



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday August 11, 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 Longo, Member Krieger, Member Samona, Member Peddiboyina, Member Jappaya

Absent: Member Thompson

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

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

PZ26-0028 (Scout Motors) 29293 Haggerty Road, west of Haggerty Road, south of Thirteen Mile Road, Parcel 50-22-12-200-061. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 5.11.2. B. to permit a 12 ft. high fence (8 ft. maximum allowed, variance of 4 ft.). This property is zoned Office Service Technology (OST).

I move that we grant the variance in case number PZ26-0028 sought by Scout Motors, for the variance for two years, for a temporary 12 ft. fence with the screening to match the building. Without, the petitioner will be unreasonably prevented or limited with respect to the use of the property because it's far enough away from the prototypes to be delivered and stored in the building until further ideas are created. The property is unique because it's on Haggerty; it's a steeply sloping road. The topography of the buildings are different, which makes it necessary for assistance with height, for privacy of the sensitive materials. The petitioner did not create the condition because the topography is there, and it's not a split lot. The relief granted will not unreasonably interfere with the adjacent or surrounding properties, because it's for temporary use. The relief is consistent with the spirit and intent of the ordinance, because the screening material will be blended with the building.

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

PZ26-0032 (Damas Building) 44725 Grand River Avenue, east of Taft Road, south of Grand River Avenue, Parcels 50-22-15-376-012 and 50-22-15-376-016. The applicant is seeking variances from the City of Novi Zoning Ordinance Section 5.2.12.D to allow a reduction in parking to 86 spaces (108 spaces required, variance of 22 spaces); and from Section 3.1.18.D to allow a reduced parking setback of 6.2 ft. along the west property line (10 ft. required, variance of 3.8 ft.). This property is zoned Light Industrial (I-1).

I move that we grant the variances sought by the Damas Building for 44725 Grand River Avenue for a parking space variance of 86 proposed spots where 108 are required, and a parking setback variance of 6.2 ft., where 10 ft. is required along the West property line. Because the petitioner has shown practical difficulty requiring relief from the strict dimensional compliance due to the site's limited buildable area caused by topography and wetlands. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property, because strict compliance with the 10 ft. setback would further reduce available parking, increasing the parking deficiency and limiting the site's ability to support the proposed use. The property is unique because it sits at a higher elevation than the adjacent parcel and contains wetlands and a wetland buffer that constrain the buildable and parkable area, a condition not shared generally by other properties in this district. Petitioner did not create the condition because the topographic and wetland constraints are preexisting physical and environmental features of the site, and not the result of actions by the applicant or prior owners. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because the expanded parking area will be screened by an existing retaining wall along the West property line, and an existing wetland provides a natural buffer between the improvements and the neighboring property. The relief is consistent with the spirit and intent of the ordinance, because the request represents the minimum variance necessary to maximize onsite parking within the site's constrained buildable areas while preserving the wetland buffer consistent with input from the planning department and the city's wetland consultant.

The motion amended to require compliance with the approved final site plan and protection of the wetland area, and, if necessary, approval from EGLE.

Motion Maker: Samona as amended
Seconded: Krieger
Motion Carried: 6:0

PZ26-0033 (Linda Laplatt) 1701 East Lake Drive, north of Thirteen Mile Road, west of Novi Road, Parcel 50-22-02-357-017. The applicant is seeking a variance from Section 4.19.2.A of the City of Novi Zoning Ordinance to permit the placement of a generator in the front yard setback, where accessory structures are required to be in the rear yard. This property is zoned One Family Residential (R-4).

I move that we grant the variance in Case Number PZ26-0033, sought by Linda Laplatt, because the petitioner has shown practical difficulty, including the constrained configuration of the site. The property is narrow, with frontage on two streets and an alley, resulting in multiple front-yard setbacks. Without the variance, the petitioner is unnecessarily prevented or limited because of the property's narrow configuration and bordered by more than one street. Both East Lake Drive and Monticello Street impose front-yard setback requirements, substantially limiting the usable area of the property. The property is unique because the required setbacks would leave a very limited practical location for the generator under the usual constraints of the lot, which limit the petitioner. The petitioner did not create the condition because the setback limitations allow no practical place to position the generator besides the proposed location. This relief is granted

because the placement will not interfere with the surrounding property. There is a high probability that a power outage may occur and the electrical generator will be needed for safety and power for the home. The relief is consistent with the spirit and intent of the ordinance because the generator is an essential improvement. Because of the property's unique physical constraints, the requested relief is reasonable. The generator will remain supportive of the residential use of the property while maintaining the intent of the ordinance and property setbacks.

The motion was amended to note that approval of the variance is conditional upon compliance with all applicable legal requirements and regulations.

Motion Maker: Peddiboyina as amended
Seconded: Samona
Motion Carried: 6:0

PZ26-0035 (Jeff & Loricel Escote) 50905 Nine Mile Road, north of Eight Mile Road, east of Napier Road Parcel 50-22-31-100-009. The applicant is requesting variances from City of Novi Zoning Ordinance Section 4.19.1.E.iii to permit an aggregate accessory structure area of 3,965 sq. ft. (1,500 sq. ft. maximum allowed, variance of 2,465 sq. ft). This property is zoned Residential Acreage (RA).

I move that we grant the variance in Case Number PZ26-0035, sought by Jeff and Loricel Escote, for a 2,465-square-foot variance, because the petitioner has shown practical difficulty requiring the requested variance. The petitioner will not be unreasonably prevented or limited with respect to the use of the property because they are adding a garage to the house, and the aggregate structures on the property are consistent with the RA District. The pole barn already exists and has no impact on the house or neighboring properties. The property is unique based on the size and configuration of the property. The petitioner did not create the condition because the property is whole and not partially split. The relief granted will not unreasonably interfere with adjacent or surrounding properties because of the acreage and the surrounding residences and existing buildings are similar. The relief is consistent with the spirit and intent of the ordinance because having a garage is important, particularly during the winter.

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

PZ26-0036 (Desi District) 42875 Grand River Avenue, south of Grand River Avenue, east of Novi Road, Parcel 50-22-23-176-011. The applicant is requesting a variance from City of Novi Sign Ordinance Section 28-5(a)Chart to permit one additional wall sign. (1 sign maximum allowed, variance of 1 sign). This property is zoned Town Center-1 (TC-1).

I move that we grant the variance in case PZ26-0036 sought by finish Phanish Bajjuri on behalf of Desi District for 42875 Grand River Avenue, suite 104. Because the petitioner has shown practical difficulty, including the inability to adequately identify and provide wayfinding to the, distinct customer destinations within a single large format building requiring an additional wall sign. Reading eatery meat Market on the basis of the following that the request is based upon circumstances or features that are exceptional and unique to the property, and do not result from conditions that exist generally in the city or that are self-created, including the buildings approximately 13,000 square foot footprint housing, multiple physically separated customer destination, restaurant, market and rear entrance served by three distinct customer entrances. Combined with the property's lack of an existing monument sign along Grand River Avenue to orient the approaching traffic.

**Motion Maker: Samona
Seconded: Peddiboyina
Motion Carried: 6:0**

PZ26-0037 (Willowbrook Farms) north of Ten Mile Road, along the east side of Bethany Way, Parcel 50-22-24-377-026. The applicant is requesting variances from City of Novi Sign Ordinance Section 28-5(a) Chart to allow construction of 6ft. in height residential entrance way signs (5 ft. maximum allowed, variance of 1 ft.); and Section 28-5(d)(11) to allow an additional residential entrance way sign at vehicular entrance (1 sign permitted, variance of 1 sign). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in case number PZ26-0037, sought by Willowbrook Farms for residential entrance signs, 6 ft. in height. And to allow an additional residential entrance way sign. Because the petitioner has shown practical difficulty, including that the signs are already existing, requiring relief on the basis the grant of relief will not result in a use or structure that is incompatible with, or unreasonably interferes with, adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter. Because the request is based upon the existing physical configuration of the subdivision entrances and the existing brick entrance walls, including an existing condition with signage already at two entrances.

**Motion Maker: Jappaya
Seconded: Samona
Motion Carried: 6:0**

PZ26-0038 (Ross Dress for Less) 43570 West Oaks Drive, north of Twelve Mile Road, west of Novi Road, Parcel 50-22-15-200-113. The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(b)(1) b. to allow a 258 sq. ft. illuminated wall sign (181.5 sq. ft. permitted by code, variance of 76.5 sq. ft.) This property is zoned Regional Center (RC).

I move that we grant the variance in case number PZ26-0038, sought by Ross Dress for Less, for a sign variance of 76.5 sq. ft., because the petitioner has shown practical difficulty in clearly locating their business. The grant of relief is reasonable to prevent the use of the property from being restricted, and will be substantially more than a mere inconvenience or inability to obtain a higher economic or financial return because of the difficulty in locating the business.

The motion was amended to reflect a 77 sq. ft. sign instead of 76.5 sq. ft.

**Motion Maker: Longo as amended
Seconded: Samona
Motion Carried: 6:0**

Other Matters:

Meeting Adjournment: 8:49 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).