



## ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, December 13, 2016

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

**Call to Order:** 7:00 pm

**Roll call:** Members Byrwa, Member Ferrell, Member Krieger, Member Montville, Member Peddiboyina, Member Sanghvi, and Chairperson Gronachan

**Present:** Member Byrwa, Member Montville, Member Peddiboyina, Member Sanghvi, and Chairperson Gronachan

**Absent Excused:** Member Ferrell, Member Krieger

**Also Present:** Larry Butler (Community Development Deputy Director) Beth Saarela (City Attorney), Carol Chaput (Recording Secretary)

Pledge of Allegiance

Approval of Agenda:

**APPROVED**

Approval of October Minutes:

**APPROVED**

Public Remarks:

**None**

Public Hearings:

**None**

**1. Grand Promenade, LLC (PZ16-0034), 48975 Grand River Avenue, south of Grand River Ave and east of Wixom Road, Parcel # 50-22-17-101-026.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-5(3) to allow construction of a second monument sign, of 30 square feet. This property is zoned B-3 (General Business).

*The motion to grant the variance in case PZ16-0034, sought by Grand Promenade LLC to allow construction of a second monument sign was tabled to the January 10, 2017 Zoning Board of Appeals Meeting.*

- 2. Phillips Sign & Lighting Inc. (PZ16-0049) 42235 Grand River Ave, south of Grand River and west of Meadowbrook Road, Parcel # 50-22-23-251-022.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(3) to allow for the installation of an additional 5.7 square foot non illuminated sign. One sign allowed. This property is zoned B-3 (General Business).

*The motion to grant the variance in case PZ16-0049, sought by Phillips Sign & Lighting, Inc. to allow an additional sign on the property as the petitioner has shown a practical difficulty requiring an additional 5 square foot sign designating the Express Service of the dealership to coordinate the traffic and flow has been granted. The property is unique due to lot configuration and layout. The applicant is also asking for the minimum size of the variance as stated in the ordinance.*

**Motion Maker: Member Montville**  
**Seconded: Member Sanghvi**  
**Motion Passes: 3-2**

- 3. The Goddard School of Novi (PZ16-0055) 48600 Grand River Avenue north of Grand River Avenue and east of Wixom Road Parcel # 50-22-17-126-012.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 28-5(3) to allow a 113.04 square feet of recreation space/child, Section 5.4.2 to omit separate loading space, 4.19.2F to allow dumpster in side/front yard (do not have a rear yard), 4.19 to allow accessory play structures in side and front yard, 28-5(3) to allow ground sign and one wall sign. This property is zoned B-3 (General Business).

*The motion to grant the variances in case PZ16-0055, sought by The Goddard School of Novi was granted as the Petitioner has shown practical difficulty requiring the variances due to the unique layout and shape of the lot. The two separate entrances and difficult intersections necessitate the need of additional signage. Relief will not unreasonably interfere with adjacent or surrounding properties specifically in regard to the side-yard dumpster as the wall, fencing, and location of the side-yard dumpster is in the least sensitive location. The reliefs granted are consistent with the spirit and intent of the ordinance.*

**Motion Maker: Member Montville**  
**Seconded: Member Peddiboyina**  
**Motion Passes: 5-0**

- 4. Signworks of Michigan, Inc. (PZ16-0058) 44000 Grand River Avenue, north of Grand River Avenue and west of Novi Road, Parcel # 50-22-15-**

**402-002.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 28-5(3) to allow two 120 square foot wall signs. This property is zoned I-2 (General Industrial).

*The motion to grant the variance in case PZ16-0058, sought by Signworks of Michigan, Inc. to allow a larger sign as well as an additional wall sign was approved. The Petitioner has shown practical difficulty requiring additional size and the Petitioner will be unreasonably prevented or limited in the use of the property because of the unique location and the size of the property and building along with the layout. The relief granted will allow proper visibility of their property and will not unreasonably interfere with adjacent or surrounding properties as the signage is consistent with the type of business and is in scale with the property.*

**Motion Maker: Member Montville**  
**Seconded: Member Peddiboyina**  
**Motion Passes: 5-0**

- 5. Community Network Services (PZ16-0059) 24230 Karim Boulevard, north of Ten Mile Road and west of Haggerty Road, Parcel # 50-22-24-476-021.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 28-5(3) to allow a wall sign in addition to the existing ground sign and 28-7(b)(2) for two oversized identification driveway signs. This property is zoned OS-1 (Office Service).

*The motion to grant the wall sign variance in case PZ16-0059, sought by Community Network Services was granted as the Petitioner has shown a practical difficulty requiring the wall sign on the front of the building. Without this particular variance, the Petitioner will be prevented and limited with respect to the use of the property due to the lack of visibility and concern over the traffic and safety due to the lack of visibility of the location. Because of the layout, forestation and traffic, the building is less visible to clients especially with the highly congested area. The sign is in scale with the size of the building. In addition, the client needs to properly identify the location due to the nature of services provided and it will not aesthetically interfere with the surrounding properties.*

**Motion Maker: Member Montville**  
**Seconded: Member Sanghvi**  
**Motion Passes: 5-0**

6. **Audrey & Gordie Wilson (PZ16-0060) 1345 East Lake Drive, north of Thirteen Mile Road and west Novi Road, Parcel # 50-22-02-177-013.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Sections 3.1.5 to allow an 11.42 foot encroachment of the building's second floor into the rear yard setback. This property is zoned R-4 (One-Family Residential).

*The motion to grant the variance in case PZ16-0060, sought by Audrey and Gordie Wilson was approved as the Petitioner has shown a practical difficulty requiring a reduced rear-yard setback. Without this setback, Petitioner will be unreasonably prevented and limited in the use of their property. Due to the wetlands and small size of the lot, the property is unique and the relief granted will not unreasonably interfere with the surrounding properties.*

**Motion Maker: Member Montville**  
**Seconded: Member Sanghvi**  
**Motion Passes: 5-0**

**Meeting Adjournment:** 8:19pm

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).