

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

Case No. PZ14-0005 1171 East Lake Dr

Location: 1171 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 one-story addition and a second floor addition over existing footprint on an existing nonconforming lot with a reduced side setback of 3 ft, a reduced aggregate side setback of 8 ft. The property is located west of Novi Road and south of 14 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within an R-4 zoning district have a minimum side setback of 10 ft., and a minimum aggregate side setback of 25 ft.

City of Novi Staff Comments:

The applicant is proposing construction of an addition to the front and rear of the home and second floor addition over existing footprint to an existing single family residence located on a narrow nonconforming lot. The additions would match the existing side setback on the north (3 ft.) and south (5 ft.) side of the property. 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.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

cityofnovi.org

ZBA Case No.

P214-0005

ZBA meeting date

April 8th

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 Anemarie + Christopher McDonald Date 2/14/14

Company (if applicable) _____

Address* 1171 E. Lake Dr. City Novi

State MI Zip code 48377 *Where all case correspondence is to be mailed

Applicant's E-mail address lomcdonald@comcast.net

Phone number (248) 842-3159 Fax number (248) 859-4566

Request is for:

Residential Vacant property Commercial Signage

Address of subject ZBA case 1171 E. Lake Dr. Zip code 48377

Cross roads of property 14 mile Rd + E Lake Dr.

Well number 50-22-02-127-007 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:

Section 2400 Variance requested Set back Variance

Please submit an accurate, scaled drawing of the property showing: All property lines and dimensions correlated with the legal description. The location and dimensions of all existing and proposed structures and uses on property. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback. Dimensions necessary to show compliance with the regulations of this Ordinance.

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

Existing house does not meet set back requirements by the zoning ordinance.

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:

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

Armen M. McQuill
Applicants Signature

2/14/14
Date

Armen M. McQuill
Property Owners Signature

2/14/14
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



HENS & KWAPIS
ARCHITECTS P.C.
24 S. 2ND STREET
ROCKY HILL, CT 06154
TEL: 860-265-4207
FAX: 860-265-4208
www.hensandkwapis.com

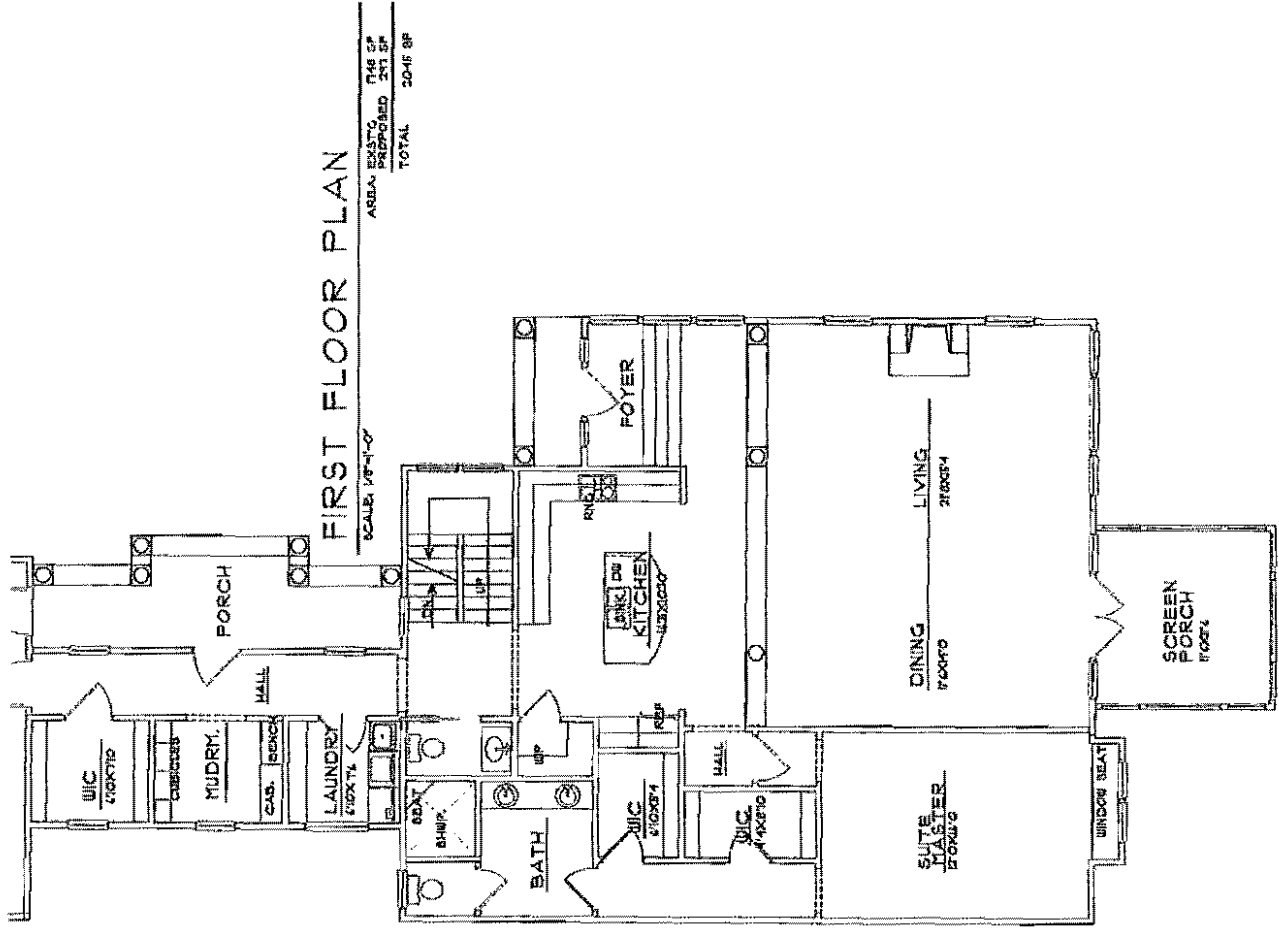
MR. AND MRS. MACDONALD
PROPOSED RENOVATION OR RESIDENCE

DATE: _____
DRAWN BY: _____
CHECKED BY: _____

SCALE: _____
SHEET NO. _____

DATE: _____

3-05T-RA



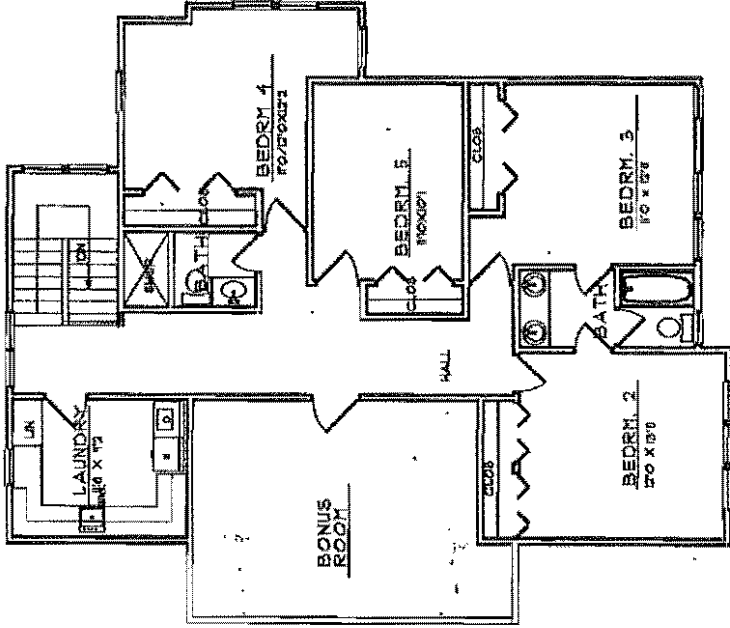
**HENS & KWARDS
ARCHITECTS P.C.**
211 THE BRICK
BOSTON, MASSACHUSETTS 02116
TEL: 617.552.1100
FAX: 617.552.1101
WWW.HENSKWARDS.COM

MR. AND MRS. MACDONALD
PROPOSED RENOVATION OR RESIDENCE

NO. 001
NO. 002
NO. 003
NO. 004
NO. 005
NO. 006
NO. 007
NO. 008
NO. 009
NO. 010

DATE: _____
SCALE: _____

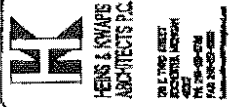
3-051-RA



SECOND FLOOR PLAN

AREA: 1241 SF

SCALE: 1/8"=1'-0"



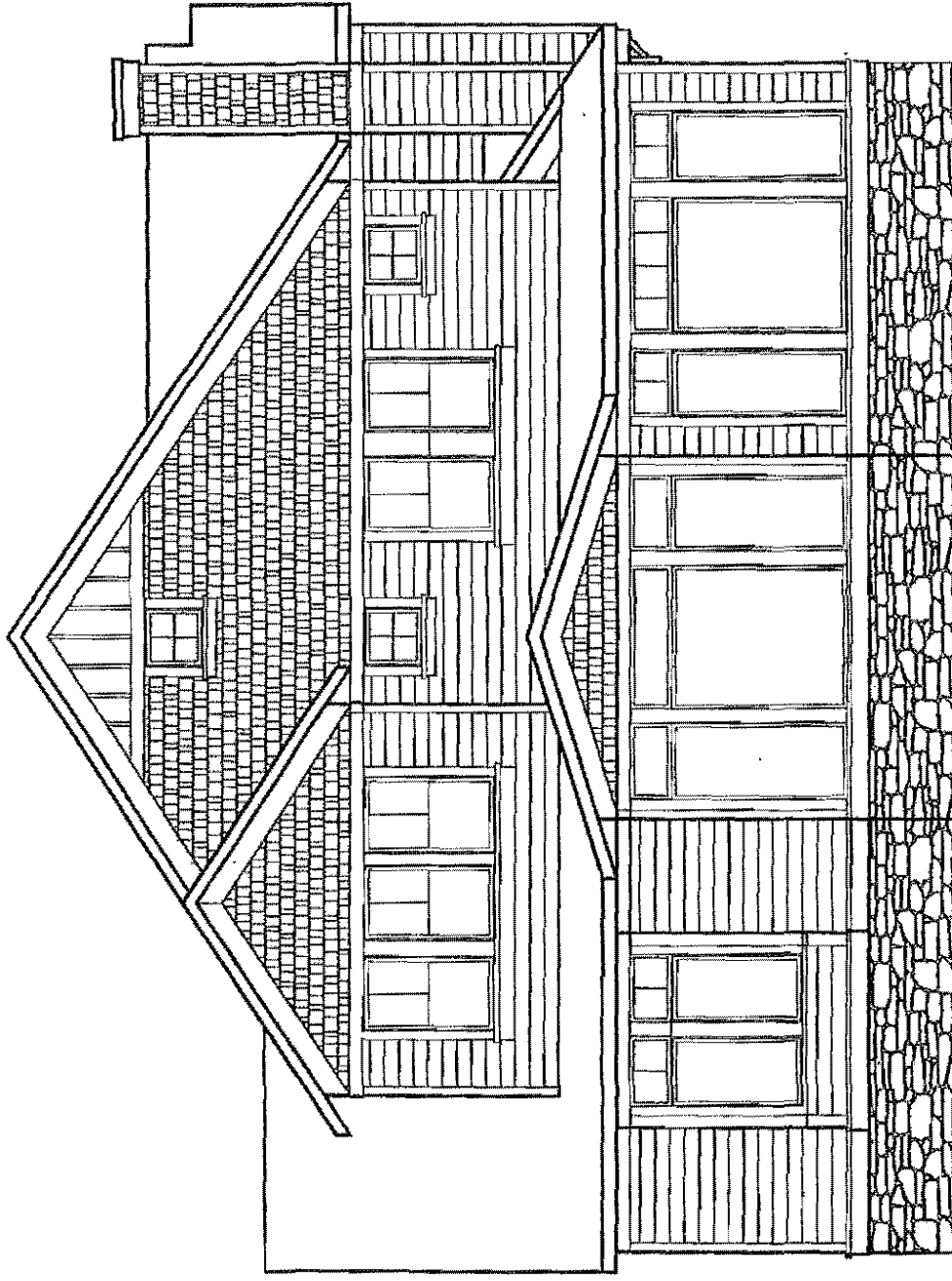
FENS & SWAPIS
ARCHITECTS P.C.
20 E. 7TH STREET
SUITE 200
ANN ARBOR, MI 48106-1000
TEL: 734-769-0000
FAX: 734-769-0000

PROPOSED RENOVATION OR RESIDENCE
MR. AND MRS. MACDONALD

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____

NO. _____
SHEET NO.
1 OF 3

ANN ARBOR
3-051-RA

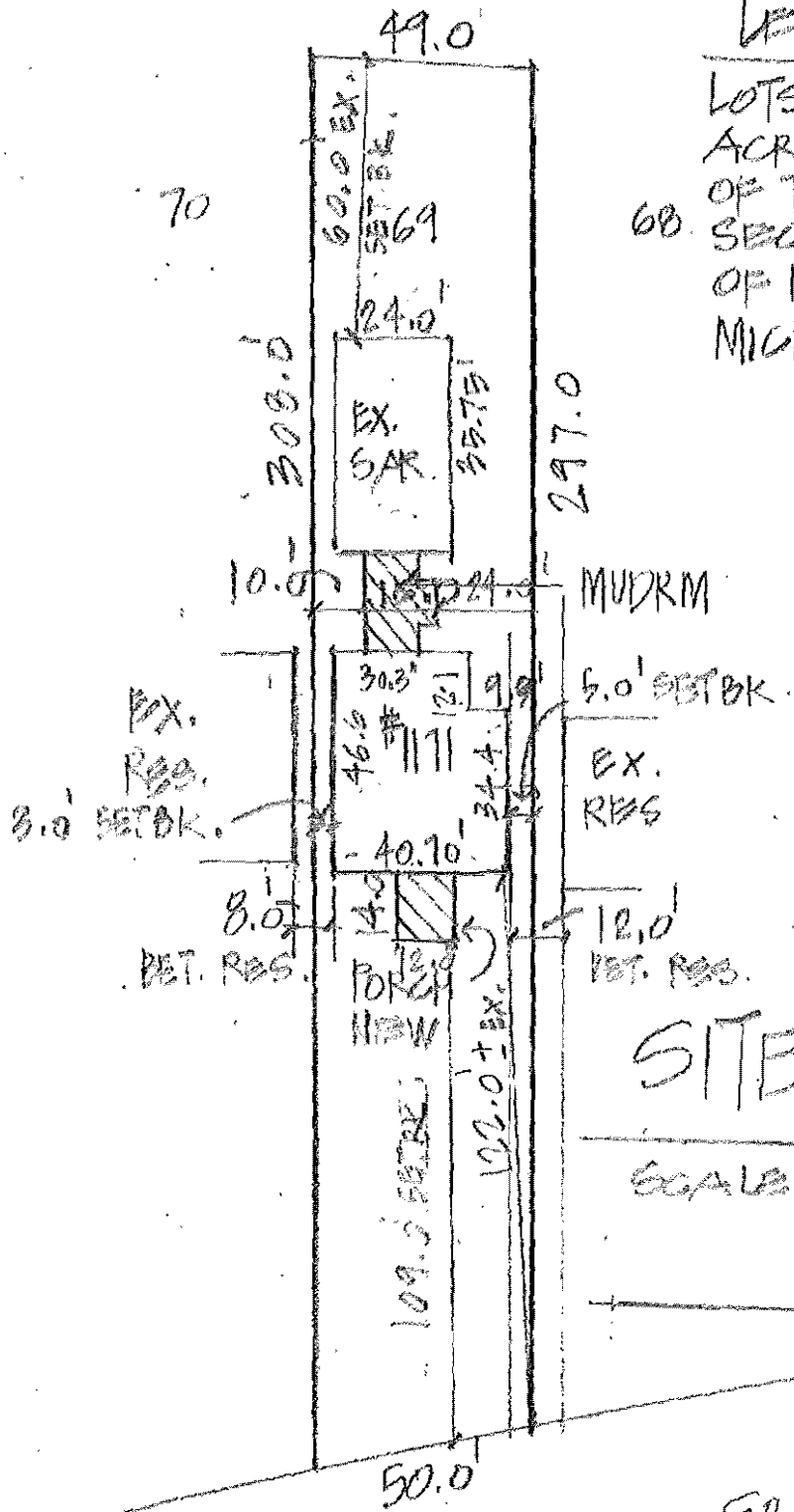


FRONT ELEVATION

SCALE: 1/4"=1'-0"

LEGAL DESCRIPTION

LOTS 69 AND 82 OF "SHORE ACRES SUBDIVISION" PART OF THE NORTHWEST 1/4 OF SECTION 2, T1N, R8E, CITY OF NOVI, OAKLAND COUNTY MICHIGAN



SITE PLAN

SCALE: 1" = 40.00'

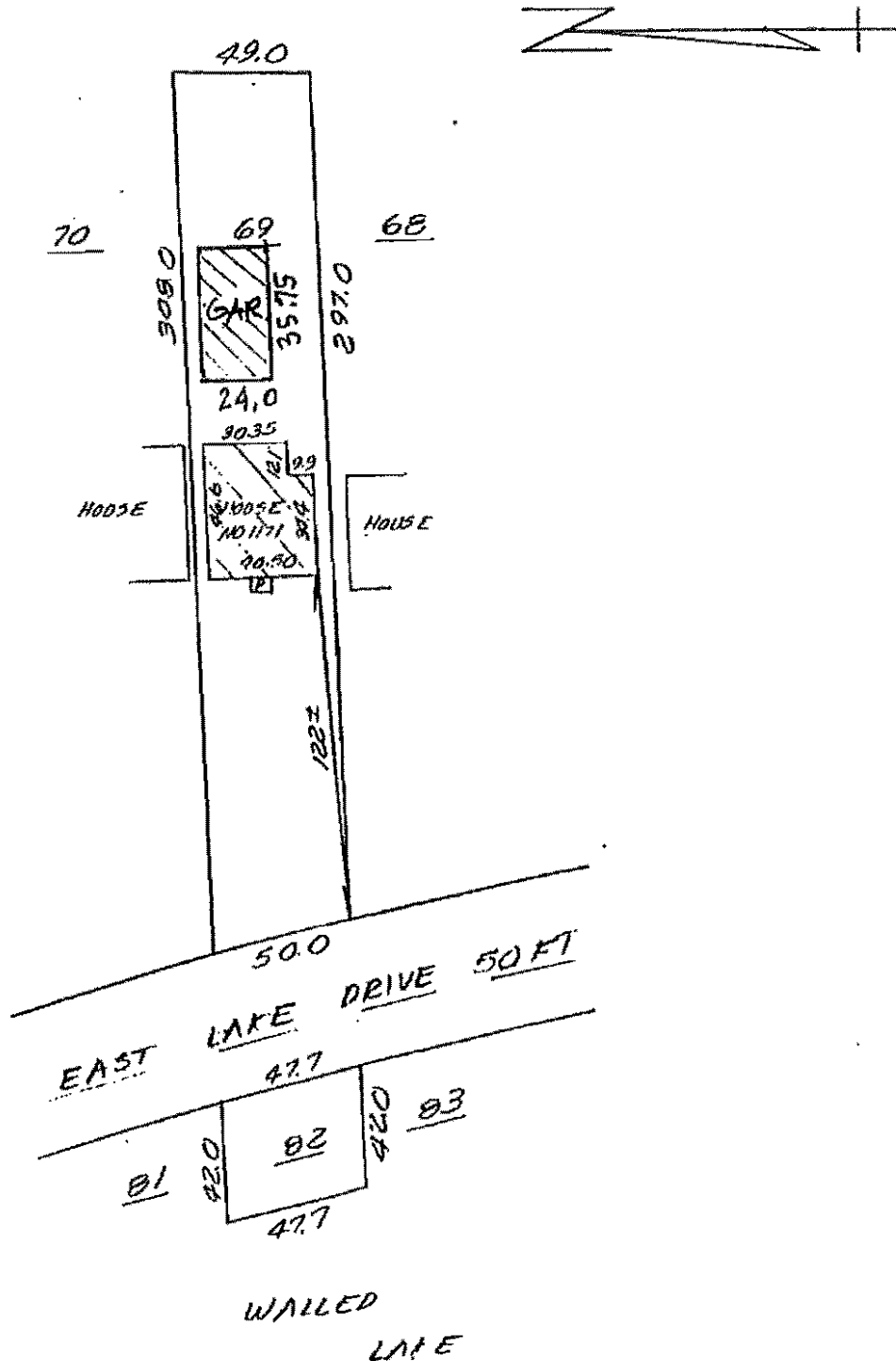
EAST LAKE DRIVE 50 FT

47.1

MORTGAGE REPORT

certified to: Community National Bank

Lots 69 and 82 of "Shore Acres Sub-Division", part of the Northwest 1/4 of Section 2, T1N, R8E, City of Novi, Oakland County, Michigan, as recorded in Liber 20 of plats, page 2, Oakland County Records.



Notes:

Utility lines along rear.
House is 1-story frame with wood shingle siding and composition shingle roof.

**NABER
HEIL**

NABER & HEIL, INC.
Registered Land Surveyors
959 Manitow Lane
Livestock Division, Michigan 48175

Novi, MI

1171 East Lake Dr

