



cityofnovi.org

ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, April 10, 2018

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, Chairperson Krieger, Member Olsen, Member Nafso, Member Peddiboyina, and Member Sanghvi

Present: Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Olsen, Member Peddiboyina, and Member 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
Case No. PZ18-0006 has been cancelled and removed from the agenda.

Approval of Minutes:
Public Remarks:

APPROVED
Citizens Michael Duchesneau, Steve Angus, Rachel Sines, and Todd Keane came forward with opposition to a proposed development on Old Novi Road

Public Hearings:

1. **PZ18-0002 (ID Enterprises) 41875 Carousel Dr, East of Novi Road and North of Twelve Mile Road, Parcel #50-22-02-400-011.** The applicant is requesting variance from the City of Novi Code of Ordinance Section 28-5(f)(3) to allow a proposed replacement sign located one foot from right of way, 10 foot distance required by code. This property is zoned Mobile Home (MH).

The motion to approve case PZ18-0002 requesting variance for a proposed replacement sign located one foot from right of way was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to

use of the property because moving the sign back would negatively interfere with visibility for residents, prospective residents, and visitors to the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will improve the appearance of the property and allow for necessary visibility.

*Maker: Member Ferrell
Seconded: Member Peddiboyina
Motion passed 7-0*

- 2. PZ18-0004 (Zach Gielow) 623 South Lake Drive, East of West Lake Drive and South of South Lake Drive, Parcel #50-22-03-455-001.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 3.1.5 for a proposed side yard variances of 5.05 feet aggregate side yard of 9.05, 25 feet total minimum required by code and proposed lot coverage of 36%, 25% maximum allowed by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0002 requesting variance for proposed side yard variances of 5.05 feet, an aggregate side yard of 9.05, and lot coverage of 36% was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the unusual shape of the lot does not allow any other space to expand for a growing family.

*Maker: Member Gronachan
Seconded: Member Sanghvi
Motion passed 7-0*

- 3. PZ18-0007 (Robert Brand's Environments) 21651 Fenway Dr, West of Novi Road and South of Nine Mile Road, Parcel #50-22-34-276-008.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 4.19 E I, for a 682 square foot variance for a proposed accessory structure of 1,532 square feet, 850 feet allowed by code. This property is zoned Single Family Residential (R-3).

The motion to approve case PZ18-0002 requesting a variance of 682 square feet for a proposed accessory structure for an aggregate total of 1,532 square feet for all accessory structures on the property was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the current garage is outdated and cannot accommodate current vehicle types. The property is unique because of the size and shape as well as its unique placement in the neighborhood. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the accessory structure will be for personal storage use only.

*Maker: Member Gronachan
Seconded: Member Sanghvi
Motion passed 7-0*

4. **PZ18-0008 (Detroit Metro Signs) 44840 North Hills Drive, East of Taft Road and South of Nine Mile Road, Parcel #50-22-34-127-002.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28.5(f) for the installation of a new proposed sign one foot from the right of way, ten feet required by code. This property is zoned Low-Density Multiple-Family (RM-1).

Chairperson Krieger recused herself from case PZ18-0008 as a potentially affected property owner within the buffer area.

The motion to approve case PZ18-0002 requesting variance for a proposed replacement sign located one foot from right of way was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of the shape of the lot and naturally occurring slope of the topography. The relief is consistent with the spirit and intent of the ordinance because it will be proportional and allow easy visibility for the community.

*Maker: Member Peddiboyina
Seconded: Member Gronachan
Motion passed 7-0*

Meeting Adjournment: 8:00 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).