



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: February 11, 2025

REGARDING: 425 South Lake Drive #50-22-03-476-003 (PZ24-0066)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Amar Abro

Variance Type

Dimensional Variance

Property Characteristics

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

Location: on South Lake Drive, west of Old Novi Road

Parcel #: 50-22-03-476-003

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32(10)iiia to allow a 500 sq ft shed (100 sq ft allowed, variance of 400 sq ft); to allow the shed to have a mean height of 10 ft (max 8 ft allowed, variance of 2 ft); and to allow 25% lot coverage (5% allowed, variance of 20%).

II. STAFF COMMENTS:

The applicant is seeking (3) variances to construct a 500 Sq. Ft. (25' x 20') accessory structure on the lakeside of the property. Verification of visible exterior materials

- 1) 400 Sq. Ft. size increase variance*
- 2) 2-ft height increase variance*
- 3) 20% lot coverage increase variance (Lakeside of the property)*

Note: The shed will need to follow the façade ordinance for exterior materials, floodplain and setback requirements (as required).

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. **PZ24-0066**, 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. **PZ24-0066**, 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

DEC 30 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 Abro Storage Shed				Meeting Date: 2-11-25	
ADDRESS 425 S Lake Dr		LOT/SIUTE/SPACE #		ZBA Case #: PZ 24-00660	
SIDWELL # 50-22-03- -477 -003		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY S Lake Dr. Between Old Novi and Bernstadt					
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 amarabro@gmail.com		CELL PHONE NO. 734.777.4262	
NAME Amar Abro		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS 425 S Lake Dr		CITY Novi	STATE MI	ZIP CODE 48377	
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>3.32 (10)ii.a</u>		Variance requested		<u>500 sq ft shed (100 sq ft allowed, variance 400 sq ft)</u>	
2. Section <u>3.32 (10)ii.a</u>		Variance requested		<u>10 ft mean height roof (max 8 ft, variance of 2 ft)</u>	
3. Section <u>3.32 (10)ii.b</u>		Variance requested		<u>25% lot coverage (5% allowed, variance of 20%)</u>	
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

10/2/2024

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



Community Development Department

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**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 2nd lot (lakeside lots) along S. Lake Dr. are all small and narrow, however, this lot is 82 feet wide, whereas some as small as only 30 feet wide. The same 100sf variance applies to all lots, and since this lot is nearly triple the width of other lots, a larger storage shed can be accommodated without dominating the lot.

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:

This lot is directly adjacent to the city owned lake front lot. The sand beach is approx 285 feet from the property and there is dense trees and shrubs in between the lot and the beach, and the shed would go on the end of the property nearest the city land. So there would be no obstruction or nuisance to any neighbor or any citizen at the beach.

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 ability to store lake accessories is not possible in the 100 sf shed size allowed, and the risk of constant street crossing with accessories and children is high with a blind turn and hill directly next to the property.

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 shed allowance of only 100 sf does not provide enough opportunity to store lake accessories, such as a personal catamaran, kayaks, canoe, stand up paddle boards, life jackets, skis...

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.

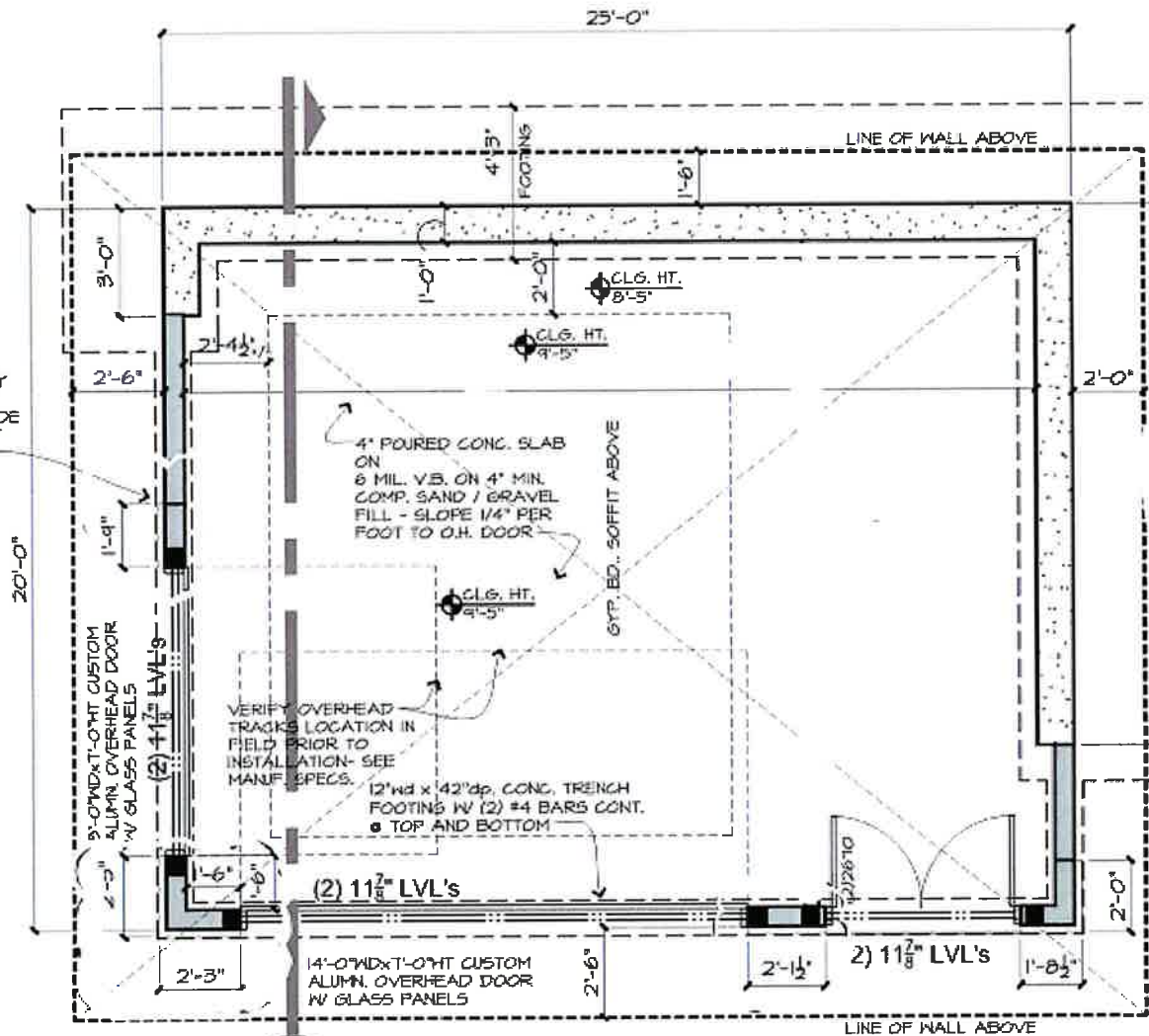
The size are required that we measured for the lake accessories would take up an area of approximately 20x25 feet. Which is why we are asking for a 400 sf variance.

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.

There is a hill directly next to us on S Lake Drive where elevation increases by nearly 20 feet at the peak (the tunnel for beach crossing) and the current shed is adjacent to the road where there is approximately a 13 foot elevation increase. Which means that the current and future shed have zero obstructions of the lake from the road. They are completely hidden from site. The shed is also on the end/side of the property closest to dense forest land, owned by the city, so again there is zero impact or obstruction to any neighbors. The new shed will be a drastic improvement to the old shed that is onsite, resulting in beautification of the area from the lake, helping property values.

STEP FTG AS REQUIRED BY GRADE AT 1:2 RATIO MAINTAIN 42" BELOW GRADE COVERAGE VERIFY EXACT GRADE IN FIELD



A
A-B

FLOOR PLAN

SCALE:

1/4" = 1'-0"

425 s lake dr novi, mi



Distance from current shed to road, approx 21'

21-31'

proposed new shed

city of Novi

city of Novi

phax

s, Parcel #, Owner, Dev



25.00

80.00

50-22-03-476-003

25.00

45.00

50-22-03-476-004

25.00

45.00

50-22-03-476-005

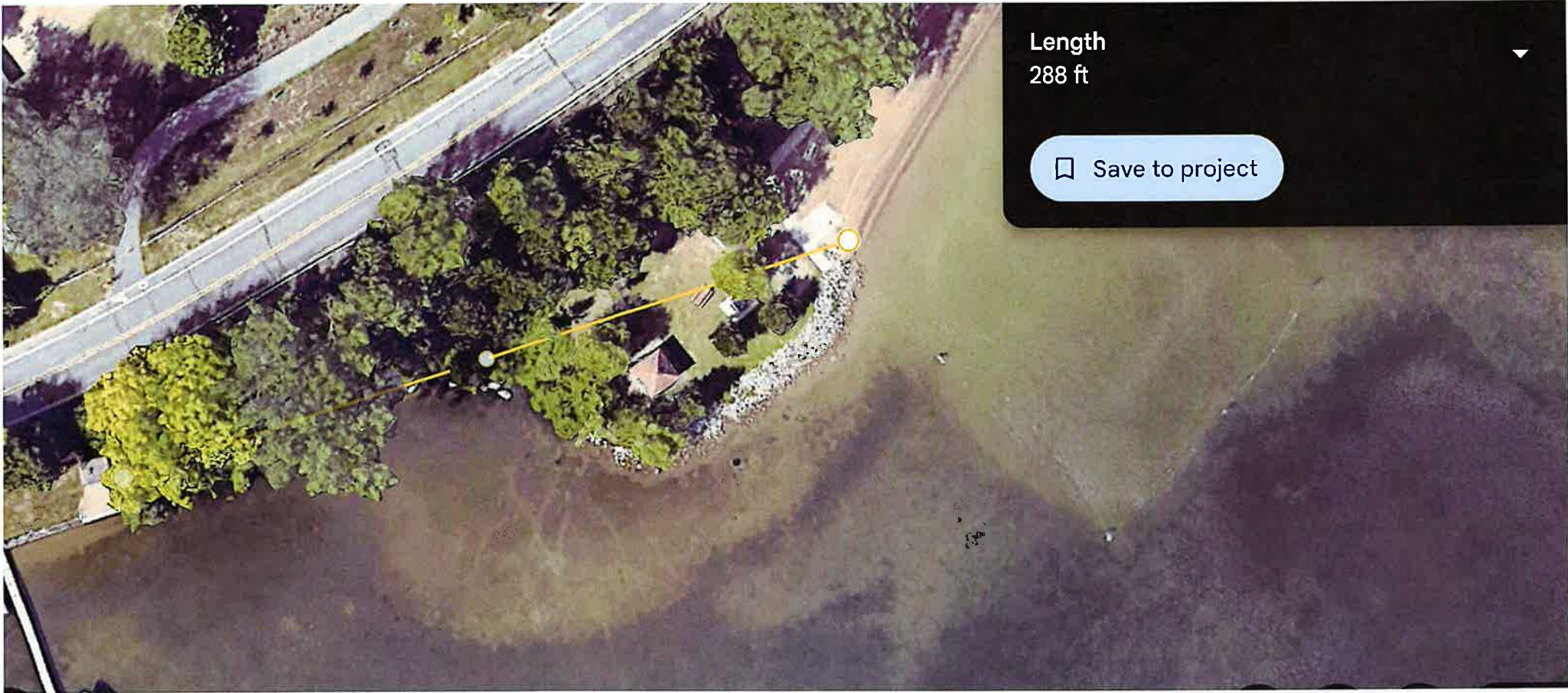
25.00

50-22-03-477-006

South Lake Dr







Shed distance to sand beach, 288 feet

October 16, 2024

To: City of Novi

Re: Letter of Support for Abro Family Variance Request

To whom it may concern,

This letter is to express my support for my next door neighbors to the east, the Abro family, in their request for a variance to build a larger storage shed. The shed that they are proposing will cause no harm to me or my property or any other neighbors property, as if my belief.

The height of the road should keep the entire shed completely concealed, making it less of an obstruction than any other neighbors sheds currently on S. Lake Dr.

I also believe having a nicer newer structure to replace the old shed that is currently there will add value to the neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read "Francesco Esposito". The signature is written in a cursive style with a long horizontal line above the first few letters.

Francesco Esposito

621 S Lake Dr

Novi, MI 48377