



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: September 8, 2026

REGARDING: 22020 Meadowbrook Road #50-22-36-151-013 (PZ26-0041)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Stephen Chenault

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned One-Family Residential (R-3)

Location: south of Nine Mile Road, east of Meadowbrook Road

Parcel #: 50-22-36-151-013

Request

The applicant is requesting variances from Section 4.19.1.E.i of the City of Novi Zoning Ordinance to permit a total aggregate accessory structure area of 2,710 sq. ft. (850 sq. ft. allowed, variance of 1,860 sq. ft.); and Section 4.19.1.I to allow a 20 ft. tall garage (14 ft. maximum height allowed, variance of 6 ft.); and Section 4.19.1.E.v which provides that the aggregate area of all accessory buildings shall not exceed the ground-floor area of the principal building on the lot (1,816 sq. ft. for principal building, total accessory 2,710 sq. ft.) variance to exceed the square footage.

II. STAFF COMMENTS:

The applicant is seeking (3) dimensional variances to allow a 1,600 SF accessory building (32' x 50') to be constructed on the property. The property is zoned R-3 and has an area of 1.15 acres. The existing property currently has a 240 SF detached accessory structure (shed) and an 870 SF attached accessory structure (garage). The variance request breakdown is as follows:

Zoning Board of Appeals

Stephen Chenault

Case # PZ26-0041

September 8, 2026

Page 2 of 3

- 1) A 1,860 SF aggregate variance ($870+240+1600 = 2,710$) – 850 SF allowed = 1,860 SF requested (319% allowed size increase)
- 2) A 6' height increase variance (14' allowed), mean height is 20' (Full height is +/- 26'-9")
- 3) A variance to allow the total aggregate accessory area to exceed the principal building area.
Principal building area = 1,816 SF footprint, total accessory = 2,710 SF – not permitted

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. **PZ26-0041**, 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. _____.

I move that we **deny** the variance in Case No. **PZ26-0041** sought by _____, for _____
because Petitioner has not shown practical difficulty requiring_____

_____.

(g) The circumstances and features of the property including _____
_____ are not unique because they exist generally throughout the City.

(h) The circumstances and features of the property relating to the variance request are self-created because _____

_____.

(i) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____

_____.

(j) The variance would result in interference with the adjacent and surrounding properties by _____

_____.

(k) 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

JUL 15 2025

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>\$220.00</u>	
PROJECT NAME / SUBDIVISION <u>Chenault</u>				Meeting Date: <u>09/08/26</u>	
ADDRESS <u>22020 Meadowbrook Rd.</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 216-0041</u>	
SIDWELL # <u>50-22-</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>Meadowbrook between 8+9 mile Rd</u>					
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				CELL PHONE NO. <u>2</u>	
NAME				FAX NO.	
ADDRESS <u>22020 Meadowbrook Rd.</u>		CITY <u>Novi</u>		STATE <u>MI</u>	ZIP CODE <u>48375</u>
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property: N					
FAX NO.				FAX NO.	
ADDRESS <u>22020 Meadowbrook Rd</u>		CITY <u>Novi</u>		STATE <u>MI</u>	ZIP CODE <u>48375</u>
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 _____		Variance requested <u>1300 SQFT Variance</u>			
2. Section _____		Variance requested _____			
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 addit on 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 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

[Signature]
Applicant Signature

7/15/26
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.

[Signature]
Property Owner Signature

7/15/26
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

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).

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.

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.

The Square Footage addition is for storage and hobbies.

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.

Re: Dimensional Review Standards

From Stephen Chenault <sdchenault@gmail.com>

Date Tue 8/25/2026 10:46 AM

To Nardone, Megan <mnardone@cityofnovi.org>

Megan,

This is my preliminary responses in case I can't get back to this before the deadline.

If you have any questions please let me know

Respectfully,

Stephen

248-231-4572

Question #1

The subject property is an unusually large and deep residential parcel compared with many surrounding R-3 residential properties. The existing home, attached garage, driveway, and other improvements were constructed and located on the property well before this proposed accessory building. The configuration of the parcel provides a substantial rear-yard area where a detached accessory building can be located with significant separation from neighboring homes and the public roadway.

The existing residence and garage do not provide adequate space for the storage of the owner's vehicles, lawn and property-maintenance equipment, recreational equipment, tools, and personal hobby equipment. The proposed detached building will allow these items to be stored indoors rather than outdoors on the property.

Because of the size, depth, existing development, and configuration of this particular parcel, the proposed accessory building can be accommodated without the crowding or neighborhood impacts that a structure of this size could create on a typical smaller residential lot.

Question #2

The circumstances creating the practical difficulty were not created as part of this variance request. The size and configuration of the parcel and the location and configuration of the existing residence, attached garage, and other improvements were established before the proposed accessory building. The applicant is not dividing the property, relocating lot lines, or otherwise creating a condition in order to obtain a variance.

The requested building is intended to address the storage limitations of the existing residential property and provide enclosed space for vehicles, property-maintenance

equipment, tools, recreational equipment, and personal hobbies.

Question #3

Strict compliance with the dimensional limitations would make reasonable residential use of this property unnecessarily burdensome because it would not provide sufficient enclosed space for the owner's vehicles, lawn and property-maintenance equipment, tools, recreational equipment, seasonal items, and personal hobby equipment.

The purpose of the proposed structure is residential accessory use and personal storage. It is not being proposed as a separate residence or for a commercial use. Providing adequate enclosed storage will allow equipment and belongings to be kept inside and will help maintain an orderly residential appearance on the property.

Given the substantial size and depth of the parcel, the requested accessory building can provide this needed storage and personal-use space while still maintaining significant separation from surrounding residential properties.

Question #4

The proposed 32-foot by 50-foot structure represents the size reasonably necessary to provide usable enclosed storage while maintaining sufficient space for safe access and movement around the stored vehicles, lawn and property-maintenance equipment, recreational equipment, tools, and personal hobby equipment.

The design consolidates these uses into one organized accessory building rather than creating multiple smaller structures or maintaining equipment and belongings outdoors. The proposed dimensions also accommodate the 16-foot-wide overhead door necessary for practical access to the building.

The applicant has attempted to locate and design the structure so that the requested dimensional relief is limited to what is reasonably necessary for the intended residential accessory use while taking advantage of the substantial rear-yard area of this unusually deep parcel.

Question #5

The proposed variance will not adversely affect neighboring property, property values, or the use and enjoyment of surrounding properties. The subject parcel contains approximately 1.15 acres and is substantially deeper than typical residential lots in the surrounding area, allowing the proposed accessory building to be located with substantial separation from surrounding homes and the public roadway.

The building will remain residential in character and will be used for personal residential storage and hobby purposes.

Exterior materials and colors will be selected to complement the existing residence and surrounding residential area. Exterior lighting, if installed, will be residential in nature and directed onto the applicant's property so that it does not create glare or disturbance for neighboring properties.

Enclosing vehicles, equipment, tools, and other belongings inside the building rather than storing them outdoors will help maintain the appearance of the property. Because of the parcel's size, depth, location, and screening opportunities, the proposed building should have minimal visual or functional impact on surrounding properties.

On Fri, Aug 21, 2026, 3:44 PM Nardone, Megan <mnardone@cityofnovi.org> wrote:
Hello Stephen,

Please fill out numbers 2 3, and 5 and return back to me by 8/27/26.

Thank you,
Megan



Megan Nardone | Account Clerk
Community Development | Building Division
City of Novi | [45175 Ten Mile Rd](#) | Novi, MI 48375
t: 248.347.0459 | cityofnovi.org



To receive monthly e-news and more social media options, [click here](#).

Please note the City of Novi will never send unsolicited emails requesting immediate payment requests via wire transfer. If you receive a request for a wire transfer, do not respond or submit any funds, and please contact me immediately.

QUOTATION FOR:

Steven Chenault 1043.3
22020 Meadowbrook Rd.
Novi, Mi. 48375
1-419-609-8285
sdchenault@gmail.com

CONTACT:

Lavern Beechy
0100 N 250 W
LaGrange IN 46761
(260) 463-6425 Ext. 102
dlmetalestimates@outlook.com

POST FRAME BUILDING SPECIFICATIONS 30'W X 50'L X 14' 2"H

30' Pre-engineered Wood 4 / 12 Pitch Trusses 2' O.C. - 20 / 12 Bottom Chord
1' Overhang With Soffit Panel Perforated
Post Hole 3' 6" D X 1' 2" W with Concrete Post Cookie (2) 2x6 Treated Uplift Blocks
3 Ply 2x6 Treated Bottoms Nail Lam (Eaves 8' O.C.) (Gables 8' O.C.)
2x12 Yellow Pine Double Truss Carrier
Flat 2x4 Spruce 2' O.C. Roof Purlins And 2x4 Spruce 2' O.C. Wall Girts
Skirtboard: (1) 2x8 Treated Ground Contact

SIDING AND ROOF

Tex Black 29 Ga. Conden-Stop Parallel Rib Roof 29 Ga. with 40 Yr. Paint Warranty
Tan 29 Ga. Parallel Rib Walls 29 Ga. with 40 Yr. Paint Warranty
3' Tex Black 29 Ga. Parallel Rib Wainscot 29 Ga. with 40 Yr. Paint Warranty
Tex Black Siding Trim

DOOR, WINDOW, AND CUPOLA DETAIL

1 - 16' X 12' Insulated OH Door
1 - Sunset Universal Flush Walk Door Steel

BUILDING DETAIL

Labor To Erect Building Included

Site Prepping, Zoning And Permits Not Included

OPTIONS:

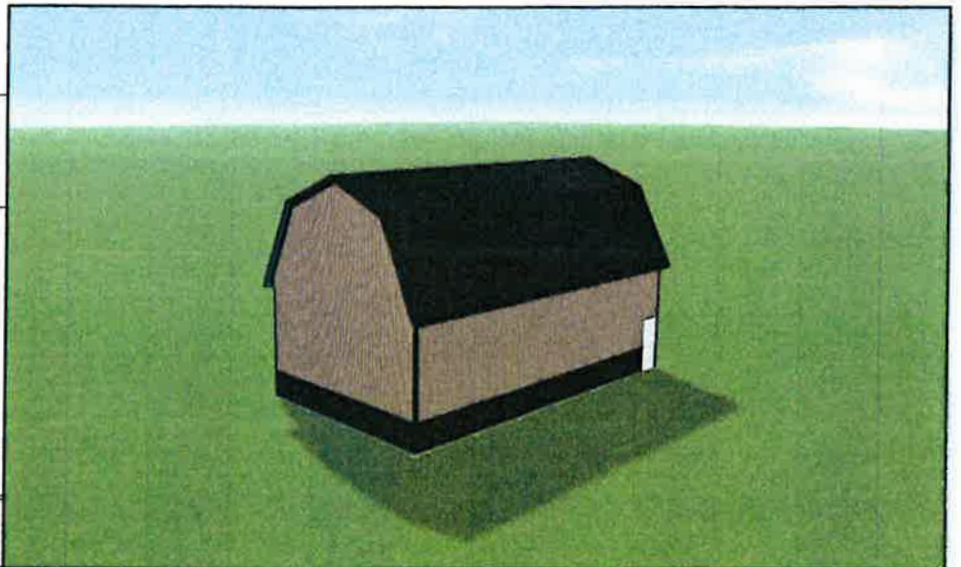
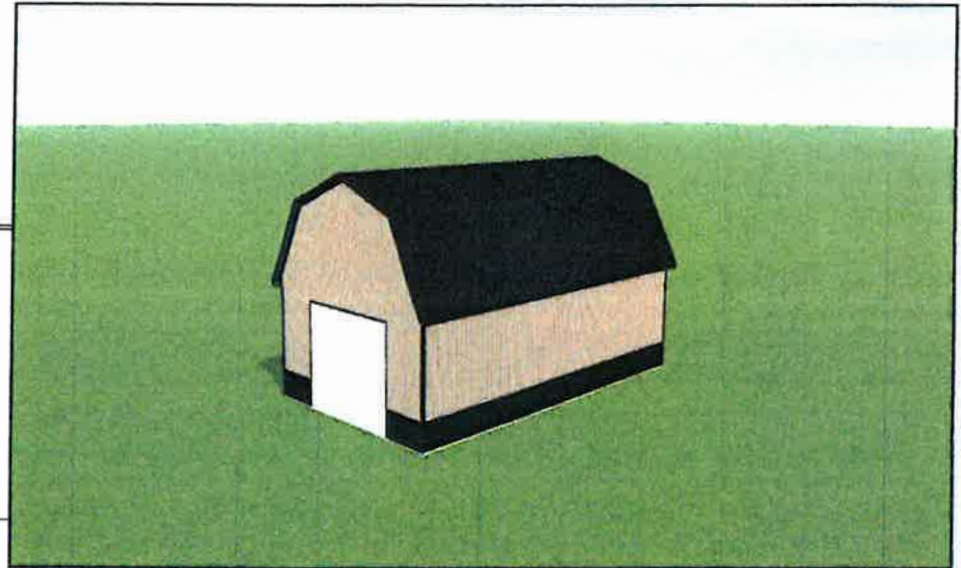
For 6" Concrete Add \$1,404.00

Without Labor Deduct (\$27,242.22)

Includes 4" Concrete, Wire Mesh & Plastic

Includes A 4' Stairway and 3/4" OSB for Room-in-Attic

GRAND TOTAL: \$57,652.39



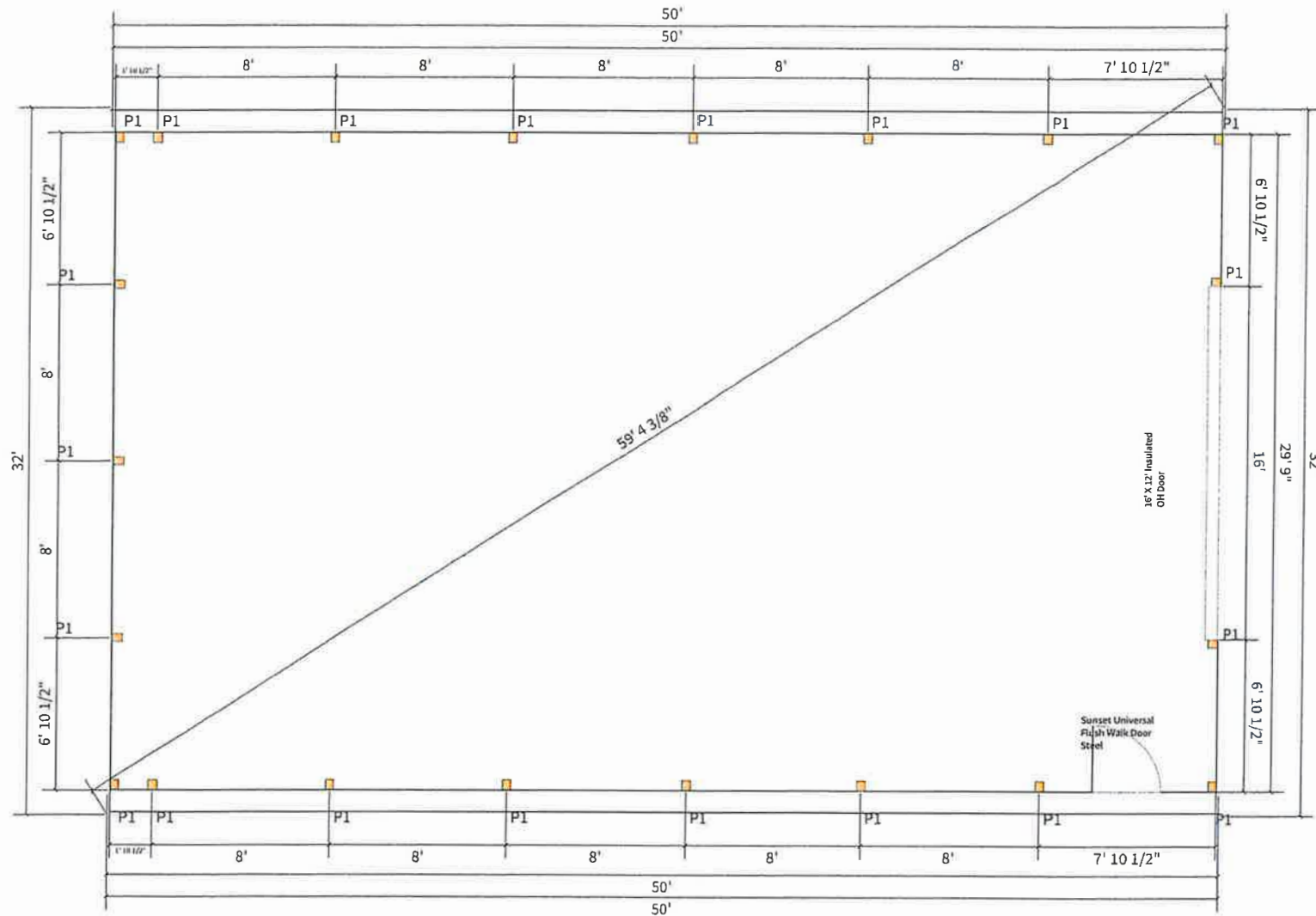
Click Here to view online: <https://postframesolver.azurewebsites.net/Framer/Viewer?key=F3XKI1A04I6LS27LGTZY2H3ORP5BZY9F>

Estimate: 1043.3

Prices are valid for 10 day from: 5/19/2026

Post Layout

Job: Steven Chenault 1043.3
Date: 7/7/2026
Time: 9:42 AM



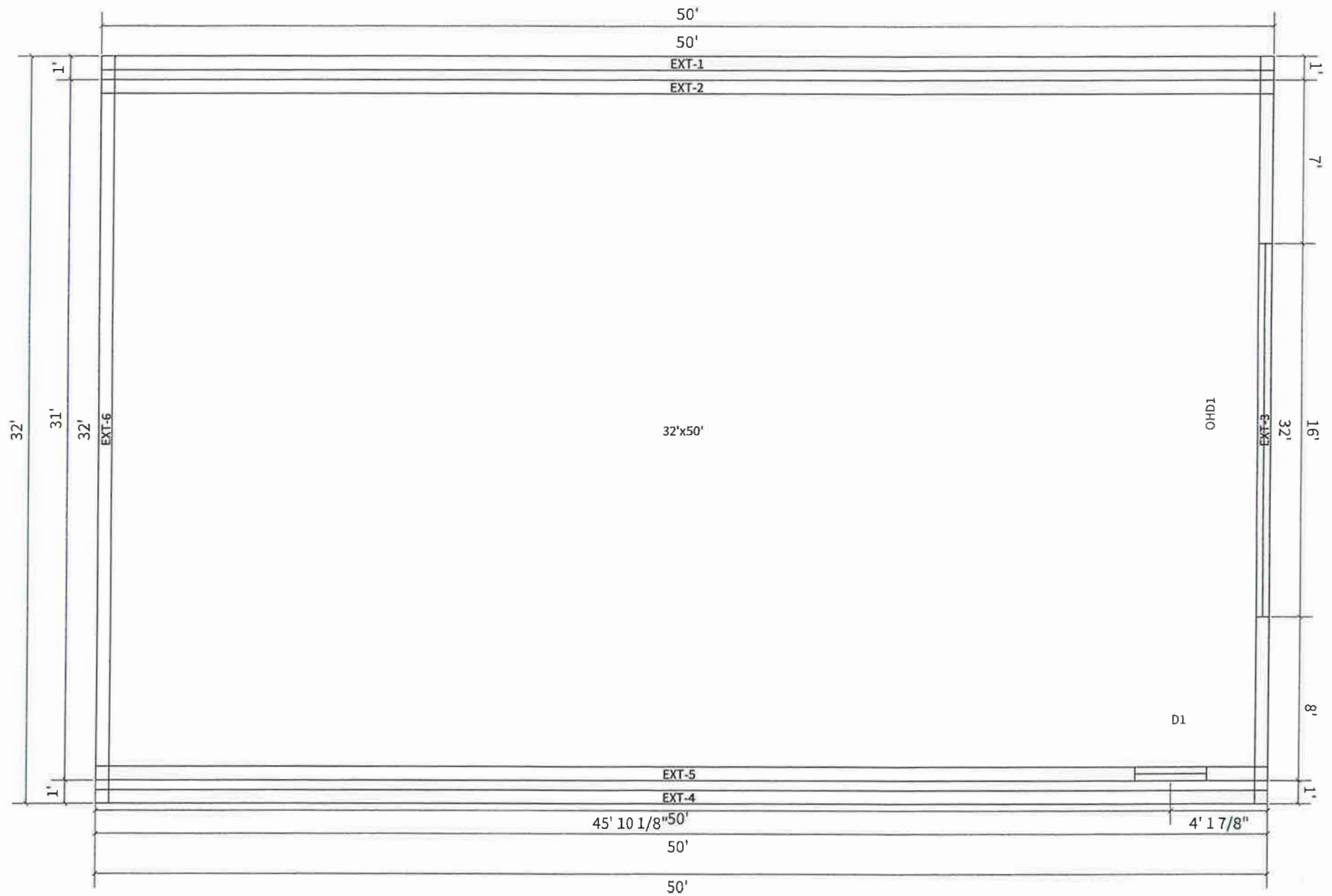
P1	3 Ply 2x6 Treated Bottoms Nail
	Lam
	HOLE: 3' 6" x 1' 2"
	Concrete Post Cookie
	(2) 2x6 Treated Uplift Blo rbc

Wall Layout

Job: Steven Chenault 1043.3

Date: 7/7/2026

Time: 9:42 AM

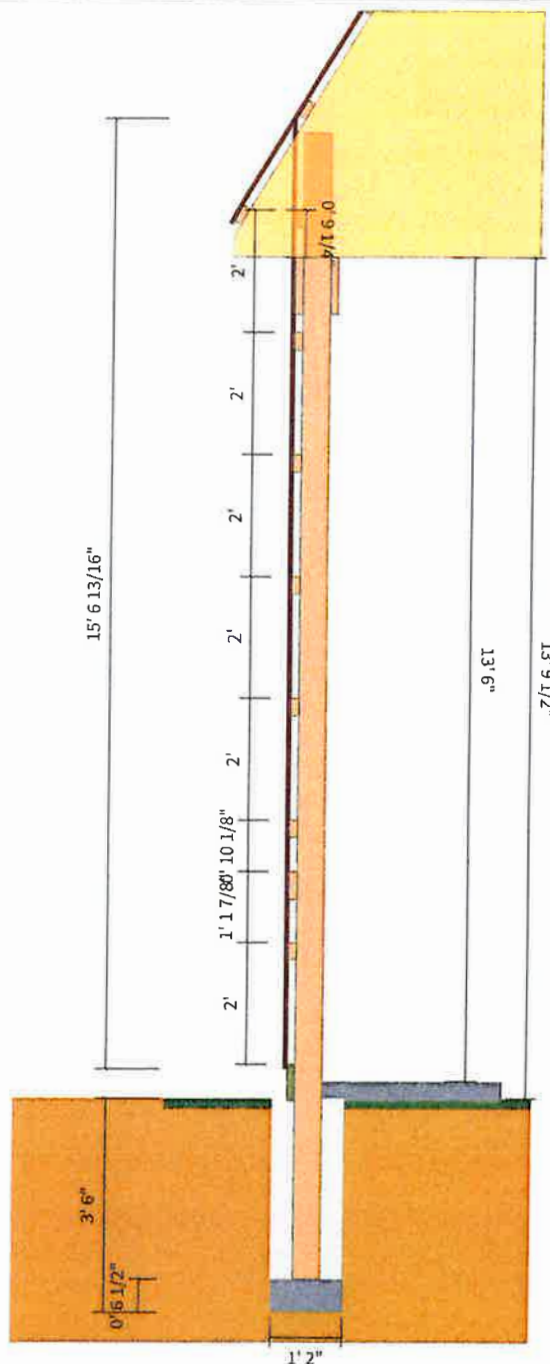


Door and Window Schedule

Label	Material
D1	Sunset Universal Flush Walk Door Steel
OHD1	16' X 12' Insulated OH Door

Cross Section - EXT-2

FOUNDATION NOTES:
POST HOLE: 3' 6" X 1' 2" DIAMETER
UPLIFT: (2) 2x6 Treated Uplift Blocks
POST TO FOUNDATION: (none)
POST BASE: Concrete Post Cookie

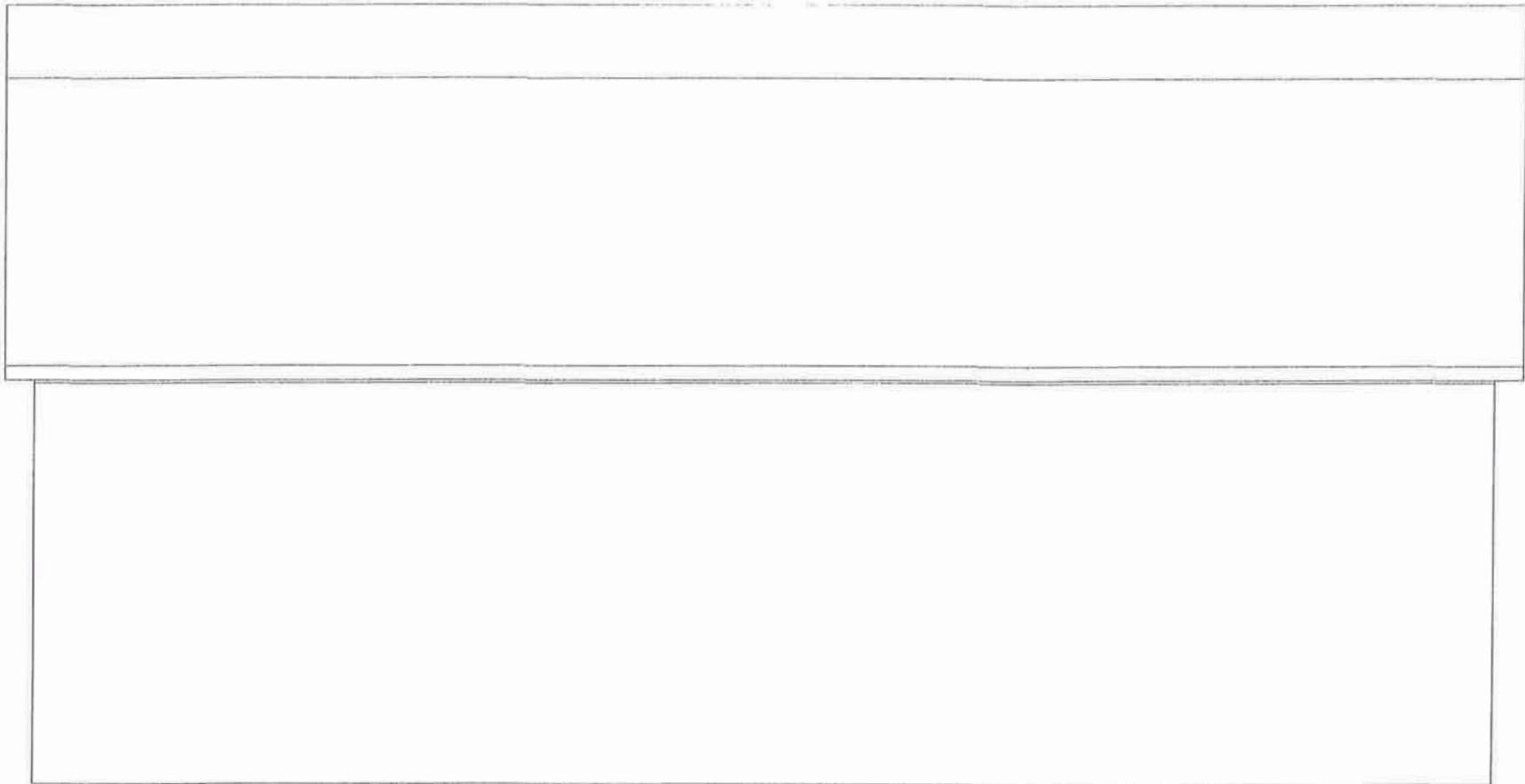


Left Elevation

Job: Steven Chenault 1043.3

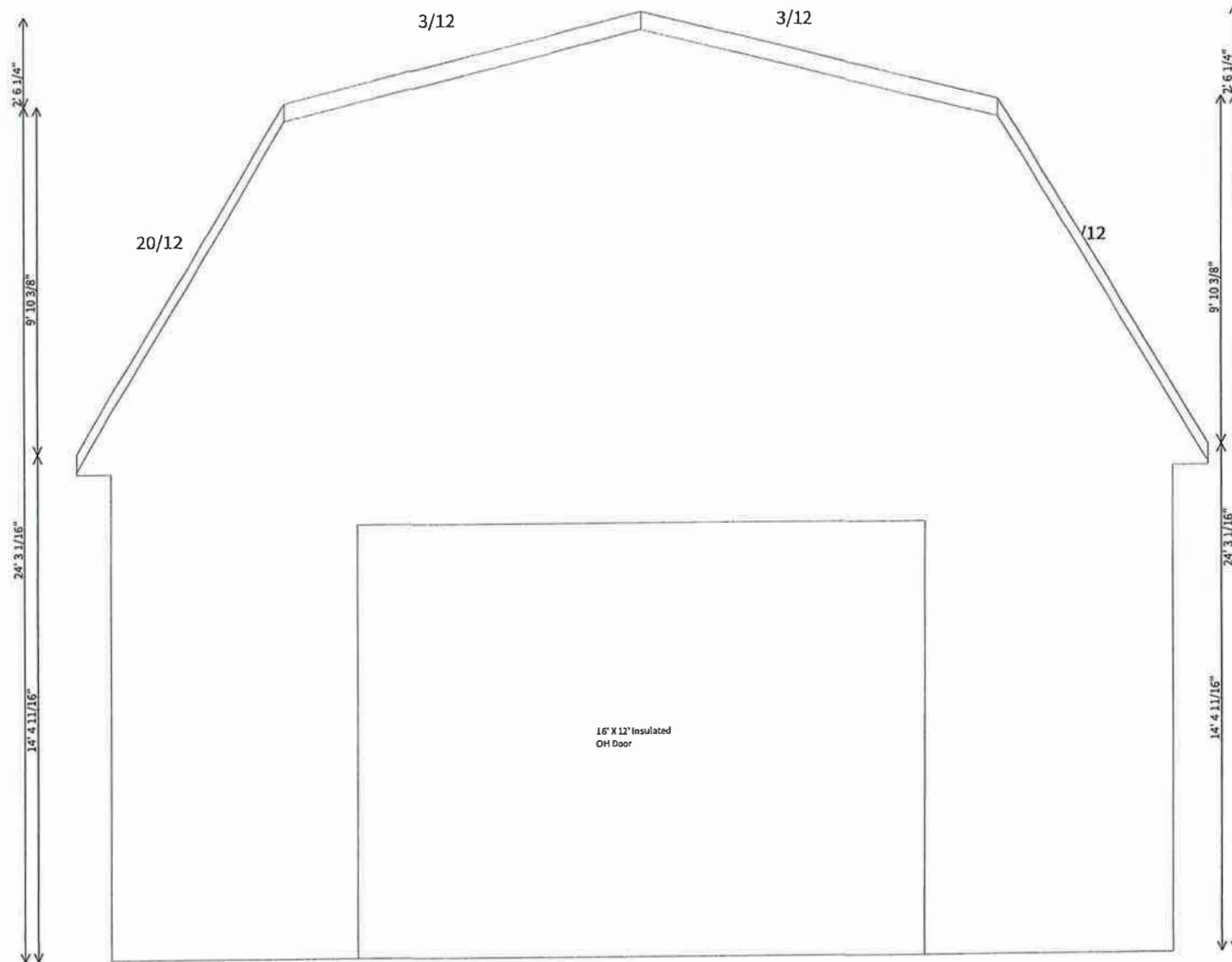
Date: 7/7/2026

Time: 9:42 AM



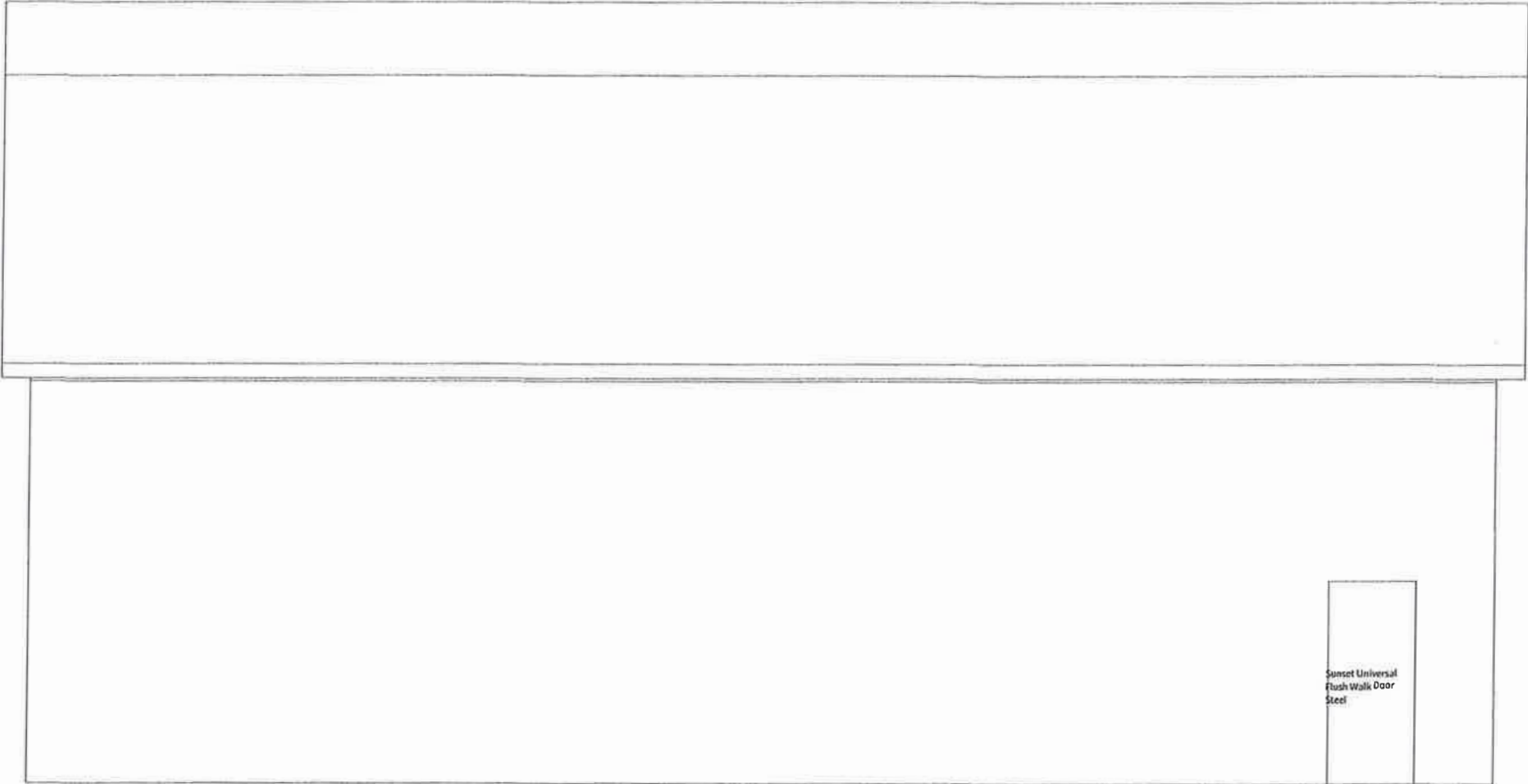
Front Elevation

Job: Steven Chenault 1043.3
Date: 7/7/2026
Time: 9:42 AM



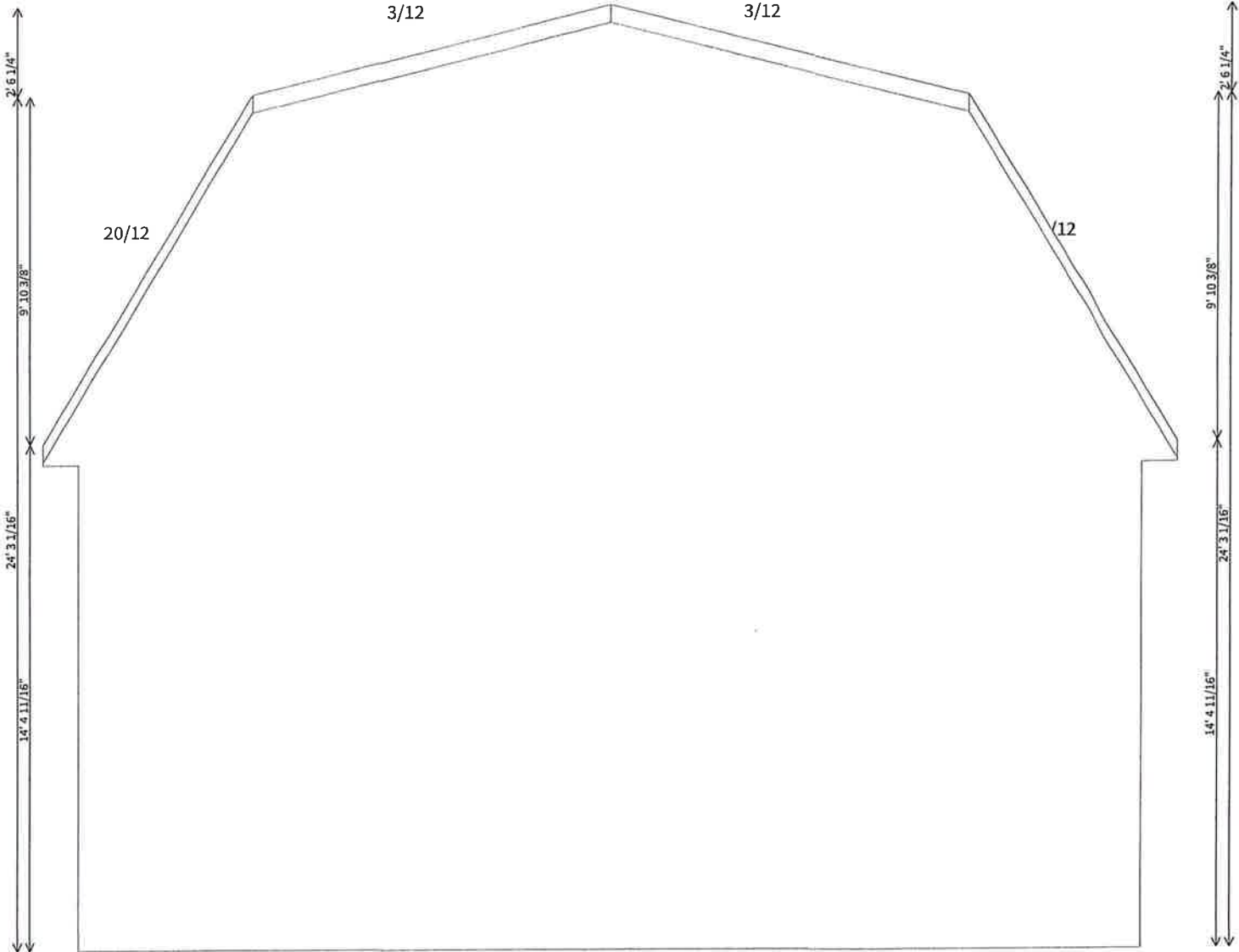
Right Elevation

Job: Steven Chenault 1043.3
Date: 7/7/2026
Time: 9:42 AM



Back Elevation

Job: Steven Chenault 1043.3
Date: 7/7/2026
Time: 9:42 AM



what are the set back requirements for an accessory building in r3 zoning in novi michigan

In the **R-3 (One-Family Residential) district** in Novi, Michigan, the setback and placement requirements for a detached accessory building (such as a garage or shed) are defined by Section 4.19 and Section 2503 of the City Code: [1, 2, 3, 4]

Location and Yard Placement

- **Rear Yard Only:** Detached accessory structures **must be located entirely within the rear yard.**
- **Front and Side Yards Prohibited:** You cannot build an accessory structure in any required front yard or required exterior side yard. [1, 2]

Required Property Line Setbacks

- **Side Yard Setback:** A minimum of **6 feet** from the side property line.
- **Rear Yard Setback:** A minimum of **6 feet** from the rear property line.
- **Easement Restriction:** Structures **cannot be built over or encroach into any utility easements** or overhead power lines. [1, 2, 3]

Building Separation Distance

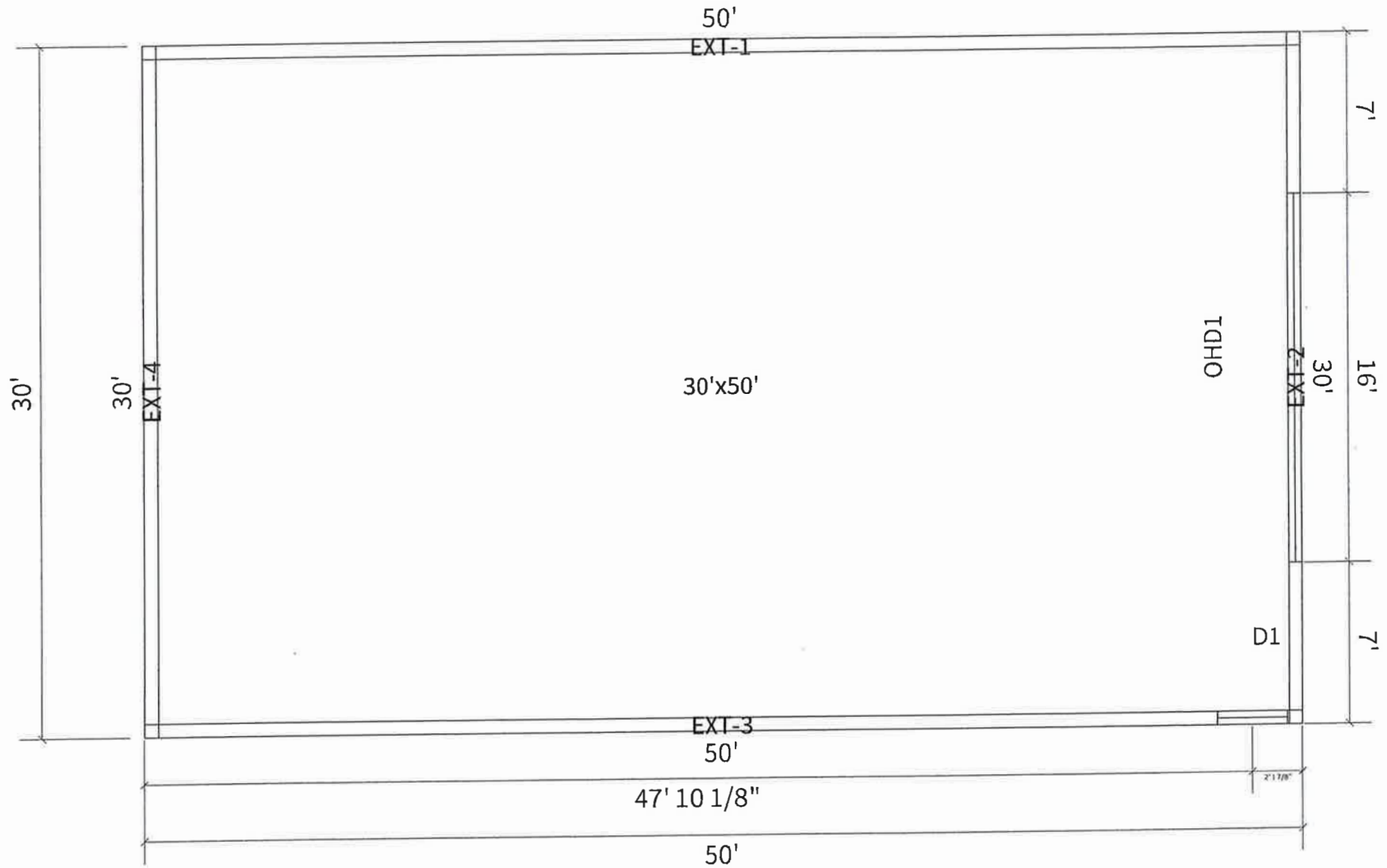
- **Distance from Main House:** The detached accessory building must be located at least **10 feet away** from the principal home or main building. [1, 2]

Maximum Height & Size Allowances

- **Height Limit:** The building cannot exceed **1 story or 14 feet in height**. For every foot it exceeds 14 feet (if a height variance is considered), it must be set back one additional foot from property lines. [1, 2]
- **Total Square Footage:** The sum total of all accessory structures on an R-3 residential lot **cannot exceed 850 square feet**. [1]
- **Lot Coverage Cap:** All accessory structures combined **cannot cover more than 25%** of the required rear yard area. [1]
- **Quantity Limits:** Only **one detached accessory building** is allowed if your lot is under 21,780 square feet (0.5 acres). A maximum of two are allowed if the lot is larger. [1]

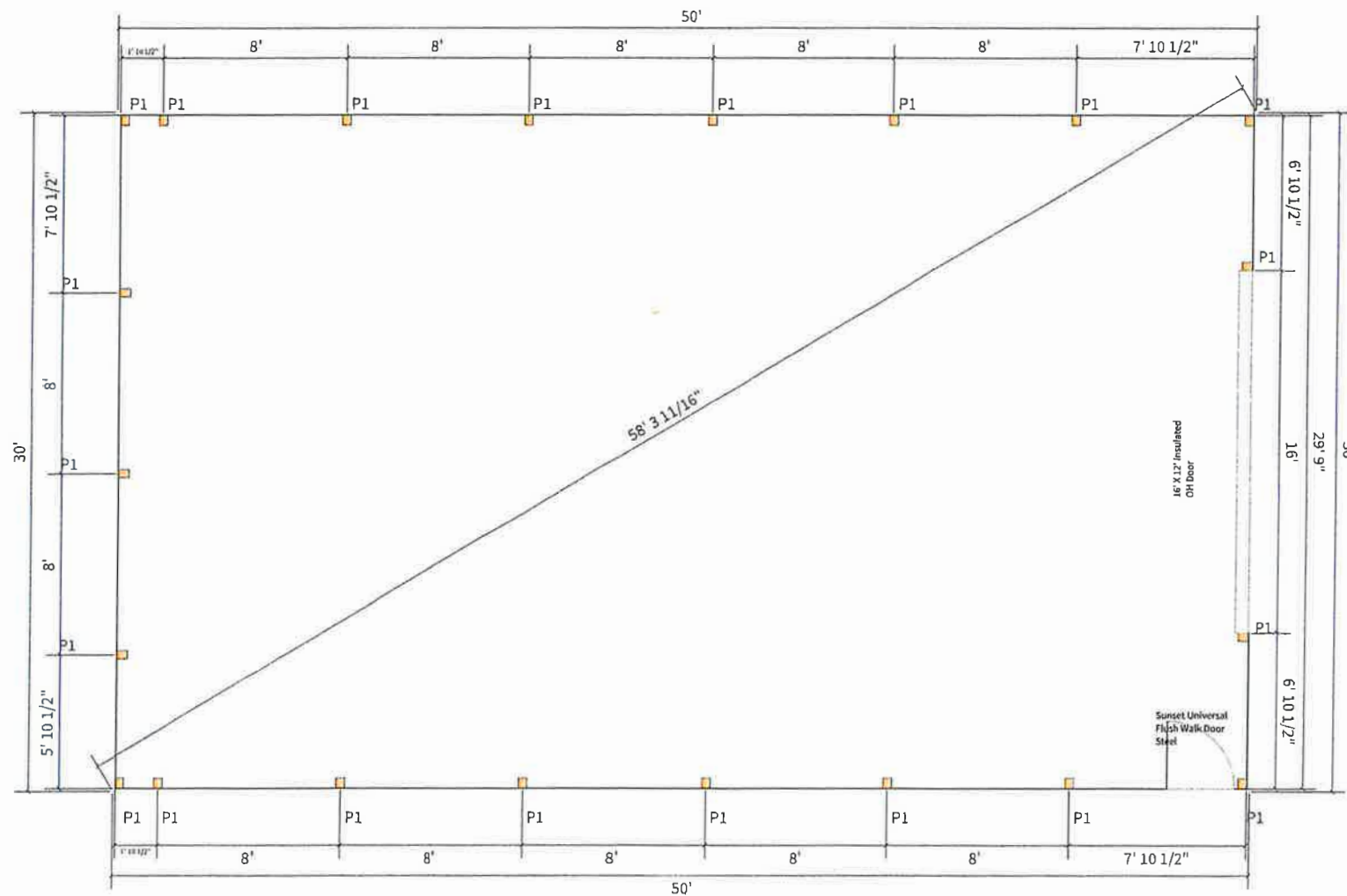
49980 sq ft
can have 2 accessory structures

Wall Layout



Post Layout

Job: Steven Chenault 1043.3
Date: 5/27/2026
Time: 7:52 AM



P1	3 Ply 2x6 Treated Bottoms Nail
	Lam
	HOLE: 3' 6" x 1' 2"
	Concrete Post Cookie
	(2) 2x6 Treated Uplift Blocks

Cross Section - EXT-1

ROOF MATERIAL: Tex Black 29 Ga. Conden-Stop Parallel Rib

PURLINS: 2x4 Spruce Flat

SUBFASCIA: 2x6 Spruce

FASCIA: 1 -1/2" x 5-1/2" Fascia Trim

SOFFIT: Soffit Panel Perforated

WALL MATERIAL: Tan 29 Ga. Parallel Rib

WAINSCOT MATERIAL: Tex Black 29 Ga. Parallel Rib

TOP OF WALL: Soffit Receiver

EXTERIOR CARRIER: 2x12 Yellow Pine

EXTERIOR WALL GIRTS: 2x4 Spruce

CORNER POSTS:

3 Ply 2x6 Treated Bottoms Nail Lam

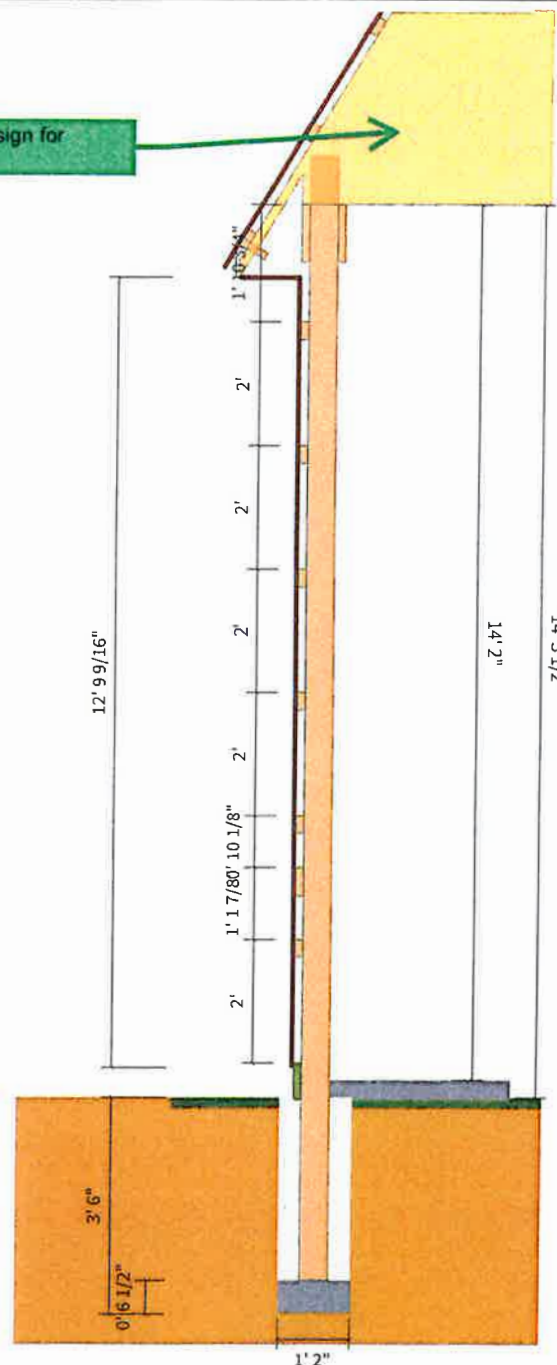
INTERMEDIATE POSTS:

3 Ply 2x6 Treated Bottoms Nail Lam

EXTERIOR SKIRT BOARD: 2x8 Treated Ground Contact
 BOTTOM IS 0' 0 1/2" BELOW GRADE

SIDING BEGINS 0' 5 7/8" ABOVE GRADE

See truss design for details



4/12 TRUSS SYSTEM

HEEL HEIGHT: 0' 9 1/4"

TRUSS SPACING: 24 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

TRUSS LOADING: (none)

INTERIOR CARRIER: 2x12 Yellow Pine

SLAB DEPTH 0' 4" OFFSET 0' 0 1/2" BELOW GRADE

FOUNDATION NOTES:

POST HOLE: 3' 6" X 1' 2" DIAMETER

UPLIFT: (2) 2x6 Treated Uplift Blocks

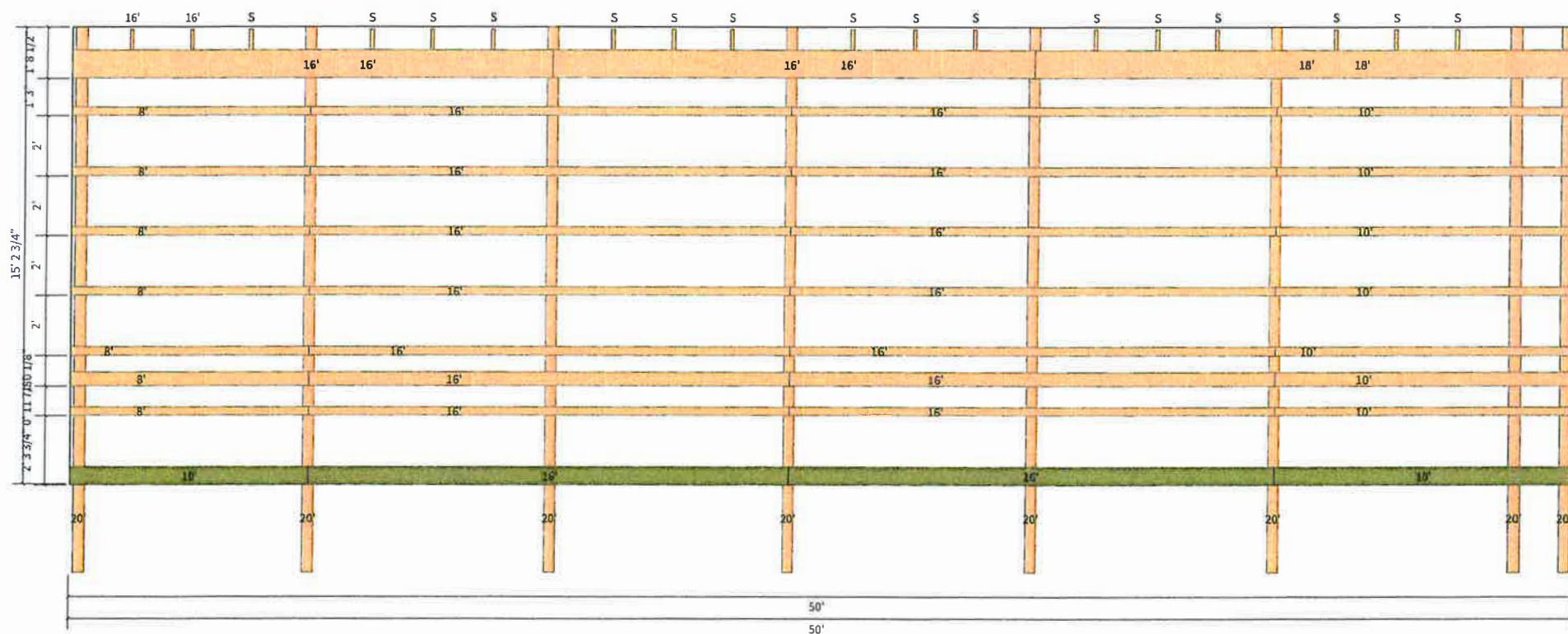
POST TO FOUNDATION: (none)

POST BASE: Concrete Post Cookie

Assembly Drawing - EXT-1

Materials

Usage	Material
TrussBearer	2x12 Yellow Pine
SkirtBoard	2x8 Treated Ground Contact
Girt	2x4 Spruce
Girt	2x6 Spruce

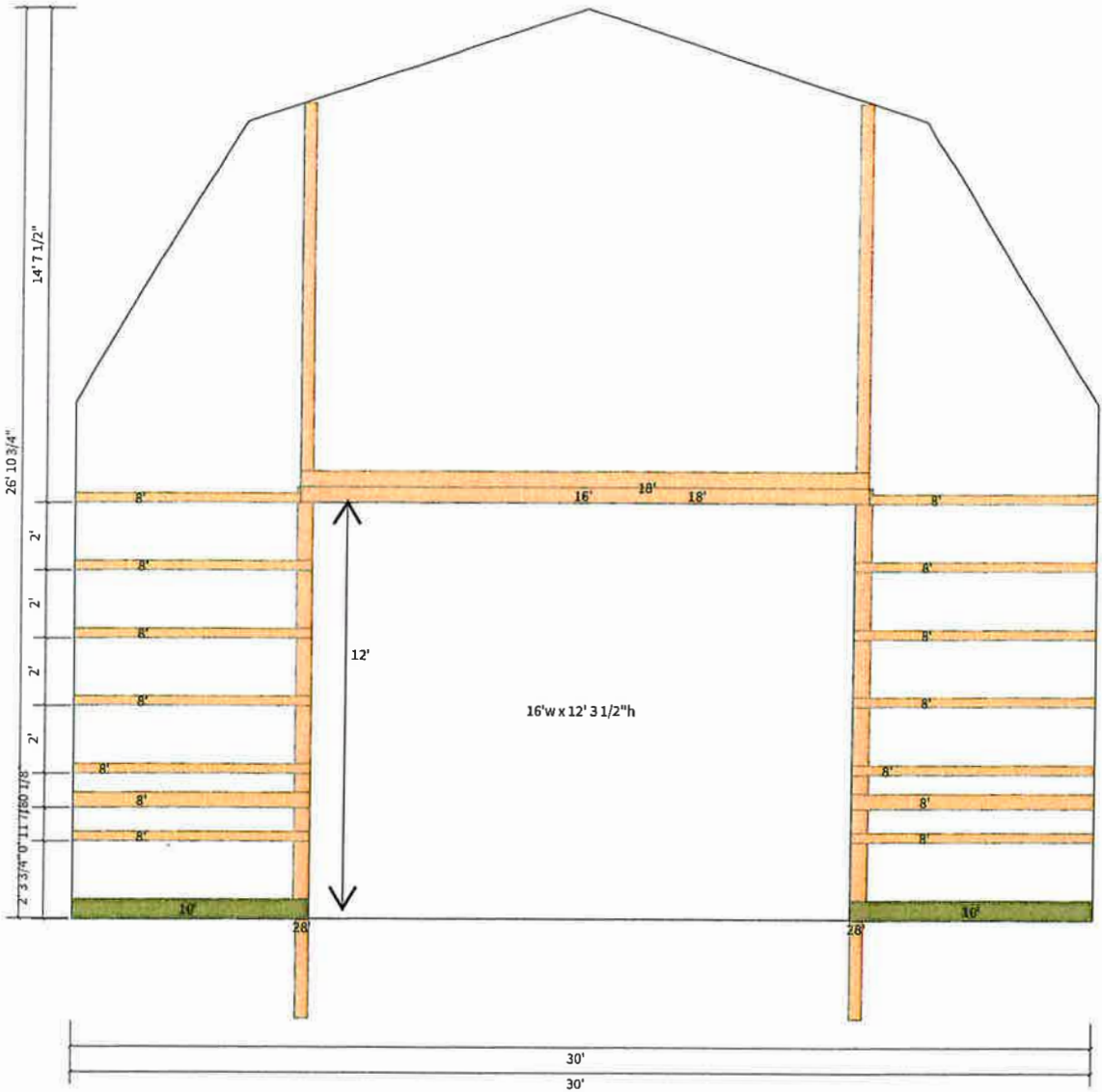


Assembly Drawing - EXT-2

Job: Steven Chenault 1043.3
Date: 5/27/2026
Time: 7:52 AM

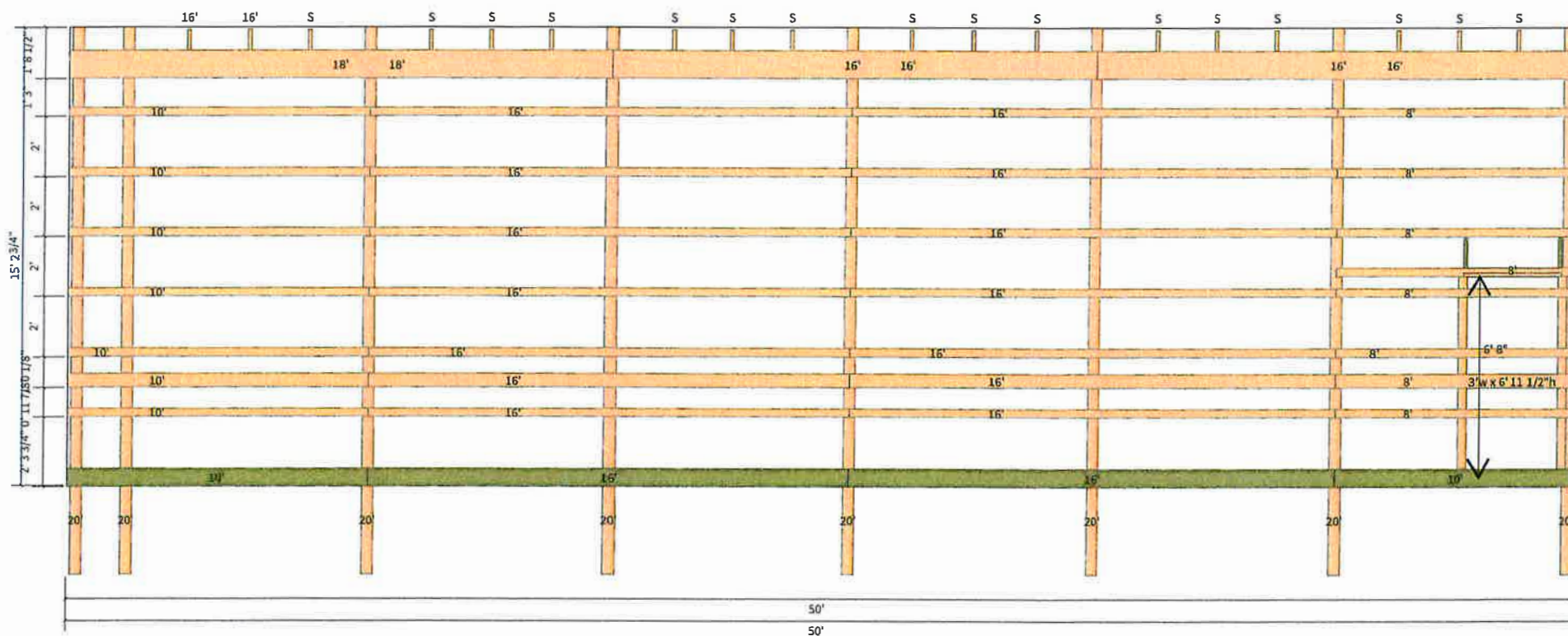
Materials

Usage	Material
SkirtBoard	2x8 Treated Ground Contact
Girt	2x4 Spruce
Girt	2x6 Spruce

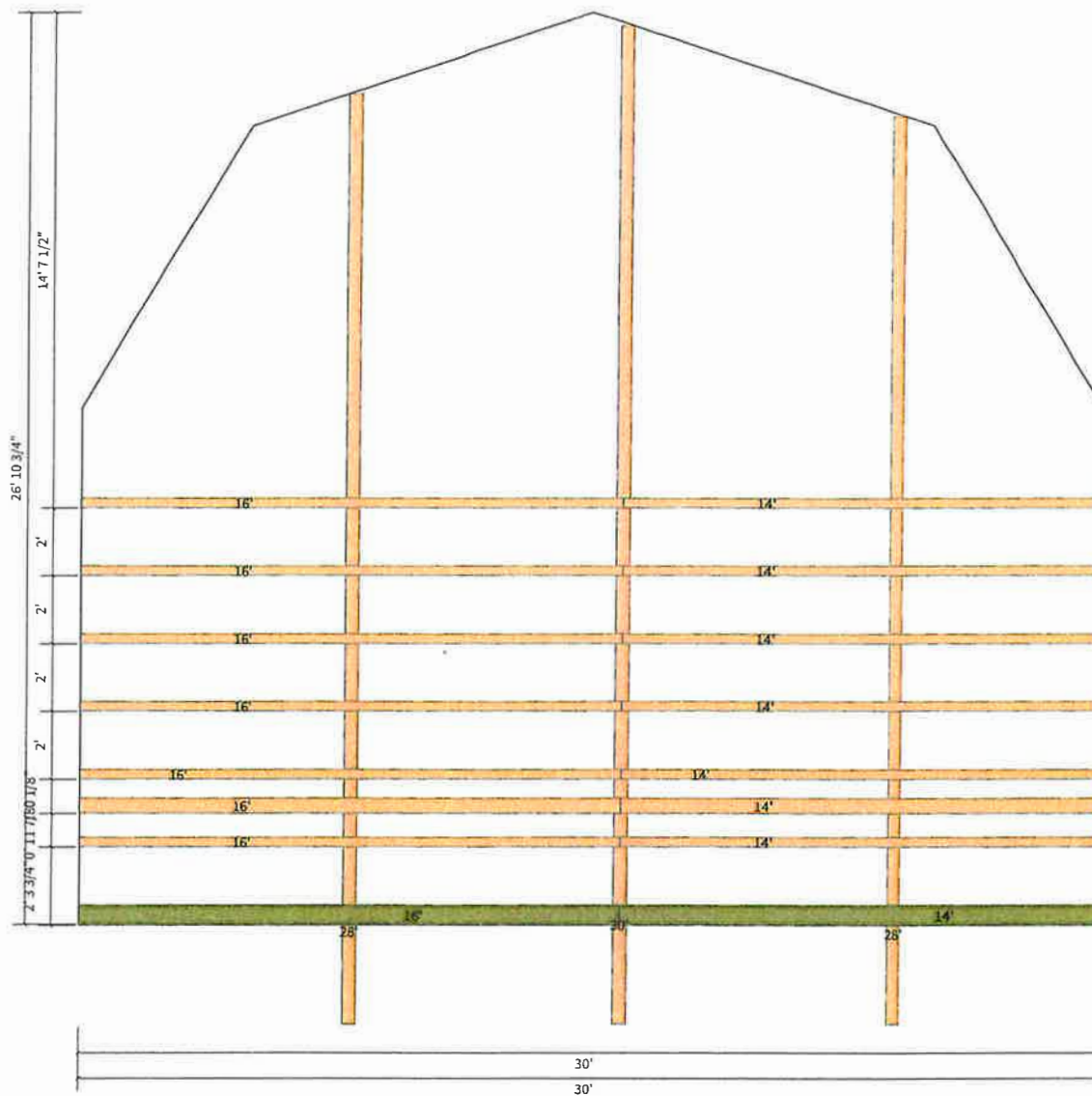


Materials

Usage	Material
TrussBearer	2x12 Yellow Pine
SkirtBoard	2x8 Treated Ground Contact
Girt	2x4 Spruce
Girt	2x6 Spruce

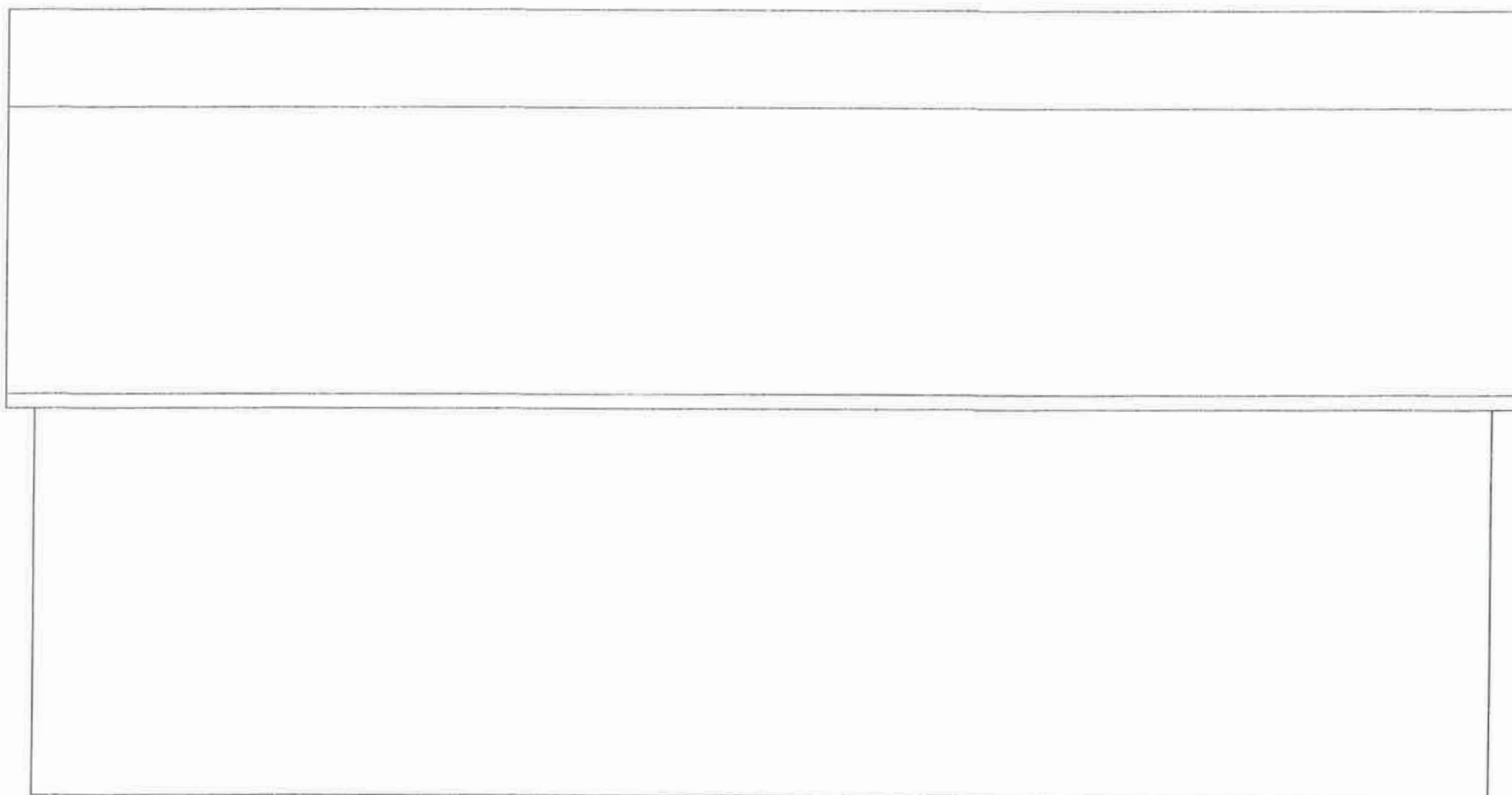


Usage	Material
SkirtBoard	2x8 Treated Ground Contact
Girt	2x4 Spruce
Girt	2x6 Spruce

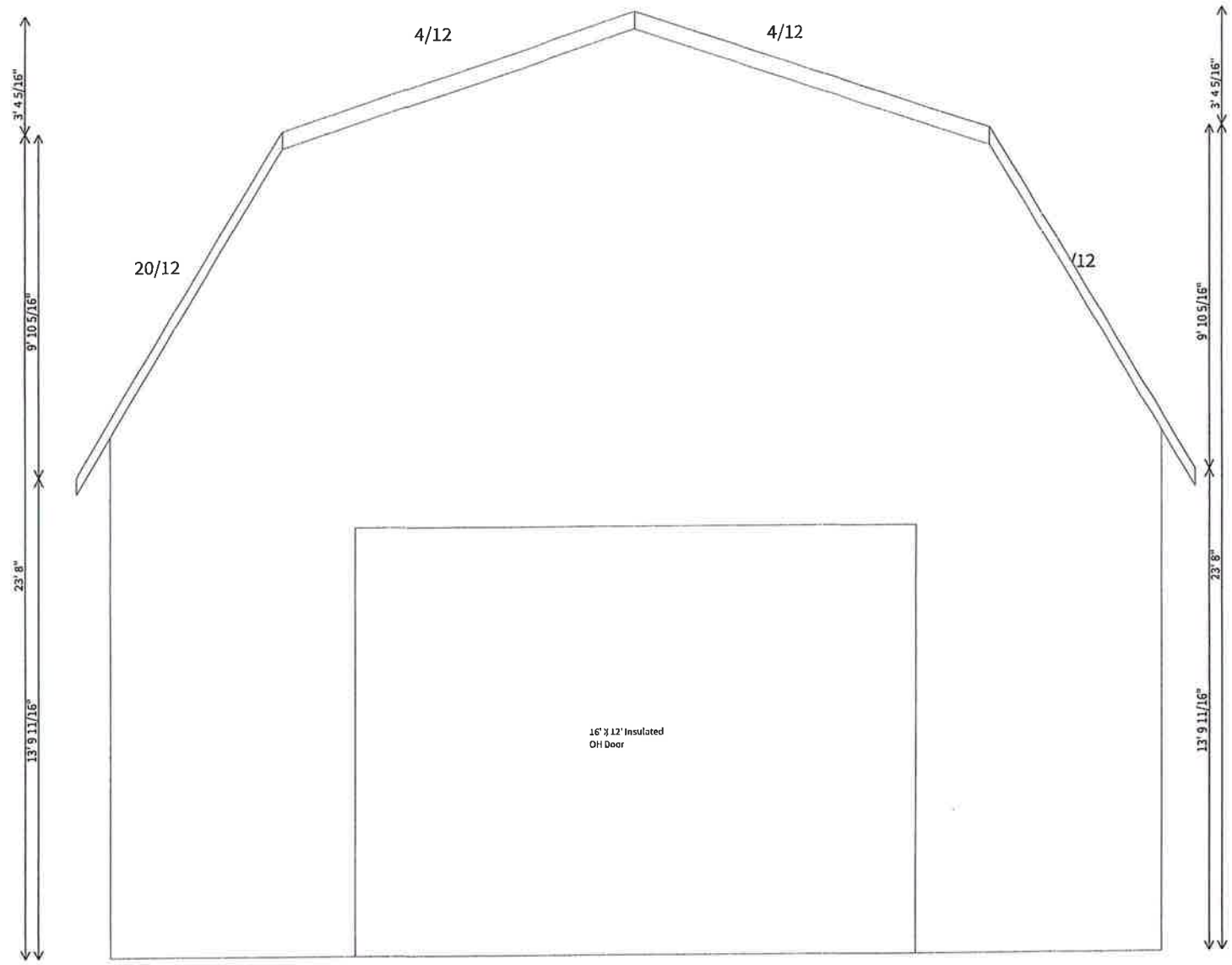


Left Elevation

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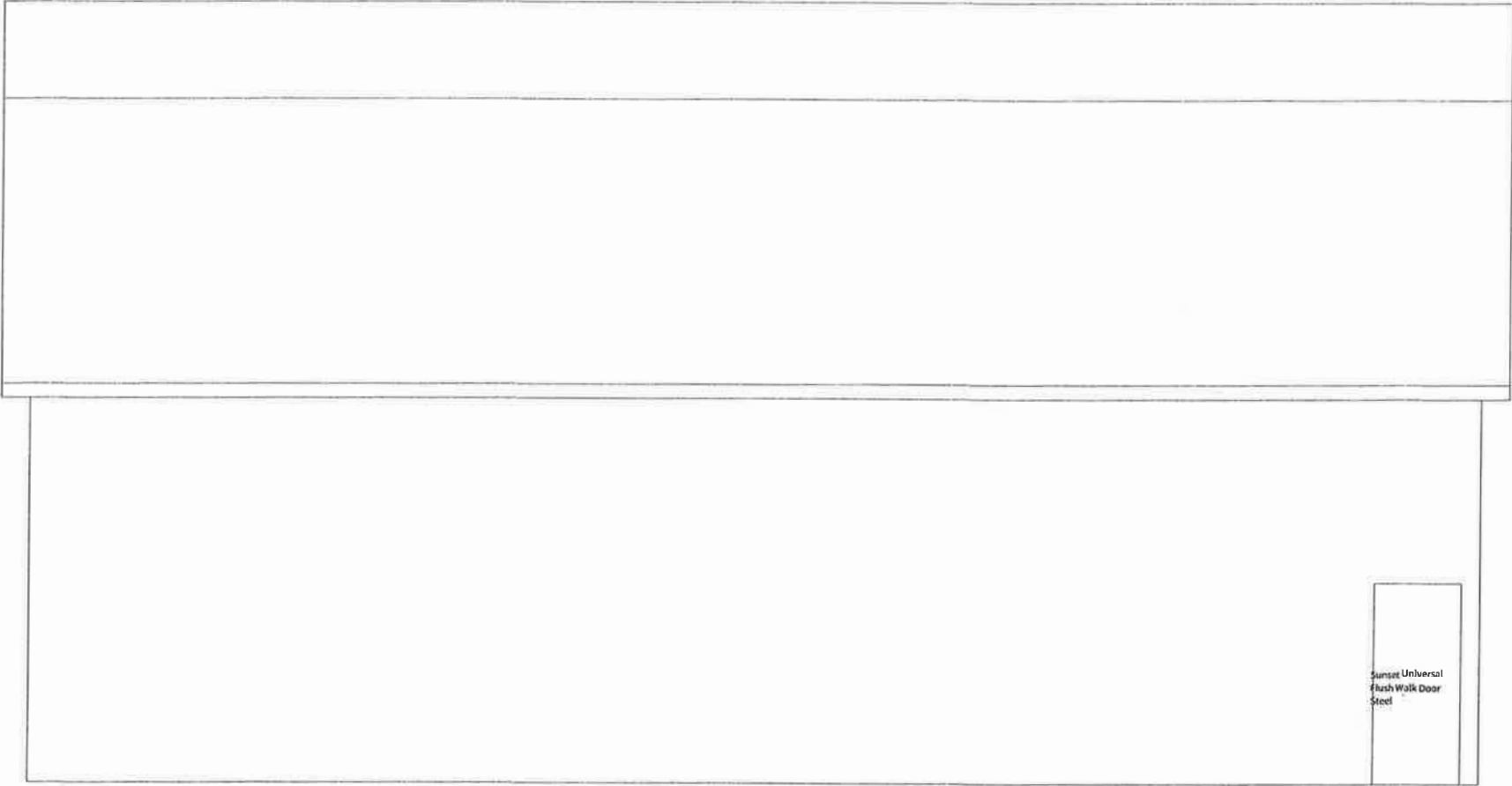


Front Elevation

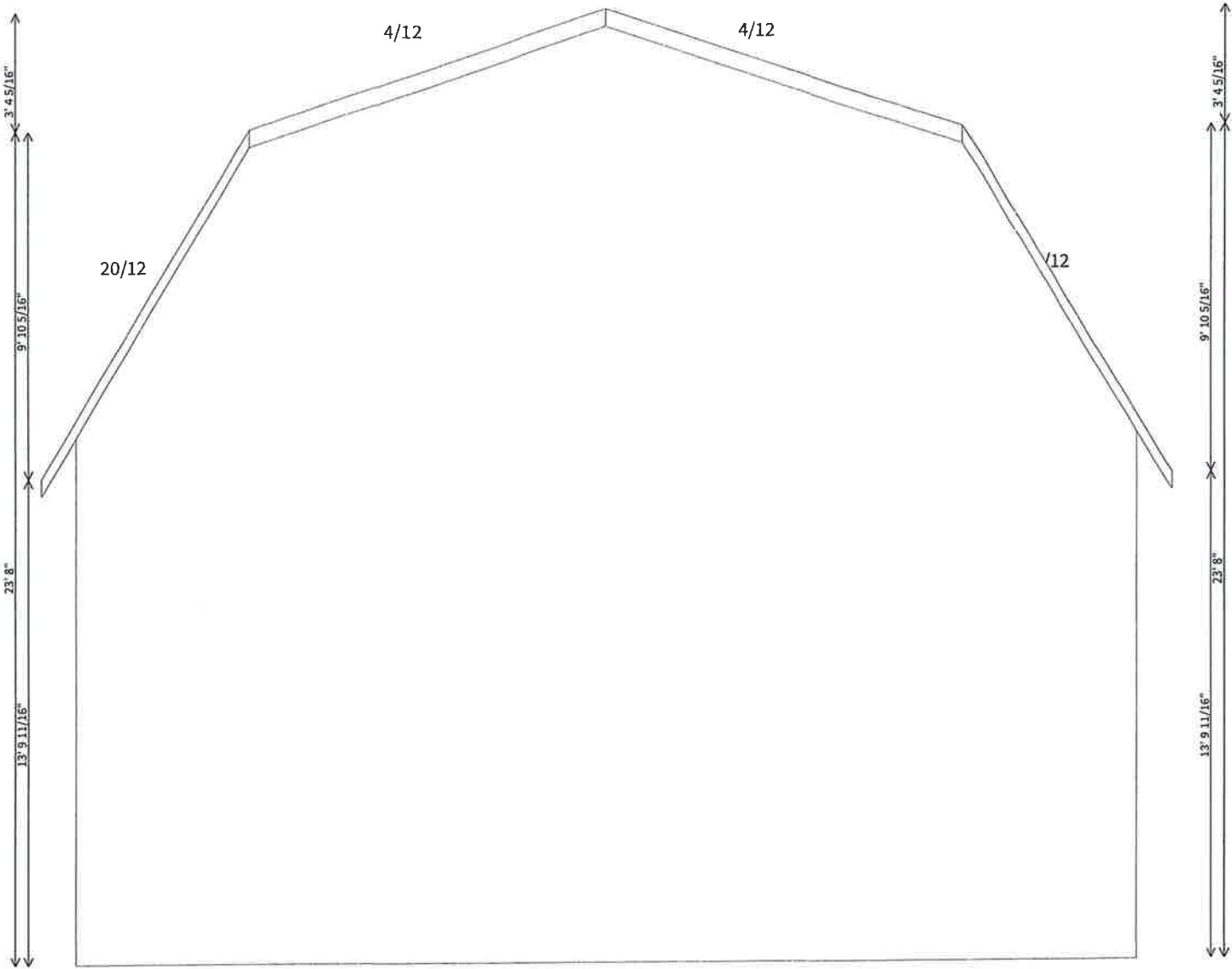


Right Elevation

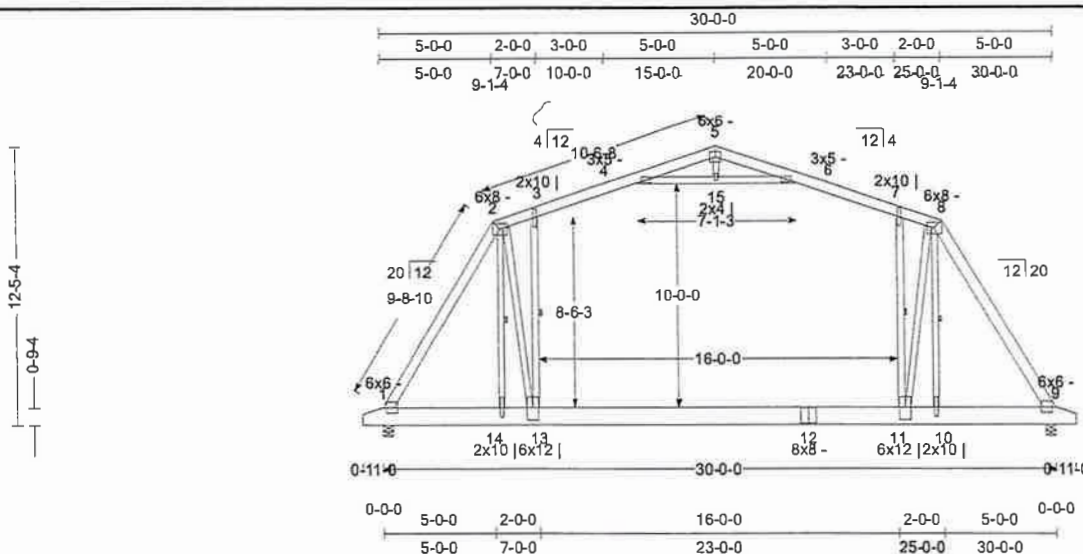
Job: Steven Chenault 1043.3
Date: 5/27/2026
Time: 7:52 AM



Back Elevation



SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLY(S)	SPACING	WGT/PLY
30-0-0	20/12	22	0-0-0	0-0-0	0-0-0	0-0-0	1	24 in	292 lbs



D & L Metal Sales

365 S 250 W

LaGrange, IN 46761

Ph: (260) 463-6425 trussdesign@dlmetal.com

Truss: A1G

Job: Steven-Nov MI

Date: 05/18/26 10:36:24

Page: 1 of 1

SPAN
30-0-0

PITCH
20/12

QTY
2

OHL
0-0-0

OHR
0-0-0

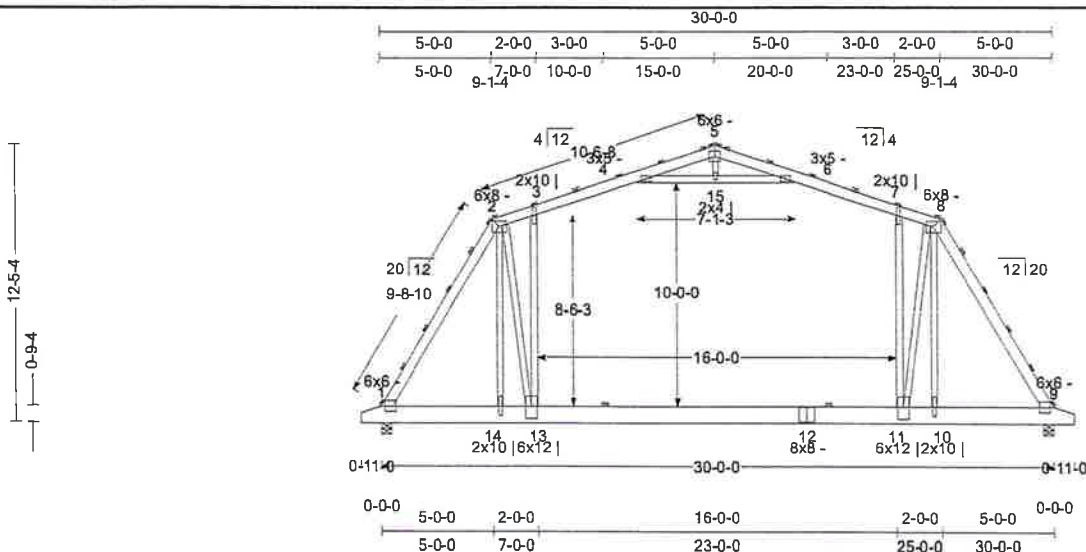
CANT L
0-0-0

CANT R
0-0-0

PLY(S)
2

SPACING
48 in

WGT/PLY
292 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TC: 23.1	Bldg Code: IBC 2018/	TC: 0.48 (2-3)	Vert TL: 0.47 in	L / 736	(12-13)	L / 360
TDCL: 7 (rake)	TPI 1-2014	BC: 0.57 (11-13)	Vert LL: 0.34 in	L / 999	(12-13)	L / 440
BCCL: 0	Rep Mtr: No	Web: 0.32 (8-11)	Cant / OH TL: 0.02 in UP	2L / 982	9	2L / 240
BCDL: 10	Lumber D.O.L.: 115 %		Cant / OH LL: 0.02 in	2L / 999	9	2L / 240
			Horiz TL: 0.02 in		9	

Reaction

JT	Brg Combo	Brg Width	Rod Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	5.5 in	1.95 in	4,713 lbs					269 lbs
9	1	5.5 in	1.95 in	4,713 lbs					

Material

TC: SYP #1 2 x 6
BC: SYP 2400/2.0 2 x 10
Web: SYP #1 2 x 4

Bracing

TC: Purlins at 24" OC, Purlin design by Others.
BC: Sheathed or Purlins at 10'-0", Purlin design by Others.

Loads

- 1) This truss has been designed for the effects due to non-concurrent 10 psf bottom chord live load plus dead loads.
- 2) This truss has been designed for the effects of balanced (23.1 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 30 psf GSL, Terrain C, Exposure (Ce = 1.0), Thermal (Ct = 1.10), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable, Risk Category II, Overall Bldg Dims 30 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60
- 4) This truss has been designed for the effects of TC LL = 20 psf.
- 5) Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Attic floor area has been designed as a living area with 40 psf floor live load and a 5 psf floor dead load, and the interior vertical webs and ceiling has been designed for a 10 psf dead load.
- 3) The fabrication tolerance for this roof truss is 20 % (Cq = 0.80).
- 4) The profile of at least one structural member has been modified by the user and as a result requires engineering review.
- 5) Design assumes minimum x2 (flat orientation, visually graded) purlins attached to the top of the TC at purlin spacing shown with at least 2-10d nails.
- 6) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 7) At least one web of this truss has been designed with a panel point in the web. All panel points on such webs shall be braced laterally perpendicular to the plane of the truss. Lateral braces shall be installed within 6" of each web panel point.
- 8) Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member.
- 9) A creep factor of 2.00 has been applied for this truss analysis.
- 10) The "SYP" label shown in the "Material Summary" above indicates the new SYP design values effective June 1, 2013 were used.
- 11) The fixtures shown for this multiply truss are per ply and the reactions are for all plies. Two identical trusses shall be built and attached as follows, per ply: 16d Nails or Gum Nails [min 0.135"x3"] TC - 2 staggered rows @ 1'-0" oc, BC - 3 staggered rows @ 1'-0" oc, Webs - 1 row @ 1'-0" oc.
- 12) When applied loads are on one side of girder, do not flip girder during girder connector installation, install connectors on the girder side where supported loads are applied. When applied loads are on both sides of girder, double the spacing and install half of the connectors on one side of girder and then flip the girder to install the other half of the connectors on the opposite side (at double the connector spacing). Connectors on opposite sides of the girder shall be offset.
- 13) Lateral bracing shall be attached to each ply.
- 14) All fasteners minimum 2-1/2" long, unless otherwise noted.
- 15) Nails in 1st and 2nd ply shall be offset from successive plies by 1/2 the nail spacing.
- 16) Listed wind uplift reactions based on MWFRS & C&C loading.
- 17) Bottom chord in the open area of this truss meets L/440 for live load and L/360 for total load deflection criteria.

WARNING: Verify all design parameters and follow all notes on this drawing and in the Eagle Metal Design Notes. This design is for an individual building component (a truss), not a truss system, and is based only on parameters shown and provided by the Building Designer. The applicability of the design parameters must be verified by the Building Designer and should properly incorporate this design into the overall building design before use. Bracing shown is only to prevent buckling of individual truss web and/or chord members. Additional temporary and permanent bracing is always required to prevent collapse and provide stability. Design valid only when Eagle Metal connectors are used. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown.

TrueBuild® Truss Software v5.8.14
Eagle Metal Products

D & L Metal Sales

365 S 250 W

LaGrange, IN 46761

Ph: (260) 463-6425 trussdesign@dlmetal.com

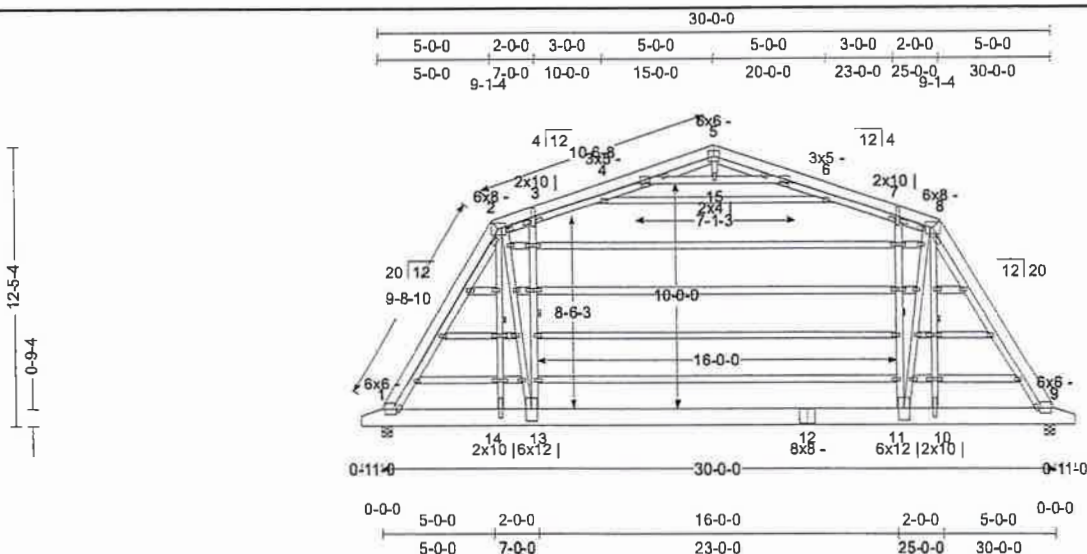
Truss: A1GE

Job: Steven-NoviMI

Date: 05/18/26 10:36:24

Page: 1 of 1

SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLY(S)	SPACING	WGT/PLY
30-0-0	20/12	2	0-0-0	0-0-0	0-0-0	0-0-0	1	24 in	481 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TCLL: 23.1	Bldg Code: IBC 2018/	TC: 0.41 (2-3)	Vert TL: 0.47 in	L / 736	(12-13)	L / 240
TCDL: 7(mike)	TP 1-2014	BC: 0.50 (11-13)	Vert LL: 0.34 in	L / 999	(12-13)	L / 360
BCLL: 0	Rep Mbr: Yes	Web: 0.32 (8-11)	Cant / OH TL: 0.02 in UP	2L / 982	9	2L / 240
BCDL: 10	Lumber D.O.L.: 115 %		Cant / OH LL: 0.02 in	2L / 999	9	2L / 240
			Horz TL: 0.02 in		9	

Reaction

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	5.5 in	1.95 in	2,357 lbs					134 lbs
9	1	5.5 in	1.95 in	2,357 lbs					

Material

TC: SYP #1 2 x 6
BC: SYP 2400/2.0 2 x 10
Web: SYP #1 2 x 4

Bracing

TC: Sheathed or Purlins at 4-9-0, Purlin design by Others.
BC: Sheathed or Purlins at 10-0-0, Purlin design by Others.
Web: One Midpoint Row: 2-14, 3-13, 7-11, 8-10

Loads

- This truss has been designed for the effects of balanced (23.1 psf) and unbalanced sloped roof snow loads in accordance with ASCE7 - 16 with the following user defined input: 30 psf GSI, Terrain C, Exposure (Ce = 1.0), Thermal (Ct = 1.10), DOL = 1.15. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 16 with the following user defined input: 115 mph (Factored), Exposure C, Enclosed, Gable, Risk Category II, Overall Bldg Dims 30 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60
- This truss has been designed for the effects of TCLL = 20 psf
- Non-concurrent minimum storage attic loading has been applied in accordance with IBC 1607.1

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Gable webs placed at 24" OC, U.N.O.
- Attach structural gable blocks with 2x4 20g plates, U.N.O.
- Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI-B3 published by the SBCA.
- Attic floor area has been designed as a living area with 40 psf floor live load and a 5 psf floor dead load, and the interior vertical webs and ceiling has been designed for a 10 psf dead load
- The fabrication tolerance for this roof truss is 20 % (Cq = 0.80)
- The profile of at least one structural member has been modified by the user and as a result requires engineering review.
- Gable must be sheathed on one side or lateral bracing applied appropriately
- At least one web of this truss has been designed with a panel point in the web. All panel points on such webs shall be braced laterally perpendicular to the plane of the truss. Lateral braces shall be installed within 6" of each web panel point.
- Lateral bracing shown is for illustration purposes only and may be placed on either edge of truss member
- A creep factor of 2.00 has been applied for this truss analysis.
- The "SYP" label shown in the "Material Summary" above indicates the new SPIB design values effective June 1, 2013 were used.
- ☒ Indicates lateral bracing required perpendicular to the plane of the truss at either the midpoint (one shown) or third points (two shown), bracing by others. See BCSI-B3 for additional information.
- Listed wind uplift reactions based on MWFRS & C&C loading.

WARNING: Verify all design parameters and follow all notes on this drawing and in the Eagle Metal Design Notes.

This design is for an individual building component (a truss), not a truss system, and is based only on parameters shown and provided by the Building Designer. The applicability of the design parameters must be verified by the Building Designer and should properly incorporate this design into the overall building design before use. Bracing shown is only to prevent buckling of individual truss web and/or chord members. Additional temporary and permanent bracing is always required to prevent collapse and provide stability. Design valid only when Eagle Metal connectors are used. A seal on this drawing indicates acceptance of professional engineering responsibility solely for the truss component design shown.

TrueBuild® Truss Software v5.8.14
Eagle Metal Products

CERTIFICATE OF SURVEY

NORTHWEST CORNER
SEC. 36, T.1N., R.8E.,
NOVI TOWNSHIP
OAKLAND CO., MICH.
L. 15528, P. 755

P.O.C.

WEST LINE OF
SECTION 36

1330.52' R&M
DUE SOUTH

P.O.B.

60.0' R&M

F.C.M.

S 89°56'02" E (M)
DUE EAST (R)

416.48' R&M

SOUTHERLY LINE OF
"TURTLE CREEK"

177.2'±

PARCEL ID#
22-36-151-013
49,978 FT.²
1.15 AC.±

EAST R.O.W. LINE OF
MEADOWBROOK ROAD

416.48' R&M

N 89°56'02" W (M) DUE WEST (R)

F.C.M.
LEANING
EAST

12 ft side
6 ft back
Set Dec 15

EX. BLD

ATT. 3
CAR GAR.

22020
EX. 2 STY.
BR. TR. HSE.

COV
PATIO

EASTERLY LINE OF
"TURTLE CREEK"

120.00' R&M

592.45' R&M

F.C.I.

161.00' R&M

F.I.R.

F.C.M.

± OF MEADOWBROOK ROAD (WIDTH VARIES)

2641.24' R&M

WEST 1/4 CORNER
SEC. 36, T.1N., R.8E.,
NOVI TOWNSHIP
OAKLAND CO., MICH.
L. 15528, P. 181

LEGEND

FOUND MONUMENTATION
SET MONUMENTATION
SECTION CORNER
RECORD MEAS.
FIELD MEAS.
PROPERTY LINE
SECTION LINE
EASEMENT LINE
PARCEL LINE
FOUND CONC. MON.
FOUND IRON ROD
FOUND CAPPED IRON
SET CAPPED IRON
RIGHT OF WAY
POINT OF BEGIN
POINT OF COMMENCE

●
○
+

F.C.M.
F.I.R.
F.C.I.
S.C.I.
R.O.W.
P.O.B.
P.O.C.

LEGAL DESCRIPTION

PARCEL ID# 22-36-151-013

A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36, THENCE DUE SOUTH 1330.52 FEET ALONG THE WEST LINE OF SAID SECTION 36, SAID LINE ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD (WIDTH VARIES), SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF "TURTLE CREEK" AS MONUMENTED AND RECORDED IN LIBER 155 ON PAGE 3 OF OAKLAND COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 02 SECONDS EAST 416.48 FEET (RECORDED AS DUE EAST) ALONG SAID SOUTHERLY LINE OF "TURTLE CREEK" AS MONUMENTED TO THE EASTERLY LINE OF SAID "TURTLE CREEK" AS MONUMENTED; THENCE DUE SOUTH 120.00 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 89 DEGREES 56 MINUTES 02 SECONDS WEST 416.48 FEET (RECORDED AS DUE WEST) TO A POINT ON THE WEST LINE OF SAID SECTION 36, SAID POINT ALSO BEING ON THE CENTERLINE OF SAID MEADOWBROOK ROAD; THENCE DUE NORTH 120.00 FEET ALONG SAID WEST LINE AND CENTERLINE TO THE POINT OF BEGINNING CONTAINING 1.15 ACRES OF LAND MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE WESTERLY 33 FEET THEREOF FOR MEADOWBROOK ROAD, ALSO SUBJECT TO ANY OTHER EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.



Nowry & Hale
Land Surveying LLC

192 N. Main St., Suite D, Plymouth, MI, 48170
Office: (734) 446-5501 Email: nowry@halerl.com

SECTION:	N W 1/4 Sec. 36	DATE:	05/28/18	CLIENT:
TN./RGE.	1N./8E.	PROJ. #:	018-046	Stephen Chenault
CITY/TWP:	Novi	DWG. BY:	VP/JCP	22020 Meadowbrook Road
COUNTY:	Oakland	1 INCH = 50 FEET		Novi, MI 48375

PAGE # 1 OF 1

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby Certify that the parcel of land described and delineated hereon has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.

Michael J. Nowry
Professional Surveyor # 52472

PBR26-0276

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

22020 Meadowbrook Road # 50-22-36-151-013 (PZ26-0041)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

This variant request is unexceptable!

(PLEASE PRINT CLEARLY)

Name: *Mary Boyadjian*
Address: *21889 Siegal Drive, Novi 48375-4964*
Date: *8/27/2026*
cell: -> 313.929.0926

Anonymous comments will not be considered.

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.



Outlook

Formal Objection: 22020 Meadowbrook Road #50-22-36-151-013 (PZ26-0041)

From Matt Wright <miwrights@gmail.com>

Date Thu 8/27/2026 12:01 PM

To Nardone, Megan <mnardone@cityofnovi.org>

**TO: Zoning Board of Appeals
City of Novi, Michigan**

RE: 22020 Meadowbrook Road # 50-22-36-151-013 (PZ26-0041)

Hearing Date: September 8, 2026

Subject: Formal Objection to Requested Dimensional Variance

Dear Members of the Zoning Board of Appeals:

We are writing to formally object to the requested dimensional variance for the property located at **22020 Meadowbrook Road, Novi, Michigan 48375**, including any requested variance regarding the **size, dimensions, placement, or location of the proposed construction**.

Our property is directly behind the proposed site. We respectfully request that the Zoning Board of Appeals carefully consider the impact that granting the requested variance would have on the surrounding properties and the established character of the neighborhood.

Our primary concerns are as follows:

1. Drainage and Stormwater Impacts

The proposed size and location of the construction may adversely affect existing drainage patterns and the ability of the property to properly manage stormwater. Any additional impervious surface or alteration of existing grades would result in increased runoff or redirect water toward neighboring properties.

2. Size and Location of the Proposed Construction

We object to granting a variance that would permit construction beyond the dimensional requirements established for the property. The required setbacks and dimensional standards serve an important purpose in maintaining appropriate spacing between structures and protecting neighboring properties.

We are particularly concerned about the proposed location of the construction and its relationship to surrounding homes and properties. Granting a dimensional variance should not result in a development that is unnecessarily large or positioned in a manner that negatively affects neighboring property owners.

3. Neighborhood Character and Aesthetics

The existing homes and properties in this area establish a particular residential character and appearance. The proposed construction, depending upon its size and location, could substantially alter that character and negatively affect the existing aesthetics of the neighborhood.

The zoning requirements should be maintained wherever reasonably possible to preserve the established appearance and spacing of the surrounding properties.

4. Impact on Surrounding Property Values

We are also concerned that an oversized and improperly located structure could negatively affect the use, enjoyment, appearance, and marketability of neighboring properties. The Board should consider whether granting the requested variance would create an adverse impact on surrounding property owners that would not otherwise exist if the property were developed in accordance with the applicable zoning requirements.

For these reasons, we respectfully request that the Zoning Board of Appeals **deny any requested dimensional variance that would permit an increase in the allowable size, dimensions, or location of the proposed construction.**

At a minimum, we request that the Board require the applicant to demonstrate that the proposed construction will not adversely affect neighboring properties, particularly with respect to **stormwater drainage, property impacts, setbacks, neighborhood character, and surrounding property values.**

We appreciate the Board's consideration of these concerns and respectfully request that they be made part of the record for the September 8, 2026 hearing.

Respectfully,

Name: Matthew & Sarah Wright
Address: 21923 Siegal Dr., Novi, MI 48375
Date: 8/26/2026

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

22020 Meadowbrook Road # 50-22-36-151-013 (PZ26-0041)

Please note my: ☐ (Approval) ☒ (Objection) to the requested variance.

Comments:

I am the owner of a neighboring property directly behind the subject property. I respectfully object to the requested variance.

The proposed accessory structure is significantly larger than what is permitted under current zoning and would have a negative impact on the character of the surrounding Residential Neighborhood.

The structure would be located directly behind our home, it would adversely affect our view, reduce open space view, and diminish our enjoyment of our property. Granting a variance of this magnitude, including both excessive square footage and height, appears inconsistent with the intent of zoning regulations and could set a precedent for future development of this area. With those reasons, I respectfully request that the board deny this. We just paid 40K to replace our exterior to cooperate our neighborhood to improve our view.

(PLEASE PRINT CLEARLY)

Name: Hiroshi and Chika Aota

Address: 41345 Singh Blvd Novi MI 48375

Date: 8/25/26

Anonymous comments will not be considered.

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.

Supplemental Zoning Compliance Concern – PZ26-0041, 22020 Meadowbrook Road

From Isaiah Bzoskie <bzoskie@yahoo.com>

Date Wed 8/26/2026 3:44 PM

To Nardone, Megan <mnardone@cityofnovi.org>; Ordinance Enforcement
<OrdinanceEnforcement@cityofnovi.org>

Cc westbzoskie@gmail.com <westbzoskie@gmail.com>

Megan,

I would like to add one brief supplemental comment to the record for **PZ26-0041, 22020 Meadowbrook Road**.

Publicly available information associates **Safe Printing and Gifts** and **Safe Armament LLC** with the 22020 Meadowbrook Road address. I am not alleging that either business is operating improperly. However, because this property is zoned **R-3 residential**, I respectfully request that the City verify whether any business activity occurring at the property complies with Novi's residential zoning and home-occupation requirements.

I would also ask the City to confirm whether any existing or proposed accessory structure would be used in connection with either business, including for equipment, inventory, storage, production, shipping/receiving, vehicles, or other business-related purposes.

This seems particularly relevant because the applicant's variance materials describe the additional square footage as being for **"storage and hobbies."**

My intent is simply to make sure the proposed use is fully understood before the ZBA considers granting relief from the existing residential standards.

My position remains unchanged: **I oppose any variance for PZ26-0041 and respectfully support enforcement of the existing R-3 residential zoning requirements.**

Please include this supplemental comment with my prior correspondence in the official record.

Thank you,

Isaiah Bzoskie

Opposition to Any Variance – PZ26-0041, 22020 Meadowbrook Road

From Isaiah Bzoskie <bzoskie@yahoo.com>

Date Mon 8/24/2026 12:57 PM

To Nardone, Megan <mnardone@cityofnovi.org>; westbzoskie@gmail.com <westbzoskie@gmail.com>

Hi Megan,

Please include this email in the official record for **PZ26-0041, 22020 Meadowbrook Road**.

My property directly adjoins this site, with the subject property immediately behind my backyard. I want to be very clear that **I oppose granting any variance from the existing residential zoning requirements for this proposal**.

I support the **City's original denial of the request** and believe the existing zoning standards should be upheld. The applicant is seeking 2,710 square feet of accessory structures where only 850 square feet is permitted, along with a 20-foot structure where the maximum height is 14 feet. These are not minor deviations.

This is an established residential neighborhood, not a rural or commercial area. I am also concerned that **business activity may currently be occurring on this residentially zoned property**. I respectfully ask the City to review the property's current use for zoning compliance before considering additional structures or relief from the ordinance.

Drainage has also been an existing issue in this area. Any additional structure would create additional roof and impervious surface, and I request that **a drainage and stormwater review be required for any future construction** to ensure neighboring properties are not adversely affected.

Most importantly, I do not support reducing or modifying the requested variance as a compromise. **I oppose any variance for this proposal and respectfully ask the ZBA to uphold the City's original decision and the residential zoning standards already in place.**

Thank you for including my comments in the record and providing them to the Zoning Board of Appeals.

Respectfully,

Isaiah and Alexa Bzoskie

Phone: 952-221-6454

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

22020 Meadowbrook Road # 50-22-36-151-013 (PZ26-0041)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

I STRONGLY OBJECT TO GRANTING THIS
VARIANCE! THIS PROPERTY MR. CHENAULT IS
TRYING TO CHANGE FROM RESIDENTIAL TO
COMMERCIAL. HE IS ALREADY RUNNING A COMMERCIAL
BUSINESS FROM THIS ADDRESS AND THIS WOULD
ALLOW HIM TO EXPAND THAT BUSINESS. ERECTING
SUCH A STRUCTURE WOULD CREATE NOTHING BUT AN
EYE SORE AND DO NOTHING BUT DE-VALUE THE
EXISTING HOMES AROUND THIS ADDRESS. THERE
ALREADY EXISTS ON THIS PROPERTY A THREE CAR ATTACHED
AND A ONE CAR FREE STANDING GARAGE. ADDING
MORE SPACE ON RE-ENFORCES HIS PLAN TO EXPAND
A COMMERCIAL BUSINESS.

(PLEASE PRINT CLEARLY)

Name: TIMOTHY E STOWE

Address: 41365 SINGH BLVD

Date: 08-21-2026

Anonymous comments will not be considered.

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.