



cityofnovi.org

ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, September 11, 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 Olsen, 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:
 Public Hearings:

APPROVED
None
None

- PZ18-0029 (Hillside Investments/D. Hardin) 25540 Seeley Rd, West of Haggerty Road and North of Grand River Ave, Parcel #50-22-24-251-027.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Sections: 3.6.2F.ii and 4.19.2 to reduce the required north parking setback from 100 feet to the proposed 55 feet and to place two accessory structures in the south side yard. Except where otherwise permitted and regulated, accessory structures shall be located in the rear yard. This property is zoned Light Industrial (I-1).

The motion to approve case PZ18-0029 requesting variance to reduce the required north parking setback from 100 feet to the proposed 55 feet and to place two accessory structures in the south side yard was approved. The petitioner has shown practical difficulty in providing sufficient space for tenants. The property is unique because the lot is narrow in shape. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the adjacent properties were worked with during development and accommodations made with the berm, trees, and signage.

*Maker: Member Ferrell
 Seconded: Member Byrwa
 Motion passed 7-0*

2. **PZ18-0037 (Saroki Architecture) 26090 Ingersol Dr, East of Novi Road and North of Grand River Ave, Parcel #50-22-14-351-064.** The applicant is requesting a variance from the City of Novi Code of Ordinance Section 28-5(d) for the installation of an additional 20 square foot exterior building wall sign, one sign allowed by code. This property is zoned Town Center (TC).

The motion to approve case PZ18-0037 requesting variance for the installation of an additional 20 square foot exterior building wall sign was approved. The petitioner has shown practical difficulty in providing sufficient signage. The property is unique because Michigan First Credit Union is a separate business within a larger store and as such customers may have difficulty locating the branch without signage.

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

3. **PZ18-0039 (MGA Architects) 1317 E Lake Dr, North of Thirteen Mile Road and South of Fourteen Mile Road, Parcel # 50-22-02-177-005.** The applicant is requesting variances from the City of Novi Zoning Code of Ordinance Section 3.1.5 for a 4 foot proposed side yard setback, (10 feet minimum required), and an aggregate side yard setback of 16 feet, (25 feet combined aggregate required). This will allow for a second story addition to the existing non-conforming structure. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0039 requesting variance for a 4 foot proposed side yard setback and an aggregate side yard setback of 16 feet was approved. The petitioner has shown practical difficulty in working with their lot which is non-conforming under current code. The property is unique because the lot is very narrow in shape. The petitioner did not create the condition because it was existing non-conforming.

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

4. **PZ18-0041 (Tina & Mark Miller) 1957 West Lake Dr., South of Pontiac Trail and North of South Lake Dr, Parcel #50-22-03-155-003.** The applicant is requesting variances from the City of Novi Zoning Code of Ordinance Section 3.1.5 for a 8 foot and 6.3 foot variances for a proposed 2 feet and 3.7 feet side setbacks required (10 foot minimum allowed), a 9.4 foot variance for a proposed 5.6 feet aggregate side yard setback (25 feet minimum) required, and proposed 40.1% lot coverage, (25% maximum allowed). Covered balcony is included in these requested variances boundaries. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0041 requesting variance for proposed 2 feet and 3.7 feet side setbacks, a proposed 5.6 feet aggregate side yard setback, and

proposed 40.1% lot coverage was approved. The property is unique because the narrow lot. The petitioner did not create the condition because it was previously platted. The relief granted will not unreasonably interfere with adjacent or surrounding properties because neighbors have given their support for the project.

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

Meeting Adjournment: 7:53 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).