



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, July 8, 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 Peddiboyina, Member Longo, Member Krieger, Member Samona

Present: Chairperson Montague, Member Thompson, Member Peddiboyina, Member Krieger, Alternate Member Samona

Absent: Member Sanghvi, Member Longo

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

Pledge of Allegiance
Approval of Minutes: **Approved**
Approval of Agenda: **Amended to postpone PZ25-0032 until August 8th.**
Motion Maker: Samona
Seconded: Krieger

Public Remarks: **None**
Public Hearings:

PZ25-0027 (Dick's Sporting Goods) 27600 Novi Road Suite 101, south of Twelve Mile Road, east of Novi Road, Parcel 50-22-14-100-042. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.7.3.F.ii to allow a Correlated Color Temperature of 5,700K for the outdoor activity space (3,000K maximum, variance of 2,700K). This property is zoned Regional Center (R-C).

I move that we grant the variance in case number PZ25-0027, sought by Dick's Sporting Goods for a lighting variance. Because the petitioner has shown practical difficulties with requiring, LEDs lighting different than the code currently stands. Without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property, just because of the updates and the lighting power that's out there. The property is unique, different than anything else, being in a shopping mall. The petitioner did not create the condition, just because the advancements in the new fixtures, compared to an older code. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because they are far away and they can operate within good hours. The relief is consistent with the spirit and the intent of the ordinance, just because it's going to make a good advancement to our community support.

Motion Maker: Thompson
Seconded: Somona
Motion Carried: 5:0

PZ25-0028 (Adrian Havrestiuc) 24235 Glenda Avenue, north of Ten Mile Road, east of Taft Road, Parcel 50-22-22-301-063. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 10.25 ft. (35 ft. required, variance of 24.75 ft.) and a front yard setback of 23.75 ft. (30 ft. required, variance of 6.25 ft.). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ25-0028 for the property located 24235 Glenda Avenue. Granting variance of Section 3.1.5 the zoning ordinance allowing you for a rear yard setback of 10.58, a variance of 24.42. And the front yard setback as is for the front yard. The applicant is as demonstrated a practical difficulty due to the shallow depth of the lot. The hardship is not self-created. The requested variance are minimal and necessary to allow the reasonable essential use. The proposed development will not negatively affect an adjacent property. The consistency of the spirit of intent, the ordinance and the approval is contingent on the home being, substantially presented in the application without self-created or anything. And it is approved in 2005, this application and, that there is a little changes on this variance and, that's it.

Motion Maker: Peddiboyina
Seconded: Samona
Motion Carried: 5:0

PZ25-0029 (Joseph Yono) 1401 East Lake Drive, on East Lake Drive, north of Thirteen Mile Road, Parcel 50-22-02-329-027. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.32.7 to allow an uncovered deck to project 8 ft. 4.5 in. from the rear property line (17 ft. required, variance of 8 ft. 7.5 in.). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case PZ25-0029 sought by Joseph Yono for an uncovered deck to project eight feet 4.5in from the rear property line because petitioner has shown practical difficulties requiring relief from the rear setback due to the unique constraints of the corner lot configuration that limits the usable outdoor space. Without the variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because the corner lot free to limited usable yard space. The property is unique because of the irregular dimensions of the property. Petitioner did not create the condition because the corner lot configuration was established when the property was originally platted. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the proposed deck is modest in size and being in the rear yard will maintain appropriate privacy and compatibility with neighboring properties. The relief is consistent with the spirit and intent of the ordinance because allowing reasonable amenities supports the residential characteristics of the neighborhood, while the reduced setback still provides adequate separation from neighboring property lines.

Motion Maker: Somona
Seconded: Krieger
Motion Carried: 5:0

PZ25-0030 (Superior Fence) 20785 Meadowbrook Road, on Meadowbrook Road, north of Eight Mile Road, Parcel 50-22-35-400-069. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a 6 ft. fence in the front yard setback (not permitted for this property). This property is zoned One-Family Residential (R-1).

For case number PZ25-0030 for the petitioner superior fence, I motion that we grant the request sought by this applicant that the petitioner shown practical difficulty requiring, the fence that went into the front yard, as stated during the discussion that, they had asked the city beforehand, went ahead and ended up with the

fence and needing a variance afterwards. Without the variance, the petitioner will unreasonably prevent or limited with respect to the property, because the area has fast traffic. It's Meadowbrook and Eight Mile, speeds are fast. Would be well for little kids to have an enclosed area and not to be fearful. So the four foot fence that is already there and the arborvitae's is growing. That, the applicant will be able to use their property. There's no HOA involved. The property is unique because of its location, and set on Meadowbrook Road. The petitioner did not create the condition because not a divided lot with the flagpole. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the fencing and area will be maintained as stated by the petitioner and since it's on Meadowbrook easily noted by the city. The relief is consistent with the spirit intent of the ordinance because the request helps little kids.

Motion Maker: Krieger
Seconded: Samona
Motion Carried: 5:0

PZ25-0031 (Ashley Mette) 1361 East Lake Drive, on East Lake Drive, north of Thirteen Mile Road, Parcel 50-22-02-326-005. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32.10.A.ii.a. to allow a 140 sq. ft. gazebo on a lot having water frontage (100 sq. ft. allowed, variance of 40 sq. ft.); Section 3.32.10.A.ii.b. for an increase in lot coverage to 12% on a lot having water frontage (5% maximum, variance of 7%). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ25-0031 for the Mette family, for the Novi zoning ordinance section 3.32.10.A.ii.b. to allow 140ft square foot gazebo, because the petitioner has shown practical difficulty requiring the space needed. Without the variance the petitioner would be unreasonably rather limited with respect to the use of the property because the zoning on that one with the current structure kind of coincide with each other. The property is unique, being on the lakefront and across the street from the home. The petitioner did not create the condition, because the size of the structure that you're able to buy, pre-made. The relief granted will not unreasonably interfere with adjacent or surrounding properties as they have similar structures. The relief is consistent with the spirit and the intent of the ordinance because it's going to make it a good place to enjoy the city.

Motion Maker: Thompson
Seconded: Krieger
Motion Carried: 5:0

PZ25-0032 (Brian Sears) 24190 Trafalgar Court, south of Ten Mile Road, east of Beck Road, Parcel 50-22-28-101-024. The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 5.11.1.A.ii. to allow a 6 ft. fence in the interior side yard setback on the north and west property lines (not permitted for this property). This property is zoned One-Family Residential (R-1).

Amended to postpone PZ25-0032 until August 8th.
Motion Maker: Samona
Seconded: Krieger

Other Matters: City staff discussed yearly training that is to be held July 29, 2025.

Meeting Adjournment: 8:15 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).