



cityofnovi.org

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

Case No. 11-011 1375 East Lake Drive

Location: East of Walled Lake between Thirteen and Fourteen Mile Roads

Zoning District: R-4 One Family Residential

The applicant is requesting a twelve (12) foot front yard setback variance to allow the addition of a second floor deck addition to the existing residence. The property is zoned R-4 (One Family Residential) and is located east of Walled Lake between Thirteen and Fourteen Mile Roads.

CITY OF NOVI, CODE OF ORDINANCES, ARTICLE 24, Section 2400, "Schedule of Regulations" requires a minimum of a thirty (30) foot front yard setback in an R-4 Zoning District.

Required front yard setback:	30 feet
Proposed:	18 feet
Variance:	12 feet

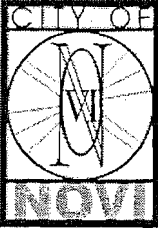
City of Novi Staff Comments:

The applicant is requesting a dimensional variance to allow construction of a second floor deck extending 12 ft into the required 30 ft front setback. The deck is proposed to be installed over and in front of the existing garage door opening and would provide open covered partial shelter for vehicles in the driveway. Staff cannot support the request.

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.



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MAR 29 2011

CITY OF NOVI

For Official Use Only

ZBA Case No: 11-011 ZBA Date: _____ Payment Received: \$ 200.00 (Cash)

Check # 1012 Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name ANGIE MAHER Date 3-11-11

Company (if applicable) _____

Address* 1375 EAST LAKE DR City NOVI ST MI ZIP 48377

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: RICK PARY@TRU-ACC.IT.COM

Phone Number () 248-343-3612 FAX Number () —

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 1375 EAST LAKE DR. NOVI ZIP 48377

2. Sidwell Number: 5022-02-328-009 may be obtained from Assessing Department (248) 347-0485

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

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST _____ OTHER _____

5. Property Owner Name (if other than applicant) ANGIE MAHER

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested: 12' ECG

- 1. Section RA Variance requested MORE FEET OF DECK
- 2. Section _____ Variance requested Raised deck
- 3. Section _____ Variance requested _____
- 4. Section _____ Variance requested _____

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

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

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

JUST WANT TO ADD A 12 FOOT LONG DECK OVER
DRIVEWAY THAT COVERS TWO CARS FROM WEATHER

10. 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:

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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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.

There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.


PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

- Construct New Home/Building
- Addition to Existing Home/Building
- Accessory Building
- Use
- Signage
- Other


Applicants Signature

3-17-11
Date


Property Owners Signature

3-17-11
Date

DECISION ON APPEAL

_____ Granted _____ Denied _____ Postponed by Request of Applicant _____ Board _____

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

Chairperson, Zoning Board of Appeals

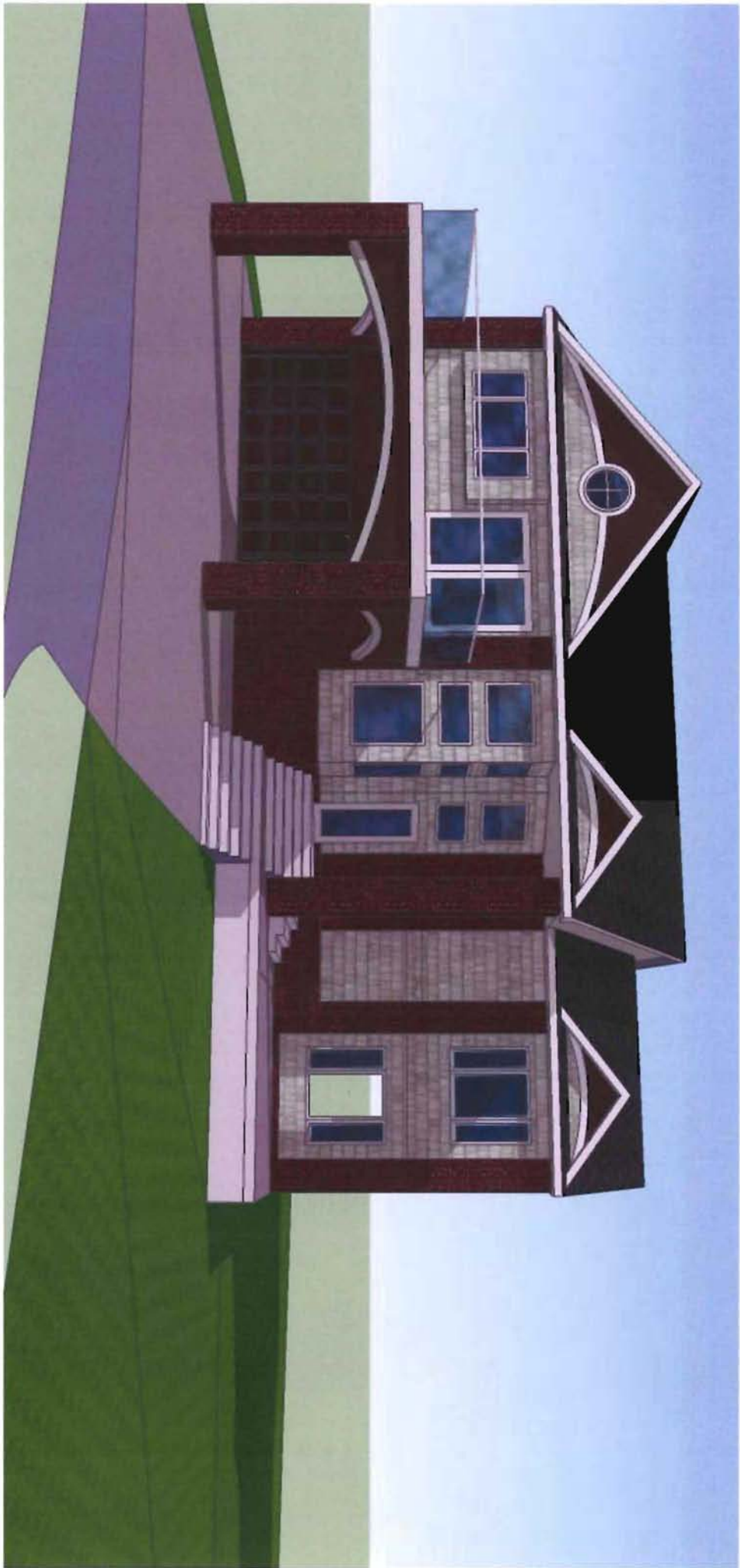
Date

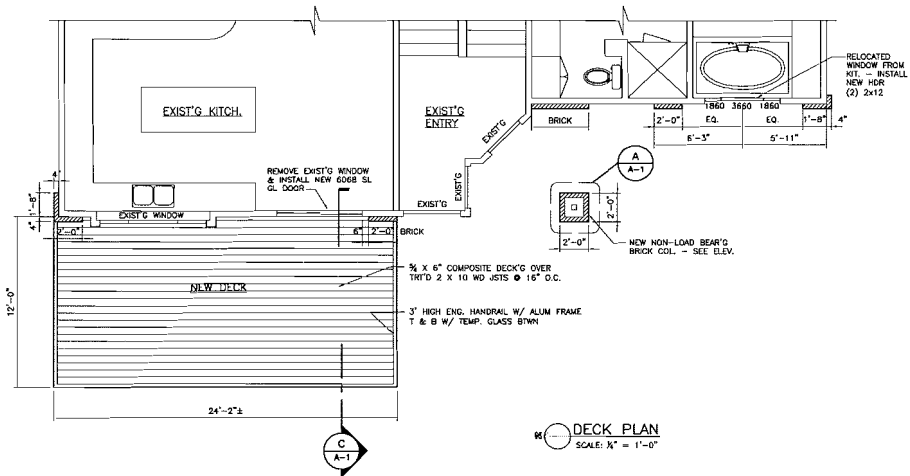
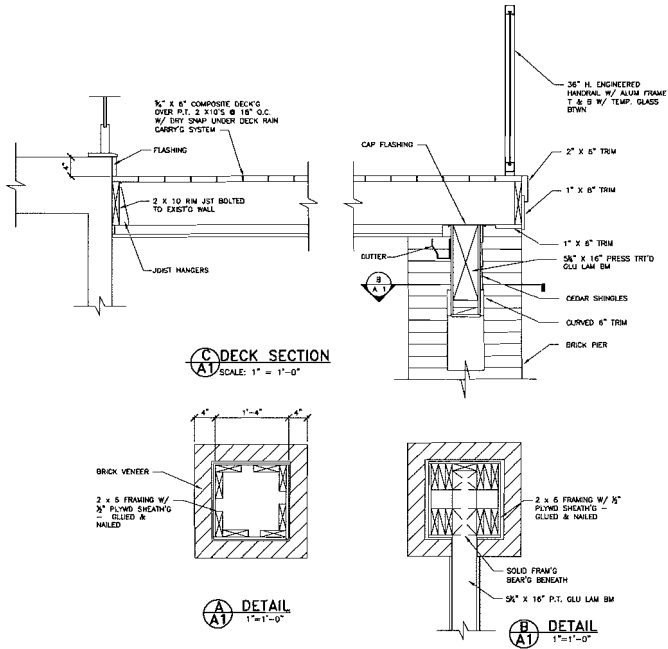
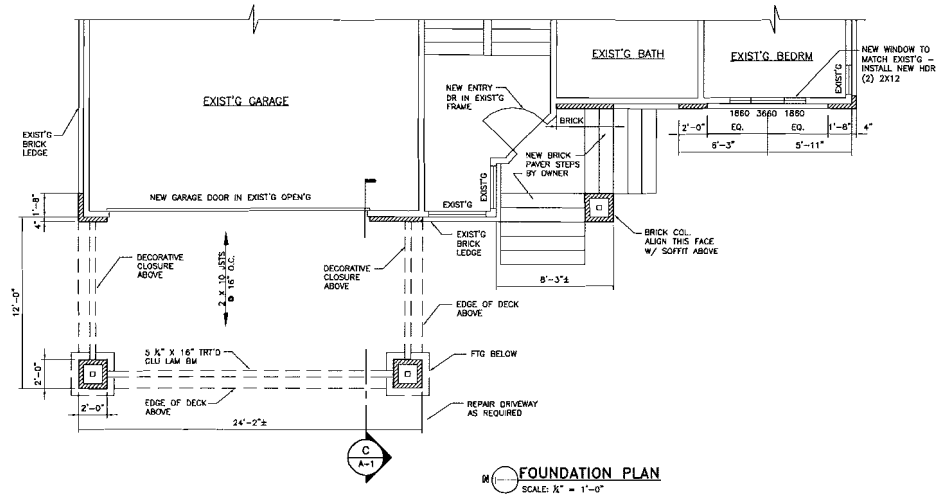
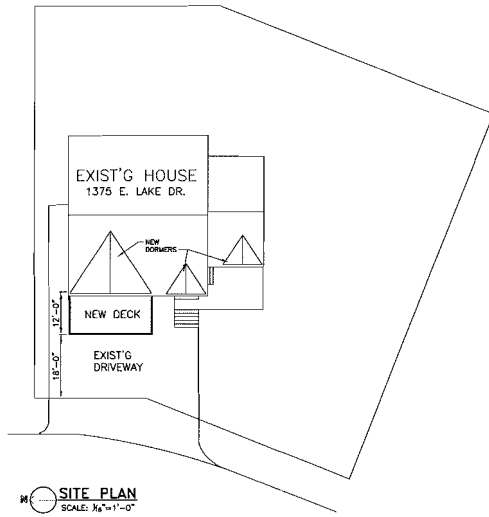
**1375 East Lake Dr.
Novi, MI, 48377**



Seeking Variance for 12 Foot Deck







SIMPSON ASSOCIATES
ARCHITECTURE & PLANNING
3290 Edgewood Park Drive
Commerce, Michigan 48382
248.350.7827 Office
248.350.7826 Fax

DRAWN BY: KLS
Checked by: MS
Approved by: MS
Drawing File: E.LAKE 2011

PROJECT:
**1375 E. LAKE DR
NOVI, MI**

ISSUE DATE:
3/10/11 BIDS

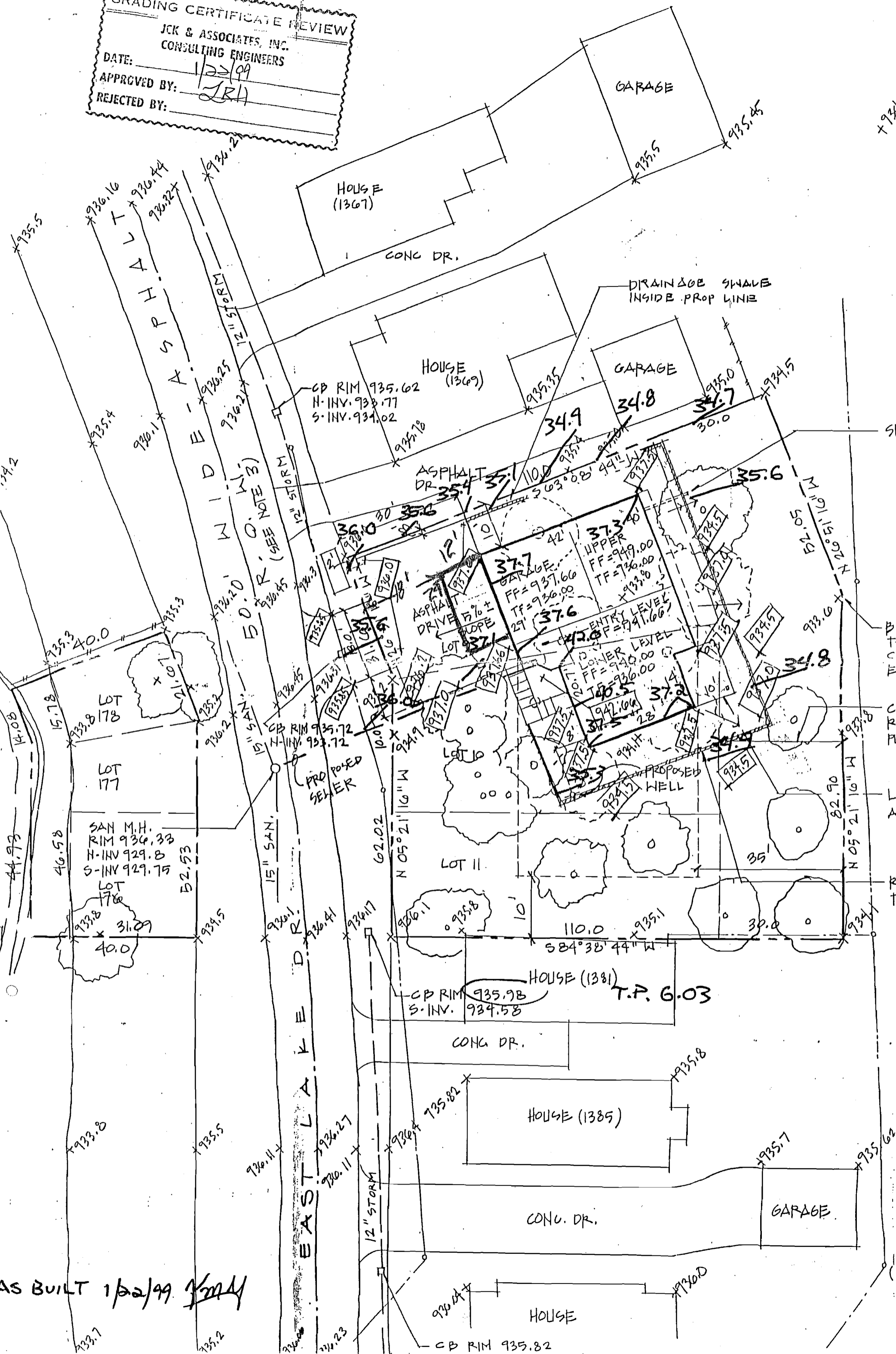
SHEET TITLE:
PLANS & DETAILS

SHEET NO.:
A 1.1

APPROVED RON MOSES 8/4/98

1375 E. LK. DR.

GRADING CERTIFICATE REVIEW
 JCK & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 DATE: 1/23/99
 APPROVED BY: JRM
 REJECTED BY:



AS BUILT 1/22/99 JRM