



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday July 14, 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 Peddiboyina

Absent: Member Jappaya

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

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

PZ26-0025 (Forma Beauty Salon) 26179 Novi Road, west side of Novi Road, south of Crescent Boulevard Parcel 50-22-15-476-022. 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). This property is zoned Town Center (TC).

Community Development Deputy Director Alan Hall clarified the requested variances to allow a 17.07 ft. parking side yard setback (20 ft. required; 2.93 ft. variance), a 6.64 ft. parking rear yard setback (10 ft. required; 3.36 ft. variance), and a 0 ft. side yard setback for the dumpster enclosure (10 ft. required; 10 ft. variance).

I move that we grant the variance in Case PZ26-0025 sought by Forma Beauty Salon for setbacks because the petitioner has shown practical difficulty requiring a variance for parking and dumpster setbacks. Without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property because it is boxed in by the neighboring properties. The property is unique because it is a standalone site. The petitioner did not create the condition because they cannot provide more space on either side of the property. The relief

granted will not unreasonably interfere with adjacent or surrounding properties because it fits in with similar businesses in the area. The relief is consistent with the spirit and intent of the ordinance. Again, it fits in with the surrounding businesses.

Motion Maker: Thompson
Seconded: Samona
Motion Carried: 6:0

PZ26-0026 (The Antiques Barn) 48120 Eight Mile Road, north of Eight Mile Road, west of Beck Road, Parcel 50-22-32-400-022. The applicant is requesting a variance from the City of Novi Zoning Ordinance to permit commercial antique retail use within an existing barn on a property zoned Residential Acreage (R-A). This property is zoned Residential Acreage (R-A).

I move that we grant the use variance in Case No. PZ26-0026 sought by The Antiques Barn for the Pejanovics for the transfer of the previously granted variance to allow the petitioner to continue using the property as requested in the variance, given the property's history. I have been to the barn myself, and there are cool maps from Novi and Northville. From 1994 to the present, it has been used as an antique barn and has transferred ownership. Therefore, I support the transfer of ownership so the property can continue operating as it is currently functioning.

Motion Maker: Krieger
Seconded: Longo
Motion Carried: 6:0

Other Matters:

Meeting Adjournment: 7:24 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).