



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, September 13 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

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

Present: Member Sanghvi, Member Ferrell, Member Byrwa, Member Krieger, Member Montville, Member Peddiboyina, and Chairperson Gronachan

Absent: N/A

Also Present: Larry Butler (Community Development Deputy Director) Beth Saarela (City Attorney), Monica Dreslinski (Recording Secretary)

Pledge of Allegiance

Approval of Agenda: **APPROVED**

Approval of July 9, 2016 Minutes: **TABLED TO OCTOBER 11, 2016**

Public Remarks: **None**

Public Hearings: **None**

1. **Jiffy Signs, Inc. (PZ16-0027), 24269 Novi Road, north of Ten Mile Road and west of Novi Road, Parcel # 50-22-22-400-026.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28.1(2) to allow the construction of an eight foot tall monument sign. Under the current ordinance a six foot sign is allowed. This request is in addition to the pending variance request for the same property. This property is zoned B-3 (General Business).

The motion to grant the variance in case PZ16-0027, sought by Jiffy Signs, Inc. for the construction of an eight foot tall monument sign was approved because of the unique layout of the property. The sign will not unreasonably interfere with the adjacent or surrounding properties because the design of the sign matches the new façade changes being made to the Pine Ridge Shopping Center.

Motion Maker: Member Montville
Seconded: Member Krieger
Motion Approved: 7-0

- 2. Hunter Pasteur Homes Dunhill Park (PZ16-0032), 47700 Eight Mile Road, north of Eight Mile Road and west of Beck Road, Parcel # 50-22-32-400-013.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-6 for the installation of two 64 square foot subdivision business signs to allow increased visibility. A single sign of 64 square feet is allowed by right. This property is zoned R-A (Residential Acreage).

The motion to grant the variance in case PZ16-0032, sought by Hunter Pasteur Homes- Dunhill Park to add an additional sign to the property was approved for a period of two years because of the wide and large dual frontage the development has. The property is unique because there is decreased visibility from the road

Motion Maker: Member Montville
Seconded: Member Peddiboyina
Motion Approved: 7-0

- 3. Casa Loma Home Owner's Association (PZ16-0033), north of Eight Mile Road and west of Beck Road, Parcel # 50-22-32-201-014.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-5(3)K to allow installation of a third entranceway sign. This property is zoned R-A (Residential Acreage).

The motion to grant the variance in case PZ16-0033 , sought by Casa Loma Homeowners Association to allow construction of a third entrance sign was approved because the sign is considered to be more of an aesthetic piece than a entranceway sign. The property is unique because the sign will not be visible from the road, only to residents within the subdivision.

Motion Maker: Member Krieger
Seconded: Member Ferrell
Motion Approved: 7-0

- 4. 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 October 11, 2016 Zoning Board of Appeals Meeting.

5. **Curtis Builders Inc. (PZ16-0037), 41882 Ridge Road East, south of Grand River Ave and west of Meadowbrook Road, Parcel # 50-22-23-403-023.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 3.1.5. To reduce the rear yard set-back from 35 feet to 32.6 feet to allow construction of an 11 foot by 12 foot addition. This property is zoned R-4 (Single Family Residential).

The motion to grant the variance in case PZ16-0037, sought by Curtis Builders Inc. to allow reduction of the rear yard setback from 35 feet to 32.6 feet was approved because of the non-conforming lot size and shape.

Motion Maker: Member Krieger

Seconded: Member Ferrell

Motion Approved: 7-0

6. **Conlon Installations (PZ16-0038), 40800 West 13 Mile Road, north of Thirteen Mile Road and west of M-5, Parcel # 50-22-01-300-015.**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 28-5.(2) to allow construction of a 57.5 square foot a monument sign. Under current ordinance 30 square feet is allowed, and Section 28-1 to allow for a 7 foot separation between sign faces. Under ordinance a 2 foot separation is allowed. This property is zoned R-A (Residential Acreage).

The motion to grant the variance in case PZ16-0038, sought by Conlon Installations to allow construction of a 57.5 square foot monument sign was approved. A safety concern required a larger turn lane for vehicles traveling west on Thirteen Mile Road and visibility of the sign is compromised because of the larger road frontage. Without the variance the petitioner will be unreasonably prevented or limited with respect to the use of the property due to the higher traffic volumes, and decreased visibility.

Motion Maker: Member Montville

Seconded: Member Ferrell

Motion Approved: 7-0

Meeting Adjournment: 7:59pm

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).