

## BOARD OF APPEALS

45175 West Ten Mile Road  
Novi, Michigan 48375-3024  
(248) 347-0415

October 10, 2007

John D. Douglas  
23820 Lynwood  
Novi, MI 48374

Zoning Board of Appeals Case No. 07-058 23820 Lynwood

Variance Request: Variance to allow the continued location of an established residential hedge to remain at 23820 Lynwood in the Echo Valley Subdivision.

At the October 9, 2007 regular meeting of the Zoning Board of Appeals the following motion passed:

IN CASE NO. 07-058 TABLE THE CASE TO SEND THE PETITIONER FOR AN ADMINISTRATIVE REVIEW BY THE CITY, ITS ENGINEERS AS WELL AS ANY APPROPRIATE REVIEWS DEEMED NECESSARY BY THE CITY AND THE CITY ATTORNEY. THE PETITIONER SHOULD RETURN TO THE BOARD FOR THE DECEMBER 4, 2007 ZBA MEETING TO VERIFY THE STATUS OF THE ADMINISTRATIVE REVIEW RESOLUTION OR THE BOARD WILL MAKE A DETERMINATION AT THAT TIME.

Motion Carried: 7-0  
Motion Maker: Fischer

Sincerely,

CITY OF NOVI  
ZONING BOARD OF APPEALS

John H. Hines  
Building Official

Cc: Tim Shroyer  
Community Development Department



November 20, 2007

John Douglas came to the Engineering counter on Friday, October 19<sup>th</sup> to discuss the hedges at the corner of his property at Rushwood Ln and Lynwood Dr. According to the City of Novi Design Standards, a minimum sight clearance of 260 feet is required for a 25 mph residential street. This would have required a nearly complete removal of his hedges along Lynwood Dr. The other option was to provide a corner clearance of 25-feet from the property line. It also seemed a bit excessive. I asked Mr. Douglas to stake out 25-feet from each corner and I would then meet him to see if it would be adequate. We then met on Tuesday, October 30<sup>th</sup> to look over the stakes. We came to an agreement that Mr. Douglas would clear the hedges to form a sight triangle formed by 2 points, each 40-feet perpendicular to the centerline of Rushwood Ln and Lynwood Dr.

Lindon K. Ivezaj  
Civil Engineer  
City of Novi

**CITY COUNCIL**

Mayor  
*David B. Landry*

Mayor Pro Tem  
*Kim Capello*

*Bob Gatt*

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City Clerk  
*Maryanne Cornelius*

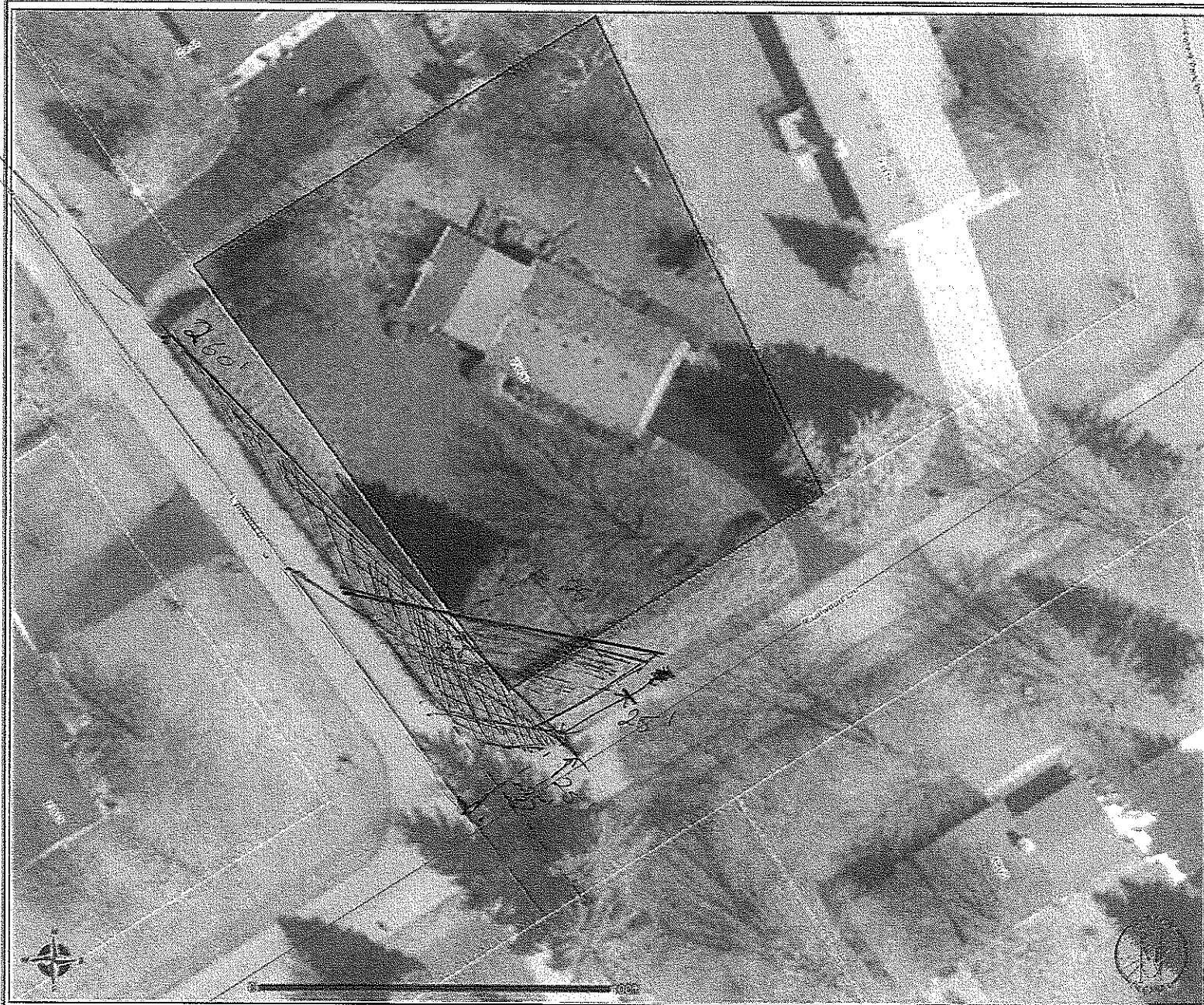
45175 W. Ten Mile  
Novi, MI 48375  
(248) 347-0460  
(248) 347-0577 Fax  
[www.ci.novi.mi.us](http://www.ci.novi.mi.us)



"Enhancing Novi's quality of life"

NO PROP. LINE

OPTION #1



- Selected Features
- City Boundary
- Landmarks
- Civic Center
- Rock Financial Showplace
- Court
- DPW
- Fire Station
- Hospital
- Ice Arena
- Library
- Parks & Rec Field Office
- Police Station
- Post Office
- Recycling
- School
- Senior Center
- Railroad
- Roads
- Freeway
- Arterial
- Collectors
- Scenic Drive Road
- Local Roads
- Water - Lakes
- Water - Rivers
- Parcels
- Lots
- Parks
- 2006 Aerial Photos

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 SOURCES: City of Novi, Oakland County, Plansight LLC; October 2006 for County Data; October 2006 for City Data; Aerial Imagery as specified



OPTION # 2

23820 Lynwood



- Highlighted Feature
- Selected Features
- City Boundary
- Landmarks
- Civic Center
- Rock Financial Showplace
- Court
- DPW
- Fire Station
- Hospital
- Ice Arena
- Library
- Parks & Rec Field Office
- Police Station
- Post Office
- Recycling
- School
- Senior Center
- Railroad
- Roads
- Freeway
- Arterials
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~ 1" = 40'



10/30/2007





10/30/2007