



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Regular Meeting
Tuesday, July 11, 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 Ferrell, Member Gronachan, Member Krieger, Member Montville, Member Peddiboyina, and Chairperson Sanghvi

Absent Excused: Member Nafso

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 as amended

Public Remarks:

None

Public Hearings:

- 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).

The motion to approve case PZ17-0014 requesting variance for side yard setback, building overhang setback, and maximum allowable accessory structure building size was approved. The property is unique due its narrowness of shape. The petitioner did not create the condition because the lot was in existence and primary structure was built prior to current ordinance.

Motion Maker: Member Gronachan

Seconded: Member Krieger

Motion passed 7-0.

2. **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 3.32(10) size variance for a waterfront structure, 20 x 20 feet area proposed, 10 by 10 feet maximum allowed and a height variance of 14 feet 8 feet maximum allowed. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0017 requesting a size variance for a waterfront structure was approved. The property is unique due to the double size lot and abrupt change in grade. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the structure will sit below the required height and has the support of multiple neighbors.

*Motion Maker: Member Ferrell
Seconded: Member Peddiboyna
Motion passed 7-0.*

3. **PZ17-0024 (Greg Meadows) 25595 Buckminster Drive, East of Taft Road and South of Eleven Mile Road Parcel #50-22-22-128-011** The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.5 for a rear yard setback of 24.7 feet for proposed roof over patio, 35 feet minimum required by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0024 requesting variance for a rear yard setback was approved. The property is unique due to the westward sun exposure and bowl shape of the yard. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be an aesthetic improvement and had no disapproval from neighbors.

*Motion Maker: Member Montville
Seconded: Member Krieger
Motion passed 7-0.*

4. **PZ17-0026 (Christopher Leineke) 2292 Austin Drive, South of Thirteen Mile Road and West of Old Novi Road, Parcel #50-22-10-227-018** The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.5 for a side yard setback of 2 feet, 10 feet minimum required by code, aggregate total of 7 feet, 25 feet minimum required by code and a lot coverage of 35 percent 25 percent required by code. This property is zoned Single Family Residential (R-4).

Case number PZ17-0026 was postponed to the August 15, 2017 Zoning Board of Appeals Meeting.

5. **PZ17-0027 (Martell Development LLC) Lot 8, East of Beck Road and North of Twelve Mile Road, Parcel #50-22-04-451-024** The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.5 for a Left side yard setback of 10 feet, 15 feet minimum required by code, right side yard setback of 20 feet, minimum required is 25 feet by code, front yard setback of 25 feet, 30 feet minimum required by code. This property is zoned Single Family Residential (R-2).

The motion to approve case PZ17-0027 requesting left and right yard setbacks was approved. The request for a front yard setback was disapproved. The property is unique due to the acute lot lines of the preexisting lot shape. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will allow a structure of similar size and aesthetic to the surrounding structures.

*Motion Maker: Member Montville
Seconded: Member Gronachan
Motion passed 5-2.*

Meeting Adjournment: 8:07 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).