



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

Case No. PZ14-0039 - Maybury Park Estates

Location: Parcel 50-22-32-401-044

Zoning District: RA, Residential Acreage District

The petitioner is requesting an extension to allow the continued placement of the existing subdivision business sign located north side of 8 Mile Road and west of Maybury Park Drive.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 28-6 (2) Temporary Signs states: "Subdivision business sign which advertises residential subdivision under development, not to be issued prior to a first starting permit and is valid until eighty (80) percent of the lots in the subdivision are issued certificates of occupancy".

City of Novi Staff Comments:

The ordinance allows temporary signs for subdivision business sign which advertises residential subdivision under development to be valid until eighty (80) percent of the lots in the subdivision are issued certificates of occupancy. It should also be noted there is already permanent signage that meets the requirements of the sign ordinance at this location.

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_____.



cityofnovi.org
ZBA Case No.

ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

P2140039

ZBA meeting date

Sept

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 Greg Windingland Date 7/1/14

Company (if applicable) SE MI Land Holding LLC

Address* 12955 23 Mile Rd. City Shelby Township

State MI Zip code 48315 *Where all case correspondence is to be mailed

Applicant's E-mail address gwindingland@lombardocompanies.com

Phone number 586-781-2364 Fax number 888-525-6881

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case None, vacant open space area Zip code 48167

Cross roads of property 8 Mile Rd. + Beck Rd.

Sidwell number 50-22-32-401-044 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) SE MI Land Holding LLC

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

Indicate Ordinance section(s) and variances requested: 09-100.38

- | | | | | |
|----|---------|-------------|--------------------|------------------------------------|
| 1. | Section | <u>28-6</u> | Variance requested | <u>extension of allowable time</u> |
| 2. | Section | _____ | Variance requested | _____ |
| 3. | Section | _____ | Variance requested | _____ |
| 4. | Section | _____ | Variance requested | _____ |

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):

Request for temporary sign

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:

N/A

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 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.

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

Mary R. [Signature]
Applicant's Signature

7/31/14
Date

[Signature]
Property Owners Signature

7/31/14
Date

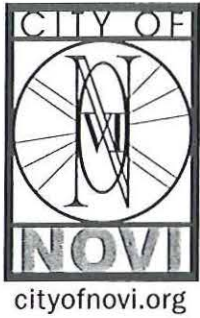
DECISION ON APPEAL

_____ 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



June 27, 2014

SE Michigan Land Holdings LLC
12955 23 Mile Road
Shelby Township, Michigan 48315

RE: MAYBURY PARK ESTATES

City of Novi Sign Code permits the placement of a subdivision business sign until 80% of the lots in the subdivision have received certificates of occupancy.

Our records show that 80% of the lots in Maybury Park Estates Subdivision have now received certificates of occupancy.

Please arrange to remove the subdivision business sign from the entrance on Eight Mile Road within the next 20 days.

Should you wish to request consideration of a variance from the Zoning Board of Appeals for continued placement of this sign, please complete an application for Zoning Board of Appeals hearing within the time stipulated above. Please contact Angie Pawlowski, board secretary, at 248-347-0459 for information on this application.

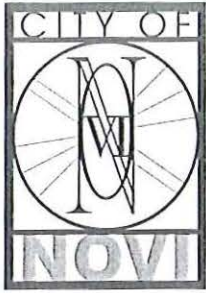
Please feel free to contact me at 248-347-0438 if you have any questions.

Sincerely,

CITY OF NOVI

A handwritten signature in cursive script that reads "Jeannie Niland".

Jeannie Niland
Ordinance Enforcement Officer



Notice of Violation

Today's Date: 07/31/2014
Expiration Date: 08/10/2014

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

Gwen Markham

Interim City Manager
Victor Cardenas

Community
Development
Director
Charles Boulard

Deputy Director of
Community
Development
Barbara E. McBeth

Building Official
Thomas Walsh

Building Division
248.347.0415
248.735.5600 fax

Planning Division
248.347.0475
248.735-5633 fax

Ordinance
Enforcement
Division
248.735.5678
248.735.5600 fax

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375

cityofnovi.org

SE MICHIGAN LAND HOLDINGS LLC
12955 23 MILE ROAD
SHELBY TOWNSHIP, MICHIGAN 48315

Subject Property: MAYBURY PARK ESTATES

Sidwell No.: 50-22-32-401-044

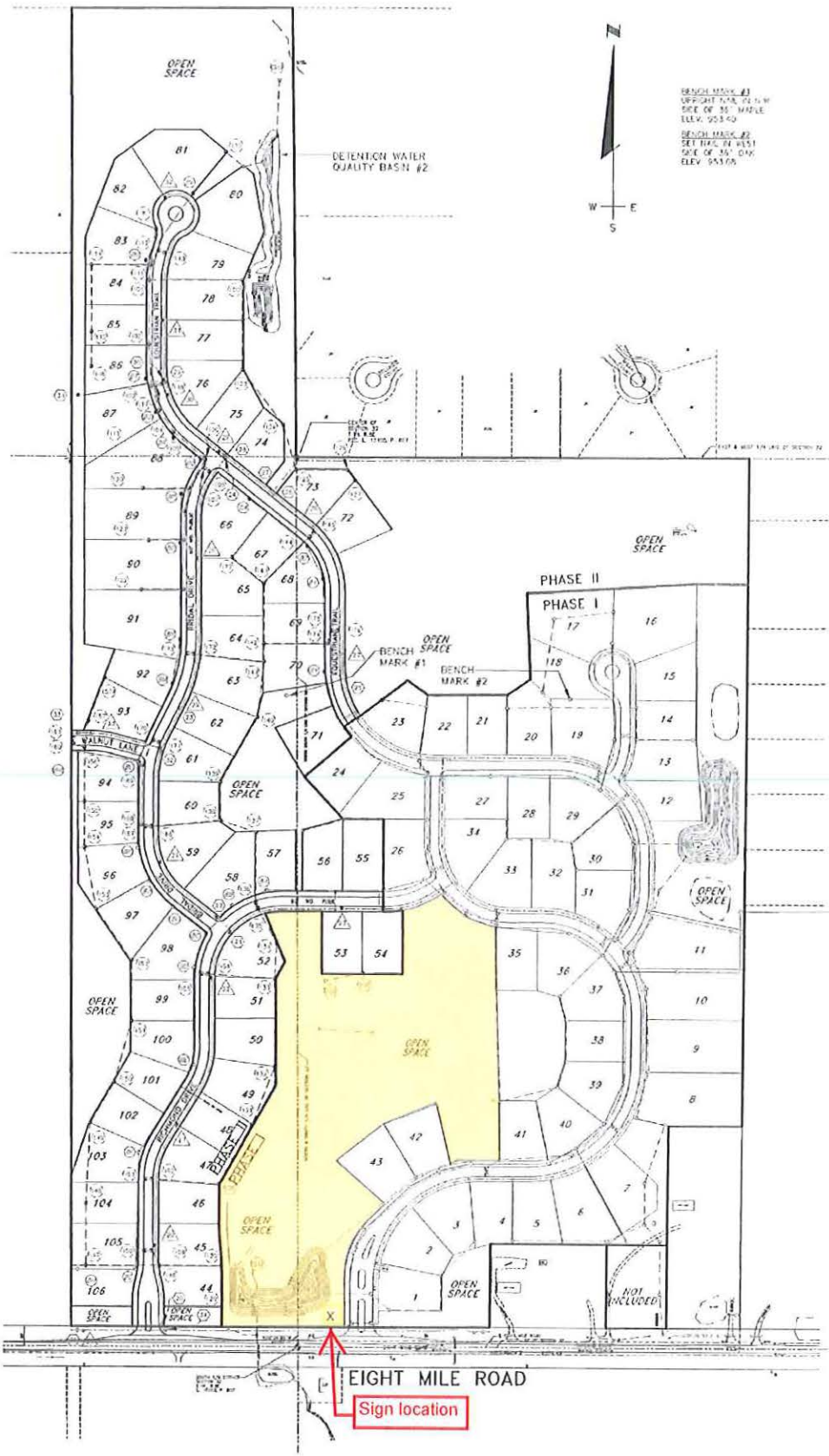
Ordinance Activity No.: EORD14-0962

You are in violation of code Section 28-6

REMOVE SUBDIVISION BUSINESS SIGN. THIS SIGN WAS PERMITTED ONLY UNTIL 80% OF THE LOTS WITHIN THE SUBDIVISION RECEIVED CERTIFICATES OF OCCUPANCY. OUR RECORDS SHOW THIS SUBDIVISION HAS MET THAT ALLOWANCE.

You will have 10 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regards to this matter.

Jeannie Niland
Ordinance Enforcement Officer
(248) 347 0438
City of Novi



BENCH MARK #1
 UPRIGHT NAIL, 1/2" x 1/4"
 SIZE OF 3/4" NAIL
 ELEV. 553.40

BENCH MARK #2
 SET BACK IN WEST
 SIDE OF 3/4" DIA.
 ELEV. 553.00



232-9
 1/4 SOUTH SIDE
 ± NORTH OF B
 341 EAST OF C
 D

EIGHT MILE ROAD
 Sign location



NR-57