



cityofnovi.org

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

Regular Meeting

Tuesday, February 11, 2020

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Member Krieger, Member Longo, Member Montague, Chairperson Peddiboyina, Member Sanghvi, Member Sanker, and Member Verma
- Present:** Member Krieger, Member Longo, Member Sanker, and Member Montague
- Absent Excused:** Chairperson Peddiboyina, Member Sanghvi, and Member Verma
- 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:

APPROVED
DECEMBER 2019 - APPROVED with revisions to:
Pg. 14 Line 1 "one objection"
none

Public Remarks:
 Public Hearings:

1. **PZ20-0001 (Ron and Roman Inc/Guernsey Farms Dairy) 21300 Novi Road, East of Novi Road and North of Eight Mile Road, Parcel #50-22-35-301-001.** The applicant is requesting variance from the City of Novi Zoning Code Section 5.3.12 for the absence of end island curbing. By code end islands landscaped with raised curbs are required at the end of all parking bays that abut traffic circulation aisles in off street parking. This property is zoned General Business (B-3).

The motion to approve case PZ20-0001 for variance the absence of end island curbing was approved. The property is unique because it is a property of historical significance to the area. The petitioner did not create the condition because the tree they are seeking to preserve by the absence of the curbing has been long established. The relief granted will not unreasonably interfere with adjacent or surrounding properties.

*Maker: Member Montague
 Seconded: Member Krieger
 Motion passed 4-0.*

2. **PZ20-0002 (Allied Signs/Chick-Fil-A) 27750 Novi Road, East of Novi Road and South of Twelve Mile Road, Parcel #50-22-14-100-050.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(d)(14) for the addition of two proposed signs, three sign maximum allowed by code. This property is zoned Regional Center (RC).

The motion to approve case PZ20-0002 for variance to allow for two additional proposed signs was approved. The petitioner has shown practical difficulty requiring additional signage beyond the three signs allowed by code. The property is unique because it sits on the entrance to Twelve Oaks Mall, along the busy Novi Road and I-96 Exit ramp. The petitioner did not create the condition because it was an existing property with frontage on all four sides. The relief is consistent with the spirit and intent of the ordinance because it does not impair the public or area businesses.

*Maker: Member Longo
Seconded: Member Krieger
Motion passed 4-0.*

3. **PZ20-0003 (Joann and Ned Aloe) 1529 W Lake Drive, East of West Park Drive and South of W Pontiac Trail, Parcel #50-22-03-131-004.** The applicant is requesting variance from the City of Novi Zoning Code Section 4.19(1)b to allow the proposed building of an accessory structure in the front yard, by code Accessory buildings shall not be erected in the front yard or in any required exterior side yard. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ20-0003 for variance to allow the building of an accessory structure in the front yard was approved. The property is unique because it is a narrow lake lot property with “two fronts”, the lake facing side and the street facing side. The petitioner did not create the condition because it is an old, established lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the proposed improvement is consistent with existent neighboring properties. The relief is consistent with the spirit and intent of the ordinance because it is a minimum request.

The variance is subject to the garage being built consistent the plan provided to the zoning board, with the 6 foot side yard setback as shown.

*Maker: Member Longo
Seconded: Member Krieger
Motion passed 4-0.*

Other Matters – none

Meeting Adjournment: 7:50pm

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).