

cityofnovi.org

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**  
**(248) 347-0415**

**Case No. 11-048**

**Location: 41014 Scarborough**

**Zoning District: R-4 , One Family Residential**

The applicant is requesting a variance from the thirty five (35) foot required rear yard setback requirements of Section 2400 of the Novi Zoning Ordinance for an existing single family home to allow the construction of a new rear one story enclosed sunroom with a setback of twenty four (24) feet. The property is located east of Meadowbrook Road and north of 10 Mile Road.

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a minimum rear yard setback of thirty five (35) feet.

Required rear yard setback:	35 feet
Proposed rear yard setback:	24 feet
<b>Variance required:</b>	<b>11 feet</b>

**City of Novi Staff Comments:**





The applicant is seeking to construct an enclosed rear sunroom addition which will extend into the required rear setback of the existing lot. The existing residence was constructed on the lot in a location tight to the minimum rear yard setback allowing no space for possible additions such as that proposed.

**Standards for Granting a Dimensional Variance:**

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty.
- The need is not self-created.
- 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.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.

HARESH VAISH. JAV  
 41014 SCARBOROUGH  
 NOVI, MI  
 (248) 374-9118

	APPROVAL	DATE
 DESIGN:	_____	_____
 SALES REP.:	_____	_____
 SUPERINTENDENT:	_____	_____
 CUSTOMER:	_____	_____
CUSTOMER:	_____	_____

DATE: 11/30/11

MODEL: 230 SUN & STARS CATHEDRAL GR4DH1312

WALL FRAME COLOR: SANDTONE ALUMINUM INT. & EXT.  
 ROOF FRAME COLOR: SANDTONE ALUMINUM INT. & EXT.

FLOOR SYSTEM: 2x12 JOISTS @16" O.C., R-38 INSULATION, 3/4" ADVANTECH SUBFLOOR  
 FOUNDATION TYPE: (5) 16"x12" CONCRETE PADS (42" DEEP), (5) 6x6 TREATED POSTS, 2x12 TREATED BEAMS

ROOF SYSTEM: CONSERVAGLASS PLUS CODE 78 GLAZING, DOUBLE TEMPERED  
 SKYLIGHTS: NONE

TRANSOMS: (2) STD. GLASS TRAPEZOIDS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

WINDOWS: (5) 6'x5' SLIDERS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

DOORS: (1) 6' SLIDING DOOR- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

KNEEWALL: (5) 6'x2' GLASS KICKS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

FANS & VENTS: NONE

ELECTRIC: OUTLETS TO CODE, (1) EXT. LIGHT (PROVIDED BY HOMEOWNER) W/ SWITCH

HEAT: NONE

FINISH WORK: NONE



GRADE

INITIALS

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



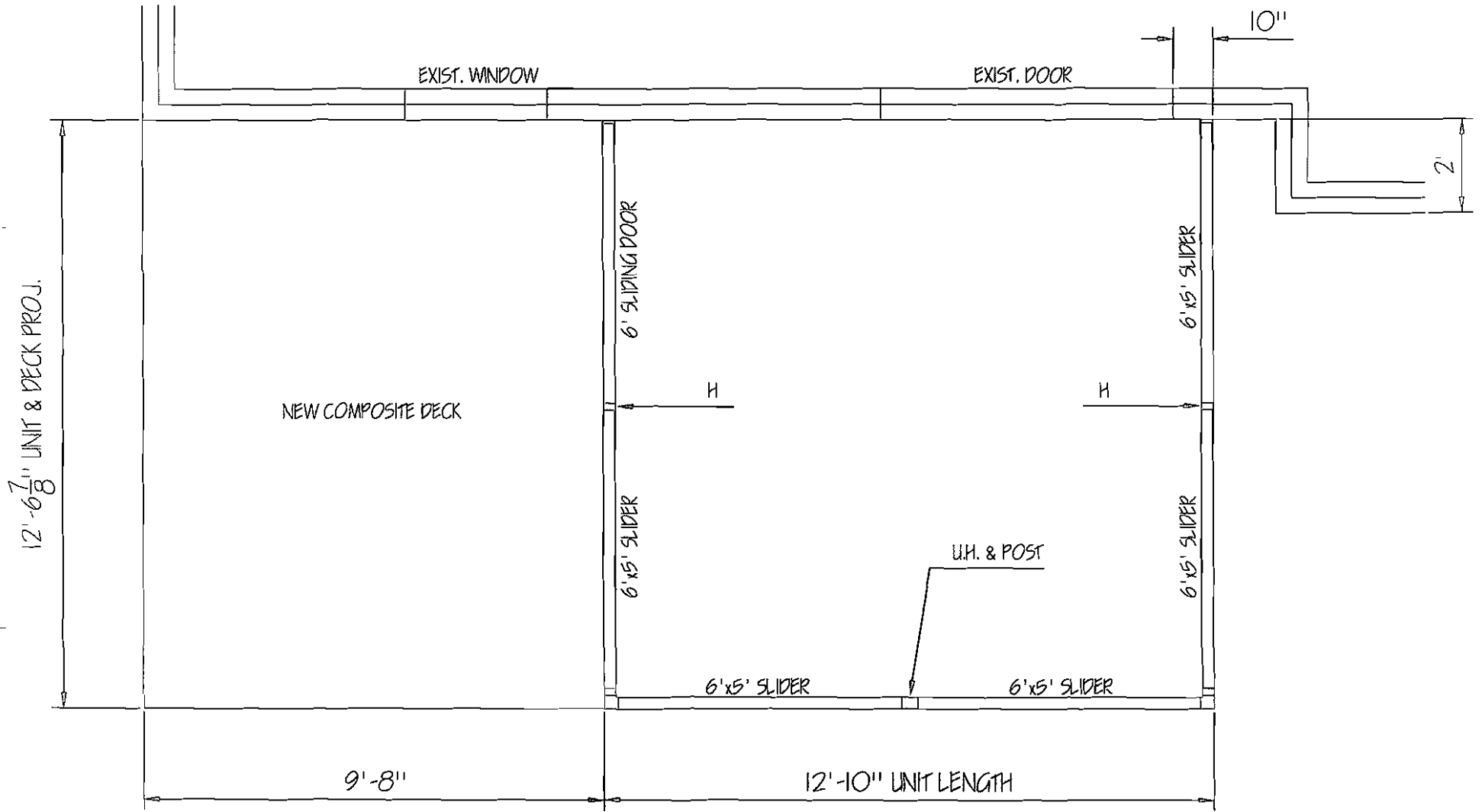


GRADE

RIGHT ELEVATION

INITIALS

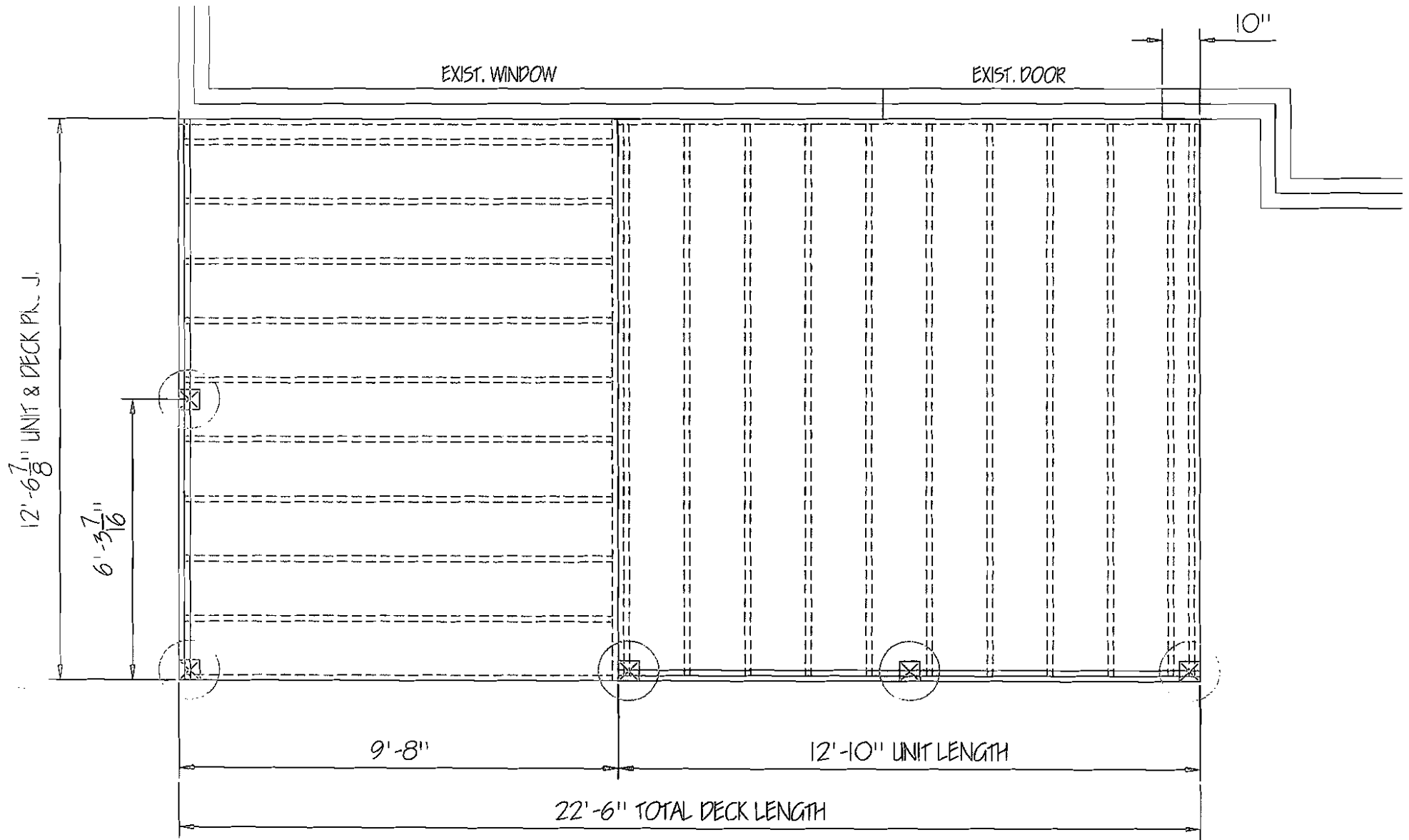
SCALE: 1/4" = 1'-0"



INITIALS

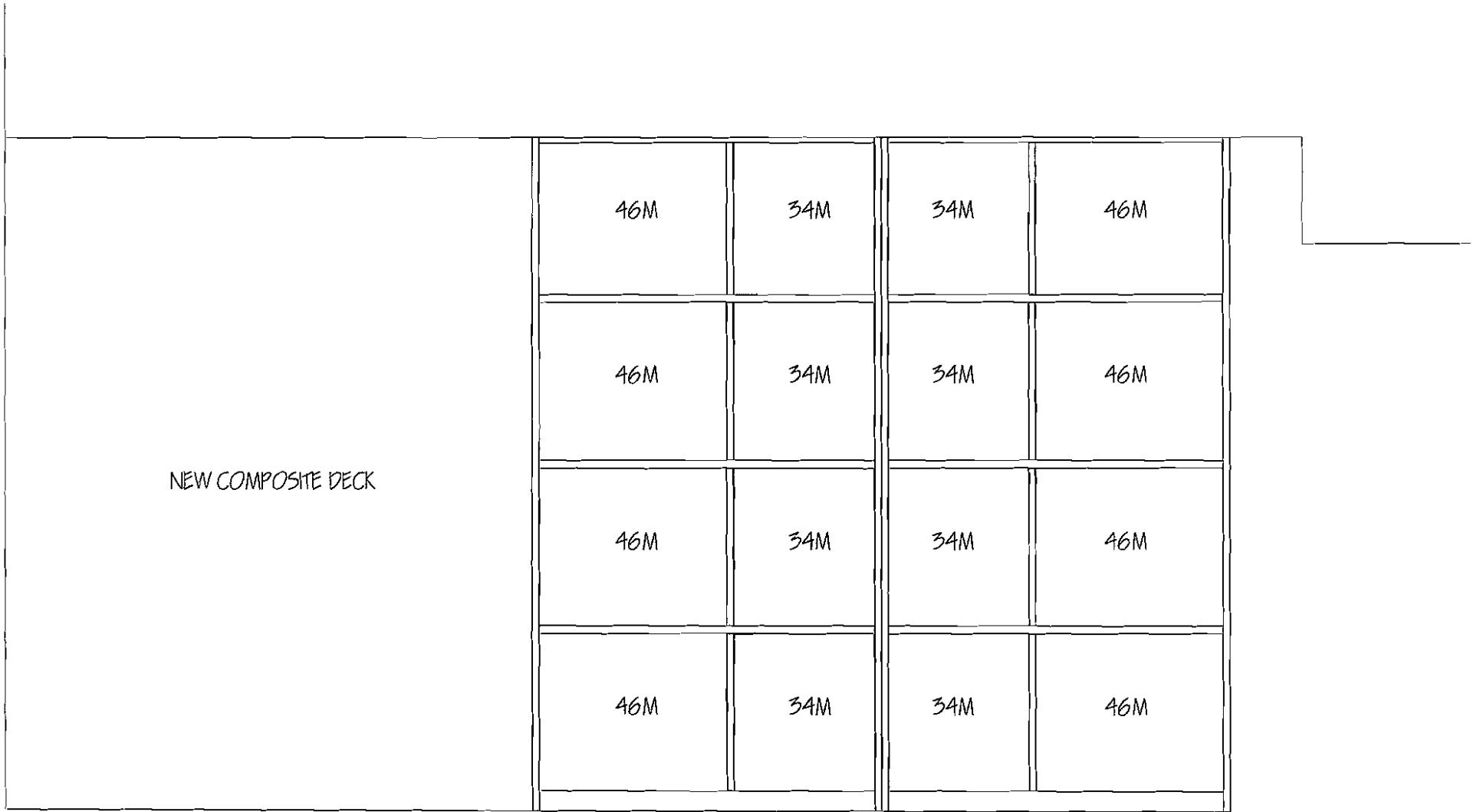
FLOOR PLAN

SCALE: 1/4" = 1'-0"



INITIALS

FOUNDATION PLAN  
 SCALE: 1/4" = 1'-0"

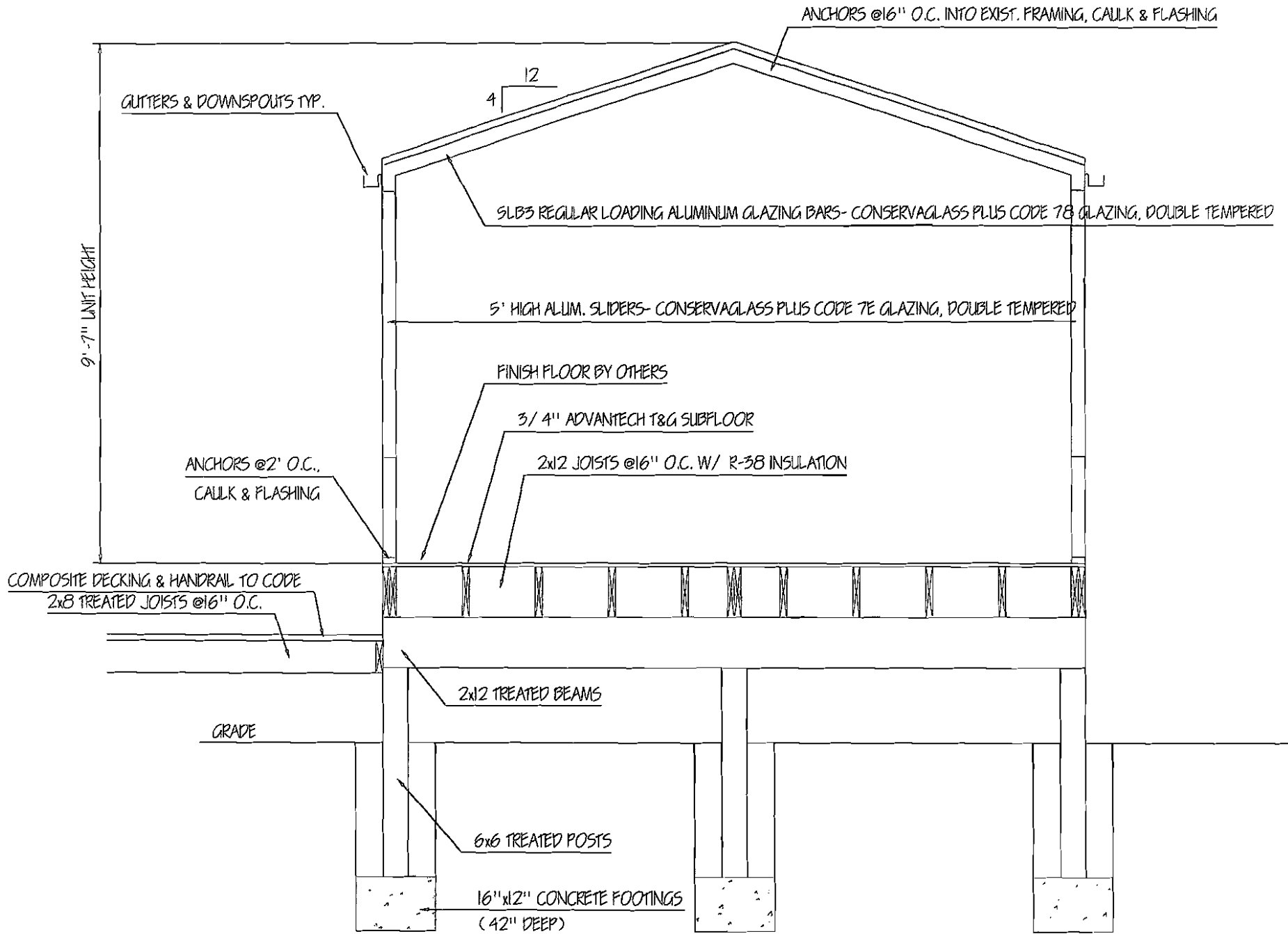


INITIALS

# ROOF PLAN

SCALE: 1/4" = 1'-0"





INITIALS

SECTION

SCALE: 1/2" = 1'-0"

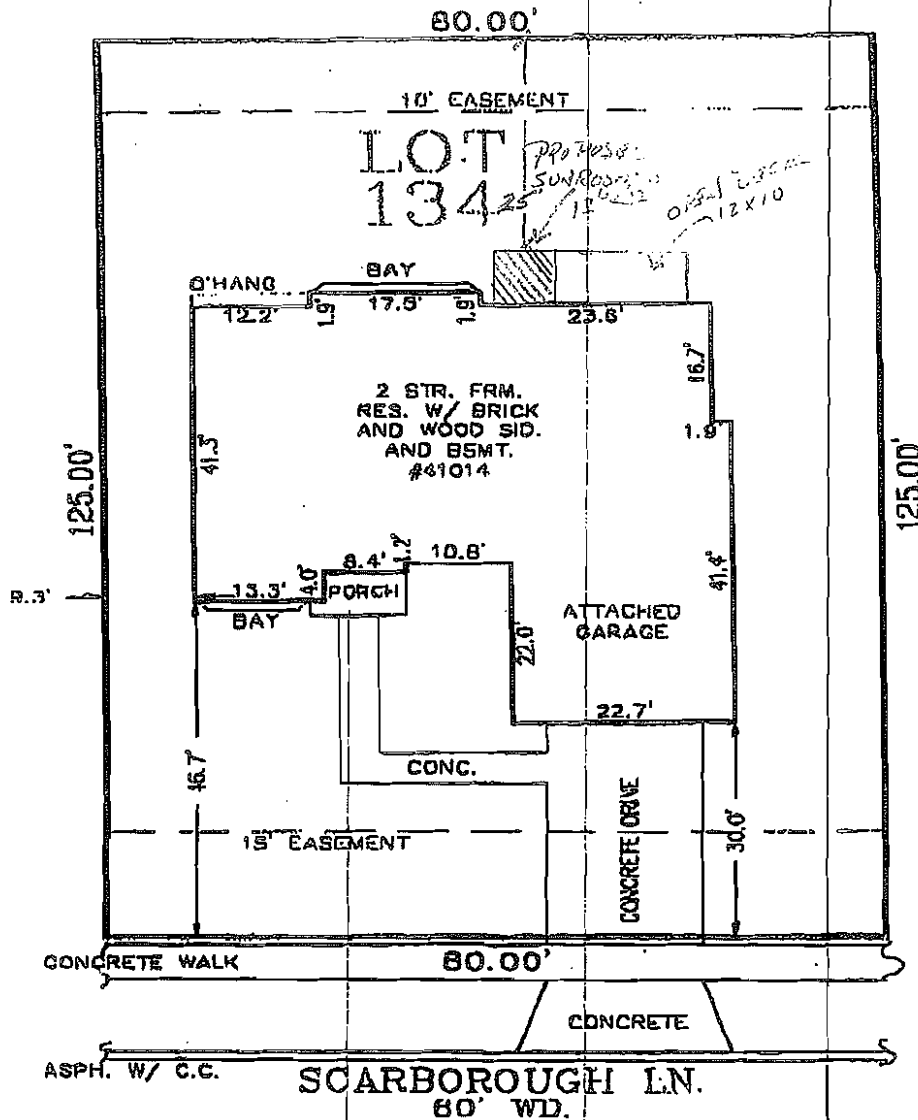
# MORTGAGE CERTIFICATE

Certified To: YORK FINANCIAL, INC.

Applicant: HARESH V. AND SADHA H. VAISHNAV

**Property Description:**

Lot 134 of WILLOWBROOK FARMS SUBDIVISION NO. 3, City of Novi, Oakland County, Michigan, as recorded in Liber 284 of Plats, Pages 4 through 13, both inclusive, of Oakland County Records.



**NOTE: If the surveyor's seal is not stamped in blue ink, this survey is not valid.**

We hereby certify that the mortgage inspection shows the improvement(s) as located on the premises described. That the improvement(s) are entirely within lot area and that there are no encroachments upon the premises described by the improvement(s) of any adjoining premises except as indicated. We further certify that this mortgage certificate was prepared for identification purposes only for the mortgagee in connection with a new mortgage within 180 days of the date shown, and is not to be used to establish property lines, easements, public right-of-ways, building lines, conformity or non-conformity to state, county, or local ordinances and/or codes, etc. Easements as shown are per recorded plat unless otherwise noted. Fences and driveway locations shown are approximate. To accurately locate fences, driveways and property corners, a certified Land Survey (State Survey) is recommended.

LEGAL DESCRIPTION PROVIDED BY OTHERS.  
*Michael J. Yambor*  
 JOB NO. 04-66685 SCALE 1" = 20'  
 DATE 10-4-04 DR. BY *MATT*

MICHAEL J. YAMBOR & ASSOCIATES, INC.  
 Licensed Land Surveyors  
 (202) 244-0954 • Telefax (202) 244-9470  
 600 Oliver • Troy, Michigan 48064