



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, November 15, 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 Sanghvi, Member Copes and Member Thompson
- Present:** Chairperson Peddiboyina, Member Krieger, Member Thompson, Member Montague, Member McLeod, Member Longo and Member Copes
- Absent Excused:** Member Sanghvi
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Anita Sophia Wagner (Recording Secretary)

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

APPROVED
September 2022, APPROVED
None

PZ22-0052 (Donna Holke – Intercity Neon) 20800 Haggerty Road, Haggerty Road north of Eight Mile Road, Parcel 50-22-36-476-003. The applicant is requesting a variance from the City of Novi Sign Ordinance from Section 28-5 (a) for additional wall signs. Seven (7) illuminated wall signs requested (2 are permitted, variance of 5). This property is zoned Freeway Service (FS)

The motion to approve a sign variance in case PZ22-0052, sought by Donna Holke – Intercity Neon was approved by the board because the petitioner has shown practical difficulty requiring additional signs for complete exposure for three roads. 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 including the fact that it is a very busy intersection and that there is a lot of commerce in the area. 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 these are three streets around the property. 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 the project because two of the signs are really not advertising and the other five signs are required to get the exposure to the three streets as previously mentioned. The construction of a conforming sign would require the removal or

significant alteration of natural features on this property because two signs would not be adequate exposure for this project. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because of the three roads and the building and the exposure that this building deserves.

Motion Maker: Longo
Seconded: Krieger
Motion Approved 6:1

PZ22-0053 (Billy Downs – Ford’s Garage Novi) 44175 W 12 Mile Road – West of Novi Road, south of Twelve Mile Road, Parcel 50-22-15-200-112. The applicant is requesting several variances from the City of Novi Sign Ordinance from Section 28-5(a) for an additional wall sign (2 wall signs permitted, variance of 1 sign) also from section 28-5(b)(1)a. variance request for the additional sign to be 134 square feet (65 square feet maximum allowed, variance of 69 square feet). This property is zoned Regional Center (R-C)

The motion to approve a sign variance in case PZ22-0053, sought by Billy Downs – Ford’s Garage Novi was approved by the board because the petitioner has shown practical difficulty bases on the following sign size. 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 including the signage size. 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 the sign is explaining that it is a restaurant, not a museum or something else that would be affiliated with it. 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 the project because it is just explaining what the business really is. The construction of a conforming sign would require the removal or significant alteration of natural features on this property because of the setback from I-96. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because it just fits within the plaza it’s being put in and making it easier for customers to find the place.

Motion Maker: Thompson
Seconded: Copes
Motion Approved 6:1

Other Matters: None

Meeting Adjournment: 7:30pm

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).