



cityofnovi.org

ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, July 9, 2019

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Members Byrwa, Member Krieger, Member Longo, Chairperson Peddiboyina, Member Sanghvi, and Member Sanker
- Present:** Members Byrwa, Member Krieger, Member Longo, Chairperson Peddiboyina, Member Sanghvi, and Member Sanker
- Absent Excused:** None
- 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
None, June minutes not yet available
None

- PZ19-0022 (Siddiqui Properties LLC) 27250 Wixom Rd B, West of Wixom Road and South of Grand River Avenue, Parcel # 50-22-17-101-024** The applicant is requesting variances from the City of Novi Code of Ordinances Section 18-5(a) for the proposed installation of three wall signs for two tenants. 30-65 square foot maximum based on frontage, one sign per business allowed. Signs should be of common design per code. This property is zoned General Business (B-3).

CASE PZ19-0022 was cancelled, it was determined that their work would not require a variance prior to the meeting date.

- PZ19-0023 (Bagley & Langan PLLC) Endwell St, West of Novi Road and North of Thirteen Mile Road, Parcel # 50-22-02-359-035.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11(1) A (ii) for a proposed 25 foot front yard setback for each front yard to allow for a new fence installation. By code fences shall not extend toward the front of the lot nearer than the minimum front yard setback, unless an existing house is already extending into the front yard. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ19-0023 requesting variance for a proposed 25 foot front yard setback for each front yard to allow for a new fence installation was approved. The petitioner has shown practical difficulty

preventing the misuse of their unsecured property. The property is unique because it is a corner lot near the lake. The petitioner did not create the condition because they cannot control misuse of the property by those other than themselves or their tenants. The relief granted will not unreasonably interfere with adjacent or surrounding properties because will deflect trespassing and prevent the illegal parking and dumping that has been occurring The relief is consistent with the spirit and intent of the ordinance because all other fence ordinance guidelines will be followed.

*Maker: Member Krieger
Seconded: Member Sanghvi
Motion passed 6-0.*

- 3. PZ19-0025 (GreenTech Engineering) 25650 Taft Rd, East of Wixom Road and South of Eleven Mile Road, Parcel #50-22-22-100-026.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.12 for not having frontage on a public street for the entire width of the lot (80 feet frontage required, 44 feet proposed). This variance is required for creation of two parcels(C & D) and associated extension of Danyas Way that ends in a T-turn around. The variance would prevent impacts to the existing Wetlands. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ19-0025 requesting variance for not having frontage on a public street for the entire width of the lot (80 feet frontage required, 44 feet proposed) was approved. The petitioner has shown practical difficulty creating a T-turn around for public safety. The property is unique because of the topography of the parcels and the existing wetland. The petitioner did not create the condition because the existing wetlands and established roadway were present before their project. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the T-turn around is supported by the master plan, would create the least impact on the surrounding area, and would provide greater fire access and public safety.

*Maker: Member Krieger
Seconded: Member Byrwa
Motion passed 6-0.*

Other Matters – Officer Elections, Vice Chair Peddiboyina rose to Chair, Secretary Sanker rose to Vice Chair and member Krieger rose to Secretary.

Meeting Adjournment: 8:10pm

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).