



**ZONING BOARD OF APPEALS ACTION SUMMARY**  
**CITY OF NOVI**  
**Tuesday, February 11, 2025, 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 Butler, Alternate Member Samona
- Present:** Chairperson Peddiboyina, Member Sanghvi, Member Longo, Member Montague, Member Krieger, Alternate Member Samona
- Absent:** Member Thompson, Member Butler
- 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 PZ24-0065 from the agenda.**  
**Motion Maker: Longo**  
**Seconded: Sanghvi**

Public Remarks: **None**  
Public Hearings:

**PZ24-0064 (Justin Gusick) 21494 Equestrian Trail, north of Eight Mile Road, west of Beck Road, Parcel 50-22-32-401-086.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.E.iii to allow 2,327 sq ft aggregate total for accessory structures (1,500 sq ft allowed, variance of 827 sq ft). This property is zoned Residential Acreage (R-A).

**In case number PZ24-0064, sought by the petitioner, I move to grant the request. The Petitioner has shown practical difficulty. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of the pool area needing protective covering. The property is unique because the garage is attached regarding this variance. Petitioner did not create the condition because the pool already exist with the property as well. The relief granted will not unreasonably interfere with adjacent or surrounding properties because 20 other homes with similar circumstances with pools and gazebos. The relief is consistent with the spirit and intent of the ordinance because it's a reasonable request with this subdivision.**

**Motion Maker: Krieger**  
**Seconded: Sanghvi**

**Amended to include clarification that this variance will bring the overage of the attached garage square footage into compliance.**

**Motion Maker: Krieger**  
**Seconded: Sanghvi**  
**Motion Carried: 6:0**

**PZ24-0066 (Amar Abro) 425 South Lake Drive, on South Lake Drive, west of Old Novi Road, Parcel 50-22-03-476-003.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32(10)iiia to allow a 500 sq ft shed (100 sq ft allowed, variance of 400 sq ft); to allow the shed to have a mean height of 10 ft (max 8 ft allowed, variance of 2 ft); and to allow 25% lot coverage (5% allowed, variance of 20%). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case PZ24-0066 sought by Amar Abro for a 400 square foot, variance for a mean height of 10 feet, and I think that will result in a 20% lot coverage, that needs verified. Petitioner has shown practical because of lake storage requirements and especially dangerous location of the site. Without the variance he will be prevented to use of the property because the lake equipment would require transport across a busy street with a large elevation drop. The property is unique because it is below grade quite a bit. It is a double lot and it is in a particularly dangerous place with the road interaction. Petitioner did not create the condition because it is an existing lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of low visibility, vegetation screening. The relief is consistent with the spirit and intent of the ordinance because of the setbacks, height topography and vegetation. The variance should be granted subject to conformation with the lake setbacks.

Motion Maker: Montague  
Seconded: Sanghvi

Amended to clarify this would be a 300 square foot variance for the square footage of the shed and the lot coverage would follow suit.

Motion Maker: Montague  
Seconded: Samona  
Motion Carried: 6:0

**PZ25-0001 (Quick Pass Car Wash) 24555 Novi Road, on Novi Road, north of Ten Mile Road, Parcel 50-22-22-400-010.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.10.1.A to allow an overhead door to face a major thoroughfare and Section 5.3.11 to eliminate the required separate by-pass lane. This property is zoned General Business (B-3).

I move that we grant the variance in case number PZ24-0063 sought by Audi Novi for an additional sign because the petitioner has shown practical difficulty including customer being where they want to go, requiring a third sign. 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 the customers can be confused as to where to go for service. 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 it is a simple wall sign.

Motion Maker: Longo  
Seconded: Samona  
Motion Carried: 6:0

**PZ25-0002 (Oak Pointe Church) 50200 Ten Mile Road, on Ten Mile Road, west of Wixom Road, Parcel 50-22-19-400-012.** The applicant is requesting variances from the City of Novi Sign Ordinance Sections 28-1 and 28-5(a) to allow an additional wall sign on the south elevation which is a 3-dimensional metal sign set atop a parapet overhang (without illumination). This property is zoned Residential Acreage (R-A).

I move that we grant the variance in case number PZ25-0002, sought by Oak Pointe Church. Petitioner has shown practical difficulty requiring the need for this signage for direction signs. This will be a 3D sign and I'm sure secured with the city's assistance. The building is far back from 10 Ten Mile and it needs direction and identification for foot traffic for into the building since it is a larger size. 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 of it being a church and needing identification on the building.**

**Motion Maker: Krieger  
Seconded: Sanghvi  
Motion Carried: 6:0**

**Other Matters:** The Zoning Board of Appeals will hold their annual election for the roles of Chairperson, Vice-Chair and Secretary at the April 8<sup>th</sup> meeting.

**Meeting Adjournment:** 8:30 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).