



## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, August 11, 2015 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd  
(248) 347-0415

Roll call: Members Ferrell, Ibe, Krieger, Sanghvi, Bywra, Richert, Montville and Gronachan  
Present: Members Ferrell, Krieger, Sanghvi, Bywra, Richert, Montville and Gronachan  
Absent: Member Ibe (Excused)  
Also Present: Tom Walsh, Building Official, Beth Saarela, City Attorney and Stephanie Ramsay, Recording Secretary

Pledge of Allegiance  
Approval of Agenda: APPROVED

Approval of Minutes: None

Public Remarks: None  
Public Hearings

### **1. ROVIK (CASE NO. PZ15-0017) CHRIS AND NANCY ROVIK, 21494 EQUESTRIAN, PARCEL #: 50-22-32-401-086**

The applicant is requesting variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.2(d), a variance of 4.5 feet in the required north side yard setback (15.0 feet required, 10.5 feet proposed, in order to allow construction of new stairwell addition within the existing side yard on an existing parcel.

Motioned by Montville, supported by Krieger to APPROVE Case PZ15-0017, Petitioners request for variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.2(d), a variance of 4.5 feet in the required north side yard setback (15.0 feet required, 10.5 feet proposed, in order to allow construction of new stairwell addition within the existing side yard on an existing parcel.

Motion carried 7-0.

### **2. METRO DETROIT SIGNS ON BEHALF OF RALLY HOUSE (CASE NO. PZ15-0019) 43227 CRESCENT BLVD. PARCEL #: 50-22-14-351-063**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a second (single wall sign allowed in a TC, Town Center District) wall sign.

Per the applicant's request, Case PZ15-0019 has been postponed to the September 15, 2015 meeting.

**3. CURTIS (CASE NO. PZ15-0020) RICHARD CURTIS, 1320 WEST LAKE DRIVE, PARCEL #: 50-22-03-202-006**

The applicant is requesting variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) a variance of 15.5 feet in the required front yard setback (30 feet required, 14.5 feet proposed); in order to allow construction of a new covered porch addition on an existing nonconforming parcel.

Motioned by Krieger, supported by Ferrell to APPROVE Case PZ15-0020, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5(d) a variance of 15.5 feet in the required front yard setback (30 feet required, 14.5 feet proposed); in order to allow construction of a new covered porch addition on an existing nonconforming parcel.

Motion carried 7-0.

**4. BOTTLZ (CASE NO. PZ15-0022) RICHARD JASTER ON BEHALF OF BOTTLZ, 31260 WAKEFIELD DR, PARCEL #: 50-22-02-200-039**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)(a.3) to allow the proposed ground sign within the future right-of-way line.

Motioned by Krieger, supported by Richert to APPROVE Case PZ15-0022, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)(a.3) to allow the proposed ground sign within the future right-of-way line with the following conditions:

1. Once notification from the County has been received, the City must be notified of the approval.
2. If the applicant receives a letter from the County stating they wish to widen Fourteen Mile Road, it would be of no additional cost to the City or County.
3. The sign has a 60 day time limit to be removed from the property if paperwork is not submitted to the County for approval.

Motion carried 7-0.

**5. DMCU (CASE NO. PZ15-0025) JOHN NAGEL WITH IMAGE 360 ON BEHALF OF DIVERSIFIED MEMBER CREDIT UNION, 25880 NOVI ROAD, PARCEL #: 50-22-23-176-033**

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow additional ground and 3-wall signs (two wall sign allowed in a TC, Town Center District).

Motioned by Montville, supported by Sanghvi to APPROVE Case PZ15-0025, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow two signs (West sign and South sign) with the proposed dimensions in the TC (Town Center District).

Motion carried 7-0.

Public Comments: None

Other Matters: None

Adjournment:

Motion by Sanghvi, supported by Bywra to adjourn the meeting at 8:05 p.m.

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).