



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

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

Council Chambers | Novi Civic Center | 45175 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 Ferrell, Member Montville, Member Peddiboyina, and Chairperson Gronachan

Absent: N/A

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

Pledge of Allegiance

Approval of Agenda: **APPROVED**

Approval of Minutes: **None**

Public Remarks: **None**

Public Hearings

- 1. AHERN (PZ16-0023) 24022 HEARTWOOD DRIVE, south of Ten Mile and west of Beck Road Parcel # 50-22-29-203-001.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.2 to allow a reduction in an exterior side yard setback (30 feet required, 23.3 feet proposed) to allow construction of an addition to an existing residence. The property is zoned R-1.

Case PZ16-0023 was tabled until the August 9, 2016 meeting.

Motion Approved: 7-0

- 2. SHASTCO LLC. (PZ16-0024), 22285 ROETHEL DRIVE, south of Nine Mile Road and east of Novi Road, Parcel 50-22-26-35-127-018.** The applicant is requesting variances from the City of Novi Zoning Ordinance Sections 4.19.2.A to allow placement in the side yard and 3.1.1.8.D to allow a reduction of exterior side yard setback (40 feet required, 28 feet proposed) for installation of a generator. The parcel is zoned I-1.

The motion to grant the variance in case number PZ16-0024 sought by Shastco LLC for a reduced side exterior side yard setback was approved because without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the generator requires proper power to run. The property is unique because the location of the gas line and parking lot to the north with limited lot space. The petitioner did not create the condition because the current footprint of the building prevented the generator from being placed within current zoning regulations. The relief granted will not unreasonably interfere with the adjacent or surrounding properties because the small generator size and additional landscaping.

Motion Approved 7-0

Motion Maker: Member Krieger

Seconded: Member Montville

- 3. PREMIER MRI/CT (PZ16-0026) 25500 MEADOWBROOK ROAD, south of 11 Mile Road and west of Meadowbrook Road, Parcel # 50-22-24-100-001.** The applicant is requesting a use variance from the City of Novi Zoning Ordinance Section 3.1.18 to allow placement of a mobile MRI trailer onsite for two days and two nights a week to support a medical facility. The property is zoned I-1.

The motion to grant the variance in case number PZ16-0026 sought by Premier MRI/CT for placement of their mobile MRI trailer two days and two nights a week was approved because the property cannot be used as currently zoned for the requested use. The unique circumstances for placement of stationary MRI machines prevented the petitioner from having one located directly in their office. The requested use will not alter the location and the need is not self-created.

Motion Approved 7-0

Motion Maker: Member Krieger

Seconded: Member Sangvi

Meeting Adjournment: 7:28PM

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).