



**BOARD OF ZONING APPEALS AGENDA**  
**December 7, 2022– 7:00 P.M.**  
**248-449-9902**

**LOCATION:** City of Northville Municipal Building – Council Chambers, 215 W. Main St., Northville, MI 48167

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVE AGENDA**
- 4. APPROVE MEETING MINUTES** November 2, 2022
- 5. CASES TO BE HEARD – BY CASE**
  - A) Case is called
  - B) Appellant presents case
  - C) Board asks questions
  - D) Public comments on the case
  - E) Board comments and discusses case: A motion is made and seconded; discussed then voted upon; Chair announces the results
- 6. LIST OF CASES**

**CASE # 22-16**  
**SHANNON DESANTO**  
**916 NOVI ST.**

The variance will be considered for premises zoned R-1B, First Density Residential District on property located at 916 Novi St., Northville, Michigan, 48167, parcel number 48-22-34-428-018. The applicant is seeking a variance to build a roof over their front porch slab in the front yard setback. The variance needed is approximately 11.0 feet from the front yard requirement in Sections 3.04 and 15.01. Also, the existing house is non-conforming per Section 22.01, and the project will require expansion of a non-conformity.

**CASE # 22-17**  
**NASSER BEYDOUN**  
**711 N. CENTER ST.**

The City of Northville Board of Zoning Appeals will hold a public hearing to receive public input on a request regarding previous variances from the City of Northville Zoning Ordinance granted by the Board on October 6, 2021. The previous variances were conditioned upon the project as illustrated on the Engineer Plans dated July 26, 2021, and Architect Plans dated July 27, 2021. In preparing the construction plans, the applicant determined that the plans presented to the Board of Zoning Appeals are not ideal, and the addition of a retaining wall behind the residential units is needed. Therefore, the applicant is returning to the Board of Zoning Appeals with a request for the same variances that were granted in 2021, but with modified plans illustrating these requests.

7. **PUBLIC COMMENTS** (Limited to two minutes each person, not to exceed twenty minutes total time for all presenters – only on matters NOT on the agenda)
8. **OTHER BUSINESS AND DISCUSSION**
  - Proposed Correction to 10/06/21 Approved Minutes
9. **ADJOURNMENT**