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ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, November 20, 2018

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Olsen, Member Nafso, Member Peddiboyina, and Member Sanghvi
- Present:** Members Byrwa, Member Gronachan, Chairperson Krieger, Member Peddiboyina, and Member Sanghvi
- Absent Excused:** Member Ferrell, Member Olsen, and Member Nafso
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

Pledge of Allegiance
 Approval of Agenda:
 Approval of Minutes:
 Public Remarks:
 Public Hearings:

APPROVED
APPROVED
None

- PZ18-0046 (Scott Pernia) 22556 Montebello Ct, West of Novi Road and North of Nine Mile Road, Parcel # 50-22-27-453-037.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 4.19.1.E.i. to allow an additional 635 square feet for a proposed 1411 square foot accessory building (attached garage) with 611 square feet of attic storage space, 850 square feet allowed. This property is zoned Single Family Residential (R-3).

The motion to approve case PZ18-0046 requesting variance for an additional 635 square feet for a proposed 1411 square foot accessory building (attached garage) with 611 square feet of attic storage space was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because there would be an inability to have sufficient storage and space for their cars. The property is unique because of the landscape and topography. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the home will be in character with the neighborhood.

*Maker: Member Gronachan
 Seconded: Member Sanghvi
 Motion passed 5-0*

2. **PZ18-0047 (Coy Construction Inc) 44682 Dunbarton Dr, East of Taff Road and North of Nine Mile Road, Parcel # 50-22-27-376-013.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 to allow a 10 foot rear yard variance for a proposed 25 foot setback for a proposed screened in porch, 35 feet minimum required by ordinance. This property is zoned Single Family Residential (R-3).

With no representative for the case present the motion to table case PZ18-0047 to the January 8th, 2019 Zoning Board of Appeals Meeting was approved.

*Maker: Member Gronachan
Seconded: Member Sanghvi
Motion passed 5-0.*

3. **PZ18-0050 (Jack Shiklanian/Gabriana Jewelers) 31196 Beck Rd, East of Beck Road and South of W Pontiac Trail, Parcel # 50-22-04-100-038.** The applicant is requesting from the Novi Code of Ordinances Section 28-5(b),(1). For the installation of 33.8 square foot wall sign, 27.5 feet allowed. This property is zoned General Business (B-3).

The motion to approve case PZ18-0050 requesting variance for the installation of 33.8 square foot wall sign was approved. The property is unique because of the lay of the shopping plaza. The petitioner did not create the condition because the sign company they contracted should have better advised them. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the sign is consistence with surrounding signs on other stores.

*Maker: Member Gronachan
Seconded: Member Peddiboyina
Motion passed 5-0.*

4. **PZ18-0052 (Brian Adams/Adams Sports Medicine) 46001 Grand River Ave, West of Taff Road and South of Grand River Ave, Parcel # 50-22-16-451-054.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(a) for one additional proposed 10 square foot wall sign. One 65 square feet max wall sign allowed by right and has been installed. This property is zoned Light Industrial (I-1).

The motion to approve case PZ18-0052 requesting variance for the installation of one additional proposed 10 square foot wall sign was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because there is no clear identification of the business from the parking area. The petitioner did not create the condition because of the layout of the buildings.

*Maker: Member Sanghvi
Seconded: Member Gronachan
Motion passed 5-0.*

5. **PZ18-0054 (David Dismondy) 1181 West Lake Dr, East of West Park Dr and South of W Pontiac Trail # 50-22-03-204-003.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a proposed 20 feet 10 inches side yard aggregate setback, 25 feet required; 6 feet side yard setback, 10 feet required; 24 feet 7 inches rear yard setback, 35 feet required and a lot coverage of 31%, 25% maximum allowed. Section 19.2(A). Also section 4.19 for the construction of a proposed 686 square feet addition on existing legal non-conforming garage located in the front setback for a total of 1536 square feet, 850 allowed. Section 7.10, to allow two years to start project, one year allowed. An existing home is being demolished and the parcels combined to accommodate the addition. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0054 requesting variance for a proposed 20 feet 10 inches side yard aggregate setback, 6 feet side yard setback, 24 feet 7 inches rear yard setback, a lot coverage of 31%, the construction of a proposed 686 square feet addition on existing legal non-conforming garage located in the front setback for a total of 1536 square feet, and the allowance of two years to start project was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because without the changes the property would not be usable for his family. The property is unique because of its unusual location on a peninsula. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will effectively be combining two residences into one. The relief is consistent with the spirit and intent of the ordinance because it improves the property and increases its conformity as compared to the current existing structures.

*Maker: Member Gronachan
Seconded: Member Sanghvi
Motion passed 5-0*

6. **PZ18-0055 (Chris Ketzler/Toll Brothers) 20857 Dunhill Dr, West of Beck Road and North of Eight Mile Road, Parcel # 50-22-32-402-004.** The applicant is requesting a 2% variance from the City of Novi Zoning Ordinance Section 3.1.2 to allow the 27% proposed lot coverage for a new home, 25% allowed. This property is zoned Single Family Residential (R-1).

The motion to table case PZ17-0055 to the March 13th, 2018 Zoning Board of Appeals Meeting was approved.

*Maker: Member Gronachan
Seconded: Member Sanghvi
Motion passed 5-0.*

Meeting Adjournment

Zoning 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.

Such time limits shall be extended for those applicants requiring site plan review to a period of thirty (30) days after the date of final site plan approval has been given by the City. (Ord. No. 18.226, 5-12-08; Ord. No. 10-18.244, Pt. VII, 11-8-10).