



ZONING BOARD OF APPEALS AGENDA

CITY OF NOVI

Regular Meeting

Tuesday October 13th, 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

PZ26-0040 (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).

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).

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).

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).

OTHER MATTERS

ADJOURNMENT