



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: February 11, 2025

REGARDING: 21494 Equestrian Trail #50-22-32-401-086 (PZ24-0064)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Justin Gusick

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned Residential Acreage (R-A)

Location: north of Eight Mile Road, west of Beck Road

Parcel #: 50-22-32-401-086

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.E.iii to allow 2,327 sq ft aggregate total for accessory structures (1,500 sq ft allowed, variance of 827 sq ft).

II. STAFF COMMENTS:

The applicant is seeking a variance to construct a 680 Sq. Ft. (34' x 20') accessory structure which will exceed the maximum aggregate square footage allowance.

The attached garage is 1,647 Sq. Ft. + 680 Sq. Ft. for the new accessory structure = 2,327 sq. Ft.

*Therefore 2,327 – 1,500 (allowed for R-A Zoning District) = **827 Sq. Ft. variance required.***

The architecture is in keeping with the home, the mean height is 11'-8" (14'-0" height allowed) – good

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ24-0064**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

- 1. _____
2. _____
3. _____
4. _____

2. I move that we **deny** the variance in Case No. **PZ24-0064**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Justin Gunk
Applicant Signature

11/11/24
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Justin Gunk
Property Owner Signature

11/11/24
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in 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.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

RECEIVED

NOV 04 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT



20'x34' Structure (680 Sq.Ft)
(23'-9" x 37'-4" soffit to soffit)

7'-8" from P/L to Structure
5'-4" from P/L to overhang

#1 GUSICK RESIDENCE
CONCEPT ON PLOT
(NOT TO SCALE)

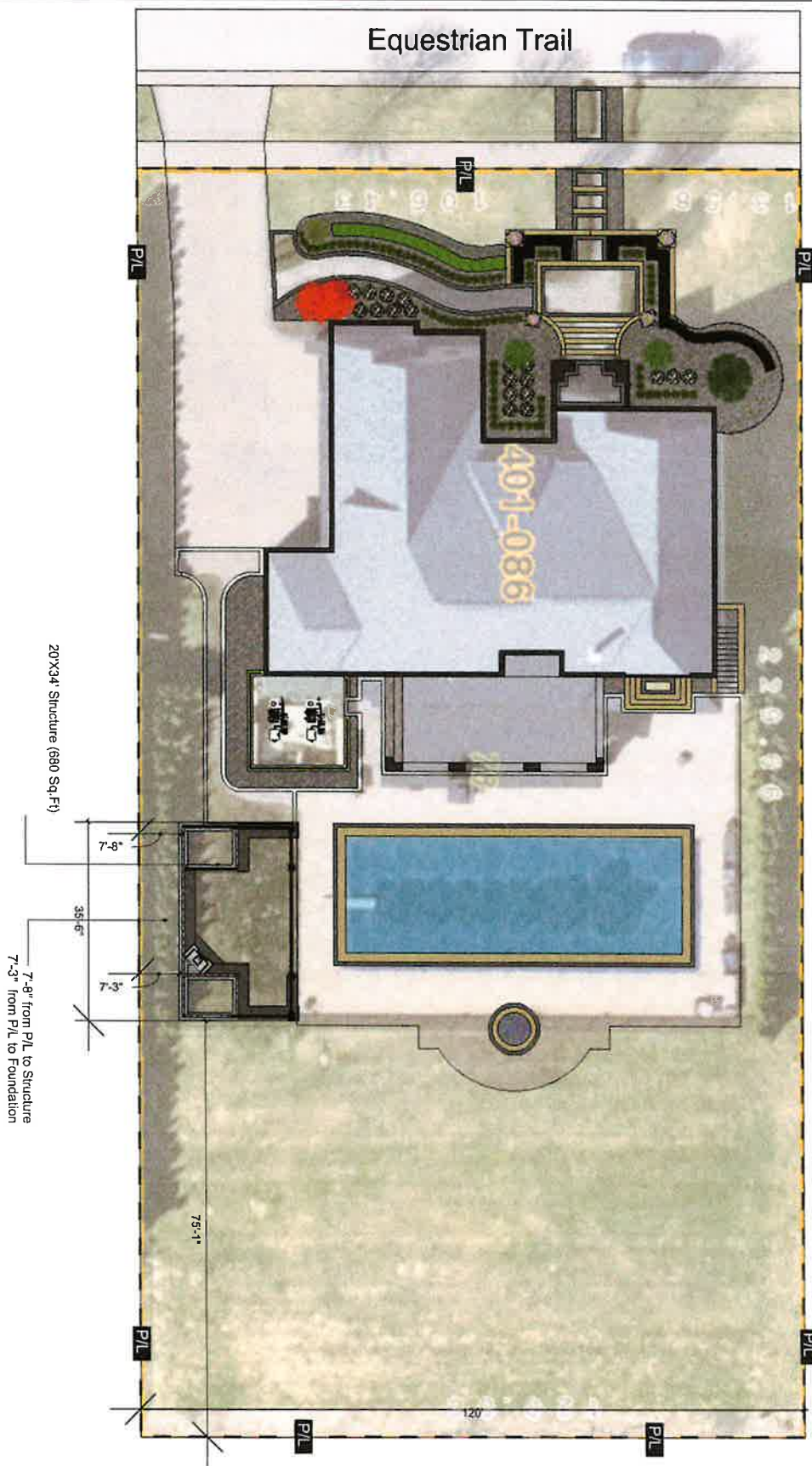
21494 Equestrian
Trail, Northville, MI



DATE	REVISIONS BY:
10/17/2024	RAJAT MUSCEH

PBR24-0499

Equestrian Trail



20'X34' Structure (680 Sq.Ft)

7'-8" from P/L to Structure
7'-3" from P/L to Foundation

2

GUSICK RESIDENCE
FOUNDATION ON PLOT
(NOT TO SCALE)



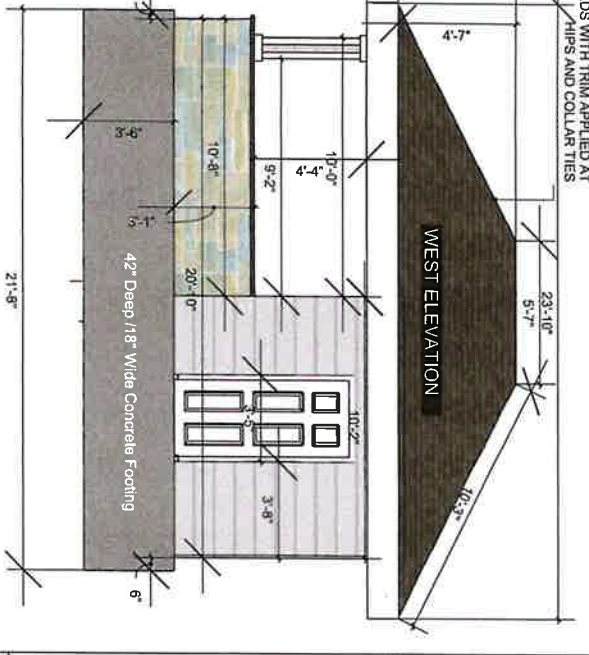
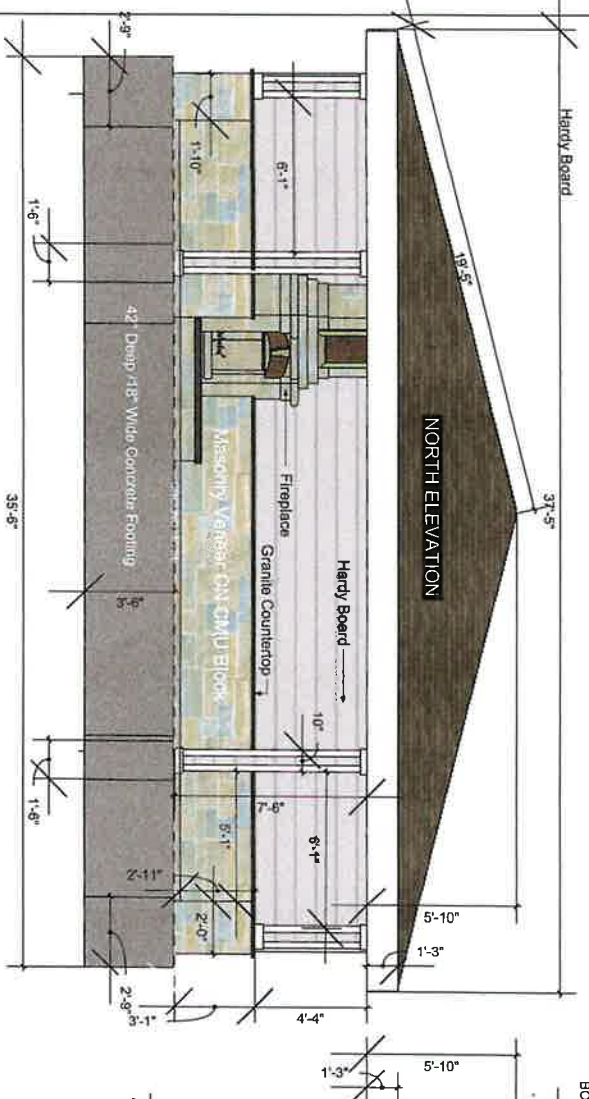
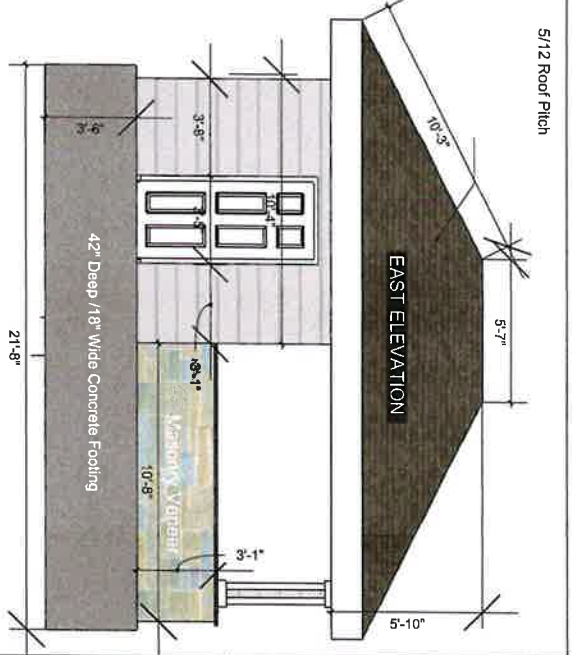
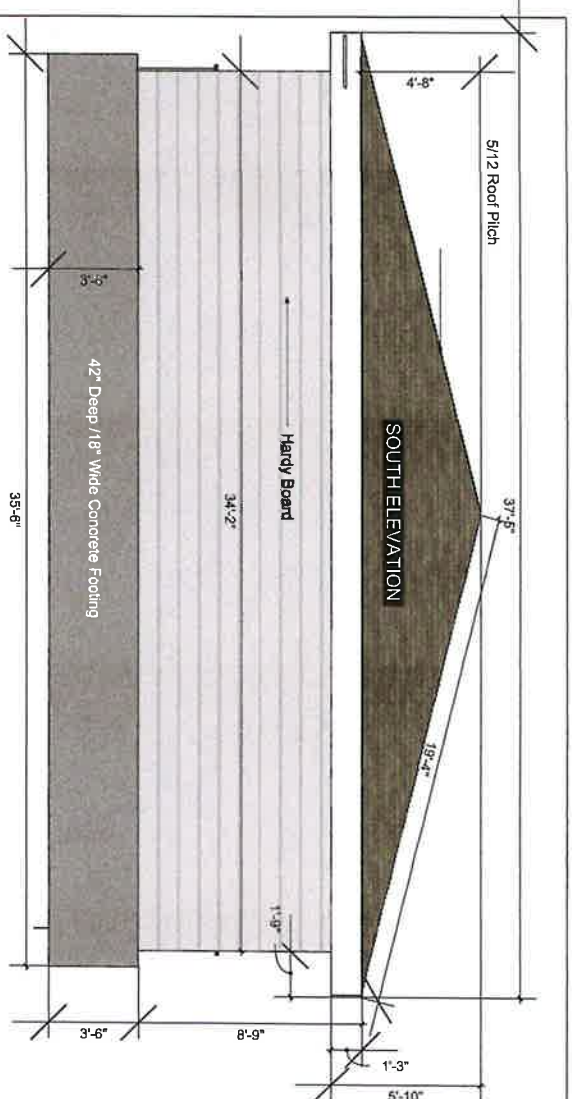
21494 Equestrian
Trail, Northville, MI



DATE

REVISIONS BY:

1	10/17/2024	RAJAT MUSLEH
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UNDERSIDE T&G KNOTTY PINE
BOARDS WITH TRIM APPLIED AT
HIPS AND COLLAR TIES

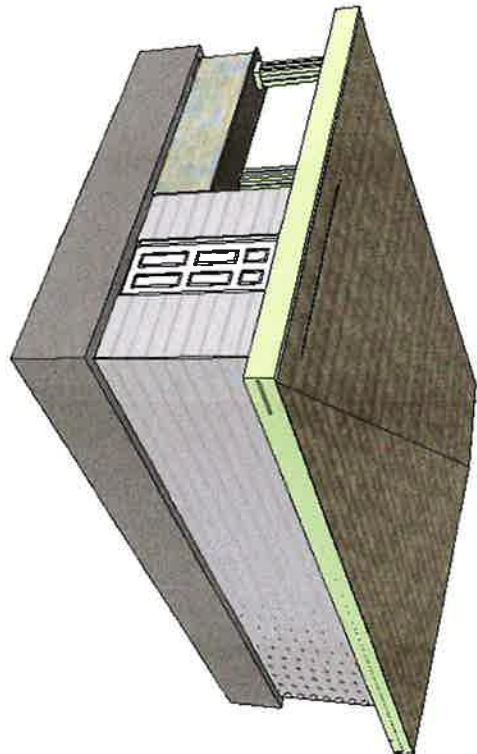
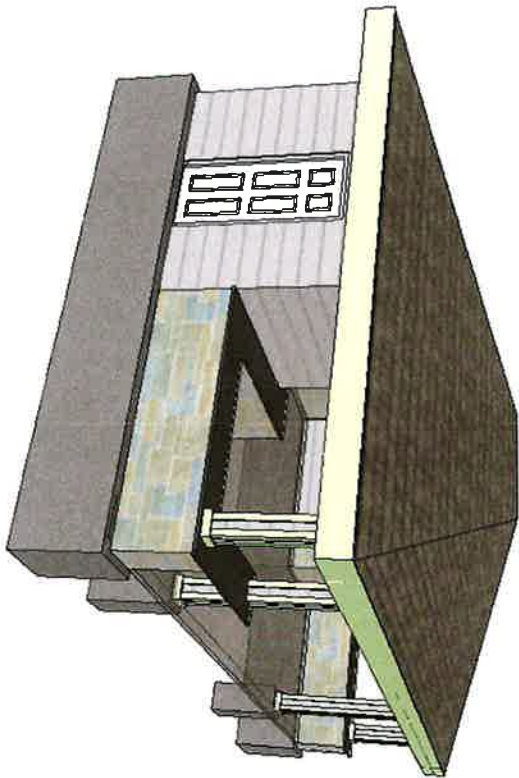
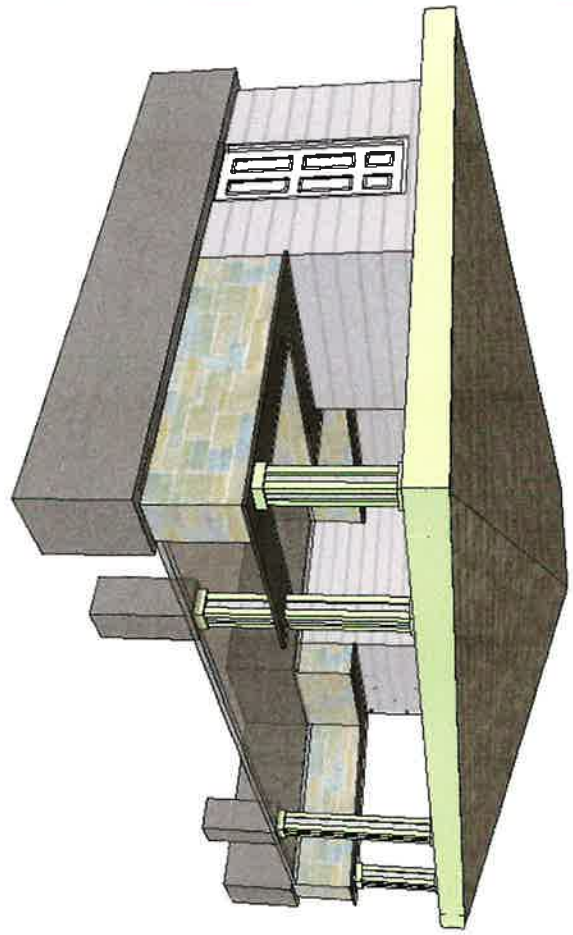
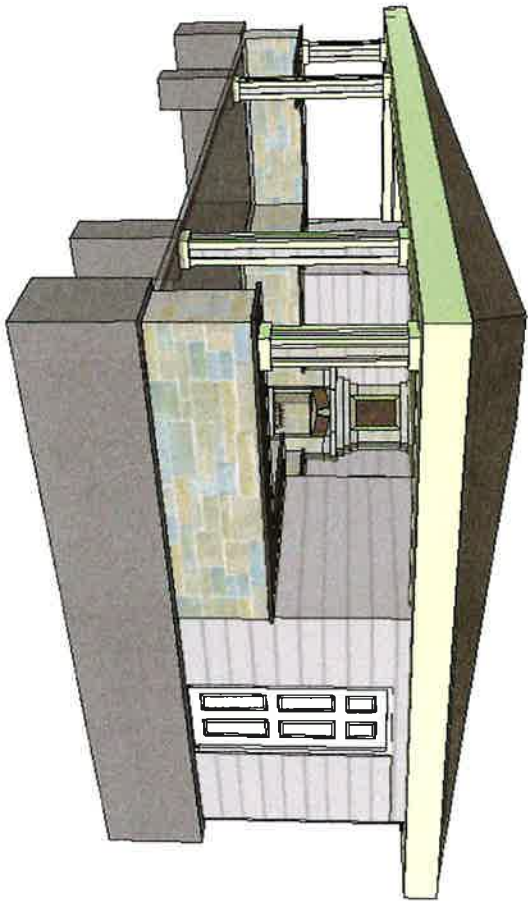
3

GUSICK RESIDENCE
CONCEPT ELEVATIONS
(NOT TO SCALE)

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Trail, Northville, MI



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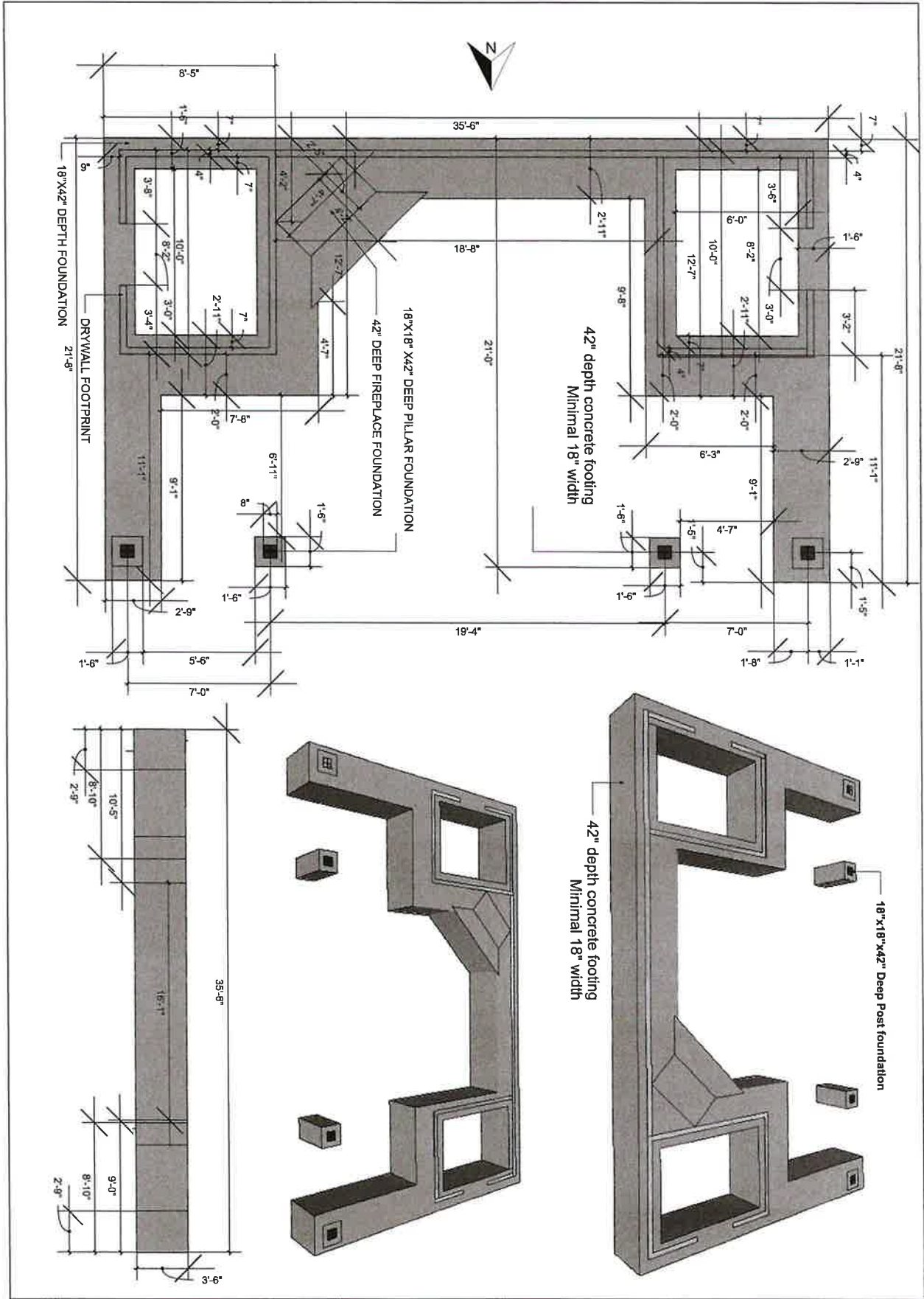
#4

GUSICK RESIDENCE
EXTERIOR RENDERS
(NOT TO SCALE)

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Trail, Northville, MI



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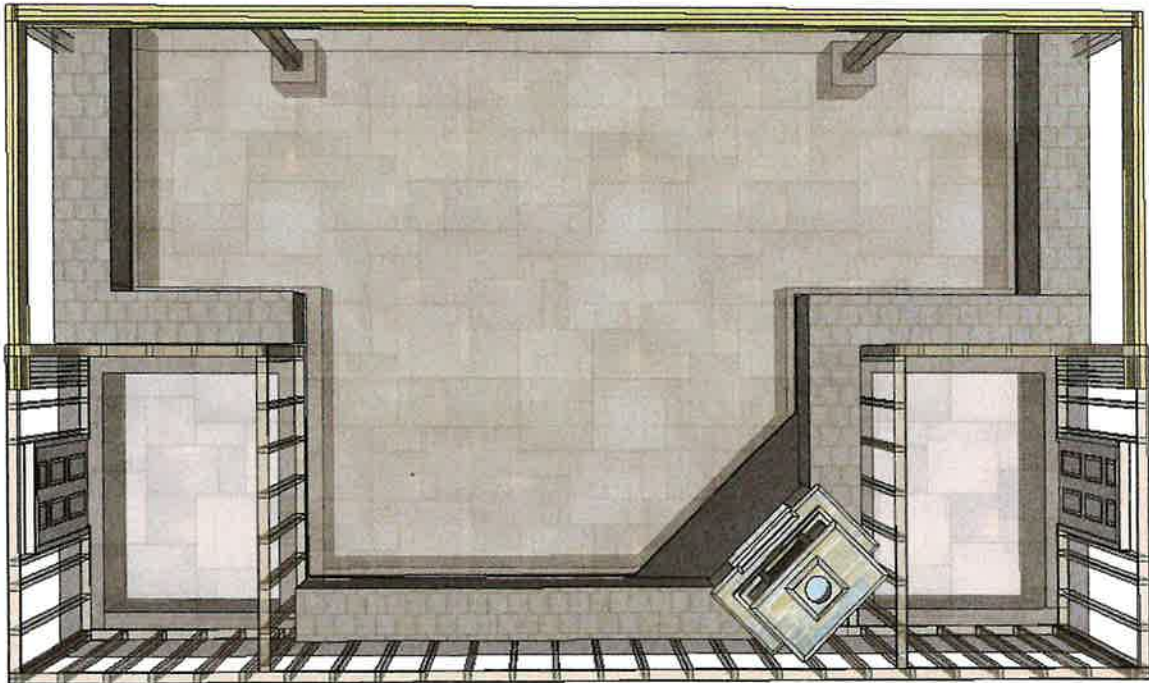
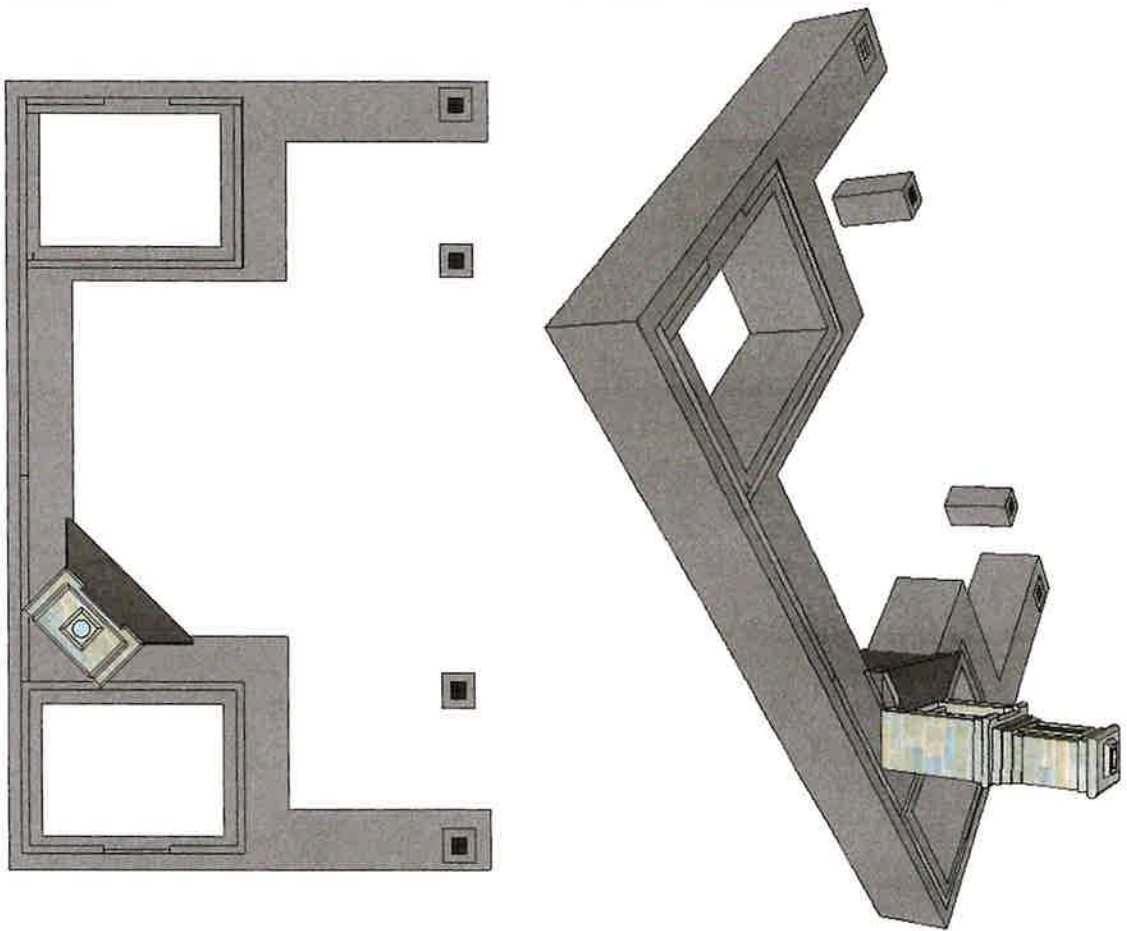
#5

FOUNDATION PLAN
(NOT TO SCALE)

21494 Equestrian Trail, Northville, MI



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#6

GUSICK RESIDENCE
C.M.U BLOCK PLAN
(NOT TO SCALE)

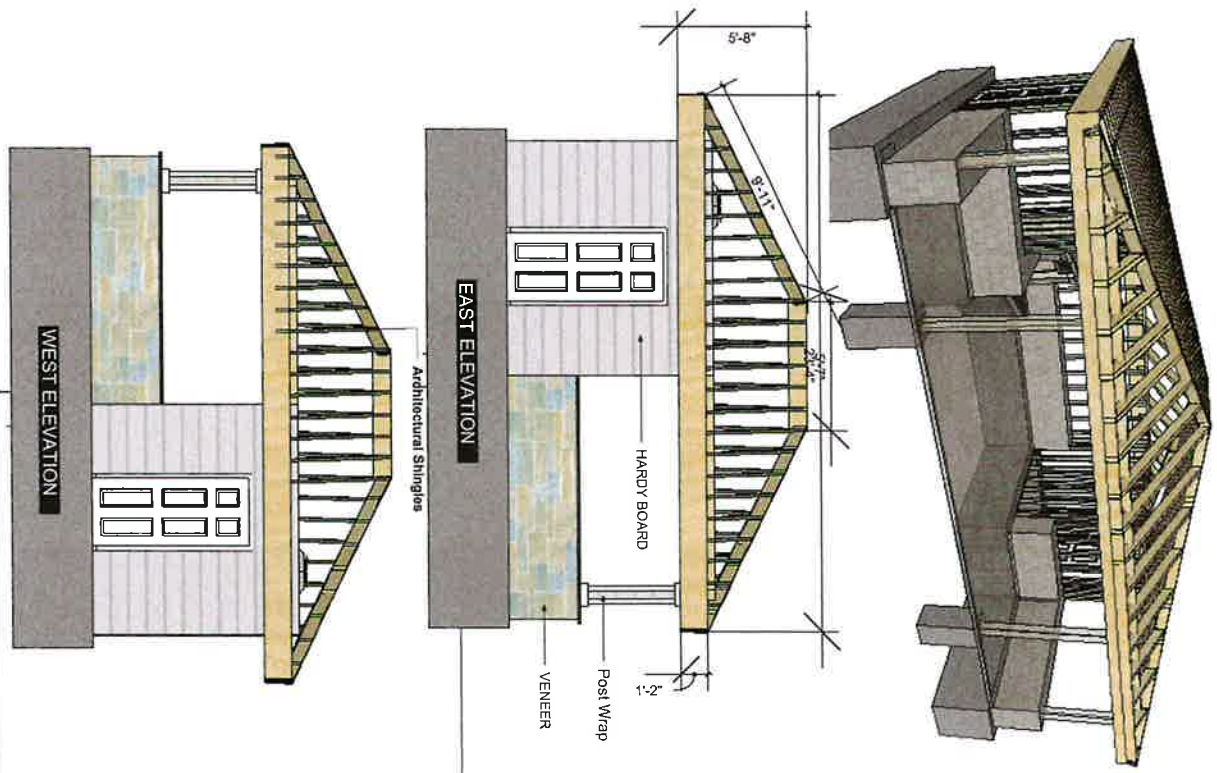
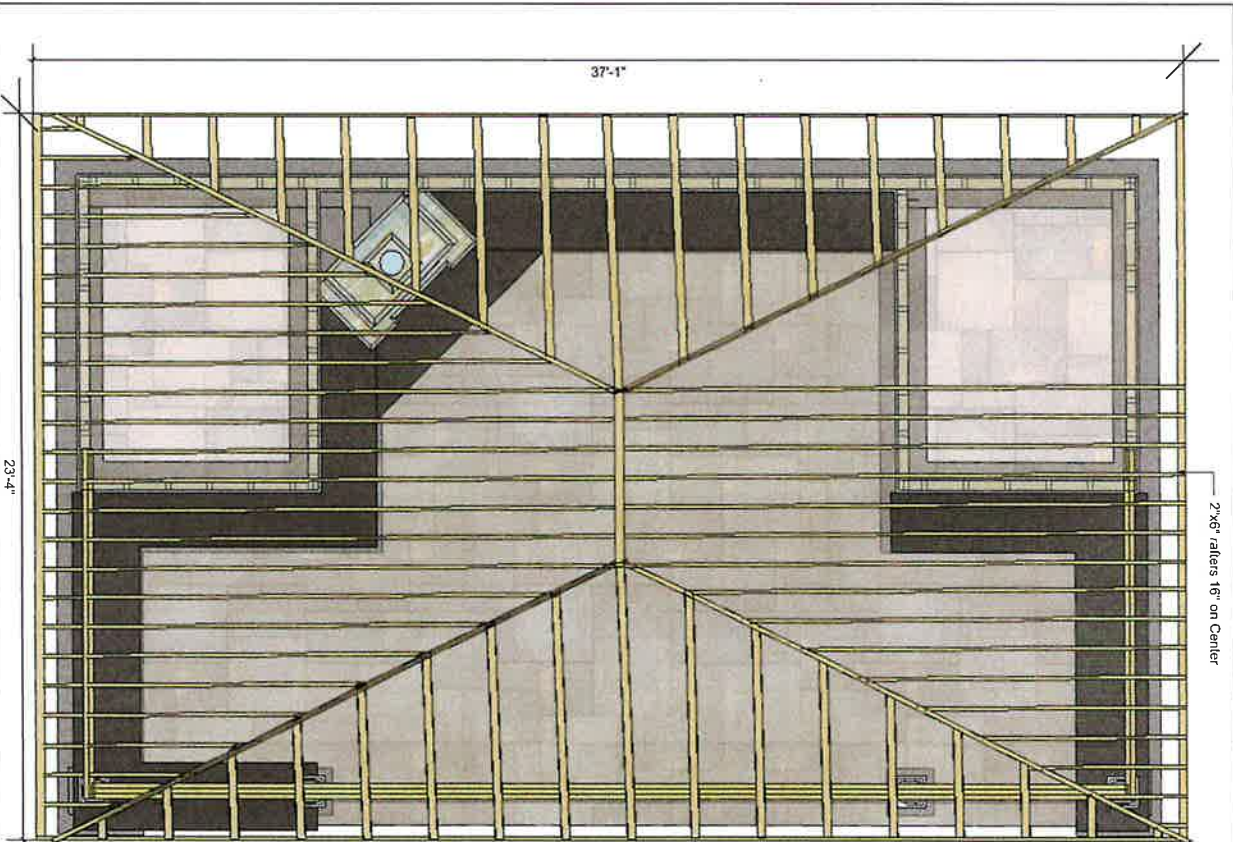
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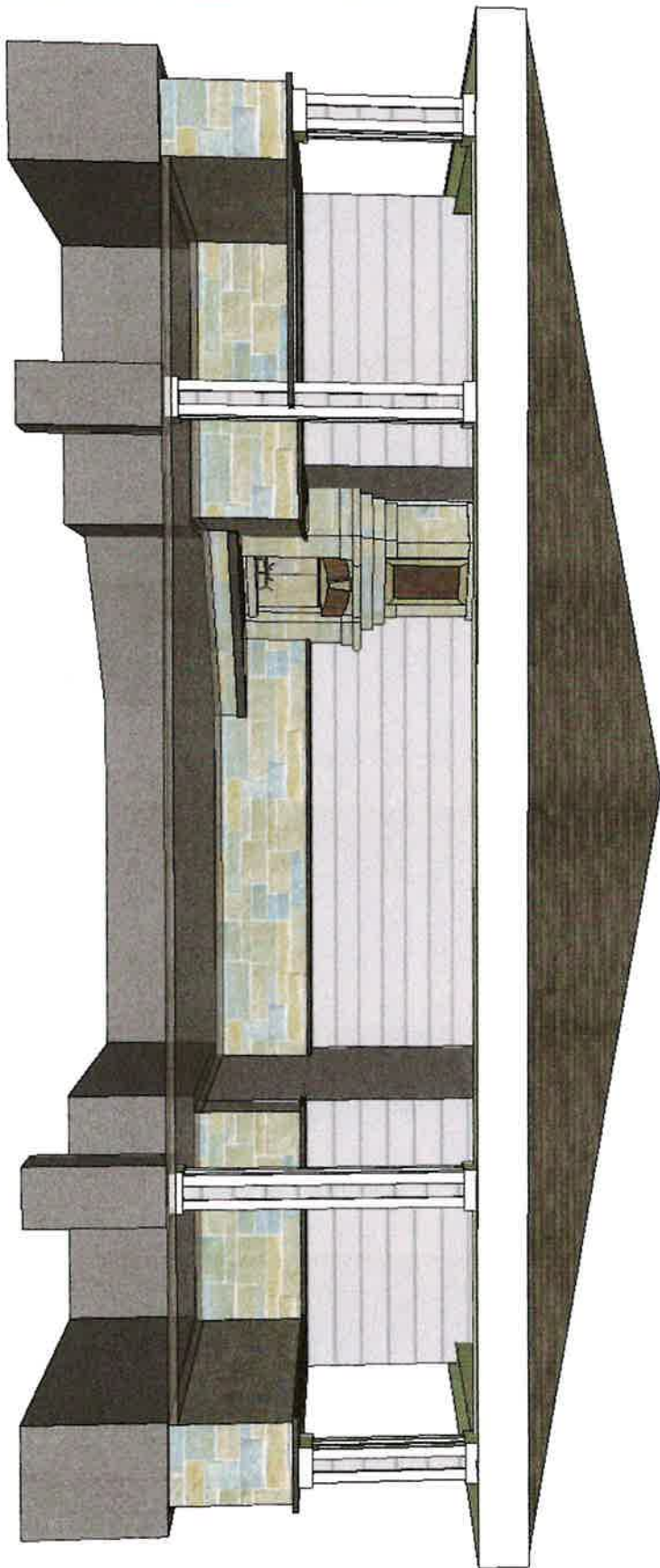
#8

GUSICK RESIDENCE
ROOFING PLAN
(NOT TO SCALE)

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Trail, Northville, MI



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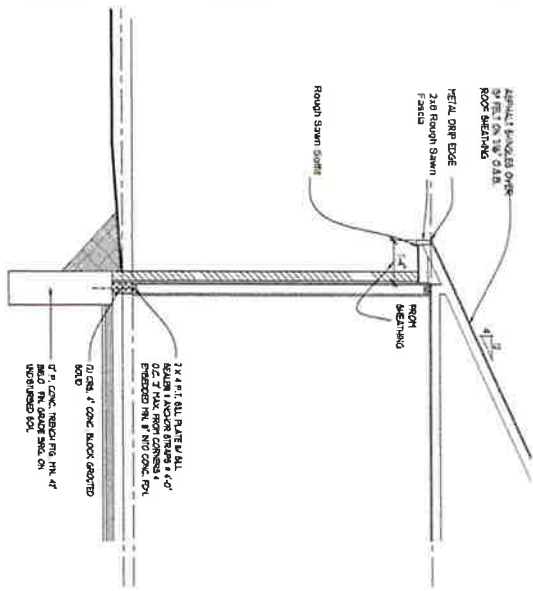
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GUSICK RESIDENCE
EXTERIOR RENDERS
(NOT TO SCALE)

21494 Equestrian
Trail, Northville, MI

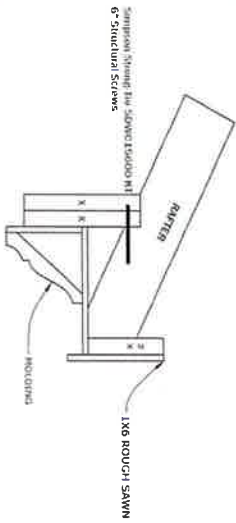


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1	10/17/2024	RAJAT MUSLEH
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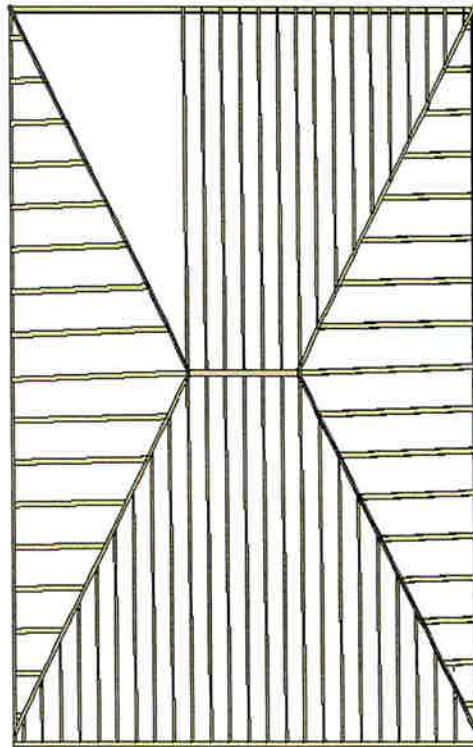
1 WALL SECTION

SCALE 3/8"=1'-0"



3 12" OVERHANG

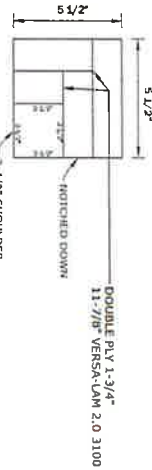
SCALE 1/8"=1'-0"



2 ROOF FRAMING PLAN

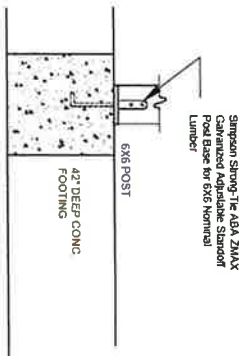
SCALE 1/8"=1'-0"

Asphalt-shingles-over #15 felt on 7/16" O.S.B. roof sheathing



4 6" POST TO BEAM CONNECTION

SCALE 1/8"=1'-0"



5 6x6 POST TO FOOTING CONNECTION

SCALE 1/8"=1'-0"

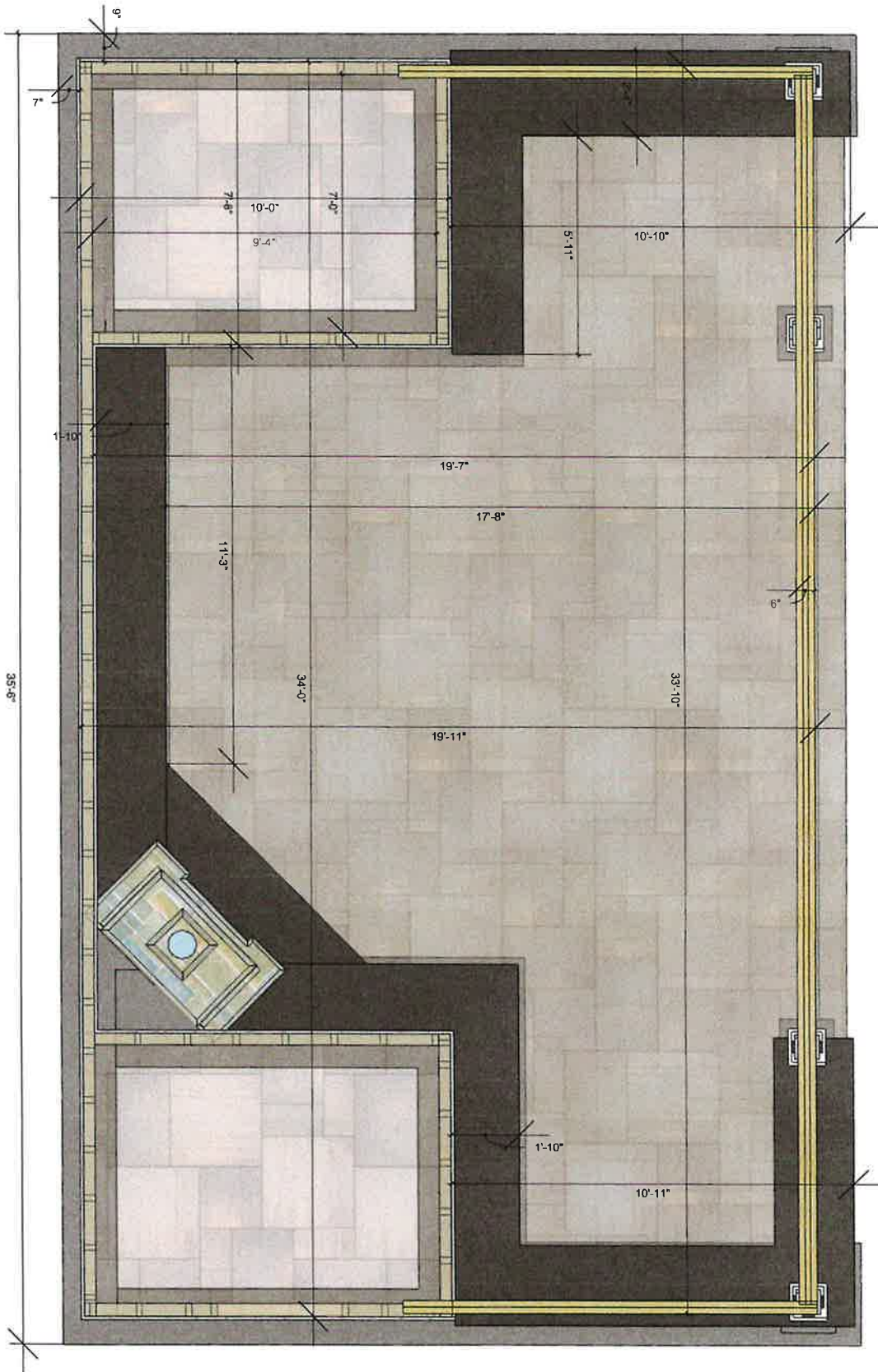
10

ROOFING PLAN/WALL SECTIONS/DETAILS

21494 Equestrian Trail, Northville, MI



DATE	REVISIONS BY:
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11

GUSICK RESIDENCE
BASE PLAN

21494 Equestrian
Trail, Northville, MI



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1	
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