



cityofnovi.org

**ZONING BOARD OF APPEALS ACTION SUMMARY  
CITY OF NOVI**

**Regular Meeting conducted remotely via ZOOM**

**Tuesday, June 9, 2020**

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

- Call to Order:** 7:00pm
- Initial Roll call:** Member Krieger, Member Longo, Member Montague, Chairperson Peddiboyina, Member Sanghvi, Member Sanker, Member Thompson and Member Verma
- Present:** Member Longo, Member Montague, Chairperson Peddiboyina, Member Sanghvi, Member Sanker, and Member Verma
- Absent:** Member Krieger
- Absent Excused:** Member Thompson
- 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  
MAY 2020 - APPROVED  
none**

- 1. PZ20-0018 (Behavioral Care Solutions) 39465 Fourteen Mile Road, West of Haggerty Road and South of Fourteen Mile Road, Parcel #50-22-01-200-037.** The applicant is requesting a variance from the City of Novi Zoning Code Section 5.4.1 to locate a loading zone in the side yard. Section 5.3.11 for a drive-through lane that does not meet ordinance requirements for separation of drive through and egress lane, by-pass lane width, encroachment into minimum side yard parking setback, and minimum number of stacking spaces. This property is zoned Office Service Technology (OST).

*The motion to approve case PZ20-0018 for locating a loading zone in the side yard and for a drive-through lane that does not meet ordinance requirements was approved. The property is unique because it is a former bank being converted to a new business type and the lot is narrow and shallow. The petitioner did not create the condition because the owner purchased the property with the existent layout. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it does not interfere with the public right-of-way*

**and provides adequate stacking of cars. The relief is consistent with the spirit and intent of the ordinance because safety is maintained.**

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

- 2. PZ20-0020 (Defrim & Elvira Cizmja) 45605 Nine Mile Road, West of Taft Road and South of Ten Mile Road, Parcel # 50-22-33-200-034.** The applicant is requesting a variance from the City of Novi Zoning Code Section 5.11 to install a fence with driveway gate. By code a fence shall not extend toward the front of the lot nearer than the minimum front yard setback. This property is zoned Single Family Residential (R-1).

***The motion to approve case PZ20-0020 for variance to allow the installation of a fence with driveway gate was approved. The property is unique because it is a large lot fronting a main thoroughfare. The petitioner did not create the condition because they cannot otherwise control unwarranted visitors on the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties the gate and fence are attractive and match the home. The relief is consistent with the spirit and intent of the ordinance because it allows for the protection of the home and property.***

*Maker: Member Longo  
Seconded: Member Sanker  
Motion passed 6-0*

**Meeting Adjournment:** 7:41pm

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).