

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

CASE NO. PZ13-0049 MAPLE MANOR REHAB CENTER

Location: 31215 Novi Road

Zoning District: RM1 with a PRO

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2) a.3 to allow installation of a ground sign immediately adjacent (3 ft. setback required) to the right of way line; and a variance from Section 28-5(3) to allow a second ground sign, only one sign per parcel of property; and a variance from Section 2513 allowing a sign within the clear zone area. The property is located north of 13 Mile Road and south of 14 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2) a.3 requires ground signs be placed a minimum of 3 feet from a future (planned) right of way line. Section 28-5(3) permits only one sign per parcel of property. Section 2513 allowing a sign within the clear zone area.

City of Novi Staff Comments:

The applicant is requesting approval for installation of two ground signs for Maple Manor Rehab Center located on the Novi Road. A single ground sign of 30 sq. ft. maximum is allowed by right. The petitioner is requesting approval to install (2) 28 sq. ft. ground signs. The petitioner is requesting approval to place the signs immediately adjacent to each entranceway (edge of drive) and adjacent to the current right of way line (0 ft. setback).

Standards for Granting a Sign Variance

CITY OF NOVI, CODE OF ORDINANCES, Section 28-16 addresses Sign Variance Appeals:

- The request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the City or that are self-created, specifically_____.
- The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because_____.
- The grant of relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit of the ordinance because_____.
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For Official Use Only

ZBA Case No: P2130049 ZBA Date: 10/8/13 Payment Received: \$ 300 (Cash)

Check # _____ Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal.

Applicant's Name JEFF PADINA Date 8/12/13

Company (if applicable) ASI Signage Innovations

Address* 1119 Wheaton City Troy ST MI ZIP 48063

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: jeff.padina@asisignage.com

Phone Number (248) 680-8970 FAX Number (248) 680-9061

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 31215 Novi Rd ZIP 48377

2. Sidwell Number: 5022 - 02 - 201 - 001 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST _____ OTHER _____

5. Property Owner Name (if other than applicant) Evangelista Development LLC

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section _____ Variance requested Setback from ROW
- 2. Section _____ Variance requested _____
- 3. Section _____ Variance requested _____
- 4. Section _____ Variance requested _____

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Currently there is a City of Novi sign in place on the corner of 14 mile Rd and Novi Rd. The placement of this sign obstructs the view of the Owner's sign if placed 25' from ROW per ordinance.

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a Mock-Up Sign ten (10) days before the scheduled ZBA meeting.

Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is NOT to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

Construct New Home/Building Addition to Existing Home/Building Accessory Building

Use Signage Other

[Signature]
Applicant's Signature

8/12/13
Date

[Signature]
Property Owners Signature

8-12-13
Date

DECISION ON APPEAL

Granted Denied Postponed by Request of Applicant Board

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions

Chairperson, Zoning Board of Appeals

Date

The owner would like to place the permanent sign in the same location that the construction sign is currently in, which is 15' from both ROW's



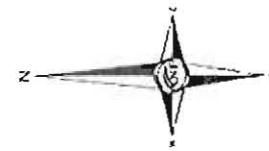


LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, T.11N., R.8E., NOV1 TOWNSHIP, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS; BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 2; THENCE ALONG THE NORTH LINE OF SAID SECTION 2, S89°44'30"E, 220.19 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NOV1 ROAD (66 FEET WIDE); THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF NOV1 ROAD THE FOLLOWING FOUR COURSES: S00°54'00"W, 500.27 FEET AND 304.54 FEET ALONG A CURVE TO THE RIGHT WHICH CHORD BEARS S12°09'00"W, 332.03 FEET, RADIUS 775.51 FEET, CENTRAL ANGLE 22°30'00", AND S23°24'00"W, 248.74 FEET, AND 339.31 FEET ALONG A CURVE TO THE LEFT WHICH CHORD BEARS S12°09'00"W, 330.14 FEET, RADIUS 861.51 FEET, CENTRAL ANGLE 22°30'00" TO A POINT ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2; THENCE ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 2, N00°54'00"E, 1358.83 FEET TO THE POINT OF BEGINNING, CONTAINING 4.624 ACRES MORE OR LESS

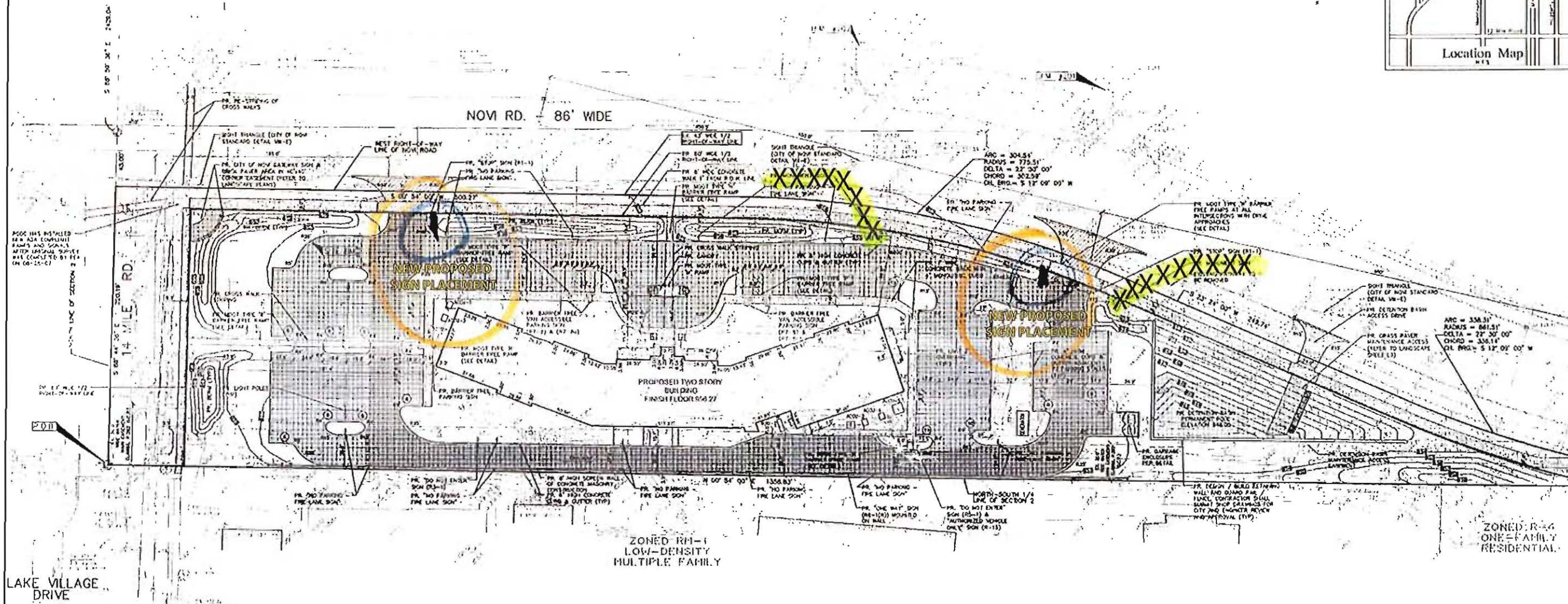
SIDWELL NUMBER: 50-22-02-201-001

ZONED R-A
RESIDENTIAL ACREAGE
OFFICE



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
1310 N. STIMPSON HWY
ROYAL OAK, MI 48067-1508
TEL (248) 379-0856
FAX (248) 379-0805



SIAL

PROJECT
Maple Manor of Nov1

CLIENT
J.S. Evangelista
Development, LLC
7071 Orchard Lake Road
Suite 333
West Bloomfield, MI 48322

Contact: Marcus Evangelista
Tel: (248) 626-1114
Fax: (248) 626-3918

PROJECT LOCATION
Part of the Northeast 1/4
of Section 2, Town 1
North, Range 8 East, City
of Nov1, Oakland County,
Michigan

SHEET
Site Plan



REVISIONS
07-20-10 Revised Per Applicant
08-03-10 Revised Per State Submittal
08-13-10 Per Building Permit
08-18-10 Revised per Applicant
11-03-10 City Submittal - Bulletin #1
01-13-11 Revised Per City Review
05-10-11 Revised Per City Review
08-02-11 Revised Per City Review

DRAWN BY:
G. Mayes
DESIGNED BY:
G. Mayes
APPROVED BY:
M. Peterson

DATE
10-06-09

SCALE: 1" = 40'

NITE JOB NO. SHEET NO.
F197-02 C1

HYDRANT NOTE
ALL HYDRANTS UNLESS OTHERWISE NOTED, SHALL BE CONSTRUCTED 3 FEET ON FACE OF CURB (TYPICAL)

LAYOUT NOTE
ALL DIMENSIONS ARE TO THE OUTSIDE BUILDING WALL RACE OF CURB, OR TO THE FACE OF CURB.

EASEMENT NOTE
PUBLIC WATER MAIN EASEMENTS SHALL BE TWENTY (20) FEET WIDE CENTERED ON THE UTILITY (TYPICAL)
SANITARY SEWER EASEMENTS SHALL BE TWENTY (20) FEET WIDE CENTERED ON THE UTILITY (TYPICAL)

EXISTING 30" WATER MAIN EASEMENT
50' AND 30' WIDE WATER MAIN EASEMENT (L. 2510, P. 203 C. 2)

CITY OF NOV1 NOTE
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOV1 STANDARDS AND SPECIFICATIONS

- SITE PLAN NOTES**
1. ALL WORK SHALL CONFORM TO THE CITY OF NOV1 STANDARDS AND SPECIFICATIONS
 2. DUMPSTER SCREENING SHALL BE AT LEAST ONE (1) FOOT TALLER THAN THE DUMPSTER
 3. ALL PROPOSED WATER MAIN, FIRE HYDRANTS AND APPURTANCES SHALL BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION BEGINNING
 4. THE BUILDING ADDRESS SHALL BE POSTED AND FACE THE STREET THROUGHOUT CONSTRUCTION. ADDRESS SHALL BE AT LEAST THREE (3) FEET IN FRONT HEIGHT ON A CONTRASTING BACKGROUND
 5. ALL PAYMENT MARKINGS AND TRAFFIC CONTROL MARKS SHALL COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
 6. A PERMIT FROM THE CITY OF NOV1 IS REQUIRED FOR ANY WORK WITHIN THE RIGHT-OF-WAY POINT-OF-WAY AND/OR CITY EASEMENT
 7. A 15' MIN FROM THE SCAD COMMISSION OF OAKLAND COUNTY IS REQUIRED FOR ANY WORK WITHIN THE 14' WIDE PUBLIC RIGHT-OF-WAY.
 8. REFER TO SHEET C-8 FOR SITE PLAN DETAILS
 9. SEE SHEET C-8 FOR TRAFFIC SIGN QUANTITY TABLE
 10. OUTDOOR STORAGE IS PROHIBITED
 11. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS SHALL BE PROVIDED FOR FIRE DEPARTMENTS ACCESS PRIOR TO CONSTRUCTION FROM THE FOUNDATION
 12. CARGO ACCESS DOOR BOLLARDS SHALL BE INSTALLED AT THE FRONT/MAIN DRIVING ENTRANCE AND AT THE REAR/REAR/REAR DOOR. THE BOLLARDS SHALL BE 3000 SERIES BOLLS WITH WINGS DOOR OF OTHER PROFILES OR SURFACE MOUNT STAKE
 13. FACILITY HOURS OF OPERATION ARE 24 HOURS PER (7) DAYS PER WEEK

SITE DATA

SITE AREA	488 ACRES
NET	388 ACRES
ZONING	R-A-PUC (RESIDENTIAL ACREAGE)
PER-1	(LOW DENSITY MULTIFAMILY RES.)
PREVIOUS PLANNED RECORDS	04/04/07 (S02) 00/00
BUILDING FOOTPRINT	15,324 S.F.
ALLOWED	100,000
EXISTING	19,800 S.F.
PROPOSED	17,544 S.F.
BUILDING SETBACKS	13,825 S.F.
ALLOWED	100,000
EXISTING	19,800 S.F.
PROPOSED	17,544 S.F.
FRONT (14' WIDE)	75'
REAR (165' WIDE)	136.50'
SIDE (175' WIDE)	175.00'
FRONT (14' WIDE)	75'
REAR (165' WIDE)	136.50'
SIDE (175' WIDE)	175.00'

PARKING DATA

REQUIRED: 1 SPACE PER FOUR (4) BPS = 1 SPACE PER 1,000 SF
= 91 BPS/4 = 22.75 SPACES - 23 SPACES
PROPOSED: 122 SPACES (INCLUDING 3 BARRIER FREE SPACES)

TOPOGRAPHIC SURVEY NOTE
THE TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE PROJECT DEVELOPER FOR THE PURPOSES OF DESIGN BY NOWAK & FRAUS ENGINEERS. NOWAK & FRAUS ENGINEERS HAS NOT FIELD VERIFIED THE INFORMATION CONTAINED ON THIS SHEET. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT DEVELOPER FOR CLARIFICATION BY THE ORIGINAL SURVEYOR.

TRAFFIC SIGN QUANTITY TABLE

NO.	DESCRIPTION	QUANTITY
W1-1	"STOP SIGN" (8")	2
W1-8	"BARRIER FREE PARKING" (8")	2
W1-8A	"BARRIER FREE PARKING VAN ACCESSIBLE" (8")	2
W1-10	"DO NOT ENTER" (30")	1
W1-11	"AUTHORIZED VEHICLES ONLY" (30")	1
W1-12	"ONE WAY" (30")	1
W1-13	"NO PARKING ANY TIME" (30")	1
W1-14	"NO PARKING ANY TIME" (30")	1

SHEET INDEX

C1	SITE PLAN
C2	PAVING AND GRADING PLAN
C3	UTILITY PLAN
C4	UTILITY PROFILES
C5	STORM WATER MANAGEMENT PLAN
C5a	WETLAND PLAN
C6	NOTES AND DETAILS PLAN
C7	NOTES AND DETAILS PLAN
C8	TRAFFIC CONTROL PLAN
C9	SANITARY PUMP STATION PLAN
C10	SANITARY PUMP STATION NOTES
P1	TOPOGRAPHIC SURVEY
L1	TREE PRESERVATION PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES AND DETAILS PLAN
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS PLAN
1 of 1	SITE LIGHT FIXTURE CUTS
D1	CITY OF NOV1 STANDARD SANITARY SEWER DETAILS
D2	CITY OF NOV1 STANDARD SANITARY SEWER DETAILS
D3	CITY OF NOV1 STANDARD STORM SEWER DETAILS
D4	CITY OF NOV1 STANDARD WATER MAIN DETAILS
D5	CITY OF NOV1 STANDARD WATER MAIN DETAILS
D6	CITY OF NOV1 STANDARD PAVING DETAILS
D7	OCWTC STANDARD SOIL EROSION DETAILS

PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PER ASPHALT PAVEMENT, 3" THICK
[Symbol]	PER ASPHALT PAVEMENT, 4" THICK
[Symbol]	PER ASPHALT PAVEMENT, 5" THICK

LEGEND

[Symbol]	EXISTING SANITARY SEWER
[Symbol]	BAR CLEAN OUT
[Symbol]	EXISTING ALTERNATE
[Symbol]	EXISTING STORM SEWER
[Symbol]	16" R.I. CLEAN MAIN
[Symbol]	EXISTING BURIED CHAINS
[Symbol]	CHAINED LINES
[Symbol]	LIGHT POLE
[Symbol]	60"
[Symbol]	EXISTING GAS MAIN
[Symbol]	PER SANITARY SEWER
[Symbol]	PER WATER MAIN
[Symbol]	PER STORM SEWER
[Symbol]	PER R.I. CLEAN MAIN
[Symbol]	PROPOSED LIGHT POLE
[Symbol]	PER TOP OF CURB ELEVATION
[Symbol]	PER OUTLET ELEVATION
[Symbol]	PER TOP OF WALK CURB FIN
[Symbol]	PER TOP OF PAVE ELEVATION
[Symbol]	FINISH GRADE ELEVATION