



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 Appeals **MEETING DATE:** July 14, 2026

REGARDING: **26179 Novi Road #50-22-15-476-022 (PZ26-0025)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Forma Beauty Salon

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Town Center (TC)

Location: west side of Novi Road, south of Crescent Boulevard

Parcel #: 50-22-15-476-022

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.25.D of a parking deficiency in the north side yard setback (20 feet required, 3 feet proposed) and west rear yard setback (10 feet required, 3 feet proposed).; and Section 4.19.2.F for the location of a dumpster enclosure in the parking lot setback (10 feet required, 0 feet proposed).

II. STAFF COMMENTS:

The applicant is seeking (3) dimensional variances.

- 1) To allow a 17.07' parking side yard variance (20' req.; 2.93' setback to remain)*
- 2) To allow a 6.64' parking rear yard variance (10' req.; 3.36' setback to remain)*
- 3) To allow a zero-lot line side yard variance for the dumpster enclosure (10' req.; 0.0' to remain)*

Narrow site conditions.

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. **PZ26-0025**, 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. **PZ26-0025** 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

RECEIVED

MAY 28 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u> Meeting Date: <u>7/14/26</u> ZBA Case #: <u>PZ 26-0025</u>	
PROJECT NAME / SUBDIVISION Forma Beauty Salon					
ADDRESS 26179 Novi Rd.				LOT/SUITE/SPACE # 4	
SIDWELL # 50-22-15-476-022				May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Between Grand River Ave and Crescent Blvd.					
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 Jakup Islami					TELEPHONE NO.
ORGANIZATION/COMPANY Forma Beauty Salon					FAX NO.
ADDRESS 26179 Novi Rd.			CITY Novi	STATE MI	ZIP CODE
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					TELEPHONE NO.
ORGANIZATION/COMPANY					FAX NO.
ADDRESS			CITY	STATE	ZIP CODE
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:					
1. Section <u>3.1.25.D</u>		Variance requested <u>Parking Setback deficiency in North and East setbacks</u>			
2. Section <u>4.19.2.F</u>		Variance requested <u>The dumpster enclosure location in the setback.</u>			
3. Section _____		Variance requested _____			
4. 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 scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled 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 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.

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

5-28-26

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

5-28-26

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

7-14-2026



Community Development Department

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

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:

Exceptional narrowness and shallowness of the property to meet required number of the parking spaces.

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).

This property is not the result of actions of the property owner or previous property owner.

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.

Strict compliance prevent the property owner from using the property for a permitted purpose.

Standard #4. Minimum Variance Necessary.

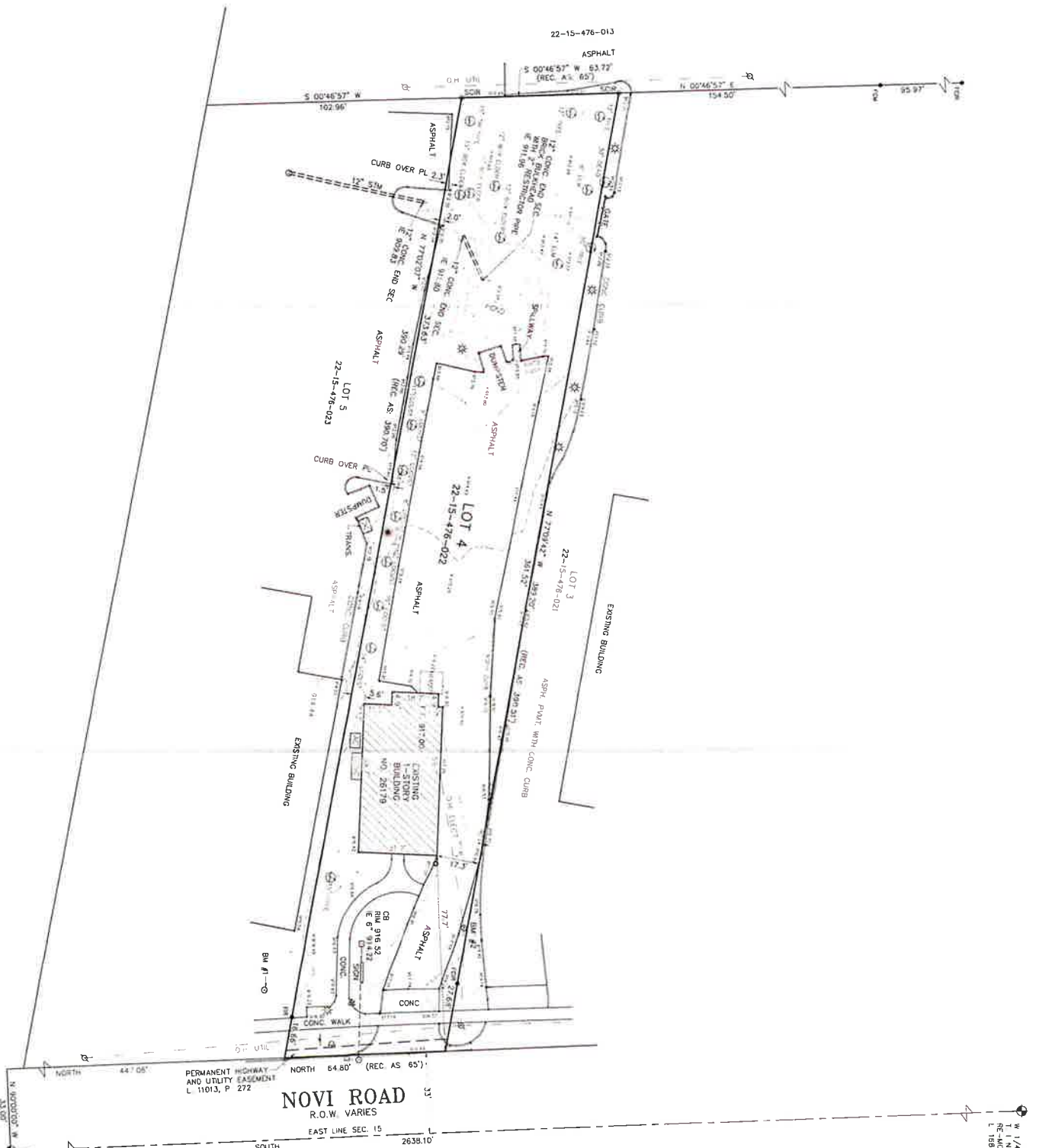
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Minimum Variances necessary to do substantial justice to the applicant.

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



W 1/4 COR. SEC. 15
T 1 N., R 8 E.
RE-MON CAP IN MON BOX
L 15874, P 158



PROPERTY DESCRIPTION
LOT 4 OF "SUPERVISOR'S PLAT NO. 4" A SUBDIVISION OF PART OF THE S.E. 1/4 OF SECTION 15, T 1 N., R 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN L 544, P. 83 O.C.R.

NOTE:
TITLE WORK WAS NOT PROVIDED, THEREFORE THERE MAY BE EASEMENTS AND/OR ENCUMBRANCES UPON THE PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

BENCH MARK
BM#1: CITY OF NOVI BENCHMARK 1542
"X" ON NORTH RIM OF SANITARY MANHOLE LOCATED 25 FEET WEST OF BACK OF CURB AND 45 FEET SOUTH OF DRIVE #28179 ON NOVI ROAD.
ELEVATION = 919.10

BM#2: SITE BENCH MARK
NAIL IN UTILITY POLE NEAR NORTHEAST CORNER OF PROPERTY.
ELEVATION = 919.46

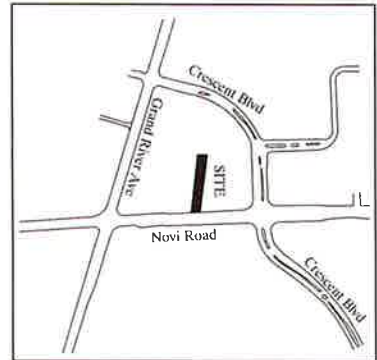
LEGEND

- CATCH BASIN
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE & WELL
- UTILITY POLE
- ✱ LIGHT POLE
- ✱ WATER SHUT OFF
- SIGN
- SPOT ELEVATION
- GRASS PLOT
- ROAD CENTER SPIN
- ROAD CONC. BOUNDARY
- ROAD IRON
- SET CAPPED SIGN COO

SE COR. SEC. 15
T 1 N., R 8 E.
RE-MON CAP IN MON BOX
L 15874, P 152



- NOTES
- NO WELTANS EXIST ON SITE
- NO LOADING / UNLOADING REQUIRED DUE TO
- NO HANDLING OF THE BUSINESS
- NO TRUCKS OR TRAILERS REQUIRED DUE TO
- NATURE OF THE BUSINESS
- ELECTRICAL SERVICES TO LIGHT FIXTURES MUST
- NO FLASHING LIGHTS REQUIRED
- STANDARD PARKING SPACES SHALL BE STRIPED WITH
- ACCESSIBLE PARKING SPACES AND ASSOCIATED ASILE
- SHALL BE STRIPED WITH BLUE STRIPES
- WHERE A STANDARD PARKING SPACE IS ADJACENT TO
- A SIDEWALK, THE STRIPES SHALL BE BLUE AND WHITE
- STRIPES SHALL BE INSTALLED
- STORM WATER IS CHARGENT DISCHARGES TO AN
- DRAINAGE SYSTEM
- THE ADDITIONAL WATER AND STORM WATER
- RUNOFF TO THE POND WILL NOT CREATE ANY UNDE
- BURDEN ON THE PROPERTY TO THE SOUTH



SITE DATA

PARKING REQUIREMENTS:
REQUIRED PARKING: 1 SPACE PER STATION
PROVIDER: 13 STATIONS, 23 SPACES
INCLUDING 1 ACCESSIBLE SPACES

