



## CITY of NOVI CITY COUNCIL

**Agenda Item 3**  
**October 6, 2014**

**SUBJECT:** Consideration of a request from Kris Krstovski for a variance from Section 11-276(b) of the Design and Construction Standards requiring pathways along the arterial roadway network in accordance with the City's Bicycle and Pedestrian Master Plan for the single family home under construction at 44780 11 Mile Road.

**SUBMITTING DEPARTMENT:** Department of Public Services, Engineering Division <sup>DPS</sup> <sup>BIC</sup>

**CITY MANAGER APPROVAL:** 

### **BACKGROUND INFORMATION:**

The applicant, Kris Krstovski, is constructing a new single family home at 44780 Eleven Mile Road. The applicant is requesting a variance from the Section 11-276(b) of the Novi Code of Ordinances, which requires construction of a pedestrian safety path across the frontage of the parcel at the time that the home is constructed (see attached ordinance section). The property owner's application for the variance request (attached) states that the sidewalk is not necessary because his property is on the north side of 11 Mile which has no other sidewalk segments completed. He also states that there is an existing sidewalk on the south side of 11 Mile. The applicant added the sidewalk to the plan in order to acquire the building permit and is requesting the variance while under construction to remove the sidewalk requirement from the approved plot plan.

The variance request was reviewed by various City departments using the criteria in Section 11-10 of the ordinance. There were no concerns expressed in the reviews by the Landscape Architect, Fire Department, or DPS Field Operations staff.

The applicant is correct that there are no sidewalks currently located on the north side of 11 Mile Road between Clark and Taft. This sidewalk segment (#34) was ranked number 59 in the 2013-14 City of Novi Annual Non-Motorized Prioritization report. However, a variance from the Design and Construction Standards (Chapter 11 of the Ordinance) must meet all three of the criteria in 11-10(b) (attached). In reviewing this request using these criteria, Engineering and Community Development would not recommend approval of the variance. As shown in the attached photo, the subject property is open, flat and free of trees, wetlands, and other obstructions that would otherwise pose a difficulty to the applicant in constructing the sidewalk. The applicant's proposal to eliminate the sidewalk would result in the City constructing the segment at some point in the future at an estimated cost of approximately \$7,800; therefore, Mr. Krstovski's request deviates from the intended use and performance established by the ordinance. The attached memo provides additional information in this regard.

Staff recommends denial of the variance request for the following reasons:

- A literal application of the substantive requirement to construct the sidewalk would not result in exceptional, practical difficulty because the approved plot plan demonstrates that a sidewalk can be constructed and that the site is free from

trees, wetlands and other obstructions that would pose a difficulty to the applicant in constructing the sidewalk.

- The alternative proposed by the applicant to not install the pathway would not be adequate for the intended use and does substantially deviate from the performance that would be obtained by strict enforcement of the standards. This is because the City would inevitably install the sidewalk at a cost of \$7,800 plus inflation that would not otherwise be required if the ordinance were enforced.

A similar variance was granted earlier this year for a new home on Meadowbrook Road, however in that case the applicant demonstrated more difficulty to construct the pathway caused by a wetland, existing trees and topography in addition to the lack of adjacent sidewalk segments. In that case City Council required a payment to the City toward the future construction of the sidewalk in lieu of construction. Several homeowners along the north side of Eleven Mile Road have constructed discontinuous frontage sidewalks over the past few years. All who requested variances were not granted them; others constructed sidewalks without seeking a variance, including a home currently under construction at 46300 Eleven Mile Road.

#### **RECOMMENDED ACTION:**

Denial of a request from Kris Krstovski for a variance from Section 11-276(b) of the Design and Construction Standards requiring pathways along the arterial roadway network in accordance with the City's Bicycle and Pedestrian Master Plan for the single family home under construction at 44780 11 Mile Road for the following reasons:

- A literal application of the substantive requirement to construct the sidewalk would not result in exceptional, practical difficulty because the approved plot plan demonstrates that a sidewalk can be construction and that the site is free from trees, wetlands and other obstructions that would pose a difficulty to the applicant in constructing the sidewalk.
- The alternative proposed by the applicant to not install the pathway would not be adequate for the intended use and does substantially deviate from the performance that would be obtained by strict enforcement of the standards because the City would inevitably install the sidewalk at a cost of \$7,800 plus inflation that would not otherwise be required if the ordinance were enforced.

#### **OR:**

Approval of a request from Kris Krstovski for a variance from Section 11-276(b) of the Design and Construction Standards requiring pathways along the arterial roadway network in accordance with the City's Bicycle and Pedestrian Master Plan for the single family home under construction at 44780 11 Mile Road with (1) a payment in the amount of \$7,800 to be paid to the City of Novi, and (2) a pathway easement to be provided in a location approved by the Engineering Division prior to issuance of a certificate of occupancy for said address in lieu of construction of the pathway for the following reasons for the following reasons:

- A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- The alternative proposed by the applicant shall be adequate for the intended use and shall not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and
- The granting of the variance will not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

	1	2	Y	N
<b>Mayor Gatt</b>				
<b>Mayor Pro Tem Staudt</b>				
<b>Council Member Casey</b>				
<b>Council Member Fischer</b>				

	1	2	Y	N
<b>Council Member Markham</b>				
<b>Council Member Mutch</b>				
<b>Council Member Wrobel</b>				

# Krstovski Sidewalk Variance Request

44780 11 Mile



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 9/30/2014



#### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



RECEIVED

SEP 04 2014

Request for Variance
Design and Construction Standards

CITY OF NOVI
COMMUNITY DEVELOPMENT

Applicant Information

Name: KRIS KRSTOVSKI
Address: 84977 Glenda St
Novi, MI 48375
Phone No: 248-686-4020

Engineer Information

Name: JCK Group Inc.
Address: 8615 Richardson Rd.
Commerce Twp, MI 48390
Phone No: 248-363-2550

Applicant Status (please check one):

- Property Owner (checked)
Developer
Developer / Owner Representative
Other

Project Name: KRSTOVSKI Residence
Project Address/Location:

Variance Request: 4780 11 Mile Road

Justification (attach additional pages if necessary)

- THE NORTH side of 11 mile where our property is located HAS NO sidewalk. The south side of 11 mile is the designated for sidewalks. OUR property is the LAST VACANT lot left on our street. IT would NOT MAKE ANY sense to AD A sidewalk.

INTERNAL USE

Form containing: Date Submitted: 9/10/14, Code Section, Submittal Checklist (checked), Request Status (checked APPROVED), Authorized By, Authorization Date.



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

**LEGEND**

EXISTING SPOT GRADES

PROPOSED GRADES  
TOP OF WALL, BOTTOM WALL

DIRECTION OF SURFACE  
DRAINAGE

TREES TO BE REMOVED

EXIST. TREE TO REMAIN

PROPOSED LANDSCAPE WALL

EDGE OF BRUSH

PROPOSED CONTOURS

970.2  
7/4, 0/W

18' MAPLE

18' MAPLE

18' MAPLE

18' MAPLE

18' MAPLE

18' MAPLE

APPLICANT:  
KRIS KRSTOVSKI  
24977 GLENDA ST.  
NOVI, MI 48375

CITY OF NOVI BENCHMARK #1532

"X" ON NORTH RIM OF GATEWELL LOCATED 20' WEST OF DRIVE #44850 11 MILE ROAD & 31' NORTH OF THE CENTERLINE OF 11 MILE ROAD. ELEV. 929.99 NAVD89

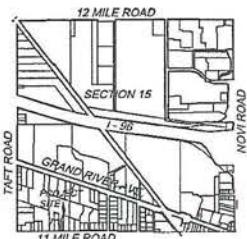
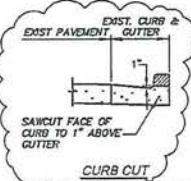
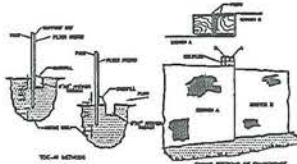
**NOTES:**

1. WATER SERVICE LEAD MATERIAL SHALL BE 1" TYPE-K COPPER OR HDPE SDR-9. SANITARY SEWER LEAD MATERIAL SHALL BE 6" SDR 23.5. SUMP DISCHARGE SHALL BE 4" SCH 40.
2. SITE DOES NOT LIE WITHIN A FEDERALLY ESTABLISHED FLOODPLAIN PER COMMUNITY PANEL 206175, MAP NO. 2612SC0626F EFFECTIVE DATE SEPTEMBER 29, 2006.
3. GRADES FOR LOTS 10 & 12 ARE AS BUILT.
4. INSTALL SILT FENCE ALONG PERIMETER OF SITE.
5. MAXIMUM SLOPES ON SITE SHALL BE 1 ON 4 (25%).
6. DRIVEWAY APPROACH SHALL BE 6" THICK CONCRETE.

**LEGAL DESCRIPTION PARCEL 22-15-351-040**

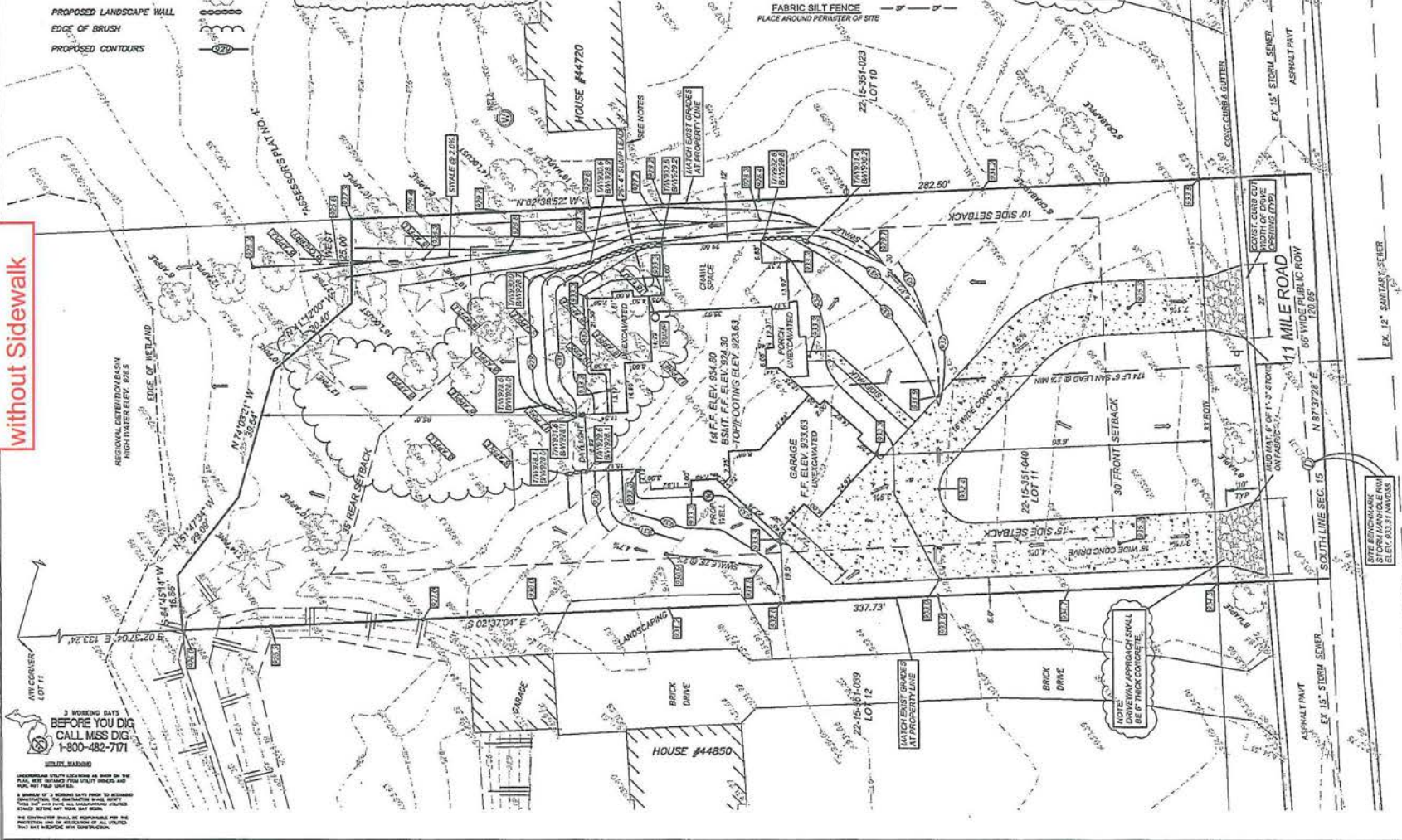
PART OF LOT 11 OF "ASSESSOR'S PLAT NO. 1" PART OF THE SOUTHWEST 1/4 OF SECTION 15, T.1N, R.1E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 219, OF PLATS, PAGES 34-36, OAKLAND COUNTY RECORDS DESCRIBED AS BEGINNING AT A POINT DISTANT S 02°37'04" E, 133.24 FEET FROM THE NORTHWEST CORNER OF SAID LOT 11; THENCE S 02°37'04" E, 337.73 FEET; THENCE N 81°37'28" E, 120.05 FEET; THENCE N 02°36'52" W, 202.50 FEET; THENCE WEST 25.00 FEET; THENCE N 41°12'03" W, 33.40 FEET; THENCE N 74°03'11" W, 38.54 FEET; THENCE N 51°47'34" W, 29.09 FEET; THENCE S 84°45'14" W, 16.66 FEET TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES AND SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

EXISTING ZONING: R-4 (ONE-FAMILY RESIDENTIAL DISTRICT)



LOCATION MAP  
SCALE 1"=2000'

Plan for Variance  
without Sidewalk



3 WORKING DAYS  
BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

UTILITY WARNING

UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN ARE NOT GUARANTEED BY ANY AGENCY AND SHALL BE VERIFIED BY THE CONTRACTOR.

A NUMBER OF UTILITY LINES HAVE BEEN IDENTIFIED ON THIS PLAN. THESE LINES ARE NOT GUARANTEED TO BE ACCURATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES THAT MAY BE ENCOUNTERED DURING CONSTRUCTION.

Consulting Engineers - Land Surveyors  
6615 Richardson Rd., Commerce Twp., MI 48360  
Phone (248) 383-2550 Fax (248) 383-1616



Drawn: LAS  
Designed: LUS  
Checked: JCK

PLOT PLAN

PARCEL 22-15-351-040  
SECTION 15, T.1N, R.1E.  
CITY OF NOVI

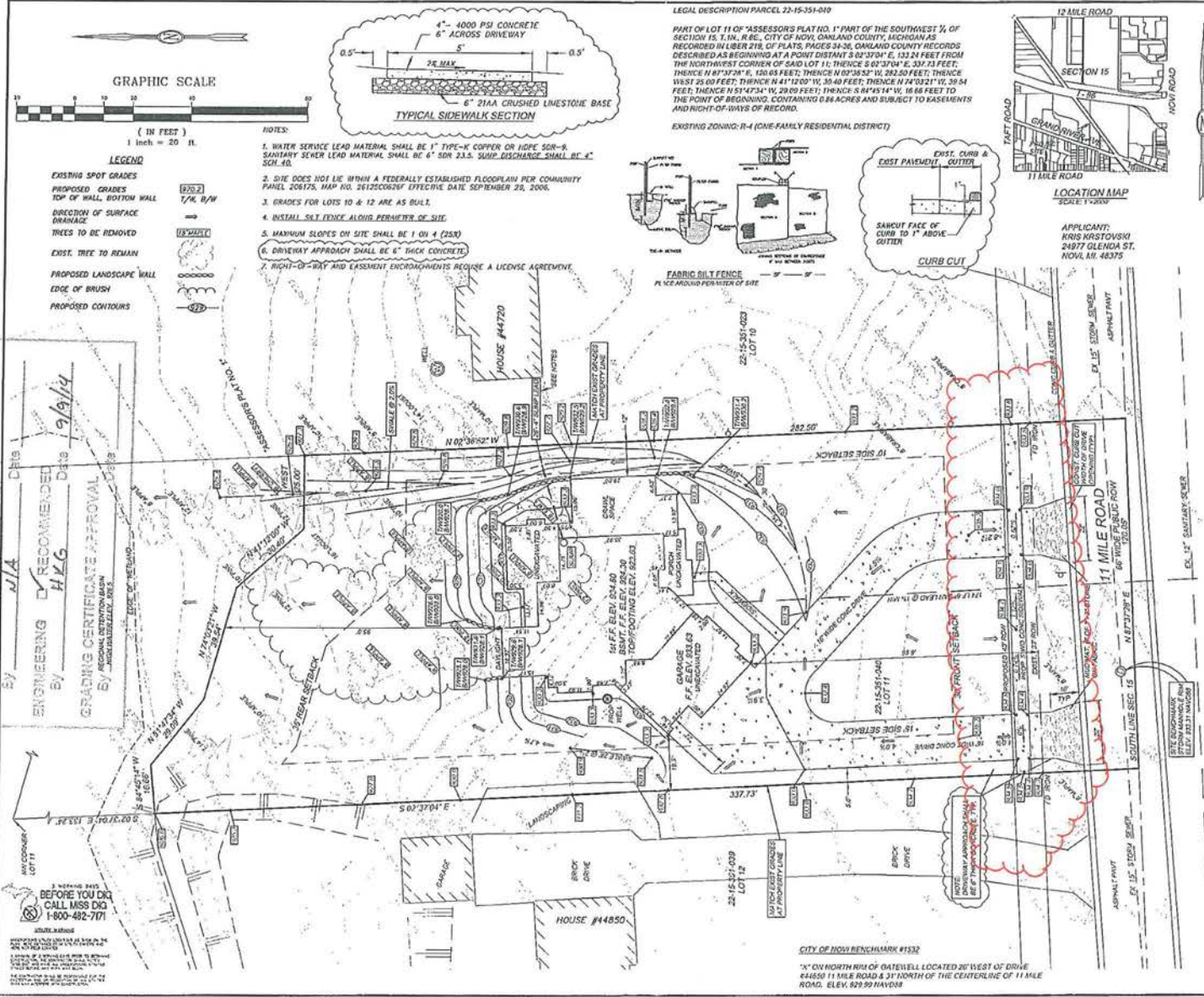
Scale:  
1"=20'  
Date:  
7/23/14  
Job No.:  
10255  
Sht. No.:  
1 of 1

© 2014, J&K GROUP, INC.

REVISED PER REVIEW 8/28/14  
REVISED PER R.O.W. REVIEW 8/14/14

Approved Plot Plan showing sidewalk

CITY OF NMI  
 RECOMMENDED  
 By N/A Date 9/9/14  
 RECOMMENDED  
 By N/A Date 9/9/14  
 RECOMMENDED  
 By H/K/G Date 9/9/14  
 GRADING CERTIFICATE APPROVAL  
 BY REGINA OSTROM/REGINA OSTROM



IF WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

STATE WARNING  
 MISS DIG IS A FREE SERVICE PROVIDED BY THE STATE OF MICHIGAN TO ASSIST HOMEOWNERS IN IDENTIFYING UTILITIES BEFORE THEY ARE DISTURBED.  
 IF YOU ARE A HOMEOWNER AND YOU ARE NOT REGISTERED FOR MISS DIG, YOU SHOULD REGISTER TODAY.  
 REGISTER AT: MISSDIG.MICHIGAN.GOV

CITY OF NOVI BENCHMARK #1532  
 "X" ON NORTH RIM OF GATEWELL LOCATED 20' WEST OF DRIVE #44850 11 MILE ROAD & 31' NORTH OF THE CENTERLINE OF 11 MILE ROAD. ELEV. 829.99 NAVD83

© 2014, CK GROUP, INC.

Scale: 1"=20'

Date: 7/23/14

Job No.: 10955

Sht. No.: 1 of 1

PARCEL 22-15-351-040  
 SECTION 15, T.1N., R.6E.  
 CITY OF NOVI

PLOT PLAN

Drawn: LAS  
 Designed: LAS  
 Checked: CK

Consulting Engineer - Leaf Swager  
 8015 Richardson Rd. Commerce Twp., MI 48380  
 Phone (248) 303-2550 Fax (248) 303-1646

**JKK**

**Sec. 11-276. Scope.**

- (a) This article establishes requirements for the design and construction of pedestrian safety paths (sidewalks) within the street right-of-way of platted subdivisions, the arterial and collector street system, roads in unplatted residential areas and private roads in other unplatted areas within the city.
- (b) Pedestrian safety paths shall be placed across the arterial and collector street system frontage for all projects in accordance with the "Master Plan for Bicycle and Pedestrian Safety Paths", as well as at those locations specified in the City of Novi Subdivision Ordinance (Appendix C) and the City of Novi Zoning Ordinance (Appendix A).

*(Ord. No. 87-124.02, Pt. I, 11-9-87; Ord. No. 93-124.06, Pt. LXXXVII, 2-1-93; Ord. No. 97-124.09, Pt. III, 10-20-97; Ord. No. 97-124.10, Pt. I, 12-1-97; Ord. No. 99-124.11, Pt. XXXIX, 7-26-99)*



**Sec. 11-10. Variances.**

- (a) Upon application, a specific variance to a substantive requirement of these standards may be granted, subject to the following criteria. Where the proposed activity requires site plan or plat approval, or otherwise involves the design or construction of a facility intended to be public, the variance application shall be to the city council. Where the proposed activity does not otherwise require site plan or plat approval, the variance application shall be to the construction board of appeals.
- (b) A variance may be granted when all of the following conditions are satisfied:
  - (1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
  - (2) The alternative proposed by the applicant shall be adequate for the intended use and shall not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and
  - (3) The granting of the variance will not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.
- (c) The city council may, by resolution, establish an application fee for requests for variances from these standards.

*(Ord. No. 86-124, § 16.01, 4-21-86; Ord. No. 87-124.01, Pt. I (16.01), 4-13-87; Ord. No. 91-124.05, Pt. I, 6-3-91; Ord. No. 93-124.06, Pt. V, 2-1-93; Ord. No. 99-124.11, Pt. III, 7-26-99)*

## MEMORANDUM



**TO:** ROB HAYES, P.E.; DIRECTOR OF PUBLIC SERVICES  
**FROM:** BRIAN COBURN, P.E.; ENGINEERING SENIOR MANAGER *BTC*  
**SUBJECT:** 44780 ELEVEN MILE RD REQUEST FOR SIDEWALK VARIANCE  
**DATE:** SEPTEMBER 24, 2014

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The Engineering Division has received a variance request to eliminate the required frontage sidewalk for a new single family residential home under construction at 44780 11 Mile Road, located on the north side of 11 Mile Road between Taft Road and Clark Street. The Ordinance in Section 11-276(b) requires a frontage sidewalk to be constructed for all projects as shown on the Master Plan for Bicycle and Pedestrian Safety Paths (attached).

The property owner's application for the variance request (attached) states that the sidewalk is not necessary because his property is on the north side of 11 Mile which has no other sidewalk segments completed. He also states that there is an existing sidewalk on the south side of 11 Mile.

A variance from the Design and Construction Standards (Chapter 11 of the Ordinance) must meet all three of the criteria in 11-10(b) (attached). In reviewing this request using these criteria, Engineering would not recommend approval of the variance. As shown in the attached photo, the subject property is open, flat and free of trees, wetlands, and other obstructions that would otherwise pose a difficulty to the applicant in constructing the sidewalk. The applicant's proposal to eliminate the sidewalk would result in the City constructing the segment at some point in the future at an estimated cost of approximately \$7,800, therefore, it deviates from the intended use and performance established by the ordinance.

The applicant is correct that there are no sidewalks currently located on the north side of 11 Mile Road between Clark and Taft. This sidewalk segment (#34) was ranked number 59 in the 2013-14 *City of Novi Annual Non-Motorized Prioritization* report.

A similar variance was granted earlier this year for a new home on Meadowbrook Road, however in that case the applicant demonstrated more difficulty to construct the pathway caused by a wetland, existing trees and topography in addition to the lack of adjacent sidewalk segments. In that case City Council required a payment to the City toward the future construction of the sidewalk in lieu of construction.

Engineering will prepare this variance for consideration by City Council on an upcoming agenda.



**View of the frontage of the subject parcel looking west along 11 Mile Road.**

**Ordinance Sections:**

**Section 11-276(b)**

Pedestrian safety paths shall be placed across the arterial and collector street system frontage for all projects in accordance with the "Master Plan for Bicycle and Pedestrian Safety Paths", as well as at those locations specified in the City of Novi Subdivision Ordinance (Appendix C) and the City of Novi Zoning Ordinance (Appendix A).




**Section 11-10(b)**

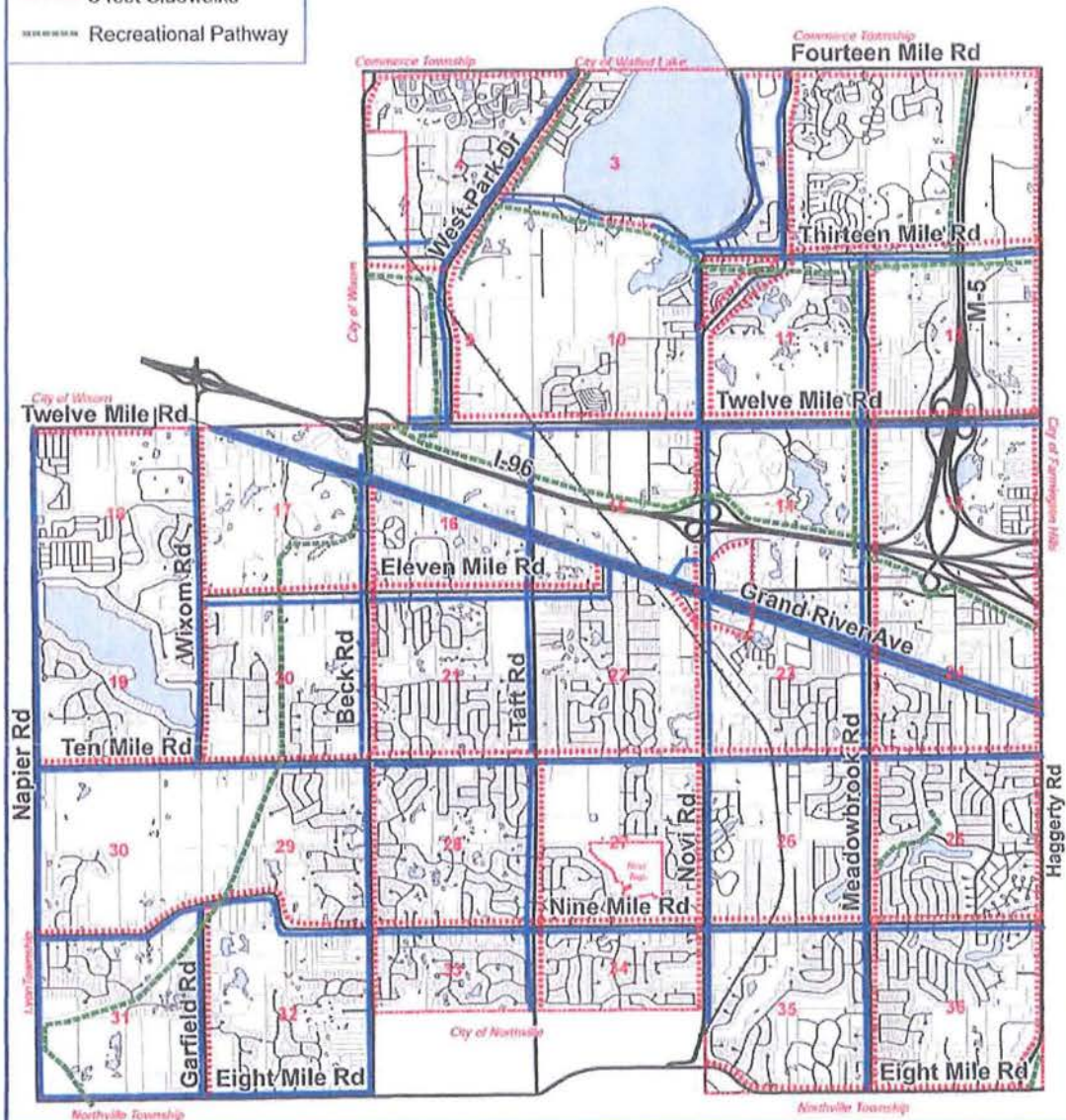
A variance may be granted when all of the following conditions are satisfied:

- (1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- (2) The alternative proposed by the applicant shall be adequate for the intended use and shall not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and
- (3) The granting of the variance will not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

# Bicycle and Pedestrian Master Plan

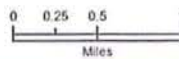
## Legend

-  8 foot Pathways
-  5 foot Sidewalks
-  Recreational Pathway



### MAP INTERPRETATION NOTICE

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Recreation trails are from the City of Novi Pathway and Sidewalk Prioritization Analysis and Process, 2009 Update.

### CITY OF NOVI PLANNING COMMISSION

45175 W Ten Mile Road  
 Novi, MI 48375-3024  
 (248) 347-0475  
 Map Cartographer:  
 Mack Spencer, AICP, Planner  
 CREATED: 3/31/10  
 Version 1.0



Figure 55



JOHNSON ROSATI SCHULTZ JOPPICH PC

27555 Executive Drive Suite 250 ~ Farmington Hills, Michigan 48331  
Phone: 248.489.4100 | Fax: 248.489.1726

Elizabeth Kudla Saarela  
esaarela@jrsjlaw.com

www.johnsonrosati.com

September 24, 2014

Brian Edwards, Engineering Technician  
City of Novi  
45175 Ten Mile Road  
Novi, Michigan 48375

Re: **44780 Eleven Mile**  
Variance from Design and Construction Standards

Dear Mr. Wayne:

Our office has reviewed the proposed request for a variance from Section 11-276 (b) of the City's Design and Construction Standards, which states:

- (b) Pedestrian safety paths shall be placed across the arterial and collector street system frontage for all projects in accordance with the "Master Plan for Bicycle and Pedestrian Safety Paths", as well as at those locations specified in the City of Novi Subdivision Ordinance (Appendix C) and the City of Novi Zoning Ordinance (Appendix A).

Section 11-10 of the Ordinance Code permits the City Council to grant a variance from the Design and Construction Standards when a property owner shows all of the following:

- (b) A variance may be granted when all of the following conditions are satisfied:
- (1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
  - (2) The alternative proposed by the applicant shall be adequate for the intended use and shall not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and
  - (3) The granting of the variance will not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Brian Edwards, Engineering Technician  
September 24, 2014  
Page 2

With respect to practical difficulty, the applicants have requested to waive construction of the required safety path along the frontage of their property because there are no other parcels on the north side of the Eleven Mile with sidewalks.

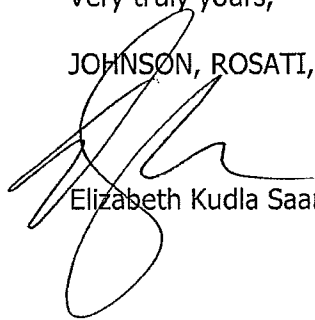
In the event that City Council considers a waiver of the safety path requirement, we would recommend that the applicants provide a pathway easement in a location to be determined by Engineering to allow construction across the frontage of the property by the City in the future by the City if a safety path is proposed for that location. An escrow for the cost of the estimated construction may also be required.

In the event that City Council finds that the standards for a variance or waiver have been met, our office sees no legal impediment to granting the variance, subject to the condition that the Engineering Division and the Public Safety Department have also reviewed and approved the proposed plans from a public health, safety and welfare perspective.

If you have any questions regarding the above, please call me.

Very truly yours,

JOHNSON, ROSATI, SCHULTZ & JOPPICH, P.C.

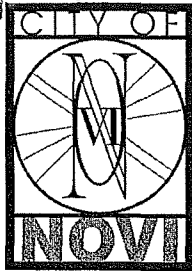


Elizabeth Kudla Saarela

EKS

Enclosures

C: Maryanne Cornelius, Clerk (w/Enclosures)  
Charles Boulard, Community Development Director (w/Enclosures)  
Matt Wiktorowski, Field Operations (w/Enclosures)  
Brian Coburn, Engineering Manager (w/Enclosures)  
David Beschke, Landscape Architect (w/Enclosures)  
Jeff Johnson, Fire Department (w/Enclosures)  
Thomas R. Schultz, Esquire (w/Enclosures)



cityofnovi.org

**CITY OF NOVI**  
**Engineering Department**  
**MEMORANDUM**

**To:** Charles Boulard, Community Development  
 David Beschke, Landscape Architect  
 Beth Saarela, Attorney  
 Jeff Johnson, Fire Department  
 Matt Wiktorowski, Filed Ops

**From:** Brian Edwards, Engineering

**Date:** September 17, 2014

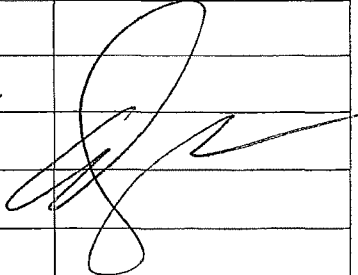
**Re:** Variance from Design & Construction Standards  
 44780 11 Mile Road

Attached is a request for a Variance from the **Section 11.276(b)** of the Novi City Code. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant;
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **Wednesday 9-24, 2014.**

**ROUTING**

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Brian Coburn (Engineering)					
Charles Boulard (Comm Dev.)					
David Beschke (Landscape Arch)					
Beth Saarela (City Attorney)	9.24.14				
Jeff Johnson (Fire Department)					
Matt Wiktorowski (Field Ops)					

\* SEE REVERSE

**If recommending approval or denial, please complete the following:**

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application?  Yes  No

Explain:

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2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards?  Yes  No

Explain:

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3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property?  Yes  No

Explain:

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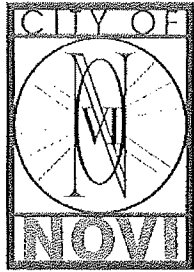
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cityofnovi.org

**CITY OF NOVI**  
**Engineering Department**  
**MEMORANDUM**

**To:** Charles Boulard, Community Development  
 David Beschke, Landscape Architect  
 Beth Saarela, Attorney  
 Jeff Johnson, Fire Department  
 Matt Wiktorowski, Filed Ops

**From:** Brian Edwards, Engineering

**Date:** September 17, 2014

**Re:** Variance from Design & Construction Standards  
 44780 11 Mile Road

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**ROUTING**

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Brian Coburn (Engineering)					
Charles Boulard (Comm Dev.)			d		C. BOULARD
David Beschke (Landscape Arch)					
Beth Saarela (City Attorney)					
Jeff Johnson (Fire Department)					
Matt Wiktorowski (Field Ops)					

**\* SEE REVERSE**

**If recommending approval or denial, please complete the following:**

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application?  Yes No

Explain:

NO HANDICAP TO INSTALLATION.

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards?  Yes No

Explain:

SIDEWALK WOULD NOT BE INSTALLED

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property?  Yes No

Explain:

SIDEWALKS NEEDED -  
-PLANNED FOR FUTURE-