



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, November 10, 2015 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd
(248) 347-0415

Roll call: Members Ferrell, Ibe, Krieger, Sanghvi, Bywra, Richert, Montville and Gronachan
Present: Members Ferrell, Ibe, Bywra, Richert, Montville and Gronachan
Absent: Members Krieger and Sanghvi (Excused)
Also Present: Charles Boulard, Building Director, Beth Saarela, City Attorney and Stephanie Ramsay, Recording Secretary

Pledge of Allegiance

Approval of Agenda: APPROVED

Approval of Minutes:

1. Approval of the September 15, 2015 minutes – APPROVED
2. Approval of the October 13, 2015 minutes - APPROVED

Public Remarks: None

Public Hearings

1. STANAJ (CASE NO. PZ15-0010) Pjeter Stanaj, Vacant parcel on south side of 9 Mile Road and east of Napier, Parcel #: 50-22-31-100-001. The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.1 (d) to allow construction of new single family residence on an existing vacant parcel: 1) a variance of 26.0 feet in the required front yard setback (45.0 feet required, 19.0 feet proposed); and 2) a variance of 26.0 feet in the required rear yard setback (50.0 feet required, 24.0 proposed).

Motioned by Montville, supported by Ferrell to APPROVE Case PZ15-0010, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.1 (d) to allow construction of new single family residence on an existing vacant parcel: 1) a variance of 26.0 feet in the required front yard setback (45.0 feet required, 19.0 feet proposed); and 2) a variance of 26.0 feet in the required rear yard setback (50.0 feet required, 24.0 proposed). The following conditions apply to this variance: 1) The house is to be made of 100% clad-in brick to conform to the nearby subdivision; 2) no deck is to be in the backyard, instead a paver patio (not to add any elevation to the backyard, or nothing raised) to assist with the privacy the neighbors have discussed;

and 3) the city water and sewer are to be extended to the residence by the applicant or his successor.

Motion carried 4-2.

2. SZOSTEK (CASE NO. PZ15-0036), RYAN & LINDSAY SZOSTEK, 1310 EAST LAKE DRIVE, WEST OF NOVI ROAD AND SOUTH OF 14 MILE ROAD, PARCEL #: 50-22-02-151-033.

The applicant is requesting variances from the City of Novi, Code of Ordinances; Section 3.1.5 (d) to allow construction of a new third floor living area addition with an attic (living area) addition over the existing footing on an existing nonconforming lakefront parcel: 1) a variance of 4.83 feet in the required south side yard setback (10 feet required, 5.17 feet proposed); 2) a variance of 0.5 stories of building height (2.5 stories permitted, 3 stories proposed); and 3) a variance from Section 4.19.1G of 5.0 feet for the required separation distance from detached accessory building (10.0 feet required, 5.0 feet proposed).

Motioned by Ibe, supported by Ferrell to APPROVE Case PZ15-0036, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5 (d) to allow construction of a new third floor living area addition with an attic (living area) addition over the existing footing on an existing nonconforming lakefront parcel: 1) a variance of 4.83 feet in the required south side yard setback (10 feet required, 5.17 feet proposed); and 2) a variance of 0.5 stories of building height (2.5 stories permitted, 3 stories proposed). The third variance request was removed from the motion since it was not required.

Motion carried 6-0.

3. OAKLAND FLEX ACADEMY (CASE NO. PZ15-0039), IMAGE 360 ON BEHALF OF OAKLAND FLEX TECH ACADEMY, 24245 KARIM BLVD, NORTH OF TEN MILE ROAD AND WEST OF HAGGERTY ROAD, PARCEL#: 50-22-24-476-019.

The applicant is requesting variances from the City of Novi, Code of Ordinances, Section 28-5(3) to allow a second sign (single wall sign allowed in OS-1, Office Service District). The proposed sign is a 32 square foot monument sign.

Motioned by Montville, supported by Ferrell to APPROVE Case PZ15-0039, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a second sign (single wall sign allowed in OS-1, Office Service District). The proposed sign is a 32 square foot monument sign.

Motion carried 6-0.

Public Comments: None

Other Matters: Chair Gronachan wished the veterans a happy Veterans Day and thanked them for their service.

Adjournment:

Motion by Ibe, supported by Ferrell to adjourn the meeting at 9:06 p.m.

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).