



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: December 8, 2020

REGARDING: 49305 Villa Drive, Parcel # 50-22-29-326-040 (PZ20-0055)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Cambridge of Novi, LLC

Variance Type

Sign Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	West of Beck Road and North of Nine Mile Road
Parcel #:	50-22-29-326-040

Request

The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(a) footnote 3, for a proposed 51 square foot, 8-foot-tall neighborhood entryway ground sign. The sign is oversized by 31.57 square feet and over height by 3 feet. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ20-0055**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
 - (b) The property is unique because _____.

- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ20-0055**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because _____
_____.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that _____.
- (d) The variance would result in interference with the adjacent and surrounding properties by _____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____
_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

NOV 02 2020

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u> Meeting Date: <u>Dec 8, 2020</u> ZBA Case #: <u>PZ 20-0055</u>	
PROJECT NAME / SUBDIVISION TERRA					
ADDRESS 49305 Villa Drive, Novi 48374		LOT/SIUTE/SPACE #			
SIDWELL # 50-22-30 4U2 UUU		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Nine Mile between Beck and Garfield Roads					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input checked="" type="checkbox"/> SIGNAGE			
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?				<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS Mfg@cambridgehomesmi.com		CELL PHONE NO. 248-789-0163	
NAME Mark F. Guidobono		TELEPHONE NO. 248-348-3800			
ORGANIZATION/COMPANY Cambridge of Novi, LLC		FAX NO. 248-348-1340			
ADDRESS 47765 Bellagio Drive		CITY Northville		STATE MI	ZIP CODE 48167
B. PROPERTY OWNER		<input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input checked="" type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28.5 (a) footnote</u>		Variance requested		<u>3' height variance for neighborhood entrance sign</u>	
2. Section <u>28.5 (a) footnote</u>		Variance requested		<u>31.57 sqft area variance for neighborhood entrance sign</u>	
3. Section _____		Variance requested		_____	
4. Section _____		Variance requested		_____	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 		



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**REVIEW STANDARDS
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone District or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable Applicable
PLEASE SEE ATTACHED LETTER.

If applicable, describe below:

and/or

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable
PLEASE SEE ATTACHED LETTER.

If applicable, describe below:

and/or

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable
PLEASE SEE ATTACHED LETTER.

If applicable, describe below:

d. Scale of Building or Lot Frontage. A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable Applicable If applicable, describe below:

We have a total of 1090 feet of frontage on 9 mile road. The design and proportions of the sign is sized for this site and is consistent with the spirit and intent of the ordinance.

e. Not Self-Created. Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable Applicable If applicable, describe below:

PLEASE SEE ATTACHED LETTER.

Standard #2. Limit Use of Property.

Explain how 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.

PLEASE SEE ATTACHED LETTER.

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or 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 and intent of this chapter.

PLEASE SEE ATTACHED LETTER.



November 2, 2020

City of Novi
Zoning Board of Appeals
45175 Ten Mile Road
Novi, MI 48375

RE: Terra

Zoning Board of Appeals,

We are requesting variances for height and sign size for the entrance sign for Terra at Nine Mile and Garfield Roads.

The development is an empty nester ranch community that has been designed to blend in with nature, with a contemporary theme, which follows the philosophy of the late renowned architect, Frank Lloyd Wright. Just recently, Terra has been named Development of the Year for Southeastern Michigan.

We are requesting a variance for wall height and sign size per the attached picture. The masonry wall varies in height from 3 to 4 feet. A 5' cedar wall sits on top of the masonry wall with a total maximum height of 8 feet. We have added evergreens as a back drop to the sign and to create additional screening for the neighbor to the west. The masonry wall has already been installed.

For the sign, we are proposing to add lettering to the cedar wall. Per the attached sketch, the city ordinance calculates the sign square footage at 55.57 s.f. If we create a square around the lettering, the actual impact is significantly less at 29.21 s.f, which is just 4.21 square feet over the city ordinance.. We calculate the sign square footage at:

A. Terra	23.99 s.f.
B. A Cambridge Homes Community	<u>5.22 s.f.</u>
C. Total square footage	29.21 s.f.

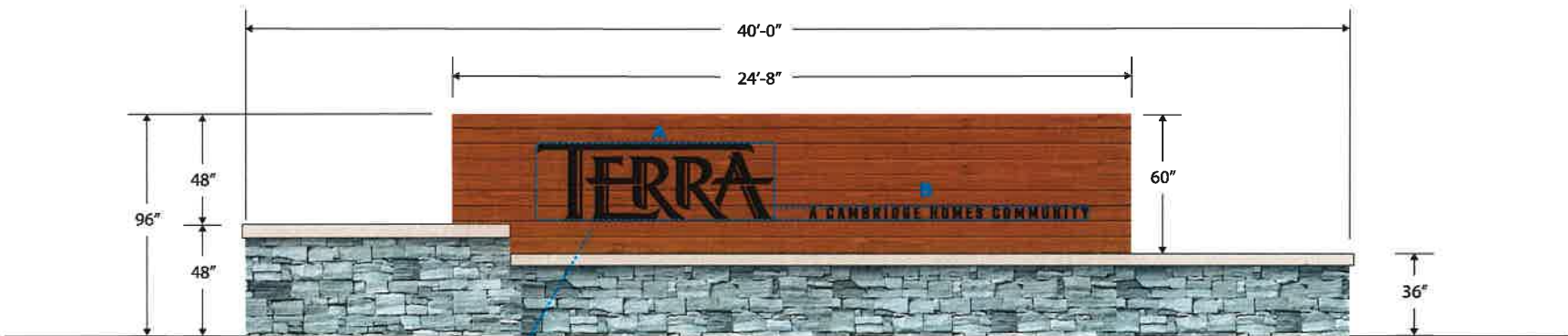
Our design and proportions are sized for this site (over 1000 feet of frontage on 9 Mile) and are consistent with the spirit and intent of the ordinance. The sign will have backlighting, which will create a subtle illumination of the letters. Reducing the height of the cedar or the size of the letters, would impact the proportions of what we are trying to create, "Fine Art".

We request your approval at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark F. Guidobono', with a long horizontal flourish extending to the right.

Mark F. Guidobono
Cambridge of Novi, LLC



Terra Entry Sign Elevation - WALL DIMENSIONS
 Scale: 1/4"=1'-0"

Terra Logo: 40' stacked stone wall finished with limestone cap and features 6" cedar plank backwall. 103.75" x 33.3" (23.99 sq.ft.) TERRA logo. Fabrication: fabricated steel with Black painted finish. Includes 2-1/2" returns, stud mount attach and LED halo lit for nighttime viewing. Client to supply electrical to install location, dedicated disconnect switch and access panel on back of sign (preferably behind the word TERRA).

Dimensional Lettering: 5-1/4" tall x 10' width (4.375 s.q.ft.), flat cut aluminum lettering with Black painted finish, stud mount to wall.

- **A - TERRA Lettering**
23.99 sq.ft.
- B - A CAMBRIDGE HOMES COMMUNITY Lettering**
5.22 sq. ft.
- C - TOTAL SQUARE FOOTAGE:**
29.21 sq. ft.



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 Use or reproduction must be authorized
 in writing by author or be subjected to design fees.

R1

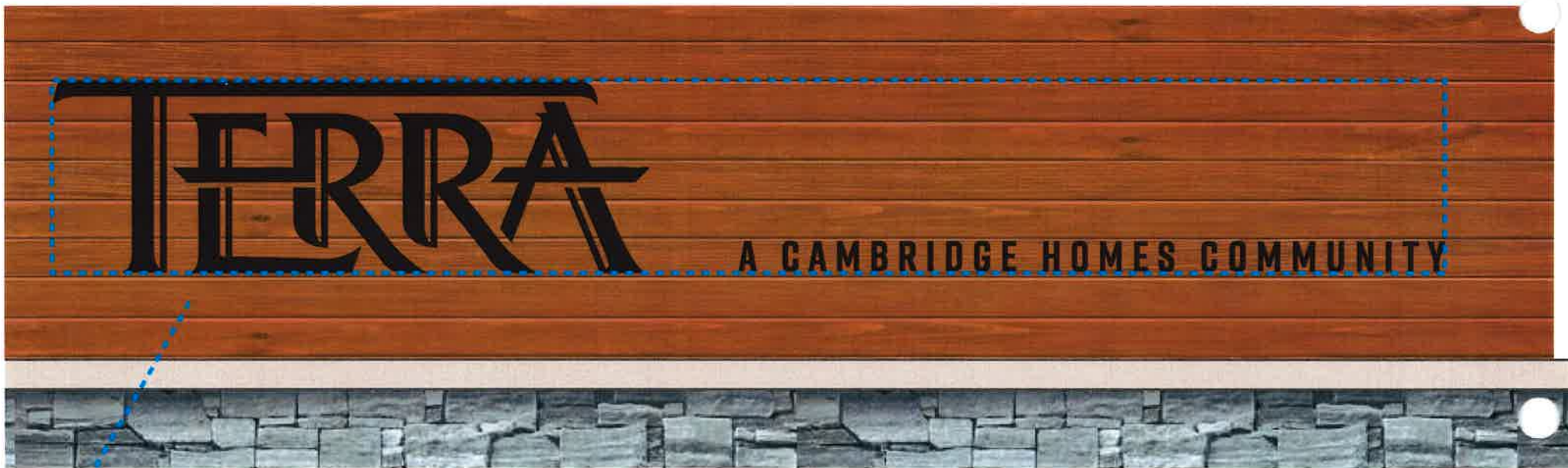


A - TERRA Lettering : 23.99 sqft

B - A CAMBRIDGE HOMES COMMUNITY Lettering: 5.22 sqft

C - Total Square Footage : 29.21 sqft

R2



Total Area (h x w): 2.77' x 20.06'

Total Square Footage: 55.57 sqft



Nine Mile Road

Evergreens

3'x3'
Columns w/
Limestone
Cap

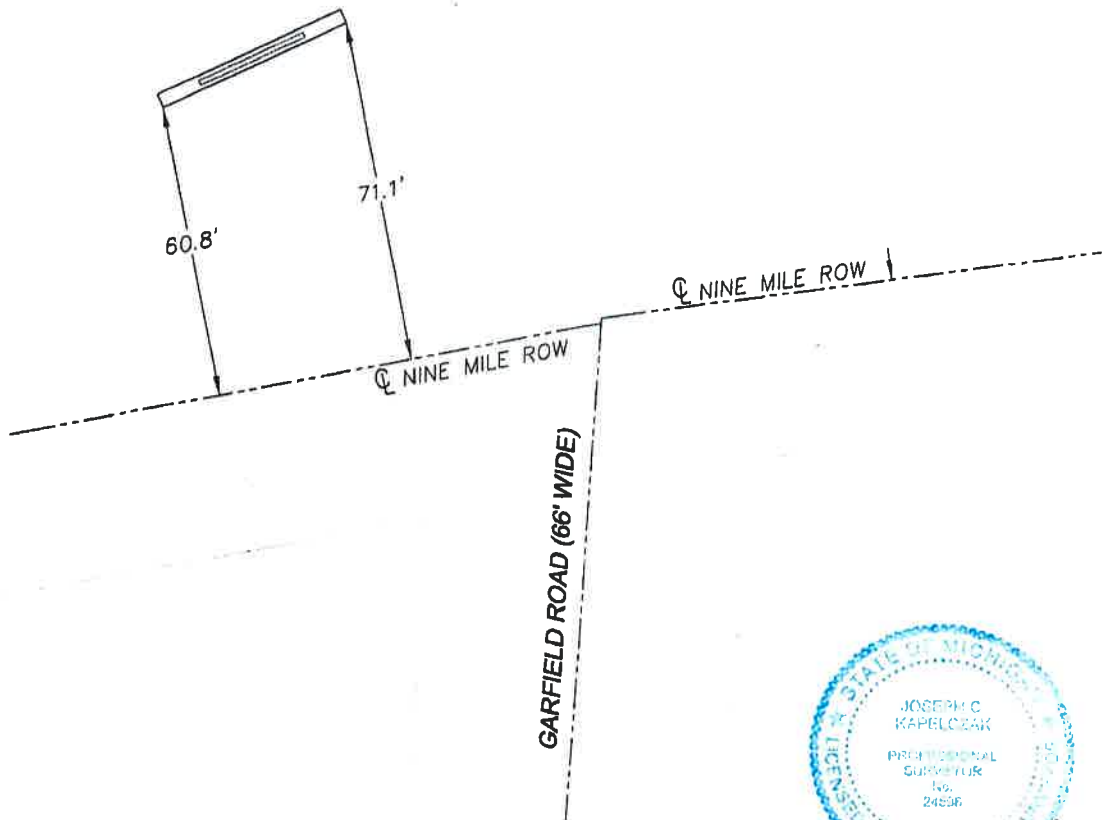
Knock Box
Light Pole

Sign

PRAIRIE DROPSEED

existing ROW
CL of road





Joseph C. Kapelczak

Scale:
1"=30'
Date:
8/8/2020
Job No.:
10522
Shr. No.:
1 of 1

CAMBRIDGE HOMES MI.
CITY OF NOVI, OAKLAND CO., MI.

SIGN LOCATION
NINE MILE & GARFIELD



Oppermann, Katherine

From: postmaster@muniweb.com
Sent: Sunday, November 8, 2020 1:03 PM
To: Oppermann, Katherine; Boulard, Charles
Subject: Zoning Board of Appeals Meeting - Live Comment

Name: Jessica Shehab

Address: 18958 Bella Vista

Feedback: I am in favor of the new entrance sign to Terra. I will be building a home in this new subdivision and the sign is classy & aesthetically pleasing in its current size. Thank you!

Email: jessicashehab@yahoo.com

Date Submitted: 11/8/2020 1:03:12 PM

Oppermann, Katherine

From: postmaster@muniweb.com
Sent: Thursday, November 12, 2020 11:01 AM
To: Oppermann, Katherine; Boulard, Charles
Subject: Zoning Board of Appeals Meeting - Live Comment

Name: Howard and Jean Bleiwas
Address: 26255 Mandalay Circle
Feedback: We approve the proposed signage at the entrance of Terra. We have purchased Lot 6 in the Terra sub. Thank you!
Email: bleiwas@sbcglobal.net
Date Submitted: 11/12/2020 11:01:20 AM

Oppermann, Katherine

From: postmaster@muniweb.com
Sent: Tuesday, December 1, 2020 11:07 AM
To: Oppermann, Katherine; Boulard, Charles
Subject: Zoning Board of Appeals Meeting - Live Comment

Name: Ann Richards

Address: 49460 Villa Drive, Novi, Mi 48374

Feedback: My husband, Dave, and I, as future home owners in the Cambridge Homes "TERRA" development (construction already in progress), heartily approve of and endorse the proposed signage for the Nine Mile Rd. entryway of the the new subdivision. Thank you, Ann (and Dave) Richards

Email Annrichards@comcast.net

Date Submitted: 12/1/2020 11:06:13 AM

Oppermann, Katherine

From: postmaster@muniweb.com
Sent: Tuesday, December 1, 2020 2:25 PM
To: Oppermann, Katherine; Boulard, Charles
Subject: Zoning Board of Appeals Meeting - Live Comment

Name: Dave and Annette Mullett

Address: 18393 Clairmont Circle E Northville, MI 48168

Feedback: We are building a home in the Terra subdivision. The sign Cambridge Homes is proposing to build will be beautiful and fit in appropriately with the surrounding environment. It will further enhance the plan to make this subdivision one of the premier developments in the area. We support approval by the Board.

Email dave.mullett@icloud.com

Date Submitted: 12/1/2020 2:25:07 PM

Oppermann, Katherine

From: postmaster@muniweb.com
Sent: Tuesday, December 1, 2020 3:22 PM
To: Oppermann, Katherine; Boulard, Charles
Subject: Zoning Board of Appeals Meeting - Live Comment

Name: Andy and Diane Denny
Address: 49484 Villa Drive, Lot 21, Novi, MI 48374
Feedback: As future residents and current lot owners, we support the proposed design of the Terra Development entrance sign.
Email ddenny1234@comcast.net
Date Submitted: 12/1/2020 3:21:52 PM

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

49305 Villa Drive, Parcel # 50-22-29-326-040 (PZ20-0055)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

We support this request for a sign variance by Cambridge Homes of Novi LLC. We have observed the progress of the development and know this signage will be in keeping with beautifying the area.

(PLEASE PRINT CLEARLY)

Name: Ronald M. Valente & Beverly A. Valente

Address: 49100 W. 9 Mile Rd

Date: 11/30/2020

Ronald M. Valente

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.