



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, June 13, 2017

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, Member Krieger, Member Montville, Member Nafso, Member Peddiboyina, and Chairperson Sanghvi

Present: Members Byrwa, Member Krieger, Member Peddiboyina (7:04pm Arrival), and Member Gronachan

Absent Excused: Member Ferrell, Member Montville, Member Nafso, and Chairperson Sanghvi

Also Present: Larry Butler (Community Development Deputy Director) Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

Pledge of Allegiance

Approval of Agenda:

APPROVED as amended

Approval of April & May 2017 Minutes:

APPROVED

Public Remarks:

None

Public Hearings:

- PZ17-0013 (Allied Signs, Inc.) 27212 BECK ROAD, East of Beck Road and North of Grand River Ave, Parcel # 50-22-16-176-033.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5(d)14 to allow two additional wall signs, three signs allowed and Section 28-5(2)b to allow 26.56 additional square feet of signage, 65 square feet maximum allowed by code. This property is zoned Office Service Technology (OST).

The motion to approve case PZ17-0013 requesting an additional 26.56 square feet of signage for a total of 70.30 square feet was approved. The property is unique due its limited visibility and unusual traffic flow. The relief is consistent with the spirit and intent of the ordinance because it is not an extreme variance.

Motion Maker: Member Byrwa

Seconded: Member Peddiboyina

Motion passed 4-0.

2. **PZ17-0014 (McCotter Architecture and Design, PLLC.) 1141 EAST LAKE DRIVE, East of East Lake Drive and South of 14 Mile Road, Parcel # 50-22-02-126-008.** The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.5d for side yard setback of 11 feet, 9 inches and building overhang set back of 13 feet, 3 inches and Section 4.19-I to allow a 308 square foot variance to maximum allowable accessory building size. This property is zoned Single Family Residential (R-4).

Case number PZ17-0014 was tabled to the July 11, 2017 Zoning Board of Appeals Meeting. Petitioners chose to wait for a full board to vote.

3. **PZ17-0015 (Mark Ashbaugh & Angela Ditri) 116 EUBANK STREET, West of Novi Road and South of South Lake Drive, Parcel # 50-22-03-379-013.** The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.5 for a front yard setback of 2.4 feet 30 feet required and Section 4.19.E5 for an accessory structure larger than ground area of house. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0015 requesting a front and rear yard setback easement for an accessory structure was approved. The petitioner did not create the condition because the lot size is limited. The relief granted will not unreasonably interfere with adjacent properties because the accessory structure will increase the property value and the house to garage ratio is proportional.

*Motion Maker: Member Krieger
Seconded: Member Peddiboyina
Motion passed 4-0.*

4. **PZ17-0016 (Adam Czap) 22420 HAVERGALE STREET, East of Beck Road and North of 9 Mile Road, Parcel # 50-22-28-451-034.** The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.4 for a rear yard setback of 25 feet, to build above existing structure, 35 feet minimum setback required. This property is zoned Single Family Residential (R-3).

The motion to approve case PZ17-0015 requesting a rear yard setback easement for an accessory structure was approved. The property is unique because it abuts a wooded area. The relief granted will not unreasonably interfere with adjacent properties because the accessory structure will increase the property value and is a minimal request.

*Motion Maker: Member Krieger
Seconded: Member Peddiboyina
Motion passed 4-0.*

5. **PZ17-0017 (Audrey & Gordie Wilson) 1345 EAST LAKE DRIVE, West of Novi Road and North of 13 Mile Road, Parcel # 50-22-02-177-013.** The applicant is requesting a variance from the City of Novi Ordinance Section 4.19 for height and size variance for an accessory structure. Maximum of 1500 square feet with a one story or 14 foot height maximum. This property is zoned Single Family Residential (R-4).

Case number PZ17-0014 was postponed to the July 11, 2017 Zoning Board of Appeals Meeting.

6. **PZ17-0018 (Northern Equities Group) West of Haggerty Road, North of 13 Mile Road, Parcel # 50-22-01-200-044.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 4.19.2.F for a setback of 51.66 feet for a proposed dumpster. This property is zoned Office Service Technology (OST).

The motion to approve case PZ17-0015 requesting a setback easement for a proposed dumpster was approved. The property is unique due to its location on the M-5 corridor and having limited space where a dumpster could fit.

*Motion Maker: Member Krieger
Seconded: Member Peddiboyina
Motion passed 4-0.*

Meeting Adjournment: 7:54 PM

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).