



**ZONING BOARD OF APPEALS ACTION SUMMARY**  
**CITY OF NOVI**  
**Regular Meeting**  
**Tuesday, December 12, 2017**  
**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 Nafso, Member Peddiboyina, and Chairperson Sanghvi
- Present:** Members Byrwa, Member Ferrell, Member Gronachan, Member Krieger, 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: **APPROVED**  
Approval of Minutes: **APPROVED**  
Public Remarks: **None**  
Public Hearings:

- 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 400 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 table case PZ17-0055 to the March 13<sup>th</sup>, 2018 Zoning Board of Appeals Meeting was approved.***

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

2. **PZ17-0057 (Image360) 39711 Grand River Avenue, West of Haggerty Road and South of Grand River Avenue, Parcel #50-22-24-476-025.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5.g.1, for the proposed modification of an existing ground sign with the installation of a new changeable copy sign. Base will remain for reuse. This property is zoned General Business (B-3).

***The motion to approve case PZ17-0057 requesting variance to allow a changeable copy sign was approved. The petitioner has shown practical difficulty on giving needed exposure to all businesses located in the plaza. The property is unique because of the building shape and the distance at which it is setback from the road. The relief granted will not unreasonably interfere with adjacent or surrounding properties as it is a longstanding business center and the modified sign will be smaller than the current existing sign.***

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

**Meeting Adjournment:** 8:02 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).

