



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, March 14, 2022, 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 McLeod, Member Montague,
Chairperson Peddiboyina, Member Thompson

Present: Member Krieger, Member Thompson, Member Montague, Member McLeod, Member Longo, Chairperson Peddiboyina

Absent Excused: None

Also Present: Charles Boulard (Community Development Director), Beth Saarela (City Attorney), Anita Sophia Wagner (Recording Secretary)

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

APPROVED
February Summary 2023, APPROVED
None

PZ23-0001 (Catholic Central High School) 27225 Wixom Road, south of Twelve Mile, west of Wixom Road, Parcel 50-22-18-200-026 & 50-22-18-200-027. The applicant is requesting variances from the City of Novi Zoning Ordinance from: Section 3.1.1.E to allow the maximum height of the parking deck to be 42 feet (35 feet permitted, variance of 7 feet) at the stairwells and for the light poles; Section 5.3.12 to eliminate painted end islands within the parking structure; and Section 5.7.3.A to allow the height of the field light poles of 80 feet (25-foot permitted, variance of 55 feet). This property is zoned Residential Acreage (RA) and One-Family Residential (R-4)

The motion to grant all three variance requests in case PZ23-0001 sought by Catholic Central High School was approved. The petitioner showed practical difficulty regarding the space and utilization of the property. Without the variance Petitioner will be unreasonably prevented or limited with respect to use the property because they require a lot of additional parking and it needs to be properly lit. As well as the sports fields need to be properly lit. The property is unique because it is a large high school and continues to grow. Petitioner did not create the condition because the school continues to grow. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the setback from the streets and the additional landscape and the proper use of lighting to not be shining on civilian properties. The relief is consistent with the spirit and intent of the ordinance because this structure and lighting offer a lot of usefulness to the high school and to those people who go there.

Motion Maker: Longo
Seconded: Sanghvi
Motion Approved 7:0

PZ23-0002 (Burlington – Allied Signs) 43480 West Oaks Drive, south of 12 Mile, west of Novi Road, Parcel 50-22-15-200-105. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(b)(1)a to be allowed a 250.027 sq ft illuminated wall sign (65 square feet maximum allowed, variance of 185.027 square feet). This property is zoned Regional Center (R-C)

The motion to approve a sign variance in case PZ23-0002, sought by Allied Signs was approved by the board for the Burlington sign. The request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created and that's just to match the other stores in the plaza. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because it is off of 12 Mile and hard to find if you're not in the plaza. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or project as it is just fitting in with the neighbors. The construction of the conforming sign would require the removal or significant alteration of natural features on the property to match the construction and look of everything else in the plaza. And the grant of the relief will not result in a use that is incompatible with or reasonably interferes with the adjacent and surrounding properties because this is to make the plaza look uniform as other businesses have the same sized signage.

Motion Maker: Thompson
Seconded: Longo
Motion Approved 7:0

PZ23-0003 (Tim & Jennifer Kirk) 23070 Ennishore Drive, west of Meadowbrook, north of Nine Mile, Parcel 50-22-26-429-008. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.4 for a front yard setback of 24 feet (30 feet required, variance of 6 feet); for a proposed front garage addition. This property is zoned One-Family Residential (R-3) [Details](#)

The motion to grant the front yard variance request in case PZ23-0003 sought by Tim & Jennifer Kirk was approved. The petitioner has shown practical difficulty. Without the variance Petitioner will be unreasonably prevented or limited with respect to use the property because of the pie shape of the lot. The property is unique again because of the footprint of the house and the shape of the property. Petitioner did not create the condition because of the lot layout and the curve of the street. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will enhance the neighborhood with the additional garage which many people are searching for these days. The relief is

consistent with the spirit and intent of the ordinance because it is a reasonable request.

**Motion Maker:Krieger
Seconded: Longo**

Motion Approved7:0

PZ23-0004 (Catholic Central High School) 27225 Wixom Road, south of Twelve Mile, west of Wixom Road, Parcel 50-22-18-200-026& 50-22-18-200-027.The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(a) for sign height of 10 feet (6 feet allowed, variance of 4 feet); Section 28-5(b)(2)a for a total signage of 41.15 feet (32 feet maximum allowed, variance of 9.15 feet) This property is zoned Residential Acreage (RA) and One-Family Residential (R-4) [Details](#)

The motion to approve a sign variance in case PZ23-0004, sought by Catholic Central High School was approved. Because the petitioner has shown practical difficulty including the visibility of the sign requiring the additional height. On the basis of that the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because it significantly helps the parents and the students find the location of the school as they are driving there, whether it's night time or day. It matches the aesthetic of the sign already at Wixom.

**Motion Maker: Mcleod
Seconded: Krieger
Motion Approved7:0**

PZ23-0005 (Anne Ball & Mathew Norman) 317 Duana Avenue, west of Old Novi Road, south of South Lake Drive, Parcel 50-22-03-481-007.The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback of 3.15 feet (10 feet required, variance of 6.85 feet); an aggregate total side yard of 8.23 feet (25 feet required, variance of 16.77 feet); for a proposed 2nd Story expansion. This property is zoned One-Family Residential (R-4)

The motion to grant the variance request in case PZ23-0005 sought by Ann Ball & Mathew Norman was approved. Without the variance Petitioner will be unreasonably prevented or limited with respect to the property use because the additional bedroom would not fit within this lot because it is a unique, a small lot. The Petitioner did not create the condition because the lot size was predetermined when they purchased the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because they are basically expanding the building within the existing footprint. The relief is consistent with the spirit and intent of the ordinance because it is allowing this person to maximize the use of this property for their own living.

Motion Maker:Montague

Seconded: Sanghvi

Motion Approved7:0

ELECTION OF CHAIR AND SUPPORTING OFFICERS

Chairperson: Mr. Peddiboyina

Vice Chair: Mr. Montague

Secretary: Mr. Longo

Other Matters: None

Meeting Adjournment: 8:20 pm

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).