



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, December 9, 2025, 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 Sanghvi, Member Thompson, Member Longo, Member Peddiboyina, Member Krieger, Member Samona

Present: Member Sanghvi, Member Longo, Chairperson Montague, Member Krieger, Member Peddiboyina , Member Samona

Absent:

Also Present: Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Megan Nardone (Recording Secretary)

Pledge of Allegiance
Approval of Minutes: **Postponed**
Motion Maker: Samona
Seconded: Peddiboyina

Approval of Agenda: **Amended to postpone PZ25-0065 until February 10th**
Motion Maker: Samona
Seconded Krieger

Public Remarks: **None**
Public Hearings:

PZ25-0060 (Ganesh Anugu) 27453 Barcellos Lane, west of Novi Road, east of Beck Road, Parcel 50-22-18-102-123. 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). This property is zoned One-Family Residential (R-4).

I move we grant the variance in case PZ25-0060 sought by Ganesh Anugu and Robert Bloss for the rear yard setback of 31.67 ft, a variance of 3.33 ft. The petitioner has shown practical difficulty, including the ability to construct a proposed improvement within the buildable lot due to the lot's configuration and existing site constraints. Without the variance, the petitioner will be unreasonably prevented and limited in the use of the property because the required setback would restrict reasonable placement of the proposed addition structure. The property is unique because of its large depth, and the existing layout creates a limited buildable area that does not allow improvement within the area's setback. The petitioner did not create the condition, because the lot's dimensional configuration and zoning requirements existed prior to the petitioner's request and were not caused by the applicant. The relief granted will not unreasonably interfere with the decisions surrounding the property, because the 3.33 ft variance is minimal, maintains adequate separation, and does not impact the neighbor. The relief is consistent with the spirit and intent of the ordinance because it will allow for the reasonable, essential use of the property while still maintaining the intended setback regulations to ensure spacing, safety, and neighborhood uniformity in compliance with other applicable zoning and building regulations. The structure is being built in accordance with the plan submitted to the City.

Motion Maker: Peddiboyina
Seconded: Longo
Motion Carried: 6:1

PZ25-0062 (Ron Johnson) 121 Faywood Street, east of West Park Drive, near the shores of Walled Lake, Parcel 50-22-03-130-002 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). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ25-0062 sought by Ron Johnson for a side yard variance. The petitioner has shown practical difficulty that requires this variance for the existing home. Without the variance, the petitioner will be unreasonably prevented or limited in the use of the property because he cannot refurbish the existing home. The property is unique because it is narrow and the home is existing. The petitioner did not create the condition; they purchased the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties; in fact, they own the adjacent property. The relief is consistent with the spirit and intent of the ordinance because it is a common variance in this community.

Motion Maker: Longo
Seconded: Samona
Motion Carried: 7:0

PZ25-0063 (Zach Gielow) 623 South Lake Drive, west of Novi Road, north of Shawood Lake, Parcel 50-22-03-455-001. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 6.9 ft (35 ft required, variance of 28.1 ft); for a side yard setback of .5 ft (10 ft required, variance of 9.5 ft); for a side yard aggregate total of 15 ft (40 ft required, variance of 25 ft); for 50% lot coverage (25% allowed, variance of 25%); and a third-floor addition exceeding the maximum building height of 2.5 stories. This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ25-0063, sought by Zach Gielow for 623 South Lake Drive. Because the petitioner has shown practical difficulty requiring his variances, without the variances the petitioner will unreasonably be prevented or limited with respect to the use of the property. Because all the houses around the lake are narrow and topography is different, the property is unique because it is located around the lake. And so far as approving the rear yard setback at 6.9 ft, the side yard setback of 0.5 ft, the side yard aggregate total of 15 ft, the 50% lot coverage, and the third-floor addition, according to the height recommendations. The petitioner did not create the condition because of his location around the lake. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will improve the area. The relief is consistent with the spirit and intent of the ordinance because they are looking for reasonable living space.

Motion Maker: Kreiger
Seconded: Peddiboyina
Motion Carried: 6:1

Other Matters: Members acknowledged that this was Member Sanghvi's final meeting and expressed their appreciation for his service.

Meeting Adjournment: 7:57 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).