



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, November 15, 2016

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

**Roll call:** Members Ferrell, Member Krieger, Member Sanghvi, Member Byrwa, Member Montville, Member Peddiboyina and Chairperson Gronachan

**Present:** Member Krieger, Member Sanghvi, Member Montville, Member Peddiboyina, and Chairperson Gronachan

**Absent Excused:** Member Ferrell, Member Byrwa

**Also Present:** Larry Butler (Community Development Deputy Director) Beth Saarela (City Attorney), Monica Dreslinski (Recording Secretary), Carol Chaput (Recording Secretary)

Pledge of Allegiance

Approval of Agenda:

**APPROVED as amended (PZ16-0034 tabled to December 13, 2016 Hearing)**

Approval of September Minutes:

**APPROVED**

Public Remarks:

**None**

Public Hearings:

**None**

1. **Grand Promenade, LLC (PZ16-0034), 48975 Grand River Avenue, south of Grand River Ave and east of Wixom Road, Parcel # 50-22-17-101-026.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-5(3) to allow construction of a second monument sign, of 30 square feet. This property is zoned B-3 (General Business).

*The motion to grant the variance in case PZ16-0034, sought by Grand Promenade LLC to allow construction of a second monument sign was tabled to the December 13, 2016 Zoning Board of Appeals Meeting.*

2. **Alan DeZell (PZ16-0048) 1217 East Lake Drive, south of Fourteen Mile Road and west of Novi Road, Parcel # 50-22-02-127-018.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section

3.1.5 to allow for a 5 foot side yard setback, 10 feet is minimum allowed. This property is zoned R-4 (Single Family Residential).

*The motion to approve case number PZ16-0048, requesting a five foot setback variance for the addition of a rear yard covered deck was approved. The petitioner has shown practical difficulty using the lot as zoned due to the non-conforming lot size, and the condition of the current deck. The new deck and awning will not unreasonably interfere with adjacent or surrounding properties because the new deck is astatically pleasing.*

**Motion Maker: Member Montville**  
**Seconded: Member Krieger**  
**Motion approved 5-0**

- 3. Phillips Sign & Lighting Inc. (PZ16-0049) 42235 Grand River Ave, south of Grand River and west of Meadowbrook Road, Parcel # 50-22-23-251-022.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow for the installation of an additional 5.7 square foot non illuminated sign. One sign allowed. This property is zoned B-3 (General Business).

*The motion to approve case number PZ16-0049, requesting a second non illuminated "EXPRESS" sign was tabled to the December 13, 2016 Zoning Board of Appeals Meeting.*

- 4. Road Commission for Oakland County (PZ16-0050) 51395 West Ten Mile Road, south of Ten Mile Road and east of Napier Road, Parcel # 50-22-30-100-010.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 4.10(1) for a dimensional variance for site less than 3 acres. Minimum size 3 acres allowed. This property is zoned R-A (Residential Acreage).

*The motion to approve case number PZ16-0050, requesting a dimensional variance for a site smaller than three acres was approved. The property owner did not create the condition due to the development of a roadway roundabout being put in at Ten Mile and Napier Road. Oakland County Road Commission wants the property owner to have the ability to rebuild once the completion of the roundabout is done.*

**Motion Maker: Member Montville**  
**Seconded: Member Krieger**  
**Motion Approved 5-0**

- 5. Novi Development Associates (PZ16-0051) 21580-21600 Novi Road, south of Nine Mile Road and east of Novi Road, Parcel # 50-22-35-101-034.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-1(2) to allow placement of tenant's name on business center sign and Section 28-5(2)a.1. to allow 34.5 square feet sign. 30 square feet allowed. This property is zoned I-1 (Light Industrial).

*The motion to approve case number PZ16-0051, requesting a 34.5 square foot monument sign with Tenant names was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the location of the building off the road, and low visibility. The petitioner did not create the condition because of the setback of the building and the low visibility from passersby.*

**Motion Maker: Member Krieger**  
**Seconded: Member Sanghvi**  
**Motion approved 5-0**

- 6. Allied Signs, Inc. (PZ16-0052) 27212 Beck Road, south of I-96 and east of Beck Road, Parcel # 50-22-16-176-033.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow 3 additional wall signs and Section 28-5(2)b variance to allow 25.86 square feet of additional signage. . One sign of 65 square feet is allowed. This property is zoned OST (Office Service Technology).

*The motion to approve case number PZ16-0052, requesting three additional signs for the tenant Starbucks was approved as amended. The east and west facing signs were approved as requested because with the variance traffic flows in and out of the parking lot would be compromised due to the increased traffic in the area. The north sign as requested was disapproved because there was not a hardship demonstrated by the applicant.*

**Motion Maker: Member Montville**  
**Seconded: Member Sanghvi**  
**Motion approved as amended 5-0**

- 7. Roger J. & Doreen B. Ong (PZ16-0053) 23581 Londonberry Drive, south of Ten Mile Road and east of Meadowbrook Road, Parcel # 50-22-25-207-022.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 4-19.1.G to allow 4 feet for each rear corner of shed. Six feet allowed to interior or rear lot line. This property is zoned R-4 (Single Family Residential).

*The motion to approve case number PZ16-0053, requesting a 2 foot variance for a shed located in the rear of the yard was approved. Six feet is required, four feet is requested. The property is unique because of the unconformity and layout of the lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because a privacy fence is in place blocking the view of the shed from sight.*

**Motion Maker: Member Montville**  
**Seconded: Member Peddiboyina**  
**Motion approved 5-0**

8. **David & Colleen Bouren (PZ16-0054) 1391 East Lake Drive, north of Thirteen Mile Road and west of Novi Road, Parcel # 50-22-02-328-013.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 3-1.5 to allow 31 feet rear yard variance 35 required, side yard variance of 1.5 feet, 10 feet required, aggregate total variance of 4.5 feet 25 feet required, and front yard variance of 14.5 feet, 30 feet required, lot coverage variance of 39%, 25% required, front yard setback variance for 9.5 feet 25 feet required, front side setback variance for 3 feet 8.5 feet required, rear yard setback variance for 3 feet, 8.5 feet required. This property is zoned R-4 (Single Family Residential).

*The motion to approve case PZ16-0054, requesting rear yard, side yard, aggregate totals, front yard, and front side yard variances were approved. The petitioner is requesting the construction of a module home to be placed three feet away from the northern property line, 14.5 feet from the southern property line, 31 feet from the eastern property line (21 feet with deck), and 15.5 feet from, the western property line (9.5 feet with deck). Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property due to the nonconformity and small lot size. The property is unique because of the small lot size.*

**Motion Maker: Member Montville**  
**Seconded: Member Sanghvi**  
**Motion approved 5-0**

9. **Future Homes & Design (PZ16-0056) 1256 East Lake Drive, south of Fourteen Mile Road and west of Novi Road, Parcel # 50-22-02-151-018.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 3.1.5 variances for a minimum 3 foot north side yard setback 10 foot required, minimum 3 foot south side yard setback 15 foot

required, variance for lot coverage of 40%, 25% required, reduced rear yard setback variance to 21.5 feet 35 feet required. This property is zoned R-4 (Single Family Residential).

*The motion to approve case PZ16-0056, requesting a seven foot variance to the north, a twelve foot variance to the south, total lot coverage, and a reduced rear yard setback was approved. The applicant noted that these are the same variances that were requested in April of 2015. For the same reasons the variances were approved. The property is unique due to the topography and small lot size.*

**Motion Maker: Krieger**  
**Seconded: Member Peddiboyina**  
**Motion approved 5-0**

Meeting Adjournment: 8:50pm

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).