



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, April 11, 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 Krieger, Member Montville, Member Nafso, Member Peddiboyina, Member Sanghvi, and Chairperson Gronachan

Present: Members Byrwa, Member Krieger, Member Peddiboyina, Member Sanghvi & Chairperson Gronachan

Absent Excused: Member Ferrell, Member Montville, & Member Nafso

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

Pledge of Allegiance

Approval of Agenda:

APPROVED

Approval of February 2016 Minutes:

APPROVED

Public Remarks:

None

Public Hearings:

None

- PZ16-0063 (ALLIED SIGNS, INC.) 26150 TOWN CENTER DRIVE, north of Eleven Mile Road and east of Town Center Drive, Parcel # 50-22-14-376-018.** The applicant is requesting a variance from the City of Novi Code of Ordinance; Section 28-5(2), to allow one 22 square foot ground sign and code section 28-5(2) to allow one additional wall sign at 23.81 square foot. This property is zoned OSC (OFFICE SERVICE COMMERCIAL).

The motion to approve case PZ16-0063 requesting the addition of a wall sign, and monument sign for the new Homewood Suites Hotel was approved. The property is unique because of the location and setbacks from Town Center Drive. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the requested variance is the minimum needed in order for the hotel to secure better visibility from the road.

Motion Maker: Member Krieger

Seconded: Member Sanghvi

Motion passes 4-1

- 2. PZ17-0005 (Gary Ehlers) 1705 East Lake Drive, north of Thirteen Mile Road and west of Novi Road Parcel # 50-22-02-357-015.** The applicant is requesting a variance from the CITY OF NOVI Zoning Ordinance Section 3.1.5 to allow for the installation of a sun room/storage room in the side and rear yard. Minimum required side yard setback is ten feet, applicant is requesting 4 feet. Aggregate Total requirement is 25 feet, applicant is requesting 12 feet. Minimum required rear yard setback is 35 feet, applicant is requesting 17 feet. Total lot coverage allowed by city ordinance is 25%, applicant is requesting 43%. This property is zoned One Family Residential (R-4).

The motion to approve case PZ17-0005 requesting a decreased side yard, rear yard and aggregate totals was approved. The property is unique because of the small size and configuration of the lot.

Motion Maker: Member Sanghvi

Seconded: Member Krieger

Motion passes 5-0

- 3. PZ17-0009 (Kingsway Construction) 101 Lashbrook, north of Thirteen Mile and west of Novi Road, Parcel # 50-22-376-008.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 3.1.2 to allow reduce setbacks for front, rear, sideyards and reduce lot coverage for additions to existing residence. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0009 requesting decreased front yard, rear yard, sideyard, and lot coverage was approved. The property is unique due to the size of the lot and existing footprint of the house. The petitioner showed a practical difficulty due to the existing house on the lot, and the inability to change the current layout to be able to obey the zoning ordinance as it stands.

Motion Maker: Member Peddiboyina

Seconded: Member Sanghvi

Motion passes 5-0

Meeting Adjournment: 7:48 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).