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**ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI**

Regular Meeting

Tuesday, January 14, 2020

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd

(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Member Krieger, Member Longo, Member Montague, Chairperson Peddiboyina, Member Sanghvi, Member Sanker, and Member Verma
- Present:** Member Krieger, Member Longo, Chairperson Peddiboyina, Member Sanghvi, Member Sanker, and Member Verma
- Absent Excused:** Member Montague
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

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

**APPROVED
November 2019 - APPROVED
none**

1. **PZ19-0049 (Bonner Properties LLC) Beck Rd, East of Beck Road and South of Nine Mile Road, Parcel # 50-22-33-100-013.** The applicant is requesting variance from the City of Novi Zoning Code Section 3.1.2 for front yard setback of 19 feet (30 feet allowed, proposed variance is 11 feet) and a rear yard setback of 15 feet (35 feet allowed, proposed variance is 20 feet) to accommodate the construction of a new house. This property is zoned single family residential (R-1).

The motion to approve case PZ19-0049 for variance front and rear yard setbacks was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the building of a modern home would not be possible, existing standards would limit them to a 18'x55' home. The property is unique the existing lot dimensions are extremely small. The petitioner did not create the condition because the lot has been a buildable lot of record for many years, from before the current code was passed.

*Maker: Member Sanker
Seconded: Member Longo
Motion passed 6-0.*

2. **PZ19-0051 (Araneae Inc/Ascension Providence Hospital) 47601 Grand River Ave, West of Beck Road and South of Grand River Ave, Parcel #50-22-17-400-046.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(a); and 28-5(b)1(b) for a 263 Square Foot illuminated sign on the North Elevation of the building. This sign exceeds number of signs permitted and area of wall sign permitted based on setback from providence parkway drive. This property is zoned Office Service Commercial (OSC).

Member Krieger recused herself from case PZ19-0051; she is an employee of Ascension Providence Hospital.

The motion to approve case PZ19-0051 for variance to allow for an additional illuminated oversize wall sign was approved. property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because Petitioner is a unique, faith-based hospital organization with a 175-year history in the area. The signage is need to identify petitioner as part of the system of unique faith based institute, and is consistent with the branding of the other hospitals operated by Ascension Providence in the Metro Detroit area. The branding is unique in that it is necessary to identify petitioner and its mission. 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 because patients and visitors may have difficulty recognizing and accessing the campus safely and efficiently. The property is unique because of its large size and bulk, the extended size of the site, multiple directions of approach on several roadways and plethora of services offered. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the sign location is located a significant distance from the adjacent and surrounding properties. The relief is consistent with the spirit and intent of the ordinance because the requested signage is reasonable for the use and function of the property as well as the needs of the hospital, patients and visitors.

*Maker: Member Sanghvi
Seconded: Member Verma
Motion passed 5-0.*

Other Matters – none

Meeting Adjournment: 7:51pm

Zoning Ordinance, Section 3107. - 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).