



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting conducted remotely via ZOOM

Tuesday, August 11, 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 and Member Verma
- 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:

**APPROVED**  
**JULY 2020 – APPROVED as amended**  
**Pg. 46, line 17 insert “homeowner” where missing**  
**none**

Public Remarks:  
Public Hearings:

- 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 4-foot variance for 21-foot aggregate total side yard setbacks, 25 feet required. This variance will accommodate the building of a new home. This property is zoned Single Family Residential (R-4). This case was originally heard July 14<sup>th</sup> and was tabled; the applicant is now requesting a lesser variance.

*The motion to approve case PZ20-0022 for reduced aggregated side yard setback was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because they would not be able to build an appropriately sized home on the the lot. The property is unique because of the narrowness of the lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the proposed structure will be centered on the lot and is using the minimum variance needed to do so. The relief is consistent with the spirit and intent of the ordinance because it respects the distance between houses while still being able to utilize a long vacant lot for the establishment of a new home.*

**Motion Maker: Sanker**

**Seconded: Sanghvi  
Motion Passed 7:0**

- 2. PZ20-0026 (Freda Ansara/Faces by Freda) 41460 Grand River Avenue A, West of Meadowbrook Road and North of Grand River Avenue, Parcel # 50-22-23-228-002.** The applicant is requesting variances from the Novi Code of Ordinances Section 28-5(a) for the addition of one additional wall sign, one 250 square foot allowed by code. This property is zoned Non-Center Commercial (NCC).

*The motion to approve case PZ20-0026 for an additional wall sign was approved. Without the variance the petitioner will be unreasonably prevented or limited with respect to use of the property because they will be unable to adequately advertise the two business. The property is unique because there are two individual units housing two businesses but without an internal wall. The petitioner did not create the condition because they leased two adjacent units. The relief granted will not unreasonably interfere with adjacent or surrounding properties because all other units are allotted their own signage per single unit. The relief is consistent with the spirit and intent of the ordinance because it will allow two signs for two businesses.*

**Motion Maker: Longo  
Seconded: Krieger  
Motion Passed 7:0**

- 3. PZ20-0027 (Jodi Middleton) 123 Charlotte St, West of Old Novi Road and South of South Lake Drive, Parcel # 50-22-03-483-005.** The applicant is requesting variances from The City of Novi Zoning Ordinance Section 5.11 to allow the installation of a fence in the front yard setback of a corner lot. 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 PZ20-0027 to allow the replacement of a fence in the front yard setback of a corner lot was approved. The property is unique because it is a corner lot with a large amount of traffic. The petitioner did not create the condition because the owner purchased the corner property with a pre-existing, but in disrepair, fence. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the installation of the fence would be consistent with other properties nearby. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request and the homeowner was replacing an existing fence without knowledge that this new installation would be in violation of the ordinance.*

**Motion Maker: Krieger  
Seconded: Sanker  
Motion Passed 7:0**

**Meeting Adjournment: 7:46pm**

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).