



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, August 8, 2023, 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Chairperson Peddiboyina, Member Longo, Member McLeod, Member Montague, Member Krieger, Member Sanghvi, Member Thompson
- Present:** Chairperson Peddiboyina, Member Longo, Member McLeod, Member Montague, Member Krieger, Member Sanghvi, Member Thompson
- Absent Excused:**
- Also Present:** Alan Hall (Community Development Deputy Director), Kristin Kolb (City Attorney), Sarah Fletcher (Recording Secretary)

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

APPROVED
July 2023, APPROVED
None

PZ23-0021 (Brian Wilson) 24451 Christina Lane, East of Taff Road, North of Ten Mile, Parcel 50-22-22-378-008. The applicant is requesting a use variance from the City of Novi Zoning Ordinance Section 5.1.9 to allow parking of a commercial vehicle in a residentially zoned property. This property is zoned One Family Residential (R-4).

The motion to deny case PZ23-0021 was approved because the petitioner has not established on unnecessary hardship related to the current zoning designation of the property in the subdivision. It is a residential area with weight limits. The petitioner has not established unique circumstances or unique physical conditions regarding the property in a residential area compared to others related to commercial vehicles on private property. The variance requested based on the petitioners personal or economic hardship because the petitioner stated that he is leasing the property from the property owner. The property use will alternate the essential character or the area with the commercial vehicle in a residential area.

***Motion Maker: Krieger
Seconded: Monague
Motion Approved 5:2***

PZ23-0024 (Motor City Hot Tubs) 25806 Novi Rd, East of Novi Road, South of Grand River Ave, Parcel 50-22-23-151-004. The applicant is requesting a variance from the Sign Design and Review Manual for the Novi TC-1 District to allow a non-conforming sign design style (Translucent internally illuminated signs are prohibited). The applicant is also requesting a variance from the City of Novi Sign Ordinance Section 28-5(e)(1)a to allow a 13.67 sq. ft. sign (The maximum allowed area is 6 sq. ft., a variance of 7.67 sq. ft.); Section 28-5(e)(1)b to allow the placement of the sign at 8 ft. from the grade (The minimum is 8.5 ft., a variance of .5 ft.) and also a height of 14.83 ft. from the grade (The maximum allowed height of 12 ft., a variance of 2.83 ft.) This property is zoned Town Center-1 (TC-1).

The motion to grant the variance request in case PZ23-0024 sought by Motor City Hot Tubs for Section 28-5(e)(1)a to allow a 13.67 sq ft. sign, a variance of 7.67 sq ft. on the basis 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 location of the sign, the speed limit on the road where it is visible from, and it's in a good spot compared to the other local variances.

Condition made by Montague: The sign on the side of the building must be removed.

***Motion Maker: Thompson
Seconded: Montague
Motion Approved 7:0***

The motion to grant the variance request in case PZ23-0024 sought by Motor City Hot Tubs for Section 28-5(e)(1)b to allow the placement of the sign at 8 ft., a minimum of 8.5 ft. a variance of .5 ft. on the basis that construction of a conforming sign would require the removal or significant alteration of natural features on the property because of the projecting sign fits in the space where it currently is.

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

The motion to grant the variance request in case PZ23-0024 sought by Motor City Hot Tubs for Section 28-5(e)(1)b to allow the height of the sign at 14.83 ft., a maximum of 12 ft. a variance of 2.83 ft. on the basis that construction of a conforming sign would require the removal or significant alteration of natural features on the property because of the projecting sign. It fits in the space where it currently is.

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

The motion to grant the variance request in case PZ23-0024 sought by Motor City Hot Tubs for a variance to the sign and design review manual that allows an

internally lit sign on the basis 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 location of the sign, the speed limit on the road where it is visible from, it's in a good spot compared to the other local business and because its necessary for business identification.

***Motion Maker: Thompson
Seconded: Sanghvi
Motion Approved 6:1***

PZ23-0026 (Davide Piccirilli-Hannon Systems USA, LLC) 39600 Lewis Drive, West of Haggerty Road, South of Thirteen Mile, Parcel 50-22-12-200-026. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(d) to allow an additional wall sign on the northeast elevation (Maximum of two wall signs are allowed for this tenant, a variance of 1 additional wall sign). This request would increase the total allowed number of signs for this tenant (including entrance ground signs) to (5). This property is zoned Office Service Technology (OST).

The motion to grant the variance request in case PZ23-0026 for a variance from the City of Novi Sign Ordinance Section 28-5(d) to allow an additional wall sign on the Northeast elevation. This will result for a total of (5) signs on the site. It is based on the fact that the location of the entrance in relationship to the roads and the parking lot make it difficult to identify the lobby. The size of the building contributes to that. Its set back on the property with a lot of landscaping so it's hard to see the sign from the road. The relief is consistent with the office park nature of the area.

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

Other Matters:

Meeting Adjournment: 8:10 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).