



cityofnovi.org

ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, June 14, 2022, 7:00 PM

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

- Call to Order:** 7:00pm
- Roll call:** Member Copes, Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Present:** Chairperson Peddiboyina, Member Krieger, Member Longo, Member McLeod, Member Montague, Member Copes, Member Thompson and Member Sanghvi
- Absent Excused:** None
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Anita Sophia Wagner (Recording Secretary)

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

APPROVED
May 2022, APPROVED
None

- PZ22-0021 (Diversified Developing LLC) 45283-45295 Grand River Avenue, East of Taft Road and North of 11 Mile Road, Parcel 50-22-15-351-044.** The applicant is requesting variances from the City of Novi Zoning Ordinance. From Section 3.1.18 a parking setback of 5 feet on the west side of the proposed Parcel A (10 feet required, variance of 5 feet) and a front yard building setback of 20 feet of the proposed Parcel B (40 feet required, variance of 20 feet). These variances are for the splitting of an existing developed 1.66-acre lot into two lots. This property is zoned Light Industrial (I-1).

The motion to approve case PZ22-0021 for splitting of an existing developed 1.66-acre lot into two lots was approved. The petitioner has shown practical difficulty requiring separate lots. Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because it cannot serve as separate sites. The property is unique because the buildings were previously built. There is no new construction going on. The applicant did not create the condition because it was purchased that way. The relief granted will not unreasonably interfere with adjacent or surrounding properties because there are no construction changes. The relief is consistent with the spirit and intent of the ordinance because it is an Industrial property.

Motion Maker: Thompson

Seconded: Sanghvi
Motion Passed 7:0

2. **PZ22-0022 (Cheng Ling) 1501 East Lake Drive, West of Novi Road and South of 14 Mile Road, Parcel 50-22-02-329-011.** The applicant is requesting variances from the City of Novi Zoning Ordinance from Section 3.1.5.D for a front yard setback of 15 feet (30 feet required, variance of 15 feet); A rear yard setback of 24 feet (35 feet required, variance of 11 feet); a side yard setback of 3 feet (10 feet required, variance of 7 feet); an exterior side yard setback of 4.3 feet (30 feet required, variance of 25.7 feet); Aggregate side yard setback of 7.3 feet (40 feet required, variance of 32.7 feet); and a lot coverage of 49% (25% maximum allowed, variance of 24%). These variances will accommodate the building of a new home. This property is zoned Single Family Residential (R-4).

The motion to approve case PZ22-0022 request for a front yard setback, rear yard setback, side yard setback, exterior side yard setback, aggregate side yard setback and a lot coverage of 49% was approved. The applicant has demonstrated the without these variances the petitioner will be unreasonably prevented or limited with respect to the use of the property because he would be unable to build a home on this small, older corner lot. The variances requested are quite reasonable and are consistent with the spirit of the ordinance.

Motion Maker: Sanghvi
Seconded: McLeod
Motion Passed 5:2

3. **PZ22-0023 (Chris & Saloni Roeser) 50708 Glades Ct E, East of Napier Road and South of 10 Mile Road, Parcel 50-22-30-301-042.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11 for an exterior side yard setback of 20 feet (30 feet required, variance of 10 feet) for a fence. This variance will create better access to the backyard while still enclosing the pool. This property is zoned Single Family Residential (R-1).

The motion to approve case PZ22-0023 variance request for a fence surrounding the pool and allowing more usable backyard space was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the fence would cut much of the side yard, almost in half. The property is unique because the lot is oddly shaped, and the house was purchased on that piece of property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the size of the yard setback is still 20 feet back from sidewalk. Much more than that from the street. The relief is consistent with the spirit and intent of the ordinance because the fence is well back from the sidewalk and seems to be very attractive.

Motion Maker: Longo
Seconded: Sanghvi
Motion Passed 7:0

4. **PZ22-0024 (Nowak & Fraus Engineers) 24295 Haggerty Road, Northwest corner of 10 Mile and Haggerty Road, Parcel 50-22-24-476-030.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.10.3.A to allow 2 overhead doors to face a major thoroughfare (Ten Mile Road). This property is zoned General Business (B-3).

The motion to approve case PZ22-0024 request for a variance to allow 2 overhead doors to face a major thoroughfare. Without this variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the site has 2 main roads Haggerty and 10 Mile. The property is unique because it already had a dealership and building blueprint. Petitioner did not create the condition because they have 2 frontages. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is on Haggerty and 10 Mile and is not residential. The relief is consistent with the spirit and intent of the ordinance because it is minimizing the requested requirement.

Motion Maker: Krieger

Seconded: Sanghvi

Motion Passed 7:0

Other Matters: None

Meeting Adjournment: 7:54pm

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).