



**ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI**

Regular Meeting

Tuesday, May 8, 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 Nafso, Member Peddiboyina, and Member Sanghvi

Absent Excused: Member Olsen

Also Present: Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

Pledge of Allegiance

Approval of Agenda:

Approval of Minutes:

Public Remarks:

APPROVED as amended

APPROVED

Citizens came forward with concerns and ideas regarding the pavilion shore village area, proposed developments as well as rules of procedure, please reference minutes for full remarks.

Public Hearings:

1. **PZ18-0010 (Mike Corrigan) 45200 Grand River Avenue, West of Novi Road and North of Grand River Avenue, Parcel #50-22-15-301-010.** The applicant is requesting a variance from the City of Novi Zoning Code of Ordinance Section 5.2.12.E for 74 parking spaces to allow for the proposed 197 parking spaces, 271 minimum parking spaces is required by code. This property is zoned Light Industrial (I-1).

The motion to approve case PZ18-0010 requesting variance for 74 fewer parking spaces was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property due to the size of the property and nature of the business there. The property is unique because it has a small number of employees (~40) for a large property.

Maker: Member Ferrell
Seconded: Member Sanghvi
Motion passed 7-0

- PZ18-0011 (A&H Custom Deck Construction LLC) 43484 Scenic Lane, West of Novi Road and South of Nine Mile Road, Parcel # 50-22-34-228-005.** The applicant is requesting a variance from the City of Novi Zoning Code of Ordinance Section 3.32 (7) for a 2 foot exterior side yard set-back variance for a proposed deck extension, 30 feet minimum required by code. This property is zoned Single Family Residential (R-3).

The motion to approve case PZ18-0011 requesting variance for proposed side yard variance was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because with regards to safety when using their grill. The property is unique because of the shape of the building and lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is a minimal request and will have little impact on the neighbors.

Maker: Member Gronachan
Seconded: Member Byrwa
Motion passed 7-0

- PZ18-0012 (Chris Cramer/Vicki Bolanis) 1301 South Lake Drive, East of West Park Drive and South of South Lake Drive, Parcel #50-22-03-331-012.** The applicant is requesting variance from the City of Novi Zoning Code of Ordinance Section 3.1.5 for a front yard set-back variance of 25 feet, 35 feet minimum required by code, a rear yard set-back of 25.45 feet, 35 minimum required by code, a side yard total aggregate 27.17 feet, 40 feet minimum required by code, for the proposed maximum lot coverage of 25% required by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0012 requesting setback variances was approved. The property is unique because of the size and shape as of the corner lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be an improvement to the neighborhood and will provide a side yard setback closer to current code than the existent home has.

Maker: Member Gronachan
Seconded: Member Nafso
Motion passed 7-0

- PZ18-0014 (Steven Agazzi) 42900 Ten Mile Road, East of Novi Road and North of Ten Mile Road, Parcel #50-22-23-376-006.** The applicant is requesting variances from the City of Novi Zoning Code of Ordinance Section 3.1.19.D. for reduction of minimum front yard setback for building (100 feet required, 22 feet existing non-conforming and 18 feet proposed) and for reduction of minimum side yard setback for building (50 feet required, 20 feet existing non-conforming and 12 feet proposed). Section 7.1.4.A to allow the

proposed enlargement of the existing non-conforming structure by increasing its nonconformity. This property is zoned General Industrial (I-2).

The motion to approve case PZ18-0014 requesting variance for reduction of the front and side yard setback as well as increasing the nonconformity of an existing non-conforming structure was approved. The property is unique because of the site shape and existing conditions. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is a minimal request and received no objection from neighbors.

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

5. **PZ18-0015 (Daifuku) 30100 Cabot Drive, West of Haggerty Road and North of Thirteen Mile Road, Parcel # 50-22-01-400-039.** The applicant is requesting variances from the City of Novi Code of Ordinance Section 28-5 for the addition of one sign, one 250 square foot sign allowed by code. This property is zoned Office Service Technology (OST).

The motion to approve case PZ18-0015 requesting variance for an additional sign was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the difficulty with regards to visibility for clients, vendors and visitors to the property. The property is unique because of how it is setback and at a 45 degree angle from the road.

*Maker: Member Nafso
Seconded: Member Ferrell
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).