



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

Pledge of Allegiance
Approval of Minutes:

February 2024, Amended to add Cliff Montague as the Vice Chair
Motion Maker: Krieger
Seconded: McLeod
Motion Approved 5:0

Approval of Agenda: **Approved**
Public Remarks: **None**
Public Hearings:

PZ24-0002 (StoryPoint Senior Living) 42400 Twelve Mile Road, north of Twelve Mile Road, east of Novi Road, Parcel 50-22-11-300-009 The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(b)(2)a to be allowed a 46 sq. ft. illuminated ground sign (45 sq. ft. allowed, variance of 1 sq. ft.); and to allow an additional 92 sq. ft. of contrasting background panels without any signage (0 sq. ft. allowed, variance 92 sq. ft.). This property is zoned Office Service (OS-1).

I move for Case Number PZ24-0002 StoryPoint Senior Living, that we grant the variance request sought by the petitioner because they have shown practical difficulty requiring the sign size, his lettering is going to be smaller for the one panel and then the other two panels will be blank as he stated, but to cover the concrete and make it aesthetically pleasing but not printing as a sign and that would be at the 46 square feet. 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 that this was preexisting structure and when the lettering came down from the previous, the concrete became less appealing. This new coverage will assist StoryPoint building. 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 not having it covered as presented would make it less appealing for those driving by and Twelve

Oaks is a major national tourist attraction so this would add to that as well. 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 that the paneling to the side of the panel with the letters will be lit at night. Those will remain blank, but for the aesthetic pleasing of the structure itself. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because this structure does assist with the slope and the area. 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 speed of the Twelve Mile and the amount of traffic of holidays and the general population of the area. Spirit and intent it is a reasonable request.

Motion Maker: Krieger

Seconded: Sanghvi

Motion Approved 5:0

PZ24-0003 (DeFrancisco Renovation) 43825 Nine Mile Road, south of Nine Mile Road, west of Novi Road, Parcel 50-22-34-201-024. 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 1,125 sq. ft. (850 sq. ft. maximum, variance of 275 sq. ft.) This variance would accommodate a garage addition. This property is zoned One-Family Residential (R-3).

I move that we *grant* the variance in Case Number PZ24-0003 sought by John DeFrancisco to increase the garage square footage and the combined two garages to 1,125 square feet. Without the variance there is some limitations. The lot size and layout will accommodate the larger and the limitations on maintenance of the property. The property is unique because it is a large lot, and very screened from the roadway. Petitioner did not create the condition because it was an existing piece of property, and he is adding onto the house. The relief granted will not unreasonably interfere with any surrounding properties because of the layout, the lot size and vegetation. The relief is consistent with the spirit and intent of the ordinance because it allows the owner to use his property in an appropriate manner and allows for storage of his maintenance equipment of this large lot.

Motion Maker: Montague

Seconded: Krieger

Motion Approved 5:0

Other Matters: None

Meeting Adjournment: 7:33 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).