



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, July 14, 2015 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd

(248) 347-0415

Roll call: Members Ferrell, Ibe, Krieger, Sanghvi, Bywra, Richert, Montville and Gronachan  
Present: Members Ferrell, Ibe, Krieger, Bywra, Richert, Montville and Gronachan  
Absent: Members Sanghvi  
Also Present: Tom Walsh, Building Official, Beth Saarela, City Attorney and Stephanie Ramsay, Recording Secretary

Pledge of Allegiance

Approval of Agenda: APPROVED

Approval of Minutes:

1. Approval of the June 9, 2015 minutes – APPROVED

Public Remarks: None

Public Hearings

**1. DOLIN (CASE NO. PZ15-0015) MARK & ALISON DOLIN, 26382 GLENWOOD DRIVE, PARCEL #: 50-22-18-429-013**

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.2(d) to allow construction of new 315.0 square foot covered porch addition on an existing parcel: 1) a variance of 10.0 feet in the required rear yard setback (35.0 feet required, 25.0 feet proposed); and 2) a variance of 1-foot in the required side yard setback (25 feet required, 24.0 feet proposed).

Motion by Montville, supported by Krieger to APPROVE Case PZ15-0015, Petitioners request for variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.2(d) to allow construction of new 315.0 square foot covered porch addition on an existing parcel: 1) a variance of 10.0 feet in the required rear yard setback (35.0 feet required, 25.0 feet proposed); and 2) a variance of 1-foot in the required side yard setback (25 feet required, 24.0 feet proposed).

Motion carried 7-0.

**2. ROVIK (CASE NO. PZ15.0017) CHRIS & NANCY ROVIK, 21494 EQUESTRIAN. PARCEL #: 50-22-32-401-086**

The applicant is requesting variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.2(d), a variance of 4.5 feet in the required north side yard setback (15.0

feet required, 10.5 feet proposed, in order to allow construction of new stairwell addition within the existing side yard on an existing parcel.

Motion by Ibe, supported by Krieger to **TABLE** Case PZ15-0017, until August 11, 2015 to allow the applicant to provide additional information to the board.

Motion carried 5-2.

**3. HARRIS (CASE NO. PZ15-0018) JOYE T. HARRIS, 1256 EAST LAKE DRIVE, PARCEL #: 50-22-02-151-018**

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of new second floor living area addition over the existing foot on an existing nonconforming lakefront parcel: 1) a variance of 7.0 feet in the required north side yard setback (10 feet required, 3.0 feet proposed); 2) a variance of 18.28 feet in the required aggregate side yard setback (25 feet required, 6.0 feet proposed); 3) a variance of 10.51 feet in the required rear (lake side) yard setback (35 feet required, 23.49 feet proposed); 4) a variance 10.5% in the allowed lot coverage (25% allowed, 35.5% proposed/existing).

Motion by Ibe, supported by Ferrell to APPROVE Case PZ15-0018, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5(d) to allow construction of new second floor living area addition over the existing foot on an existing nonconforming lakefront parcel: 1) a variance of 7.0 feet in the required north side yard setback (10 feet required, 3.0 feet proposed); 2) a variance of 18.28 feet in the required aggregate side yard setback (25 feet required, 6.0 feet proposed); 3) a variance of 10.51 feet in the required rear (lake side) yard setback (35 feet required, 23.49 feet proposed); 4) a variance 10.5% in the allowed lot coverage (25% allowed, 35.5% proposed/existing).

Motion carried 7-0.

Public Comments: None

Other Matters: None

Adjournment:

Motion by Ferrell, supported by Ibe to adjourn the meeting at 8:13 p.m.

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).