NOVAK ADDITION
PSLU25-05

PSLU25-05 NOVAK BUILDING ADDITION

Public hearing for Special Land Use approval at the request of Jay Novak for expansion of a non-conforming use. The subject property is approximately 3.64 acres and is located at 48779 Nine Mile Road, on the south side of Nine Mile and west of Beck Road in the Residential Acreage District.

Required Action

Approve or Deny the Special Land Use request.

REVIEW	RESULT	DATE	COMMENT
Planning	Approval recommended	11-13-25	• **As a non-conforming use in the RA District, special land use approval is required to expand the use (3 single family homes)**

Motion sheet

Approval – Special Land Use Permit

In the matter of PSLU25-05 Novak Building Addition motion to **approve** the Special Land Use Permit request, based on and subject to the following:

a. Relative to other feasible uses of the site:
    1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service *as the modifications to one of the existing homes will not result in additional traffic;*

    2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area. *No impacts to utilities are anticipated.*

    3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. *No impacts to existing natural features are proposed as the changes are made in an area that is currently lawn.*

    4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. *The increase in size of one of the dwellings is not expected to change the existing character of the property. The 3 existing homes have been on the property since at least 1963.*

    5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *as it fulfills the Master Plan objective to preserve existing housing in the City of Novi.*

    6. The proposed use will promote the use of land in a socially and economically desirable manner *as it allows a long-standing property owner to invest in the City of Novi and will improve the property.*

    7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located *as it is the expansion of a non-conforming use in the RA District*.

b. In addition, the following findings are considered, as listed in Section 7.1.11:

    i. Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances. *The plot plan shows the addition meets all setbacks for the RA District, and is within the height limit.*

ii. Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses. *No increase in traffic is anticipated as the three separate units have previously been occupied.*
iii. The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming. *The proposed addition does not go beyond the limits of the original parcel.*
iv. The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14 *because no additional noise is anticipated with a larger home.*
v. Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming. *The total area of the structures is 2,298 square feet, which includes an existing second floor over a portion of the middle home. The addition of 960 square feet does not exceed 50%, or 1,149 square feet.*
vi. The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan. *This addition would not impact the ability of adjacent properties to develop as currently zoned.*

c. The findings of compliance with Ordinance standards in the staff review letters, and the conditions and items listed in those letters being addressed on the final plot plan;

d. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance)

– OR –

Denial – Special Land Use Permit

In the matter of PSLU25-05 Novak Building Addition motion to **deny** the Special Land Use Permit … *because [insert any reasons, such as those suggested below]*

a. Relative to other feasible uses of the site:
    1. The proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service.

    2. The proposed use will cause detrimental impacts on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.

3. The proposed use is not compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats.

4. The proposed use is not compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.

5. The proposed use is not consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use.

6. The proposed use will not promote the use of land in a socially and economically desirable manner.

7. The proposed use is not listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

b. In addition, the following factors have been considered:
    1. *Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances.*
    2. *Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses.*
    3. *The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14.*
    4. *Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming.*

c. *(additional reasons here if any)*

MAPS

Location

Zoning

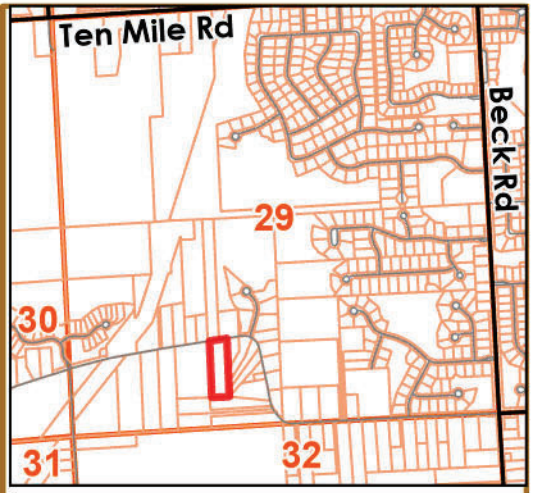
Future Land Use

Natural Features

PSLU25-05 NOVAK HOME ADDITION

LOCATION





Sections

City of Novi
Dept. of Community Development
Novi City Hall
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 0.01 0.03 0.05 Miles

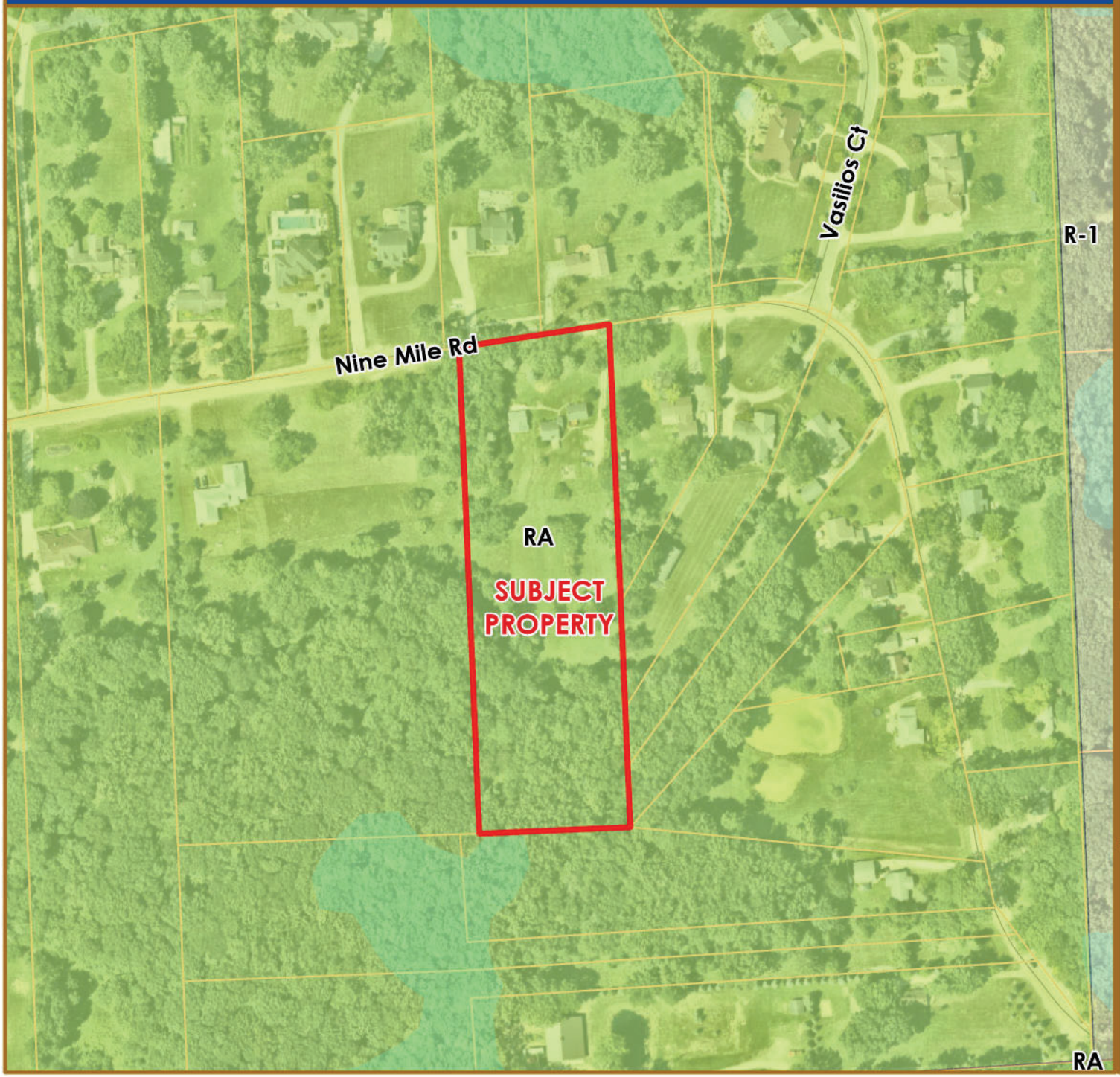
Map Author: Lindsay Bell
Date: 1/7/26
Project: NOVAK ADDITION
Version #: 1

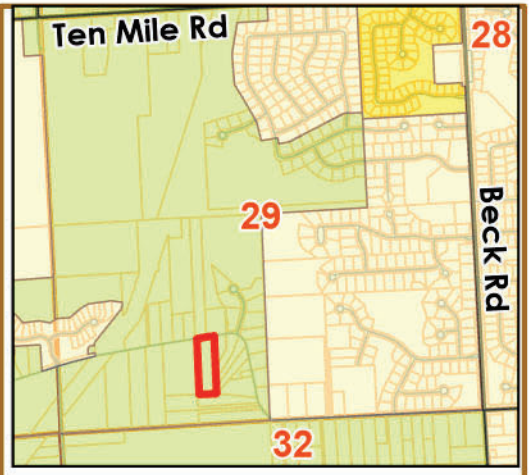
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PSLU25-05 NOVAK HOME ADDITION

ZONING





Zoning District

- R-1: One-Family Residential
- R-3: One-Family Residential
- RA: Residential Acreage

City of Novi
Dept. of Community Development
Novi City Hall
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 0.01 0.03 0.05 Miles

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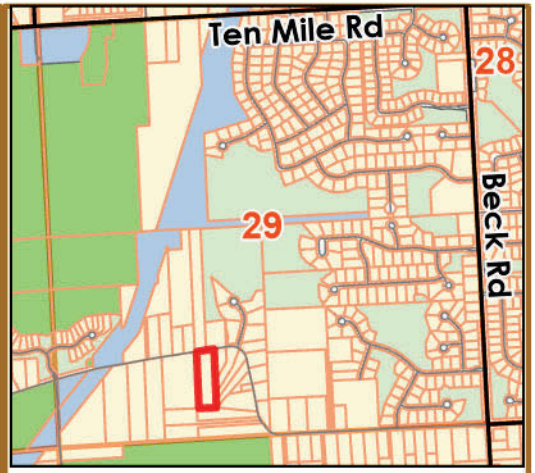
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PSLU25-05 NOVAK HOME ADDITION

FUTURE LAND USE





Future Land Use (2025)

- Private Park
- Public Park
- Public/Quasi-Public
- Single Family

City of Novi
Dept. of Community Development
Novi City Hall
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 0.01 0.03 0.05 Miles

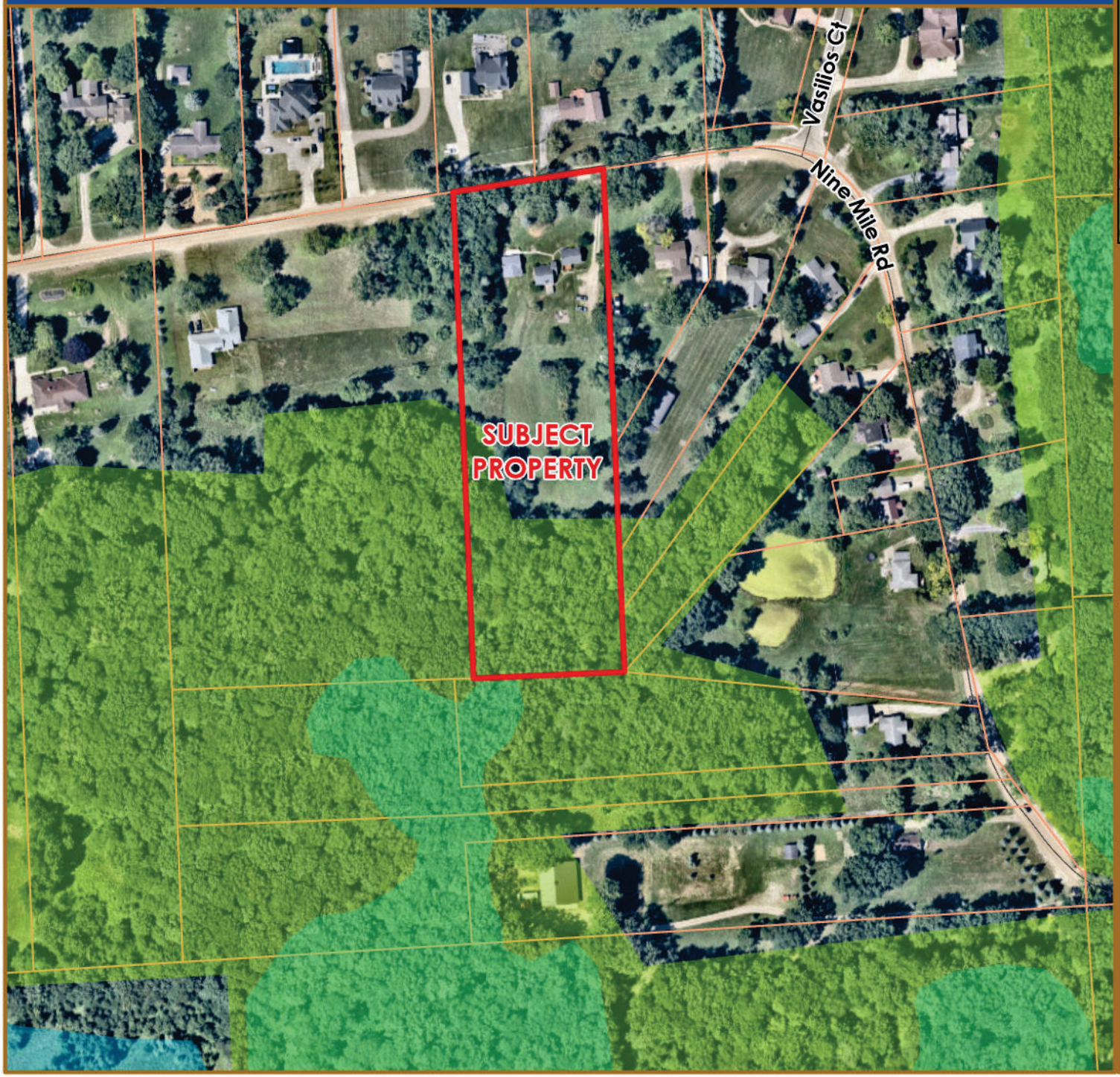
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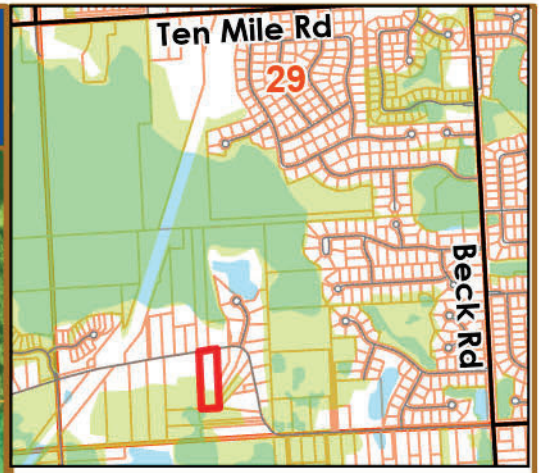
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PSLU25-05 NOVAK HOME ADDITION

NATURAL FEATURES





Woodlands

Wetlands

City of Novi
Dept. of Community Development
Novi City Hall
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

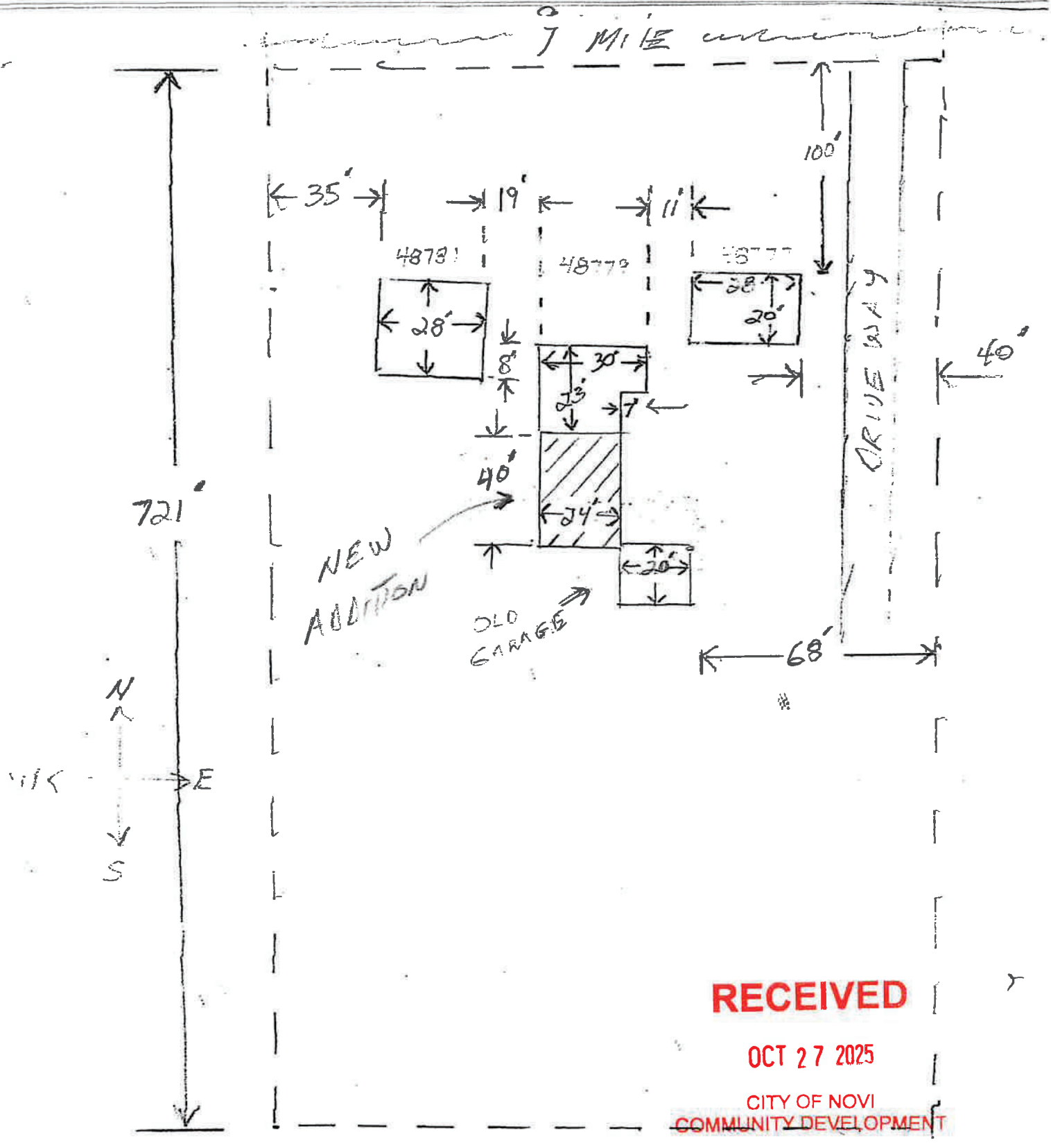
0 0.01 0.03 0.05 Miles

Map Author: Lindsay Bell
Date: 1/7/26
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PLOT PLAN



RECEIVED
OCT 27 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT

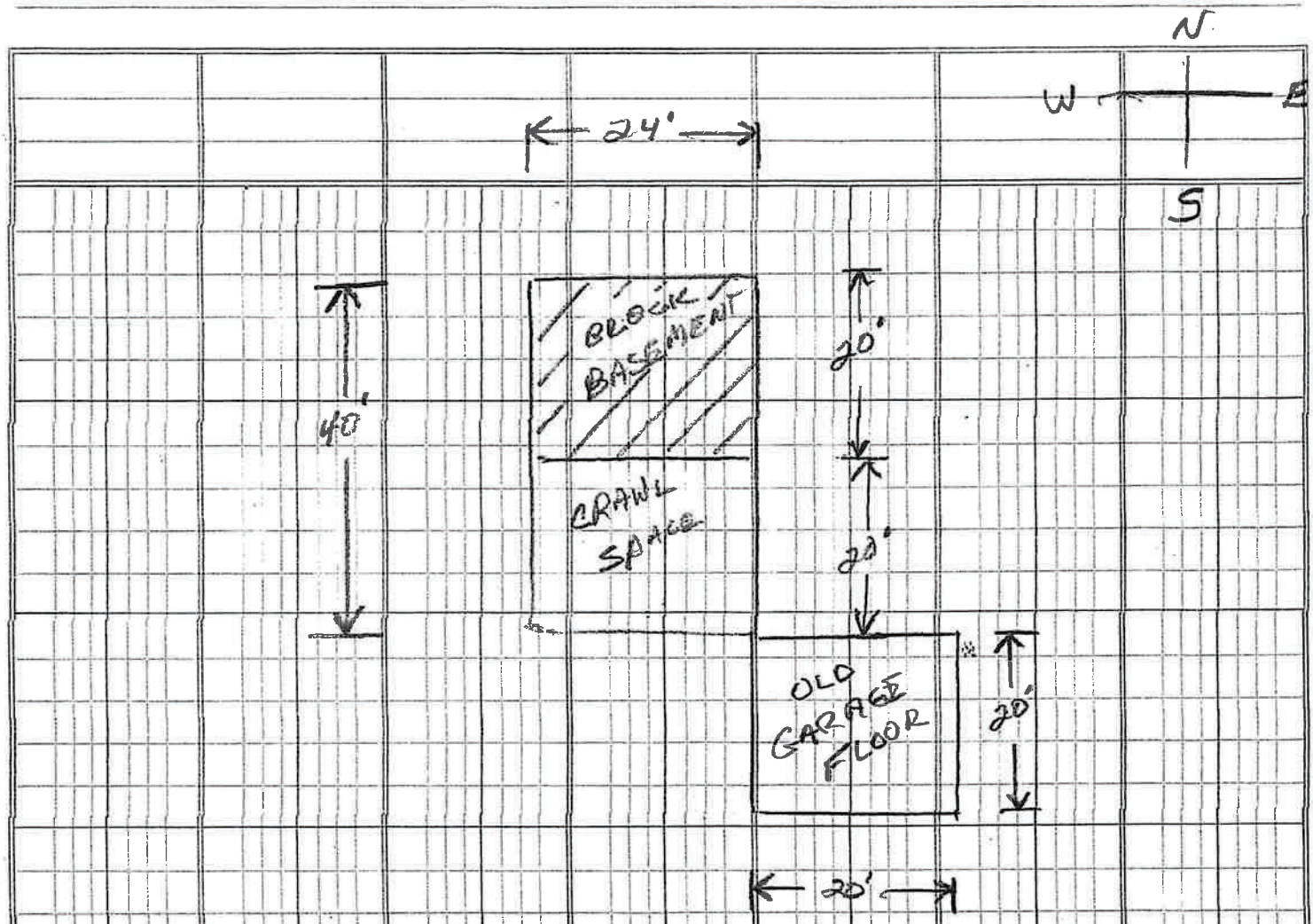
JAY & KATHRYN NOVAK
17971 BECK
NORTHVILLE MICH
48168

REVISED
10.27.25

734 812 0299

PBR 25-0479

NEW 1 STORY ADDITION



NEW ADDITION WITH BASEMENT UNDER 1/2, CRAWL SPACE UNDER REST OF SOUTH 1/2.

ALSO REBUILD OLD GARAGE FLOOR WITH 2 CAR GARAGE OR LARGER IF ALLOWED BY CITY OF NOVI.

RECEIVED
OCT 27 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT

REVISED
10.27.25

PBR25-0479

PROPERTY PHOTOS







APPLICANT LETTER

My wife & I have lived at 17971 Beck road for 45 years. It was a gravel road when we moved there, from Plymouth. We live between 6 & 7 mile roads. There is just so much traffic & activity on Beck; we like to move out on Nine mile.

We have owned Nine Mile since 1986. We upgraded it continually over our ownership. We have had good relations with all neighbors. We feel we would be an asset to Novi.

As far as the addition: We feel also that it would be an asset to Novi. It would bring the property closer to the design & purpose of neighboring properties.

We have plans to make the building our home! To make it very, very tasteful in design & quality of a home for us.

Sincerely
Jay & Kathryn Morack

Kathryn is currently a member & officer on Northville garden club since 1995

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OCT 27 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT
REVISED
10.27.25

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

November 13, 2025

Planning Review

Novak Building Addition

SLU25-0005

PETITIONER

Jay Novak

REVIEW TYPE

Special Land Use – Non-conforming Use Expansion

PROPERTY CHARACTERISTICS

Section	29	
Site Location	South of Nine Mile Road, West of Beck Road; 22-29-376-017	
Site School District	Northville Public Schools	
Site Zoning	RA Residential Acreage	
Adjoining Zoning	North	RA Residential Acreage
	East	RA Residential Acreage
	West	RA Residential Acreage
	South	RA Residential Acreage
Current Site Use	Three dwellings	
Adjoining Uses	North	Single Family Residential
	East	Single Family Residential
	West	Single Family Residential
	South	Single Family Residential
Site Size	3.64 acres	
Plan Date	October 27, 2025	

PROJECT SUMMARY

The applicant is proposing an addition and façade renovation for one of the three dwellings on the site. The site is zoned Residential Acreage, and the future land use map indicates Single Family. The existing property is considered a legal non-conforming use in the RA District as the site contains three homes where only one is permitted. The plot plan shows that it is an expansion of a non-conforming use, and therefore will be seeking approval under the Ordinance standards for consideration.

RECOMMENDATION

Planning recommends approval of the Special Land Use request. The plan conforms to the dimensional requirements of the Zoning Ordinance, except that the existing use is non-conforming.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance**.** Please address the items in **bold** below for the next submittal.

1. Special Land Use Approval for Nonconformities (Sec. 7.1.11): The Zoning Ordinance permits the extension of nonconforming uses under certain circumstances. "…*it may be reasonable to authorize restoration, reconstruction, or extension of nonconforming uses, or uses of structures and land, as legal conditional uses after proper notification to surrounding property owners as*

described in Section 6.2 of this Ordinance for special land uses. Such authorizations are subject to special land use approval by the Planning Commission, which shall consider, in addition to standards in Section 6.2, the following factors in exercising its discretion:

i. Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances. **The plot plan shows the addition meets all setbacks for the RA District, and is within the height limit.**

ii. Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses. **No increase in traffic is anticipated as the three separate units have been occupied.**

iii. The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming. **The proposed addition does not go beyond the limits of the original parcel.**

iv. *The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14.* **No additional noise is anticipated with a larger home.**

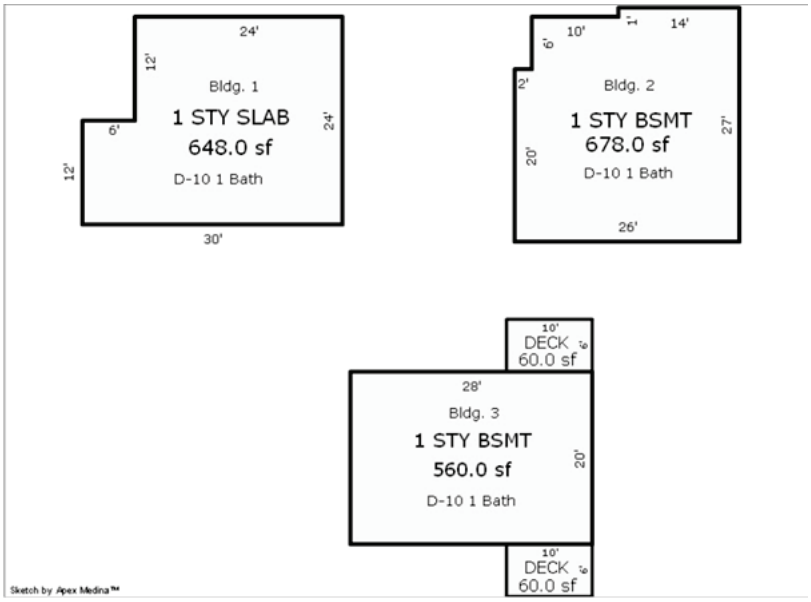
v. Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming. **The applicant states the current total area of the structures is 2,298 square feet, which includes an existing second floor over a portion of the middle home. Assessing records indicate a combined total area of 1,886 square feet for the three buildings, but those records indicate all structures are 1 story. If the actual total is 2,298 square feet, the addition could not exceed 1,149 square feet. The proposed addition is 960 square feet.**

vi. *The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan.* **This addition would not impact the ability of adjacent properties to develop as currently zoned.**



The three homes appear to have been constructed prior to 1963, which is the earliest aerial image we have available on which all three appear. This was before Novi became an incorporated City

and therefore likely had different Zoning Ordinance standards. The structures do not appear to have been enlarged since then. Assessing records indicate a combined total area of 1,886 square feet for the three buildings, which appears to not include the second floor on Building 1 that the applicant includes.



2. Parking (Sec. 5.2): The number of required parking spaces for three single-family units is six. Based on aerial images there is sufficient parking for 6 vehicles.

3. Garage (Sec. 4.19): Previously there was a garage on the site, which was torn down prior to 1980. The concrete foundation remains. The applicant would like to reconstruct the garage on that foundation. This detached accessory structure would be a permitted use in the RA District, and meets all required setbacks and size requirements. This is not considered an expansion of the nonconformity because it would be allowed if there were only one home on the site.

SPECIAL LAND USE CONSIDERATIONS

Extension or expansion of Non-conforming Uses require Special Land Use approval as described above. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of a Special Land Use Permit request (**Staff comments in Bold**):

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off-street parking, off-street loading/unloading, travel times and thoroughfare level of service**. As there are currently 3 homes on the site, an addition to one of the homes is not expected to increase traffic. No changes to the driveway are proposed.**
2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area. **There are no increases on public services expected with the 960 square foot addition.**
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. **No woodland or wetland impacts are shown. No trees are in the area of the addition.**
4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the

surrounding neighborhood. **The increase in size of one of the dwelling is not expected to change the existing character of the property. The 3 existing homes have been on the property since at least 1963.**

5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner. **The investment in the property will help increase the value of the property.**
7. Whether, relative to other feasible uses of the site, the proposed use is:
    a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
    b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The plot plan shows the addition meets all setbacks for the RA District, and is within the height limit. The addition will mostly be hidden from view from Nine Mile Road as it is on the opposite side of the middle building.

NEXT STEP: PLANNING COMMISSION MEETING

This project will be scheduled for Special Land Use public hearing and review on **January 14, 2026 at 7:00 p.m**. **Please let me know as soon as possible if you are available on that date.**

FUTURE STEP: BUILDING PERMITS

Building Permits will be required for this project. Please contact the Building Department to determine what is required.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248-347-0484 or lbell@cityofnovi.org.

Lindsay Bell

Lindsay Bell, AICP – Senior Planner

CORRESPONDENCE

CITY OF NOVI

RESPONSE FORM

RECEIVED
DEC 30 2025
CITY OF NOVI
COMMUNITY DEVELOPMENT

48779 NINE MILE ROAD PSLU25-0005 SPECIAL LAND USE REQUEST.

You are invited to attend the public hearing on January 14, 2026 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at: https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting bmcbeth@cityofnovi.org.

☒ I SUPPORT ☐ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Jay has been my neighbor at 48733 9 mile since I moved in, in late 2011. He has always been a great neighbor, giving me advice and conversations. Jay has explained to me that he plans on moving into one of the homes on his property but just needs a little more space. I support the decision for him to add an addition

SIGNATURE: Brian Jaegerl

PRINT NAME: Brian Langkabel

ADDRESS: 48733 9 mile Rd, Northville, MI 48167

*** IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.