



ZONING BOARD OF APPEALS AGENDA
CITY OF NOVI
Regular Meeting
Tuesday September 8, 2026 7:00 PM
Council Chambers | Novi Civic Center | 45175 Ten Mile

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- PUBLIC HEARING FORMAT AND RULES OF CONDUCT
- APPROVAL OF MINUTES – AUGUST 2026
- APPROVAL OF AGENDA
- PUBLIC REMARKS
- PUBLIC HEARINGS

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). [Details.](#)

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). [Details.](#)

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). [Details.](#)

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). [Details.](#)

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). [Details.](#)

- OTHER MATTERS
- ADJOURNMENT