



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 Appeal **MEETING DATE:** December 9, 2025

REGARDING: **27453 Barcellos Lane #50-22-18-102-123 (PZ25-0060)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Ganesh Anugu

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: west of Novi Road, east of Beck Road

Parcel #: 50-22-18-102-123

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 31.67 ft (35 ft required, variance of 3.33 ft).

II. STAFF COMMENTS:

The applicant is seeking a 3.33-foot rear yard dimensional variance to provide a new covered 14' x 12' sunroom and 10' x 10' open exterior deck.

There are existing pavers in the same area that extend out from the house 16' which is 4' less than the planned construction

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. **PZ25-0060**, 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. **PZ25-0060** 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

OCT 08 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$220.00</u>
PROJECT NAME / SUBDIVISION <u>Gianesh Anugy</u>		Meeting Date: <u>12/9/25</u>
ADDRESS <u>27453 Barcellos Lane</u>		ZBA Case #: <u>PZ 25-0060</u>
SIDWELL # <u>50-22-</u>	LOT/SITE/SPACE #	
CROSS ROADS OF PROPERTY		
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO		
II. APPLICANT INFORMATION		
A. APPLICANT		CELL PHONE NO.
EMAIL ADDRESS		
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER		
Identify the person or organization that owns the subject property:		
ZIP CODE <u>48374</u>		
III. ZONING		
A. <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER		
B. VARIANCE REQUESTED		
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:		
1. Section <u>3.1.5</u>	Variance requested	<u>rear yard setback of 31.67 (min 35', variance of 3.33 requested)</u>
2. Section	Variance requested	
3. Section	Variance requested	
4. Section	Variance requested	
IV. FEES AND DRAWINGS		
A. FEES		
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275		
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440		
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$860		
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 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

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

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).

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.

NOT 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.

NEED 3.33 FEET VARIANCE TO INSTALL
EXTENSION DECK + SUN ROOM 24' X 12'

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.

EXISTING PAVERS EXTENDS OUT 16'
4' FURTHER THAN NEW ROOM + DECK

UNIT 66
UNDER CONSTRUCTION
#27456 PAMPLONA LN.
PROPOSED
FG=966.4

20" WIDE DRVT.
PUBLIC UTILITIES

965 WETLAND
By

ENGINEERING
By

GRADING CERTIFICATE
By H-T
35' SETBACK

LIVING SPACE
(CANT) _____

UNIT
PROPOSED
#27461-BAR
PROP
*5 FG=9

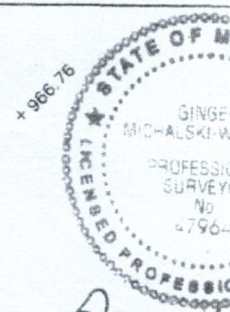
30' SETBACK

15' WIDE PRVT. EAS
FOR SANITARY SEW

SEVILLA CIR.
~285 FT.

SEVILLA CIR.
~545 FT.

BARCELLOS LANE
(60 FT. WIDE, PROP. DEDICATION)

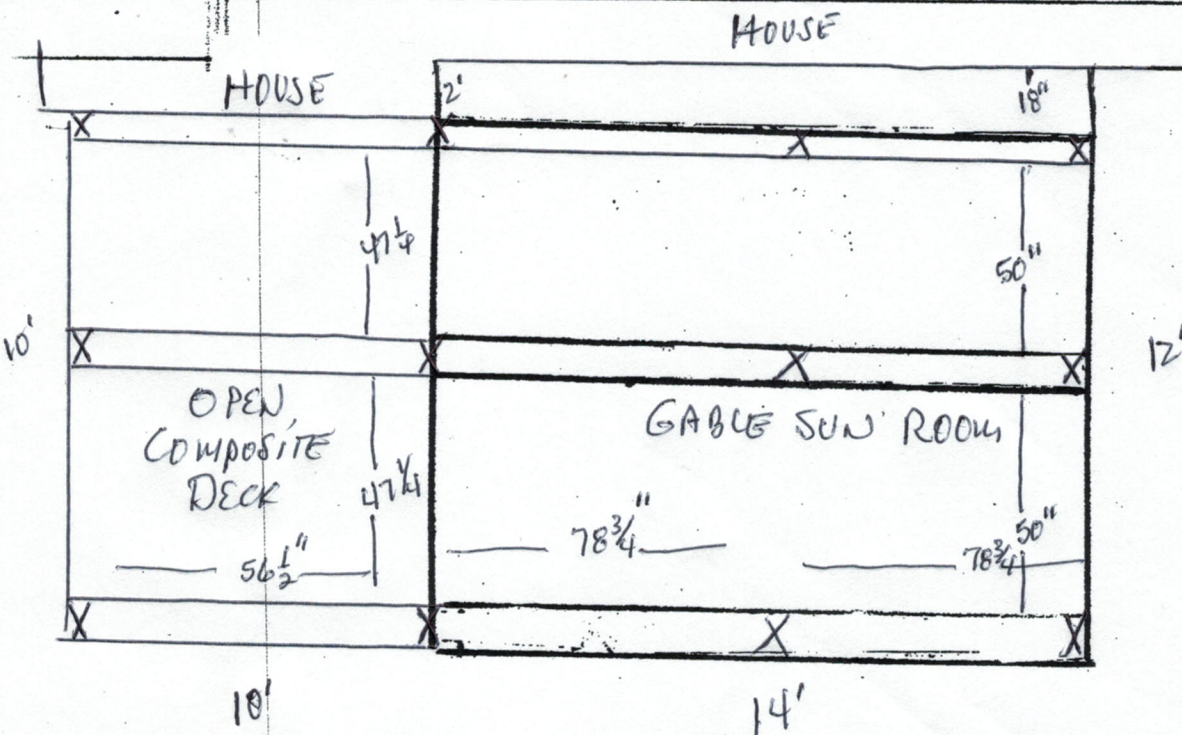




GANESH ANUQU
27453 BARCELLOS LANE
NOVI

GABLE ROOM - 14'x12' 6 1/2" R-CONTROL FLOOR SYSTEM
X 4"X6" POSTS 42" DEEP 12" HOLES ON CONCRETE
2"X8" BEAMS
TEAR OUT EXISTING PAVEL STONES
24" OFF GROUND LEVEL

OPEN DECK - 10'X10'
X 4"X6" POSTS 42" DEEP 12" HOLES ON CONCRETE
2"X8" BEAMS
2"X8" JOICES 16" ON CENTER
FIBERON COMPOSITE DECK TOP WITH VINYL 36" HIGH RAIL
VINYL SKirting ENTIRE SYSTEM
4' SET OF STEPS WITH HAND RAIL



14' x 12' SEASONAL GABLE

PATIO ROOM

A WALL 6' DOOR WINDOW

B WALL 2 WINDOWS

C WALL 2 WINDOWS

24" GLASS KNEE WALL B WALL

TRANSOM GLASS B WALL

ROOF SYSTEM

3 1/8" x 12" LAM BEAM

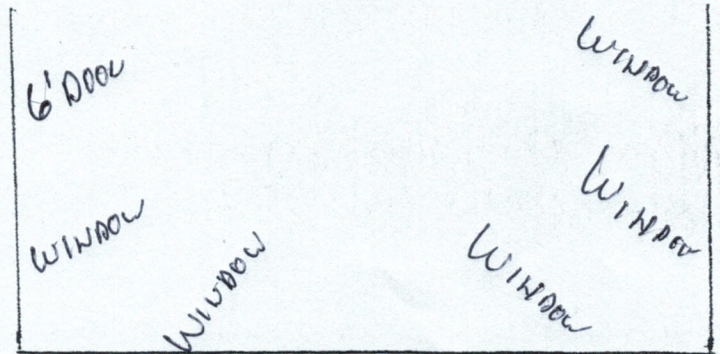
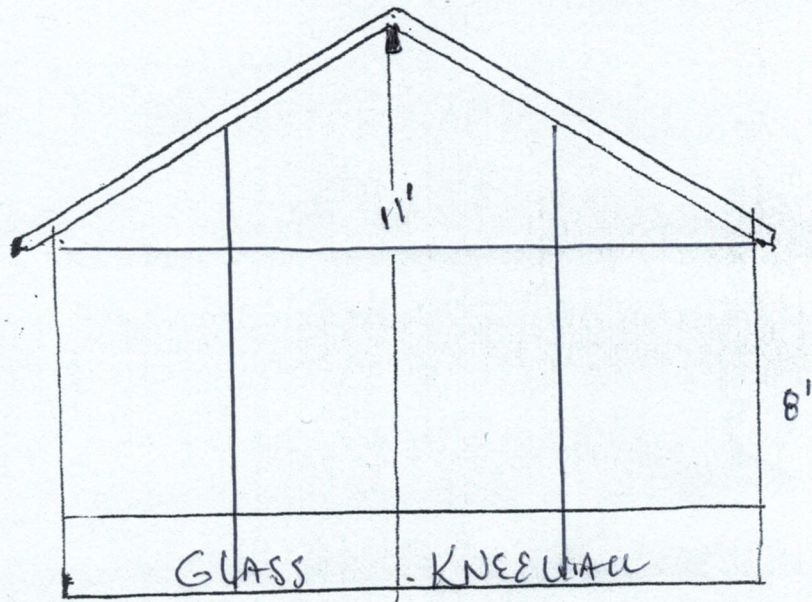
8' x 13' x 2

ICE + WATER ENTIRE ROOF

WITH MATCHING SHINGLES

VAN WENT ELECTRIC TO DO

ELECTRIC PACKAGE



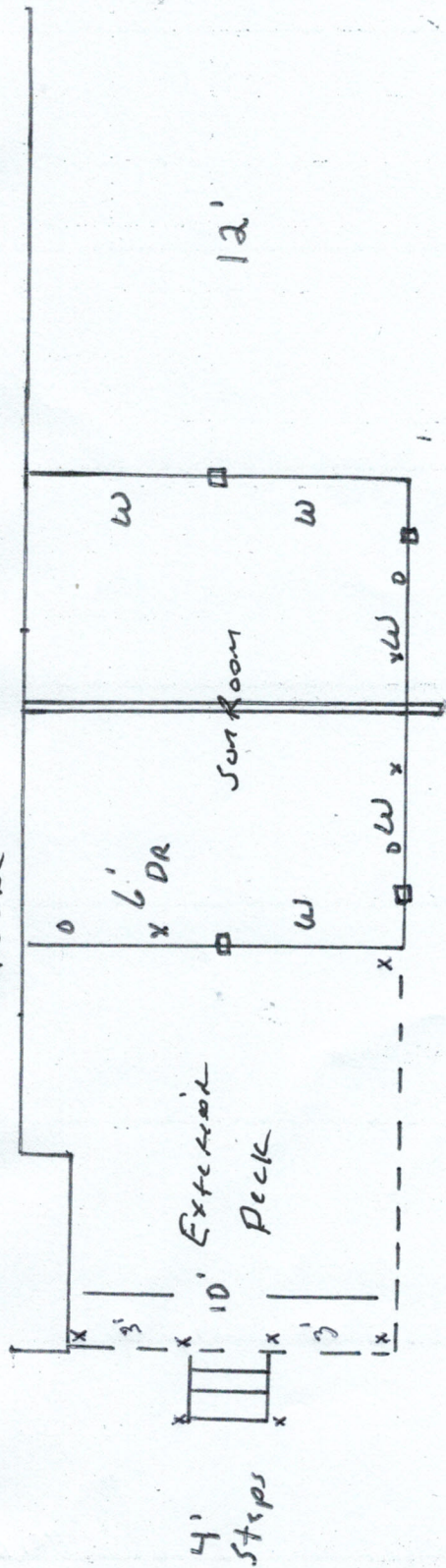
MISS DIG

GANESH ANUQU

27453 BARCELLOS LN.

NOVI

House



□ = Raceway

10' 14'

Ganesha Anugra

27453 Baccus Ln

Novi

September 17, 2025

Ganesh Anugu
27453 Barcellos Lane
Novi, MI 48374

RE: Modification Request: Sunroom & Deck
Lot #123

Dear Ganesh,

The Andelina Ridge Homeowners Association has reviewed and conditionally approved your request to install a sunroom and deck at your home per the plans and specifications you submitted to the Association.

This approval from the Andelina Ridge Board of Directors is granted, but only under the condition and understanding that you will first obtain any permits and approvals from the City of Novi that they require you to have. Additionally, those permits and approvals must be submitted for review before any work commences.

You are free to proceed with your modification taking into consideration the Stipulations and Requirements noted on the Modification Request Form that you signed and submitted to the Association for review and consideration and in this letter. If you have any questions or concerns, please contact our office at the number listed to the left.

Sincerely,

JBC Property Management
As Agent for Andelina Ridge Homeowners Association

McKenna Stull

MS/cf

13486 Canal Road
Sterling Heights,
MI 48313

P: 586-254-3000
F: 586-254-3331

