



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, February 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 Copes, Member Krieger, Member Longo, Member McLeod, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Absent Excused:** Member Copes, Member Montague
- Also Present:** Larry Butler (Community Development Deputy Director), Tom Schulz (City Attorney), Katherine Oppermann (Recording Secretary)

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

APPROVED
JANUARY 2022, APPROVED
none

- PZ21-0081 (Joseph Yono) 1401 E Lake Drive, West of Novi Road and South of Fourteen Mile Road, Parcel 50-22-02-329-027.** The applicant is requesting a variance from The City of Novi Zoning Ordinance Section 3.32-10.ii.a. for the building of a proposed 240 square foot shed on the waterfront (100 square feet allowed by code, variance of 140 square feet). The variance would accommodate the building of a new lakefront accessory structure. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ21-0081 for a 216 square foot was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because they would be unable to build a structure of the size they need. The property is unique because of its location on walled lake. The relief granted will not unreasonably interfere with adjacent or surrounding properties because there are similar structures on nearby properties. The Variance granted is subject to:

- 1. The structure maintain required 6 foot distance from property lines.***
- 2. The reduction from 12x20 square feet to 12x18 square feet.***

Motion Maker: Thompson
Seconded: Sanghvi
Motion Passed 6:0

2. **PZ22-0001 (Metro Detroit Signs / Aspen Dental) 26222 Novi Road, East of Novi Road and North of Grand River Avenue, Parcel 50-22-14-352-002.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(d)(2) and 28-5(b)(1)a. for the installation two wall signs exceeding the permitted size of signs. A 61.34 square foot illuminated wall sign on the east elevation of the building (24 square feet allowed, variance of 37.34 square feet) and a 61.34 square foot illuminated wall sign on the west elevation of the building (55 square feet allowed, variance of 6.34 square feet). This property is zoned Town Center (TC).

The motion to approve case PZ22-0001 for the installation two wall signs exceeding the permitted size was approved. The petitioner has shown practical difficulty requiring the signage as described in their application. The property is unique because of the of its location off Novi Road without outlet onto the Town Center mall. The applicant did not create the condition, the relief granted will not unreasonably interfere with adjacent or surrounding properties, and the relief is consistent with the spirit and intent of the ordinance.

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

3. **PZ22-0002 (Catholic Central High School) 27225 Wixom Road, West of Wixom Road and South of Grand River Avenue, Parcel #50-22-18-200-027.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.2.D to allow an increase of building height to 44 feet at the west entry and 38.45 feet for the robotics room on the east side of a proposed addition to the school building. The remainder of the addition is less than the 35-foot maximum height required by code. This property is zoned Single Family Residential (R-1).

The motion to approve case PZ22-0002 for an increase of building height to 44 feet at the west entry and 38.45 feet for the robotics room of a proposed addition to the school building was approved. The petitioner has shown practical difficulty requiring new space to support STEM and robotics education. Without variance the Petitioner will be unreasonably prevented or limited with respect to the use of the property because they need an entrance offering a clear entry point and the height to house and attract technical students. The property is unique because it is a large High School campus in a residential zone. The applicant did not create the condition because they need to keep up with current educational needs. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is sufficiently spaced away from the road and neighbors, with woodland screening.

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

4. **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 a 33.37 square foot illuminated wall sign on the west elevation of the building (32.5

square feet allowed, variance of 0.87 square feet). This property is zoned Office Service Technology (OST).

The motion to postpone case PZ22-0003 to the March 8, 2022 meeting, allowing for correction to the variance request to be published was approved.

Motion Maker: Krieger

Seconded: Longo

Motion Passed 6:0

Other Matters: Zoning Board of Appeals Chairperson, Joe Peddiboyina, on behalf of the Zoning Board expressed thanks and congratulations to the retiring Chief of Police and Public Safety director David Molly on the wonderful job he did for the city and its citizens.

Meeting Adjournment: 8:09pm

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).