



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

Case No. 11-034 Grace Immanuel Bible Church

Location: 21900 Meadowbrook Road

Zoning District: R-3, One Family Residential

The applicant is requesting a variance from Section 2400, Table 2400, footnote (b) of the Novi Zoning Ordinance to allow construction of an open porch roof above an exterior door extending 10 feet into the required 75 foot side setback for an existing church.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400, Table 2400 footnote (b) requires a minimum 75 foot side yard setback for other than 1 and 2 family homes in an R-3 Zoning District

City of Novi Staff Comments:

The applicant proposes to construct a new open porch roof over the existing entrance to the building. The existing non-conforming building is located 74 feet from the north property line, meaning that it already extends 1 foot into the required setback. The proposed new entry way roof would extend another 9 feet into the required setback reducing the final setback to 65 feet. The applicant has not provided a height or configuration for the proposed porch roof. Staff does not support the request as failure to grant the request will not prevent the use of the property for its intended purpose.

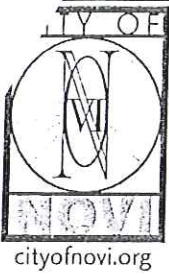
Standards for Granting a Dimensional Variance:

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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For Official Use Only

ZBA Case No: 2BA11-034 ZBA Date: NOV 1 Payment Received: \$ 300 (Cash)
 Check # 14713 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 CHARLES SEXTON Date 9-21-11
 Company (if applicable) GRACE IMMANUEL BIBLE CH
 Address* 21900 MEADOW BROOK CITY NOVI ST MI ZIP 48154
*Where all case correspondence is to be mailed.
 Applicant's E-mail Address: CHARLESSEXTON50@YAHOO.COM
 Phone Number (734) 748-1144 FAX Number () _____

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 21900 MEADOW BROOK RD ZIP 48375

2. Sidwell Number: 5022-36-151-015 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) _____

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

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

- 1. Section _____ Variance requested SETBACK VARIANCE
- 2. Section _____ Variance requested _____
- 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):

WE WOULD LIKE TO PUT A PORCH OVER THE
MAIN ENTRANCE THAT WOULD PROTRUDE 10'-0"
INTO OUR SOUTHERN SET BACK. ITS PURPOSE
IS TO PROVIDE SOME PROTECTION FROM SNOW & ICE.

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:

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

Charles R. Zyster
Applicant's Signature

9-21-11
Date

Property Owners Signature

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

City of Novi
Grace Immanuel Bible Church



CITY OF NOVI
cityofnovi.org

Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal

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Date: 10/14/2011

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor, as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

0 160 320 640
Feet
1 inch = 306 feet

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