



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting conducted remotely via ZOOM

Tuesday, July 14, 2020

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**  
**JUNE 2020 - APPROVED**  
**none**

- PZ20-0021 (Maen Jabboori) 26181 Mandalay Circle, East of Beck Road and North of Eleven Mile Road, Parcel #50-22-16-300-086.** The applicant is requesting variances from the Novi Zoning Ordinance Section 3.1.2 for a 14 foot variance for a proposed 21 foot rear yard setback, 35 feet required by code and a 10 foot variance for the 30 foot aggregate total side yard setbacks, 40 feet required. Section 4.19.E-iii for a variance of 890 square feet for a proposed 1890 square feet of garage space, 1000 square feet of garage space allowable by code. These variances will accommodate the building of a proposed second garage and portico. This property is zoned Single Family Residential (R-1).

*The motion to approve case PZ20-0021 for reduced rear and aggregated side yard setbacks, and a total of 1890 square feet of garage space was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because the current home does not provide adequate sheltered parking and storage. The property is unique because of the size and shape of the lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is located next to a wetland, no neighbors have voiced opposition, and the petitioner has already secured his Homeowners Association approval.*

**Motion Maker: Sanker**  
**Seconded: Sanghvi**  
**Motion Passed 8:0**

- PZ20-0022 (Robert Cummings/ Jim Ascencio) Maudlin Street, West of Old Novi Road and South of South Lake Drive, Parcel #50-22-03-453-011.** The applicant is requesting variances from the Novi Zoning Ordinance Section 3.1.5 for a 9 foot variance for 16 foot aggregate total side yard setbacks, 25 feet required. A 4% increase of lot coverage for a total proposed lot coverage of 29%, 25% allowed by code. These variances will accommodate the building of a new home. This property is zoned Single Family Residential (R-4).

***The motion to table case PZ20-0022 to the August 11th, 2020 Zoning Board of Appeals Meeting was approved.***

**Motion Maker: Krieger**  
**Seconded: Sanghvi**  
**Motion Passed 8:0**

- PZ20-0023 (William DeCoste) 22430 Southwyck Court, East of Beck Road and North of Nine Mile Road, Parcel # 50-22-28-351-007.** The applicant is requesting variance from the Novi Zoning Ordinance Section 3.1.2 for a 5 foot variance for a proposed 30 foot rear yard setback, 35 feet required. This variance will accommodate the building of a proposed screened-in porch. This property is zoned Single Family Residential (R-1).

***The motion to approve case PZ20-0023 for a reduced rear yard setback was approved. The property is unique because of the location of the street and existing trees. The relief granted will not unreasonably interfere with adjacent or surrounding properties because similar enclosed additions are present in the neighborhood. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.***

**Motion Maker: Krieger**  
**Seconded: Sanghvi**  
**Motion Passed 8:0**

- PZ20-0024 (Curtis Massoll) 330 Ludlow Drive, East of West Park Drive and South of West Pontiac Trail, Parcel #50-22-03-129-027.** 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. 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 PZ20-0024 to allow the installation of a fence to the property line was approved. The property is unique because it is of an unusual shape with multiple street frontages. 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 the petitioner has taken care to cut back vegetation and improve the property. The relief is consistent with the spirit and intent of the ordinance because it will allow the owners to the expected safety and privacy in their yard.***

***Motion Maker: Sanker***

***Seconded: Krieger***

***Motion Passed 7:1, Member Verma dissenting***

**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).