



cityofnovi.org

## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Regular Meeting

Tuesday, October 9, 2018

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

- Call to Order:** 7:00pm
- Roll call:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Olsen, Member Nafso, Member Peddiboyina, and Member Sanghvi
- Present:** Members Byrwa, Member Ferrell, Member Gronachan, Chairperson Krieger, Member Olsen, Member Peddiboyina, and Member Sanghvi
- Absent Excused:** Member Nafso
- Also Present:** Larry Butler (Community Development Deputy Director), Beth Saarela (City Attorney), Katherine Oppermann (Recording Secretary)

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

**APPROVED**  
**APPROVED**  
**None**

- PZ18-0043 (Ahmad Ozeir) 44015 Settlers Creek Ct, West of Novi Road and South of Grand River Ave, Parcel #50-22-22-252-032.** The applicant is requesting a variance from the City of Novi Zoning Code of Ordinance Section 3.1.5 For a 16 foot variance for a proposed 19 foot rear yard setback for a sunroom addition, 35 minimum required. This property is zoned Single Family Residential (R-4).

***The motion to approve case PZ18-0043 requesting variance for a proposed 19 foot rear yard setback for a sunroom addition was approved. The petitioner has shown practical difficulty in that their property has many large trees and backs an existing park. The property is unique because the lot backing a pond and park draws mosquitos making an unenclosed deck unenjoyable for a substantial portion of the year. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the location of the sunporch will be over the existing deck, simply changing from an unenclosed structure to an enclosed on.***

*Maker: Member Olsen  
Seconded: Member Ferrell  
Motion passed 7-0*

**Meeting Adjournment:** 7:10 PM

Zoning Ordinance, Section 3107. - 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).