



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Regular Meeting
Tuesday, September 12, 2017
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 Montville, Member Nafso, Member Peddiboyina, and Chairperson Sanghvi

Present: Members Byrwa, Member Gronachan, Member Krieger, and Chairperson Sanghvi

Absent Excused: Member Ferrell, Member Montville, Member Nafso, and Member Peddiboyina

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

Approval of August 2017 Minutes:

APPROVED

Public Remarks:

None

Public Hearings:

1. **PZ17-0036 (Signarama) 45833 W 12 Mile Rd, East of Napier and South of W 12 Mile Road, Parcel #50-22-15-226-003.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-6 to allow the installation of a 48 square foot temporary sign, 40 square feet maximum allowed. This property is zoned Residential Acreage (R-A).

The motion to approve case PZ17-0036 requesting variance for a temporary 48 square foot sign was approved for the duration of one year. The property is unique due to the size of the property and speed at which cars travel along the road. The relief granted will not unreasonably interfere with adjacent or surrounding properties because those immediately adjacent are also vacant land. The variance granted is subject to reapplication after the period of one year.

Motion Maker: Member Krieger

Seconded: Member Gronachan

Motion passed 4-0.

2. **PZ17-0037 (Signarama/Rose Senior Living) 47601 Grand River, West of Beck Road and South of Grand River, Parcel #50-22-17-400-046.** The applicant is requesting a variance from the City of Novi Code of Ordinance Sections 28-5 to allow the addition of ground sign at the second entrance one allowed, 28-5(9) to allow a 8 foot high sign, 6 feet max allowed, 28-8 to allow sign to be located of premise, off premise signs are only permitted on M5 and I96 off premises sign zone, 28-5(b) to allow a 40 square foot sign 30 square foot maximum allowed. This property is zoned Office Service Commercial (OSC).

The motion to approve case PZ17-0037 requesting variance for the addition of a ground sign was approved. The property is unique due to the vast size, unique shape and winding road. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is consistent with other signage at the property.

*Motion Maker: Member Gronachan
Seconded: Member Krieger
Motion passed 4-0.*

3. **PZ17-0038 (Paul Mruk) 49781 Leyland Circle, West of Wixom Road and North of 11 Mile Road, Parcel #50-22-18-426-014.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a 4.5 foot for a rear yard setback of 30.5 feet, 35 feet allowed. This property is zoned Single Family Residential R-1).

The motion to approve case PZ17-0038 requesting variance for side and rear yard setbacks was approved. The property is unique due to the size and shape of the lot as well as the significant wooded area. The relief granted will not unreasonably interfere with adjacent or surrounding properties as shown by neighbor's approval and is a minimal variance.

*Motion Maker: Member Gronachan
Seconded: Member Krieger
Motion passed 4-0.*

4. **PZ17-0039 (NSA Architects/City of Novi) 601 South Lake Dr. West of Old Novi Road, South of South Lake Drive, Parcel #50-22-03-455-007.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.6.2.B for a 40.83 foot variance for proposed north front yard setback of 34.17 feet, 75 feet required. This property is zoned Single Family Residential (R-4).

The motion to recommend approval in case PZ17-0039 requesting variance for a proposed north front yard setback was approved. Without the variance the petitioner would be unreasonably prevented or limited with respect to use of the property in creating safe walking grades, and improving the property while making minimal impact on the overall site. The property is unique due to the topography.

*Motion Maker: Member Gronachan
Seconded: Member Byrwa
Motion passed 4-0.*

5. **PZ17-0040 (Theodore Andris) 1103 East Lake Drive, South of Fourteen Mile Road and East of East Lake Drive, Parcel #50-22-02-126-001.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.4.1 for a proposed 49 square foot variance for the 466 loading area, 515 square feet required and for location in front yard setback. This property is zoned General Business (B-3).

The motion to approve case PZ17-0040 requesting variance for the loading area was approved. The relief granted will not unreasonably interfere with adjacent or surrounding properties because there is a buffer from residents. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.

*Motion Maker: Member Krieger
Seconded: Member Gronachan
Motion passed 4-0.*

6. **PZ17-0041 (Giffles Webster) 48150 Grand River, East of Wixom and North of Grand River, Parcel # 50-22-17-226-003.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Sections 5.11.2 to extend fence into front yard, Section 3.1.22.D for a 15 foot reduction in rear parking setback, 20 foot minimum allowed. This property is zoned Office Service Commercial (OSC).

The motion to approve case PZ17-0041 requesting variance to extend a fence into the front yard was approved. Without the variance the petitioner would be unreasonably prevented or limited with respect to use of the property in making the needed security improvements for the safety of their employees

*Motion Maker: Member Montville
Seconded: Member Gronachan
Motion passed 4-0.*

Meeting Adjournment: 8:13 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).