



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: June 10, 2025

REGARDING: 41725 Sycamore Drive #50-22-26-277-007 (PZ25-0018)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

William Schlie

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: south of Ten Mile Road, west of Meadowbrook Road

Parcel #: 50-22-26-277-007

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.5 for a 29.27 ft rear yard setback (35 ft required, variance of 5.73 ft).

II. STAFF COMMENTS:

The applicant is seeking a 5.73' rear yard dimensional variance to enclose an existing patio to construct a 15'-4" x 12'-0" (184 SF) Three-Season Room. The architecture is in keeping with the existing home and the site is near a wetland.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we grant the variance in Case No. **PZ25-0018**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(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. **PZ25-0018** 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 Petitioners 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.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

APR 25 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$220.00	
PROJECT NAME / SUBDIVISION ORCHARD HILLS SUBDIVISION				Meeting Date: 6-10-25	
ADDRESS 41725 SYCAMORE DR		LOT/SIUTE/SPACE #		ZBA Case #: PZ 25-0018	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY SOUTH OF 10 MILE WEST OF MEADOWBROOK					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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 checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS WRSCHLIE@OUTLOOK.COM		CELL PHONE NO. 248-767-6929	
NAME WILLIAM R SCHLIE				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 41725 SYCAMORE DR		CITY Novi		STATE MI	
				ZIP CODE 48375	
B. PROPERTY OWNER <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 WRSCHLIE@OUTLOOK.COM		CELL PHONE NO. 248-767-6929	
NAME WILLIAM R SCHLIE				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 41725 SYCAMORE DR		CITY Novi		STATE MI	
				ZIP CODE 48375	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" 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. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section 3.1.5 Variance requested 29.27' rear yard setback (35' required, variance of 5.73')					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275					
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440					
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans					
• Site/Plot Plan					
• Existing or proposed buildings or addition on the property					
• Number & location of all on-site parking, if applicable					
• Existing & proposed distance to adjacent property lines					
• Location of existing & proposed signs, if applicable					
• Floor plans & elevations					
• 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 schedule 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 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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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

William R Schlie
Applicant Signature

04-25-2025
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 and 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
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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:

LOT NOT DEEP ENOUGH TO MEET THE REQUIRED
35 FEET SET BACK, PROPERTY BACKS
CONTROLLED WETLAND
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).

KEEPING THE SAME ORIGINAL FOOT PRINT
OF THE HOME. ENCLOSING PATIO AND MAKING
IT A THREE SEASONS ROOM

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.

HOME BACKS A CONTROLLED WETLAND AND ONE NEIGHBOR
WITH ENCLOSED PORCH HAS SIGNED OFF SAYING
AND SEEING DRAWING LIKES IT. OTHER NEIGHBOR
ON THE OTHER SIDE HAS A PATIO AND HAS NO PROBLEMS
WITH OUR PLANS

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.

MANY OF THE HOMES DO NOT CURRENTLY MEET
THE 35' SET BACK BUT NEEDED CITY APPROVAL
LIKE OURSELVES. ONE OF THE OLDEST SUBDIVISIONS
IN NOVI

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.

IT IS A HOME IMPROVEMENT THAT WILL
IMPROVE VALUE OF THE HOME.

MANY OF THE HOMES IN THE NEIGHBORHOOD
HAVE EXISTING COVERED PATIOS OR ROOMS



Since 1991

Miles Bradley Building and Remodeling Inc.

WWW.MILESBRADLEY.COM

Office 248.478.8660

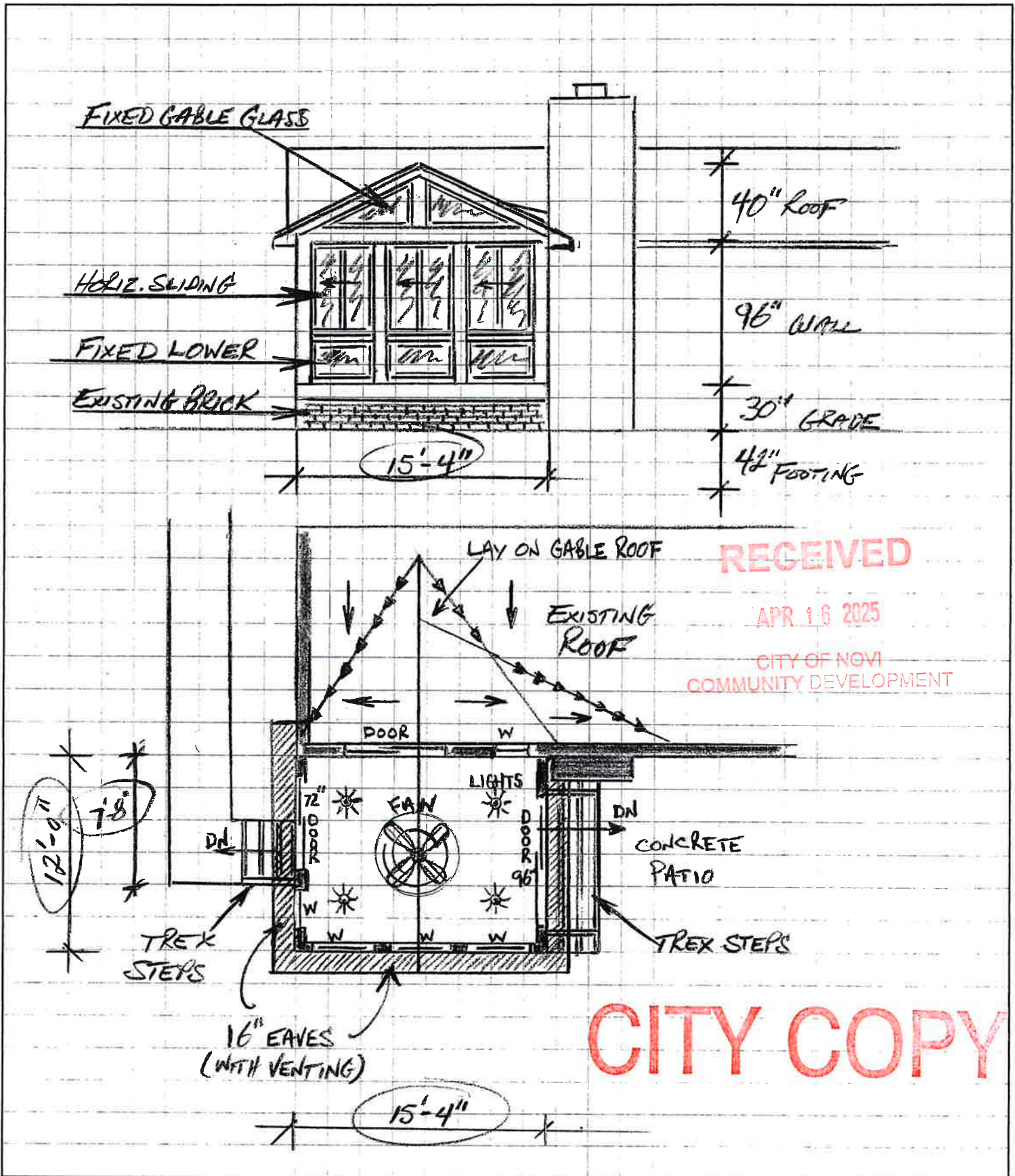


Project SCHLIE

Plan Number 5228 Date 2-18-25

Prepared By BRIAN KOLODY

Scale 1/8"=1'-0"



PBR25-0144



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Project SCHLIE

Plan Number 5228 Date 2-18-25

Prepared By BRIAN KOLODY

Scale 1/4" = 1'-0"

FLOOR FRAME DETAIL

* TO USE THE EXISTING CONCRETE + BRICK FOUNDATION

* KEEP EXISTING CONCRETE CAP INTACT.

* 2X6 JOIST 16" O.C., REST ON P.T. WOOD 2X6 PLATES, SCREWED + GLUED TO CONCRETE

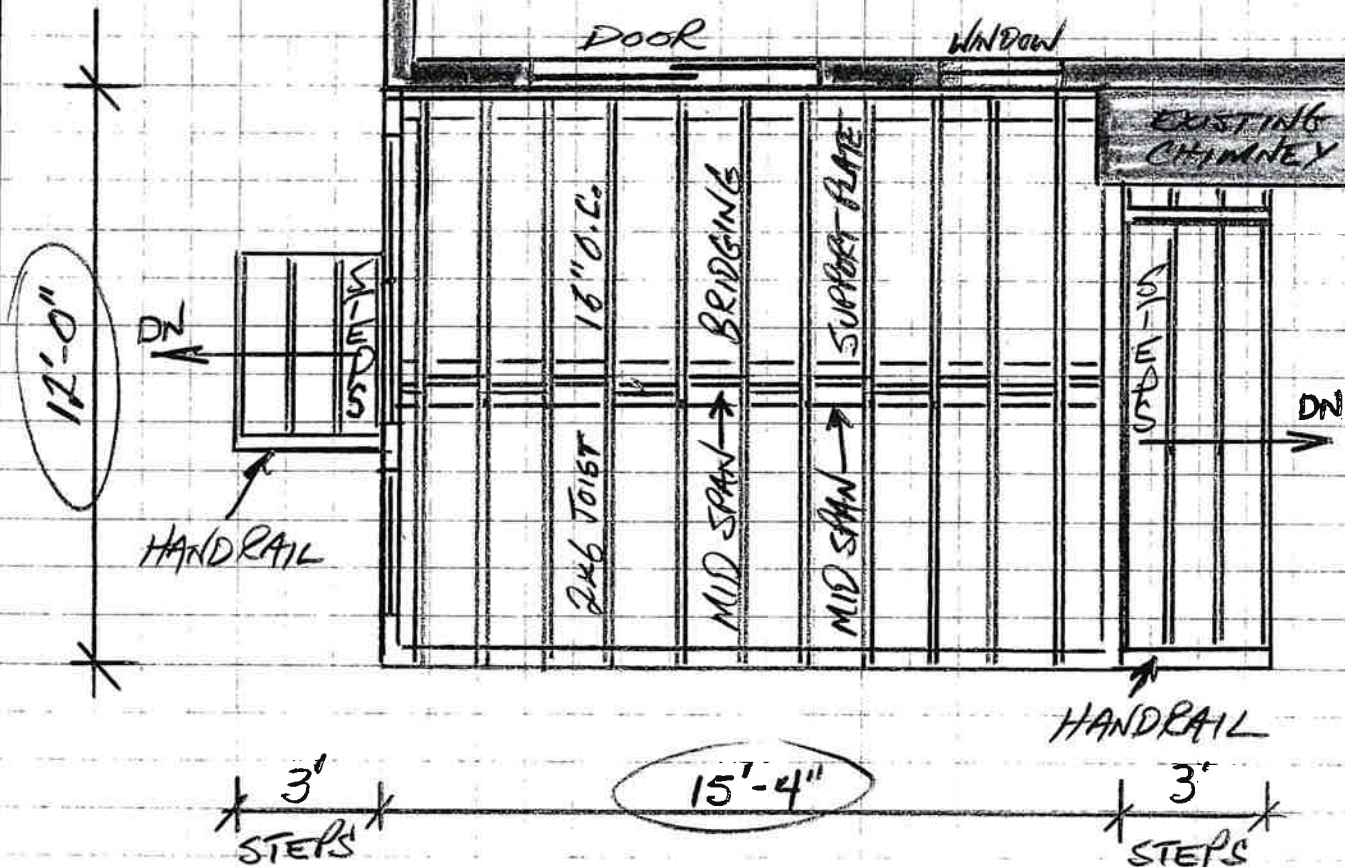
* 3/4" T+G WOOD SUB-FLOOR, SCREWED + GLUED

HOUSE

DOOR

WINDOW

EXISTING CHIMNEY





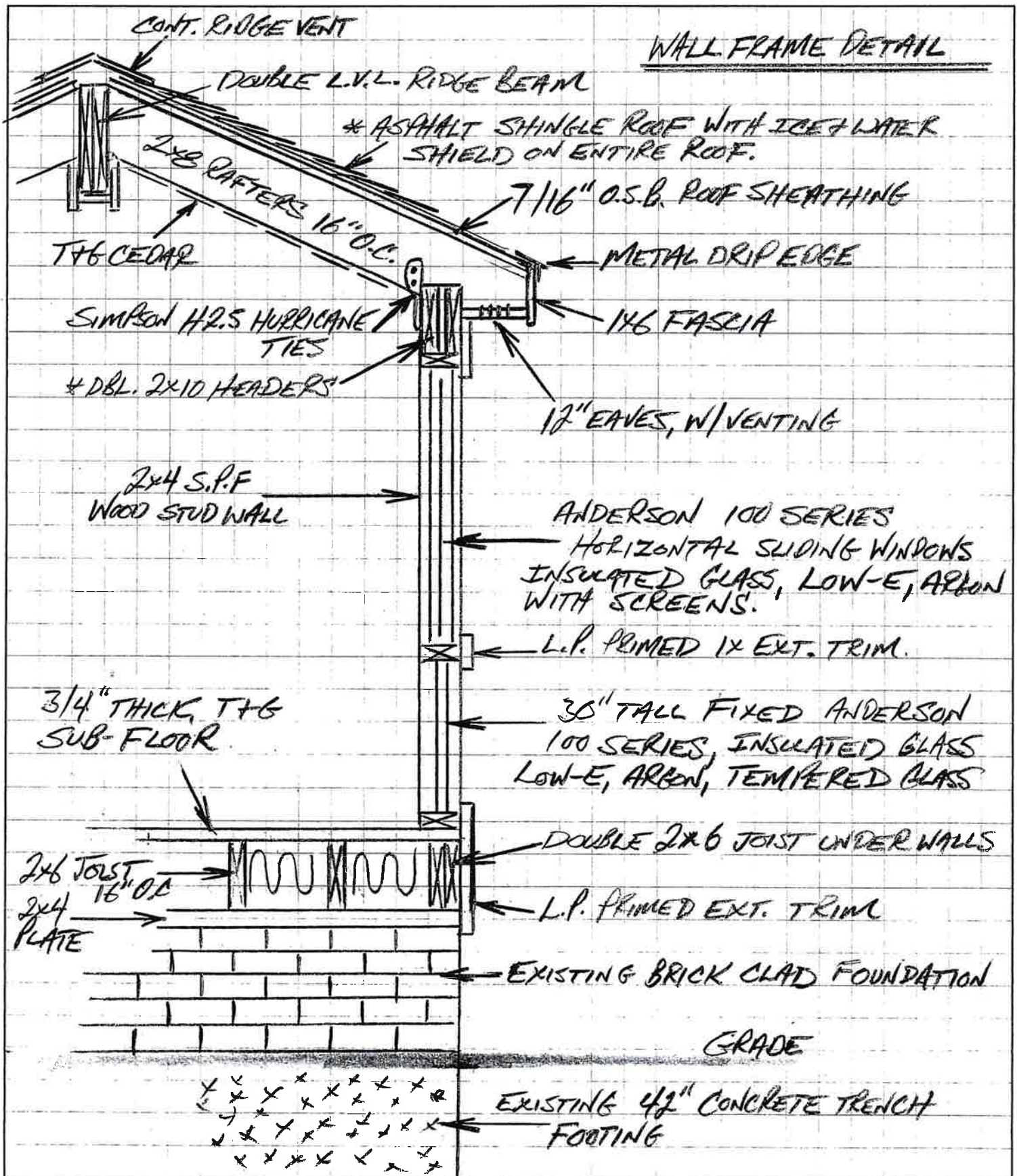
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Office 248.478.8660

Project SCHLIE
Plan Number 522B Date 2-18-25
Prepared By BRIAN KOLODY
Scale NO SCALE





Since 1991

Miles Bradley Building and Remodeling Inc.

WWW.MILESBRADLEY.COM

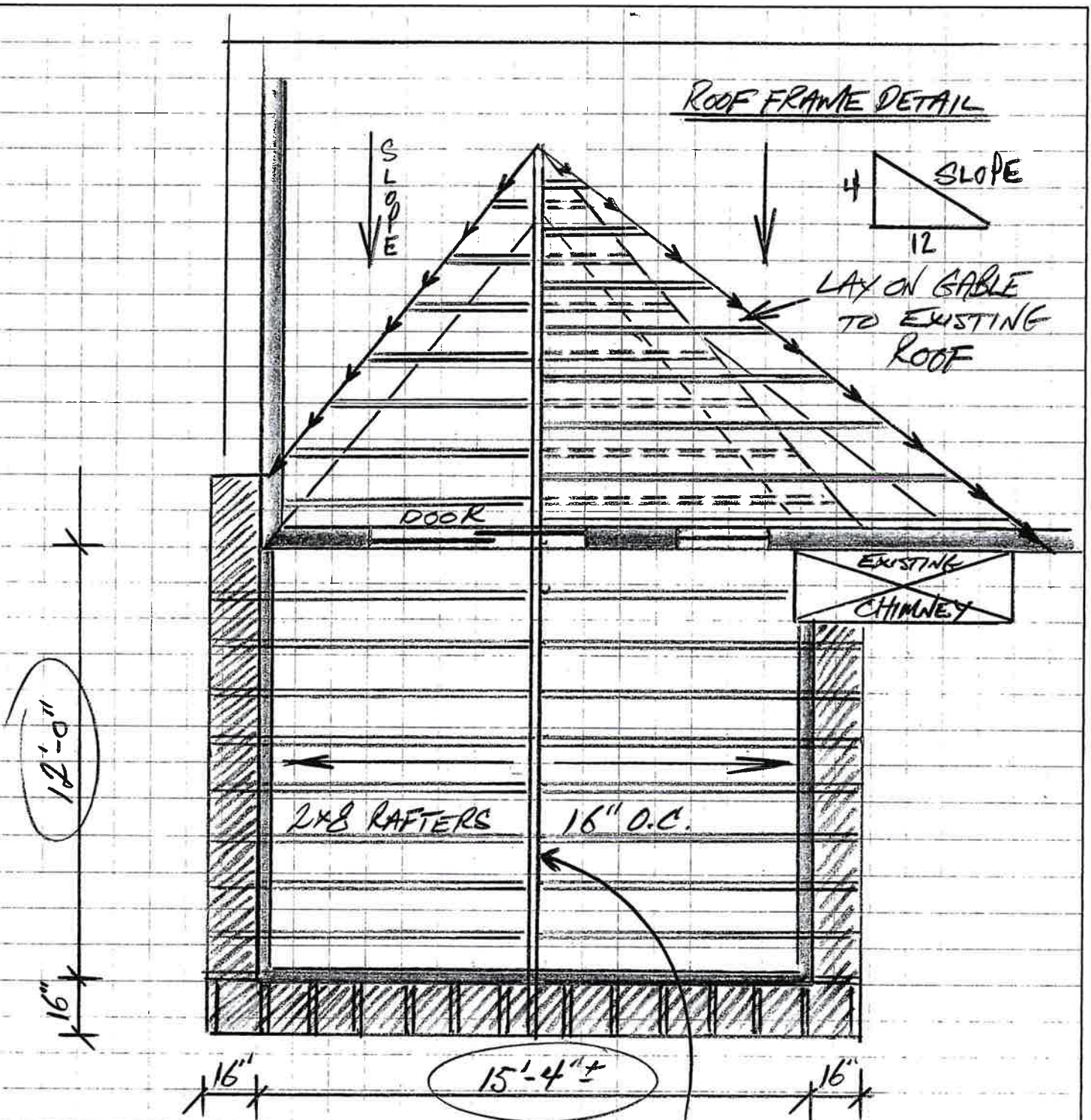
Office 248.478.8660

Project SCHLIE

Plan Number 5228 Date 2-18-25

Prepared By BRIAN KOLODY

Scale 1/4" = 1'-0"



- * 2x8 RAFTERS, 16" O.C.
- * 1 3/4" x 12" L.V.L. RIDGE BEAM
- * 7/16" O.S.B ROOF SHEATHING
- * 16" EAVES W/ CONT. VENTING
- * CONTINUOUS RIDGE VENTING
- * ALUMINUM DRIP EDGE
- * ICE + WATER SHIELD
- * ASPHALT SHINGLE ROOF, OF LIKE KIND, COLOR + QUALITY AS THE HOME

Miles Bradley Building and Remodeling Inc.

Contract Specification Sheet for SCHLIE 3 Season Room #5228

Job Address:

SCHLIE Residence.
41725 Sycamore
Novi, MI 48375
248-767-6929

This includes the following:

- Building permit with Novi (The ZBA application process is not included).
- Keep the existing 15'x12' brick foundation and concrete slab intact as the foundation for this project. The new room is to fit the existing foundation.
- Erect all new 15'x12' gable roof 3 season room with "lay-on" roof to the home.
- The Asphalt roofing provided and installed by other (i.e. Roof-Rite).
- Install stone wool insulation between the 2x6 floor joist over the existing concrete.
- Floor to be flush with the interior floor of the home.
- Install high quality, weather resistant, T&G wood subfloor (this is not the finished floor).
- 2x8 ceiling rafters with stone wool insulation.
- 30" tall lower knee-wall, ~~with~~, LP wood trimmed exterior.
- One 72" x 80" Anderson door-wall with Low-E, Argon with screen.
- One 96" x 80" Anderson door-wall with Low-E, Argon with screen.
- Four upper Anderson 100 series horizontal sliders, white frames, insulated glass, Low-E, Argon with screens.
- Four lower Anderson 100 series, 30" tall, white frames, tempered, insulated glass, Low-E, Argon fixed glass, NO Screens
- Two Anderson 200 series upper triangle gable, white frames, insulated glass, Low-E, Argon fixed, no screens.
- Install interior ceiling with Cedar wood T&G wood finish with cedar trim.
- Interior wall partitions to be trimmed in Cedar wood.
- Rear wall of home to remain the existing brick siding.
- Exterior of room and roof trimmed in LP Smartside rough sawn, pre primed trim material.
- Basic electrical work includes: One fan location, 5 wall outlets, four recessed lights, two exterior door scone location, one ext. plug, four switches, one is a dimmer for recessed lights.
- Provide and install one high quality (i.e. Mitsubishi) electric A/C, heat pump unit.
- 16" eaves with continuous venting.
- Aluminum gutters and downspouts to match the home.
- Clean up.

*Does not include: Paint, stain or finish work including finish or cosmetic caulking, sanding, etc.

* Does not include electrical panel/meter upgrades or updates to existing electrical and breaker system.

*Does not include any gas line(s).

Please Sign to Accept:

William R Schlie Date 4-9-25

Miles Bradley building Authorized signature:

[Signature] Date 4/12/25

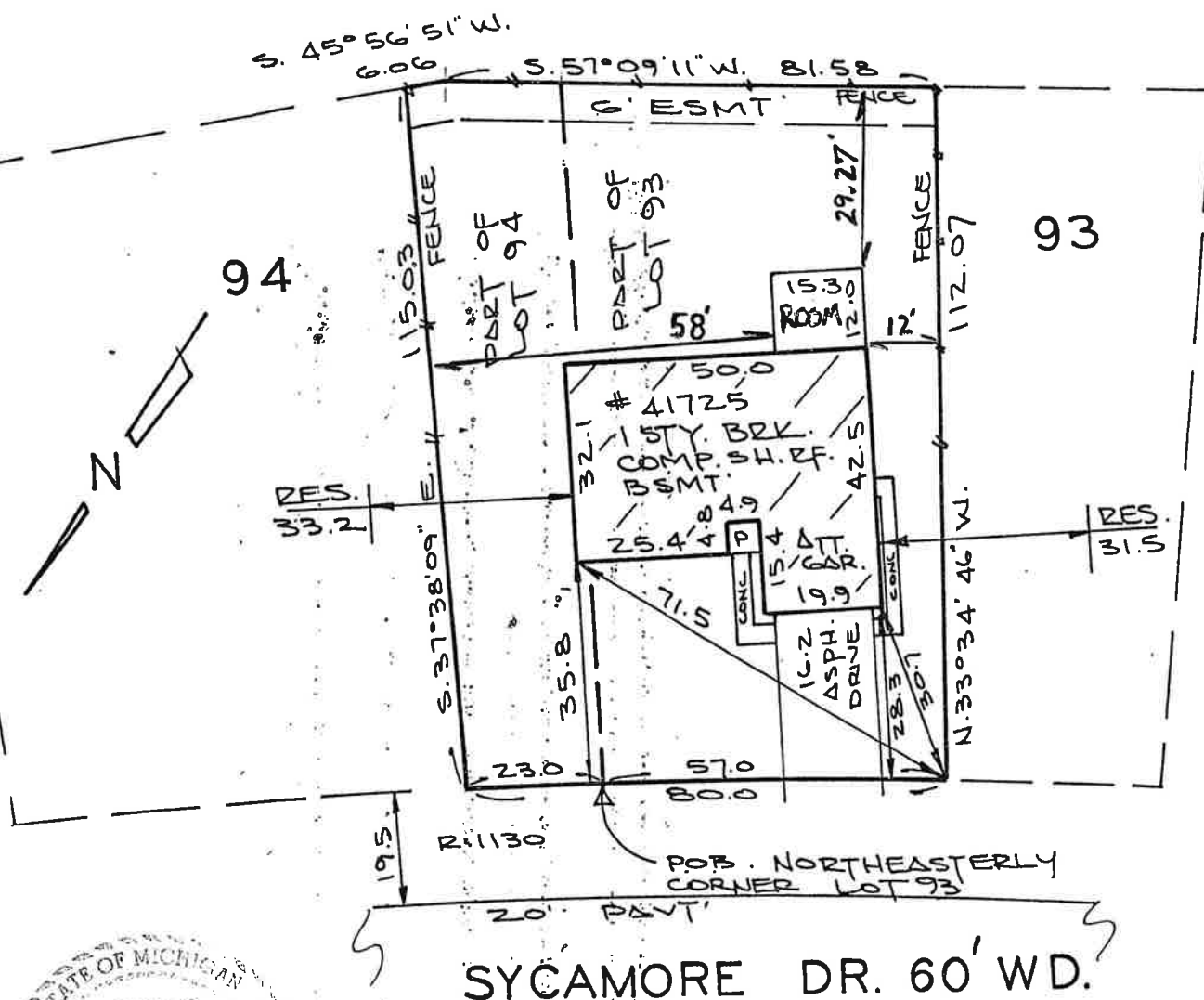


MANUFACTURERS BANK

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

Land in The City of Novi, Oakland County, Michigan, described as:

Part of Lots 93 and 94, "ORCHARD HILLS", a subdivision of part of the N.E. 1/4 of Section 26, T.1 N., R.8 E., Novi Township, (now City of Novi), Oakland County, Michigan. Recorded in Liber 86 of Plats, Page 40 of Oakland County Records, more particularly described as; beginning at the Northeastly corner of Lot 93; thence Northeastly along South line of Sycamore Drive, 60 feet wide, along a curve to the left the radius of which is 1130 feet a distance of 23 feet; thence South 37 degrees 38 minutes 9 seconds East, 115.03 feet; thence South 45 degrees 56 minutes 51 seconds West 6.06 feet; thence South 57 degrees 9 minutes 11 seconds West 81.58 feet; thence North 33 degrees 34 minutes 46 seconds West 112.07 feet to the Northerly line of Lot 93; thence Northeastly along a curve to the left, radius 1130 feet, a distance of 57 feet to the point of beginning.



41725 Sycamore St



2 Foot Contours
 5 Foot Contours
 FEMA Base Flood Elevations
 FEMA Cross Sections
 100 yr - FEMA Floodplain
 100 yr (detained) - FEMA Floodplain
 500 yr - FEMA Floodplain
 FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
 Oakland County Executive

Date Created: 4/15/2025

