

Park Place Estates inc.
51490 Pontiac Trail
P.O. Box 930318
Wixom, Mi. 48393
Phone No. (248) 437-2003
Fax No. (248) 437-0104

February 12, 2008

RE: Front yard variance for Lot 27
Park Place Subdivision
Napier and Nine Mile Roads
Novi, Michigan

To: City of Novi
Zoning Board of Appeals
45175 Ten Mile Road
Novi, Mi. 48375

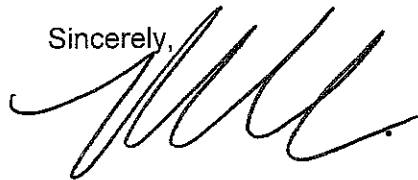
Dear Zoning Board of Appeals Members

We are requesting a ten foot variance from the required front yard setback for Lot 27 in Park Place Subdivision. This lot is one of the two remaining lots we own within this development containing ninety-nine one acre lots. Over the past seven years, seventy-one custom homes have been built. The average house consists of 3,712 square feet, with an average garage size of 888 square feet. The typical house and garage foundation lie within approximately a 65 to 75 foot wide by 70 to 80 foot deep box.

The middle of lot 27 contains a very small isolated wetland and requires a twenty-five foot setback (buffer) from the wetland limits. The lot has sufficient width, but because of the existing wetland and required setback, the depth of the buildable area is severely limited. A house conforming to all required setback would have a depth of only 38 feet on the east side and only 50 feet on the west side of the lot (see attached plan). Thus, we are seeking a ten foot variance within the front yard setback. The additional ten feet would provide significant depth to the house and garage. It would increase the garage and house buildable footprint area by approximately twenty percent (see attached plan). This would help the house to become closer in characteristics with those in the subdivision.

The variance requested will not have a impact on others within the subdivision. The side yard setbacks are being maintained, so the adjacent lots are unaffected. The wetland buffer to the rear of the house would be preserved. Due to the location of the lot being within a cul-de-sac, the encroachment into the front yard setback will not be noticeable to the adjacent lots or anyone traveling along the road. Thus, the requested variance will not have a detrimental impact to the area or subdivision.

Sincerely,



Ray Cousineau

PARK PLACE SUBDIVISION: LOT 27

NOTES

- 1) SEEKING A TEN (10) FOOT FRONT YARD SETBACK VARIANCE. REQUESTING A PROPOSED FRONT YARD SETBACK OF 35 FEET, INSTEAD OF THE REQUIRED 45 FOOT SETBACK.
- 2) NO EARTH DISRUPTION WITHIN IN THE CONSERVATION EASEMENT.

SETBACKS (REQUIRED)

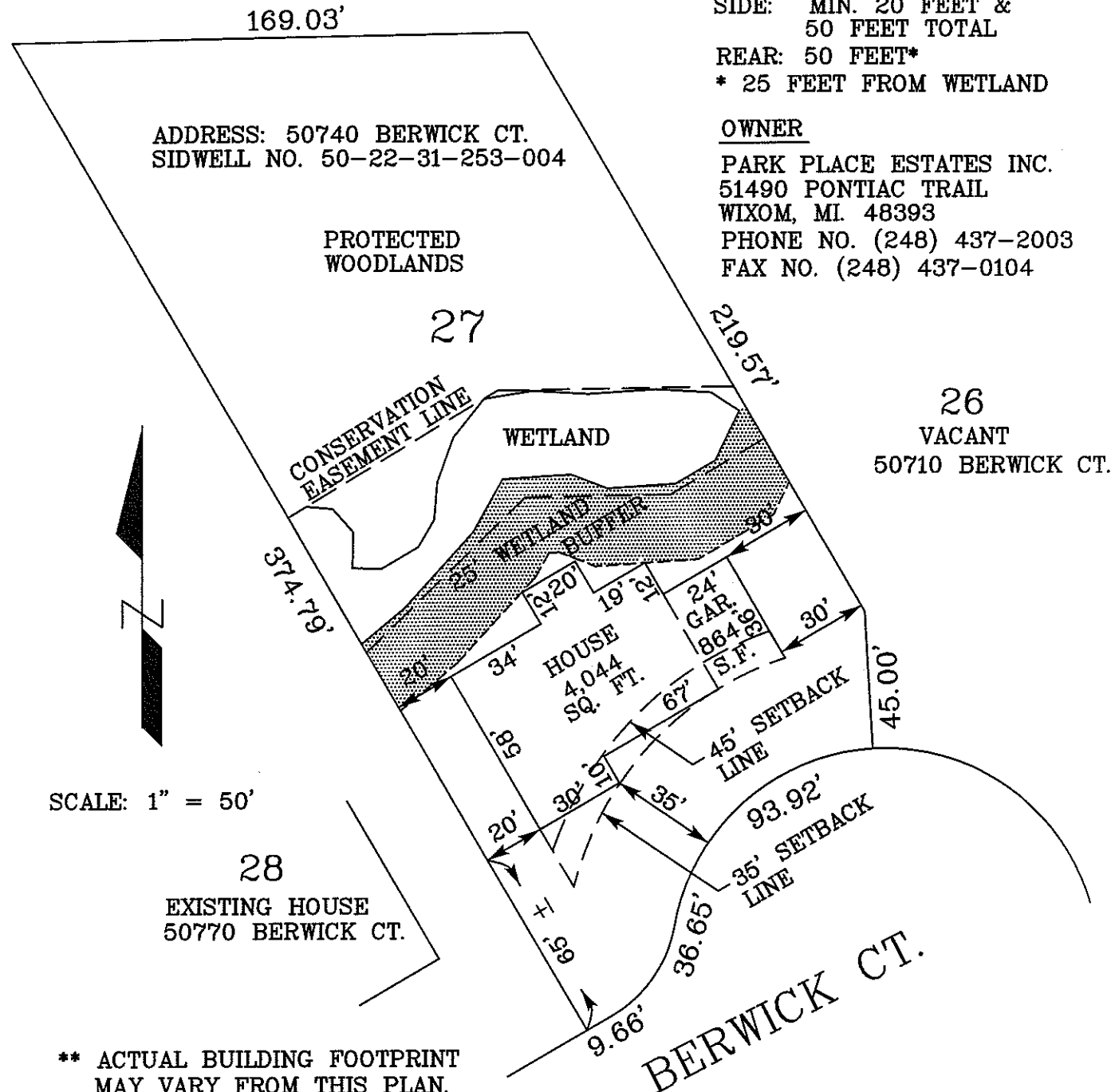
FRONT: 45 FEET
 SIDE: MIN. 20 FEET &
 50 FEET TOTAL
 REAR: 50 FEET*
 * 25 FEET FROM WETLAND

SETBACKS (PROPOSED)

FRONT: 35 FEET
 SIDE: MIN. 20 FEET &
 50 FEET TOTAL
 REAR: 50 FEET*
 * 25 FEET FROM WETLAND

OWNER

PARK PLACE ESTATES INC.
 51490 PONTIAC TRAIL
 WIXOM, MI. 48393
 PHONE NO. (248) 437-2003
 FAX NO. (248) 437-0104

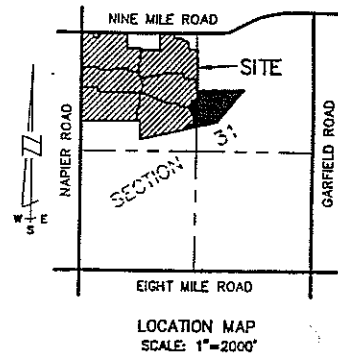
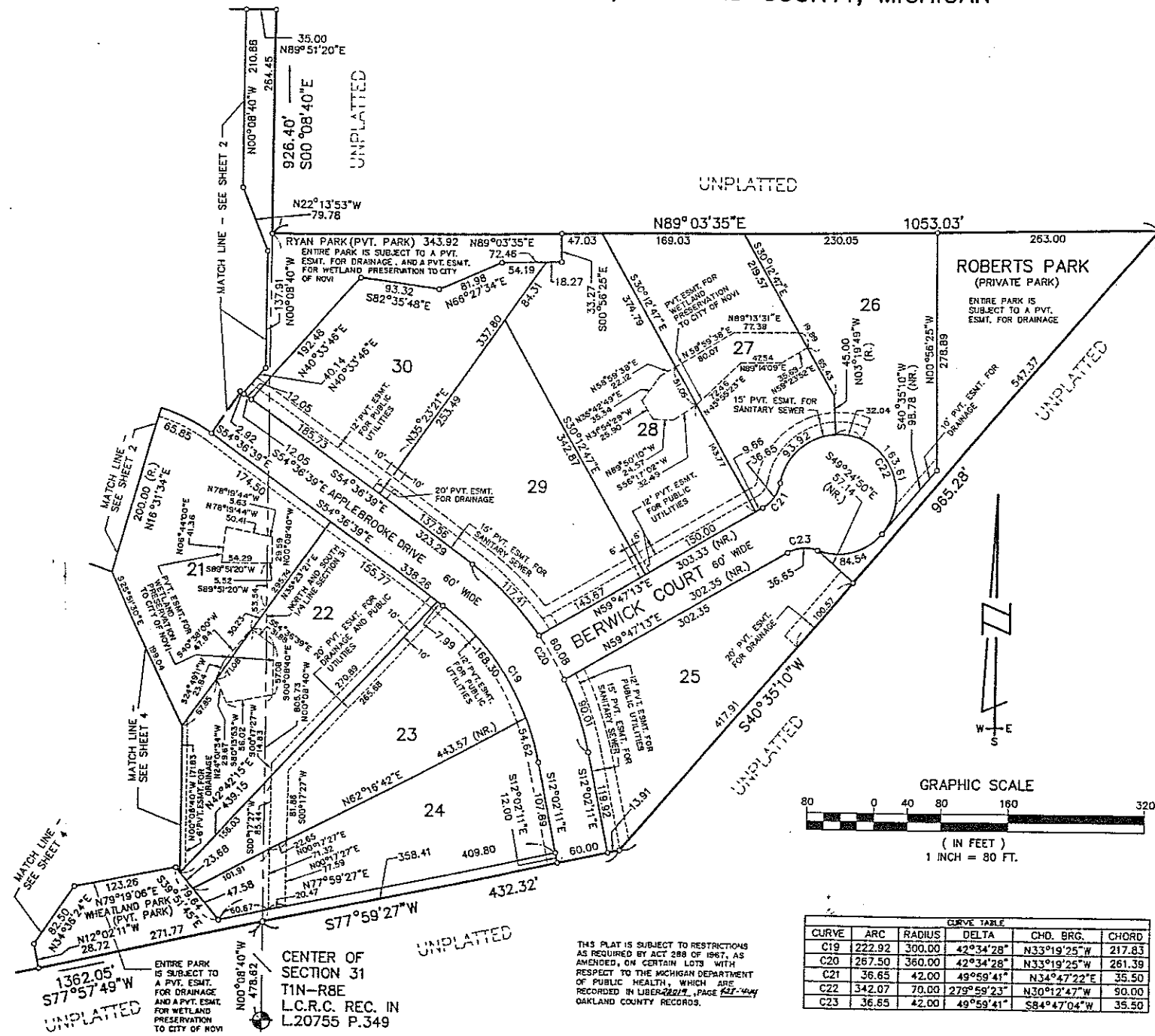


** ACTUAL BUILDING FOOTPRINT
 MAY VARY FROM THIS PLAN.
 (WILL MEET ALL PROPOSED SETBACKS)

"PARK PLACE SUBDIVISION"

A PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 31,
TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LIBER 276 PAGE 30
SHEET 3 OF 10 SHEETS



PLAT LEGEND

THE SYMBOL (R.) INDICATES RADIAL LOT LINES.
THE SYMBOL (NR.) INDICATES NON-RADIAL LOT LINES.

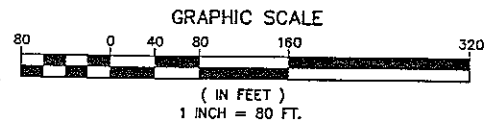
ALL DIMENSIONS ARE SHOWN IN FEET.

ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.

THE SYMBOL "O" INDICATES A CONCRETE MONUMENT SET (CONSISTING OF A 1/2" DIAMETER STEEL ROD ENCASED IN A 4" DIAMETER CONCRETE CYLINDER, 3' LONG).

ALL LOT MARKERS ARE 1/2" STEEL BARS AND ARE 18" LONG. THEY ARE NOT CAPPED.

ALL BEARINGS ARE IN RELATION TO THE SOUTH LINE OF SECTION 29, BETWEEN THE SOUTHEAST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 29, AS RECORDED IN "BECKENHAM" SUBDIVISION IN LIBER 243 OF PLATS ON PAGE 8 THROUGH 18, INCLUSIVE, OAKLAND COUNTY RECORDS.



CURVE	ARC	RADIUS	DELTA	CHD. BRG.	CHORD
C19	222.92	300.00	42°34'28"	N33°19'25"W	217.83
C20	267.50	360.00	42°34'28"	N33°19'25"W	261.39
C21	36.65	42.00	49°59'41"	N34°47'22"E	35.50
C22	342.07	70.00	279°59'23"	N30°12'47"W	90.00
C23	36.65	42.00	49°59'41"	S84°47'04"W	35.50

MILLETICS AND ASSOCIATES
40399 GRAND RIVER AVENUE, SUITE 110
NOVI, MICHIGAN 48375-2123

Michael L. Milletics
MICHAEL L. MILLETICS (OWNER)
PROFESSIONAL SURVEYOR NO. 29249



THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288 OF 1967, AS AMENDED, ON CERTAIN LOTS WITH RESPECT TO THE MICHIGAN DEPARTMENT OF PUBLIC HEALTH, WHICH ARE RECORDED IN LIBER 22817, PAGE 421-444, OAKLAND COUNTY RECORDS.

CENTER OF SECTION 31
T1N-R8E
L.C.R.C. REC. IN
L20755 P.349

PARK PLACE ESTATES SUBDIVISION

LOT NO.	STREET ADDRESS	FLOOR AREA	GARAGE
1	51341 PARK PLACE DRIVE	4,052 S.F.	828 S.F.
2	51311 PARK PLACE DRIVE	VACANT	VACANT
3	51281 PARK PLACE DRIVE	3,334 S.F.	934 S.F.
4	51251 PARK PLACE DRIVE	2,776 S.F.	736 S.F.
5	51221 PARK PLACE DRIVE	VACANT	VACANT
6	51191 PARK PLACE DRIVE	VACANT	VACANT
7	51161 PARK PLACE DRIVE	4,276 S.F.	1,014 S.F.
8	51131 PARK PLACE DRIVE	4,225 S.F.	1,190 S.F.
9	51101 PARK PLACE DRIVE	3,040 S.F.	796 S.F.
10	51031 PARK PLACE COURT	3,808 S.F.	1,054 S.F.
11	51021 PARK PLACE COURT	3,618 S.F.	881 S.F.
12	51011 PARK PLACE COURT	3,308 S.F.	770 S.F.
13	51001 PARK PLACE COURT	3,241 S.F.	989 S.F.
14	50991 PARK PLACE DRIVE	3,477 S.F.	931 S.F.
15	50971 PARK PLACE DRIVE	3,880 S.F.	812 S.F.
16	50951 PARK PLACE DRIVE	VACANT	VACANT
17	50931 PARK PLACE DRIVE	4,301 S.F.	894 S.F.
18	22094 ROBERTS DRIVE	3,008 S.F.	792 S.F.
19	22114 ROBERTS DRIVE	VACANT	VACANT
20	22144 ROBERTS DRIVE	3,068 S.F.	1,141 S.F.
21	50861 APPLEBROOKE DRIVE	3,611 S.F.	979 S.F.
22	50831 APPLEBROOKE DRIVE	3,363 S.F.	695 S.F.
23	50791 APPLEBROOKE DRIVE	3,566 S.F.	785 S.F.
24	50751 APPLEBROOKE DRIVE	VACANT	VACANT
25	50760 APPLEBROOKE DRIVE	VACANT	VACANT
26	50710 BERWICK COURT	VACANT	VACANT
27	50740 BERWICK COURT	VACANT	VACANT
28	50770 BERWICK COURT	4,133 S.F.	902 S.F.
29	50820 APPLEBROOKE DRIVE	3,510 S.F.	882 S.F.
30	50850 APPLEBROOKE DRIVE	4,474 S.F.	800 S.F.
31	50880 APPLEBROOKE DRIVE	2,812 S.F.	825 S.F.
32	22184 ROBERTS DRIVE	3,725 S.F.	825 S.F.
33	22204 ROBERTS DRIVE	VACANT	VACANT
34	22224 ROBERTS DRIVE	VACANT	VACANT
35	22244 ROBERTS DRIVE	3,677 S.F.	758 S.F.
36	22264 ROBERTS DRIVE	3,839 S.F.	735 S.F.
37	22304 ROBERTS DRIVE	VACANT	VACANT
38	22324 ROBERTS DRIVE	VACANT	VACANT
39	22339 ROBERTS DRIVE	3,794 S.F.	860 S.F.
40	22319 ROBERTS DRIVE	VACANT	VACANT
41	22279 ROBERTS DRIVE	3,392 S.F.	1,066 S.F.
42	22259 ROBERTS DRIVE	4,136 S.F.	845 S.F.
43	22239 ROBERTS DRIVE	3,703 S.F.	909 S.F.
44	22219 ROBERTS DRIVE	VACANT	VACANT
45	22199 ROBERTS DRIVE	VACANT	VACANT
46	50965 SUNDAY DRIVE	4,119 S.F.	748 S.F.
47	50940 PARK PLACE DRIVE	3,264 S.F.	832 S.F.
48	50970 PARK PLACE DRIVE	3,888 S.F.	1,073 S.F.
49	51000 PARK PLACE DRIVE	4,547 S.F.	908 S.F.
50	51030 PARK PLACE DRIVE	VACANT	VACANT
51	51060 PARK PLACE DRIVE	VACANT	VACANT
52	51090 PARK PLACE DRIVE	VACANT	VACANT
53	51120 PARK PLACE DRIVE	VACANT	VACANT

LOT NO.	STREET ADDRESS	FLOOR AREA	GARAGE
54	51150 PARK PLACE DRIVE	VACANT	VACANT
55	51180 PARK PLACE DRIVE	3,291 S.F.	968 S.F.
56	51240 PARK PLACE DRIVE	VACANT	VACANT
57	51240 PARK PLACE DRIVE	VACANT	VACANT
58	51270 PARK PLACE DRIVE	3,626 S.F.	1,010 S.F.
59	22210 HILLSIDE DRIVE	VACANT	VACANT
60	22172 HILLSIDE DRIVE	3,451 S.F.	866 S.F.
61	22192 HILLSIDE DRIVE	3,371 S.F.	1,035 S.F.
62	22212 HILLSIDE DRIVE	3,761 S.F.	896 S.F.
63	22220 HILLSIDE COURT	VACANT	VACANT
64	22226 HILLSIDE COURT	5,977 S.F.	1,464 S.F.
65	22232 HILLSIDE DRIVE	3,300 S.F.	695 S.F.
66	51145 SUNDAY DRIVE	2,938 S.F.	953 S.F.
67	51105 SUNDAY DRIVE	3,295 S.F.	875 S.F.
68	51065 SUNDAY DRIVE	4,075 S.F.	724 S.F.
69	51045 SUNDAY DRIVE	3,982 S.F.	1,117 S.F.
70	51025 SUNDAY DRIVE	3,276 S.F.	695 S.F.
71	51005 SUNDAY DRIVE	3,184 S.F.	770 S.F.
72	50985 SUNDAY DRIVE	4,600 S.F.	938 S.F.
73	51002 SUNDAY DRIVE	4,194 S.F.	782 S.F.
74	51032 SUNDAY DRIVE	VACANT	VACANT
75	51052 SUNDAY DRIVE	4,621 S.F.	1,110 S.F.
76	51072 SUNDAY DRIVE	4,197 S.F.	948 S.F.
77	51092 SUNDAY DRIVE	2,777 S.F.	1,384 S.F.
78	51112 SUNDAY DRIVE	3,444 S.F.	862 S.F.
79	51132 SUNDAY DRIVE	3,234 S.F.	916 S.F.
80	51152 SUNDAY DRIVE	3,500 S.F.	884 S.F.
81	22237 HILLSIDE DRIVE	4,033 S.F.	688 S.F.
82	22317 HILLSIDE DRIVE	3,420 S.F.	672 S.F.
83	22297 HILLSIDE DRIVE	VACANT	VACANT
84	22277 HILLSIDE DRIVE	3,943 S.F.	634 S.F.
85	22257 HILLSIDE DRIVE	3,489 S.F.	890 S.F.
86	22217 HILLSIDE DRIVE	3,391 S.F.	664 S.F.
87	22250 WATERLAND DRIVE	3,619 S.F.	664 S.F.
88	22270 WATERLAND DRIVE	4,666 S.F.	828 S.F.
89	22290 WATERLAND DRIVE	3,800 S.F.	942 S.F.
90	22310 WATERLAND DRIVE	VACANT	VACANT
91	22330 WATERLAND DRIVE	3,778 S.F.	992 S.F.
92	22350 WATERLAND DRIVE	3,947 S.F.	963 S.F.
93	22335 WATERLAND DRIVE	3,651 S.F.	779 S.F.
94	22315 WATERLAND DRIVE	4,889 S.F.	1,102 S.F.
95	22295 WATERLAND DRIVE	5,040 S.F.	973 S.F.
96	22275 WATERLAND DRIVE	3,249 S.F.	792 S.F.
97	22255 WATERLAND DRIVE	3,113 S.F.	881 S.F.
98	22235 WATERLAND DRIVE	3,692 S.F.	704 S.F.
99	22215 WATERLAND DRIVE	2,756 S.F.	770 S.F.

* ALL INFORMATION OBTAINED FROM CITY OF NOVI WEB-SITE *

PARK PLACE ESTATES, INC.

51490 Pontiac Trail
P.O. Box 930318
Wixom, Mi, 48393-9318

Phone 248-437-2003
Fax 248-437-0104

February 14, 2008

Ms. Barbara McBeth
Deputy Community Development Director
City of Novi
"HAND DELIVERED"

Re: Lot 27 City of Novi ZBA Request for Variance of Front Yard Setback

Dear Ms. McBeth

Attached, for your review are two(2) copies of our ZBA submittal package for the front yard set back variance request for lot 27 of Park Place Estates Subdivision.

As we discussed at our January 15th meeting, your office or the Building Department may need to review and reject our plans to gain access to the ZBA. Therefore we are submitting this information to you for that purpose.

We are also submitting (under separate cover) the same information to the ZBA for there review and scheduling at a future ZBA agenda.

Please contact our office if you should need any additional information.

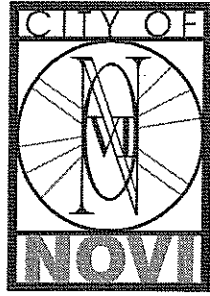
We thank you for your cooperation in this matter

Very truly yours,



Raymond L. Cousineau
for Park Place Estates, Inc.
Cell Phone 248-819-0162

cc: file
Mr. Philip Adkison, Esq



CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager
Clay J. Pearson

City Clerk
Maryanne Cornelius

March 13, 2008

Mr. Raymond L. Cousineau
Park Place Estates, Inc
51490 Pontiac Trail
PO Box 930318
Wixom, MI 48393-9318

Dear Mr. Cousineau:

The Community Development Department has received your application for a front yard setback waiver for lot 27 of Park Place Subdivision. You filed this request in response to a meeting that was held with members of the Community Development Department and our Wetland Consultant. We discussed development options on this lot, and in particular, in relation to the existing wetland that divides the lot in two.

Since our wetland consultant's opinion was that the wetland on the lot is well worth preserving, we suggested that you may want to consider a waiver of a front yard setback, depending on the size of the home that you intend to construct. Your letter indicates that it is your preference to maintain a similar house size for this lot and seek a front yard setback waiver to maintain the similar house size while preserving the existing wetland and wetland buffer.

The Community Development Department cannot approve the requested front yard setback waiver for you administratively, and have advised that you will need to seek this waiver from the Zoning Board of Appeals.

Please feel free to contact the department if there are any questions.

Sincerely,

Barbara McBeth
Deputy Director of Community Development