



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, May 9, 2023, 7:00 PM

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

- Call to Order:** 7:00pm
- Roll call:** Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Thompson, Member Sanghvi
- Present:** Member Krieger, Member Thompson, Member Montague, Member McLeod, Chairperson Peddiboyina, Member Sanghvi, Member Longo
- Absent Excused:** None
- Also Present:** Alan Hall (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**  
**April 2023, APPROVED**  
**None**

**PZ23-0011 (Copper Rock Construction) 29580 Hudson Drive, North of West Road, west of West Park Drive, Parcel 50-22-04-378-004.** The applicant is requesting a variance from the City of Novi Zoning Ordinance from Section 5.4.3 to allow two truck docks to be located in the exterior side yard off of Desoto Court. This property is zoned Light Industrial (I-1)

*PZ23-0011 was moved to the end of the agenda as no one was here to represent the case when it was initially called.*

*The motion to grant the variance request in case PZ23-0011 sought by Copper Rock Construction was approved. Without the variance Petitioner will be unreasonably prevented or limited with respect to use the property because this business requires the use of trucks and truck docks. The property is unique because it has two front yards with the appropriate setbacks it's a tight lot relative to this use due to the truck maneuvering that is required. Petitioner did not create the condition because it is an existing piece of property that he is building on. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is consistent with what is going on in that area and they have done a nice job with putting in a lot of landscaping to screen it. It is shipping only, there will be no outside storage that will keep it from interfering. The relief is consistent with the spirit and intent of the ordinance because it is consistent for the area and it allows for the commercial needs for this business.*

**Motion Maker: Montague**

**Seconded: Sanghvi  
Motion Approved 7**

**PZ23-0012 (Rayburn Properties LLC) 707 South Lake Drive, between West Park Drive and Old Novi Road, North of 12 ½ Mile Road, Parcel 50-22-03-454-021.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.32(7) for a 16 feet front yard setback. (26 feet to patio required, variance of 10 feet); for a proposed front patio. This property is zoned Single-Family residential (R-4)

*The motion to grant the variance request in case PZ23-0012 sought by Rayburn Properties LLC was approved. Without the variance the Petitioner will be prevented from using their site in a reasonable manner because of its topography and location. The property is unique because it is lakefront. Petitioner did not create the condition because it is pre-existing. The relief granted will not unreasonably interfere with adjacent or surrounding properties because they have approval from neighbors and will not impede traffic flow. 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 7:0**

**PZ23-0013 (Vivek & Preethi Patil) 41935 Woodglen Drive, west of Meadowbrook, south of Ten Mile, Parcel 50-22-26-201-014.** The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 27.95 feet (35 feet required, variance of 7.05 feet); for a lot coverage of 27% (25% allowed, variance of 2%) for a proposed covered porch. This property is zoned One-Family Residential (R-4)

*The motion to grant the variance request in case PZ23-0013 sought by Vivek & Preethi Patil was approved. Without the variance the Petitioner will be unreasonably prevented from using their site in a reasonable manner because a patio is really required for their family. The Petitioner did not create the condition because they purchased this lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it's such a minimal request with two minimal variances. The relief is consistent with the spirit and intent of the ordinances because it is a minimal variance.*

**Motion Maker: Longo  
Seconded: Sanghvi  
Motion Approved 7:0**

**PZ23-0014 (Ann Arbor Sunrooms – Robert Clark) 24732 Kings Pointe Drive, north of Ten Mile, west of Meadowbrook Road, Parcel 50-22-23-431-011.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback of 7.5 feet (10 feet required, variance of 2.5 feet); for a proposed sunroom addition. This property is zoned One-Family Residential (R-4)

***The motion to grant the variance request in case PZ23-0014 sought by Ann Arbor Sunrooms – Robert Clark was approved. Without the variance the Petitioner will be prevented or limited with respect to his property because it's a tight site and he has a reasonable sized sunroom proposed. 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 exists, and he is lining it up with the existing house. The relief granted will not unreasonably interfere with surrounding properties because of good screening and the sunroom is not larger than the house. The relief is consistent with the spirit and intent of the ordinance because it allows the resident good use of his site.***

***Motion Maker: Montague  
Seconded: Sanghvi  
Motion Approved 7:0***

**PZ23-0015 (Magna Lighting – Philip Raubinger) 39550 Orchard Hill Place, west of Haggerty Road, north of 8 Mile, Parcel 50-22-36-400-017.** The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5 (f)(1) to allow a monument sign within Road Right of Way; Section 28-7 (b)(2) for a directional sign of 8 feet (3 square feet permitted, variance of 5 feet) This property is zoned Office Service Commercial (OSC)

***The motion to grant the variance request in case PZ23-0015 sought by Magna Lighting – Philip Raubinger was approved. Because the Petitioner has shown difficulty with the sign location because of it being in the right of way. The grant of the relief would be offset by other improvement or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or project. The failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because you're trying to route traffic to the right way and put people in the right spot.***

***Motion Maker: Thompson  
Seconded: Krieger  
Motion Approved 7:0***

**Other Matters:**

**Meeting Adjournment:** 7:45 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).