



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday October 13, 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 Longo, Member Krieger, Member Samona, Member Peddiboyina, Member Jappaya

Absent: Member Thompson

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

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

PZ26-0040 (Marc Kennedy) 1201 South Lake Drive, south of South Lake Drive, west of Henning Street Parcels 50-22-03-332-003. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.1.5 of the City of Novi Zoning Ordinance for a proposed new roof to be constructed over an existing porch that is measured 4.0 ft from the front property line. (30 ft. required, variance of 26 ft.). This property is zoned One-Family Residential (R-4).

I move that we grant the variance in Case No. PZ26-0040, sought by Mark Kennedy for 1201 South Lake Drive, because the petitioner has shown practical difficulty requiring the variance. A previous proposal for a deck was approved, and now, more than ten years later, the petitioner seeks to add a roof. Without the variance, the petitioner would be unreasonably prevented or limited in the use of the property because the front-yard deck would not be able to be utilized as desired for weather protection, including protection for the front door. The property is unique because it is a narrow lot. The petitioner did not create the condition because the previous deck was approved. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the drainage will not flow into neighboring yards. It will improve the value of the property. The relief is consistent with the spirit and intent of the ordinance because the weather protection and deck improve daily life.

Motion revised to add that if the intent is to enclose the porch city approval will be needed.

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

PZ26-0054 (Armenian Church and Cultural Center) 41100 Twelve Mile Road, east of Meadowbrook Road, north of Twelve Mile Road, Parcel 50-22-12-351-053. The applicant is seeking variances from the City of Novi Zoning Ordinance Section 3.1.1.D to permit an architectural monument height of 62.83 ft. (35 ft. maximum required, variance of 27.83 ft.); and Section 4.19.2F for the dumpsters to be located in the side yard whereas dumpsters are permitted only in the rear yard setback. This property is zoned Residential Acreage (R-A).

I move that we grant the variance in Case No. PZ26-0054, sought by the Armenian Church and Cultural Center, for an architectural monument height of 62.83 feet, a variance of 27.83 feet from Section 3.1.1.D, and for two dumpsters to be located in the side yards rather than the rear yard under Section 4.19.2.F, because the petitioner has shown practical difficulty requiring relief from the maximum height and dumpster location requirements. Without the variance, the petitioner will be unreasonably prevented or limited in the use of the property because the height restriction would prevent the monument from incorporating the specific height of 1,915 cm, which is integral to its stated religious and commemorative significance, and the rear-yard dumpster requirement would require placement within the existing sloped and wooded areas. The property is unique because it accommodates a memorial courtyard centrally located within a large site with varied terrain and substantial existing woodlands, and the proposed monument's precise height represents the year 1915. The petitioner did not create the condition because the slopes and woodlands are existing natural features, and the monument's precise dimensional significance arises from the historical event being commemorated rather than an alteration of the property to create a need for relief.

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

PZ26-0055 (SV Temple and Cultural Center) 26233 Taft Road, south of Grand River Avenue, west of Taft Road Parcels 50-22-16-451-081. The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 3.35.3 of the City of Novi Zoning Ordinance for a proposed entry tower with a height of 62 ft. 11 in. (35 ft. permitted, variance of 27 ft. 11 in.). This property is zoned Residential Acreage (R-A).

I move that we grant the variance in Case No. PZ26-0055, sought by SV Temple and Cultural Center for a Rajapuram entry tower with a height of 62 feet, 11 inches, because the petitioner has shown practical difficulty requiring the additional height. Without the variance, the petitioner will be unreasonably limited in the use of the property because the Rajapuram is an essential element of the temple, and its height is tied to the proportions of the existing building. The property is unique because it is a large, deep parcel consisting of over 12 acres, developed as a place of worship. The petitioner did not create the condition because the height is dictated by

religious design requirements, and the tower adds no usable floor space. The relief will not unreasonably interfere with adjacent or surrounding properties because the tower is set deep within the site, away from Taft Road and neighboring homes. The relief is consistent with the spirit and intent of the ordinance because the height limit is meant to protect neighboring properties from the impact of tall structures. The tower serves as a religious gateway rather than adding building space. Its location deep within a large site keeps its impact away from surrounding homes and preserves light, air, and the open character of the area.

Member Recused: Peddiboyina
Motion Maker: Samona
Seconded: Jappaya
Motion Carried: 5:0

PZ26-0056 (Srikanta Sahoo) 206 Bernstadt Street, south of South Lake Drive, west of Bernstadt Street, Parcel 50-22-03-453-020. The applicant is seeking variances from Section 3.1.5 of the City of Novi Zoning Ordinance to permit the construction of a single-family home with a minimum side yard setback of 6 ft. along the south side (10 ft. required, variance of 4 ft.); and an exterior side yard setback of 10 ft. (30 ft. required, variance of 20 ft.); and an aggregate side yard setback plus the exterior side yard setback of 16 ft. (40 ft. required, variance of 24 ft.). This property is zoned One Family Residential (R-4).

I move that we grant the variances requested in Case Number PZ26-0056, sought by the petitioner for 206 Bernstadt Street, to permit construction of a new single-family home with a south side yard setback of six feet, where ten feet is required, for a variance of four feet; an exterior side yard setback of ten feet along Owenton Street, where 30 feet is required, for a variance of 20 feet; and an aggregate side yard setback of 16 feet, where 40 feet is required, for a variance of 24 feet. The petitioner has shown practical difficulty requiring relief from Section 3.1.5 of the Zoning Ordinance. Without the variances, the petitioner would be unreasonably prevented or limited with respect to the use of the property because the lot is only 40 feet wide, and the required ten-foot side yard setback, together with the required 30-foot exterior side yard setback, would effectively prevent reasonable development of the lot. The property is unique because of its exceptionally narrow dimensions and corner-lot configuration. The petitioner did not create this condition because the lot dimensions were fixed when the Idlemere Park subdivision was platted decades before the applicant or, I believe, even the current owner acquired any interest in this property. The relief granted will not unreasonably interfere with adjacent or surrounding properties because the proposed home is a modest 24 feet wide and is consistent with similarly narrow homes on narrow lots in the area. The relief is consistent with the spirit and intent of the Zoning Ordinance because it allows the reasonable residential use of a vacant, plated lot in a single-family district while preserving adequate separation from the neighboring lot and street. The requested variances represent the minimum relief necessary to build a home of reasonable size. The variances should be granted subject to the entire building project, receiving approval of the land improvement plan.

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

Other Matters:

Meeting Adjournment: 7:54 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).