



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: November 10, 2020

REGARDING: 801 Griswold, Parcel # 50-22-35-351-002 (PZ20-0042)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Living & Learning Enrichment Center

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	East of Novi Road and South of Eight Mile Road
Parcel #:	50-22-35-351-002

Request

The applicant is requesting a variance from the Novi Zoning Ordinance Section 3.6.2.B for a proposed front yard parking setback of 16 feet (75 feet required by code, a variance of 59 feet). Variances are also requested from Section 4.19.1 to add an alpaca shed (196 square feet), which will result in a total of 6,592 square feet and 8 accessory structures on the site (2,500 square feet permitted by code, a variance of 4,092 square feet; and 2 accessory structures permitted by code, a variance of 6 structures). The existing accessory structures contain 6,400 square feet in 7 structures. These variances would accommodate repurposing the existing buildings and grounds for use as a non-profit educational and enrichment center for teens and young adults with autism. Per Section 4.19.1.K, the applicant also seeks ZBA review and approval of the use of the proposed shed to shelter alpacas. This property is zoned Residential Acreage (R-A).

II. STAFF COMMENTS:

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. **PZ20-0042**, 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. **PZ20-0042**, 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_____.
- _____.



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION				Meeting Date: _____	
ADDRESS		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-_____-_____-_____		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?			REQUEST IS FOR:		
<input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input 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 type="checkbox"/> NO	
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
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		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
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 type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section _____ Variance requested _____					
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 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • 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 			<ul style="list-style-type: none"> • 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 schedule 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 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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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

9/8/2020

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 and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

REVIEW STANDARDS USE VARIANCE

For Use Variances: A use variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that undue hardship exists by showing all of the following:

In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards.

Standard #1. Cannot Be Reasonably Used.

Explain how the land, building or structure cannot be reasonably used for any of the uses permitted by right or by special land use permit in the zoning district in which it is located.

Standard #2. Circumstances or Physical Conditions.

Explain how the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, topography, or similar physical conditions and is not due to the applicant's personal or economic hardship.

Standard #3. Character of the Neighborhood.

Explain how the proposed use will not alter the essential character of the neighborhood.

Standard #4. Not Self-Created.

Explain how 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).

Zoning Board of Appeals Variance Requests:

Standard #1. Cannot Be Reasonably Used.

Applicant Response:

Accessory Structures - Number and Area: The existing site already has 7 existing accessory structures on the 14.79 Ac. site totaling 6,400 s.f. The new Alpaca Shed will add 192 s.f., new lot coverage area for all structures will be 1.56% of the site area.

75' Parking Setback: The Existing Main Residence at the front of the property will be the center of operations for the Living & Learning Enrichment Campus (LLEC). The existing one-way driveway in front of the Existing Residence will be the main entrance for LLEC client drop off.

Standard #2. Circumstances or Physical Conditions.

Applicant Response:

Accessory Structures - Number and Area: The 7 existing Accessory Structures already exceed the number and area of allowed Accessory Structure. The new Alpaca Shed is needed to provide shelter from the elements, including harsh winter snow and winds and extreme temperatures. The Alpaca Farm will provide multiple programming and revenue opportunities, including: job training and short and long-term employment, revenue from shearing and selling the valuable alpaca fiber, and revenue from breeding and selling offspring.

75' Parking Setback: Given the sloping topography and existing layout of the site, parking in front of the Existing Main Residence is the best location for the parking required for the site. As discussed in Standard #1, the Existing Main Residence is the center of operations for the Campus.

Standard #3. Character of the Neighborhood.

Applicant Response:

Accessory Structures - Number and Area: The new Alpaca Shed will be located 126.4' from the Griswold Road ROW and 281.8' from the 8 Mile Road ROW. Additionally, existing trees will screen the new shed from both roadways. Addition of the new Alpaca Shed will not alter the existing look of the site significantly.

75' Parking Setback: As noted in the City of Novi Planning review packet dated August 28, 2020, the proposed parking is screened from Griswold Street, and due to site topography and the existing layout of the site, there is not a better location for the proposed parking. Addition of the new parking spaces will not alter the existing look of the site significantly.

Standard #4. Not Self Created.

Applicant Response:

Accessory Structures - Number and Area: The existing site already has 7 existing Accessory Structures. Addition of the new Alpaca Shed will be an essential addition to the Living and Learning Enrichment Campus

75' Parking Setback: The Site Plan utilizes the existing driveway configuration of the property. Additionally, site topography does not allow for another location of the parking reasonably close to the Existing Main residence.

Response Comments to Plan Review Center Report dated August 28, 2020:

Zoning Board of Appeals Variance Requests:

- 1) **Parking Setbacks (Section 3.6.2.B):** For non-residential uses in residential districts, the ordinance requires a front parking setback equal to the front building setback, or 75 feet.

Applicant Response: ZBA variance request from the front parking setback requirement of 75 feet. The Existing Main Residence at the front of the property will be the center of operations for the Living & Learning Enrichment Campus (LLEC). The existing one-way driveway in front of the Existing Residence will be the main entrance for LLEC client drop off and will provide 17 parking spaces. Additionally, 9 staff parking spaces are provided on the west side of the Existing Main Residence accessed from Baseline Road. Given the sloping topography and existing layout of the site, parking in front of the Existing Main Residence is the best location for the parking required for the site.

- 13 of the parking spaces along Griswold Road will require a variance with spaces ranging from 16.2' – 60.5' from the proposed 30' Right-of Way Line.
- 11 of the parking spaces along Baseline Road may require a variance with spaces ranging from 31.4' – 75' from the existing Baseline Road back of curb.

- 2) **Accessory Buildings – Area (Section 4.19.1):** The aggregate of accessory buildings shall not exceed 1,500 s.f.

Applicant Response: ZBA variance request from the accessory building maximum requirement of 1,500 s.f. The applicant is requesting an additional 192 s.f. Alpaca Shed accessory building for use by the LLEC and its clients. Currently none of the existing accessory buildings are in a suitable location for reuse to house the Alpaca. The location shown in the Site Plan will allow daily use and viewing of the animals. The purpose of the Alpaca shed is to provide shelter from the elements, including harsh winter snow and winds and other, unpleasantly cold, wet, or excessively hot weather. The Alpaca Farm will provide multiple programming and revenue opportunities, including: job training and short and long-term employment, revenue from shearing and selling the valuable alpaca fiber, and revenue from breeding and selling offspring.

The following is a list of the existing accessory structures on site:

- Existing Guest House	= 1,063 s.f
- Existing Garage	= 950 s.f.
- Existing Well House	= 203 s.f.
- Existing Greenhouse / Shed	= 424 s.f.
- Existing Shed	= 112 s.f.
- Existing Carriage House	= 1,677 s.f.
- Existing Tool Barn	= <u>1,971.s.f.</u>
Total Area	= 6,400 s.f.

The total floor area for the existing structures will be added to the Preliminary Site Plan as requested.

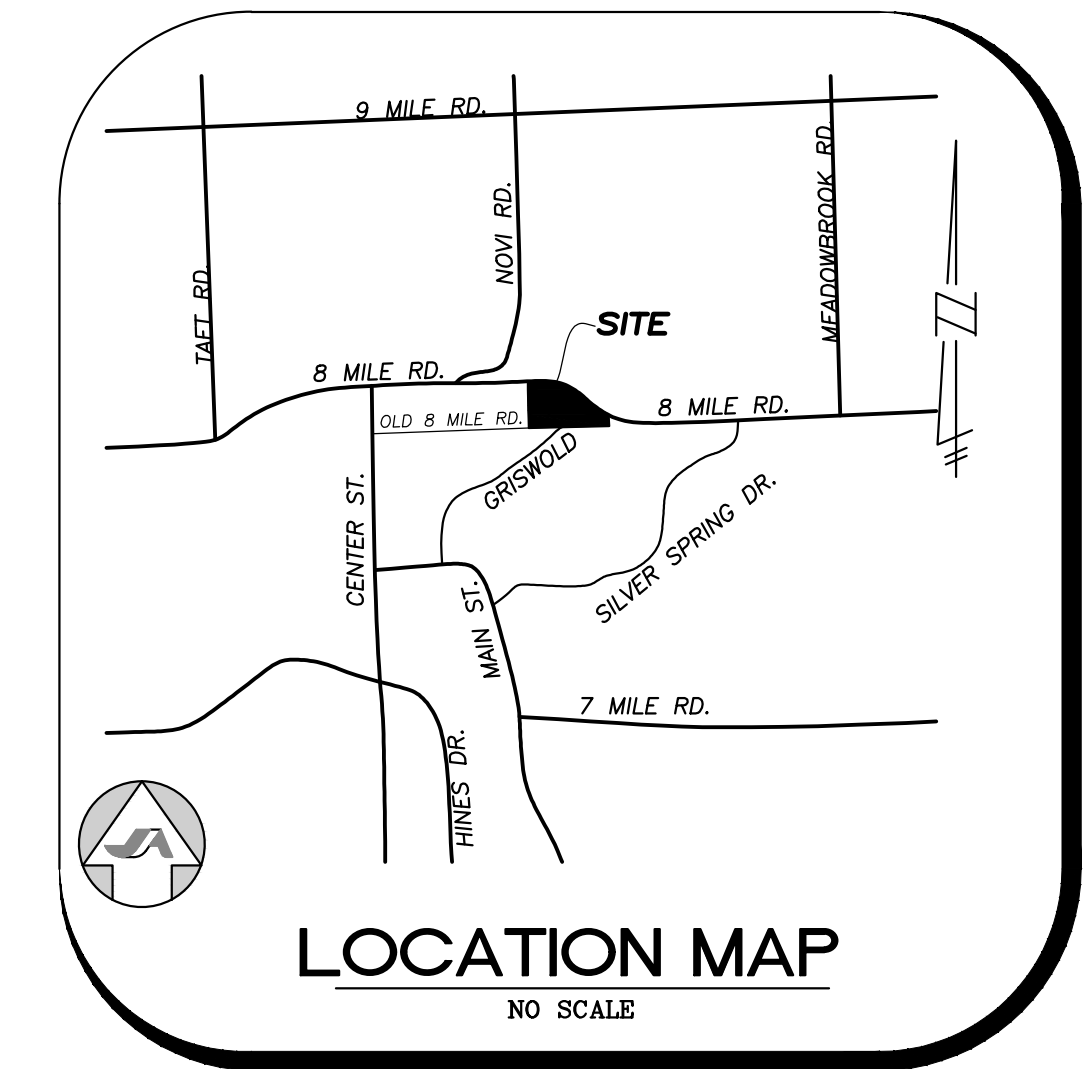
- 3) Accessory Building – Number (Section 4.19.1):** No more than 2 detached accessory buildings are permitted on lots over 21,780 s.f.

Applicant Response: ZBA variance request to add an additional accessory building for the Alpaca Shed as discussed above. Adding the Alpaca Shed will bring the total number of accessory buildings to eight (8). The total area of the existing property is 14.79 Acres and the addition of the 192 s.f. Alpaca Shed is small relative to the remainder of the site.

PRELIMINARY SITE PLAN

LIVING AND LEARNING ENRICHMENT CAMPUS

SECTION 35, TOWN 1 N,
RANGE 8 E, CITY OF NOVI,
OAKLAND COUNTY, MICHIGAN
PREPARED FOR:
LIVING AND LEARNING ENRICHMENT CENTER
801 GRISWOLD
NORTHVILLE MI, 48167
248.321.4626

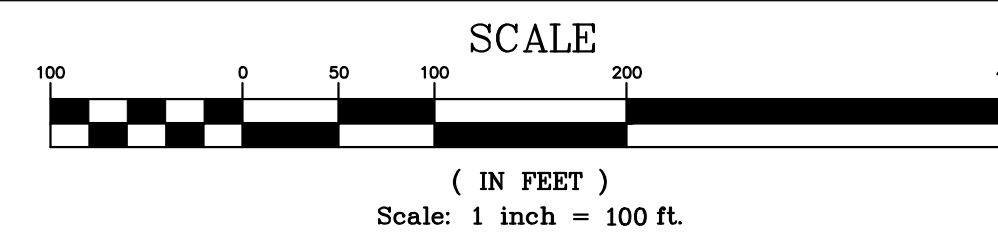


LEGAL DESCRIPTION

TOWN 1 NORTH, RANGE 8 EAST, SECTION 35, THAT PART OF THE SOUTHWEST ¼ LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, EAST OF THE EAST RIGHT-OF-WAY LINE OF NOVI ROAD & AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD & NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A LINE DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87°33'03" WEST, 1540.02 FEET FROM THE SOUTH ¼ CORNER, THENCE NORTH 02°26'57" WEST 60 FEET, THENCE ALONG A CURVE TO THE LEFT, RADIUS 298.10 FEET, CHORD BEARS NORTH 65°03'03" EAST 228.15 FEET, A DISTANCE OF 234.13 FEET, THENCE NORTH 42°33'03" EAST 65 FEET TO THE POINT OF ENDING. 14.79 ACRES.

NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF GRISWOLD STREET AND BASE LINE ROADS.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

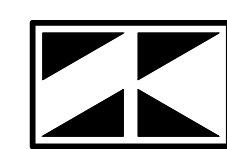


SHEET INDEX

1. COVER SHEET
2. TOPOGRAPHIC SURVEY PROVIDED BY JEKABSON & ASSOCIATES, P.C.
3. PRELIMINARY SITE PLAN
4. GRADING AND STORM WATER MANAGEMENT PLAN
5. ALPACA SHED PLAN
6. EXISTING RESIDENCE FLOOR PLAN
- L1-L4 LANDSCAPE PLANS

BENCHMARKS

- BENCH MARK**
NORTH CORNER OF
NORTH BRIDGE PIER
ELEVATION = 833.44
- BENCH MARK**
NORTH EDGE OF FLAG
POLE BASE FLANGE
ELEVATION = 837.32



SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
PHONE: 248.308.3331 FAX: 248.308.3335

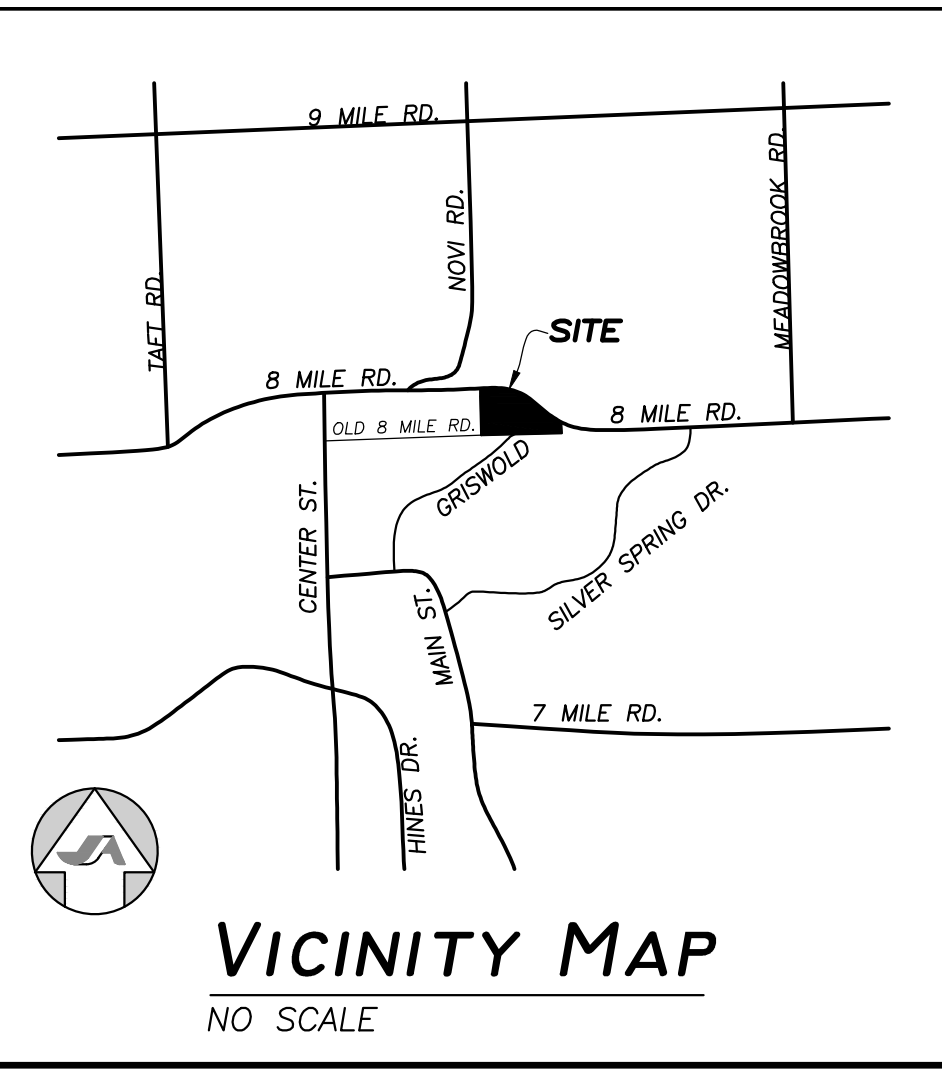
LANDSCAPE PLANS PREPARED BY:
ALLEN DESIGN, LLC
LANDSCAPE ARCHITECTURE
557 CARPENTER
NORTHVILLE, MICHIGAN 48167
PHONE: 248.467.4668

SURVEY PROVIDED BY:
JEKABSON & ASSOCIATES, P.C.
PROFESSIONAL LAND SURVEYORS
1320 GOLDSMITH
PLYMOUTH, MICHIGAN 48170
PHONE: 734.414.7200

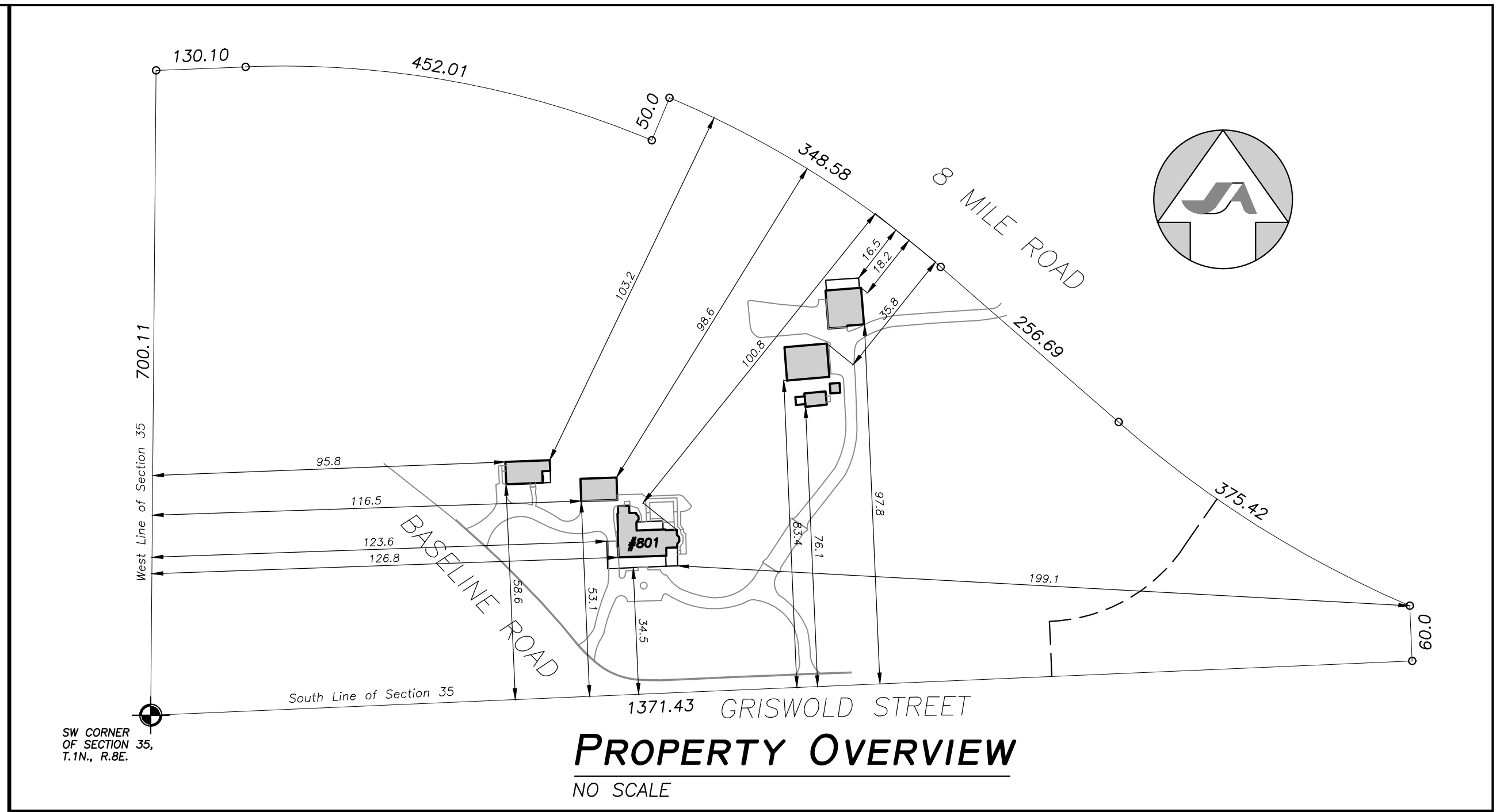
ARCHITECTURAL INFORMATION PROVIDED BY:
M ARCHITECTS
114 RAYSON ST, SUITE 2C
NORTHVILLE, MICHIGAN 48167
PHONE: 248.349.2708

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	

DATE: 06-19-2020 DESIGNED BY: A.A. JOB NUMBER: 19-024
CHECKED BY: R.E. DRAWING FILE: 19-024-CV.dwg



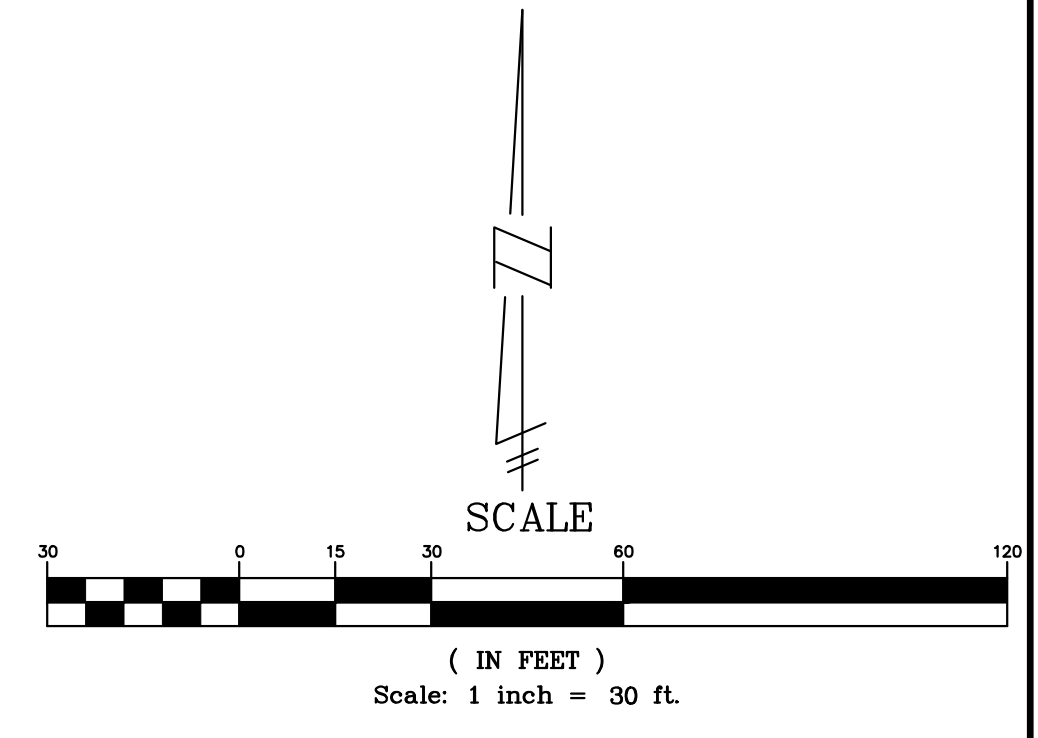
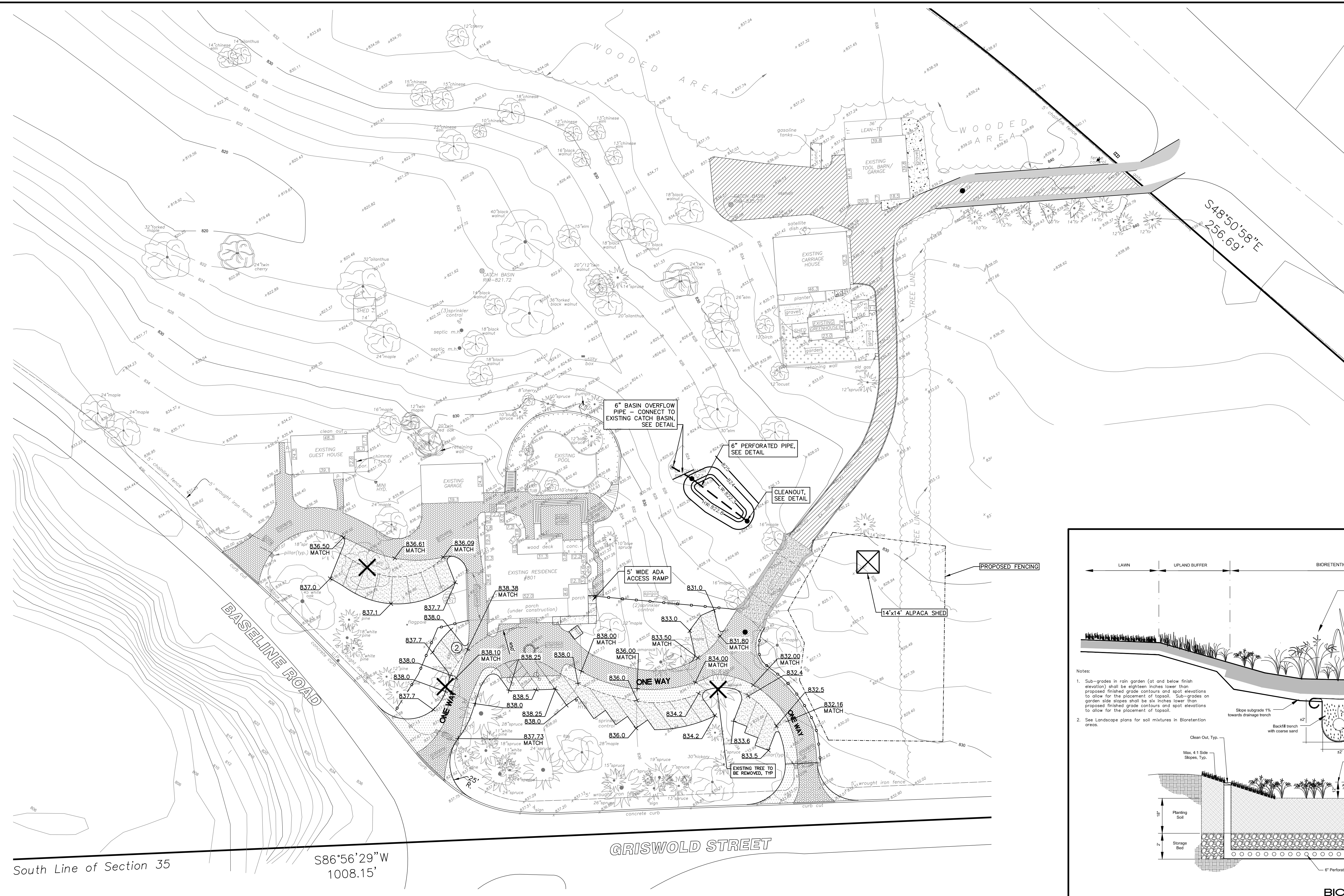
- LEGEND:**
- LINE BREAK
 - ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - LIGHT POLE
 - UTILITY POLE
 - SIGN
 - FIP - FOUND IRON PIPE
 - FSB - FOUND STEEL BAR
 - SSB - SET STEEL BAR
 - SRC - SET RIVET IN CONCRETE
 - 1 ACRE - 43,560 SQUARE FEET
 - R - RECORDED
 - M - MEASURED
 - C - CALCULATED
 - HYD. - HYDRANT
 - U.P. - UTILITY POLE



LEGAL DESCRIPTION
TOWN 1 NORTH, RANGE 8 EAST, SECTION 35, THAT PART OF THE SOUTHWEST ¼ LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, EAST OF THE EAST RIGHT-OF-WAY LINE OF NOVI ROAD & AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD & NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A LINE DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87°33'03" WEST, 1540.02 FEET FROM THE SOUTH ¼ CORNER, THENCE NORTH 02°26'57" WEST 60 FEET, THENCE ALONG A CURVE TO THE LEFT, RADIUS 298.10 FEET, CHORD BEARS NORTH 65°03'03" EAST 228.15 FEET, A DISTANCE OF 234.13 FEET, THENCE NORTH 42°33'03" EAST 65 FEET TO THE POINT OF ENDING. 14.79 ACRES.

TOPOGRAPHIC SURVEY	
PART OF THE SOUTHWEST ¼ OF SECTION 35, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.	PLAN N/A
prepared for: MR. & MRS. MASSEY	DATE 19 MAR 10
JEKABSON & ASSOCIATES, P.C. Professional Land Surveyors 1320 Goldsmith, Plymouth, MI 48170 (734) 414-7200 (734) 414-7272 fax	JOB NO. 10-03-001
by	SCALE 1" = 30'
	DRAWN JRN
	CHECKED JGE
	SHEET 1 OF 1

3 WORKING DAYS | BEFORE YOU DIG | CALL MISS DIG | 1-800-482-7171 | (TOLL FREE)



Living & Learning Center
Job No. 19-024
Novi, Oakland County, MI
Preliminary Site Plan - Storm Water Management Plan

Note: A Bioretent bn Basin / Bioswale will be provided per Novi Engineering Design Manual Sec. 5.12 to provide storage for the addit bnal impervious paving/gravel provided on the exist hg site. All paving to match exist hg ground elevat bnst to maintain exist hg surface drainage pat trns.

Addit bnal Impervious Areas for Parking & Drive Widening:
 Asphalt / Gravel = 8,848 sf
 0.20 Ac @ C = 0.95

Bioretent bn Basin Sizing (First Flush Volume)

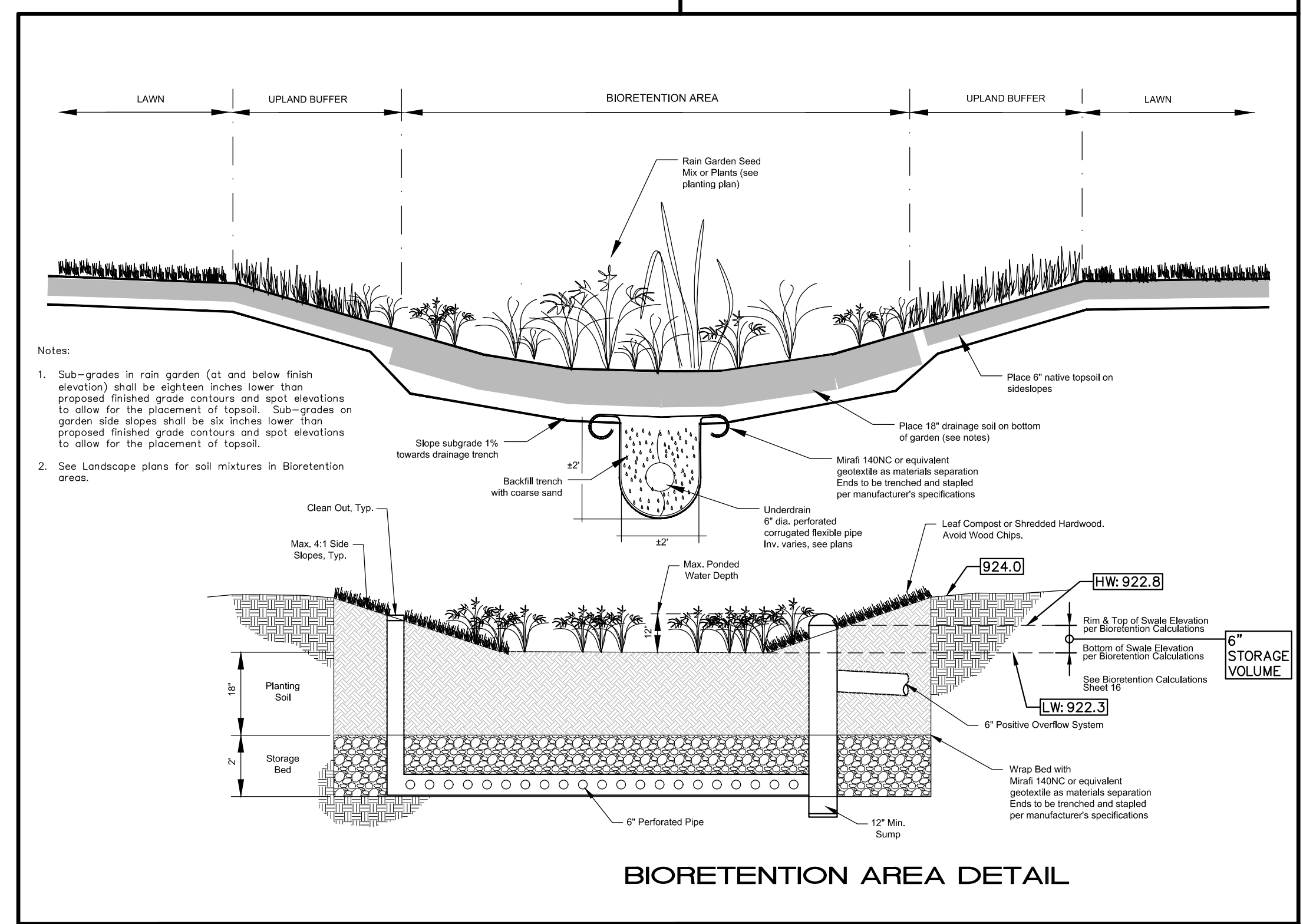
A = 0.20 Ac
 C = 0.95

First Flush Volume Required:
 $V_f = 1815 \cdot A \cdot C = 350 \text{ cf}$

Bioretent bn Basin

Ex. CB Rim Elevat bn =	Area	Volume	Cum. Vol	LW Elevat bn
822.3	317	406	406	HW Elevat bn
822.8	494	406	406	HW Elevat bn

Total Pond Volume = 406 cf



South Line of Section 35 S86°56'29"W 1008.15'

GRISWOLD STREET

× TREE REMOVAL

PAVING LEGEND:

[Hatched Pattern]	EXISTING ASPHALT PAVING
[Solid Grey]	EXISTING BRICK PAVERS
[Diagonal Lines]	PROPOSED ASPHALT PAVING
[Dotted Pattern]	PROPOSED CONCRETE PAVING
[Cross-hatched Pattern]	PROPOSED 21-AA GRAVEL

LIVING AND LEARNING CAMPUS
SECTION 35, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 06-19-2020 DESIGNED BY: A.A. JOB NUMBER: 19-024
 CHECKED BY: B.E. DRAWING: 19024-SWM.dwg

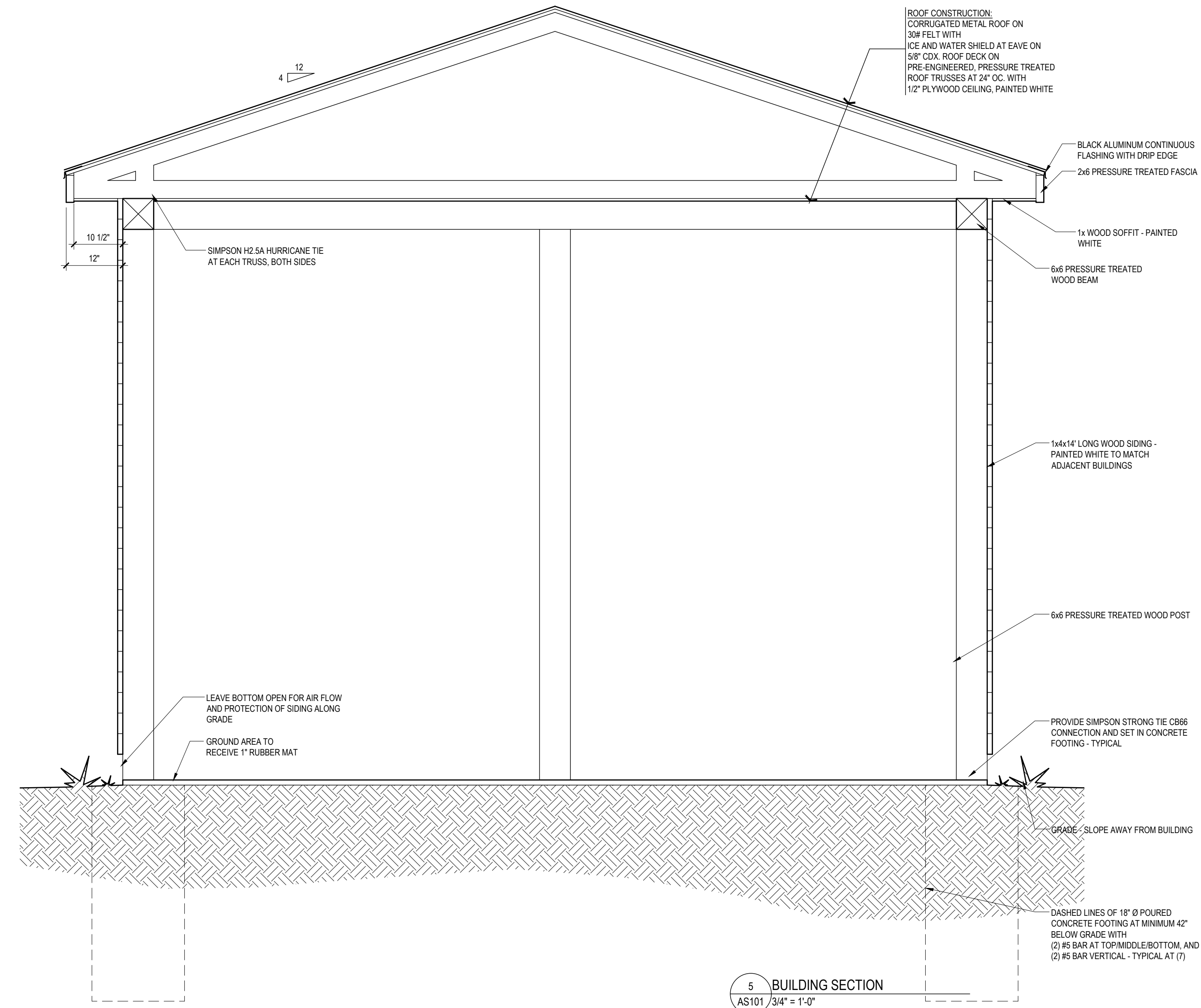
GRADING AND STORM WATER MANAGEMENT PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MAINCENTRE • SUITE 10 • NORTHVILLE, MI • 48167
 PHONE: 248.308.3331 EMAIL: info@seiberkeast.com

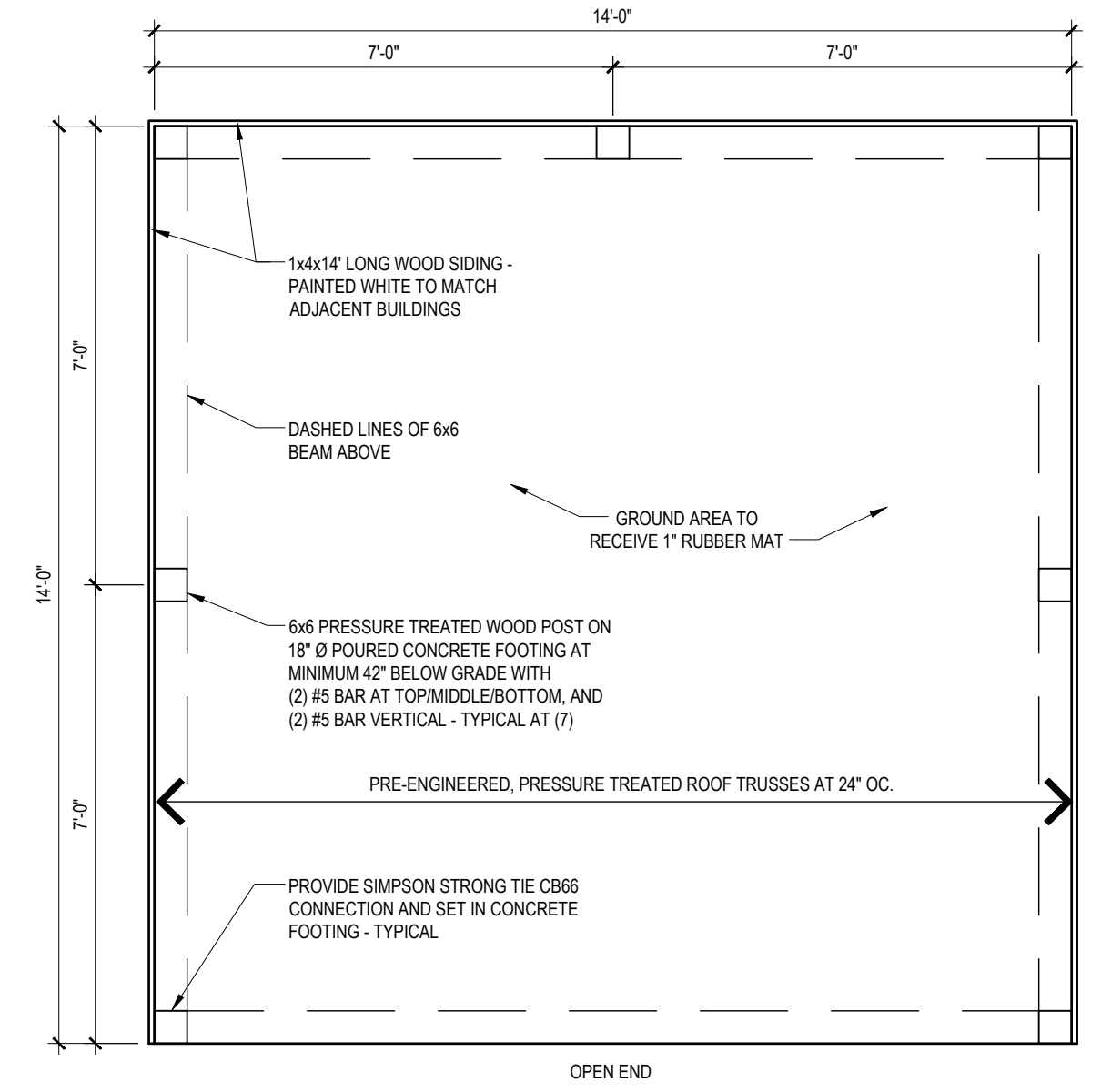
SHEET 4

DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY.

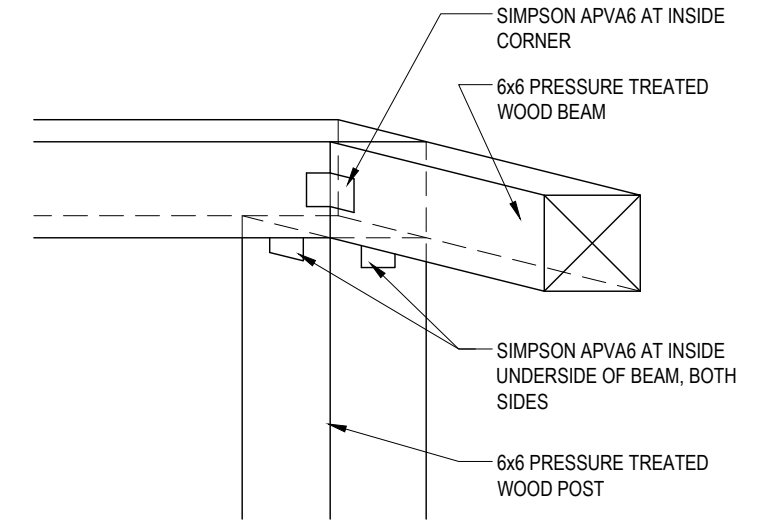
THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.



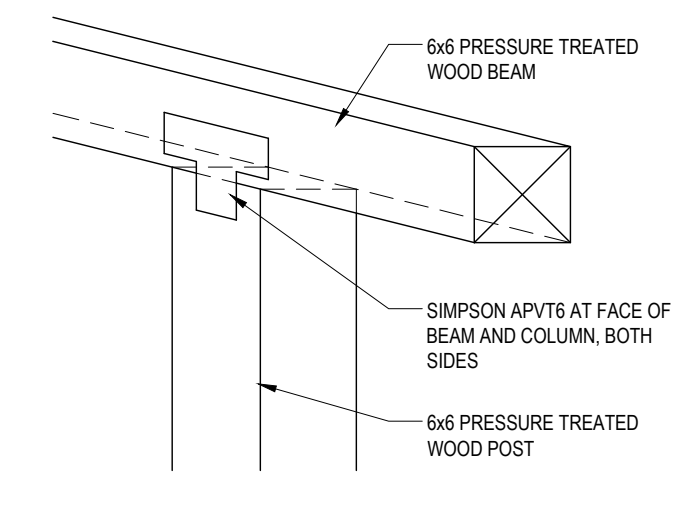
5 BUILDING SECTION
AS101 / 3/4" = 1'-0"



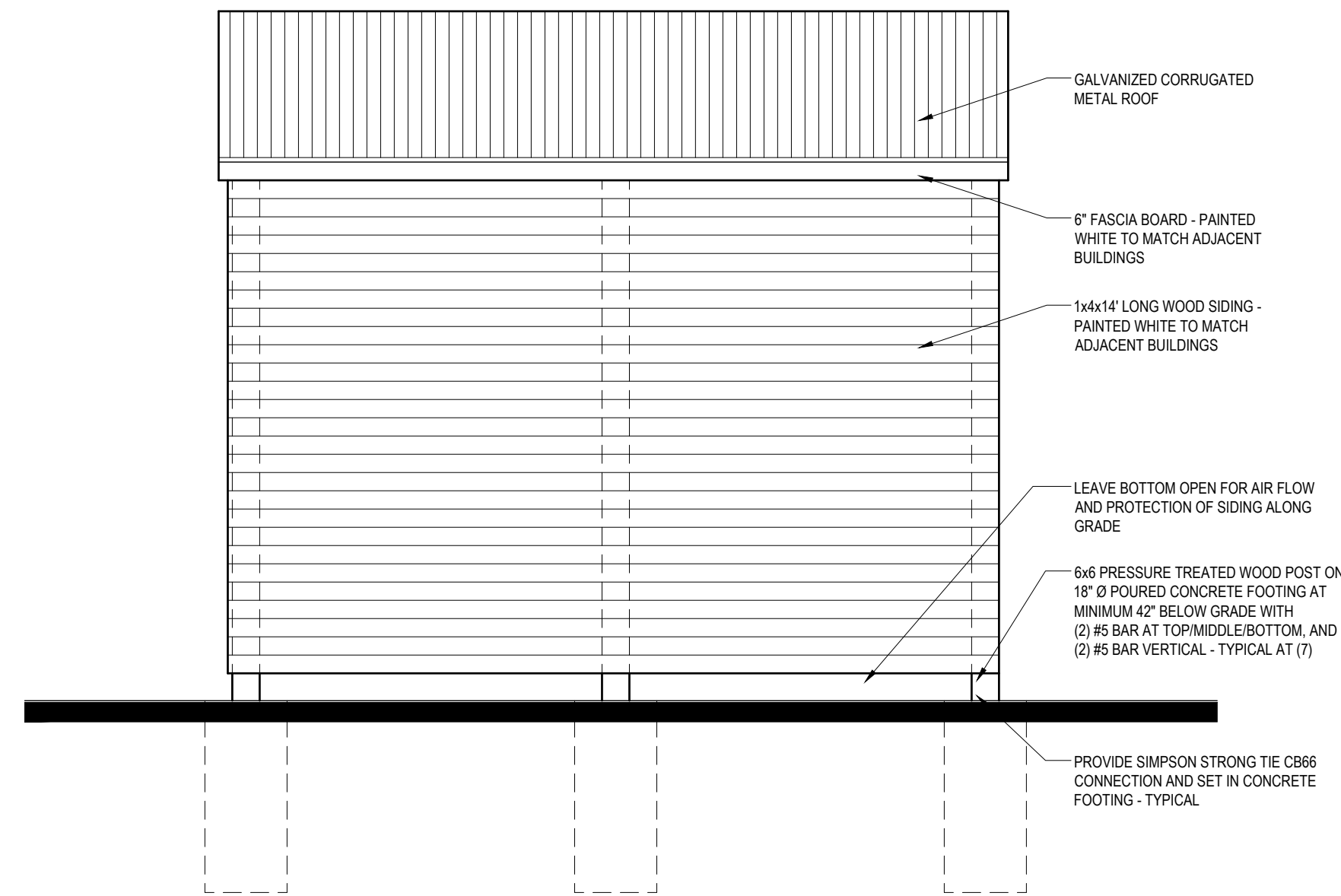
4 SHED PLAN
AS101 / 1/4" = 1'-0"



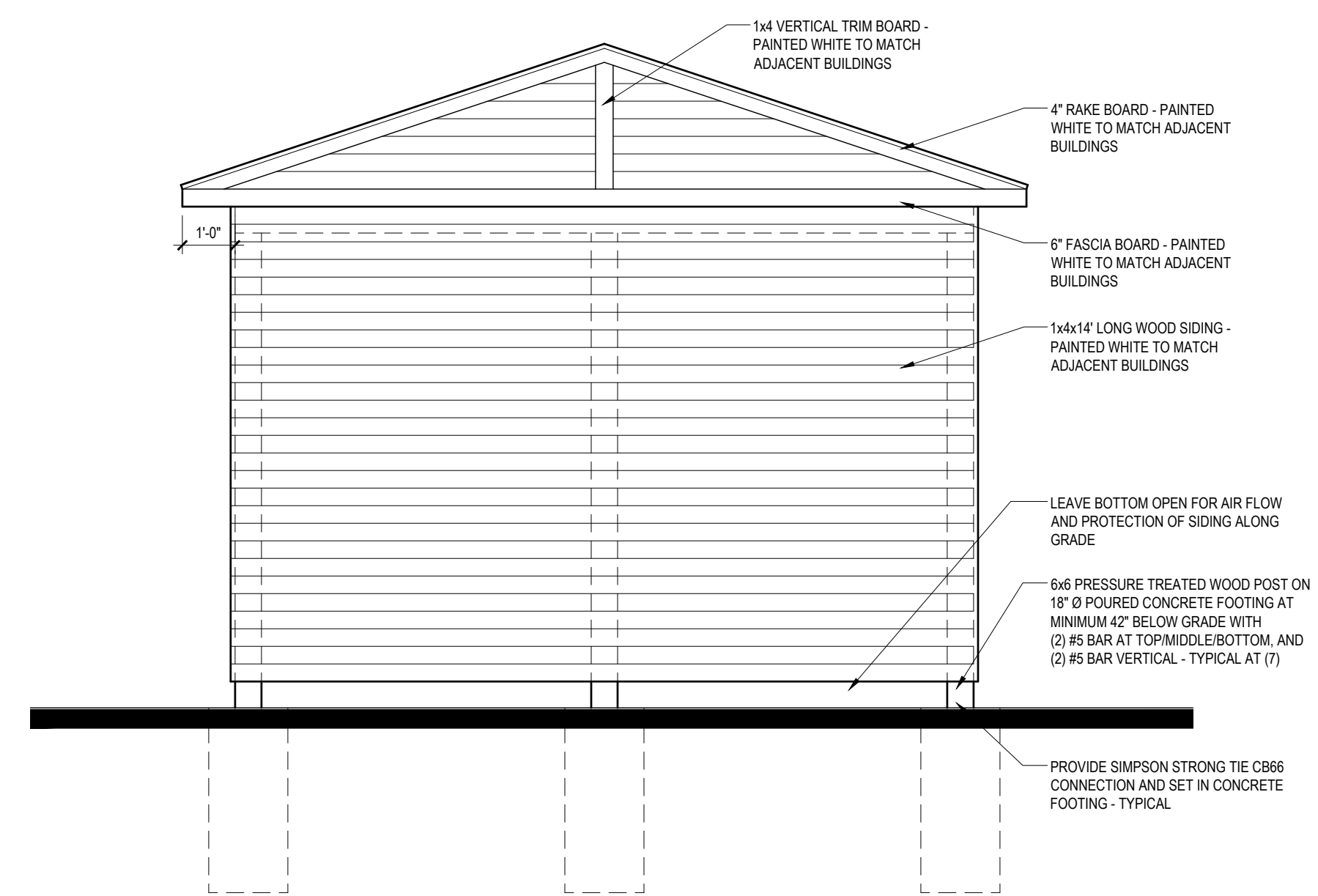
6 FRAMING DETAIL
AS101 / 1" = 1'-0"



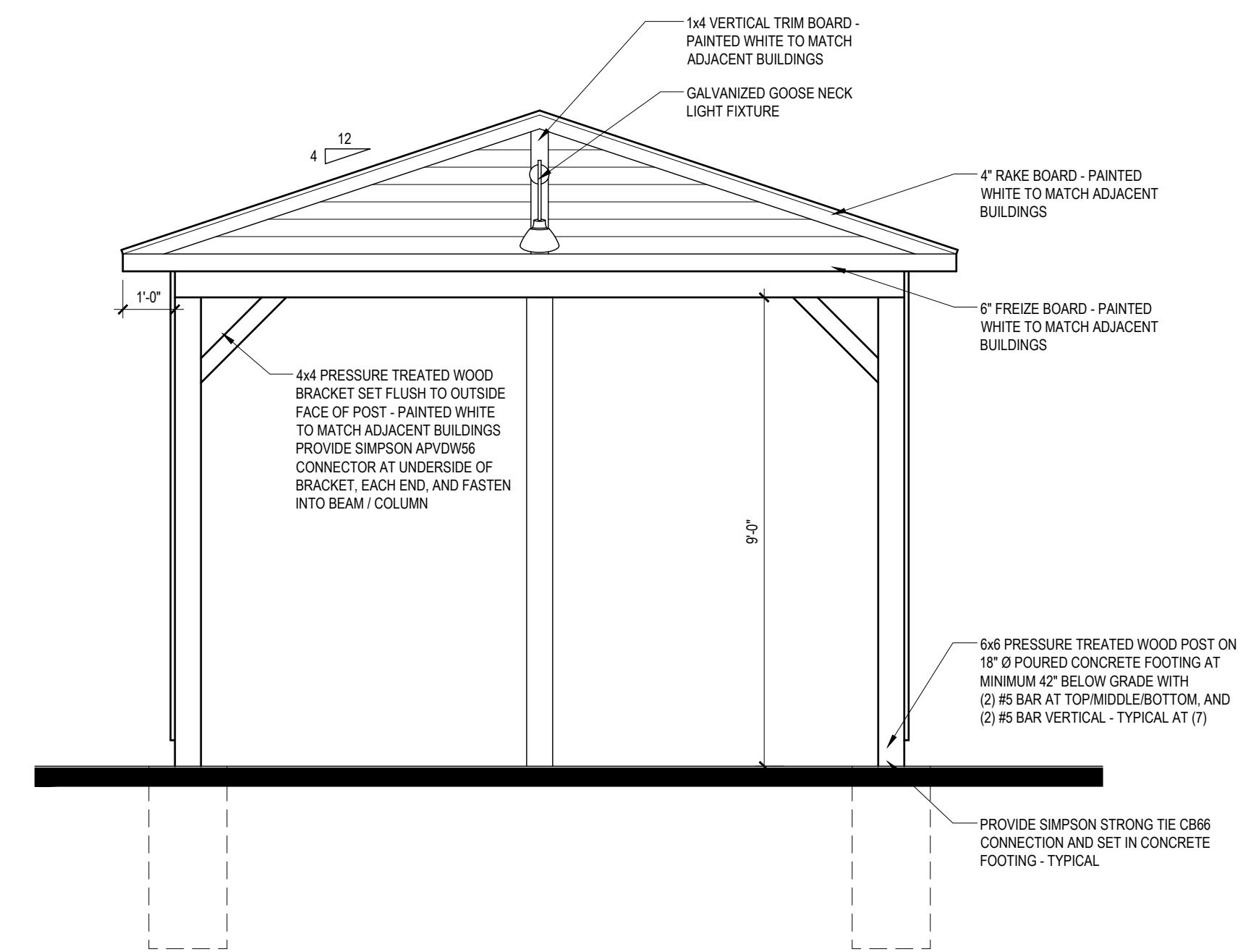
6 FRAMING DETAIL
AS101 / 1" = 1'-0"



3 TYPICAL SIDE ELEVATION
AS101 / 3/8" = 1'-0"



2 REAR ELEVATION
AS101 / 3/8" = 1'-0"



1 FRONT ELEVATION
AS101 / 3/8" = 1'-0"



PROJECT
NEW LOCATION FOR:
LIVING AND LEARNING
CENTER

PROJECT ADDRESS
801 Griswold Street
Novi, Michigan

PROJECT NUMBER
20.06

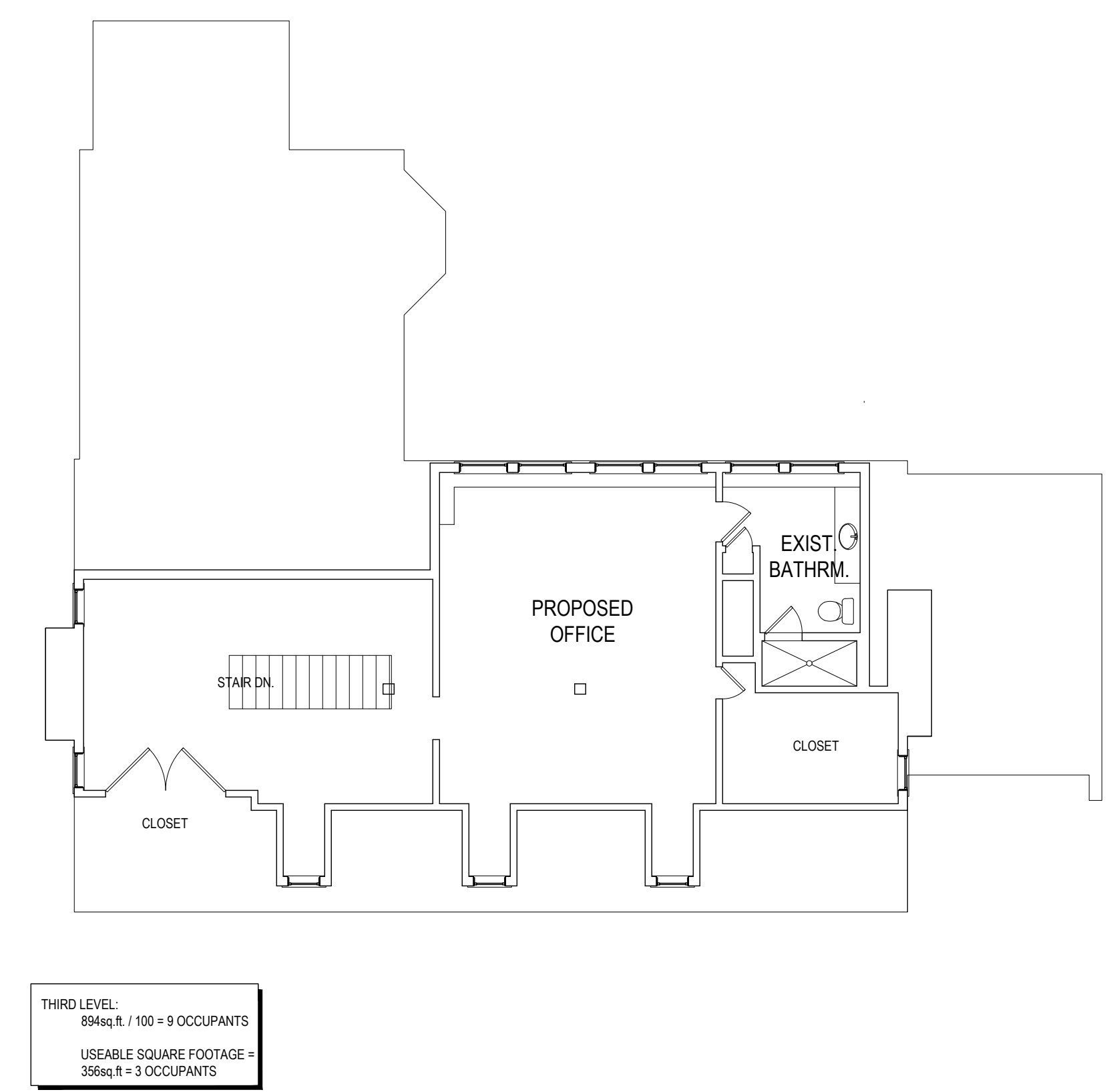
SHEET NAME
ALPACA SHED PLAN,
ELEVATIONS, AND SECTION

SHEET NUMBER
AS101

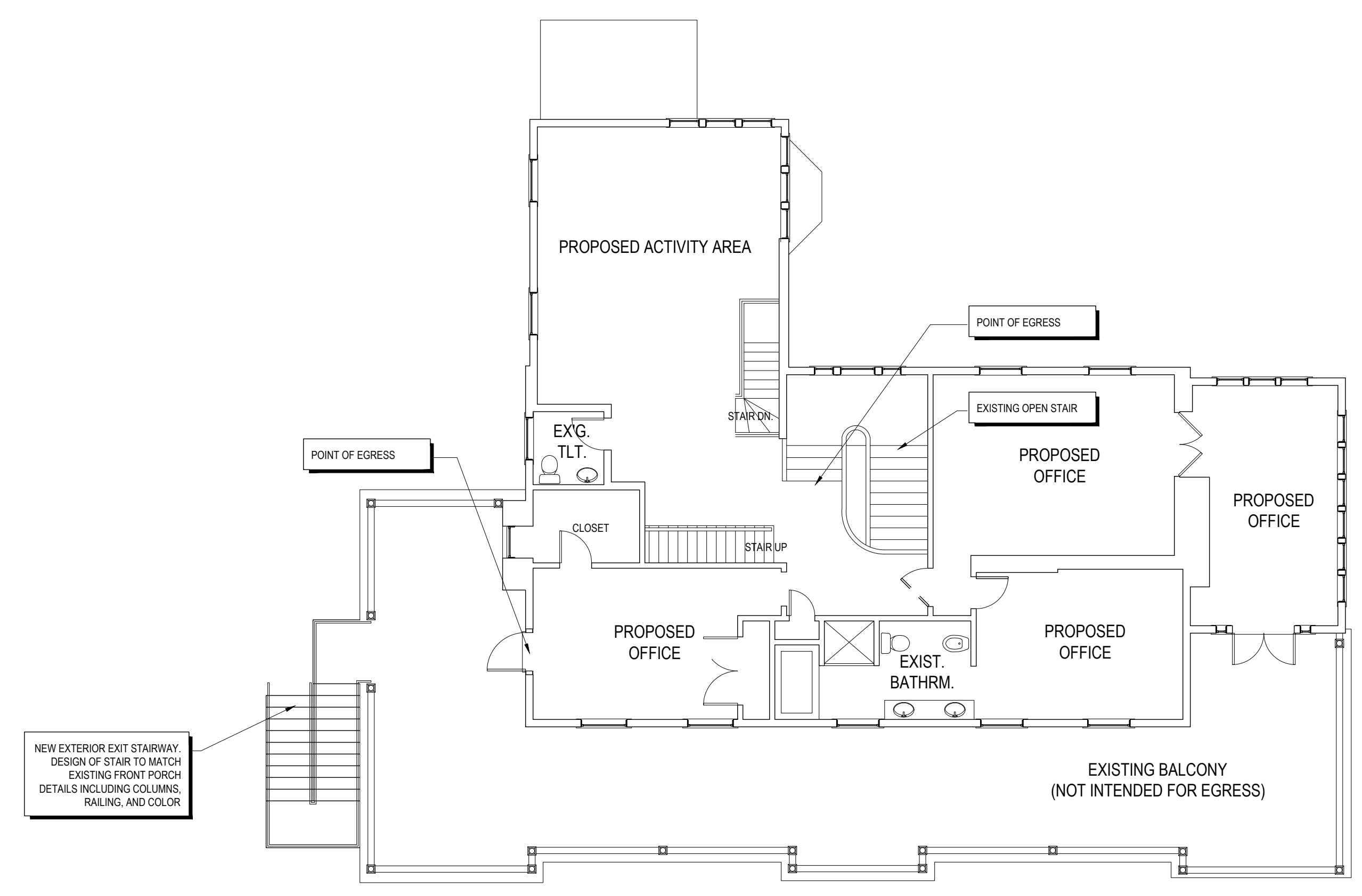


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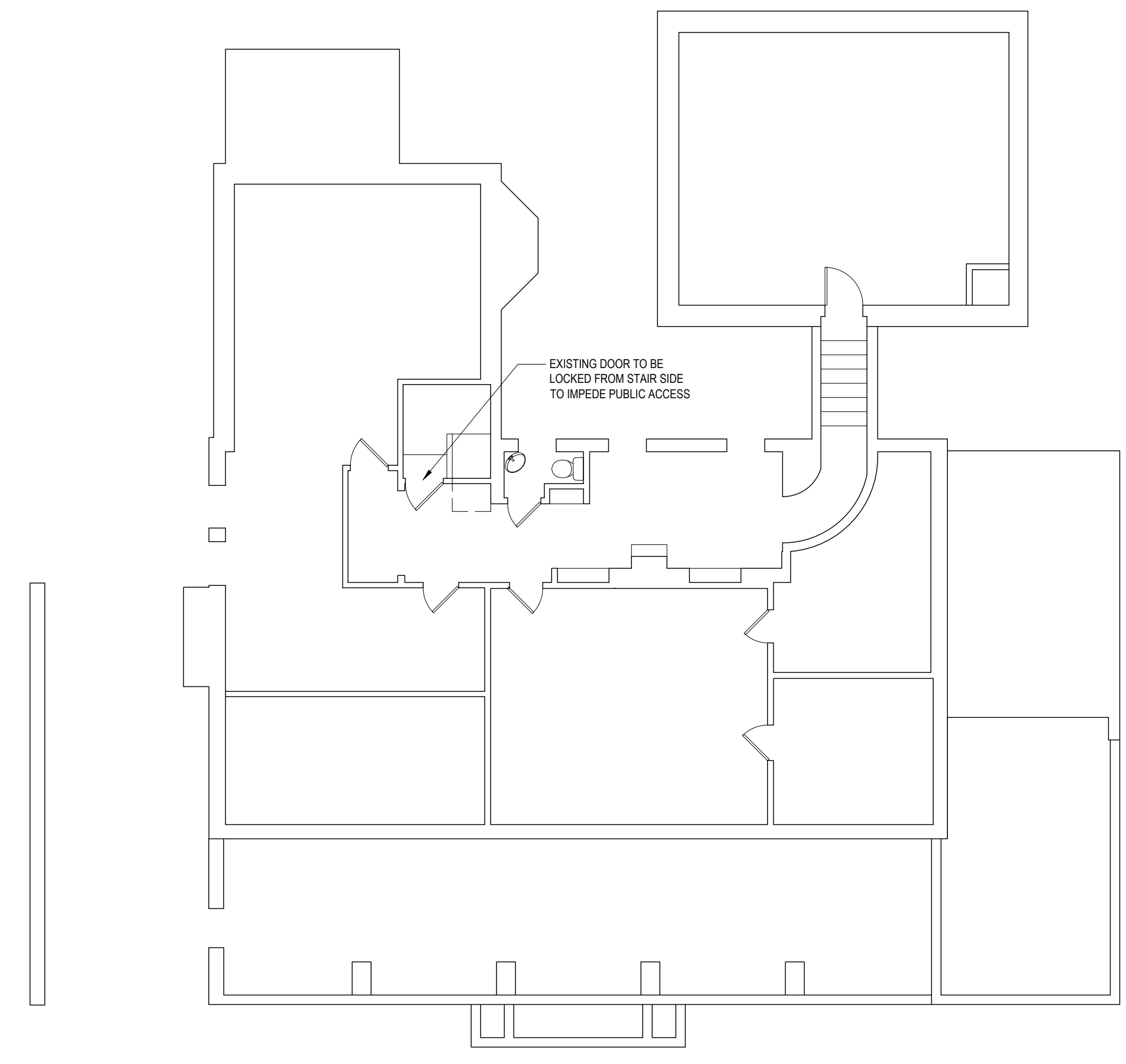
DO NOT SCALE DRAWINGS. USE NOTED DIMENSIONS ONLY.



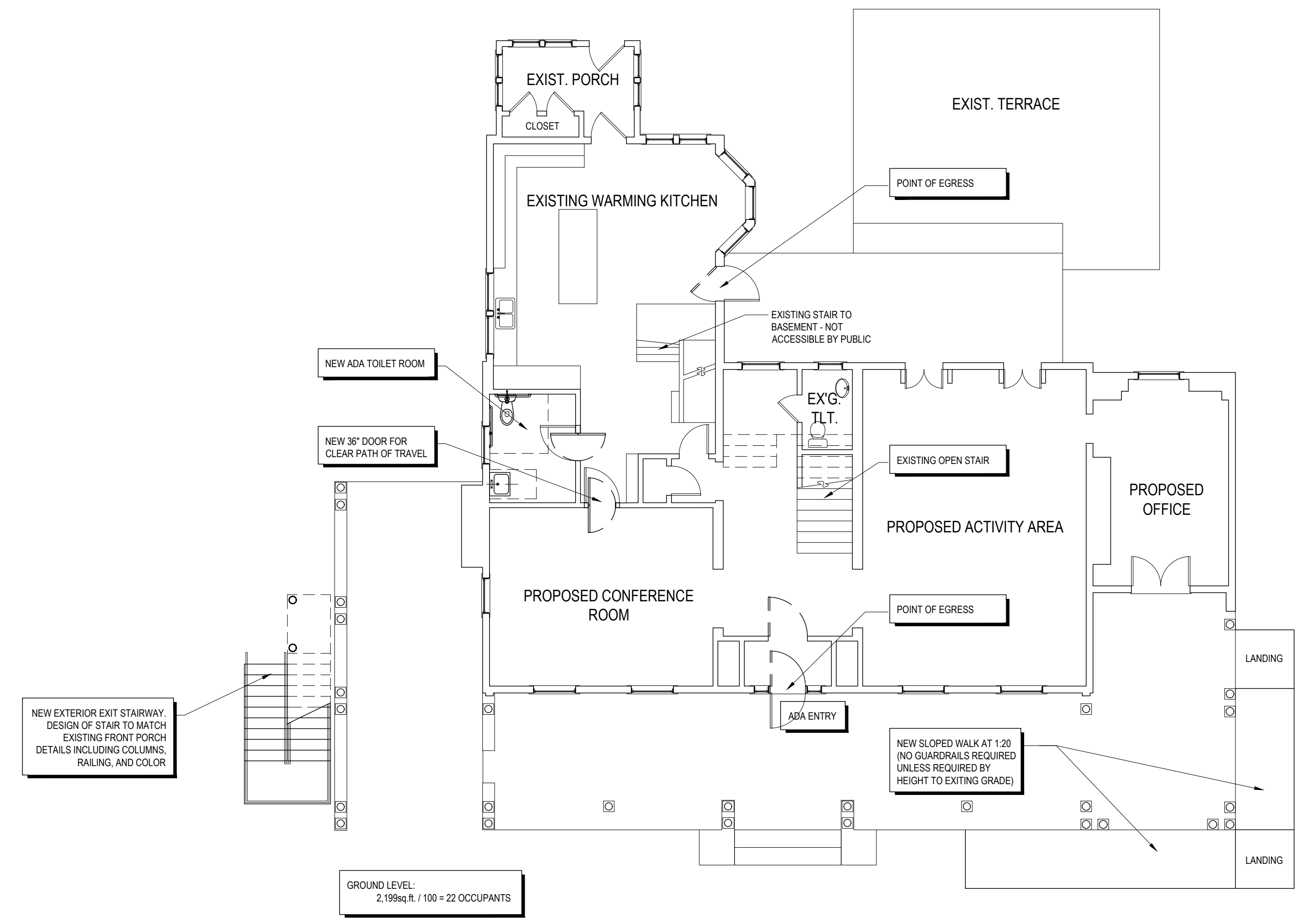
PLAN NORTH
4
AS102
1/8" = 1'-0"
THIRD LEVEL FLOOR PLAN



PLAN NORTH
3
AS102
1/8" = 1'-0"
SECOND LEVEL FLOOR PLAN



PLAN NORTH
2
AS102
1/8" = 1'-0"
BASEMENT LEVEL FLOOR PLAN



PLAN NORTH
1
AS102
1/8" = 1'-0"
GROUND LEVEL FLOOR PLAN



PROJECT
NEW LOCATION FOR:
LIVING AND LEARNING
CENTER

PROJECT ADDRESS
801 Griswold Street
Novi, Michigan

PROJECT NUMBER
20.06

SHEET NAME
ALPACA SHED PLAN,
ELEVATIONS, AND SECTION

SHEET NUMBER
AS102

THIS DRAWING IS THE PROPERTY OF M ARCHITECTS. UNAUTHORIZED USE OF ANY KIND, INCLUDING USE ON OTHER PROJECTS, IS PROHIBITED.

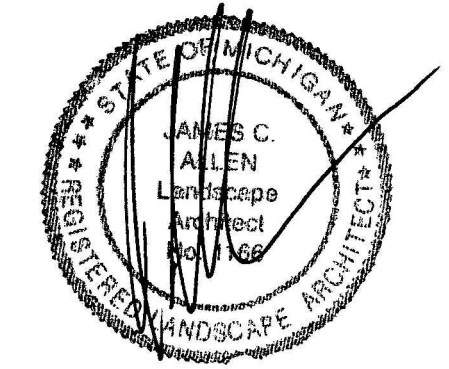


Location Map



ALLEN DESIGN
 LAND PLANNING / LANDSCAPE ARCHITECTURE
 557 CARPENTER • NORTHVILLE, MI 48167
 248.467.4668 • Fax 248.349.0559
 Email: jca@wideopenwest.com

Seal:



Title:
Landscape Plan

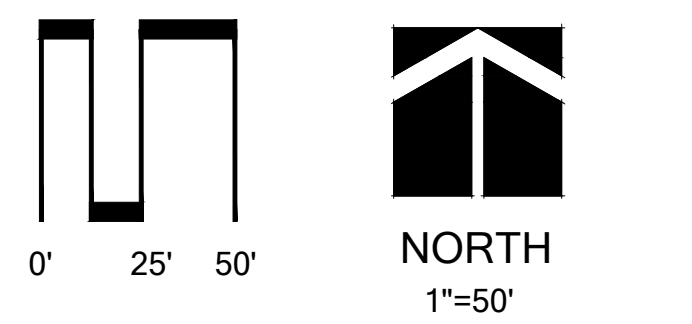
Project:
**Living and Learning
 Novi, Michigan**

Prepared for:
 Living and Learning Enrichment Center
 315 Griswold
 Northville, Michigan 48167
 248.308.3592

Revision: Issued:
 Submission July 10, 2020

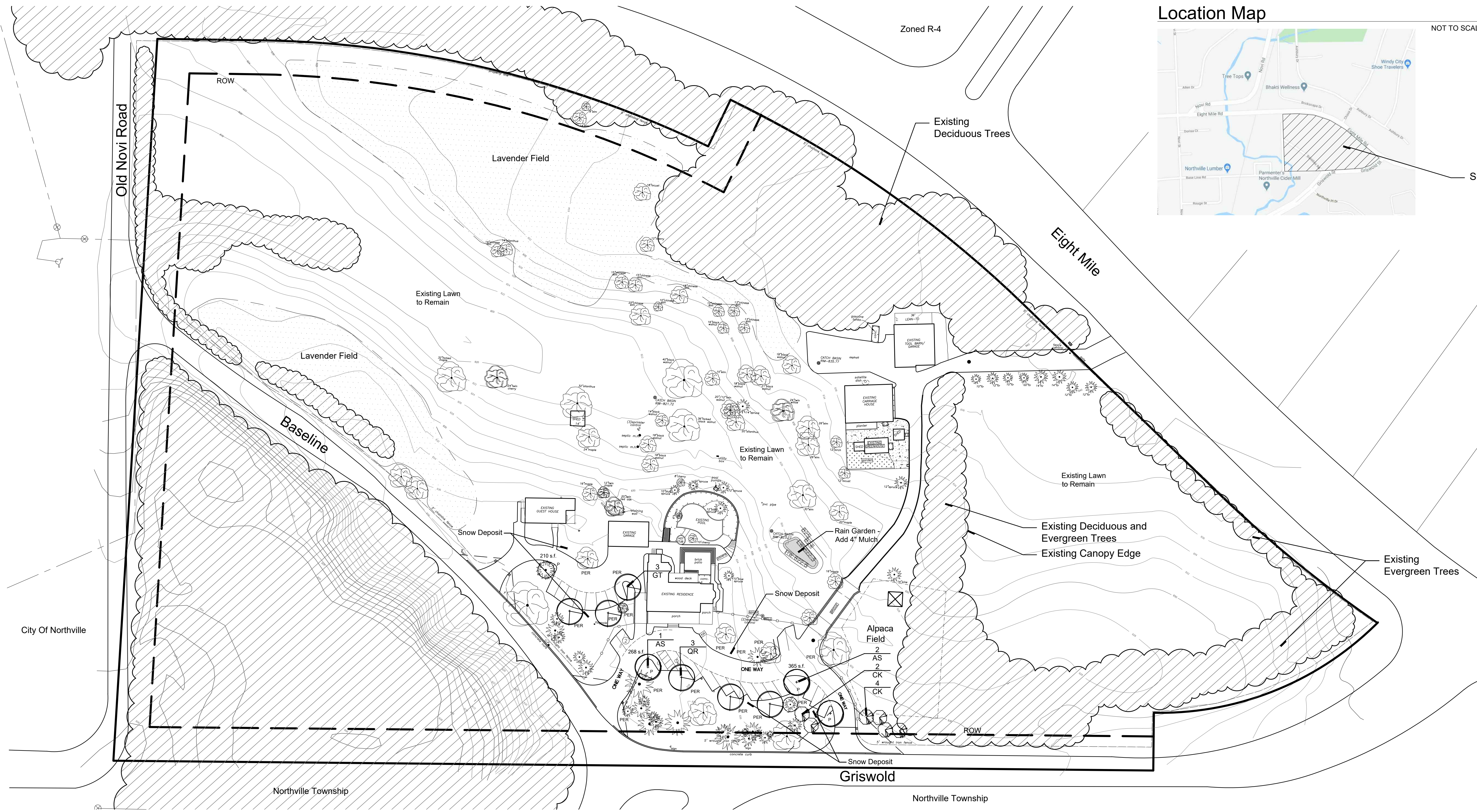
Job Number:
 20-038

Drawn By: Checked By:
 jca jca



Sheet No.

L-1



Landscape Summary

Existing Zoning	RA
Parking Lot Landscaping	
Vehicular Use Area	16,292 s.f.
Landscape Area Required	815 s.f.
16,292 s.f. x 5% = 815 s.f.	
Landscape Area Shown	843 s.f.
Canopy Trees Required	4 Trees (815 / 200)
Canopy Trees Shown	4 Trees (1 Existing)
Parking Lot Perimeter	
Perimeter	528 l.f.
Trees Required	15 Trees (528 l.f. / 35')
Trees Shown	15 Trees (9 Existing)
Building Foundation Landscaping	
Perimeter of Buildings	838 l.f.
Landscape Area Required	6,704 s.f. (838 l.f. x 8')
Landscape Area Shown	No New Landscaping is Proposed
Greenbelt Plantings	
Street Frontage	2,781 l.f. (2,881' - 100' drive openings)
Trees Required	70 Trees (2,781 l.f. / 40')
Trees Shown	102 Trees (102 Existing)
Sub-Canopy Trees Required	111 Trees (2,781 l.f. / 25')
Sub-Canopy Trees Shown	6 Trees
Street Lawn	
Street Frontage	2,781 l.f. (2,881' - 100' drive openings)
Trees Required	79 Trees (2,781 l.f. / 35')
Trees Shown	81 Trees (81 Existing)

- Notes:
- Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
 - Trees Shall not be Planted within 4' of Property Lines.
 - No Utility Boxes Exist or Planned.
 - No Phragmites are Present on this Site.
 - No Overhead Power Lines are Present.

- Waivers Proposed:
- Sec. 5.5.3.D.ii.a. - Building Foundation Landscaping. The Applicant Seeks to Keep the Existing Building Landscaping in its Current Condition. The Ordinance Requirement is Intended for a Commercial Use. The Proposed Use is Located in an Historical Residential Compound and the Intent is to Maintain its Current Appearance.
 - Sec. 5.5.3.B.ii.f. - Right of Way Landscape Screening - Greenbelt. The Entire Frontage is Currently Vegetated so the Spirit and Intent of this Requirement is Met. Adding Additional Plantings will also Alter the Building's Setting. Please See Sheet L-4.
 - Sec. 5.5.3.B.ii.f. - Right of Way Landscape Screening - Street Trees. Existing Vegetation Meets the Requirement. Please see Sheet L-4.

Plant List

sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
AS	3	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	20%	20%	1	1
GT	3	Gleditsia triacanthos var. Inermis	Thornless Honeylocust	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	20%	20%	1	1
QR	3	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	20%	20%	1	1
Greenbelt													
CK	6	Cornus kousa	Kousa Dogwood	2.5"	as shown	B&B		\$ 250.00	\$ 1,500.00	40%	40%	1	1
	15										Total	4	4
											% Native	100%	
									\$ 2,000.00				
								\$35	\$ 770.00				
								\$3.00	\$ 633.00				
									\$ 8,503.00				

Rain Garden Plantings

qty	botanical name	common name	spacing	Container
17	Asclepias incarnata	Red Milkweed	24" o.c.	#1
17	Aster novae-angliae	New England Aster	24" o.c.	#1
17	Eupatorium perfoliatum	Boneset	24" o.c.	#1
17	Liatris pycnostachya	Prairie Blazingstar	24" o.c.	#1
17	Lobelia siphilitica	Great Blue Lobelia	24" o.c.	#1
17	Rudbeckia hirta	Black-eyed Susan	24" o.c.	#1
17	Vernonia fasciculata	Ironweed	24" o.c.	#1

494 s.f. of Rain Garden Area



NOTE:
GUY DECIDUOUS TREES ABOVE 3" CAL. STAKE DECIDUOUS TREES BELOW 3" CAL.

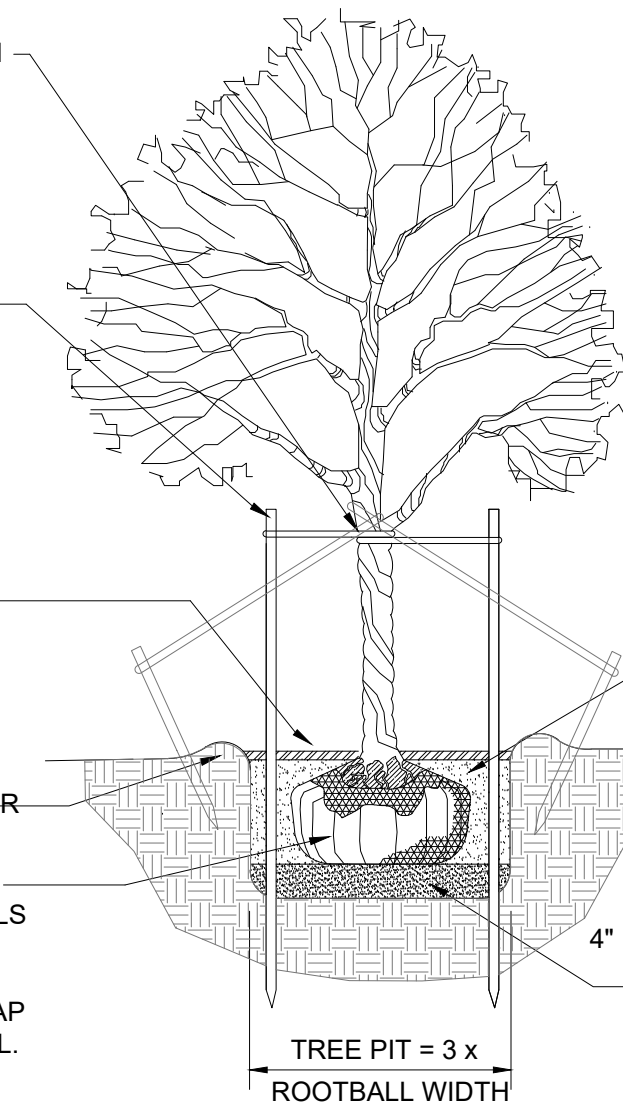
STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK, NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK.

MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. REMOVE DIRT FROM ROOT FLARE.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

DECIDUOUS TREE PLANTING DETAIL

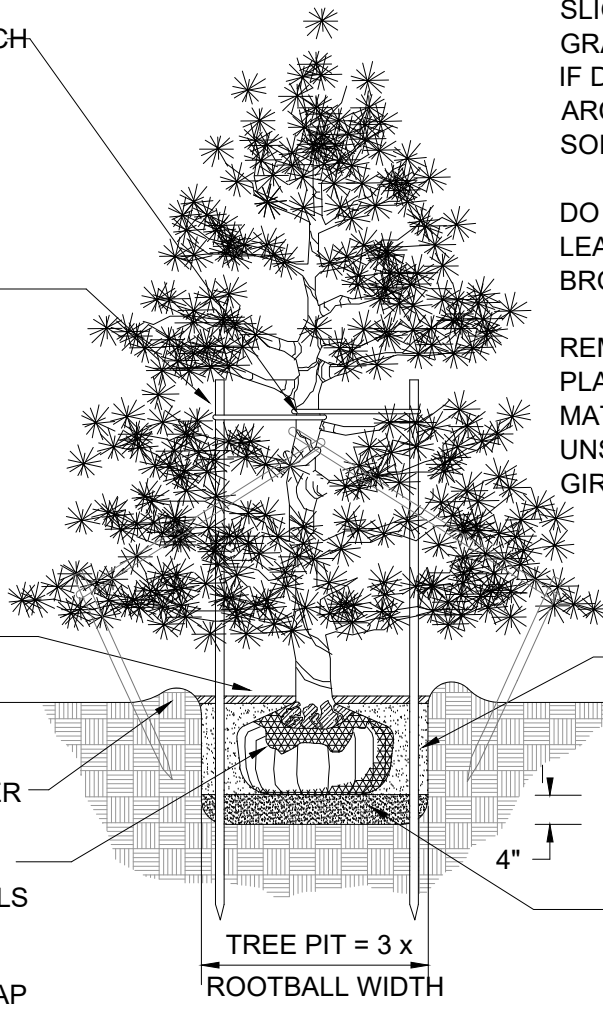
NOTE:
GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES, MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK, NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. REMOVE DIRT FROM ROOT FLARE.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

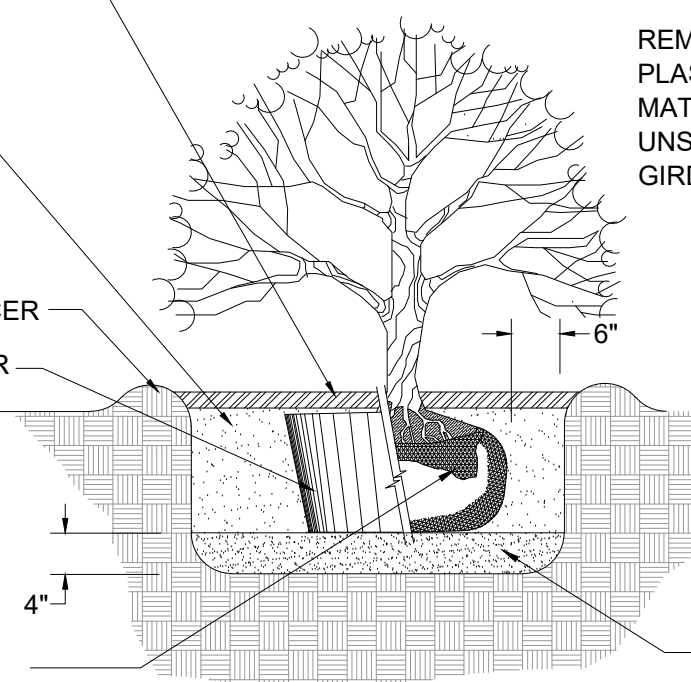
EVERGREEN TREE PLANTING DETAIL

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK, NATURAL IN COLOR.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. MOUND EARTH TO FORM SAUCER

REMOVE COLLAR OF ALL FIBER POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY.

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.



NOTE:
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN BRANCHES.

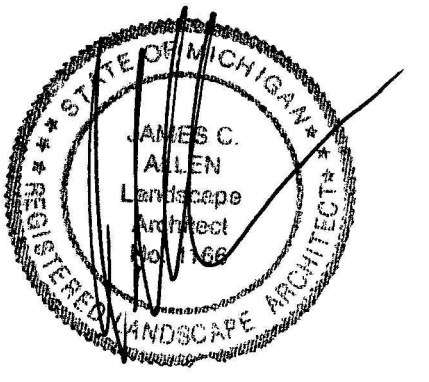
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

Landscape Details

Project:

Living and Learning
Novi, Michigan

Prepared for:

Living and Learning Enrichment Center
315 Griswold
Northville, Michigan 48167
248-308.3592

Revision:

Issued:

Submission

July 10, 2020

Job Number:

20-038

Drawn By:

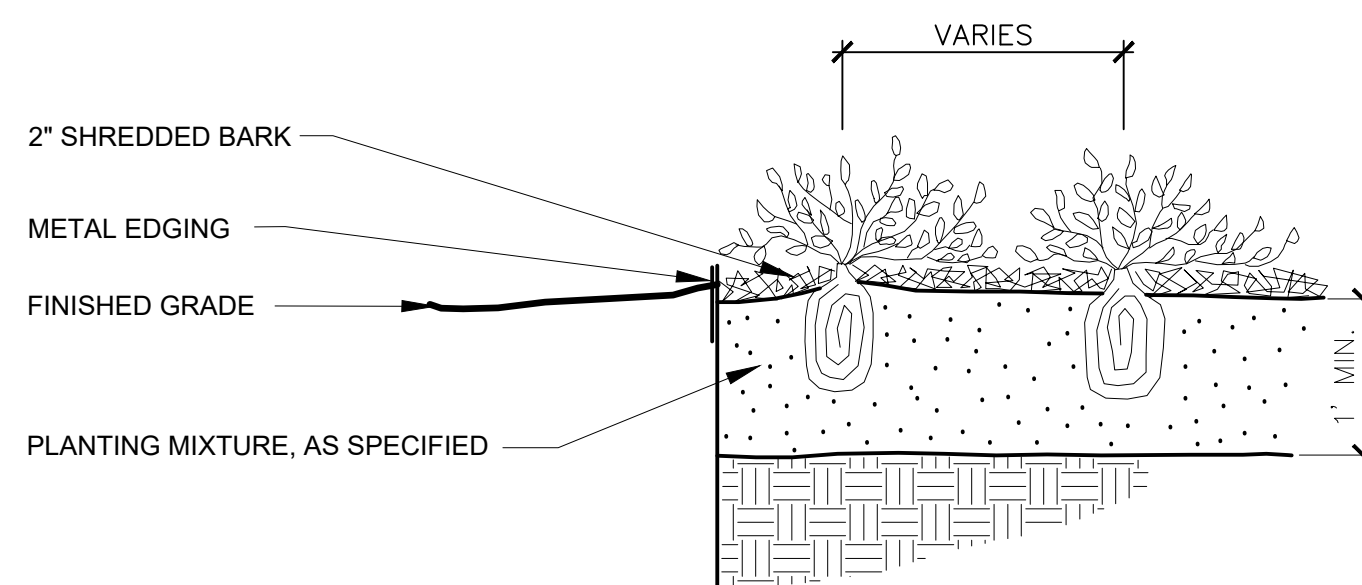
jca

Checked By:

jca

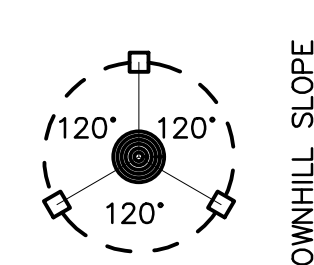
Sheet No.

L-2



PERENNIAL PLANTING DETAIL

Not to scale



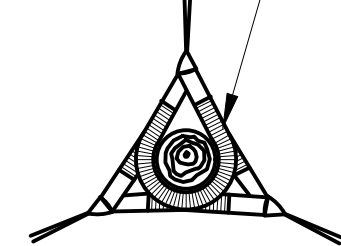
STAKING/GUYING LOCATION

DOWNHILL SLOPE
OR
PREVAILING WIND

NOTE:
ORIENT STAKING/GUYING TO PREVAILING WINDS, EXCEPT ON SLOPES GREATER THAN 3:1 ORIENT TO SLOPE.

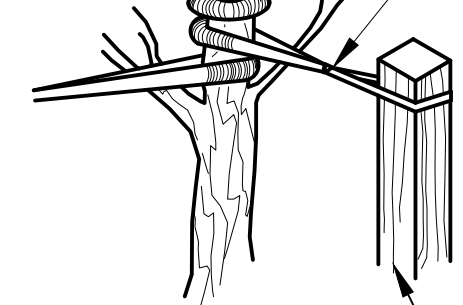
USE SAME STAKING/GUYING ORIENTATION FOR ALL PLANTS WITHIN EACH GROUPING OR AREA

2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS.



GUYING DETAIL

2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS.



STAKING DETAIL

TREE STAKING DETAIL

Not to scale

NOTES:
THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE FALL OR SPRING OF 2020 OR 2021.

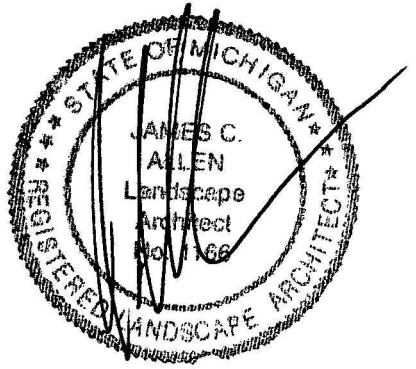
THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.



Seal:

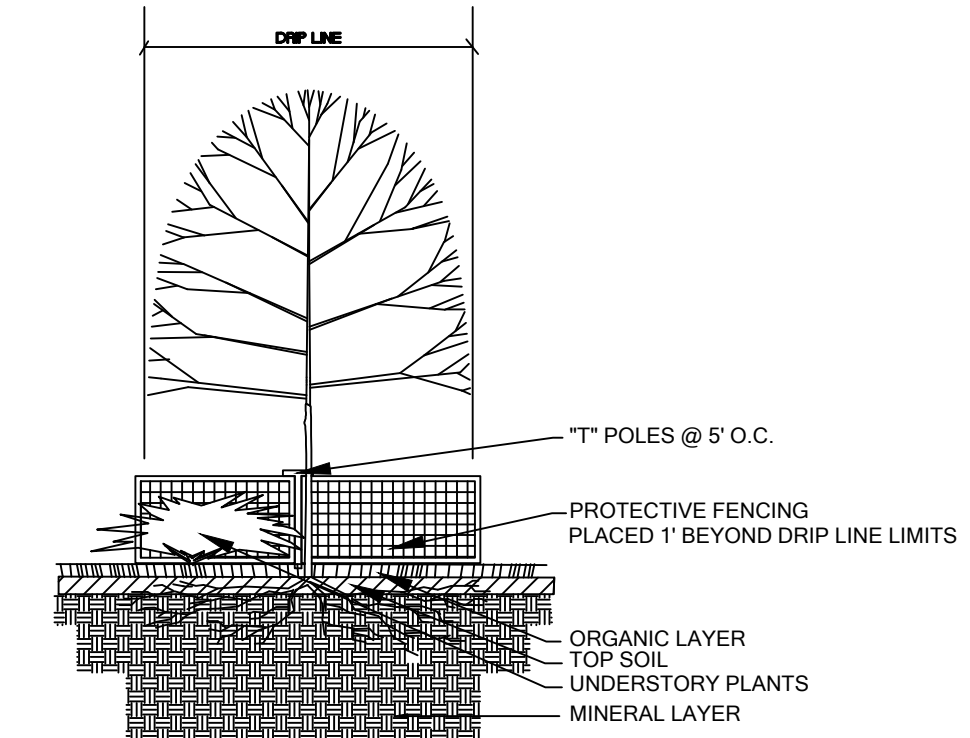
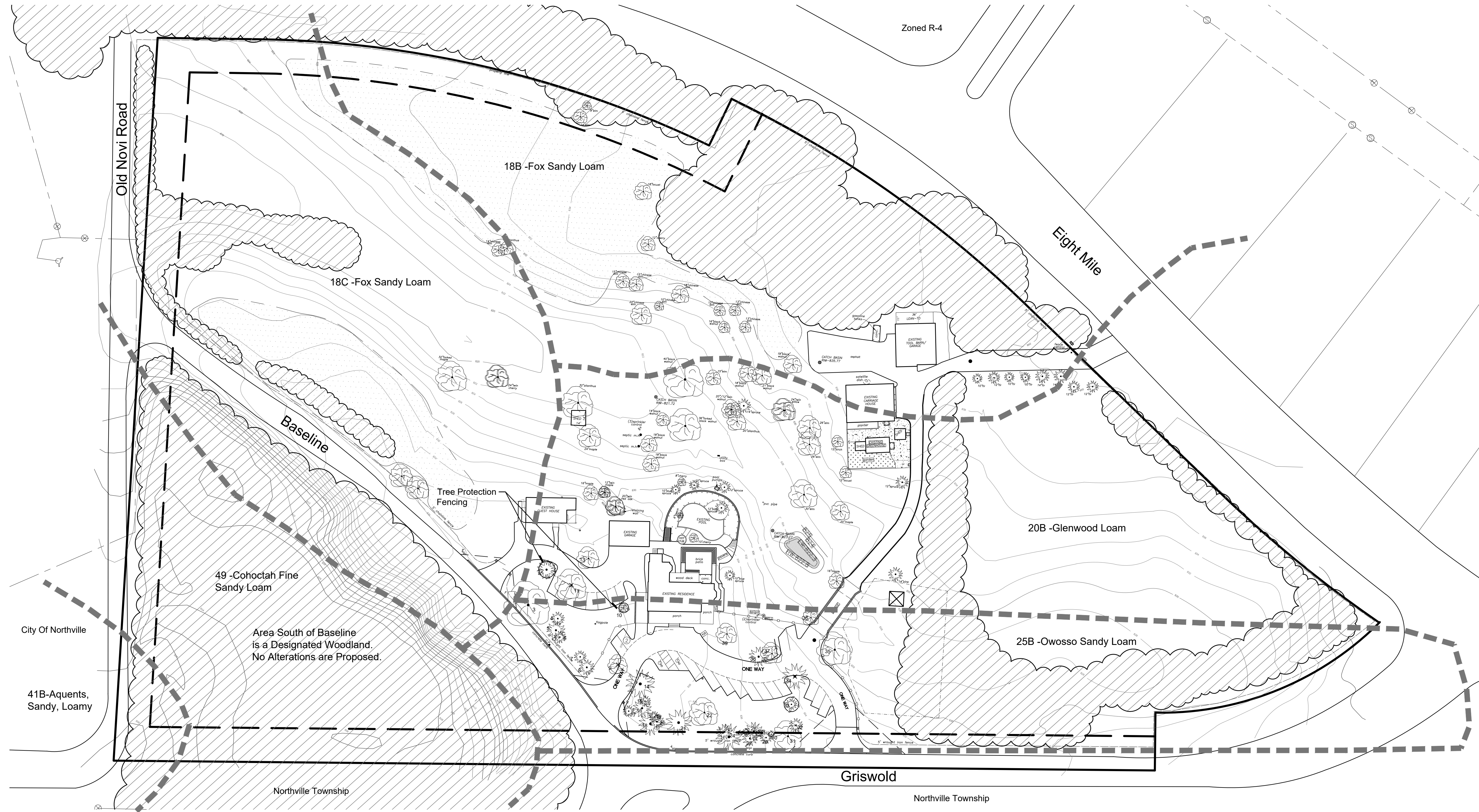


Title:
Woodland Plan

Project:
 Living and Learning
 Novi, Michigan

Prepared for:
 Living and Learning Enrichment Center
 315 Griswold
 Northville, MI 48167
 248.305.3592

Revision: Issued:
 Submission July 10, 2020



1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Drip Line, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal T-Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Drip Line of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
 - a. No Solvents or Chemicals Within Protected Areas.
 - b. No Building Materials or Construction Equipment Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
 - e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

TREE PROTECTION DETAIL
 NO SCALE

Tree List

TREE NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement
1	24	Sugar Maple	Acer saccharum	Good	Save	
2	24	Sugar Maple	Acer saccharum	Good	Save	
3	45	White Oak	Quercus alba	90% Dead	Save	
4	14	White Pine	Pinus strobus	Good	Save	
5	18	White Pine	Pinus strobus	Good	Save	
6	13	White Pine	Pinus strobus	Good	Save	
7	12	Austrian Pine	Pinus nigra	Good	Save	
8	15	Austrian Pine	Pinus nigra	Good	Save	
9	20	Norway Maple	Acer platanoides	Good	Remove	0
10	9	Crabapple	Malus spp	Good	Save	
11	32	American Elm	Ulmus americana	Good	Remove	0
12	18	Norway Spruce	Picea abies	Good	Save	
13	24	Norway Spruce	Picea abies	Good	Save	
14	28	Norway Spruce	Picea abies	Good	Save	
15	11	White Pine	Pinus strobus	Good	Save	
16	18	Norway Spruce	Picea abies	Good	Save	
17	12	Norway Spruce	Picea abies	Good	Save	
18	24	Norway Spruce	Picea abies	Good	Save	
19	11	White Pine	Pinus strobus	Good	Save	
20	14	Norway Spruce	Picea abies	Good	Save	
21	24	Norway Spruce	Picea abies	Good	Save	
22	28	Norway Maple	Acer platanoides	Good	Save	
23	15	Norway Spruce	Picea abies	Good	Save	
24	26	Norway Spruce	Picea abies	Good	Save	
25	7	Norway Spruce	Picea abies	Good	Save	
26	19	Norway Spruce	Picea abies	Good	Save	
27	13	Norway Spruce	Picea abies	Good	Save	
28	7	Norway Spruce	Picea abies	Good	Save	
29	13	Norway Spruce	Picea abies	Good	Save	
30	7	Norway Spruce	Picea abies	Good	Save	
31	30	Shagbark Hickory	Carya ovata	Good	Save	
32	14	Norway Spruce	Picea abies	Good	Save	
33	11	White Pine	Pinus strobus	Good	Save	
34	26	Norway Spruce	Picea abies	Good	Remove	0
35	36	Norway Maple	Acer platanoides	Good	Save	
36	16	Norway Maple	Acer platanoides	Good	Save	
37	22	Norway Maple	Acer platanoides	Fair	Save	
38	20	European Larch	Larix decidua	Good	Save	
39	22	Norway Maple	Acer platanoides	Fair	Save	
Required Replacement Trees						0

Woodland Summary

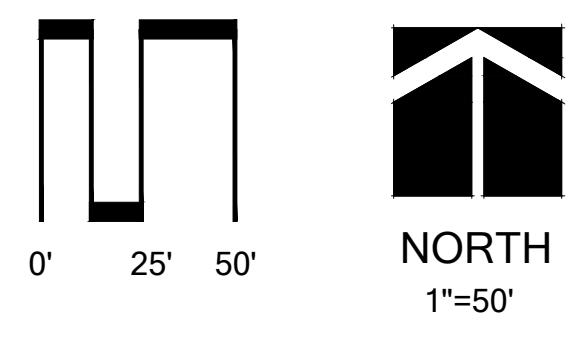
Numbered Trees Near Construction	39 Trees
Less Non - Regulated Trees:	
Non-Regulated Trees	38 Trees
Net Regulated Trees	1 Regulated Tree
Regulated Trees Removed	0 Trees

Key
 x Removed Tree

Remarks Key:
 Save Regulated tree to be saved
 Remove Non-Regulated Tree to be Removed

Job Number:
 20-038

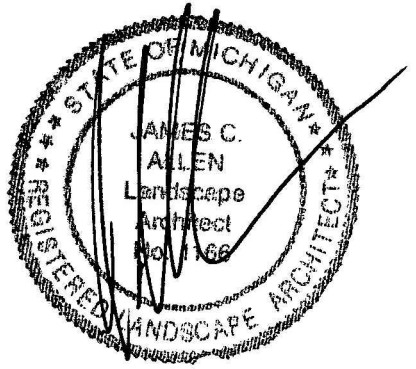
Drawn By: Checked By:
 jca jca



Sheet No.



Seal: _____



Title:
Landscape Plan

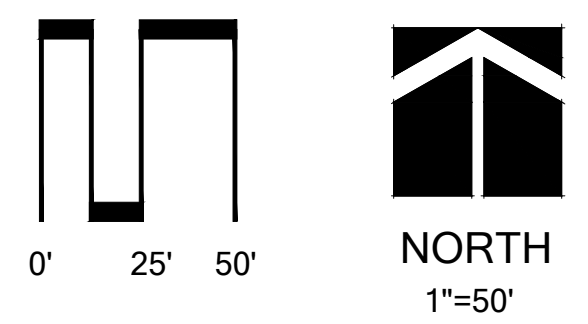
Project:
**Living and Learning
 Novi, Michigan**

Prepared for:
 Living and Learning Enrichment Center
 315 Griswold
 Northville, Michigan 48167
 248.308.3592

Revision: _____ Issued: _____
 Submission July 10, 2020

Job Number:
 20-038

Drawn By: _____ Checked By: _____
 jca jca



Sheet No. _____

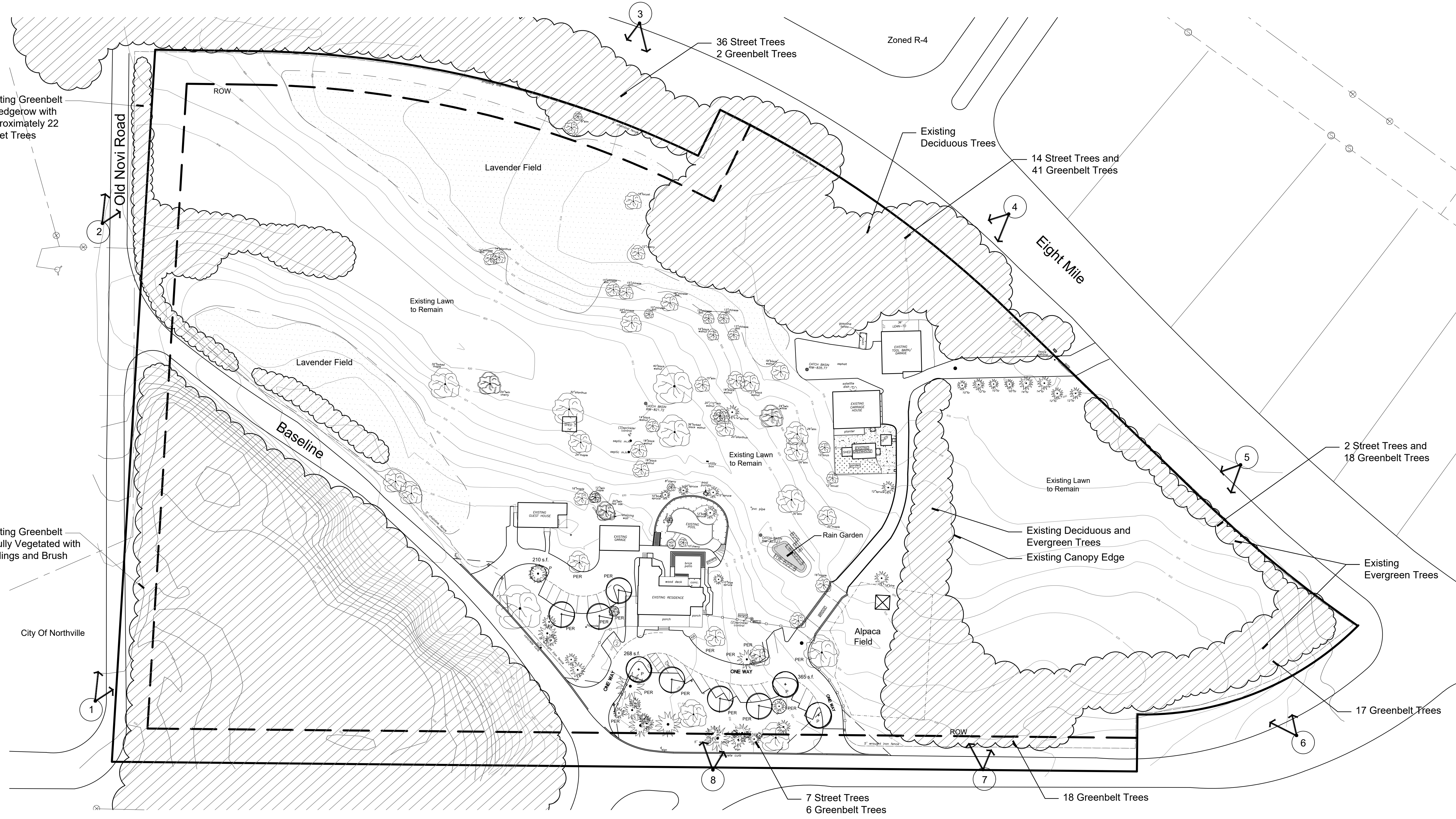


Photo 1

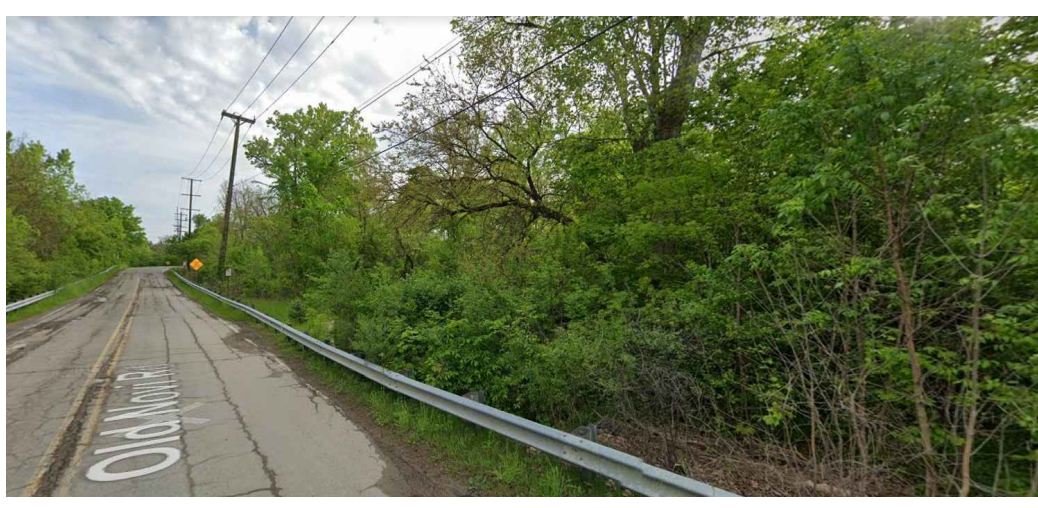


Photo 3



Photo 5



Photo 7

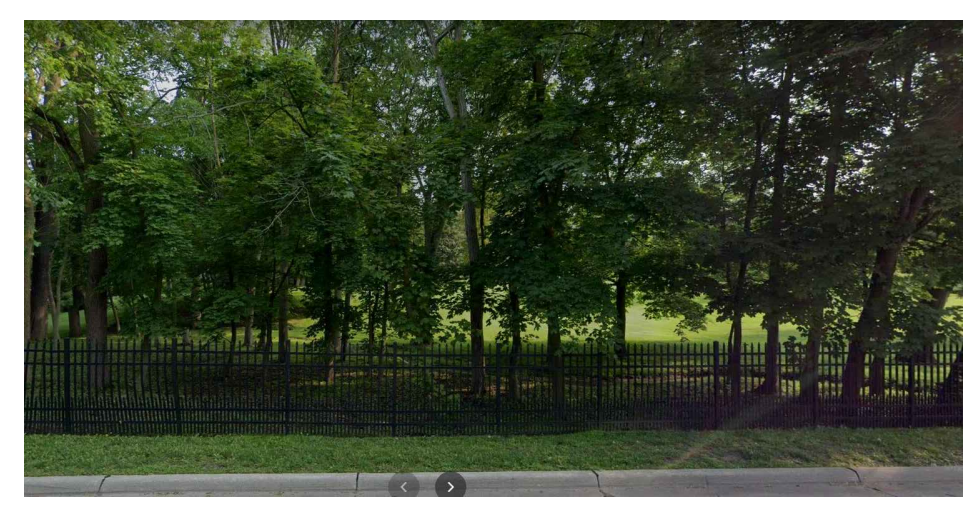


Photo 2

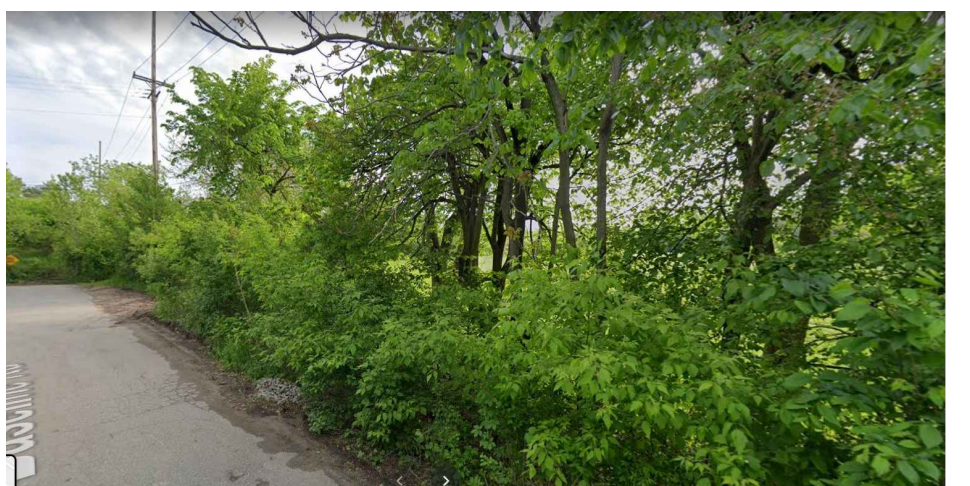


Photo 4



Photo 6

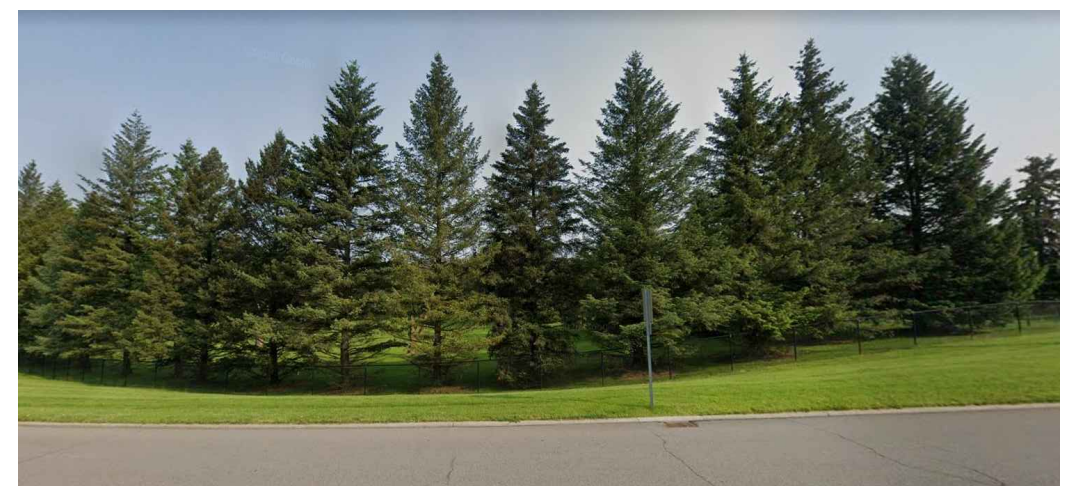
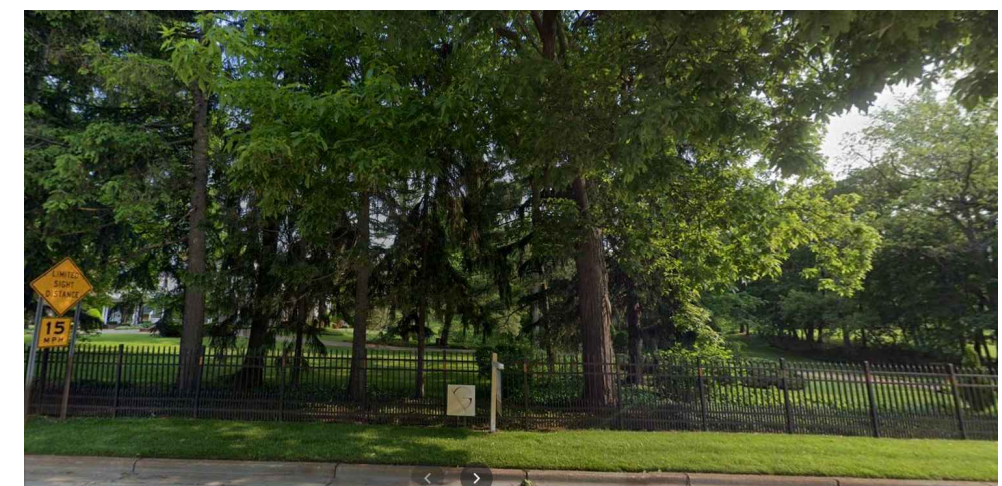


Photo 8



TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

801 Griswold, Parcel # 50-22-35-351-002 (PZ20-0042)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

one of the best
additions to Northville & Novi

(PLEASE PRINT CLEARLY)

Name:

Patti Mullen

Address:

409 Covington Ct

Date:

10-5-20

679 River Park, Northville

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.