



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Regular Meeting
Tuesday, November 14, 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 Montville, Member Nafso, Member Peddiboyina, and Chairperson Sanghvi
- Present:** Member Ferrell, Member Krieger, Member Gronachan, Member Peddiboyina, and Chairperson Sanghvi
- Absent Excused:** Member Byrwa, Member Montville, and Member Nafso
- 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:
Public Hearings:

APPROVED as Amended
None available
None

1. **PZ17-0042 (Anthony M. Virga) 1607 East Lake Drive, West of Novi Road and North of Thirteen Mile, Parcel #50-22-02-355-018.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Sections 3.32.10, for the addition of a proposed pergola to an existing shed, 10 feet by 10 feet allowed and Section 3.32.10.A to build a proposed solid landscape stone wall under 5 feet in height and extending into the right a way, 1 foot minimum off property line required, no fence allowed by code. This property is zoned Single Family Residential (R-4).

The board has made a finding in case PZ17-0042 requesting variance to Zoning Ordinance Section 3.32.10.A. for a stone wall. It is the opinion of the board that the wall does not obscure the view as defined in the ordinance based on the facts shown by the petitioner. Petitioner must continue to work with City of Novi Engineering regarding the portion of the wall extending into the City Right-of-Way.

The variance request for the addition of a proposed pergola to an existing shed has been tabled to a future meeting pending readvertisement with more specific dimensions for the proposed pergola.

Maker: Member Gronachan
Seconded: Member Peddiboyina
Motion passed 5-0.

2. **PZ17-0047 (Compo Builders Inc.) 47750 Case Loma Court, West of Beck Road and South of Nine Mile Road, Parcel #50-22-32-201-007.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.1.E for a proposed reduced backyard setback of 7 feet 3 inches to allow 42 feet 9 inches, 50 feet minimum required by code, for the installation of a new roof to cover hot tub. This property is zoned Residential Acreage (R-A).

The motion to approve case PZ17-0047 requesting variance to allow a rear yard setback of 42 feet 9 inches was approved. Without the variance the petitioner would be unreasonably prevented or limited with respect to use of the property due to recent illness. The relief granted will not unreasonably interfere with adjacent or surrounding properties as it is a new development in a secluded area.

*Maker: Member Gronachan
Seconded: Member Ferrell
Motion passed 5-0.*

3. **PZ17-0048 (Compo Builders Inc.) 20940 Dunhill Drive, West of Beck Road and North of Eight Mile Road, Parcel #50-22-32-402-013.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.1 for the proposed increased lot coverage by 1 percent to 26 percent for the building of a Lanai, 25 percent lot coverage allowed by code. This property is zoned Residential Acreage (R-A).

The motion to approve case PZ17-0048 requesting variance to increase lot coverage to 26% to accommodate the building of a lanai was approved. The property is unique because of the size, shape and topography of the lot. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.

*Maker: Member Ferrell
Seconded: Member Gronachan
Motion passed 5-0.*

4. **PZ17-0052 (Armenian Community Center/C. G. Pappas) 41090 Twelve Mile Road, East of Meadowbrook Road and North of Twelve Mile Road, Parcel #50-22-12-351-028/30/34/36.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.2.F. for the proposed location of a dumpster in the side yard. This property is zoned Residential Acreage (R-A).

The motion to approve case PZ17-0052 requesting for the location of a dumpster was approved. The petitioner has shown practical difficulty in locating the dumpster with regards usage. The property is unique because of its topography. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the proposed landscape and screening for the dumpster.

*Maker: Member Krieger
Seconded: Member Ferrell
Motion passed 5-0.*

5. **PZ17-0053 (Coy Construction, Inc.) 25863 Arcadia Drive, West of Taft Road and South of Eleven Mile Road, Parcel #50-22-21-202-005.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.2 for a proposed 4 feet reduced rear yard setback to 31 feet to build a 17 foot deep screened in porch, 35 feet minimum required by code. This property is zoned Single Family Residential (R-1).

The motion to approve case PZ17-0053 requesting variance to the rear yard setback was approved. Without the variance the petitioner would be unreasonably prevented or limited with respect to use of the property due to the medical condition of the homeowner. The property is unique because of its odd shape and the surrounding wooded area. The relief granted will not unreasonably interfere with adjacent or surrounding properties as shown by neighbor support.

*Maker: Member Gronachan
Seconded: Member Krieger
Motion passed 5-0.*

6. **PZ17-0054 (Intercity Neon/Panera Bread) 25875 Novi Road, Suite 100, West of Novi Road and South of Grand River Ave, Parcel #50-22-22-227-029.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5.e.1, for the proposed installation of a building mounted projecting sign, one pedestrian projecting sign allowed by code. This property is zoned Town Center-1 (TC-1).

The motion to approve case PZ17-0054 requesting variance to install a pedestrian sign was approved. The property is unique because of the narrow shape of the lot and parking area. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.

*Maker: Member Ferrell
Seconded: Member Gronachan
Motion passed 5-0.*

Meeting Adjournment: 8:28 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).