



cityofnovi.org

ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, March 8, 2022 7:00 PM

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

- Call to Order:** 7:00pm
- Roll call:** Member Copes, Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Present:** Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Absent Excused:** Member Copes
- 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
FEBRUARY 2022, APPROVED
none

- PZ22-0003 (Pro Image Design / IEP Urgent Care) 27204 Beck Road A3, East of Beck Road and North of Grand River Avenue, Parcel 50-22-16-176-033.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(b)(1)a. for the installation of up to a 34.50 square foot illuminated wall sign on the west elevation of the building (32.5 square feet allowed, variance of 2 square feet). This property is zoned Office Service Technology (OST).

The motion to approve case PZ22-0003 for the installation of a 33.58 square foot wall sign was approved. The petitioner has shown practical difficulty installing the sign as fabricated. The property is unique because of the of its location set back off Beck Road. The applicant did not create the condition because of the speed of the roadway. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the increase in minimal. The relief is consistent with the spirit and intent of the ordinance because is it a reasonable request that is consistent with neighboring signs.

***Motion Maker: Thompson
Seconded: Sanghvi
Motion Passed 7:0***

2. **PZ22-0004 (Meridien Homes Construction) 29906 Brush Park Court, West of West Park Drive and South of South Lake Drive, Parcel 50-22-04-451-028.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.3 for a rear yard setback of 29.26 feet (35 feet minimum required, variance of 5.74). This variance will accommodate the construction of a new home. This property is zoned Residential Acreage (RA).

The motion to approve case PZ21-0004 for a rear yard setback of 29.26 feet was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the existing site creates a house placement problem. The property is unique because of its unusual shape and large size. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is a large lot and only a small rear corner will be out of compliance. The relief is consistent with the spirit and intent of the ordinance because the property owner will be able to build a home.

The Variance granted is subject to:

- 1. No rear deck being constructed on the property.*

Motion Maker: Montague

Seconded: Sanghvi

Motion Passed 7:0

3. **PZ22-0006 (Johnson Sign Company / Varsity Lincoln) 49251 Grand River Avenue, East of Wixom Road and South of Grand River Avenue, Parcel 50-22-17-101-017.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(g) to update a sign previously approved by the Zoning Board of Appeals on April 5, 1994, in case No. 94-035. To convert the existing monument sign to a digital changeable copy sign. The size and location of the existing sign will not be altered. This property is zoned General Business (B-3).

The motion to approve case PZ22-0006 for the reaffirmation of the existing sign's size and location from the 1994 variance while being converted to a changeable copy sign was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the sign already exists with the current dimensions. The property is unique because it is a car dealership at a busy intersection. The applicant did not create the condition because the sign already existed and had been approved in 1994. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will remain the same in size and location and the changeable copy is permitted by ordinance. The relief is consistent with the spirit and intent of the ordinance because it is consistent with nearby signage.

Motion Maker: Longo

Seconded: Sanghvi

Motion Passed 7:0

Other Matters: Zoning Board of Appeals Chairperson, Joe Peddiboyina, on behalf of the Zoning Board wishes all a Happy International Women's Day.

Meeting Adjournment: 7:40pm

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).