



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

Case No. PZ14-0059

Location: (parcel 50-22-20-200-002 & 003)

Zoning District: R-4, Residential District (Open Space Preservation Option)

The applicant is requesting variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow reduce lot widths of lots 14 and 70 (64.28 ft. required, 43 ft. and 50 ft. provided). The parcels are located east south side of Eleven Mile Road, west of Beck Road (Section 20).

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2403 requires that lot widths between the proposed building and minimum front yard setback cannot be less than (71.4 ft.) 90% (64.28 ft. required).

City of Novi Staff Comments:

According to the submitted plans, the lot widths between the proposed building and minimum front yard setback cannot be less than 90% (64.28 ft.) of the required minimum width. Lot 14 has a minimum width of approximately 43 ft. and Lot 70 has a minimum width of approximately 50 ft. between the proposed building envelope and the minimum front yard setback. Please see the attached Plan Review Center Report from the Site Plan review process for the redevelopment.

Standards for Granting a Dimensional Variance:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.



PLAN REVIEW CENTER REPORT

August 15, 2014

Planning Review

Oberlin

JSP14-42

Petitioner

Singh Development, LLC

Review Type

Preliminary Site Plan with Open Space Preservation Option

Property Characteristics

- Site Location: 48301 Eleven Mile Road, south side of Eleven Mile Road, west of Beck Road (Section 20)
- Site Zoning: R-4, One-Family Residential
- Adjoining Zoning: North (across Eleven Mile Road): PSLR, RM-1 with PRO; East: R-4; West and South: RA
- Current Site Use: Vacant Land
- Adjoining Uses: North (across Eleven Mile Road): Medilodge Convalescent Home (under construction); East: single-family residential; West: ITC utility corridor; South: Vacant land
- School District: Novi Community School District
- Site Size: 29.9 acres
- Plan Date: 06-24-14

Project Summary

The parcels in question are located on the south side of Eleven Mile Road between Beck Road and Wixom Road in Section 20 of the City of Novi. The property totals 29.9 acres. The current zoning of the property is R-4, One-Family Residential. The applicant has proposed a 72 unit single-family residential development utilizing the Open Space Preservation Option.

The Open Space Preservation Option is intended "...to encourage the long-term preservation of open space and natural features and the provision of recreation and open space areas." The site meets the general eligibility requirements outlined in the ordinance detailing the Open Space Preservation Option.

The site has a substantial amount of both regulated wetlands and woodlands. The applicant is proposing woodland replacement tree plantings off-site at the northwest corner of Eight Mile Road and Garfield Road.

Recommendation

Approval of the **Preliminary Site Plan is recommended**. The applicant has provided the required information to justify the use of the open space preservation option. Planning Commission approval to permit off-site woodland mitigation is required.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 4 (R-1 through R-4: One-Family Residential Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant and incorporated as part of the final site plan submittal.

1. Open Space Preservation Option: The applicant is utilizing the Open Space Preservation Option which allows an applicant to develop the allowed number of units on a property on a portion of the site in exchange for the preservation of natural features and open space. The applicant has provided the required parallel plan showing the number of units that could be developed on the site. In order to qualify for the option, the applicant must save a minimum of 10% of the site as permanent open space. The applicant has proposed 21.46% open space in this case. The minimum lot size and width may be reduced depending on the amount of open space proposed. In this case, the applicant could have reduced lot areas to 8,000 sq. ft. and lot widths to 71.4 ft. The applicant has proposed a minimum lot size of 8,217 sq. ft. and a minimum lot width of 72 ft. The Planning Commission will hold the required public hearing prior to their consideration of the matter.
2. Qualifying Permanent Open Space: Per the Zoning Ordinance, qualifying permanent open space within a development using the Open Space Preservation Option can include the following: steep slopes, wetlands, wetland setback areas, floodplains, natural watercourses, woodlands, scenic views, agricultural components and recreational pathways and facilities. The majority of the qualifying permanent open space within the proposed development falls within the wetlands, wetland setback areas and woodlands portions of the areas permitted. This includes the proposed 'Oberlin Park' along the west side of the site, which does contain some regulated woodlands that will be preserved as part of the development. **The applicant shall provide a conservation easement over this area as well as other qualifying permanent open space at the time of Final Site Plan submittal.**
3. Minimum Lot Width: Lot widths between the proposed building and minimum front yard setback cannot be less than 90% (64.28 ft.) of the required minimum width. Lot 14 has a minimum width of approximately 43 ft. and Lot 70 has a minimum width of approximately 50 ft. between the proposed building envelope and the minimum front yard setback. **The applicant has indicated they will seek variances from the Zoning Board of Appeals for these deficiencies.**
4. Resource Inventory: A Resource Inventory noting natural features was included with the plan set as Sheet 11, as required by the Zoning Ordinance. The Planning Commission is asked to determine that the open space preservation plan meets the stated intent of this section of the Zoning Ordinance.
5. Environmental Concerns: There are significant woodland and wetland impacts proposed. The applicant has provided information detailing how the proposed impacts to both woodlands and wetlands meet the intent of the ordinance. The applicant is proposing off-site planting of the majority of woodland replacement trees. The stated purpose of the Woodland Ordinance (Chapter 37 of the City Code) is to:
 - (1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*

- (2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- (3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

It is staff's opinion that the off-site woodland replacement plan meets the stated purpose of the Woodland Ordinance and will effectively be re-creating a woodland area. Per Section 37-8(g) of the City Code: *Relocation or replacement plantings may be considered on private property provided that the owner grants a permanent conservation easement and the location is approved by the planning commission.* Appropriate financial guarantees must be in place for all proposed replacement trees until such time as said trees are planted per the approved plan and the warranty period has expired. All created woodland areas at the off-site location would need to be preserved with conservation easements. Additionally, any created or preserved woodland and wetland areas on the subject property would also need to be preserved with conservation easements. See the wetland, woodland and landscape review letters for additional information.

6. Residential Development Entrance Lighting: *The applicant should contact Jeremy Miller (248.735.5694) in the Engineering Division to begin the process of working with the City and DTE on the installation of the entrance light.*

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested to be submitted prior to the Planning Commission meeting and with the next set of plans addressing each of the comments listed above and in other review letters.

Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

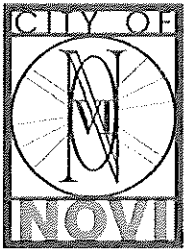
Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP – Planner
kkapelanski@cityofnovi.org or 248-347-0586



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

RECEIVED
 NOV 20 2014
 CITY OF NOVI
 COMMUNITY DEVELOPMENT
 Jan 13

cityofnovi.org
 ZBA Case No.

P214-0059

For Official Use Only

ZBA meeting date

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

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Singh Development, LLC Date November 20, 2014

Company (if applicable) _____

Address* 7125 Orchard Lake Road, Suite 200 City West Bloomfield

State MI Zip code 48325-3005 *Where all case correspondence is to be mailed

Applicant's E-mail address Mike.Kahm@singhmail.com

Phone number 248.865.1600 Fax number _____

Request is for:

- Residential Vacant property Commercial Signage

Address of subject ZBA case _____ Zip code 48374

Cross roads of property Eleven Mile Road west of Beck Road

Sidwell number 50-22- 20-200- 002 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one) R-A R-1 R-2 R-3 R-4 RM-1 RM-2
 MH I-1 I-2 RC TC TC-1 _____ Other

Property owner name (if other than applicant) _____

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- | | | | | |
|----|---------|-------------|--------------------|---|
| 1. | Section | <u>2400</u> | Variance requested | <u>To increase the front yard setback for Unit 14 from 30' to</u> |
| 2. | Section | _____ | Variance requested | <u>52.65' (average)</u> |
| 3. | Section | _____ | Variance requested | _____ |
| 4. | Section | _____ | Variance requested | _____ |

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

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

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

To avoid impacts to wetlands, it is necessary to increase the front yard setback in order to meet the lot width requirement.

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:

The configuration of existing wetlands requires a unique shape to the lot. The front yard setback will be increased, and the lot will still conform to minimum lot area and width.

There is a five (5) day hold period before work/action can be taken on variance approvals.

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.

City of Novi Ordinance, Section 3107. - Miscellaneous


No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use or a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

PLEASE TAKE NOTICE:

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other



Applicants Signature

11/20/2014

Date



Property Owners Signature

11/20/2014

Date

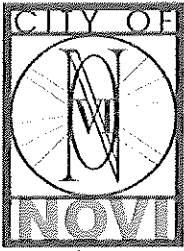
DECISION ON APPEAL

_____ Granted _____ Denied

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



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

RECEIVED

NOV 20 2014

CITY OF NOVI COMMUNITY DEVELOPMENT Jan 13

cityofnovi.org ZBA Case No.

P214-0040

For Official Use Only

ZBA meeting date

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

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

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Address* 7125 Orchard Lake Road, Suite 200 City West Bloomfield

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Applicant's E-mail address Mike.Kahm@singhmail.com

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Property owner name (if other than applicant)

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- 1. Section 2400 Variance requested To increase the front yard setback for Unit 70 from 30' to 70.18' (average)

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.

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

To avoid impacts to wetlands and the Novi-Lyon Drain, it is necessary to increase the front yard setback in order to meet the lot width requirement.

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:

The configuration of existing wetlands requires a unique shape to the lot. The front yard setback will be increased, and the lot will still conform to minimum lot area and width.

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- Signage
- Other



Applicants Signature

11/20/2014

Date



Property Owners Signature

11/20/2014

Date

DECISION ON APPEAL

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Chairperson, Zoning Board of Appeals

Date

P214-0059 & P214-0060

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

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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:

The configuration of existing wetlands requires a unique shape to the two subject lots. The front yard setback will be increased, and the lots will still conform to minimum lot areas and widths.

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- Signage
- Other

Ted J. Rankin

Applicants Signature

11.13.2014

Date

Ted J. Rankin

Property Owners Signature

11.13.2014

Date

DECISION ON APPEAL

_____ Granted

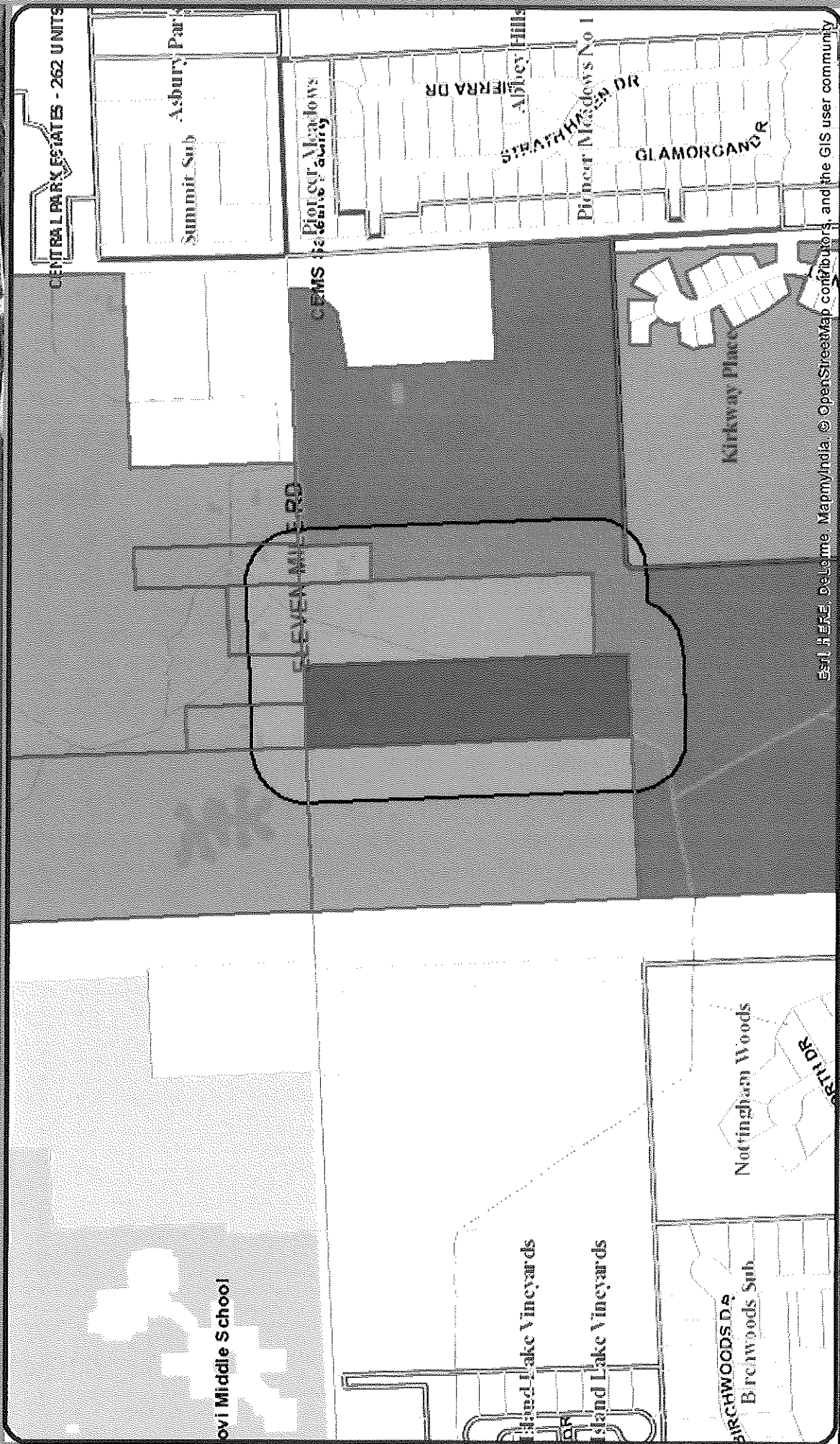
_____ Denied

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Chairperson, Zoning Board of Appeals

Date

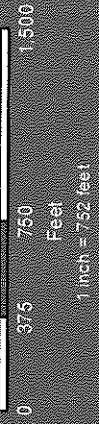
Novi, MI
Oberlin



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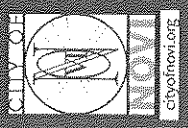
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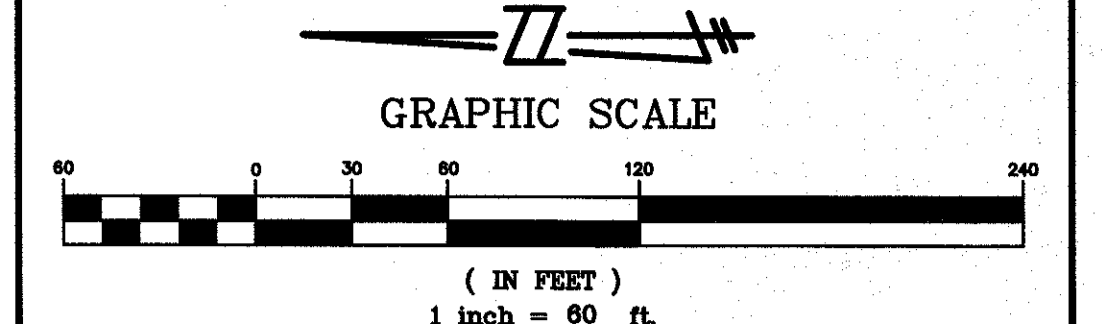
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Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal

Author:
Date: 12/22/2014





UNIT DATA			UNIT DATA		
UNIT #	Area (SF)	WIDTH (FT)	UNIT #	Area (SF)	WIDTH (FT)
1	9569	72.42'	37	8217	72.00'
2	9312	76.44'	38	8499	76.67'
3	8612	72.63'	39	8404	73.67'
4	8352	72.00'	40	10516	79.31'
5	8352	72.00'	41	8629	72.02'
6	8352	72.00'	42	8799	75.42'
7	8352	72.00'	43	8646	74.50'
8	8363	72.01'	44	8352	72.00'
9	8884	76.34'	45	8352	72.00'
10	9136	100.18'	46	8528	72.13'
11	9174	72.00'	47	9256	87.13'
12	8465	72.54'	48	9039	79.32'
13	8471	72.35'	49	9013	72.10'
14	8631	72.52'	50	8814	74.29'
15	8788	72.10'	51	8531	72.92'
16	11253	94.57'	52	8954	72.15'
17	10399	82.95'	53	8352	72.00'
18	8668	73.76'	54	8754	72.01'
19	8942	78.80'	55	8768	74.48'
20	8352	72.00'	56	8705	72.61'
21	8352	72.00'	57	8915	75.61'
22	8352	72.00'	58	10968	106.18'
23	8352	72.00'	59	8590	77.33'
24	9666	86.49'	60	9447	74.17'
25	8464	72.73'	61	8917	78.51'
26	9453	72.00'	62	9082	84.01'
27	8681	72.01'	63	8968	73.99'
28	9031	75.23'	64	8352	72.00'
29	8446	72.57'	65	8896	82.29'
30	9162	72.00'	66	8471	73.02'
31	8352	72.00'	67	8509	72.55'
32	8352	72.00'	68	10071	72.46'
33	8357	72.00'	69	8469	73.53'
34	9109	72.00'	70	9754	72.00'
35	8644	73.17'	71	9285	75.52'
36	10232	90.53'	72	8443	72.21'

NOTE: LOT WIDTH IS THE STRAIGHT LINE DISTANCE BETWEEN THE SIDE LOT LINES, MEASURED AT THE TWO POINTS WHERE THE MIN. FRONT YARD SETBACK LINE INTERSECTS THE SIDE LOT LINES.

OPEN SPACE CALCULATIONS

MIN. UNIT AREA OPEN SPACE LEGEND = 28.93 AC.

TOTAL SITE AREA NOT INCLUDING 43' R.O.W. = 28.93 AC.

OPEN SPACE AREA PROVIDED = 6.21 AC.

PERCENTAGE OF OPEN SPACE AREA = 6.21/28.93 = 21.46%

10,000 S.F. x (100-21.46) = 7,854 S.F.

MIN. UNIT AREA PERMITTED IS 8,000 S.F.

MIN. UNIT AREA PROPOSED IS 8,000 S.F.

MIN. UNIT WIDTH

PERCENTAGE OF OPEN SPACE AREA TO SITE AREA: 6.21 / 28.93 = 21.46%

0.2146 / 2 = 0.1073 = 10.73%

REDUCTION IN UNIT WIDTH = 10.73% x 80 = 8.58

MIN. UNIT WIDTH REQUIRED = 80 - 8.58 = 71.42'

MAX. UNIT WIDTH PROVIDED = 72.00'

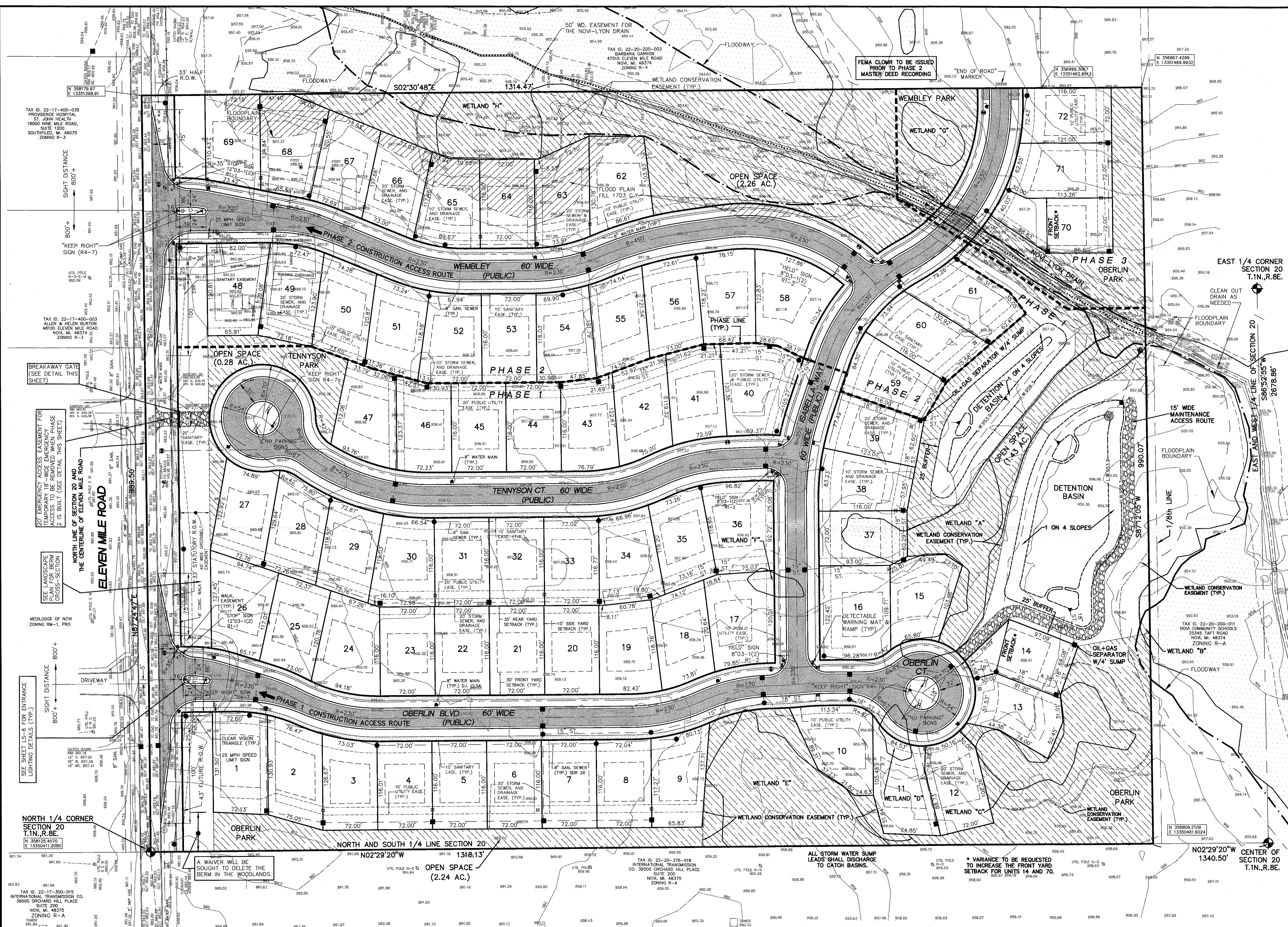
OBERLIN
SECTION 20, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS		NOTE
NO.	DATE	ALL PRESERVED WOODLAND AND WETLAND AREAS SHALL REMAIN PERPETUALLY UNDEVELOPED AND BE LOCATED WITHIN CONSERVATION EASEMENTS. ANY DEVELOPED RECREATION AREAS WILL BE PRESERVED VIA RESTRICTIVE COVENANT. (NONE ARE PROPOSED)
1.	6-24-14	SEE SHEET (3) FOR PRELIMINARY GRADING, BERM CONTOURS, AND ENTRY WALLS.

PRELIMINARY SITE PLAN

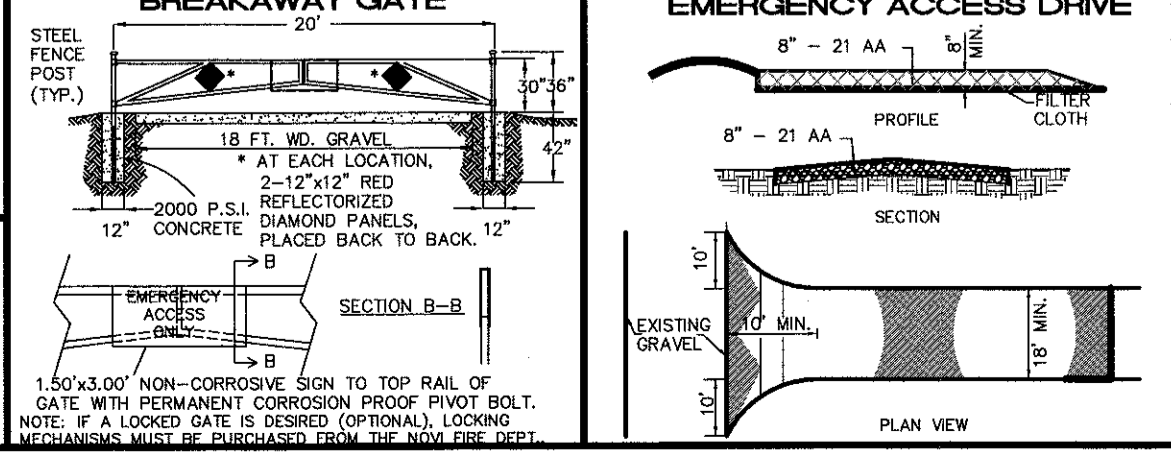
SEIBER, KEAST ENGINEERING, L.L.C.
CONSULTING ENGINEERS
7125 ORCHARD LAKE ROAD + SUITE 304 + WEST BLOOMFIELD, MI + 48322
PHONE: 248.962.7357 FAX: 248.962.7397

SHEET **2**



ALL STORM SEWER SHALL BE C-76-4 CONCRETE PIPE. ALL PIPES ARE 12" DIAMETER, UNLESS OTHERWISE NOTED.

ALL PEDESTRIAN SAFETY PATHWAYS AND SIDEWALKS LOCATED IN COMMON AREAS SHALL BE CONSTRUCTED AS PART OF THE SITE PLAN.



SEE SHEET 3 FOR SOIL TYPES AND MAP. SEE SHEET 3 FOR OVERLAND OVERFLOW ROUTES.

SQUARE FOOTAGE OF PUBLIC ROAD PAVEMENT: 124,282 S.F.

SIGNAGE NOTES

- STREET NAME SIGNS SHOULD BE PLACED ATOP THE INTERIOR YIELD SIGNS AND THE EXITING STOP SIGNS.
- ALL STREET-NAME SIGNS SHALL COMPLY WITH THE CITY OF NOVI DESIGN STANDARDS.
- FRONT YARD PUBLIC UTILITIES WAIVERS WILL BE REQUESTED FOR UNITS 10-14 AND 62-69

SITE DATA

ZONING: R-4

PARCEL SIZE = 29.91 AC (GROSS AREA)

NUMBER OF UNIT PROPOSED = 72 UNITS

MINIMUM UNIT SIZE = 8,000 SQ.FT.

MINIMUM UNIT WIDTH = 72.00 FEET

TYPICAL UNIT SIZE = 72.00'x 116'

FRONT SETBACK = 30 FEET

REAR SETBACK = 35 FEET

SIDE YARD SETBACK = 10 FEET (MINIMUM)

SIDE YARD SETBACK = 20 FEET (AGGREGATE)

SIGN SYMBOL	DESCRIPTION	QUANTITY	PANEL POST
RI-1 30"	"STOP" SIGN W/ STREET SIGN	2	2
RI-2 30"	"YIELD" SIGN W/ STREET SIGN	3	3
RI-125"	"25 MPH SPEED LIMIT" SIGN	2	2
D3-1	STREET NAME ATOP "STOP" SIGN	4	0
D3-1	STREET NAME ATOP "YIELD" SIGN	6	0
OM-3	END OF ROAD MARKER	0	0
R8-3	"NO PARKING" SIGN	8	4
R4-7A	"KEEP RIGHT" SIGN	2	2
R4-7	"KEEP RIGHT" SIGN	4	4

LEGEND	EXISTING	PROPOSED
PAVEMENT (ASPHALT)	---	---
SIDE WALK (CONCRETE)	---	---
CONCRETE CURB AND GUTTER	---	---
STORM SEWER	---	---
SANITARY SEWER	---	---
WATER MAIN	---	---
MANHOLE	---	---
CATCH BASIN W/STREAM GUARD	---	---
CLUB INLET W/BLT SAC	---	---
END SECTION	---	---
GATE VALVE	---	---
HYDRANT	---	---
FLOOD PLAN	---	---
CONTOURS	---	---
SPOT ELEVATION	---	---
TRANSFORMER	---	---

PROPOSED IMPROVEMENTS

- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO A PROPOSED SANITARY SEWER ON THE NORTH SIDE OF ELEVEN MILE ROAD AS PART OF MEDLIDGE NORTH OF NOVI.
- MUNICIPAL WATER TO BE PROVIDED BY CONNECTING TO EXISTING 16" WATER MAIN LOCATED ON THE SOUTH SIDE OF ELEVEN MILE ROAD.
- STORM WATER DETENTION SHALL BE PROVIDED ON SITE.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADWAYS. AN 8-FOOT WIDE CONCRETE WALK SHALL BE CONSTRUCTED ALONG ELEVEN MILE ROAD. ALL SIDEWALK STAIRS SHALL BE PROVIDED WITH RAMPS & DETECTABLE WARNING SURFACES.
- ALL ROADWAYS TO BE PUBLIC.
- A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

TAX ID: 22-17-400-035
PROVIDENCE HOSPITAL
ST. JOHN HEALTH
18000 NINE MILE ROAD,
SUITE 1200
SOUTHFIELD, MI 48075
ZONING R-3

TAX ID: 22-17-400-003
ALLEN & HELEN BURTON
48100 ELEVEN MILE ROAD
NOVI, MI 48374
ZONING R-3

TAX ID: 22-20-290-003
BARBARA GANNON
47515 ELEVEN MILE ROAD
NOVI, MI 48374
ZONING R-4

TAX ID: 22-20-376-018
INTERNATIONAL TRANSMISSION CO.
38500 ORCHARD HILL PLACE
SUITE 200
NOVI, MI 48375
ZONING R-A

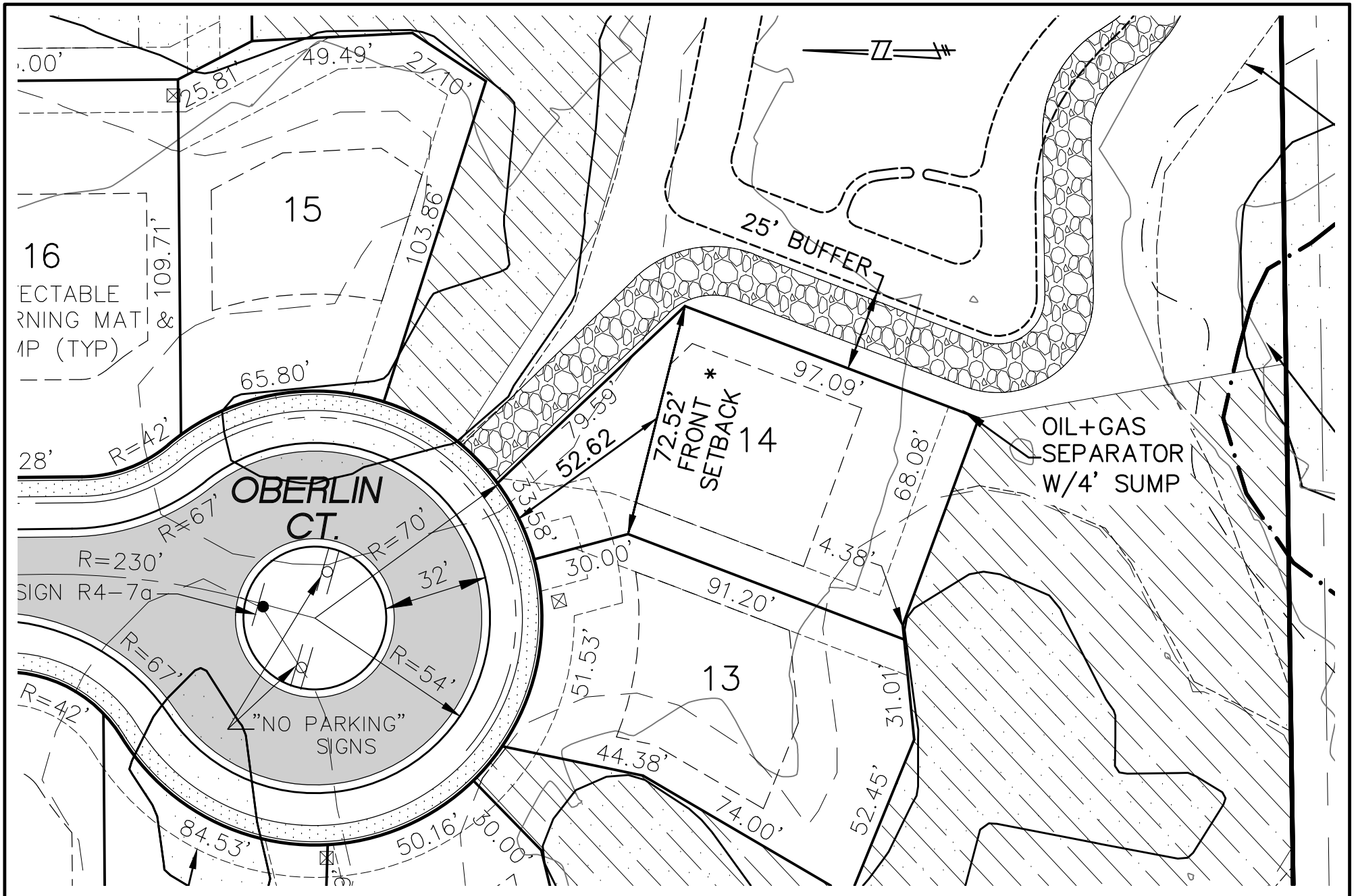
TAX ID: 22-20-376-018
INTERNATIONAL TRANSMISSION CO.
38500 ORCHARD HILL PLACE
SUITE 200
NOVI, MI 48375
ZONING R-A

TAX ID: 22-20-376-018
INTERNATIONAL TRANSMISSION CO.
38500 ORCHARD HILL PLACE
SUITE 200
NOVI, MI 48375
ZONING R-A

TAX ID: 22-20-376-018
INTERNATIONAL TRANSMISSION CO.
38500 ORCHARD HILL PLACE
SUITE 200
NOVI, MI 48375
ZONING R-A

TAX ID: 22-20-376-018
INTERNATIONAL TRANSMISSION CO.
38500 ORCHARD HILL PLACE
SUITE 200
NOVI, MI 48375
ZONING R-A

TAX ID: 22-20-376-018
INTERNATIONAL TRANSMISSION CO.
38500 ORCHARD HILL PLACE
SUITE 200
NOVI, MI 48375
ZONING R-A



VARIANCE DRAWING FOR UNIT 14



**SEIBER KEAST
ENGINEERING, L.L.C.**

CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
248.562.7357

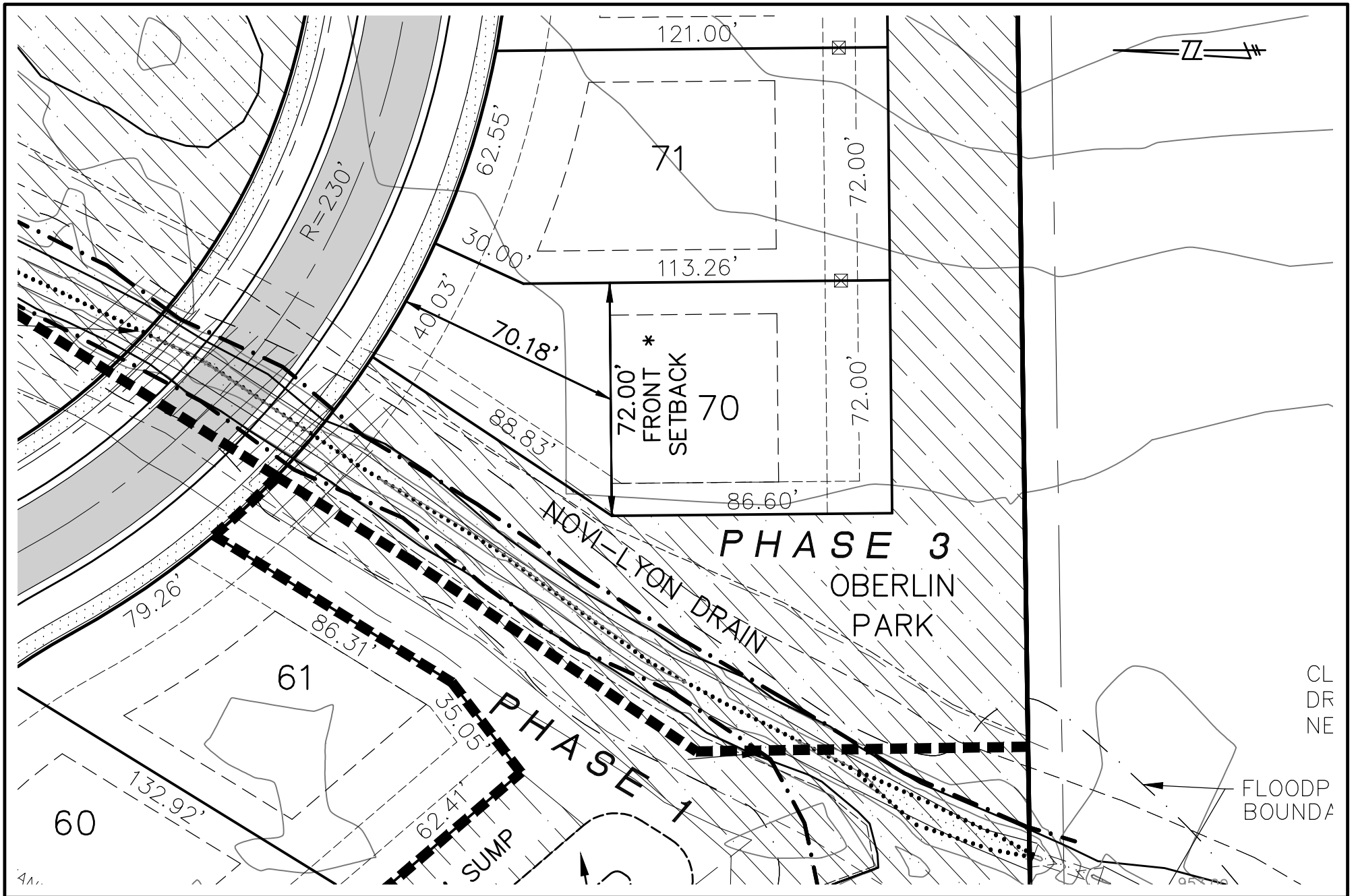
REVISIONS					
NO.	ITEM	DATE	NO.	ITEM	DATE

OBERLIN

SECTION 20, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 40'
JOB NO.: 12-009
DATE: 11-17-2014
CHECKED BY: C.S.

SHEET
1
OF
1



**PHASE 3
OBERLIN
PARK**

VARIANCE DRAWING FOR UNIT 70



**SEIBER KEAST
ENGINEERING, L.L.C.**
CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
248.562.7357

REVISIONS					
NO.	ITEM	DATE	NO.	ITEM	DATE

OBERLIN

SECTION 20, TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

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**SHEET
1
OF
1**