



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday May 12, 2026 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 Thompson, Member Peddiboyina, Member Longo, Member Krieger, Member Samona, Member Jappaya,
- Present:** Chairperson Montague, Member Thompson, Member Longo, Member Krieger, Member Samona, Member Jappaya,
- Absent:** Member Peddiboyina
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Megan Nardone (Recording Secretary)

Pledge of Allegiance
Approval of Minutes: **April 2026 Approved**
Approval of Agenda: **Approved**
Public Remarks: **None**
Public Hearings:

PZ26-0014 (Adrian Havrestiuc) 24235 Glenda Avenue, north of Ten Mile Road, east of Taff Road, Parcel 50-22-22-301-063. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 of a rear yard setback of 9ft. 3 in. (35 ft. required, variance of 25 ft. 5 in.). This property is zoned One Family Residential (R-4).

I move that we grant the variance in Case Number PZ26-0014, sought by Adrian Harestiuc, for a rear yard setback of 9 ft. 3 in., because the petitioner has shown practical difficulty in that the existing grandfathered wall fails structurally due to preexisting conditions not created by the applicant, requiring its replacement in the same footprint. Without the variance, the petitioner will be unreasonably prevented from completing construction of the home. The property is unique due to the lot configuration change that converted a former side yard into a rear yard. The petitioner did not create the condition. The structural failure of the existing cinderblock wall predated the current owner. The relief granted will not unreasonably interfere with adjacent or surrounding properties, as demonstrated by the approved land improvement and drainage plan. The variance is consistent with the spirit and intent of the ordinance. The rear yard setback requirement exists to protect neighboring properties from loss of sight, air, and

privacy. The variance does not undermine that purpose. I also move, pursuant to subsection, that the variance be granted subject to any screening or fencing being compliant with the City of Novi Zoning Ordinance and that it be approved by any necessary department within the city, including, but not limited to, the Engineering Department.

Okay. Yeah, I would like to make a small amendment to my motion: that it would be approved based on the approved site plan.

**Motion Maker: Samona as amended
Seconded: Longo
Motion Carried: 6:0**

Other Matters:

Meeting Adjournment: 7:50 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).