



## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, January 11, 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:** Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina  
Member Thompson was absent at Roll Call and arrived at 7:19pm
- Absent Excused:** Member Copes, Member Krieger, Member Sanghvi,
- 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**  
**DECEMBER 2021, APPROVED**  
**none**

- PZ21-0077 (Metro Detroit Signs / Land Rover Jaguar) 25245 Meadowbrook Road, West of Meadowbrook Road and South of Grand River Avenue, Parcel 50-22-23-251-025.** The applicant is requesting variances from the City of Novi Code of Ordinances Section 28-5(a) and 28-5(b)(1)(b) for number of signs, oversized signs and over height signs. Five additional wall signs and five additional ground signs (a combination of three signs are permitted). Two wall signs are oversized by 40.44 square feet and two wall signs are oversized by 12.53 square feet. One ground sign is over height by 2 feet and three ground signs are over height by 1.22 feet. Six-foot height is permitted. This property is zoned Gateway East (GE).

***The motion to approve case PZ21-0077 for the number of signs, oversized signs and over height signs was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the business is on a busy corner and additional signs are needed due to the size of the building. The property is unique because of its size, use, and location on Grand River Avenue. The relief granted will not unreasonably interfere with adjacent or surrounding properties. The relief is consistent with the spirit and***

**intent of the ordinance because it allows to business to operate safely and properly.**

**Motion Maker: Montague**

**Seconded: Longo**

**Motion Passed 4:0, Member Thompson recused himself as he was absent for most of the PZ21-0077 case hearing**

- 2. PZ21-0078 (Coy Construction) 22230 Meridian Lane, East of Meadowbrook Road and South of Nine Mile Road, Parcel 50-22-36-102-014.** The applicant is requesting variances from the City of Novi Zoning Ordinance Sections 3.1.4 for a proposed rear yard setback of 30 feet (35 feet minimum required, variance of 5 feet). This variance would accommodate the building of a screen porch on the existing deck. This property is zoned Single Family Residential (R-3).

**The motion to approve case PZ21-0078 for a rear yard setback of 30 feet for a screen porch was approved. The petitioner has shown practical difficulty requiring additional signage. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because they would be unable to build such a porch. The property is unique because of the of the way the home is situated on the lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it does not interfere with neighborhood visibility.**

**Motion Maker: Longo**

**Seconded: Thompson**

**Motion Passed 5:0**

- 3. PZ21-0079 (Metro Detroit Signs / Sleep Number) 26222 Novi Road 100, East of Novi Road and North of Grand River Avenue, Parcel 50-22-14-352-002.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(d)(2) for the installation of a 52.87 square foot illuminated wall sign on the east elevation of the building (24 square feet allowed, variance of 28.87 square feet). This property is zoned Town Center (TC).

**The motion to approve case PZ21-0079 for the installation of a 52.87 square foot wall sign was approved. Without variance the Petitioner will be unreasonably prevented or limited with respect to the use of the property because proper visibility of signage is necessary for customers to find the business. The property is unique because it in an existing building and positioned oddly on the lot. The applicant did not create the condition as they are occupying a pre-existing building. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the sign size is commensurate given the size of the building and distance from the road.**

**Motion Maker: Longo**

**Seconded: Montague**

**Motion Passed 5:0**

- 4. PZ21-0080 (Cambridge of Novi LLC / Terra), West of Beck Road and North of Eight Mile Road, Parcel # 50-22-32-402-036.** The applicant is requesting an extension to a variance from the City of Novi Code of Ordinance Section 28-6 for a temporary sign beyond 64 days. The

sign is located at the northwest corner of the intersection at Eight Mile Road and Beck Road. The maximum display time of free-standing temporary signs is 64 days. The board previously approved this and one other, since removed sign, on June 11, 2019, in case PZ19-0020 "for the duration of two years or, if sooner, until 75% of Certificates of Occupancy have been issued". This property is zoned Single Family Residential (R-1).

***The motion to deny case PZ21-0080 for an extension to the permitted time for a temporary sign was approved. The failure to grant relief will result in mere inconvenience, financial needs are not an acceptable reason for a variance. The variance would result in interference with adjacent or surrounding properties because it is detrimental to the appearance of the neighborhood and possibly interferes with safety. Granting the relief would be inconsistent with the spirit and intent of the ordinance due to the intrusion of the neighboring properties. Two years and seven months is long enough, any longer would essentially make it a permanent sign.***

**Motion Maker: Montague**

**Seconded: Longo**

**Motion Passed 5:0**

**Other Matters:** Officer Elections- Chairperson Peddiboyina, Vice Chair Thompson, Secretary Montague

**Meeting Adjournment:** 8:18pm

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).