



cityofnovi.org

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

**Regular Meeting conducted remotely via ZOOM**

**Tuesday, December 8, 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, Member Thompson and Member Verma
- Present:** Member Krieger, Member Longo, Member Montague, Chairperson Peddiboyina, Member Sanghvi, Member Thompson and Member Verma
- Absent at Roll call:** Member Sanker arrived after roll call at approximately 7:02pm
- 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 2020, APPROVED  
none**

1. **PZ20-0053 (Z. Joe Huang) Shawood Drive, West of Old Novi Road and South of Thirteen Mile Road, Parcel # 50-22-10-228-018.** The applicant is requesting variance from the Novi Zoning Ordinance Section 3.1.5 for a proposed lot coverage of 27% (25% required, variance of an increased 2%). Section 3.6.2M for a watercourse setback of 10 feet (25 feet minimum required, variance of 15 feet). This variance will accommodate the building of a new home. This property is zoned Single Family Residential (R-4).

***This case has been scheduled for a Rehearing on January 12, 2021.***

2. **PZ20-0054 (Coy Construction) 23403 Mystic Forest Drive, West of Novi Road and South of Ten Mile Road, Parcel #50-22-27-429-006.** The applicant is requesting variance from the Novi Zoning Ordinance Section 3.1.5 for a proposed 30-foot rear yard setback (35 feet required, variance of 5 feet). This variance will accommodate the building of a new deck and sunroom. This property is zoned Single Family Residential (R-4).

***The applicant was not present at meeting, the motion to table case PZ20-0054 to the January 12, 2021 meeting was approved.***

***Motion Maker: Krieger  
Seconded: Sanghvi  
Voice vote, all in favor***

3. **PZ20-0055 (Cambridge of Novi, LLC) 49305 Villa Drive, West of Beck Road and North of Nine Mile Road, Parcel #50-22-29-326-040.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(a) footnote 3, for a proposed 51 square foot, 8-foot-tall neighborhood entryway ground sign. The sign is oversized by 31.57 square feet and over height by 3 feet. This property is zoned Residential Acreage (RA).

***The motion to approve case PZ20-0055 a proposed 51 square foot, 8-foot-tall neighborhood entryway ground sign was approved. The property is unique because it is on the west side of the city on a current dirt road. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the position and landscaping will blend in the area.***

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

4. **PZ20-0057 (LaVanway Sign Company) 43043 Grand River Avenue, East of Novi Road and South of Grand River Avenue, Parcel # 50-22-23-104-010.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(b)(1)a for a proposed 39.5 square foot wall sign, based on the setback from the centerline of Grand River Avenue the sign is oversized by 2 square feet. This property is zoned Town Center-1 (TC-1).

***The motion to approve case PZ20-0057 for a proposed 39.5 square foot wall sign was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because they will be unable to provide adequate signage for the store. The property is unique because it is setback from the fast-moving Grand River Avenue. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is similar to neighboring business signs.***

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

5. **PZ20-0060 (J Collins Construction) 319 Elm Court, West of Old Novi Road and South of South Lake Drive, Parcel # 50-22-03-481-002.** The applicant is requesting variances from The City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback of 7 feet (10 feet required, variance of 3 feet); an aggregate total side yard setback of 20 feet (25 feet required, variance of 5 feet). These variances would accommodate the building a new modular home. This property is zoned Single Family Residential (R-4).

***The motion to approve case PZ20-0060 for reduced side yard and aggregate side yard setbacks was approved. The property is unique because it is very narrow and waterfront. The petitioner did not create the condition because the shape and size of the lot have been long established. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be a small modular house, fitting for the property. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.***

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

**Meeting Adjournment:** 9:15pm

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).