



## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, December 14, 2021 7:00 PM  
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd  
(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Member Krieger, Member Longo, Member Malott, Member Montague, Chairperson Peddiboyina, Member Sanghvi, Member Sanker, and Member Thompson
- Present:** Member Krieger, Member Longo, Member Montague, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Absent Excused:** Member Malott
- Absent:** Member Sanker
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

Pledge of Allegiance  
Approval of Agenda:  
Approval of Minutes:  
Public Remarks:  
Public Hearings:

**APPROVED as amended**  
**NOVEMBER 2021, APPROVED**  
**none**

- PZ21-0071 (Renaissance Building Inc) 1720 South Lake Court, East of West Lake Drive and South of Pontiac Trail, Parcel 50-22-03-153-027.** The applicant is requesting variances from the City of Novi Zoning Ordinance Sections 4.19 (b) to allow an exterior side yard setback of 15 feet (30.0 feet required, variance of 15.0 feet); 4.19(c) to allow a proposed structure to occupy 74% of the rear yard (25% allowed, variance of 49%) and 4.19(g) for a reduced separation of 8.5 feet from the primary structure (10 feet required, variance of 1.5 feet) to allow construction of a new detached garage. This property is zoned Single Family Residential (R-4).

***The motion to approve case PZ21-0071 for an exterior side yard setback of 15 feet, 74% lot coverage, and an accessory structure 8.5 feet from the primary structure was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because of the lack of a garage on the property. The property is unique because of the small lot size. The relief granted will not unreasonably interfere with adjacent or surrounding properties because no neighbors would be adversely affected. The relief is***

**consistent with the spirit and intent of the ordinance because it allows for a garage on the property without bothering neighbors.**

**Motion Maker: Longo  
Seconded: Sanghvi  
Motion Passed 6:0**

- 2. PZ21-0072 (MSU Tollgate Farm) 28115 Meadowbrook Road, East of Novi Road and South of Thirteen Mile Road, Parcel 50-22-11-400-006.** The applicant is requesting variances from Sections 28-1(7), 28-5 (a) Chart, 28-5(b), and 28-5(f) of the City of Novi Code of Ordinances to allow for the installation of three (3) additional signs; Two (2) additional fence- mounted signs of 6 square feet each displayed on the south entry way driveway fence, and an additional non-conforming Ground Pole sign of 24 square feet, in the public right-of-way, as a second property identification ground sign. A single Ground sign is allowed and is currently in place. Pole signs are not allowed. Per Code, Ground Pole signs are only allowed as a temporary sign. This property is zoned Residential Acreage (R-A).

***The motion to approve case PZ21-0072 for the installation of three additional signs including two 6-foot fence mounted signs and a non-conforming 24-foot ground pole sign was approved. The petitioner has shown practical difficulty requiring additional signage. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because, as discussed, the topography of the road gives limited visibility for the property turn-in. The property is unique because of the topography of the road and the size and use of the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will improve traffic flow and safety on Meadowbrook Road.***

**Motion Maker: Krieger  
Seconded: Sanghvi  
Motion Passed 6:0**

- 3. PZ21-0074 (Faith Community Presbyterian Church) 44400 West 10 Mile Road, East of Taff Road and South of Grand River Avenue, Parcel 50-22-22-378-011** The applicant is requesting variances from the City of Novi Code of Ordinances Sections 285(b)(2)(a) to allow installation of a 44.7 square foot ground sign (32.5 square feet allowed, variance of 12.2 square feet); 28.5(g)(3) to allow the sign to include 30.8 square feet of changeable copy (20 square feet allowed, variance of 10.8 square feet) and 28-5(a) to allow a sign height of 6 feet 4 inches (6 feet allowed, variance of 4 inches). This property is zoned Single Family Residential (R-4).

***The motion to approve case PZ21-0074 the installation of a 44.7 square foot ground sign was approved. Without variance the Petitioner will be unreasonably prevented or limited with respect to the use of the property as a church. The property is unique because it is located on the busy, fast moving Ten Mile Road. The applicant did not create the condition. The relief granted will not unreasonably interfere with adjacent or surrounding properties. The relief is consistent with the spirit and intent of the ordinance.***

**Motion Maker: Sanghvi**  
**Seconded: Krieger**  
**Motion Passed 6:0**

- PZ21-0070 (Moiseev/Gordon Associates, Inc) 47645 Bellagio Drive, West of Beck Road and North of Eight Mile Road, Parcel 50-22-32-278-031.** The applicant is requesting variances from The City of Novi Zoning Ordinance Section 3.1.1 for a side yard setback of 15 feet (20 feet minimum required, variance of 5 feet) and Section 4.19.1.E(i) for a total of 1,157 square feet of accessory structure space (maximum of 1500 square feet allowed by code, variance of 721 square feet). These variances would accommodate the building of a pool house and lounge addition. This property is zoned Residential Acreage (RA).

***This case was moved to the end of the public hearings at the request of the applicant.***

***The motion to approve case PZ21-0070 for a side yard setback of 15 feet, and an increased accessory structure square footage beyond the permitted 1500 square feet for a total of 1,157 square feet was approved. The property is unique because of the large lot size, lot shape and orientation of the existing home. The petitioner did not create the condition because the site geometry already existed. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the property is large, and no neighbors would be adversely affected. The relief is consistent with the spirit and intent of the ordinance because it allows use of the owner's property.***

**Motion Maker: Montague**  
**Seconded: Longo**  
**Motion Passed 6:0**

- PZ21-0075 (Mark and Tiffany Yost) 23030 Heatherbrae Way, East of Meadowbrook Road and South of Grand River Avenue, Parcel 50-22-25-302-007.** The applicant is requesting variances from Sections 4.19.1E. 1, of the City of Novi Zoning Ordinance to allow construction of a proposed 875 square foot garage addition (850 square feet allowed variance of 25 square feet). Section 3.1.5 for a proposed minimum side yard setback of 3 feet (10 feet minimum required, variance of 7 feet). Proposed lot coverage 17.41% (Maximum lot coverage 25% required, 10.59% variance requested). This property is zoned Single Family Residential (R-4).

**This case was Cancelled by applicant prior to the meeting on December 6, 2021.**

**Other Matters:** Language Correction for a dismissal rather than denial in case PZ21-0064 from the November 9, 2021 meeting.

Chairperson Peddiboyina affirmed legal counsels' instruction to adjust the language used at the November 9<sup>th</sup> meeting to be consistent with the city of Novi Rules of Procedure in the case of applicant non-appearance.

Member Krieger moved to dismiss case PZ21-0064 for reason of applicant non-appearance. Seconded by Member Sanghvi, all members voted in favor.

**Meeting Adjournment: 8:11pm**

Zoning Ordinance, Section 7.10.8 - 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).