



**ZONING BOARD OF APPEALS ACTION SUMMARY**  
**CITY OF NOVI**  
**Tuesday, June 11, 2024, 7:00 PM**  
**Council Chambers | Novi Civic Center | 45175 Ten Mile Rd**  
**(248) 347-0415**

- Call to Order:** 7:00 pm
- Roll call:** Chairperson Peddiboyina, Member Sanghvi, Member Thompson, Member Longo, Member Montague, Member Krieger, Member McLeod, Alternate Member Butler
- Present:** Chairperson Peddiboyina, Member Thompson, Member Longo, Member Montague, Member Krieger, Alternate Member Butler
- Absent Excused:** Member Sanghvi, Member McLeod
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

- Pledge of Allegiance
- Approval of Minutes: **Approved**
- Approval of Agenda: **Amended to postpone PZ24-0012 to the July 9<sup>th</sup> meeting.**  
**Motion Maker: Krieger**  
**Seconded: Longo**  
**Approved: 6:0**
- Public Remarks: **None**
- Public Hearings:

**PZ24-0012 (Pickleball Novi) 22650, 22700, 22750 Venture Drive, north of Nine Mile Road, west of Meadowbrook Road, Parcels 50-22-26-401-021, 50-22-26-401-022, 50-22-26-401-023.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.14.5.B.ii to allow off-street parking to be 61 ft. from the boundary of a residential district (100 ft. minimum, variance of 39 ft.); Section 5.2.12.E for a reduction in required parking spaces to 142 (151 parking spaces required, variance of 9 parking spaces). This property is zoned Light Industrial (I-1).

**Postponed to the July 9<sup>th</sup> meeting.**

**PZ24-0015 (PGA Tour Superstore) 21061 Haggerty Road, on Haggerty Road, north of Eight Mile Road, Parcel 50-22-36-477-034.** The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(b)(1)a. to allow a 234.06 sq. ft. illuminated wall sign (65 sq. ft. wall sign allowed, variance 169.06 sq. ft.). This property is zoned Office Service Commercial (OSC).

**I move that we grant the variance in Case No. PZ24-0015, sought by PGA Superstore, for a sign variance because Petitioner has shown practical difficulty including visibility from Haggerty and visibility from within the parking lot**

requiring a larger sign on the basis of any of the following; That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city nor that are created by PGA. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because the store would be difficult to see. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties.

Motion Maker: Longo  
Seconded: Krieger  
Motion Carried 6:0

**PZ24-0016 (Ronald Johnston) 1502 Lebenta Street, south of Pontiac Trail, west of West Park Drive, Parcel 50-22-03-129-007.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.32(8) for a rear yard setback of 3 ft. (5 ft. required, variance of 2 ft.). This variance would accommodate a deck addition to the second story of an accessory garage structure. This property is zoned One-Family Residential (R-4).

With what was presented, I move that we deny the variance in Case No. PZ24-0016 sought by Ronald Johnston for the outside decking and staircase because Petitioner has not shown practical difficulty requiring an interior staircase. The circumstances and features of the property are unique being on a corner lot, but I haven't seen enough to have an outside staircase going to a second floor for me to be able to approve. The circumstances and features of the property relating to the variance request are self-created because at this point there are safety issues that are open. The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that the second floor is a really grey area at this point. The variance would result in interference with the adjacent and surrounding properties because of the safety concerns.

Motion Maker: Thompson  
Seconded: Longo  
Motion Carried 5:1

**PZ24-0018 (Josh & Erin Robinson) 1375 East Lake Drive, on East Lake Drive, north of Thirteen Mile Road, Parcel 50-22-02-328-009.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32(10)A.ii.a for a 330 sq. ft. shed (100 sq. ft. allowed, variance of 230 sq. ft.); Section 3.32(10)A.ii.a to allow 10.75 ft. shed height (9 ft. allowed, variance of 1.75 sq. ft.); Section 3.32(10)A.ii.b to allow 8.57% lot coverage (5% allowed, variance of 3.57%); Section 4.19.1.J to allow 2 accessory structures on a lot having less than 21,780 sq. ft. (1 allowed, variance of 1). This variance would accommodate a second accessory structure on a lot with water frontage. This property is zoned One-Family Residential (R-4).

I move that we *grant* the variances in Case No. PZ24-0018 sought by Josh and Erin Robinson for a variance for a 330 sq. ft. shed, at 10.75 height. Without the variance they're limited with respect to use of the property, it is a safety issue. That road is not something you want to be dragging things across because people fly through there as they shouldn't. I'm over there quite a bit. The property is unique as the lot there because it is split by the road. It is intersected by that. Petitioner did not create the condition because that's the nature of the neighborhood. The relief granted will not unreasonably interfere with surrounding properties because it is consistent with what is going on there and you stated you would be doing additional landscaping and that would be nice. The relief is consistent with the spirit and intent of the ordinance because it allows safe use of your property. It also eliminates a cluttering appearance which is also something that strip of land needs a lot of. The variance granted is subject that the existing structure is replaced so you only have one structure on the site. That the additional property is taken into account so that the coverage is less than 5% when you use the whole 130-foot property frontage and that no bathroom facilities will be provided.

**Motion Maker: Montague  
Seconded: Longo  
Motion Carried 6:0**

**PZ24-0019 (Coy Construction) 23408 Winnsborough Drive, north of Nine Mile Road, west of Novi Road, Parcel 50-22-27-428-008.** The applicant is requesting a variance from City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 28 ft. (35 ft. required, variance of 7 ft.). This variance would accommodate the addition of a deck on the rear of the home. This property is zoned One-Family Residential (R-4).

I move that we *grant* the variance in Case No. PZ24-0019 for Coy Construction sought by the petitioner because he has shown practical difficulty requiring the variance. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of the nature of the surrounding, the wooded area and definitely has mosquitos. Even with running water there are mosquitos. The property is unique because of its location for the rear setback. Petitioner did not create the condition because its an already existing deck. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will enhance values with the usability of the property with the enclosure. The relief is consistent with the spirit and intent of the ordinance because it is a reasonable request with the matching structure stated during the request.

**Motion Maker: Krieger  
Seconded: Thompson  
Motion Carried 6:0**

**PZ24-0020 (David Stanley) 24710 Joseph Drive, south of Grand River Avenue, east of Meadowbrook Road, Parcel 50-22-24-327-007.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19B to allow an accessory structure in exterior side yard; Section 4.19G to allow an accessory structure to be located 5 ft. from the main building (10 ft. required, variance of 5 ft.). This property is zoned One-Family Residential (R-4).

I move that we *grant* the variance in Case No. PZ24-0020 sought by David Stanley for varies variances for an accessory structure because Petitioner has shown practical difficulty requiring the use of property and storage. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of natural conditions. The property is unique because of the location of the proximity of the buildings and where he would like to put the new building. Petitioner did not create the condition because of its natural conditions. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of location of the new structure. The relief is consistent with the spirit and intent of the ordinance because the daily usage for quality of life.

**Motion Maker: Butler  
Seconded: Krieger  
Motion Carried 6:0**

**PZ24-0021 (Neville Bugli) 42729 Wimbledon Way, north of Thirteen Mile Road, west of Novi Road, Parcel 50-22-02-381-022.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 21 ft. (35 ft. required, variance of 14 ft.). This variance would accommodate a sunroom to be added to the existing deck on the rear of the home. This property is zoned One-Family Residential (R-4).

I move that we *grant* the variance in Case No. PZ24-0021 sought by Neville Bugli for a rear setback variance of 14 feet because Petitioner has shown practical difficulty requiring space on the back of the home. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because the sunlight comes in and there is no outside recreation area when they remove the deck. The property is unique

because of its small size. Petitioner did not create the condition because they purchased the home on this lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties, it will be a very pleasant addition to the home. The relief is consistent with the spirit and intent of the ordinance, it does not even exceed the size of the current deck/gazebo.

Motion Maker: Longo  
Seconded: Krieger  
Motion Carried 6:0

**PZ24-0022 (Scenic Pines Estates) 210 Buffington Drive, south of South Lake Drive, east of West Park Drive, Parcel 50-22-03-378-008.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.28.6.C.iv.a to omit the requirement for a landscape berm along the east, west and south property lines. This property is zoned One-Family Residential (R-4).

In Case No. PZ24-0022 Scenic Pines Estates, I move that we *grant* the variance sought by the petitioner he has shown practical difficulty requiring. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of its irregular shape. It's a polygon shape. They have a berm to the north; it will help with the screening and also with the water drainage. The property is unique because it's surrounded by lots of natural features, wetlands and woodlands. Petitioner did not create the condition because of the natural features. They will have one berm which will with the three berms not being there, will have more natural features and minimize impact. The relief granted will not unreasonably interfere with adjacent or surrounding properties because they're protecting the surrounding natural features vs cutting them down. The neighbors to the north will have the berm. The relief is consistent with the spirit and intent of the ordinance because of maintain the natural features as much as possible.

Motion Maker: Krieger  
Seconded: Longo  
Motion Carried 6:0

**Other Matters: Member Krieger inquired about the joint training coming up. The Recording Secretary informed the members the joint training will be held July 16<sup>th</sup> at the Library.**

**Meeting Adjournment:** 8:55 pm

Zoning Ordinance, Section 7.10.8 - 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).