



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Regular Meeting
Tuesday, December 10, 2013 - 7:00 P.M.
Council Chambers | Novi Civic Center | 45175 W. Ten Mile Road
(248) 347-0459

Roll call Members Ferrell, Gedeon, Gerblick, Ghannam, Ibe, Krieger, Sanghvi
Present: Members Ferrell , Gedeon (arrived at 7:02), Gerblick, Ghannam, Ibe, Krieger and Sanghvi

Absent:

Also

Present: Charles Boulard, Director of Community Development, Elizabeth Saarela, City Attorney and Angela Pawlowski, Recording Secretary

Pledge of Allegiance

Approval of Agenda: **Approved**

Approval of Minutes: **None**

Public Remarks: **None**

1. CASE NO. PZ13-0060 47900 GRAND RIVER (APPLEBEE'S)

The applicant is requesting variances from Section 28-5(3), 28-5(2)c and 28-5(2) a.2.ii of the Novi Sign Ordinance to allow additional or altered signs as follows: (2) additional oversize wall signs of 45.6 sq. ft. and 23 sq. ft.; (1) site directional sign of 9.04 sq. ft. at south entrance door.; (12) awnings (canopy signs) with logos of 53.7 sq. ft., 48.8 sq. ft., 62.3 sq. ft. and 30.5 sq. ft. ; (1) ground sign exceeding maximum height of 7 feet.

The property is located on the north side of Grand River, and west of Beck Road in the B-2 Zoning District.

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(3) permits only one sign per parcel of property and 28-5(2)c limits canopy signage to 24 sq. ft. Section 28-7(a)9 limits designation signage to 2 sq. ft. business direction. Section 28-5(2)a.2.ii allows signage to a maximum height of 6 feet sq. ft.

In CASE No. PZ13-0060 Motion to postpone until the February 11, 2014 meeting.

2. CASE NO. PZ13-0061 27070 TAFT RD - GARMO PROPERTY

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-10(11) to allow storage of equipment and trailers with signage advertising his business and business activities. The property is located on Taft Rd and south of Twelve Mile Rd in the RA Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-10(11) prohibits motor vehicle signs to park, place and store vehicles and trailers for the purpose of advertising a business or business activity.

In CASE No. PZ13-0061 Motion to deny the requested variance. The applicant has other ways that he can safely use this property. The applicant stated he can put a tarp over the trailer and trucks. The need is self-created.

Motion carried: 7-0

Motion maker: Ibe

3. CASE NO. PZ13-0063 25460 NOVI RD - RAVEN INVESTMENTS LLC

The applicant is requesting a use variance from CITY OF NOVI, CODE OF ORDINANCE, Section 2001 to allow principal use of the site for outdoor storage when such yard is not obscured by a masonry wall, landscaped earth berm, chain link fence with heavy screen plantings, or combinations thereof, the height, location and extent of which shall be according to the requirements of Section 2509 and Section 2514 of this Ordinance. The property is located on Novi Road and south of Grand River.

CITY OF NOVI, CODE OF ORDINANCES, Section 2001, "Principal Uses Permitted" states: Outdoor storage yards either as principal use of a site or as a use accessory to a principal use of a site when such yards are totally obscured by a masonry wall, landscaped earth berm, chain link fence with heavy screen plantings, or combinations thereof, the height, location and extent of which shall be according to the requirements of Section 2509 and Section 2514 of this Ordinance, except as hereinafter exempted in Section 2002.1 for a location within a planned industrial park. Whenever outdoor storage is the principal use of the parcel, no outdoor storage shall extend into the required front yard setback of the district and no wall, fence or other screening devices shall extend into the required front yard setback.

In CASE No. PZ13-0063 Motion to deny the requested variance. The applicant cannot demonstrate that he cannot provide any other use. No specific screening information was provided by the applicant. The applicant claims various other sources of income.

Motion carried: 7-0

Motion maker: Ghannam

4. CASE NO. PZ13-0064 27793 NOVI RD - EYEGLASS WORLD

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow an second wall sign of 21.5 square feet located on the north side of a retail tenant suite. The property is located south of Twelve Mile Road and west of Novi Road in the RC Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) permits a single wall sign for each business storefront in the RC, Regional Center District.

In CASE No. PZ13-0064 Motion to approve the variance as requested.

Motion carried: 7-0

Motion maker: Gerblick

5. CASE NO. PZ13-0065 29770 HUDSON DR - HENGST AUTOMOTIVE

The applicant is requesting a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(2)a.1.i to allow an oversize ground sign of 32 square feet located on the south side of site. The property is located east of Beck Road and north of West Road in the I-1 Zoning District.

CITY OF NOVI, CODE OF ORDINANCE, Section 28-5(2) a.1.i permits a ground sign of maximum 30 square feet in area.

In CASE No. PZ13-0065 Motion to postpone until the January 14, 2014 meeting.

6. CASE NO. PZ13-0066 2214 AUSTIN DR

The applicant is requesting variances to allow reduced side yard setbacks of 4 ft., on each side respectively, a front yard setback of 13.3 ft. and maximum lot coverage of 37.9% for a new residence proposed to be constructed on an existing lot. The property is located west of Novi Road and south of South Lake Drive in the R-4 Zoning District.

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires minimum and aggregate side yard setbacks of 10 ft. and 25 ft. respectively, a front yard setback of 30 ft. and maximum lot coverage of 25%.

In CASE No. PZ13-0066 Motion to approve the variance as requested with the condition that the roof overhang is not to exceed 16 inches including gutters and downspouts to the home.

Motion carried: 7-0

Motion maker: Ghannam

OTHER MATTERS

ADJOURNMENT 8:27 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)