



cityofnovi.org

ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, September 13, 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 Sanghvi, Member Copes and Member Thompson
- Present:** Chairperson Peddiboyina, Member Krieger, Member Thompson, Member Montague and Member Mcleod
- Absent Excused:** Member Sanghvi, Member Longo and Member Copes
- 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
August 2022, APPROVED
None

PZ22-0041 (Ernesto Chavez – Bright Loritos LLC) 24293 Novi Road, Novi Road north of Ten Mile Road, Parcel 50-22-22-400-026. The applicant is requesting a variance from the City of Novi Zoning Ordinance from Section 4.12.2.i.a for not having an outdoor recreation area (150 square feet per person cared for is required). The variance requested will accommodate a 3-hour Spanish Immersion Preschool Program. This property is zoned General Business (B-3)

The motion to approve case PZ22-0041 was approved. The property is unique because of not having an outdoor space. The business does not require outdoor playtime and it will be within the 3 hour required time for having mandatory outdoor play. Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because of their inability to provide an outdoor space. The Petitioner did not create the condition because the property isn't created for that and they already have it set up for indoor use. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of their timing. The relief is consistent with the spirit and intent of the ordinance because of minimum request.

Motion Maker: Krieger
Seconded: Thompson
Motion Passed 5:0

PZ22-0043 (Drew Gilmour – Kimley Horn) 27100 Wixom Road – Target Drive Up, Wixom Road south of Grand River Ave, Parcel 50-22-17-101-022. The applicant is requesting several variances from the City of Novi Sign Ordinance from Section 28-5(a) for additional ground signs (1 ground sign permitted, variance of 14 signs) also from section 28-5(a) a variance request for two (2) 12 feet high signs (6 feet high maximum allowed, variance of 6 feet) The variances requested will provide instructions to customers on how to properly use the Drive-Up service. This property is zoned Light Industrial (I-1)

The motion to approve case PZ22-0043 for several sign variances was approved. The request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created. The failure to grant the 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 return. The granting of this relief will not unreasonably interfere with adjacent or surrounding properties.

**Motion Maker: Thompson
Seconded: Krieger
Motion Passed 5:0**

Other Matters: None

Meeting Adjournment: 7:36pm

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).