



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: July 8, 2025

REGARDING: 24235 Glenda Avenue #50-22-22-301-063 (PZ25-0028)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Adrian Havrestiuc

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: north of Ten Mile Road, east of Taft Road

Parcel #: 50-22-22-301-063

Request

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.).

II. STAFF COMMENTS:

The applicant is seeking (2) dimensional variances to construct a new addition to an existing home.

This addition will connect the existing home with an existing detached garage.

- 1) A 24.75-foot rear yard setback variance (which is better than the existing home's rear setback)*
- 2) A 6.25-foot front yard setback variance (this relates to the existing detached garage)*

The overall design of the new addition will unify the existing structures on the site.

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. **PZ25-0028**, 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. _____.

2. I move that we **deny** the variance in Case No. **PZ25-0028** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

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

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

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

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

(e) 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



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

RECEIVED

MAY 29 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: \$ 220.00
Meeting Date: 7/8/25
ZBA Case #: PZ 25-0028

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>Havrestive Residence</u>			
ADDRESS <u>24235 Glenda St</u>		LOT/SUITE/SPACE # <u>27</u>	
SIDWELL # <u>50-22-23-201-063</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>10 mile Rd & Taft</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>rodiadi13@gmail.com</u>	CELL PHONE NO. <u>734-545-4821</u>
NAME <u>Adrian Havrestive</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>45230 Greenbriar Dr</u>		CITY <u>Belleville</u>	STATE <u>MI</u> ZIP CODE <u>48111</u>
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>3.1.5</u> Variance requested <u>10.25' rear yard setback (35' required, variance 24.57')</u>			
2. Section <u>3.1.5</u> Variance requested <u>23.75' front yard setback (30' required, variance 6.25')</u>			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$220 <input checked="" type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition 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


Applicant Signature

5/29/2025
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.


Property Owner Signature

5/29/2025
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



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

☐ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

☐ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

☐ Not Applicable ☐ Applicable If applicable, describe below:

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.

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.

Standard #1

a. Shape of Lot

10.25' rear yard setback (35' required, variance of 24.75') 23.75' front yard setback (30' required, variance of 6.25')

Standard #2

The immediate practical difficulty arises from the physical limitations of the lot, particularly its limited depth, which makes it extremely difficult to construct an addition while meeting both the front and rear yard setback requirements. The hardship is not self-created, as the current house on the lot already does not meet the existing setback requirements due to the original placement of the structure.

The addition I am proposing will not extend further into the setback than the existing house already does. In fact, the footprint of the new construction will remain in line with the current nonconforming setbacks. The need for the variance results from the existing conditions of the lot and structure, which predate my ownership and were not created by me or any previous owners.

Strictly enforcing the current setback requirements would make it virtually impossible to add reasonable living space to the home. Granting this variance would allow for a modest improvement to the property without increasing the degree of nonconformity.

Standard #3

Strict compliance with the current setback requirements would unreasonably restrict my ability to make a modest and functional addition to my home, which is a permitted and common residential use in this zoning district. Given the depth of the lot and the existing structure's nonconforming setbacks, there is no feasible way to expand the home without encroaching further into the setback areas.

My proposed addition does not go beyond the existing encroachment lines — it simply continues along the same footprint, preserving the overall building alignment and character of the home.

Forcing strict conformity would render any addition virtually impossible without significant and unnecessary redesign, likely resulting in a smaller or irregularly shaped addition that would not meet the functional needs of the household. This creates a burden that is disproportionate to the zoning goal, especially considering that the variance would not increase the existing nonconformity.

Therefore, the requested variance is both reasonable and necessary to allow the property to be used in a way consistent with its zoning designation — as a functional and livable single-family home.

Standard #4

The dimensional variances requested represent the minimum necessary relief to allow a modest and functional addition to the home, without extending beyond the existing nonconforming setbacks of the current structure. The proposed addition does not further encroach into the front or rear setback areas beyond what already exists, and it respects the overall scale and character of the neighborhood.

This request balances the applicant's need for reasonable use and enjoyment of the property — such as expanding living space to accommodate a growing family or improved functionality — with the intent of the zoning ordinance and the interests of nearby property owners.

Granting this variance would allow for substantial justice by enabling necessary improvements without negatively impacting adjacent properties, views, or neighborhood character. Denying the request would impose an unnecessary burden due to the lot's physical limitations, while granting it would result in no new or additional nonconformity beyond what is already legally existing.

Standard #5

The requested dimensional variance will not cause any adverse impact on surrounding properties, property values, or the use and enjoyment of neighboring properties. The proposed addition will be built within the existing setback lines of the current house, meaning it will not extend further into the front or rear yards than what already exists on the property.

The design and scale of the addition will be consistent with the character of the neighborhood and similar to other homes in the area. It will not obstruct views, limit access, or interfere with privacy for adjacent properties. In fact, by allowing for a more functional and updated living space, the addition may contribute positively to the overall appearance and value of the property, which can have a stabilizing or beneficial effect on neighborhood property values.

Because the existing structure already encroaches into the setbacks, and no further encroachment is proposed, the variance will not create a new or intensified impact, but rather maintain the current conditions while improving the usability of the home.

Residential Addition Site Plan for 24235 Glenda Ave Novi, MI

RECEIVED

MAY 29 2025



CITY OF NOVI
COMMUNITY DEVELOPMENT

Property Description:

Lot 27 of Salow's Walnut Hill Subdivision Township 1N Range 8E Section 22 of City of Novi, Oakland County.

T1N, R8E, SEC 22 SALOW'S WALNUT HILLS SUB NLY 150 FT OF LOT 27 4-28-10 FR 061 SPLIT ON 05/04/2010 FROM 50-22-22-301-061

50-22-22-301-062; (Novi Zoning Board Records)

Setback Requirements Zone R-4:

Front Yard 30'

Rear Yard 35'

Min Side Yard 10'

Agg. Side Yard 25'

Zoning Notes:

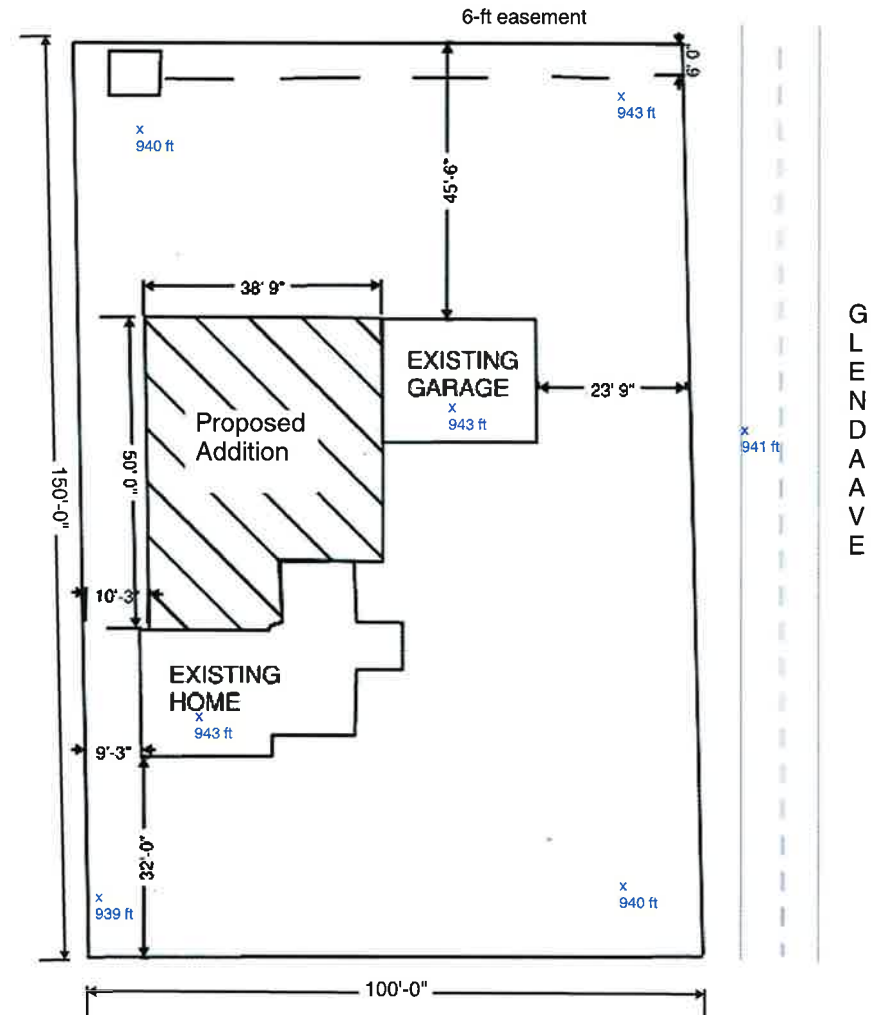
§Proposed Addition 2,000 sq ft

§Existing house + Garage 1400 sq ft

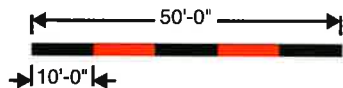
§Total Lot Coverage 23%

§No Overhead wires

§Existing grade will not change



SCALE: 1" = 30'



Legend

x denotes approximate
elevation points sourced
from USGS data

Prepared For: Adrian Havristiuc, Owner
Prepared By: Angela Carnahan, MUP
517-302-6004

RECEIVED

MAY 29 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT



RECEIVED

MAY 29 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT



RECEIVED

MAY 29 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

