



ZONING BOARD OF APPEALS ACTION SUMMARY

CITY OF NOVI

Regular Meeting

Tuesday, December 8, 2015 - 7:00 P.M.

Council Chambers | Novi Civic Center | 45175 W. Ten Mile Rd
(248) 347-0415

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

Pledge of Allegiance

Approval of Agenda: APPROVED with the removal of the minutes from the November 10, 2015 meeting.

Approval of Minutes: None

Public Remarks: None

Public Hearings

1. MCLELLAN (CASE NO. PZ15-0038), MIKE STREHL ENTERPRISES FOR JEFF MCLELLAN, PARCEL #: 50-22-03-130-008, WEST LAKE DRIVE, WEST OF NOVI ROAD AND SOUTH OF 14 MILE ROAD. The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.1(d) to allow construction of a new deck on an existing nonconforming parcel: 1) a variance of 2.33 feet in each of the required side yard setbacks (10 feet required, 7.67 feet proposed); 2) a variance of 9.66 feet from the required aggregate side yard setback (25 feet required, 15.34 feet proposed); 3) a variance of 13 feet from the required rear yard setback, (35 feet required, 22 feet proposed) and 4) a variance from Section 3.32-8 to allow a full width second floor covered deck to extend into the reduced side setbacks; and a variance from 3.1.5(d) to allow excess lot coverage (25% allowed, 27% proposed).

Motioned by Montville, supported by Ibe to APPROVE Case PZ15-0038, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.1(d) to allow construction of a new deck on an existing nonconforming parcel: 1) a variance of 2.33 feet in each of the required side yard setbacks (10 feet required, 7.67 feet proposed); 2) a variance of 9.66 feet from the required aggregate side yard setback (25 feet required, 15.34 feet proposed); 3) a variance of 13 feet from the required rear yard setback, (35 feet required, 22 feet proposed) and 4) a variance

from Section 3.32-8 to allow a full width second floor covered deck to extend into the reduced side setbacks; and a variance from 3.1.5(d) to allow excess lot coverage (25% allowed, 27% proposed).

Motion carried 6-0.

2. BRENNAN (CASE NO. PZ15-0040), STEVE AND ERICA BRENNAN, 203 HENNING DRIVE, WEST OF NOVI ROAD AND SOUTH OF 13 MILE ROAD, PARCEL#: 50-22-03-377-017. The applicant is requesting variances from the City of Novi, Code of Ordinances; Section 3.1.5 (d) to allow construction of an addition to an existing nonconforming home on an existing parcel: 1) a variance of 13.0 feet in the required total of side yard setbacks (10 feet minimum each side required, 25 feet total required, existing south side 2.0 feet, proposed north side 10 feet, total 12 feet proposed); 2) a variance of 5.0 feet for the required front yard for the addition (30 feet required. 25 feet proposed, existing home approximately 10 feet.) The property is located west of Novi Road and south of 13 Mile Road.

Motioned by Montville, supported by Ferrell to APPROVE Case PZ15-0040, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5 (d) to allow construction of an addition to an existing nonconforming home on an existing parcel: 1) a variance of 13.0 feet in the required total of side yard setbacks (10 feet minimum each side required, 25 feet total required, existing south side 2.0 feet, proposed north side 10 feet, total 12 feet proposed); 2) a variance of 5.0 feet for the required front yard for the addition (30 feet required. 25 feet proposed, existing home approximately 10 feet.) The property is located west of Novi Road and south of 13 Mile Road.

Motion carried 6-0.

3. NAFSO (CASE NO. PZ15-0041), BAUSCHAT CONSTRUCTION FOR JAMES NAFSO, 21165 BRIDLE RUN, WEST OF BECK ROAD AND NORTH OF 8 MILE ROAD, PARCEL 50-22-32-401-105. The applicant is requesting variances from the City of Novi, Code of Ordinances, Section 3.1.2 and to allow construction of an addition to an existing home an existing lot: 1) a variance of 8.0 feet in the required side yard setback (15.0 feet required, 7.0 feet proposed); 2) a variance of 5.0 feet in the required rear yard setback (35.0 feet required, 30.0 feet proposed).

Motioned by Montville, supported by Ferrell to APPROVE Case PZ15-0041, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.2 and to allow construction of an addition to an existing home an existing lot: 1) a variance of 8.0 feet in the required side yard setback (15.0 feet required, 7.0 feet proposed); 2) a variance of 5.0 feet in the required rear yard setback (35.0 feet required, 30.0 feet proposed).

Motion carried 6-0.

- 4. ROBERTSON (CASE NO. PZ15-0042), DARRELL ROBERTSON, 1953 WEST LAKE DRIVE, WEST OF NOVI ROAD AND SOUTH OF 14 MILE ROAD, PARCEL 50-22-03-155-002.** The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of a new deck addition to an existing home on nonconforming lakefront parcel: 1) a variance of 7.5 feet and 3.0 feet in the required side yard setbacks (10 feet required, 2.5 feet proposed, and 10 feet required and 7.8 feet proposed).

Motioned by Montville, supported by Ibe to APPROVE Case PZ15-0042, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of a new deck addition to an existing home on nonconforming lakefront parcel: 1) a variance of 7.5 feet and 3.0 feet in the required side yard setbacks (10 feet required, 2.5 feet proposed, and 10 feet required and 7.8 feet proposed).

Motion carried 6-0.

- 5. CROSKY LANNI (CASE NO. PZ15-0043), INTERCITY NEON ON BEHALF OF SYMMETRY PROPERTY MANAGEMENT FOR CROSKY LANNI, 44725 GRAND RIVER AVE, GRAND RIVER AVE EAST OF TAFT ROAD, PARCEL 50-22-15-376-012.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a wall sign of 32.5 square feet located on the front face (Grand River) of the building. The property is located on Grand River Ave. east of Taft Road in the I-1 Zoning District and already has an existing multi-tenant ground sign.

Per the applicants request, the case has been postponed until the January 12, 2016 meeting.

- 6. DAVITA DIALYSIS (CASE NO. PZ15-0044), JL GEISLER CORPORATION ON BEHALF OF DAVITA DIALYSIS, 27150 PROVIDENCE PARKWAY, SOUTH OF GRAND RIVER AVE AND WEST OF BECK ROAD, PARCEL 50-22-17-400-041.** The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) to allow a ground sign of 21 square feet. A single sign is allowed for the property and a wall sign has also been requested and has been approved. The property is located south of Grand River Ave. west of Beck Road in the OSC Zoning District.

Motioned by Ibe, supported by Bywra to APPROVE Case PZ15-0044, Petitioners request for a variance from CITY OF NOVI, CODE OF ORDINANCES; Section 28-5(3) to allow a ground sign of 21 square feet. A single sign is allowed for the property and a wall sign has also been requested and has been approved. The property is located south of Grand River Ave. west of Beck Road in the OSC Zoning District.

Motion carried 6-0.

Public Comments: None

Other Matters:

1. Voice vote to approve the updated 'Rules of Conduct' form.
2. Tonight was Member Ibe's last meeting as a board member. Chair Gronachan thanked him for his service.

Adjournment:

Voice vote adjourn the meeting at 7:57 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).