

**Traditional wood-frame constructed attached sunroom on rear deck (see attached PowerPoint drawings)**

Dimensions of the screened in deck are approximately 14' x 23' on the portion of the pre-existing deck footprint, cathedral style, with 8.5" sidewalls, and a 12-13 foot external gable with all exterior siding, shingles, and gutters to match existing house.

The portion of the deck the sunroom will sit on does not currently meet the requirements for a screened in deck, but will be structurally re-engineered to meet those requirements.

Currently the pre-existing portion of the deck footprint edge where the screened in deck will sit, is 22.5 ft at the closest point to the rear lot line. Since set-back is 35' for a closed structure, I understand that I will need to request a 12.5' ft variance from the zoning board. (see attached mortgage survey)

There is no issue to the side property line (minimum is a least 35+ ft). (see attached mortgage survey)

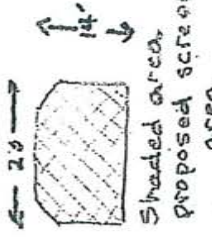
The area behind the house is a Whispering Meadows commons area (multiple open acreage and pond), directly south of 9 Mile Rd (commons backs up to 9 Mile Rd) between Heatherbrae Way and Mill Rd (South of 9 Mile, East of Meadowbrook Rd.). See attached aerial photo.

Sunroom will meet all structural and electrical codes once permission is received. Plans for the project will be provided once zoning variance is approved.

MORTGAG

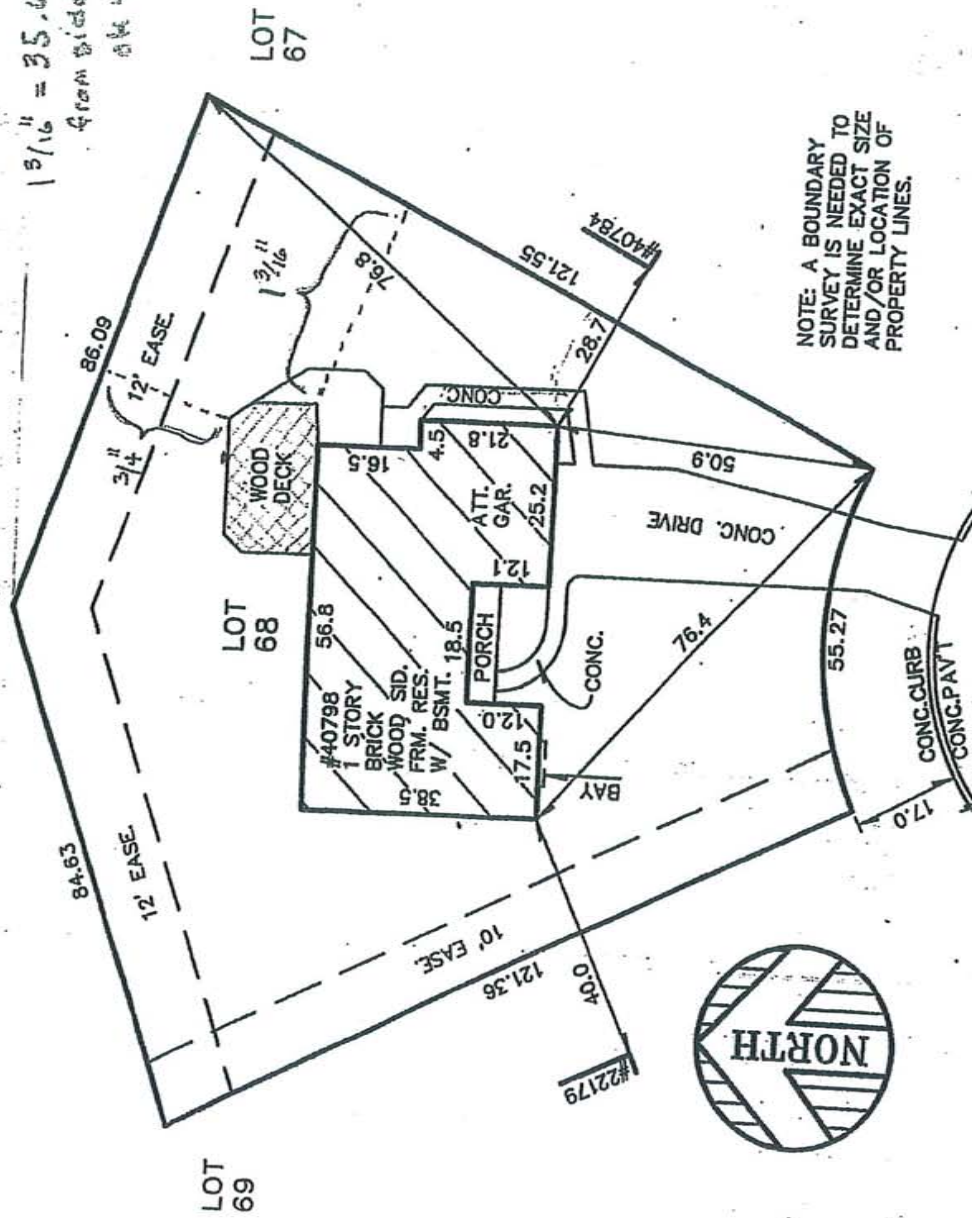
John Popovgach 4/26/09  
JOHN POPOVGACH  
Whispering Meadows  
Homeowners Association  
Architectural Control Chain  
248 305 5413

WHISPERING MEADOWS NORTH PARK  
(PRIVATE)



3/4" = 22.5'  
Requesting  
35' - 22.5' = 12.5'  
variance from  
rear lot

1 3/16" = 35.6'  
from wider lot



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

LADENE LANE 60' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



Shane P. Azbell

JOB NO: 03-13266 SCALE: 1"=30'  
DATE: 5-13-03 DR BY: BDB

**KEM-TEC**  
LAND SURVEYORS

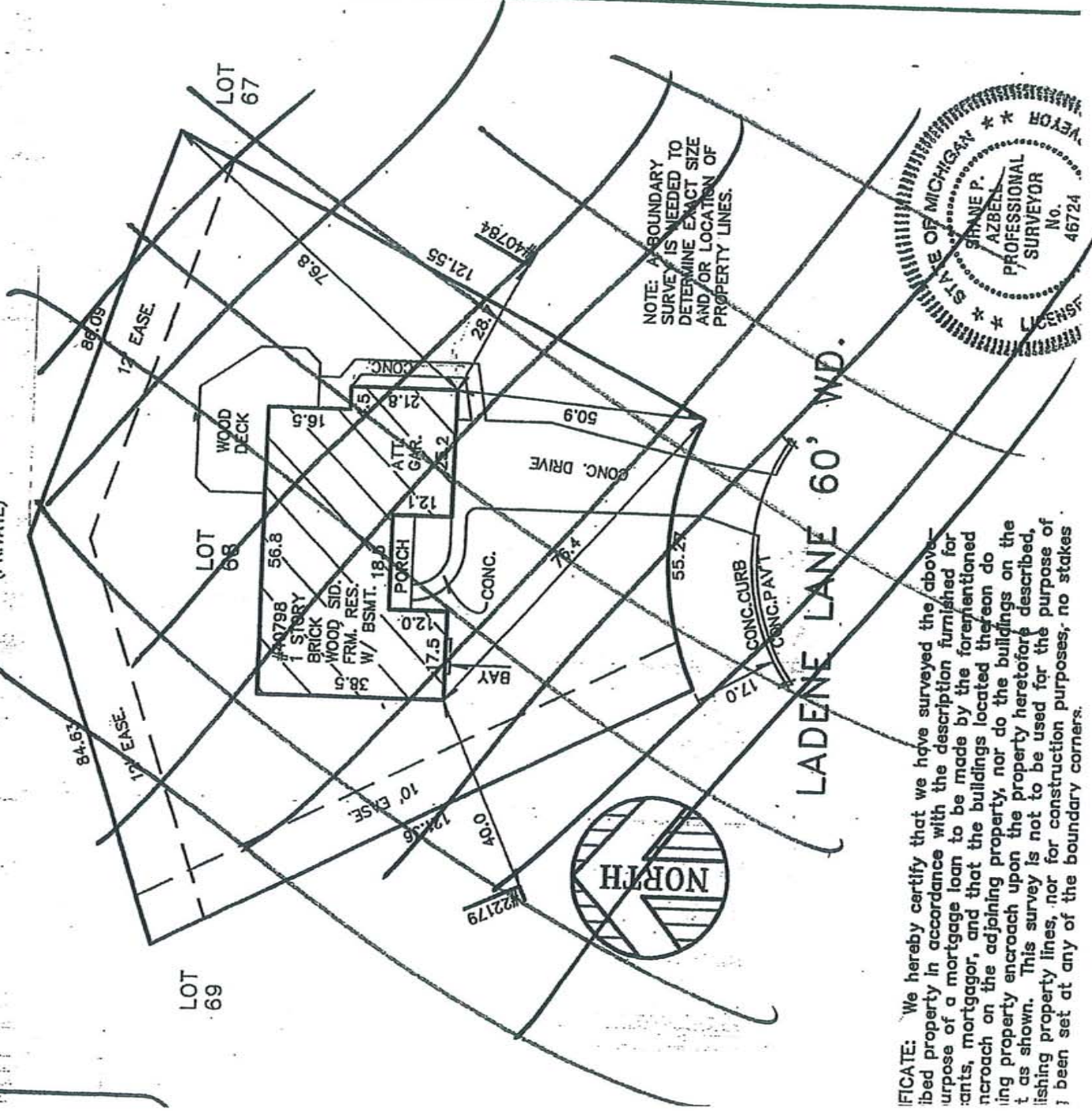
22556 Gredick Avenue  
Eastpointe, MI 48021-2372  
(586) 772-2222  
E.A.V.



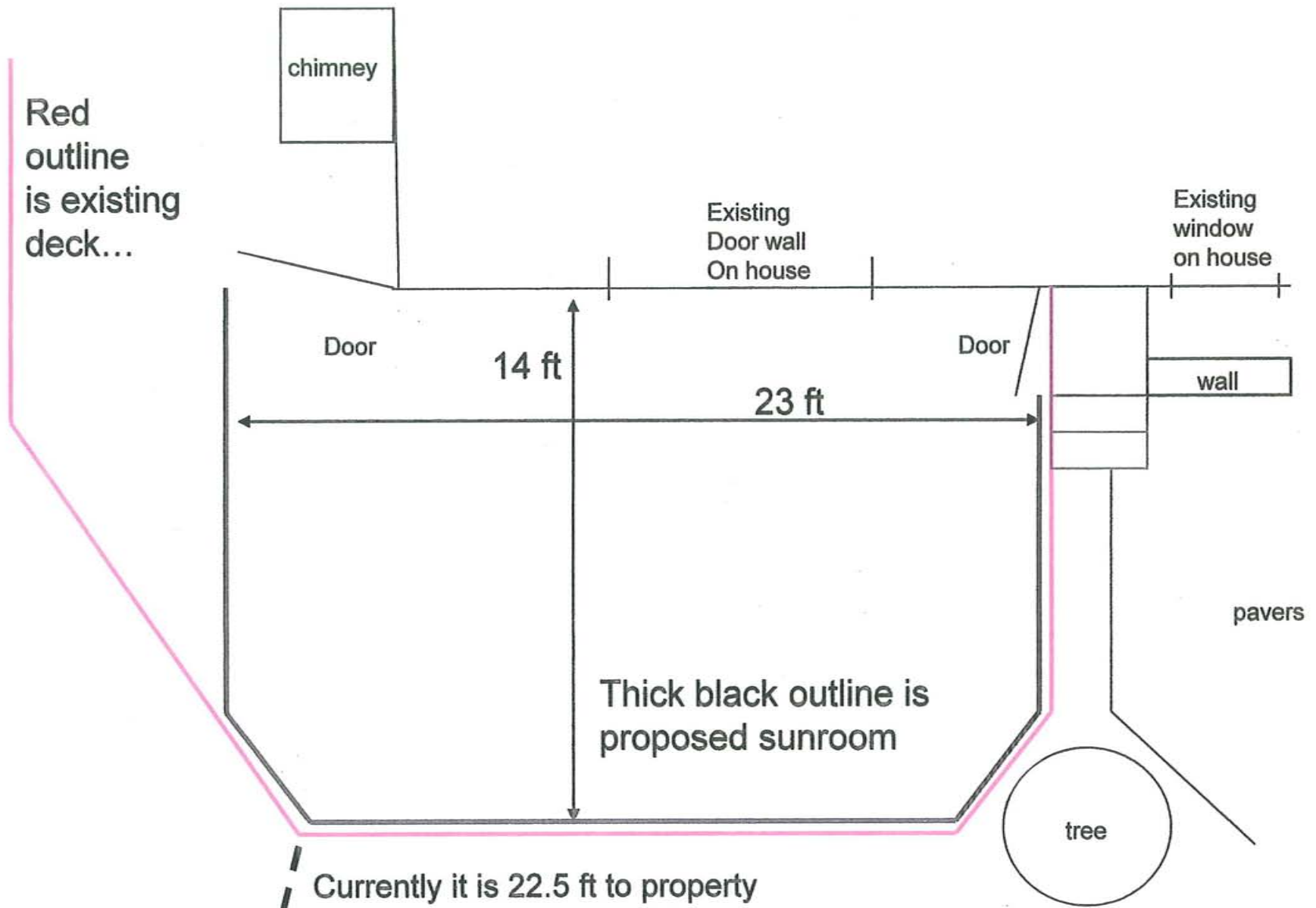
800 E. STADIUM  
Ann Arbor, MI 48104-1412

Lot 68: WHISPERING MEADOWS SUB. NO. 2, a subdivision of part of the North 1/2 of Section 36, T.1 N., R.8 E., City of Novi, Oakland County, Michigan, as recorded in Liber 156 of Plats, Pages 40, 41 and 42 of Oakland County Records.

WHISPERING MEADOWS NORTH PARK  
(PRIVATE)

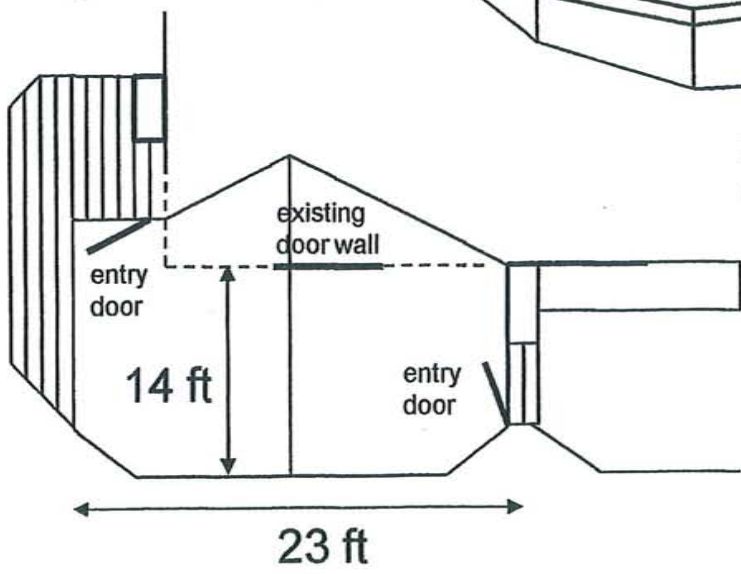
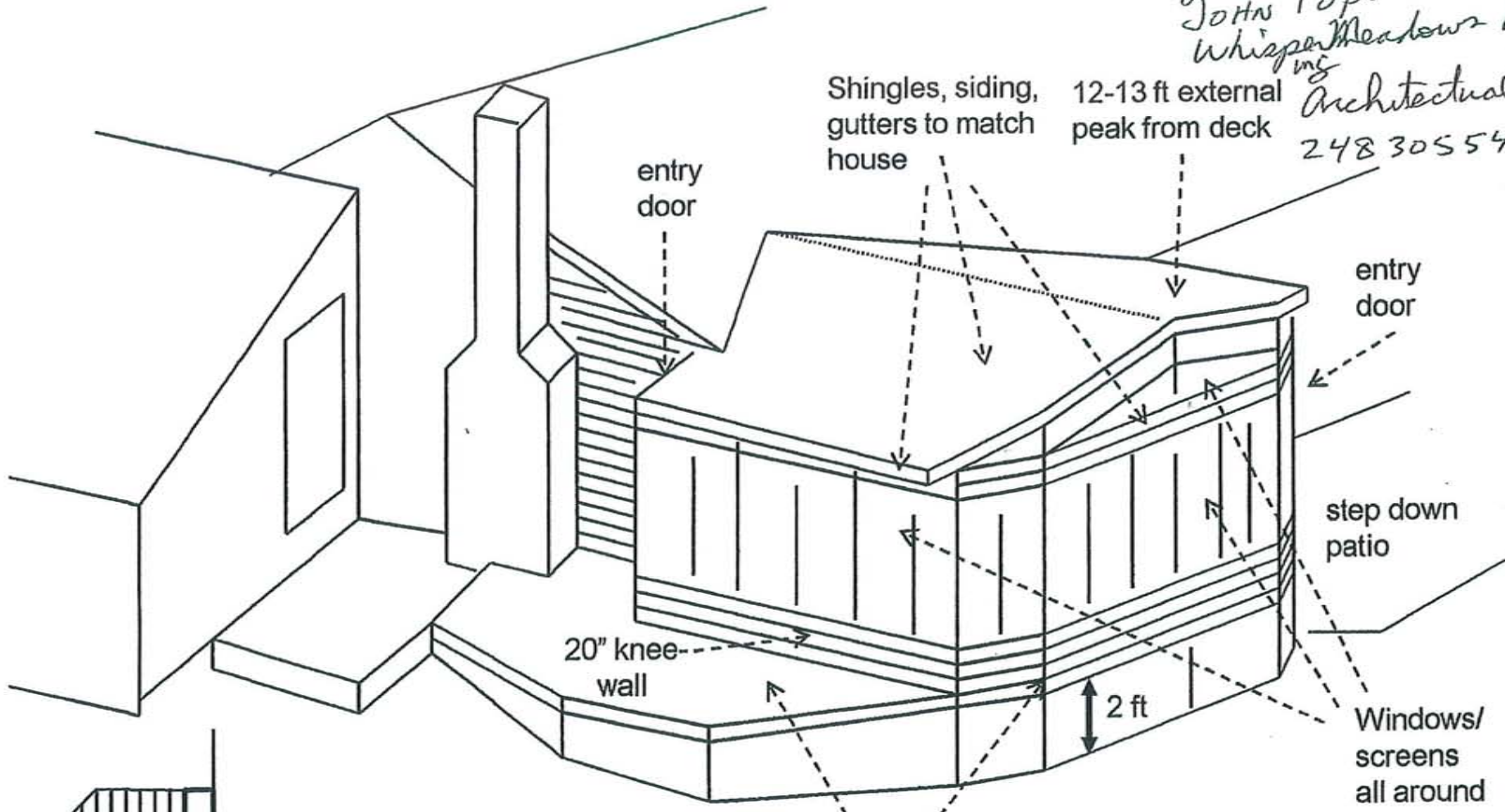


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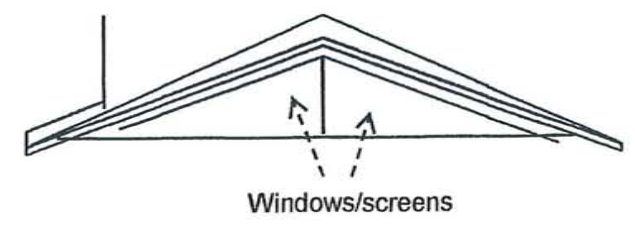


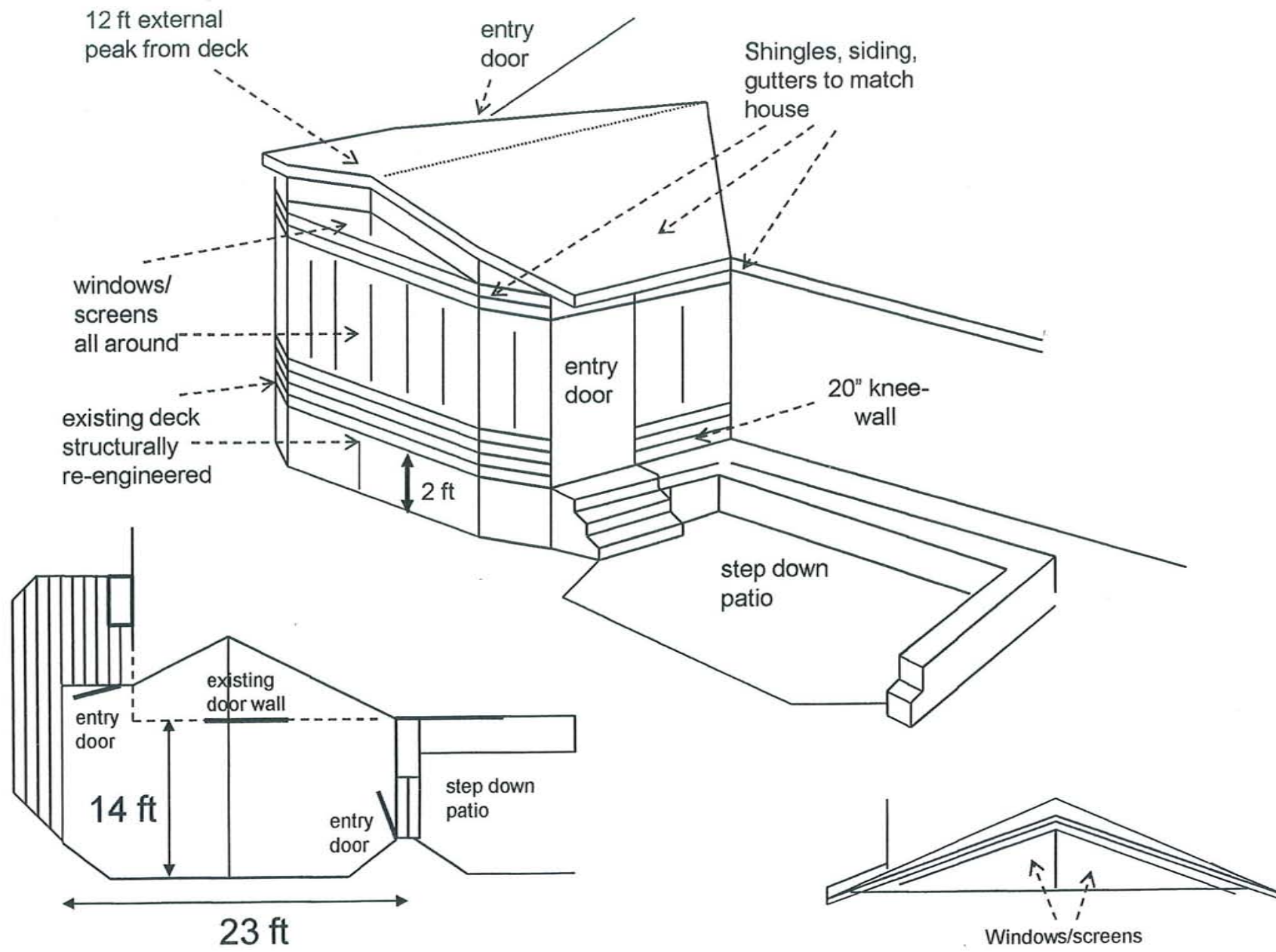
Currently it is 22.5 ft to property line from this point. 35 ft is required for a closed structure. Therefore I'm asking for 12.5'.

reviewed and accepted by  
John Popovich 4/26/09  
JOHN POPOVICZAK  
Whisper Meadows Homeowner  
Assoc  
Architectural Control.  
Chan  
248 305 5413



Existing deck (structurally re-engineered under screened-in portion)









cityofnovi.org

**ZONING BOARD OF APPEALS**  
45175 West Ten Mile Road  
Novi, Michigan 48375-3024  
(248) 347-0415

June 10, 2009

John M Reed  
40798 Ladene Lane  
Novi MI 48375

**RE: Zoning Board of Appeals Case No. 09-020 40798 Ladene Lane**

Variance Request: A variance from the minimum rear yard requirement to allow construction of a sunroom on the rear of an existing residence. Property is zoned R-3 and is located north of Eight Mile Road and west of Haggerty Road.

At the June 9, 2009 Regular Meeting of the Zoning Board of Appeals the following motion passed:

IN CASE NO. 09-020 MOTION TO APPROVE THE REQUEST FOR THE VARIANCE FROM THE MINIMUM REAR YARD REQUIREMENT TO ALLOW CONSTRUCTION OF A SUNROOM IN THE REAR OF THE EXISTING RESIDENCE. THE PETITIONER HAS MENTIONED HIS PRACTICAL DIFFICULTY AND HE WILL HONOR THE ACCESS CONCERNS OF THE NEIGHBORS. THE VARIANCE WILL NOT CAUSE ANY TRESPASSING ON THE PROPERTY OF THE SURROUNDING NEIGHBORS. THE MAXIMUM VARIANCE REQUEST IS 12.5 FEET FROM THE MINIMUM 35 FOOT REAR SETBACK AND THIS SETBACK WILL UNREASONABLY PREVENT THE USE OF THE PROPERTY FOR A PERMITTED PURPOSE. A VARIANCE WILL PROVIDE SUBSTANTIAL JUSTICE TO PETITIONER AND SURROUNDING PROPERTY OWNERS. THESE ARE UNIQUE CIRCUMSTANCES TO THIS PROPERTY. IT IS NOT SELF CREATED. EVIDENCE OF ADEQUATE LIGHT AND AIR IS PROVIDED AS BY THE SATELLITE IMAGE AND IT IS IN THE SPIRIT OF THE ZONING ORDINANCE.

Motion Carried: 7-0  
Motion Maker: Member Krieger

Sincerely,

CITY OF NOVI  
ZONING BOARD OF APPEALS

Charles Boulard  
Building Official

Cc: Mav Sanghvi