



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, September 9, 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 Longo, Member Krieger, Member Samona

Absent: Member Sanghvi, Member Peddiboyina

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

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

PZ25-0032 (Brian Sears) 24190 Trafalgar Court, south of Ten Mile Road, east of Beck Road, Parcel 50-22-28-101-024. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a 6 ft. fence in the interior side yard setback on the north and west property lines (not permitted for this property). This property is zoned One-Family Residential (R-1).

I move that we approve the variance in the case of PZ25-0032, sought by Brian Sears for a fence variance because the petitioner has shown a particular difficulty in protecting his property. Without the variance the petitioner would be unreasonably prevented or limited with respect to the use of his property, because the fence is useful in protecting him. The petitioner did not create the condition, because the house was set on the property, and the ordinance that he violated was not part of his idea. The relief granted will not reasonably interfere with the adjacent or surrounding properties, because it does not interfere with any neighbors. Relief is consistent with the spirit and intent of the ordinance because the fence is not objective.

Motion Maker: Longo
Seconded: Kreiger
Motion Carried: 5:0

PZ25-0041 (Shelly Wagon) 45358 White Pines Drive, north of Nine Mile Road, east of Taft Road, Parcel 50-22-27-304-001 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a fence in the exterior side yard setback (not permitted for this property). This property is zoned One-Family Residential (R-3).

I move that we granted the variance in case PZ25-0041 sought by Shelley Wagon. For the fence variance because the petitioner has shown practical difficulty requiring, fencing coverage on a corner lot with a pool. Without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property being on a corner lot with a busy street. The property is unique for the same reason being on a corner lot with a busy street. The petitioner did not create the condition. From where the house is set, the relief granted will not unreasonably interfere with adjacent or surrounding properties because, again, being a corner lot. The relief is consistent with the spirit and the intent of the ordinance, as it is esthetically pleasing and matches stuff within the neighborhood.

Motion Maker: Thompson
Seconded: Samona
Motion Carried: 5:0

PZ25-0046 (Illuum Cosmetic Surgery) 24245 Karim Boulevard, north of 10 Mile Road, west of Haggerty Road, Parcel 50-22-24-476-019. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(a) to allow an additional wall sign for this tenant (1 sign allowed variance of 1). This property is zoned Office Service (OS-1).

I move that we grant the variance in case number PZ25-0046 by Illuum Cosmetic Surgery for one additional wall sign. Because petitioner has shown practical difficulty including wayfinding issues requiring directional signage for people to know where the entrances are and where the access points are, the request is based upon circumstances or features that are exceptional and unique to the property, and do not result from conditions that generally exist in the city that are self-created, including the fact that the property has two entrances on opposite sides of the building not commonly found. The grant of the relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project, such as the additional wall sign will enhance wayfinding and will potentially reduce confusion and potentially reduce safety issues for visitors, which complements the existing site. The grant of the relief will not result in a use or structure that is incompatible with, or unreasonably interferes with, adjacent or surrounding properties. It will result in substantial justice being done to both the applicant and the adjacent surrounding properties and is not inconsistent with the spirit and intent of this chapter. Because the additional sign is modest, consistent with nearby signage, will not impact surrounding properties, ensures fair use of the building and aligns with the ordinance's intent for clear identification and esthetics.

Motion Maker: Somona
Seconded: Krieger
Motion Carried: 5:0

PZ25-0047 (Michelle Lim) 41811 Quince Drive, south of 10 Mile Road, west of Meadowbrook Road, Parcel 50-22-26-228-029. The applicant is requesting a variance from the City of Novi Ordinance Section 5.11.1.A.ii to allow a 6 ft fence to encroach into the front and exterior side yard setbacks. This property is zoned One- Family Residential (R-4).

In case number PZ25-0047 for Michelle Lim and her mom. 4118 Quince Drive, the applicant is requesting variance for the city to allow a six-foot fence to encroach into the front and exterior side yard setbacks, and the petitioner needs assistance with the variance because she's shown practical difficulty having two front yards. I move to Grant the variance that, the petitioner has two front yards in a way. She has the front yard on Quince and then Ten Mile with the traffic in the road is also a front yard. She needs the fence to extend beyond the front yard, the petitioner will be unreasonably prevented or limited with respect to the property because of the safety and privacy facing Ten Mile and that the property is unique because of the side yard. It's like having a second front yard facing Ten Mile. The petitioner did not create the condition because there was a kind of fencing in the front, but now it will be made more uniform according to the petitioner, and will be with city assistance to, checking all that is necessary. The relief granted will not unnecessarily interfere with adjacent

or surrounding properties. It will be a continuation of fencing esthetics in this area at Ten Mile. The relief is consistent with the spirit intent of the ordinance, because the intent is to maintain the esthetics of the area and, for safety.

Motion Maker: Krieger
Seconded: Longo
Motion Carried: 5:0

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

Meeting Adjournment: 8:03 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).