



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: September 8, 2026

REGARDING: 22810 Ennishore Drive #50-22-26-429-016 (PZ26-0044)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Gary Shaw

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned One-Family Residential (R-3)

Location: north of Nine Mile Road, west of Meadowbrook Road

Parcel #: 50-22-26-429-016

Request

The applicant is requesting a variance from Section 4.19.1.E.i of the City of Novi Zoning Ordinance to permit a garage of 1,025 sq. ft. (850 sq. ft. allowed, variance of 175 sq. ft.).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance to allow an increase of 175 SF for an attached accessory structure (garage)...850 SF allowed, proposed 1,025 SF garage.

The home design is currently approved with a utility room in the same footprint as the attached garage. The homeowner would like to remove the wall separating the garage from the utility room to enlarge the garage area. The approved exterior footprint will not be altered with this request.

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. **PZ26-0044**, 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. **PZ26-0044** 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

JUL 30 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$220.00</u>	
PROJECT NAME / SUBDIVISION Home Addition				Meeting Date: <u>09/08/26</u>	
ADDRESS 22810 Ennishore Drive		LOT/SUITE/SPACE # 86		ZBA Case #: <u>P226-0044</u>	
SIDWELL # 50-22-26-429-016		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 9-Mile and Meadowbrook					
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 Gary E Shaw					
ORGANIZATION/COMPANY Home Owner		N/A			
ADDRESS 536 Orchard Drive		CITY Northville		STATE MI	ZIP CODE 48167
B. PROPERTY OWNER ☒ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME Gary & Kathleen Shaw		FAX NO.			
ORGANIZATION/COMPANY Home Owner					
ADDRESS 536 Orchard Drive		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 _____ Variance requested <u>Additional Square Footage of Garage</u>					
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


Applicant Signature

7-30-2026
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

7-30-2026
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

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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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).

ATTIC MECHANICAL SPACE HAS ACCESS INSIDE LIVING SPACE WHICH WILL RESTRICT ACCESS FOR EQUIPMENT INSTALL/FUTURE REPLACEMENT. IF ACCESS IS LOCATED INSIDE GARAGE, REASONABLE ACCESS WILL BE AFFORDED. EXTERIOR OF ADDITION WILL NOT BE ALTERED BY INCREASING INTERIOR SPACE OF 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.

SEE ABOVE: EXTERIOR FOOTPRINT AND AESTHETICS WILL NOT BE ALTERED.

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.

REMOVING JUST THE WORKSHOP AND INCORPORATING INTO THE GARAGE ALLOWS PROPER ACCESS TO ATTIC.

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.

THE EXTERIOR OF THE HOUSE WILL NOT BE ALTERED AND SURROUNDING AREA WILL NOT BE AFFECTED.

NOVI, MICHIGAN, 48375

[illegible]

CONSTRUCTION NOTE

1. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

DEPARTMENT OF BUILDINGS
RECURRING PERMITS AND P

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN PLANNINGS AND FIELD CONDITIONS TO THE ARCHITECT.

4. A SECTION SHALL NOT USUALLY SPECIFY OR IMPLY THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANY PART OF THE WORK SHOWN OR INDICATED AS IF THEY WERE INDICATED IN THE DRAWINGS.

5. THE CONTRACTING SHALL COORDINATE ALL PROTECTIVE MEASURES WITH THE DEPARTMENT OF TRANSPORTATION.

6 THE CONTRACTOR SHALL
THE PROTECTION OF ALL C

7. THE CONTRACTOR SHALL PAY OUT HIS OWN WORKS AND SHALL INCURE ALL DAMAGES AS REQUIRED FOR OTHER TRADES (PLUMBERS, ELECTRICAL, ETC.)

ALL OF THE WORK INDICATED
AND ALL OTHER WORK THAT

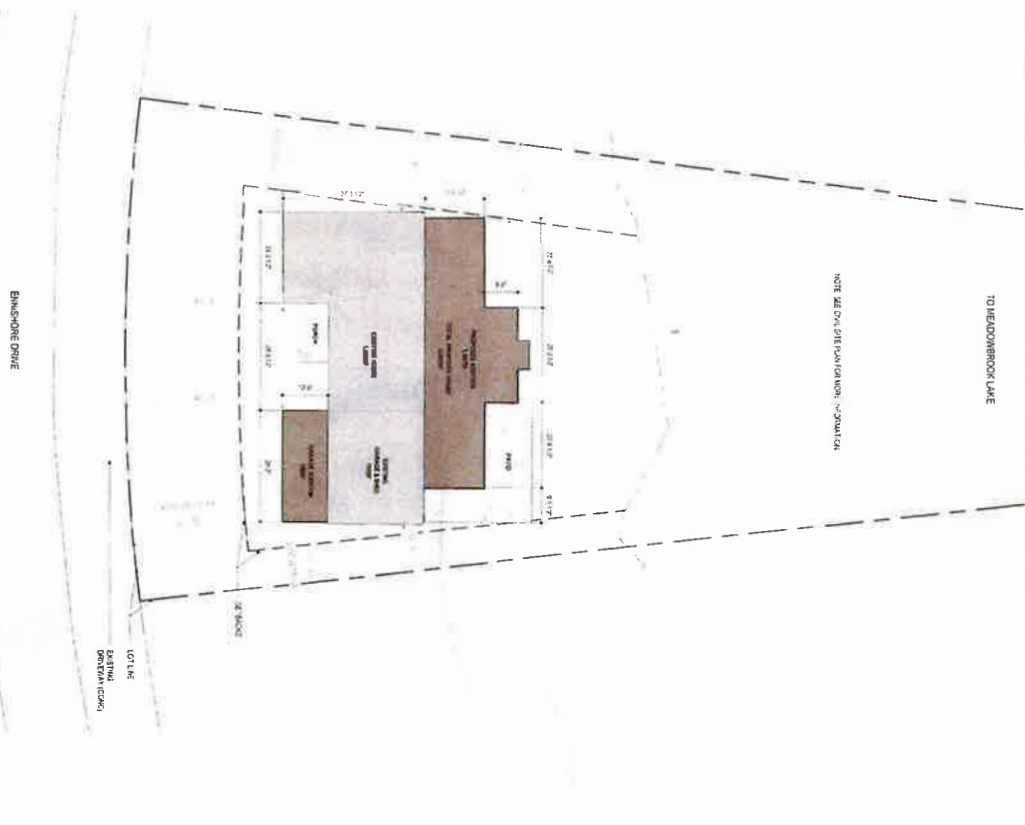
11. THE CONTRACTOR, UPON COMPLETION OF THE WORK SHALL APPLY FOR DEPARTMENT OF HIGHWAYS INSPECTIONS AND SIGN OFFS AS REQUIRED

1000

ALL FEES REQUIRED

RESPONSIBLE FOR
OPTIONS AND

ON THE DRAINAGE,
MAY BE RETURNED TO



2 SITE PLAN PROPOSED

SITE LOCATION MAP



PROJECT SUMMARY

AND CHOICE OF LOCATIONS TO TESTING, SCIENTIFIC SOUNDNESS, AND THE QUALITY OF THE DATA. THE DATA WILL FILTER THE "GARBAGE" FROM THE MARKET AND ALLOW THE "GOOD" TO REMAIN. THE PROXY AND ALL THE OTHER EXISTING DATA SUCH AS STOCK MARKET DATA, CREDIT DATA, AND THE LIKE, WILL BE USED TO CORRELATE THE DATA PROVIDED WITH THE DATA FROM THE NEWLY CREATED ELECTRICITY CONSUMPTION DATA. THE DATA WILL BE USED TO CORRELATE THE DATA PROVIDED WITH THE DATA FROM THE NEWLY CREATED ELECTRICITY CONSUMPTION DATA.

EMERGENCY CODE

DETAILS

CODE SUMMARY

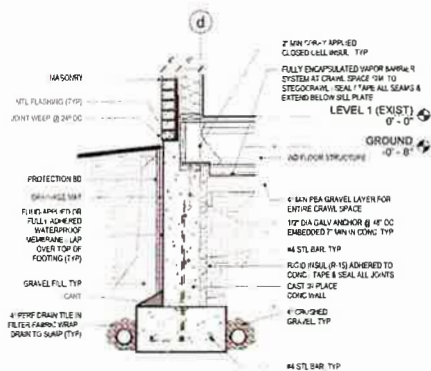
SEE PROPOSED SITE PLAN AND CIVIL DETAILS FOR ADDITIONAL INFORMATION

DRAWING LIST

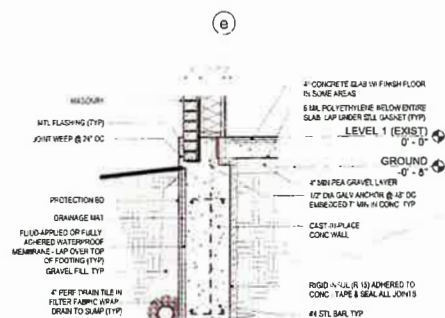
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STRUCTURAL DESIGN BY
OTHERS. FOUNDATION &
FRAMING MEMBER SIZES &
DETAILS SHOWN FOR
REFERENCE ONLY.

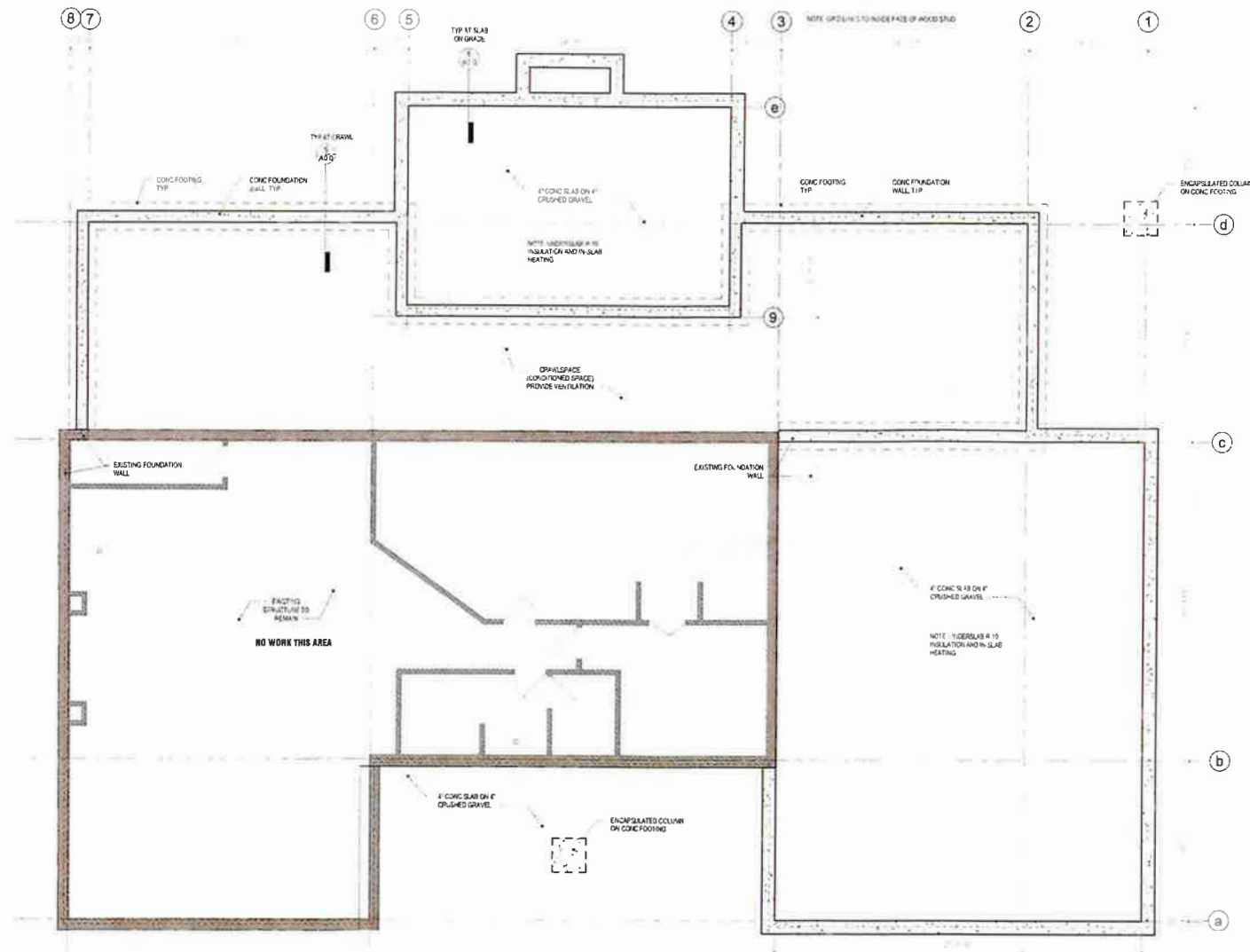
PU
DESIGN
info@pus
313.71



5 FOUNDATION WALL SECTION AT CRAWLSPACE
15'-11"



6 FOUNDATION WALL SECTION AT SLAB ON GRADE
23'-11"



1 BASEMENT FLOOR PLAN
14'-0"



NO. DATE
22810 EN
RENOV
NOV 16

VARIANCE
P/E
07.25

22810 EN

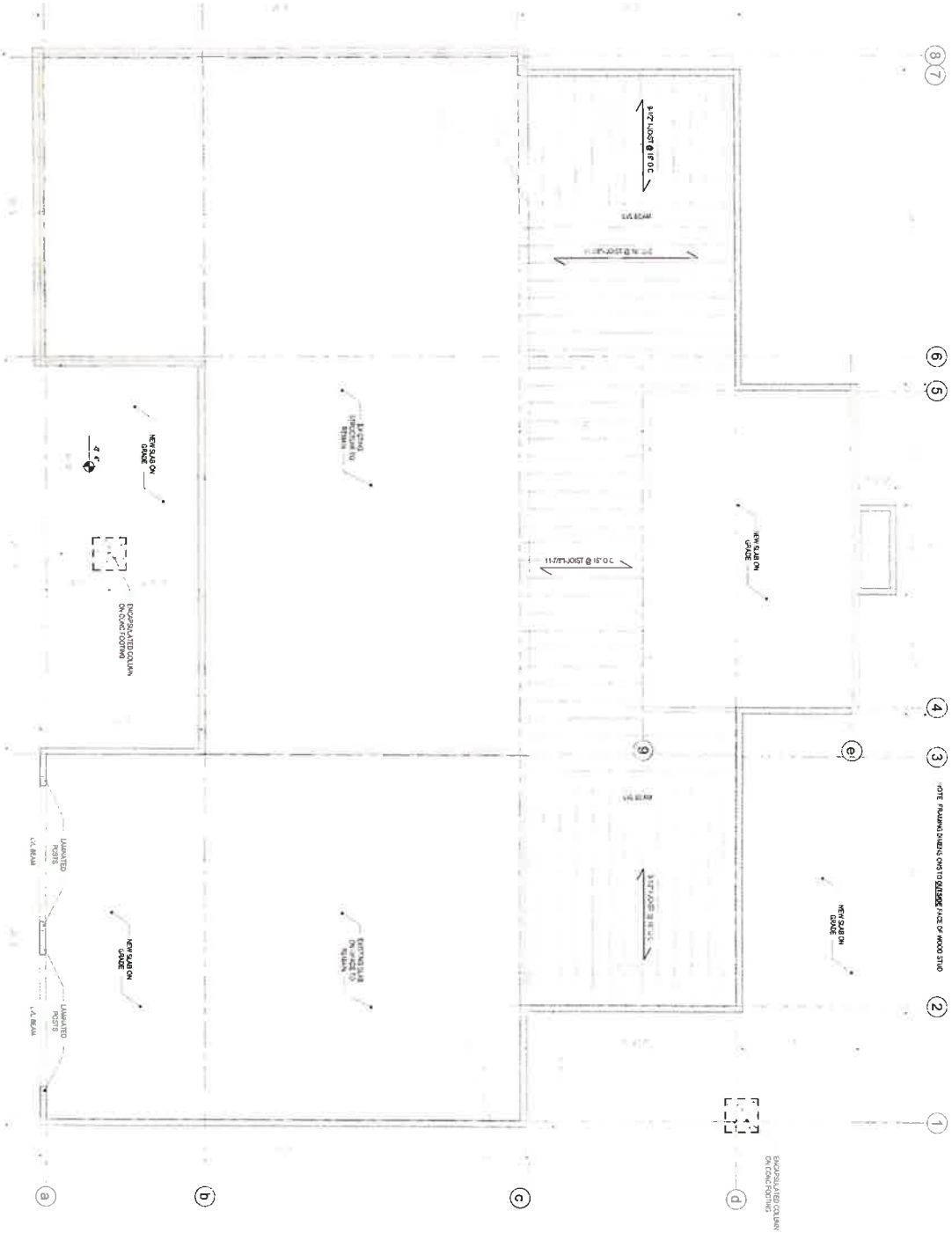
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07.25.2024

**STRUCTURAL DESIGN BY
OTHERS. FOUNDATION &
FRAMING MEMBER SIZES
& DETAILS SHOWN FOR
REFERENCE ONLY.**



1 FIRST FLOOR FRAMING PLAN

1 DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION SECONDARY TYPE

- (10) DEVELOP A PROPOSAL FOR A 2014-2015 BUDGET FOR THE DISTRICT OF COLUMBIA
- (11) DEVELOP A PROPOSAL FOR A 2014-2015 BUDGET FOR THE DISTRICT OF COLUMBIA
- (12) DEVELOP A PROPOSAL FOR A 2014-2015 BUDGET FOR THE DISTRICT OF COLUMBIA
- (13) DEVELOP A PROPOSAL FOR A 2014-2015 BUDGET FOR THE DISTRICT OF COLUMBIA

DEMOGRAPHIC AND ECONOMIC DATA FOR
REUSE TIP

- (20) DESIGN AND REMOTE EXISTING OR SOLELY MECHANICAL AND PLUMBING EQUIPMENT, INCLUDING PUMPING EQUIPMENT, FITTINGS, ACCESSORIES, ETC.

 DENOTES EXISTING
 CONSTRUCTION TO RESA

THE NEW DESIGNATION AND
REMOVAL OF EXISTING
CONSTRUCTION VEHICLES
COORDINATE WITH
ELECTRICAL FIRE
PROTECTION HVAC AND
PLUMBING



22810 E

MON
13

BASI
DEM

A

0 BASEMENT FLOOD PLAN



01/20/2011

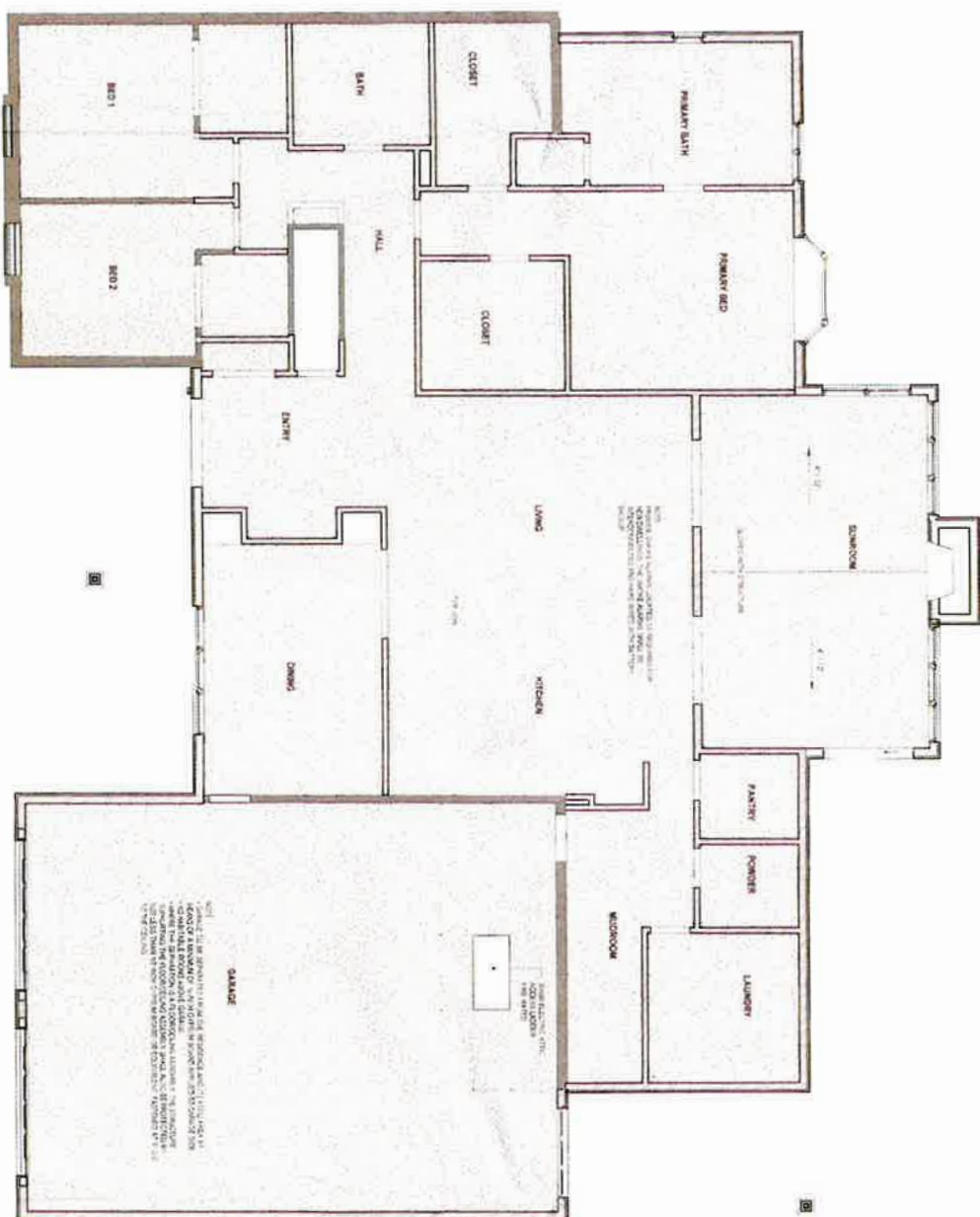
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FLOOR PLAN NOTES

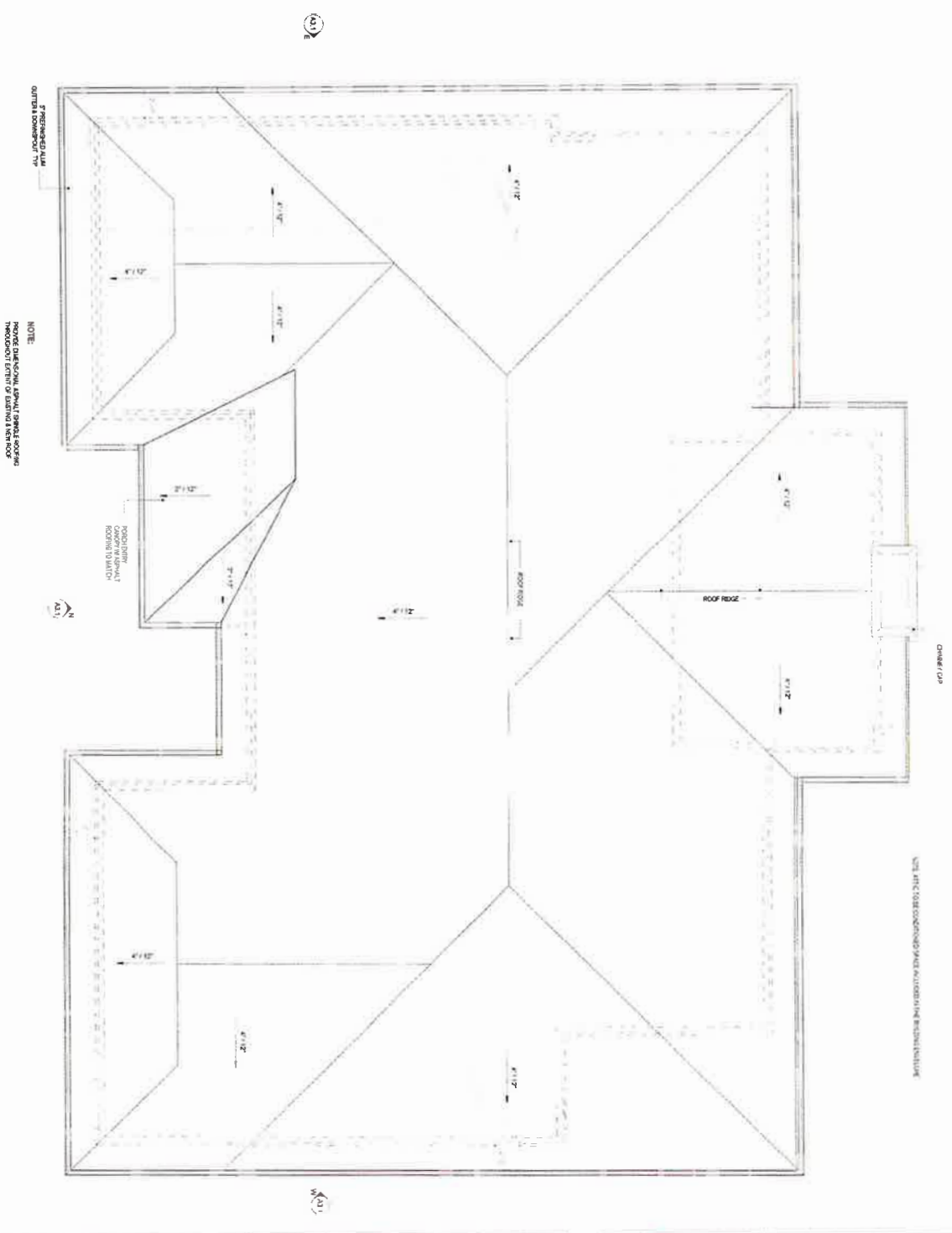
1. INTER-LOCATING SHOWN ARE TO EXIST OR NOT ALL THE TIME
2. USE SELECTED TELLING PLANS FOR SOUTH AND BULKHEAD LOCATIONS
3. REMOVE AND INSTALL NEW REVISIONS AT 12:00PM
4. ALL ITEMS REMOVED
5. ALL PARTS ON TYPE 1 JOIN
6. NEW CABLES INST. PARTITION TO MATCH EXISTING
7. THE KIDS AND WATER PL.
8. WORK ON DOWNWELL 3' WITH AT FLOOR LOCATIONS USE
9. WORKING ON A NEW SECTION

DI **inf** 31

1. ALL FIXTURES SELECTED AND LOCATED BY OWNER.
2. EXIT LIGHTS ARE TO BE REVIEWED BY ARCHITECT AT
ROUGH-IN STAGE.
3. CENTER STAGE RECESSED CAN LIGHT IN TYPE BOARD
CEILING TYPE

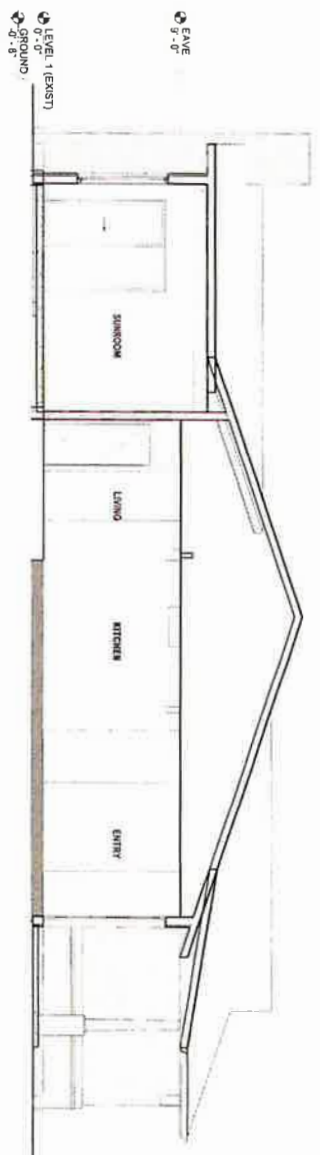


1 FIRST FLOOR REFLECTED CEILING PLAN

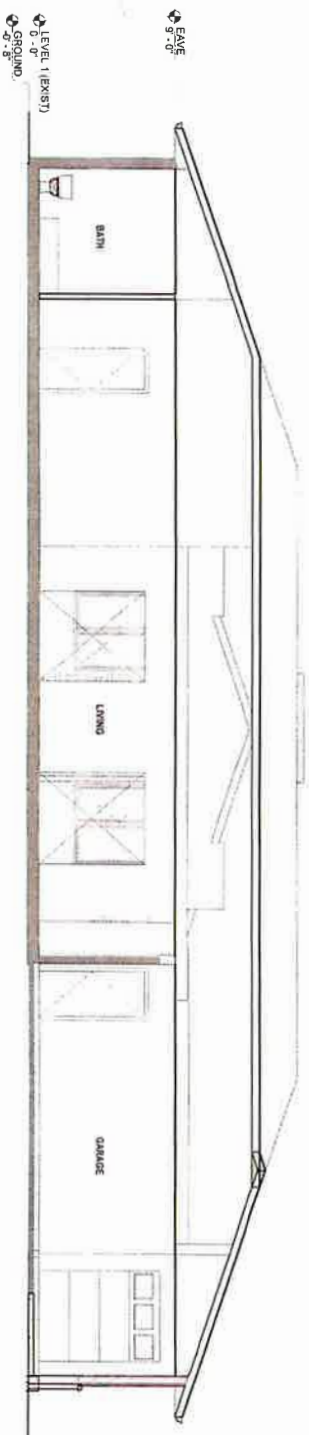


NOTE:
THIS PLAN IS A GENERAL ROOF PLAN
THE EXACT LENGTH OF EAVES IS NOT SHOWN

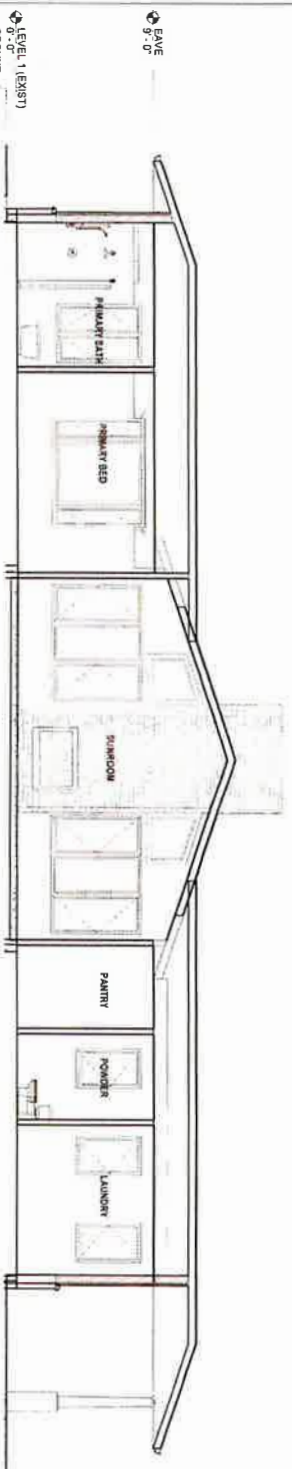
1 ROOF PLAN



A BUILDING SECTION A

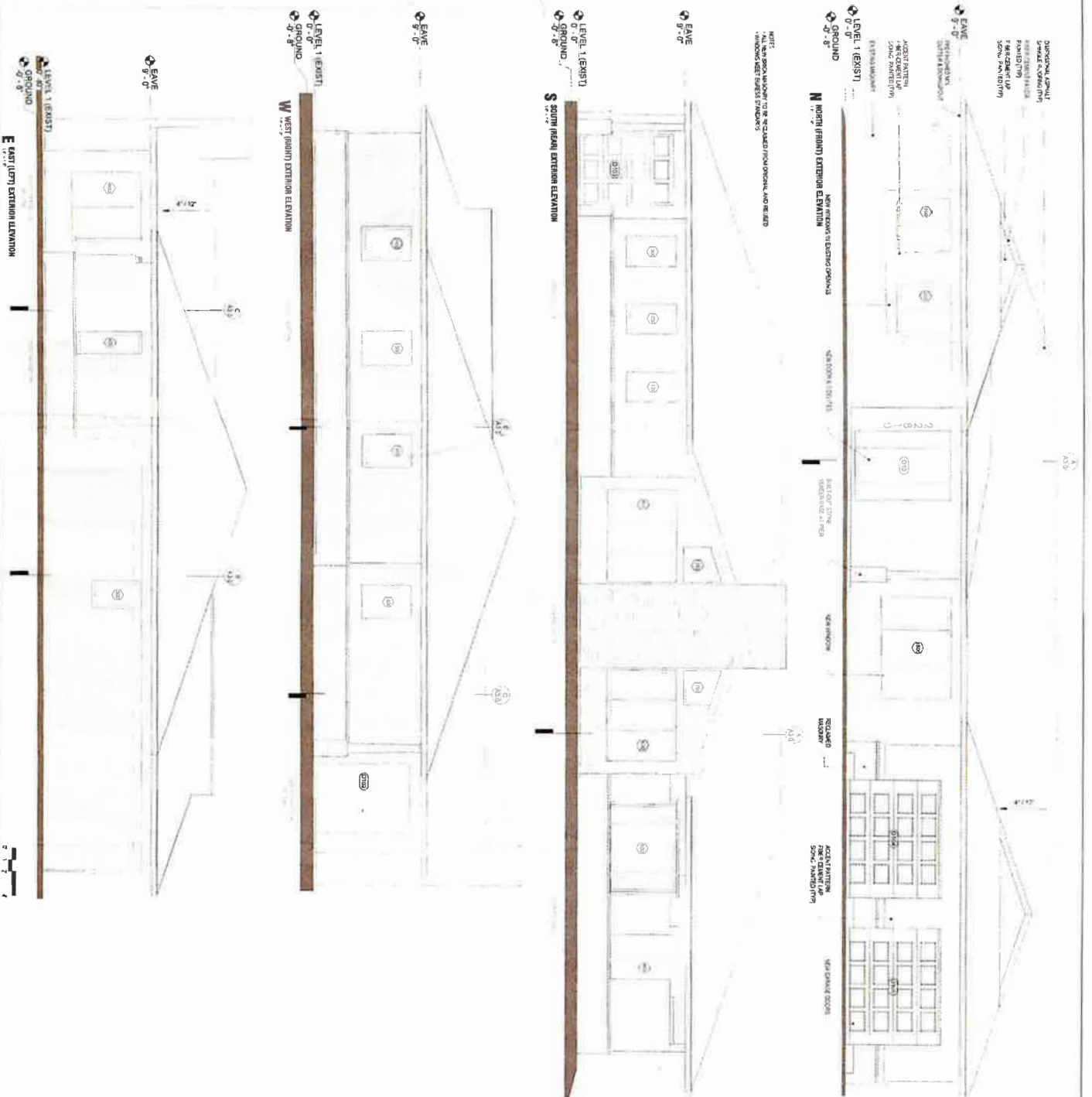


B BUILDING SECTION B

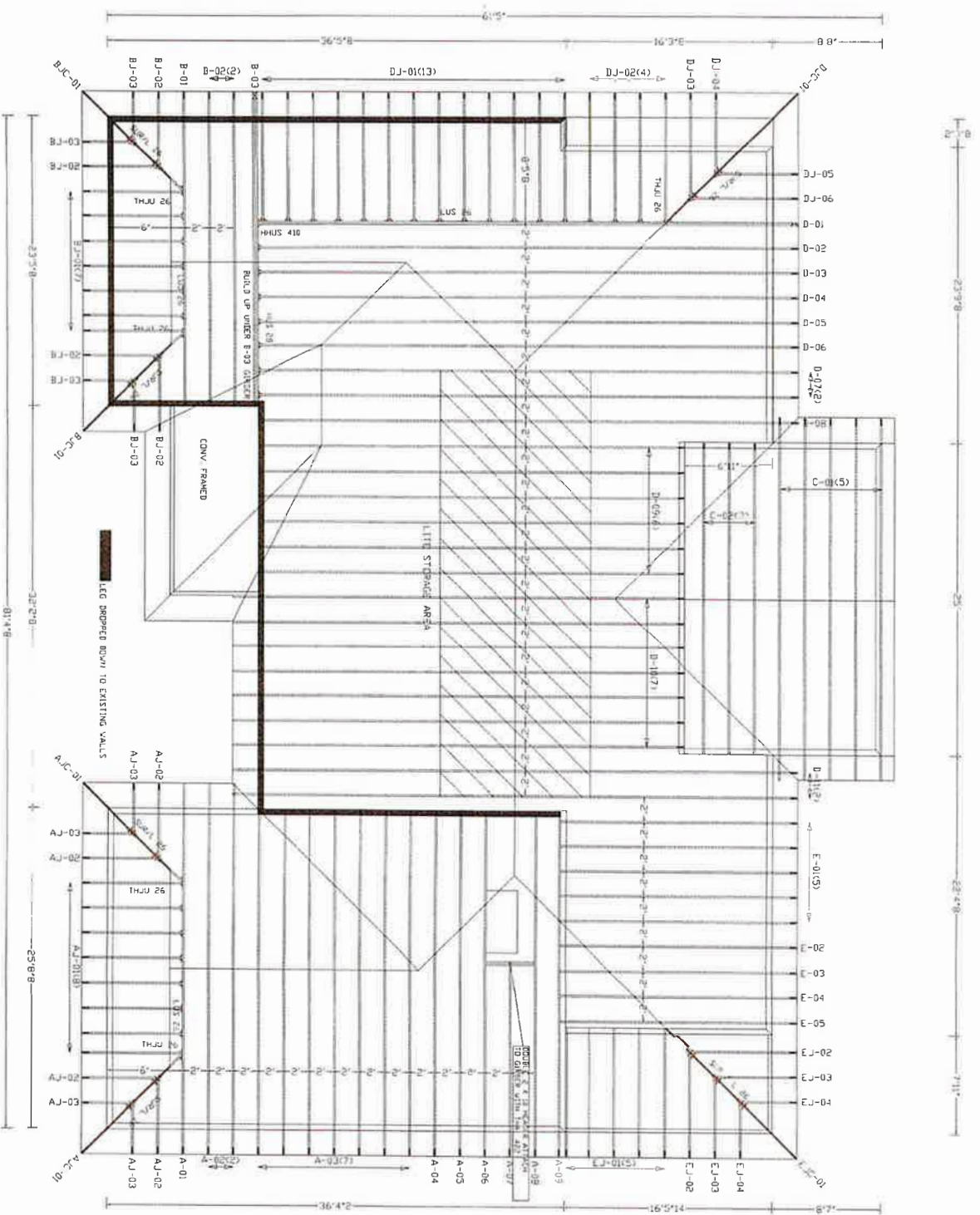


C BUILDING SECTION C





ROOF TRUSS DETAILS



WARNING

It is the responsibility of the following persons and entities to provide an appropriate site selection for the proposed project, to develop and submit the necessary project information to the relevant State and Federal agencies, and to obtain the necessary permits to develop the project. The following persons and entities are responsible for the development and submission of the necessary project information to the relevant State and Federal agencies, and to obtain the necessary permits to develop the project.



NOTE

MID MICHIGAN
TRUSS & COMPONENTS LLC

S1.0 ROOF FRAMING PLAN

[illegible][illegible]