



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: June 14, 2016

REGARDING: 26900 BECK RD & 47277 GRADN RIVER AVE (PZ16-0022), Parcel 50-22-16-151-012 & 50-2216-151-010

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

City of Novi- Public Services

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: B-3 (General Business)
Location: South Grand River and east of Beck Road
Parcel #: 50-22-16-151-012 & 50-22-16-151-010

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.12.D to allow a 10.0 ft. reduction in the required front setback measured from the existing 100 foot wide dedicated right-of-way along the Beck Road and Grand River frontage so the City's proposed Highway Easement does not impact future development of the parcels. The property is zoned B-3.

II. STAFF COMMENTS:

Proposed Changes

The applicant is requesting approval to reduce the existing 100 foot wide dedicated wright of way by 10ft so the proposed Highway Easement does not impact future development of the parcels.

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. **PZ16-0022**, 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. **PZ16-0022**, 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) 347-0423.

Larry Butler
Deputy Director Community Development



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T216-0022

**ZONING BOARD OF APPEALS
 APPLICATION**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)	
PROJECT NAME / SUBDIVISION Grand River Avenue Dual Left Turn Lane at Beck Road	
ADDRESS 26900 Beck and 47277 Grand River	LOT/SUITE/SPACE #
SIDWELL # 50-22-16-151-012 and 50-22-16-151-010	May be obtained from the Assessing Department (248) 347-0485

Application Fee: \$300⁰⁰
 Meeting Date: 6-14-16
 ZBA Case #: PZ 16-0022

CROSS ROADS OF PROPERTY GRAND RIVER AND BECK ROAD	
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS	
NAME PUBLIC SERVICES		CELL PHONE NO.	
ORGANIZATION/COMPANY CITY OF NOVI		TELEPHONE NO.	
ADDRESS FIELD SERVICES COMPLEX 26300 LEE BEGOLE DRIVE		CITY NOVI	STATE MI
		ZIP CODE 48375	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME JOANNE WARD c/o H. ADAM COHEN, ESQUIRE		CELL PHONE NO.	
ORGANIZATION/COMPANY STEINHARDT PESICK & COHEN PC		TELEPHONE NO.	
ADDRESS 380 N OLD WOODWARD AVE STE 120		CITY BIRMINGHAM	STATE MI
		ZIP CODE 48009-5307	

III. ZONING INFORMATION	
A. ZONING DISTRICT	
<input 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 checked="" type="checkbox"/> OTHER B-3	
B. VARIANCE REQUESTED	
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:	
1. Section 3.1.12.D Variance requested: A 10 foot variance measured from the existing 100 foot dedicated right-of-way from the Beck Road and Grand River frontage so the City's proposed Highway Easement does not impact future development of the parcels	
2. Section _____ Variance requested _____	
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	



ZONING BOARD OF APPEALS APPLICATION

- Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$300 (With Violation) \$400
- House Moves \$300 Special Meetings (At discretion of Board) \$600
- B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF**
 - 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
 - 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



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. 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 schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be an 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.

C. ORDINANCE

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 of 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional 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 Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

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

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

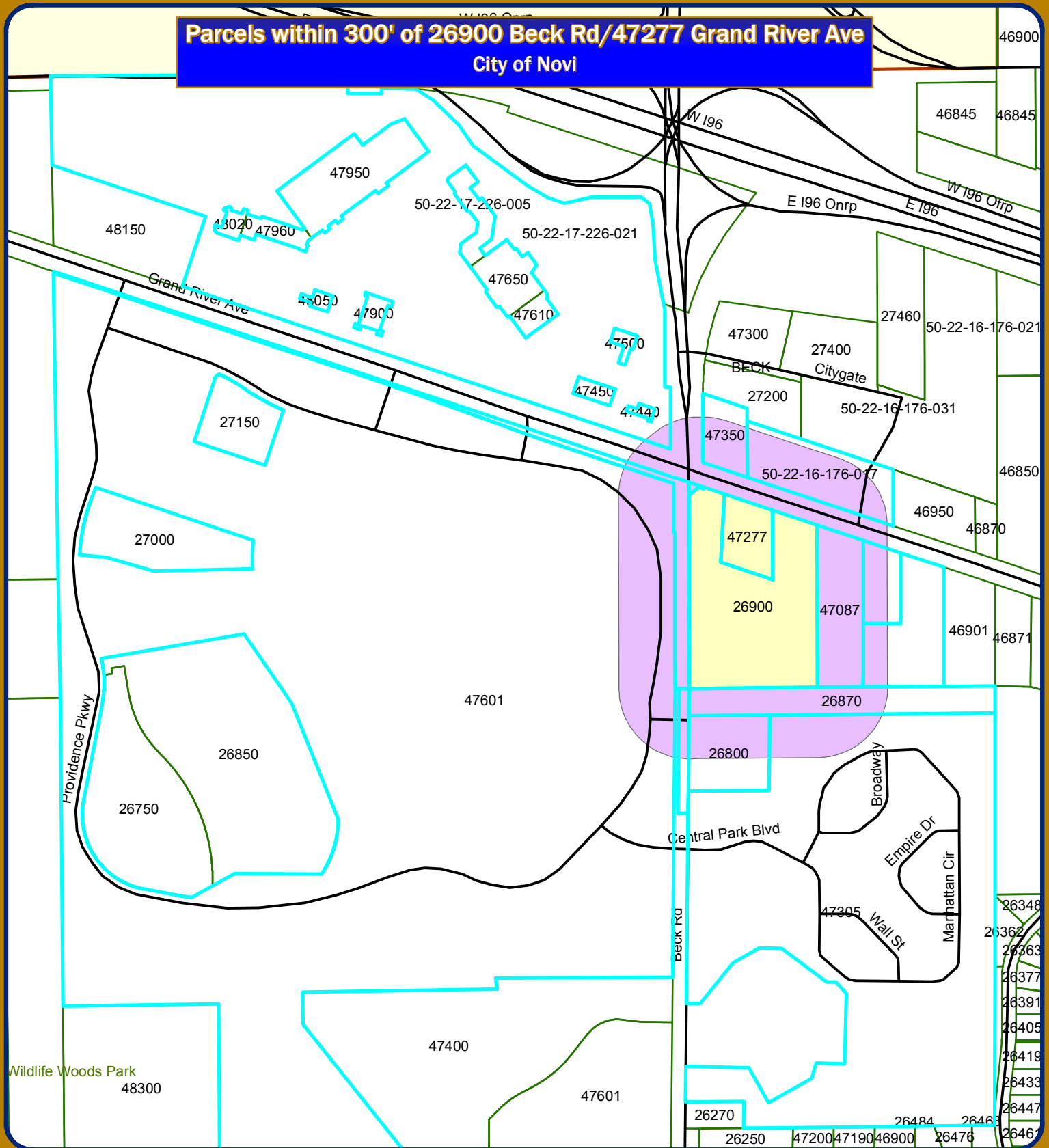
Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Parcels within 300' of 26900 Beck Rd/47277 Grand River Ave
City of Novi



Map Author: Jon Gartha
 Date: May 26, 2016
 Address List for 22-16-151-012 & 22-16-151-010
 Version #: 1.0

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE
 Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- 300' Buffer
- Subject Property
- Tax Parcel

Municipality

- Novi
- Novi Twp.



City of Novi

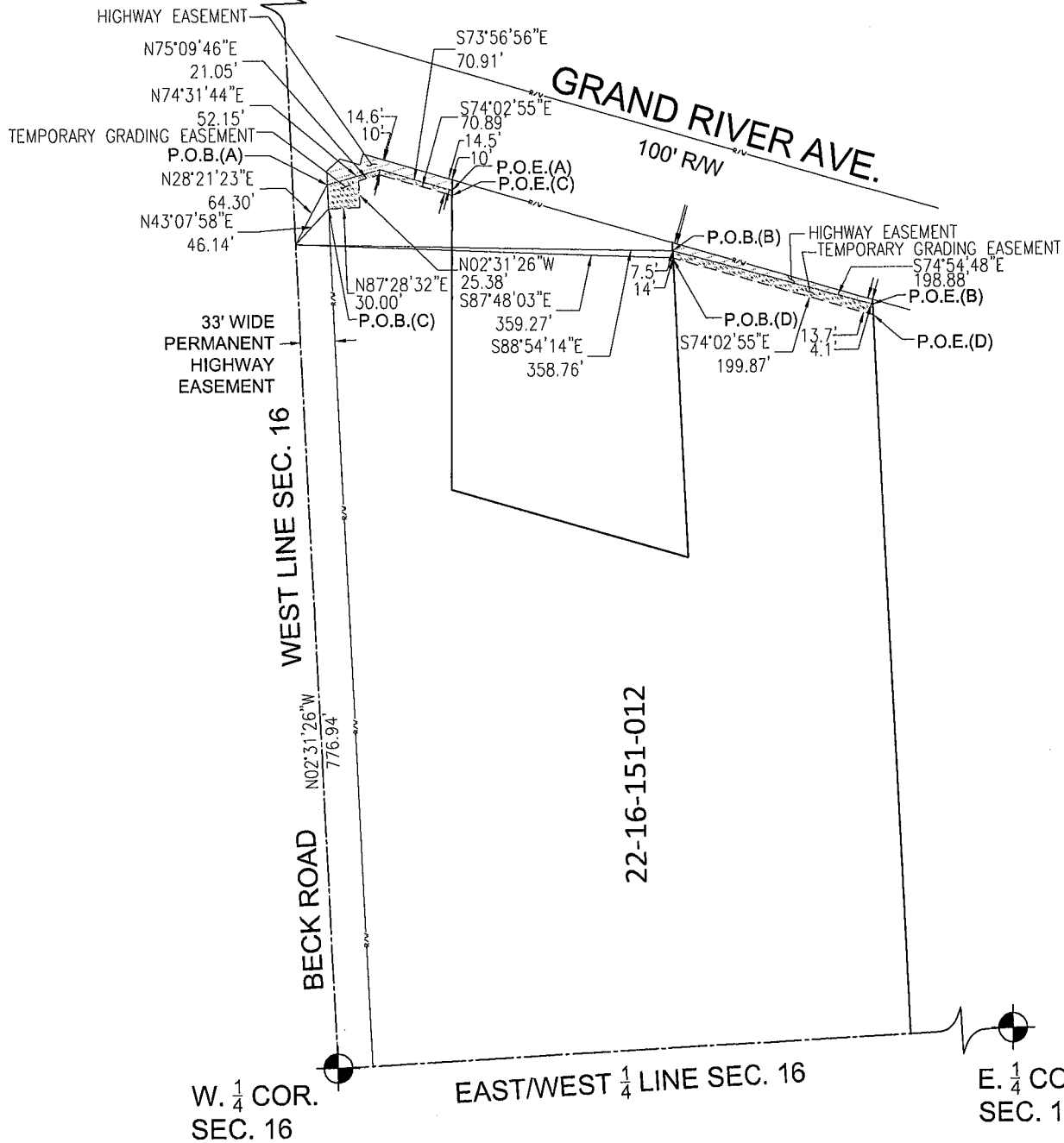
IT Department
 GIS Division
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Feet
 0 115 230 460 690
 1 inch = 561 feet

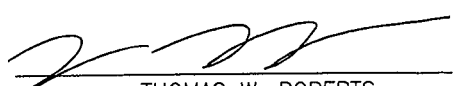




NW COR. SEC. 16

PARCEL SKETCH
PARCEL ID 22-16-151-012



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<p>CLIENT CITY OF NOVI</p>	 <p>THOMAS W. ROBERTS REGISTERED LAND SURVEYOR NO. 58193</p>	<p>PARCEL ID 22-16-151-012</p>
 <p>SURFACE TRANSPORTATION GRAND RAPIDS, SOUTHFIELD, TRAVERSE CITY</p>	<p>LEGEND HIGHWAY EASEMENT ----- SEC. COR.  ROW LINE -----R/W----- SECTION LINE ----- GRADING LINE -----</p> <p>SCALE: 1"=150' DATE: 01.26.2015</p>	<p>GRAND RIVER AVENUE HIGHWAY AND GRADING EASEMENT</p> <p>PAGE 3 OF 3</p>



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The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional 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 Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

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

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

The City of Novi will be constructing additional left hand turn lanes along Grand River at the intersection of Beck Road. The new turn lanes require an existing pathway crossing the two subject parcels, as well as existing utility poles, to be moved southward into the parcels. The City is taking a Highway Easement in order to shift the pathway and utility poles to accommodate the new turn lanes. The Highway Easement width will vary but at its widest point will be approximately 10-feet wide. The City is also taking a temporary construction easement that will terminate at the end of the project and will have no long-term impact on the use of the parcels. The City is seeking a 10-foot wide variance to allow the property's setbacks to be measured from the existing dedicated Grand River right-of-way instead of from the back of the Highway Easement. This will reduce or eliminate the Highway Easement's impact on the use or development of the parcels.

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The Owner of the Parcels, Joanne Ward, has not created the practical difficulty, rather the City's Grand River Dual Left Project necessitates the shifting of the pathway and utility poles and the creation of the new easement to accommodate them thereby impacting the setback of the parcels.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

If the Property Owner is required to comply with the City's Zoning Ordinance requirements for setbacks, the Property Owner's development options for the parcel would be reduced based on the loss of the 10-feet of setback which would cause any building or surrounding improvements to be reduced in size. This could cause the parcels to be worth less and result in the City paying increased just compensation for the Highway Easement.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

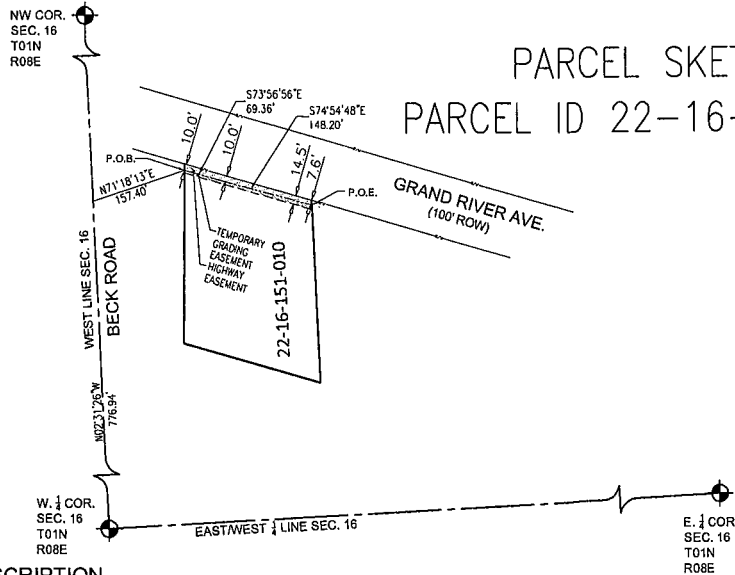
The 10-foot variance is the minimum variance that can be provided to allow the Property Owner to eliminate or reduce the impact of the Highway Easement on the parcels. Allowing the setback to be measured from the existing dedicated right-of-way would allow the Property Owner to construct the same size development as permitted had the City's road project not required the relocation of the pathway and utility poles.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The setback variance will not have an impact on the surrounding area because any building would likely be constructed in the same location that it would have been without the pathway being shifted. A building/development will just be closer to the pathway than it otherwise would have been.

PARCEL SKETCH
 PARCEL ID 22-16-151-010



PARENT PARCEL LEGAL DESCRIPTION
 (AS PROVIDED)

LIBER 34479 PAGE 202

PART OF SECTION 16, TOWN 01 NORTH, RANGE 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16, BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 36 MINUTES 00 SECONDS EAST, 882.59 FEET AND SOUTH 70 DEGREES 48 MINUTES 40 SECONDS EAST, 159.92 FEET FROM THE WEST 1/4 CORNER, THENCE SOUTH 70 DEGREES 48 MINUTES 40 SECONDS EAST 217.82 FEET, THENCE SOUTH 00 DEGREES 33 MINUTES 14 SECONDS WEST 297.32 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 40 SECONDS WEST 234.02 FEET, THENCE NORTH 03 DEGREES 33 MINUTES 40 SECONDS EAST 292.5 FEET TO THE POINT OF BEGINNING.

HIGHWAY EASEMENT LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 01 NORTH, RANGE 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE PARENT PARCEL LYING NORTH OF THE LINES DESCRIBED BELOW:

COMMENCING AT THE WEST 1/4 OF SAID SECTION 16; THENCE NORTH 02°31'26" WEST 776.94 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE NORTH 71°18'13" EAST 157.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73°56'56" EAST 69.36 FEET; THENCE SOUTH 74°54'48" EAST 148.20 FEET TO THE POINT OF ENDING.

CONTAINING 1988 SQUARE FEET OR 0.05 ACRES OF LAND MORE OR LESS.

TEMPORARY GRADING EASEMENT LEGAL DESCRIPTION

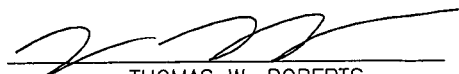

THE NORTH 14.5 FEET OF THE PARENT PARCEL EXCEPT THE HIGHWAY EASEMENT DESCRIBED ABOVE.

CONTAINING 1165 SQUARE FEET OR 0.03 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING STATEMENT

BEARING FOR THE PROPOSED EASEMENTS WERE BASED UPON GEODETIC OBSERVATIONS ON THE WEST LINE OF SECTION 16, TOWN 01 NORTH, RANGE 08 EAST.

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CLIENT CITY OF NOVI	 THOMAS W. ROBERTS REGISTERED LAND SURVEYOR NO. 58193	PARCEL ID 22-16-151-010
 SURFACE TRANSPORTATION GRAND RAPIDS, SOUTHFIELD, TRAVERSE CITY	<p><u>LEGEND</u></p> EXISTING ROW LINE ———— R/W ———— HIGHWAY EASEMENT - - - - - SECTION LINE ———— GRADING LINE - - - - -	GRAND RIVER AVENUE HIGHWAY AND GRADING EASEMENT PAGE 1 OF 1
SCALE: 1"=300' DATE: 01.26.2015		



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**ZONING BOARD OF APPEALS
 APPLICATION**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)	
PROJECT NAME / SUBDIVISION Grand River Avenue Dual Left Turn Lane at Beck Road	
ADDRESS 26900 Beck and 47277 Grand River	LOT/SUITE/SPACE #
SIDWELL # 50-22-16-151-012 and 50-22-16-151-010	May be obtained from the Assessing Department (248) 347-0485

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

CROSS ROADS OF PROPERTY
GRAND RIVER AND BECK ROAD

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE
---	--

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? YES NO

II. APPLICANT INFORMATION

A. APPLICANT		EMAIL ADDRESS	CELL PHONE NO.
NAME PUBLIC SERVICES			TELEPHONE NO.
ORGANIZATION/COMPANY CITY OF NOVI			FAX NO.
ADDRESS FIELD SERVICES COMPLEX 26300 LEE BEGOLE DRIVE	CITY NOVI	STATE MI	ZIP CODE 48375

B. PROPERTY OWNER 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 JOANNE WARD c/o H. ADAM COHEN, ESQUIRE		TELEPHONE NO.
ORGANIZATION/COMPANY STEINHARDT PESICK & COHEN PC		FAX NO.
ADDRESS 380 N OLD WOODWARD AVE STE 120	CITY BIRMINGHAM	STATE MI ZIP CODE 48009-5307

III. ZONING INFORMATION

A. ZONING DISTRICT

R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH
 I-1 I-2 RC TC TC-1 OTHER B-3

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

- Section **3.1.12.D** Variance requested: **A 10 foot variance measured from the existing 100 foot dedicated right-of-way from the Beck Road and Grand River frontage so the City's proposed Highway Easement does not impact future development of the parcels**
- Section _____ Variance requested _____
- Section _____ Variance requested _____
- Section _____ Variance requested _____

IV. FEES AND DRAWINGS

A. FEES

Single Family Residential (Existing) \$200 (With Violation) \$250 Single Family Residential (New) \$250



ZONING BOARD OF APPEALS APPLICATION

- Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$300 (With Violation) \$400
- House Moves \$300 Special Meetings (At discretion of Board) \$600

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

- 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
- 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



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

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C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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No order of the Board permitting a use of 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

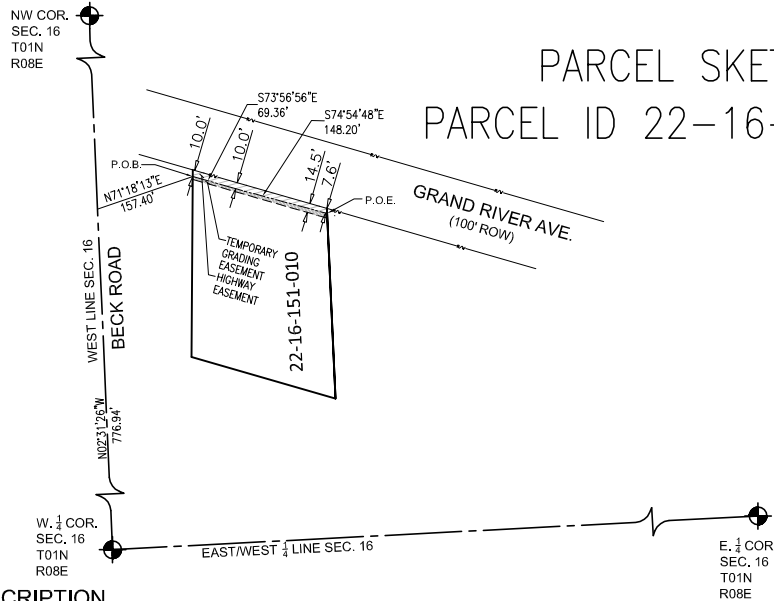
The Building Inspector is hereby directed to issue a permit to the Applicant upon the following conditions:

Chairperson, Zoning Board of Appeals

Date

PARCEL SKETCH

PARCEL ID 22-16-151-010



PARENT PARCEL LEGAL DESCRIPTION
(AS PROVIDED)

LIBER 34479 PAGE 202

PART OF SECTION 16, TOWN 01 NORTH, RANGE 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 16, BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 36 MINUTES 00 SECONDS EAST, 882.59 FEET AND SOUTH 70 DEGREES 48 MINUTES 40 SECONDS EAST, 159.92 FEET FROM THE WEST 1/4 CORNER, THENCE SOUTH 70 DEGREES 48 MINUTES 40 SECONDS EAST 217.82 FEET, THENCE SOUTH 00 DEGREES 33 MINUTES 14 SECONDS WEST 297.32 FEET; THENCE NORTH 71 DEGREES 48 MINUTES 40 SECONDS WEST 234.02 FEET, THENCE NORTH 03 DEGREES 33 MINUTES 40 SECONDS EAST 292.5 FEET TO THE POINT OF BEGINNING.

HIGHWAY EASEMENT LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 01 NORTH, RANGE 08 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE PARENT PARCEL LYING NORTH OF THE LINES DESCRIBED BELOW:

COMMENCING AT THE WEST 1/4 OF SAID SECTION 16; THENCE NORTH 02°31'26" WEST 776.94 FEET ALONG THE WEST LINE OF SAID SECTION 16; THENCE NORTH 71°18'13" EAST 157.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 73°56'56" EAST 69.36 FEET; THENCE SOUTH 74°54'48" EAST 148.20 FEET TO THE POINT OF ENDING.

CONTAINING 1988 SQUARE FEET OR 0.05 ACRES OF LAND MORE OR LESS.

TEMPORARY GRADING EASEMENT LEGAL DESCRIPTION




THE NORTH 14.5 FEET OF THE PARENT PARCEL EXCEPT THE HIGHWAY EASEMENT DESCRIBED ABOVE.

CONTAINING 1165 SQUARE FEET OR 0.03 ACRES OF LAND MORE OR LESS.

BASIS OF BEARING STATEMENT

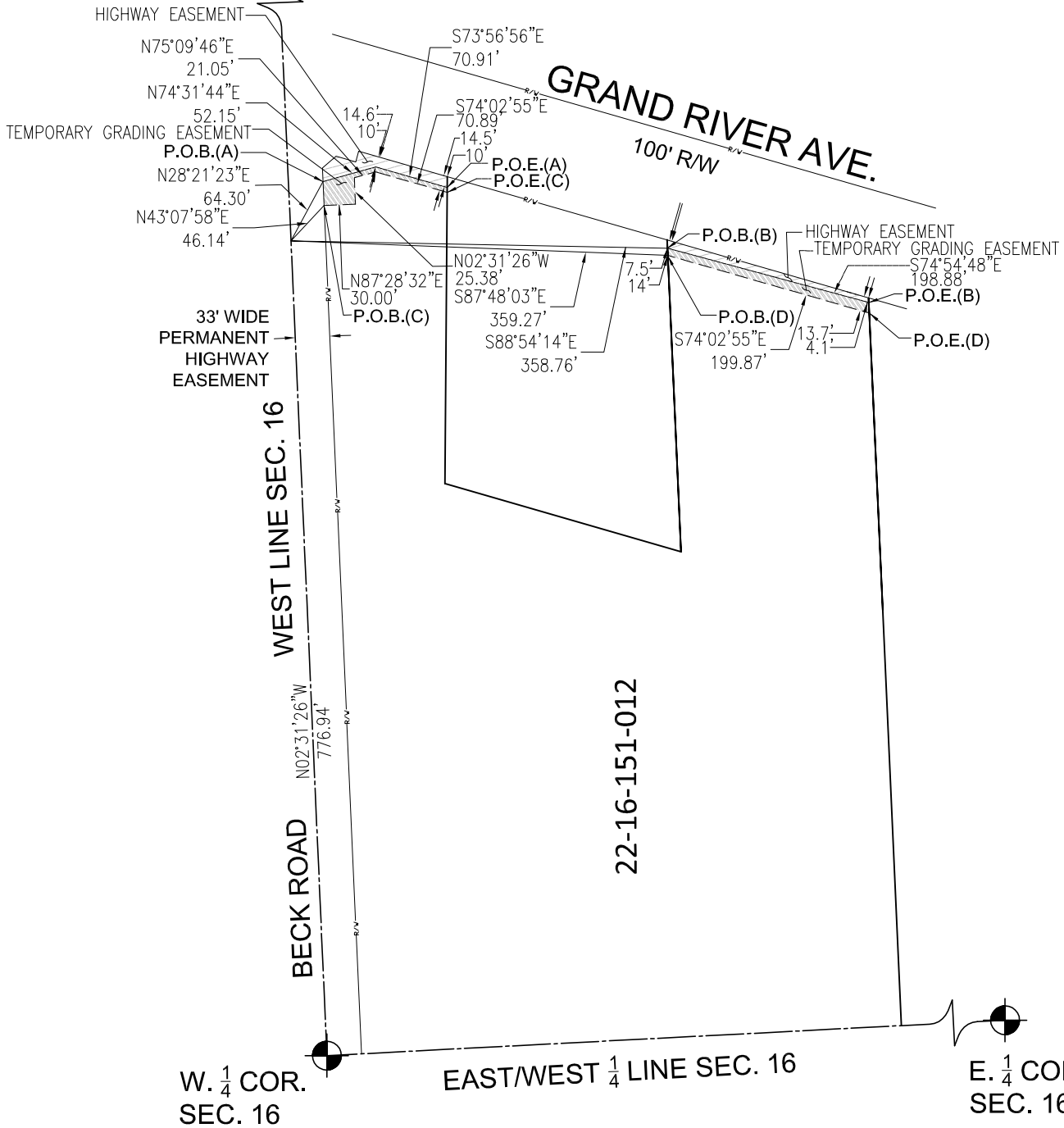
BEARING FOR THE PROPOSED EASEMENTS WERE BASED UPON GEODETIC OBSERVATIONS ON THE WEST LINE OF SECTION 16, TOWN 01 NORTH, RANGE 08 EAST.

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CLIENT CITY OF NOVI	 THOMAS W. ROBERTS REGISTERED LAND SURVEYOR NO. 58193	PARCEL ID 22-16-151-010
 SURFACE TRANSPORTATION GRAND RAPIDS, SOUTHFIELD, TRAVERSE CITY	LEGEND EXISTING ROW LINE ———— HIGHWAY EASEMENT - - - - - SECTION LINE ······ GRADING LINE - - - - - SEC. COR. 	GRAND RIVER AVENUE HIGHWAY AND GRADING EASEMENT
	SCALE: 1"=300' DATE: 01.26.2015	PAGE 1 OF 1

NW COR.
SEC. 16

PARCEL SKETCH
PARCEL ID 22-16-151-012





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CLIENT
CITY OF NOVI


THOMAS W. ROBERTS
REGISTERED LAND SURVEYOR NO. 58193

PARCEL ID
22-16-151-012


SURFACE TRANSPORTATION
GRAND RAPIDS, SOUTHFIELD,
TRAVERSE CITY

LEGEND
 HIGHWAY EASEMENT -----
 SECTION LINE - - - - -
 GRADING LINE - - - - -
 SEC. COR. 

GRAND RIVER AVENUE
HIGHWAY AND
GRADING EASEMENT

SCALE: 1"=150' DATE: 01.26.2015

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