



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 **MEETINGDATE:** May 12, 2026

REGARDING: 24235 GLENDA ST.#50-22-22-301-063 (PZ26-0014)

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, east of Taft Road

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

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 of a rear yard setback of 9ft. 3 in. (35 ft. required, variance of 25 ft. 9 in.).

II. STAFF COMMENTS:

This case was postponed for further information during the last ZBA meeting held on April 14th. (A request was made for the applicant to provide an approved land Improvement plan showing more detail for the grading and screening along the rear property line and the adjacent neighbor).

The applicant is seeking a rear yard dimensional variance of 25.75'. An existing wall, that had a grandfather condition, was removed during construction and now requires a variance.

The applicant submitted a land improvement plan that was reviewed and approved.

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. **PZ26-0014**, 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. **PZ26-0014** 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

RECEIVED

MAR 02 2026

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>\$ 275.00</u>	
PROJECT NAME / SUBDIVISION Havrestiuic Residence				Meeting Date: <u>4/14/26</u>	
ADDRESS 24235 Glenda St		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 26-0014</u>	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 10 mile rd & Taft Rd					
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 type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME Adrian Havrestiuic				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE MI	ZIP CODE
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>side yard of 9.3' (required 10', variance 10')</u>			
2. Section <u>3.1.5</u>		Variance requested <u>aggregate total of 19.5' (required 25', variance 5.5')</u>			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
IV. FEES AND DRAWINGS					
A. FEES					
<input 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					
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines			
• Site/Plot Plan		• Location of existing & proposed signs, if applicable			
• Existing or proposed buildings or addition on the property		• Floor plans & elevations			
• Number & location of all on-site parking, if applicable		• 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

3/2/2026
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

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:

Reapplying for the existing 9.3' rear yard set back

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).

failed structurally — mortar joints had degraded to the point where the wall could be displaced by hand pressure, and visible cracking was present along the upper courses. The wall also contained windows that did not meet current egress code requirements, presenting an additional safety and compliance concern.

Removal of the wall was not a discretionary decision made to expand the structure or alter its footprint, but rather a necessary response to a pre-existing, latent structural

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.

relationship to neighboring properties all remain the same.

Requiring full conformity with the standard setback regulation would render the existing dwelling non-compliant through no fault of current construction or planning, but solely as a consequence of replacing a wall that was structurally unsafe and code deficient as built by a previous owner. The applicant cannot relocate the structure, cannot alter the foundation, and cannot achieve conformity without demolishing a significant portion of

the existing home — an outcome that would be unreasonably burdensome and wholly

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.

appropriate.
The foundation of the existing structure and the original base courses of the rear wall have been preserved in place, confirming that the physical footprint of the dwelling has not changed. The setback distance from the rear property line is identical to what existed under the prior approval. No additional encroachment into the setback area has occurred or is proposed as part of this application.

With respect to other property owners in the district, granting this variance creates no

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.

The requested variance will have no adverse impact on surrounding properties, property values, or the use and enjoyment of the neighborhood. The 9-foot rear setback that is the subject of this application has been a physical reality of this property for well over 15 years under the Board's prior approval. During that entire period, the setback has existed without objection, complaint, or any documented negative impact on neighboring properties or the surrounding zoning district.

The variance does not alter the footprint of the existing structure, does not bring the dwelling any closer to neighboring properties than it has been for decades, and does

MEMORANDUM

DATE: May 7, 2026
TO: Homeowner,
FROM: Sydney Waynick, Spalding DeDecker *SW*
CC: Nina Schaffrath, City of Novi
RE: **LAND IMPROVEMENT PLOT PLAN REVIEW**
24235 Glenda Street
PBR26-0043
JOB NO.: NV26-101

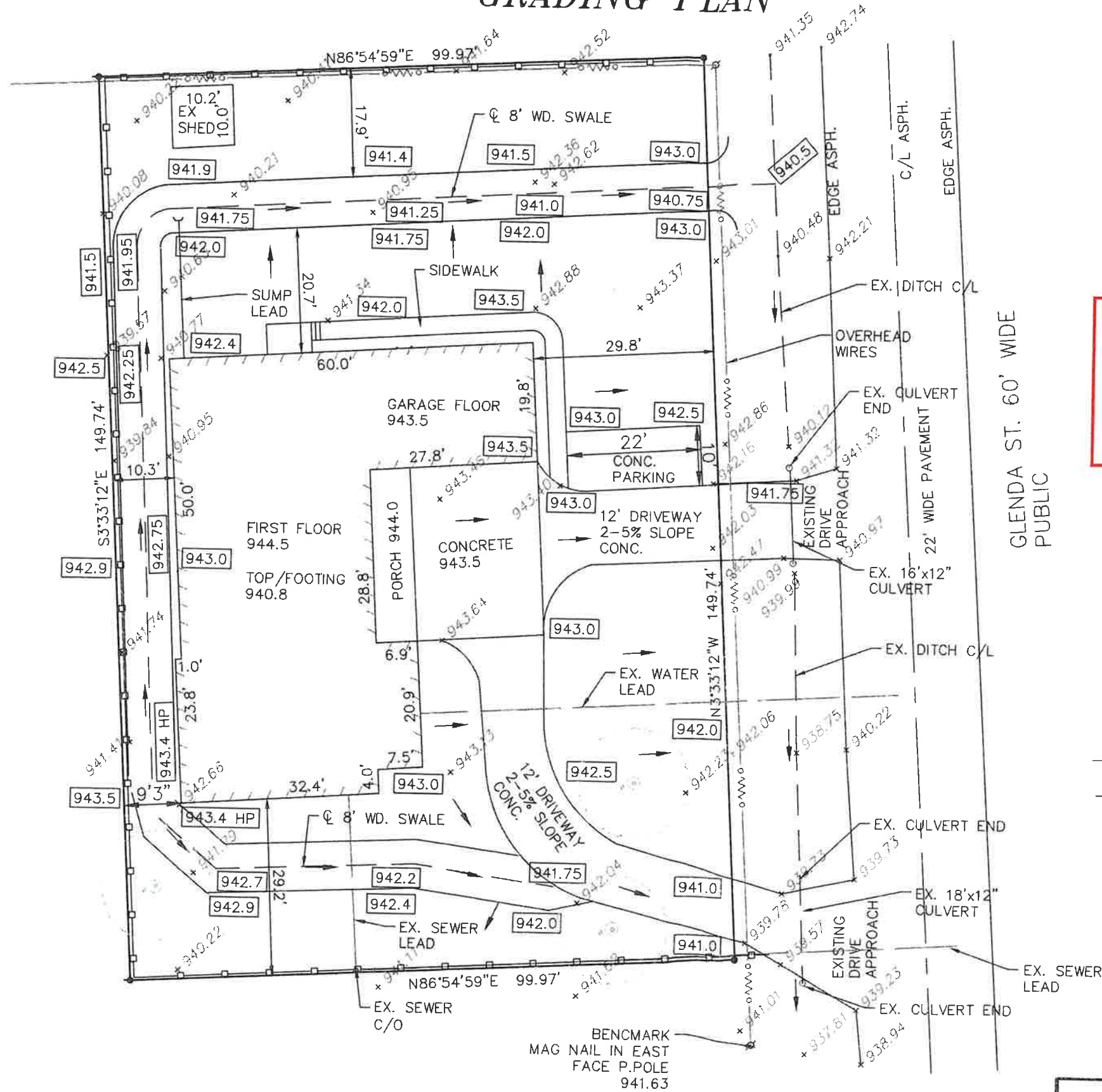
We have completed our review of the plot plan as received by our office on May 7, 2026 for the above-referenced project. This plan is in general conformance with the City Ordinance and is **APPROVED AS NOTED.**

Please note the following:

1. Ground slope and swales shall drain to the ditch at a minimum of 2% and maximum of 25%. Neighboring lots shall not be impacted.
2. Silt fence shall be installed around the perimeter of disturbance to control soil erosion, including along the front property line.
3. There is no work proposed for the ditch/culverts, however the ditch line must provide adequate positive drainage at the time of final grade.
4. Pavement shall be a minimum of 3 feet from the property line.

If future revisions affect the plot plan, the applicant should resubmit copies of the revised plot plan to the City of Novi Community Development Department for distribution. A description of the revisions should be noted on the plan. Contact our office with any questions.

GRADING PLAN



THE NORTHERLY 150 FEET OF LOT 27 "SALOW'S WALNUT HILL SUBDIVISION" OF PART OF THE SW 1/4 OF SECTION 22, T1N, R 8E, NOVI TOWNSHIP (NOW CITY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 69 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS

BEARINGS BASED ON STATE PLANE COORDINATES MICHIGAN SOUTH ZONE

ELEVATIONS BASED ON NAVD88 DATUM

NO PUBLIC UTILITIES SHOWN AS THERE ARE NO CHANGES PROPOSED. EXISTING TAPS WERE USED

SITE DOES NOT LIE IN A FLOOD ZONE

CITY OF NOVI

ENGINEERING PLAN REVIEW **RECOMMENDED**

Date: 5-7-26 By: SW

GRADING CERTIFICATE APPROVAL

Date: _____ By: _____



- LEGEND**
- 943 PROPOSED GROUND ELEVATION
 - x EXISTING GROUND ELEVATION
 - WATER FLOW DIRECTION
 - PROPERTY CORNER FOUND
 - ▬ EXISTING BUILDING
 - ⊙ UTILITY POLE
 - OVERHEAD WIRES
 - SILT FENCE

RECEIVED

MAY 06 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

REVISED

5-6-26

Matthew Sheridan



5/6/2026

MATTHEW A. SHERIDAN
LICENSED PROFESSIONAL SURVEYOR NO. 58177
810-650-9604

DATE

SHERIDAN LAND CONSULTING

857 STONEY DRV. SOUTH LYON, MI 48178

24235 GLENDA AVE

GRADING PLAN

SHEET 1 OF 1

PBR26-0043





