



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: September 8, 2026

REGARDING: 22810 Ennishore Drive #50-22-26-429-016 (PZ26-0044)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Gary Shaw

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned One-Family Residential (R-3)

Location: north of Nine Mile Road, west of Meadowbrook Road

Parcel #: 50-22-26-429-016

Request

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.).

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance to allow an increase of 175 SF for an attached accessory structure (garage)...850 SF allowed, proposed 1,025 SF garage.

The home design is currently approved with a utility room in the same footprint as the attached garage. The homeowner would like to remove the wall separating the garage from the utility room to enlarge the garage area. The approved exterior footprint will not be altered with this request.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ26-0044**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ26-0044** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUL 30 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$220.00</u>	
PROJECT NAME / SUBDIVISION Home Addition				Meeting Date: <u>09/08/26</u>	
ADDRESS 22810 Ennishore Drive		LOT/SUITE/SPACE # 86		ZBA Case #: <u>P226-0044</u>	
SIDWELL # 50-22-26-429-016		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 9-Mile and Meadowbrook					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☒ YES ☐ NO				REQUEST IS FOR: ☒ RESIDENTIAL ☐ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS			
NAME Gary E Shaw					
ORGANIZATION/COMPANY Home Owner		N/A			
ADDRESS 536 Orchard Drive		CITY Northville		STATE MI	ZIP CODE 48167
B. PROPERTY OWNER ☒ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME Gary & Kathleen Shaw		FAX NO.			
ORGANIZATION/COMPANY Home Owner					
ADDRESS 536 Orchard Drive		CITY Northville		STATE MI	ZIP CODE 48167
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section _____ Variance requested <u>Additional Square Footage of Garage</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
☒ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275 ☐ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440 ☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application					



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☐ DIMENSIONAL ☒ USE ☐ SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☒ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE

☐ ACCESSORY BUILDING ☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT


Applicant Signature

7-30-2026
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.


Property Owner Signature

7-30-2026
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

☒ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

ATTIC MECHANICAL SPACE HAS ACCESS INSIDE LIVING SPACE WHICH WILL RESTRICT ACCESS FOR EQUIPMENT INSTALL/FUTURE REPLACEMENT. IF ACCESS IS LOCATED INSIDE GARAGE, REASONABLE ACCESS WILL BE AFFORDED. EXTERIOR OF ADDITION WILL NOT BE ALTERED BY INCREASING INTERIOR SPACE OF GARAGE

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

SEE ABOVE: EXTERIOR FOOTPRINT AND AESTHETICS WILL NOT BE ALTERED.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

REMOVING JUST THE WORKSHOP AND INCORPORATING INTO THE GARAGE ALLOWS PROPER ACCESS TO ATTIC.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

THE EXTERIOR OF THE HOUSE WILL NOT BE ALTERED AND SURROUNDING AREA WILL NOT BE AFFECTED.

NOVI, MICHIGAN, 48375

[illegible]

DEMOLITION NOTES

1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CHICAGO AND ILLINOIS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DPE) REGULATIONS. ALL DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMIT. ALL DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMIT. ALL DEMOLITION SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE PERMIT.

1. CONTRACTOR SHALL PERSONALLY OBTAIN ALL SPECIAL PERMITS FOR EXCAVATION AND REMOVAL, INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY IN A SYSTEMATIC MANNER.

2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS AND/OR REPLACEMENTS AT HIS OWN EXPENSE AND AT HIS OWN RISK WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO OTHERS SHALL BE ALLOWED TO ACCESS, ENTER OR USE THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SITE.

1 NO OTHERS SHALL BE ATTACHED TO LOCAL SITES ON THE SAME DAY. THE SITES SHALL BE REVEALED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT IN GOOD CLEAN AT THE COMPLETION OF REVEALATION.

3. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED FROM THE CONSEQUENCES OF THE NEIGHBORING BUILDING CODE.

7 THE CONTRACTOR SHALL REMOVE EXISTING AND EXISTING TEMPORARY BARRELS AND GUARDS AND ALL TEMPORARY SCHEDING AND BRACING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.

7 THE CONTRACTOR SHALL PROVIDE ERECT AND MAINTAIN ALL TEMPORARY BARRICADES AND GUARDS AND ALL TELEPHONE CORDS AND BRIDGING AS REQUIRED BY DEPARTMENT OF BUILDING RULES AND REGULATIONS.

1) THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.

4. A LOCATION SHALL NOT USUALLY INCLUDE ONE SPECIFIC FIELD, BUT RATHER SEVERAL AREAS. THE LOCATION OF ANY PART OF THE WORK SHALL BE INDICATED AS IF THEY WERE INDICATED IN THE DRAWINGS.

5. THE CONTRACTOR SHALL COORDINATE ALL THE PROCEDURES WITH THE REQUIREMENTS OF

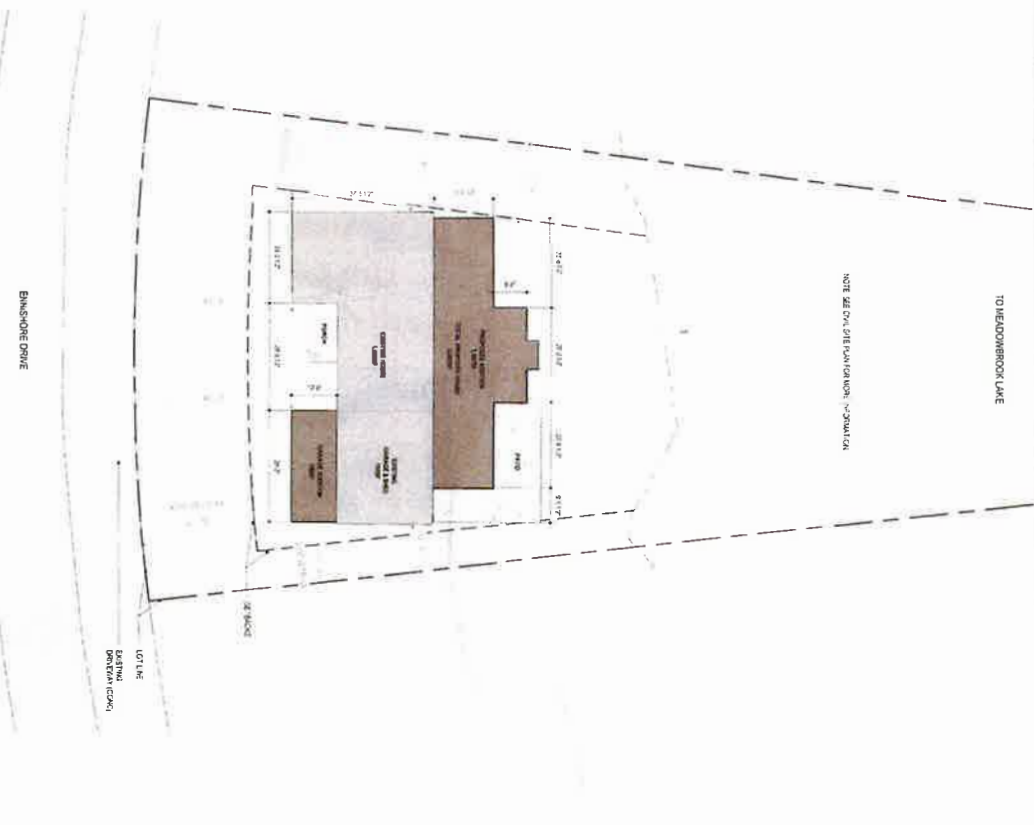
5. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT DATAWAYS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL HAVE SOCIAL LIABILITY FOR ANY DAMAGE OR INJURIES INCURRED BY OR DURING THE EXECUTION OF THE WORK.

[illegible]

5. THE PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED AS PLUMBERS, WHO SHALL ADVANCE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

11. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL APPLY FOR DEPARTMENT OF PUBLICATIONS INSPECTIONS AND SIGN OFFS AS REQUIRED.



2 SITE PLAN PROPOSED

Z2810 ENH/SHOAE



with no ordinary accident to persons, and one that would hardly be noticed in the absence of any accident, the authors will not enter the subject. The authors have not been able to find any other cases of this kind of accident, and they have not been able to find any other cases of this kind of accident, and they have not been able to find any other cases of this kind of accident.

DETAILS

22112 EVERMORE DRIVE
PARCEL # 50-22 03-49-016
PARCEL SIZE 0.75 ACRES
ZONING R1-1.5 DISTRICT

[illegible]

PL
DESIGN
info@pus
313.78

5 FOUNDATION WALL SECTION AT CRAWLSPACE

6 FOUNDATION WALL SECTION AT SLAB ON GRADE



0 1 2 4

NO DATE



VARIANCE
PER
07.25

22810 EN

RENO
MOVIE, N

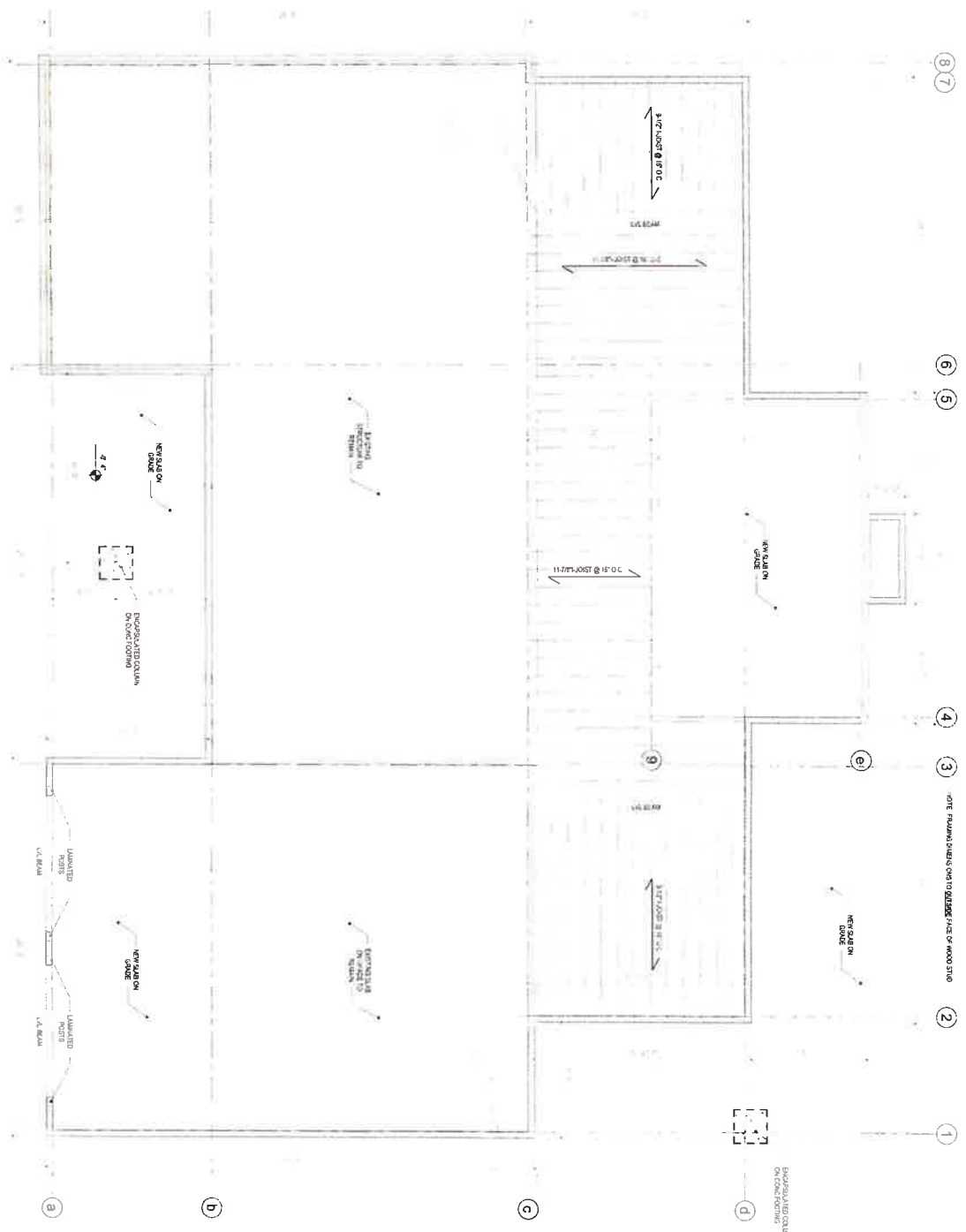
FOUND
PL

AC

02.20.2014

STRUCTURAL DESIGN BY
OTHERS. FOUNDATION &
FRAMING MEMBER SIZES
& DETAILS SHOWN FOR
REFERENCE ONLY.

1 FIRST FLOOR FRAMING PLAN



1 1/2" = 1'-0"

1 1/2" = 1'-0"

RESULTS

1. RESOLUTION AND REMOVAL OF EXISTING CONSTRUCTION

SECTION DASHES 2 TYPE

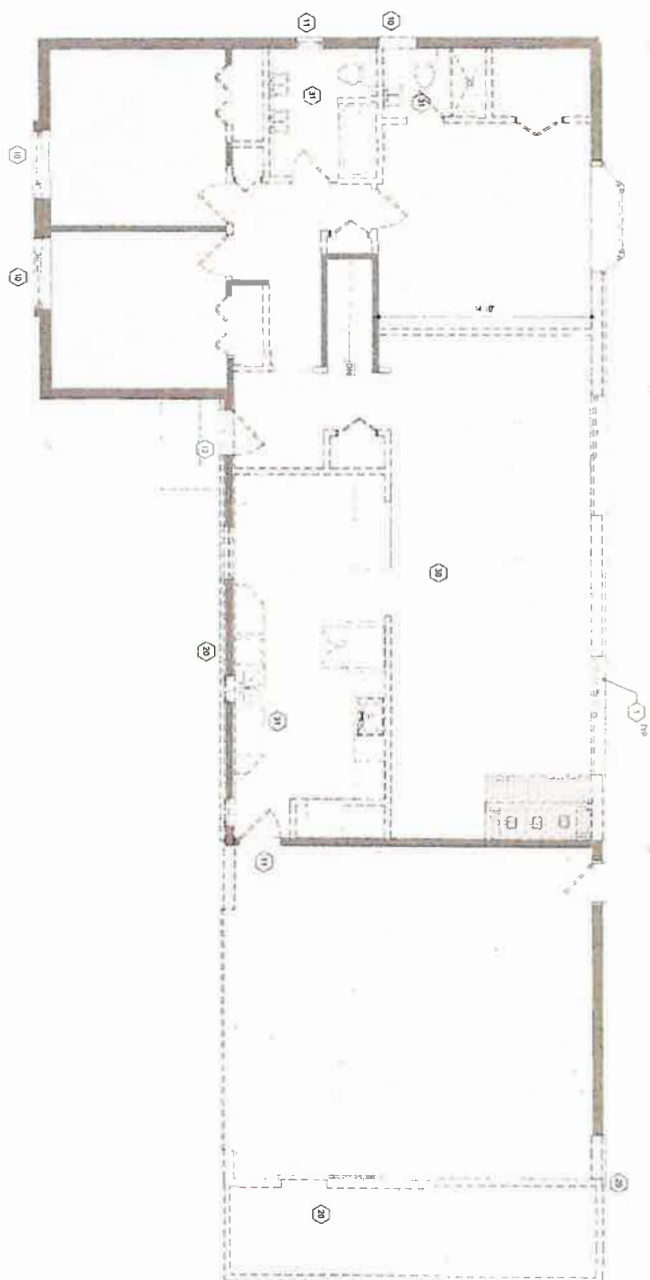
- (10) STATED BY WITNESS FOR SUBMITTER OF NEW DRINKING
- (11) STATED BY THE NEW DRINKING COOR. & 2 WITNESS FOR NEW DRINKING
- (12) STATED BY THE NEW DRINKING COOR. & 2 WITNESS FOR NEW DRINKING
- (13) STATED BY THE NEW DRINKING COOR. & 2 WITNESS FOR NEW DRINKING

20 DEWOLP-ET-STING EXTENSION SALVAGE FOR
REUSE TOP

- (17) DEMOLISH AND REMOVE EXISTING PLUMBING FIXTURES
PUMPS, ACCESSORIES, ETC.

CONSTRUCTION TO MEET

DEMOLITION AND
REMOVAL OF EXISTING
CONSTRUCTION VEHICLES
COORDINATE WITH
ELECTRICAL FIRE
PROTECTION HVAC AND
PLUMBING

**D LEVEL 1 Demo Print**

NO
CAT

0.

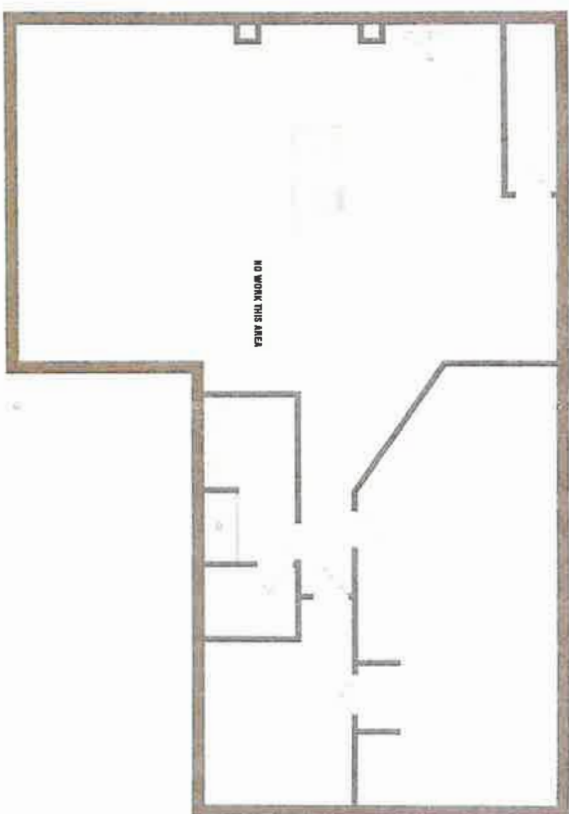
22810 E

BASI
DEM

A

PROJECT

0 BASEMENT FLOOD PLAN



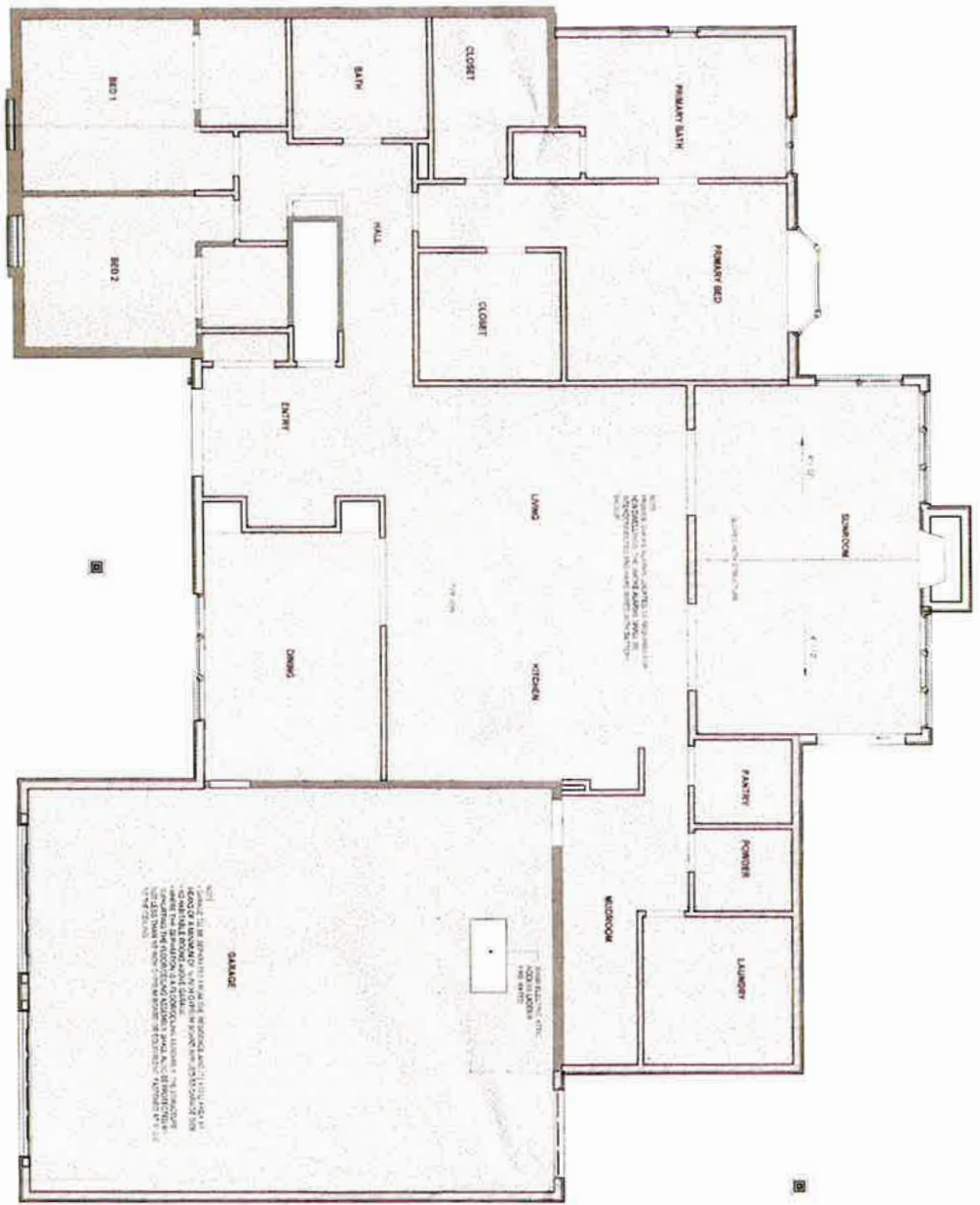
0 BASEMENT FLOOD PLAN

NOT LENSED

DATE: 12-04-2010
PROJECT: 313-7
DRAWN BY: J. M. HARRIS
CHECKED BY: J. M. HARRIS

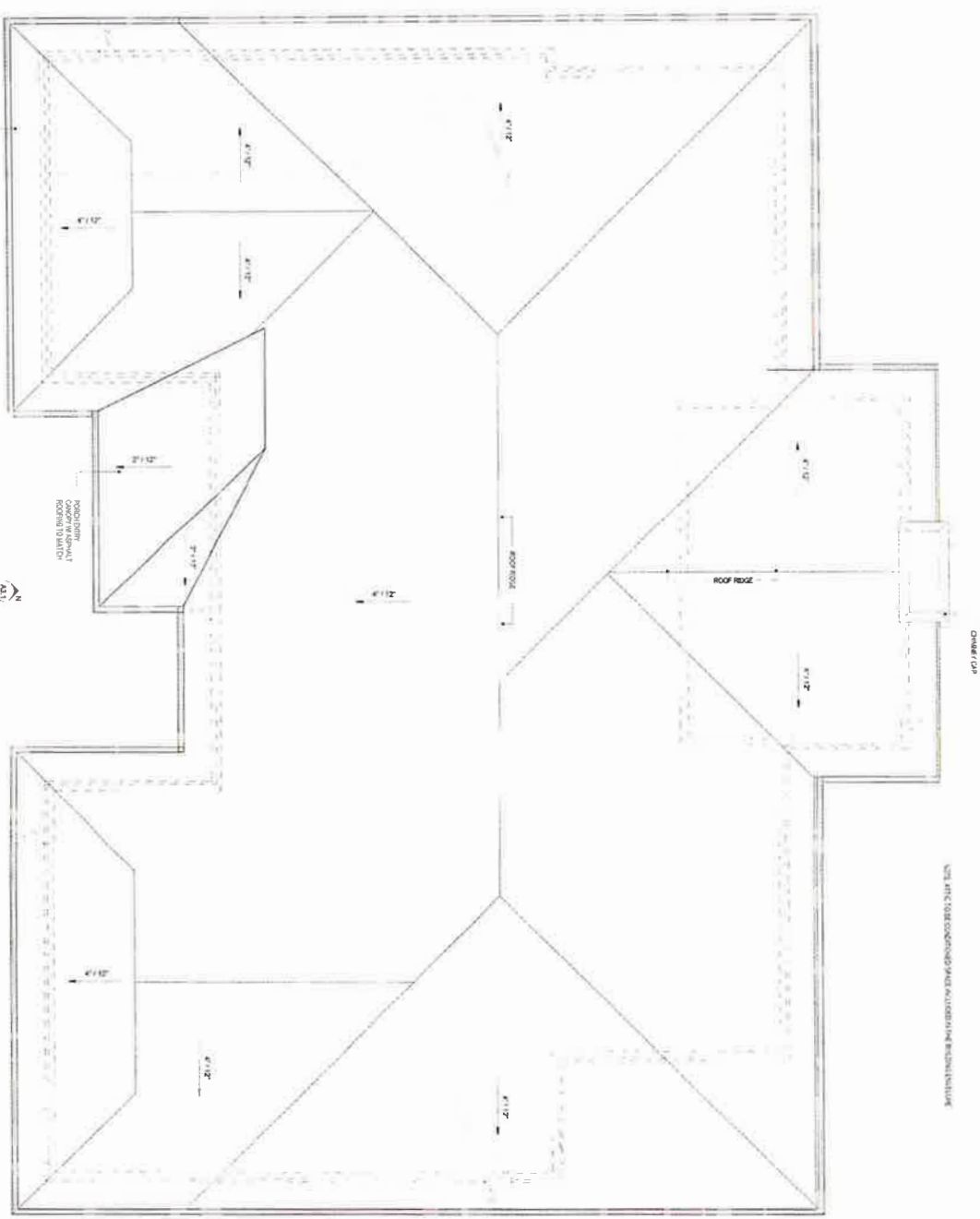
NOTES

- 1. ALL SQUARE FOOTAGE AND VOLUMES BY OWNER.
- 2. FOR LAYOUT TO BE REVIEWED BY ARCHITECT AT 10%.
- 3. OWNER SHALL PROVIDE OWNERSHIP OF ALL RIGHTS.



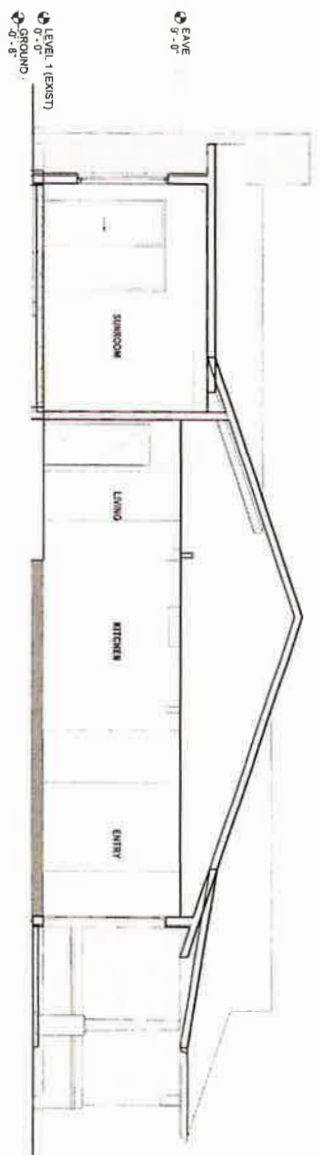
1 FIRST FLOOR REFLECTED CEILING PLAN



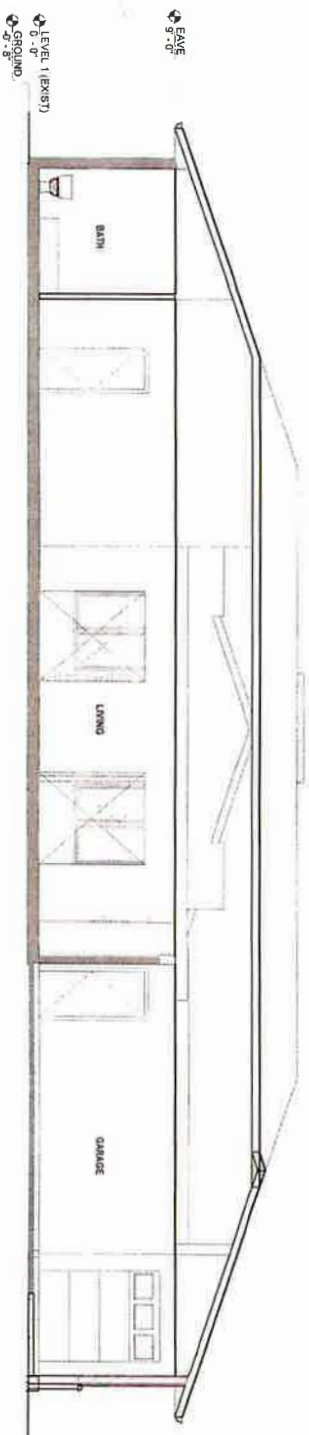


NOTE:
THESE ARE APPROXIMATE DIMENSIONS
THE EXACT LENGTH OF EAVES IS NOT SHOWN

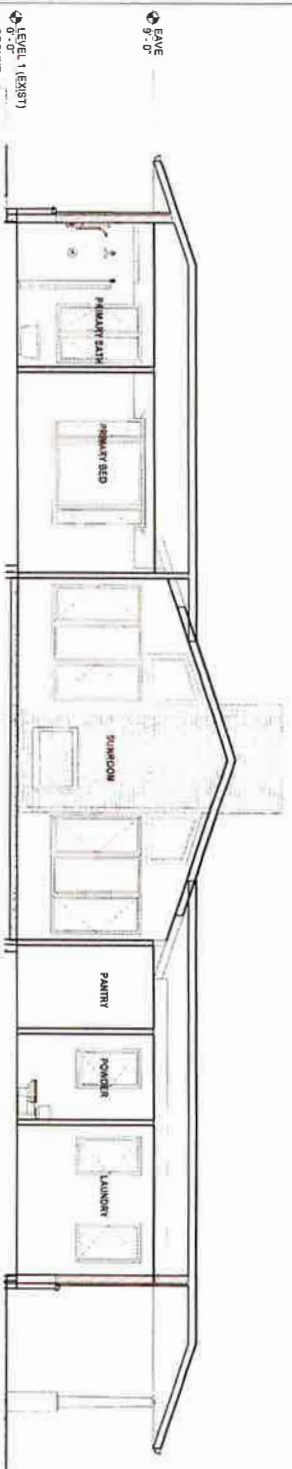
1 ROOF PLAN



A BUILDING SECTION A



B BUILDING SECTION B



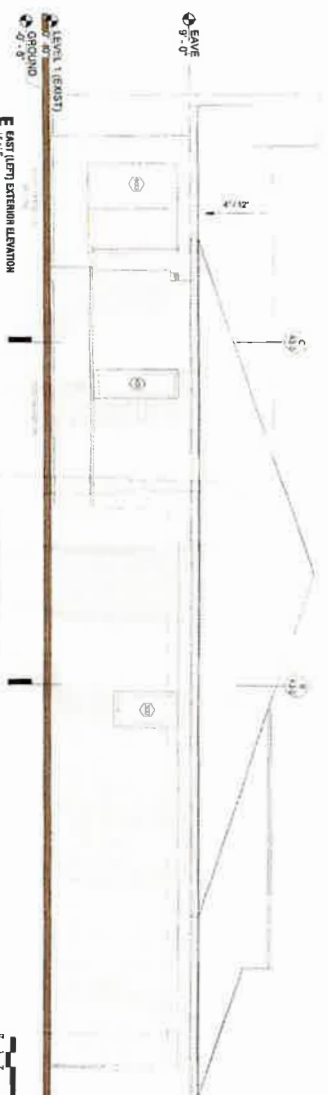
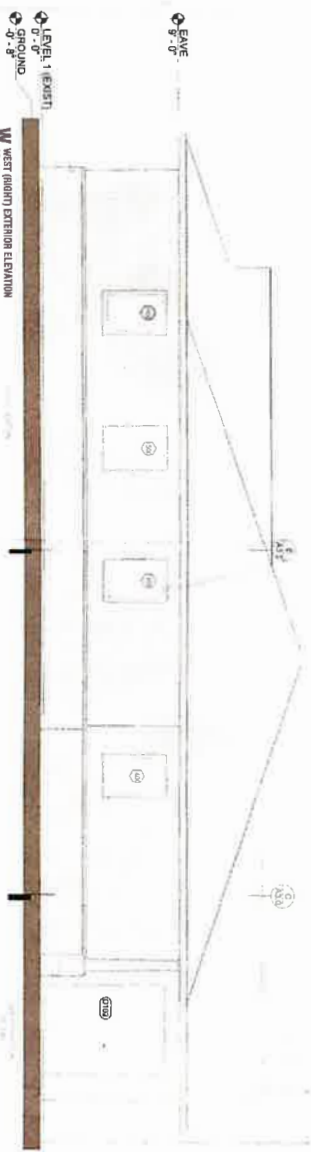
C BUILDING SECTION C



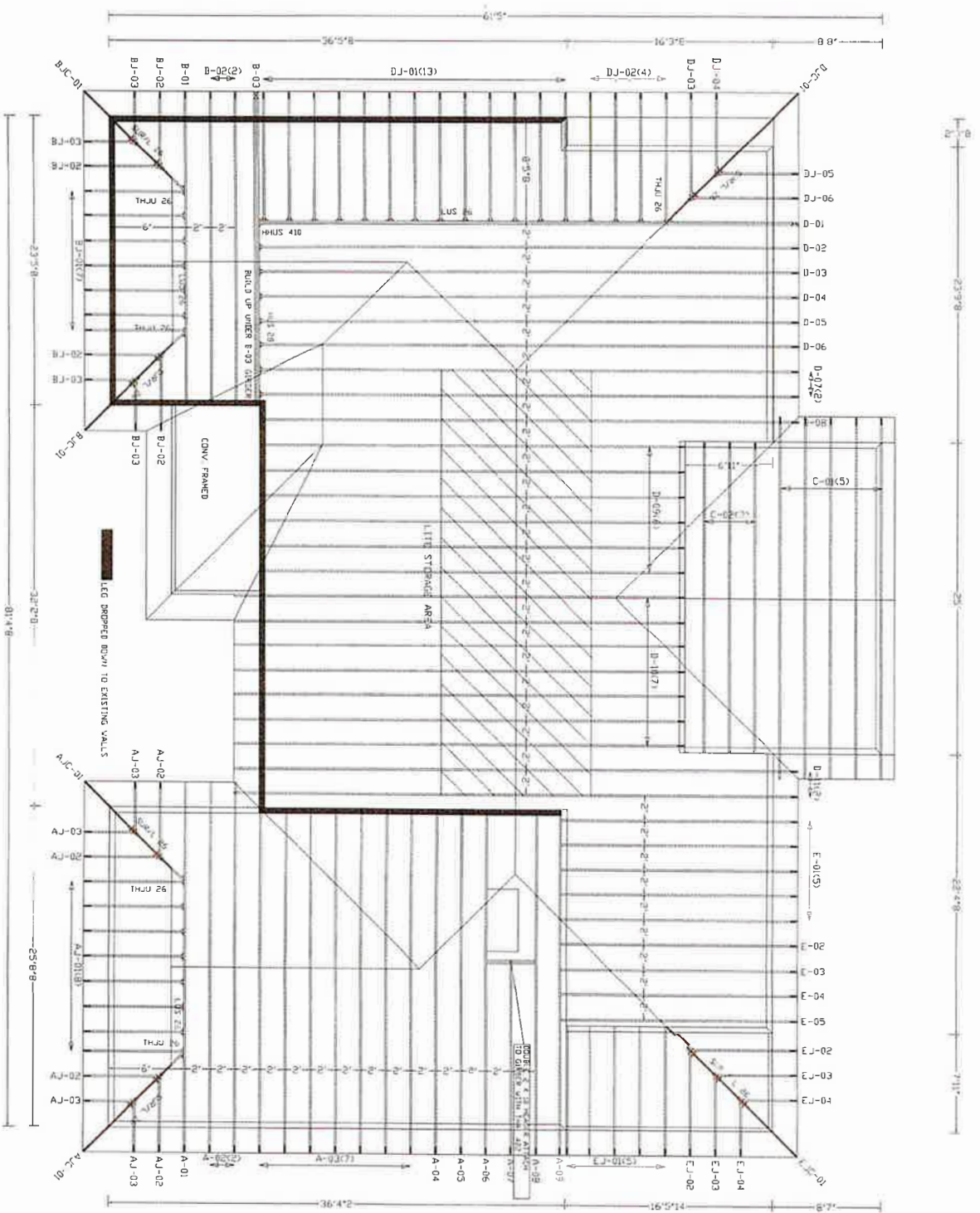
PERSONAL LIMIT
SHALL BE 5'0" MIN
MINIMUM CLEARANCE
5'0" MIN
5'0" MIN
5'0" MIN



NOTES:
- ALL NEW WORK TO BE 2" CLASSED FROM ORIGINAL AND BE AFD
- FINISHES TO BE 1/2" THICK



ROOF TRUSS DETAILS



WARNING

It is the responsibility of the following persons and entities to provide an appropriate site selection for the proposed project, to develop and submit the necessary project documents to the relevant authorities, and to ensure that the project is carried out in accordance with the relevant laws and regulations. The project is subject to the approval of the relevant authorities.



NOTE

MID MICHIGAN
TRUSS & COMPONENTS LLC

S1.0 ROOF FRAMING PLAN

DATE	TIME	BY	JOB NUMBER