



# COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: November 19, 2019

REGARDING: Parcel #50-22-02-357-010 (PZ19-0043)

BY: Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Jenny Griffith

**Variance Type**

Dimensional

**Property Characteristics**

Zoning District:	Single Family Residential
Location:	East of Old Novi Road and South of East Lake Drive
Parcel #:	50-22-02-357-010

**Request**

The applicant is requesting variances from the Novi Zoning Ordinance Section 3.1.5 for a 4 foot left and right side yard variance for a proposed 6 and 11 foot side yards: 10 and 15 foot allowed by code 25 foot total required; and for a 19 foot front yard variance for a proposed 11 foot setback (30 feet required; a 31 foot variance for a proposed 4 foot rear yard setback, (35 feet required); and a 29% variance for a proposed 54% lot coverage (25% max required). The applicant was previously granted lesser variances on February 12, 2019. This property is zoned Single Family Residential (R-4).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ19-0043**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.
- (b) The property is unique because \_\_\_\_\_.

(c) Petitioner did not create the condition because\_\_\_\_\_.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because\_\_\_\_\_.

(e) The relief is consistent with the spirit and intent of the ordinance because\_\_\_\_\_.

(f) The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ19-0043**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

(a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because\_\_\_\_\_.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by\_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to\_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler  
Deputy Director Community Development  
City of Novi



45175 Ten Mile Road  
 Novi, MI 48375  
 (248) 347-0415 Phone  
 (248) 735-5600 Facsimile  
 www.cityofnovi.org

# ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$250.00  
 Meeting Date: Nov. 19, 2019  
 ZBA Case #: PZ19-0043

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Griffith/Chapman			
ADDRESS T1N, R8E, SEC 2 CHAPMAN WALLED LAKE SUB LOT 64		LOT/SIUTE/SPACE # 64	
SIDWELL # 50-22-02 - 357 - 010		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY East Lake Drive & Monticello			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS	
		jenny.griffith@gmail.com	
NAME Jenny Griffith		CELL PHONE NO. (248) 33-6845	
ORGANIZATION/COMPANY n/a		TELEPHONE NO. (248) 330-6845	
ADDRESS 42317 Whittler Trail		CITY Novi	STATE MI
			ZIP CODE 48377
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
		jenny.griffith@gmail.com	
NAME Jenny Griffith		CELL PHONE NO. (248) 330-6845	
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS 42317 Whittler Trail		CITY Novi	STATE MI
			ZIP CODE 48377
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section	3.1.5	Variance requested	side setback proposed 4' & 4' - variance of 6' & 11' (25 required (10' & 15'))
2. Section	3.1.5	Variance requested	front yard proposed 11' - (30' required - variance 19')
3. Section	3.1.5	Variance requested	rear yard proposed 4' (35' required - variance 31')
4. Section	3.1.5	Variance requested	max lot coverage proposed 54% (25% required - variance 29%)
5. Section		Variance requested	
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input checked="" type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> <li>Dimensioned Drawings and Plans</li> <li>Site/Plot Plan</li> <li>Existing or proposed buildings or addition on the property</li> <li>Number &amp; location of all on-site parking, if applicable</li> <li>Existing &amp; proposed distance to adjacent property lines</li> <li>Location of existing &amp; proposed signs, if applicable</li> <li>Floor plans &amp; elevations</li> <li>Any other information relevant to the Variance application</li> </ul>			





**Community Development Department**

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

**REVIEW STANDARDS  
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

**Standard #1. Circumstances or Physical Conditions.**

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable     Applicable    If applicable, describe below:

Narrow lake lot. 30' x 80'

*and/or*

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable     Applicable    If applicable, describe below:

*and/or*

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable     Applicable    If applicable, describe below:

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Narrow lake lot. 30' x 80'

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in 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.

Strict compliance would result in a non-buildable site.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

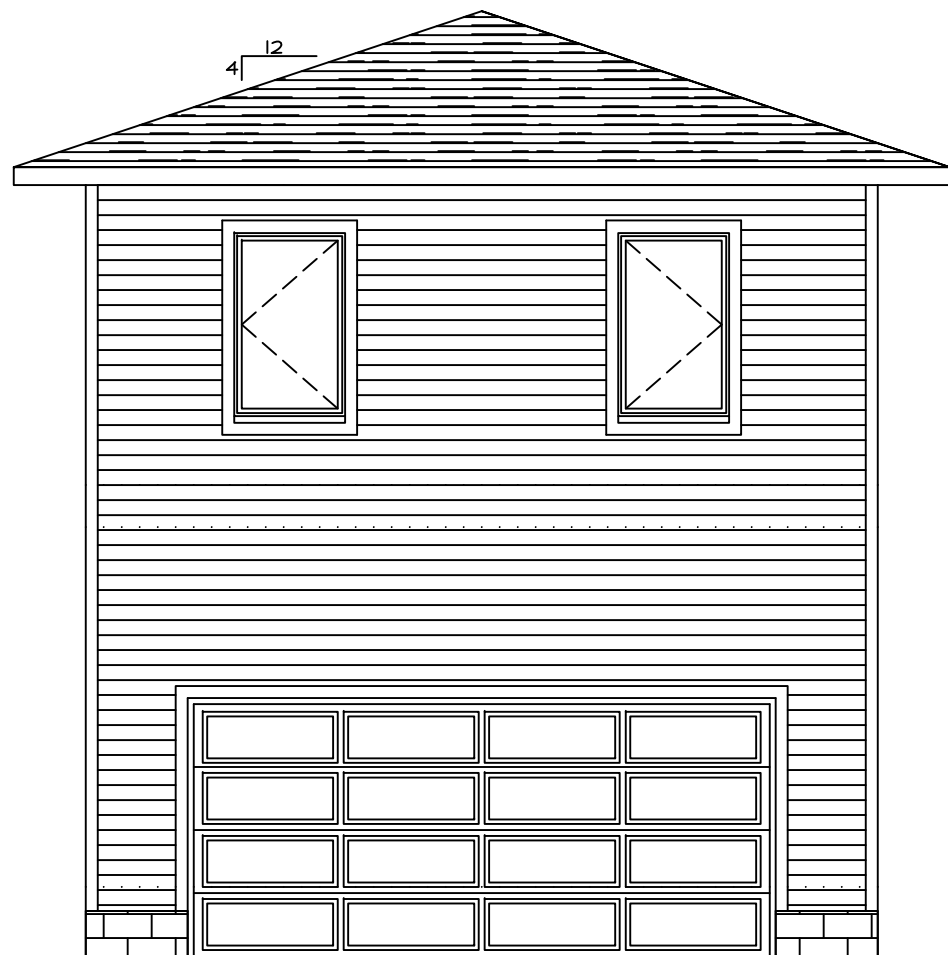
Proposed house width and depth is equal to numerous homes in the subdivision.

## **Standard #5. Adverse Impact on Surrounding Area.**

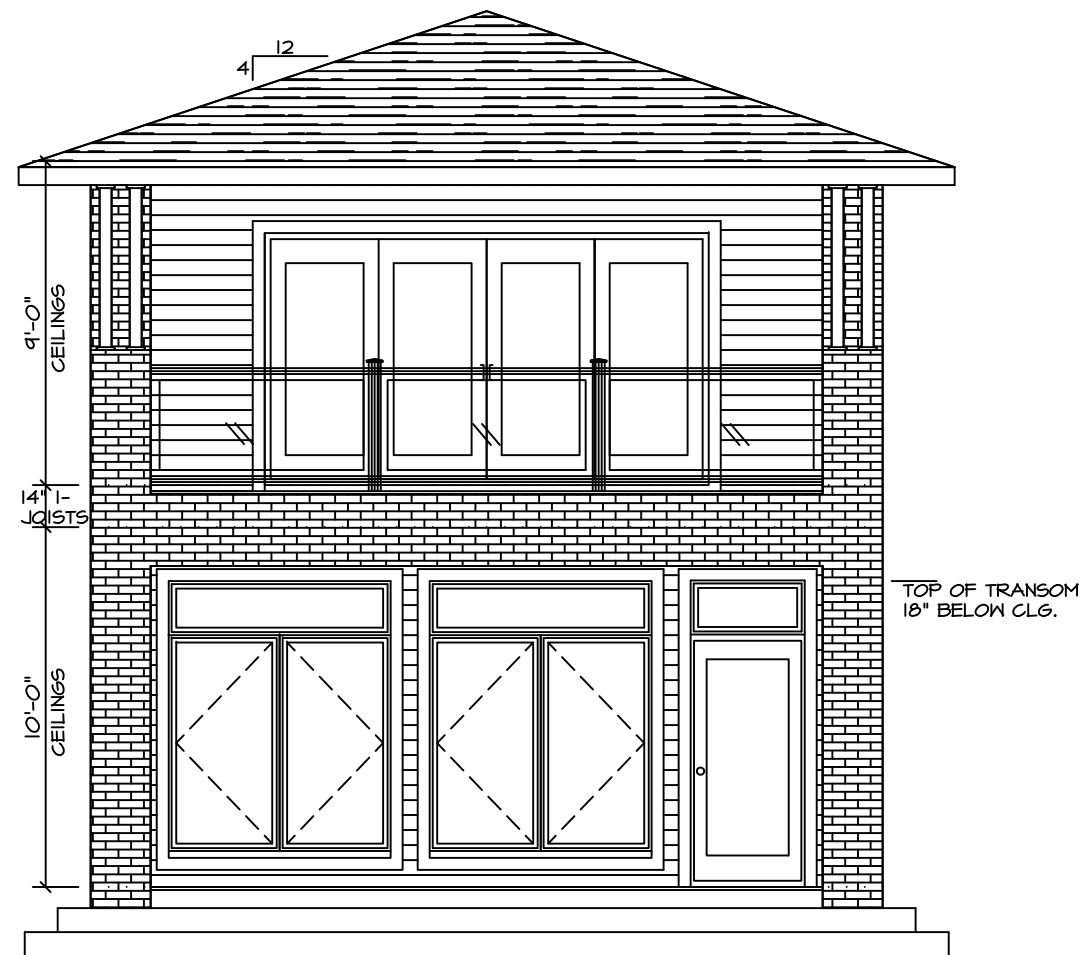
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Proposed home will increase property values of homes in surrounding area. There is considerable building and remodeling on lake lots increasing the value of the homes around them. A brand new home will be an improvement to the neighborhood. It will also add an esthetic value.





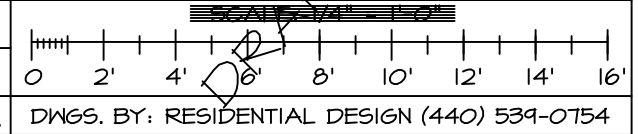
REAR ELEVATION



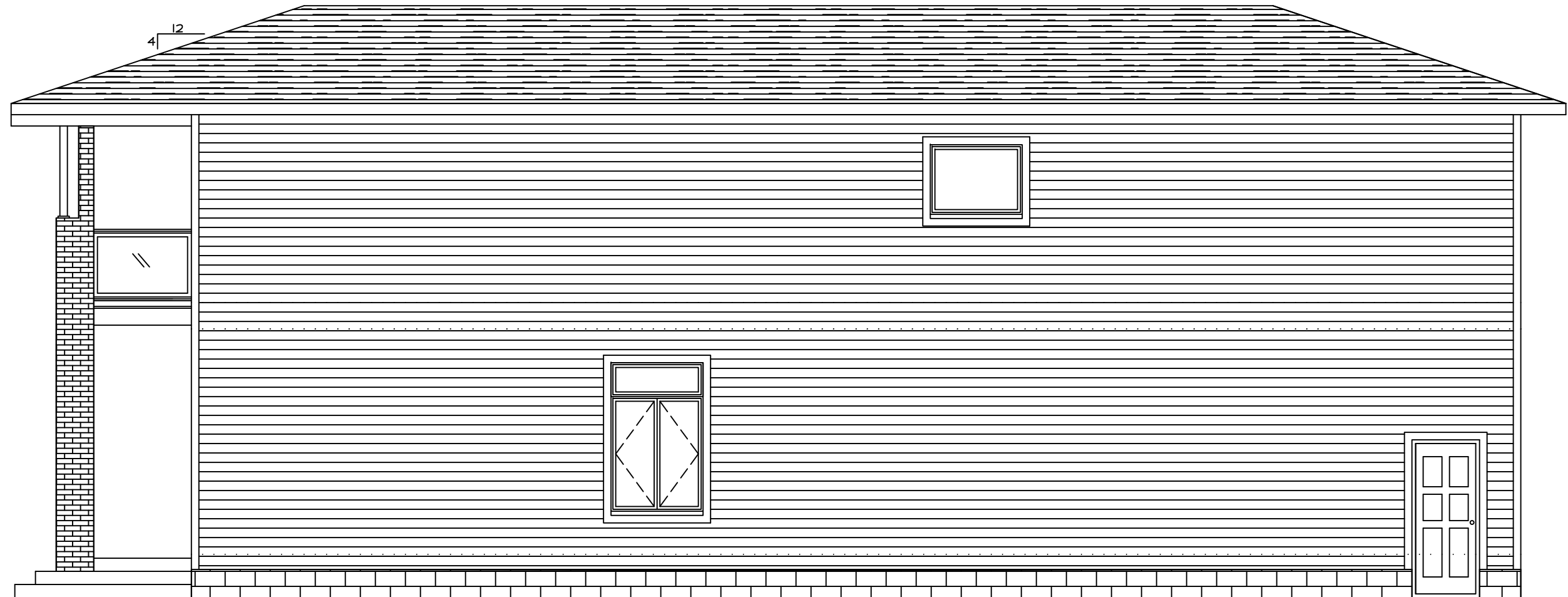
FRONT ELEVATION

FRONT & REAR ELEVS.  
 JENNY GRIFFITH LAKE HOUSE  
 S/L 64 CHAPMAN WALLED LAKE SUBD.

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET







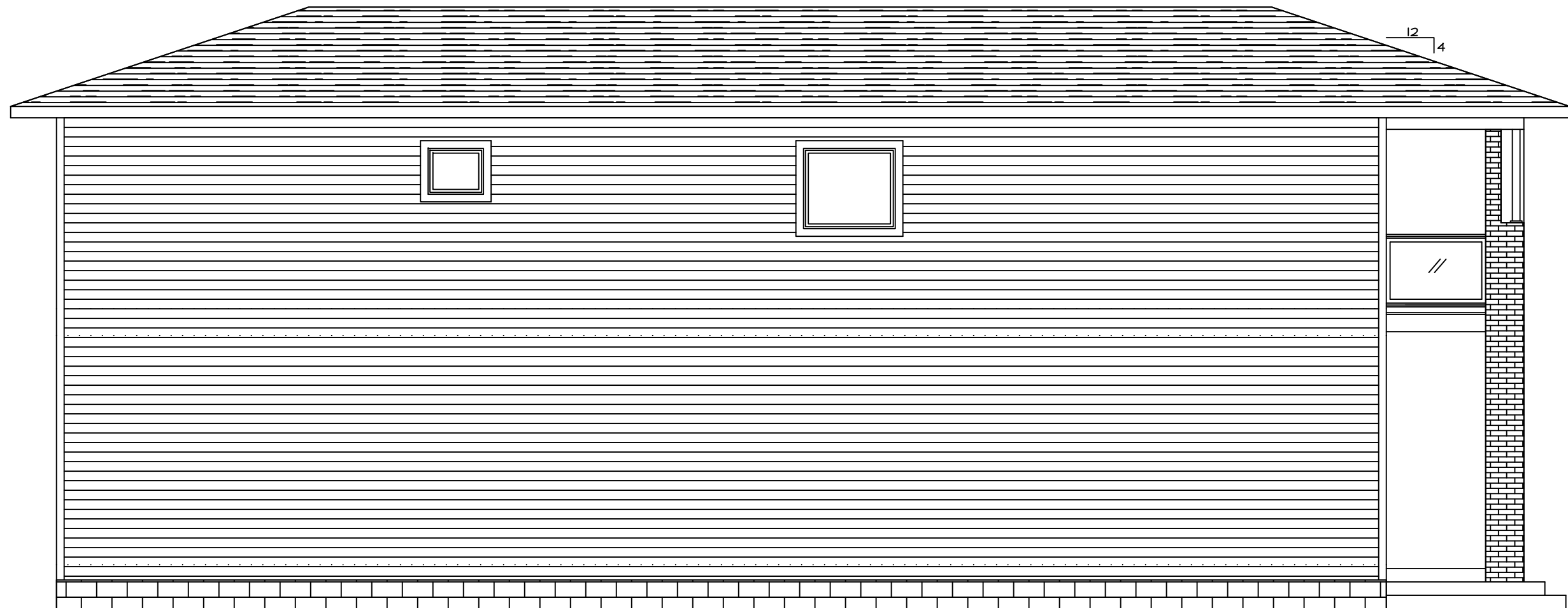
RIGHT SIDE ELEVATION

RIGHT SIDE ELEVATION  
 JENNY GRIFFITH LAKE HOUSE  
 S/L 64 CHAPMAN WALLED LAKE SUBD.

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

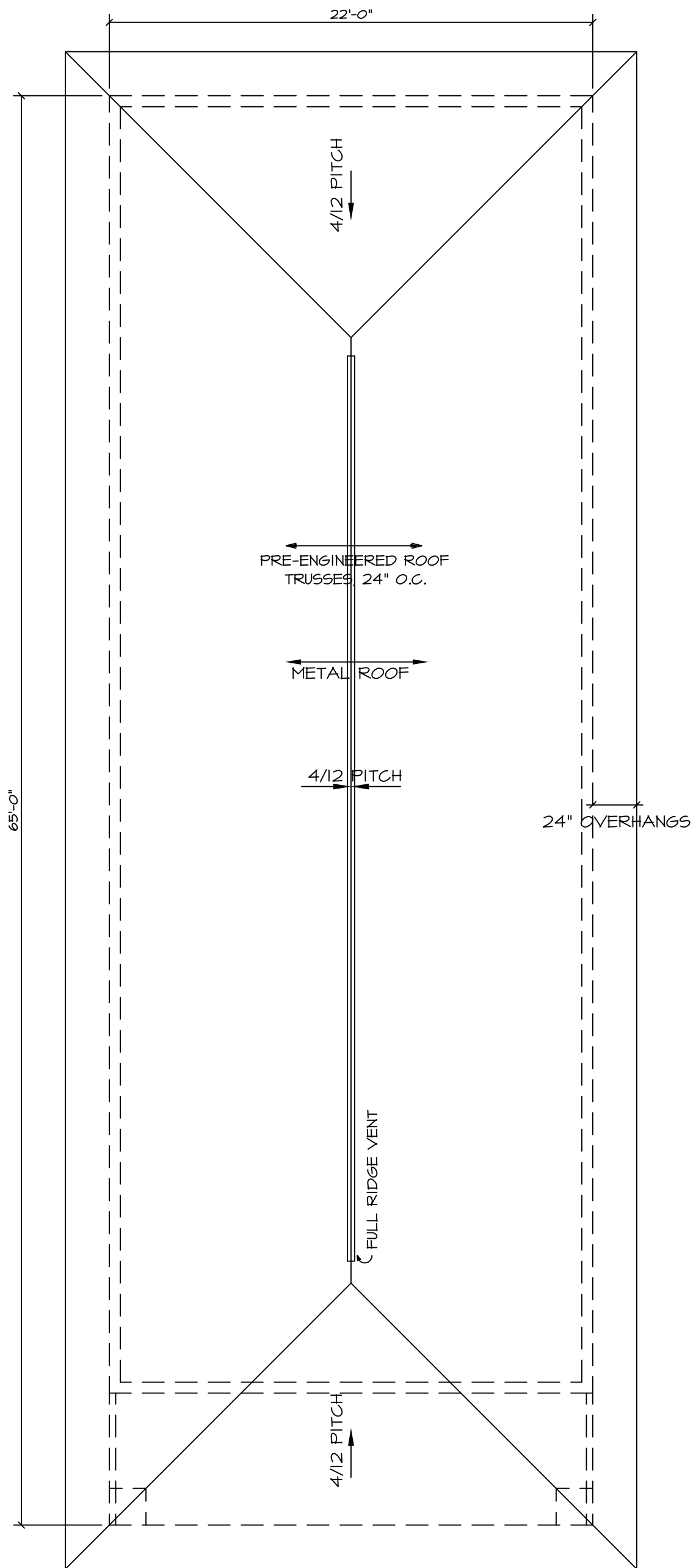


DWG. BY: RESIDENTIAL DESIGN (440) 539-0754



LEFT SIDE ELEVATION

LEFT SIDE ELEVATION	SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET
JENNY GRIFFITH LAKE HOUSE	
S/L 64 CHAPMAN WALLED LAKE SUBD.	DNGS. BY: RESIDENTIAL DESIGN (440) 539-0754

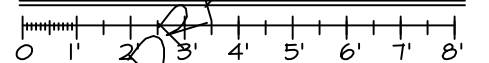


ROOF PLAN

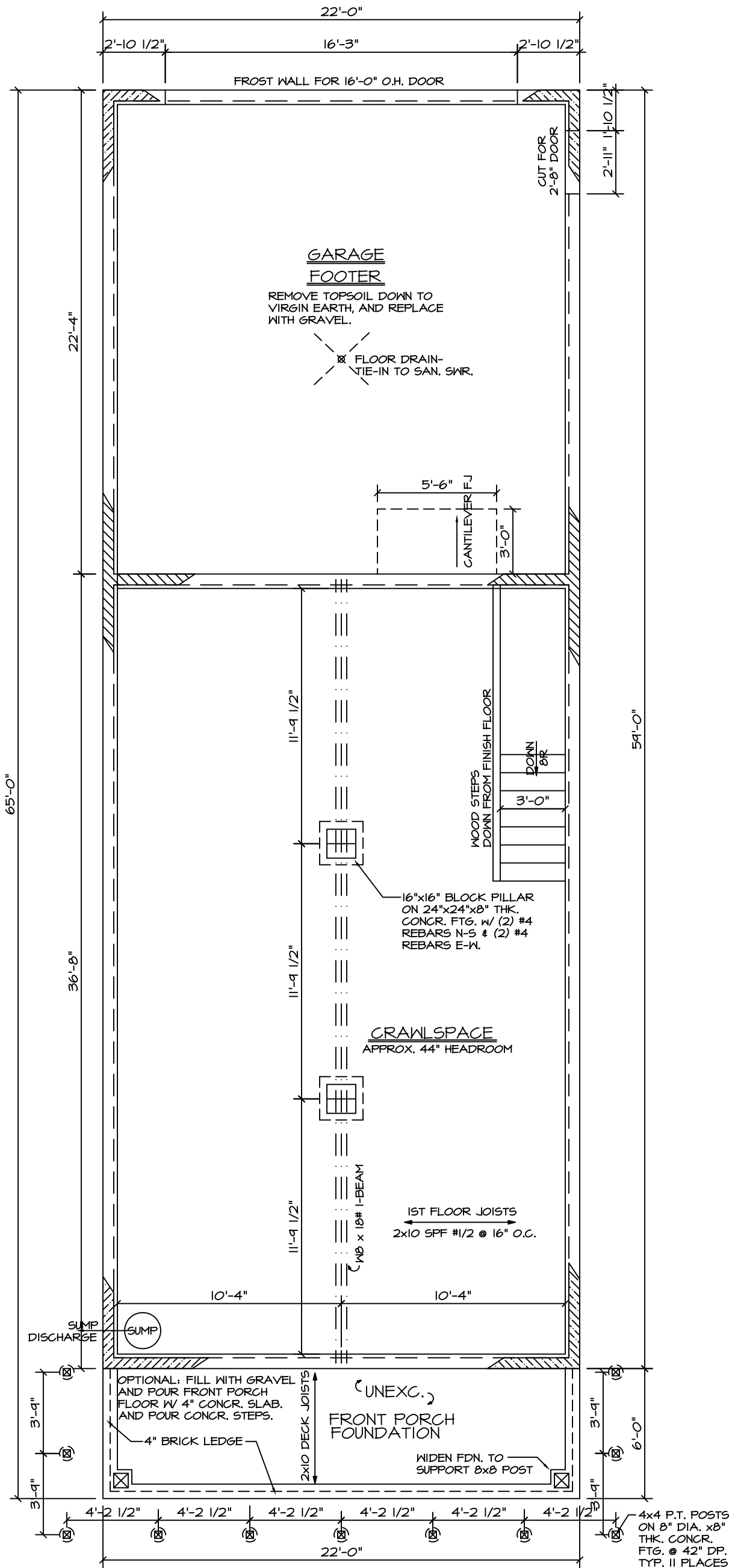
SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

ROOF PLAN
JENNY GRIFFITH LAKE HOUSE
S/L 64 CHAPMAN WALLED LAKE SUBD.

~~SCALE: 1/4" = 1'-0" ON 11 x 17" SHEET~~



Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



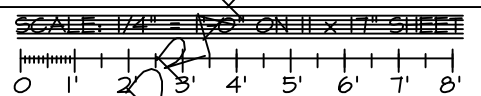
6-COURSES OF 8" CONCR. BLOCK, ON 16x8" THK. CONCR. FTG. VERT. REINF. IN WALL = #4 REBAR @ 48" O.C.

OPTIONAL: 4'-0" TALL POURED CONCR. WALLS ON 16x8" THK CONCR. FTG.

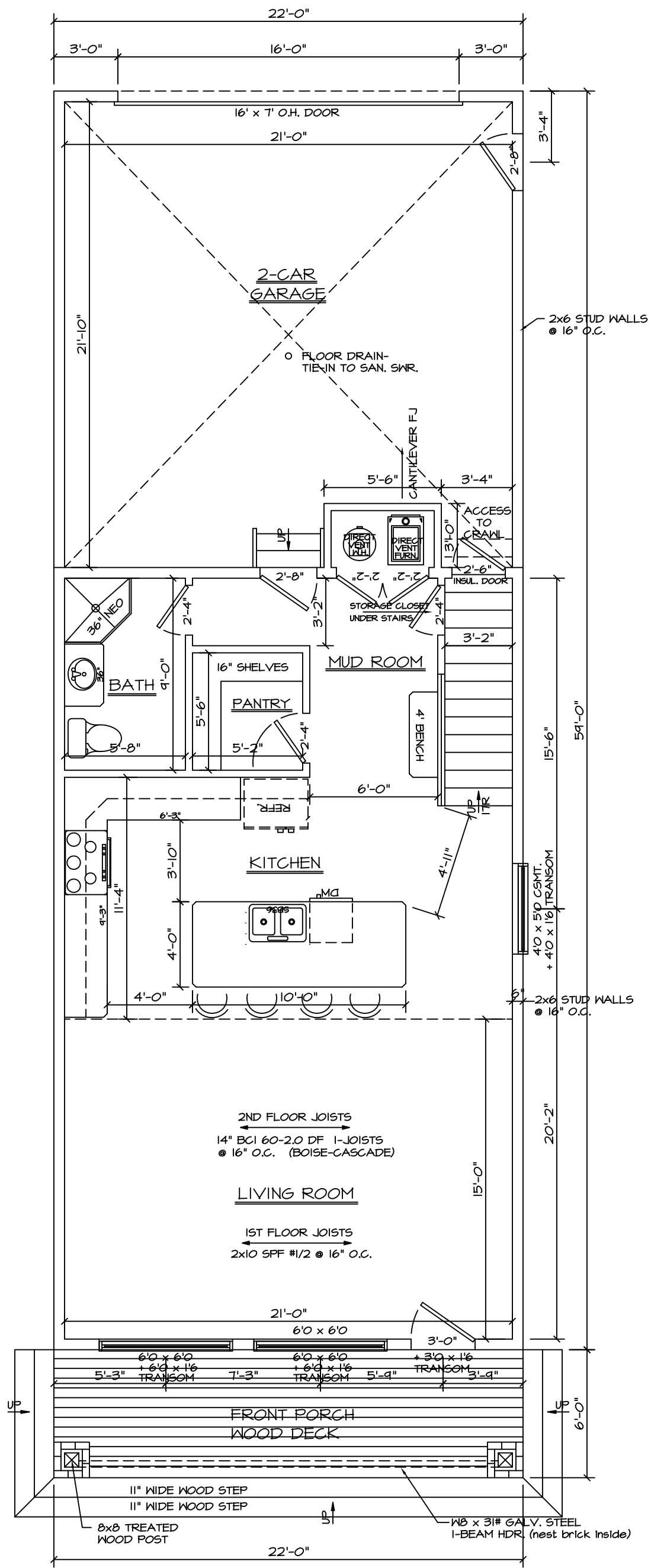
## FOUNDATION PLAN

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

FOUNDATION PLAN
JENNY GRIFFITH LAKE HOUSE
S/L 64 CHAPMAN WALLED LAKE SUBD.



Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



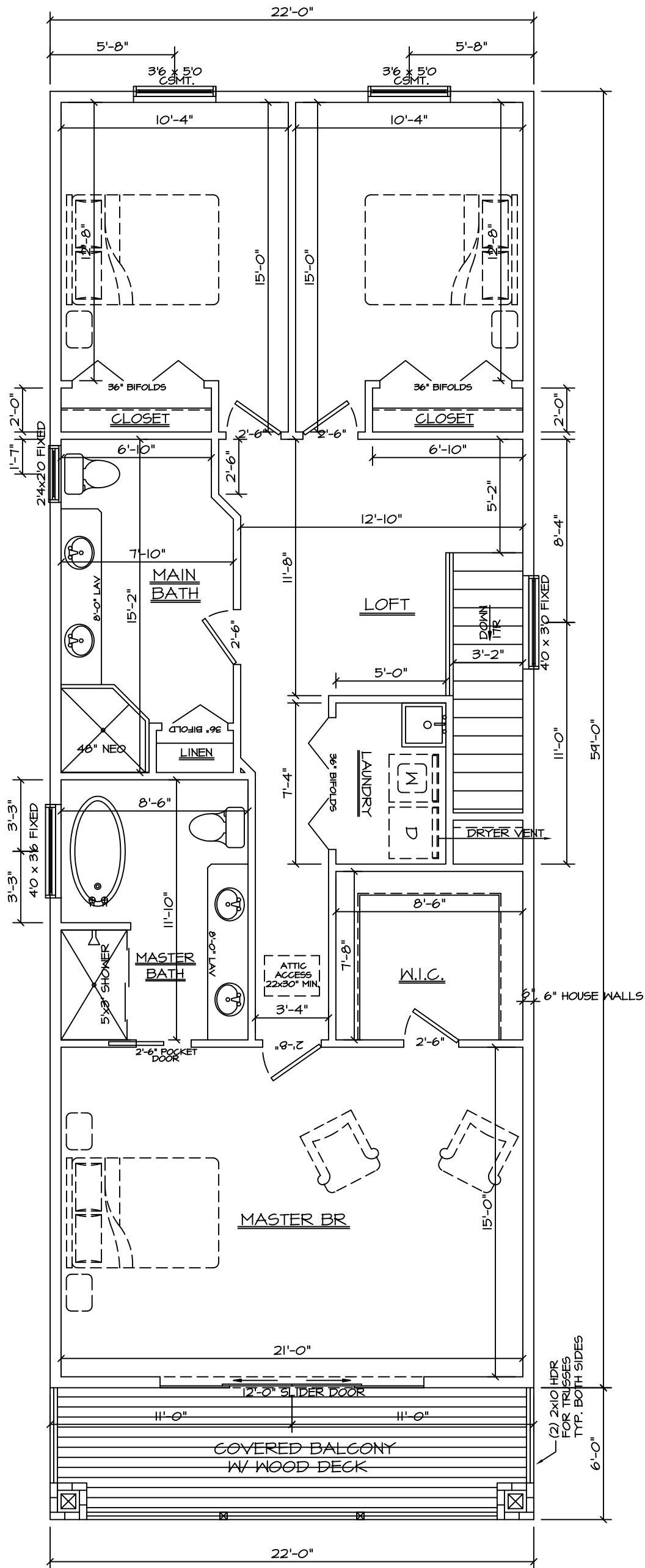
# FIRST FLOOR PLAN

823 SQ. FT.

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

FIRST FLOOR PLAN
JENNY GRIFFITH LAKE HOUSE
S/L 64 CHAPMAN WALLED LAKE SUBD.

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET
0 1' 2' 3' 4' 5' 6' 7' 8'
Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



## SECOND FLOOR PLAN

1298 SQ. FT.  
9'-0" CEILINGS

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

SECOND FLOOR PLAN
JENNY GRIFFITH LAKE HOUSE
S/L 64 CHAPMAN WALLED LAKE SUBD.

<p style="font-size: small;">SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET</p>
Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754