



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday, March 10, 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 Peddiboyina, Member Krieger, Member Thompson, Member Longo, Member Jappaya, Member Samona

Present: Chairperson Montague, Member Peddiboyina, Member Krieger, Member Thompson, Member Longo, Member Jappaya, Member Samona

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

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

PZ26-0003 (Central Park Estates) Parcel 50-22-16-300-055, north of Eleven Mile, east of Beck Road. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.8.2.C for an increase in maximum horizontal length of the building to 261.5 ft. (180 ft. maximum, variance of 81.5 ft.); Section 3.1.8.D for a reduction in the parking setback to 11.5 ft. (20 ft. required, variance of 8.5 ft.); Section 3.8.2.G for the absence of a sidewalk on one side of the driveway (sidewalk on both sides required); Section 5.10.1.B.vi for a reduction of building setback from the abutting parking spaces to 14 ft. (25 ft. required, variance of 11 ft.) ; Section 3.1.8.D to allow areas with less than 50-foot dimension to be considered as a usable open space and to reduce the required open space to 14,600 sq. ft. (21,200 sq. ft. required, variance of 6,600 sq. ft.) ; and Section 5.2.4, to allow 8 parking spaces to be located off-site. All residential parking is to be located on the premises it is intended to serve. This property is zoned High Density Multiple-Family (RM-2).

I move that we grant the variances requested in case number PZ26-0003 sought by Central Park Estates South / Nobe Property Group II LLC for the six dimensional variances as requested on

their application, because the petitioner has shown practical difficulty requiring development of a high-density residential property that is constrained by its shape, size, existing easement areas, wetland impacts, and adjacency to back road right of way, making strict compliance with the dimensional standards in the ordinance unreasonably burdensome. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property because of the parcel's configuration, easement areas, wetland constraints, and the required 60 ft setback from the back road right of way, significantly reducing the buildable area, making it impossible to develop a permitted high density multi-family in compliance with all dimensional standards. Simultaneously, the property is unique because it is constrained by multiple easement areas, on site wetlands, a variable width back road right of way requiring a 60 ft setback from centerline, and its overall shape and size, conditions that do not apply generally in other RM-2 zone properties in the vicinity. Petitioner did not create the condition because the easements, wetlands, road right of way, and parcel configuration were preexisting conditions on the property and were not caused by any action of the current property owner. The relief granted would not unreasonably interfere with adjacent or surrounding properties because the proposed development is consistent with the RM-2 zoning designation, providing adequate parking at a ratio of 2.03 spaces per unit, includes meaningful amenity and open space areas, and the City of Novi planning department, as mentioned, has reviewed the request and does not object to any of these variances sought. The relief is consistent with the spirit and intent of the ordinance because the variances are the minimum necessary to allow a permitted high density residential use on a constrained parcel. The overall development meets the intent of the RM-2 district and the deviations from dimensional standards do not compromise public safety, the character of the neighborhood, or the purpose of the underlying zoning regulations.

Alan Hall: I have a question, Mr. Chairman. Can I amend the motion to include the six-dimensional variances that were described in the meeting, specifically?

Member Samona: You want me to state them specifically?

Alan Hall: So, you can say the six that were mentioned, that are not being changed, the six that were mentioned in the meeting.

Member Samona: I'll amend my motion to approve to add that the six variances requested that were mentioned at the meeting, and that were mentioned prior to calling the petitioner up because of this case, and those are the six that I'm referring to.

Motion Maker: Samona as amended

Seconded: Peddiboynia

Motion Approved 7:0

PZ26-0005 (William Moore) 49805 Nine Mile Road, on Nine Mile Road, west of Garfield Road, Parcel 50-22-30-476-004 The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.1 for a side yard setback of 6 ft. (20ft required, variance of 14 ft); and an aggregate side yard setback of 29 ft. (50 ft. required, variance of 21 ft.). This property is zoned Residential Acreage (R-A).

I move that we grant the variance in case number PZ26-0005 for William Moore on 49805 9-Mile Road west of Garfield, sought by the petitioner because he has shown practical difficulty for the placement of a house on this property. Without the variance, the petitioner will unreasonably be prevented or limited with respect to the use of property because of the placement of the

property lines on the lot and will match with the surrounding neighbors, that the house will be aligned better with the neighboring house to the west. The east side is the city property. The easement will be the six feet on the city side on the east, and then on the west there will be, per the petitioner, the three foot greenspace area for the neighbor to the west. The property is unique because of its location west of Beck Road and topography, which when the house is built, the topography also will be aligned to assist with drainage in the area. The petitioner did not create the condition because it's not a divided lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the width of the house would be the same as the current house that is sitting that will be removed. The relief is consistent with the spirit, intent, and the ordinance because, for the plot plan, the request is consistent with neighboring homes and the intent of the build and shall reiterate the six foot variance is for the east side of the house with the city and aggregate side yard of 29 ft requests a variance of 21 ft. And for the west side of the house will be the 23 ft with the 20 ft for the driveway.

Motion Maker: Krieger

Seconded: Longo

Motion Approved 7:0

Other Matters: None

Meeting Adjournment: 7:47 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).