

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

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 o	of Appeals	s may take	e one of th	e following	actions
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	move that we <u>grant</u> the variance in Case No. PZ25-0052 , sought be, for, for
_	(a) Without the variance Petitioner will be unreasonably prevented or limite 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 of 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.

(a)Th	ne circumstances and features of the property including						
a	re not unique because they exist generally throughout the City.						
	ne circumstances and features of the property relating to the variance quest 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						
, a	ttain higher economic or financial return based on Petitione						

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



(248) 735-5600 Facsimile

www.cityofnovi.org

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RECEIVED

SEP 2 3 2025

CITY OF NOVI COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

APPLICATION

Recilidance Networket Generator	I. PROPERTY INFORMATION (Address of subject ZBA C	Case)	Application Fee:	330.00			
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I still a faviotion of priority and rights of applicable	Dimensioned Drawings and Plans Existing & proposed distance to adjacent property lines						
 Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable Any other information relevant to the variance application 	Existing or proposed buildings or addition on the proposed. Number & location of all on-site parking if applicable.						



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
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 OTHER OTHER
VI. APPLICANT & PROPERTY SIGNATURES
A. APPLICANT
Stur 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 fare aware of the contents of this application.
application, and is/are aware of the contents of this application and related enclosures.
A. I
\mathcal{N}
Property Owner Signature 9/17/25
Date
Property Owner Signature VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL:
VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL: GRANTED Denied
VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL:
VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL: GRANTED Denied

NOVI cityofnovi.org

Community Development Department

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

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 of 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.

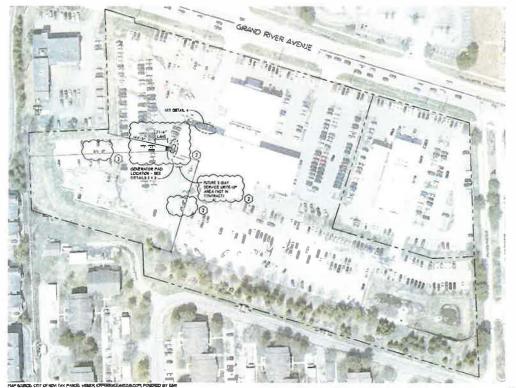
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

FAISH K DODE / GRADE TYPICAL BOLLARD DETAIL 61 648 UT --SELECTION ENCLOSING 3 GENERATOR PAD PLAN

DEMOLITION PLAN

FELDMAN AUTOMOTIVE - 42355 GRAND RIVER AVENUE

PROPOSED GENERATOR PAD PLAN CITY OF NOVI, OAKLAND COUNTY



APPLICANT

PARCEL DATA

PARTS OF 10-77-73-494 mires asking (a court

LEGAL DESCRIPTION

PROJECT OF YOUR BANK ON HE

GENERAL SITE NOTES

NOTIFY THE CITY OF NOW A PURPLY OF 48 HOURS

CALL HES DID (SIVA POPUM OF 12 HOURS PRIOR

CONTRACTOR TO BOOKDWATE AS NECESSAR.
ROUTING OF CLECTIFICAL MICHIEF GAS LINES.





FELDMAN GENERATOR

42355 GRAND RIVER AVE. NOVL MI 48375

PROPOSED GENERATOR PAD

PLAN & DETAILS



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DEMOLITION NOTES

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PROJECT DESCRIPTION

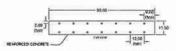
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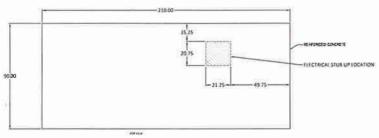




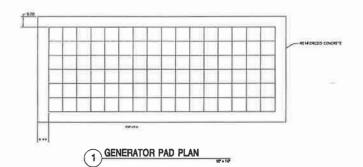




3 GENERATOR PAD SECTION



2 GENERATOR PAD PLAN



40850 Grand River Ave Suile 200 Nord J.M.J. 48375 248 471 7877



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STREET CONTRIBECT., IND LINE, IN WHOLE ON
MATE LAW IS BOOK WINDOWS WHITTED
CONSISTS OF
CITYSCAP ANGOSTETIS, INC.
ALL RIGHTS ARE HEIGHT PRESENTED.
COTTSCAP ANGOSTETIS, INC.

FELDMAN GENERATOR

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42355 GRAND RIVER AVE. NOVI, MI 48375

GENERATOR PAD DETAILS

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BLUE ST R

Powe	r Systems	inc.	
Diesel Product Line			208-600

V0300-01				60 Hz / 1800 RPM
300 kWe				Standby
Ratings				
	VBOS	24JV	467	800V
Physic	3	3	3	3
PF	0.8	q.a	0.6	0.0
Ha -		100	60	60
Generator Model	54L10-641	5413-641	S4LID-041	841/6/04
Connection	12 LEAD IWE	KE LEAD DRUTA	12 LEAD WYS	4 LEAD WYE
1We	300	300	200	MED.
AMPS	1042	GCS	452	30.1

Standard Equipment

- Additional

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 UL 2700 & UL Lahed

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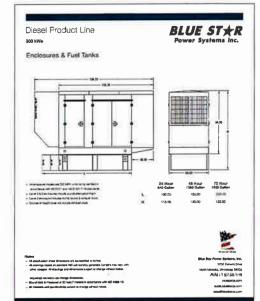
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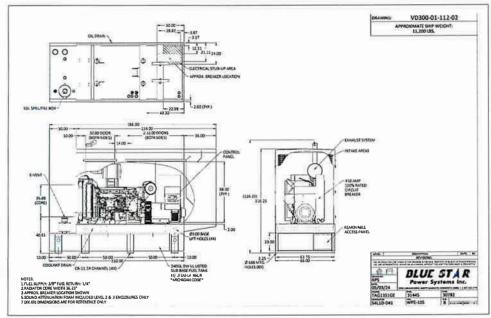
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Diesel Product Line BLUE ST*R Power Systems Inc. 300 kWe Application Data 143 351GE 4-Cycle destruction circ 51503 ha 527,05 @ Natur Chargest, CAC Restant RPUL 1800 458 (753) Can large (Date) = (10) AMP HAT Southeaster top (Nyme) 2,129 40 3 Madrum Aboutin Edward Assessor in HAC (MP) Cooling System Artest Capers of Sebert * (1) 121 151 15 0.00 to 120 YARDE PLAND FROM FAMILY COPY (Extrar) 87 0 CL79 read President to Coolers WTUV (W) 6.672 (156) Head Prenchion to CAC SPILAR (MI) 4,863 (82 0) read Fortuned to Arritment, (CTLAS (cts) 6,005,709 Air Requirements Applicating O'N prices) 908 (25 f) is the Report bring between the flat (FV price Publ Consumption At 73% of Power Rating gains paths 16.4 92.2 Archael from Song patrook 117943 Fluids Capacity Total Cit Byram gal 86 9.50 gat q Organization constitution of the 5.28 (20 Q Some Coder County and to

BLUE ST*R Diesel Product Line DCP7310 Control Panel Optal Varyang
 Engre Parameters
 Operator Posetters Purcture Ergine Prosidion CAN Buy USBSB ROLL Comm. - National Board Sufficient - (Authorizant Capitalia) BLUE STOR - Anne Darrament in Date - 7546 Comunicatio Frent - status broad CE fearthed - Surn Recovery · Charge of severy NEPR 110 Level I Compande Weights / Dimensions / Sound Data distant and m TM + 05 + MF # 9 373 200 Land 2 156 x 66 x 94 m 9,100 Level 2 Manuages 9.400 No Load SS CEA SD #JA E3 48A Level 1 Lorel 2

VD300-01-112-02







. . . 40850 Grand Pover Ave Suite 200



FELDMAN GENERATOR

project litle

42355 GRAND RIVER AVE. NOVI, MI 48375

> **GENERATOR CUT SHEETS**

DO NOT SCALE DIVISTINGS LIES FIGURED DIVIDISHED ONLY

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24063 drowa CSF approved DJM dala 111004 03-05-2025

heel number A-103

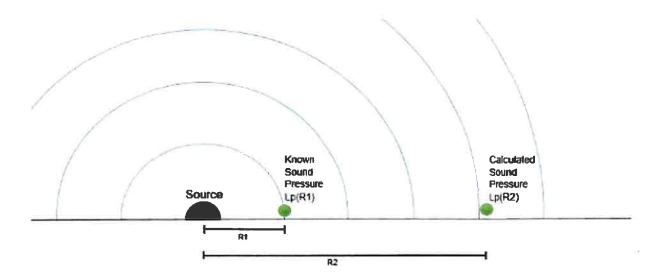
Where:

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

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

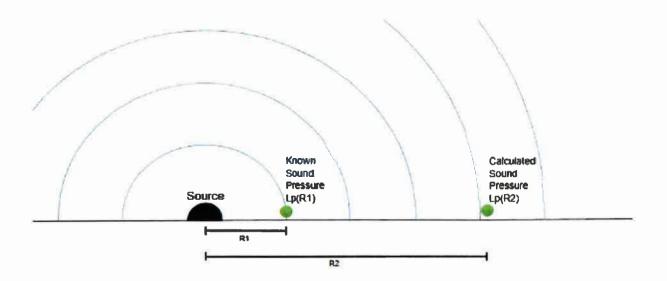
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Known sound pressure level (dB(A))

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Select Metric or Imperial Units:

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○ Imperial

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

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