



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, June 9, 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, Montville and Gronachan
Absent: Members Sanghvi and Richert
Also Present: Tom Walsh, Building Official, Beth Saarela, City Attorney and Stephanie Ramsay, Recording Secretary

Pledge of Allegiance

Approval of Agenda:

The agenda was APPROVED with the following changes:

1. Case PZ15-0015 has been TABLED to the July 14, 2015 meeting to re-advertise the case.

Approval of Minutes:

1. Approval of the May 12, 2015 minutes – APPROVED

Public Remarks: None

Public Hearings

1. CASE NO. PZ15-0014, CHRIS & ANNEMARIE MCDONALD, 1171 EAST LAKE DRIVE, PARCEL #: 50-22-02-127-007

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of new 576 square foot attached garage addition on an existing nonconforming lot: 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 1-foot in the required aggregate side yard setback (25 feet required, 24.0 feet proposed); 3) a variance 2.7% in the allowed lot coverage (25% allowed, 27.7% proposed); and 4) The applicant is also requesting an extension from Section 7.10.8 for the variances granted in PZ14-0005 from Section 7.10.8. The request is to allow the variances to remain valid for issuance of building permits within 12 months of approval date.

Motion by Krieger, supported by Ferrell to **APPROVE** Case PZ15-0014, Petitioners request for variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5(d) to allow construction of new 576 square foot attached garage addition on an existing nonconforming lot: 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 1-foot in the required aggregate side yard setback (25 feet required, 24.0 feet proposed); 3) a variance

2.7% in the allowed lot coverage (25% allowed, 27.7% proposed); and 4) The applicant is also requesting an extension from Section 7.10.8 for the variances granted in PZ14-0005 from Section 7.10.8. The request is to allow the variances to remain valid for issuance of building permits within 12 months of approval date.

Motion carried 5-1.

2. CASE NO. PZ15-0016, JASON SALZAR WITH OLIVER/HATCHER CONSTRUCTION CO. ON THE BEHALF OF ATI HEADQUARTERS, VACANT PARCEL, ON THE WEST SIDE OF MEADOWBROOK ROAD, BETWEEN 12 MILE ROAD AND 11 MILE ROAD (SECTION 14), PARCEL #: 50-22-14-200-015, 50-22-14-401-004, 50-22-14-401-011 & 50-22-14-401-010

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Sections 3.1.23(d) to allow construct a 107,400 square foot research and office building with associated parking and landscaping on the west side of Meadowbrook Road between Twelve Mile Road and Eleven Mile Road: 1) a variance of 50.0 feet in the required side yard setbacks (50.0 feet required, 0.0 feet proposed); and 2) a variance of 50.0 feet in the required side yard parking setback (50.0 feet required, 0.0 feet proposed).

Motion by Ibe, supported by Ferrell to **APPROVE** Case PZ15-0016, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Sections 3.1.23(d) to allow construct a 107,400 square foot research and office building with associated parking and landscaping on the west side of Meadowbrook Road between Twelve Mile Road and Eleven Mile Road: 1) a variance of 50.0 feet in the required side yard setbacks (50.0 feet required, 0.0 feet proposed); and 2) a variance of 50.0 feet in the required side yard parking setback (50.0 feet required, 0.0 feet proposed). The variances are condition on the recording of the declaration of covenants and restrictions with the City of Novi.

Motion carried 6-0.

Public Comments: None

Other Matters:

Chair Gronachan stated that they received their I.D. tags, so when the board members enter properties for future cases to wear them to avoid any confusion.

Adjournment:

Motion by Ferrell, supported by Ibe to adjourn the meeting at 7:28 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).