



## COMMUNITY DEVELOPMENT DEPARTMENT

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

# ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeal      **MEETING DATE:** December 9, 2025

**REGARDING:** 121 Faywood #50-22-03-130-002 (PZ25-0062)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Ron Johnson

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

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

Location: east of West Park Drive, near the shores of Walled Lake

Parcel #: 50-22-03-130-002

#### **Request**

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback of 0 ft (10 ft required, variance of 10 ft); and a side yard aggregate of 19.5 ft (25 ft required, variance of 5.5 ft).

### II. STAFF COMMENTS:

*The applicant is seeking (2) dimensional variances to modify an existing home in association to its respective lot lines. The footprint of the existing home is not planned to be enlarged, while the second floor will have some changes.*

*The existing home (Lot 23) requests these variances allowing the modification to the existing home.*

- 1) A 10-foot side yard variance to allow a zero-foot setback*
- 2) A 5.5-foot aggregate variance between the two existing side yards*

*The widths of both Lots 23 and 24 are nonconforming for the R-4 zoning district and both lots are owned by the same entity. A new house will not be allowed to be constructed on Lot 24 per the zoning ordinance Section 7.1.2.*

**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. **PZ25-0062**, 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. **PZ25-0062** 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 20 2025

CITY OF NOVI  
COMMUNITY DEVELOPMENT

### I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION

121 Faywood John Hawthorns Subdivision no 2

ADDRESS

121 Faywood

LOT/SUITE/SPACE #

23 & 24

SIDWELL #

50-22--03 - 130 - 002

May be obtain from Assessing  
Department

Application Fee: \$275.00

Meeting Date: 12/9/25

ZBA Case #: PZ

25-0062

CROSS ROADS OF PROPERTY

Lebenta and Faywood

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

CELL PHONE NO.

NAME

Ron Johnston

TELEPHONE NO.

ORGANIZATION/COMPANY

FAX NO.

ADDRESS

325 South Lake Dr

CITY

Novi

STATE

MI

ZIP CODE

48377

#### 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

Ron Johnston

TELEPHONE NO.

ORGANIZATION/COMPANY

FAX NO.

ADDRESS

325 South Lake Dr

CITY

Novi

STATE

MI

ZIP CODE

48377

### 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:

- Section 3.1.5 Variance requested Side yard set back between lot 23 and 24 of 0'
- Section \_\_\_\_\_ Variance requested (required variance 10')
- Section 3.1.5 Variance requested Aggregate of 19.5' (required 25'. variance of 5.5
- 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 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 rebuilding of structure do to water damage

### 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





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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:

Lot 23 with the house and garage is 40 feet in width and lot 24 is 51.72 feet wide. Both of these lots do not comply with current codes just as they are and that is typical for all these lots in and around Walled Lake. The House on lot 23 actually sits on the property line that runs parallel to lot 24. The hardship itself is the irregularity of these lots to fix, repair or build anything on them without a variance. The existing house had extensive water damage and needed extensive repairs described on the drawing. Note: damaged and rotted wood were replaced no additional square feet were added

**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:

Most if not all the lots in this neighborhood have extraordinary situations due to the irregularity of each and every lot some worse than others. By balancing the two lots making them both 45 feet each will help.

**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:

Lot 23 has 20 feet from the house to the lot line of lot 22 currently so I believe that meets the variance required. We own lot 24 on the other side which is an empty lot. That property line sits right on the house on lot 23. We are looking to move that line over 5 feet to make the lots even at 45 foot each. This would still need a variance again as these are irregular lots laid out before the current codes and variances.

## **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).

Lots 23 and 24 were like this for years and the house on lot 23 was built on the lot line between lot 23 and 24 therefore 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.

The current house was built many years ago when the current variances were not in place. With that being said the house on lot 23 was built 15 feet from the road easement and on the lot line with lot 24. Therefore, these issues prevent us from any land improvements for a permitted purpose.

## **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.

We are not asking to expand the house on lot 23 we are just repairing what is there and making it better, stronger and more appealing to the neighborhood. What we would like to be considered is to balance our lots 23 and 24 by moving the lot line of the house on lot 23 five feet over on lot 24 so that both houses have approx 45 feet each which is more than standard for that neighborhood.

## **Standard #5. Adverse Impact on Surrounding Area.**

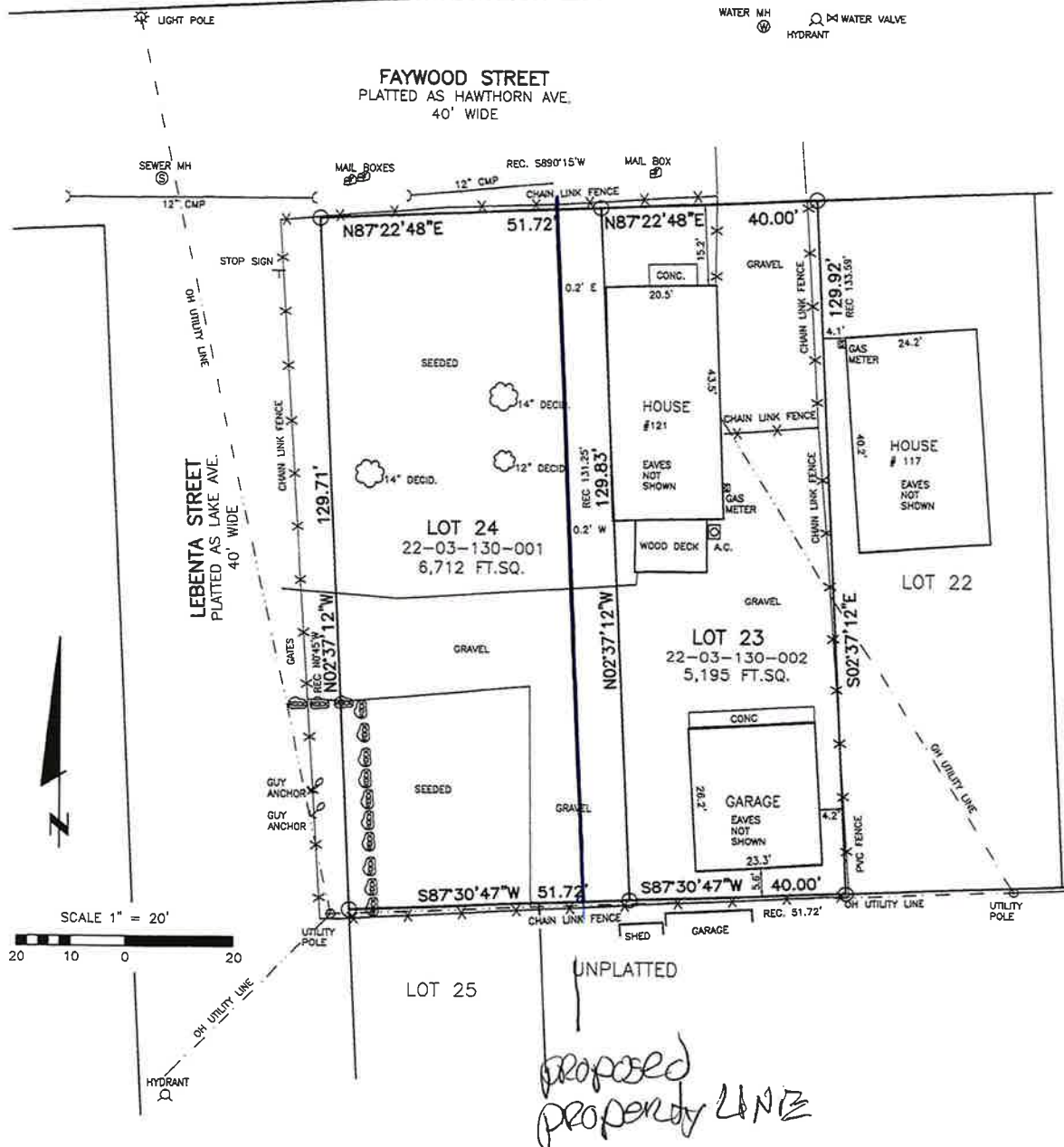
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

There will be no impact on any surrounding properties. If anything, the repairs done to the house on lot 23 will enhance the neighborhood with new windows, siding, roof and landscaping. Also, with the needed variances we would like to build our new house on lot 24 in the future which will also enhance the property values and fill in the empty corner in the subdivision.

# CERTIFICATE OF SURVEY

## JOHN HAWTHORN'S SUBDIVISION NO.2

LOTS 23 & 24  
SECTION 3, T 11N, R8E  
121 FAYWOOD ZONED R-4  
NOVI, OAKLAND COUNTY, MI



○ SET 5/8" ROD WITH PS CAP # 4001021566

BEARINGS ARE RELATIVE TO THE MICHIGAN COORDINATE SYSTEM, SOUTH ZONE (2113) AS DEFINED BY MICHIGAN P.A. 9 OF 1964 AND AMENDED BY P.A. 154 OF 1988 (NAD 83 [2011]). DISTANCES SHOWN ARE AT GROUND LEVEL.

I HEREBY CERTIFY THAT THE SURVEY HEREON DELINEATED IS TRUE AND CORRECT, THAT THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING, AND THAT IT COMPLIES WITH P.A. 132-1970, AS AMENDED.

Lawrence R. Feindt  
Professional Surveyor No. 4001021566

CLIENT: RMR PROPERTY MANAGEMENT

FIELDWORK: LRF LEO JDF

COMPUTER #: 16440.DWG

DRAWN BY: FAF

DATE: JANUARY 8, 2024

COMPUTED BY: LRF

CHECKED BY: LRF

REV.

JOB #: 16440



48800 W. 10 MILE RD.  
NOVI, MICHIGAN 48374-2708  
(248) 344-2077 FAX: (248) 305-8030



# CERTIFICATE OF SURVEY

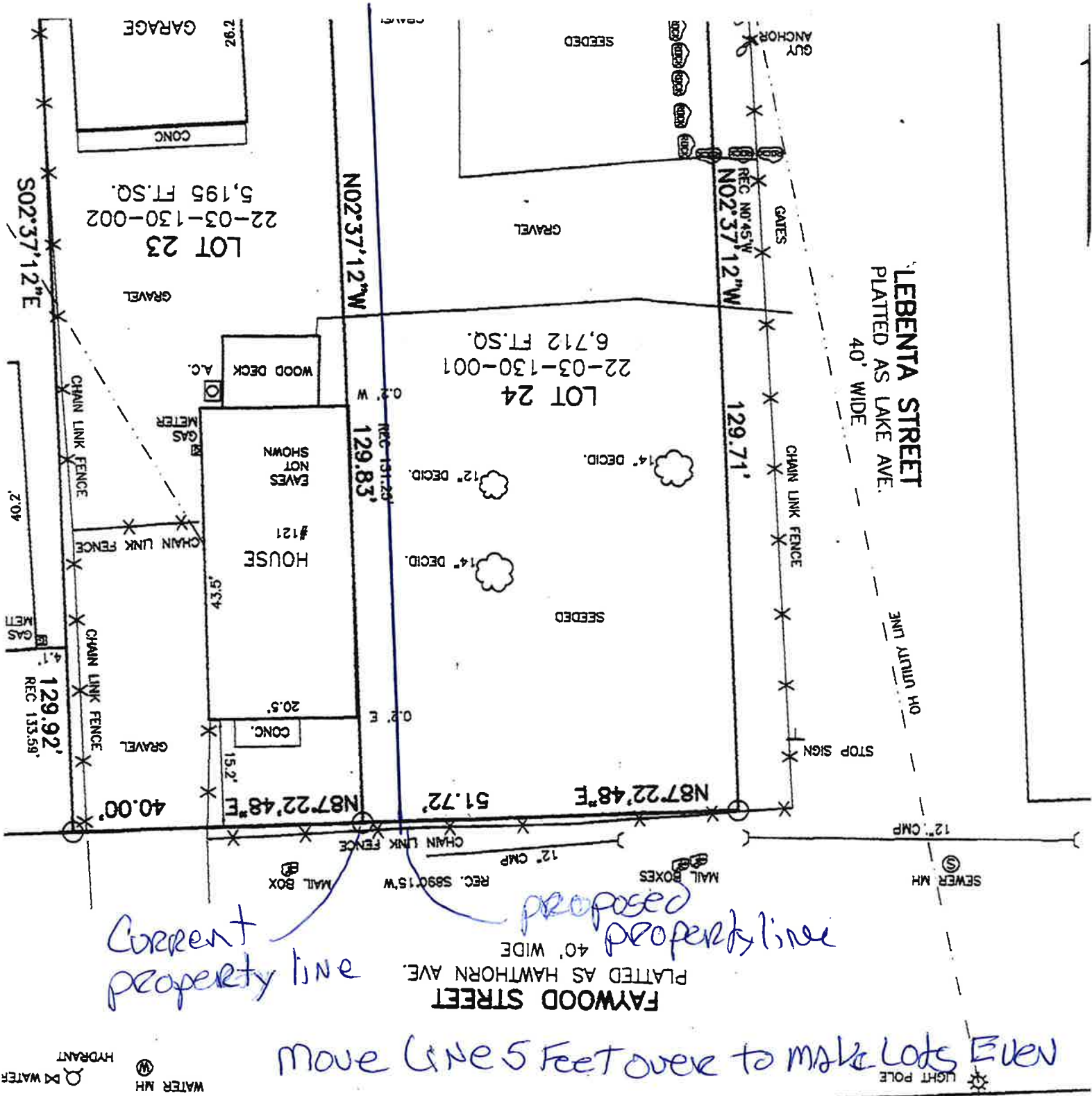
JOHN HAWTHORN'S SUBDIVISION NO. 2  
 LOTS 23 & 24  
 SECTION 3, T 11N, R8E  
 121 FAYWOOD ZONED R-4  
 NOVI, OAKLAND COUNTY, MI

move line 5 Feet over to make lots Even

FAYWOOD STREET  
 PLATTED AS HAWTHORN AVE.  
 40' WIDE

Current  
 property line

proposed  
 property line



LEBENTA STREET  
 PLATTED AS LAKE AVE.  
 40' WIDE