



**ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI**

**Tuesday, April 11, 2022, 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415**

- Call to Order:** 7:00pm
- Roll call:** Member Krieger, Member Longo, Member McLeod, Member Montague, Chairperson Peddiboyina, Member Thompson, Member Sanghvi
- Present:** Member Krieger, Member Thompson, Member Montague, Member McLeod, Chairperson Peddiboyina, Member Sanghvi
- Absent Excused:** Member Longo
- Also Present:** Charles Boulard (Community Development 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 2023, APPROVED
None

PZ23-0007 (Richard Bohl Architects LLC) 111 Austin Drive, west of Old Novi Road and south of 13 Mile Road, Parcel 50-22-10-278-013. The applicant is requesting a variance from the City of Novi Zoning Ordinance from Section 4.19(E)i for total garage square footage of 1200 square feet (850 square feet allowed, variance of 350 square feet). This property is zoned One-Family Residential (R-4)

The motion to grant the variance request in case PZ23-0007 sought by Richard Bohl Architects LLC was approved. The petitioner showed practical difficulty requiring necessity from the zoning ordinance. Without the variance Petitioner will be unreasonably prevented or limited with respect to use the property because of the location, topography and the slope. The property is unique because of these features and the location within the city. Petitioner did not create the condition because it is pre-existing. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it is a reasonable request and it will enhance the property values. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.

***Motion Maker: Krieger
Seconded: Sanghvi
Motion Approved 6:0***

PZ23-0008 (Nowak & Fraus Engineers) 24305 Haggerty Road, west side of Haggerty Road, north of 10 Mile Road, Parcel 50-22-24-476-022. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.10.3.A to allow an overhead door to face a major thoroughfare (Haggerty Road). This property is zoned General Business (B-3)

The motion to grant the variance request in case PZ23-0008 sought by Nowak & Fraus Engineers was approved. Without the variance the Petitioner will be prevented from using their site in a reasonable manner. The property is unique because it is on a corner lot and will require circulation around. Petitioner did not create the condition because it is an existing lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the traffic flow and way it is contained. The relief is consistent with the spirit and intent of the ordinance because this structure is in an area where these kind of uses are already there.

***Motion Maker: Montague
Seconded: Sanghvi
Motion Approved 7:0***

Other Matters:

Charles Boulard – Director of Community Development introduced Alan Hall, the new Deputy Director of Community Development to the Board Members.

Meeting Adjournment: 7:25 pm

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).