

cityofnovi.org

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

Case No. PZ14-0016 Glens of Northville

Location: 20969 Woodland Glen Drive

Zoning District: RM-1, Multifamily Residential District

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)d.1 and 28-5(2)d.2 to allow an oversize (replace)entrance monument sign of 36 square feet and a variance to allow the maximum height of 6.25 feet. The property is located on the north side of 8 Mile Road and west of Meadowbrook Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Sign Ordinance Section 28-5(2)d.1 permits a 24 square foot sign for a entranceway signs and section 28-5(2)d.2 which allows signage to a maximum height of 5 feet.

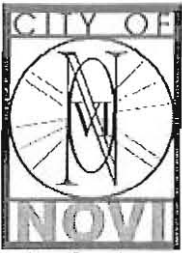
City of Novi Staff Comments:

The applicant is proposing to replace entranceway sign for an existing multifamily community. As proposed, entrance sign 36 square feet of area and a height of 6.25 feet. Staff supports the request provided the requested variance is found to not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.

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_____.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

cityofnovi.org
ZBA Case No.

P214-0014

ZBA meeting date

June

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 Andrew M. Barbas Dole April 23, 2014

Company (if applicable) GN Apartments LLC (Glens of Northville Apartments, formerly Woodland Glen Apartments)

Address* 100 Galleria Offcentre, Suite 400 City Soputhfield

State MI Zip code 48034 *Where all case correspondence is to be mailed

Applicant's E-mail address abarbas@yorkcommunities.com

Phone number (248) 358-3777 Fax number (248) 358-3779

Request is for:

- Residential Vacant property Commercial Signage

Address of subject ZBA case 20969 Woodland Glen Drive Zip code 48167

Cross roads of property Eight Mile Road between Meadowbrook Road and Novi Road

Sidwell number 50-22- 35-400-035 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) GN Apartments LLC

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

Indicate Ordinance section(s) and variances requested:

- 1. Section 28-5(2)d.1 Variance requested Area - 36 sq. ft.
2. Section 28-5(2)d.2 Variance requested Height - 6 ft. 3 in.
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):

[SEE ATTACHED]

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:

[SEE ATTACHED]

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 void 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 void 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

4-22-2014

Date



Property Owners Signature

4-22-2014

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

GN APARTMENTS LLC
ATTACHMENT TO CITY OF NOVI
ZONING BOARD OF APPEALS APPLICATION

Response to Difficulties and Unique Circumstances

The visibility of the Glens of Northville Apartments community (previously Woodland Glen Apartments) from Eight Mile Road is restricted due to the topography and extensive foliage along the road. Eight Mile Road has been expanded to five lanes with a 45 miles per hour speed limit. Because of these factors, customers and guests to the community are frequently unable to see the entrance and signage with sufficient time to turn into the community in a safe manner. Many of the individuals involved in the recent acquisition of the property have reported that they both missed the entrance and didn't see the signage on a timely basis, forcing them to make a U-turn and proceed back towards the property. This was true regardless of whether they were approaching the property from either the east or the west.

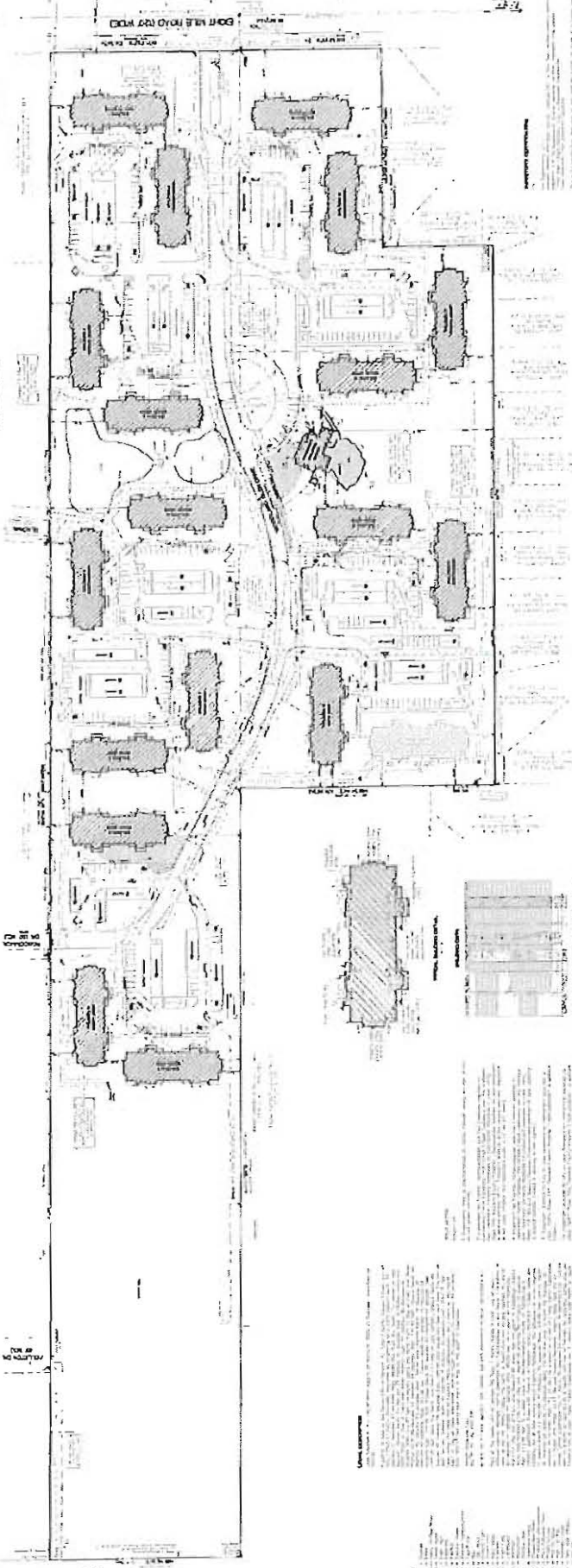
In order to help mitigate this visibility issue, we are in the process of re-landscaping the entrance area to increase the visibility of the apartment community. However, because of the setback and location of the apartment buildings along Eight Mile Road, it is not possible to make the buildings easily visible from Eight Mile Road. It is also not possible to fully achieve the goal of giving drivers a clear view that they are approaching the community (and need to be alert to looking for the entrance) without increasing the prominence of the immediate entrance area and signage.

While it is not practicable to request a waiver of the signage setback restrictions, we are requesting that variances be granted to permit a larger sign with a greater elevation to create sufficient visibility for the community and provide adequate identification for the Glens of Northville Apartments. Specifically, we are requesting that the size of the sign be allowed to be 36 square feet rather than the prescribed 24 square feet. Similarly, we are requesting that the permitted height of the sign, including the supporting structure, be 6 foot three inches over the existing boulevard entrance grade.

We would like to note that the total signage area for the entrance signage is consistent with the total signage area of other apartment communities and businesses located along Eight Mile Road from Haggerty Road to Novi Road.

We are requesting these variances because we feel that the specific topography and visibility to the community are unique and are not self-created. We further feel that the requested variances are necessary to reduce the limitations on the use of the property because of its specific physical limitations.

Finally, as noted above, the requested entrance area and signage design is compatible with surrounding properties and is consistent with the spirit and intent of the sign ordinance.



NOTES

1. See General Notes for all details.
2. All dimensions are in feet and inches.
3. All work shall conform to the latest editions of the California Building Code and the California Electrical Code.
4. All materials shall be of the highest quality and shall be approved by the local building department.
5. All work shall be completed within the specified time frame.
6. All work shall be done in accordance with the approved plans.
7. All work shall be done in accordance with the approved specifications.
8. All work shall be done in accordance with the approved schedule.
9. All work shall be done in accordance with the approved budget.
10. All work shall be done in accordance with the approved contract.

LEGEND

- 1. Building Footprint
- 2. Parking Lot
- 3. Road
- 4. Landscaping
- 5. Utility Lines
- 6. Easement
- 7. Boundary
- 8. Survey Point
- 9. Existing Structure
- 10. Proposed Structure

GENERAL NOTES

1. All work shall be done in accordance with the approved plans and specifications.
2. All work shall be done in accordance with the approved schedule and budget.
3. All work shall be done in accordance with the approved contract and terms.
4. All work shall be done in accordance with the approved local building department requirements.
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6. All work shall be done in accordance with the approved local fire department requirements.
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10. All work shall be done in accordance with the approved local transportation department requirements.

CONTRACT NOTES

1. All work shall be done in accordance with the approved contract terms and conditions.
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ADDITIONAL NOTES

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APPENDIX

1. Appendix A: Site Survey Data
2. Appendix B: Building Specifications
3. Appendix C: Parking Lot Details
4. Appendix D: Road Layout
5. Appendix E: Landscaping Plans
6. Appendix F: Utility Line Locations
7. Appendix G: Easement Details
8. Appendix H: Boundary Measurements
9. Appendix I: Existing Structure Details
10. Appendix J: Proposed Structure Details

James M. Fradis
 Professional Engineer
 No. 2007
 State of California

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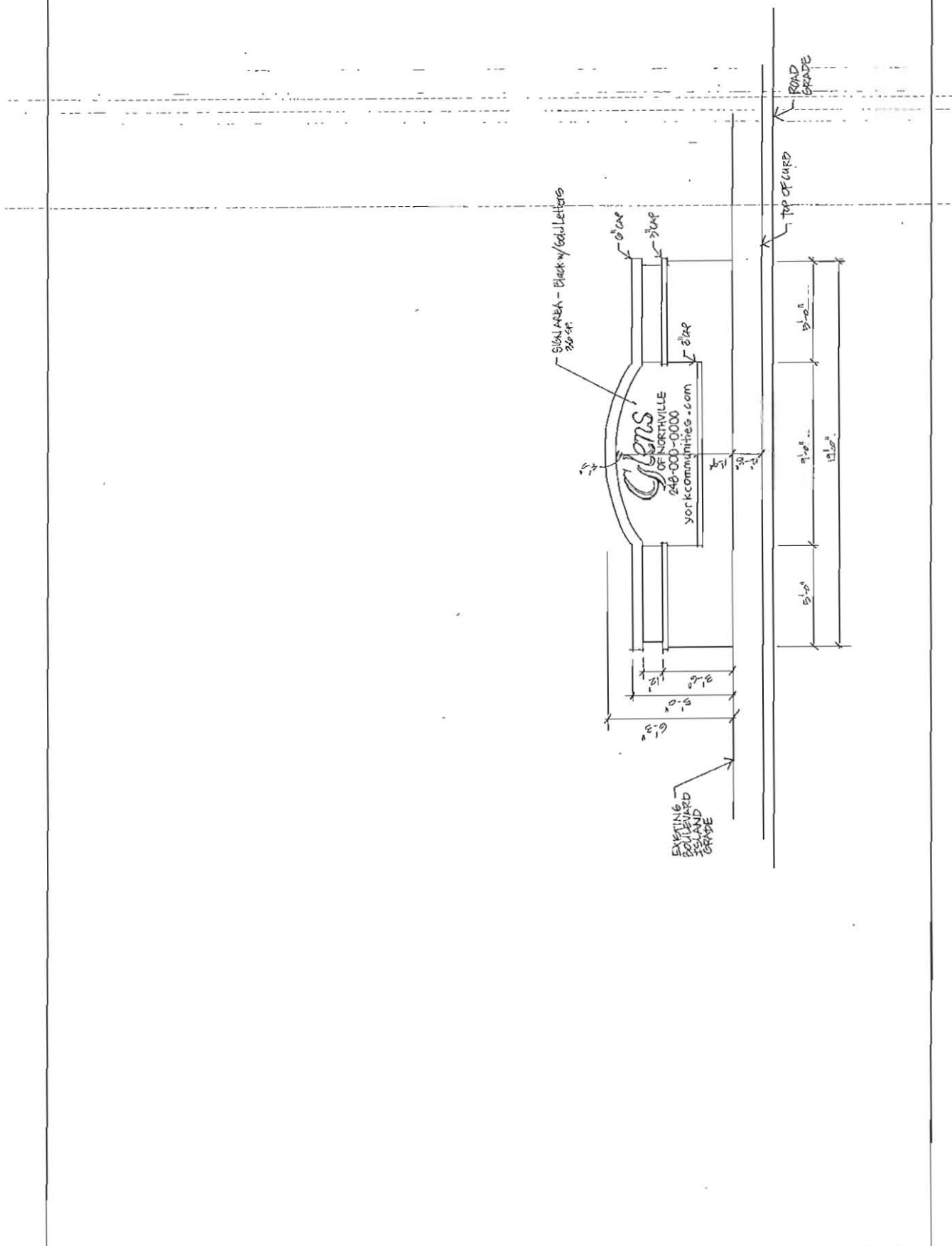
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 DRAWN: **ENTRANCE SIGNAGE**
 DATE: **10/20/02**
 SCALE: **1/8" = 1'-0"**

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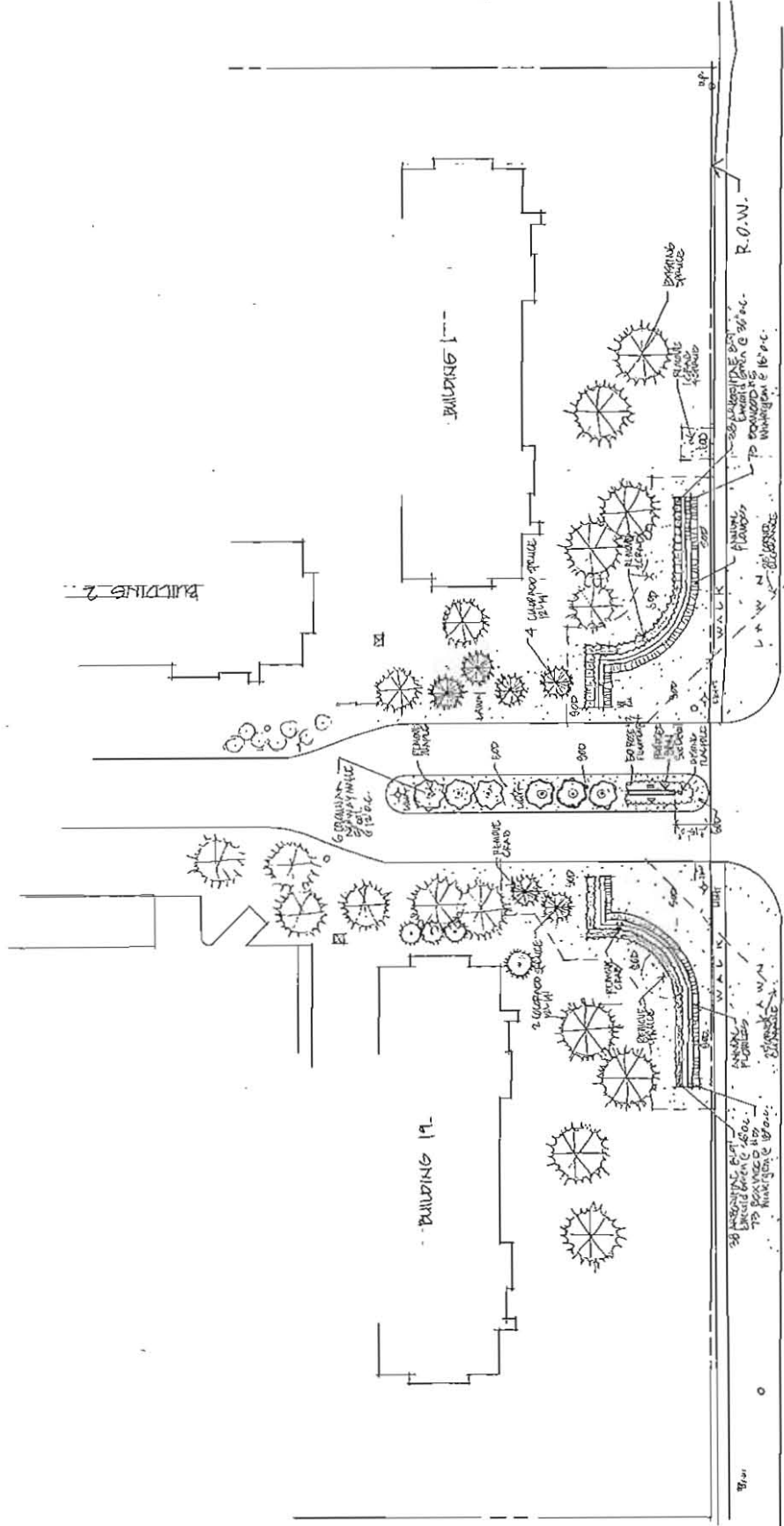
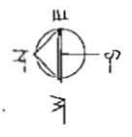
This plan is a landscape concept and is not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The client is also responsible for providing all necessary information and materials for the design. The client is also responsible for providing all necessary information and materials for the design.



PROJECT: **GLENS OF NORTHVILLE**
JOHN WOODWARD GLENDS, NORTHVILLE, MI 48167
SUBJECT: **LANDSCAPE - BRITAINCE**
LAYER BARBARS

Project #: 12202
Scale: 1/8" = 1'-0"
Date: 11.14.14
Drawn by: JMS
Checked by: JMS
Project #:

This plan is to be used in conjunction with the landscape plan and site plan. It is not to be used as a construction document. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.



8 MILE RD.

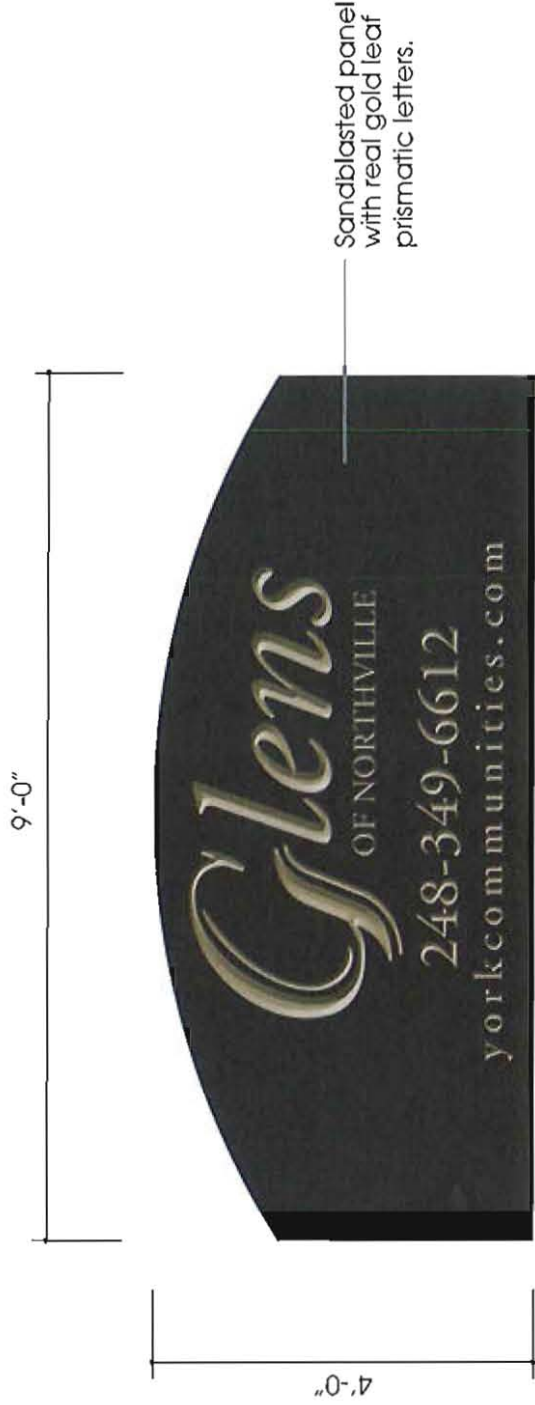
R.O.W.

BRITAINCE
LAYER BARBARIS

BUILDING 19

BUILDING 2

BRITAINCE
LAYER BARBARIS



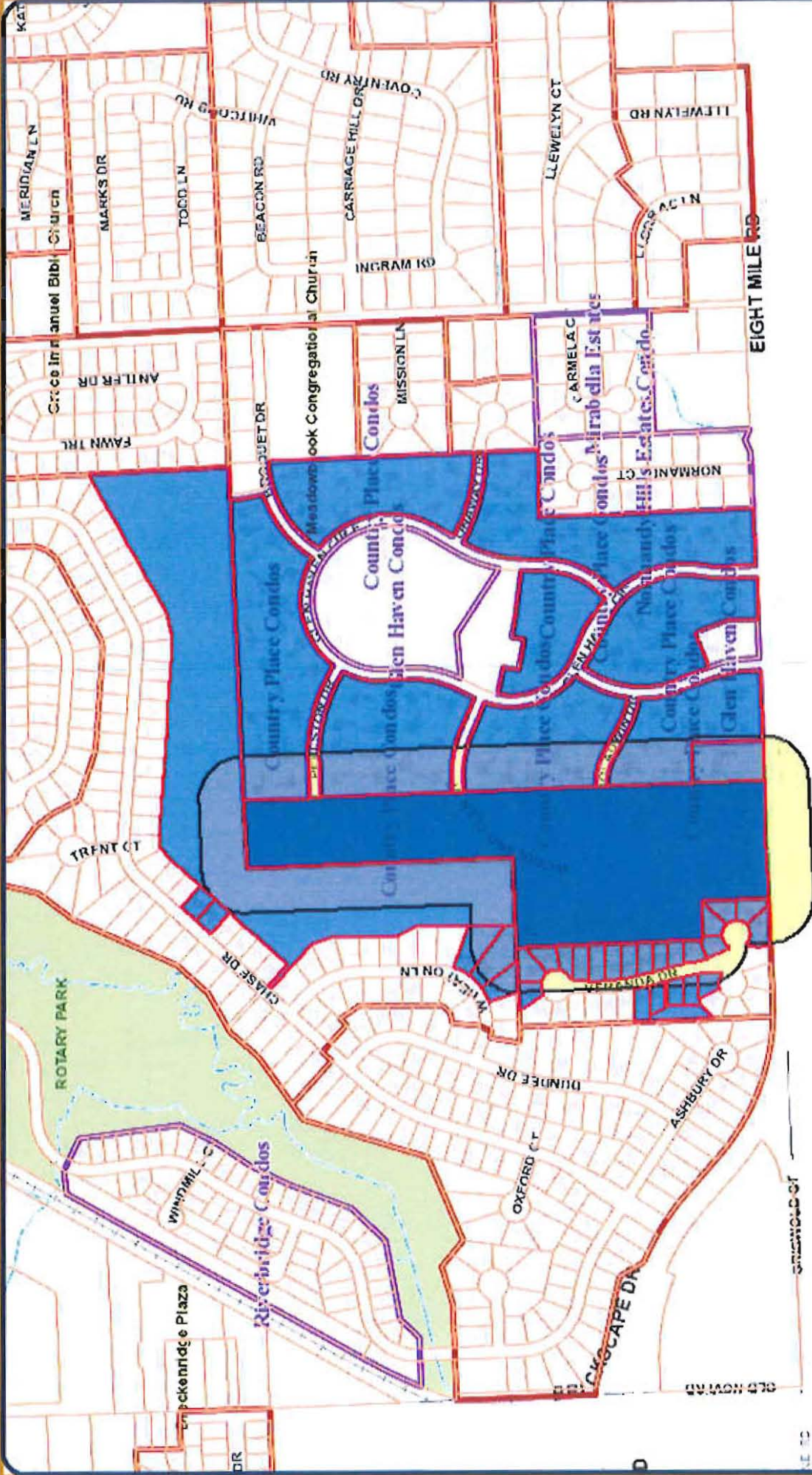
Main ID Sign

Scale: 1/2" = 1'-0"

Black Scheme

Novi, MI

Glens of Northville fka Woodland Glen



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

MAP INTERPRETATION NOTICE

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Author:
Date: 5/10/2014

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