



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETINGDATE: August 11, 2026

REGARDING: 50905 Nine Mile Road #50-22-31-100-009 (PZ26-0035)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Jeff & Loricel Escote

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Residential Acreage (RA)

Location: north of Eight Mile Road, east of Napier Road

Parcel #: 50-22-31-100-009

Request

The applicant is requesting variances from City of Novi Zoning Ordinance Section 4.19.1.E.iii to permit an aggregate accessory structure area of 3,965 sq. ft. (1,500 sq. ft. maximum allowed, variance of 2,465 sq. ft.).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance to allow an increase of 2,465 square feet regarding the aggregate accessory structure allotment on a property. The property is 1.85 acres.

The property currently has (2) existing detached accessory structures and the proposed home will include an attached garage. The combination of the three will exceed the maximum allotment of 1,500 SF in an R-A zoning district.

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. **PZ26-0035**, 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 is 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. **PZ26-0035** 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) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUN 30 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION

Jeff & Lorice Escote

ADDRESS

50905 Nine Mile

LOT/SUITE/SPACE #

SIDWELL #

50-22-31 - 100 - 009

May be obtained from Assessing
Department (248) 347-0485

Application Fee: \$220.00

Meeting Date: 8/11/26

ZBA Case #:

PZ 26-0035

CROSS ROADS OF PROPERTY
Napier and Nine Mile

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?

☐ YES

☒ NO

REQUEST IS FOR:

☒ RESIDENTIAL

☐ COMMERCIAL

☐ VACANT PROPERTY

☐ SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?

☐ YES

☒ NO

II. APPLICANT INFORMATION

A. APPLICANT

NAME

John DePorre

ORGANIZATION/COMPANY

DePorre Building LLC

ADDRESS

4076 W. Maple Rd., Ste. B

CITY

Bloomfield

STATE

MI

ZIP CODE

48301

B. PROPERTY OWNER

☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

EMAIL ADDRESS

Jeffrey & Lorice Es

ORGANIZATION/COMPANY

ADDRESS

50905 Nine Mile Rd.

CITY

Northville

STATE

MI

ZIP CODE

48167

III. ZONING INFORMATION

A. ZONING DISTRICT

☒ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH

☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 4.19.1 Variance requested 1965 SF variance

2. Section _____ Variance requested _____

3. Section _____ Variance requested _____

4. Section _____ Variance requested _____

IV. FEES AND DRAWINGS

A. FEES

☒ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275

☐ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440

☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

• Dimensioned Drawings and Plans

• Site/Plot Plan

• Existing or proposed buildings or addition on the property

• Number & location of all on-site parking, if applicable

• Existing & proposed distance to adjacent property lines

• Location of existing & proposed signs, if applicable

• Floor plans & elevations

• Any other information relevant to the Variance application



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 scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled 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 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.

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

[Signature]
Applicant Signature

6/24/25
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.

[Signature]
Property Owner Signature

06/19/2026
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

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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:

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:

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).

Home did not have attached garage when purchased by current owners. Homeowner was not aware existing barn SF would count against an attached garage.

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 new garage will be used in utility for personal use. The accessibility of an attached garage is necessary for homeowner.

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.

It is not possible to make the proposed garage smaller due to homeowner usage.

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.

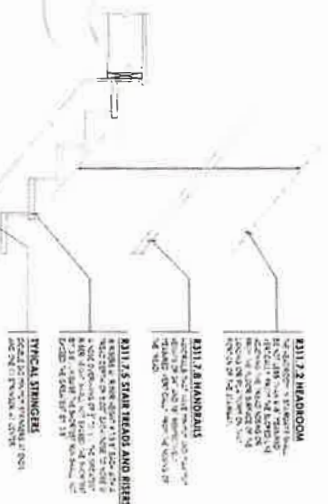
This will not affect any soil of drainage.

1. *Amphiprion melanopus* (Forsk.)

• **Abstracts** (written by the author) are available for all articles published in the journal.

Scale 3/4 = 1:0

Scale 3/4 = 1:0



THE UNIVERSITY OF MICHIGAN LIBRARY

SCALE: 3/4" = 1'-0"

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 2. **What are the research objectives?**
 3. **What is the research design?**
 4. **What are the variables?**
 5. **What is the sample size?**
 6. **What are the data sources?**
 7. **What are the data collection methods?**
 8. **What are the data analysis methods?**
 9. **What are the results?**
 10. **What are the conclusions?**
 11. **What are the limitations?**
 12. **What are the recommendations?**

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STRUCTURAL STEEL SPECIFICATIONS

REINFORCING STEEL SPECIFICATIONS

4. **Business Information:** 1-800-855-8888

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the 1980s and 1990s.

Journal of Health Politics, Policy and Law

Abstracts of the 10th Annual Meeting of the American Society of Human Genetics, 1992, Seattle, Washington, October 1-5, 1992.

2. Materials and Methods

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CREATIVE CONSULTANTS

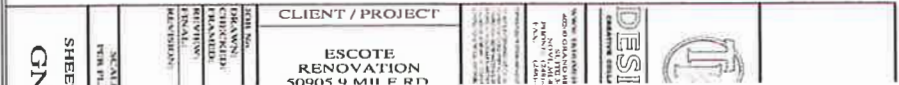
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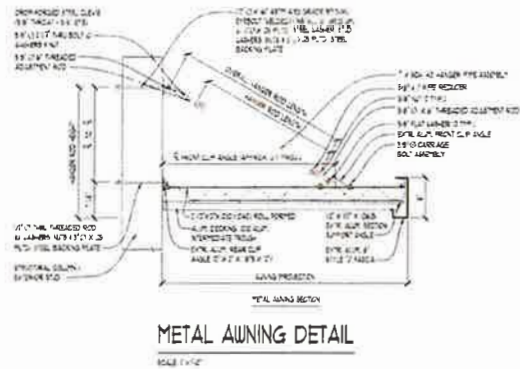
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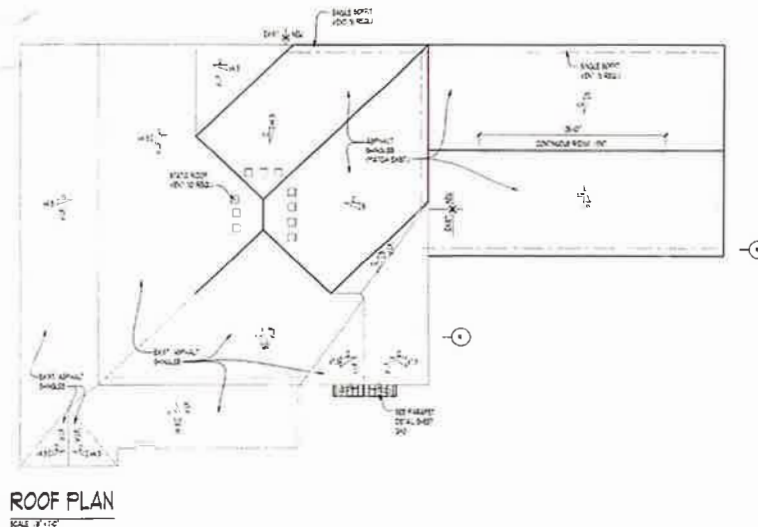
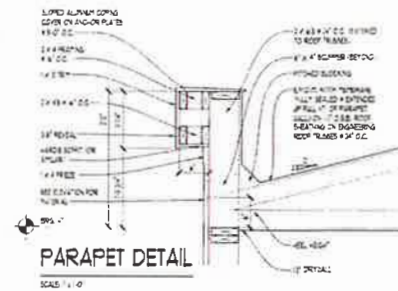
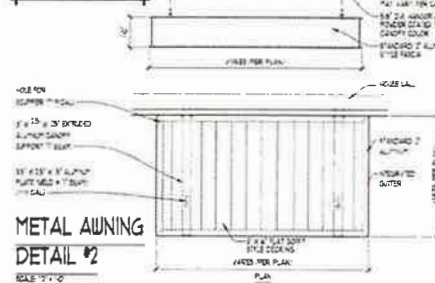
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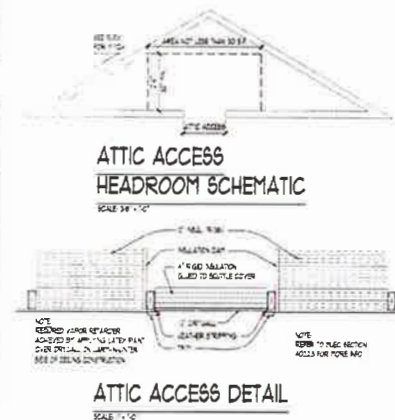
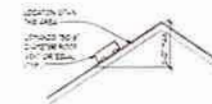


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INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. A
DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURERS AT
GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS
INCLUDING BUT NOT LIMITED TO:

- EXTERIOR WALL THICKNESS
- EXISTING ROOF PITCH
- EXISTING HEEL HEIGHT
- OVERHANG DIMENSIONS
- OVERALL DIMENSIONS ACROSS TOP PLATES
- EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION
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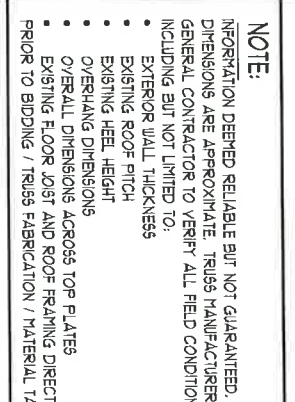
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NOTE:
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NOTE:
2008 TACCS-22003
The following information is for informational purposes only. It is not intended to be used as a basis for any legal action. The information is provided as a service to the public and is not a guarantee of accuracy. The information is provided as a service to the public and is not a guarantee of accuracy. The information is provided as a service to the public and is not a guarantee of accuracy.

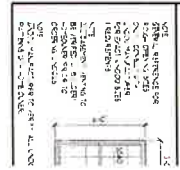
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ELEVATION SYMBOLS

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TYPICAL TRUSS DETAIL



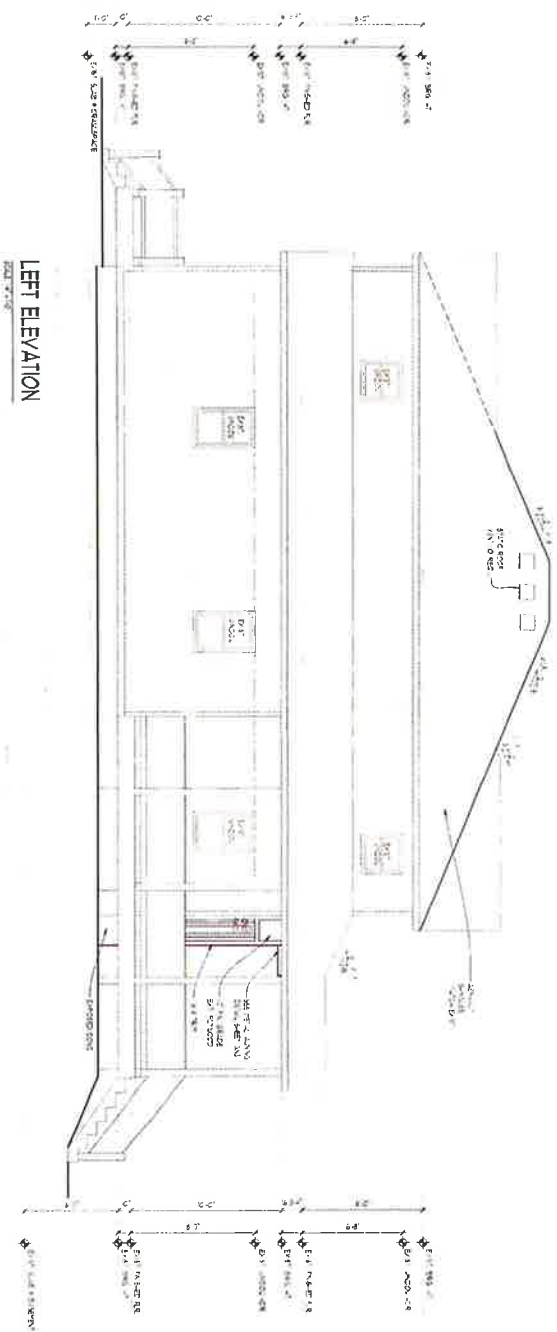
NOTE: SEE NOTES ON SHEET 10 FOR TRUSS DETAIL.

NOTE: SEE NOTES ON SHEET 10 FOR TRUSS DETAIL.

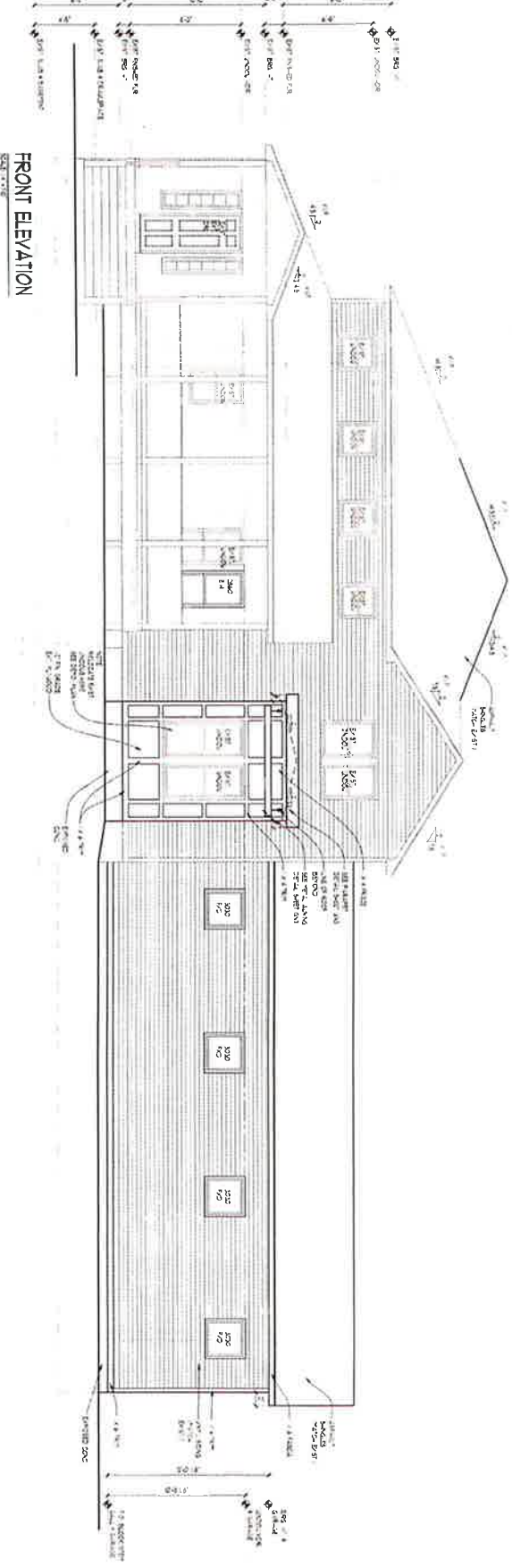
NOTE:

- INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. ALL DIMENSIONS ARE APPROXIMATE. TRUSS MANUFACTURER AND GENERAL CONTRACTOR TO VERIFY ALL FIELD CONDITIONS INCLUDING BUT NOT LIMITED TO:
- EXTERIOR WALL THICKNESS
 - EXISTING ROOF PITCH
 - EXISTING HEBL HEIGHT
 - OVERHANG DIMENSIONS
 - OVERALL DIMENSIONS ACROSS TOP PLATES
 - EXISTING FLOOR JOIST AND ROOF RAFTING DIRECTION
 - PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

LEFT ELEVATION



FRONT ELEVATION

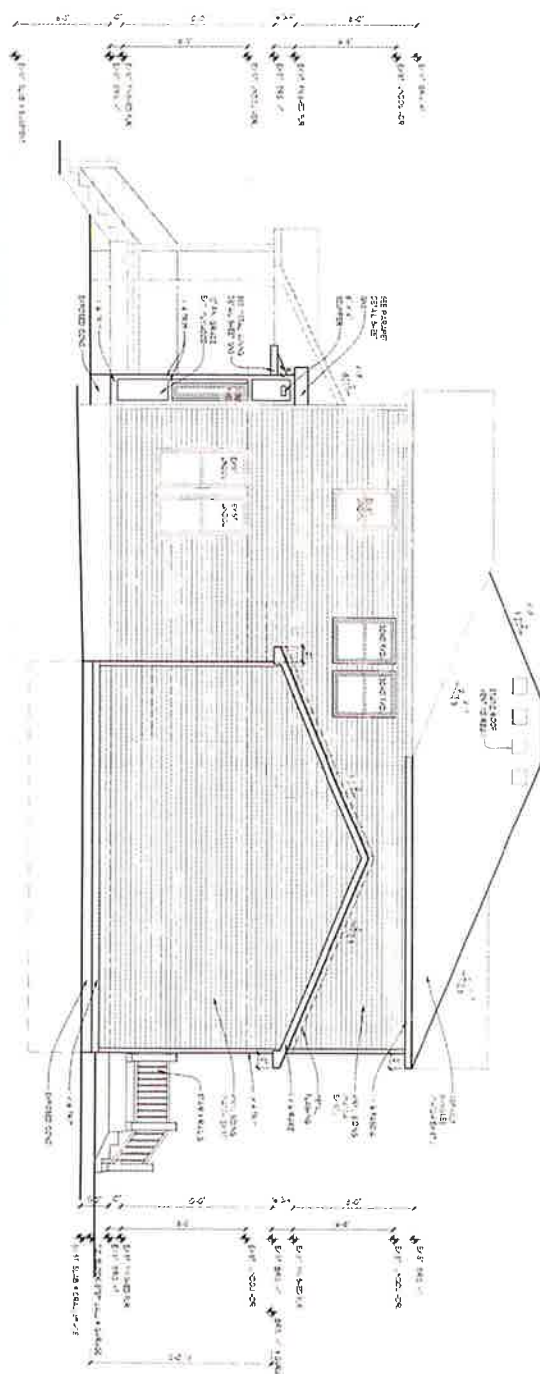


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ESCOTE RENOVATION
50905 9 MILE RD.

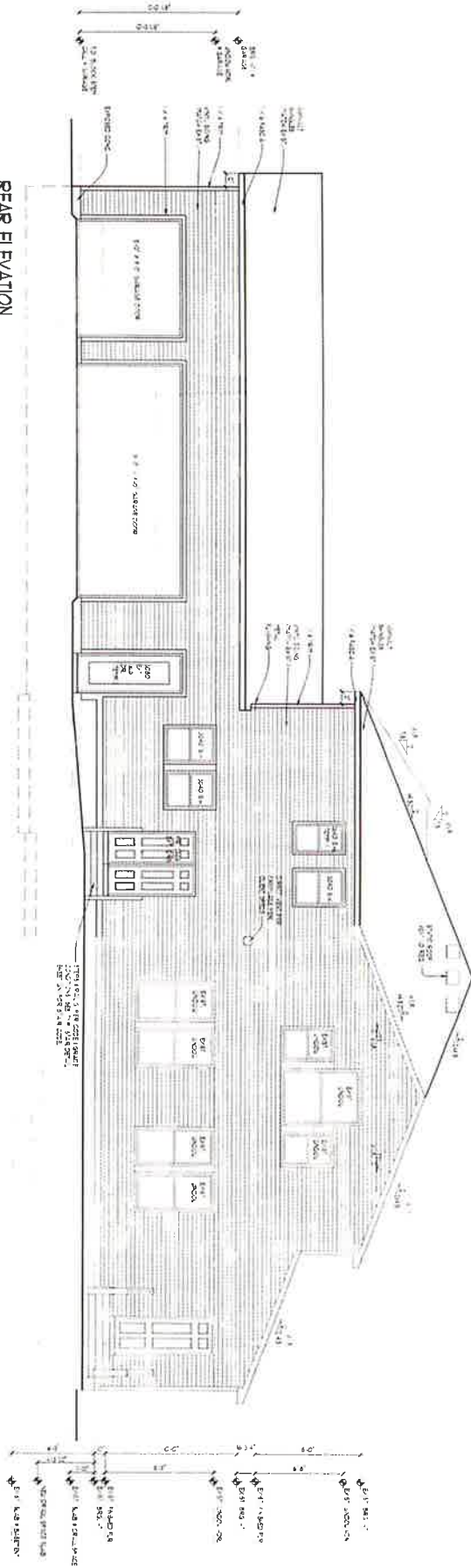
DESIGN
ARCHITECT
10000 100TH AVE
SUITE 100
BURNING WOOD, MN 55305
PHONE: 763-444-1234
FAX: 763-444-1235
WWW.DESIARCHITECT.COM

DATE: 10/1/2014
BY: J. H. H. / J. H. H.

REVISION:
1. INITIAL DESIGN
2. PERMIT APPLICATION
3. PERMIT REVIEW
4. PERMIT REVIEW
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RIGHT ELEVATION



REAR ELEVATION

NOTE:
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 • EXTERIOR WALL THICKNESS
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 • EXISTING FLOOR JOIST AND ROOF FRAMING DIRECTION
 • PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF

NOTE:
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 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO BIDDING.

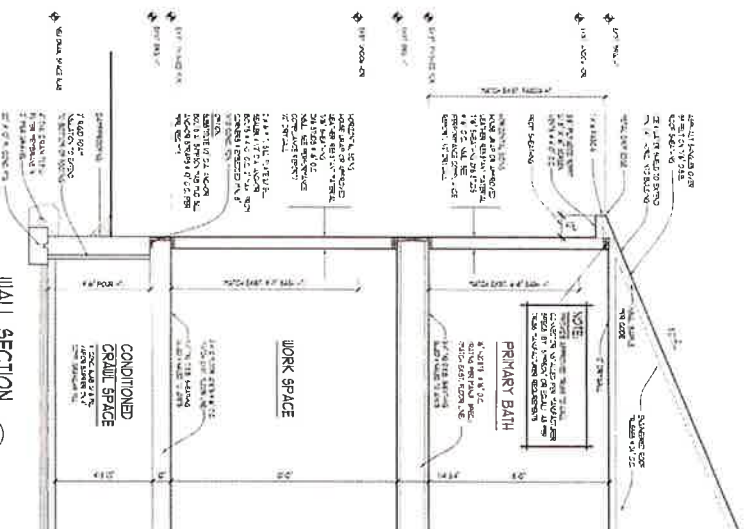
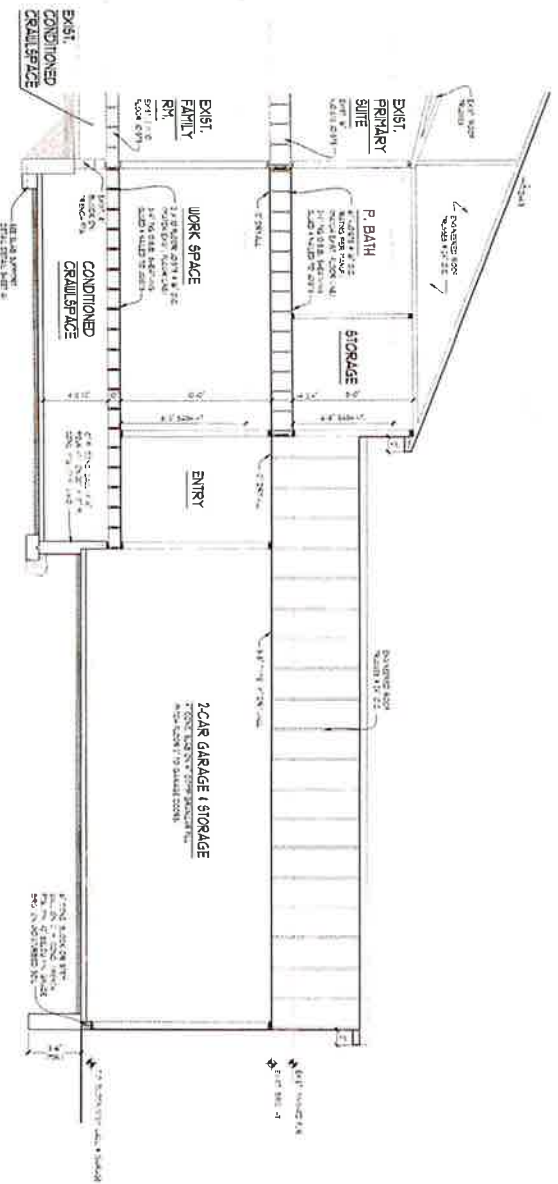
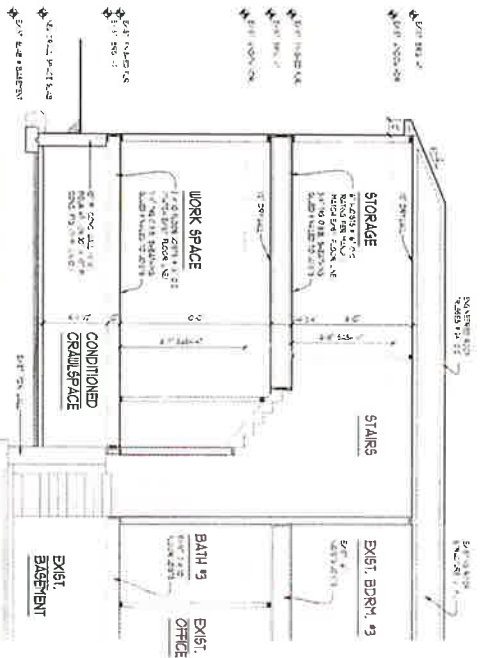
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- EXISTING FLOOR JOIST AND ROOF RAFTING DIRECTION

PRIOR TO BIDDING / TRUSS FABRICATION / MATERIAL TAKEOFF



DEST
DESIGN ENGINEERING & STRUCTURAL TECHNOLOGY

CLIENT / PROJECT
ESCOTE RENOVATION
50905 9 MILE RD.

DATE: 10/1/2020
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
REVIEWED BY: J. HARRIS
FINAL BY: J. HARRIS

CLIENT / PROJECT
ESCOTE RENOVATION
50905 9 MILE RD.

DATE: 10/1/2020
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
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FINAL BY: J. HARRIS

CLIENT / PROJECT
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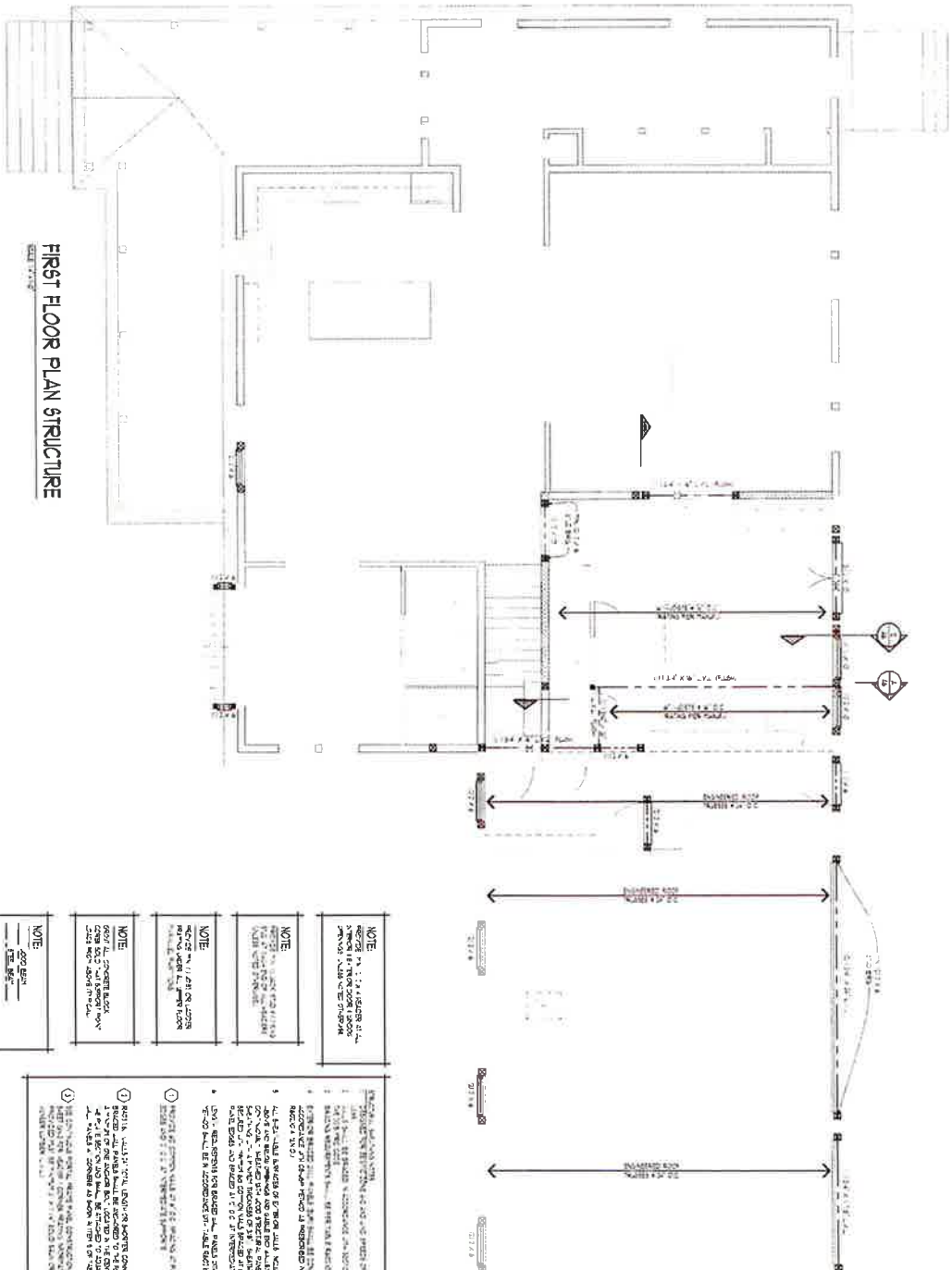
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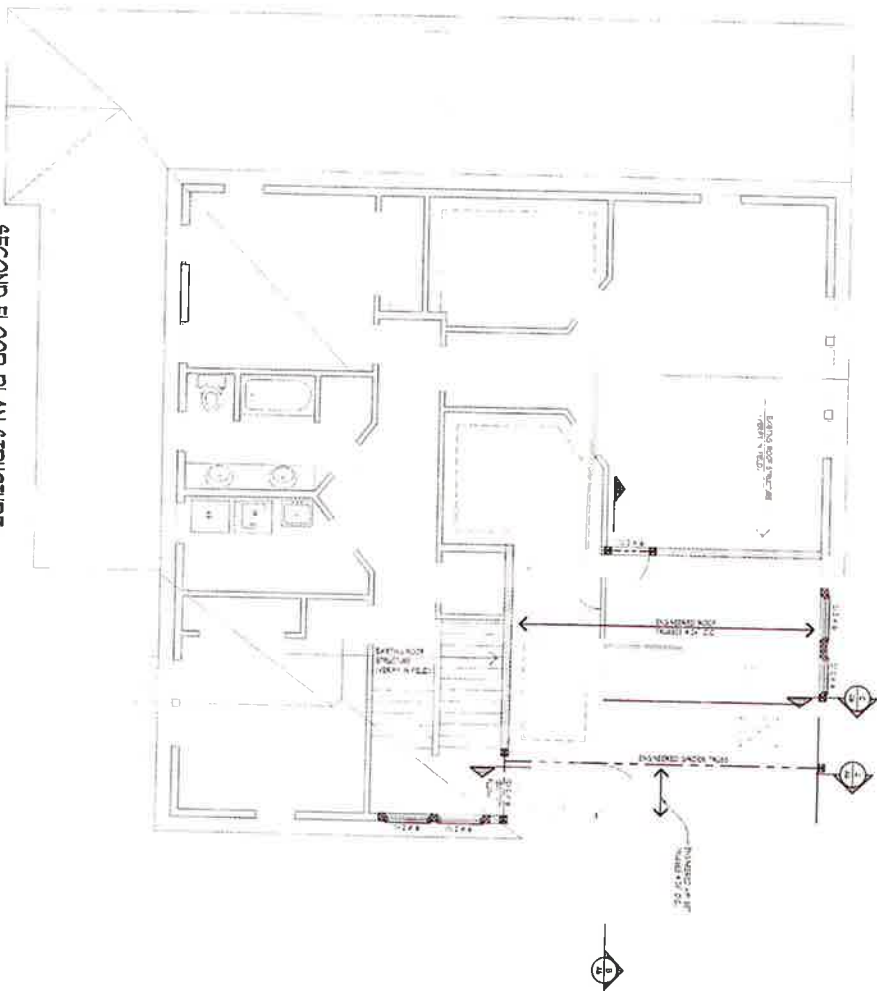
FIRST FLOOR PLAN STRUCTURE

SCALE: 1/8\"/>

- NOTE:**
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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SECOND FLOOR PLAN STRUCTURE

SCALE: 1/8" = 1'-0"



NOTE

1. ALL WALLS TO BE CONCRETE AT ALL TIMES. DO NOT REMOVE ANY EXISTING WALLS UNLESS SPECIFICALLY NOTED OTHERWISE.

NOTE

1. ALL DOORS TO BE 1-1/2" MIN. THICK. DO NOT REMOVE ANY EXISTING DOORS UNLESS SPECIFICALLY NOTED OTHERWISE.

NOTE

1. ALL FLOORS TO BE 4" MIN. THICK. DO NOT REMOVE ANY EXISTING FLOORS UNLESS SPECIFICALLY NOTED OTHERWISE.

NOTE

1. ALL ROOFS TO BE 4" MIN. THICK. DO NOT REMOVE ANY EXISTING ROOFS UNLESS SPECIFICALLY NOTED OTHERWISE.

NOTE

1. ALL FOUNDATIONS TO BE 12" MIN. THICK. DO NOT REMOVE ANY EXISTING FOUNDATIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

NOTE

1. ALL UTILITIES TO BE 4" MIN. THICK. DO NOT REMOVE ANY EXISTING UTILITIES UNLESS SPECIFICALLY NOTED OTHERWISE.

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DES
ENGINEERING CO.

CLIENT / PROJECT
ESCOTE RENOVATION

DATE: 10/1/2014
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
APPROVED BY: J. L. BROWN

SCALE: 1/8" = 1'-0"

PROJECT: ESCOTE RENOVATION

DATE: 10/1/2014

DRAWN BY: J. L. BROWN

CHECKED BY: J. L. BROWN

APPROVED BY: J. L. BROWN

SCALE: 1/8" = 1'-0"

PROJECT: ESCOTE RENOVATION