



## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, July 11, 2023, 7:00 PM

Council Chambers | Novi Civic Center | 45175 Ten Mile Rd  
(248) 347-0415

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

Pledge of Allegiance  
Approval of Agenda:  
Approval of Minutes:  
Public Remarks:  
Public Hearings:

**APPROVED**  
**June 2023, APPROVED**  
**None**

**PZ23-0018 (James Wildman) 22635 Beckenham Court, West of Beck Road and North of Nine Mile Road, Parcel 50-22-29-476-016.** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 3.1.2 for a proposed exterior side yard setback of 19 feet (30 feet required, variance of 11 feet). This variance would accommodate the building of a home addition. This property is zoned One Family Residential (R-1).

***PZ23-0018 The motion to grant the variance request in case PZ23-0018 sought by James Wildman was approved. The Petitioner has shown practical difficulty requiring the change for the request. The petitioner will be unreasonably prevented or limited with respect to use of the property because of its position in the subdivision and its unique position in a cul-de-sac The relief granted will not unreasonably interfere with adjacent or surrounding properties because it blends with the house itself and the lot. The relief is consistent with the spirit and intent of the ordinance because it is a reasonable request.***

**Motion Maker: Krieger**  
**Seconded: Sanghvi**  
**Motion Approved 5:0**

**PZ23-0020 (Constantine George Pappas / Armenian Cultural Center) 41100 Twelve Mile Road, East of Meadowbrook Road and North of Twelve Mile Road, Parcel # 50-22-12-351-053.** The applicant is requesting the ZBA specify a height of 62.83 feet for a proposed monument structure, as permitted under Section 3.32.3 of the Zoning Ordinance. The structure has received Special Land Use approval from the Planning Commission and is located greater than 63 feet from all property lines. The applicant also requests a variance from Section 4.19.2.F. for the proposed location of a dumpster in the side yard. This property is zoned Residential Acreage (RA).

*The motion to grant the variance request for the dumpster in case PZ23-0020 sought by Constantine George Papas/ Armenian Cultural Center was approved. The petitioner will be unreasonably prevented or limited with respect to the use of the property because of where the dumpster is located so its in easy use and not disturbing others. The property is unique because of its location on 12 Mile. The petitioner did not create the condition because of the topography of the land. The relief granted will not unreasonably interfere with adjacent or surrounding properties due to the planning of this where the front will have the water and it will be friendly toward the environment. The relief is consistent with the spirit and intent of the ordinance because its location of the dumpster being near the area for use.*

*Motion Maker: Krieger  
Seconded: Sanghvi  
Motion Approved 5:0*

*The motion to grant the variance request for the monument in case PZ23-0020 sought by Constantine George Papas/ Armenian Cultural Center was approved. The Petitioner has shown practical difficulty relating to this because of its meaning to the site itself for the culture. The property is unique because its location will be away from the neighboring sites and its centrally located on their property. The petitioner did not create the condition because it's a cultural icon of the cultural center. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will be unintrusive as compared to taller structures in the area and the lighting will be with timers. The relief is consistent with the spirit and intent of the ordinance because it matches the area.*

*Motion Maker: Krieger  
Seconded: Sanghvi  
Motion Approved 5:0*

**PZ23-0021 (Brian Wilson) 24451 Christina Lane, East of Taft Road, North of Ten Mile, Parcel 50-22-22-378-008.** The applicant is requesting a use variance from the City of Novi Zoning Ordinance Section 5.1.9 to allow parking of a commercial vehicle in a residentially zoned property. This property is zoned One Family Residential (R-4).

*The motion to postpone case PZ23-0021 to the August 8, 2023 meeting, allowing the petitioner to be able to weigh the vehicle and bring results to the next meeting.*

*Motion Maker: Sanghvi  
Seconded: Monague  
Motion Approved 5:0*

**PZ23-0022 (Steven Erkins) 47770 Alpine Drive, West of Beck Road, South of Ten Mile, Parcel 50-22-29-227-042.** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 3.1.4 for a proposed rear yard setback of 19.24 feet (35 feet required, variance of 15.76 feet). This variance will accommodate the building of a new deck. This property is zoned One Family Residential (R-3).

*The motion to grant the variance request in case PZ23-0022 sought by Steven Erkins was approved. Without the variance the Petitioner will be prevented or limited with respect to his property because he has two front yards. The property is unique because it is tight and has a non-square shaped lot. The Petitioner did not create the condition because the house sited by the developer and not by him, so he didn't have the opportunity to site the house. The relief granted will not unreasonably interfere with surrounding properties because it's a minimal size. The relief is consistent with the spirit and intent of the ordinance because it allows the property owner to use the property in a manner which is pleasurable and has a deck.*

**Motion Maker: Montague  
Seconded: Krieger  
Motion Approved 5:0**

**PZ23-023 (Extra Space Self Storage) 21700 Novi Road, East of Novi Road and South of Nine Mile Road, Parcel 50-22-35-101-016.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.2.F for the proposed location of a dumpster in the interior side yard. This property is zoned Light Industrial (I-1).

*The motion to grant the variance request in case PZ23-0023 sought by Extra Space Self Storage Center was approved. The petitioner will be unreasonably prevented or limited with respect to use of the property because of the building characteristics on the rear of the property. The property is unique because of those characteristics and the requirements for storm water retention. The petitioner did not create the condition because the site did exist and was not currently treating the storm water property so that has now been corrected. The relief granted will not unreasonably interfere with the surrounding environment is consistent and backs up to another storage facility. The dumpster is not encroaching upon another kind of use. The relief is consistent with the spirit and intent of the ordinance because it supports that. There is an extra set back from the property for the appropriate use.*

**Motion Maker: Montague  
Seconded: Sanghvi  
Motion Approved 5:0**

**Other Matters:**

**Meeting Adjournment:** 7:56 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).