



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

Case No. PZ14-0015 1361 East Lake Drive

Location: 1361 East Lake Drive

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

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of a reduced rear setback of 31.48 ft, a minimum side setback of 3 ft, a reduced aggregate side setback of 14ft. and maximum lot coverage of 33%. The property is located south of 14 Mile Road Drive and west of Novi Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within a R-4 zoning district have a minimum front yard setback of 30', minimum side setback of 10 ft., a minimum aggregate side setback of 25 ft. and maximum 25% lot coverage.

City of Novi Staff Comments:

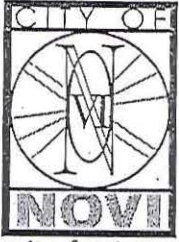
The applicant is proposing construction of an addition to the rear of the home to an existing single family residence located on a narrow nonconforming lot.

The proposed addition would extend 3.52 ft. into the required rear yard setback, match the existing 3 ft. side setback on the south side of the property and would reduce the aggregate side yard setback on the north side to 11 ft. Total lot coverage with the addition is 33%. Staff supports the consideration of the variances provided substantial justice can be served for adjacent property owners.

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.



cityofnovi.org
ZBA Case No.

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

For Official Use Only

P214-0015

ZBA meeting date

June

Check# 7100 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 BRUCE C. METTE Date 4-22-14

Company (if applicable)

Address* 40052 MILLPOND CT. City NORTHVILLE

State MI Zip code 48168 *Where all case correspondence is to be mailed

Applicant's E-mail address BRUCE@METTESPRINTING.COM

Phone number 734-776-5790 Fax number 734-261-6262

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 1361 EAST LAKE DRIVE Zip code 48377

Cross roads of property

Sidwell number 50-22- 02-328-004 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>REQUIRED REAR 35' PROPOSED 31.48 VARIANCE 3.52</u> |
| 2. | Section | <u>2400</u> | Variance requested | <u>MIN. SIDE YARD 10' PROPOSED 3' VARIANCE 7'</u> |
| 3. | Section | <u>2400</u> | Variance requested | <u>AGG TOTAL OF 2 SIDES 25' PROPOSED 14' VARIANCE 11'</u> |
| 4. | Section | <u>2400</u> | Variance requested | <u>LOT 3299.4 SQ FT 25% = 824.85 SQ. FT PROPOSED = 1083.78 33%</u> |

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):

CAN NOT MEET SET BACKS IN THAT ZONING DISTRICT.

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:

LOT CONFIGURATION -

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
- Addition to existing home/building
- Use
- Signage
- Other

Bruce C. Mette

Applicants Signature

4.22.14

Date

Bruce C. Mette

Property Owners Signature

4.22.14

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

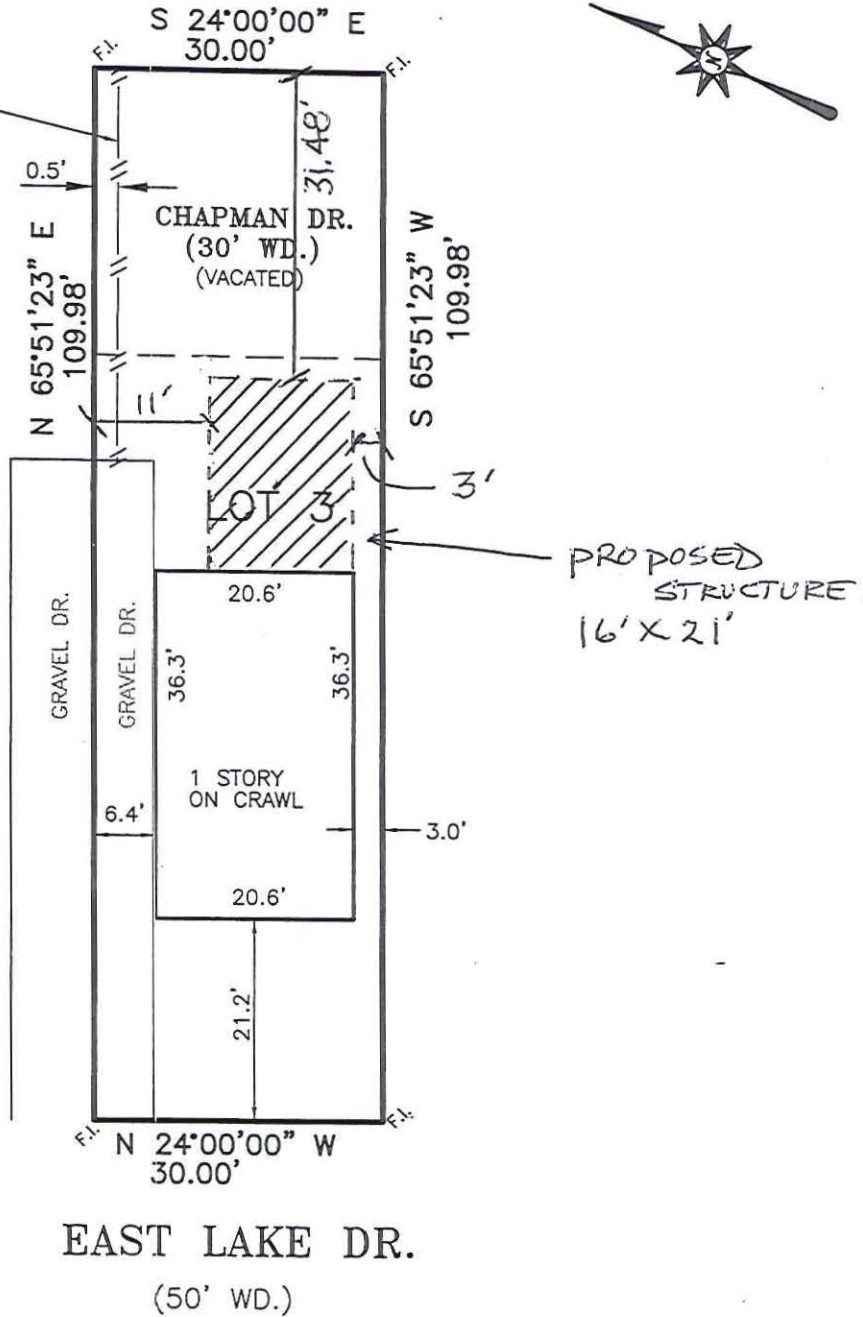
Date

HOUSE LOCATION



NOTE

FENCE HAS BEEN EXAGGERATED FOR DEMONSTRATION PURPOSES.

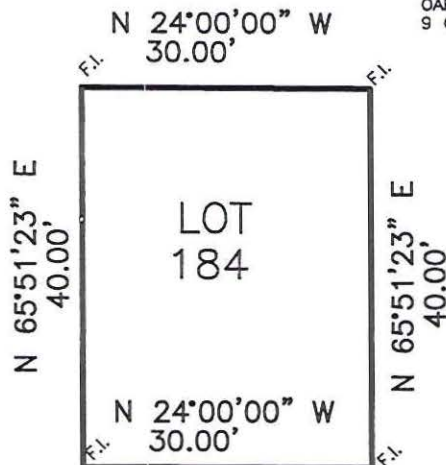


LEGEND

RECORDED	R.
MEASURED	M.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.

LEGAL DESCRIPTION

LOT 3, ALL OF VACATED CHAPMAN DRIVE ADJACENT TO LOT 3 AND LOT 184 OF "CHAPMAN WALLED LAKE SUBDIVISION" BEING PART OF SOUTHWEST FRACTIONAL 1/4 SECTION 2, T. 1 N., R. 8 E., TOWNSHIP OF NOVI (NOW THE CITY OF NOVI), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 9 OF PLATS, PAGE 13, OAKLAND COUNTY RECORDS.



GLA SURVEYORS & ENGINEERS

8495 NORTH TERRITORIAL
PLYMOUTH, MI 48170

PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com

CLIENT:

BRUCE METTE
1361 EAST LAKE
NOVI, MICH. 48377

DATE: 04/02/14
JOB NO.: 821-003
FILE NO.: 821-003

SCALE: 1" = 20'

SHEET:
1 OF 1

DRAWN BY:
G.L.A.

BRUCE METTE
1361 EASTLAKE
NOVI, MICH 48377

EXISTING
HOUSE

10'-1 1/2"

10'-12"

6x9
Bathroom

30" pocket
door

closet

6'

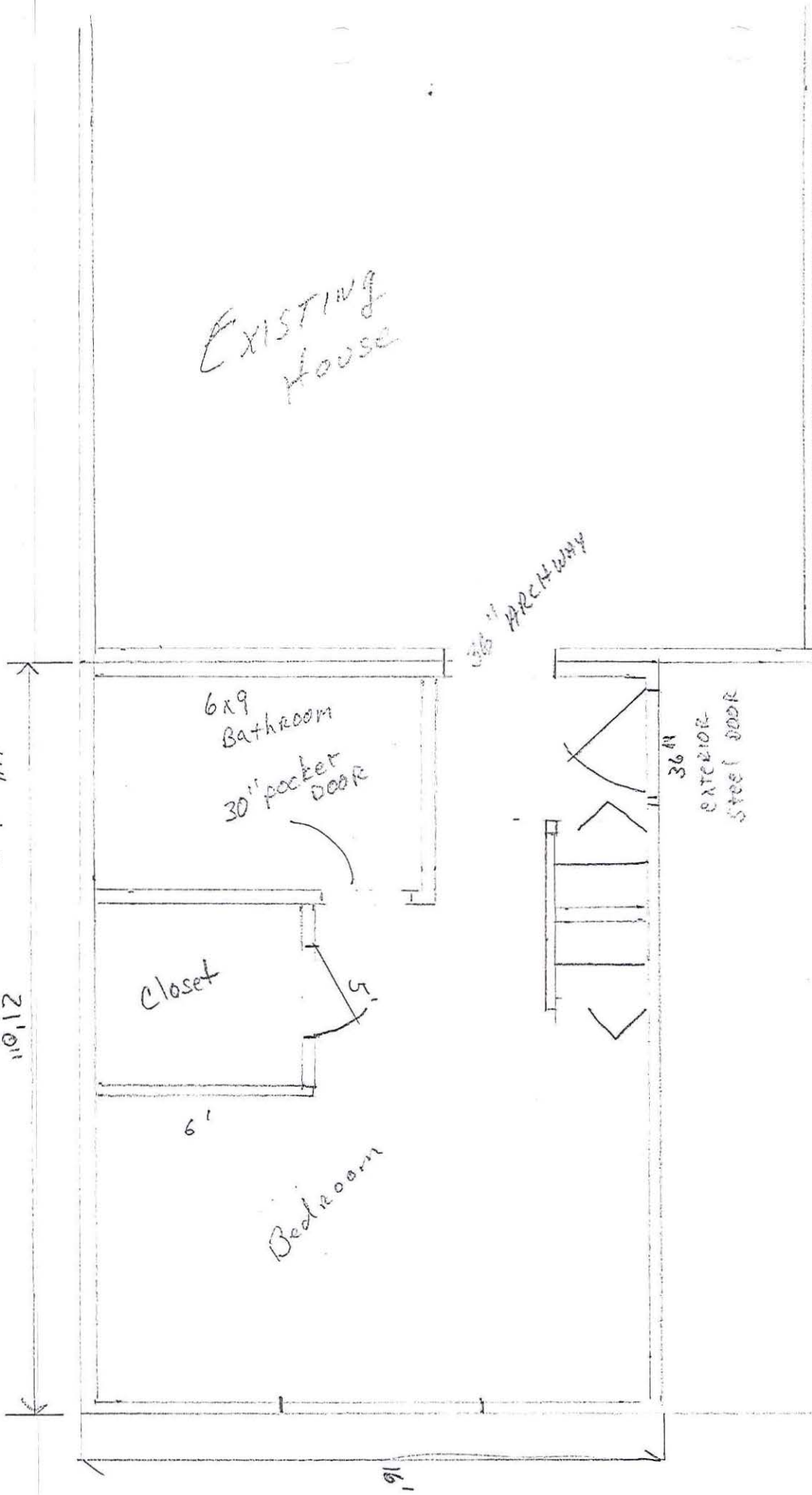
Bedroom

36" ARCHWAY

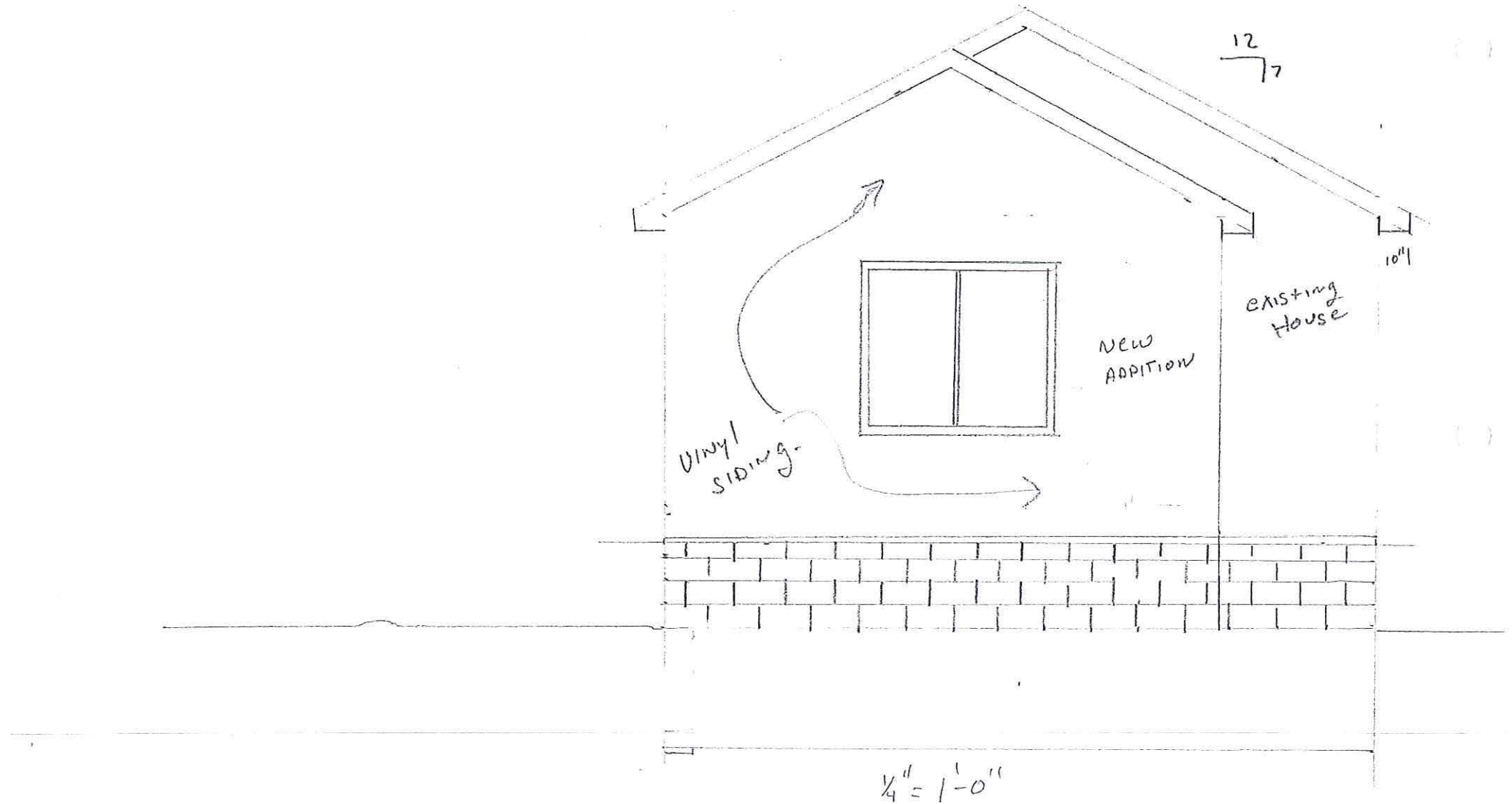
36"

EXTERIOR
STEEL DOOR

9'



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