



CITY OF NOVI CITY COUNCIL
JULY 12, 2021

SUBJECT: Approval of the request from VASA V Homes LLC. at 25762 Beck Road (parcel # 22-21-101-026) for the variance from the Design and Construction Standards in Section 11-256 (b) to dismiss the sidewalk requirement along Beck Road, and pay into City Sidewalk Fund.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

BACKGROUND INFORMATION:

VASA V Homes LLC is constructing a ranch home on 25762 Beck Road (parcel # 22-21-101-026). Section 11-256 (b), which outlines the requirement to construct a sidewalk along the Beck Road side of the property. The ordinance states that if the subject property is located such that no other pathway exists within three hundred (300) feet on the same side of the street, the property owner/building shall have the option to request a variance. The petitioner is requesting this variance due to the lack of nearby sidewalks on the East side of Beck Road. The resident shall pay \$3,178.20 into the City Sidewalk Fund.

RECOMMENDED ACTION: Approval of the request from VASA V Homes LLC for the variance from Design Construction Standards included in Section 11-256 (b) to dismiss the sidewalk requirement along Beck Road.



cityofnovi.org

CITY OF NOVI
Engineering Division
MEMORANDUM

To: Charles Boulard, Community Development Department
 Ben Croy, PE; Department of Public Works

From: Humna Anjum; Department of Public Works

Date: June 14th, 2021

Re: Variance from Design & Construction Standards
 25762 Beck Road Sidewalk Variance Request

Attached is a request for a Variance from the Design and Construction Standards. Please review for a future City Council Agenda. In accordance with Section 11-10 of the Ordinance, the following three conditions **must be met** for a variance to be granted by Council:

- 1) A literal application of the substantive requirement would result in exceptional, practical difficulty to the applicant.
- 2) The alternative proposed by the applicant would be adequate for the intended use and would not substantially deviate from the performance that would be obtained by strict enforcement of the standards; and,
- 3) The granting of the variance would not be detrimental to the public health, safety or welfare, nor injurious to adjoining or neighboring property.

Following review of the variance, check the appropriate box below and provide your signature. If you have no basis for recommending either approval or denial, please check the "No Exceptions Taken" box. If you are recommending approval or denial of the request, **please also complete the matrix on the reverse of this form.** Please return to my attention by **June 21, 2021.**

ROUTING

Delivered To	Returned On	RECOMMENDED ACTION			Signature
		Approval*	Denial*	No Exceptions Taken	
Ben Croy (Public Works)	6/17/21			✓	
Charles Boulard (Comm. Development)					

*** SEE REVERSE**

If recommending approval or denial, please complete the following:

1. Would a literal application of the substantive requirement of the ordinance result in an exceptional, practical difficulty to the application? Yes No

Explain:

2. Would the alternative proposed by the applicant be adequate for the intended use and not deviate from the performance that would be obtained by strict enforcement of the standards? Yes No

Explain:

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? Yes No

Explain:



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Ben Croy (Public Works)					
Charles Boulard (Comm. Development)				x	<i>Charles Boulard</i>

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Explain:

3. Would granting the variance not be detrimental to public health, safety, or welfare, and not injurious to adjoining or neighboring property? Yes No

Explain:

25762 Beck Road

Beck Rd

Access Rd

25762 Beck Rd
50-22-21-101-026

Map Author: Humna Anjum
Date: 06/08/2021
Project: Variance Request
Version #:

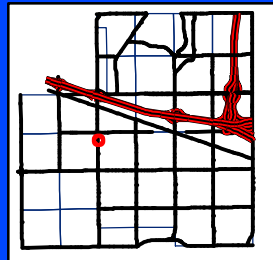
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Map Legend

- Freeway
 - Major Streets
 - Minor Streets
 - Railroad
 - Tax Parcels
- Subject Parcel



City of Novi

Engineering Division
Department of Public Works
26300 Lee BeGole Drive
Novi, MI 48375
cityofnovi.org

Feet
0 5 10 20 30

1 inch = 42 feet





Request for Variance Design and Construction Standards

Applicant Information

Name: Vasa V Homes LLC

Address: Venkata N Chekka
47647 Alpine Drive, Novi MI 48374

Phone No: 248-767-7867

Engineer Information

Name: Mike Noles, Umlor Group

Address: 49287 West Rd, Wixom, MI 4839

Phone No: 248-361-2443

Applicant Status (please check one):

- Property Owner Developer Developer / Owner Representative
 Other _____

Project Name Proposed ranch @ 25762 Beck Road, Novi MI 48374

Project Address/Location Off Beck between Sierra and Sanford

Variance Request Exemption from sidewalk variance

Justification (attach additional pages if necessary)

Administrative waiver request as per Sec. 11-256(b) of the DCS:

Either side of the neighbors does not a side walk and do not have a provision to connect to. The sidewalk addition disturbs the continuity and looks odd.

I request your permission to exempt me from adding a sidewalk

*resident will pay into city sidewalk fund.

INTERNAL USE

Date Submitted: _____

Code Section from which variance is sought: _____

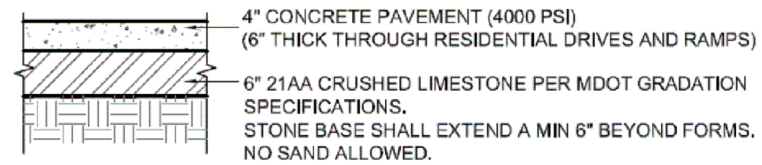
Submittal Checklist: One (1) copy of plan on 8.5 x 11 size paper
 \$100 Filing Fee (No fee for driveway width variance requests)

Request Status: APPROVED DENIED

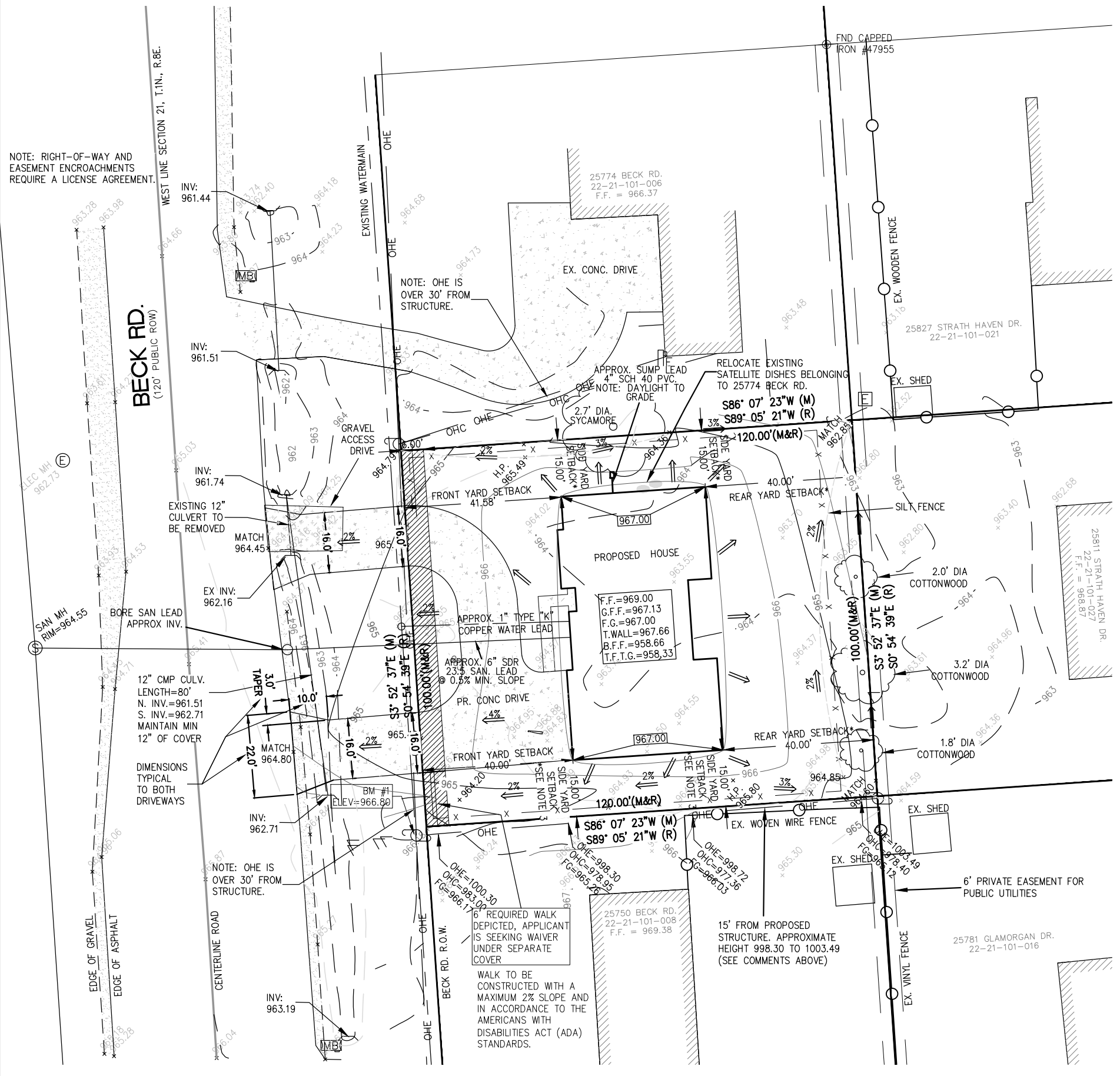
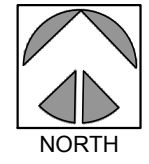
Authorized By: _____

Authorization Date: _____

SYMBOL		DESCRIPTION		SYMBOL		DESCRIPTION	
	EX. SPOT ELEVATION		EX. OVERHEAD ELECTRIC		EX. UNDERGROUND CABLE		EX. UTILITY POLE
	EX. CONTOUR		EX. GUY ANCHOR		EX. PARCELS		EX. EASEMENT
	EX. DITCH		EX. CENTERLINE		FOUND IRON		RECORDED BEARING
	EX. STORM SEWER		EX. MAILBOX		MEASURED BEARING		SILT FENCE
	EX. STORM END SECTION		EX. SECTION LINE				
	EX. ELECTRIC RISER						
	EX. ELECTRIC METER						
	EX. CURB/PAVEMENT						
	EX. FENCE						
	EX. TREE (DECIDUOUS/CONIFER)						
	EX. CONCRETE						
	EX. GRAVEL						



SIDEWALK CROSS-SECTION
NOT TO SCALE

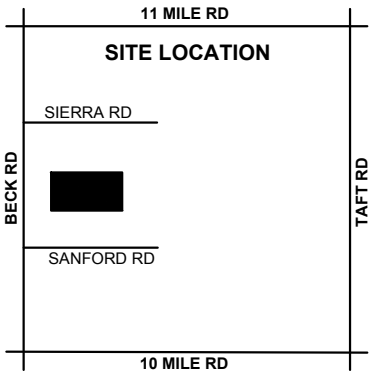


NOTE: RIGHT-OF-WAY AND EASEMENT ENCROACHMENTS REQUIRE A LICENSE AGREEMENT.

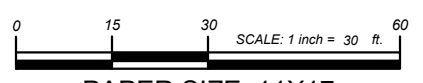
BENCHMARK #1
BENCH TIE SET IN WEST
FACE UTILITY POLE
ELEV: 966.80 (NAVD88)

LEGAL DESCRIPTION
LOT 9, PIONEER MEADOWS SUB., L. 90, P.12
SECTION 21, T.1N., R.8E., CITY OF NOVI, OAKLAND
COUNTY, MICHIGAN, VACANT LOT, ZONED R-A

PROPERTY OWNER
PRAVEEN CHEKKA, VANKATA N CHEKKA
47647 ALPINE DRIVE
NOVI, MI 48374



SHEET 1 OF 2



PAPER SIZE: 11X17
DRAWN BY: EP
CHECKED BY: MN

The UMLOR Group
LAND DEVELOPMENT SERVICES
49287 WEST ROAD, WIXOM, MI 48393
PH: (248) 773-7656, FAX: (866) 690-4307

- NOTES**
- ELEVATIONS ARE RELATIVE TO NAVD88 ESTABLISHED NOVI BENCHMARK #2112 - FOUND "X" ON THE NORTH-NORTHEAST FLANGE BOLT OF FIRE HYDRANT LOCATED 9' S. OF DRIVE TO #25872 BECK RD. AND 27' E. OF BECK RD. ELEV = 964.61.
 - EXISTING ZONING IS RESIDENTIAL ACREAGE (RA)
 - ZONING VARIANCE GRANTED 03/09/2021, CASE #PZ21-0005
 - SANITARY TYPE: 6" SDR, WATER TYPE: 1" K-COPPER, SUMP DISCHARGE LINE TYPE: 4" SCHEDULE 40



UNIT 44 PLOT PLAN
25762 BECK RD
NOVI, MI 48374
PARCEL ID NO.: 22-21-101-026
PART OF SECTION 21
TOWN 1 NORTH- RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN
Date: 06-10-2021
Project No.: 210504