



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, November 18, 2025 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile Rd
(248) 347-0415

Call to Order: 7:00 PM

Roll call: Chairperson Montague, Member Sanghvi, Member Thompson, Member Peddiboyina, Member Longo, Member Krieger, Member Samona

Present: Chairperson Montague, Member Thompson, Member Peddiboyina, Member Longo, Member Krieger, Member Samona

Absent: Member Sanghvi

Also Present: Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Megan Nardone (Recording Secretary)

Pledge of Allegiance
Approval of Minutes: **Approved**
Approval of Agenda: **Approved**
Public Remarks: **None**
Public Hearings:

PZ25-0052 (Feldman Chevrolet) 42355 Grand River Avenue, east of Novi Road, west of Meadowbrook Road, Parcel 50-22-23-251-024. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.2.A to locate a generator at the rear west corner of the property line. This property is zoned General Business (B-3).

I move that we grant the variance in case number PZ25-0052. Sought by Feldman Chevrolet for a variance in relocating a generator. Because the petitioner has shown practical difficulty freeing up the back of the building for future activities. Without the variance, the petitioner will be unreasonably prevented or limited in respect to the use of the property, because the generator could cause a blockage of a future door. The property is unique because it is a car lot. The petitioner did not create the condition, because this property is already existing. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because the generator is farther away from the neighbors than it is currently. Relief is consistent with the spirit and the intent of the ordinance, because it is relocated and will have a fence around it.

Motion Maker: Longo
Seconded: Samona
Motion Carried: 6:0

PZ25-0053 (Richard Castaneda) 180 Pleasant Cove Drive, west of Old Novi Road, north of 12 ½ Mile Road, Parcel 50-22-10-279-022. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.1.3 to allow a trailer to be stored within the front yard setback. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case PZ25-0053, sought for Richard, for having a trailer in the front yard setback 30 ft from the road. Because the petitioner has shown difficulty with his lot size and dimensions, without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property, as he would have to pay for storage elsewhere. The property is unique, because of the front yard and back yard issues; like you said, even package delivery people don't know where to go. The petitioner did not create the condition. With the surrounding lots being so narrow and unable to drive down the side, the relief granted would not unreasonably interfere with adjacent or surrounding properties, because none of the neighbors complained about it. The relief is consistent with the spirit and the intent of the ordinance, being pushed back the 30 ft.

Motion Maker: Thompson
Seconded: Somona
Motion Carried: 6:0

PZ25-0054 (Noah Boehm) 40559 Oakwood Drive, north of Nine Mile, east of Brook Forest Road, Parcel 50-22-25-380-008. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19.1.E.i to allow construction of a 576 square foot structure. There is an existing 360 square foot garage on the property (allowed aggregate for accessory structures: 850 square feet, variance of 86 square feet); and Section 4.19.1.G to allow the structure to be located 3 feet from the rear property line (6 feet required, variance of 3 feet). The property is zoned One-Family Residential (R-3).

I move that we grant the variances in case PZ25-0054 sought by Noah Boehm for an accessory structure that exceeds the maximum aggregate size by 86 sq ft, and for a reduced side yard setback of 3 ft. Because the petitioner has shown practical difficulty requiring these variances, without the variances, the petitioner would be unreasonably limited in the use of the property as the lots, utility layout and existing structures restrict feasible placement options. The property has unique conditions, including utility locations and the existing smaller attached garage which limits compliance. The applicant did not create these conditions, as the garage size and utility layout predate the applicant. The request will not interfere with the adjacent or surrounding properties, as we have seen, approvals by a neighbor and the HOA, and it will be screened by 6 ft by 6 ft privacy fence. The variance is consistent with the spirit and intent of the ordinance, as the structure remains residential in nature, maintains required height limitations, and does not negatively affect the safety, welfare, or otherwise of this subdivision.

Motion Maker: Somona
Seconded: Peddiboyina
Motion Carried: 6:0

PZ25-0055 (Novi Oaks Plaza) 26103 Novi Road, adjacent to Novi Road, north of Grand River Avenue, Parcel 50-22-15-476-033 The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(a) chart for the "TC" zoning district to allow a 9-foot in height illuminated ground sign (6 feet maximum allowed, variance of 3 feet); and Section 28-5(b)(2)a. for an oversized sign area of 47 square , 31 square feet allowed, variance of 16 square feet). The property is zoned Town Center (TC).

I move that we grant the variance in the case number PZ25-0055, sought by Novi Oaks Plaza for the sign height and total sign size variance. Because the petitioner has shown practical difficulty displaying all the tenant information, on the basis of the following: that the failure to

grant the relief will unreasonably prevent and limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic and financial return, because the tenant information will be difficult to read.

Motion Maker: Longo
Second: Somona
Motion Carried: 6:0

PZ25-0056 (Chris Leineke) 2292 Austin Drive, and 2296 Austin Drive, west of Old Novi Road, south of Thirteen Mile Road, Parcel (50-22-10-227-018) ,and Parcel (50-22-10-227-019) The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19.1.G. to allow an accessory building 0 feet from the lot line (6 feet required, variance of 6 feet); to allow a proposed accessory structure 4 feet away from the house, (10 feet minimum required, variance of 6 feet); and Section 3.1.5 for a minimum side yard setback of 5 feet (10 feet required; variance of 5 feet); to allow a lot coverage of 33% (25% allowed, variance of 8%); and to allow a 3.25 foot setback to a new accessory addition (6 feet required, variance of 2.75 feet); For 2296 Austin Drive Section 3.1.5.D to allow a structure with a side yard setback of 8.5 feet minimum (10 feet required, variance of 1.5 feet); and to allow a lot area reduction to 6,533 square feet (10,000 square feet required, variance of 3,467 square feet); to allow a reduced lot width of 42 feet (80 feet required, variance of 18 feet); and Section 4.19.1.G to allow an accessory building 0 feet from the lot line (6 feet required, variance of 6 feet). This property is zoned One-Family Residential (R-4

I move that we grant the nine variances as presented on both properties in case number PZ25-0056 for Chris Leineke at 2292 Austin Drive and 2296 Austin Drive, west of Old Novi Road and south of 13 Mile, which the petitioner has shown practical difficulty requiring the information needed, that it's already been done previously for the realignment of the property line to be able to have proper ownership of each side and not, because of previous buildings being on opposite lots. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of his property because of the previous issue of the property line. The property is unique because of the situation of being on Shawood Lake, which is a very old subdivision built in the 1930s and 40s. The petitioner did not create that condition because it was previously created. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the two neighbors created the line and the variances have already been discussed and are in agreement. The relief is consistent with the spirit and intent of the ordinance because of the necessity to bring previous issues to current date and time.

Motion Maker: Krieger
Second: Somona
Motion Carried: 6:0

PZ25-0057 (Darrell Robertson) 1953 West Lake Drive, east of West Park Drive, south of Pontiac Trail, Parcel (50-22-03-155-002) The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 to allow an existing single-family home addition with a 7 foot side yard setback (10 feet required, variance of 3 feet); and for a 16.5 foot aggregate side yard setback allowance (required aggregate of 25 feet, variance of 8.5 feet). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ25-0057 for Darrell Robertson, 1953 West Lake Drive, for his petition for the continuation of a 7 ft side yard setback variance of 3 ft and for a 16.5 ft aggregate side yard setback allowance, for a total variance of 8.5 ft, as a continuation of what previously existed. Without this, the petitioner will be unreasonably

prevented or limited with respect to the use of his property. The variances allow for the addition to the house to be consistent with previous variances. The property is unique because all the homes on West Lake are unique. The petitioner did not create the condition because the houses are already in place. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the position of the neighboring homes. The relief is consistent with the spirit and intent of the ordinance because it is a minimal request.

Motion Maker: Krieger
Second: Somona
Motion Carried: 6:0

PZ25-0058 (Linda Laplatt) 1701 East Lake Drive, west of Paramount Street, northeast of East Lake Drive, Parcel (50-22-02-357-017) The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 to allow construction of a new single-family home with a lot coverage of 31% (25% allowed, variance of 6%); to allow a front yard setback of 10.4 feet (30 feet required, variance of 19.6 feet); to allow a rear yard setback of 29.8 feet (35 feet required, variance of 5.2 feet); to allow a side yard setback of 3.4 feet (required 10 feet, variance of 6.6 feet); and to allow a minimum aggregate of the exterior side yard, and opposite side yard of 11.6 feet (required aggregate of 40 feet, variance of 28.4 feet). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in the case PZ25-0058, sought by Linda Laplatt, for the five dimensional variances, because the petitioner has shown practical difficulty requiring construction of a new home. Without the variance, the petitioner would be unreasonably prevented or limited with respect to use of the property because of the property's shape. The property is unique because it is a corner lot. The petitioner did not create the condition because the property was purchased in the 1970s. The relief granted would not unreasonably interfere with adjacent or surrounding properties, as the lake is across the street, and the relief is consistent with the spirit and the intent of the ordinance, because it will be conforming with the current homes around it.

Motion Maker: Thompson
Second: Kreiger
Motion Carried: 6:0

PZ25-0059 (Waltonwood at Twelve Oaks) 27495 Huron Circle, south of Twelve Mile Road, and east of Twelve Oaks Mall Road, Parcel (50-22-14-200-037) The applicant is seeking amendment to remove the condition of the mandated 150-foot building separation from Waltonwood. The property previously had an approved variance from Section 3.6.2.B of the City of Novi Zoning Ordinance that permitted a deficiency of 14-feet in the rear yard setback (75 feet required, 61 feet approved); with the condition mandating a 150-foot separation from Waltonwood. This property is zoned Low-Density Multiple-Family (RM-1).

I move that we grant the variance in the case PZ25-0059. The applicant is requesting to amend, the previous, approved variance for the property located 27495 Huron Circle, zoned (RM-1) Low-Density Multiple-Family. The property previously received a variance from section 3.6.2.B the City of Zoning Ordinance permitting 14 - foot rear yard setback 75 ft required variance of 61 ft approved with the added condition requiring a 150ft building separation of existing two developments and whereas the applicant is now requesting to move the condition. Mandating the 150 ft building separation while maintaining the previously approved setback variance. Finding the facts. The Zoning Board of appeals makes the following finding based on the information present. practical difficulties. The condition is required 150 ft. Building separation is not standard ordinance. The properties maintaining this condition created the practical difficulty prevents the reasonable development condition the zoning district itself created. The difficulty actually created a 150 ft separation was imposed as a condition of the earlier variance approval and not required by ordinance but created for applicants. no determination of the health, safety and welfare of the community. the condition will not be determined. The spirit of intent of the ordinance

allow the multiple additional development. The amendment maintains the appropriate setbacks and ensured the capabilities with the surrounding uses.

Motion Maker: Peddiboyina
Second: Samona
Motion Carried: 6:0

Other Matters: The City addressed concerns regarding fraudulent emails being sent

Meeting Adjournment: 9:04 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).