



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Regular Meeting
Tuesday, February 13, 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, Member Krieger, Member Olsen, Member Nafso, Member Peddiboyina, and Chairperson Sanghvi
- Present:** Members Byrwa, Member Ferrell, Member Gronachan, Member Krieger, Member Olsen, Member Nafso, Member Peddiboyina
- Absent Excused:** Chairperson Sanghvi
- Also Present:** Larry Butler (Community Development Deputy Director), Thomas Schultz (City Attorney), Katherine Oppermann (Recording Secretary)

Pledge of Allegiance
Approval of Agenda: **APPROVED**
Approval of Minutes: **APPROVED**
Public Remarks: **None**
Public Hearings:

- PZ17-0063 (Berkshire eSupply) West of Haggerty Road and South of Fourteen Mile Road, Parcels #50-22-01-200-027, 50-22-01-200-026, 50-22-01-200-018.** The applicant is requesting a variance from the City of Novi Code of Ordinances Sections 5.4.1 for the proposed location of a loading area in the side yard, in the interior side yard up to a total of ratio of 5 square feet per front foot of building to a total area of 360 square feet per building. Section 28.7 for the proposed installation of a forth flag pole, two additional flag poles allowed by code. This property is zoned Office Service Technology (OST).

The motion to approve case PZ17-0063 requesting variance to allow a proposed loading area in the side yard the proposed installation of a forth flag pole and was approved. The property is unique because of the topography of the area, shape of the lot, and the varied heights of neighboring buildings. The relief granted will not unreasonably interfere with adjacent or surrounding properties the southern part of the lot has

significant woodland. The variance granted is conditioned upon Preliminary Site Plan Approval by the Planning Commission.

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

2. **PZ17-0064 (Alice & Jason Bertschi) 23661 E Le Bost Dr, East of Meadowbrook Road and South of Ten Mile Road, Parcels #50-22-25-151-013.** The applicant is requesting variances from the Novi Zoning Code of Ordinance Section 3.1.5 for a front yard setback of 20 feet, 30 feet minimum Setback required by code and rear yard setback of 32 feet, 35 feet minimum setback required. Setbacks are for a proposed garage. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0060 requesting variance for a front yard setback of 20 feet and a rear yard setback of 32 feet for a proposed garage was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because they lacks a place to park their car safely and protected from the elements. The property is unique because of the odd shape of the lot and its location in relation to the street. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is a minimal request that does not infringe on other lots.

*Maker: Member Nafso
Seconded: Member Krieger
Motion passed 7-0*

Meeting Adjournment: 7:37 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).