



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

ZONING BOARD APPEALS DATE: April 14, 2020

REGARDING: 48315 Nine Mile Road, Parcel # 50-22-29-376-011 (PZ20-0012)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Daniel O'Conner

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Residential Acreage
Location: West of Beck Road and South of Ten Mile Road
Parcel #: 50-22-29-376-011

Request

The applicant is requesting a variance from the City of Novi Zoning Code Section 4.19.J to allow a proposed third detached building, resulting in a total of 3902 square foot increased by 1502 square feet. Two detached buildings with a total of 2400 square foot are allowed by code. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

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. **PZ20-0012**, 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 if 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. **PZ20-0012**, 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.

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$200.00
 Meeting Date: April 14, 2020
 ZBA Case #: PZ 20-0012

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>DAN OC PROPERTIES</u>			
ADDRESS <u>48315 W. NINE MILE RD</u>		LOT/SIUTE/SPACE #	
SIDWELL # <u>50-22-29-376-011</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY			
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			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <u>PINERIVERFARMS@GMAIL.COM</u>	CELL PHONE NO. <u>248-231-7723</u>
NAME <u>DANIEL O'CONNOR</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>20282 WOODBEND DR</u>	CITY <u>Northville</u>	STATE <u>MI</u>	ZIP CODE <u>48167</u>
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	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS	CITY	STATE	ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input checked="" type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input 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. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section _____	Variance requested <u>DIMENSIONAL</u>		
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) \$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. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • 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 		<ul style="list-style-type: none"> • 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

Namir K. Ben
Applicant Signature

03-02-2020
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.

Namir K. Ben
Property Owner Signature

03-02-2020
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

Daniel O'Connor

20282Woodbend Dr.
Northville, MI 48167
248-231-7723
pineriverfarms@gmail.com

03 March 2020

Community Development Department

45175 Ten Mile Rd.
Novi, MI 48375
www.cityofnovi.org

Dear Board of Appeals Representatives

My name is Daniel O'Connor a 70 year old VietNam Era Veteran. I am respectfully requesting a Dimensional Variance for my property located at 48315 W. Nine Mile Road. I purchased the property on September 13, 2005, when I purchased the property it was in need of much needed repairs and improvements. The land is 3 acres in total, 148,000 sq. ft.. The South side of the property is an easement (consumer power), major gas line, I actually maintain the property, cut grass and remove deadfall. To the North and the West side of the property there is vacant property which has not been maintained for the last fifteen years that I have owned the property. In 2005 there were four existing buildings besides that of the residence on my property. The buildings consisted of three garages and one steel building. Two of the structures were not very appealing to the eye, therefore I took it upon myself to remove the garage approximately 350 sq. ft. and the metal building approximately 2,480 sq. ft. I believed at the time I was improving the property and the neighborhood by removing these buildings. Although I miss having that storage space and thought that someday I could afford to replace those structures with a much more desirable and appealing building. The plans are to construct the pole building at the rear of the property which would be approximately nine hundred feet (900) from the road and I would provide green space so as not to have any issues from any neighbors. The property is located basically on a rural dirt road, there are several neighbors that have similar pole buildings, I will provide pictures and addresses at the pleasure of the Board. I would like to assure the Development Department that I will construct a professionally built structure which will abide by all of the City of Novi codes and specifications. Thank You and I look forward to meeting with you.

Sincerely,



Daniel O'Connor



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:

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).

NOT APPLICABLE

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.

SEE ATTACHMENT

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.

SEE ATTACHMENT

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.

SEE ATTACHMENT

Standard # 3 Strict Compliance

My property consists of three acres located on a natural beauty road in a highly wooded area requiring lots of regular maintenance. The equipment required to do this maintenance needs to be housed to get it out of the weather and enclosed for security. In addition, I need a building to house my small RV. The amount of personal equipment that I plan to house in this new building and the height of my RV requires a larger footprint and a slightly higher mean. A fourteen foot mean restriction causes the walls to be too short for my RV and square footage of 1500 is not enough to accomodate my equipment. Therefore, I am requesting a variance from 14' to 16' 4" as indicated in my attached drawing and a variance on the requirement for limiting square footage from 1500 to allow for my new 2400 sq. ft. building. My existing house garage takes up 440 sq. ft. and obviously only leaves 1060 sq. ft. of storage for my entire three acre parcel. This means I need a slight variance to the building footprint that I am requesting for specific housing of my equipment and my RV. This size building is consistent with many of the other buildings in the area (see area building attachments) and keeping my equipment secured inside and out of sight is much more environmentally conscious and neighbor friendly. Restricting my building size so much in a property of this size seems unnecessarily burdensome against storing personal property. Please take into consideration the fact that I have owned this property for fifteen years. In that time, I have already made many improvements including taking down a deteriorating 2,400 sq. ft. metal building. I was hoping to replace it with a newer building that is comparable to neighborhood buildings that will look much better for property appreciation and viewing by the neighborhood. In addition, the existing second building is being used for partial storage of existing equipment and will not be necessary going forward with the new building addition.

Standard # 4 Minimum Variance Necessary

The dimensional variance that I am requesting is the minimum I can request because of the height of my RV and the amount of equipment to be stored. Keeping this seasonal equipment protected and out of sight is much more appealing and aesthetically pleasing to the community and neighbors.

Standard # 5 Adverse Impact on Surrounding Area

This building that I am requesting is a sizable investment for my property and the community. I have already removed two previous buildings from my property that were old and a bit run down, and created a berm with green space. This new building will certainly enhance the view of the property and the overall community view as a whole. Also given the size of this property (three acres), this new building is size proportionate and in good taste for viewing by the people in this country setting neighborhood.

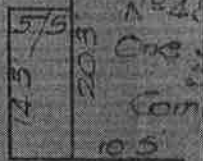
Also included is an image of my property prior to dismantling of a 2,480 sq ft steel building on my property which was used to secure my equipment.

S 88° 28' W 806.02'

N 88° 28' E 826.28'

Building
REMOVED
35059 FT

Building
REMOVED
2480 SQ FT



207 E

WILE DO

207 E

40

12'

10' 10' 10' 10'

40x60x17 Pole Barn Steel roof
Steel side
6x6 posts 42" deep
18" holes
52' Trusses 4/12 pitch
1-3'0" service door 12' lean to

1-16x11
1-16x10 3 overheads

2x4 roof and walls guslers 2'OC
Trusses 4/12 pitch
4'OC

1' overhang
2x10 treated skirt board

OPEN SIDES

16x10 overhead

16x10 overhead

1-2x12
1-11/8 LVL

mid joint 220" or 18'4"

18'
18'
18'
18'
18'
4'

12'



40

12'

10' 10' 10' 10'

40x60x11 Pole Barn Steel roof
Steel side
6x6 posts 42" deep
15" holes
52' Trusses 4/12 pitch
1-3'0" service door 12' lean to

1-16x11
1-16x10 3 overheads

2x4 roof and walls purlins 2'OC

Trusses 4/12 pitch
4'OC

1' overhang
2x10 treated skirt board

16x10 overhead

16x10 overhead

open sides

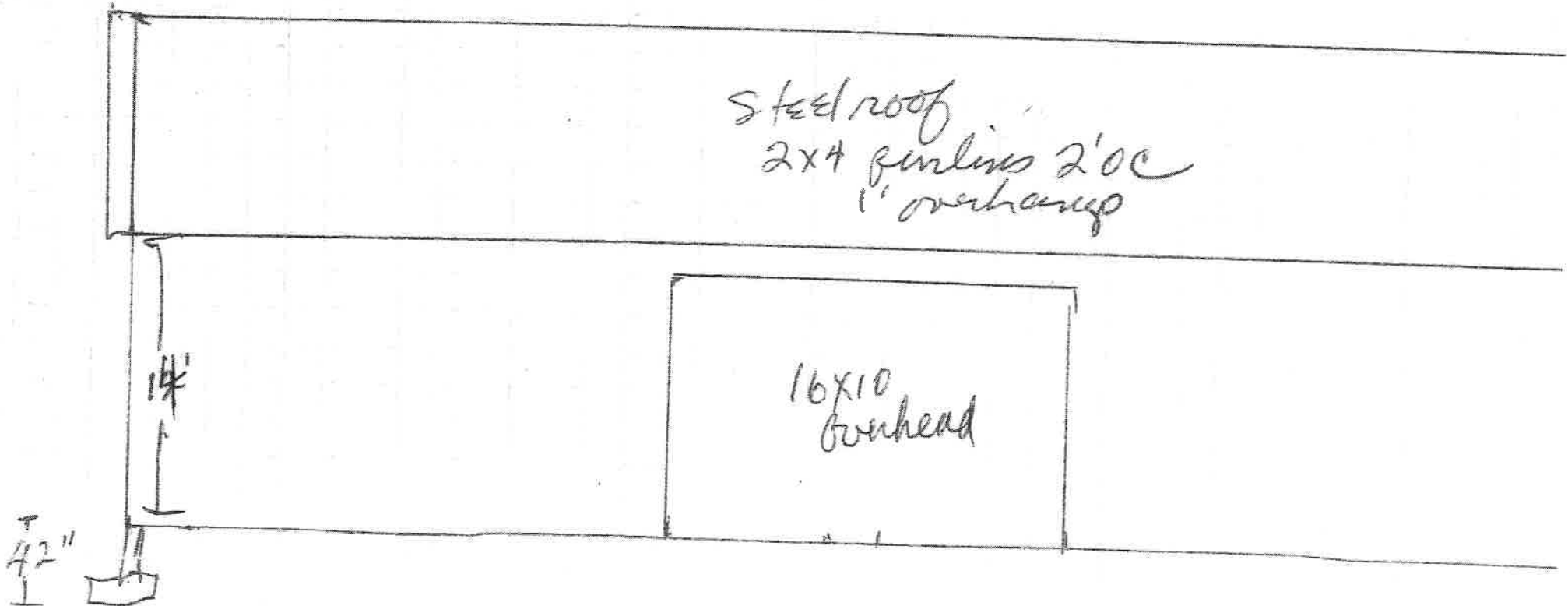
1-2x12
1-117/8 LVL

midpoint 220" or 18'4"

18'
18'
18'
18'
4'

Both Sides elevation East

16' 4" mud point





Image/Sketch for Parcel: 50-22-29-376-011

*Picture of
48315 Nine Mile
when purchased*



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*Please note that circled building was removed
2,480 sq. ft.*

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48315 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-29-376-011



Item 1 of 2

1 Image / 1 Sketch

Property Owner: DAN OC PROPERTIES, INC

Summary Information

> Residential Building Summary

- Year Built: 1963
- Full Baths: 3
- Sq. Feet: 1,422
- Bedrooms: 0
- Half Baths: 0
- Acres: 3.000

> Assessed Value: \$118,150 | Taxable Value: \$84,270

- > Property Tax information found
- > 14 Building Department records found

Owner and Taxpayer Information

Owner	DAN OC PROPERTIES, INC 20282 WOODBEND DR NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$118,150
MAP #	No Data to Display	Taxable Value	\$84,270
# INDEX	0	State Equalized Value	\$118,150
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/02/2014
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 01/03/1994

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

50905 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-31-100-009 Account Number: 0029-00090-00-1



Item 5 of 6 5 Images / 1 Sketch

Property Owner: ESCOTE, LORICEL & JEFFREY

Summary Information

- > Residential Building Summary
 - Year Built: 1995
 - Full Baths: 3
 - Sq. Feet: 3,270
 - Bedrooms: 3
 - Half Baths: 0
 - Acres: 1.850
- > Assessed Value: \$232,250 | Taxable Value: \$198,690
- > Property Tax information found
- > 27 Building Department records found
- > Utility Billing information found

2400 Sq. Ft. 16' High

Owner and Taxpayer Information

Owner	ESCOTE, LORICEL & JEFFREY 50905 NINE MILE RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$232,250
MAP #	No Data to Display	Taxable Value	\$198,690
# INDEX	0	State Equalized Value	\$232,250
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/08/2019
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 01/03/1994

SEE PAGE 2 POLE BARN

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Porch Information

WCP (1 Story)	432 sq ft	Foundation	Standard
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Building Information - 576 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	C
Floor Area	576 sq ft	Estimated TCV	\$14,113
Perimeter	96 ft	Height	10 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	Elec. Wall Heaters
Physical Percent Good	48%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	32 yrs

Building Information - 2400 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	C
Floor Area	2,400 sq ft	Estimated TCV	\$46,191
Perimeter	220 ft	Height	16 ft
Year Built	2006	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	70%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	15 yrs

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21850 GARFIELD RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-32-100-017



Item 3 of 4 3 Images / 1 Sketch

Property Owner: HOAG, SCOTT T. & LISA G.

Summary Information

> Residential Building Summary

- Year Built: 1998
- Full Baths: 3
- Sq. Feet: 3,499
- Bedrooms: 4
- Half Baths: 1
- Acres: 5.970

> Assessed Value: \$405,500 | Taxable Value: \$296,890

- > Property Tax information found
- > 13 Building Department records found

2208 SQ FT. 16' HIGH

Owner and Taxpayer Information

Owner	HOAG, SCOTT T. & LISA G. LIFE LEASE 21850 GARFIELD RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$405,500
MAP #	<i>No Data to Display</i>	Taxable Value	\$296,890
# INDEX	0	State Equalized Value	\$405,500
ABC 1 INDEX	<i>No Data to Display</i>	Date of Last Name Change	10/08/2019
ABC 3 INDEX	<i>No Data to Display</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
ABC 2 INDEX	<i>No Data to Display</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date 03/02/1999

POLE BAN PAGE 2

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	1	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	3	2 Fixture Bath	1
Extra Sink	2	Separate Shower	1

Built-In Information

Dishwasher	1	Garbage Disposal	1
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Fireplace Information

Two Sided	1
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Garage Information

Area	832 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1/2 Wall
Year Built	1998	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

WCP (1 Story)	632 sq ft	Foundation	Standard
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Building Information - 2208 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	2,208 sq ft	Estimated TCV	\$24,828
Perimeter	188 ft	Height	16 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	59%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	21 yrs

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21580 GARFIELD RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-32-100-014



Item 2 of 3 2 Images / 1 Sketch

Property Owner: BOOMS, RICHARD A & AMY

Summary Information

> Residential Building Summary

- Year Built: 1994
- Full Baths: 3
- Sq. Feet: 3,209
- Bedrooms: 0
- Half Baths: 1
- Acres: 10.010

> Assessed Value: \$532,650 | Taxable Value: \$314,320

- > Property Tax information found
- > 7 Building Department records found

2277 SQ.FT. 12' HIGH

Owner and Taxpayer Information

Owner	BOOMS, RICHARD A & AMY 21580 GARFIELD RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$532,650
MAP #	<i>No Data to Display</i>	Taxable Value	\$314,320
# INDEX	0	State Equalized Value	\$532,650
ABC 1 INDEX	<i>No Data to Display</i>	Date of Last Name Change	10/08/2019
ABC 3 INDEX	<i>No Data to Display</i>	Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
ABC 2 INDEX	<i>No Data to Display</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

Homestead Date 01/03/1994

PAGE 2 - POLE BARN

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Unvented Hood 1

Fireplace Information

Exterior 1 Story 1

Garage Information

Area	960 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	1 Wall
Year Built	No Data to Display	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CCP (1 Story)	206 sq ft	Foundation	Standard
CCP (1 Story)	80 sq ft	Foundation	Standard

Building Information - 2277 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	D,Pole
Floor Area	2,277 sq ft	Estimated TCV	\$67,802
Perimeter	204 ft	Height	12 ft
Year Built	Not Available	Quality	Good
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	53%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	27 yrs

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47965 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-32-200-041



Item 2 of 3 2 Images / 1 Sketch

Property Owner: MCKINNON, DONALD & KIMBERLY

Summary Information

- > Residential Building Summary
 - Year Built: 1988
 - Full Baths: 2
 - Sq. Feet: 2,313
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 4.970
- > Assessed Value: \$297,350 | Taxable Value: \$207,100
- > Property Tax information found
- > 7 Building Department records found

720 SQ. FT. 12' HIGH.

Owner and Taxpayer Information

Owner	MCKINNON, DONALD & KIMBERLY 47965 NINE MILE RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
--------------	---	-----------------	-----------------------

General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$297,350
MAP #	No Data to Display	Taxable Value	\$207,100
# INDEX	0	State Equalized Value	\$297,350
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/08/2019
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 07/14/2010

SEE PAGE 2 - POLE BARN APPROX 40X50'

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Exterior Information

Brick Veneer	0 sq ft	Stone Veneer	0 sq ft
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Basement Finish

Recreation	0 sq ft	Recreation % Good	0%
Living Area	0 sq ft	Living Area % Good	0%
Walk Out Doors	0	No Concrete Floor Area	0 sq ft

Plumbing Information

3 Fixture Bath	2	Extra Sink	1
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Built-In Information

Dishwasher	1	Garbage Disposal	1
Hot Tub	1	Unvented Hood	1

Fireplace Information

Interior 1 Story	1	2nd Same Stack	1
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Garage Information

Area	357 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	No Data to Display	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CCP (1 Story)	24 sq ft	Foundation	Standard
CPP	30 sq ft	Foundation	Standard

Deck Information

Treated Wood	856 sq ft
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Building Information - 720 sq ft Barn - General Purpose (Agricultural)

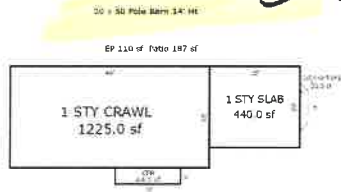
Type	Barn - General Purpose	Class	D,Pole
Floor Area	720 sq ft	Estimated TCV	\$12,536
Perimeter	112 ft	Height	12 ft
Year Built	Not Available	Quality	Low Cost

49075 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-29-376-014

30'x50' Pole Barn

Property Owner: STREET, ROBERT & GWYN



Summary Information

> Residential Building Summary

- Year Built: 1974
- Full Baths: 1
- Sq. Feet: 1,685
- Bedrooms: 0
- Half Baths: 1
- Acres: 5.110

> Assessed Value: \$159,550 | Taxable Value: \$110,150

- > Property Tax information found
- > 7 Building Department records found

1500 SQ. FT. 12' HIGH

Item 3 of 3

2 Images / 1 Sketch

Owner and Taxpayer Information

Owner

STREET, ROBERT & GWYN
49075 NINE MILE RD
NORTHVILLE, MI 48167

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$159,550
MAP #	<i>No Data to Display</i>	Taxable Value	\$110,150
# INDEX	0	State Equalized Value	\$159,550
ABC 1 INDEX	<i>No Data to Display</i>	Date of Last Name Change	10/02/2019
ABC 3 INDEX		Notes	<i>Not Available</i>
Historical District	No	Census Block Group	<i>No Data to Display</i>
ABC 2 INDEX	<i>No Data to Display</i>	Exemption	<i>No Data to Display</i>

Principal Residence Exemption Information

PALE 2 POLE BARN

Homestead Date 01/03/1994

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

3 Fixture Bath 1

2 Fixture Bath 1

Built-In Information

Unvented Hood 1

Fireplace Information

Interior 1 Story 1

Porch Information

CPP 64 sq ft
CSEP (1 Story) 110 sq ft

Foundation Standard
Foundation Standard

Building Information - 1500 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	D,Pole
Floor Area	1,500 sq ft	Estimated TCV	\$13,464
Perimeter	160 ft	Height	12 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	51%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	29 yrs

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21666 GARFIELD RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-32-100-019



Item 2 of 4 3 Images / 1 Sketch

Property Owner: OHLGREN, KURT & THERESA

Summary Information

- > Residential Building Summary
 - Year Built: 1957
 - Full Baths: 1
 - Sq. Feet: 2,056
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 2.020
- > Assessed Value: \$150,550 | Taxable Value: \$112,980
- > Property Tax information found
- > 13 Building Department records found

1200 Sq. Ft. 12 Ft. High

Owner and Taxpayer Information

Owner	OHLGREN, KURT & THERESA 21666 GARFIELD RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$150,550
MAP #	No Data to Display	Taxable Value	\$112,980
# INDEX	0	State Equalized Value	\$150,550
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/08/2019
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 10/02/1998

PAGE 2 BANNED

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Unvented Hood 1

Fireplace Information

Exterior 2 Story 1

Porch Information

CPP 152 sq ft Foundation Standard

Building Information - 1200 sq ft Barn - General Purpose (Agricultural)

Type	Barn - General Purpose	Class	D,Frame
Floor Area	1,200 sq ft	Estimated TCV	\$8,894
Perimeter	140 ft	Height	12 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	20%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	60 yrs

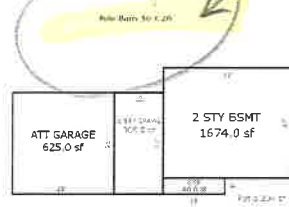
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47755 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-32-200-032

Pole Barn 50' X 26'



Property Owner: TILT, PETE & MARY

Summary Information

> Residential Building Summary

- Year Built: 1976
- Full Baths: 2
- Sq. Feet: 1,974
- Bedrooms: 0
- Half Baths: 1
- Acres: 2.510

> Assessed Value: \$205,350 | Taxable Value: \$151,910

- > Property Tax information found
- > 2 Building Department records found

1300 SQ. FT. 16' HEIGHT

Item 2 of 2

1 Image / 1 Sketch

Owner and Taxpayer Information

Owner

TILT, PETE & MARY
47755 NINE MILE RD
NORTHVILLE, MI 48167

Taxpayer

SEE OWNER INFORMATION

General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$205,350
MAP #	No Data to Display	Taxable Value	\$151,910
# INDEX	0	State Equalized Value	\$205,350
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/08/2019
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

PAGE 2 - Pole Barn

Homestead Date 01/03/1994

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Built-In Information

Cook Top	1	Dishwasher	1
Garbage Disposal	1	Unvented Hood	1
Oven	1		

Fireplace Information

Interior 1 Story	1
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Garage Information

Area	625 sq ft	Exterior	Siding
Foundation	42 Inch	Common Wall	1 Wall
Year Built	<i>No Data to Display</i>	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CCP (1 Story)	60 sq ft	Foundation	Standard
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Building Information - 1300 sq ft Barn - General Purpose (Agricultural)

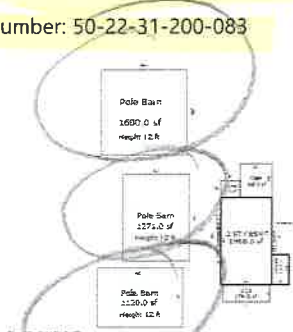
Type	Barn - General Purpose	Class	D,Pole
Floor Area	1,300 sq ft	Estimated TCV	\$24,661
Perimeter	152 ft	Height	16 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	57%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	23 yrs

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50265 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-31-200-083



Item 4 of 4 2 Images / 2 Sketches

Property Owner: PURSLOW, CHRISTINA

Summary Information

- > Residential Building Summary
 - Year Built: 1930
 - Full Baths: 3
 - Sq. Feet: 2,250
 - Bedrooms: 0
 - Half Baths: 0
 - Acres: 4.380
- > Assessed Value: \$166,450 | Taxable Value: \$128,510
- > Property Tax information found
- > Building Department information found

ONE BLDG 1271 SQ FT. 12' HIGH
 ONE BLDG 1120 SQ FT. 12' HIGH
 ONE BLDG 1600 SQ FT. 12' HIGH

Owner and Taxpayer Information

Owner	PURSLOW, CHRISTINA 50265 NINE MILE RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$166,450
MAP #	No Data to Display	Taxable Value	\$128,510
# INDEX	0	State Equalized Value	\$166,450
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/08/2019
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 01/03/1994

PAGE 2 (3) POLE BARN

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Plumbing Information

3 Fixture Bath	3	Extra Sink	1
Separate Shower	1		

Fireplace Information

Exterior 2 Story	1
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Porch Information

WCP (1 Story)	176 sq ft	Foundation	Standard
CGEP (1 Story)	240 sq ft	Foundation	Standard

Building Information - 1271 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	1,271 sq ft	Estimated TCV	\$3,723
Perimeter	144 ft	Height	12 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	37%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	43 yrs

Building Information - 1120 sq ft Farm Utility Buildings (Agricultural)

Type	Farm Utility Buildings	Class	D,Pole
Floor Area	1,120 sq ft	Estimated TCV	\$3,995
Perimeter	136 ft	Height	12 ft
Year Built	<i>Not Available</i>	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	44%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	36 yrs

Building Information - 1600 sq ft Farm Utility Buildings (Agricultural)

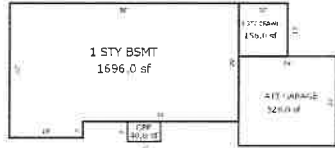
Type	Farm Utility Buildings	Class	D,Pole
Floor Area	1,600 sq ft	Estimated TCV	\$8,118
Perimeter	160 ft	Height	12 ft
Year Built	2003	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling

50855 NINE MILE RD NORTHVILLE, MI 48167 (Property Address)

Parcel Number: 50-22-31-100-010

36' X 48' Pole Barn

Property Owner: VISNYAK TRUST, ZOLIE



Summary Information

> Residential Building Summary

- Year Built: 1962
- Full Baths: 2
- Sq. Feet: 1,852
- Bedrooms: 0
- Half Baths: 0
- Acres: 2.070

> Assessed Value: \$143,400 | Taxable Value: \$132,890

- > Property Tax information found
- > Building Department information found

1728 SQ. FT. 12' HIGH

Item 3 of 3 2 Images / 1 Sketch

Owner and Taxpayer Information

Owner	VISNYAK TRUST, ZOLIE 50855 NINE MILE RD NORTHVILLE, MI 48167	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2020

Property Class	Residential Improved	Unit	50 CITY OF NOVI
School District	NORTHVILLE PUBLIC SCHOOLS	Assessed Value	\$143,400
MAP #	No Data to Display	Taxable Value	\$132,890
# INDEX	0	State Equalized Value	\$143,400
ABC 1 INDEX	No Data to Display	Date of Last Name Change	10/08/2019
ABC 3 INDEX	No Data to Display	Notes	Not Available
Historical District	No	Census Block Group	No Data to Display
ABC 2 INDEX	No Data to Display	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 01/03/1994

PAGE 2 - Pole Barn

Principal Residence Exemption	June 1st	Final
2019	100.0000 %	100.0000 %

Oven 1

Fireplace Information

Exterior 1 Story 1

Garage Information

Area	528 sq ft	Exterior	Brick
Foundation	42 Inch	Common Wall	1.5 Wall
Year Built	No Data to Display	Finished	No
Auto Doors	0	Mech Doors	0

Porch Information

CPP	40 sq ft	Foundation	Standard
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Building Information - 1728 sq ft Farm Implement (Equipment Shop) Buildings (Agricultural)

Type	Farm Implement (Equipment Shop) Buildings	Class	D,Pole
Floor Area	1,728 sq ft	Estimated TCV	\$9,071
Perimeter	168 ft	Height	12 ft
Year Built	Not Available	Quality	Low Cost
Percent Complete	100%	Heat	No Heating/Cooling
Physical Percent Good	46%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	34 yrs

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