



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

MEETING DATE: July 9, 2024

REGARDING: 24099 Heathergreene Court # 50-22-25-202-004 (PZ24-0028)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Alan Wall

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: south of Ten Mile Road, west of Haggerty Road

Parcel #: 50-22-25-202-004

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1.E.i for an increase in garage square foot coverage to 975 sq. ft. (850 sq. ft. maximum, variance of 125 sq. ft.) This variance would accommodate a garage addition.

II. STAFF COMMENTS:

The applicant is requiring a variance to allow construction of a garage addition at the rear of an existing residence. The addition would comply with all setbacks but exceed the allowable maximum for accessory use.

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. **PZ24-0028**, 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 is 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. **PZ24-0028**, 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.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

MAY 22 2024

**CITY OF NOVI
 COMMUNITY DEVELOPMENT**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$220.00	
PROJECT NAME / SUBDIVISION Garage addition				Meeting Date: 7-9-24	
ADDRESS 24099 Heathergreene		LOT/SIUTE/SPACE # 3		ZBA Case #: PZ 24-0028	
SIDWELL # 50-22- 25 - 202 - 004		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY 10 Mile and Cranbrooke					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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 alan-wall@sbcglobal.net		CELL PHONE NO. 248 520 6049	
NAME Alan Wall		TELEPHONE NO. 248 476 6925			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS 24099 Heathergreene		CITY Novi		STATE MI	ZIP CODE 48375
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>4.19(E)i</u>		Variance requested <u>975 sq ft (850 sq ft allowed, variance of 125 sq ft)</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) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
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

Applicant Signature *Alan M. Wall*

Date *9/25/24*

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 *Alan M. Wall*

Date *9/25/24*

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



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 Applicable If applicable, describe below:

The rear of the lot, where the garage addition is proposed, is a regular shape and doesn't present any restriction on the proposed garage addition. The proposal meets all setback requirements.

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:

The site is relatively flat and there are no utilities running through the area of the proposed garage. The proposed addition attaches to the existing house and may require one bedroom window to be reduced in height by a few inches, but it will still meet egress code requirements (5.6 sq ft). The garage wall will run under the existing chimney, and the chimney will become part of the garage walls. +

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:

The proposed garage addition meets all setback requirements and does not restrict access to adjacent property or overshadow adjacent property.

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).

The proposed garage addition is to provide parking space, and provide space to work on my own vehicles and to do other hobby projects.

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.

The proposed garage addition is contained within the dimensional requirements except for allowable garage area. The requested area is above to allowable area to provide enough space to comfortably work on vehicles or other projects in the new area while having 'daily driver' vehicles parked in the existing garage.

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 requested area is above to allowable area to provide enough space to comfortably work on vehicles or other projects in the new area while having 'daily driver' vehicles parked in the existing garage.

The view of the side of the garage from the neighbors across Cranbrooke would not change substantially with the granting of the variance (the length of the garage would change by just over one foot).

The property is not directly overlooked from the rear and there is a series of trees shielding the view of the garage from the front of the neighbors lot, and they have a 6' fence at the back of their property. See pics.

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.

The proposed addition is a single story and does not overlook any of the neighbors properties. It meets all setback requirements and thus is not close to a neighbors property line.

The roof and siding will match the existing property.

VIEW OF THE SIDE OF THE PROPERTY FROM CRANBROOKE



VIEW OF REAR FROM CRAWBROOKE



VIEW OF BACK OF THE PROPERTY FROM STREET BY NEIGHBORS DRIVEWAY



VIEW OF THE FENCE AT THE REAR OF THE NEIGHBORS PROPERTY



VIEW FROM WEST SIDE NEIGHBORS PROPERTY





GARAGE SPACE ADDITION

NOV1, MICHIGAN 48375 USA

CONSTRUCTION DRAWING

DRAWING RELEASE / APPROVALS

DATE: 21 JUN 2024
APPROVED APPROVER: E.J. RETTMANN

REVISIONS

NO. DATE DESCRIPTION

CLIENT INFORMATION

NAME:

4, ANK CATHERINE W.C.
1, VODHEADER WILSON
1039, MICHIGAN 48375

SCALE: 1/8" = 1'-0"

DRAWN BY: E.J. RETTMANN

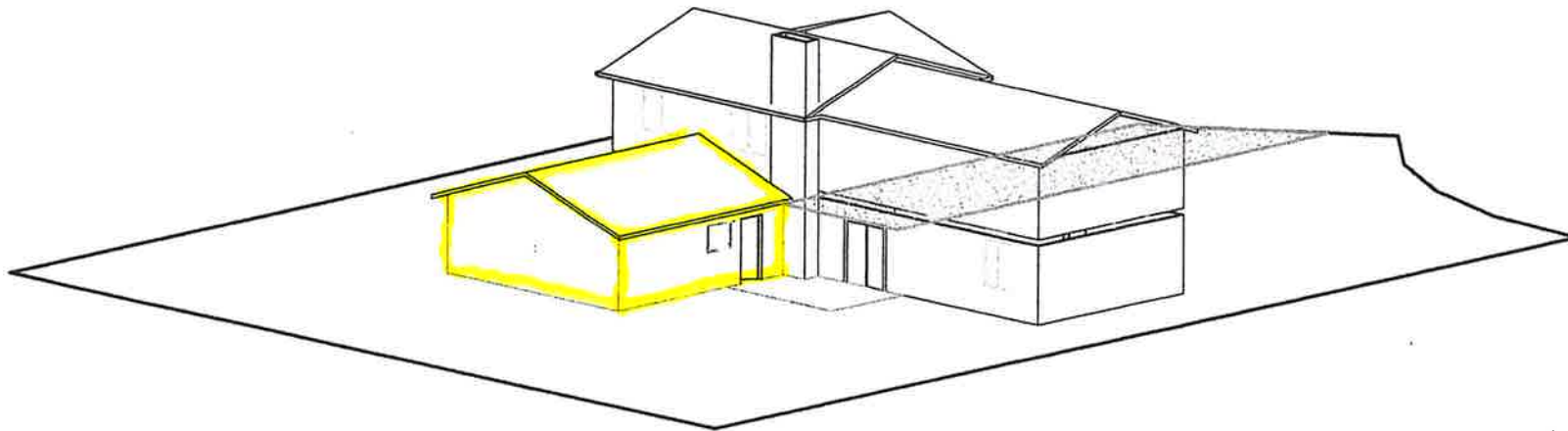
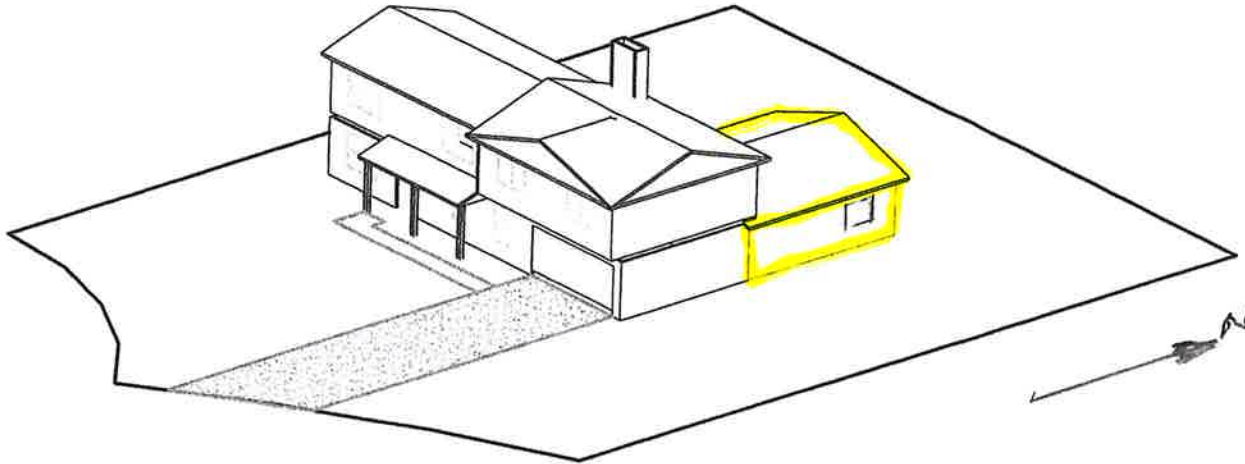
SITE PLAN
GARAGE ADDITION
PROPOSAL C

PROJECT NO: 2024-04

ISSUANCE DATE: 21 JUN 2024

SHEET NO:

A1.40

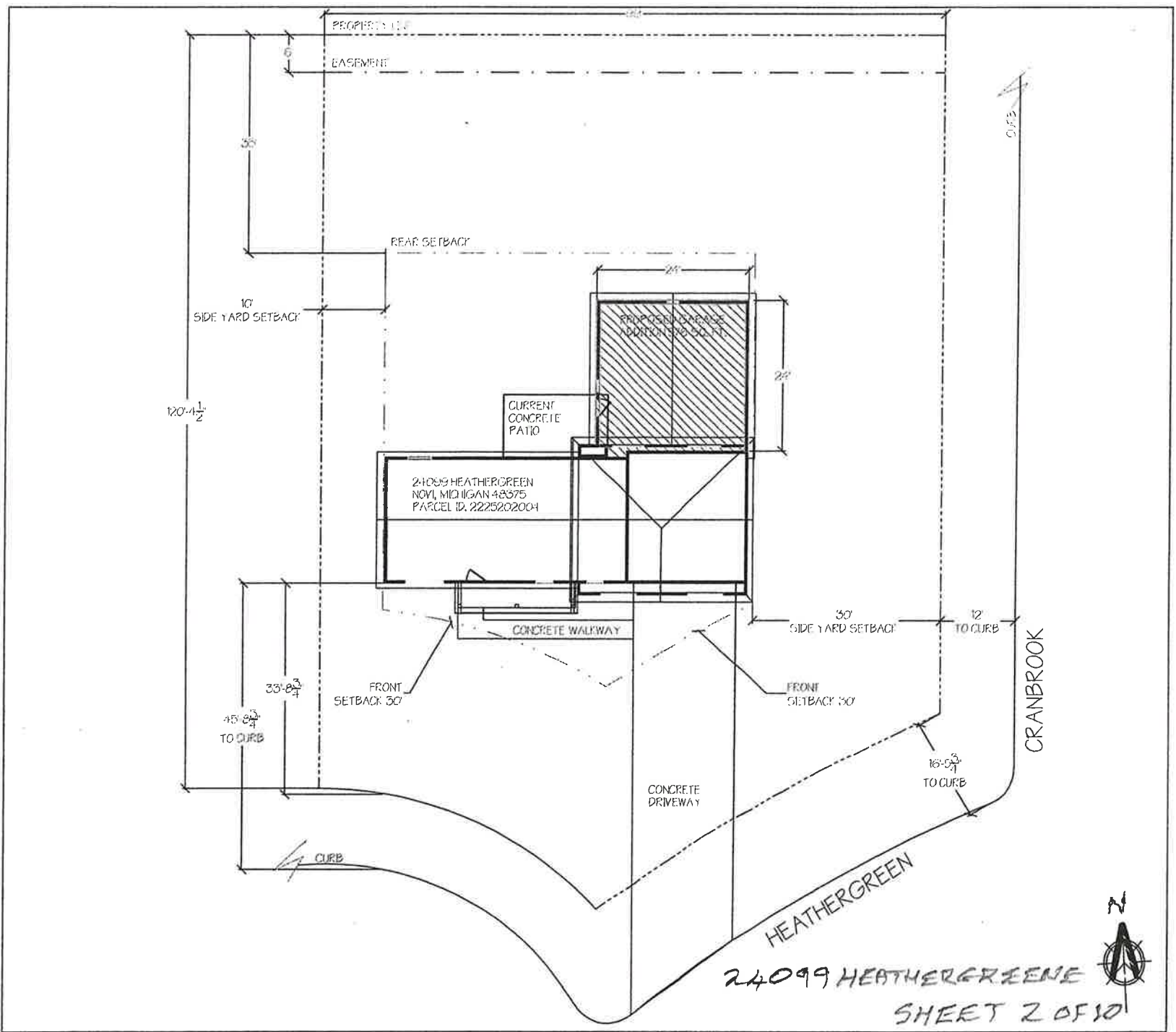


24099 HEATHERGREENE
SHEET 1 OF 10

FILE: 24099HEATHERGREENE\A1.40

12 11 10 9 8 7 6 5 4 3 2 1

H
G
F
E
D
C
B
A



Rettmann
PL 197

WALL FAMILY GARAGE ADDITION
24099 HEATHERGREEN NOV, MICHIGAN 48375 USA
PROPOSED GARAGE ADDITION

DRAWING RELEASE / APPROVALS
DATE: 02/16/2024 AUTHORIZED APPROVER: K.J. RETTMANN

REVISIONS		
NO.	DATE	DESCRIPTION

CLIENT INFORMATION
Alan & Catherine Wall
24099 Heathergreen
NOV, MI 48375

SCALE: AS SHOWN
DRAWN BY: K.J. RETTMANN

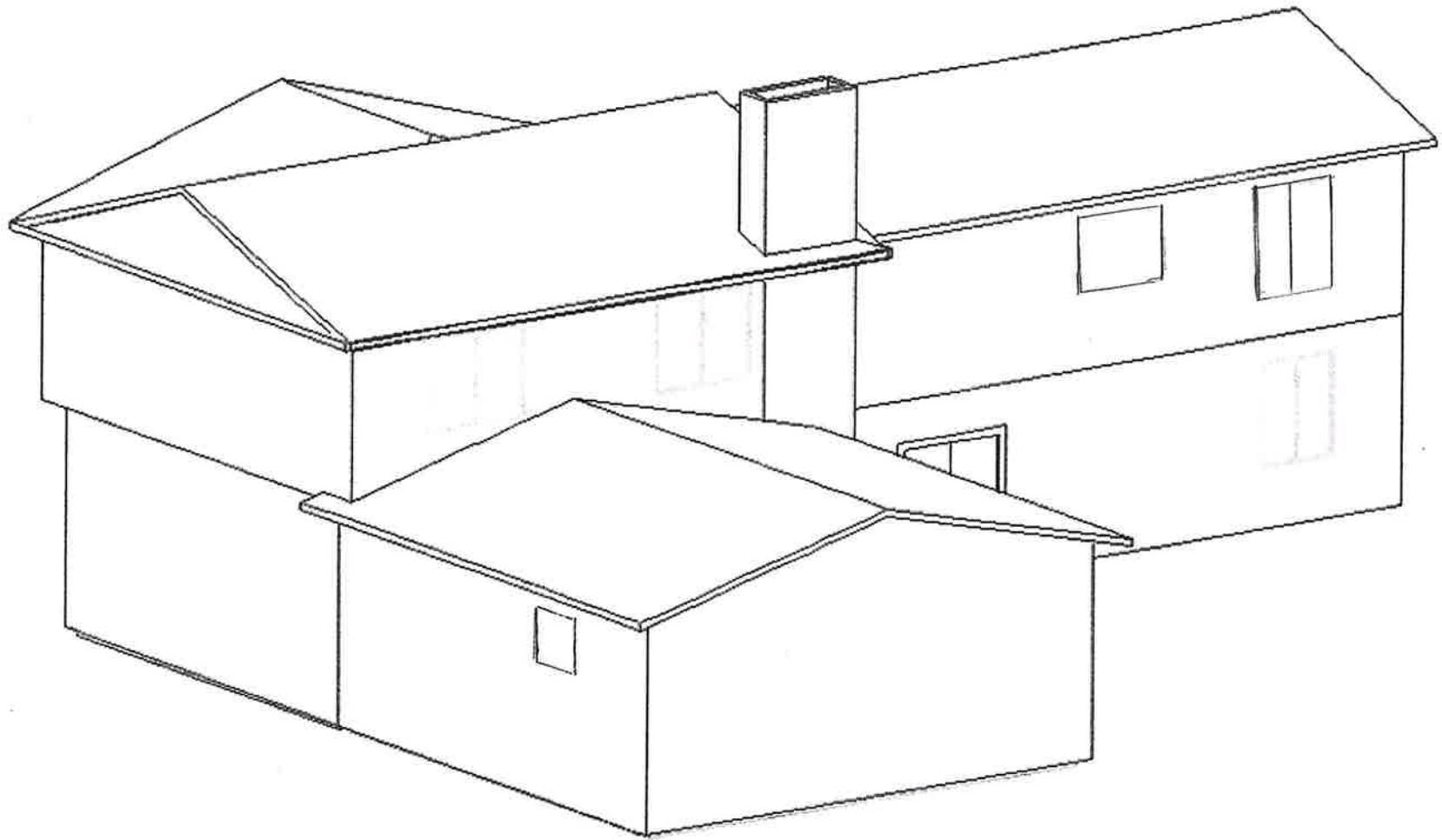
PROPOSED SITE PLAN

PROJECT NO: 031822-4
DRAWING DATE: 02/16/2024
SHEET NO:

A 1.01

24099 HEATHERGREEN
SHEET 2 OF 10





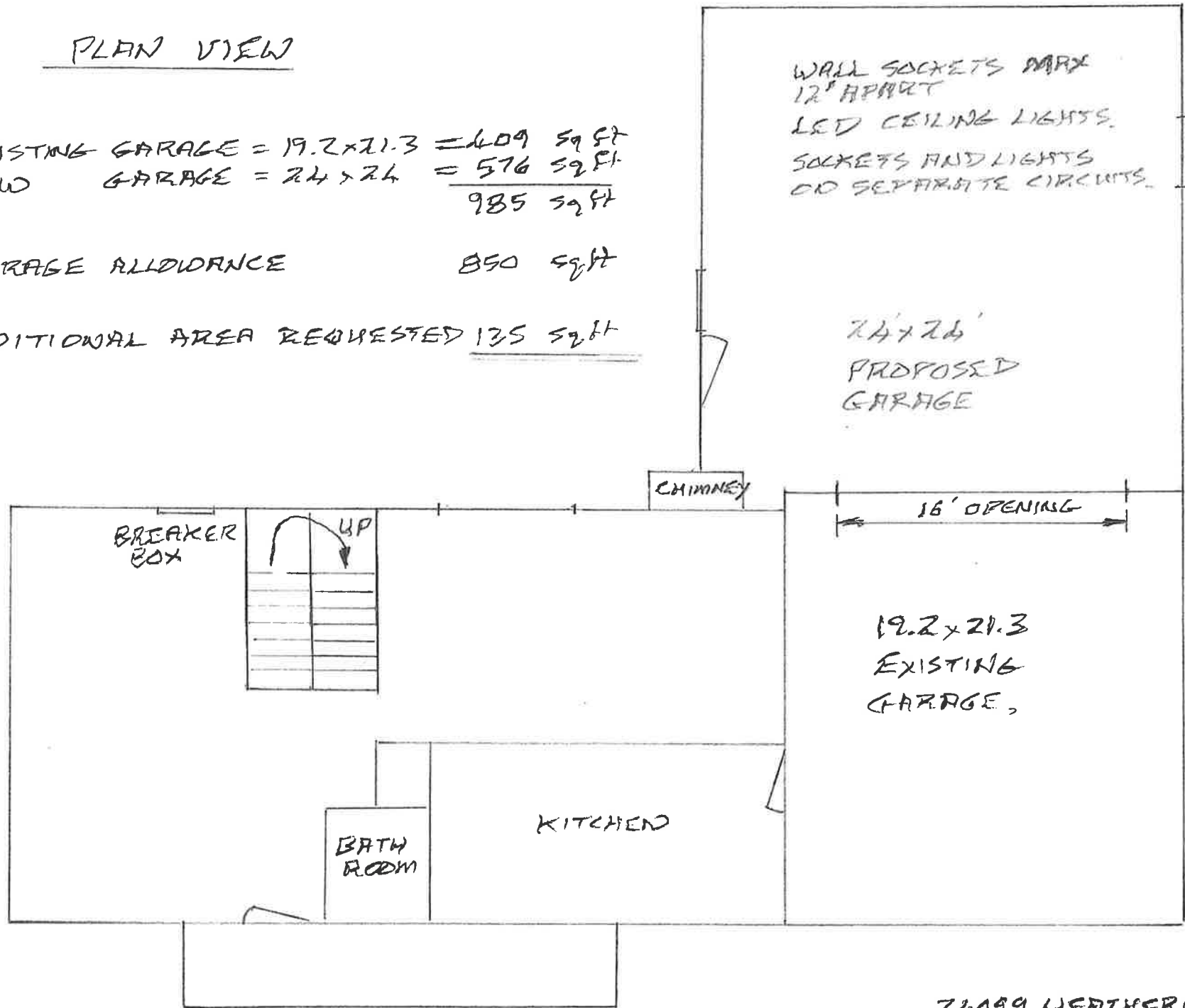
24099 HEATHERGREENE
SHEET 3 OF 10

PLAN VIEW

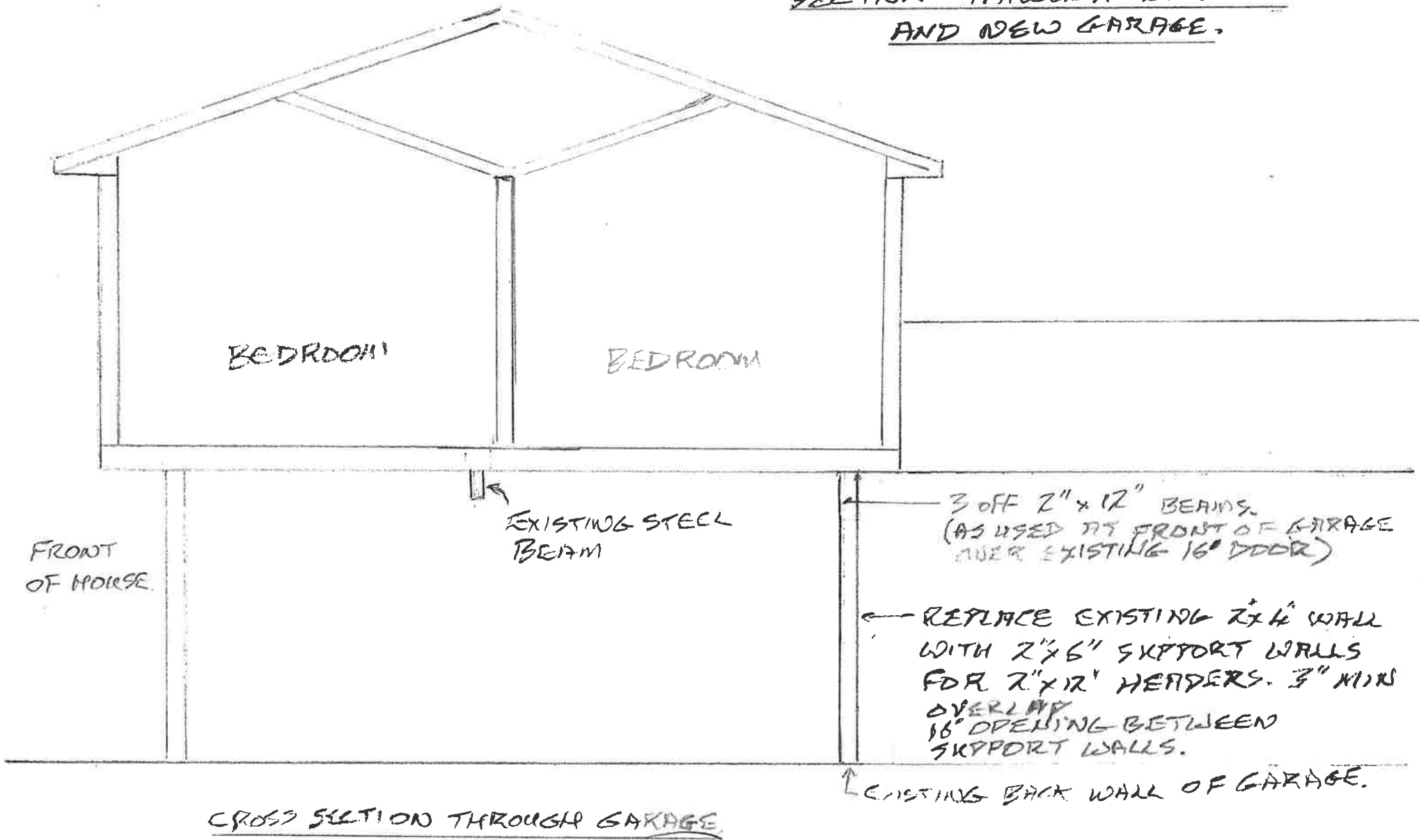
EXISTING GARAGE = $19.2 \times 21.3 = 409$ sq ft
 NEW GARAGE = $24 \times 24 = 576$ sq ft
985 sq ft

GARAGE ALLOWANCE 850 sq ft

ADDITIONAL AREA REQUESTED 135 sq ft

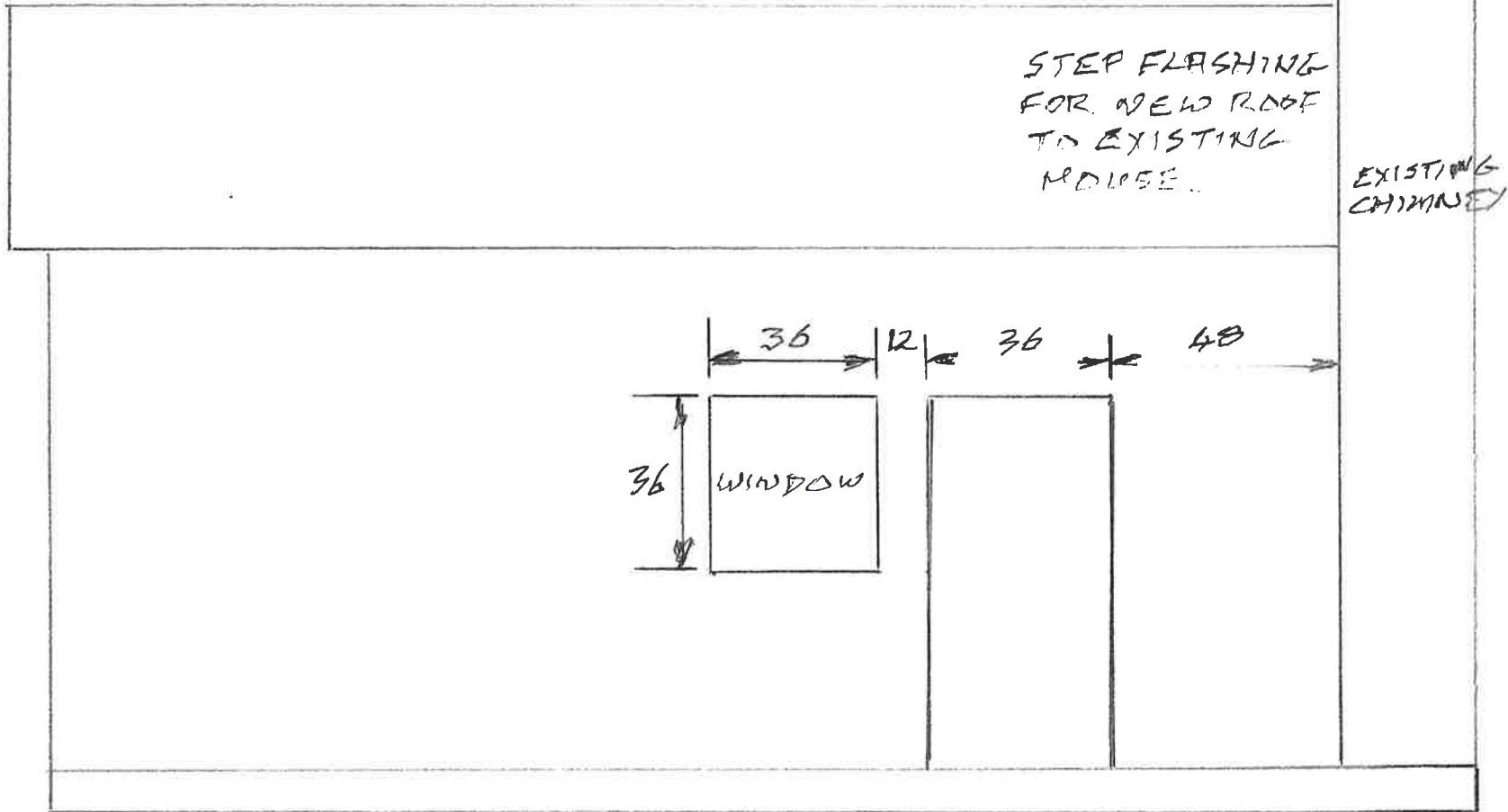


SECTION THROUGH EXISTING
AND NEW GARAGE.



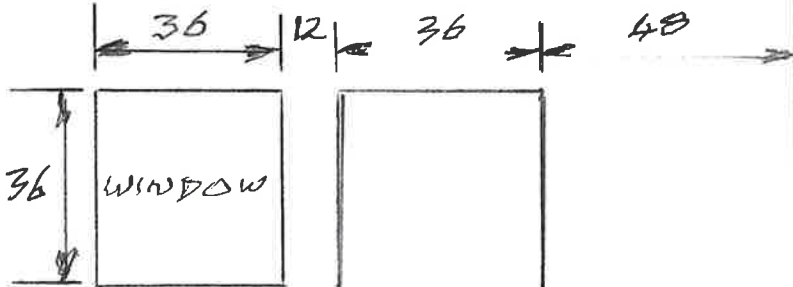
CROSS SECTION THROUGH GARAGE.

VIEW ON THE SIDE OF THE GARAGE
(WEST SIDE)



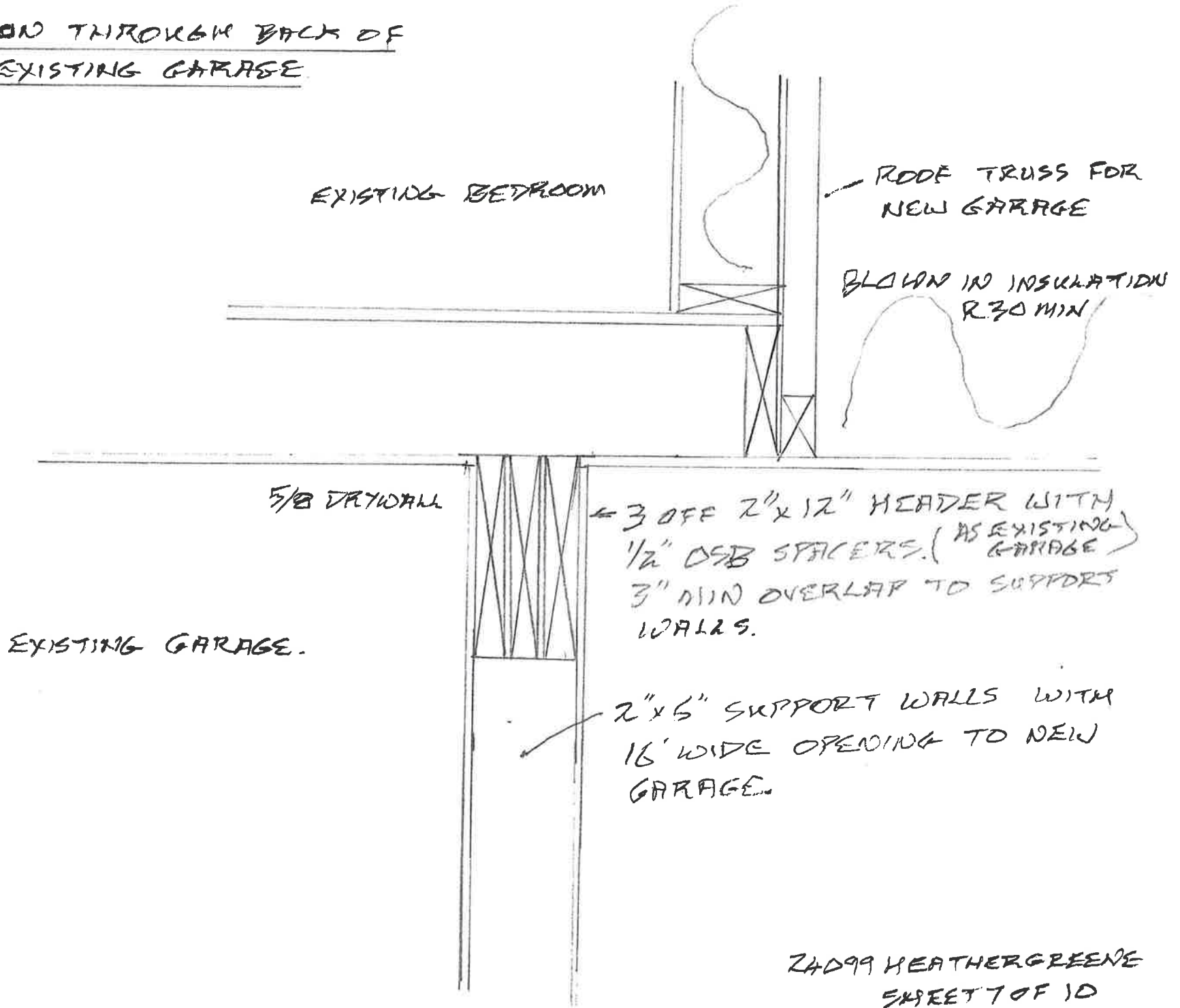
STEP FLASHING
FOR NEW ROOF
TO EXISTING
HOUSE.

EXISTING
CHIMNEY



FOUNDATION EXTENDS
UNDER EXISTING
CHIMNEY.

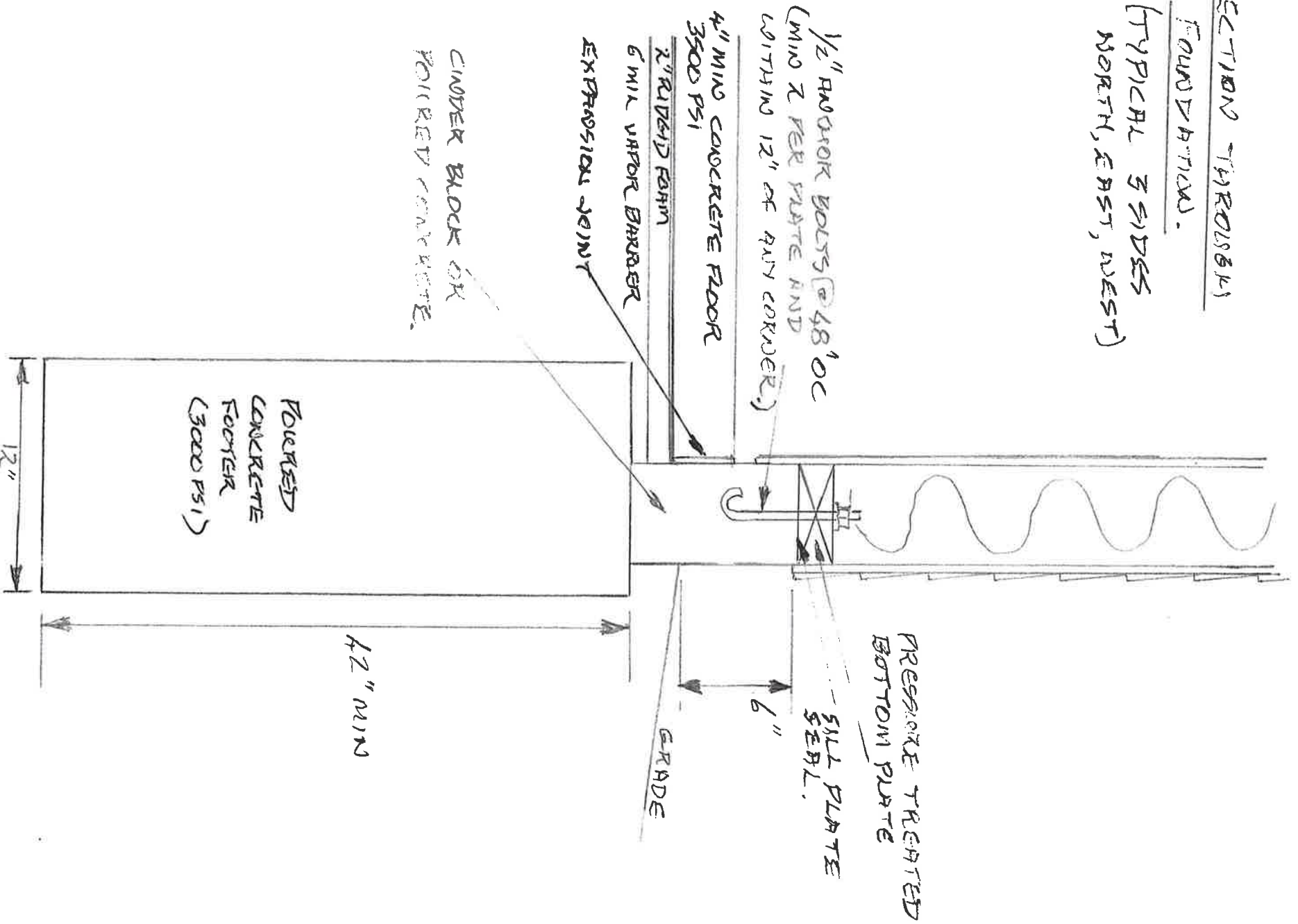
SECTION THROUGH BACK OF
EXISTING GARAGE.

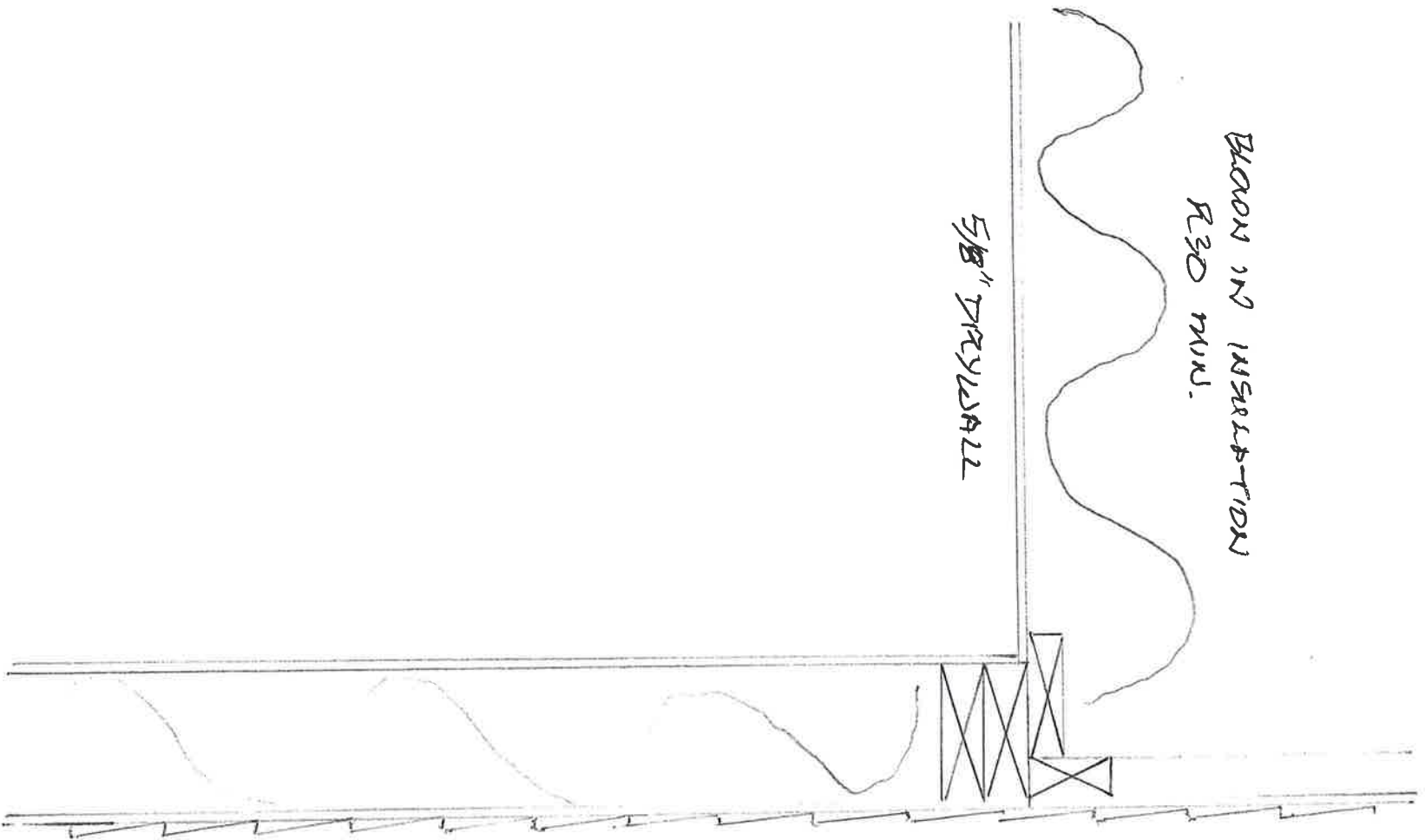


SECTION THROUGH

FOUNDATION.

(TYPICAL 3 SIDES
NORTH, EAST, WEST)





SECTION THROUGH
END WALL OF
GARAGE
 (NORTH WALL)

24099 HEATHERGREENE
 SHEET 9 OF 10

WALL CONSTRUCTION:
 5/8" TRYPHALL
 2x6" @ 24 O.C.
 BROWN WALLS
 R20 MIN. INSULATION
 1/2" OSB SHEATHING
 TYPICAL HORSE CORNER
 SIDING TO MATCH
 EXISTING

SECTION THROUGH SIDE WALLS
OF GARAGE.
(EAST & WEST)

