



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. 12-014 2012 West Lake Dr

Location: 2012 West Lake Drive

Zoning District: R-4, One Family Residential

The applicant is requesting variances to allow reduced side yard setbacks of 5 ft., on each side respectively, a front yard setback of 19.33 ft. and a maximum lot coverage of 34% for a new residence proposed to be constructed on an existing lot. The property is located east of West Lake Drive and north of South Lake Drive in the R-4 Zoning District.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires minimum and aggregate side yard setbacks of 10 ft. and 25 ft. respectively, a front yard setback of 30 ft. and maximum lot coverage of 25%.

City of Novi Staff Comments:

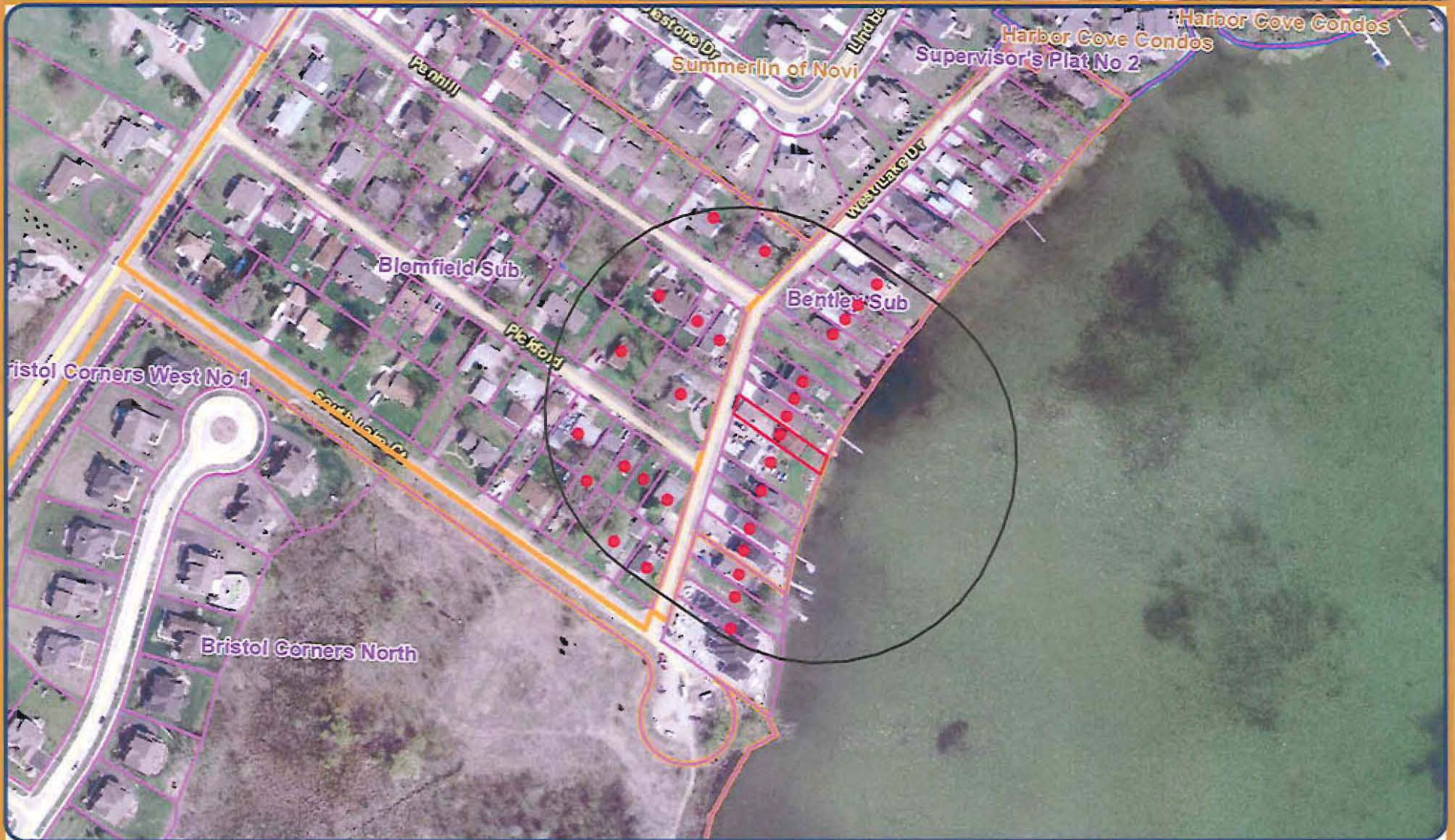
The applicant is proposing construction of a new modestly sized single family home on an existing narrow lakefront lot. The required aggregate side setbacks of 25 feet would allow a limited building width. The proposed home is closer to the required setbacks than the current structures on the site. Staff supports the variances provided substantial justice can be provided for neighboring property owners.

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.

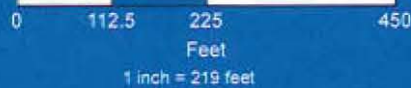
City of Novi 2012 West Lake Dr



Map Produced Using the
City of Novi, Michigan
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Date: 04/19/2012



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