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ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting conducted remotely via ZOOM

Tuesday, January 12, 2021

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 Sanker, Member Thompson and Member Verma
- 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 2020, APPROVED as amended
none

- 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).

The applicant withdrew the request for reduced lot coverage and reduced his setback requests to a proposed 20-foot front yard setback (10-foot variance) and a 20-foot watercourse setback (5-foot variance).

The motion to approve case PZ20-0053 for a proposed 20-foot front yard setback (10-foot variance) and a 20-foot watercourse setback was approved. The property is unique because of its location with a water course, the size and configuration. The petitioner did not create the condition because the lot was pre-existent. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the applicant worked to revise the house layout, so it does not infringe on neighbors. The relief is consistent with the spirit and intent of the ordinance because the quality of the home will be an asset to the neighborhood.

Motion Maker: Montague
Seconded: Krieger
Motion Passed 7:0

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 motion to approve case PZ20-0054 for a proposed 30-foot rear yard setback for a sunroom 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 fully enjoy their backyard. The property is unique because had oddly angled lot lines and is near a pond with many insects. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is a minimal variance, and the overall deck will be smaller than the old one was.

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

3. **PZ20-0056 (JB Donaldson/Lineage Logistics) 46500 Humboldt Drive, West of West Park Drive and North of Twelve Mile Road, Parcel #50-22-09-176-019.** The applicant is requesting variance from the Novi Zoning Ordinance Section 4.19.1.J for the quantity of accessory buildings (2 permitted by code, 34 carports proposed). This property is zoned General Industrial (I-2).

The motion to approve case PZ20-0056 for 34 proposed carports was approved. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property because they will be unable to approach the future using electric automobiles. The property is unique because it is in an industrial area. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is simply for sheltered parking. The relief is consistent with the spirit and intent of the ordinance because it is a minimum request.

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

4. **PZ20-0063 (Power Home Remodeling) 41370 Bridge Street, East of Meadowbrook Road and North of Eleven Mile Road, Parcel #50-22-13-351-020.** The applicant is requesting variance from the City of Novi Code of Ordinances Section 28-5(d) for a proposed 35.83 square foot wall sign on the east elevation of the building. This property is zoned Light Industrial (I-1).

The motion to approve case PZ20-0063 for a proposed 35.83 square foot wall sign on the east elevation of the building 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 business on both the road and parking lot sides. The property is unique because it has two "fronts". The petitioner did not create the condition because the layout of the business park had been preestablished. The relief granted will not unreasonably

interfere with adjacent or surrounding properties because it in a light industrial area and the additional signage will assist visitors. The relief is consistent with the spirit and intent of the ordinance because it is a minimum request.

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

- 5. PZ20-0064 (Erik Laird) 23437 W Le Bost Drive, East of Meadowbrook Road and South of Ten Mile Road, Parcel # 50-22-25-153-012.** The applicant is requesting variances from The City of Novi Zoning Ordinance Section 5.11 to allow the installation of a fence in the front yard setback of a corner lot. Fence shall not extend toward the front of the property nearer than the minimum front yard setback distance by code. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ20-0064 for the installation of a fence in the front yard setback of a corner lot was approved. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property because adhering to ordinance would make their usable yard substantially smaller. The property is unique because it is a corner lot with two "front yard" setbacks. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is replacing a previous fence in the same location. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request that allows the homeowners to enjoy the full yard with a typically shaped fence.

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

- 6. PZ20-0065 (Stephen & Catherine Beasley) 1254 E Lake Drive, West of Novi Road and South of Fourteen Mile Road, Parcel # 50-22-02-151-017.** The applicant is requesting variances from The City of Novi Zoning Ordinance Section 5.11 to allow hedge row shrubs in the area between the house and the lake. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ20-0065 for shrubs was approved. the petitioner has shown practical difficulty requiring the need for shrubbery planted on the south side of the property line for privacy and beautification. The relief granted will not unreasonably interfere with the adjacent or surrounding property because it does not alter the current condition and the plantings are in gradient not likely to obstruct anybody's view. The relief is consistent with the spirit and intent of the ordinance because the planting of the shrubbery is going to enhance the beauty of that area and their property.

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

Meeting Adjournment: 8:45pm

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).