



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, May 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 Copes, Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Present:** Acting Chair Krieger, Member Longo, Member McLeod, Member Montague, Member Copes, Member Thompson and Member Sanghvi
- Absent Excused:** Member Copes, Member Thompson, Chairperson Peddiboyina
- Also Present:** Charles Boulard (Community Development Director), Beth Saarela (City Attorney), Anita Sophia Wagner (Recording Secretary)

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

**APPROVED**  
**APRIL 2022, APPROVED**  
**None**

- PZ22-0013 (Rayburn Properties LLC) 707 South Lake Drive, East of West Park Drive and North of 12 ½ Mile Road, Parcel 50-22-03-454-007.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 D for a rear yard setback of 15.25 (35 feet minimum required, variance of 19.83 feet); A front yard set back of 27.17 feet (30 feet minimum required, variance of 2.83 feet); And a lot coverage of 30% (25% maximum required, variance of 5%). These variances will accommodate the building of a new home. This property is zoned Single-Family residential (R-4).

*The motion to approve case PZ22-0013 for a front yard setback of 27.17 feet and a rear yard setback of 15.25 feet was approved. The petitioner has shown practical difficulty of fitting the home on the lot. Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because the home would not fit on the lot. The property is unique because of the of the lot shape which is similar to the neighborhood. The applicant did not create the condition because it was purchased by them. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it does not bother the line of sight for neighbors also on the lake. The relief is consistent with the spirit and intent of the ordinance because it is not that dramatic.*

**Motion Maker: Longo**  
**Seconded: Sanghvi**  
**Motion Passed 7:0**

2. **PZ22-0014 (City Center Office Plaza) 43661 Grand River Road, West of Novi Road and North of Ten Mile Road, Parcel 50-22-15-477-011,012.** The applicant is requesting variances from the City of Novi Zoning Ordinance from Section 3.1.25.D to permit a parking setback reduction on the east, west and south sides (10 to 12.4 feet requested, 20 feet required), Section 3.27.1.D to allow parking in the exterior side yard of a non-residential collector road (Flint Street and Bond Street), Section 5.2.12 to allow a reduction in the number of parking spaces required (65 spaces proposed, 70 spaces required), Section 5.4.2 to allow the size of the loading area to be reduced (540 square feet proposed, 940 square feet required). This property is zoned Town Center - 1 (TC-1)

*The motion to approve case PZ21-0014 variance request was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because of the surrounding roads and what criteria it puts on the use of the site. The property is unique because of the roads and the way it's been carved out of the roads. Petitioner did not create the condition because by putting in Ring Road it had modified the site. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is in the proper zone and they have done a really good job landscaping. The relief is consistent with the spirit and intent of the ordinance because they are a good corporate citizen within the City of Novi.*

**Motion Maker: Montague**  
**Seconded: Sanghvi**  
**Motion Passed 7:0**

3. **PZ22-0015 (Metro Detroit Signs – Ashley Homestore) 43620 West Oaks Drive, West of Novi Road and South of 12 Mile Road, Parcel 50-22-15-200-061.** The applicant is requesting a variance from the City of Novi Code of Ordinances Section 28-5(a) for the installation of a third wall sign measuring 30.07 sq ft on the East Elevation of Ashley Homestore. Two wall signs are permitted. This property is zoned Regional Center (RC).

*The motion to approve case PZ22-0015 request for a 3 sign variance was approved. Without this variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because it is a highly traveled area. The property is unique because the front of the building is big enough for 3 stores. Petitioner did not create the condition because they are moving into an existing space. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it blends in with the area and is balanced with the other stores. The relief is consistent with the spirit and intent of the ordinance because it is similar signage to other stores and it just blends in.*

**Motion Maker: Thompson**  
**Seconded: Sanghvi**  
**Motion Passed 7:0**

4. **PZ22-0016 (Anchor Printing) 43043 West Nine Mile Road, East of Novi Road and South of 9 Mile Road, Parcel 50-22-35-101-022.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.14.5.B.ii for allowance of a loading area less than 100 feet from a residential zoning district. Section 3.14.5.A for the allowance of two overhead doors and a loading dock proposed on or in a wall of a building that faces an abutting residential zoning district. The ordinance states "loading/ unloading and transport shall be not closer than 100 feet from the boundary of a residential district" and "no truck well, loading dock or door, shall be permitted on or in the wall of the building which faces the abutting residential district." This property is zoned Light Industrial (I-1).

***The motion to approve case PZ22-0016 request for allowance of a loading area less than 100 feet from a residential zoning district was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the petitioner can not move product adequately. The property is unique because of the residential property next to it which they may not have considered when they purchased the property. 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 doesn't seem to be the cause for people to have any difficulty. The relief is consistent with the spirit and intent of the ordinance because it doesn't encumber the community in any way.***

**Motion Maker: Longo**  
**Seconded: Sanghvi**  
**Motion Passed 7:0**

**Other Matters:** None

**Meeting Adjournment:** 7:54pm

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).