



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals      **ZONING BOARD APPEALS DATE:** January 9, 2023

**REGARDING:** 30551 Novi Road, Parcel # 50-22-02-177-037 (PZ23-0067)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Orchard Development & Construction LLC

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned One-Family Residential (R-4)

Location: south of Fourteen Mile Road, west of Novi Road

Parcel #: 50-22-02-177-037

#### **Request**

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1.E.i for an increase in garage square foot coverage to 1,559 sq. ft. (850 sq. ft. maximum, variance of 709 sq. ft.). This variance would accommodate a garage addition.

### II. STAFF COMMENTS:

*The applicant is seeking a dimensional variance for an enlarged garage design to accommodate ADA equipment and functionality. The new home will be situated on a 3-acre parcel and the design seems to be in keeping with the surrounding area.*

**III. RECOMMENDATION:**

**The Zoning Board of Appeals may take one of the following actions:**

1. I move that we ***grant*** the variance in Case No. **PZ23-0067**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.

(b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because \_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_.

(e) The relief if consistent with the spirit and intent of the ordinance because \_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we deny the variance in Case No. **PZ23-0067**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



45175 Ten Mile Road  
 Novi, MI 48375  
 (248) 347-0415 Phone  
 (248) 735-5600 Facsimile  
 www.cityofnovi.org

# ZONING BOARD OF APPEALS APPLICATION

**RECEIVED**

DEC 01 2023

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <b>\$275.00</b>	
PROJECT NAME / SUBDIVISION Kashat Residence				Meeting Date: <b>1-9-24</b>	
ADDRESS 30551 Novi Road		LOT/SIUTE/SPACE # 34		ZBA Case #: <b>PZ 23-0067</b>	
SIDWELL # 50-22-02 -177 -037		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Novi Road Between 13 & 14 Mile Road					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS info@orchardbuilding.com		CELL PHONE NO.	
NAME Orchard Development & Construction, Inc.		TELEPHONE NO. 248-757-1981			
ORGANIZATION/COMPANY Orchard Development & Construction, Inc.		FAX NO. 248-865-1529			
ADDRESS 7031 Orchard Lake Road Ste 105		CITY West Bloomfield	STATE MI	ZIP CODE 48322	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS ekashat@qualityexportllc.com		CELL PHONE NO. 248-866-1777	
NAME Ayad (Eddie) Kashat		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS 24081 Broadmoor Park Lane		CITY Novi	STATE MI	ZIP CODE 48374	
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>4.19.E.i</u> Variance requested <u>1559sqft garage (maximum 850sqft, variance of 709 sqft)</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input checked="" type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
<ul style="list-style-type: none"> <li>Dimensioned Drawings and Plans</li> <li>Site/Plot Plan</li> <li>Existing or proposed buildings or addition on the property</li> <li>Number &amp; location of all on-site parking, if applicable</li> <li>Existing &amp; proposed distance to adjacent property lines</li> <li>Location of existing &amp; proposed signs, if applicable</li> <li>Floor plans &amp; elevations</li> <li>Any other information relevant to the Variance application</li> </ul>					



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten-(10) days** before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

### C. ORDINANCE

#### City of Novi 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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING     ADDITION TO EXISTING HOME/BUILDING     SIGNAGE

ACCESSORY BUILDING     USE     OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Applicant Signature

11/10/2023

Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

11-13-23

Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
 Not Applicable     Applicable    If applicable, describe below:  
The Property is approximately 3 acres and, even with the granting of the variance for additional garage space, Ordinance lot coverage requirements will still be met and exceeded. No other variances will be required. The Property is heavily wooded. Access is off of Novi Road. No access into nearby subdivision. Property is adjacent to Hickory Woods Elementary School.

*and/or*

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
 Not Applicable     Applicable    If applicable, describe below:  
The extraordinary situation exists in that the Applicant has two adult children with a degenerative condition known as Severe Generalized Dystonia. The home is being built to accommodate their conditions, including ADA-type features and an elevator. The larger garage is needed for the two vans for the transport. Further, there will be a ramp in their garage to facilitate transfer of the children from the home into the vans. Additional garage space is needed to accommodate the ramp slope.

*and/or*

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
 Not Applicable     Applicable    If applicable, describe below:

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

See attached Addendum.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

See attached Addendum.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The requested dimensional variance is to allow for four vehicles, including two modified, special needs vans, instead of the typical two-car garage. This variance is necessary to allow the Applicant to take care of his adult children in a safe manner with transport to and from their vehicles inside the garage. No additional variances are needed.

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

There will not be any adverse effect on surrounding properties, property values, or the use and enjoyment of property in the neighborhood or surrounding area. The subject Property is set off from the nearby subdivision with some isolation. Hickory Woods Elementary School is next door. The activity of transferring adult children will take place within the garage area and will not have any impact whatsoever on nearby property owners. The home being constructed will most likely result in an increase in nearby property values with no negative impact.

**Kashat Residence / Orchard Development & Construction, Inc.  
30551 Novi Road**

**City of Novi**

**Addendum to Zoning Board of Appeals Variance Application**

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**Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previously property owners (i.e., is not self-created).

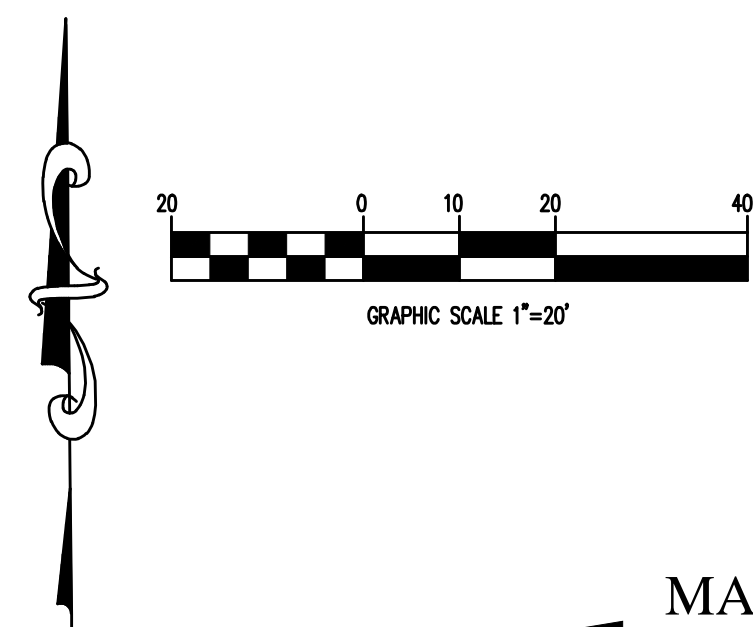
The immediate practical difficulty exists with two adult children suffering from a degenerative condition (Severe Generalized Dystonia, which is a neurological disorder) would need to enter their vans outside of the garage and be subject to adverse weather and other problematic conditions. One child cannot sit-up and uses a medical stretcher when transported. The other child uses a wheelchair. If the variance is denied, the alternative to require a ramp on the front of the house in order to transfer the children onto the driveway and into the van. This will create an unnecessary and dangerous condition. The granting of the variance will allow safer transfer of the children within an enclosed area and allow the ramp to be within the garage. The home is a "new build" and not yet constructed. The requested variance is not self-created by the Property owner or previous Property owners.

**Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

The Applicant desires to have his adult children live in the home in a safe environment and be able to be transferred within the garage area to their vans. The granting of the variance would be consistent with the Americans with Disabilities Act. Should the variance be denied, there is no opportunity for the Kashats to build at another property in Novi to accommodate their adult children with their need for a larger garage. The adult children have a medical condition that is a physical impairment which has a significant effect on major life activities and creates a need for special care and environment. Without the granting of the variance, the Applicant and his adult children will be unable to have an equal opportunity to enjoy the benefits of living in their home. This difficulty is different from the kind experienced by the general public as a result of the adult children's significant degenerative physical condition. This variance will not result in a fundamental change in the Novi Zoning Ordinance or the application of its provisions.





NOTE: PERMIT FROM  
WALLED LAKE DISTRICT  
CONSOLIDATED SCHOOL  
REQUIRED FOR W.S.  
CONNECTION

PART OF SOUTHEAST 1/4 OF THE NORTHWEST 1/4  
SECTION 2, T1N, R8E  
CITY OF NOVI, OAKLAND COUNTY, MI

280 NEW CT, NOVI, MI  
PARCEL ID: 22-02-177-037  
LIBER 41941, PAGES 655-657  
AND FIRST PARCEL OF LIBER 1760 PAGE 170  
ZONED R-4 3.000 ACRES

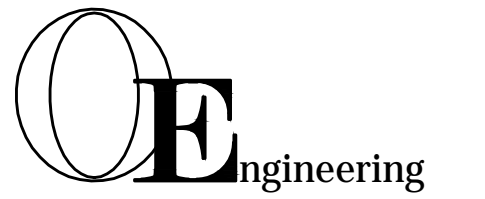
LEGAL DESCRIPTION:

ID 22-02-177-037

In the City of Novi, Oakland County, Michigan: Land being situated in and a part of the Northwest 1/4 of Section 2, Town 1 North, Range 8 East; more particularly described as follows: Beginning a point on the North and South 1/4 line of said Section 2 distant North 0 degrees and 02 minutes East 431.40 feet from the center 1/4 corner of Section 2 to the Point of Beginning, thence North 0 degrees 02 minutes East along said North and South 1/4 line 294.40 feet; thence North 89 degrees 47 minutes West 436.02 feet; thence due South 305 feet; thence North 88 degrees 49 minutes 40 seconds East 435.89 feet to the Point of Beginning.



LOCATION MAP  
N.T.S.



Orman Engineering, LLC  
5476 Vivian Lane  
Waterford, MI 48327  
phone: 248.682.6001  
email: alex@ormanengineering.com

PROJECT  
PROPOSED KASHAT  
RESIDENCE

OWNER:  
Ayad (Eddie) Kashat  
24081 Broadmoor Park Ln.  
Novi, MI 48374

Phone: (248) 866-1777  
Email:  
EKashat@qualityexportLLC.com

Easement per Warranty Deed Liber 1760, Page 177, dated May 12, 1945, Oakland County records:

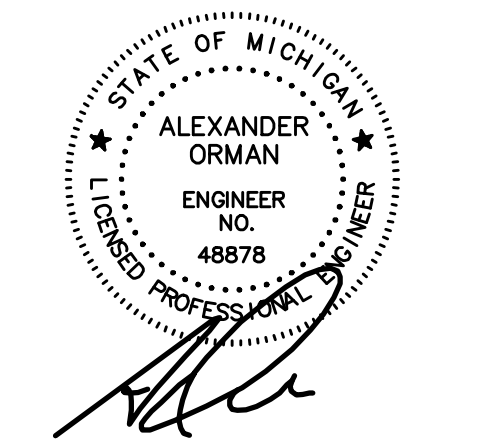
A right of way or easement to a public highway (East Lake Drive) over Lot 34 of "Shore Acres Sub-division" as recorded in Liber 20 of Plats, Page 2, Oakland County records, and over a strip of land 39 feet wide lying south of and adjacent to a line connecting the northwest corner of the above described easement and the northeast corner of said Lot 34 as set forth in 1766, Page 177 and Liber 4197, Page 76, Oakland County records. Also: A right of way or easement over a strip of land 76 feet wide lying west of and adjacent to the first described parcel (aka Parcel ID 22-02-177-037) as set forth in Warranty Deed recorded in Liber 1760, Page 177, Oakland County records.

The above right of way or easement is also described as follows:  
Situated in the City of Novi, Oakland County, Michigan;

Lot 34 of "Shore Acres Sub-division" as recorded in Liber 20 of Plats, Page 2, Oakland County records.

ALSO: Commencing at a 1/2" iron rod with a remuneration brass cap at the south quarter corner of Section 2, Township 1 North, Range 8 East; thence along the north and south quarter line of section, as monumented, North 03°07'57" West 2650.16 feet to iron rod with cap at the center quarter corner of said section, as monumented; thence continuing along said north and south quarter line, North 03°07'59" West (recorded as North 00°20' West and as North 03°07'43" West) 431.40 feet to a 1/2" iron rod with cap; thence South 86°05'35" West (recorded as North 88°49'40" West and as North 89°59'52" West) 435.89 feet to a T-iron stake, being the POINT OF BEGINNING of this description; thence South 86°05'35" West 75.93 feet (recorded as 76.01 feet) to a 1/2" iron rod; thence North 03°11'57" West 267.84 feet (recorded as North 267.40 feet); thence South 87°48'43" West 436.55 feet to the southwesterly corner of Lot 34 of said "Shore Acres Sub-division"; thence along the westerly line of said subdivision, North 03°05'58" West (recorded as North) 39.00 feet to a 5/8" iron rod at the northwesterly corner of said Lot 34; thence North 87°48'43" East 436.48 feet; thence North 87°29'10" East 75.94 feet to a T-iron stake; thence South 03°11'57" East (recorded as South) 305.00 feet to the Point of Beginning; being a part of the southeast quarter of the northwest quarter of Section 2, Township 1 North, Range 8 East.

SEAL



SHEET  
PLOT PLAN EAST

PROJECT LOCATION  
30551 Novi Rd.  
City of Novi  
Oakland County, MI 48377

miss dig



Know what's below  
Call before you dig.

REVISIONS

11-03-2023 REVISED PER CITY  
07-17-2023 UPDATED WETLAND BOUNDARY

Date Description

Designed by: Drawn by:

A.O. S.D.M.

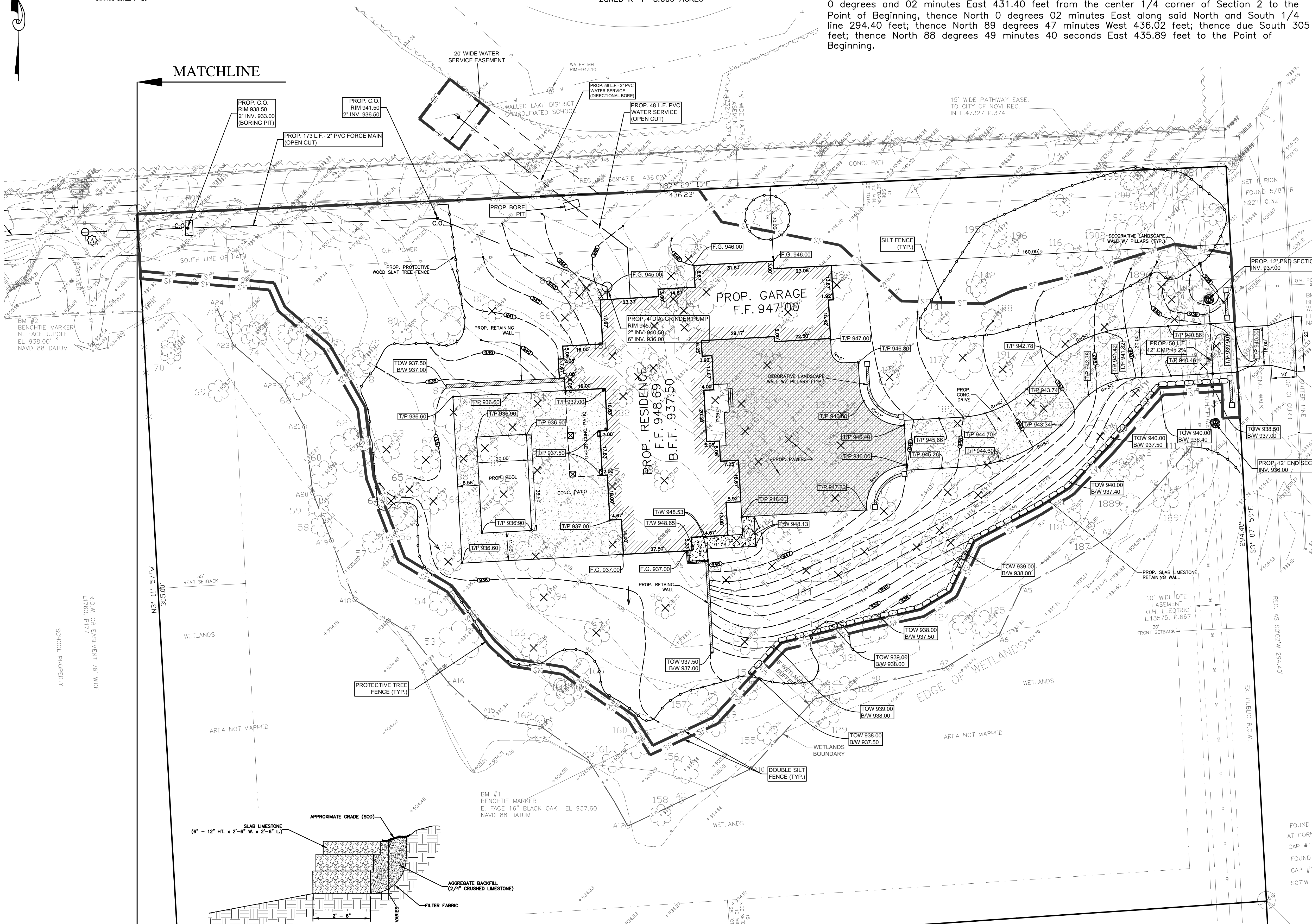
Approved by: Date:

A.O. 06-22-2023

Scale:

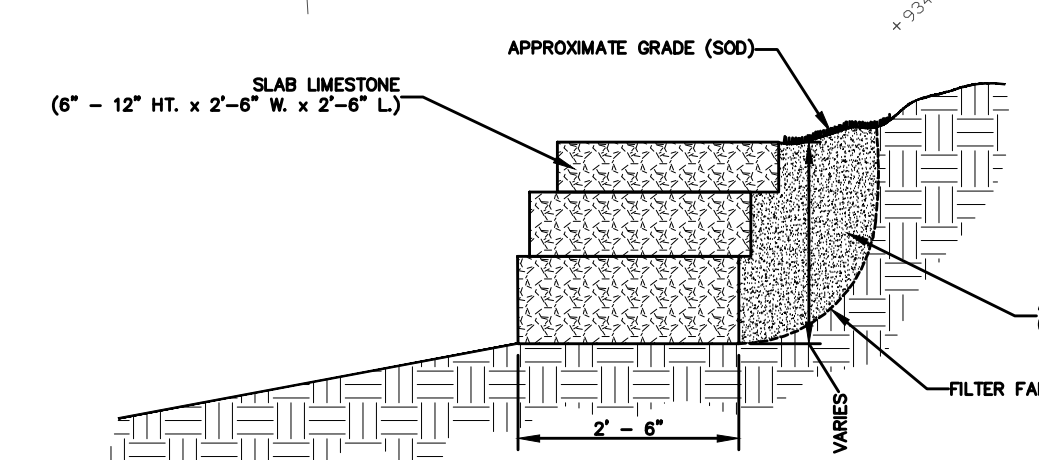
1" = 20'

Job No.: Sheet:  
1398 PP-1

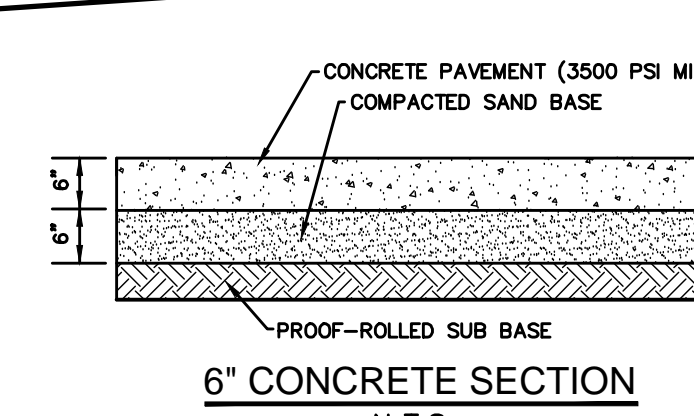


MATCHLINE

MATCHLINE



SLAB LIMESTONE RETAINING WALL DETAIL  
N.T.S.



6" CONCRETE SECTION  
N.T.S.

UTILITY CROSSING SCHEDULE

18" STORM SEWER B/P ±935.00
2" SANITARY FORCE MAIN T/P 933.00
SEPARATION ±2.00'

× DENOTES TREE TO BE REMOVED  
TREE NUMBER

NOTE: SEE SHEET PP-2 FOR TREE LIST TABLE & TREE PROTECTION FENCE DETAILS

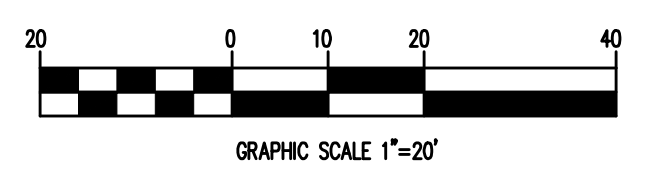
NOTE: SITE IS IN THE CITY OF NOVI REGULATED WOODLANDS BOUNDARY

UTILITIES LEGEND

EXISTING	PROPOSED
GAS	SAND BACKFILL
SANITARY (SND)	ELECTRIC RISER OR METER
STORM (STND)	CATHODIC PROTECTION
COMBINED (CS)	GUY WIRE
WATER MAIN (WMD)	HIGH TENSION TOWER
DIVERHEAD WIRE	FLAG POLE
UNDERGROUND CABLE	BOLLARD
DITCH	STEEL COLLUM
SWALE CENTERLINE	MAILBOX
EASEMENTS	SIGN
WOODEN FENCE	ELECTRIC TRANSFORMER
	EXISTING
	PROPOSED
	WATER FLOW INDICATOR

LEGEND

AMERITECH	SIGNAL POLE
WATER SHUT OFF	PUBLIC LIGHTING MH.
TELEPHONE RISER	ELECTRIC RISER OR METER
TELEPHONE	CATHODIC PROTECTION
SEWER CLEAN OUT	GUY WIRE
GAS METER	HIGH TENSION TOWER
GAS VALVE / GAS MARKER	FLAG POLE
MANHOLE (MH)	BOLLARD
CATCH BASIN (C.B.)	STEEL COLLUM
GATE VALVE IN WELL (G.V.W.)	MAILBOX
FIRE HYDRANT	SIGN
STORM MANHOLE (ST. MH)	ELECTRIC TRANSFORMER
LIGHT POLE	EXISTING
UTILITY POLE	PROPOSED
UTILITY POLE W/ LAMP EXTENSION	WATER FLOW INDICATOR



LOCATION MAP N.T.S.



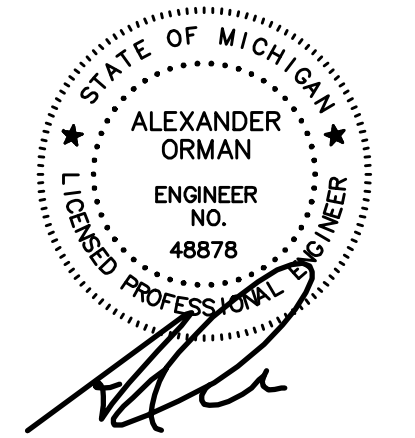
Orman Engineering, LLC  
5476 Vivian Lane  
Waterford, MI 48327  
phone: 248.682.6001  
email: alex@ormanengineering.com

PROJECT  
PROPOSED KASHAT  
RESIDENCE

CLIENT  
Ayad Kashat  
24081 Broadmoor Park Ln.  
Novi, MI 48374

Phone: (248) 866-1777  
Email:  
EKashat@qualityexportLLC.com

SEAL



SHEET  
PLOT PLAN WEST

PROJECT LOCATION  
30551 Novi Rd.  
City of Novi  
Oakland County, MI 48377



Know what's below  
Call before you dig.

REVISIONS

Date	Description

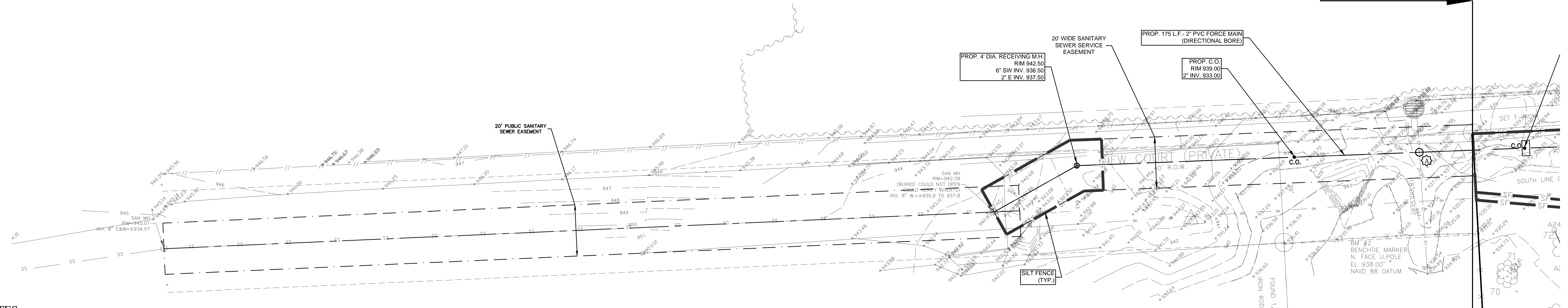
11-03-2023 REVISED PER CITY  
07-17-2023 UPDATED WETLAND BOUNDARY

Designed by: A.O. Drawn by: S.D.M.

Approved by: A.O. Date: 06-22-2023

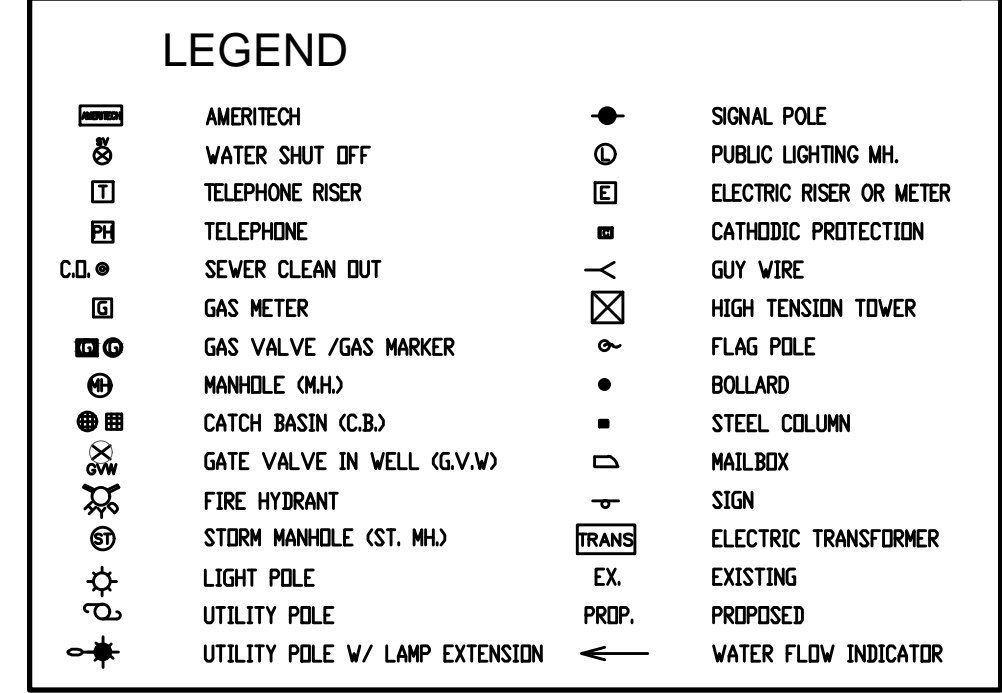
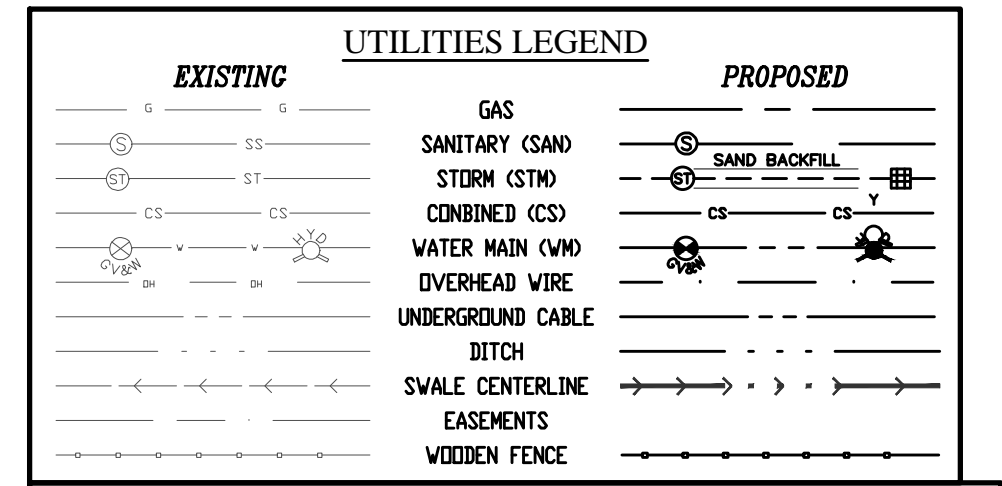
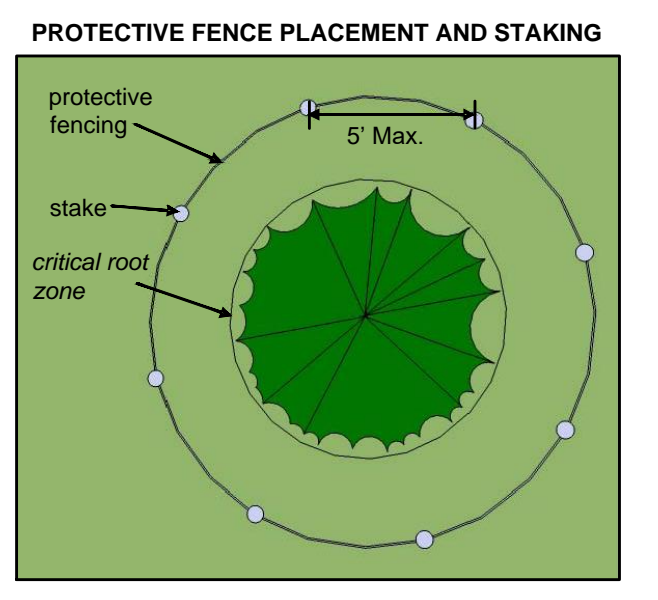
Scale: 1" = 20'

Job No.: 1398 Sheet: PP-2



- NOTES:**
- Protective fencing shall be erected which restricts access to protected areas.
- Fencing shall be installed at the outside edge of the critical root zone which is defined as the one foot radius for each caliper inch of the trunk of the tree.
  - Stakes for fencing shall be staked into the ground, with "T" stakes spaced at a maximum of five (5) feet and have a "tree protection" sign spaced at 50 feet along the fence line.
  - The protective fencing shall be maintained and all construction materials, supplies and equipment shall be kept outside of the protective areas.
  - Fencing material shall be a minimum of forty eight (48) inches high. Acceptable materials include: green or orange snow fence and wood slatted fence.

Tree protection shall remain in its approved location until such time removal is authorized by the Township. During construction, no attachments or wires shall be attached to any trees which are protected. Wood, metal or other substantial material shall be utilized in the construction of barriers.



Tag ID	Size Inches	Scientific Name	Common Name	Comments
53	26	Quercus Velutina	Black Oak	3-HEALTHY
54	16	Quercus alba	White Oak	2-Branched only on W side
55	18	Carya ovata	Hickory Shagbark	3-HEALTHY
56	15	Carya ovata	Hickory Shagbark	3-HEALTHY
57	8	Quercus velutina	Black Cherry	3-HEALTHY
58	9	Tilia americana	Basswood	1-1-Shallow roots
59	10	Ostrya virginiana	Ironwood	3-HEALTHY
60	13	Quercus velutina	Black Oak	2-Leaning
61	26	Carya cordiformis	Hickory Bittersweet	1-Dead branches at top, trunk dying
62	10	Carya ovata	Hickory Shagbark	3-HEALTHY
63	18	Carya ovata	Hickory Shagbark	0-Rotting near roots
64	9	Quercus velutina	Black Oak	3-HEALTHY
65	9	Carya ovata	Hickory Shagbark	2-Leaning at top
66	13	Carya glabra	Hickory Pignut	3-HEALTHY
67	16	Tilia americana	Basswood	2-Roots exposed S side, otherwise healthy
68	18	Carya ovata	Hickory Shagbark	2-Leaning
69	9	Carya ovata	Hickory Shagbark	0-Bent to ground
70	8	Acer	Maple	2-Leaning
71	9	Acer	Maple	2-Leaning
72	13	Quercus alba	White Oak	2-Scarce Leaves
73	8	Ostrya virginiana	Ironwood	2-Leaning
74	13	Ostrya virginiana	Ironwood	2-Intervined
75	11	Quercus velutina	Black Oak	3-HEALTHY
76	33	Quercus velutina	Black Oak	2-Leaning over powerline
77	26	Carya ovata	Hickory Shagbark	3-HEALTHY
78	18	Carya glabra	Hickory Pignut	2-Leaning
79	13	Tilia americana	Basswood	2-Leaning, trunk holes
80	8	Carya ovata	Hickory Shagbark	3-HEALTHY
81	27	Quercus velutina	Black Oak	3-HEALTHY
82	11	Quercus velutina	Black Oak	3-HEALTHY
83	16	Carya ovata	Hickory Shagbark	3-HEALTHY, within 15ft of powerline
84	9	Carya ovata	Hickory Shagbark	3-HEALTHY
85	12	Carya ovata	Hickory Shagbark	2-Exposed roots
86	17	Carya ovata	Hickory Shagbark	3-HEALTHY
87	26	Quercus rubra	Red Oak	3-HEALTHY
88	14	Carya glabra	Hickory Pignut	3-HEALTHY
89	13	Carya glabra	Hickory Pignut	2-Leaning
90	13	Carya ovata	Hickory Shagbark	3-HEALTHY
91	16	Carya ovata	Hickory Shagbark	3-HEALTHY
92	10	Carya glabra	Hickory Pignut	3-HEALTHY
93	26	Quercus rubra	Red oak	3-HEALTHY
94	21 - 14	Quercus rubra	Twin Red Oak	3-HEALTHY
95	15	Carya ovata	Hickory Shagbark	3-HEALTHY
96	11	Ostrya virginiana	Ironwood	2-Man branch missing
97	9	Tilia americana	Basswood	1-Leaning, hazard to powerline
98	8	Ostrya virginiana	Ironwood	1-Leaning, hazard to powerline
99	16	Quercus Velutina	Red Oak	2-Exposed roots, dead branch

**KEY FOR TREE CONDITION:**

0 DEAD  
1 BAD  
2 FAIR  
3 GOOD

✕ DENOTES A TREE TO BE REMOVED

□ DENOTES A TREE TO BE REMOVED IN LIST

102	15	Quercus Velutina	Black Oak	3-HEALTHY
103	11 11	Ostrya virginiana	Twin Ironwood	3-HEALTHY
106	19	Carya ovata	Hickory Shagbark	2- Directly under powerline
108	9	Quercus alba	White Oak	2- Directly under powerline Elm
109	8	Tilia americana	Basswood	1- Directly under powerline, scarce leaves
110	17	Acer	Sugar Maple	3-HEALTHY
111	9	Dying	Dying	0- DEAD
112	16	Ostrya virginiana	Ironwood	3-HEALTHY
113	12	Ostrya virginiana	Ironwood	3-HEALTHY
114	19	Carya ovata	Hickory Shagbark	3-HEALTHY
115	10	Quercus alba	White Oak	3-HEALTHY
116	16	Quercus alba	White Oak	3-HEALTHY
117	26	Quercus	White Oak	3-HEALTHY
118	12 16	Tilia americana	Twin Basswood	2-Cluster
119	9	Tilia americana	Basswood	3-HEALTHY
120	9	Ostrya virginiana	Ironwood	2-Scrapes and scarring on bark
121	9	Ostrya virginiana	Ironwood	2-Scrapes and scarring on bark
122	18	Carya ovata	Hickory Shagbark	3-HEALTHY
123	16	Quercus alba	White Oak	3-HEALTHY
124	12	Carya glabra	Hickory Pignut	3-HEALTHY
125	13	Quercus	White Oak	3-HEALTHY
126	20	Quercus alba	White Oak	3-HEALTHY
127	13	Quercus Velutina	Black Oak	3-HEALTHY
128	16	Carya ovata	Hickory Shagbark	2-Exposed roots
129	19	Quercus Velutina	Black Oak	3-HEALTHY
130	13	Quercus Velutina	Black Oak	3-HEALTHY
131	13	Carya glabra	Hickory Pignut	3-HEALTHY
132	15	Tilia americana	Basswood	2-Leaning
133	11	Carya ovata	Hickory Shagbark	3-HEALTHY
134	19	Carya glabra	Hickory Pignut	3-HEALTHY
135	15	Carya ovata	Hickory Shagbark	3-HEALTHY
136	15	Tilia americana	Basswood	1-Abnormal bark
137	17	Carya ovata	Hickory Shagbark	3-HEALTHY
138	12	Quercus alba	Oak	3-HEALTHY
139	13	Carya glabra	Hickory Pignut	3-HEALTHY
140	16	Quercus rubra	Red Oak	3-HEALTHY
141	13	Carya glabra	Hickory Pignut	3-HEALTHY
142	12	Carya ovata	Hickory Shagbark	1-Over leaning
143	13	Abies balsamea	Balsam Fir	3-HEALTHY
144	17	pseudotsuga menziesii	Douglas Fir	3-HEALTHY
145	12	pseudotsuga menziesii	Douglas Fir	2-Bare and missing branches
146	20	Quercus alba	White Oak	3-HEALTHY
147	12 12	Carya ovata	Twin Hickory Shagbark	3-HEALTHY
148	9 13	Carya ovata	Red Oak	3-HEALTHY
149	18	Quercus rubra	Red Oak	3-HEALTHY
150	12	Carya ovata	Hickory Shagbark	3-HEALTHY

200	11	Carya glabra	Hickory Pignut	3-HEALTHY
1889	12	Tilia americana	Basswood	1-Dead spot, leaning Found tag
1891	18	Quercus Velutina	Hickory Shagbark	3-HEALTHY Found tag
1896	15	Carya ovata	Hickory Shagbark	2-Powerline hazard Found tag
1901	10 16	Quercus	Twin Oak	3-HEALTHY Found tag
1902	15	Carya ovata	Hickory Shagbark	2-Leaning Found tag
1905	22	Quercus Velutina	Black Oak	3-HEALTHY Found tag

TREE LIST

NOTE: SITE IS IN THE CITY OF NOVI REGULATED WOODLANDS BOUNDARY

MATCHLINE