



ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting - CANCELED

Tuesday, October 13, 2020

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

Due to the Michigan Supreme Court ruling on Monday, October 12th, the previous Executive Order allowing for virtual municipal meetings was no longer valid. Therefore, the scheduled Zoning Board of Appeals Meeting could not be held virtually as it would have been a violation of the Open Meetings Act (OMA). The following cases are postponed until the next meeting, November 10th, 2020 which will be conducted as authorized under the amended open meetings act, mcl 15.261, *et seq.*

PZ20-0039 (Brian Gabel) 1250 E Lake Drive, West of Novi Road and South of Fourteen Mile Road, Parcel # 50-22-02-151-016. The applicant is requesting variances from The City of Novi Zoning Ordinance Section 3.1.5 for a 2 foot front yard setback (30 feet required, variance of 28 feet); a 3 foot rear yard setback (35 feet required, variance of 32 feet); a side yard setback of 1.67 feet (10 feet required, variance of 8.33 feet); an aggregate total side yard setback of 6.4 feet (25 feet required, variance of 18.66 feet); and a proposed lot coverage of 34% (25% required, variance of 9%). These variances would accommodate the building a new home addition. This property is zoned Single Family Residential (R-4).

PZ20-0040 (Cedar Works) 50760 Applebrooke Drive, East of Napier Road and North of Eight Mile Road, Parcel # 50-22-31-253-001. The applicant is requesting variance from the Novi Zoning Ordinance Section 3.1.1 for a proposed rear yard setback of 45 feet (50 feet required by code, variance of 5 feet). This variance would accommodate the building of a three season's room. This property is zoned Residential Acreage (R-A).

PZ20-0041 (Compo Builders Inc) 22652 Montebello Court, West of Novi Road and North of Nine Mile Road, Parcel # 50-22-27-453-021. The applicant is requesting variance from the Novi Zoning Ordinance Section 4.19.1.E.i for a proposed 1,002 square foot garage (850 square feet permitted by code, variance of 152 square feet). This variance would accommodate the building the garage for a proposed new residential home. This property is zoned Single Family Residential (R-3).

PZ20-0042 (Living & Learning Enrichment Center) 801 Griswold, East of Novi Road and South of Eight Mile Road, Parcel # 50-22-35-351-002. The applicant is requesting a variance from the Novi Zoning Ordinance Section 3.6.2.B for a proposed front yard parking setback of 16 feet (75 feet required by code, a variance of 59 feet). Variances are also requested from Section 4.19.1 to add an alpaca shed (196 square feet), which will result in a total of 6,592 square feet and 8 accessory structures on the site (2,500 square feet permitted by code, a variance of 4,092 square feet; and 2 accessory structures permitted by code, a variance of 6 structures). The existing accessory structures contain 6,400 square feet in 7 structures. These variances would accommodate repurposing the existing buildings and grounds for use as a non-profit educational and enrichment center for teens and young adults with autism. Per Section 4.19.1.K, the applicant also seeks ZBA review and approval of the use of the proposed shed to shelter alpacas. This property is zoned Residential Acreage (R-A).