



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, January 10, 2017

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

Call to Order: 7:00pm

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

Present: Members Byrwa, Member Ferrell, Member Montville, and Chairperson Gronachan

Absent Excused: Member Krieger, Member Peddiboyina, Member Sanghvi

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 November 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 for a second monument sign was approved. The petitioner has demonstrated a practical difficulty from a past consent judgment that was passed in 2001 allowing an easement to be present on the property. The property is unique due to the location of the building and the setbacks from the street.

Motion Maker: Member Montville
Seconded: Member Bywra
Motion Passes: Motion passes 4-0

2. **SignArt, Inc. (PZ16-0061) 27200 Beck Road north of Grand River Avenue and east of Beck Road Parcel # 50-22-16-176-033.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance Section 28-5(2)a.2.ii to allow increased height of an existing ground sign to 8 feet, 6 feet allowed. The property is zoned OST (Office Service Technology).

The motion to grant the variance in case PZ16-0061, sought by SignArt Inc. for an eight foot monument sign was approved. The petitioner will be unreasonably be prevented or limited with respect to use of the property because of the limited visibility from the new retaining wall, and the safety concerns due to the high traffic volumes in the area.

Motion Maker: Member Montville
Seconded: Member Ferrell
Motion Passes: Motion passes 4-0

- 3 **David and Colleen Bouren (PZ16-0062) 1391 East Lake Drive, north of Thirteen Mile Road and west of Novi Road, Parcel # 50-22-02-328-013.** The applicant is requesting a variance from the CITY OF NOVI Code of Ordinance; Section 3.1.5 for new residence to allow reduced rear yard setback of 31 feet, 35 feet required, side yard setback of 1.5 feet, 10 feet required, reduced aggregate total of 4.5 feet, 25 feet required front yard setback of 15.5 feet 30 feet required, lot coverage of 25%, 39% required, front deck set back of 9.5 feet, 25 feet required, front deck side setback of 3 feet 8.5 feet required, rear deck side setback of 3 feet 8.5 feet required. This property is zoned R-4 (One-Family Residential).

The motion to grant the variances in case PZ16-0062, sought by David and Colleen Bouren for setback variances was approved due to the unique and non-conforming size of the lot. The relief is consistent with the spirit and intent of the ordinance because of the neat presentation of the property.

Motion Maker: Member Montville
Seconded: Member Ferrell
Motion Passes: Motion passes 4-0

Meeting Adjournment: 7:33pm

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).