

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. 12-026 2296 Austin Drive

Location: 2296 Austin Drive

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

The applicant is requesting a variance from Section 2400 of the Novi Zoning Ordinance. Applicant requests variance to allow construction of a sunroom/all-season room. Construction of the addition would infringe upon the 35 ft. rear yard setback requirement found in Section 2400 by reducing the setback to 33 ½ ft. The property is located west of Old Novi Road, south of South Lake Drive.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a site within a R-4 district have a minimum rear yard setback of 35'.

City of Novi Staff Comments:

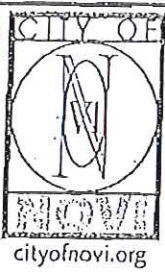
- The applicant is proposing to install an all-season addition to the rear of an existing home. The rear boundary of the lot which abuts Shawood Lake is not square, and rather is at an angle. Due to the concave angle of the rear lot line, one side of the square addition would infringe upon the 35 ft. minimum rear setback, while the other side would not. This case falls under the "unique circumstances or physical conditions of the property" justification for granting a variance, as the shape of the lot causes a violation. Provided the board finds this variance will not cause an adverse impact on the surrounding property owners, staff supports granting of the variance.

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.

RECEIVED



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415
MAY 23 2012
CITY OF NOVI
COMMUNITY DEVELOPMENT

For Official Use Only

ZBA Case No: 12-024 ZBA Date: July Payment Received: \$ _____ (Cash)
Check # _____ Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal.

Applicant's Name Richard Dean & Patricia Siskonen Date 5-23-12

Company (if applicable) ALL SEASON ENCLOSURES

Address* 2296 Austin Dr. City Novi ST MI ZIP 48377
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: PScrocker53@aol.com

Phone Number (248) 624-6954 FAX Number () _____

Request is for:

Residential Construction (New/ Existing) _____ Vacant Property _____ Commercial _____ Signage

1. Address of subject ZBA case: 2296 Austin Dr. ZIP 48377

2. Sidwell Number: 5022-10-227-019 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes _____ No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST _____ OTHER

5. Property Owner Name (if other than applicant) N/A

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes _____ No

7. Indicate ordinance section(s) and variances requested:

- 1. Section _____ Variance requested REAR YARD SET BACK 2'
- 2. Section _____ Variance requested _____
- 3. Section _____ Variance requested _____
- 4. Section _____ Variance requested _____

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

The rear yard lot line has a drastic angle which shortens the backyard drastically.

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 the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made
 Construct New Home/Building Addition to Existing Home/Building Accessory Building
 Use Signage Other

Potter L. Sisk *Purd S. Sisk*
Applicants Signature

5-23-12
Date

Potter L. Sisk *Purd S. Sisk*
Property Owners Signature

5-23-12
Date

DECISION ON APPEAL

Granted Denied Postponed by Request of Applicant Board

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

Chairperson, Zoning Board of Appeals

Date

City of Novi
2296 Austin Dr



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Date: 06/20/2012

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

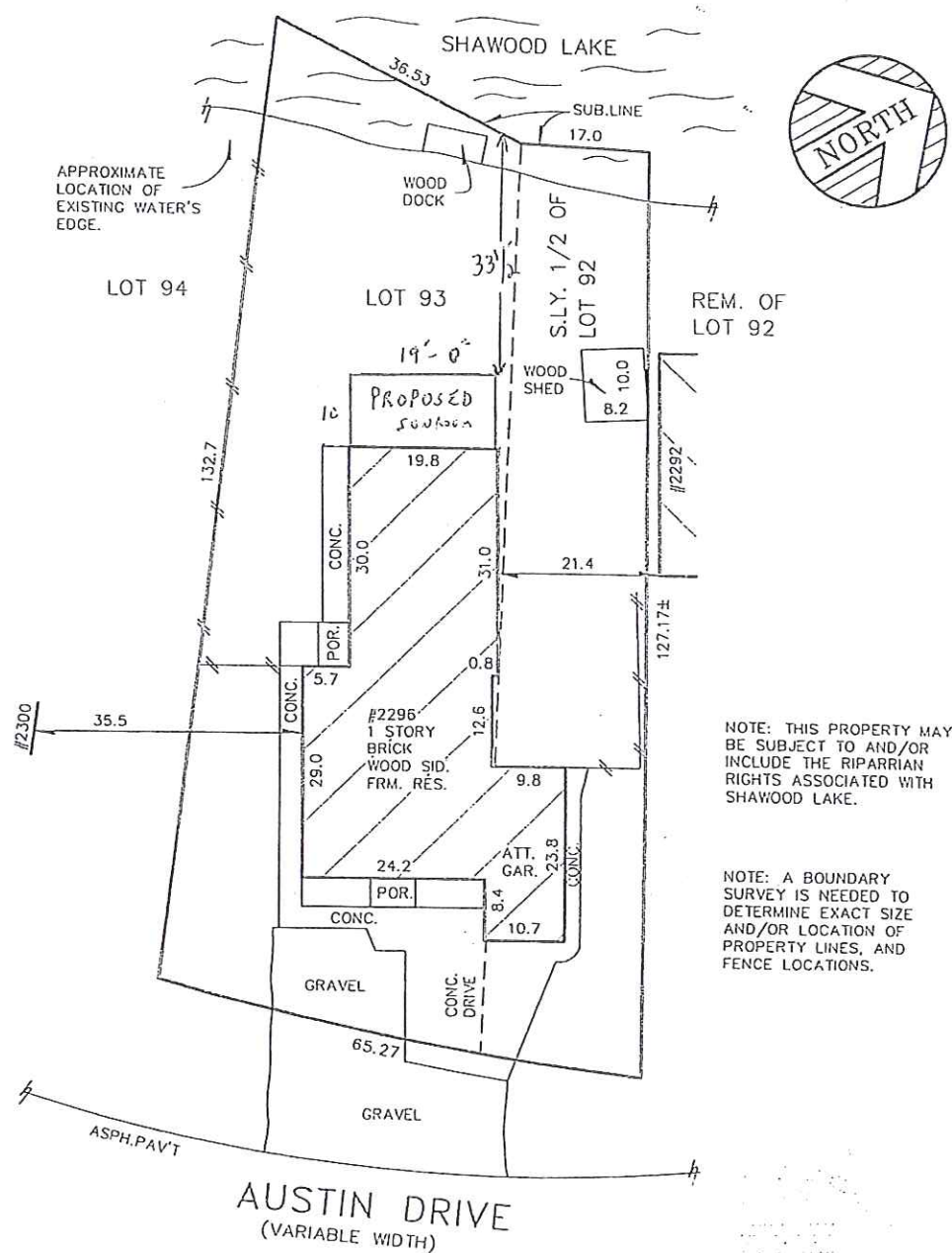
MORTGAGE SURVEY

Certified to: ALL SEASON ENCLOSURES

Applicant: DEAN AND PAT SISKONEN

Property Description:

The Southerly 1/2 of Lot 92 and all of Lot 93; SHAWOOD WALLED LAKE HEIGHTS SUBDIVISION, of part of the N.E. 1/4 of Sec. 10, and part of the N.W. 1/4 of Sec. 11, T.1 N., R.8 E., Novi Twp. (now City of Novi), Oakland County, Michigan, as recorded in Liber 46 of Plats, Page 48 of Oakland County Records.



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.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

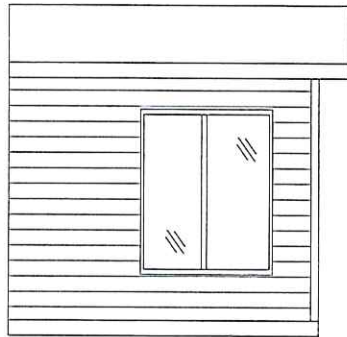
[Signature]
 JOB NO: 12-01282 SCALE: 1"=20'
 DATE: 5-4-12 DR BY: K.K

KEM-TEC Professional Engineers & Surveyors

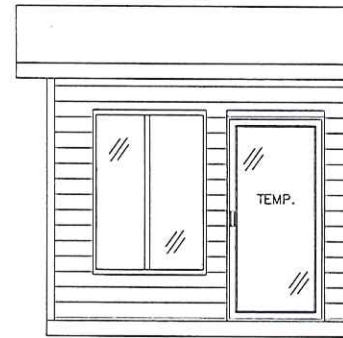
Eastpointe (800) 295.7222	Detroit (313) 758.0677	Ann Arbor (734) 994.0688	Grand Blanc (888) 694.0001
FAX: (586) 772.4048	FAX: (586) 772.4048	FAX: (734) 994.0667	FAX: (610) 694.9955

www.kemtecsurvey.com

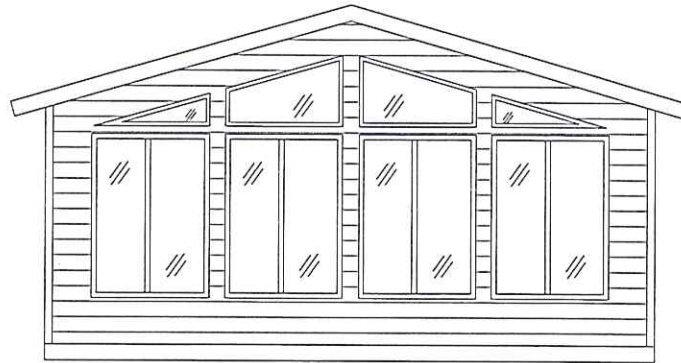
ELEVATIONS



1



3



2

TOTAL WEIGHT OF PRODUCTS: 3498 lbs.

MINIMUM DESIGN LOADS:

DEAD LOADS:

- 1) ROOF: 6 PSF
- 2) WALLS: 5 PSF
- 3) FLOOR: 5 PSF

LIVE LOADS:

- 1) ROOF: 30 PSF
- 2) WALLS: 90 MPH - 3 SEC. WIND GUST
- 3) FLOOR: 40 PSF

DEFLECTION LIMITS:

- 1) ROOF: L/180
- 2) WALLS: L/175
- 3) FLOOR: L/240

THESE DRAWINGS ARE VALID ONLY WITH ORIGINAL WALZ ENGINEERING STAFF ENGINEER SIGNATURE & SEAL. VALID ENGINEER NAME WILL APPEAR ON THE TITLE BLOCK OF THESE DRAWINGS. NO PHOTOCOPIY OR THIRD PARTY ENGINEER SEAL OR SIGNATURE IS ACCEPTABLE AND MAKES THESE DRAWINGS VOID.

PRINTED, SIGNED AND SEALED ON: 5/23/12

Walz Engineering
 ENGINEERING
 WALZ ENGINEERING LLC
 48649 VAN DYKE AVE
 SHELBY TWP, MI 48317

ROBERT A. WALZ P.E.
 PHONE: (888) 262-9239 FAX: (586) 323-1645

FILE # ASE-AM-SISKONEN DATE: 5/14/12

DEALER: ALL SEASON ENCLOSURES

SISKONEN

2296 AUSTIN DR.

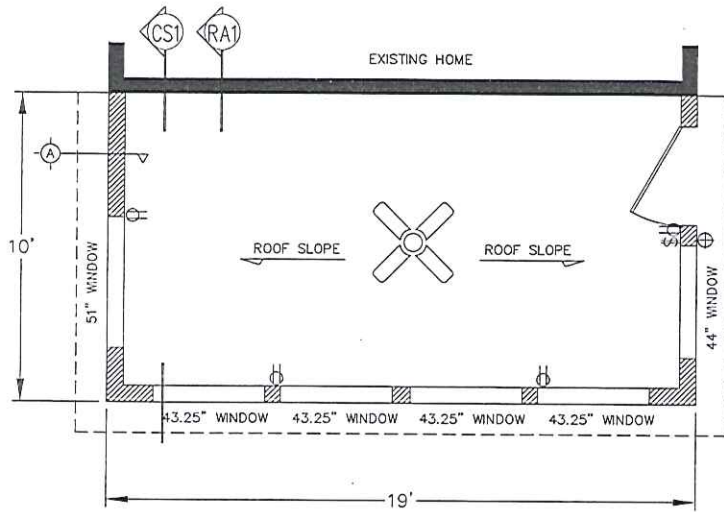
NOVI, MI 48377

DRAWN BY: ALEX BUECHEL SCALE: 1/4"=1'

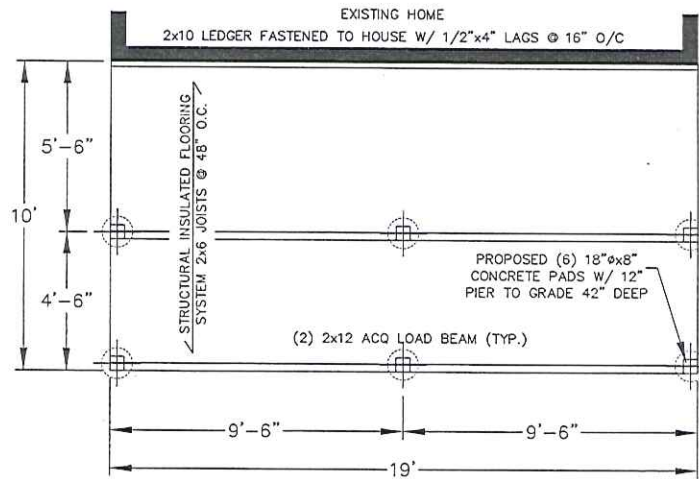
SHEET
1 OF 3

PLAN VIEW

ALL FASTENERS IN TREATED LUMBER SHALL BE STAINLESS STEEL OR CONFORM TO ASTM A153



LAYOUT PLAN



FOUNDATION PLAN

NOTE:
THE FRONT BEAM OF THIS DECK MAY BE RELOCATED UP TO A MAXIMUM OF 6 INCHES BEHIND THE FRONT EDGE OF THE DECK

NOTE:
PIER SIZES REFLECT ROUND CONCRETE PAD CONSTRUCTION. SEE CALCULATIONS SHEET FOR OPTIONAL SQUARE PAD APPLICATION.

NOTE:
THE LEDGER TO EXISTING HOUSE IS A STRUCTURAL CONNECTION.

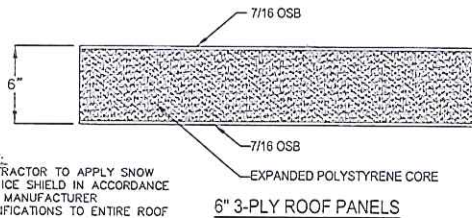
IF THE LEDGER IS BEING FASTENED TO WOOD FRAMING, ALL LAG SCREWS MUST PENETRATE FULL DEPTH INTO THE SILL PLATE OR A WALL STUD.

IF THE LEDGER IS BEING FASTENED TO MASONRY, THROUGH BOLTS MUST PASS THROUGH THE ENTIRE WALL SYSTEM, AND CANNOT BE FASTENED INTO THE HOLLOW SPACE.

IF THE LEDGER IS BEING FASTENED TO A CONCRETE WALL, FULL DEPTH LAG SHIELDS ARE TO BE USED @ 16" O.C.

NOTE:
THIS PLANS WERE DESIGNED WITH AND REQUIRED THAT ALL LUMBER MUST BE MINIMUM RATED #2 OR BETTER

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NOTE:
CONTRACTOR TO APPLY SNOW AND ICE SHIELD IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO ENTIRE ROOF

6" 3-PLY ROOF PANELS

LANDING AND STEPS:
PER THE 2009 IRC

*R311.3.2 FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-3/4 INCHES (196MM) BELOW THE TOP OF THE THRESHOLD.

EXCEPTION: A LANDING IS NOT REQUIRED WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRWAY.

PRINTED, SIGNED AND SEALED ON: 5/23/12

DATE: 5/14/12

FILE #: ASE-AM-SISKOVEN
DEALER: ALL SEASON ENCLOSURES
SISKOVEN

2296 AUSTIN DR.
NOVI, MI 48377

DRAWN BY: ALEX BUECHEL

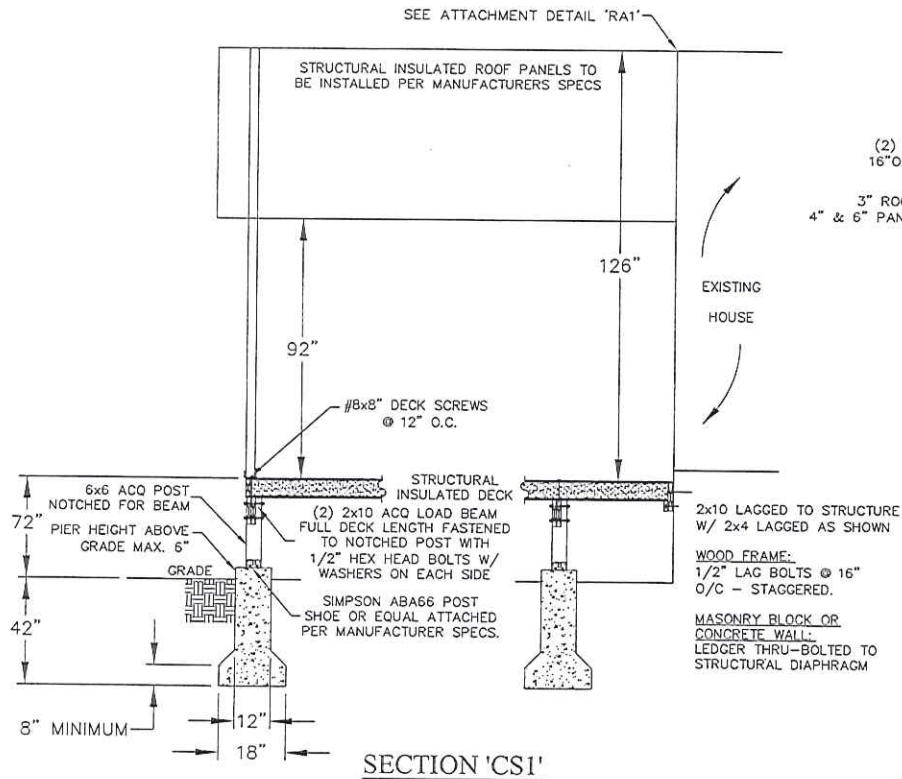
SCALE: 1/4" = 1'

BWA
ENGINEERING
WALZ ENGINEERING LLC
48649 VAN DYKE AVE
SHELBY TWP, MI 48317

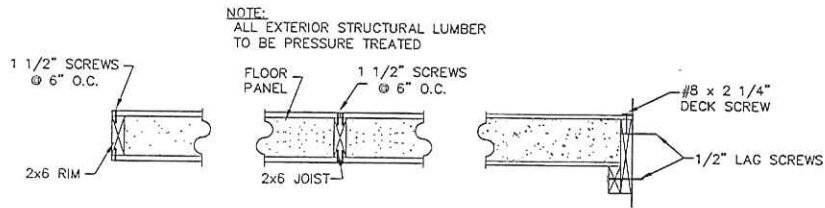
ROBERT A. WALZ P.E.
PHONE: (888) 262-9259
FAX: (586) 323-1645

SHEET
2 OF 3

CROSS SECTION



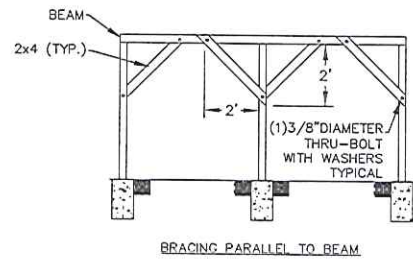
SECTION 'CS1'



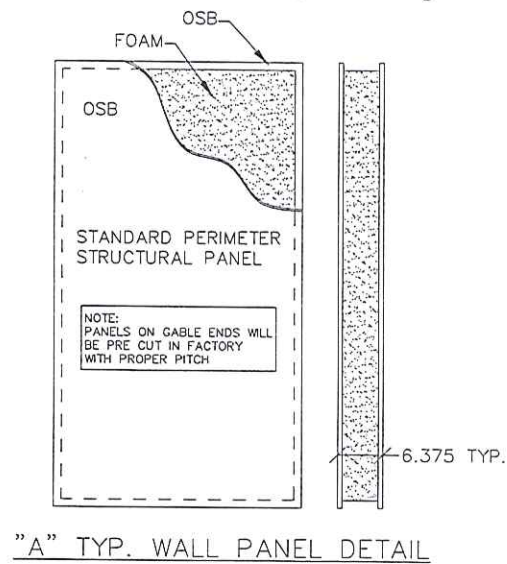
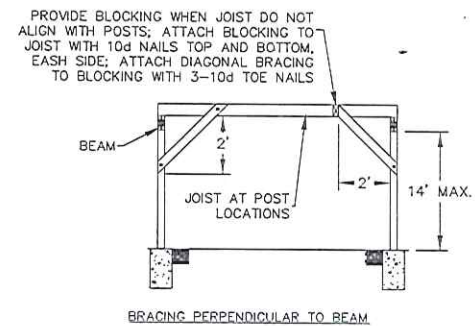
RIM DETAIL

SPLICE DETAIL

LEDGER DETAIL



DIAGONAL BRACING REQUIREMENTS



ALL FASTENERS IN TREATED LUMBER SHALL BE STAINLESS STEEL OR CONFORM TO ASTM A153

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FILE #: ASE-AM-SISKONEN DATE: 5/14/12
 DEALER: ALL SEASON ENCLOSURES
 SISKONEN
 2296 AUSTIN DR.
 NOVI, MI 48377
 DRAWN BY: ALEX BUECHEL
 SCALE: NONE

SHEET
 3 OF 3

ROBERT A. WALZ P.E.
 PHONE: (888) 262-9259
 FAX: (586) 323-1645