



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, March 11, 2025, 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 Montague, Member Longo, Member Krieger, Member Butler, Alternate Member Samona
- Present:** Chairperson Peddiboyina, Member Sanghvi, Member Thompson, Member Montague, Member Longo, Member Krieger, Alternate Member Samona
- Absent:** Member Butler
- Also Present:** Alan Hall (Community Development Deputy Director), Joellen Shortley (City Attorney), Sarah Fletcher (Recording Secretary)

- Pledge of Allegiance
- Approval of Minutes: **Approved**
- Approval of Agenda: **Approved**
- Public Remarks: **None**
- Public Hearings:

PZ25-0004 (Sheryl Madden) 46130 West Park Drive, on West Park Drive, north of West Road, Parcel 50-22-04-451-009. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19.E.v to allow 2,952 sq ft aggregate total for accessory structures (2,500 sq ft allowed, variance of 452 sq ft). This property is zoned Residential Acreage (R-A).

I move that we grant the variance in Case No. PZ25-0004 sought by Sheryl Madden for 46130 West Park Drive because Petitioner has shown practical difficulty requiring a 452 Sq Ft variance for a 2952 aggregate variance and she is on 2.72 acres. Without the variance the Petitioner will be unreasonably prevented or limited with respect to use of the property because of the requirement for manicuring and maintaining the property and the placement of the accessory structure will be as she stated that it will not cause interference with neighbors. The property is unique because of its placement of the house further back from the road. Petitioner did not create the condition because its not a split lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of fencing to the north and the placement of the house and the intended placement of the accessory structure. The relief is consistent with the spirit and intent of the ordinance because it is a reasonable request.

Motion Maker: Krieger
Seconded: Sanghvi
Motion Carried: 7:0

PZ25-0005 (Ori Halpert) 130 Buffington Drive, south of South Lake Drive, east of West Park Drive, Parcel 50-22-03-331-007. The applicant is requesting variances from City of Novi Zoning Ordinance

Section 3.1.5 for a side yard setback of 5 ft (10 ft required, variance of 5 ft); for a side yard aggregate total of 15 ft (25 ft required, variance of 10 ft); for a front yard setback of 24 ft (30 ft required, variance of 6 ft) This variance would accommodate the building of a new home. This property is zoned One-Family Residential (R-4).

For Case No. PZ25-0005 for Ori Halpert on 130 Buffington Drive, I move to postpone this to the April 8th meeting next month.

**Motion Maker: Krieger
Seconded: Samona
Motion Carried: 7:0**

Other Matters: The Zoning Board of Appeals held their annual elections, the results are:
Chairperson- Cliff Montague, Vice Chair- Joe Peddiboyina, Secretary- Michael Longo.

Meeting Adjournment: 8:50 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).