

(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. **PZ23-0014**, 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) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



Community Development Department

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

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MAR 24 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

ZONING BOARD OF APPEALS
APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)
PROJECT NAME / SUBDIVISION: Fatt Cliff
ADDRESS: 24732 Kings Point
LOT/SUITE/SPACE #: 305
SIDWELL #: 50-22- 23 - 431 - 011
CROSS ROADS OF PROPERTY
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? [X] YES [] NO
REQUEST IS FOR: [X] RESIDENTIAL [] COMMERCIAL [] VACANT PROPERTY [] SIGNAGE
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? [] YES [X] NO
II. APPLICANT INFORMATION
A. APPLICANT
NAME: Robert Clark
EMAIL ADDRESS: sunroomclark@gmail.com
CELL PHONE NO.
TELEPHONE NO.
ORGANIZATION/COMPANY: Ann Arbor Sunrooms
FAX NO.
ADDRESS: 6055 Jackson rd
CITY: Ann Arbor
STATE: MI
ZIP CODE: 48103
B. PROPERTY OWNER [] CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER
Identify the person or organization that owns the subject property:
NAME: Cliff Fatt
EMAIL ADDRESS:
CELL PHONE NO.
TELEPHONE NO.: 248-255-1147
FAX NO.
ADDRESS: 24732 Kings Point
CITY: Novi
STATE: MI
ZIP CODE: 48375
III. ZONING INFORMATION
A. ZONING DISTRICT
[] R-A [] R-1 [] R-2 [] R-3 [X] R-4 [] RM-1 [] RM-2 [] MH
[] I-1 [] I-2 [] RC [] TC [] TC-1 [] OTHER
B. VARIANCE REQUESTED
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:
1. Section 312.5 Variance requested SIDE YARD REQUIRED 10 HAVE 7.5
2. Section 31.5 Variance requested
3. Section Variance requested
4. Section Variance requested
IV. FEES AND DRAWINGS
A. FEES
[X] Single Family Residential (Existing) \$200 [] (With Violation) \$250 [] Single Family Residential (New) \$250
[] Multiple/Commercial/Industrial \$300 [] (With Violation) \$400 [] Signs \$300 [] (With Violation) \$400
[] House Moves \$300 [] Special Meetings (At discretion of Board) \$600
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF
• Dimensioned Drawings and Plans
• Site/Plot Plan
• Existing & proposed distance to adjacent property lines
• Location of existing & proposed signs, if applicable
• Existing or proposed buildings or addition on the property
• Floor plans & elevations
• Number & location of all on-site parking, if applicable
• Any other information relevant to the Variance application



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. 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 schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be an 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.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE

ACCESSORY BUILDING

USE

OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

3-24-23
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

03/24/2023
Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following conditions:

Chairperson, Zoning Board of Appeals

Date



**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:

*STRUCTURE BEING PLACED FLUSH WITH THE SOUTH CORNER OF THE HOME.
 SIDE YARD IN REFERENCE TO THE HOME IS 7.5' TO THE
 and/or REQUIRED 10'. THEREFORE A 2.5'
 VARIANCE IS REQUESTED*

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:

*WHEN THE HOME WAS BUILT 7.5' PASSED. NOW THE SIDE
 YARD REQUIRED IS 10'.
 WE ARE NOT GOING ANY CLOSER THAN THE HOME IS
 TO THE SIDE YARD*

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).

THE HOUSE IS 7.5' AWAY FROM THE SIDE YARD.
WE WILL NOT BE ANY CLOSER THAN THE HOME IS.

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.

SAME AS STATED IN #2. THE NEW ADDITION WILL
NOT HAVE ANY OVERHANG. SO THE ADDITION WILL
BE FLUSH WITH THE CORNER OF THE HOME

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.

WE ARE REQUESTING A MINIMUM THAT IS 2.5'

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.

THE ROOM WILL NOT HAVE ANY IMPACT
ON THE SURROUNDING HOMES.

CLIFF & DEBBIE FATT
 24732 KINGS POINTE
 NOVI, MI 48375
 (248) 255-1147

	DESIGN	APPROVAL	DATE
	DESIGN:	_____	_____
	SALES REP.:	_____	_____
	SUPERINTENDENT:	_____	_____
	CUSTOMER:	_____	_____
	CUSTOMER:	_____	_____

DATE: 12/6/22

MODEL: 230 SUN & STARS SWM-13DH x (4) 36" BAYS

WALL FRAME COLOR: WHITE ALUM. INT. & EXT.
 ROOF FRAME COLOR: WHITE ALUM. INT. & EXT.

FLOOR SYSTEM: 4" INSULATED CONCRETE SLAB
 FOUNDATION TYPE: 12"x42" CONCRETE FOOTING W/ STEEL REBAR, 4" BLOCK

ROOF SYSTEM: CONSERVAGLASS PLUS CODE 7B GLAZING, DOUBLE TEMPERED
 SKYLIGHTS: NONE

TRANSOMS: (4) SLATE TRAPEZOIDS- WHITE

WINDOWS: (3) 6'x5' SLIDERS, (2) 6'x5' REV. SLIDERS- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

DOORS: (1) 6' SLIDING DOOR- CONSERVAGLASS PLUS CODE 7E GLAZING, DOUBLE TEMPERED

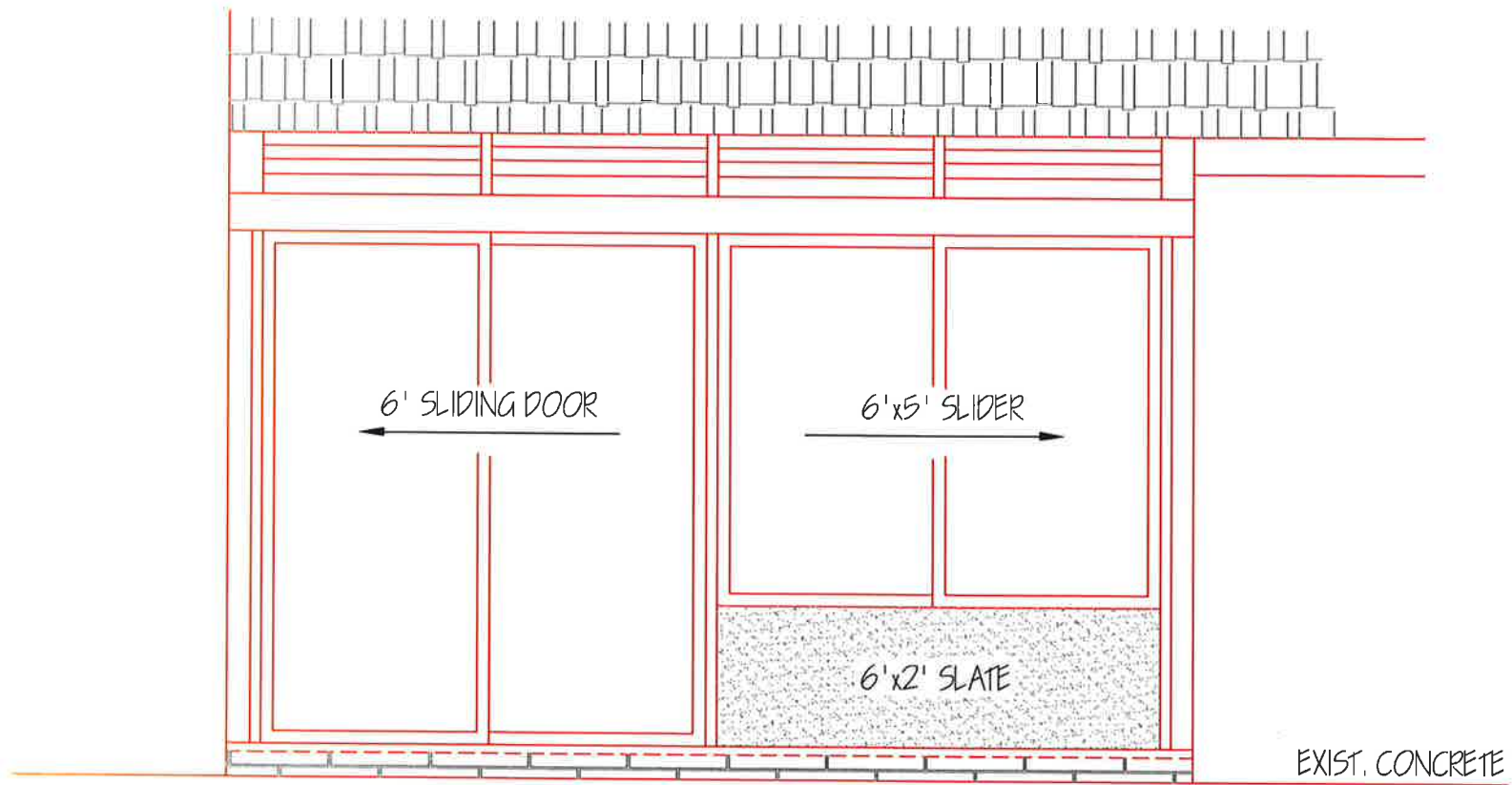
KNEEWALL: (5) 6'x2' SLATE KICKS- WHITE

FANS & VENTS: (1) CEILING FAN (PROVIDED BY HOMEOWNER)

ELECTRIC: OUTLETS TO CODE, (1) EXT. LIGHT (PROVIDED BY HOMEOWNER) W/ SWITCH, (1) CEILING FAN (PROVIDED BY HOMEOWNER) W/ SWITCH

HEAT/ AC: NONE

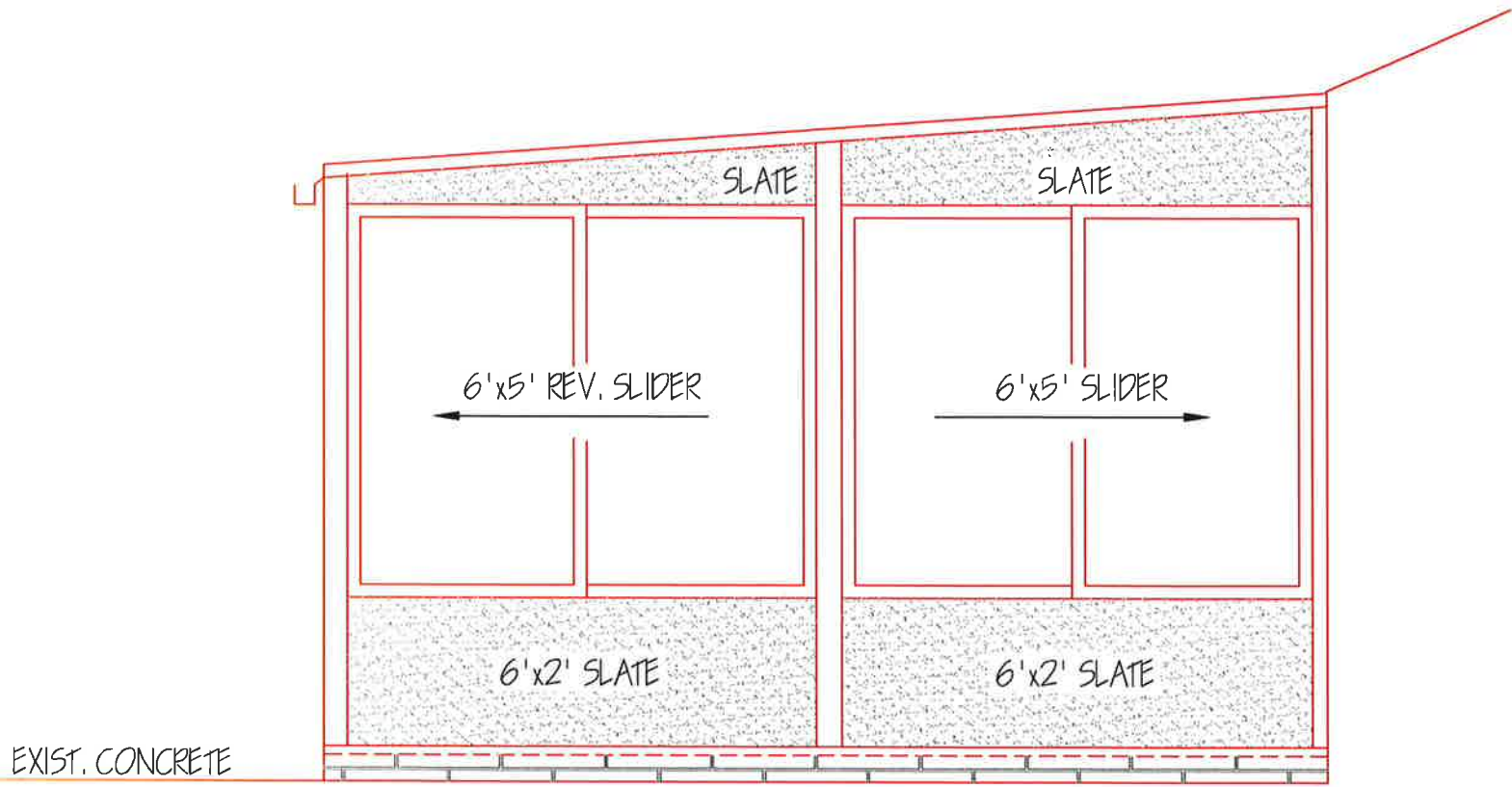
FINISH WORK: REMOVE & HALL AWAY EXIST. CONCRETE IN SUNROOM AREA, REMOVE EXIST. SIDING & INSTALL DRYWALL ON REMAINING HOUSE WALL



FRONT ELEVATION- FATT

INITIALS

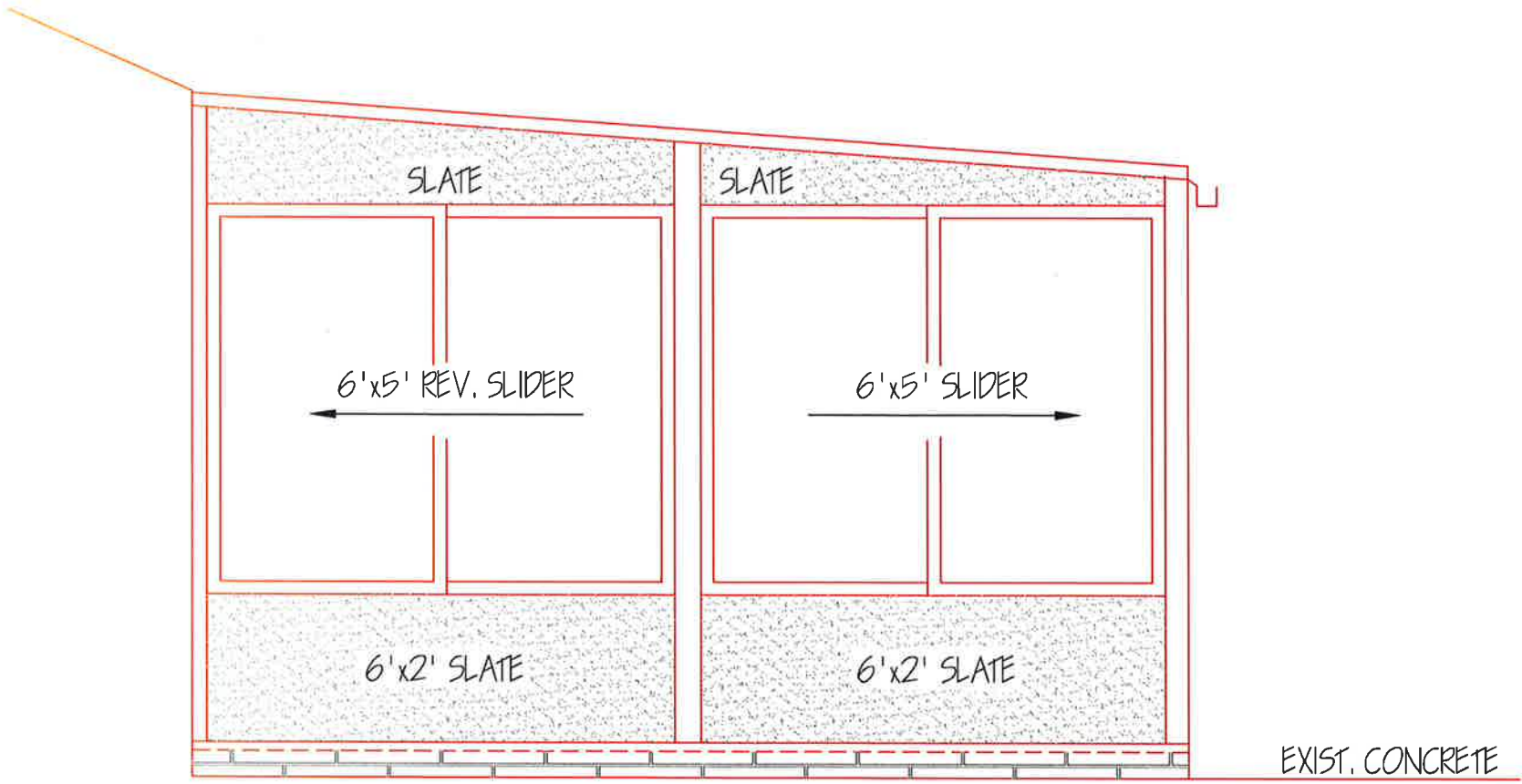
SCALE: 1/4" = 1'-0"



INITIALS

RIGHT ELEVATION- FATT

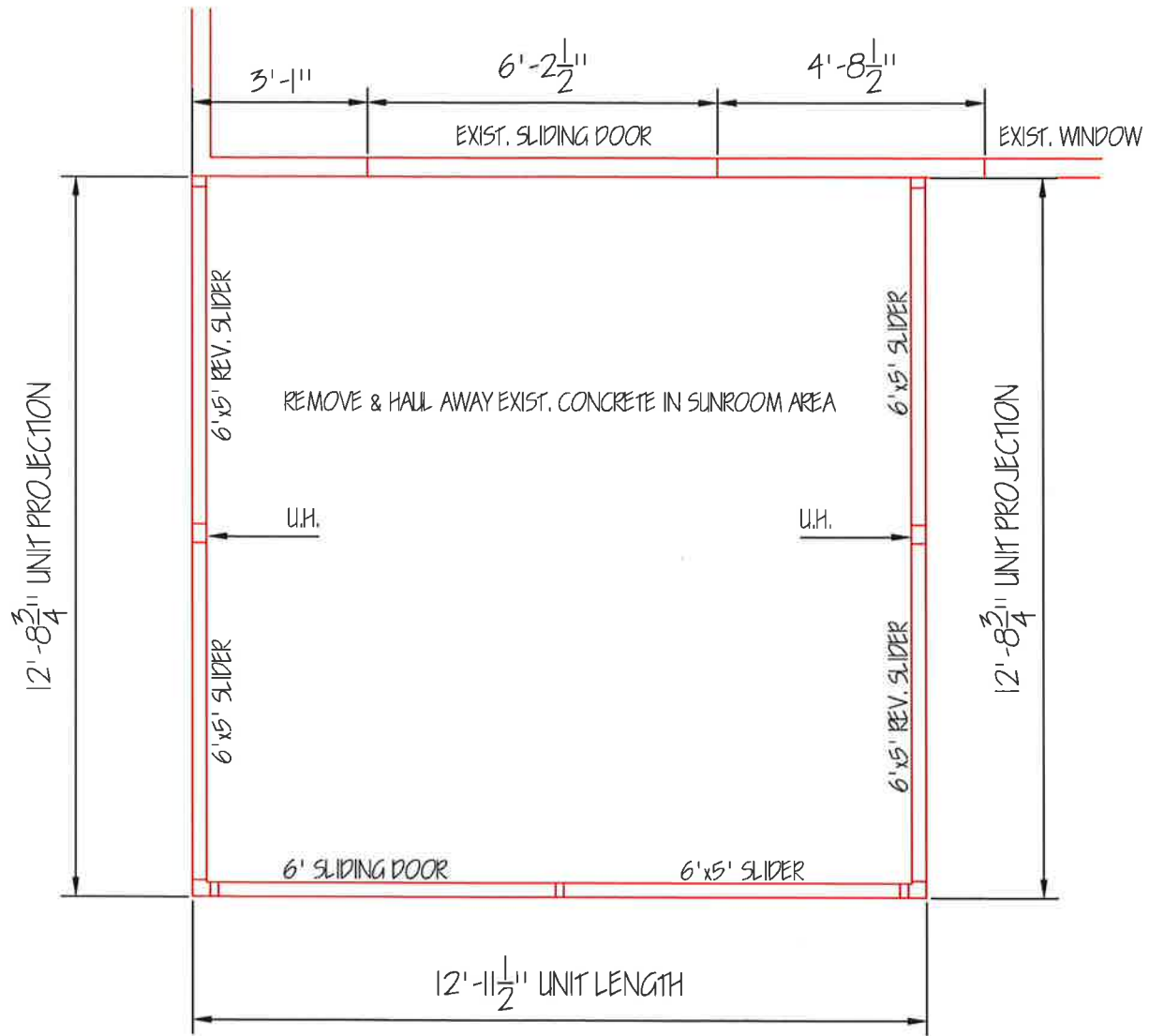
SCALE: 1/4" = 1'-0"



INITIALS

LEFT ELEVATION- FATT

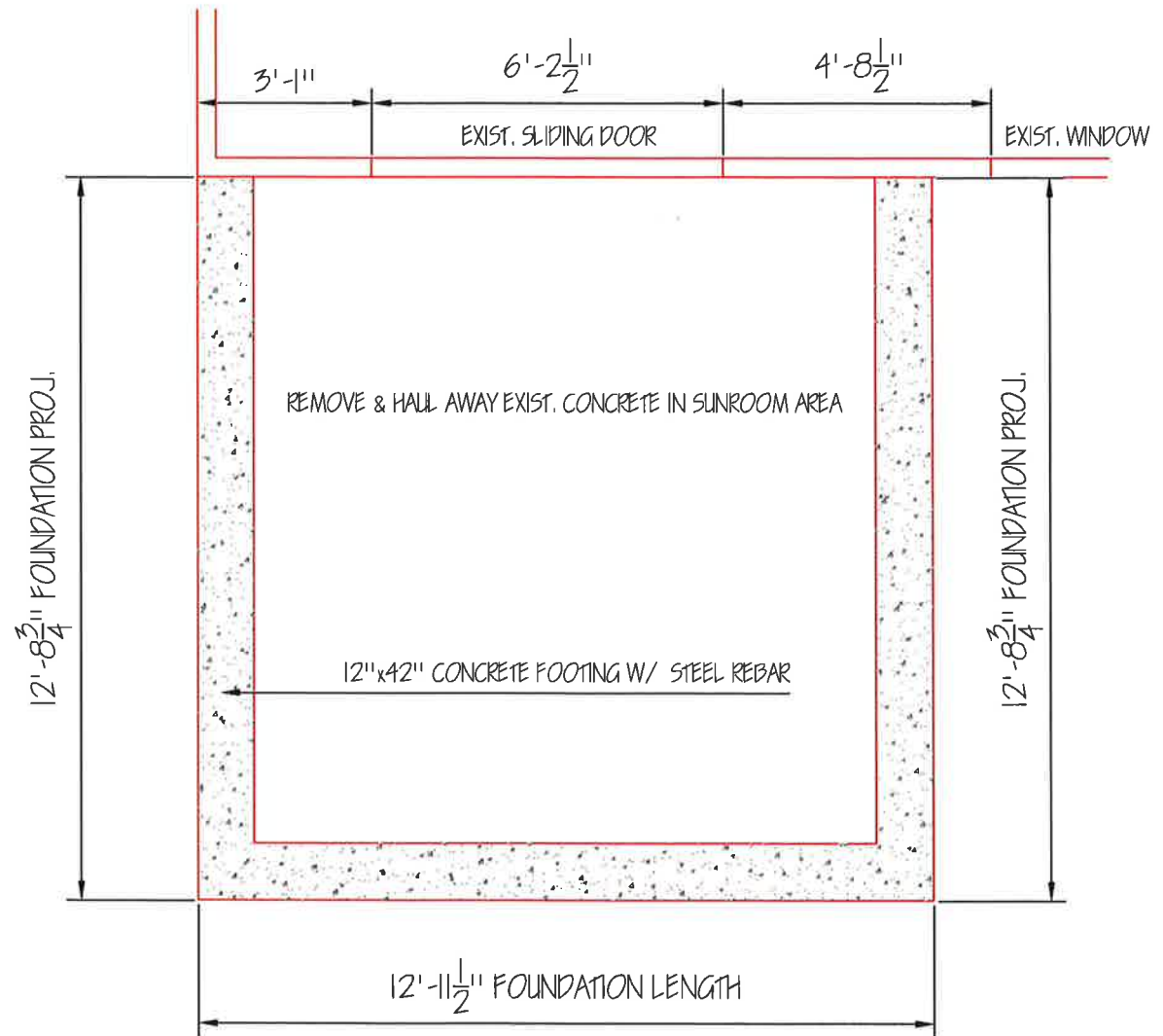
SCALE: 1/4" = 1'-0"



INITIALS

FLOOR PLAN- FATT

SCALE: 1/4" = 1'-0"



INITIALS

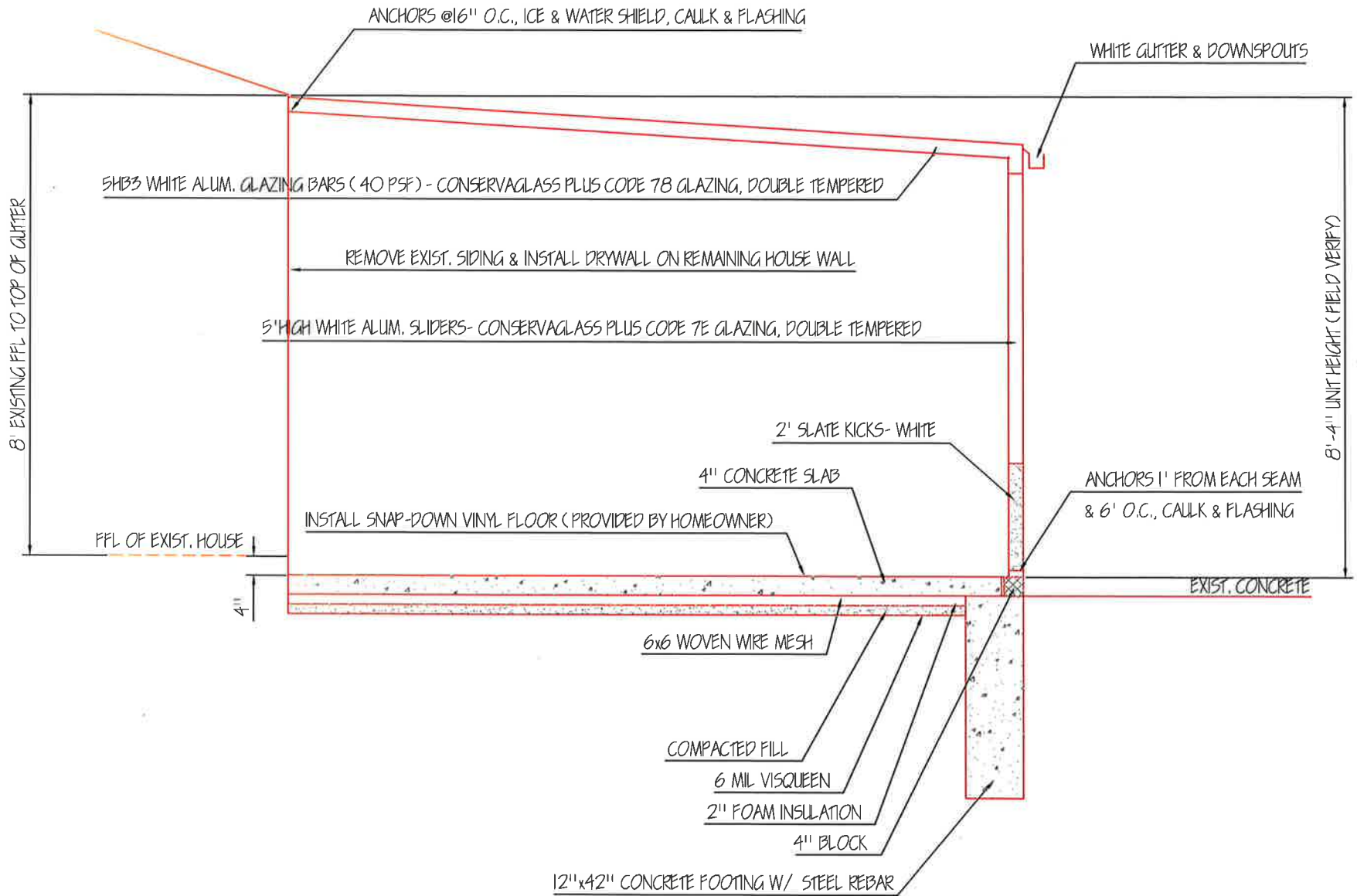
FOUNDATION PLAN - FATT
 SCALE: 1/4" = 1'-0"

36M	36M	36M	36M
34M	34M	34M	34M
36L	36L	36L	36L
36L	36L	36L	36L

INITIALS

ROOF PLAN-FATT

SCALE: 1/4" = 1'-0"



INITIALS

SECTION - FATT

SCALE: 1/2" = 1'-0"

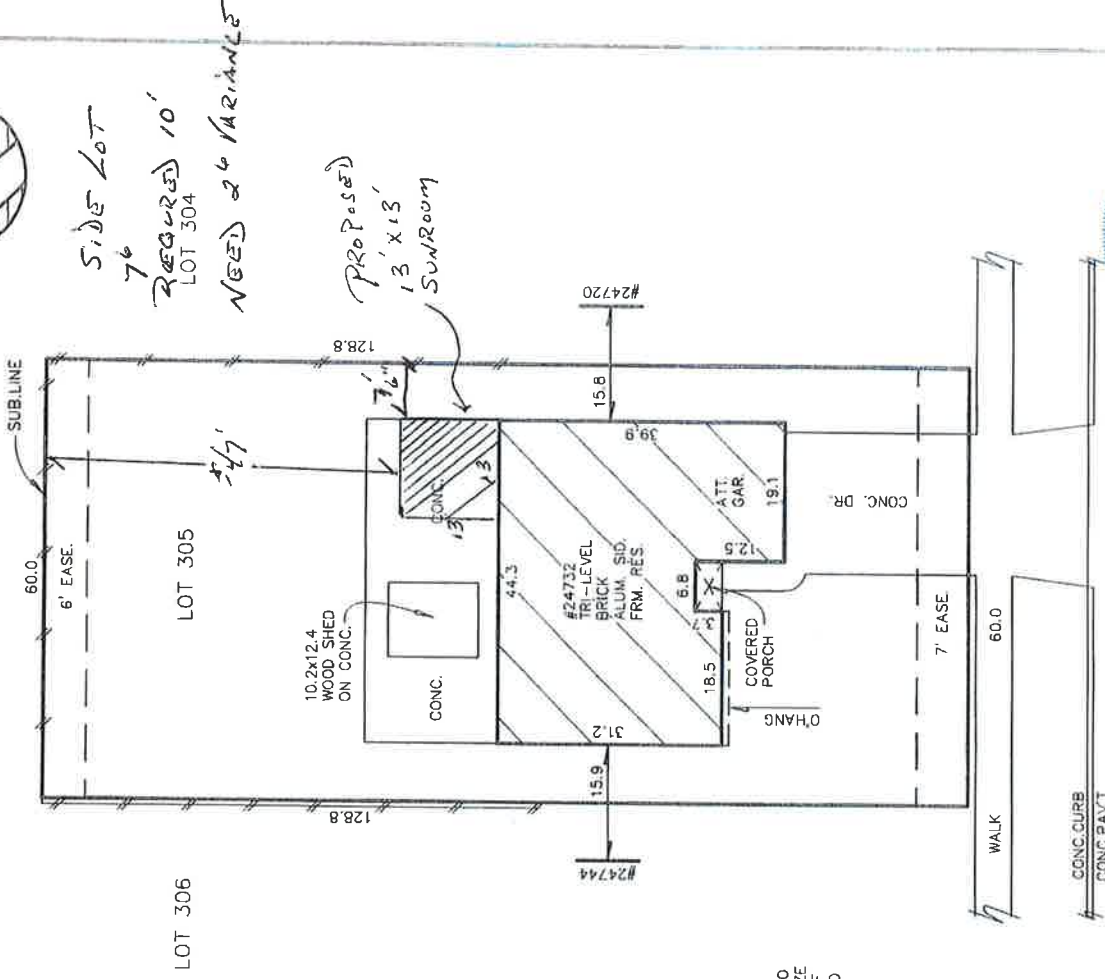
MORTGAGE SURVEY

Certified to: FOUR SEASONS SUNROOMS OF ANN ARBOR

Applicant: CLIFFORD AND DEBRA FATT

Property Description:

Lot 305; MEADOWBROOK GLENS SUB'N. NO. 3, of part of the South 1/2 of Section 23, T.1 N., R.8 E., City of Novi, Oakland County, Michigan, as recorded in Liber 145 of Plats, Pages 1, 2, 3 and 4 of Oakland County Records.



*SIDE LOT
76
REQUIRED 10'
NEED 26 VARIANCE*

*PROPOSED
13' X 13'
SUNROOM*

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, AND FENCE LOCATIONS.



KINGS POINTE DR. 60' WD

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK

C. S. Appa

JOB NO: 23-00206 SCALE: 1"=20'
DATE: 01/30/23 DR BY: CS



Eastpointe (800) 295.7222 (313) 758.0677 FAX: (586) 772.4048
Ann Arbor (734) 994.0305 FAX: (734) 994.0667
Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecgroupofcompanies.com

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CITY OF NOVI
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