



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

Case No. PZ14-0033

Location: 44480 W. 11 Mile Road

Zoning District: R-4, One-Family Residential District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of a new one-story living area addition with a reduced front setback of 25.5 ft. and a reduced aggregate side setback of 22.65 ft. The property is located east of Taft Road on the north side of 11 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within an R-4 zoning district have a minimum front setback of 30 ft., and a minimum aggregate side setback of 25 ft.

City of Novi Staff Comments:

The applicant is proposing construction of a one-story living area addition to the west side and front yards of the home to an existing single family residence. The proposed addition would extend 4.5 ft. into the required front yard setback and would reduce the aggregate side yard setback on the west side to 22.65 ft. Staff supports the consideration of the variances provided substantial justice can be served for adjacent property owners.

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.
- The need is not self-created.
- 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.
- 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.
- 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.



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

cityofnovi.org
 ZBA Case No.

For Official Use Only

P214-0033

ZBA meeting date

Aug 12

Check# _____ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name GLENN KLOCKE Date 7/2/2014

Company (if applicable) _____

Address* 44480 W. 11 MILE RD. City NOVI

State MI Zip code 48375 *Where all case correspondence is to be mailed

Applicant's E-mail address GKLOCKE@FIBERCLASS-SWG.COM

Phone number 248-921-3260 Fax number 248-719-7296

Request is for:

- Residential Vacant property Commercial Signage

Address of subject ZBA case 44480 W. 11 MILE RD. Zip code 48375

Cross roads of property 11 MILE & LANNYS

Sidwell number 50-22- 15-377-008 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one) MH I-1 I-2 R-A R-1 R-2 R-3 R-4 RM-1 RM-2 TC TC-1 Other

Property owner name (if other than applicant) _____

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- | | | | | |
|----|---------|-------------|--------------------|---|
| 1. | Section | <u>2400</u> | Variance requested | <u>FROM 30' TO 25.5' (INCLUDES BAY)</u>
<u>REDUCTION OF ACUTE SIDE SETBACK</u>
<u>FROM 25' TO 22.5'</u> |
| 2. | Section | <u>2400</u> | Variance requested | |
| 3. | Section | _____ | Variance requested | |
| 4. | Section | _____ | Variance requested | |

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

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- Dimensions necessary to show compliance with the regulations of this Ordinance.

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

AS A RESULT OF A FIRE AT THE HOME WE
WOULD LIKE TO ENLARGE THE BEDROOMS TO MAKE

THOM BARNICK FREE, TO TAKE CARE OF MY WIFE'S
OLDER PARENTS IN THE FUTURE, AND ADD DEPTH
AND CURB APPEAL TO THE HOME. THE EXISTING
BEDROOMS ARE IN THIS AREA.

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:

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

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.

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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.

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
 Accessory building Use Signage Other

[Signature]

Applicants Signature

7/2/2014

Date

[Signature]

Property Owners Signature

7/2/2014

Date

DECISION ON APPEAL

_____ Granted

_____ Denied

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

Chairperson, Zoning Board of Appeals

Date

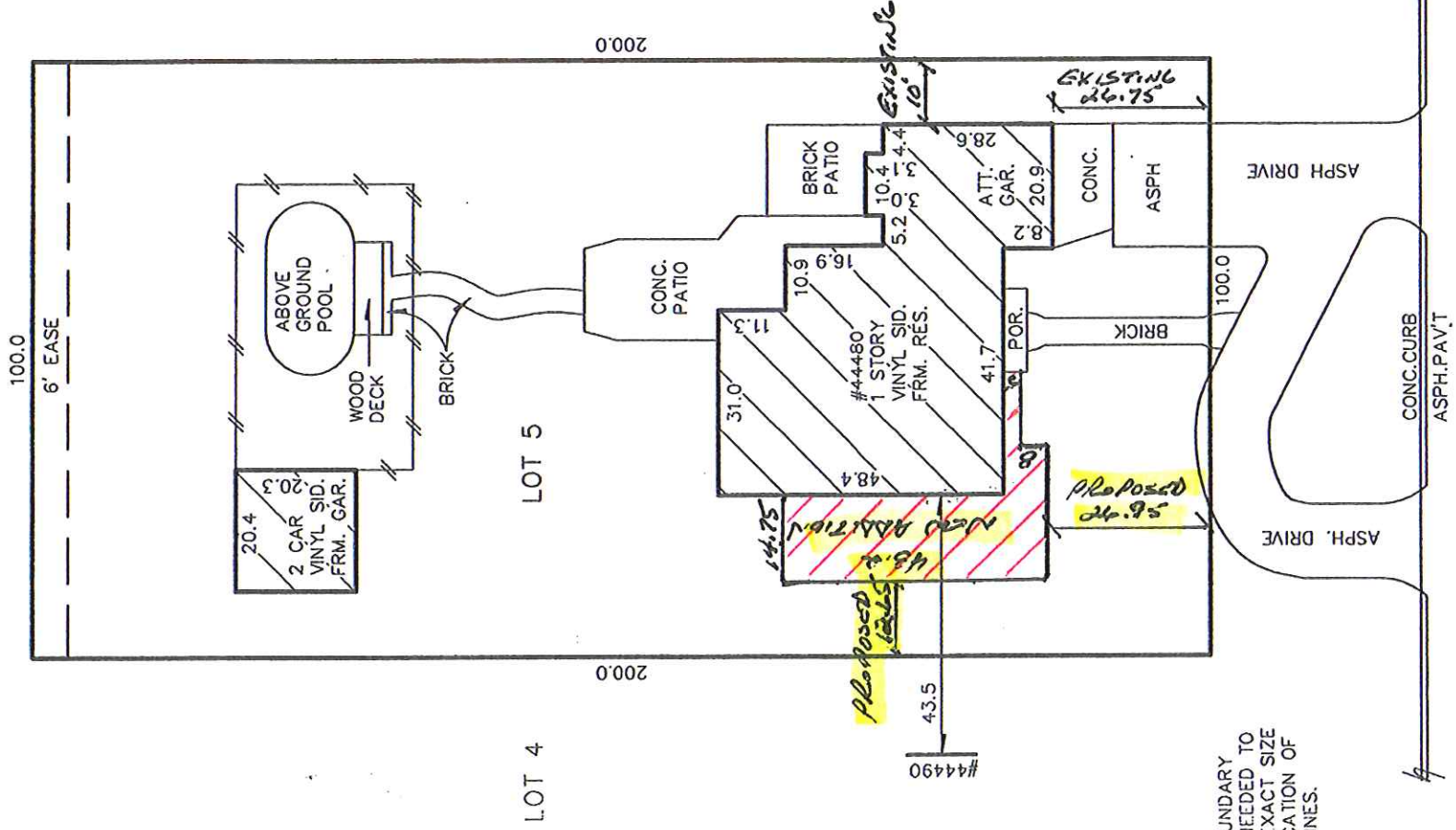
MORTGAGE SURVEY

Certified to: KIM AND GLEN KLOCKE

Applicant: KIM AND GLEN KLOCKE

Property Description:

Lot 5; MARY'S ORCHARD SUBDIVISION, of part of the S.W. 1/4 of Sec. 15, T.1 N., R.8 E., Novi Township, (now City of Novi), Oakland County, Michigan, as recorded in Liber 70 of Plats, Page 26 of Oakland County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

11 MILE ROAD 120' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

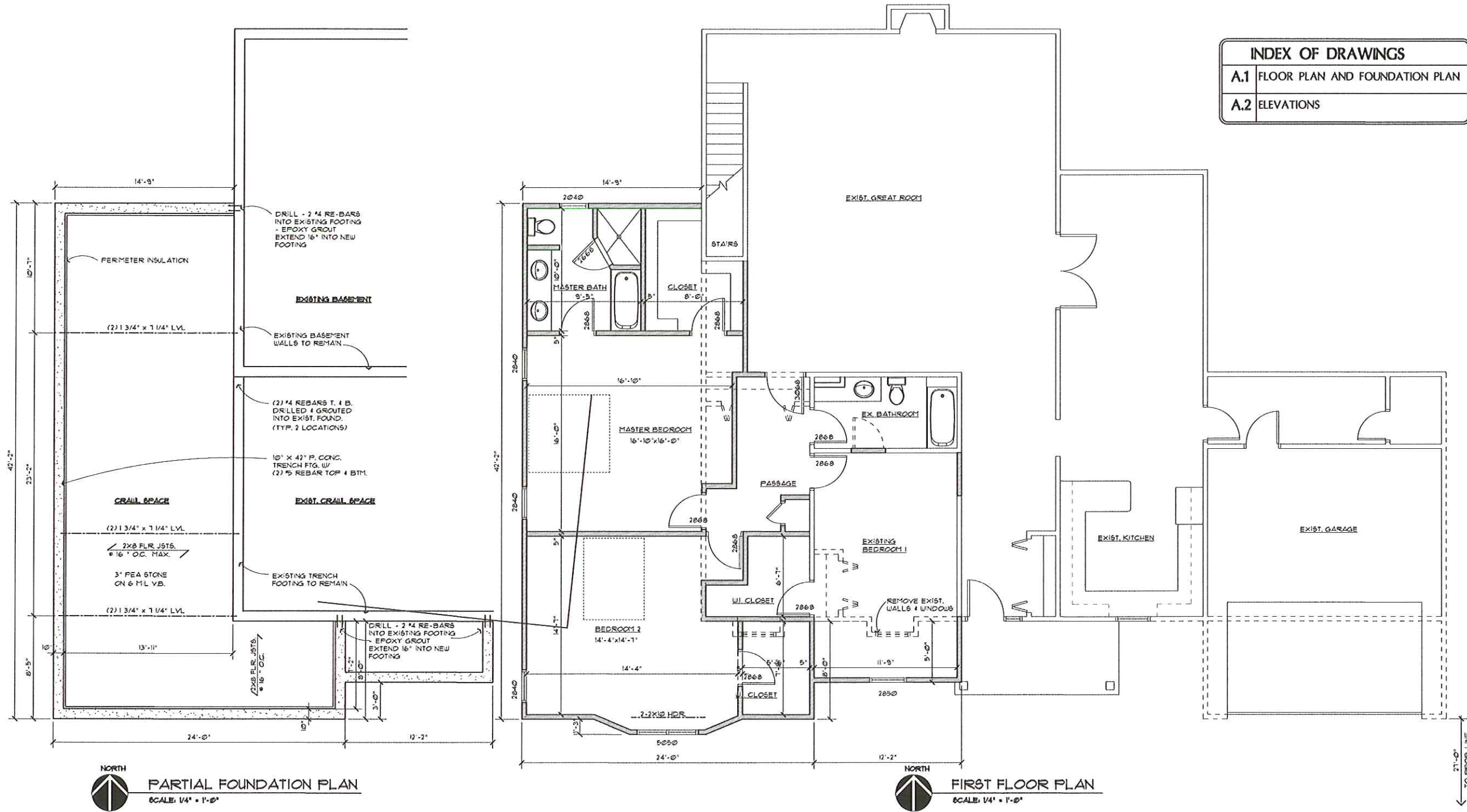
Anthony J. Sycko, Jr.

JOB NO: 14-01731 SCALE: 1"=30'
DATE: 05/16/14 DR BY: M.L.

KEM-TEC Professional Engineers & Surveyors
 Eastpointe Detroit Ann Arbor Grand Blanc
 (800) 295.7222 (313) 758.0677 (734) 994.0888 (888) 884.0001
 FAX: (586) 772.4048 FAX: (586) 772.4048 FAX: (734) 994.0667 FAX: (810) 694.9955
www.kemtecsurvey.com

KLOCKE RESIDENCE - ADDITION

44480 11 MILE ROAD, NOVI, MI 48375



INDEX OF DRAWINGS	
A.1	FLOOR PLAN AND FOUNDATION PLAN
A.2	ELEVATIONS

PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LOCATION MAP
SCALE: NTS

CONTACT:
GLEN KLOCKE
(248) 921-3260

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STEMPIEN ASSOCIATES
NOVI, MI 48375

PROJECT
KLOCKE RESIDENCE ADDITION
44480 11 MILE ROAD
NOVI, MI 48375

SUBJECT
**FLOOR PLAN
FOUNDATION PLAN**

ARCHITECTS
CHESTER STEMPIEN ASSOCIATES • AIA
2905 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076
(248) 357-2445 FAX (248) 369-2836

ISSUED:
07-01-2014

DRAWN VS
CHECKED C.R.B.
APPROVED C.R.B.
BDS
CCH/HT

DO NOT SCALE
PRINTS - USE
FOR PFD
CONSTRUCTION ONLY

JOB NO.
24010

SHEET
A.1

KLOCKE RESIDENCE

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 CHESTER STEPIEN ASSOC.

PROJECT
KLOCKE RESIDENCE ADDITION
 44480 TI MILE ROAD
 NOVI, MI 48375

SUBJECT
ELEVATIONS

ARCHITECTS
CHESTER STEPIEN ASSOCIATES • AIA
 26895 GREENFIELD ROAD SOUTHFIELD, MICHIGAN 48076
 (248) 337-2345 FAX (248) 357-2336



ISSUED:
06-10-2014

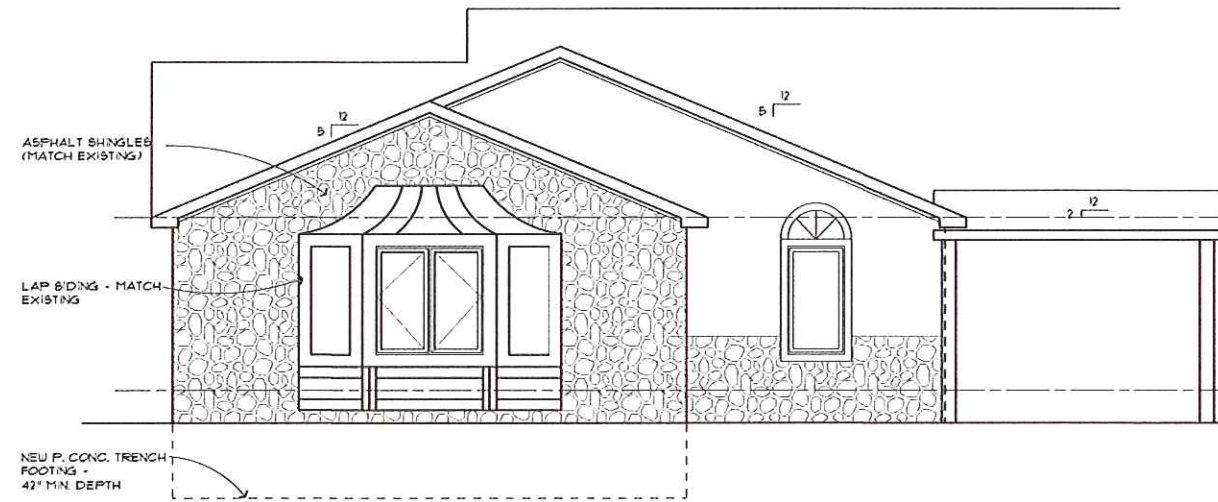
DRAWN V/S
 CHECKED C.R.S.
 APPROVED C.R.S.
 SDS
 CCR/STW

DO NOT SCALE
 PRINTED - USE
 DIMENSIONS ONLY

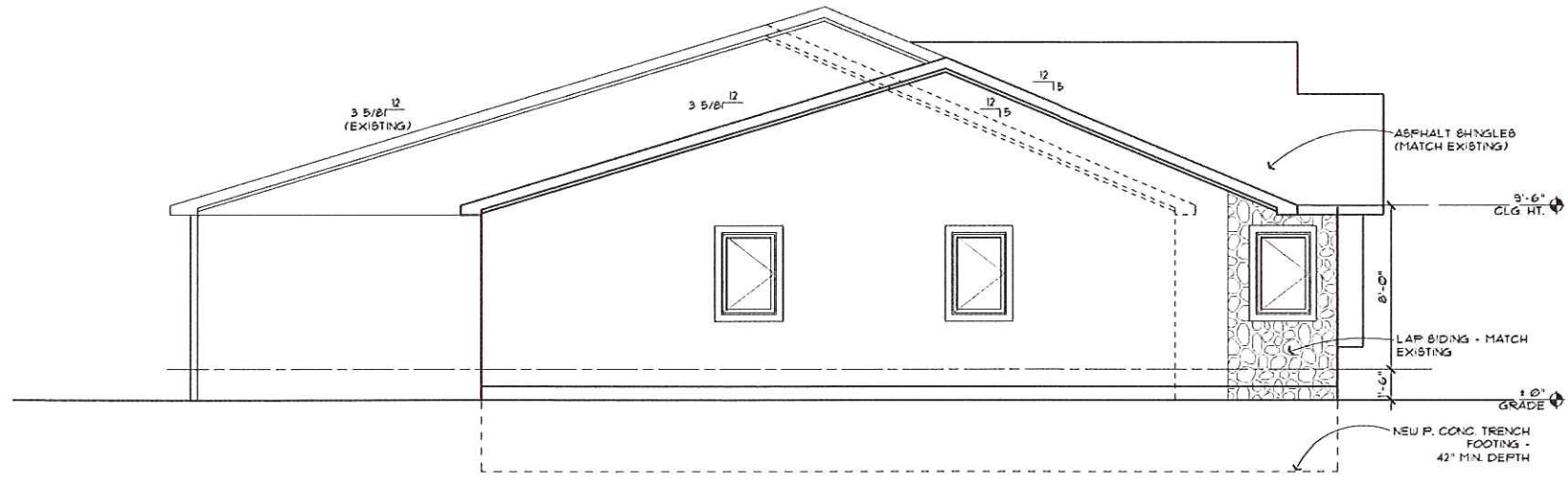
JOB NO.
24010

SHEET
A.2

KLOCKE RESIDENCE



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"