

To whom it may concern,

CITY OF NOVI
CITY CLERK'S OFFICE

2023 OCT 19 AM 11:20
Sec. 5-12. Keeping of

This letter intends to serve as an appeal to municipal ordinance code ***Sec. 5-12. Keeping of animals as accessory use*** which states ***Any animal, other than a household pet, that is permitted to be kept as accessory to a principal use of a property shall be housed in accessory buildings meeting the requirements of the zoning ordinance. Notwithstanding any other provision of this Code, including the zoning ordinance, such accessory structure shall be permitted, provided that is shall not be located in the front yard of any lot, nor nearer than one hundred (100) feet to any adjoining dwelling, nor nearer than twenty-five (25) feet to the dwelling of the owner thereof. Such accessory structure shall be a covered enclosure, and the animal shall be kept within the covered enclosure or within a fenced area complying with the setback requirements below at all times, and shall not be permitted to run at large in any street, alley, or public place, or upon the premises of another.*** As the current owner of 47707 Nine Mile Rd Northville, MI 48167, I am requesting a variance of 25 feet, from the current 100 feet requirement between an accessory structure and any adjacent dwelling. I have previously filed an appeal through the ZBA as advised by the city of Novi, and was advised this was not a ZBA issue and that I must petition this concern to the city council. I am hopeful this reaches the intended destination, and we are able to resolve this conflict in a timely manner.

I purchased my property in 2021, from the original owners who built the accessory structure as well as the home on the property. My intention when purchasing the property was to use the barn and land as they had. The previous owners farmed many animals on this land including chickens, pigs, and turkeys. My property features a barn that the previous owners used for their farming needs, which was built sometime before 1974 as seen on aerial photographs per the city of Novi. The home on my property was built around 1968. The previous owners had a well documented chicken coop and run connected to the barn, present long before any neighbors moved into the neighborhood. The neighboring home directly west of my property was built in the 1980s, and the neighboring home directly east of my property was built in the early 2000's. These dates demonstrate that my accessory structure (barn) was the first building between the three addresses. These dates also pose a concern that my neighbors are in fact in violation of the ordinance, as their buildings came well after the established barn, chicken coop and run had been present for decades.

As the new owner, I understand that I have to apply for a variance at this time, as the previous owners were not made aware that there was any concern of violation, and I am hopeful that this can be resolved without complication. My request for a variance of 25 feet will allow me to continue keeping my chickens where they currently are without causing an issue of violation. I have spent countless hours creating a safe space for my neighbors and my animals, where there

should be no concern of detriment to the public health, safety or welfare of neighboring property. There is no risk or concern for bodily harm whatsoever with regard to any neighboring properties. I am more than willing to present this concern to the city council if you would have me in person, as well as present testimony from the previous owners regarding their use of the barn and land for livestock and agriculture that preceded my ownership. Thank you for your time.

Caldia Konja
47707 9 Mile Rd
Northville MI 48167

Sec. 5-12. - Keeping of animals as accessory use.

Any animal, other than a household pet, that is permitted to be kept as accessory to a principal use of a property shall be housed in accessory buildings meeting the requirements of the zoning ordinance. Notwithstanding any other provision of this Code, including the zoning ordinance, such accessory structure shall be permitted, provided that it shall not be located in the front yard of any lot, nor nearer than one hundred (100) feet to any adjoining dwelling, nor nearer than twenty-five (25) feet to the dwelling of the owner thereof. Such accessory structure shall be a covered enclosure, and the animal shall be kept within the covered enclosure or within a fenced area complying with the setback requirements below at all times, and shall not be permitted to run at large in any street, alley, or public place, or upon the premises of another.

All enclosures for the keeping of such animal shall be constructed of material that can be easily cleaned and shall be kept in a clean and sanitary condition. The enclosure shall be properly ventilated to prevent drafts and remove odors, shall be of sufficient size to accommodate the animal, and shall be designed so as to prevent rats, mice, or other rodents from being harbored underneath, inside, or inside the walls of the enclosure. The required fenced area shall be a minimum of fifteen (15) feet from the property line (a fence located on a property line shall not satisfy the requirement for a fenced area). The required fenced area must be kept free from trash and accumulated droppings.

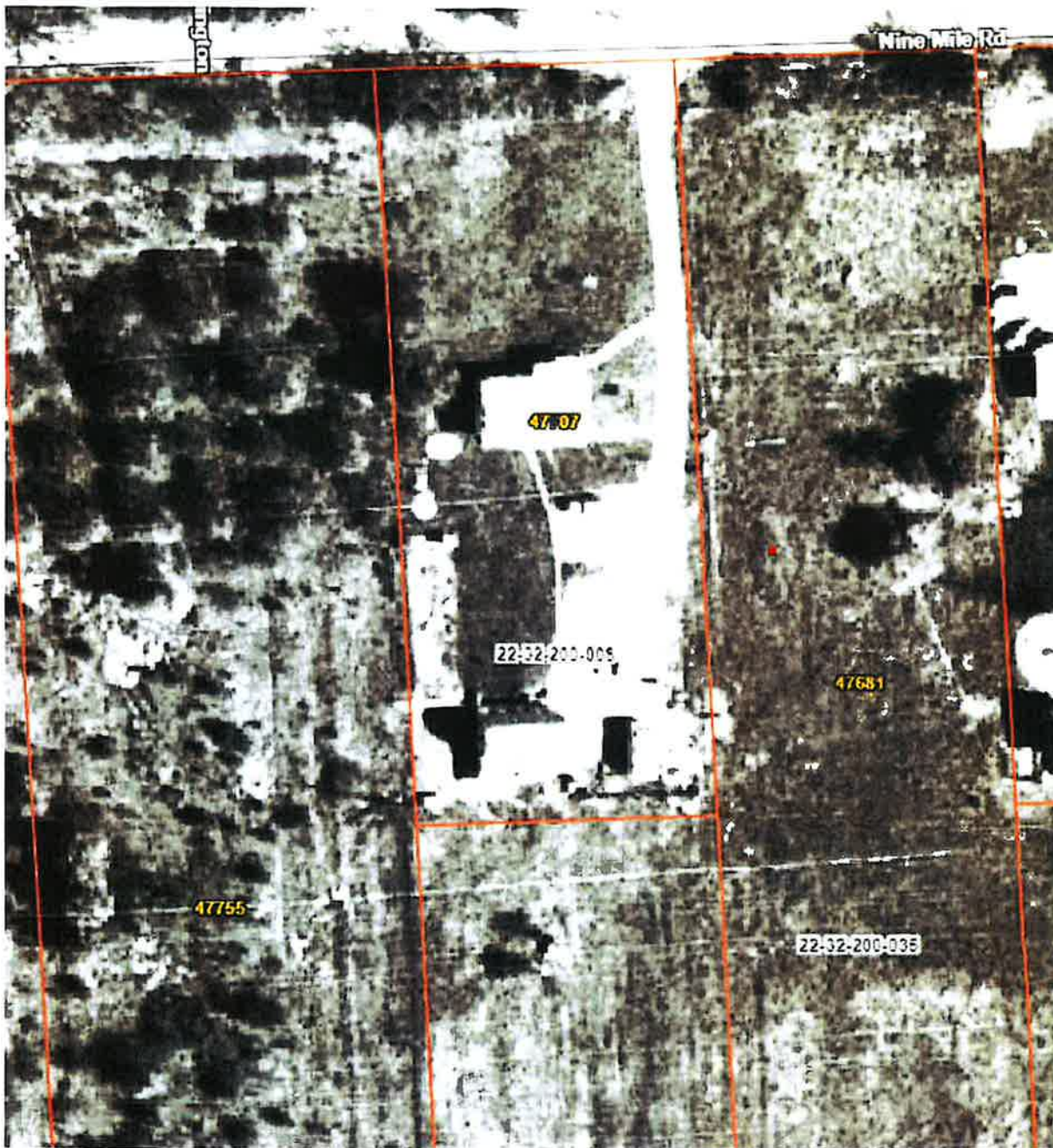
Removal or appropriate disposal of droppings is required. Droppings not used for composting or fertilizer shall be removed. All provisions of this Code relating to noise, odor, and sanitation, including the provisions of this article, shall apply to the keeping of animals under this section.

All animals, except livestock and household pets, shall be female. No roosters are permitted on any property. No slaughtering of animals may occur except within the fenced area and in an enclosed building.

(Ord. No. 11-108.05, Pt. I, 3-7-11)







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