



## 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 Appeals      **MEETINGDATE:** April 14, 2026

**REGARDING:** 24235 GLENDA ST.#50-22-22-301-063 (PZ26-0014)

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

### I. GENERAL INFORMATION:

#### **Applicant**

Adrian Hajrestiu

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

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

Location:                                north of Ten Mile, east of Taft Road

Parcel #:                                 50-22-22-301-063

#### **Request**

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 25.7 ft.).

### II. STAFF COMMENTS:

*The applicant is seeking a rear yard dimensional variance of 25.7' to construct a home with some pre-existing conditions. An existing rear wall, that had a grandfather condition, was removed during construction and now requires variance.*

#### **The setback analysis:**

*Front yard is along Glenda Street – 23.6' setback (grandfather condition).*

*Both side yard setbacks are within the R-4 zoning requirements.*

*Rear yard setback – **variance requested for 25.7'** (9.3' actual setback)*

*Existing foundation of rear wall was preserved during construction, but the wall was removed.*

**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. **PZ26-0014**, 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. **PZ26-0014** 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

RECEIVED

MAR 02 2026

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$275.00  
 Meeting Date: 4/14/26  
 ZBA Case #: PZ 26-0014

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Havrestiu Residence			
ADDRESS 24235 Glenda St		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY 10 mile rd & Taft Rd			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?		REQUEST IS FOR:	
<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		<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			
<b>A. APPLICANT</b>		EMAIL ADDRESS	CELL PHONE NO.
NAME Adrian Havrestiu		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS 45230 Greenbriar Dr		CITY Belleville	STATE MI
			ZIP CODE 48111
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> 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		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE
			ZIP CODE
III. ZONING INFORMATION			
<b>A. ZONING DISTRICT</b>			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <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"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.1.5</u> Variance requested <u>side yard of 9.3' (required 10', variance 10')</u>			
2. Section <u>3.1.5</u> Variance requested <u>aggregate total of 19.5' (required 25', variance 5.5')</u>			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
<b>A. FEES</b>			
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input checked="" 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) \$660			
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>			



# 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

3/2/2026  
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

\_\_\_\_\_  
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:

Reapplying for the existing 9.3' rear yard set back

*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).

failed structurally — mortar joints had degraded to the point where the wall could be displaced by hand pressure, and visible cracking was present along the upper courses. The wall also contained windows that did not meet current egress code requirements, presenting an additional safety and compliance concern.

Removal of the wall was not a discretionary decision made to expand the structure or alter its footprint, but rather a necessary response to a pre-existing, latent structural

## **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.

relationship to neighboring properties all remain the same.

Requiring full conformity with the standard setback regulation would render the existing dwelling non-compliant through no fault of current construction or planning, but solely as a consequence of replacing a wall that was structurally unsafe and code deficient as built by a previous owner. The applicant cannot relocate the structure, cannot alter the foundation, and cannot achieve conformity without demolishing a significant portion of

the existing home — an outcome that would be unreasonably burdensome and wholly

## **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.

appropriate.

The foundation of the existing structure and the original base courses of the rear wall have been preserved in place, confirming that the physical footprint of the dwelling has not changed. The setback distance from the rear property line is identical to what existed under the prior approval. No additional encroachment into the setback area has occurred or is proposed as part of this application.

With respect to other property owners in the district, granting this variance creates no

## **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 requested variance will have no adverse impact on surrounding properties, property values, or the use and enjoyment of the neighborhood. The 9-foot rear setback that is the subject of this application has been a physical reality of this property for well over 15 years under the Board's prior approval. During that entire period, the setback has existed without objection, complaint, or any documented negative impact on neighboring properties or the surrounding zoning district.

The variance does not alter the footprint of the existing structure, does not bring the dwelling any closer to neighboring properties than it has been for decades, and does

## Land Improvement Plot Plan for Residential Addition 24235 Glenda Ave Novi, MI

**Property Description:**

PARCEL 50-22-22-301-063  
 THE NORTHERLY 150 FEET OF LOT 27 "SALOWS WALNUT HILL SUBDIVISION" OF PART OF THE S.W., 1/4 OF SECTION 22, T.1N., R.8E., NOVI TOWNSHIP, NOW CITY,  
 OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 69 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.



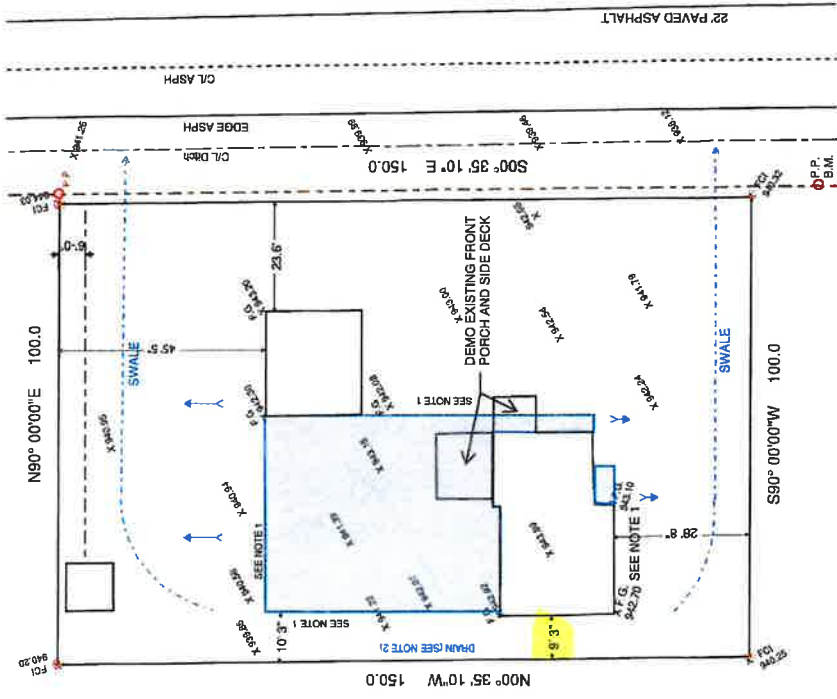
- NOTES:**
1. FINISH GRADE AT THE PERIMETER OF THE HOUSE MUST BE AT A MINIMUM ELEVATION OF 944.00 FT. ABOVE MSL AND SLOPE AWAY FROM THE HOME @ 5% SLOPE TO ACCOMMODATE DRAINAGE.
  2. SWALE SHALL MAINTAIN A MINIMUM 5% SLOPE AND TERMINATE AT AN ELEVATION OF 941.50 FT. INTO THE EXISTING DITCH ON THE WEST SIDE OF GLENDA ST.
  3. SITE IS SERVED BY MUNICIPAL WATER AND SANITARY SEWER. NO CHANGES TO EXISTING CONNECTIONS ARE PLANNED.
  4. 8M. MAG NAIL IN E. FACE OF P.P. NEAR S.E. CORNER OF PARCEL ELEV 941.52



Setback Zone R-4:  
**SETBACK VARIANCE APPROVED 7/8/25\***  
 Front Yard 30'  
 Rear Yard 35'  
 Min Side Yard 10'  
 Agg. Side Yard 25'

Prepared By: Sean Carnahan, PE  
 4375 Clinton Macon Rd  
 Clinton, MI 49236  
 517-302-8090

X License No. 6201312079



PUBLIC RIGHT OF WAY





