



**ZONING BOARD OF APPEALS ACTION SUMMARY**  
**CITY OF NOVI**  
**Tuesday, November 19, 2024, 7:00 PM**  
**Council Chambers | Novi Civic Center | 45175 Ten Mile Rd**  
**(248) 347-0415**

**Call to Order:** 7:00 pm

**Roll call:** Chairperson Peddiboyina, Member Sanghvi, Member Thompson, Member Longo, Member Montague, Member Krieger, Member McLeod

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

**Absent:** None

**Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

Pledge of Allegiance  
Approval of Minutes:

**Amended Page 11 Line 20, "ITM" changed to "ATM"**  
**Motion Maker: Longo**  
**Seconded: Krieger**

Approval of Agenda:  
Public Remarks:  
Public Hearings:

**Approved**  
**None**

**PZ24-0051 (Citizens Bank) 41400 Ten Mile Road, on the northwest corner of Ten Mile and Meadowbrook Road, Parcel 50-22-23-426-009.** The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(a) to allow a ground sign at 15 ft. in height (6 ft. allowed, variance of 9 ft.); Section 28-5(b)(2)a. to allow a 50.16 sq. ft. ground sign (43 sq. ft. allowed, variance of 7.16 sq. ft.). This property is zoned General Business (B-3).

I move that we grant the variance in Case No. PZ24-0051 for a 10 ft high sign, a 4 foot variance based on the following; that the request is based upon circumstances or features that are exceptional, it is a corner property. Visibility is an issue. There is a lot of existing plantings on this site and is a benefit to the site but would get in the way of the horizontal sign in terms of its visibility. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, it is a very commercial area with a lot of signage.

**Motion Maker: Montague**  
**Seconded: Longo**  
**Motion Carried: 7:0**

**PZ24-0052 (Catholic Central High School) 27225 Wixom Road, south of Twelve Mile Road, 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 Zoning Ordinance Section 5.7.3.A to allow the height of the field light poles of 80 feet (25 ft. permitted, variance of 55 ft.). This property is zoned One-Family Residential (R-1).

I move that we grant the variance in Case No. PZ24-0052 sought by Catholic Central High School, for the street light poles because Petitioner has shown practical difficulty getting the permit. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because the site location and where the wetlands are on the site. The property is unique because there are wetlands in places where the poles would need to be planted. Petitioner did not create the condition and has limited space for these poles. The relief granted will not unreasonably interfere with adjacent or surrounding properties, everything is planted on its own campus. The relief is consistent with the spirit and intent of the ordinance being that this site is one of a kind.

Motion Maker: Montague  
Seconded: Longo  
Motion Carried: 7:0

**PZ24-0055 (Central Park Estates South) north of Eleven Mile Road, east of Beck Road, Parcel 50-22-16-300-055.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.8.2.C for an increase in maximum horizontal length of the building to 261 ft. (180 ft. maximum, variance of 81 ft.); Section 3.8.2.F for a reduction in parking setback to 11.5 ft. (per Section 3.1.8.D, 20 ft. required, variance of 8.5 ft.); Section 5.10.1.B.vi for a reduction of building setback from the abutting parking spaces to 17 ft. (25 ft. required, variance of 8 ft.); and Section 3.1.8.D to either allow areas with less than 50-foot dimension to be considered as usable open space or reduce the required open space to 19,726 sq. ft. (28,400 sq. ft. required, variance of 8,674 sq. ft.) This property is zoned High-Density Multiple-Family (RM-2).

I move that we grant the variance in Case No. PZ24-0055 sought by Central Park Estates, for an 81 foot variance to increase the max horizontal length of the building, an 8.5 foot variance to reduce the parking set back between the parking and property line, an 8 foot variance to reduce the parking set back between the parking and the building, and a reduction in open space of 8,674 square feet. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because it's a unique property with wetland preservation requirements. The property is unique because of its configuration, location and environmental features. Petitioner did not create the condition because the sit conditions were obviously existing. The relief granted will not unreasonably interfere with adjacent or surrounding properties because its consistent with the surrounding uses and matter of fact, part of a continued development. The relief is consistent with the spirit and intent of the ordinance because it allows quality development in Novi and just note the variances were already previously approved.

Motion Maker: Montague  
Seconded: Krieger  
Motion Carried: 7:0

**PZ24-0056 (Lina Wang & Brandon Ellis) 43145 Thirteen Mile Road, on Thirteen Mile Road, east of South Lake Drive, Parcel 50-22-11-101-014.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.B to allow an accessory structure in the exterior side yard. This property is zoned One-Family Residential (R-4).

For Case No. PZ24-0056 for Lina Wang and Brandon Ellis for 43145 Thirteen Mile, I move to approve the request of the applicant for the variance to allow an accessory structure in the exterior side yard. The applicant has two front yards because they are at two streets. The petitioner did not create the difficulty, the house was planned that way. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of the necessity for assisted protection of his personal property. The property is unique because of its location on two fronts so having a side yard is depending on what street you're on, so Martin would be a front. The shed he said would be decorated to match the house so it would be. Petitioner did not create the condition because the way the property is, they created a swale to take care of the water issue as well. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the petitioner will have worked with the city for a Land Improvement Plan to take care of any concerns for water easements or water or flooding because of the water drain and swale to create no flooding in the streets or basements. The relief granted

will not unreasonably interfere with adjacent or surrounding properties because of that. The relief is consistent with the spirit and intent of the ordinance because he will work with the city. With the condition of the Land Improvement Plan with the city.

Motion Maker: Krieger  
Seconded: Sanghvi  
Motion Carried: 7:0

**PZ24-0057 (Michigan State University Federal Credit Union) 43420 Grand River Avenue, on the northwest corner of Grand River Avenue and Novi Road, Parcel 50-22-15-476-055.** The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(d) to allow 4 additional wall signs on the north, south, east and west elevation (Maximum of two wall signs are allowed for this tenant, variance of 4 additional wall signs). This property is zoned Town Center-1 (TC-1).

I move that we grant the variance in Case No. PZ24-0057, sought by Michigan State University Federal Credit union located at 43420 Grand River Avenue, on the northwest corner of Grand River Avenue and Novi Road, Parcel number 50-22-15-476-055. The applicant has demonstrated sufficient hardship to need for these variances because of the primary location of this business and also the location of the parking lot and making the facilitation of arrival and departure of customers coming from the building easy, the number of signs requested are needed. The failure to grant relief will unreasonably make it difficult for the customers and for the business to do its regular function. The grant of relief would be offset by the way they have constructed the building and the signs having directed and the dimensions of the signs have already been measured in the application. The grant of relief will not result in any difficulty or incompatibility or interfere with adjacent surroundings of this busy intersection. This is in the spirit of the ordinance, these variances. They don't need any conditions about erecting these signs.

Motion Maker: Sanghvi  
Seconded: Krieger  
Motion Carried: 7:0

**PZ24-0058 (Josh & Erin Robinson) 1375 East Lake Drive, on East Lake Drive, north of Thirteen Mile Road, Parcel 50-22-02-328-009.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32(10)A.ii.a for a 330 sq. ft. shed (100 sq. ft. allowed, variance of 230 sq. ft.); Section 3.32(10)A.ii.a to allow 10.75 ft. shed height (9 ft. allowed, variance of 1.75 sq. ft.); Section 3.32(10)A.ii.b to allow 8.57% lot coverage (5% allowed, variance of 3.57%). This property is zoned One-Family Residential (R-4).

In case number PZ24-0058 for Josh & Erin Robinson on 1375 East Lake, I move to grant the variance sought by the petitioner for because Petitioner has shown practical difficulty requiring the request for variances. Variances are for the 330 square foot shed, 100 allowed, variance of 230 square feet. To allow the 10.75 foot shed height, 9 feet allowed, variance of 1.75 feet. To allow 8.75 lot coverage, 5 % allowed, variance of 3.57%. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of it being on a lakefront to make it esthetically appeasing by putting away all of the water dock and issues during the winter and in the summer having instead of crossing the street as they stated, the water side issues would be taken care of. The property is unique because it's a lake front. Petitioner did not create the condition because it is on the lake and the topography, and the two sites are continuing that way. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it would be esthetically pleasing for neighbors as they drive by. The relief is consistent with the spirit and intent of the ordinance because they also will demolish the existing patio and for the construction of the new structure. Contingent that there will not be any plumbing or bathroom on the water side.

Motion Maker: Krieger  
Seconded: Sanghvi  
Motion Carried: 7:0

**Other Matters:** None

**Meeting Adjournment:** 8:59 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).