



## ZONING BOARD OF APPEALS ACTION SUMMARY CITY OF NOVI

Tuesday, April 12, 2022 7:00 PM  
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd  
(248) 347-0415

- Call to Order:** 7:00pm
- Roll call:** Member Copes, Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Sanghvi, and Member Thompson
- Present:** Acting Chair Krieger, Member Longo, Member McLeod, Member Montague and Member Sanghvi
- Absent Excused:** Member Copes, Member Thompson, Chairperson Peddiboyina
- Also Present:** Larry Butler (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**  
**March 2022, APPROVED**  
**None**

- PZ22-0008 (Creative Brick Paving & Landscaping) 112 N Haven Drive, East of West Park Drive and South of West Pontiac Trail, Parcel 50-22-03-201-005.** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 3.1.5 for a proposed rear yard setback of 12.33 feet (35 feet required, variance of 22.67 feet). This variance would accommodate a roof over the rear deck. This property is zoned One-Family residential (R4).

***The motion to approve case PZ22-0008 for the installation of a 12.33 foot rear yard setback was approved. The petitioner has shown practical difficulty of a deck without cover. Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because deck is wide open. The property is unique because of the of the irregular lot shape. The applicant did not create the condition because of the lot is unique in shape. The relief granted will not unreasonably interfere with adjacent or surrounding properties because no one's view will be bothered. The relief is consistent with the spirit and intent of the ordinance because there is plenty of room behind the property.***

**Motion Maker: Longo**  
**Seconded: Sanghvi**  
**Motion Passed 5:0**

- 2. PZ22-0009 (Garret and Ashley Mette) 1361 East Lake Drive, West of Novi Road and North of Thirteen Mile Road, Parcel 50-22-02-328-004.** The applicant is requesting variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 23 feet (12 foot variance, 35 feet required by code), a side yard setback of 3 feet ( 7 foot variance, 10 feet required by code), an aggregate side yard setback of 9.4 feet (variance of 15.6 feet, 25 feet required by code) and an increased lot coverage of 39% (variance of 14%, 25% maximum allowed by code) These variances would accommodate a new 500 square foot, two-story addition on the rear of the home. This property is zoned Single-Family Residential (R-4).

***The motion to approve case PZ21-0009 for a rear yard setback of 23 feet, a side yard setback of 3 feet and an aggregate side yard setback of 9.4 feet was approved. Without variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because of the unique lot configuration. The property is unique because of its small size. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is making the backyard smaller. The relief is consistent with the spirit and intent of the ordinance because it's their decision how to use the property with their growing family.***

***Motion Maker: Montague***

***Seconded: Sanghvi***

***Motion Passed 5:0***

**Other Matters:** None

**Meeting Adjournment:** 7:18pm

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).