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

Regular Meeting

Tuesday, January 9, 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 Nafso, Member Peddiboyina, and Chairperson Sanghvi

Present: Members Byrwa, Member Gronachan, Member Krieger, Member Nafso,

Absent Excused: Member Ferrell, Member Peddiboyina, and Chairperson Sanghvi

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

Pledge of Allegiance

Approval of Agenda:

APPROVED

Approval of Minutes:

APPROVED

Public Remarks:

None

Public Hearings:

- 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 Section 3.32.10, for the addition of a proposed 12 foot by 13 foot pergola to an existing 10 foot by 12 foot shed for a total of a 260 square foot structure, a maximum of 10 feet by 10 feet by 8 feet high allowed by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ17-0042 requesting variance to allow a 156 square foot pergola attached to an existent shed was approved. The relief granted will not unreasonably interfere with adjacent or surrounding properties as it is a minimal request, the structure does not obstruct any views and is an improvement to the property.

*Maker: Member Krieger
Seconded: Member Byrwa
Motion passed 4-0*

2. **PZ17-0060 (Ray Kurmas/Michigan Beer Company) 42875 Grand River Road, Suite104, East of Novi Road and South of Grand River Avenue, Parcel #50-22-23-176-011.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(1)(c)(d)for the proposed installation of an approved oversized 45.83 square foot wall sign facing the parking lot, and Section 28-5(1)(c)(2)(b) for design variance. This property is zoned Town Center-1 (TC-1).

The motion to approve case PZ17-0060 requesting variance for a 45.83 square foot wall sign and design variance was approved. The petitioner has shown practical difficulty in making the business visible from the main street. The property is unique because of the orientation of the building along the street. The relief granted will not unreasonably interfere with adjacent or surrounding properties as the sign is not encroaching on any other buildings or properties.

*Maker: Member Nafso
Seconded: Member Krieger
Motion passed 4-0*

3. **PZ17-0061 (Euko Design Signs) 43825 West Oaks Drive, West of Novi Road and South of Twelve Mile Road, Parcel #50-22-15-200-101.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(b)(1)(a) and Section 28-5(a) for the proposed installation of 4 signs totaling 641.26 square feet, a maximum of 65 square foot allowed by code. This property is zoned Regional Center (RC).

The motion to approve case PZ17-0061 requesting variance for the proposed installation of 4 signs totaling an amended 484.37 square feet was approved. The property is unique because of its position in the corner of the shopping center at a distance from the main road as well as the landscaping and topography. The relief granted will not unreasonably interfere with adjacent or surrounding properties as the petitioners accepted a reduction from the originally requested size so that the sign will be proportional and pleasing to the eye.

*Maker: Krieger
Seconded: Byrwa
Motion passed 4-0*

4. **PZ17-0062 (4 Tech Signs) 30700 Beck Road, East of Beck Road and South of West Pontiac Trail, Parcel #50-22-04-100-032.** The applicant is requesting a variance from the City of Novi Code of Ordinances Sections 28-5(a), for a 3 foot height variance for the proposed installation of a 9 foot high ground sign, 6 foot height allowed by code, Section 28-5B(2)A for a variance of 48.5 square feet for the proposed installation of a 90 square foot Internally LED lit sign, maximum calculated allowed is 41.5, Section 28-10(b)(3) for the proposed installation 510

linear feet of LED Strip lighting, Strip lighting is prohibited by code. This property is zoned General Business (B-3).

The motion to approve case PZ17-0062 requesting variance for the proposed installation of a 90 square foot Internally LED lit sign was approved. The petitioner has shown practical difficulty in representing all 14 of the tenant spaces. The property is unique because of the distance at which the tenants are setback from the road. The petitioner did not create the condition because it was a previously existent property to which they have made significant effort to improve.

*Maker: Member Nafso
Seconded: Member Krieger
Motion passed 4-0*

The motion to approve case PZ17-0062 requesting variance for the proposed installation 510 linear feet of LED Strip lighting was disapproved. Practical difficulty was not shown as strip lighting is not necessary to make the property functional and other permitted lighting is already present. The board believes it would set a precedent not in the spirit of the ordinance.

*Maker: Member Krieger
Seconded: Member Byrwa
Motion passed 4-0*

- 5. PZ17-0063 (Berkshire eSupply) West of Haggerty Road and South of Fourteen Mile Road, Parcels #50-22-01-200-027, 50-22-01-200-026, 50-22-01-200-018.** The applicant is requesting a variance from the City of Novi Code of Ordinances Sections 5.4.1 for the proposed location of a loading area in the side yard, in the interior side yard up to a total of ratio of 5 square feet per front foot of building to a total area of 360 square feet per building. Section 28.7 for the proposed installation of a forth flag pole, two additional flag poles allowed by code. This property is zoned Office Service Technology (OST).

Case PZ17-0063 was postponed at applicant request to the February 13th, 2018 Meeting

Meeting Adjournment: 8:40 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).