



**ZONING BOARD OF APPEALS ACTION SUMMARY**  
**CITY OF NOVI**  
**Tuesday, April 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 Butler, Alternate Member Samona
- Present:** Chairperson Montague, Member Sanghvi, Member Peddiboyina, Member Longo, Member Krieger, Member Butler, Alternate Member Samona
- Absent:** Member Thompson
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Sarah Fletcher (Recording Secretary)

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

**PZ25-0005 (Ori Halpert) 130 Buffington Drive, south of South Lake Drive, east of West Park Drive, Parcel 50-22-03-331-007.** The applicant is requesting variances from City of Novi Zoning Ordinance Section 3.1.5 for a side yard setback of 5 ft (10 ft required, variance of 5 ft); for a side yard aggregate total of 15 ft (25 ft required, variance of 10 ft); for a front yard setback of 24 ft (30 ft required, variance of 6 ft) This variance would accommodate the building of a new home. This property is zoned One-Family Residential (R-4).

In case number PZ25-0005 I move that we grant the variance in case number PZ25-0005 for Ori Halpert on 130 Buffington Drive for sought by the petitioner because he has shown practical difficulty on building on this block. It's unique, it is narrow and hard to design and build a house on these requiring variances. Without the variance the petitioner will be unreasonably prevented or limited with respect to the use of the property because of that, so his variances he needs for his side yards that he's requested he's worked with to give him his side yard request for side yard of five feet, ten required, the side yard aggregate total of 15 feet that he'll have on the north side, the eight feet for the driveway and 11 total. And the property is unique because of its narrowness, location, that he's working with the water swale and dealing with the water drainage that he'll be going to the Construction Board of Appeals with the information needed to deal with the water issues. That the petitioner did not create the condition because it is an older, very older sub with the intent of being a summer resort, so now they're narrow and hard to build, but doable. The petitioner did not the condition because nondivided lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the petitioner has stated that they will be working to create swale and help deal with water regarding their neighbors and themselves. That the relief is consistent with the spirit and intent of the ordinance because the size of the house is smaller than could be built and the condition for Construction Board of Appeals approval.

**Motion Maker: Krieger**

**Seconded: Sanghvi**  
**Motion Carried: 6:1**

**PZ25-0007 (Roger Armstrong) 22460 Heatherbrae Way, north of Nine Mile Road, east of Meadowbrook Road, Parcel 50-22-25-355-013.** The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.J to allow an additional accessory structure (1 structure allowed, variance of 1 structure). This property is zoned One-Family Residential (R-3).

I move that we grant the variance in case number PZ25-0007 sought by Roger Armstrong at 22460 Heatherbrae Way. The petitioner shows a practical difficulty a necessary structure for things like storage, valuable goods, and due to the maintenance, the primary shed what he has is the flood area lot and cannot move to other place. Without the variance, the petitioner will be unreasonably prevented or limited with respect to use of the property because of lack of sufficient storage space for the personal items and recreational use. And this property is unique because it is a large lot that can reasonably accommodate additional necessary structure without overcrowding and negatively affecting the neighborhood properties. Petitioner did not the condition because the need of additional storage part of making the improving the property and the current ordinance limits the number of structures and regardless of the variance. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the petitioner's structure will be approximately size and placed minimize visual impact. The relief if consistent with the spirit and intent of the ordinance the maintenance and character will elevate practical use of private property and does not compromise safety. And also he has a difficulty of all the items to be stored, and I approve this.

**Motion Maker: Peddiboyina**  
**Seconded: Sanghvi**  
**Motion Carried: 7:0**

**PZ25-0009 (El Car Wash II) 26100 Novi Road, on Novi Road, north of Grand River Avenue, Parcel 50-22-14-351-045.** The applicant is requesting variances from City of Novi Zoning Ordinance Section 3.1.25.D to allow an 8 ft parallel parking space within the required 20 ft parking setback on the north side; Section 5.3.11.D to omit the requirement of a bypass lane; Section 5.3.11.I for a reduction of vehicle stacking spaces before the tunnel to 9 (25 spaces required, variance of 14). This property is zoned Town Center (TC).

I move that we grant the variance in case PZ25-0009 sought by El Car Wash II for the variances requested because the petitioner has shown practical difficulty requiring all of these variances requested. Without the variances, the petitioner will be unreasonably prevented or limited with respect to the use of the property because of limited parking spots vehicle/traffic flow. The property is unique because of the size and layout of the property. Petitioner did not create the condition because of the accessibility difficulties and unique footprint that this property has. The relief granted will not unreasonably interfere with adjacent or surrounding properties because it will lessen the backflow of traffic, I believe, and it will create more usable space for vehicles to clean their vehicles and to be in a line. The relief is consistent with the spirit and intent of the ordinance because it will enhance the appearance of the building, curb appeal, and would reduce the traffic flow off of Novi Road.

**Motion Maker: Samona**  
**Seconded: Sanghvi**  
**Motion Carried: 7:0**

**Other Matters:** None

**Meeting Adjournment:** 8:06 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).