



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, April 12, 2016 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd

(248) 347-0415

**Roll call:** Members Ferrell, Member Krieger, Member Sanghvi, Member Byrwa, Member Montville, Member Peddiboyina and Chairperson Gronachan

**Present:** Members Krieger, Member Sanghvi, Member Byrwa, Member Montville, Member Peddiboyina, Member Ferrell, and Chairperson Gronachan

**Absent:** N/A

**Also Present:** Charles Boulard (Community Development Director), Beth Saarela (City Attorney), Angela Pawlowski (Recording Secretary), Monica Dreslinski (Recording Secretary)

Pledge of Allegiance

Approval of Agenda: APPROVED

Approval of Minutes:

Public Remarks: None

Public Hearings

- 1. Michigan Beer Company (PZ16-0003), 42875 Grand River Ave, Suite 104, south of Grand River Avenue and west of Main Street, Parcel # 50-22-23-176-011.** The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5(2)f.2 and 28-5(2)f.2a and b to allow installation of a new projecting oversized sign (allowed only for upper level businesses), of 60 square feet (15 square feet allowed), with a projection of 54" on the west elevation with less than 12 feet above grade. The proposed sign is for a first floor business.

In case Number PZ16-0003, the motion to approve because the petitioner did not create the condition because the layout of the streets themselves, the relief granted will not reasonably interfere with adjacent or surrounding properties because the frontage is difficult to see. The relief is consistent with the spirit and intent of the ordinance because of the reduced size of the sign.

**Motion Approved 7-0**  
**Motion Maker: Member Krieger**  
**Seconded: Member Brywa**

- 2. Sessions (PZ16-0008) 319 Elm Court, south of South Lake Drive and west of Novi Road, Parcel # 50-22-03-481-002.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 to allow construction of a second floor addition and attached garage with reduced side yard setbacks (10 feet required, 5.9 feet proposed) and reduced front setback (30 feet required, 15.5 for existing home, 19.4 for proposed garage) for an existing nonconforming residence.

In case number PZ16-0008, the motion to approve because of the unique size of the lot. The relief will not unreasonably interfere with adjacent or surrounding properties due to construction occurring and non-conformity of the lot.

**Motion Approved 7-0**  
**Motion Maker: Member Ferrell**  
**Seconded: Member Sangvi**

- 3. Riverbridge Condominium Home Owners Association (PZ16-0009) east of Novi Road and north of 8 Mile Road: multiple parcels.** The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5(d).3 to allow installation of a (2) new neighborhood signs in and within 10 feet of the City Right of Way.

In Case Number PZ16-0009, Motion to approve the variance as requested. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the curvature of the road and the practical difficulty in identifying the subdivision due to the preexisting landscape.

**Motion Approved 7-0**  
**Motion Maker: Member Montville**  
**Seconded: Member Krieger**

- 4. Ehlers (PZ16-0010) 1705 East Lake Drive, south of 14 Mile Road and west of Novi Road, Parcel # 50-22-02-357-015.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5.d to allow construction of a second floor addition to an existing nonconforming residence with reduced side yard setbacks (10 feet required, 4 feet and 8 feet proposed) and aggregate side yard setback (30 feet required, 12 feet proposed). The property is zoned R-4.

In case number PZ16-0010, the motion to approve the variance as requested. The practical difficulty due to the existing footprint was identified, and the need is not self-created due to non-conformity of the lot.

**Motion Approved 7-0**  
**Motion Maker: Member Montville**

**Seconded: Member Krieger**

5. Primanti Bros (PZ16-0011), 43335 Crescent Blvd., east of Novi Road and north of Grand River Ave, Parcel #: 50-22-14-351-063. The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) and 28-1 to allow installation of (2) oversize wall signs of 139 and 132 Square feet where a single sign or 65 square feet is allowed by right.

In case number PZ16-0011, the motion to approve the variance as requested and advertised. The road layout presents a practical difficulty, and the sign layout will not interfere with surrounding properties, but will enhance by attracting attention. The road layout and layout of buildings is unique. The relief is consistent with the spirit and intent of the ordinance because the sign was carefully constructed.

**Motion Approved 7-0**

**Motion Maker: Member Krieger**

**Seconded: Member Ferrell**

Adjournment:

Voice vote to adjourn the meeting at 7:59pm

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).