



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, May 14, 2019

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

- Call to Order:** 7:00pm
- Roll call:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Longo, Member Peddiboyina, Member Sanghvi, and Member Sanker
- Present:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Longo, Member 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**  
**MARCH 2019 APPROVED**  
**None**

- PZ19-0015 (Jeffrey Rooke) 1410 Paramount St, West of Novi Road and North of Thirteen Mile Road, Parcel # 50-22-02-331-006.** The applicant is requesting variances from The City of Novi Zoning Ordinance Section 5.11.1A ii to allow the installation of a fence to the property line to prevent unauthorized usage of existing property. Fence shall not extend toward the front of the property near than the minimum front yard setback distance. R4 front setback is 30 feet minimum allowed. This property is zoned Single Family Residential (R-4).

*The motion to approve case PZ19-0015 requesting variance to allow the installation of a fence to the property line was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the property because the petitioner will be unable to adequately prevent unauthorized park and trash dumping on his property. The property is unique because the layout of the two adjacent parcels creates two "front" yards. Petitioner did not create the condition because the lots were platted long ago. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be similar to other properties in the surrounding area and has neighbor's support. The relief is consistent with the spirit and intent of the ordinance because it will allow for for the security of the property and the full enjoyment of the family's backyard.*

**The Variance granted is subject to the fence not encroaching into the road easement.**

*Maker: Member Peddiboyina  
Seconded: Member Sanker  
Motion passed 7-0.*

- PZ19-0016 (ITC Holdings Corp) 27175 Energy Way, West of Haggerty Road and South of Twelve Mile Road, Parcel # 50-22-13-200-037.** The applicant is requesting a variance from the Novi Code of Ordinance Section 4.19.1.j to allow for the building of a 2900 square foot accessory structure. No more than two accessory structures are allowed, per lot, for lots over 21,700 square feet. This property is zoned Office Service Technology (OST).

***The motion to approve case PZ19-0002 requesting variance to allow a third accessory structure of 2900 square feet was approved. The petitioner has shown practical difficulty being able to perform their research without a third accessory structure. The property is unique because of the sheer size of the property. The relief is consistent with the spirit and intent of the ordinance because the accessory use will improve the property, makes the property "greener"/more environmentally friendly, and is a minimal request.***

*Maker: Member Sanker  
Seconded: Member Gronachan  
Motion passed 7-0.*

### **Meeting Adjournment: 7:26pm**

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).