



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, March 15, 2016 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd

(248) 347-0415

Roll call: Members Ferrell, Krieger, Sanghvi, Bywra, Richert, Montville and Gronachan  
Present: Members Krieger, Sanghvi, Bywra, Montville and Gronachan  
Absent: Members Richert (Excused), Member Ferrell (Excused)  
Also Present: Charles Boulard, Building Director, Beth Saarela, City Attorney

Pledge of Allegiance

Approval of Agenda: APPROVED

Approval of Minutes: APPROVED AS AMENDED

Public Remarks: None

Public Hearings

- 1.) **VOJTKOFSKY (CASE NO. PZ15-0045), RYAN VOJTKOFSKY, PARCEL 50-22-21-179-011, 25687 CODY LANE, EAST OF BECK ROAD AND SOUTH OF 11 MILE ROAD.** The applicant is requesting variances from the City of Novi, Code of Ordinances; Section 5.11.A. to allow construction of fencing within the exterior side yard of an existing home located on a corner lot.

**In case No. PZ15-0045 Motion to Deny the request based on the request is not consistent with the spirit of the Ordinance. The requested variance is not the minimum for use of lot. The fence currently in place can be expanded. The proposed variance would have adverse impact on surrounding property.**

**Motion Approved 4-1**

**Motion Maker: Montville**

**Seconded: Brywa**

- 2.) **SZYMANSKI (PZ16-0001) 2012 WEST LAKE DRIVE, EAST OF WEST LAKE DRIVE AND NORTH OF SOUTH LAKE DRIVE, PARCEL # 50-22-03-155-009.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 to allow construction of a second floor addition with reduced side yard setbacks (10 feet required, 5 feet proposed), reduced aggregate side setback (25 feet

required, 10 feet proposed) and reduced front setback (30 feet required, 18 feet requested) for an existing residence constructed under a previous variance.

**In case no. PZ16-0001 Motion to approve the variance as requested. The need is not self-created. The existing footprint of the house will remain the same. The variance will be consistent with adjacent homes.**

**Motion Approved 5-0  
Motion Maker: Montville  
Seconded: Krieger**

**3.) RUDY (PZ16-0002) 21660 PHILLIP DRIVE, EAST OF MEADOWBROOK ROAD AND SOUTH OF NINE MILE ROAD, PARCEL # 50-22-36-152-021.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1G to allow placement of an accessory structure adjacent to a home (10 foot separation required, 0 feet proposed).

**In Case No. PZ16-0002 Motion to approve the variance as requested. The accessory structure is positioned best for the owner and neighbors. The property is unique for this subdivision because it backs to the woods. The need is not self-created. The variance will not impact the neighboring properties.**

**Motion Approved 5-0  
Motion Maker: Krieger  
Seconded: Sanghvi**

**4.) MICHIGAN BEER COMPANY (PZ16-0003), 42875 GRAND RIVER AVE, SUITE 104, SOUTH OF GRAND RIVER AVENUE AND WEST OF MAIN STREET, PARCEL # 50-22-23-176-011.** The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; 28-5(2)f.2 and 28-5(2)f.2a and b to allow installation of a new projecting oversized sign (allowed only for upper level businesses), of 60 square feet (15 square feet allowed), with a projection of 54" on the west elevation with less than 12 feet above grade. The proposed sign is for a first floor business.

**Tabled to the April 12, 2016 Meeting.**

**5.) DELPHINUS MEDICAL TECHNOLOGIES (PZ16-0004), 45525 GRAND RIVER AVE, WEST OF TAFT ROAD AND SOUTH OF GRAND RIVER AVE, PARCEL #: 50-22-16-451-067.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) to allow installation of an additional sign in the form of a 57 square foot wall sign on the building. Two existing ground signs of 27 and 10.5 square feet each are currently approved and installed.

**In Case No. PZ16-0004 Motion to approve the variance as requested. The applicant has shown practical difficulty. The multi-tenant property has unique topography and is located on the intersection of Taft and Grand River.**

**Motion Approved 5-0**  
**Motion Maker: Krieger**  
**Seconded:**

- 6.) Seba (PZ16-0005), Vacant lot west of Novi Road and north of Nine Mile Road, Parcel #: 50-22-27-476-034.** The applicant is requesting a variance from the City of Novi Zoning Ordinance; Section 5.12 to allow creation of (2) new residential lots without frontage on a public street.

**In Case No. PZ16-0005 motion to delay until the May 10, 2016 meeting.**

**Motion Approved 5-0**  
**Motion Maker: Montville**  
**Seconded: Brywa**

- 7.) C.A.R.S. (PZ16-0006), 24400 Novi Road, east of Novi Road and north of Ten Mile Road, Parcel #: 50-22-23-351-044.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-1(2) to a name change on the existing multi-tenant pylon sign.

**In Case No. PZ16-0006 Motion to approve the request based on practical difficulty. The need is not self-created and the previous variance is to be expanded to include future tenants should the occupant change.**

**Motion Approved 5-0**  
**Motion Maker: Krieger**  
**Seconded: Brywa**

- 8.) Pioneer Pharmacy (PZ16-0007), 39575 Ten Mile Road, west of Haggerty Road and south of Ten Mile Road, Parcel #: 50-22-25-226-016.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) to allow installation of an additional wall sign in the form of a 45 square foot sign on the building. An existing ground sign with tenant panels is allowed and is currently approved and installed.

**In Case No. PZ16-0007 Motion to approve the variance for 36 square foot sign. The sign illuminates 30 minutes prior to opening and be shut off within 30 minutes of closing.**

**Motion Approved 5-0**  
**Motion Maker: Montville**  
**Seconded: Sanghvi**

Adjournment:

Voice vote to adjourn the meeting at 9:00 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).