



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

Case No. PZ14-0046

Location: 47190 Eleven Mile Road

Zoning District: R-A, One Family Residential District

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, 2400 to allow construction of a new screen-in-porch extending 2.5 ft. into the required 20 ft. side yard setback of an existing home. The property is located south of Grand River Ave. and east of Beck Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a minimum 20 ft. side yard setback in the R-A Zoning District.

City of Novi Staff Comments:

The petitioner is proposing to add a new screen-in-porch to an existing single family detached home with an R-A zoning designation. The Zoning Ordinance requires a 20 ft. side yard setback. The proposed porch would extend 2.5 ft. into the setback. Staff supports the variances provided substantial justice can be provided for neighboring 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 because_____.
- The need is not self-created because_____.
- 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 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_____.

RECEIVED

OCT 06 2014

CITY OF NOVI
COMMUNITY DEVELOPMENT



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

cityofnovi.org
ZBA Case No.

P2140044

For Official Use Only

ZBA meeting date

November

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 and one CD with a pdf version of same.

Applicant's Name Eric Bralocke Date 10-6-14

Company (if applicable) Conservabuilders

Address* 45031 Grand River City Novi

State MI Zip code 48375 *Where all case correspondence is to be mailed

Applicant's E-mail address conservabuilders@gmail.com 248-344-2544

Phone number 248-520-8860 Fax number 248-344-0044

Request is for:
 Residential Vacant property Commercial Signage

Address of subject ZBA case 47190 Eleven Mile Zip code 48374

Cross roads of property between Beck and Taft

Sidwell number 50-22-16-300-014 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one) (R-A) R-1 R-2 R-3 R-4 RM-1 RM-2
MH I-1 I-2 RC TC TC-1 Other

Property owner name (if other than applicant) James Warren

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

- Indicate Ordinance section(s) and variances requested:
- 1. Section Sec 11, 31, 34, 10 Variance requested 176" side setback instead 20' (2'6")
 - 2. Section _____ 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 house is already 9'6" from the lot line. There is a door leading outside that we need to use for access to the sunroom as proposed but the door is 18' from the lot line. In order to use the existing doorway that access to the proposed sunroom

the sunroom must be allowed to extend closer to the lot line than the 20' allowed by code

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:

The house is already 9'6" from the lot line and the door is also less than 20' from the lot line we need to use that door for access to the proposed sunroom

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

Property Owners Signature

Date
10/5/14
Date

DECISION ON APPEAL

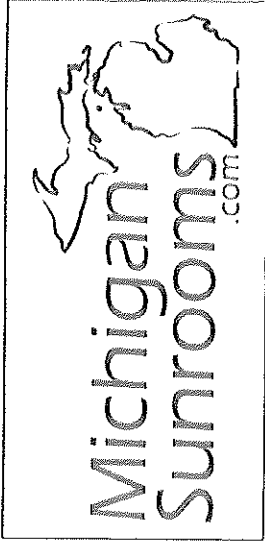
_____ Granted

_____ 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

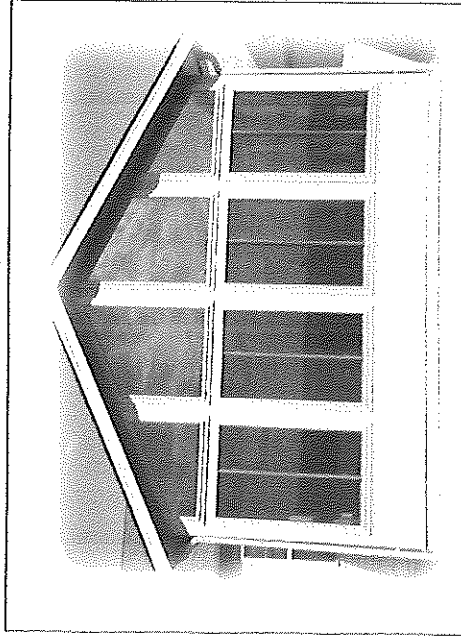
Date



PROJECT FOR:

WAARA

47190 ELEVEN MILE, NOVI, MI 48374
248-444-8133



SUNROOM SPECIFICATIONS

- CROWN COMPOSITE ROOF
- SOLID ROCKS AND TRANSOMS
- GLASS TRAPEZOIDS
- COLOR: CLAY
- ROOM SIZE: 2' X 14'
- GLASS TYPE: INSULATED LOWE ARGON
- WINDOWS: DOUBLE SLIDERS
- (1) 72" SLIDING PATIO DOOR

DATE: 25 SEPT 2014

General Notes

PLOT PLAN

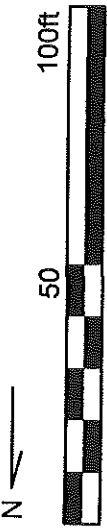
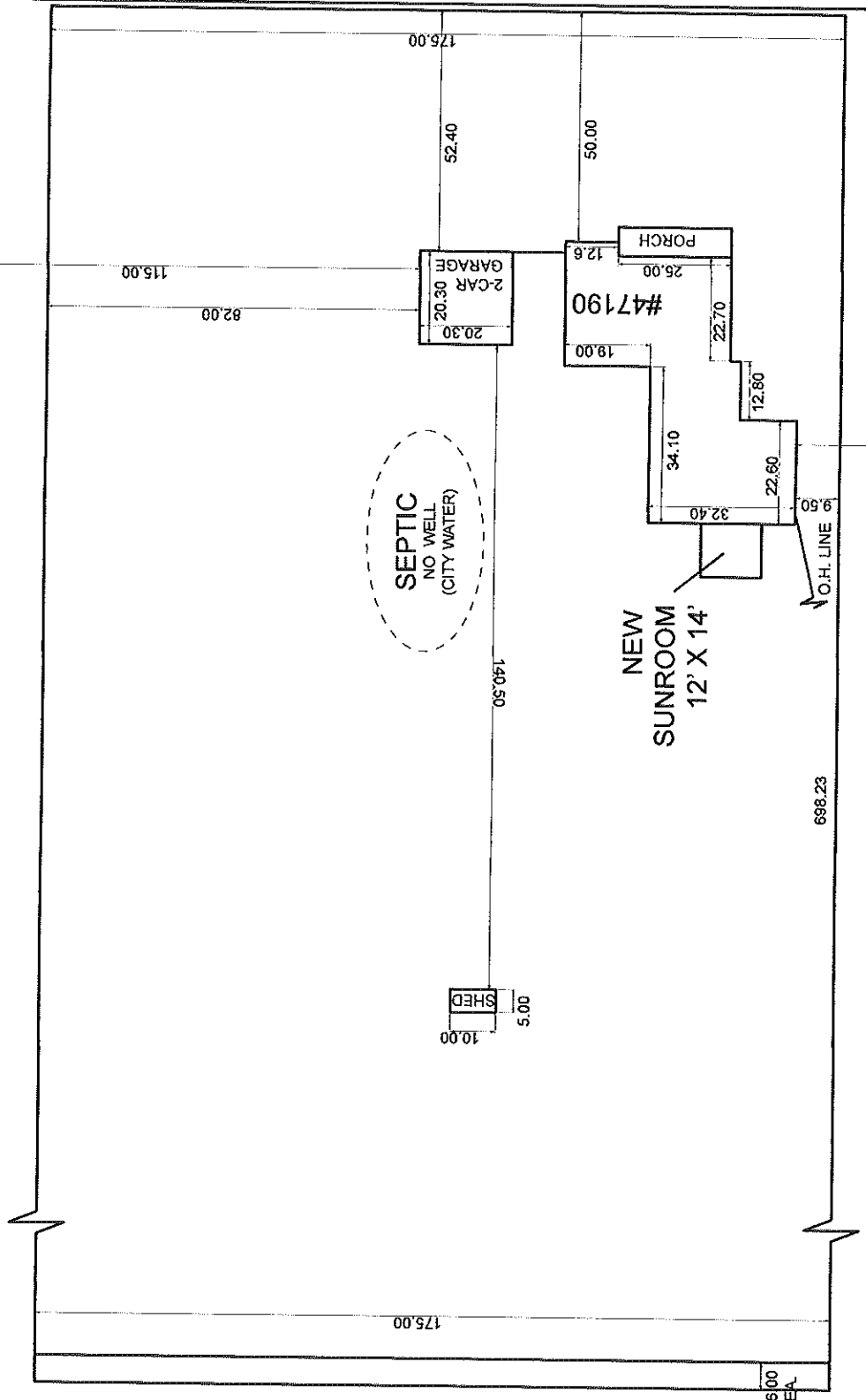
No.	Revision/Date	Date

MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

WAARA
 47190 Eleven Mile
 Novi, MI 48374
 248-444-8133

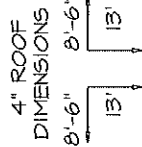
Drawn: S-24-14
 Date:

5' WALK
 18' GRAVEL

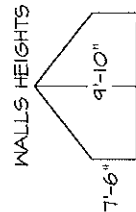
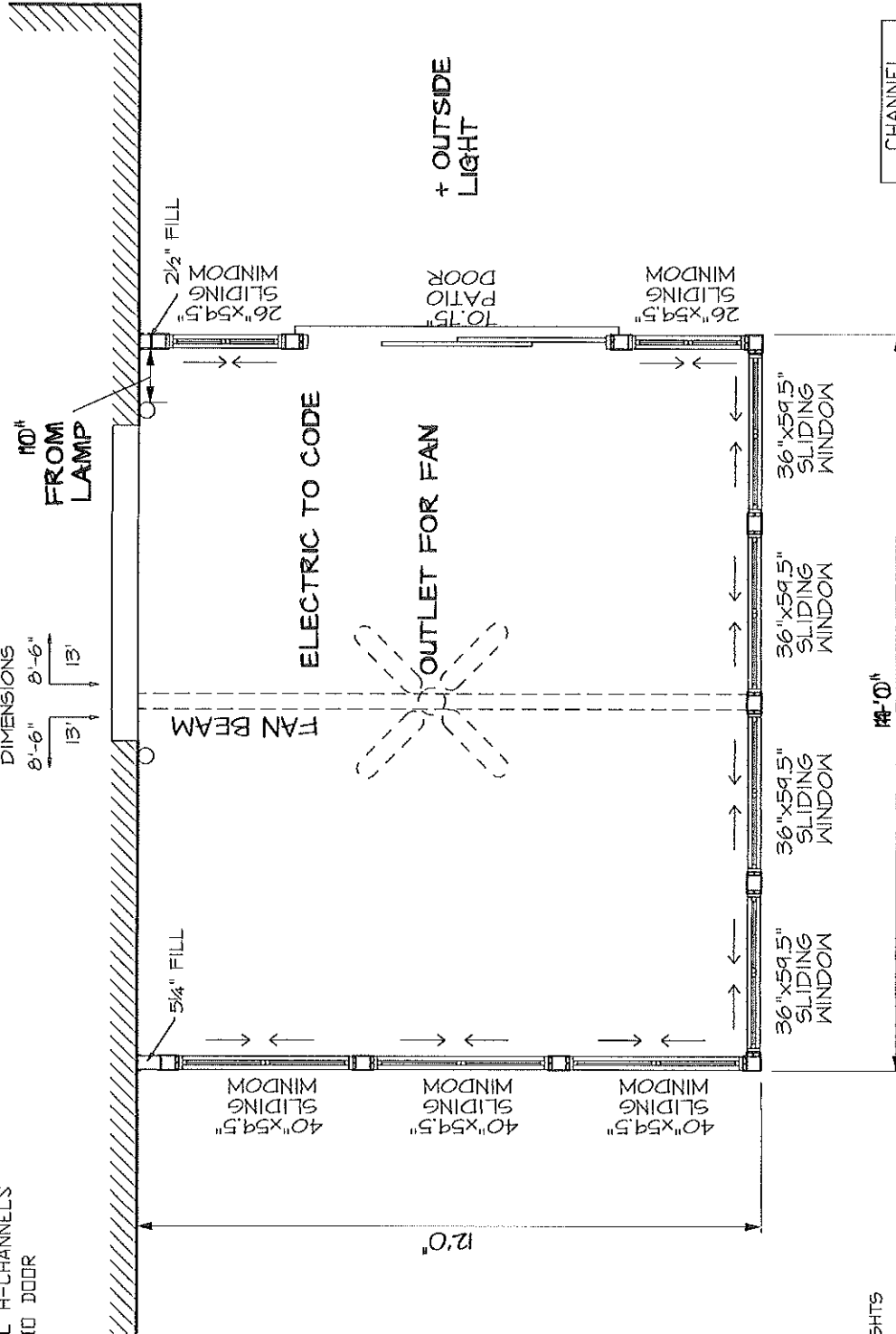


NOTES:

- CLAY 4-SEASON GABLE ENCLOSURE
- LOW-E / ARGON
- DOUBLE SLIDERS
- SOLID KICKS
- SOLID TRANS
- GLASS TRAPS
- ELECTRICAL H-CHANNELS
- (1)-6' PATIO DOOR
- 4' ROOF



100"
FROM LAMP



FILL MEASUREMENTS ARE TOTAL FILL NOT VISIBLE FILL

CHANNEL DIMENSIONS

D	5"
F	2.5"
E	1.75"
C	4.25" x 4.25"
F	1"

INSTALLERS LAYOUT

No.	Quantity/Name	Date

MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896

WAARA
47190 Eleven Mile
Novi, MI 48374
248-444-8133

General Notes

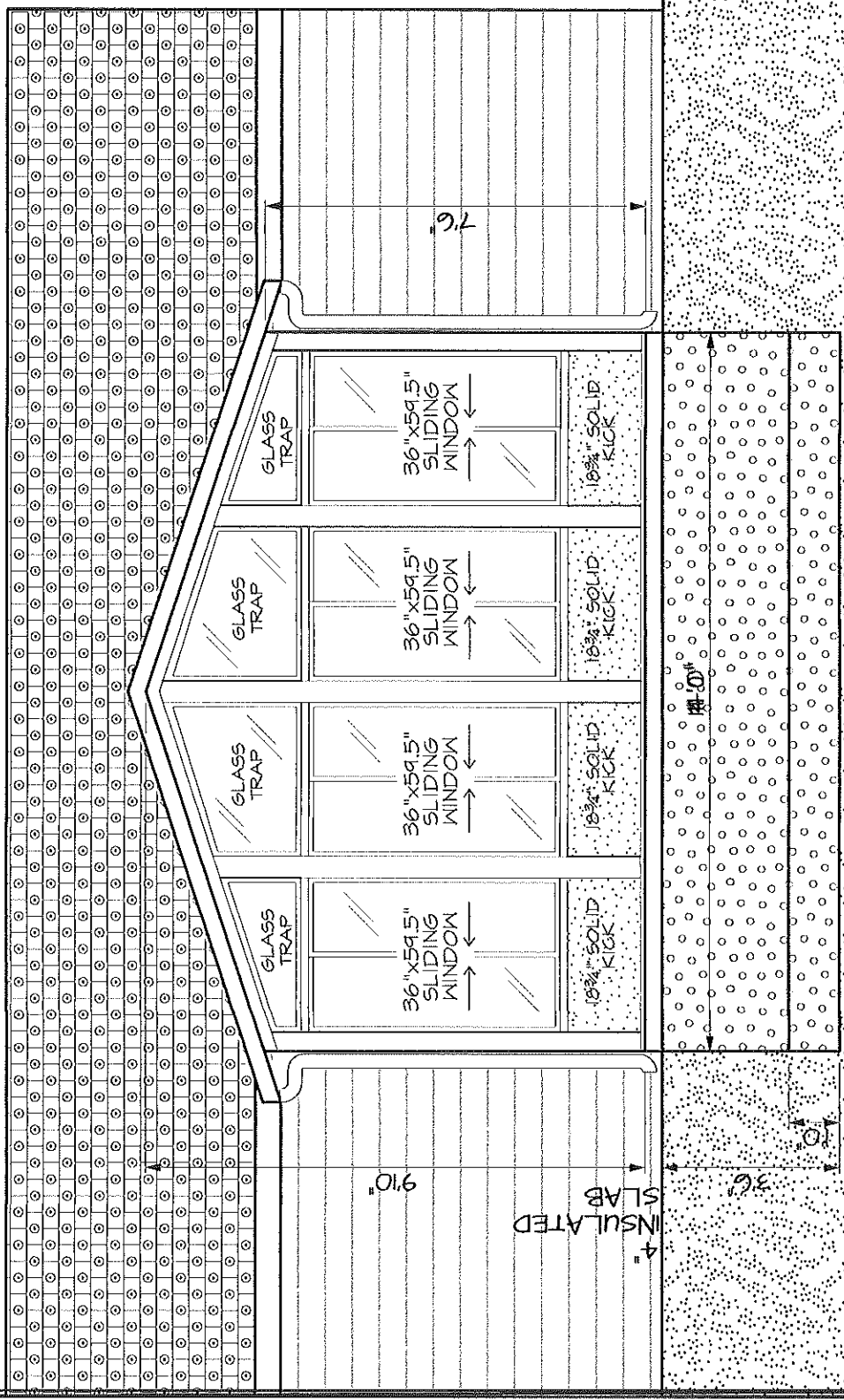
FRONT ELEVATION

No.	Revision/Notes	Date

MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

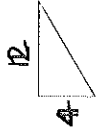
WAARA
 47190 Eleven Mile
 Novi, MI 48374
 248-444-8133

Project No. 14-011
 Date: 3/25/14



42" POURED
 CONCRETE
 FOUNDATION

INSULATED
 SLAB



General Notes

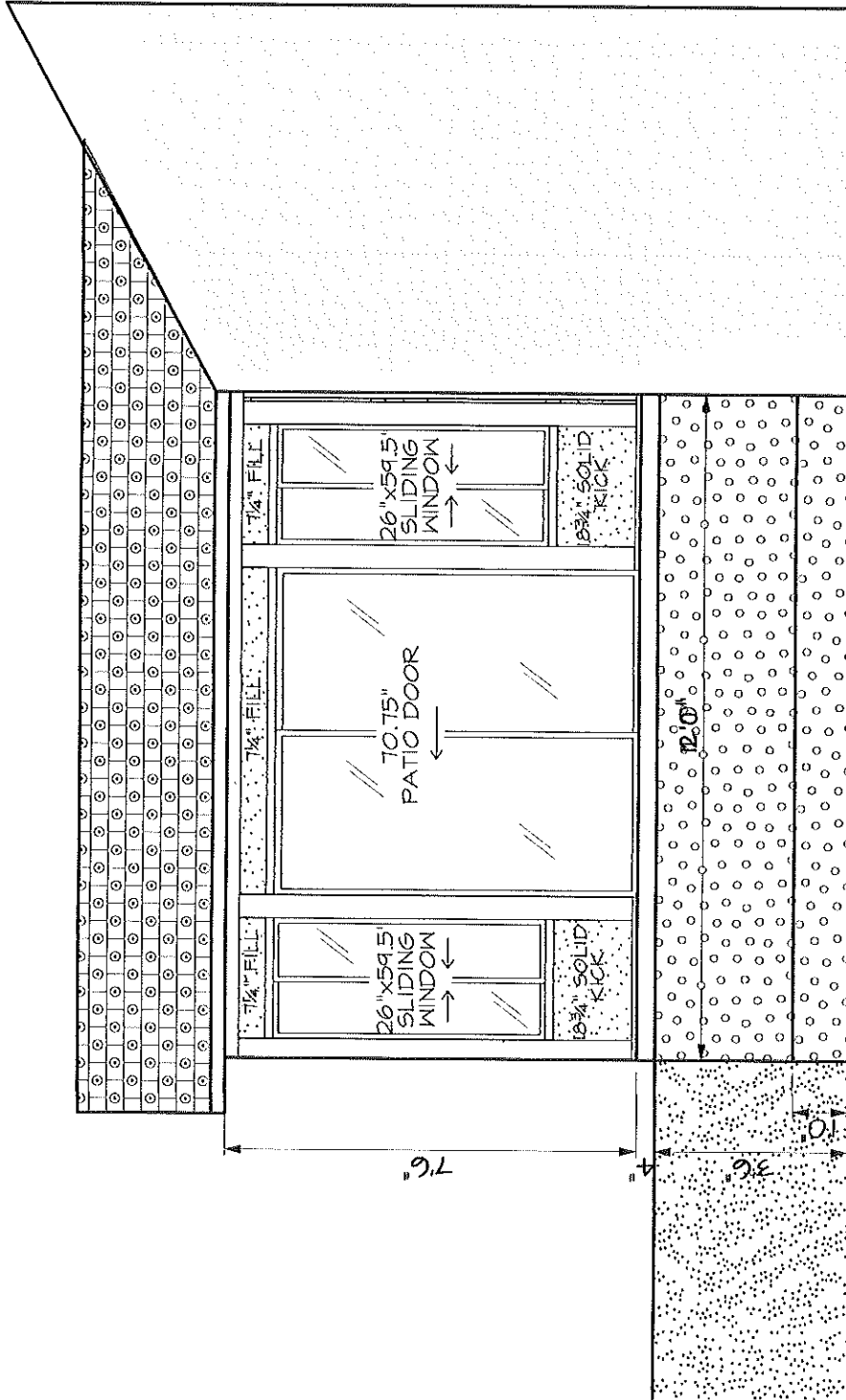
RIGHT ELEVATION

No.	
Revision/Notes	
Date	

Project Name and Address
MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896

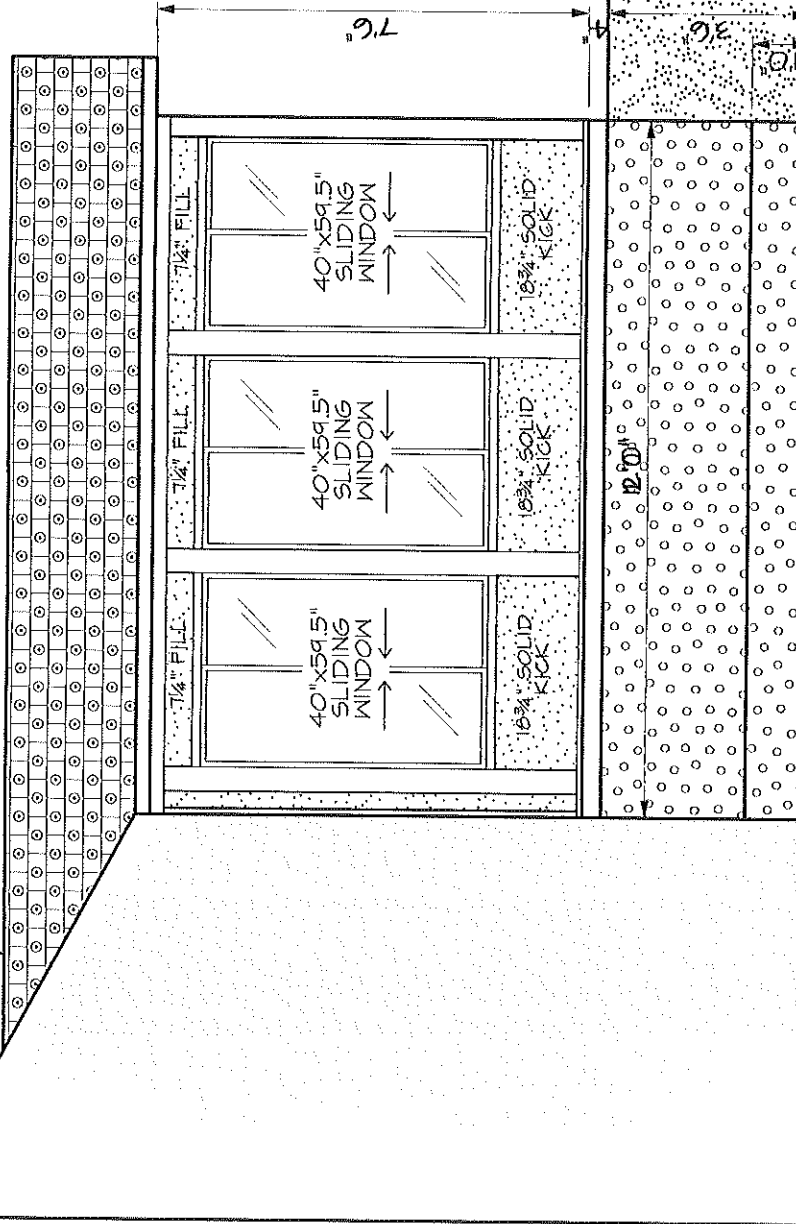
Project Name and Address
WAARA
47190 Eleven Mile
Novi, MI 48374
248-444-8133

Date	9/25/14
Drawn	
Checked	



BUILD SADDLE
TO MATCH ROOF

SHINGLES TO MATCH EXISTING
OR NEAREST MATCH



General Notes

LEFT ELEVATION

No.	Revised/Issue	Date

Project Name and Address
MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896

Project Name and Address
WAARA
47190 Eleven Mile
Novi, MI 48374
248-444-8133

Date	9/25/14

General Notes

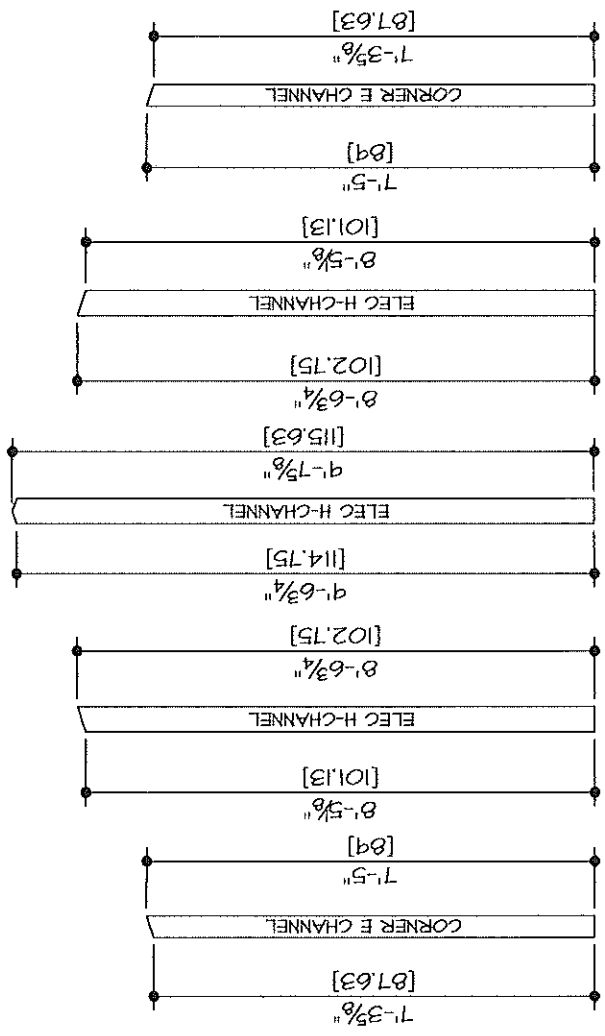
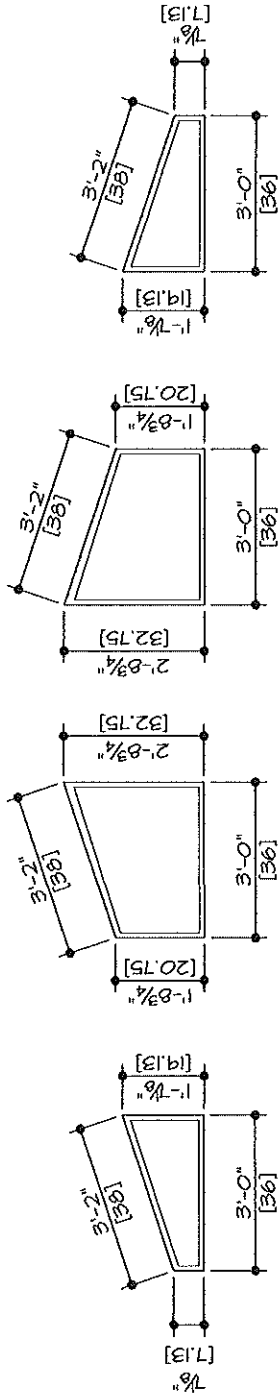
GLASS TRAPEZOIDS

Qty	Part Number	Order

For more information:
 CROWN SUNROOMS
 8068 E. COURT STREET
 810-658-8777

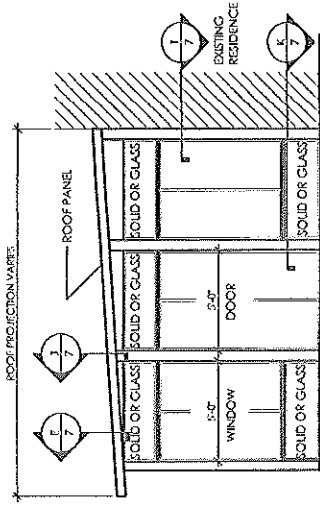
MICHIGAN SUNROOMS
 N/A/RCA

Part	

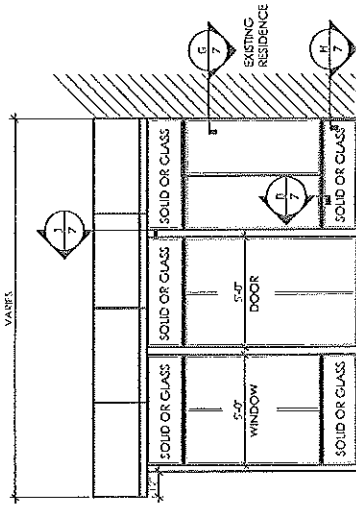


ELEVATIONS

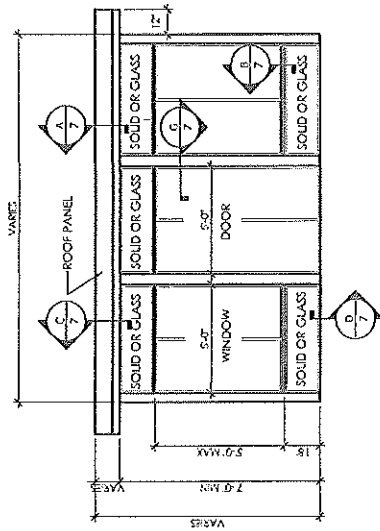
MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896



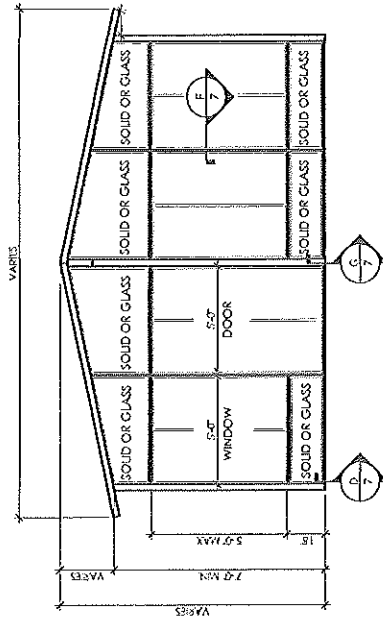
TYPICAL STUDIO SIDE ELEVATION



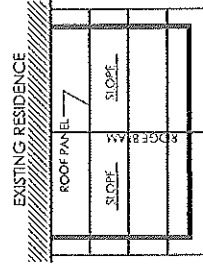
TYPICAL GABLE SIDE ELEVATION



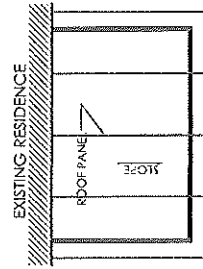
TYPICAL STUDIO FRONT ELEVATION



TYPICAL GABLE FRONT ELEVATION



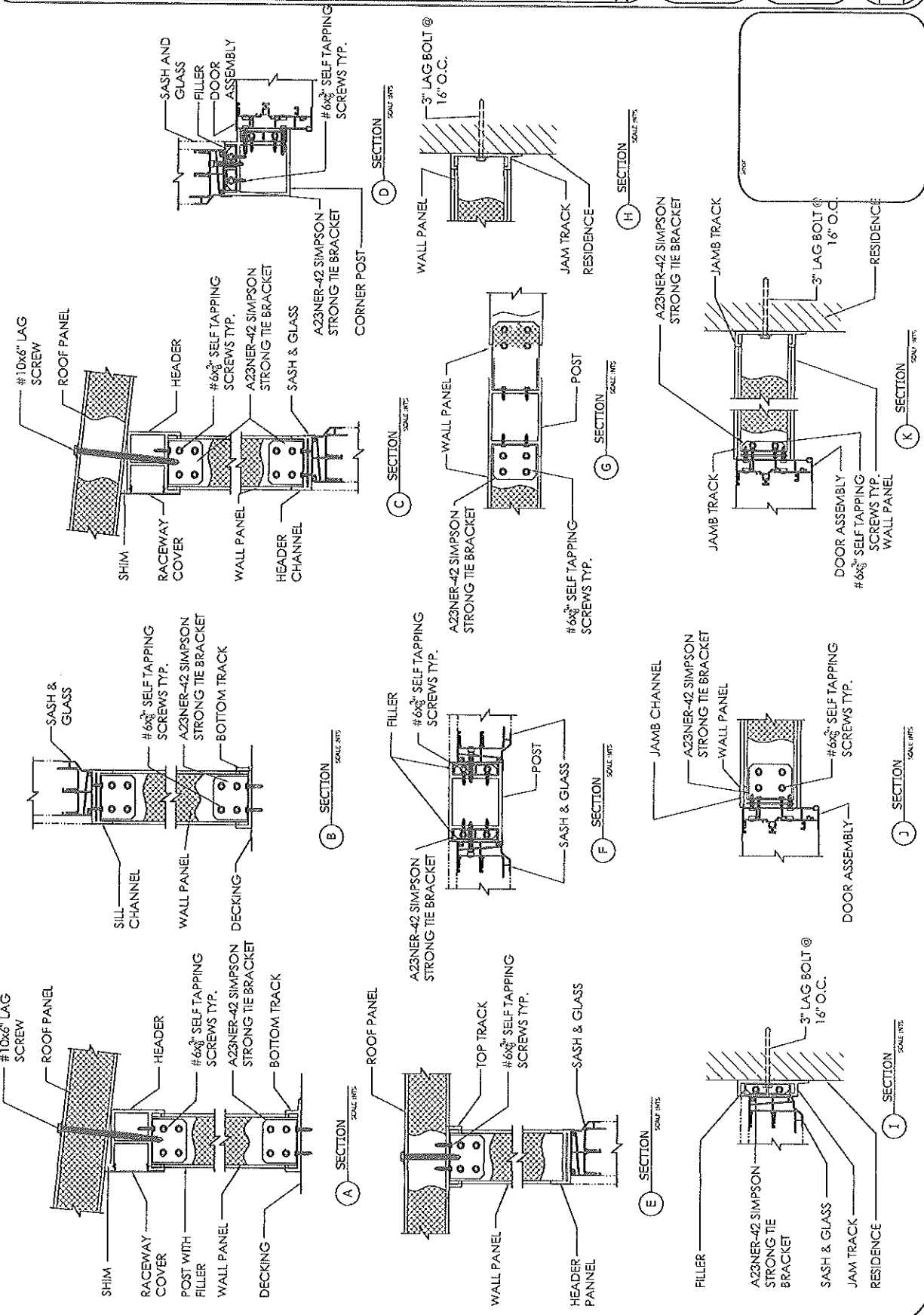
TYPICAL GABLE ROOF LAYOUT



TYPICAL STUDIO ROOF LAYOUT

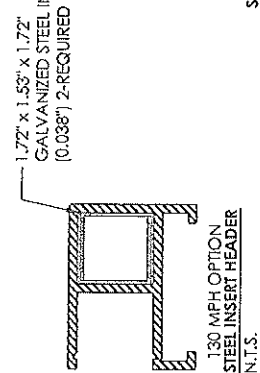
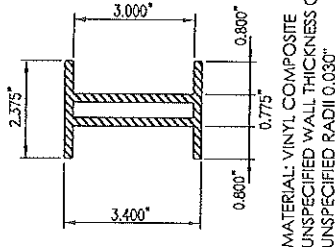
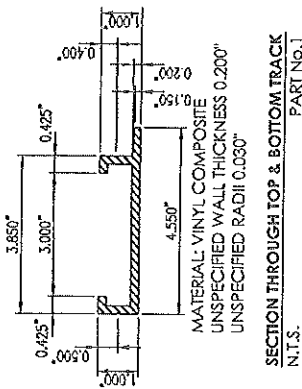
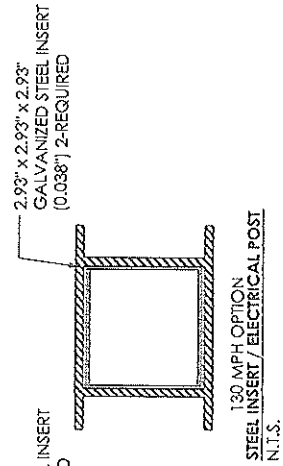
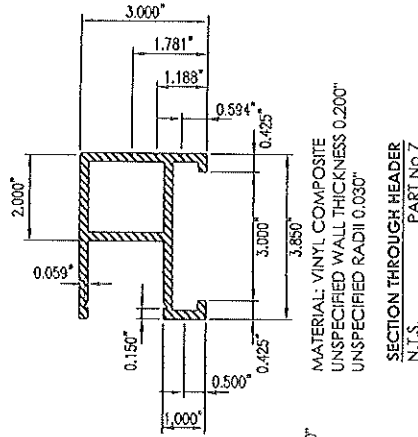
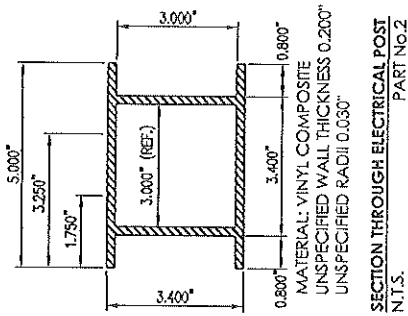
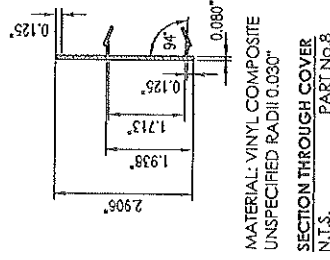
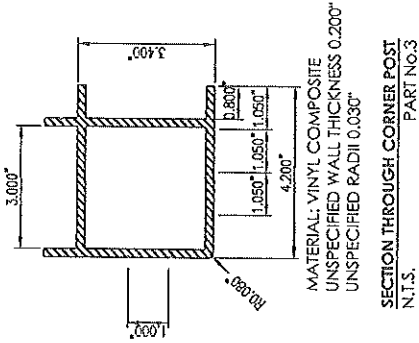
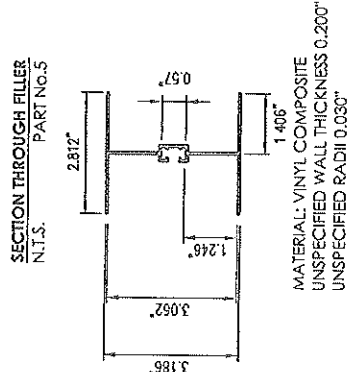
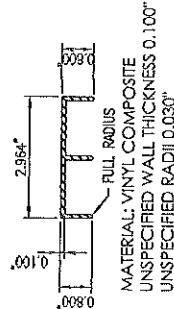
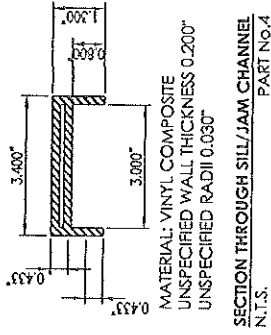
DETAILS

MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-960-7856



COMPONENT DETAILS

MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-860-7896



LOAD DESIGN CHART
Unreinforced Panel

PANEL SPAN	4" O.C.				8" O.C.				10" O.C.				12" O.C.			
	EPS CORE THICKNESS				EPS CORE THICKNESS				EPS CORE THICKNESS				EPS CORE THICKNESS			
	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE
DEFLECTION	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100
TRANSVERSE LOAD	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

LOAD DESIGN CHART
DOUBLE 2X SPLINE DETAIL

PANEL SPAN	4" O.C.				8" O.C.				10" O.C.				12" O.C.			
	EPS CORE THICKNESS				EPS CORE THICKNESS				EPS CORE THICKNESS				EPS CORE THICKNESS			
	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE
DEFLECTION	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100
TRANSVERSE LOAD	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

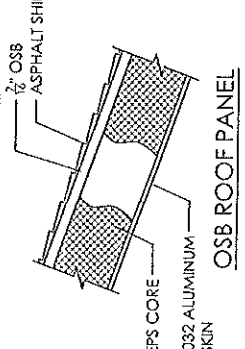
Diaphragm Load Chart

FACTORY OF PANEL	4" O.C.				8" O.C.				10" O.C.				12" O.C.			
	EPS CORE THICKNESS				EPS CORE THICKNESS				EPS CORE THICKNESS				EPS CORE THICKNESS			
	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE	3" O.C. CORE	5" O.C. CORE	7" O.C. CORE	9" O.C. CORE
DEFLECTION	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100	L/100
TRANSVERSE LOAD	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

* All deflection values are in inches unless otherwise noted.
* All dimensions are in 1/4" increments unless otherwise noted.

- NOTES:**
- ROOF PANELS TO BE 4" WIDE AND AVAILABLE IN LENGTHS OF 9 FT., 11 FT. 13 FT. AND 16 FT.
 - 3" ROOF PANELS TO BE EPS FOAM WITH A 2.0 PSF DENSITY AND CONSIST OF .032 (0.81MM) ALUMINUM SKIN THICKNESS EACH SIDE.
 - REFER TO SPAN TABLES TO DETERMINE MAX. SPANS BASED ON CALCULATED DESIGN LOADS.

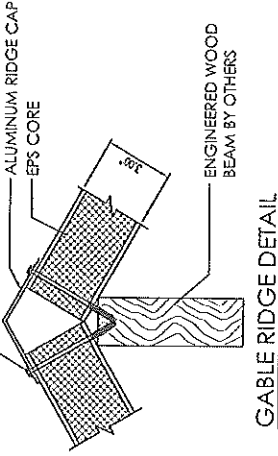
ROOF PANEL



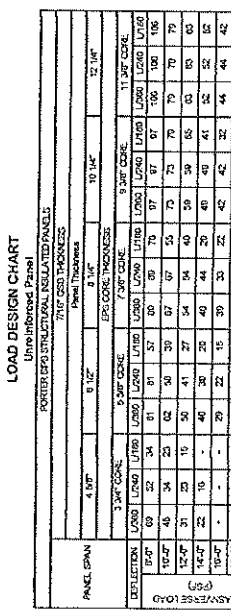
3" ROOF SPAN TABLE

DESIGN LOAD	MAX SPAN
10 PSF	18'-4"
20 PSF	15'-10"
25 PSF	14'-3"
30 PSF	13'-1"
40 PSF	11'-5"
50 PSF	10'-3"
60 PSF	9'-5"
70 PSF	8'-9"

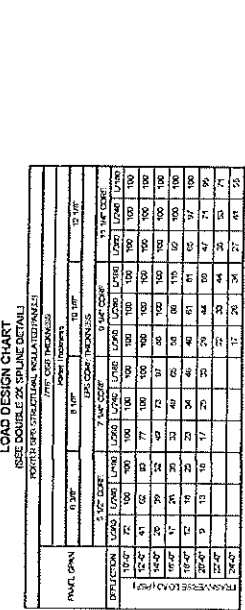
OSB ROOF PANEL



GABLE RIDGE DETAIL



TYPICAL SIP FLOOR DETAIL



TYPICAL 2X SPLINE DETAIL

PANEL INFORMATION

MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-860-7956

