



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, July 9, 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 Longo, Member Montague, Member McLeod
- Absent Excused:** Member Thompson, Member Krieger
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

Pledge of Allegiance
Approval of Minutes: **Approved**
Approval of Agenda: **Amended to remove PZ24-0012 from the agenda indefinitely.**
Motion Maker: Montague
Seconded: Longo
Approved: 5:0

Public Remarks: **None**
Public Hearings:

PZ24-0026 (Ronald Johnston) 325 South Lake Drive, on South Lake Drive, west of Thirteen Mile Road, Parcel 50-22-03-477-008. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32(10)A.ii.a for a 117.25 sq. ft. shed (100 sq. ft. allowed, variance of 17.25 sq. ft.); Section 3.32(10)A.ii.b to allow 11.725% lot coverage (5% allowed, variance of 6.725%). This variance would accommodate an addition to an accessory structure on lake front property. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in Case No. PZ24-0026 sought by Ronald Johnston, for the parcel 50-22-03-477-008 at 325 South Lake Drive. Petitioner has shown practical difficulty requiring this variance. Without the variance the Petitioner will be unreasonably prevented with respect to use of the property because he needs storage space. The property is unique because it is a very small lot and no improvement or addition can be done with the need for a variance for this particular property. Petitioner did not create the condition because these lots were created almost 100 years ago and things have changed and the ordinances have changed. The relief granted will not unreasonably interfere with adjacent or surrounding properties. The relief is consistent with the spirit and intent of the ordinance because the wellbeing of the residence is the primary function of all city ordinances so I request that you join me in granting this request.

Motion Maker: Sanghvi
Seconded: Longo
Motion Carried: 5:0

PZ24-0028 (Alan Wall) 24099 Heathergreene Court, south of Ten Mile Road, west of Haggerty Road, Parcel 50-22-25-202-004. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1.E.i for an increase in garage square foot coverage to 975 sq. ft. (850 sq. ft. maximum, variance of 125 sq. ft.) This variance would accommodate a garage addition. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in Case No. sought by PZ24-0028 sought by Alan Wall for an increase in garage coverage because Petitioner has shown practical difficulty requiring more room for his current garage activities. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because the current garage is a small double garage. The property is unique because the home is centered on the lot. Petitioner did not create the condition because the property already existed when he purchased it. The relief granted will not unreasonably interfere with adjacent or surrounding properties, it is in the rear. It is not very easy to see from the front. The relief is consistent with the spirit and intent of the ordinance because it is only slightly over the variance.

Motion Maker: Longo
Seconded: Sanghvi
Motion Carried: 5:0

PZ24-0029 (Signs by Crannie INC) 44375 Twelve Mile Road G149, south of Twelve Mile Road, west of Novi Road, Parcel 50-22-15-200-112. The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(b)(1)a. to allow a 148 sq. ft. illuminated wall sign (65 sq. ft. allowed, variance of 83 sq. ft.); Section 28-5(a) to allow 2 additional canopy signs at 40 sq. ft. each (2 signs allowed, variance of 2 additional signs). This property is zoned Regional Center (R-C).

I move that we grant the variance in Case No. PZ24-0029, sought by Signs by Crannie Inc, for 148 sq ft wall sign which is a variance of 83 sq ft, and the addition two signs in the form of awnings because Petitioner has shown practical difficulty the signs not quite the right fit for the building and modernization of the current logo requiring more visibility on the basis of the following. That 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 multiple building fronts on the building and giant parking lot. As well as being in a strip mall as it is. 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 customers will certainly appreciate the focal points and navigation in the parking where they want to be. 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, in this case in modernizing the look and feel of the property to be in line with the chains national line. That construction of a conforming sign would require the removal or significant alteration of natural features on the property, not sure if this one applies but a smaller sign on the property would be very difficult to identify for customers in finding the shop. 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 the sign will be in line with the other business in the business area. I would like to also say the variance granted is subject to the additional signs being approved be limited to just the awnings and not other signs on the building.

Motion Maker: Mcloed
Seconded: Sanghvi
Motion Carried: 5:0

PZ24-0030 (Eric Colthurst) 1725 Paramount Street, north of Thirteen Mile Road, west of Novi Road, Parcel 50-22-02-381-022. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a front yard setback of 22.8 ft. (30 ft. required, variance of 7.2ft.); Section 3.1.5 for an exterior side yard setback of 14.5 ft. (30 ft. required, variance of 15.5 ft.); Section 3.1.5 for a 29% lot coverage (25% allowed, variance of 4%); Section 4.19.1.E.i for a 974 sq. ft. garage (850 sq. ft. allowed, variance of 127 sq. ft.). These variances would accommodate a garage addition. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in Case No. PZ24-0030 sought by Eric Colthurst for four variances for space and size because Petitioner has shown practical difficulty requiring boat storage. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because the boat storage in the yard would be unsightly and or spend a lot of money to get it in. The property is unique because of the lot size

and because the current road curve that goes around the garage area. Petitioner did not create the condition because the existing garage is not high enough to store a boat, at least his boat. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the variances while four, are minor. The relief is consistent with the spirit and intent of the ordinance because its only slight variances and it's not adjacent to another home.

Motion Maker: Longo
Seconded: Sanghvi
Motion Carried: 5:0

PZ24-0031 (Johnson Sign Company) 41441 Nine Mile Road, southwest corner of Nine Mile and Meadowbrook Road, Parcel 50-22-35-228-001. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(g) (6) to allow a changeable-copy ground sign within 150 ft. of a residential use. This variance would accommodate a new ground sign on the northeast corner of lawn. This property is zoned One-Family Residential (R-1).

I move that we grant the variance in Case No. PZ24-0031 sought by Johnson Sign Company, for a changeable copy ground sign within 150 feet of a residential use on the basis of any of the following. That the request is based upon circumstances or features that are exceptional it is a corner lot and pretty busy roads so to give their congregation information. That the failure to grant relief will prevent or limit the use of the property because of their need for spreading information to their congregation. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties because of existing planning screening and the orientation. The variance would be subject to it being a static message only and for the sign to be shut down from 10pm to 6am daily. That the grant of relief would be offset by other improvements or actions, and that would be the conditions of shutting down the sign and it being a static message only. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because of its location.

Motion Maker: Montague
Seconded: Longo
Motion Carried: 5:0

Other Matters: Sarah Fletcher gave a reminder about the joint training session being held July 16th at the Library.

Meeting Adjournment: 8:19 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).