



ZONING BOARD OF APPEALS ACTION SUMMARY
CITY OF NOVI
Tuesday April 14, 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, Member Peddiboyina
- Absent:**
- Also Present:** Alan Hall (Community Development Deputy Director), Beth Saarela (City Attorney), Megan Nardone (Recording Secretary)

- Pledge of Allegiance
- Approval of Minutes: **February and March 2026 Approved**
- Approval of Agenda: **Approved**
- Public Remarks: **None**
- Public Hearings:

PZ26-0007 (Kirk Rasch) 40705 Village Wood Road, west of Haggerty Road, south of Ten Mile Road, Parcel 50-22-30-476-004 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 28 ft. 75 in. (35 ft. required, variance of 6 ft. 25 in.). This property is zoned One Family Residential (R-4).

I move that we grant the variance in case number PZ26-0007, sought by Kirk Rasch, for a 6ft, 3in rear yard setback variance from the required 35 ft to 28 ft, 9 in, at 40705 Village Woods Road. Because the petitioner has shown practical difficulty, requiring the encroachment into the rear yard setback to cover an existing concrete patio slab framed around an existing chimney. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property, because the existing concrete patio slab cannot be adequately sheltered from adverse weather conditions without encroaching into the required rear yard setback, effectively rendering the patio unusable. The property is unique because it is a lakefront lot, which, with shallow depth from the rear of the house to the water's edge, significantly limits the area available for accessory structures, a condition not generally shared with other properties. Petitioner did not create the condition, because the existing home and concrete slab were constructed in compliance with the setback requirements in effect

at the time of the construction, and the chimney location constrains the placement of the proposed canopy. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because the proposed canopy is open and on enclosed projects, only 12 ft from the home, covers only the existing slab footprint, and no neighboring property owners have raised objections. The relief requested is consistent with the spirit and intent of the ordinance, because the variance is the minimum necessary to cover the existing slab. The structure is not enclosed, and it does not alter the essential character of the neighborhood or the zoning district.

**Motion Maker: Samona
Seconded: Krieger
Motion Carried: 7:0**

PZ26-0008 (Innovative Research) 46460 Peary Court, east of Hudson Drive, north of West Road, Parcel 50-22-04-378-018 The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.6.2.E to allow off-street parking within the front yard setback, whereas parking is permitted in the rear or side yard only (required 40 ft. setback, variance of 5.46 ft) The property is zoned Light Industrial (I-1).

I move that we grant the variance in case number PZ26-0008, sought by Innovative Research, 46460 Perry Court. Because the petitioner has shown practical difficulty, requiring the variance for 5.46 ft. That they have a narrow lot and regulated woodlands and limited parking. That they won't have access, because the wetlands are 50 to 60 ft. So they need the assistance for the space. This property is unique because it's narrow. The petitioner did not create the condition. It's not a divided lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties. They have similar needs for space around the cul-de-sac. The relief is consistent with the spirit, intent of the ordinance, because the variance is a minimal request.

**Motion Maker: Krieger
Seconded: Samona
Motion Carried: 7:0**

PZ26-0009 (Jacy Headley) 44150 Stassen Ave, south of Eleven Mile Road, east of Clark Street, Parcel 50-22-22-202-009 The applicant is requesting variances from the City of Novi Zoning Ordinance, Section 4.19(E)(i), to allow the construction of a 900 sq. ft. detached garage resulting in a total of 1,380 sq. ft. of accessory structures on the property (maximum of 850 sq. ft. allowed, variance of 530 sq. ft.); and a building height of 15 ft. (required max height 14 ft., variance of 1 ft.). This property is zoned One-Family Residential (R-4).

I move to approve PZ26-0009, Jacy Headly, at 44150 Stassen Avenue, south of 11 Mile Road and east of Clark Street, allowing to construct a 900 sq. ft. detached garage with a height of 15 ft., based on the finding that the applicant demonstrated practical difficulty due to a lot of constraints of the variance. The practical difficulty for the storage, and the variance, will not negatively impact surrounding properties, and the proposed structure maintains the character of the neighborhoods, approval consisting

upon the applicant. The construct manner, square feet, detached garage, total accessory structure would be 1,380 sq. ft., the maximum allowed is 850 sq. ft., variance of 530 sq. ft. The allowable height is 15 ft., maximum allowed is 14 ft., variance required 1 ft., maximum allowed accessory structure 850 sq. ft. allowed. Height of 14 ft. The proposed 1,380 sq. ft. of 15 ft. tall. It is needed by 30 sq. ft. of area. It's not in large size shape, tropical, the garage negatively affect neighbors' light, views, and traffic, controlling the location or relative properties. Lane and right lane will delay 900 sq. ft., 15 ft. garage. Is the material, color, and height compatible? Does the granting the variance allow reasonable use without wall mounting journals, the properties still come complete with the stackable stormwater and other city requirements? Next, living landscaping neighborhoods may be affected. The variance is due to practical difficulties related to the property, that the request is not self-created, or will impact. Granting the variance will not let essential character about the neighborhood, that the request is consistent with the intent of zoning ordinance. The variance is the minimum. Accessories provide reasonable use of the property.

**Motion Maker: Peddiboyina
Seconded: Samona
Motion Carried: 7:0**

PZ26-0010 (City Center Office Plaza) 43675 Grand River Avenue, south of Grand River Avenue, west of Novi Road, Parcels 50-22-15-477-011 and 50-22-15-477-012. The applicant is requesting variances from the City of Novi Zoning Ordinance: Section 3.1.25.D to permit a less than 20 ft parking setback on the east, west and south sides of the development (minimum 10 feet proposed); Section 3.27.1.D to allow parking in the exterior side yards on non-residential collector streets; and Section 5.4.2 to allow a reduction in the loading zone size (540 sf proposed, 940 sf required). This property is zoned Town Center-1 (TC-1).

I move that we grant the variance in case number PZ26-0010 sought by City Center Office Plaza for a less than 20ft setback on the east, west and south sides of the development. Minimum 10 ft proposed. And to allow parking in the exterior side yards on nonresidential collector streets, and to allow a reduction in the loading zone size by 540 sq ft proposed. 940 sq ft required. Because the petitioner has shown practical difficulty requiring the variances, without the variances, the petitioner will be unreasonably prevented or limited with respect to the use of the property because of the odd shape of the property. Property is unique because it is surrounded by four roads, and the petitioner did not create the condition because the petitioner and the city came to an agreement to dedicate the Bond Street right of way to the city to complete Loop Road. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because the parking spaces are adequately screened from adjacent properties, and the relief is consistent with the spirit and intent of the ordinance because it improves the site efficiency and usability.

**Motion Maker: Jappaya
Seconded: Samona
Motion carried: 7.0**

PZ26-0012 (Raising Cane's) 26245 Novi Road, on Novi Road, south of Crescent Boulevard, Parcel 50-22-15-476-049. The applicant is requesting variances from the City of Novi Sign Ordinance Section 28-5(d) to allow for 4 additional wall signs and 1 additional ground sign (3 signs allowed, variance of 5 additional signs); and Section 28-5(a) chart to allow a 7 ft in height ground sign (6 ft maximum, variance of 1 ft). This property is zoned Town Center (TC).

I move that we grant the variance, in case number PZ26-0012, sought by Raising Cane's, with three sign variances, because of distribution in practical difficulty, including forming customers and circumstances, and requiring multiple signals to get around. That the failure to grant the relief will unreasonably prevent or limit the use of the property, and will result in substantially more inconvenience and inability to attain higher economic and financial return, because the customers can be confused. The grant of relief will not result in the use of a structure that is incompatible with, or unreasonably interfere with, the adjacent or surrounding properties. It will result in substantial justice being done to both the applicant and the adjacent surrounding properties, and is not inconsistent with the spirit or intent of the chapter, because the signage does not interfere with adjacent properties or traffic.

**Motion Maker: Longo
Seconded: Krieger**

Member Samona: I would move to amend the motion to exclude signs seven and nine.

(The board members vote to amend the motion to exclude signs seven and nine)

**Motion Maker: Samona
Seconded: Jappaya
Motion to amend fails: Yes: 2.0 No: 5.0**

Member Thompson: I motion that we amend it to be okay as written adding number nine is not lit.

**Motion Maker: Thompson
Seconded: Krieger
Motion to amend fails: Yes: 3.0 No: 4.0**

(The board members vote to approve of the original motion)

**Motion Maker: Longo
Seconded: Krieger
Motion carried: Yes: 4.0 No: 3.0**

PZ26-0013 (Linda Laplatt) 1701 East Lake Drive, north of Thirteen Mile Road, west of Novi Road, Parcel 50-22-02-357-017. The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.5 to allow a third story addition (2.5 stories permitted, .5 story variance). This property is zoned One Family Residential (R-4).

I move that we grant the variance in case number PZ26-0013, sought by Linda Laplatt, for 1701 East Lake Drive. Because the petitioner has shown practical difficulty, recording a 0.5 story variance. Without the variance, the petitioner will be unreasonably prevented or limited with respect to the use of the property, because she was unable to use her home with all the benefits of home, with the garage and guests and daily living. The property is unique because it's very narrow. It's two fronts, East Lake and Monticello. It's, and it's not interfering with the neighbor's views. The petitioner did not create the condition. It's on a non-divided lot. The relief granted will not unreasonably interfere with adjacent or surrounding properties, because the home design will blend well with the neighbors. The relief is consistent with the intent of the ordinance, because the request will blend well with the other homes on East Lake.

**Motion Maker: Krieger
Seconded: Peddiboyina
Motion carried: 7.0**

PZ26-0014 (Adrian Harestiuc) 24235 Glenda Avenue, north of Ten Mile Road, east of Taft Road, Parcel 50-22-22-301-063. 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. 5 in.). This property is zoned One Family Residential (R-4).

The item was postponed until the May 12, 2026 meeting

**Motion Maker: Samona
Seconded: Jappaya
Motion carried: 7.0**

Other Matters:

Meeting Adjournment: 9:15 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).