



## COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** November 8, 2015

**REGARDING:** STANAJ (CASE NO. PZ15-0010)

**BY:** Charles Boulard, Building Official

### I. GENERAL INFORMATION:

#### Applicant

Pjeter Stanaj

#### Variance Type

Dimensional Variance

#### Property Characteristics

Zoning District: RA, Residential Acreage  
Site Location: Vacant parcel on south side of 9 Mile Road and east of Napier  
Parcel #: 50-22-31-100-001

#### Request

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.1(d) to allow construction of new single family residence on an existing vacant parcel: 1) a variance of 26.0 feet in the required front yard setback (45.0 feet required, 19.0 feet proposed); and 2) a variance of 26.0 feet in the required rear yard setback (50.0 feet required, 24.0 proposed).



**II. ZONING AND LAND USE:**

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
<b>Subject Property</b>	RA, Residential Acreage	Section 31	Single Family
<b>North</b>	RA, Residential Acreage	Section 31	Single Family
<b>South</b>	RA, Residential Acreage	Park Place Subdivision	Single Family
<b>East</b>	RA, Residential Acreage	Park Place Subdivision	Single Family
<b>West</b>	RA, Residential Acreage	Park Place Subdivision	Single Family

**III. STAFF COMMENTS:**

**Discussion:**

The applicant returns to the Zoning Board of Appeals. Since the last, on May 12, 2015, applicant has submitted revised floor plan and elevation date stamped May 21, 2015 for your review. Since September 15, 2015 the applicant has provided more detailed plans of the proposed residence.

**Existing Condition**

The subject property consists of one- (1) vacant lot located on the south side of 9 Mile Road within Section 31 of the City. The parcel has approximately 115.5 feet of frontage on 9 Mile Road and approximately 115.5 feet deep as measured along east side yard lot line. The total lot area of the parcel is approximately 13,340.25 square feet.

**Proposed Changes**

The petitioner is proposing to construct a new single family detached home on an existing lot non-conforming lot with the RA zoning district. The lot area is significantly less than the current minimum of 1 acre. The new home would result in a setback of 19.0 feet from the front yard lot line, 30.0 feet from the east side yard lot line, 20.0 feet from the west side yard lot line, and 24.0 feet from the rear yard lot line. ***This requires a variance of 26.0 feet in the required front yard setback and a variance of 26.0 feet in the required rear yard setback.***

**IV. DEVELOPMENT STANDARDS:**

The table below summarizes the zoning district development standards for the subject parcels.

Lot Size		Minimum Setback			
Area	Width	Front	Sides	Aggregate Side	Rear
RA 1 Acre	150ft.	45 ft.	20 ft. ( one side)	50 ft. (total of two side)	50 ft.

**V. RECOMMENDATION:**

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

1. Grant I move that we **grant** the variance(s) in Case No. **PZ15-0010**, sought by \_\_\_\_\_, for \_\_\_\_\_ because the Petitioner has established that \_\_\_\_\_ causes a practical difficulty relating to the property, including some or all of the following criteria:

(a) Petitioner has established that the property is unique because \_\_\_\_\_, or that the physical condition of the property creates the need for a variance because \_\_\_\_\_.

And, the condition is not a personal or economic hardship.

(b) The need for the variance is not self-created, **because** \_\_\_\_\_.

(c) Strict compliance with dimensional regulations of the Zoning Ordinance, including \_\_\_\_\_, will (either):

- 1. unreasonably prevent Petitioner from using the property for the permitted purpose as a \_\_\_\_\_, because \_\_\_\_\_, and/or,
- 2. will make it unnecessarily burdensome to comply with the regulation because \_\_\_\_\_.

(d) Petitioner has established that variance is the minimum variance necessary because a lesser variance would not \_\_\_\_\_.

(e) The requested variance will not cause adverse impact on surrounding property, property values, or the enjoyment of property in the neighborhood or zoning district, because \_\_\_\_\_.

(f) The variance granted is subject to the conditions that:

- 1. \_\_\_\_\_,
- 2. \_\_\_\_\_,
- 3. \_\_\_\_\_,
- 4. \_\_\_\_\_.

2. Deny I move that we **deny** the variance in Case No. **PZ15-0010**, sought by \_\_\_\_\_, for \_\_\_\_\_ because the Petitioner has **not** established a practical difficulty because:

(a) Petitioner has shown no unique circumstance or physical condition of the property because petitioner can reasonably comply with the ordinance by \_\_\_\_\_.

(b) The difficulty described by the Petitioner is a personal or economic difficulty only in that Petitioner stated \_\_\_\_\_.

(c) The need for the variance is self-created because Petitioner \_\_\_\_\_.

(d) Conforming to the ordinance would not (either):

1. be unnecessarily burdensome because \_\_\_\_\_, or,

2. unreasonably prevent petitioner from using the property for \_\_\_\_\_, because \_\_\_\_\_.

(e) A lesser variance consisting of \_\_\_\_\_ would do substantial justice to Petitioner and surrounding property owner's because \_\_\_\_\_.

(f) The proposed variance would have adverse impact on surrounding property because \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417

Charles Boulard  
Building Official  
City of Novi





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

## ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>250</u>	
PROJECT NAME / SUBDIVISION <u>home on 9<sup>th</sup> &amp; Napier</u>				Meeting Date: <u>5/12/15</u>	
ADDRESS <u>9<sup>th</sup> &amp; Napier</u>		LOT/SIUTE/SPACE #		ZBA Case #: PZ <u>15-0010</u>	
SIDWELL # <u>50-22-31-100-001</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>Napier &amp; 9 mile</u>					
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 checked="" type="checkbox"/> NO					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>Pieter Stanaj 7@gmail</u>		CELL PHONE NO. <u>(248) 640-6777</u>	
NAME <u>Pieter Stanaj</u>				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO. <u>(248) 338-7121</u>	
ADDRESS <u>1771 Long Lake Shore Dr</u>		CITY <u>Bloom Twn</u>		STATE <u>MI</u>	ZIP CODE <u>48302</u>
<b>B. PROPERTY OWNER</b> <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
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<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>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.1.1</u> Variance requested <u>FRONT &amp; REAR YARDS</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" 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>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• 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

*Robert Stanczyk*  
Applicant Signature

3/23/15  
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



**REVIEW STANDARDS  
DIMENSIONAL VARIANCE  
CITY OF NOVI  
Community Development Department  
(248) 347-0415**

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 how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone 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:

Min width 150', lot is 115.5'  
depth  
currently no buildable area w/ Required setbacks

*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).

I would like approval to build a home on this lot.  
Parcel has been existing, as is, for more than 50 years.

**Standard #3. Strict Compliance.**

Explain how the Dimensional Variance is 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.

Front setback 45'  
Rear setback 50'  
Side setback 20' min 50' total

**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.

Front = 26' Variance  
Rear = 26' Variance

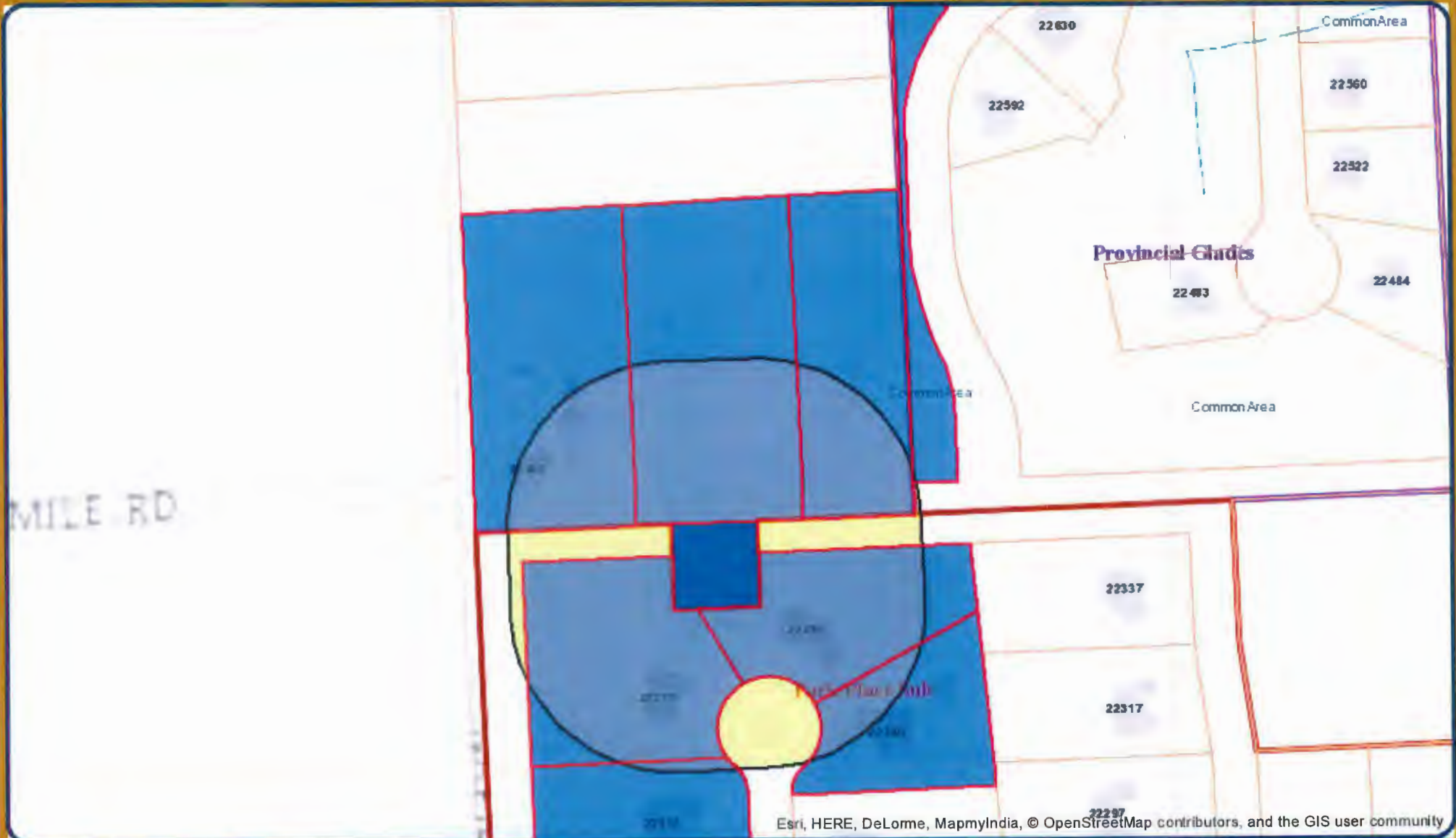
**Standard #5. Adverse Impact on Surrounding Area.**

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



# Home on Nine Mile Road & Napier Road

PZ15-0010



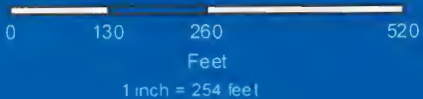
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 4/17/2015



### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ15-0010 - ACTION SUMMARY

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### PROJECT SUMMARY:

front and rear yard setback to build a new house- May 2015 meeting

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

STANAJ INVESTMENT CO  
1771 W LONG LAKE DR  
BLOOMFIELD MI 48302

#### OWNER

STANAJ INVESTMENT CO  
1771 W LONG LAKE DR  
BLOOMFIELD MI 48302

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### PROPERTY INFORMATION:

#### LOCATION/ADDRESS:

**PARCEL NUMBER:** 50-22-31-100-001

**ZONING DISTRICT:** R-A

**SUBDIVISION:** SECTION 31

**LOT/UNIT #:**

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### ACTION SUMMARY:

ZBA MEETING DATE: 05/12/2015

Motion by Gronachan to TABLE Case PZ15-0010 until the September 15, 2015 Zoning Board of Appeals meeting to present plans and additional information of what will be built on the property to the board.

### ACTION SUMMARY:

ZBA MEETING DATE: 09/15/2015

STANAJ (CASE NO. PZ15-0010) PETER STANAJ, VACANT PARCEL ON SOUTH SIDE OF 9 MILE ROAD AND EAST OF NAPIER ROAD, PARCEL #: 50-22-31-100-001

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.1(d) to allow construction of new single family residence on an existing vacant parcel: 1) a variance of 26.0 feet in the required front yard setback (45.0 feet required, 19.0 feet proposed); and 2) a variance of 26.0 feet in the required rear yard setback (50.0 feet required, 24.0 proposed).

Motioned by Chairperson Gronachan to TABLE Case PZ15-0010 until the November 10, 2015 meeting. At that time, the petitioner and his attorney and architect must provide additional information including full plans of the house with dimensions and the applicant must reach out to the neighbors in the subdivision.

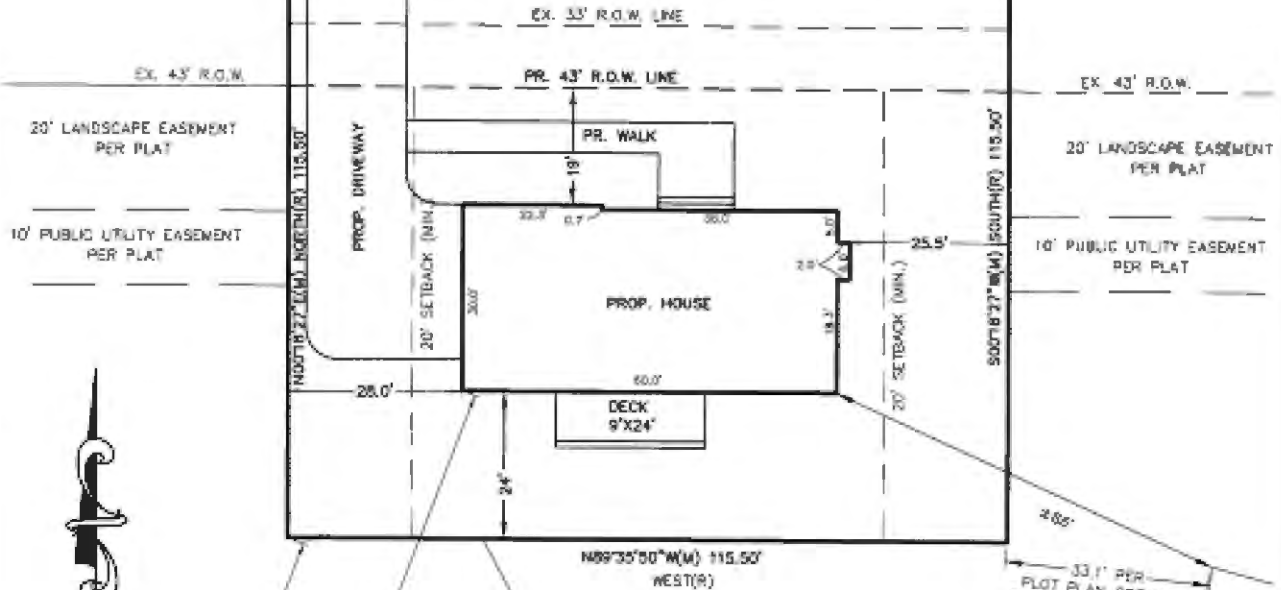
NW CORNER SECTION 31 T1N-R8E 264.00'

**NINE MILE ROAD**  
& NORTH LINE OF SECTION 31

EAST(R)  
S89°35'50"E(M) 115.50'

N 1/4 CORNER SECTION 31 T1N-R8E

**PARCEL NO.**  
**22-31-100-001**  
**13,340 S.F.**



**PARK PLACE SUBDIVISION**

LOT 93  
PARCEL NO.  
22-31-101-013

LOT 92  
PARCEL NO.  
22-31-101-012

**ZONING**

ZONED: RA  
SETBACKS:  
FRONT - 45' PROPOSED 18'  
SIDE - 30', TOTAL 50'  
REAR - 50' PROPOSED 24'

**NOTE**

SANITARY SEWER AND WATER MAIN IS LOCATED AT THE INTERSECTION OF TORNO DRIVE AND NINE MILE ROAD, WHICH IS ±220' EAST OF THIS PROPERTY.

**LEGEND**

(M) MEASURED  
(R) RECORDED

**DESCRIPTION:**

T1N-R8E, SECTION 31, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; THE EAST 115.5 FEET OF THE WEST 379.5 FEET OF THE NORTH 115.5 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST FRACTION 1/4.

**RECEIVED**

**OCT 08 2015**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**



**RESIDENTIAL**  
SUBDIVISIONS  
SITE CONDOMINIUM  
MULTI-FAMILY  
PLOT PLANS  
CONSTRUCTION LAYOUT

**SURVEYING**  
TICL WORKING  
BOUNDARY SURVEYS  
TOPOGRAPHIC SURVEYS  
PARCEL SPLIT

**COMMERCIAL**  
SITE PLANNING  
SITE ENGINEERING  
INDUSTRIAL & MULTI-UNIT  
LAND SURVEYING  
CONSTRUCTION LAYOUT

4682 WEST ROAD  
SUITE 103  
NOVI, MICHIGAN 48227

(248) 636-3701 (BUS)  
(248) 636-2766 (FAX)  
WWW.ALPINE-INC.NET

CLIENT: **PETE STANAJ**

**PRELIMINARY PLOT PLAN**

**PARCEL NO. 22-31-100-001**  
SECTION 31 TOWNSHIP 1N CITY OF NOVI OAKLAND COUNTY MICHIGAN

DATE: 10-8-15  
DRAWN BY: JAV  
CHECKED BY: GJM

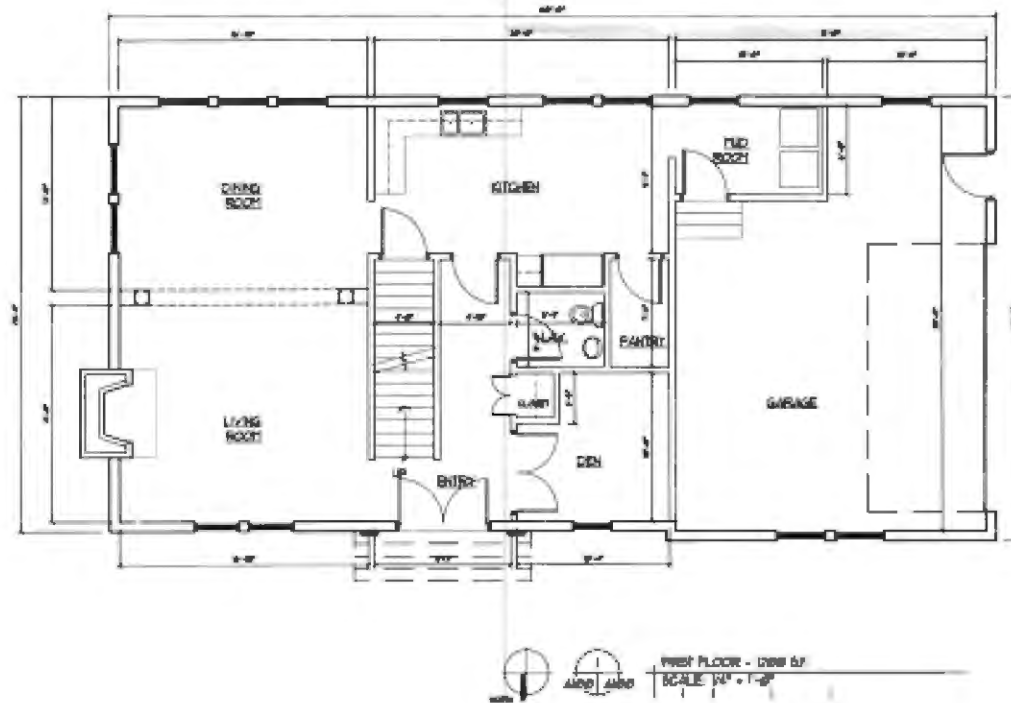
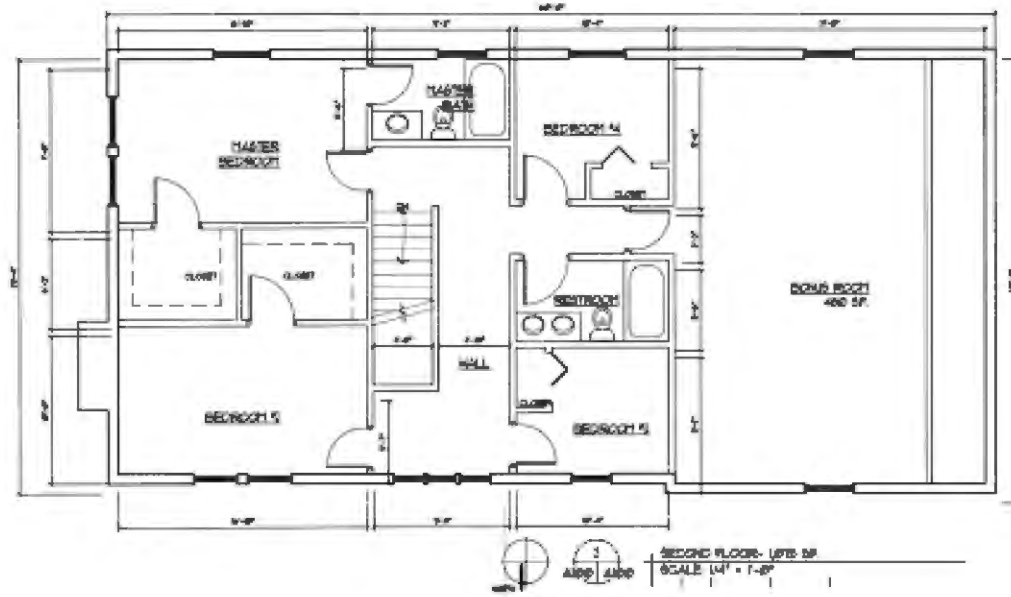
SCALE: 1" = 20' ±

1

15-150







HOUSEMAN  
ARCHITECTS, P.C.  
ARCHITECTS

PROJECT NO.  
**PROPOSED ZONING VARIANCE FOR  
PARCEL #22-31-100-001**

Consultant:

**NOTICE**  
THIS DOCUMENT IS THE PROPERTY OF Houserman Architects, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF Houserman Architects, P.C.

Sheet Title  
**FLOOR PLAN**

Issued for: [ ]  
Date: [ ]

DATE: [ ]  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
SCALE: AS SHOWN  
JOB NO: 1285-201

Sheet  
**A100**



