



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

MEETING DATE: November 18, 2025

REGARDING: **42355 Grand River Avenue #50-22-23-251-024 (PZ25-0052)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Feldman Chevrolet

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned General Business (B-3)

Location: east of Novi Road, west of Meadowbrook Road

Parcel #: 50-22-23-251-024

Request

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.

II. STAFF COMMENTS:

The applicant, Feldman Chevrolet, is seeking a dimensional variance to locate a generator to the west side of the southwest corner of the existing building. This would be a more advantageous location than the previously approved position because it would be farther away from a residential 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. **PZ25-0052**, 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. **PZ25-0052** 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

SEP 23 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$ 330.00</u>	
PROJECT NAME / SUBDIVISION Feldman Chevrolet Generator		Meeting Date: <u>11/18/25</u>	
ADDRESS 42355 Grand River Ave	LOT/SUITE/SPACE #	ZBA Case #: <u>PZ 25-0052</u>	
SIDWELL # 50-22-23 -251 -024	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY Fountain Park Dr E			
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		EMAIL ADDRESS	
NAME CHRIS FREE		CELL PHONE NO.	
ORGANIZATION/COMPANY CITYSCAPE ARCHITECTS		TELEPHONE NO. FAX NO.	
ADDRESS 40850 GRAND RIVER AVE, SUITE 200	CITY NOVI	STATE MI	ZIP CODE 48375
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME Steven Saltz		CELL PHONE NO.	
ORGANIZATION/COMPANY FELDMAN CHEVY OF NOVI		TELEPHONE NO.	
ADDRESS 30400 LYON CENTER DR	CITY NEW HUDSON	STATE MI	ZIP CODE 48165
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 <u>B-3</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.19.2.A</u> Variance requested <u>Locate generator on west side of building</u>			
2. Section _____ Variance requested <u>(at rear building corner)</u>			
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 ☐ Existing & proposed distance to adjacent property lines			
☐ Site/Plot Plan ☐ Location of existing & proposed signs, if applicable			
☐ Existing or proposed buildings or addition on the property ☐ Floor plans & elevations			
☐ Number & location of all on-site parking, if applicable ☐ 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 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

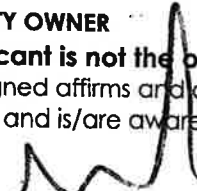

Applicant Signature

9/17/25
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.


Property Owner Signature

9/17/25
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).

Standard #3. Strict Compliance.

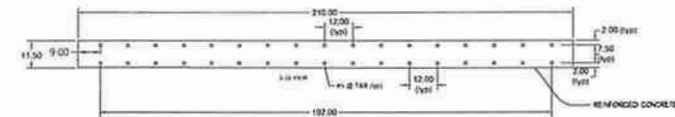
Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations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

Standard #4. Minimum Variance Necessary.

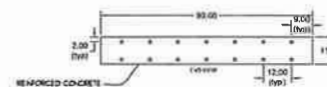
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

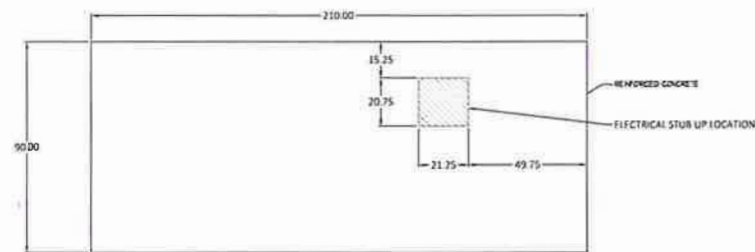
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.



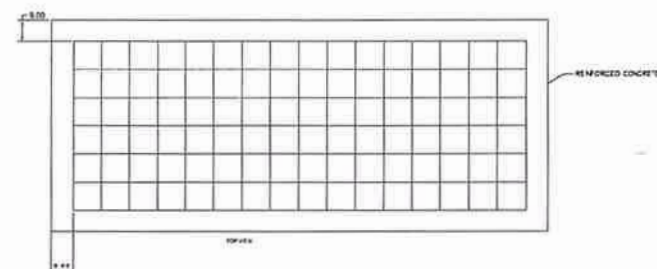
4 GENERATOR PAD SECTION
1/2" = 1'-0"



3 GENERATOR PAD SECTION
1/2" = 1'-0"



2 GENERATOR PAD PLAN
1/2" = 1'-0"



1 GENERATOR PAD PLAN
1/2" = 1'-0"

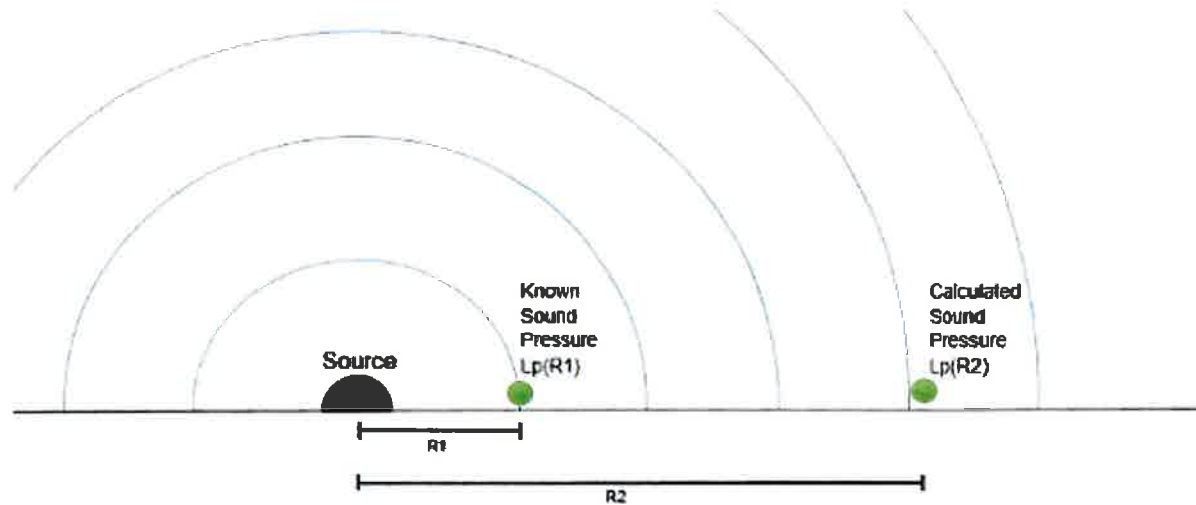
Where:

$L_p(R1)$ = Known sound pressure level at the first location (typically measured data or equipment vendor data)

$L_p(R2)$ = Unknown sound pressure level at the second location

$R1$ = Distance from the noise source to location of known sound pressure level

$R2$ = Distance from noise source to the second location



Known sound pressure level (dB(A))

71

Select Metric or Imperial Units:

☒ Metric

☐ Imperial

Distance from source for known sound pressure level ($R1$) (m)

21

Tested sound pressure levels are commonly given at 1m or 3ft ($R1$)

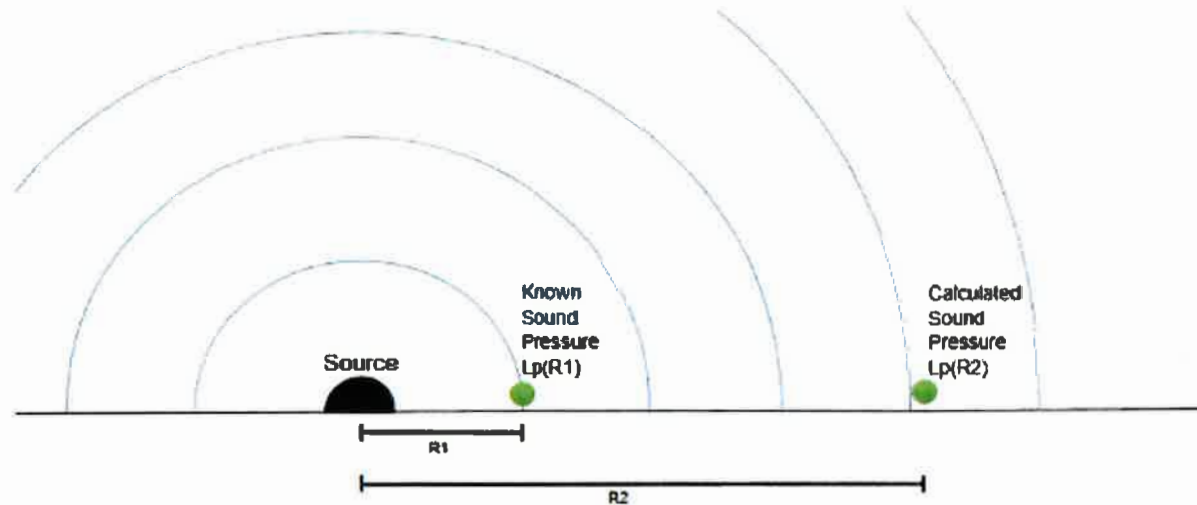
Where:

$L_p(R1)$ = Known sound pressure level at the first location (typically measured data or equipment vendor data)

$L_p(R2)$ = Unknown sound pressure level at the second location

$R1$ = Distance from the noise source to location of known sound pressure level

$R2$ = Distance from noise source to the second location



Known sound pressure level (dB(A))

71

Select Metric or Imperial Units:

☒ Metric

☐ Imperial

Distance from source for known sound pressure level ($R1$) (m)

21

Tested sound pressure levels are commonly given at 1 m or 3 ft ($R1$)