



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Regular Meeting
Tuesday, June 12, 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 Nafso, and Member Peddiboyina

Absent Excused: Member Sanghvi

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

Pledge of Allegiance

Approval of Agenda:

APPROVED as amended

Approval of Minutes:

APPROVED

Public Hearings:

1. **PZ18-0019 (Signature Remodeling, LLC) 905 South Lake Drive, East of West Park Drive and South of South Lake Drive, Parcel # 50-22-03-451-014.** The applicant is requesting variances from the City of Novi Zoning Code of Ordinance Section 3.1.5 for a total side yard aggregate of 17 feet 10 inches setback for a proposed 11 feet, 8 inches and 6 feet 2 inch side yards, 25 feet minimum total allowed by code, a rear yard reduction of 14 feet for a proposed 21 foot setback, 35 feet minimum allowed by code, a lot coverage increase to 27%, 25% allowed by code. Section 4.19 a proposed garage square footage of 966 square foot, 850 square allowed by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0019 requesting variance for aggregate side yard setbacks, rear yard setback, an increase of lot coverage, and total garage square footage was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property due to the difficulty of entering and exiting the garage. The property is unique because of the lay of the existing building and shape of the lot. The relief granted will not

unreasonably interfere with adjacent or surrounding properties because it will improve the value of the home and surrounding area.

Member Nafso recused himself from the vote due to late arrival.

*Maker: Member Gronachan
Seconded: Member Peddiboyina
Motion passed 6-0*

2. **PZ18-0021 (Scott Leibovitz) 25125 Regency Dr, West of Haggerty Road and North of Grand River Avenue, Parcel #50-22-24-276-020.** The applicant is requesting variances from the City of Novi Zoning Code of Ordinance Section 4.19.2 to install an accessory structure in the side yard, accessory structures are required to be located in the rear yard by code. This property is zoned Light Industrial (I-1).

The motion to approve case PZ18-0021 requesting variance to install an accessory structure in the side yard was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because of this equipment to be installed near the lab. The property is unique because of the set of the building. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be well screened and non-visible from the road. The variance granted is subject to the installed structure being permitted only to HOWA while they remain in residence at the site. Should HOWA move to a new location they must take the accessory structure with them.

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

3. **PZ18-0022 (Scott A. Lang) 25565 Clark Ave, West of Novi Road and South of Grand River Avenue, Parcel # 50-22-22-201-016.** The applicant is requesting variance from the City of Novi Zoning Code of Ordinance Section 4.19(e), 1 for a 573 square foot variance to build a 1423 square foot structure. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ18-0022 requesting variance to build a 1024 sq ft structure was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the safe and secure storage of vehicles. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be located in the far rear of the property and will also not interfere with an existing easement.

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

4. **PZ18-0024 (Aver Sign) 45501 Twelve Mile Rd, East of Beck Road and South of Twelve Mile Road, Parcel # 50-22-16-226-019.** The applicant is requesting variances from the City of Novi Code of Ordinance Sections 28-5(a) for one additional sign, 28-5b 2a for additional square footage and 28-7(b)2 for an oversized driveway sign, one 250 square foot sign allowed by code. This property is zoned Office Service Technology (OST).

The motion to approve case PZ18-0024 requesting variance for an oversize driveway sign and a directional sign was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property due to the need to guide people around the multi-purpose property. The property is unique because it is a multi-functional property with two locations on site as well as the topography and size of the lot.

Maker: Member Ferrell

Seconded: Member Peddiboyina

Motion passed 7-0

Public Remarks:

Chris Leineke came forward with concerns and regarding the proposed Robertson Brothers development.

Meeting Adjournment: 8:03 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).