



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

**Case No. PZ14-0034 Lot 15 Pioneer Meadows**

**Location: Parcel # 50-22-21-101-001**

**Zoning District: RA, Residential Acreage District**

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of new single family homes with reduced front setbacks of 40 ft. (45 ft. required), reduced rear setbacks of 40 ft. (50 ft. required), reduced rear setbacks of 10 ft. (20 ft. required) and reduced aggregate side yard setbacks of 50 ft. (65 ft. required) on existing non-conforming lots. The applicant is also requesting an exception from Section 3107 which requires issuance of building permits within 12 months of approval of variances. The request is to allow the variances to remain valid for issuance of building permits within 18 months of approval date. The properties are located east of Beck Road and north of 10 Mile Road. Previous variance PZ13-47 approved setbacks and a variance remain valid for issuance of building permits within 18 months of approval date.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that structures constructed within the RA zoning district have a minimum front yard setback of 45 ft., a minimum rear setback of 50 ft. and an aggregate side yard setback of 65 ft. The validity of Ordinances is limited to (1) year.

**City of Novi Staff Comments:**

The petitioner is proposing to construct new single family detached homes on existing non-conforming lot with the RA zoning district. The lot area is significantly less than the current minimum of 1 acre at just over .27 acres. The petitioner is also requesting any approval remain valid for 18 months. Staff supports consideration of the request provided that substantial justice can be provided to the other property owners in the district.

**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 because\_\_\_\_\_.
- The need is not self-created because\_\_\_\_\_.
- because\_\_\_\_\_.
- 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 because\_\_\_\_\_.
- 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 because\_\_\_\_\_.



cityofnovi.org  
ZBA Case No.

# ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only.

P214-0034

ZBA meeting date

8/12/14

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

**TO BE COMPLETED BY APPLICANT - PLEASE PRINT**

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Charlene McHugh Date 7/2/14

Company (if applicable) \_\_\_\_\_

Address\* 8181 Lake Crest Dr City Vyssi/Guati

State Mi Zip code 48197 \*Where all case correspondence is to be mailed

Applicant's E-mail address charlenebabcockmd@gmail.com

Phone number 734 276 5136 Fax number \_\_\_\_\_

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 22-21-101-001 [Lot #15 Pioneer Meadows] Zip code 48375

Cross roads of property Beck Rd and Sierra Dr

Stidwell number 50-22-21-101-001 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association Jurisdiction?  Yes  No

Zoning (Please circle one)

MH	R-A	R-1	R-2	R-3	R-4	RM-1	RM-2
	I-1	I-2	RC	TC	TC-1		Other

Property owner name (if other than applicant) \_\_\_\_\_

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |             |                    |  |
|----|---------|-------------|--------------------|--|
| 1. | Section | <u>2400</u> | Variance requested | <u>Reduced side yard setback</u><br><u>Extension of variance of 9 months</u> |
| 2. | Section | <u>3107</u> | Variance requested |  |
| 3. | Section | _____       | Variance requested |  |
| 4. | Section | _____       | Variance requested |  |

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.

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

The narrow lot creates unique circumstances that only allow a 25 foot wide house to be built. We respectfully request

an additional variance of 5 feet (to the east) that creates a 10' setback on the East side. The lot directly to the east cannot be built on as it is part of a double lot. Building a 30' wide house will improve the value of surrounding lots.

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:

This is the only lot that is extremely narrow

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

**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.

**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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.


**PLEASE TAKE NOTICE:**

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

  
Applicants Signature

7/2/14  
Date

  
Property Owners Signature

7/2/14  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted \_\_\_\_\_ Denied

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

\_\_\_\_\_  
\_\_\_\_\_

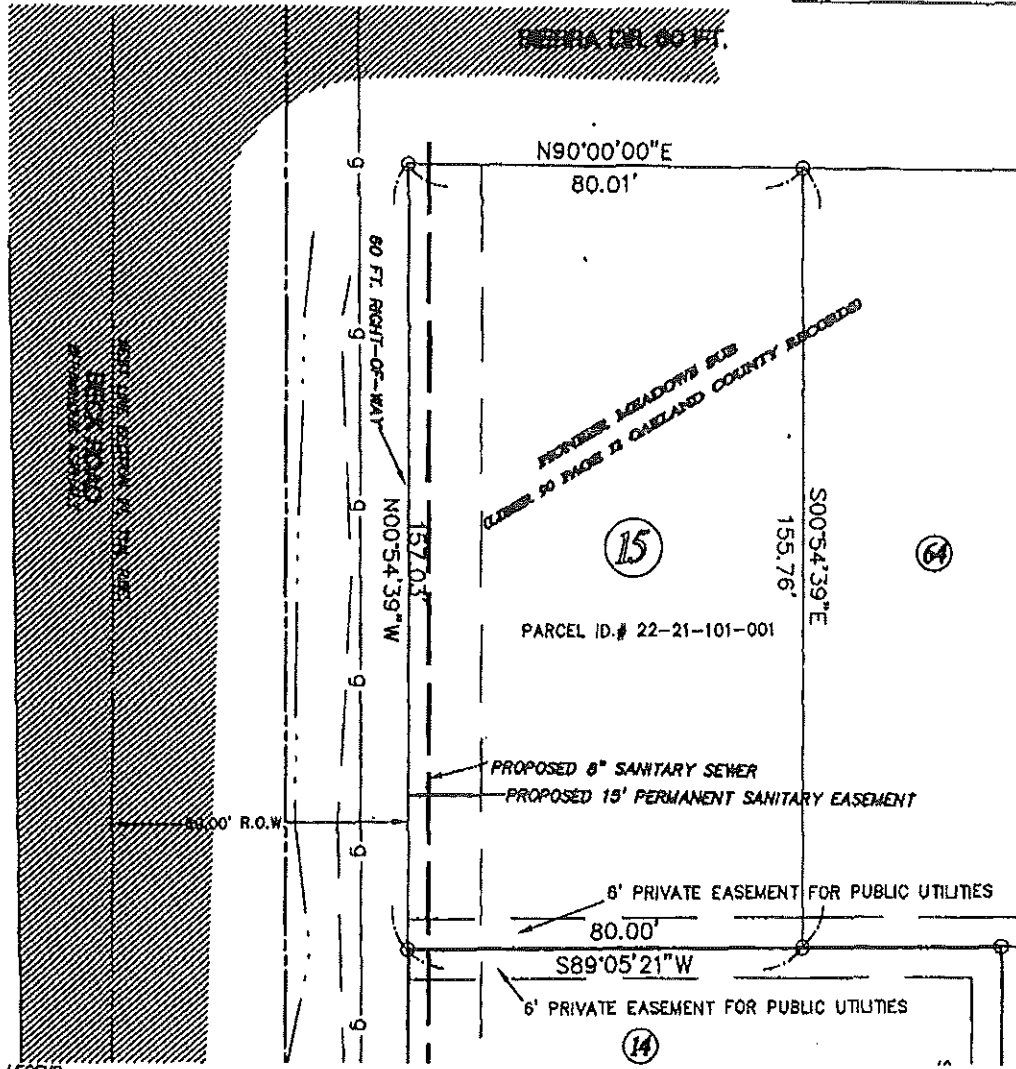
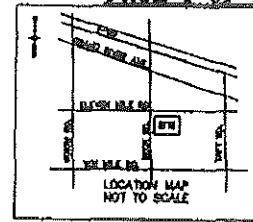
\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**CERTIFIED SURVEY**

LEGAL DESCRIPTION:  
 PARCEL ID. # 22-21-101-001  
 LOT 15, PIONEER MEADOWS SUB., L. 97, P.12 O.C.R.  
 SECTION 21, T.1N., R.8E., CITY OF NOVI,  
 OAKLAND COUNTY, MICHIGAN  
 VACANT LOT, ZONED R-A  
 BEARINGS BASED ON PIONEER MEADOWS SUBDIVISION



**LEGEND**

- DIST CATCH BASIN
- DIST UTILITY POLE
- DIST HYDRANT
- DIST FIRE VALVE
- DIST SANITARY MANHOLE
- GAS LINE MARKER
- DIST GAS LINE
- PROPOSED SANITARY SEWER
- PROPOSED FABRIC SILT FENCE
- PROPOSED SOIL EROSION CONTROL DEVICE

**PROPOSED SANITARY SEWER EASEMENT**

The Westerly 15 feet of Lot 15 of "Pioneer Meadows" a subdivision of part of the NW 1/4 of Section 21, T.1N., R.8E., City of Novi, Oakland County, as recorded in Liber 90, Page 12 of Plats, Oakland County Records.

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 30 ft.

**LEGEND**

- FOUND IRON
- FOUND CONC. MONUMENT
- SET CAPPED IRON #24598

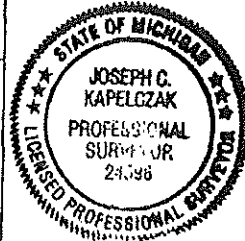
© 2004 JCK & ASSOCIATES, INC.

*Joseph C. Kapelczak* Professional Surveyor No. 24598 hereby certifies that I have surveyed the following described parcel of land in accordance with Act 132, P.A. 1970, that the ratio of closure is 1 IN 6000 and that such is within the present acceptable limits:

**JCK**  
 & associates, inc.  
 45650 GRAND RIVER AVE.  
 P.O. BOX 759  
 NOVI, MI 48378  
 PHONE (248) 348-2880

**CERTIFIED SURVEY**  
 PARCEL ID.# 22-21-101-001  
 LOT 15, PIONEER MEADOWS SUB.  
 PART OF NW 1/4 SEC. 21, T.1N. R.8E.  
 CITY OF NOVI, OAKLAND CO. MI.

Date	Drawn	Checked	Job No.
5-15-06	VCR	JCK	9623





**THOMPSON-BROWN, REALTORS**  
46350 Grand River Ave. Suite C  
Novi, Michigan 48374

Telephone (248) 347-3000  
Fax (248) 662-0050

### Vacant Property Information

Address: Beck Road  
City: Novi  
County: Oakland  
Location: East side of Beck Road;  
South of Eleven Mile Road at Sierra Drive

Size: 12,560  $\pm$  square feet  
Dimensions: 157' Beck Rd. frontage\*  
Zoning: R-A Single Family Residential  
Sidwell: 22-21-101-001

### IMPROVEMENTS

<b>WATER: Well:</b> City: Y	<b>SEWER: Sanitary: Y</b> Septic:	<b>STORM: swale</b> <b>ELECTRIC: Y</b> <b>GAS: Y</b>
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**LOCATION OF UTILITIES:** at street

**ASSESSMENTS:** none known

### GENERAL INFORMATION

<b>Annual Taxes:</b> \$870.00 (2012)	<b>S.E.V.:</b> \$16,350 (2013)
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**Master Planned:** Single Family Residential

<b>Topography:</b> Level	<b>Survey Available:</b> Y
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<b>Soil Test Available:</b> No	<b>Perk Test Available:</b> n/a
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**Surrounding Area:** Residential

### PRICE INFORMATION

<b>Total Price:</b> \$29,000	<b>Price per Sq. Ft.:</b> \$2.31
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**Terms:** Cash or other Terms acceptable to Seller

**COMMENTS:** Lot 15 Pioneer Meadows Subdivision No. 1  
\*corner lot (see survey)

**Contact:** Bill Bowman, Sr. SIOR  
Email: billsr@thompson-brownrealtors.com

Telephone: 248.347.3000 Ext. 203

The above information has been obtained from sources deemed to be reliable, but not guaranteed and Thompson-Brown makes no representations as to the accuracy of such information. As always with the purchase or lease of real estate, a prospect should undertake investigations of the property for its' own benefit.

N90°00'00"E

80.01'

PIONEER MEADOWS

500°54'39"E  
157.03'

500°54'39"E  
155.76'

15  
VACANT  
0.29 ACRES



64

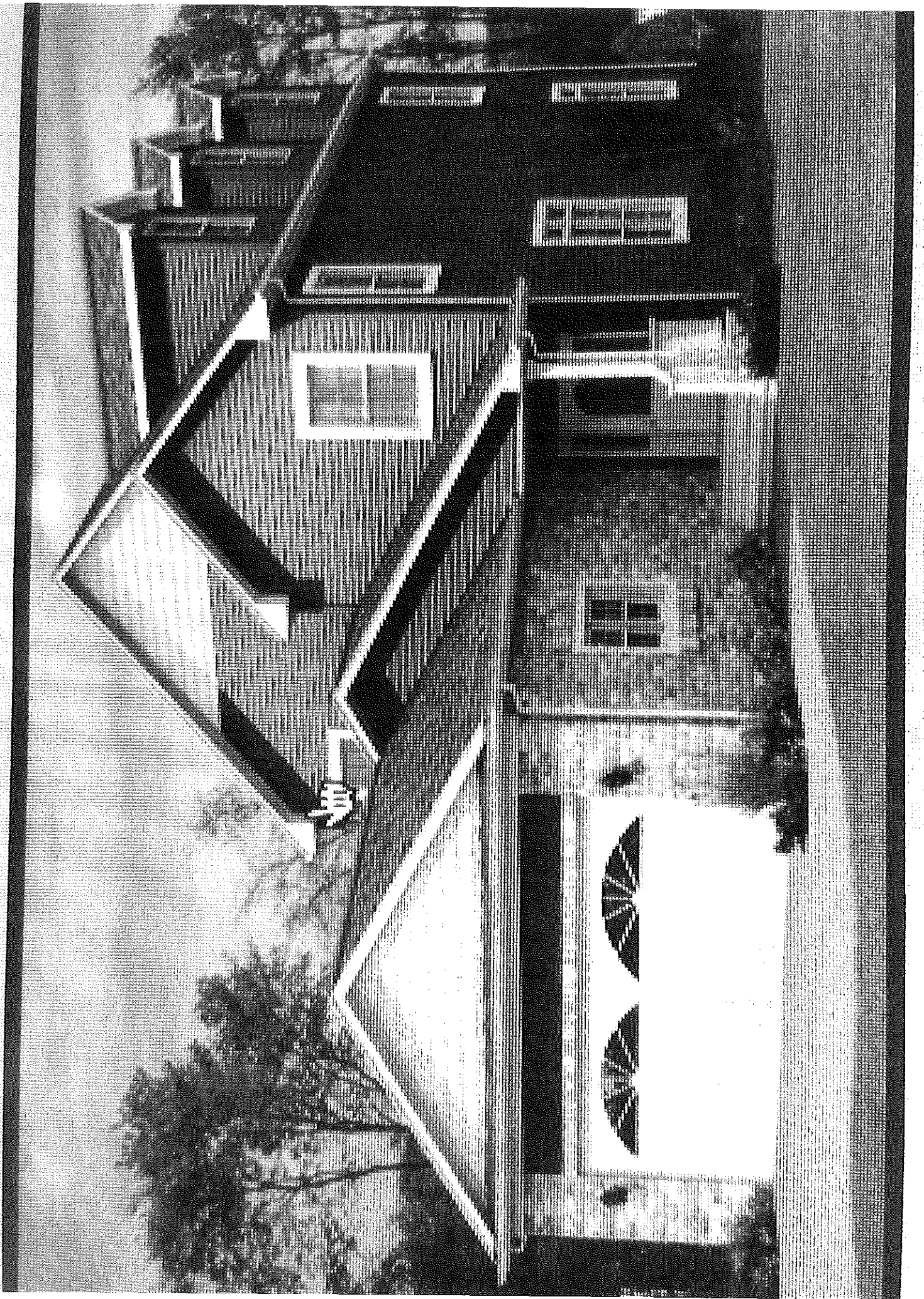
PIONEER MEADOWS NO. 1

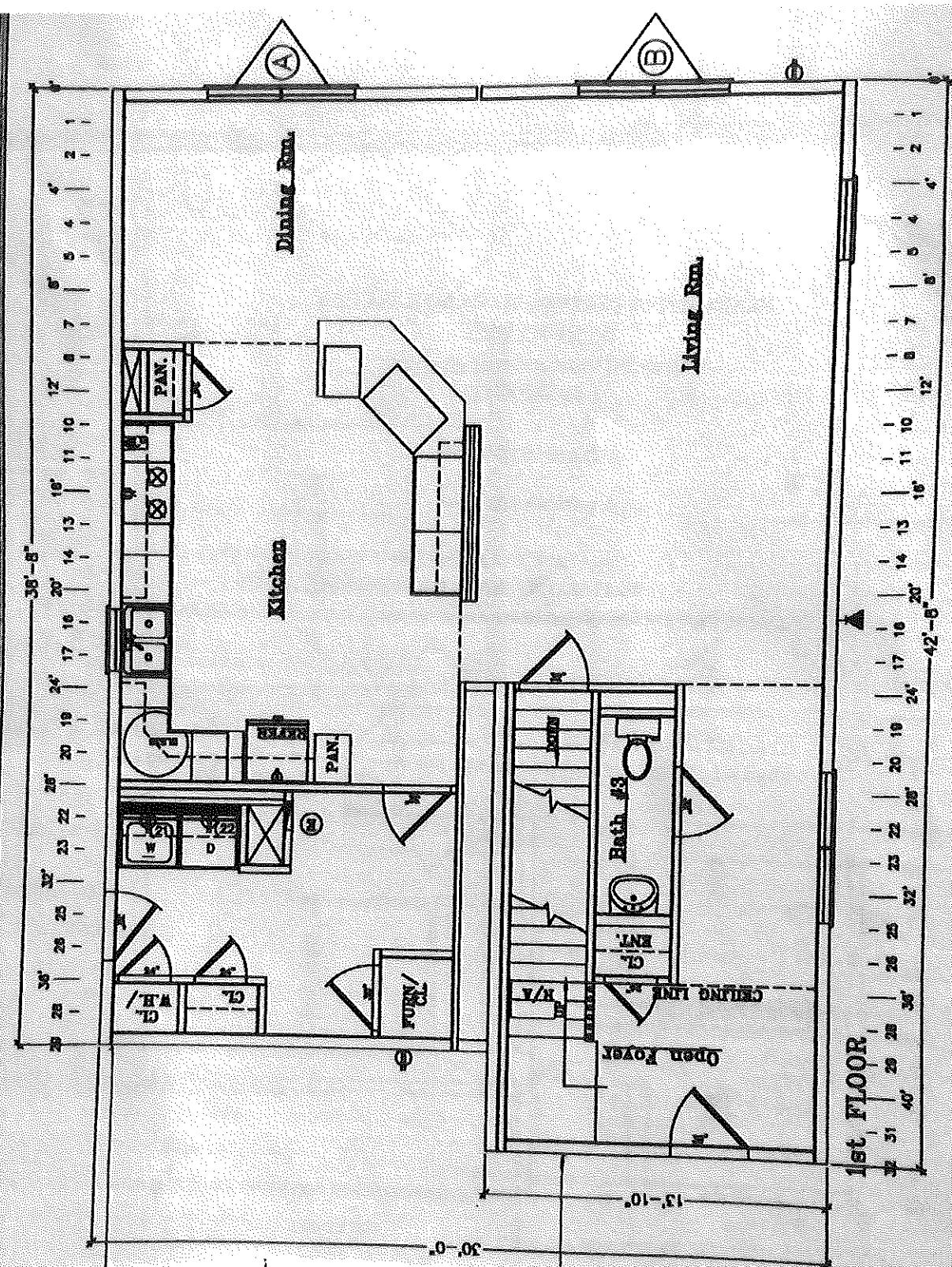
6' PRIVATE EASEMENT FOR PUBLIC UTILITIES

N89°05'26"E

80.00'





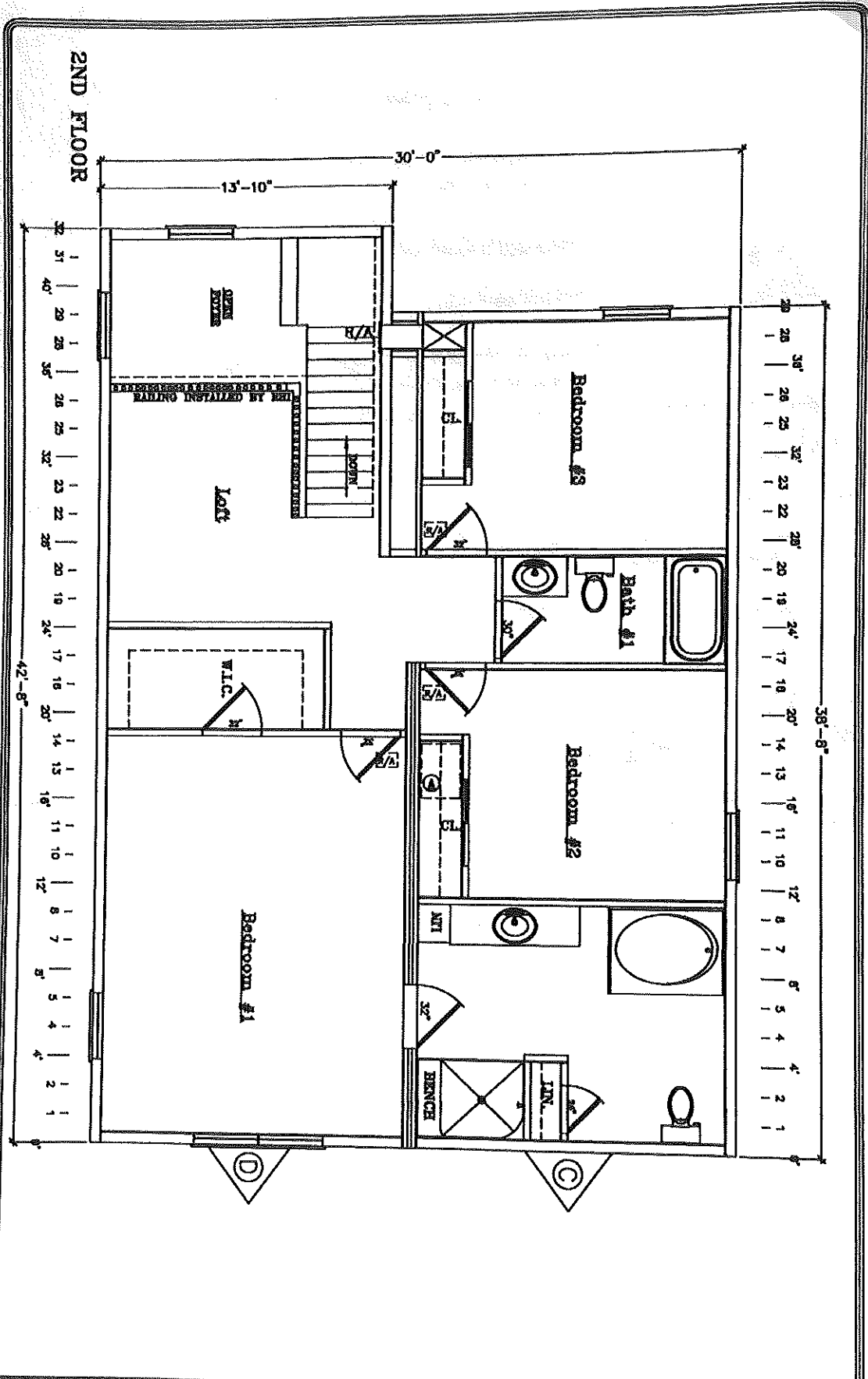


← 21' →  
Garage

← 13'-10" →

Very sorry for the inconvenience, We respectfully request





MODEL: # TS-02	DWG: PRELIMINARY		
DRAWN BY: TA	SCALE: 3/16"=1'-0"	DATE: 12/11/12	REV.
SN:	FILE: PRELIMINARY		
BUILDING QUALITY, AFFORDABLE HOMES AND TRUSTING RELATIONSHIPS			
			<b>Rochester</b> <b>HOMES, INC.</b>
			<small>1265 E. Lake St. / Rochester, N.Y. 14624</small>