



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

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

Activity Center | Novi Civic Center | 45175 W. Ten Mile Road
(248) 347-0459

Roll call Members Ferrell, Gronachan, Ibe, Krieger, Sanghvi , Byrwa, Richert and Montville
Present: Members Gronachan, Ibe, Krieger, Sanghvi , Byrwa, Richert (arrived 7:17PM) and Montville
Absent: Member Ferrell (AE)
Also Present: Tom Walsh, Building Official, Beth Saarela, City Attorney and Stephanie Ramsay, Recording Secretary

Pledge of Allegiance
Approval of Agenda: Approved
Approval of Minutes:

1. APPROVAL OF THE FEBRUARY 10, 2015 MINUTES – APPROVED

Public Remarks: None
Public Hearings

1. CASE NO. PZ15-0002 CHARNETH FEN 50-22-10-400-021

The applicant is requesting a variance from Section 28-6(2) to allow the placement of a twenty-four (24) sq ft off-premises sign for an attached condominium subdivision. The property (sign) is located on the southeast corner of side of 12 ½ Mile Rd and Novi Rd.
CITY OF NOVI, CODE OF ORDINANCES, Section 28-6(2) allows off-premises advertising signs in the RM-1 Zoning District.

In CASE No. PZ15-0002 Motion to approve the variance as requested. The request is based upon circumstances and features that are exceptional and unique to the property and do not result from conditions that exist generally in the City. The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return. The grant of relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties. The applicant received permission. The approval is for 1 year or until all units are sold.

Motion carried: 6-0
Motion maker: Gronachan

2. CASE NO. PZ15-0003 39750 GRAND RIVER WOODBURY COMMERCE PARK

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i and 28-1 to allow an oversize ground sign of 60 square feet (30 square feet allowed) located on the existing "V" shape ground structure. The property is located north side of Grand River Ave. and west of Haggerty Rd. CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i allows a maximum area of 100 sq. ft. and Section 28-1 where a sign has two (2) or more faces, requires the area to be calculated for each face of the sign toward the total square footage permitted.

In CASE No. PZ15-0003 Motion to approve the variance as requested. The request is based upon circumstances and features that are exceptional and unique to the property. They are on Grand River with a speed of 45 miles per hour and with heavy traffic or higher speed this makes it exceptional and does not result from conditions that exist generally in the City. The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return. The grant of relief will not result in a use of structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties and will result in substantial justice being done to adjacent or surrounding properties and is not inconsistent with the Ordinance.

Motion carried: 7-0

Motion maker: Krieger

3. CASE NO. PZ15-0004 45674 CIDER MILL RD

The applicant is requesting variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5 to allow construction of a new addition with a reduced rear yard setback of 32.5 ft. (35 ft. required). The property is located north of 10 Mile Rd and east of Beck Rd.

CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5 requires that a structure within an R-4 zoning district have a minimum rear yard setback of 35 ft.

In CASE No. PZ15-0004 Motion to approve the variance as requested. There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, easement, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because as stated by the applicant. Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted use. The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district. The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.

Motion carried: 7-0

Motion maker: Gronachan

OTHER MATTERS

- 1) Welcome the new members to the Zoning Board of Appeals.

ELECTION OF OFFICERS

- 1) Chairperson Gronachan
- 2) Vice Chairperson Kreiger
- 3) Secretary Ferrell

ADJOURNMENT 7:39PM

OTHER MATTERS

- 1.) Welcome Matt Mosteiko
- 2.) City of Novi Zoning Ordinance
- 3.) Joint Training Session

ADJOURNMENT 8:27 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)