



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: June 14, 2022

REGARDING: 1501 East Lake Drive, Parcel # 50-22-02-329-011 (PZ22-0022)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Cheng Ling

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	This property is zoned Single Family Residential (R-4)
Location:	West of Novi Road and South of 14 Mile Road
Parcel #:	50-22-02-329-011

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance from Section 3.1.5.D for a front yard setback of 15 feet (30 feet required, variance of 15 feet); A rear yard setback of 24 feet (35 feet required, variance of 11 feet); a side yard setback of 3 feet (10 feet required, variance of 7 feet); an exterior side yard setback of 4.3 feet (30 feet required, variance of 25.7 feet); Aggregate side yard setback of 7.3 feet (40 feet required, variance of 32.7 feet); and a lot coverage of 49% (25% maximum allowed, variance of 24%). These variances will accommodate the building of a new home.

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. **PZ22-0022**, 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. **PZ22-0022**, 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

RECEIVED

MAY 05 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$250</u>	
PROJECT NAME / SUBDIVISION <u>CHENG LING RESIDENCE</u>				Meeting Date: <u>6/14/2022</u>	
ADDRESS <u>1501 EAST LAKE DRIVE</u>		LOT/SUITE/SPACE # <u>34</u>		ZBA Case #: <u>PZ 22-0022</u>	
SIDWELL # <u>50-22-02-329-011</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>EAST LAKE DRIVE & PARKLOW STREET</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					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS <u>SUNHEROJ@YAHOO.COM</u>		CELL PHONE NO. <u>(812) 390-8911</u>	
NAME <u>CHENG LING</u>		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS <u>50301 STARLITE RUN</u>		CITY <u>NORTHVILLE</u>		STATE <u>MI</u>	ZIP CODE <u>48168</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 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 <u>3.1.5.D</u>		Variance requested <u>FRONT, SIDE & REAR SETBACKS</u>			
2. Section <u>3.1.5.D</u>		Variance requested <u>LOT COVERAGE</u>			
3. Section _____		Variance requested _____			
4. Section _____		Variance requested _____			
IV. FEES AND DRAWINGS					
A. FEES					
<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. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• 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

Applicant Signature

Date

5/2/2022

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

5/2/2022

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:

Chalperson, Zoning Board of Appeals

Date



Community Development Department

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

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 [X] Applicable If applicable, describe below:

- DUE TO THE CURRENT ZONING FOR THIS PROPERTY, THE SETBACKS PER THE ORDINANCE, MAKE THIS PROPERTY UNBUILDABLE. IT CREATES A VERY NARROW BUILDING ENVELOPE.

- ALSO, WITH THIS BEING A CORNER LOT, TWO FRONT YARD SETBACKS (EAST LAKE Dr. & PARKLOW ST.) and/or WOULD MAKE THE LOT UNBUILDABLE. FOR THE PURPOSES OF PRACTICALITY IN THIS LETTER, WE

b. Environmental Conditions. Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

[X] Not Applicable [] Applicable If applicable, describe below:

TREATED PARKLOW ST. AS A SIDEYARD.

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.

[X] 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).

- NEED FOR VARIANCE IS SOLELY BASED ON THE EXISTING ZONING DISTRICT, R-4. THE R-4 DISTRICT SETBACK REQUIREMENTS WOULD MAKE NEARLY EVERY RESIDENT/HOME IN THIS AREA NON-CONFORMING.

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.

- BASED ON THE ORDINANCE, IF A VARIANCE WAS NOT GRANTED, THE BUILDING ENVELOPE WOULD BE 5.4' x 44.3'. THIS IS NOT POSSIBLE TO CONSTRUCT A NEW HOME IN (NOTE. THIS IS BASED ON PARKLOW ST. PROPERTY LINE BEING TREATED AS A SIDE YARD)
- ALSO, BASED ON THE LOT AREA & AN ALLOWABLE LOT COVERAGE OF 25%, WE WOULD ONLY BE ABLE TO CONSTRUCT AN 830 SF. HOME. THE AVERAGE AMERICAN HOME IS

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.

- THE PROPOSED HOUSE FOOTPRINT REFLECTS A SIMILAR LAYOUT TO NEWER CONSTRUCTION IN THE AREA.
- THE LENGTH OF THE PROPOSED HOUSE & FRONT YARD SETBACK MATCHES SIMILARLY TO THE NEIGHBORING PROPERTIES.

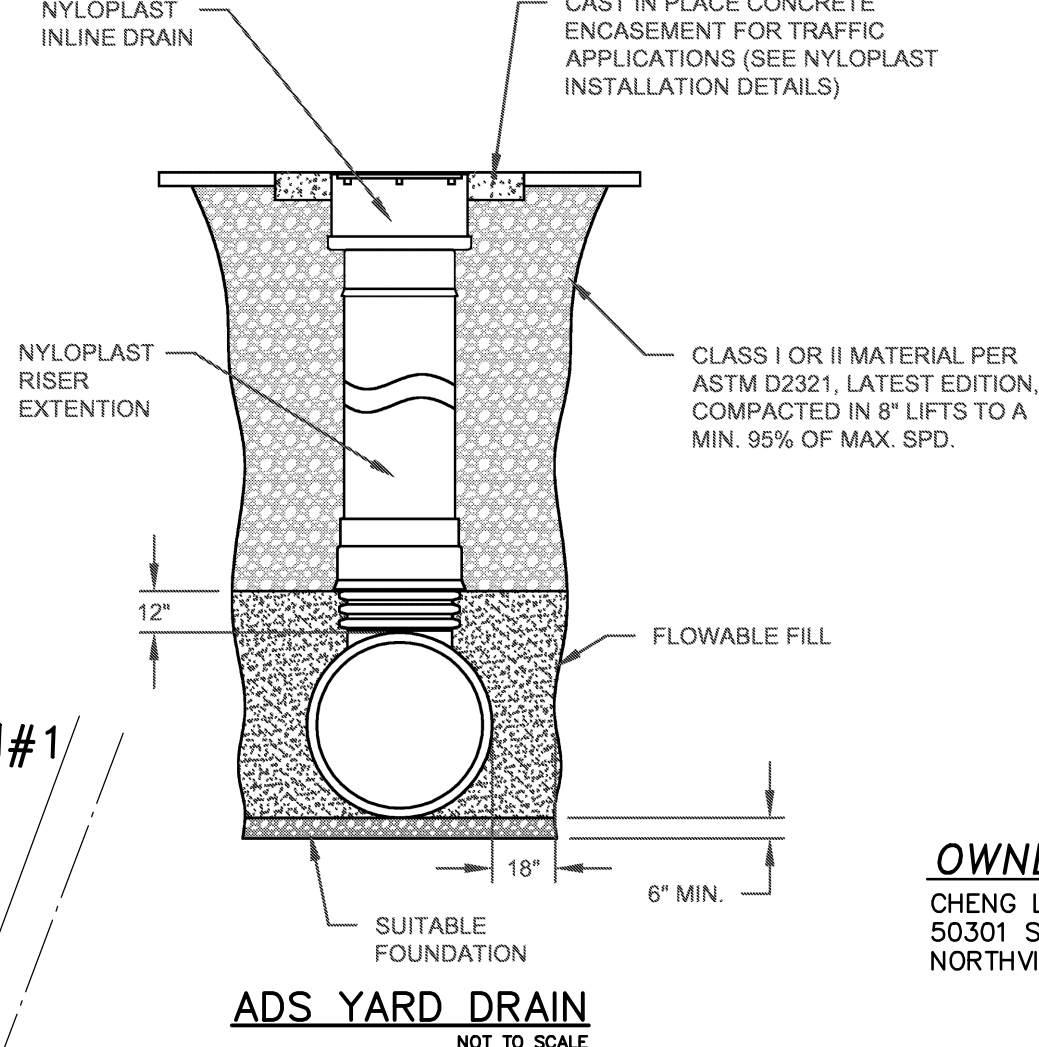
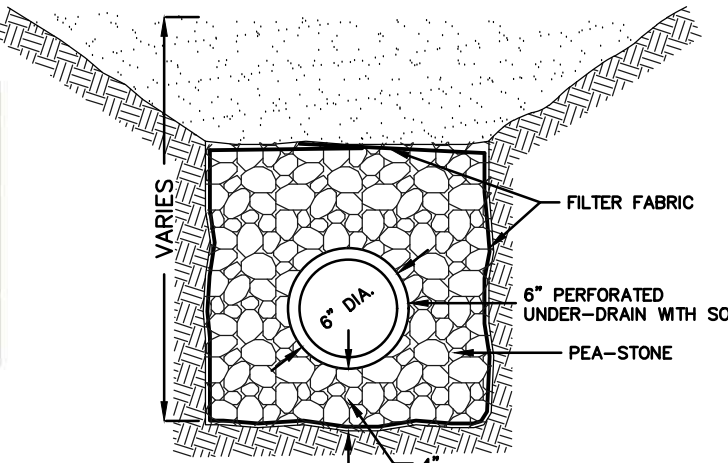
Standard #5. Adverse Impact on Surrounding Area.

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.

- WE HAVE PROPOSED FOR THE HOUSE TO BE 3' OFF OF THE SHARED SOUTH LOT LINE (ONLY LOT LINE THAT IS SHARED WITH ANOTHER HOME). IN ORDER TO ENSURE THAT THIS PROPOSED SETBACK DOES NOT HAVE ~~ANY~~ ANY NEGATIVE IMPACT ON MY NEIGHBOR, WE HAVE PROPOSED TO ADD AREA DRAWS WITH UNDER-DRAIN PIPE UNDER THE SIDEYARD SWALK.

SOILS INFORMATION:

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
41B	Aquents, sandy, loamy, undulating	0.3	100.0%
Totals for Area of Interest		0.3	100.0%



OWNER:
CHENG LING
50301 STARLUTE RUN
NORTHVILLE, MI 48168

NOTE:
PROTECT ALL OFF SITE FEATURES ADJACENT TO PERMETER PROPERTY LINES. THESE INCLUDE BUT ARE NOT LIMITED TO LANDSCAPING, OVERHEAD UTILITIES, CONCRETE PAVEMENT, ELECTRICAL BOXES ETC. COORDINATE WITH ADJACENT LANDOWNERS AS REQUIRED DURING CONSTRUCTION.

SAND BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45' LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

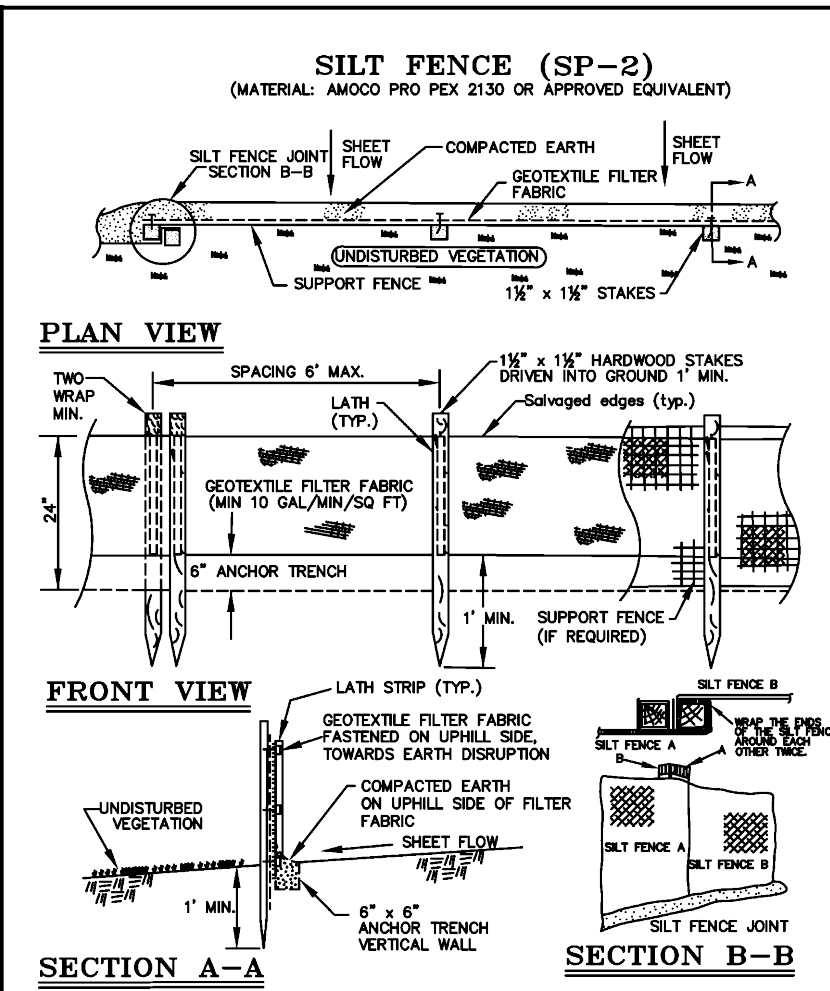
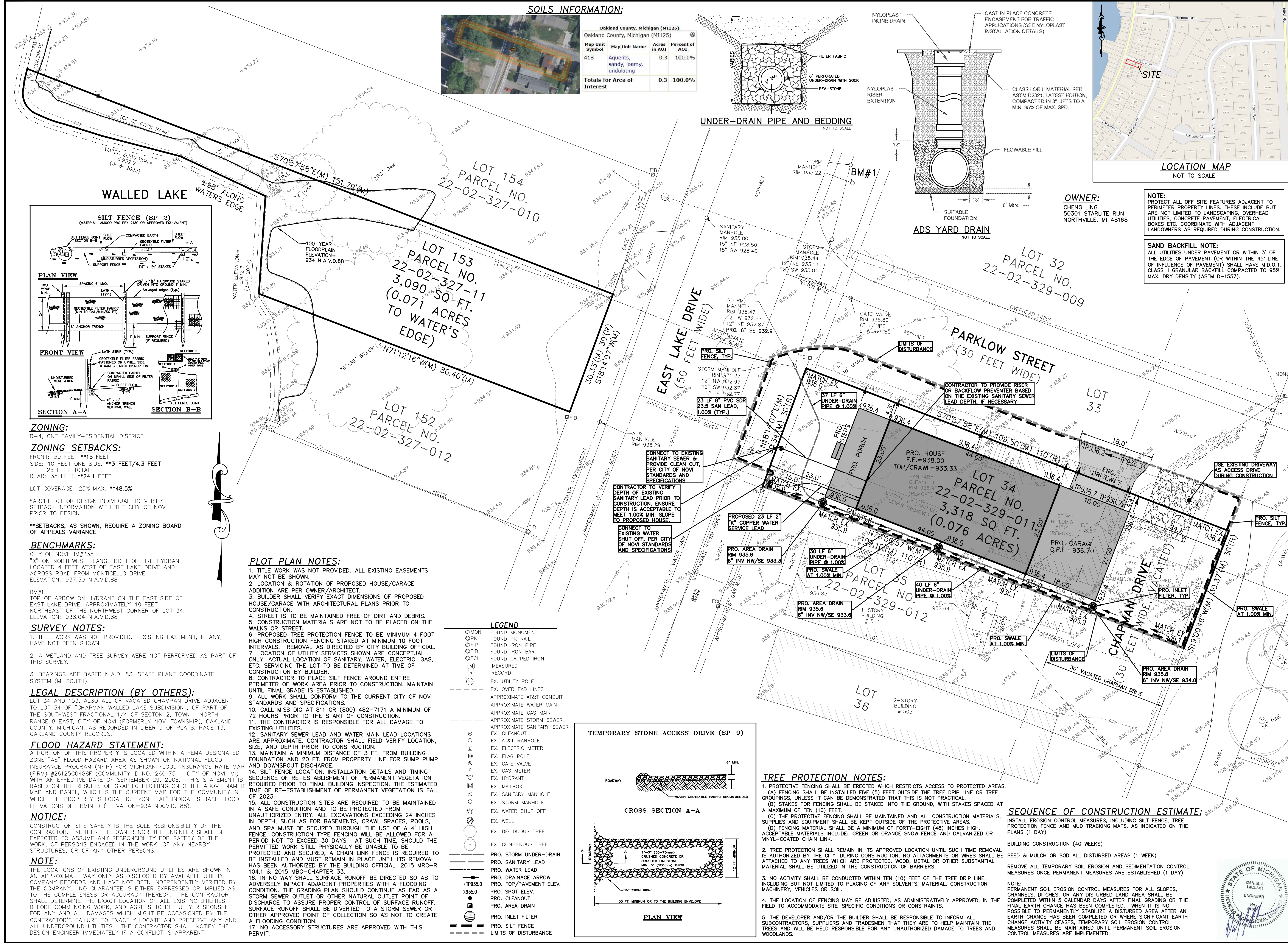
LOCATION MAP
NOT TO SCALE

GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

PLOT PLAN
CLIENT: CHENG LING
TOWNSHIP: 1 N.
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISED
DATE: 4-29-2022
DRAWN BY: CEH
CHECKED BY: JPP/DJL
SCALE: HORIZONTAL 1"=10 FT. VERTICAL 1"=4 FT.
1



ZONING:
R-4, ONE FAMILY-ESIDENTIAL DISTRICT

ZONING SETBACKS:
FRONT: 30 FEET ***15 FEET
SIDE: 15 FEET ONE SIDE, ***3 FEET/4.3 FEET
25 FEET TOTAL
REAR: 35 FEET ***24.1 FEET

LOT COVERAGE: 25% MAX. ***48.5%

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACK INFORMATION WITH THE CITY OF NOVI PRIOR TO DESIGN.

**SETBACKS, AS SHOWN, REQUIRE A ZONING BOARD OF APPEALS VARIANCE

BENCHMARKS:
CITY OF NOVI BM#235
"X" ON NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED 4 FEET WEST OF EAST LAKE DRIVE AND ACROSS ROAD FROM MONTICELLO DRIVE. ELEVATION: 937.30 N.A.V.D.88

SURVEY NOTES:
1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENT, IF ANY, HAVE NOT BEEN SHOWN.

2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

3. BEARINGS ARE BASED N.A.D. 83, STATE PLANE COORDINATE SYSTEM (MI SOUTH).

LEGAL DESCRIPTION (BY OTHERS):
LOT 34 AND 153, ALSO ALL OF VACATED CHAMPAN DRIVE ADJACENT TO LOT 34 OF "CHAMPAN WALLED LAKE SUBDIVISION", OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI (FORMERLY NOVI TOWNSHIP), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 9 OF PLATS, PAGE 13, OAKLAND COUNTY RECORDS.

FLOOD HAZARD STATEMENT:
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "AE" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0488F (COMMUNITY ID NO. 260175 - CITY OF NOVI, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "AE" INDICATES BASE FLOOD ELEVATIONS DETERMINED (ELEVATION=934 N.A.V.D. 88).

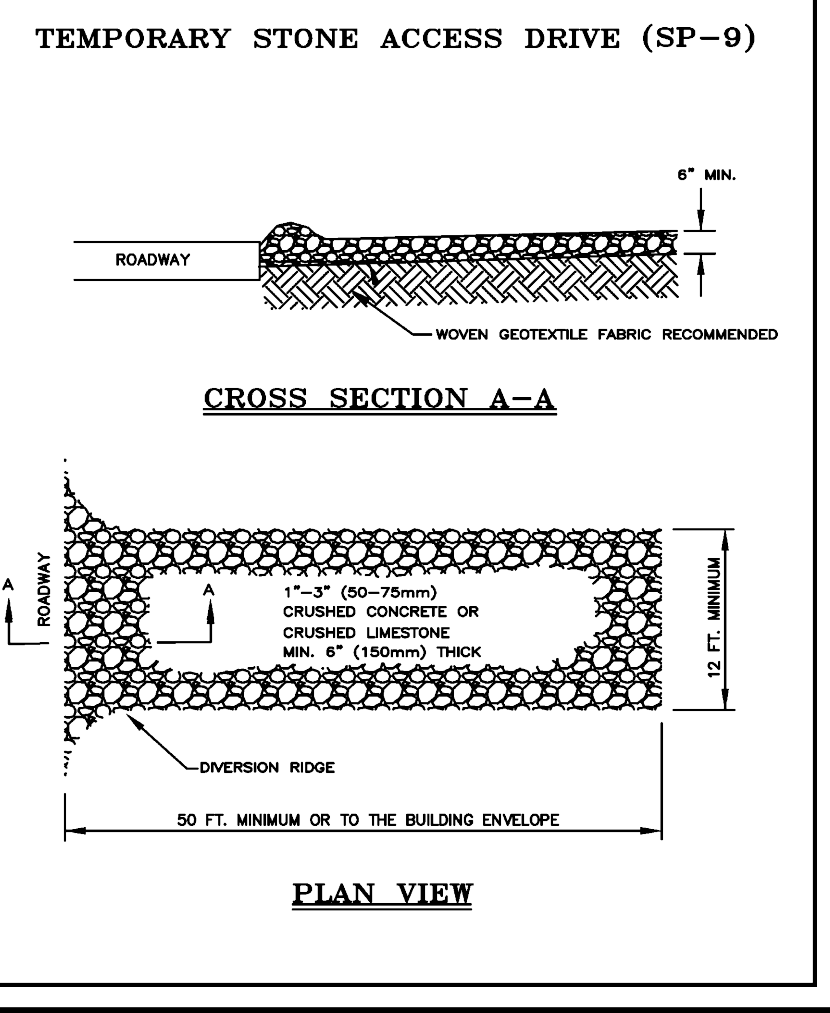
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

- PLOT PLAN NOTES:**
- TITLE WORK WAS NOT PROVIDED. ALL EXISTING EASEMENTS MAY NOT BE SHOWN.
 - LOCATION & ROTATION OF PROPOSED HOUSE/GARAGE ADDITION ARE PER OWNER/ARCHITECT.
 - BUILDER SHALL VERIFY EXACT DIMENSIONS OF PROPOSED HOUSE/GARAGE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - STREET IS TO BE MAINTAINED FREE OF DIRT AND DEBRIS.
 - CONSTRUCTION MATERIALS ARE NOT TO BE PLACED ON THE WALKS OR STREET.
 - PROPOSED TREE PROTECTION FENCE TO BE MINIMUM 4 FOOT HIGH CONSTRUCTION FENCING STAKED AT MINIMUM 10 FOOT INTERVALS. REMOVAL AS DIRECTED BY CITY BUILDING OFFICIAL.
 - LOCATION OF UTILITY SERVICES SHOWN ARE CONCEPTUAL ONLY. ACTUAL LOCATION OF SANITARY, WATER, ELECTRIC, GAS, ETC. SERVICING THE LOT TO BE DETERMINED AT TIME OF CONSTRUCTION BY BUILDER.
 - CONTRACTOR TO PLACE SILT FENCE AROUND ENTIRE PERIMETER OF WORK AREA PRIOR TO CONSTRUCTION. MAINTAIN UNTIL FINAL GRADE IS ESTABLISHED.
 - ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 - CALL MISS DIG AT 811 OR (800) 482-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 - SANITARY SEWER LEAD AND WATER MAIN LEAD LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LOCATION, SIZE, AND DEPTH PRIOR TO CONSTRUCTION.
 - MAINTAIN A MINIMUM DISTANCE OF 3 FT. FROM BUMP FOUNDATION AND 20 FT. FROM PROPERTY LINE FOR SUMP PUMP AND DOWNSPOUT DISCHARGE.
 - SILT FENCE LOCATION, INSTALLATION DETAILS AND TIMING SEQUENCE OF RE-ESTABLISHMENT OF PERMANENT VEGETATION REQUIRED PRIOR TO FINAL BUILDING INSPECTION. THE ESTIMATED TIME OF RE-ESTABLISHMENT OF PERMANENT VEGETATION IS FALL OF 2023.
 - ALL CONSTRUCTION SITES ARE REQUIRED TO BE MAINTAINED IN A SAFE CONDITION AND TO BE PROTECTED FROM UNAUTHORIZED ENTRY. ALL EXCAVATIONS EXCEEDING 24 INCHES IN DEPTH, SUCH AS FOR BASEMENTS, CRAWL SPACES, POOLS, AND SPA MUST BE SECURED THROUGH THE USE OF A 4' HIGH FENCE. CONSTRUCTION TYPE FENCING WILL BE ALLOWED FOR A PERIOD NOT TO EXCEED 30 DAYS. AT SUCH TIME, SHOULD THE PERMITTED WORK STILL PHYSICALLY BE UNABLE TO BE PROTECTED AND SECURED, A CHAIN LINK FENCE IS REQUIRED TO BE INSTALLED AND MUST REMAIN IN PLACE UNTIL ITS REMOVAL HAS BEEN AUTHORIZED BY THE BUILDING OFFICIAL. 2015 MRC-R 104.1 & 2015 MRC-CHAPTER 33.
 - IN NO WAY SHALL SURFACE RUNOFF BE DIRECTED SO AS TO ADVERSELY IMPACT ADJACENT PROPERTIES WITH A FLOODING CONDITION. THE GRADING PLAN SHOULD CONTINUE AS FAR AS A STORM SEWER OUTLET OR OTHER NATURAL OUTLET POINT OF DISCHARGE TO ASSURE PROPER CONTROL OF SURFACE RUNOFF. SURFACE RUNOFF SHALL BE DIVERTED TO A STORM SEWER OR OTHER APPROVED POINT OF COLLECTION SO AS NOT TO CREATE A FLOODING CONDITION.
 - NO ACCESSORY STRUCTURES ARE APPROVED WITH THIS PERMIT.

LEGEND

○	FOUND MONUMENT
○PK	FOUND PK NAIL
○FIP	FOUND IRON PIPE
○FIB	FOUND IRON BAR
○FCI	FOUND CAPPED IRON
(M)	MEASURED
(R)	RECORD
—	EX. UTILITY POLE
—	EX. OVERHEAD LINES
---	APPROXIMATE AT&T CONDUIT
---	APPROXIMATE WATER MAIN
---	APPROXIMATE GAS MAIN
---	APPROXIMATE STORM SEWER
---	APPROXIMATE SANITARY SEWER
○	EX. CLEANOUT
○	EX. AT&T MANHOLE
○	EX. ELECTRIC METER
○	EX. FLAG POLE
○	EX. GATE VALVE
○	EX. GAS METER
○	EX. HYDRANT
○	EX. MAILBOX
○	EX. SANITARY MANHOLE
○	EX. STORM MANHOLE
○	EX. WATER SHUT OFF
○	EX. WELL
○	EX. DECIDUOUS TREE
○	EX. CONIFEROUS TREE
---	PRO. STORM UNDER-DRAIN
---	PRO. SANITARY LEAD
---	PRO. WATER LEAD
---	PRO. DRAINAGE ARROW
---	PRO. TOP/PAVEMENT ELEV.
---	PRO. SPOT ELEV.
---	PRO. CLEANOUT
---	PRO. AREA DRAIN
---	PRO. INLET FILTER
---	PRO. SILT FENCE
---	LIMITS OF DISTURBANCE



TREE PROTECTION NOTES:

- PROTECTIVE FENCING SHALL BE ERECTED WHICH RESTRICTS ACCESS TO PROTECTED AREAS.
 - (A) FENCING SHALL BE INSTALLED FIVE (5) FEET OUTSIDE THE TREE DRIP LINE OR TREE GROUPINGS, UNLESS IT CAN BE DEMONSTRATED THAT THIS IS NOT PRACTICAL.
 - (B) STAKES FOR FENCING SHALL BE STAKED INTO THE GROUND, WITH STAKES SPACED AT A MAXIMUM OF TEN (10) FEET.
 - (C) THE PROTECTIVE FENCING SHALL BE MAINTAINED AND ALL CONSTRUCTION MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE KEPT OUTSIDE OF THE PROTECTIVE AREAS.
 - (D) FENCING MATERIAL SHALL BE A MINIMUM OF FORTY-EIGHT (48) INCHES HIGH. ACCEPTABLE MATERIALS INCLUDE: GREEN OR ORANGE SNOW FENCE AND GALVANIZED OR VINYL-COATED CHAIN LINK.
- TREE PROTECTION SHALL REMAIN IN ITS APPROVED LOCATION UNTIL SUCH TIME REMOVAL IS AUTHORIZED BY THE CITY. DURING CONSTRUCTION, NO ATTACHMENTS OR WIRES SHALL BE ATTACHED TO ANY TREES WHICH ARE PROTECTED. WOOD, METAL OR OTHER SUBSTANTIAL MATERIAL SHALL BE UTILIZED IN THE CONSTRUCTION OF BARRIERS.
- NO ACTIVITY SHALL BE CONDUCTED WITHIN TEN (10) FEET OF THE TREE DRIP LINE, INCLUDING BUT NOT LIMITED TO PLACING OF ANY SOLVENTS, MATERIAL, CONSTRUCTION MACHINERY, VEHICLES OR SOIL.
- THE LOCATION OF FENCING MAY BE ADJUSTED, AS ADMINISTRATIVELY APPROVED, IN THE FIELD TO ACCOMMODATE SITE-SPECIFIC CONDITIONS OR CONSTRAINTS.
- THE DEVELOPER AND/OR THE BUILDER SHALL BE RESPONSIBLE TO INFORM ALL SUBCONTRACTORS, SUPPLIERS AND TRADESMEN THAT THEY ARE TO HELP MAINTAIN THE TREES AND WILL BE HELD RESPONSIBLE FOR ANY UNAUTHORIZED DAMAGE TO TREES AND UNDERLANDS.

SEQUENCE OF CONSTRUCTION ESTIMATE:

INSTALL EROSION CONTROL MEASURES, INCLUDING SILT FENCE, TREE PROTECTION FENCE AND MUD TRACKING MATS, AS INDICATED ON THE PLANS (1 DAY)

BUILDING CONSTRUCTION (40 WEEKS)

SEED & MULCH OR SOD ALL DISTURBED AREAS (1 WEEK)

REMOVE ALL TEMPORARY SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PERMANENT MEASURES ARE ESTABLISHED (1 DAY)

NOTE:
PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINI EARTH CHARGE HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER AN EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES, TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.



TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

1501 East Lake Drive, Parcel # 50-22-02-329-011 (PZ22-0022)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

(PLEASE PRINT CLEARLY)

Name: MARGARET RAPNICKI

Address: 1513 EAST LAKE DR

Date: 5-21-22

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.