



cityofnovi.org

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

**Tuesday, January 10, 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 Thompson
- Present:** Member Krieger, Member Thompson, Member Montague, Member Mcleod, Member Longo
- Absent Excused:** Chairperson Peddiboyina
- 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
December 2022, APPROVED
None

PZ22-0063 (Boyd Creech – American Made Construction) 1185 South Lake Drive, South Lake Drive, east of West Park Drive, Parcel 50-22-03-377-018. The applicant is requesting a variance from the City of Novi Zoning Ordinance from Section 3.1.5 for a front yard setback of 17.17 feet (30 feet required, variance of 12.83 feet); for a proposed new second floor addition and deck below. This property is zoned One-Family Residential (R-4)

The motion to grant the front yard variance request in case PZ22-0063 sought by Boyd Creech – American Made Construction was approved. The petitioner showed practical difficulty regarding the renewal of the original setback. Without the variance Petitioner will be unreasonably prevented or limited with respect to use the property because their home would frankly not fit on the lot. The property is unique again because the lot dimensions were created a very long time ago. Petitioner did not create the condition because they purchased the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it isn't any different from the existing variance. The relief is consistent with the spirit and intent of the ordinance because the variance does not change the current setback.

Variance granted subject to: Removal of the concrete paving on the west side

Motion Maker: Longo
Seconded: Mcleod
Motion Approved 5:0

PZ22-0064 (Scott David – Sign Depot) 41200 Bridge Street, north of Eleven Mile Road, east of Meadowbrook Road, Parcel 50-22-13-351-022. The applicant is requesting a variance from the City of Novi Sign Ordinance from Section 28-5 (b)(1)a for an additional wall sign on the north elevation. (2) wall signs requested (1) is permitted, variance of (1). This property is zoned Light Industrial (I-1)

The motion to approve a sign variance in case PZ22-0064, sought by Scott David – Sign Depot was approved by the board for an additional wall sign on the north elevation. The request is based upon circumstances or features that are exceptional and unique to the property and the idea that they could have two signs if they were closer to the freeway and it is just the property location is further away. 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 obviously it is a difficult building to find, and this is necessary to help that happen. That the grant of relief would be offset by other improvements or actions, I think they already have an increased setback so that option exists in the property now. The sign will be conforming to the sign regulations. And the grant of the relief will not result in a use that is incompatible or reasonably interferes with the adjacent and surrounding properties because it's in the nature of where it is and it fits into that particular usage.

**Motion Maker: Montague
Seconded: Thompson
Motion Approved 5:0**

Other Matters: None

Meeting Adjournment: 7:38pm

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).