



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday September 8, 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 Thompson, Member Longo, Member Krieger, Member Samona, Member Jappaya

Absent: Member Peddiboyina

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

Pledge of Allegiance
Approval of Minutes: **August 2026 Approved**
Approval of Agenda: **Approved as amended**
Public Remarks: **None**
Public Hearings:

PZ26-0040 (Marc Kennedy) 1201 South Lake Drive, north of South Lake Drive, east of Henning Street, Parcel 50-22-03-332-003. The applicant is requesting a variance from Section 3.1.5 of the City of Novi Zoning Ordinance for a proposed covered deck with a front yard setback of 25 ft. (30 ft. required, variance of 5 ft.). This property is zoned One-Family Residential (R-4).

Case postponed to the October meeting due to improper notice publication.

PZ26-0041 (Stephen Chenault) 22020 Meadowbrook Road, south of Nine Mile Road, east of Meadowbrook Road, Parcel 50-22-36-151-013. The applicant is requesting variances from Section 4.19.1.E.i of the City of Novi Zoning Ordinance to permit a total aggregate accessory structure area of 2,710 sq. ft. (850 sq. ft. allowed, variance of 1,860 sq. ft.); and Section 4.19.1.I to allow a 20 ft. tall garage (14 ft. maximum height allowed, variance of 6 ft.); and Section 4.19.1.E.v which provides that the aggregate area of all accessory buildings shall not exceed the ground-floor area of the principal building on the lot (1,816 sq. ft. for principal building, total accessory 2,710 sq. ft.) variance to exceed the square footage. This property is zoned One-Family Residential (R-3).

Case tabled and amended to postpone consideration pending further review.

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

PZ26-0044 (Gary Shaw) 22810 Ennishore Drive, north of Nine Mile Road, west of Meadowbrook Road, Parcel 50-22-26-429-016. The applicant is requesting a variance from Section 4.19.1.E.i of the City of Novi Zoning Ordinance to permit a garage of 1,025 sq. ft. (850 sq. ft. allowed, variance of 175 sq. ft.). This property is zoned One-Family Residential (R-3).

I'd like to move that we grant the variance in case number PZ26-0044, sought by Gary Shaw for the garage square foot variance, which is 175 sq. ft. because the petitioner has shown practical difficulty in utilization of the garage. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property. Because of the use of interior, the property is unique because it was purchased. The petitioner did not create the condition because it was purchased that way. The relief granted will not unreasonably interfere with adjacent surrounding properties because it doesn't interfere with any property. The relief is consistent with the spirit and intent of the ordinance, because it does not interfere with any surrounding property.

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

PZ26-0046 (Dennis and Sally Denoyer) 40595 Village Oaks Road, south side of Village Oaks, west of Heatherwoode Road, Parcel 50-22-25-330-005. The applicant is requesting a variance from Section 3.1.5 of the City of Novi Zoning Ordinance to permit a covered porch with a front yard setback of 24.5 ft. (30 ft. required, variance of 5.5 ft.). This property is zoned One-Family Residential (R-3).

I move that we grant the variance sought in case number PZ26-0046, sought by Dennis and Sally Denoyer, for an 11 ft. front yard setback variance to permit a covered roof over an existing front porch, resulting in a 19 ft. front yard setback. Because the petitioner has shown practical difficulty requiring the ability to construct a roof over an existing porch to accommodate accessible first floor living for the occupants. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property. Because the existing porch cannot be covered as designed by the project architect without relief from the setback, limiting the applicant's ability to create a weather protected, accessible entry supporting first floor living. The property is unique because of all the preexisting conditions and everything you mentioned. The petitioner did not create the condition because the existing porch's location is within the front yard setback, predates the applicant's purchase of the property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the roof addition covers the existing porch footprint without further encroachment. And the applicants have maintained the property's appearance and value, I think, for the last 30 years. The relief is consistent with the spirit and intent of the ordinance, because the addition does not increase the porches footprint or further extend into the setback beyond what already exists. And improves the property's accessibility, practicality, and safety.

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

PZ26-0047 (Shirvanian Office Building) 43485 Crescent Boulevard, north of Grand River Avenue, west of Novi Road, Parcel 50-22-15-476-013. The applicant is requesting a variance from Section 5.2.12 of the City of Novi Zoning Ordinance to reduce the required parking from 32 spaces to 26 spaces, resulting in a variance of 6 parking spaces. This property is zoned Town Center (TC).

I move that we grant the variance in case PZ26-0047, sought for by Shirvanian Office Building, for the six parking spots. Because the petitioner has shown practical difficulty, requiring 32 spaces instead of 26. Without the variance, the petitioner would be unreasonably prevented or limited with respect to the use of the property, as there's no additional room to build fresh parking spaces. The property is unique, being on a angled lot. The petitioner did not create the condition, again, because of the lot dimensions. The relief granted would not be and would not unreasonably interfere with adjacent or surrounding properties, because about half the property dumps out into the street, with other businesses to the other side. And the relief is consistent with the spirit and the intent of the ordinance, because of the lot shape and no room to expand. The variance granted is subject to medical use only.

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

PZ26-0051 (La-z-Boy) 27754 Novi Road, north of Twelve Mile Road, east of Novi Road, Parcel 50-22-14-100-051. The applicant is requesting variances from Section 28-5(b)(1)b. of the City of Novi Sign Ordinance to permit two oversized halo illuminated wall signs, sign HL.1 is proposed at 128.27 sq. ft. (65 sq. ft. allowed, variance of 63.27 sq. ft.), and Sign HL.2 is proposed at 95.73 sq. ft. (65 sq. ft. allowed, variance of 30.73 sq. ft.). This property is zoned Regional Center (RC).

I move that we grant the variance in case number PZ26-0051, sought by La-Z-Boy, for two halo illuminated wall signs measuring 128.27 sq. ft. and 95.73 sq. ft. Because the petitioner has shown practical difficulty, including limited visibility from nearby road, the Interstate 96 ramp, and 12 Oaks Mall circulation, requiring wall sign area variances of 63.27 sq. ft. and 30.73 sq. ft. On the basis of the following: 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 signs replace existing building signage, are smaller than the signs currently on the building, remain proportional to the building, and improve identification without adding a new sign location.

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

Other Matters:

Meeting Adjournment: 8:29 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).