

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

Case No. PZ12-0047

Location: 1201 South Lake Drive (Parcels 22-03-327-003 and 22-03-332-003)

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

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of a new covered porch on an existing single family home on an existing lakefront corner lot with a reduced front setbacks of 5.3 ft. and 6.5 ft., a minimum side setback of 4.2 ft. an reduced and a maximum lot coverage of 37%. The applicant is further requesting variances to allow construction of an oversize and over height structure on the adjacent lakefront parcel of 200 (12.5 ft. x 16 ft.) square feet and 10 ft. overall height. The property is located west of Novi Road and south of 12 Mile Road.

Ordinance Sections:

- CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within an R-4 zoning district have a minimum front yard setback of 30', minimum side setback of 10 ft. and maximum 25% lot coverage.
- CITY OF NOVI, CODE OF ORDINANCES, Section 2910 limits allowable structure with water frontage to 10 ft. x 10 ft. in area and maximum 8 ft. in height

City of Novi Staff Comments:

This variance request applies to 2 parcels of essentially as single lakefront property.

- The first group of requests applies to an open porch added to the front of an existing non-conforming home located on a narrow corner lot. The zoning ordinance requires a 30 ft. front setback on both existing street sides. On the north, the existing home was setback approximately 14.3 ft.; the proposed porch and roof reduce this to 5.3 ft.. On the east, the existing home was setback 7.6 ft. from Henning Street and the proposed porch and roof reduce this to 6.5 ft. On the west side of the home, the new porch deck and roof would extend to within 4.2 ft. of the property line, but not further than the existing home. The applicant is also requesting a variance for the lot coverage as the existing building, existing accessory building and new porch increase the lot coverage to 37% vs. the maximum allowable 25%.
- The second set of variances applies to an accessory building constructed on the lakefront parcel located on the north side of South Lake Drive. In this case, the Novi Zoning Ordinance specifically limits structures to a 10 ft. x10 ft. footprint and maximum 8 ft. height. Building height is defined in the Ordinance as the midpoint of a sloped roof plain). The applicant has started construction of a 12.5 ft. x 16.0 ft. accessory structure of approximately 200 sf. The ridge of the roof this building is 10 ft. The eave height is not provided, but appears to exceed 8 ft.

Staff cannot support these requests. While the existing home was existing nonconforming, the new porch deck and roof occupy a significant portion of the previously available yard area. There is not reason the accessory building on the lake side could not conform to the Ordinance limitations.

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.



LEGAL DESCRIPTION

PARCEL NO. 22-03-332-003
LOT 33 OF LAKEWOODS, AS
RECORDED IN LIBER 49 OF PLATS,
PAGE 2D, OAKLAND COUNTY
RECORDS, OAKLAND COUNTY,
MICHIGAN.

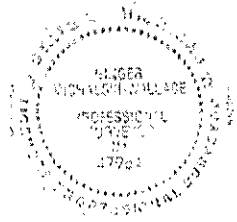
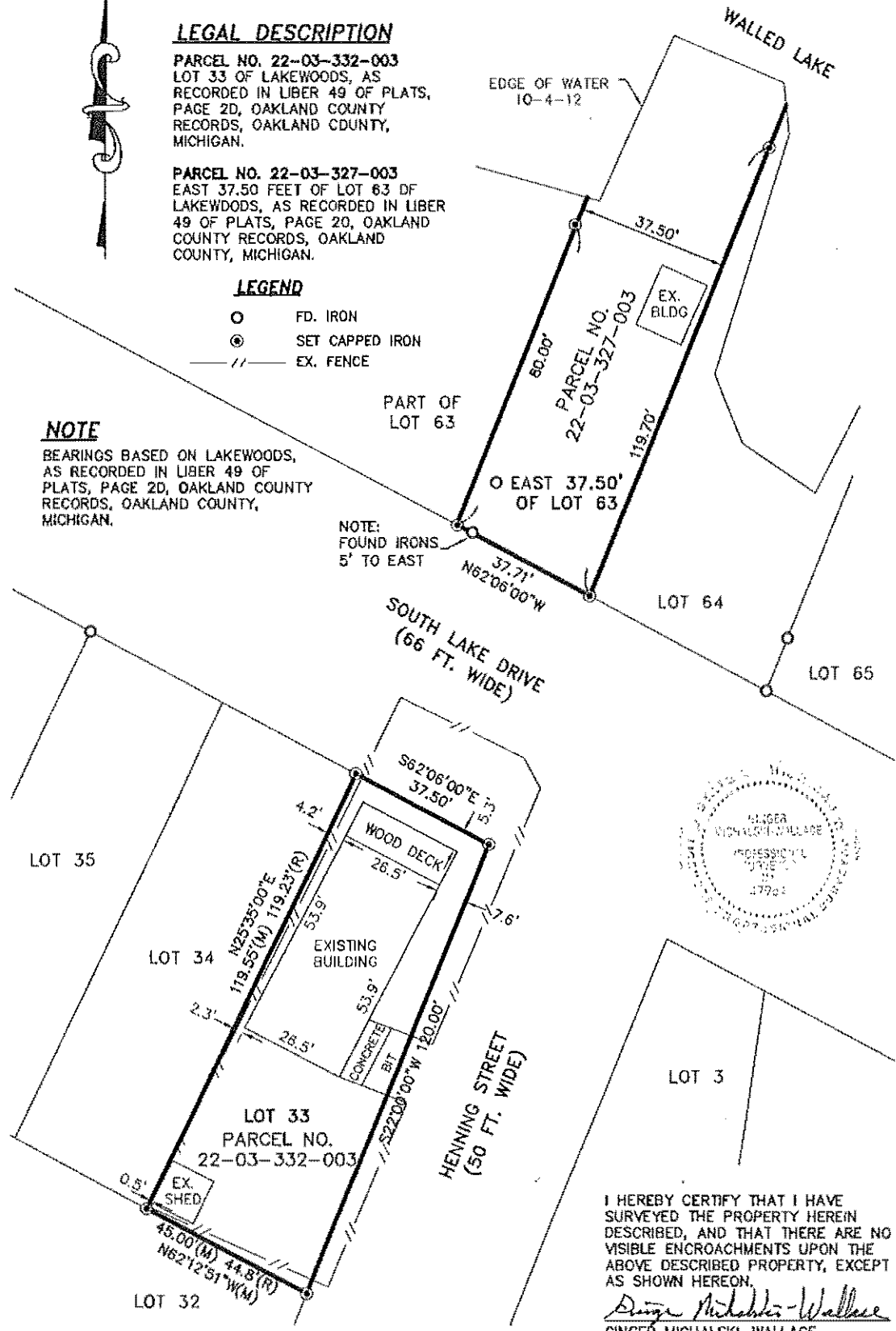
PARCEL NO. 22-03-327-003
EAST 37.50 FEET OF LOT 63 OF
LAKEWOODS, AS RECORDED IN LIBER
49 OF PLATS, PAGE 20, OAKLAND
COUNTY RECORDS, OAKLAND
COUNTY, MICHIGAN.

LEGEND

- FD. IRON
- ⊙ SET CAPPED IRON
- //— EX. FENCE

NOTE

BEARINGS BASED ON LAKEWOODS,
AS RECORDED IN LIBER 49 OF
PLATS, PAGE 2D, OAKLAND COUNTY
RECORDS, OAKLAND COUNTY,
MICHIGAN.



I HEREBY CERTIFY THAT I HAVE
SURVEYED THE PROPERTY HEREIN
DESCRIBED, AND THAT THERE ARE NO
VISIBLE ENCROACHMENTS UPON THE
ABOVE DESCRIBED PROPERTY, EXCEPT
AS SHOWN HEREON.

Ginger Michalski-Wallace
GINGER MICHALSKI-WALLACE
PROFESSIONAL SURVEYOR NO. 47964

ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOV, MICHIGAN 48377
(248) 926-3701 (BUS)
(248) 926-3765 (FAX)

CLIENT:	KENNEDY	DATE:	10-5-12
BOUNDARY SURVEY		DRAWN BY:	GLM
1201 SOUTH LAKE DRIVE		CHECKED BY:	JIF
SECTION: 3	TOWNSHIP: 1 N	0 15 30	
CITY OF NOVI	RANGE: 8 E	FBK: 251	1
OAKLAND COUNTY	MICHIGAN	CHF: JM	12-469
		SCALE HOR 1"=30 FT. VER 1"=10 FT.	

To whom it may concern,

By signing I am supporting the building of the shed structure on the lake lot of 1201 South Lake Dr. Novi, MI 48377. The shed does not obstruct my view or inconvenience me in any way, and is an improvement to the neighborhood.

Date: 8/28/12 Address: 1191 South Lake Signature: Michael Duchesneau

Date: 8/29/12 Address: 1191 South Lake Signature: Dorothy Duchesneau

Date: 8/29/12 Address: 1235 South Lake Signature: Margaret Bell

Date: 8-29-12 Address: 1235 South Lake Signature: P. Thomas Bell

Date: 8-29-12 Address: 1207 S Lake Dr Signature: Peter Monahan

Date: 8/29/12 Address: 1207 S. Lake Dr Signature: R. Monahan

Date: 8/29/12 Address: 203 Henning St Signature: [Signature]

Date: 8/29/12 Address: 132 Henning Signature: [Signature]

Date: 8/29/12 Address: 126 Henning Signature: [Signature]

Date: Address: Signature:

Date: Address: Signature:

Date: Address: Signature:

Date: Address: Signature:

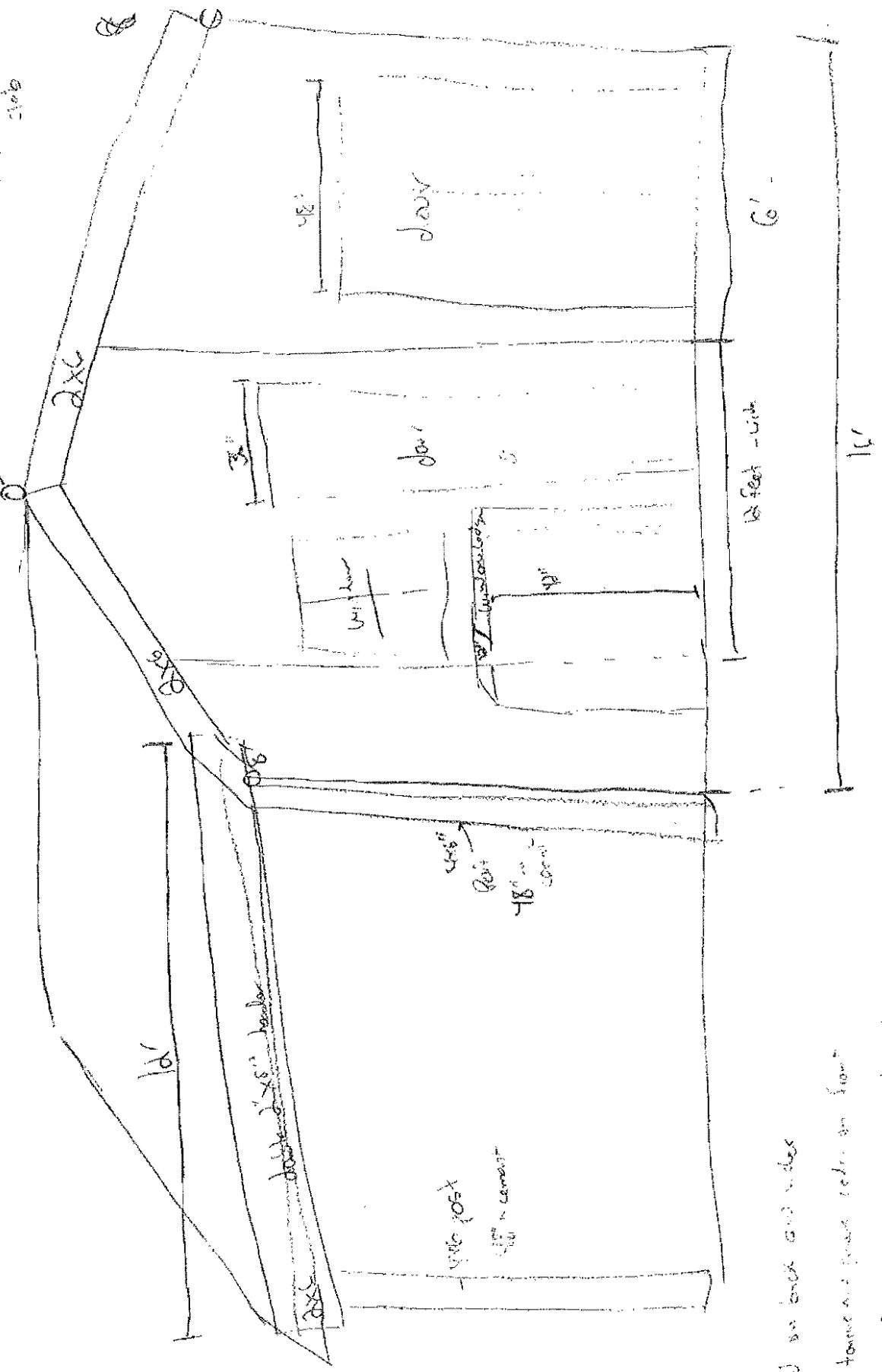
Date: Address: Signature:

Date: Address: Signature:

2nd Sawn Lark Shed on Lake lot - see attached pics

2x4 end wallboard
Construction
Preformed into concrete
slab

Peak @ 10'



Shed sided on back and sides

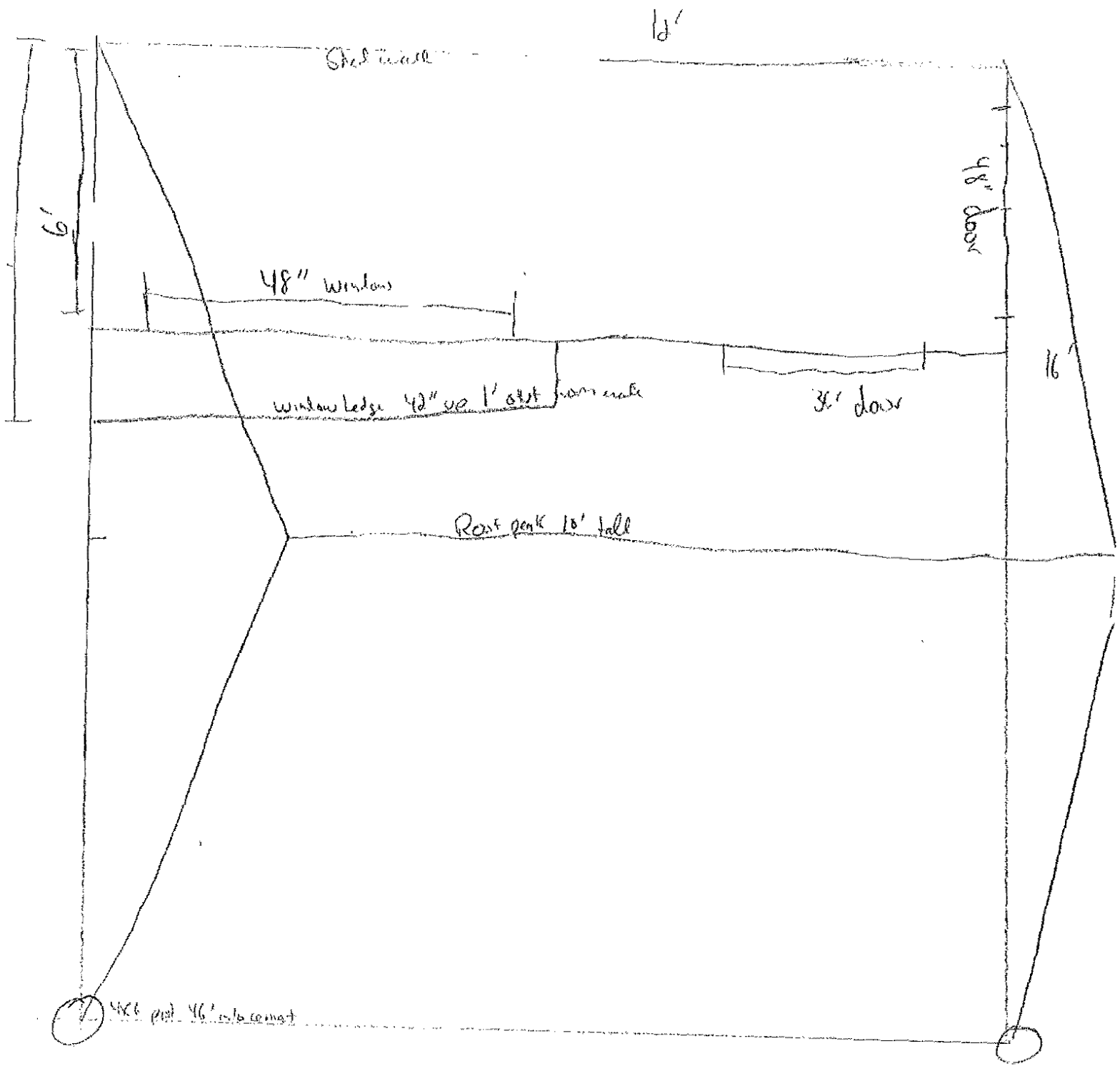
to have formwork & pour into on form

overhang to Region open as sun sheds only

Top View

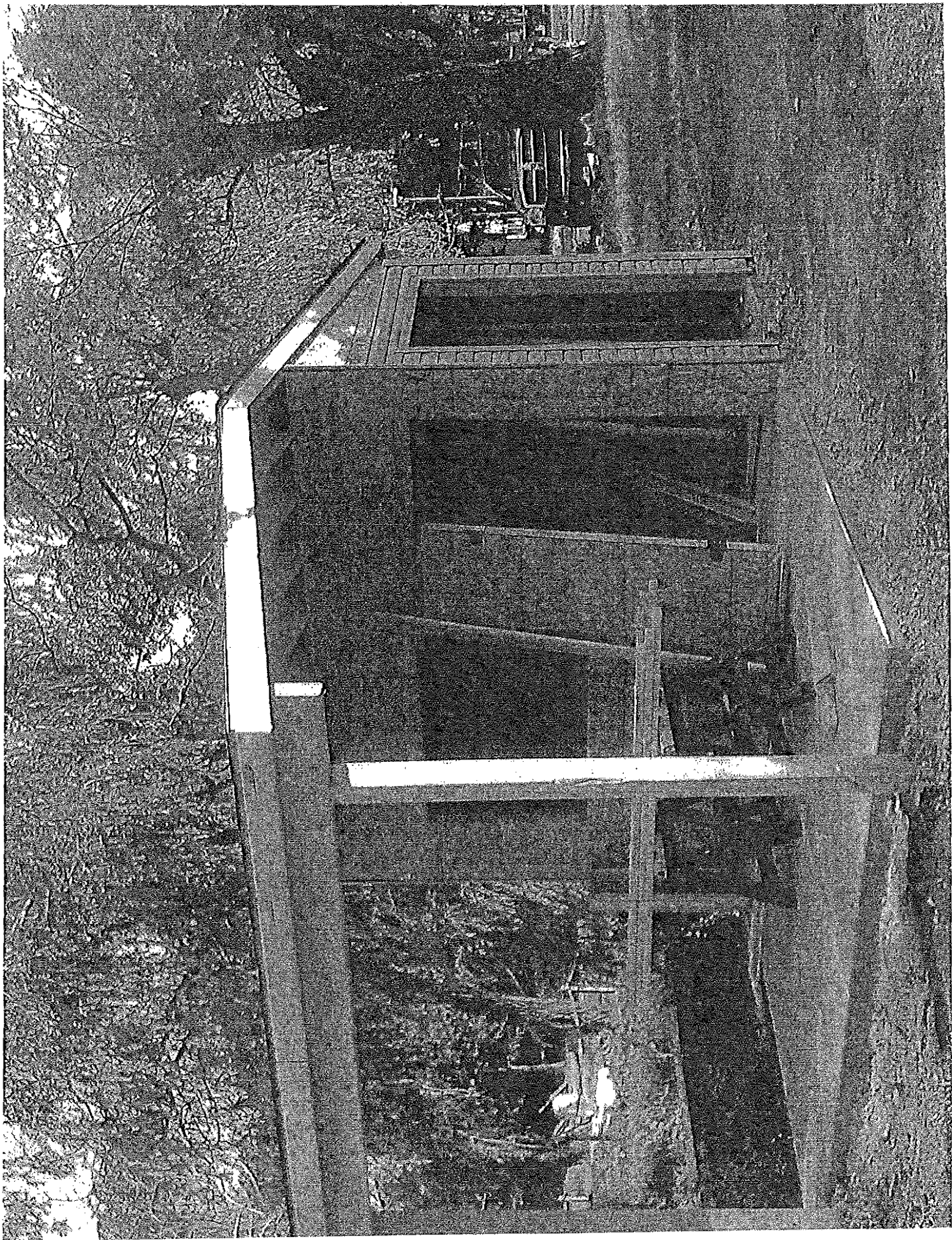
10'0"

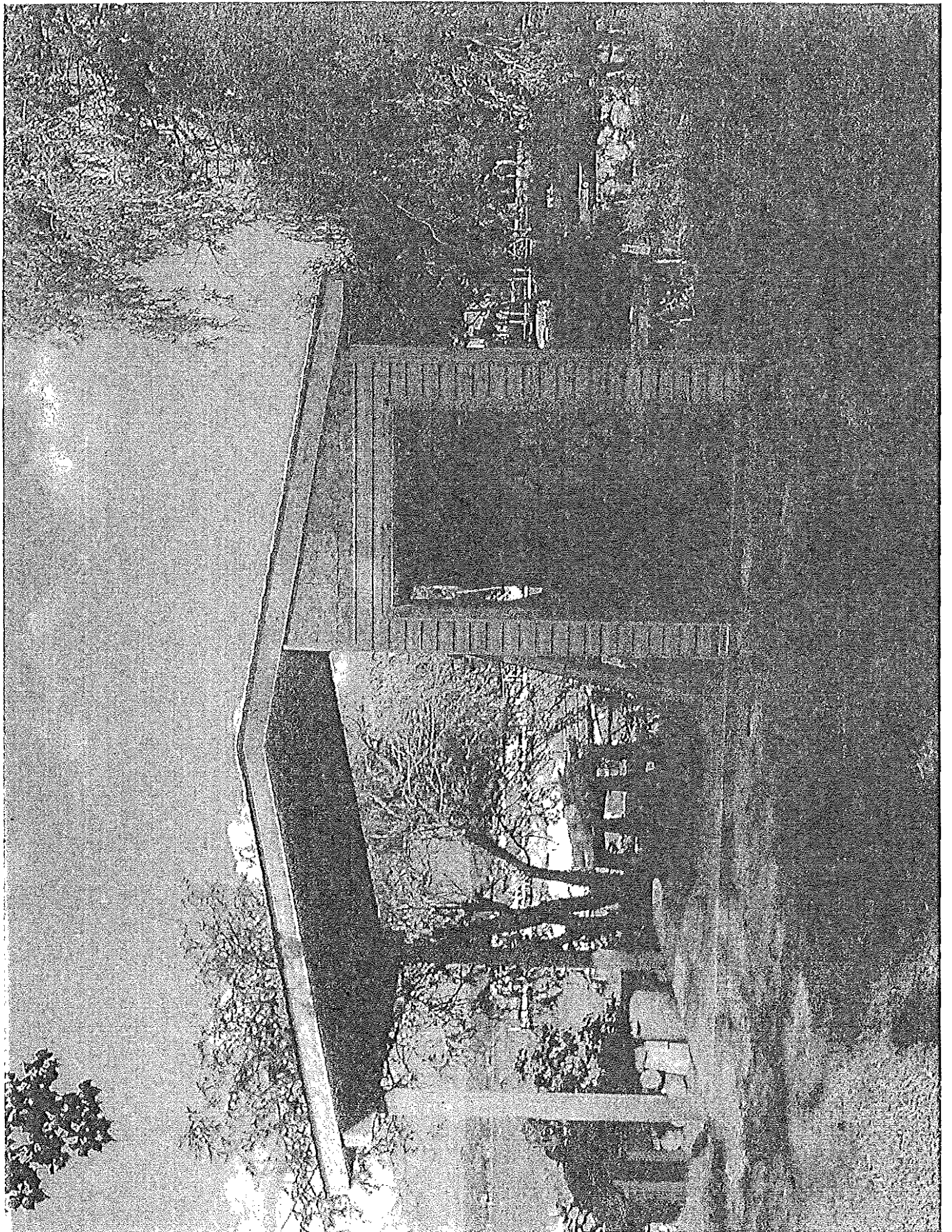
Lakeside Shed



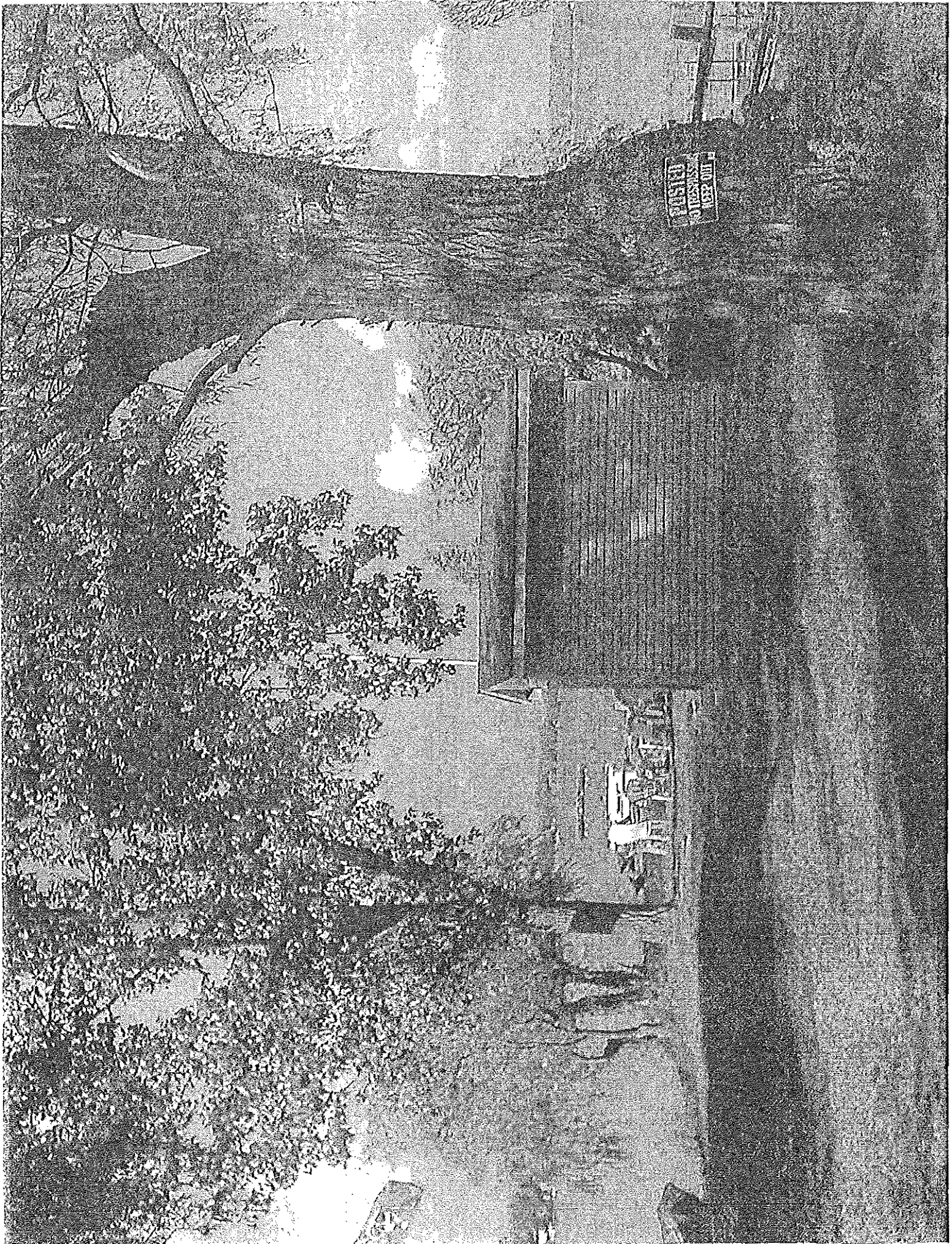
— Cement slab 12' x 16'

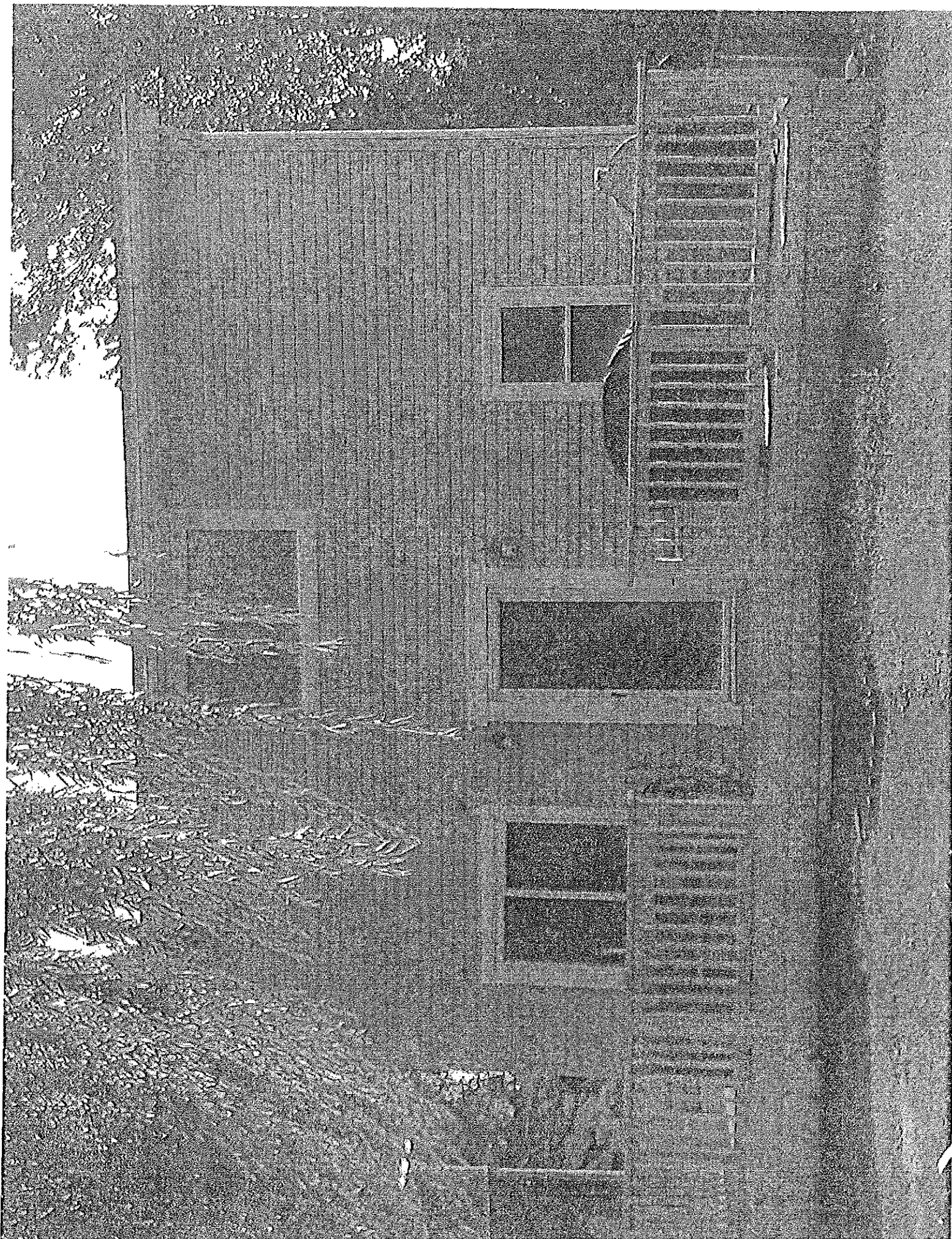
4x6 post
46" into
Cement



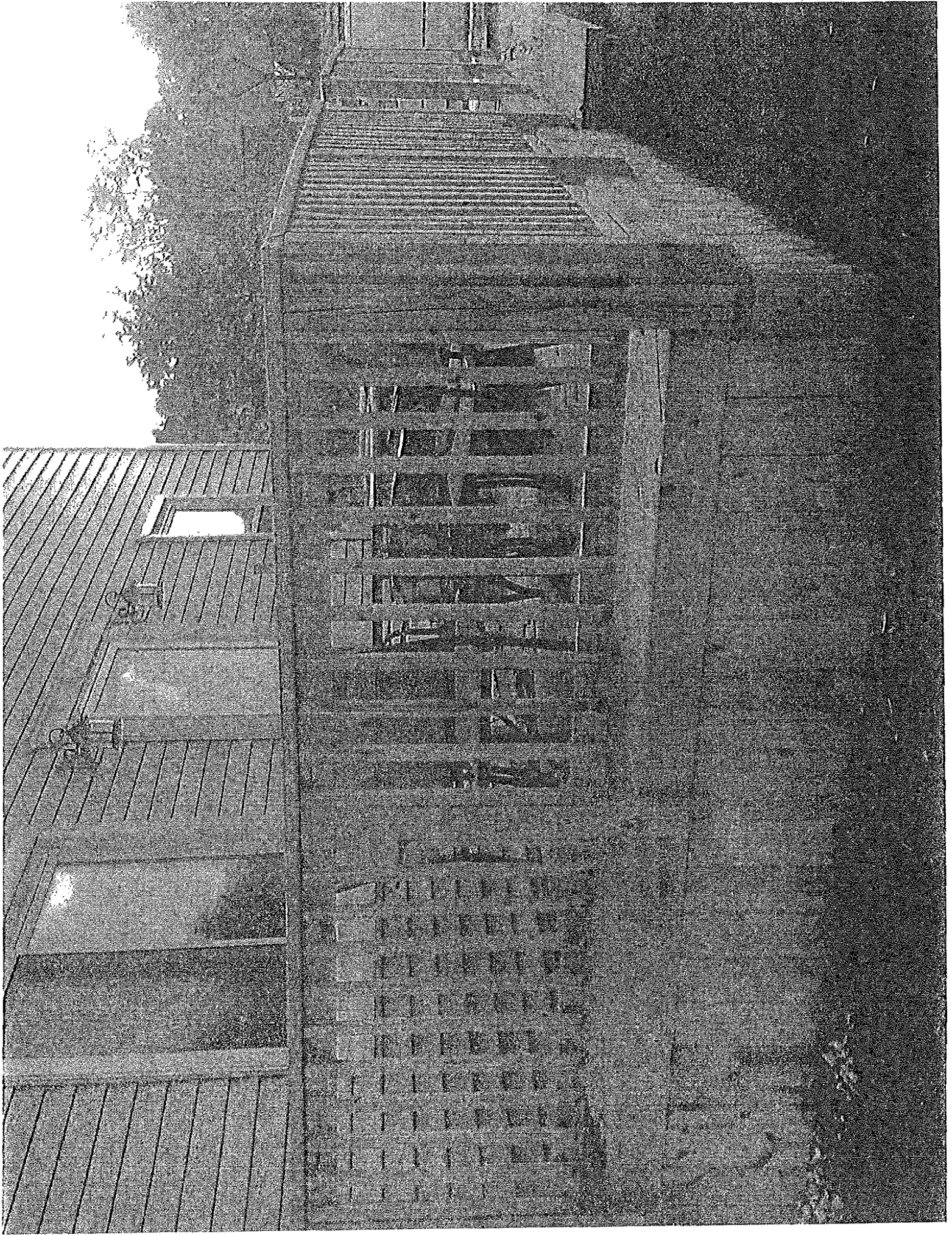












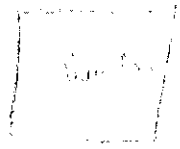


Dist.

3 1/2" Redwood
... ..
... ..

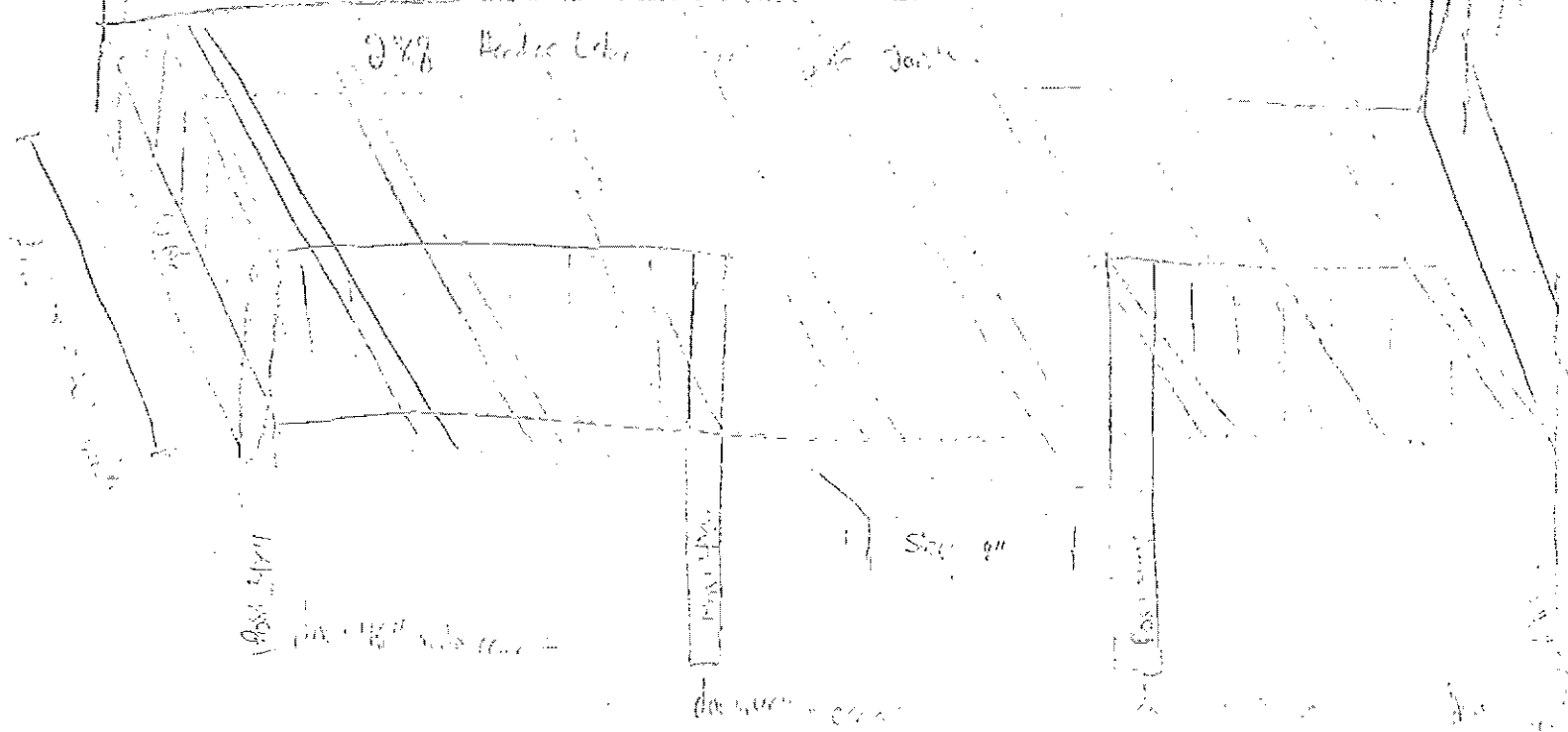
2x6 joists - 16" spacing

3x4 Joist



2x8 Redwood Ledger

2x6 Joist



2x4 Joist

2x4 Joist

2x4 Joist

2x4 Joist

2x4 Joist

2x4 Joist

2x4 Joist

2x4 Joist

... ..