



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

ZONING BOARD OF APPEALS APPLICATION

RECEIVED

DEC 27 2022

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Modernistic Alpine			
ADDRESS 47494 Alpine		LOT/SUITE/SPACE # Unit #4	
SIDWELL # 50-22-29 -227 -004		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY 10 Mile and Beck Rd			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input 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 amyheinz@zlmervices.net	CELL PHONE NO 586-719-1338
NAME Zachary Kneilser		TELEPHONE NO 586-859-3030	
ORGANIZATION/COMPANY ZLM Services LLC		FAX NO	
ADDRESS 9422 Marine City Hwy		CITY Casco	STATE MI
			ZIP CODE 48064
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 amin0521@yahoo.com	CELL PHONE NO 248-885-5655
NAME Mohamed Siddique		TELEPHONE NO	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS 47494 Alpine		CITY Novi	STATE MI
			ZIP CODE 48374
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input 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 <u>3.1.4</u> Variance requested <u>Front yard setback 24'</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input 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			
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines	
• Site/Plot Plan		• 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 schedule 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 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

Jawher N. Siddique
Applicant Signature

12.15.22
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.

Jawher N. Siddique
Property Owner Signature

12.15.22
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 and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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:

Physical conditions that impede the project are the shallowness and angle of rear property line.

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).

This is not self created and is a direct result of original lot dimensions.

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.

This will restrict use of backyard because it would not matter if it was a raised deck or patio. Homeowner could not utilize backyard or space to full potential due to 35' set back. We would be exceeding the set back in both manners.

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 asking for a variance of 11' this is the minimum we would need in order to complete project due to fact back lot property lines. We are requesting 24' setback which impacts green belt not a home.

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 project will increase property value, be aesthetically pleasing to property, add use for homeowner, and have no negative sightlines for neighboring properties. It will impact setback requirement but not - indirectly effecting a home because meets property lines at woods.

LEGEND

---	EX. SUMP LEAD	1001.00	PROP SPOT ELEVATION
---	EX. SANITARY LEAD	1001.00(D)	DESIGNED ELEVATION
---	EX. WATER LEAD	1001.5	PROPOSED GRADE
---	PROP. SUMP DRAIN	(1001.5)	AS-BUILT INFORMATION
---	PROP. SANI. SERVICE		
---	PROP. WATER SERVICE		
---	PROP. SILT FENCE		
←	DRAINAGE ARROW		

CITY OF NOVI



RECEIVED

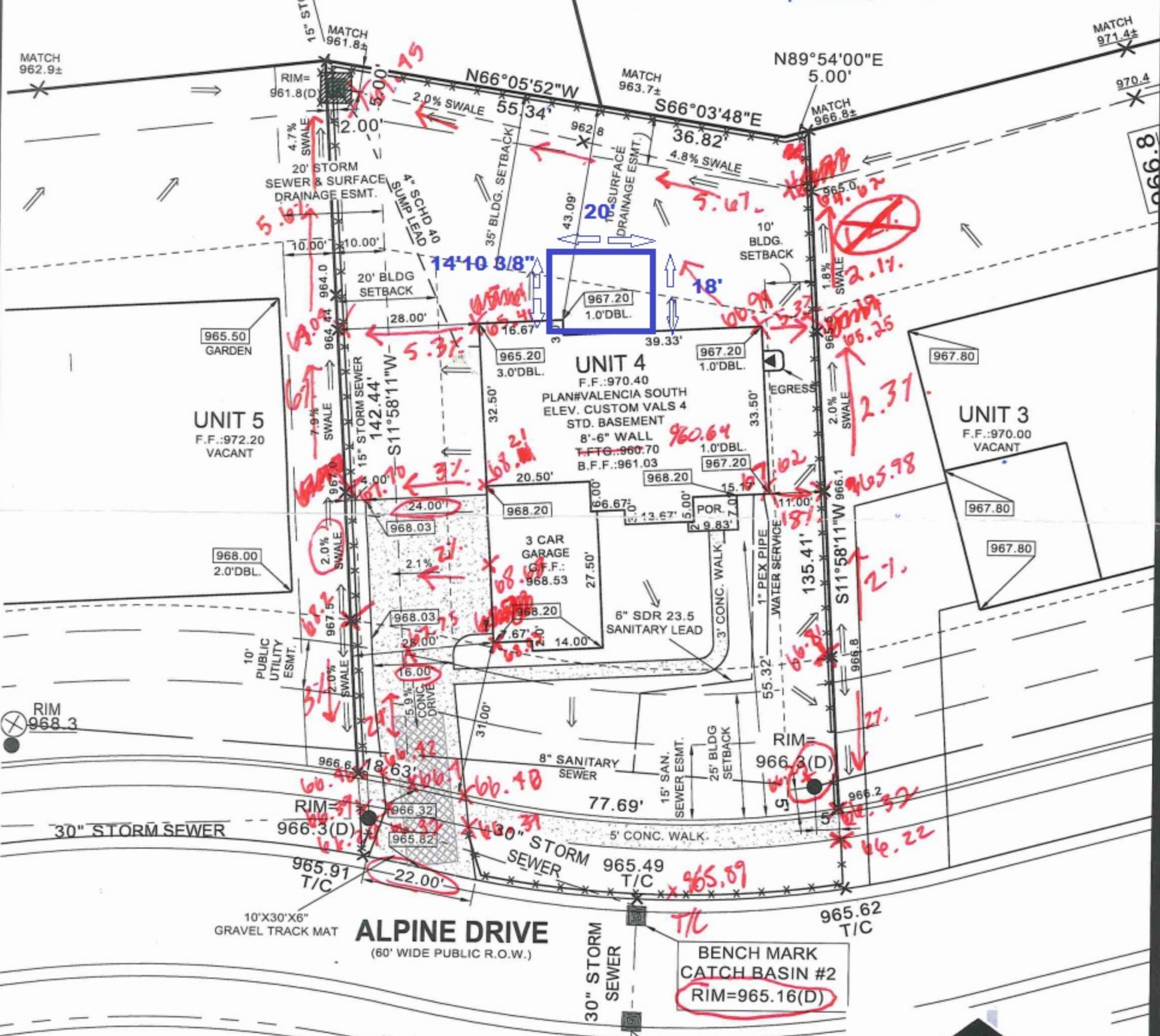
APR 23 2018

CITY OF NOVI
COMMUNITY DEVELOPMENT

GRADING CERTIFICATE APPROVAL
By *Tom Henderson* Date *7/10/19*

DETENTION BASIN "A"
By *HKG* Date *5/3/18*

RECOMMENDED
By *N/A* Date *N/A*



DATUM IS NAVD 88

A CITY RIGHT-OF-WAY PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.

NOTE: BUILDING CONTRACTOR SHALL INSTALL AND MAINTAIN SOIL EROSION MEASURES PER CITY OF NOVI STANDARDS, THROUGHOUT CONSTRUCTION SILT FENCE SHALL BE PLACED ALONG SIDE YARD LINES, AS NECESSARY, TO PROTECT EXISTING LAWN AND LANDSCAPING ON ADJACENT PROPERTIES.

NOTE: DIFFIN - UMLOR & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR DRIVEWAY PLACEMENT. CLIENT MUST VERIFY ALL DIMENSIONS AND DRIVEWAY PLACEMENT PRIOR TO CONSTRUCTION. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES. BEFORE BEGINNING CONSTRUCTION VERIFY AS-BUILT HOME LEAD LOCATION WITH MUNICIPALITY. NO FIELD WORK HAS BEEN DONE AT THIS TIME.

CONCRETE QUANTITIES

4" CONCRETE	= 1,882 SF
6" CONCRETE	= 277 SF
SOD AREA	= 10,167 SF
LOT AREA	= 13,412 SF (.31 ACRES)

0 15 30 SCALE: 1 inch = 30 ft. 60

Diffin-Umlor & Associates
Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD, WIXOM, MI 48393
PH: (248) 773-7656, FAX: (866) 690-4307



PLOT PLAN UNIT 4

47494 ALPINE DRIVE
VALENCIA SOUTH ESTATES
SIDWELL#22-29-227-004

SECTION 20, TOWN 1 NORTH,
RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

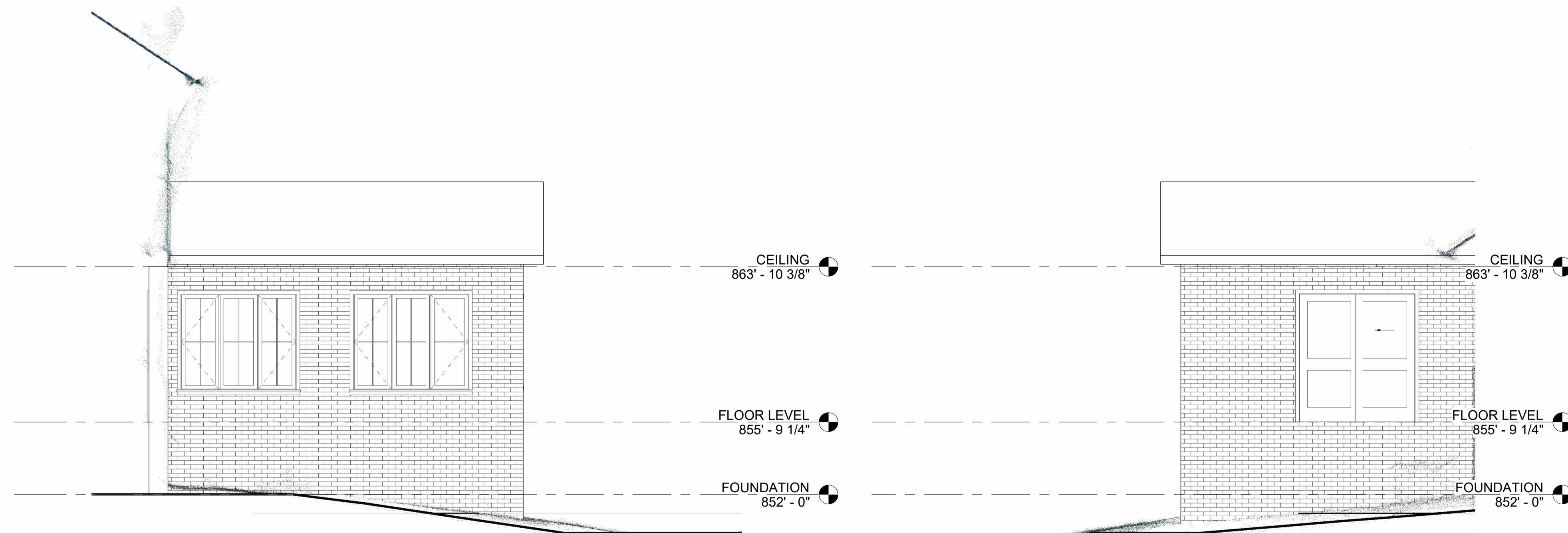
Date: 03-29-2018
Project No.: 180201

PBR18-0233

REVISIONS:



① REAR ELEV.
1/4" = 1'-0"



② RIGHT ELEVATION
1/4" = 1'-0"

③ LEFT ELEVATION
1/4" = 1'-0"

SJW ENGINEERING LLC
P.O. BOX 2
NORTH STREET, MI 48049
www.sjwengineering.com
+1 (810) 292-9258
steven@sjwengineering.com

CUSTOMER DATA

47494 ALPINE DR.
NOVI, MI 48374

DRAWN

Author

CHECKED

S. WHITICAN

APPROVED

SCALE
AS INDICATED

DATE
10/20/22

SHEET NO.

A2

ELEVATIONS



REVISIONS:

SJW ENGINEERING LLC
P.O. BOX 2
NORTH STREET, MI 48049
www.sjwengineering.com
+1 (810) 292-9258
steven@sjwengineering.com

CUSTOMER DATA

47494 ALPINE DR.
NOVI, MI 48374

DRAWN

Author

CHECKED

S. WHITICAN

APPROVED

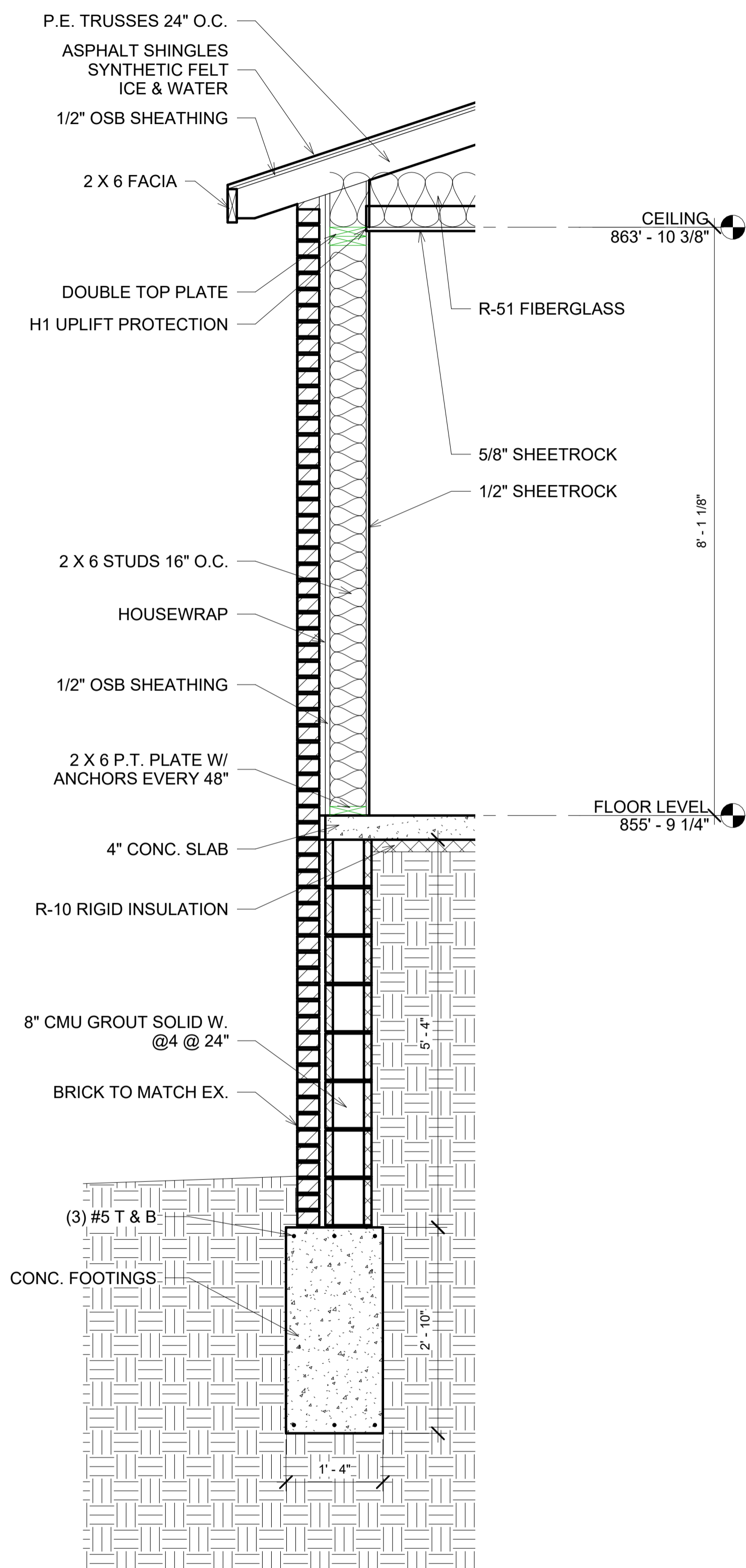
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DATE
10/20/22

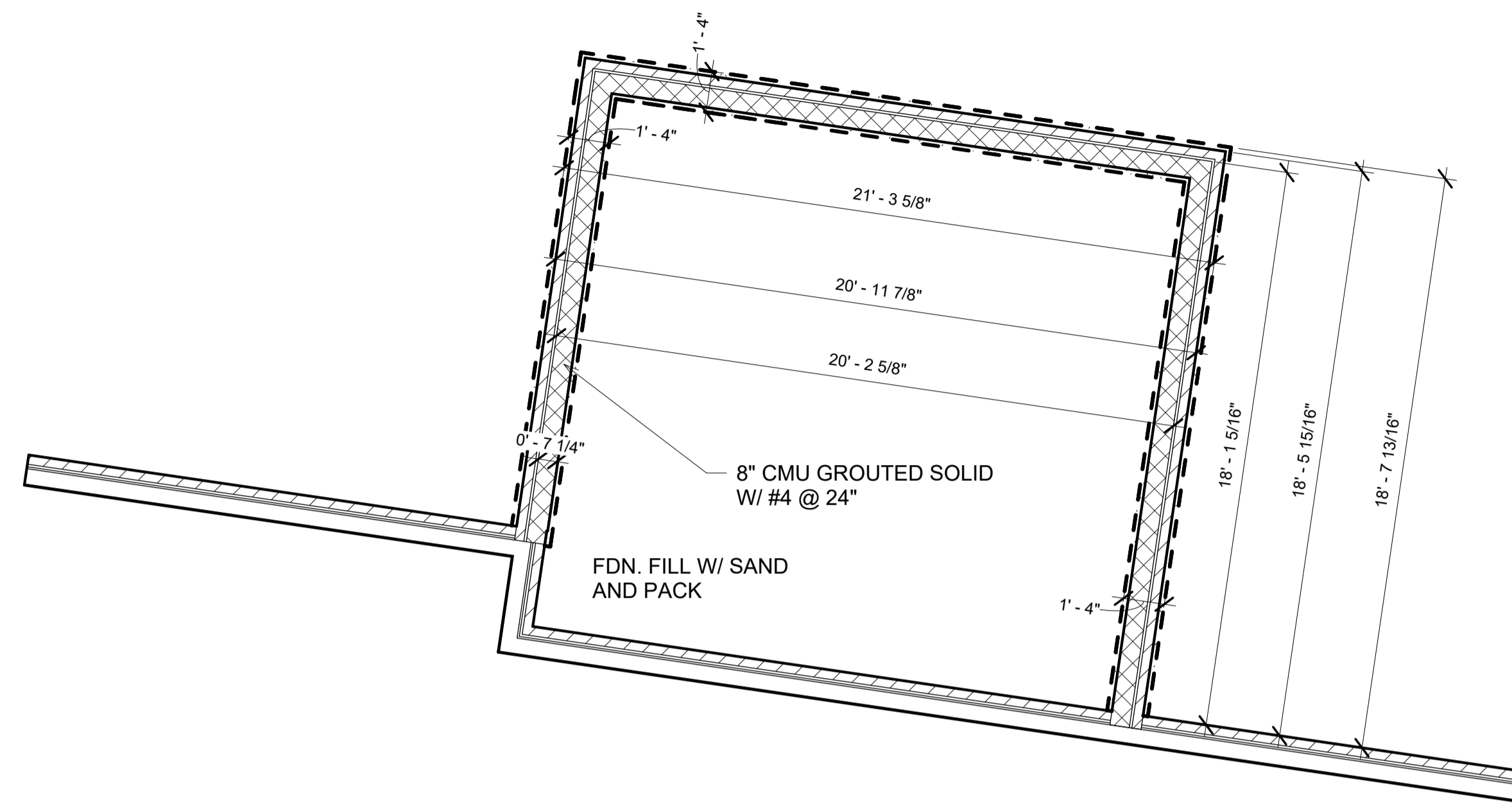
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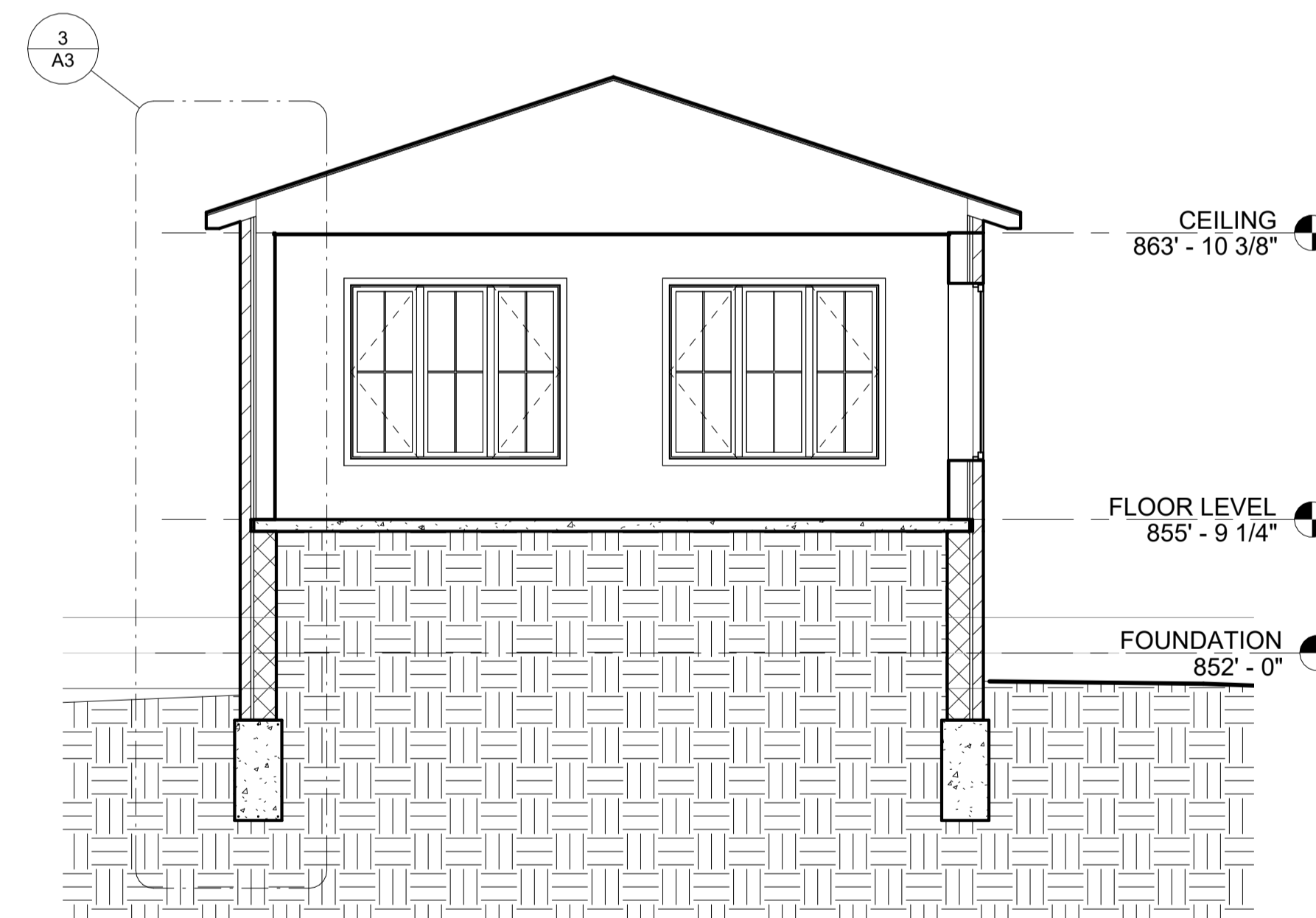
SECTIONS



3 DETAIL SECTION
3/4" = 1'-0"



2 FOUNDATION
1/4" = 1'-0"



1 SECTION
1/4" = 1'-0"