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**ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI**

Regular Meeting

Tuesday, March 13, 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, Member Krieger, Member Olsen, Member Nafso, Member Peddiboyina, and Chairperson Sanghvi

Present: Members Byrwa, Member Ferrell, Member Gronachan, Member Krieger, Member Olsen, Member Nafso, Member Peddiboyina, and Chairperson Sanghvi

Absent Excused: none

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:

APPROVED as amended

APPROVED

Citizen came forward with opposition to a proposed development on Old Novi Road

Public Hearings:

1. **PZ17-0055 (Adrienne Lenda) 1209 East Lake Drive, West of Novi Road and South of Fourteen Mile, Parcel #50-22-02-127-019.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Sections 3.32-10.ii. a, for the building of a proposed 500 square foot shed on the waterfront, 100 square feet allowed by code, and 3.32-10.ii.b to allow a 10.5 foot height, 8 foot allowed by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0055 requesting variance for a proposed 500 square foot shed on the waterfront with a 10.5 foot height was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because a smaller structure on the lakefront would be unable to accommodate their modern water equipment. The property is unique because of the split lots with the road dividing the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties

because the structure will not be disproportionate to the lot and as shown by the letters of neighbor support. The variance granted is subject to the structure being used for storage only and not as a gazebo/bar/entertainment area.

*Maker: Member Gronachan
Seconded: Member Nafso
Motion passed 4-3*

- PZ18-0001 (Mamnoon Siddiqui/Siddiqui Orthodontics) 27250 Wixom Rd, East of Wixom Road and South of Grand River Avenue, Parcel #50-22-17-101-024.** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 5.4 to eliminate the requirement for a loading and unloading zone. Loading zone is required by code. This property is zoned Light Industrial (I-1).

The motion to approve case PZ17-0055 requesting variance for eliminating the requirement for a loading and unloading zone was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because incorporating a loading zone would result in the loss of eight parking spaces. The property is unique because it was reconditioned from a bank to medical offices. The variance granted is subject to the continued medical use of the property.

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

- PZ18-0002 (ID Enterprises) 41875 Carousel Dr, East of Novi Road and North of Twelve Mile Road, Parcel #50-22-02-400-011.** The applicant is requesting variance from the City of Novi Code of Ordinance Section 28-5(f)(3) to allow a proposed replacement sign located one foot from right of way, 10 foot distance required by code. This property is zoned Mobile Home (MH).

With no representative for the case present the motion to table case PZ18-0002 to the April 10th, 2018 Zoning Board of Appeals Meeting was approved.

*Maker: Member Krieger
Seconded: Member Gronachan
Motion passed 7-0.*

- PZ18-0003 (Kensington Family Homes) East of Beck Road and South of Eleven Mile Road, Parcel #50-22-21-103-003.** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 3.1.1, for a side yard setback variance of 9.68 feet for an aggregate total of 40.32 feet. 50 feet is required by code. This property is zoned Residential Acreage (RA).

The motion to approve case PZ17-0055 requesting variance for a side yard setback variance of 9.68 feet for an aggregate total of 40.32 feet was approved.

Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the home would be excessively narrow. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will keep the proposed home consistent with the existent surround properties.

*Maker: Member Nafso
Seconded: Member Krieger
Motion passed 7-0.*

5. **PZ18-0005 (CA Senior Living Holdings, LLC), East of Novi Road and North of Twelve Mile Road, Parcel #50-22-11-300-009.** The applicant is requesting variances from the City of Novi Zoning Ordinance Sections 5.4.1 to allow a proposed loading zone in the side yard. Rear yard location required by code. Section 4.19.2.F to allow placement of a proposed dumpster (screened) in the side yard. Rear yard location required by code. Section 4.19.2.A to allow proposed transformer and generator (screened) placement in the side yard. Rear yard location required by code in rear yard by code. This property is zoned Office Service (OS-1) and Residential Acreage (RA) and is governed by the William R. Eldridge v City of Novi Consent Judgment.

The motion to approve case PZ17-0055 requesting variance for a proposed loading zone, screened dumpster, transformer and generator in the side yard was approved. The relief granted will not unreasonably interfere with adjacent or surrounding properties because there will be screening and landscape to buffer surrounding properties.

*Maker: Member Krieger
Seconded: Member Ferrell
Motion passed 7-0.*

Meeting Adjournment: 7:37 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).