

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

**Case No. PZ12-0048**

**Location: 23538 Meadowbrook Road**

**Zoning District: R-4, One-Family Residential District**

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow an open porch roof to extend 8 feet into the required 30 ft. front setback for an existing nonconforming residence. The property is located east of Meadowbrook Road and south of 10 Mile Road.

**Ordinance Sections:**

- CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within a R-4 zoning district have a minimum front yard setback of 30'.

**City of Novi Staff Comments:**

The existing single family home on this site was nonconforming with a front porch roof extending to within approximately 24 feet of the front property line where a setback of 30 ft. minimum is required. The owner reconstructed the roof of the open porch and extended it several feet towards the street resulting in a front setback of 22 ft. and necessitating approval of the requested 8 ft. variance to bring the home into compliance.

**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.

PBR12-0713

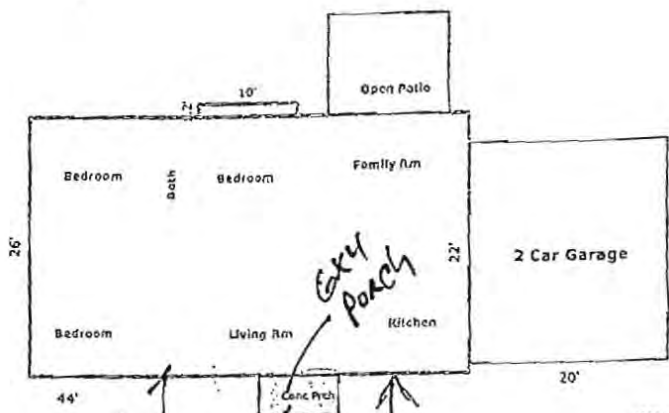
FLOORPLAN SKETCH & PLOT PLAN

Borrower: Paul Parent  
 Property Address: 23538 Meadowbrook Rd  
 City: Novi  
 Lender: Level One Bank  
 File No.: 1021874-rev  
 Case No.: 1004-UAD  
 State: MI  
 Zip: 48375

RECEIVED

SEP 25 2012

CITY OF NOVI  
 COMMUNITY DEVELOPMENT

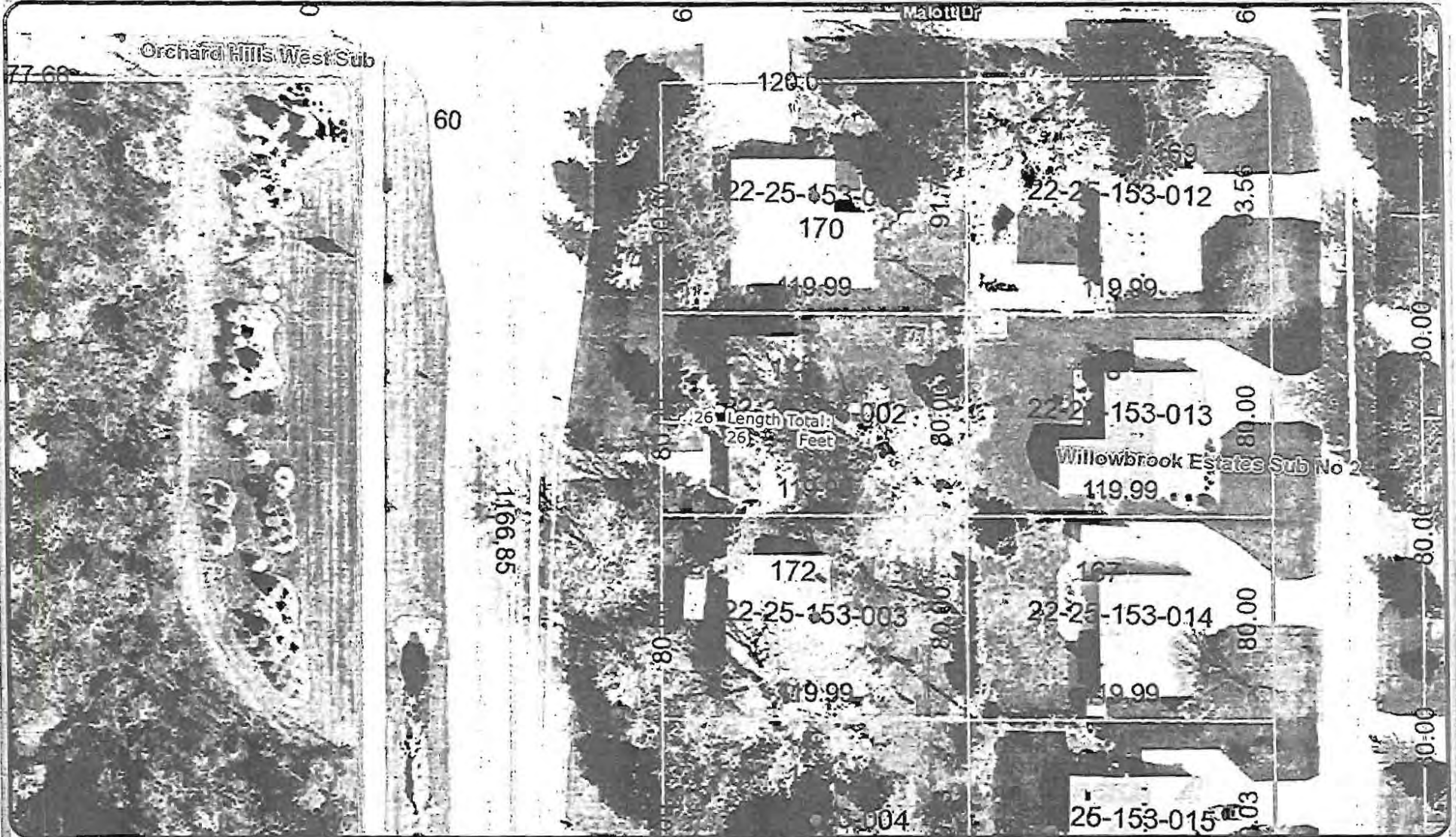


APPROVED  
 BY \_\_\_\_\_  
 DATE \_\_\_\_\_ CITY OF NOVI

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	1144.0		First Floor		
	Bed OR	12.0	1156.0	44.0 x	26.0	1144.0
GAR	Garage	440.0	440.0	Bed OR		
P/P	Open patio	120.0		1.2 x	10.0	12.0
	Porch	32.0	152.0			
Net LIVABLE Area		(rounded)	1156	2 Items	(rounded)	1156

# City of Novi



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



Author: c  
Job Title: 23538 Meadowbrook Rd  
Date: 09/27/2012

### 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 102 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.aspx>.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Paul Parent	File No.: 1021874-rev	
Property Address: 23538 Meadowbrook Rd	Case No.: 1004 -UAD	
City: Novi	State: MI	Zip: 48375
Lender: Level One Bank		



FRONT VIEW OF  
SUBJECT PROPERTY

*House as purchased  
May 2012*

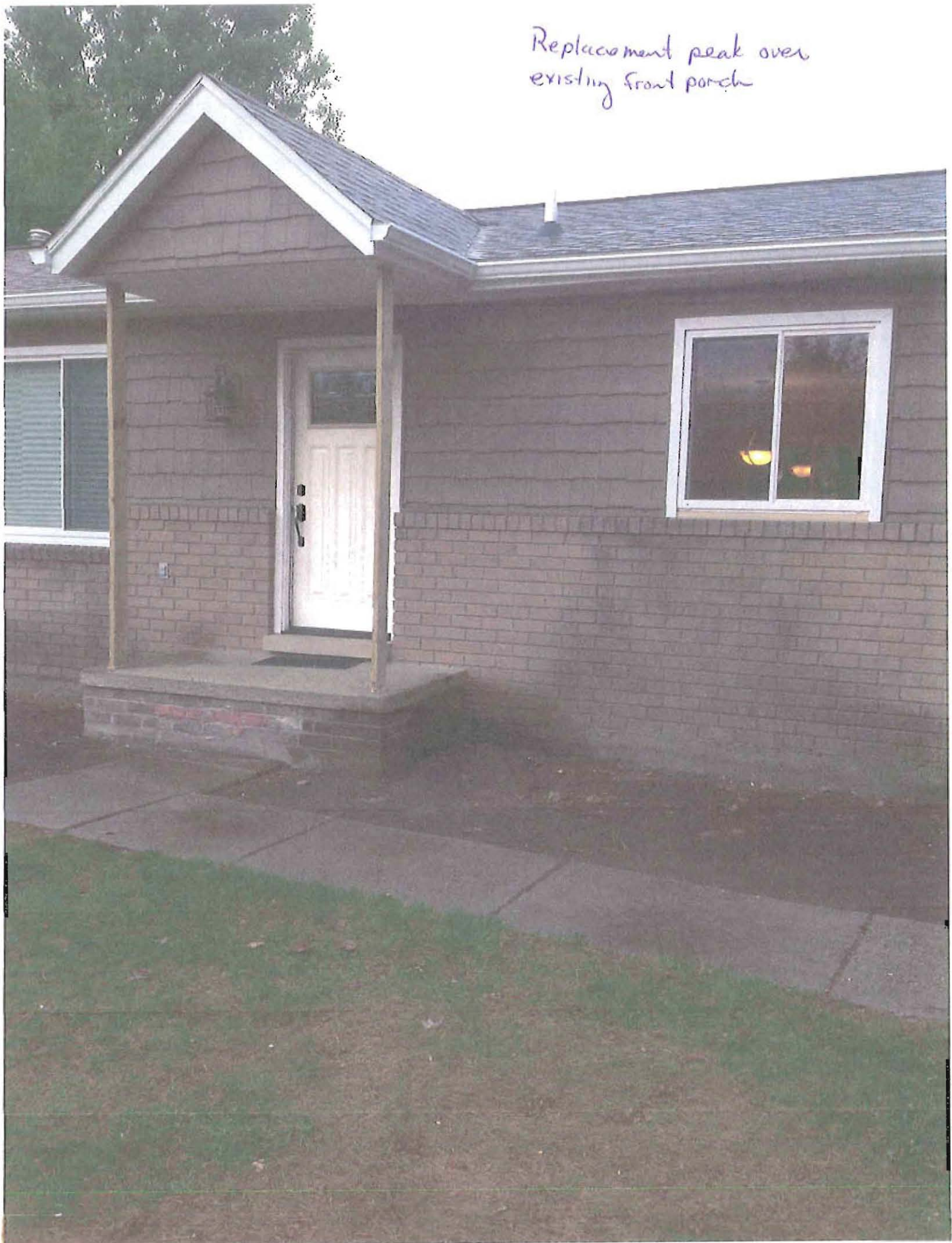


REAR VIEW OF  
SUBJECT PROPERTY



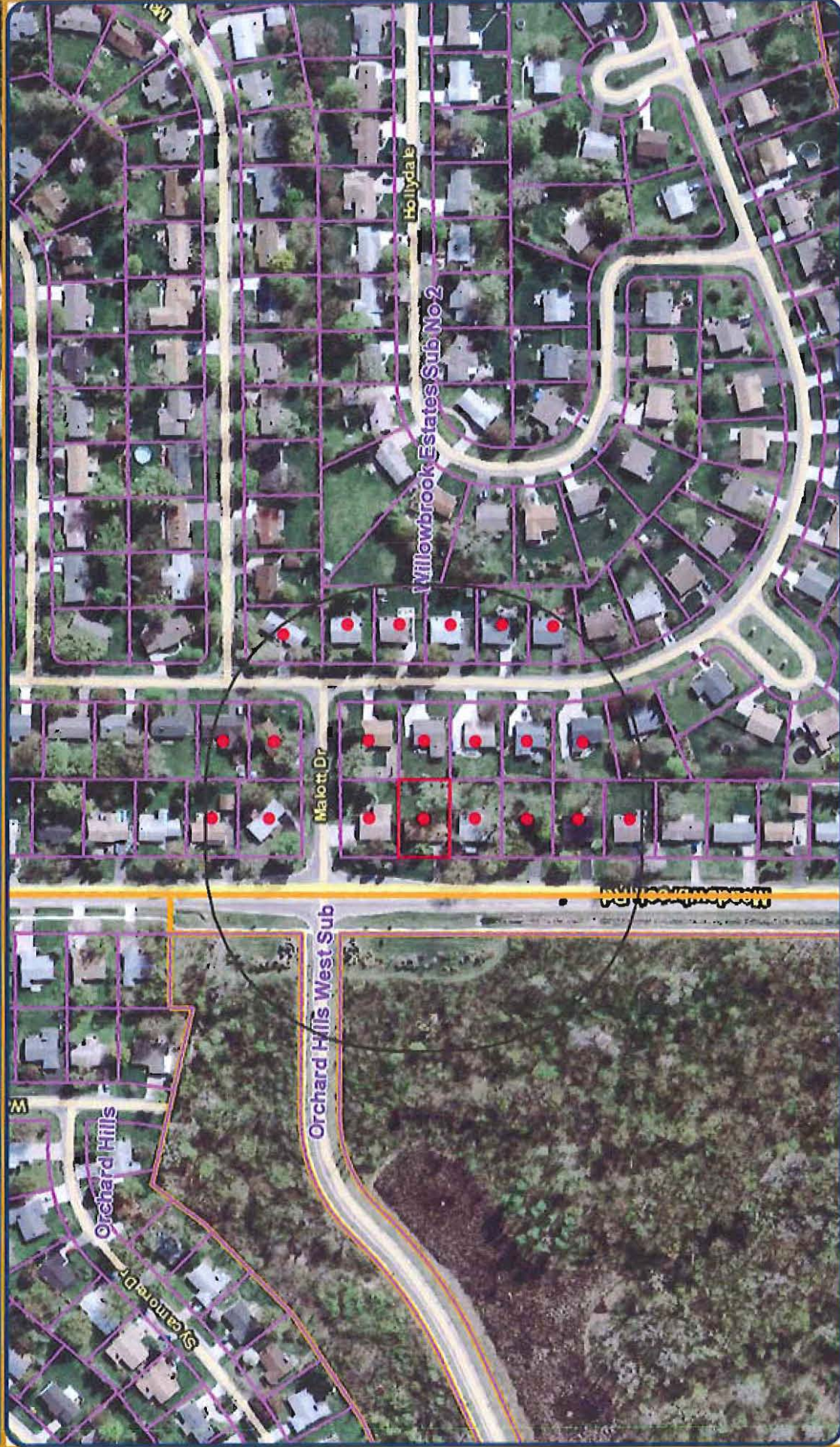
STREET SCENE

Replacement peak over  
existing front porch





City of Novi  
23538 Meadowbrook Rd



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Date: 11/2/2012

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