

August 2, 2010

RE: Zoning Board of Appeals – 1185 West Lake Drive, Novi, MI 48377 (5022-03-204-028)

Filed By: David Dismondy & Family

The purpose of this letter is to explain the nature of the project that we ask you to review and approve. Our family owns two adjacent properties located on a peninsula on the west shoreline of Walled Lake. I have been in front of the Zoning Board a couple of times in the past as we have worked hard to improve the property. As you may recall, the properties are cut nearly in half by an easement, which is used 1) as a driveway to service the neighbor to the north, and 2) as an underground and overhead utility easement. This easement is truly a unique circumstance and has created the many practical difficulties that I have presented you in the past, present to you today, and likely will present to you in the future as we continue to improve the property. Today's request is to approve three setback variances that will allow for a covered entryway over the existing main entrance and a 3-season porch. Both improvements to the home will add value to the overall neighborhood and will not impair any supply of sunlight, air, or view to adjacent properties. The overall goal is to spruce up the cottage at 1185 to bring it up to the new standard since 1191, 1181, and 1175 all have been newly built and/or renovated in the past 10 years. If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



David Dismondy

1181 & 1185 West Lake Drive, Novi, MI 48377

734.578.4310

[ddismondy@bernardfinancial.com](mailto:ddismondy@bernardfinancial.com)

Property Description:  
SEE PAGE 2 OF 2

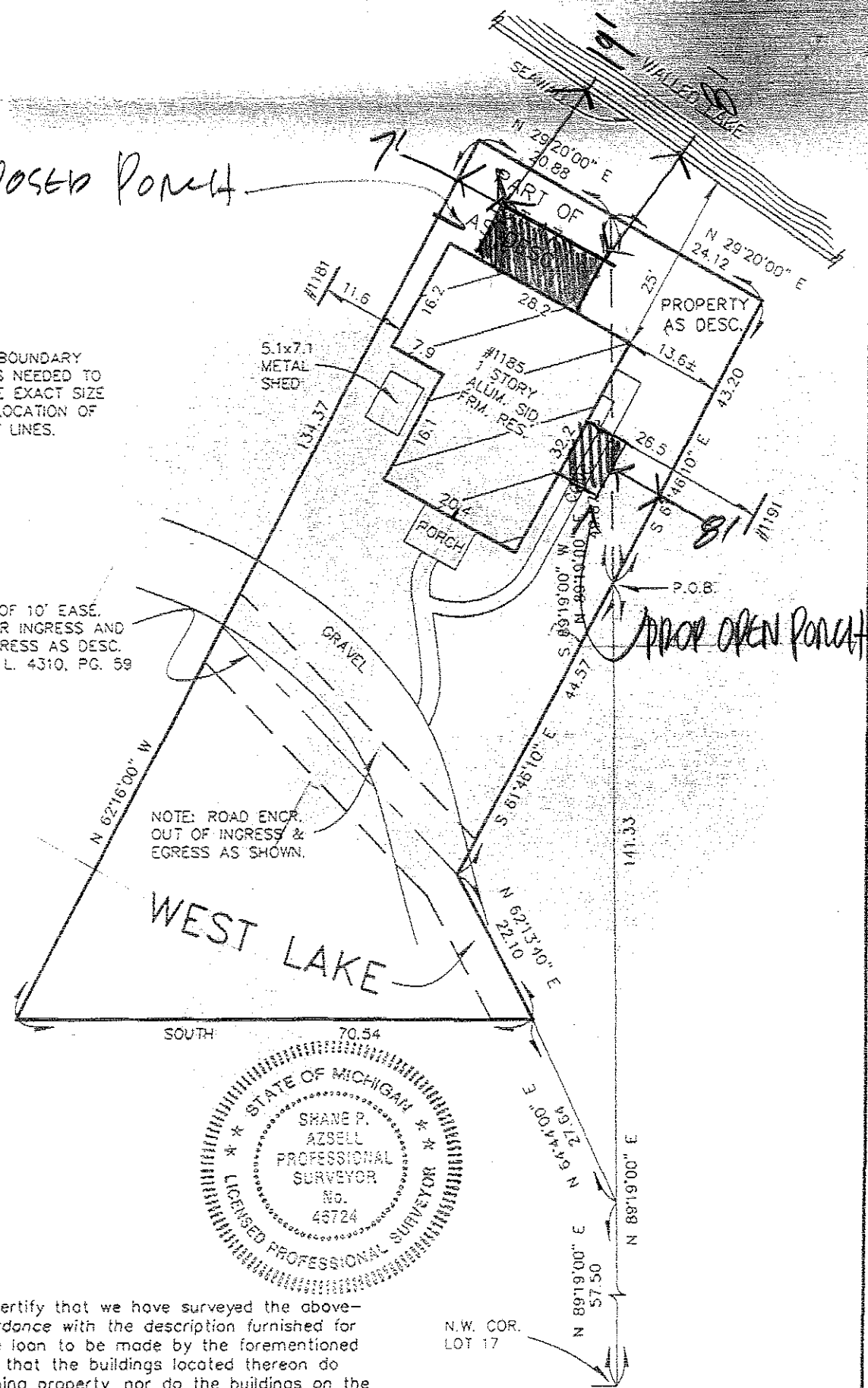
PROPOSED PORCH

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

C. OF 10' EASE FOR INGRESS AND EGRESS AS DESC. IN L. 4310, PG. 59

NOTE: ROAD ENCR. OUT OF INGRESS & EGRESS AS SHOWN.

PROP OPEN PORCH

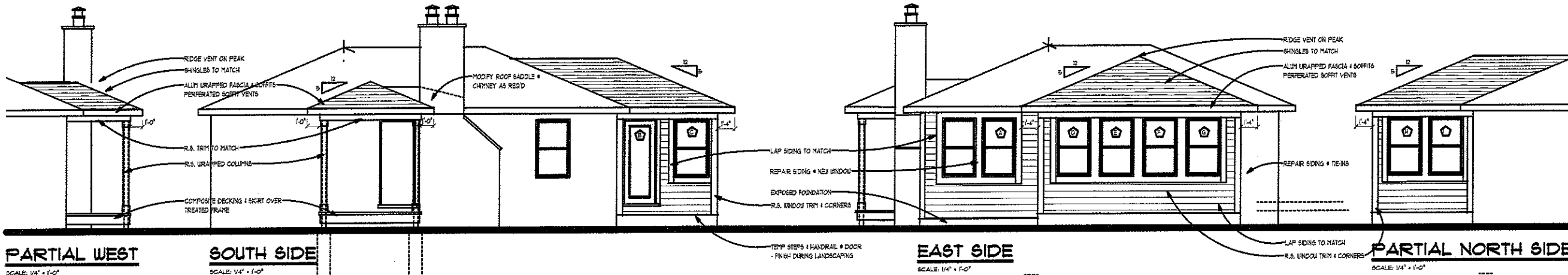


N.W. COR. LOT 17

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

**KEY**  
 — new partition  
 - - - - - existing partition  
 [ ] removed partition

**GENERAL NOTES**  
 1. ALL DIMENSIONS TO FINISHED SURFACES, UNLESS NOTED OTHERWISE.  
 2. DO NOT SCALE DRAWINGS; FIELD MEASURE ONLY.  
 3. VERIFY ENGINEERING PRIOR TO CONSTRUCTION.  
 4. ANY DISCREPANCIES IN PLANS TO BE DISCUSSED & RESOLVED W/ HOMEOWNER AND/OR DESIGNER.  
 5. PROJECT TO BE CONSTRUCTED IN ACCORDANCE W/ LOCAL ORDINANCES & 2006 MICHIGAN RESIDENTIAL CODE.



**PARTIAL WEST**  
 SCALE: 1/4" = 1'-0"

**SOUTH SIDE**  
 SCALE: 1/4" = 1'-0"

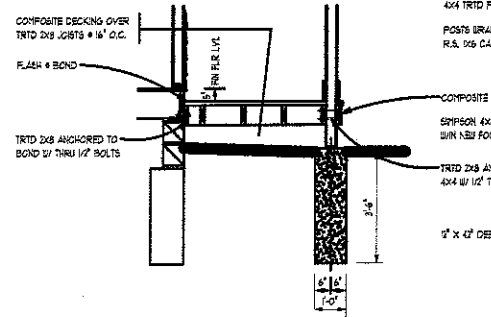
**EAST SIDE**  
 SCALE: 1/4" = 1'-0"

**PARTIAL NORTH SIDE**  
 SCALE: 1/4" = 1'-0"

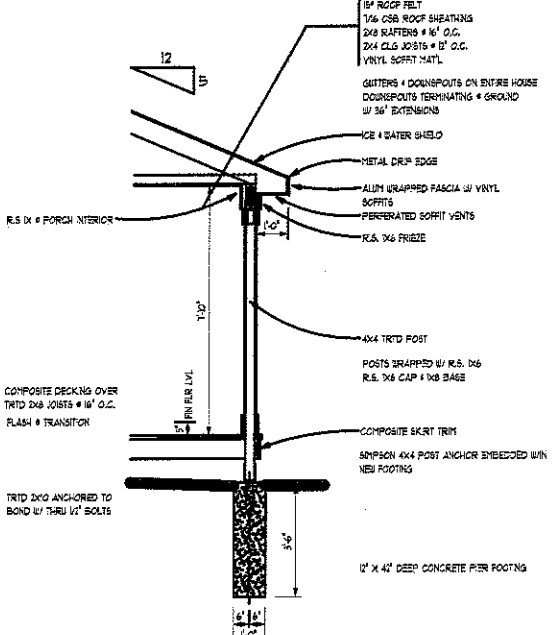
ELECTRICAL	SYMBOL
duplex receptacle	⊕
exterior incandescent light	⊙
incand surf. std.	⊙
recessed light box - ceiling fan	⊕
single pole switch	⊕

EXTERIOR DOOR/WINDOW SCHEDULE					
ITEM	UNIT TYPE	SPACE	UNIT SIZE	REMARKS	
1	SEC	FAM RM	2-8 X 4-6		
2	DBL HUNG	3 SEASONS	2-8 X 4-6		
3	DBL HUNG	3 SEASONS	2-8 X 4-6		
4	DBL HUNG	3 SEASONS	2-8 X 4-6		
5	DBL HUNG	3 SEASONS	2-8 X 4-6		
6	DBL HUNG	3 SEASONS	2-8 X 4-6		
7	DBL HUNG	3 SEASONS	2-8 X 4-6		
8	DBL HUNG	3 SEASONS	2-8 X 4-6		
9	DBL HUNG	3 SEASONS	2-8 X 4-6		
10	DBL HUNG	3 SEASONS	2-8 X 4-6		
11	DBL HUNG	3 SEASONS	2-8 X 4-6		
12	DBL HUNG	3 SEASONS	2-8 X 4-6		
13	DBL HUNG	3 SEASONS	2-8 X 4-6		
14	DBL HUNG	3 SEASONS	2-8 X 4-6		
15	DBL HUNG	3 SEASONS	2-8 X 4-6		
16	DBL HUNG	3 SEASONS	2-8 X 4-6		
17	DBL HUNG	3 SEASONS	2-8 X 4-6		
18	DBL HUNG	3 SEASONS	2-8 X 4-6		
19	DBL HUNG	3 SEASONS	2-8 X 4-6		
20	DBL HUNG	3 SEASONS	2-8 X 4-6		

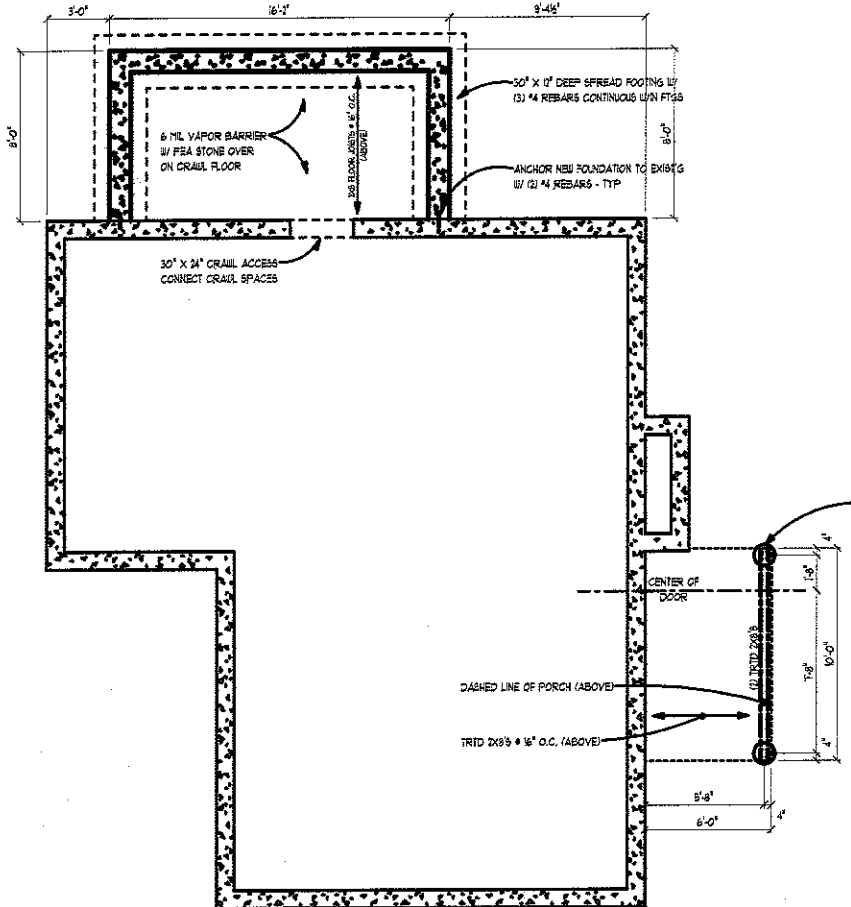
**SMOKE DETECTORS:**  
 PROVIDE SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENT. SMOKE DETECTORS TO BE NFPA LISTED AND SHALL BE HARDWIRED, INTERCONNECTED AND BATTERY BACKUP. SMOKE DETECTORS TO BE INSTALLED W/IN ENTIRE HOUSE NEW AND EXIST'G.



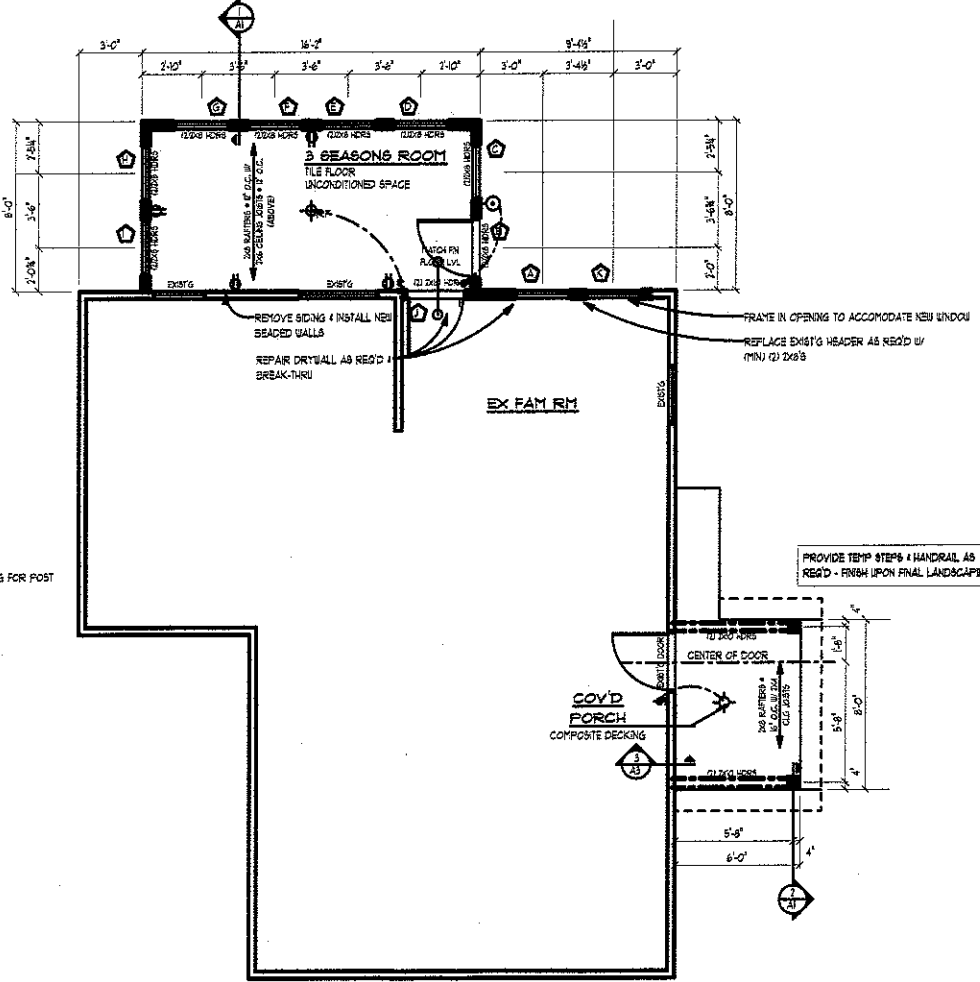
**3 WALL SECTION -**  
 SCALE: 3/8" = 1'-0"



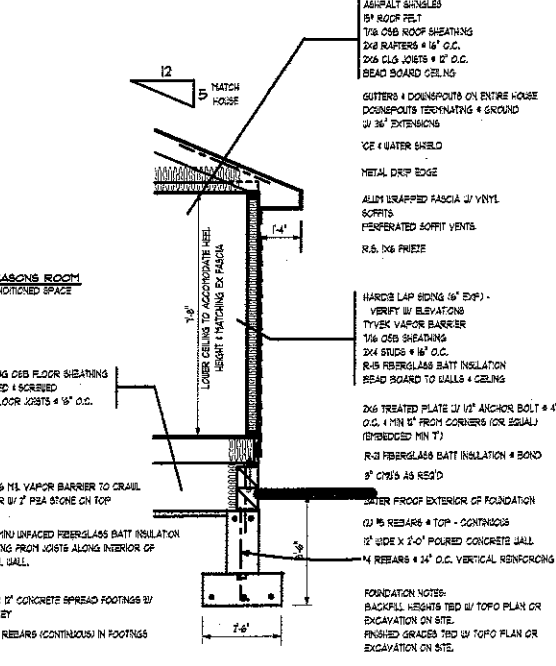
**2 WALL SECTION -**  
 SCALE: 3/8" = 1'-0"



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



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



**1 WALL SECTION -**  
 SCALE: 3/8" = 1'-0"

**Rick Lindbeck Design, Inc.**  
**rld**  
 RESIDENTIAL DESIGN  
 rick@ricklindbeckdesign.com  
 248.310.4590

BLDR:

DATE: April 22, 2010  
 REVISIONS:

OWNER:  
**DISMONDY RESIDENCE**  
 DAVE & MARIA  
 1181 WEST LAKE DR.  
 NOVI, MI