



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, August 9, 2016 - 7:00 P.M.

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 Sanghvi, Member Ferrell, Member Montville, Member Peddiboyina, and Chairperson Gronachan

**Absent:** Member Byrwa, Member Krieger

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

Pledge of Allegiance

Approval of Agenda: **APPROVED**

Approval of June 14, 2016 Minutes: **APPROVED**

Public Remarks: **None**

Public Hearings

- 1. AHERN (PZ16-0023) 24022 HEARTWOOD DRIVE, south of Ten Mile and west of Beck Road Parcel # 50-22-29-203-001.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.2 to allow a reduction in an exterior side yard setback (30 feet required, 23.3 feet proposed) to allow construction of an addition to an existing residence. The property is zoned R-1.

The motion to grant the variance in case PZ16-0023, sought by Robert Ahern for a side yard variance setback was approved because the petitioner did not create condition. The small lot size makes the property unique.

**Motion Maker: Member Ferrell**

**Seconded: Member Sangvi**

**Motion Approved: 5-0**

- 2. SIGNARAMA-TROY (PZ16-0025) NO ADDRESS, south of Twelve Mile Road and west of Novi Road, Parcel # 50-22-15-126-016.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; Section 28.6 for a 120 square foot oversized real estate sign to increase visibility. A single sign of 3 feet by 4 feet is allowed by rights. The property is zoned RC (Regional Center).

The motion to grant the variance in case PZ16-0025, sought by Signarama- Troy to increase the size of a construction real estate sign from 12 square feet to 120 square feet was approved as amended. The variance was granted as amended for two years.

**Motion Maker: Member Ferrell**

**Seconded: Member Sangvi**

**Motion Approved: 5-0**

- 3. JIFFY SIGNS (PZ16-0027) 24269 NOVI ROAD, north of Ten Mile Road and west of Novi Road, Parcel # 50-22-22-400-026.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; Section 28.1(2) to allow the addition of 5 tenants and 28.5(2) to allow for a 70.5 square foot ground sign installation. A 34 square foot ground sign allowed by regulation. The parcel is zoned B-3 (General Business).

The motion to grant the variance in case PZ16-0027 was tabled to the September 13, 2016 meeting.

**Motion Maker: Member Ferrell**

**Seconded: Member Sangvi**

**Motion Approved: 5-0**

- 4. SIGNART, INC. (PZ16-0028) 27200 BECK ROAD, north of Grand River Avenue 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 construction of an additional multi-tenant monument sign of 30 square foot. The property is zoned OST (Office Service Technology).

The motion to grant the variance in case PZ16-0028, sought by SignArt Inc. to allow construction of an additional multi-tenant monument sign was approved. The current sign ordinance says a monument sign must have four tenant spaces, the petitioner's variance was requesting three.

**Motion Maker: Member Montville**

**Seconded: Member Peddiboyina**

**Motion Approved: 5-0**

**5. B-B SIGN & LIGHTING, INC. (PZ16-0029) 43443 GRAND RIVER AVE, south of Grand River Avenue and west of Novi Road, Parcel # 50-22-22-227-029.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-5(3) to allow installation an additional rear wall sign of 30 square feet for increased visibility. The property is zoned TC-1 (Town Center One).

The motion to grant the variance in case PZ16-0029, sought by B-B Sign & Lighting, Inc. to install an additional 30 square foot rear wall sign was approved because of the property location. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the commercial retail area the petitioner is located in.

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved: 5-0**

**6. COY CONSTRUCTION (PZ16-0030) 23384 WINNSBOROUGH DRIVE, north of Nine Mile Road and west of Novi Road, Parcel # 50-22-27-428-012.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 3.1.2. To reduce the rear yard setback from 35 feet to 29 feet to allow construction of a screened in porch on an existing deck. The property is zoned R-4 (Single Family Residential).

The motion to grant the variance in case PZ16-0030, sought by Coy Construction request approval for a six foot reduced yard rear setback to allow for a screen in porch to be installed over an existing deck was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the wetlands located to the rear of the property. The property is unique because of its shape and proximity to a protected wetland.

**Motion Maker: Member Ferrell**

**Seconded: Member Sangvi**

**Motion Approved: 5-0**

**7. TBON, LLC (PZ16-0031) 46100 GRAND RIVER AVE, north of Grand River Avenue and east of Taft Road, Parcel(s) # 50-22-16-176-022 & 50-22-16-25-023.**

The applicant is requesting multiple variances from the CITY OF NOVI Code of Ordinance; Section 3.1.15.D to reduce the front yard setback from 100 feet to varied range from 85 feet to 98 feet due to recessed building design; Section 3.1.15.D to reduce the parking side setback from 20 feet to a varied range from 0 feet to 15 feet to allow for

construction of parking lot across multiple properties; Section 5.3.12 to allow absence of parking lot end islands within off-street parking area to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot; Section 5.7 to allow for increase of maximum allowed illumination levels along property lines adjacent to non-residential districts as the development is expanded among multiple properties owned by the applicant; Section 5.2.12.C. to allow reduction of minimum required parking spaces to be provided on site(2,979 spaces required, 2,951 spaces provided); Section 5.2.3. to allow increase of minimum distance required from the nearest point of a building to the nearest point of the off-street parking lot on a different parcel (300 feet required, approximately 450' provided). Parcel 50-22-16-176-022 is zoned OST (Office Research and Technology and parcel 50-22-16-251-023 (OST WITH EXO Overlay with Office Research and Technology).

The motion to grant the variances requested in case PZ16-0030 sought by TBON, LLC were approved for a reduction of parking spaces, elimination of parking islands, parking lot lighting, reduction parking and building setbacks. All variances were approved because they will all increase safety at the property when larger events are being held. The relief granted will not unreasonably interfere with adjacent or surrounding properties because multiple parcels in the area are owned by TBON, LLC and not directly near any residential properties. The petitioner has also created a major event board of commissioners to gather when a large event is being held and parking is compromised.

Variance One: Section 5.5.12.C

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved: 5-0**

Variance Two: Section 5.3.12

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved: 5-0**

Variance Three: Section 5.7

**Motion Maker: Member Montville**

**Seconded: Member Sangvi**

**Motion Approved: 5-0**

Variance Four: Section 3.1.15.D

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved: 5-0**

Variance Five: Section 5.2.3

**Motion Maker: Member Montville**

**Seconded: Member Ferrell**

**Motion Approved: 5-0**

Meeting Adjournment: 8:29pm

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).