



(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. **PZ22-0060**, 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 Petitioner's 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.

Larry Butler - Deputy Director Community Development - City of Novi



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

**RECEIVED**

NOV 01 2022

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

**ZONING BOARD OF APPEALS  
 APPLICATION**

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: 200-  
 Meeting Date: DECEMBER 13  
 ZBA Case #: PZ 22-0060

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>			
PROJECT NAME / SUBDIVISION <u>JACZ RENOVATION</u>			
ADDRESS <u>45144 W 9 MILE</u>		LOT/SUITE/SPACE #	
SIDWELL # <u>50-22-27-355-031</u>		May be obtained from the Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>9 MILE + TAFT</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input type="checkbox"/> NO			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>FMYERS55@YAHOO.COM</u>	CELL PHONE NO. <u>810-217-5005</u>
NAME <u>FRANK MYERS</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>542 W MAIN ST</u>		CITY <u>NORTHVILLE</u>	STATE <u>MICH</u>
		ZIP CODE <u>48167</u>	
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS <u>MSJACZ@AOL.COM</u>	CELL PHONE NO.
NAME <u>MICHAEL JACZ</u>		TELEPHONE NO. <u>248-345-9844</u>	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>45144 9 MILE</u>		CITY <u>NOVI</u>	STATE <u>MI</u>
		ZIP CODE <u>48375</u>	
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH			
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.19.1.E(1)</u> Variance requested <u>1688 SQ FT GARAGE 850 ALLOWED</u>			
2. Section _____ Variance requested <u>VARIANCE OF 838 SQ FT</u>			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250			
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400			
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines	
• Site/Plot Plan		• Location of existing & proposed signs, if applicable	
• Existing or proposed buildings or addition on the property		• Floor plans & elevations	
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application	



# 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 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 schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be an 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 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.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

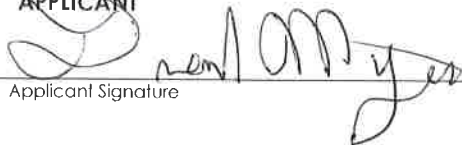
PLEASE TAKE NOTICE:

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

  
Applicant Signature

11-1-22  
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.

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
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 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  
[www.cityofnovi.org](http://www.cityofnovi.org)

**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).

WE'RE ASKING TO REMODEL OUR HOME AND ADD AN ATTACHED 2 CAR GARAGE. OUR LOT IS 200' X 436' SO THE ATTACHED GARAGE WOULD NOT HAVE ANY IMPACT ON OUR NEIGHBORS. THE EXISTING ACCESSORY BUILDING IS NOT SITUATED IN AN AREA USEABLE TO OUR HOME.

## **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.

# ALTERATION TO THE JOCZ RESIDENCE

## GENERAL NOTES

- USE FIGURED DIMENSIONS ONLY - DO NOT SCALE DRAWINGS.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS FOR ACCURACY AND CONFLICTS. ANY DISCREPANCIES IN PLANS, DETAILS AND OTHER DOCUMENTS SUPPLIED BY ARCHITECT MUST BE REPORTED TO ARCHITECT AT ONCE.
- ARCHITECTURAL DRAWINGS SHOW STRUCTURAL DESIGN INTENT ONLY. MATERIAL SPECIFICATION AND SIZING BY OTHERS AND COORDINATED BY CONTRACTOR.
- "PER OWNER" MEANS SUPPLIED AND INSTALLED BY CONTRACTOR PER OWNER'S SPECIFICATIONS.
- "BY OWNER" MEANS SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
- "FL" MEANS FLUSH.
- "NICI" MEANS NOT IN CONTRACT.
- "VFI" MEANS VERIFY IN FIELD.
- WINDOWS AND DOORS ARE DIMENSIONED TO CENTER OF ROUGH OPENING. REFER TO MANUFACTURERS' LITERATURE FOR ROUGH OPENING SIZES.
- FINAL SELECTIONS OF MATERIALS ARE THE RESPONSIBILITY OF THE HOMEOWNER AND/OR BUILDER, INCLUDING, BUT NOT LIMITED TO PROPER INSTALLATION OF MATERIALS, NAILING, GLUING, GASKETING, INSULATING, FLASHING, ROOFING, WEATHERPROOFING AND MANY OTHER ITEMS AND DETAILS NOT NECESSARILY INDICATED ON THE PLANS.

## CAST-IN-PLACE CONCRETE

- ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
- ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED 5%+.
- CONCRETE WORK AND PLACEMENT SHALL CONFORM TO THE LATEST SPECIFICATIONS OF THE AMERICAN CONCRETE INSTITUTE. PLACE ALL CONCRETE WITHOUT ADDING WATER TO THE TRANSIT MIX CONCRETE (SLUMP 3 TO 4").
- ALL REINFORCING SHALL CONFORM TO ASTM A-615 GRADE 60 FABRICATED AND ERECTED ACCORDING TO THE ACI STANDARDS. DETAILS AND DETAILING OF CONCRETE REINFORCEMENT (ACI 318 - LATEST EDITION OF "MANUAL OF ENGINEERING AND PRACTICE OF CONCRETE STRUCTURES" - LATEST EDITION).
- WELDED WIRE FABRIC SHALL BE FURNISHED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A-185 AND HAVE A MINIMUM SIDE AND END LAP OF 8 INCHES.
- ALL REINFORCEMENT SHALL BE FREE OF MUD. ALL REINFORCEMENT SHALL BE PLACED AND SECURELY TIED IN PLACE, SUFFICIENTLY AHEAD OF CONCRETING TO ALLOW INSPECTION AND CORRECTION AS NECESSARY WITHOUT DELAYING CONCRETING OPERATIONS. SPlice ALL BARS 24"DIA. OR 18"DIA. MINIMUM.
- ALL ROUGH CONCRETE WALLS TO BE BACK FILLED WITH SANDY TYPE SOIL OR OTHER SUITABLE BACKFILL MATERIAL THAT IS NOT CLAY OR IN FROZEN CHANNELS. WALLS ARE TO BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF BUILDING IS IN PLACE.

## FOOTINGS

- CONTRACTOR SHALL VERIFY ALL CONDITIONS INCLUDING UNDERGROUND UTILITIES AND FIELD MEASUREMENTS AT JOB SITE AND REPORT ANY DISCREPANCIES TO OWNER BEFORE PROCEEDING WITH THE WORK.
- PROVIDE NECESSARY SHEETING, SHORING, BRACING, ETC. AS REQUIRED DURING EXCAVATION TO PROTECT SIDES OF EXCAVATION.
- COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FOR SAFETY PROVISIONS.
- IN ALL CASES FOOTINGS ARE TO BEAR ON UNDISTURBED NATURAL SOILS HAVING A MINIMUM NET ALLOWABLE BEARING CAPACITY OF 3000 P.S.F. VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR AND WHERE NECESSARY INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

## STEEL

- YIELD STRESS AND TYPE OF STEEL:
  - FOR WIDE FLANGE SHAPES, ASTM A992 WITH YIELD STRESS OF 50,000 PSI
  - FOR S SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS, ASTM A36 WITH YIELD STRESS OF 36,000 PSI
  - FOR RECTANGULAR AND SQUARE TUBULAR SHAPES, ASTM A500 WITH YIELD STRESS OF 46,000 PSI
- BOLTS: USE CARBON OR ALLOY STEEL, ASTM A325, 1/2" DIA OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WEDGE STEEL ANCHORS, MILK BOLT 3. NUTS: CARBON STEEL NUTS WITH A36 WASHERS. HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS.
- ANCHOR RODS: ASTM F1554, GRADE 36.

## MASONRY

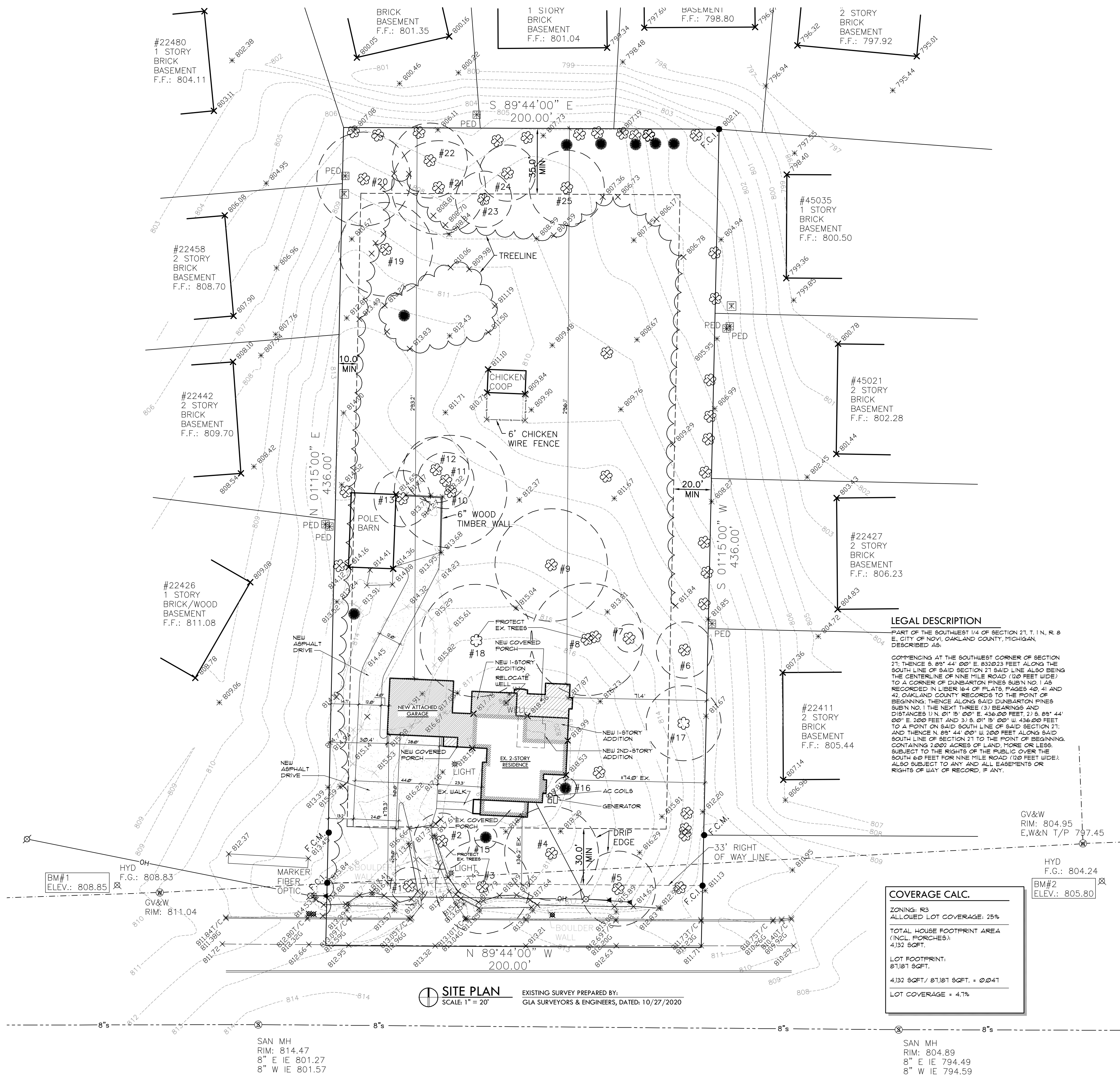
- ALL MASONRY VENEER SHALL BE PROVIDED WITH WALL TIES AND WEEP HOLES PER CURRENT CODE.

## WOOD CONSTRUCTION

- ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO START OF FABRICATION OR CONSTRUCTION AND NOTIFY OWNER OF ANY DISCREPANCY.
- ALL LUMBER FRAMING AND TRUSSES SHALL CONFORM TO APPLICABLE SECTIONS OF LATEST SPECIFICATIONS OF NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENINGS, TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION, TRUSS JOIST CORPORATION, NATIONAL FOREST PRODUCTS ASSOCIATION, AND AMERICAN WOOD PRESERVERS ASSOCIATION.
  - ALL FLUSH BEAM - JOIST CONNECTION SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER.
  - ALL POST-BEAM CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL STRAP OR EQUIVALENT METAL PRODUCT AS APPROVED BY ENGINEER AND (1) TOP NAIL (6D) FOR EACH 1000# AXIAL LOAD OR EACH SUPPORT STUD, POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND / OR TWO (2) 1/2" TOE NAIL FOR EACH 1000# AXIAL LOAD OR EACH SUPPORT STUD.
  - ALL LUMBER BEARING SHALL PROVIDE SUFFICIENT AREAS AS TO EXCEED 400 P.S.I.
  - ALL SHEATHED STUDS SHALL BE LIMITED TO 2000# AXIAL LOAD.
  - ALL BUILT-UP POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND / OR BOLTED PER NDS.
- FASTEN ALL LVL BEAMS WITH 3-16D NAILS @ 12" O.C. EACH SIDE, STAGGERED, GLUE AND NAIL UNLESS NOTED ON DRAWINGS OTHERWISE. BOLT ALL 4-PLY LVL'S TOGETHER W/ MIN OF 2 RODS 1/2" DIA. THRU BOLTS AT 24" O.C.
- LUMBER FOR RAFTER, STUDS AND BLOCKING SHALL BE DOUGLAS FIR, 2 DENSE OR SOUTHERN PINE #2, OR BETTER, WITH AN ALLOWABLE BENDING STRESS OF 1450 P.S.I. LVL BEAMS SHALL BE 1 1/2" WIDE PER PLY AND HAVE AN ALLOWABLE BENDING STRESS OF 2350 P.S.I. E-2, 2000-2000 P.S.I. OR HIGHER, AND SHALL BE JOINED TOGETHER PER MANUFACTURERS SPECIFICATION.
- MIN. PSL COLUMN PROPERTIES SHALL BE: 18X106 P.S.I. FB + 2400 P.S.I. TRUSS JOIST PARALLALS OR EQUAL.
- NAILING SCHEDULE FOR PLYWOOD DECK AND SHEATHING:
  - 10D NAILS @ 6" O.C. AT DIAPHRAGM BOUNDARY ALONG END SUPPORTING MEMBER UNLESS NOTED OTHERWISE.
  - 10D NAILS @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
  - PROVIDE BLOCKING AT UNSUPPORTED EDGES OF PLYWOOD WHERE NOTED ON DRAWINGS NAILED WITH 10D NAILS @ 4" O.C. AT DIAPHRAGM BOUNDARIES AND CONTIGUOUS PANEL EDGES, 6" O.C. AT PANEL EDGES.
- FOR ALL ROOFS AND FLOOR FRAMING MEMBERS AND WALL STUDS, PROVIDE ONE LINE OF BRIDGING FOR EACH EIGHT FOOT OF SPAN. PROVIDE METAL DIAGONAL CORNER BRACING AND WIND BRACING PER CURRENT CODE.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR WOOD TRUSS DURING CONSTRUCTION.
- ROOF TRUSS MANUFACTURER (IF APPLICABLE TO JOB) TO SUPPLY CONTRACTOR WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. TRUSS MANUFACTURER SHALL INDICATE ANY CHANGES TO DRAWINGS THAT WOULD REQUIRE CHANGES TO SUPPORTING STRUCTURE.
- ALL STAIRWAYS, STAIR GUARDS, HANDRAILS, BALUSTERS, HEADROOM, RISERS AND TREADS TO COMPLY WITH CURRENT CODE.
- ALL WINDOW + DOOR HEADERS TO BE (3/2X10 @ 2X6 WALLS + 2X4 @ 2X4 WALLS, UNLESS OTHERWISE NOTED.

## WIRED SMOKE/ CARBON MONOXIDE DETECTOR

- ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL217 (R314) AND UL 2034 (R315) AND SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM
  - OUTSIDE EACH SLEEPING AREA IN THEIR IMMEDIATE VICINITY (MAX. 10' FROM THE BEDROOM DOOR)
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED WITH BATTERY BACKUP AND INSTALLED WITH THE HOUSEHOLD FIRE WARNING PROVISIONS OF NFPA 72



**LEGAL DESCRIPTION**  
 PART OF THE SOUTHWEST 1/4 OF SECTION 21, T.1 N., R. 8 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SECTION 21; THENCE S 89°44'00" E 832.03 FEET ALONG THE SOUTH LINE OF SAID SECTION 21 SAID LINE ALSO BEING THE CENTERLINE OF NINE MILE ROAD (20 FEET WIDE) TO A CORNER OF DANBARTON FINES (SUBN NO. 1) AS RECORDED IN LIVER 164 OF PLATS, PAGES 40, 41 AND 42, OAKLAND COUNTY RECORDS TO THE FRONT OF BEGINNING; THENCE ALONG SAID DANBARTON FINES (SUBN NO. 1) THE NEXT THREE (3) BEARINGS AND DISTANCES 1 N. 01°15'00" E. 436.00 FEET, 2) S. 89°44'00" E. 200 FEET AND 3) S. 01°15'00" W. 436.00 FEET TO A POINT ON SAID SOUTH LINE OF SAID SECTION 21; AND THENCE N. 01°15'00" W. 200 FEET ALONG SAID SOUTH LINE OF SECTION 21 TO THE POINT OF BEGINNING, CONTAINING 2.892 ACRES OF LAND, MORE OR LESS, SUBJECT TO THE RIGHTS OF THE PUBLIC OVER THE SOUTH 60 FEET FOR NINE MILE ROAD (20 FEET WIDE); ALSO SUBJECT TO ANY AND ALL EASEMENTS OR RIGHTS OF WAY OF RECORD, IF ANY.

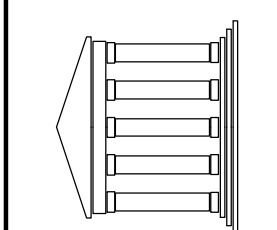
COVERAGE CALC.	
ZONING: R3	ALLOWED LOT COVERAGE: 28%
TOTAL HOUSE FOOTPRINT AREA (INCL. PORCHES):	4132 SQFT.
LOT FOOTPRINT:	81181 SQFT.
4132 SQFT / 81181 SQFT. = 0.041	
LOT COVERAGE = 4.1%	

**SITE PLAN**  
 SCALE: 1" = 20'  
 EXISTING SURVEY PREPARED BY:  
 GEA SURVEYORS & ENGINEERS, DATED: 10/27/2020

SAN MH  
 RIM: 814.47  
 8" E IE 801.27  
 8" W IE 801.57

SAN MH  
 RIM: 804.89  
 8" E IE 794.49  
 8" W IE 794.59

**PRESLEY ARCHITECTURE**  
 108 N. CENTER ST. SUITE 205 NORTHVILLE, MI 48167  
 P. 248.348.1124. F. 248.348.9300 E. gregpresley@comcast.net

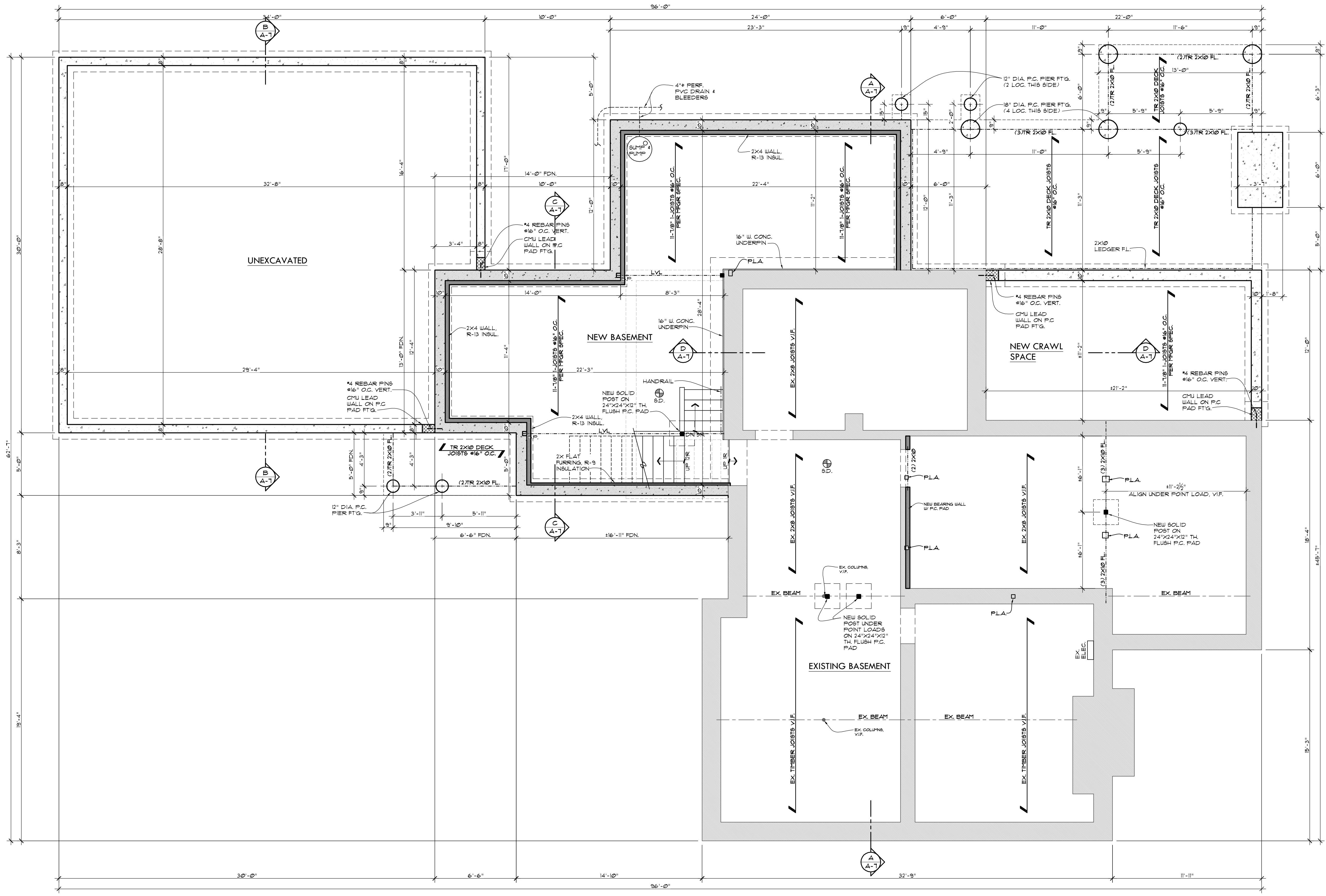


**ALTERATION TO THE JOCZ RESIDENCE**  
 45144 W. NINE MILE RD, NOVI, MI 48735

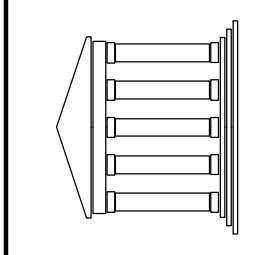
PROJECT: OCT 12, 2022

SHEET NUMBER: A-1

PROJECT #: 20-106



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



PROJECT

DATE OCT 12, 2022

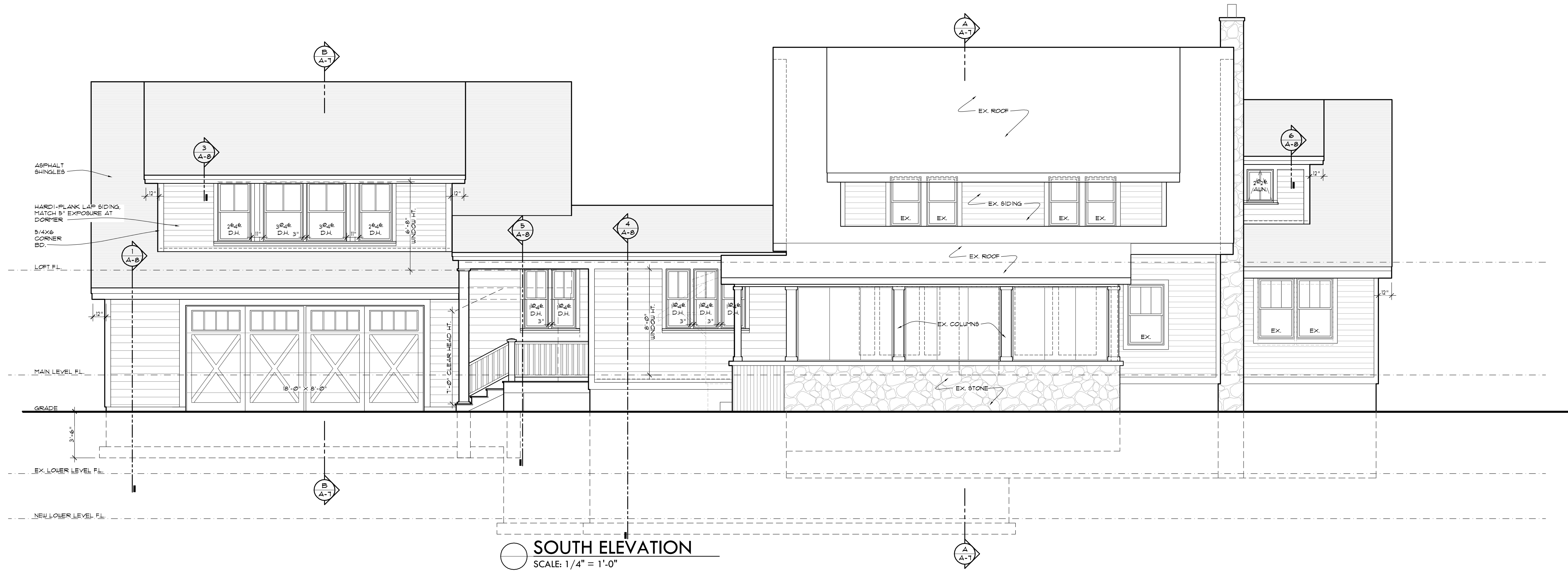
SHEET NUMBER  
**A-2**

PROJECT #:  
 20-106

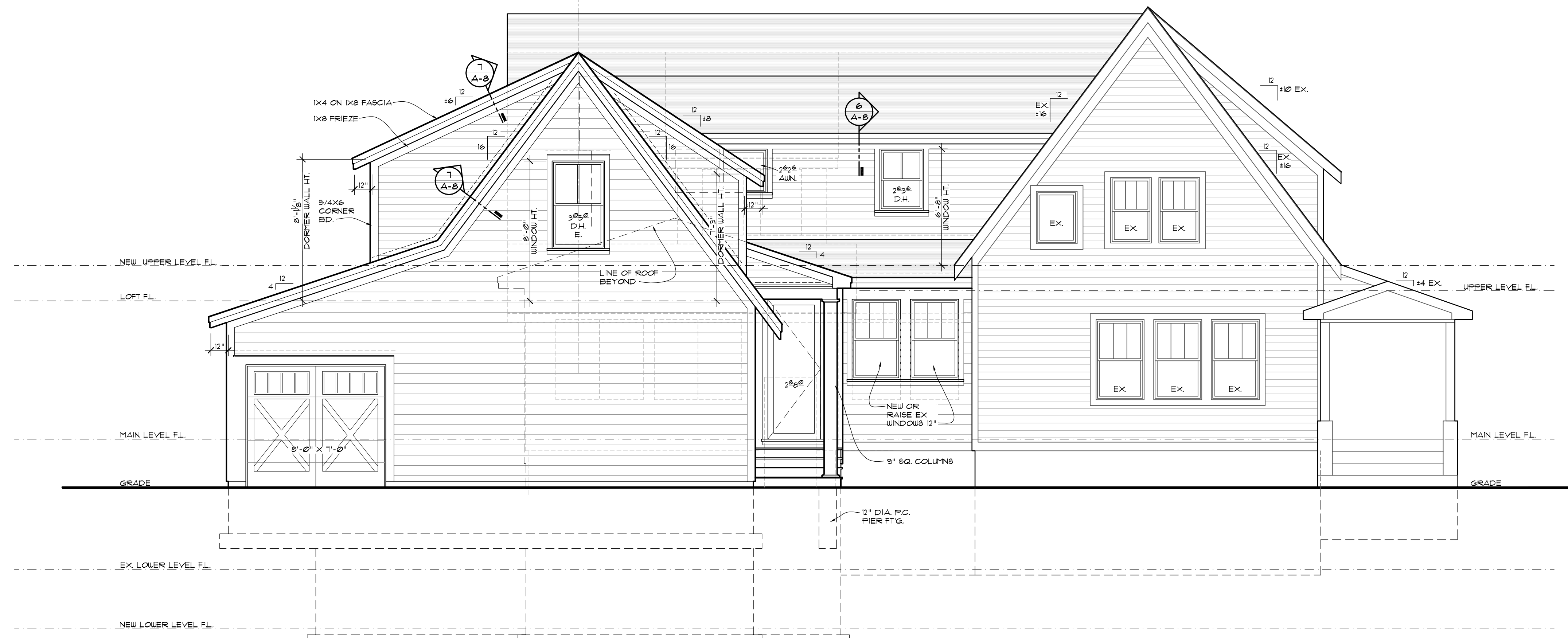




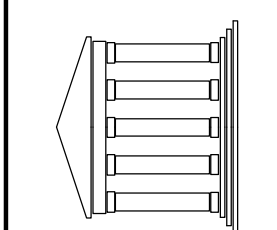


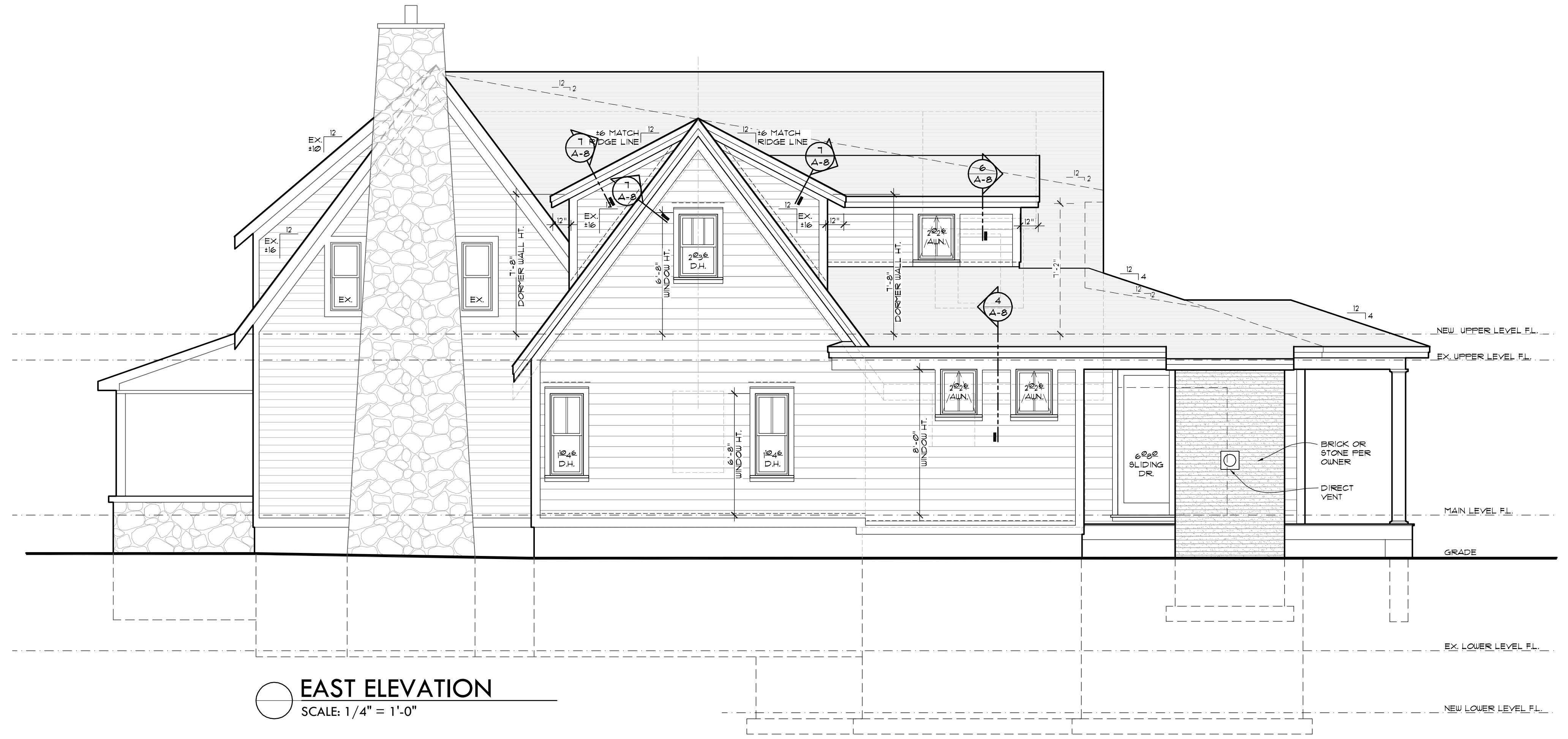


**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

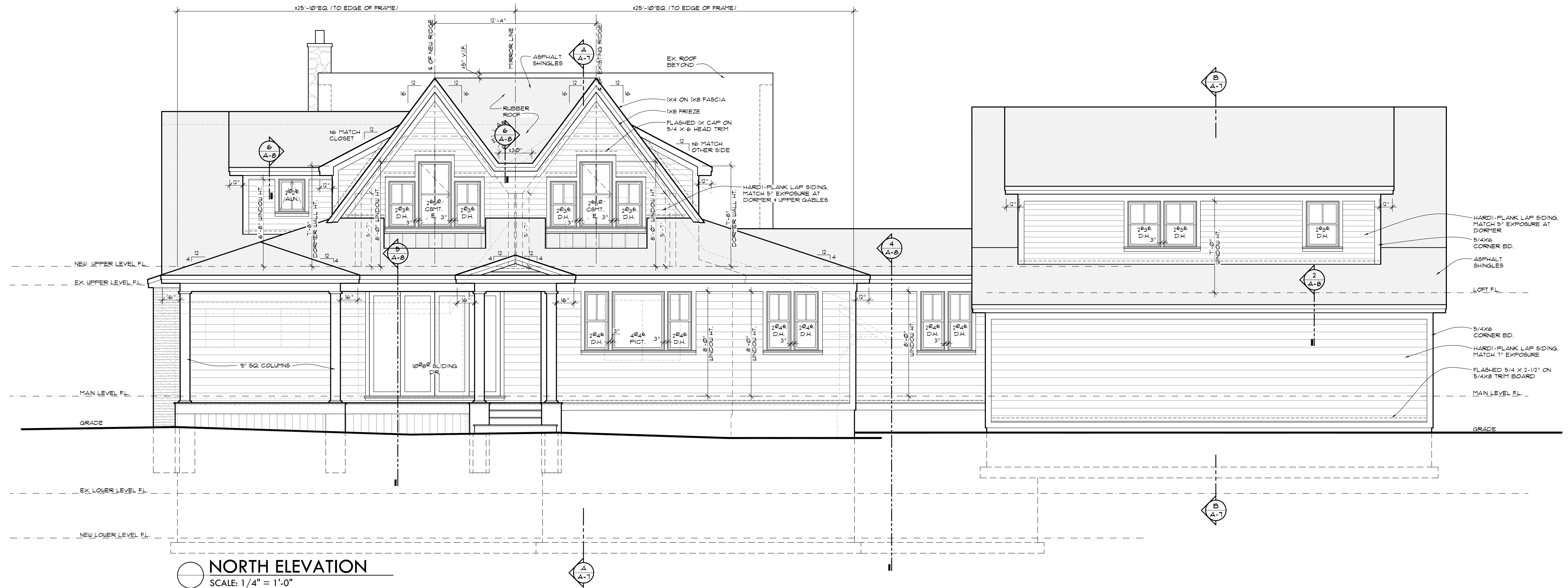


**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

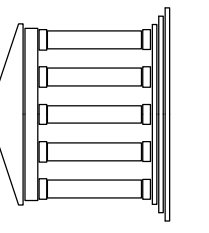


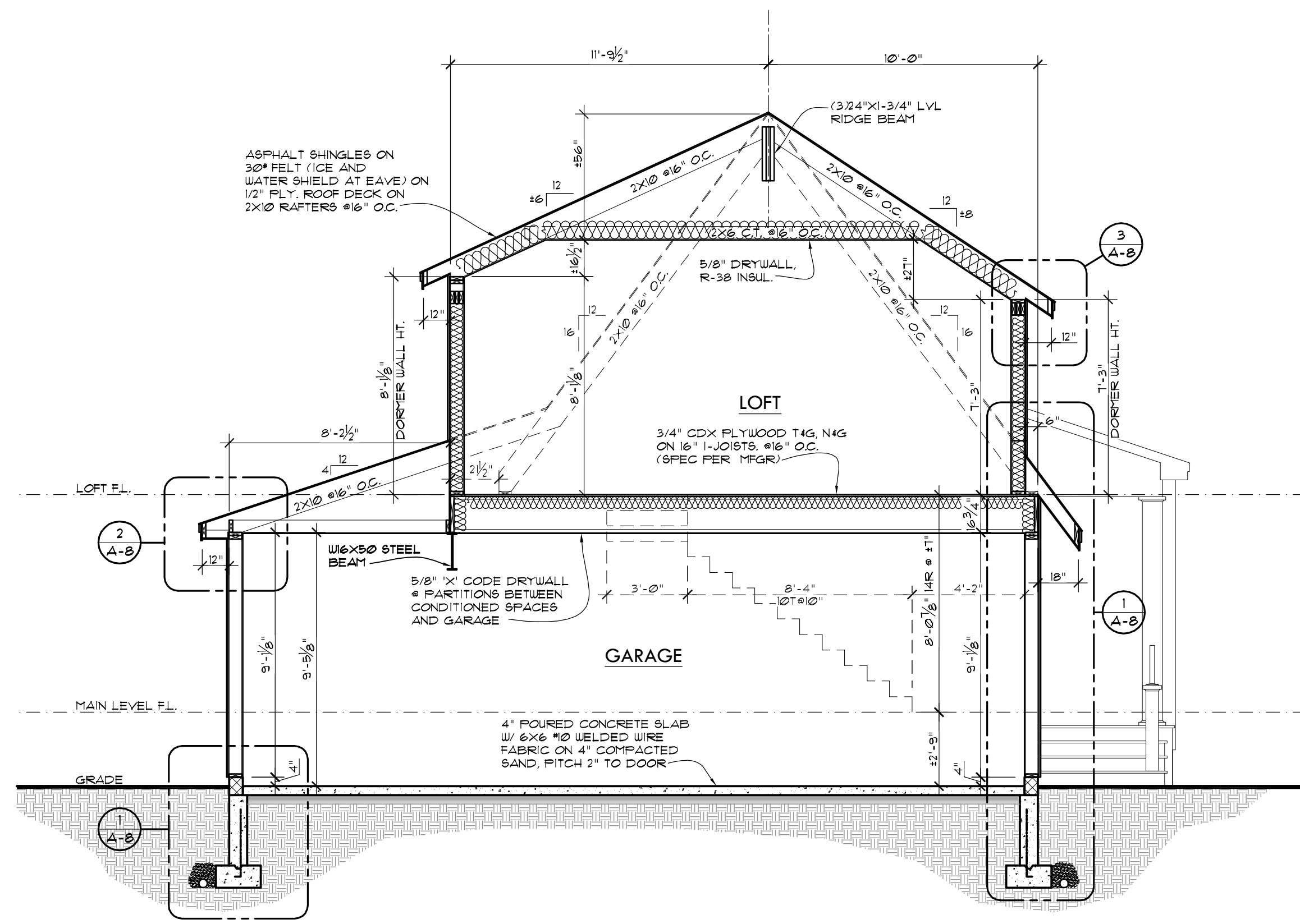


**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"

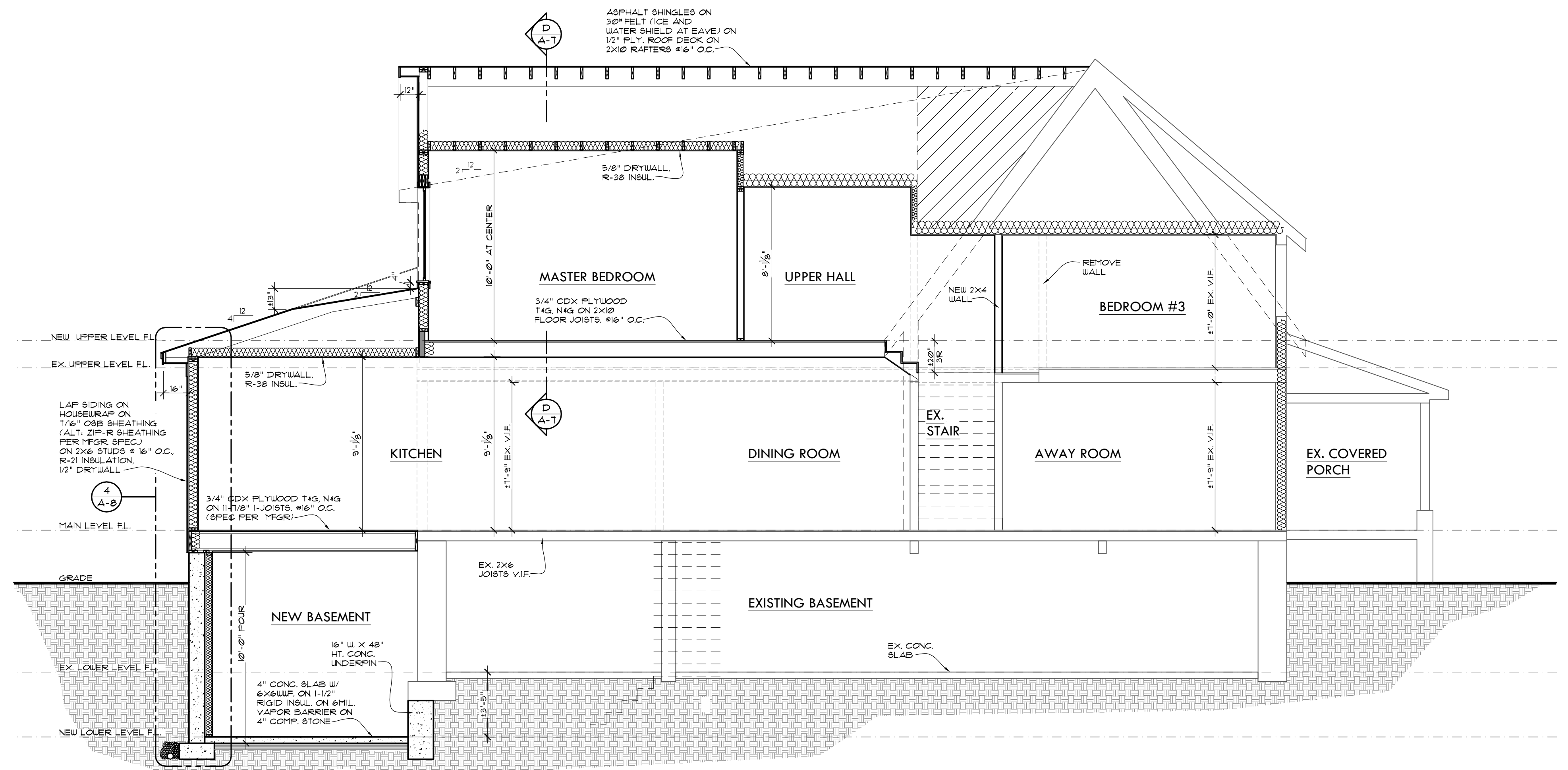


**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

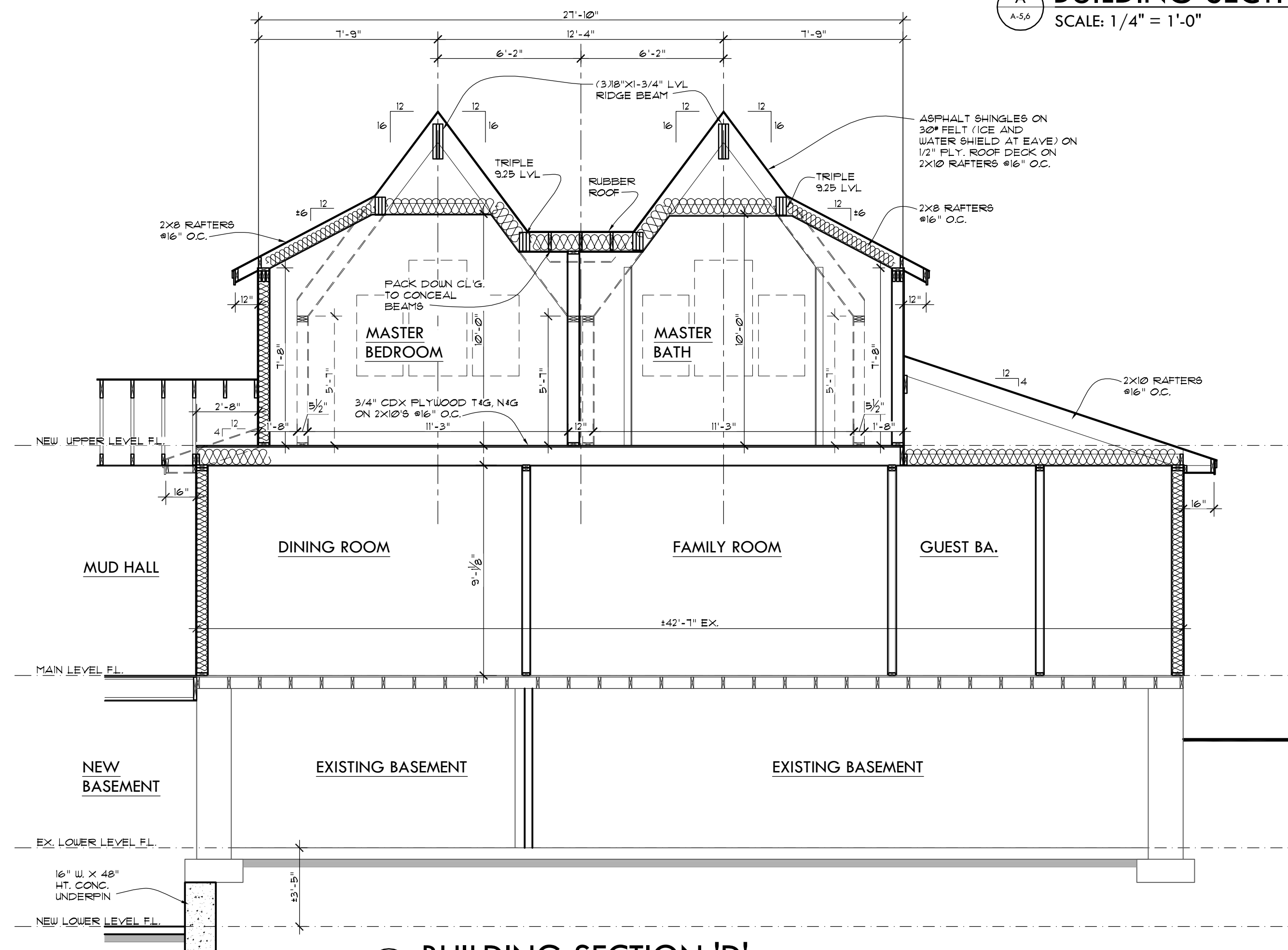




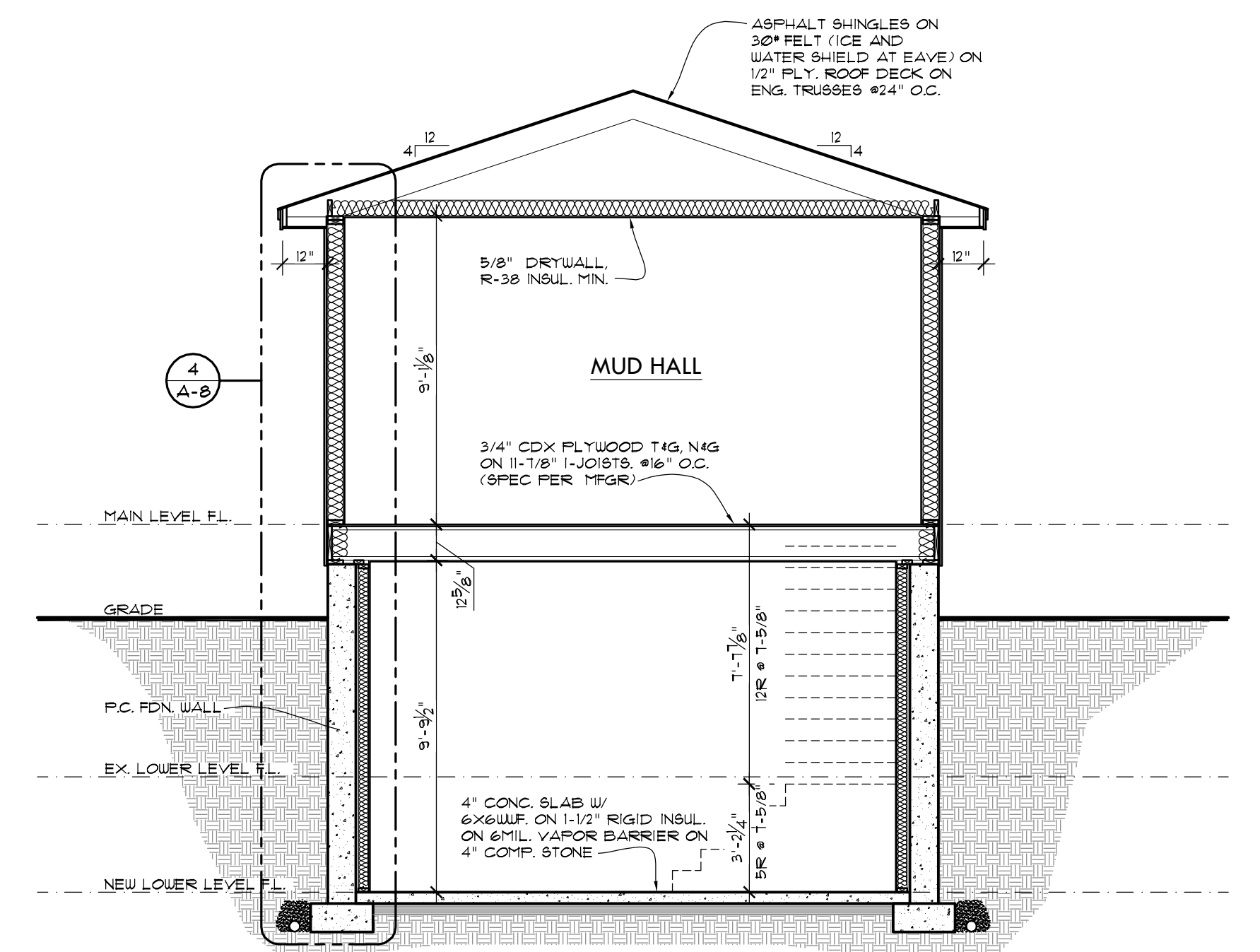
**B BUILDING SECTION 'B'**  
SCALE: 1/4" = 1'-0"



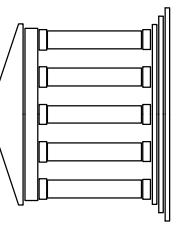
**A BUILDING SECTION 'A'**  
SCALE: 1/4" = 1'-0"

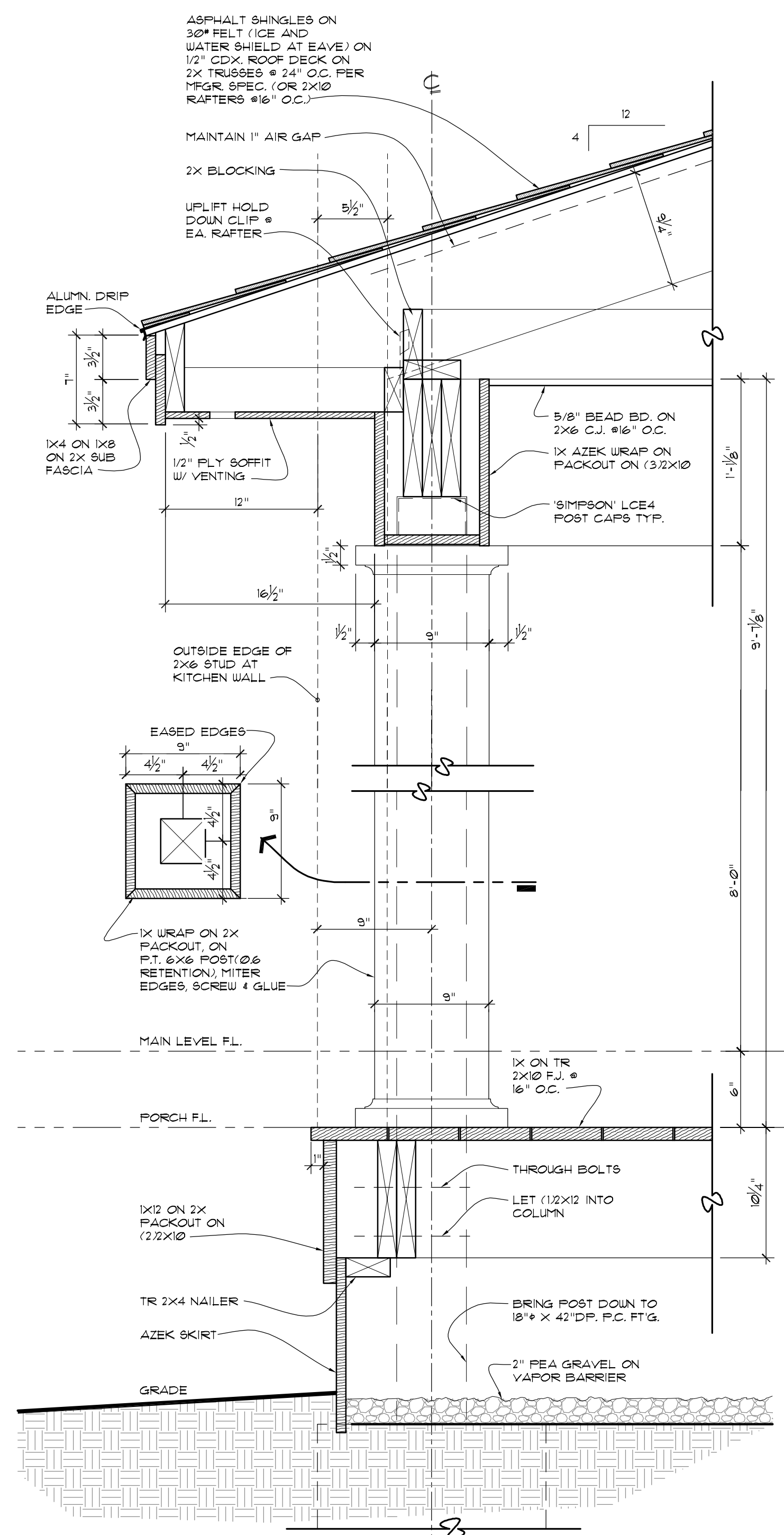


**D BUILDING SECTION 'D'**  
SCALE: 1/4" = 1'-0"

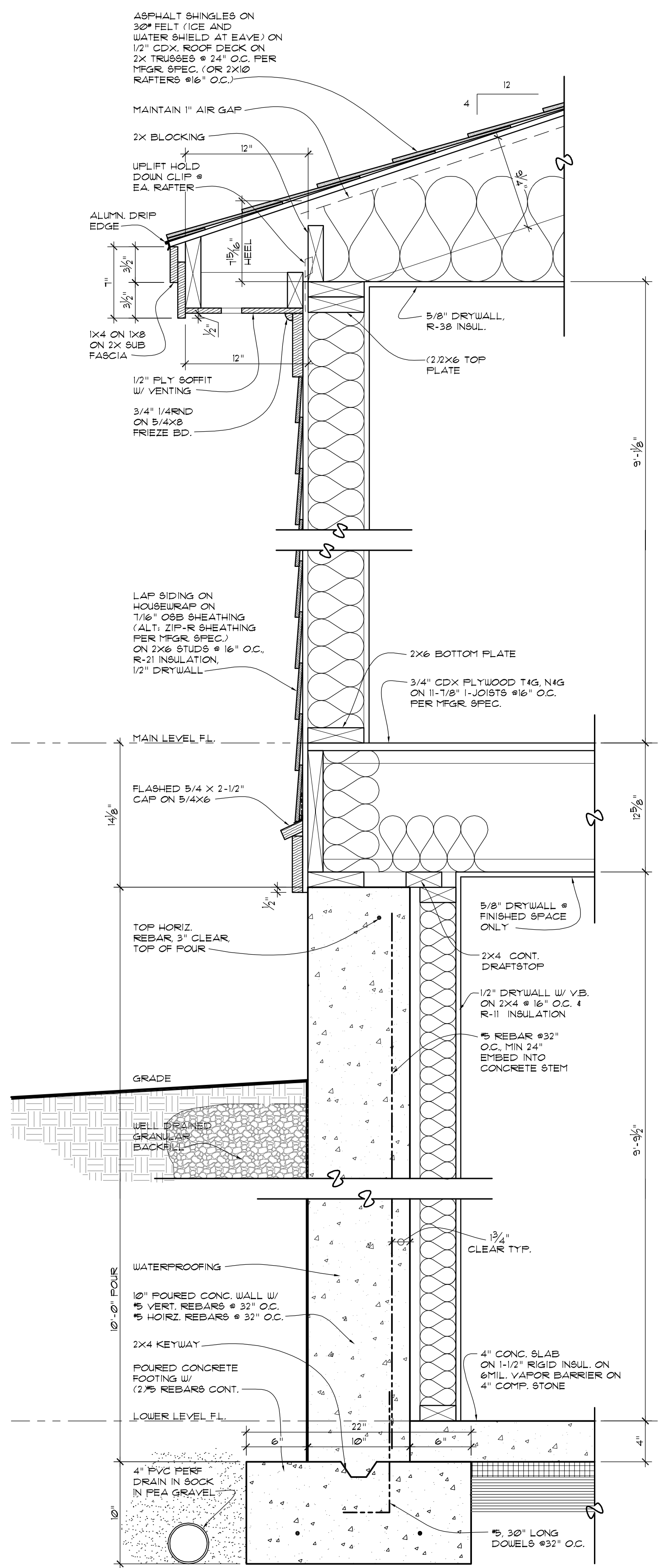


**C BUILDING SECTION 'C'**  
SCALE: 1/4" = 1'-0"

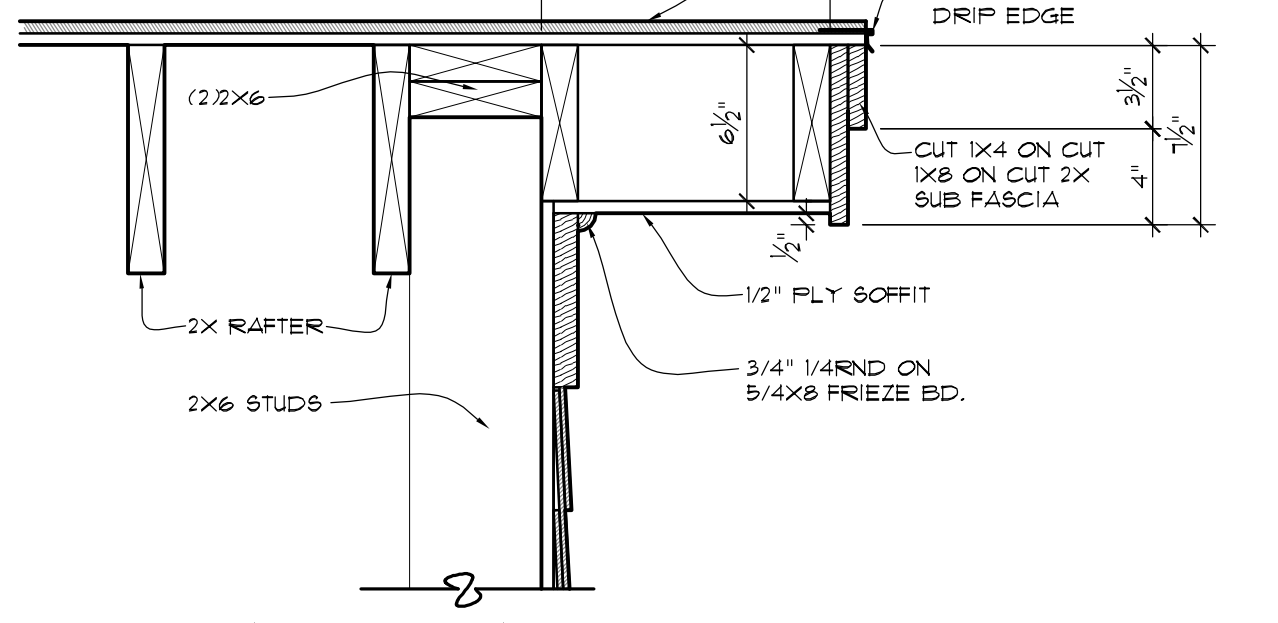




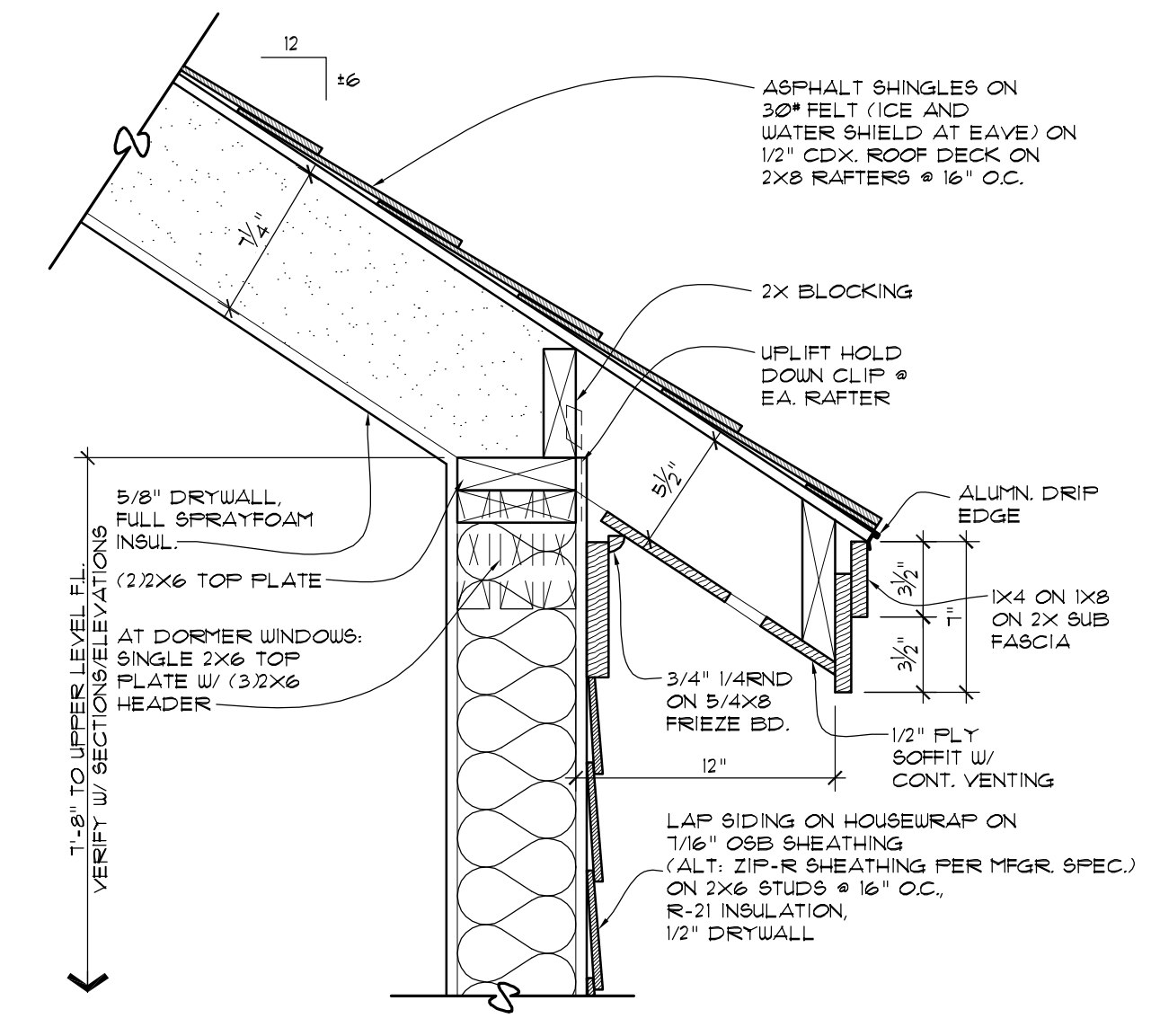
**5 COVERED PORCH ADDITION**  
SCALE: 1-1/2" = 1'-0"



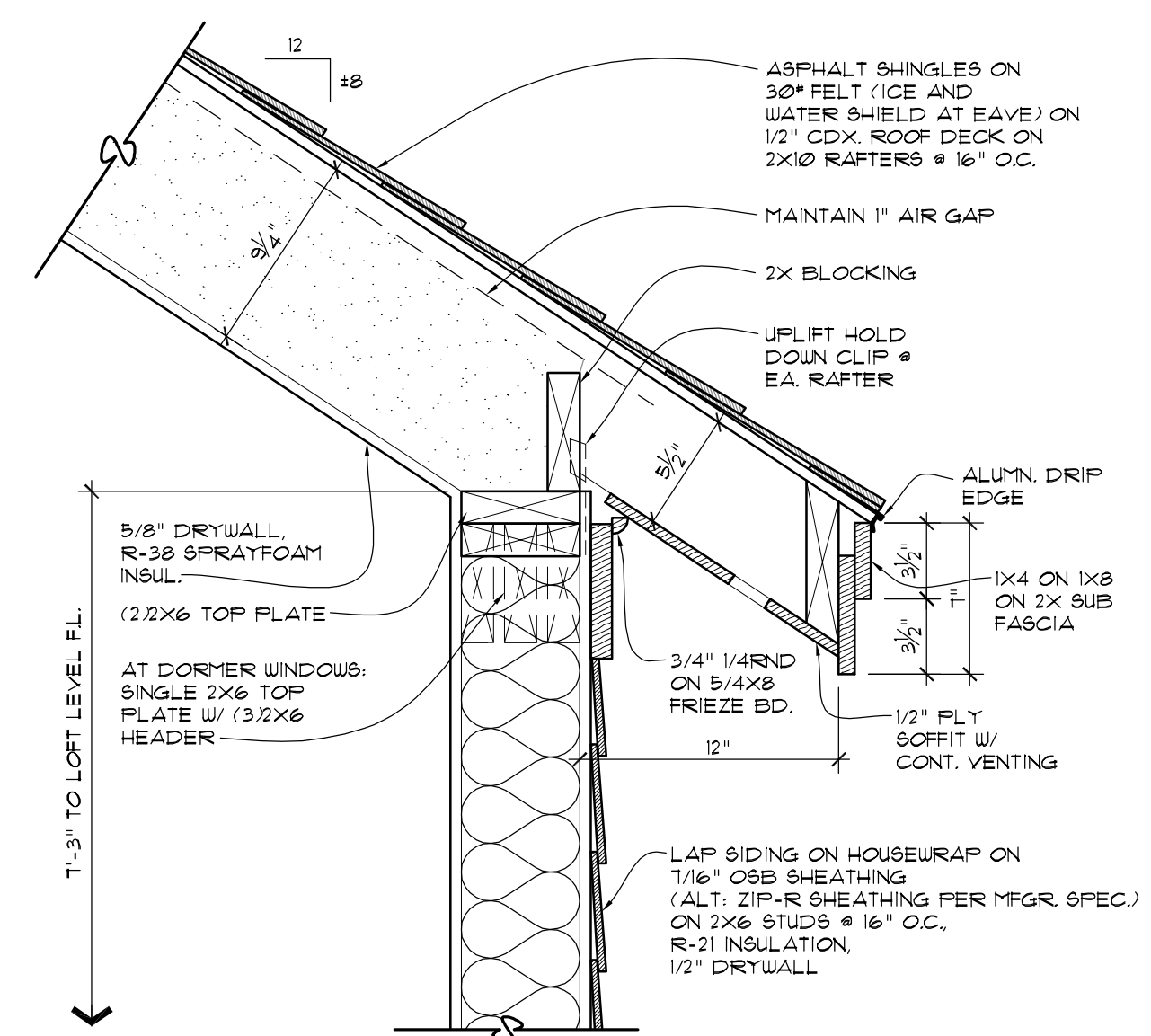
**4 1-STORY ADDITION WALL DETAIL**  
SCALE: 1-1/2" = 1'-0"



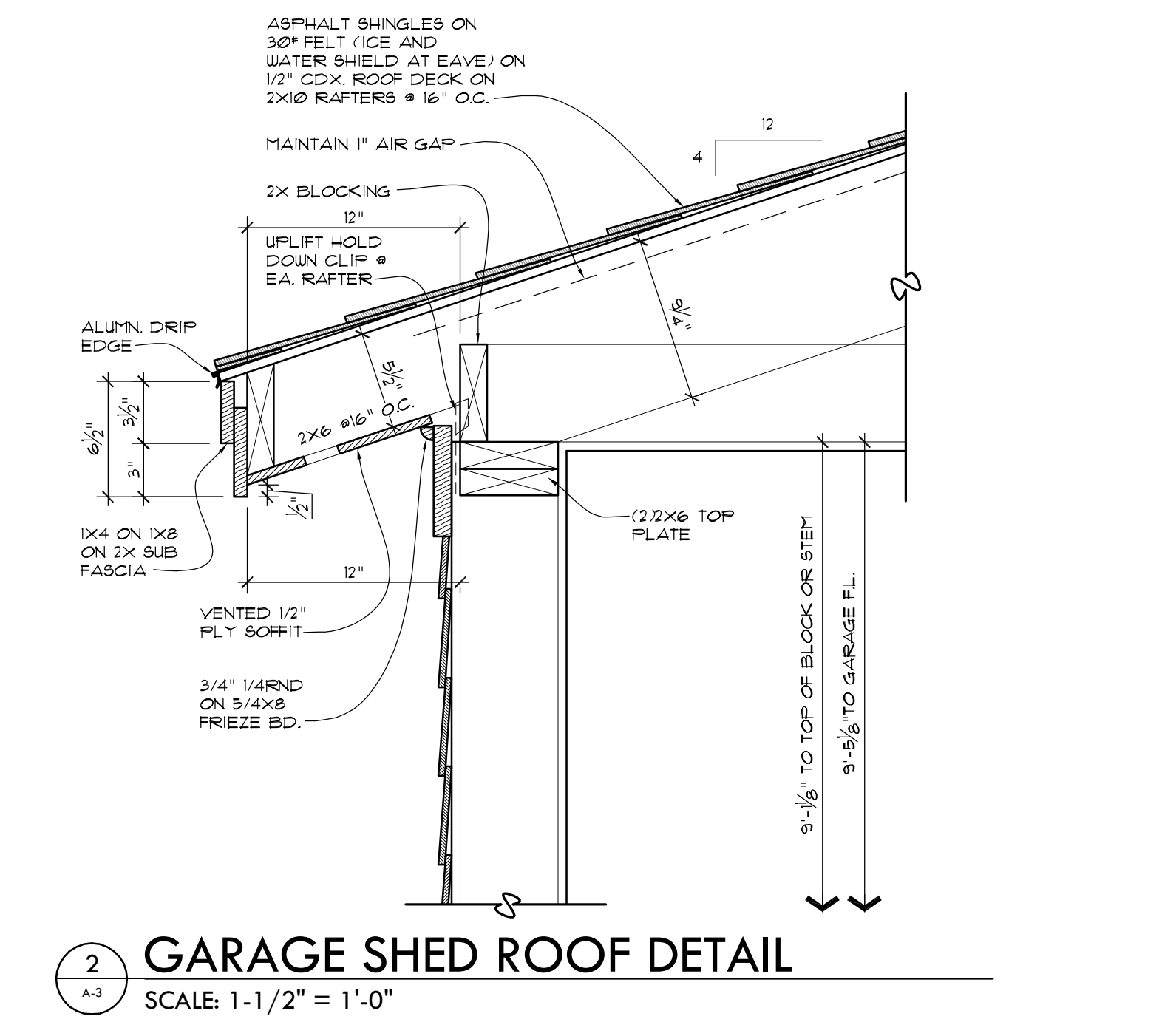
**7 RAKE DETAIL**  
SCALE: 1-1/2" = 1'-0"



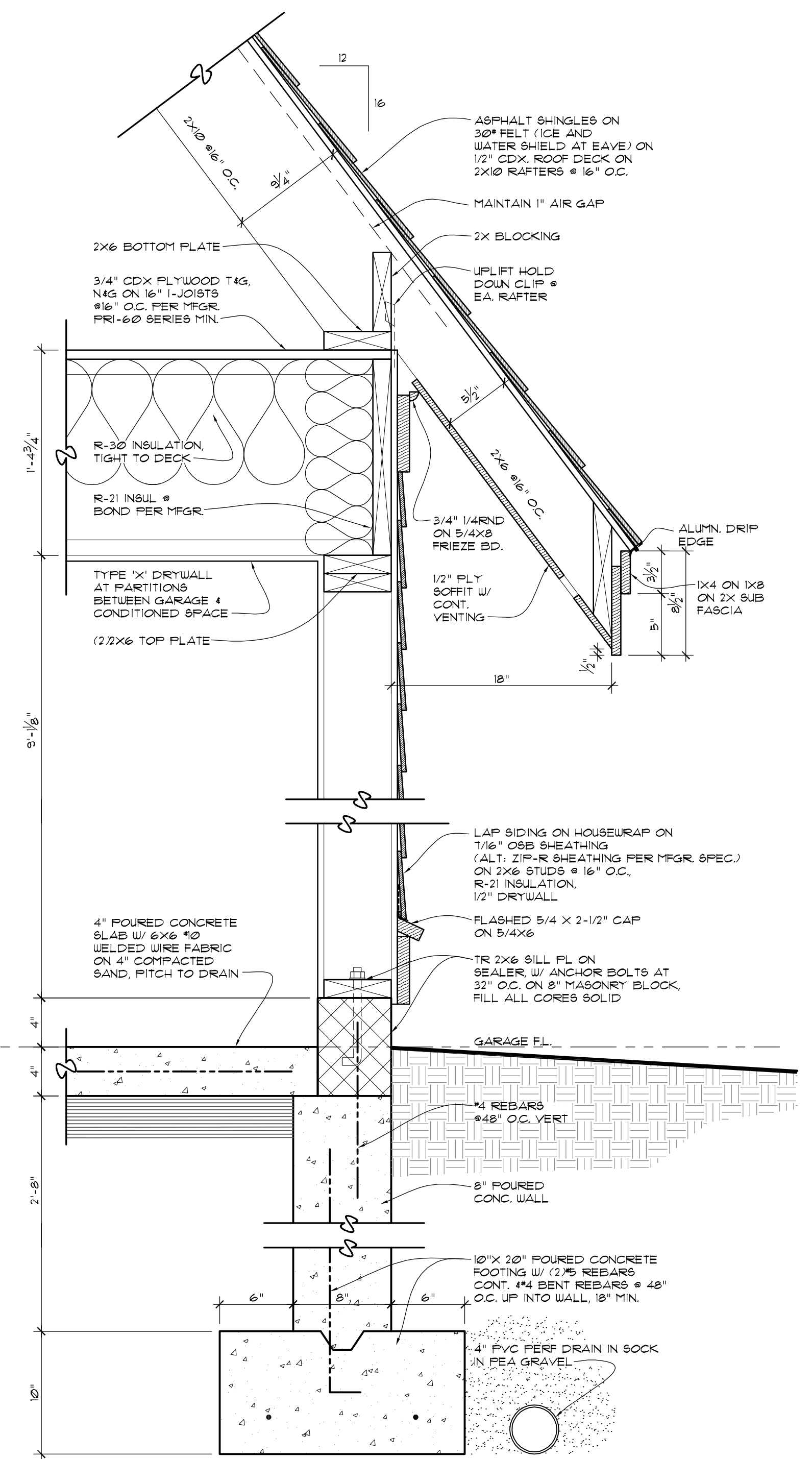
**6 U.L. DORMER ROOF DETAIL**  
SCALE: 1-1/2" = 1'-0"



**3 GARAGE DORMER ROOF DETAIL**  
SCALE: 1-1/2" = 1'-0"



**2 GARAGE SHED ROOF DETAIL**  
SCALE: 1-1/2" = 1'-0"



**1 GARAGE WALL DETAIL**  
SCALE: 1-1/2" = 1'-0"

