

cityofnovi.org

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

Case No. 11-035 Island Lake of Novi

Zoning District: R-A Residential Acreage N of Ten Mile Rd & W of Wixom Rd

Island Lake is requesting an extension to three oversized real estate advertising signs and two directional signs located in the Island Lakes Community Development. Property is zoned RA and is located south of Grand River Avenue, north of Ten Mile Road, east of Napier Road and west of Wixom Road.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6 (3) Temporary Signs states sale, rental or lease sign which identifies the sale, rental, or lease of the residential property...shall be 6 square feet in area and not higher than five (5) feet.

The applicant is requesting three (3) variances for oversized real estate advertising signs to be located: (numbering per previous variance approval)

- #2 Boathouse Drakes Bay Drive/Terra Del Mar
- #6 26384 Crestwood Home site 46
- #22 50595 Chesapeake Drive

CITY OF NOVI, CODE OF ORDINANCES, Section 28-10 (a) Prohibited Signs states a sign not expressly permitted is prohibited.

The applicant is requesting an additional two (2) variances for directional signage within the development to be located:

- #11 Executive Model near 50406 Drakes Bay Drive
- #14 Model Homes near 49950 Drakes Bay Drive

Ordinance Section:

- Section 28-6 (3) Temporary Signs
- Section 28-1- (a) Prohibited Signs

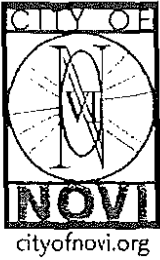
City of Novi Staff Comments:

City staff cannot support this variance. While this request represents a net reduction of 7 signs from the 2010 request, extensions have been granted for oversized real estate signs in 2004 and then again in 2006, 2007, 2008 and 2010 along with variances for directional signage. Should the Board be inclined to consider a variance, the unique circumstances of the property do provide for

many entrances to the development each posing directional challenges if a visitor is looking for a specific section of the development or for a specific model home to visit.

Standards for Granting a Sign Variance

- 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.
- 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.
- 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.



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For Official Use Only

ZBA Case No: 11-035 ZBA Date: NOV 15 Payment Received: \$ (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 Jason Minock Date 9-12-11

Company (if applicable) Toll Brothers

Address* 50757 Calvert Isle Drive City Novi ST MI ZIP 48374

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: jminock@tollbrothersinc.com

Phone Number (248) 361.3008 FAX Number (248) 596.1332

Request is for:

- Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: Island Lake of Novi ZIP 48374

2. Sidwell Number: 5022 - 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) Toll Brothers

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 See attached
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):

Island Lake is a large Master planned community with multiple
entrances,

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.

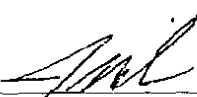
All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

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


Applicants Signature

9-12-11
Date

Property Owners Signature

Date

DECISION ON APPEAL



_____ Granted _____ Denied Postponed by Request of Applicant _____ Board _____

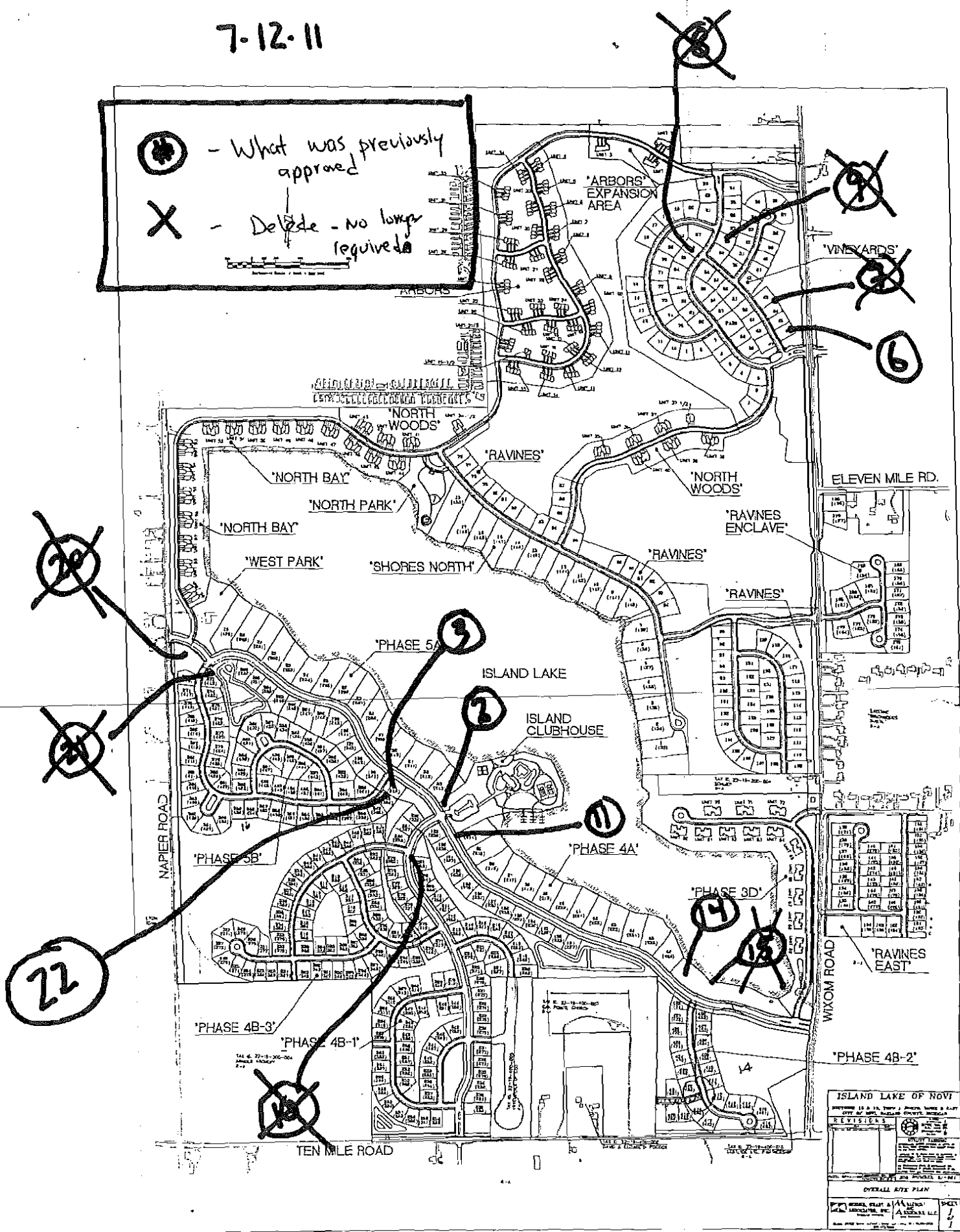
The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals

Date

7-12-11

 - What was previously approved
 - Delete - no longer required



ISLAND LAKE OF NOVI	
REVISIONS	
NO. 1	DATE
NO. 2	DATE
NO. 3	DATE
NO. 4	DATE
NO. 5	DATE
NO. 6	DATE
NO. 7	DATE
NO. 8	DATE
NO. 9	DATE
NO. 10	DATE
NO. 11	DATE
NO. 12	DATE
NO. 13	DATE
NO. 14	DATE
NO. 15	DATE
NO. 16	DATE
NO. 17	DATE
NO. 18	DATE
NO. 19	DATE
NO. 20	DATE
NO. 21	DATE
NO. 22	DATE
OVERALL SITE PLAN	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE

identifies the sale, rental or lease of the non-residential property...shall be not greater than 16 square feet and not more than 10 feet in height."

IN CASE NO 10-020 Motion to deny the request for the continuation of this sign due to the lack of practical difficulty. The sign has been there for an adequate amount of time and has had a lack of maintenance.

Motion carried: 5-2 (YES: Members Cassis, Krieger, Ghannam, Skelcy, Gedeon NO: Members Sanghvi and Ibe)
Motion maker: Member Krieger

3. Case No. 10-021 Island Lake of Novi

Jason Minock of Toll Brothers – Island Lake is requesting an extension to six oversized real estate advertising signs and six directional signs located in the Island Lakes Community Development. Property is zoned RA and is located south of Grand River Avenue, north of Ten Mile Road, east of Napier Road and west of Wixom Road.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6 (3) Temporary Signs states sale, rental or lease sign which identifies the sale, rental, or lease of the residential property...shall be 6 square feet in area and not higher than five (5) feet. One sign.

The applicant is requesting six (6) variances for oversized real estate advertising signs to be located: (numbering per previous variance approval)

- #2 Boathouse Drakes Bay Drive/Terra Del Mar
- #3 50641 Drakes Bay Drive (new location) – Move across street to 50595 Chesapeake
- #6 26384 Crestwood Homesite 46
- #7 26412 Crestwood Homesite 44 – Delete
- #8 26535 Glenwood Homesite 66 – Delete
- #9 26576 Glenwood Homesite 27 – Delete
- #22 50595 Chesapeake

CITY OF NOVI, CODE OF ORDINANCES, Section 28-10 (a) Prohibited Signs states a sign not expressly permitted is prohibited.

The applicant is requesting an additional six (6) variances for directional signage within the development to be located:

- #10 New Section Now Open/Model 2 sided near 24850 Terra Del Mar/Napavine Drive – Delete
- #11 Executive Model near 50406 Drakes Bay Drive
- #14 Model Homes near 49950 Drakes Bay Drive
- #15 Model Homes corner of Drakes Bay Drive/Saybrook Court – Delete
- #20 Model Homes Island Lake Drive/Seaglen Drive – Delete
- #21 Model Homes Seaglen Drive/Drakes Bay Drive – Delete

Ordinance Section:

- Section 28-6 (3) Temporary Signs
- Section 28-1- (a) Prohibited Signs

IN CASE NO 10-021 Motion to grant the petitioners request for a period of 12 months. It is appropriate to grant this motion because the objections are not