

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

**Case No. PZ13-0022**

**Location: 43769 GALWAY DR**

**Zoning District: R-4, 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 covered front porch extending 7.33 ft. into the required 30 ft. front setback of an existing home. The property is located west of Novi Road and north of 8 Mile Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a minimum 30 ft. front yard setback in the R-4 Zoning District.

**City of Novi Staff Comments:**

The petitioner is proposing to add a new covered front porch to a single family detached home on an existing lot with an R-4 zoning designation. The Zoning Ordinance requires a 30 ft. front yard setback. The existing home was built a number of years ago with a setback of 30.66 ft. The proposed 8 ft. porch would extend 7.33 ft. into the setback. The proposed open steps for the porch are allowable.

**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 \_\_\_\_\_.



cityofnovi.org

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For Official Use Only

ZBA Case No: P2130022 ZBA Date: \_\_\_\_\_ Payment Received: \$ \_\_\_\_\_ (Cash)

Check # \_\_\_\_\_ Include payment with cash or check written to "City of Novi."

**TO BE COMPLETED BY APPLICANT - PLEASE PRINT**

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name Keith Hay Date 4-3-2013

Company (if applicable) WOODCRAFT DESIGN & BUILD

Address\* 16512 FARMINGTON RD City LYONIA ST MI ZIP 48154  
\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: KEITH@WOODCRAFTBUILD.COM

Phone Number (734) 837-4200 FAX Number ( ) \_\_\_\_\_

Request is for:

Residential Construction (New/Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 43769 GALWAY ZIP 48167

2. Sidwell Number: 5022-34-280-004 may be obtained from Assessing Department (248) 347-0485

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

4. Zoning:  RA  R-1  R-2  R-3  R-4  RT  RM-1  RM-2  MH  OS-1  OS-2  JSC  OST \_\_\_\_\_ OTHER \_\_\_\_\_

5. Property Owner Name (if other than applicant) THOMAS KENT

6. Does your appeal result from a Notice of Violation or Citation Issued?  Yes  No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 2500 Variance requested 7'2" FRONT YARD VARIANCE
- 2. Section \_\_\_\_\_ Variance requested \_\_\_\_\_
- 3. Section \_\_\_\_\_ Variance requested \_\_\_\_\_
- 4. Section \_\_\_\_\_ Variance requested \_\_\_\_\_

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

HOUSE WAS BUILT WITH A 30'8" SET BACK WHICH  
WILL NOT ALLOW ANY TYPE OF IMPROVEMENT TO THE  
FRONT OF THE HOUSE. OWNER ENJOY THE NEIGHBORHOOD  
AND WANT TO BE ABLE TO SIT OUT FRONT AND ENJOY

10. 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:

HOUSE WAS BUILT RIGHT AT SET BACK.

**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.

**Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.**

There is a five (5) day hold period before work/action can be taken on variance approvals.

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

- Construct New Home/Building
- Addition to Existing Home/Building
- Accessory Building
- Use
- Signage
- Other

  
Applicants Signature

4-3-2012  
Date

  
Property Owners Signature

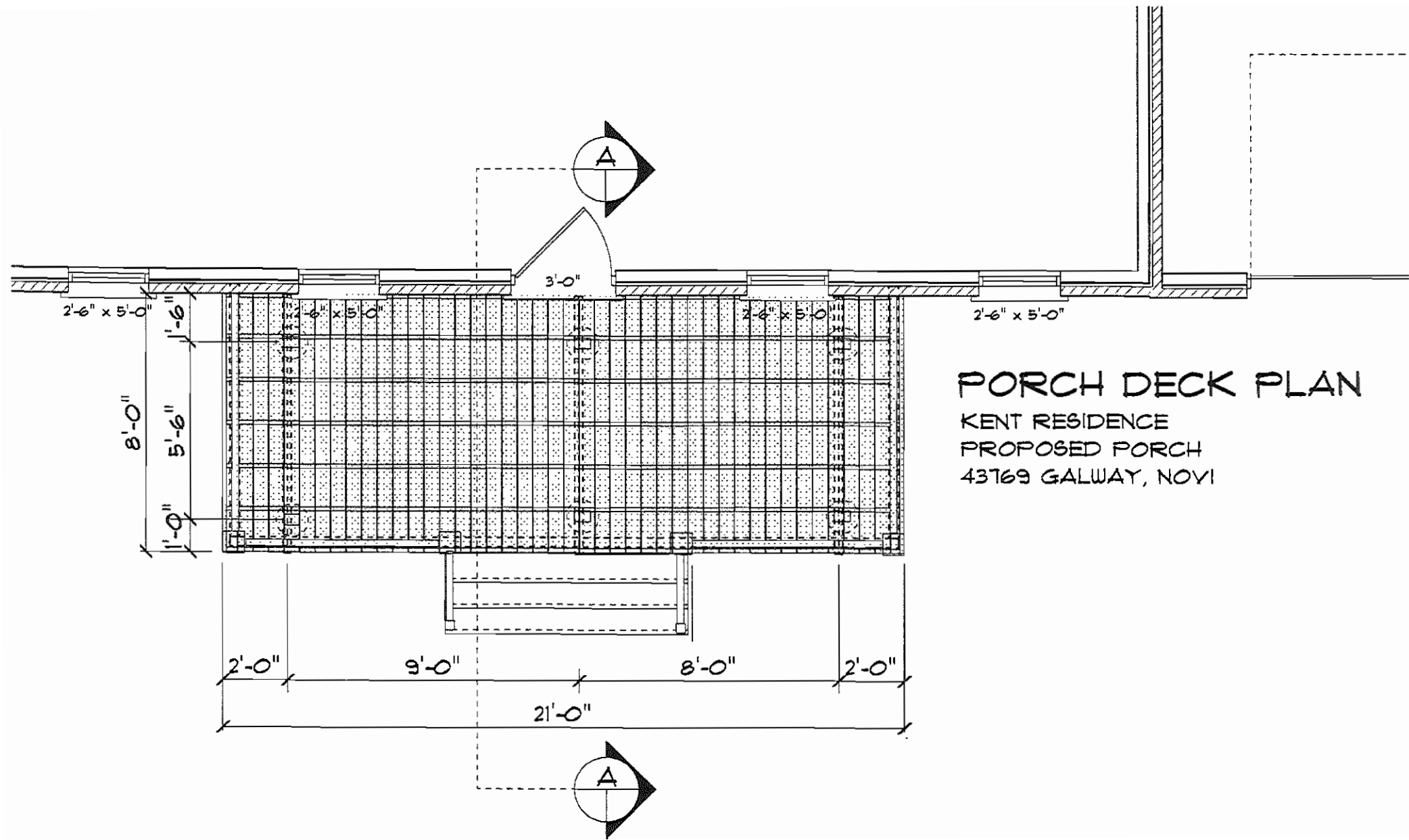
4-3-2012  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted \_\_\_\_\_ Denied \_\_\_\_\_ Postponed by Request of Applicant \_\_\_\_\_ Board \_\_\_\_\_

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

\_\_\_\_\_



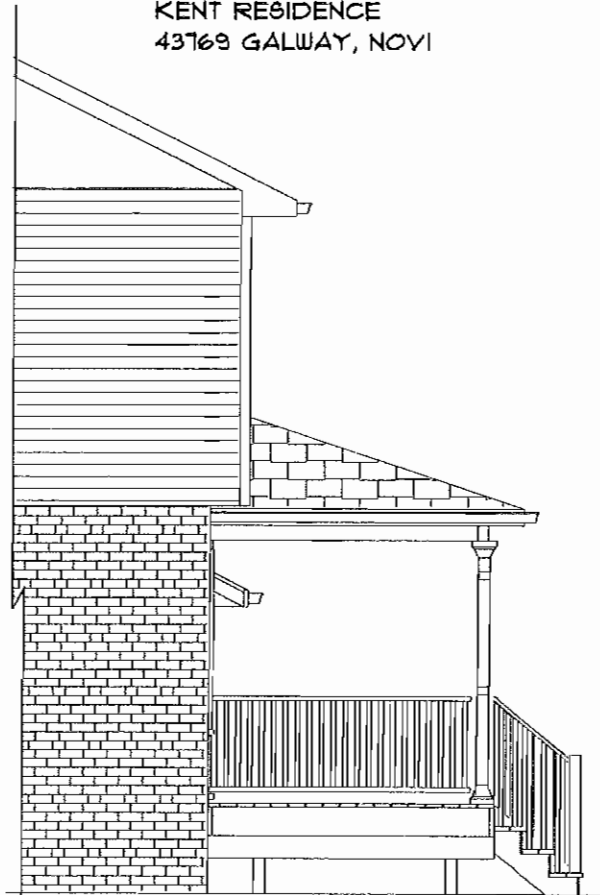
# PORCH DECK PLAN

KENT RESIDENCE  
 PROPOSED PORCH  
 43769 GALWAY, NOVI



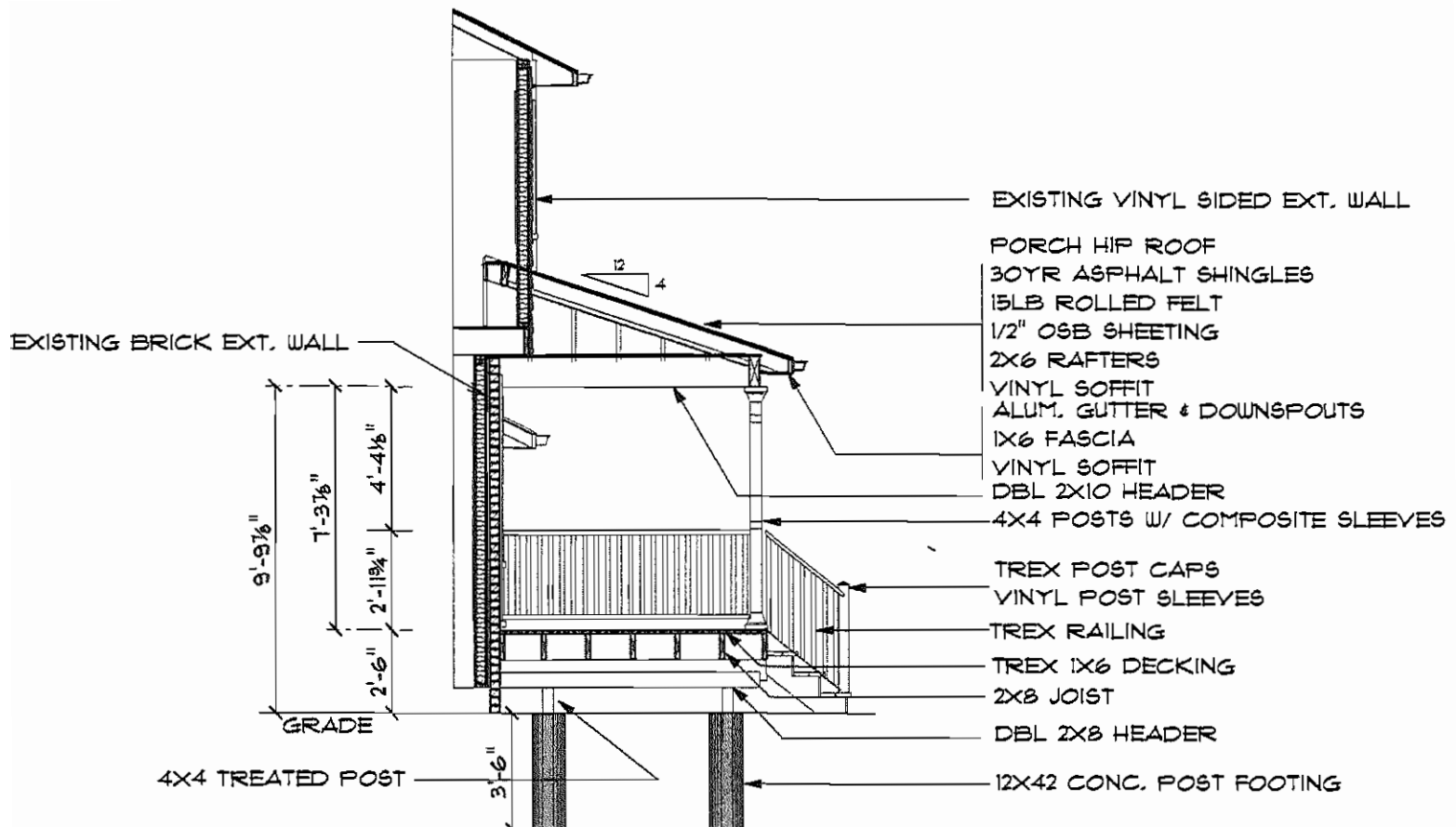
**FRONT ELEVATION**

KENT RESIDENCE  
43769 GALWAY, NOVI



**LEFT ELEVATION**

KENT RESIDENCE  
43769 GALWAY, NOVI



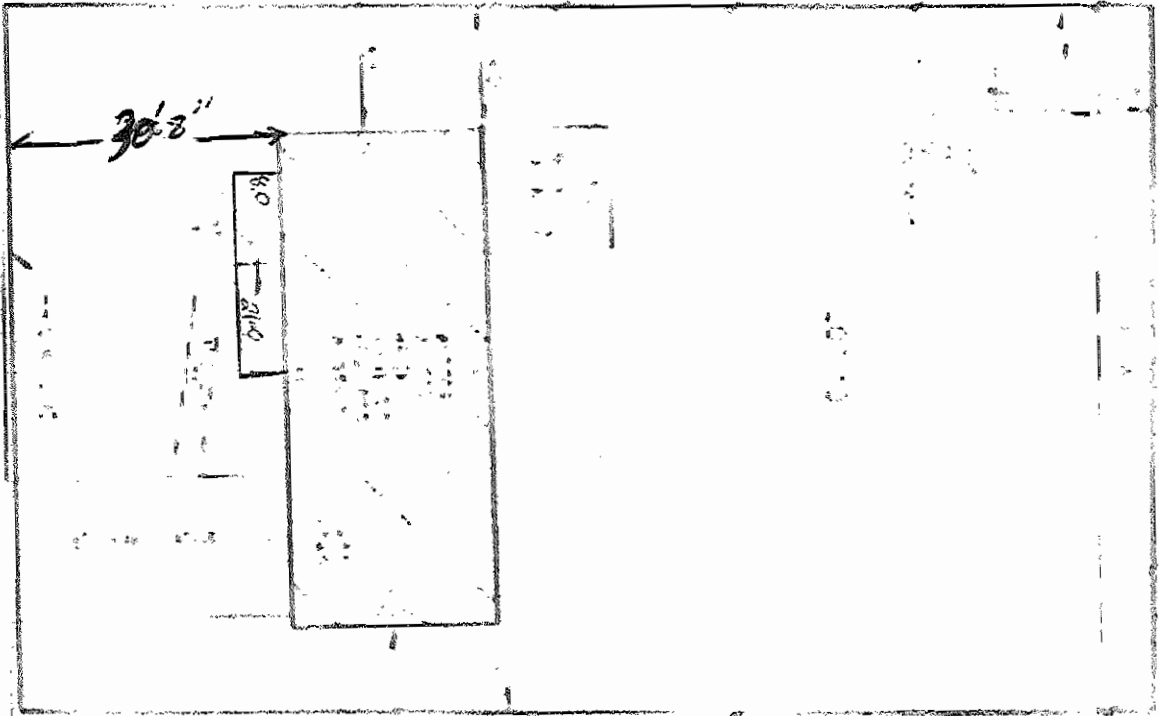
**CROSS SECTION**

KENT RESIDENCE  
 PROPOSED PORCH  
 43769 GALWAY, NOVI

# MORTGAGE SURV



GALWAY DR. 86' WD.



842-25

