



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: May 8, 2018

REGARDING: 1301 South Lake Drive, Parcel # 50-22-03-331-012 (PZ18-0012)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Chris Cramer/Vicki Bolanis

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Single Family Residential (R-4)
Location: East of West Park Drive and South of South Lake Drive
Parcel #: 50-22-03-331-012

Request

The applicant is requesting variances from the City of Novi Zoning Code of Ordinance Section 3.1.5 for a front yard set-back variance of 25 feet, 35 feet minimum required by code, a rear yard set-back of 25.45 feet, 35 minimum required by code, a side yard total aggregate 27.17 feet, 40 feet minimum required by code, for the proposed maximum lot coverage of 25% required by code. 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. **PZ18-0012**, 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 if 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. **PZ18-0012**, 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 Petitioners 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



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

MAR 23 2018

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$200.00</u>
PROJECT NAME / SUBDIVISION Cramer/ Bolanis				Meeting Date: <u>May 8, 2018</u>
ADDRESS 1301 South Lake Dr		LOT/SUITE/SPACE # Lot 56 and 57		ZBA Case #: <u>PZ 18-0012</u>
SIDWELL # 50-22-03 - 331 - 012		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY South Lake Drive/ Buffington				
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 type="checkbox"/> NO				
II. APPLICANT INFORMATION				
A. APPLICANT		EMAIL ADDRESS vbolanis9@gmail.com		CELL PHONE NO. 248-755-5411
NAME Chris Cramer/ Vicki Bolanis		TELEPHONE NO.		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS 2609 Welch Rd		CITY Commerce	STATE MI	ZIP CODE 48390
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS pccramer@gmail.com		CELL PHONE NO. 248-346-0093
NAME Chris Cramer		TELEPHONE NO.		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS 1301 South Lake Dr		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	<u>3.1.5</u>	Variance requested	<u>Dimensional Front yard setback is 30' - asking for 25'</u>	
2. Section	<u>3.1.5</u>	Variance requested	<u>Rear setback is 35' Asking for 25.45'</u>	
3. Section	<u>3.1.5</u>	Variance requested	<u>Side Agg. total is 40'. Asking for 27.17'</u>	
4. Section	<u>3.1.5</u>	Variance requested	<u>25% Lot Reg. proposed (OK)</u>	
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				
• 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		



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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:

The corner lot creates undue hardship in meeting the requirements. Our situation call for a 30' side setback because it abutts to 2 roads (corner lot) + a 30' front setback + 35' rear setback.

- 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).

Not self created

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.

We are seeking a variance to tear down and old Nonconforming cottage to build a New permanent year round residence. Seeking a variance in Front yard to match more closely the adjacent front yards on South Lake as well as our Side yard to match more closely the adjacent front yard setbacks on Buffington. We are also seeking a dimensional variance for the rear to provide a 3rd car garage in order to store our boat inside the garage as well as provide privacy for our rear yard and pool. Existing house is currently 2' from Buffington and 12' from South Lake. We feel that allowing the variances will provide betterment for what is currently existing as well as will conform with existing and adjacent neighbors.

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.

For the size of the home, a 3 car garage is proportional to the whole. This will allow for a boat to be stored indoors rather than create an eyesore for the neighborhood

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 Abutting properties to the West and South are in substantial compliance already
Our request ^{for dimensional variance} will be much better than existing house is currently



HEINS & KWAPIS
ARCHITECTS P.C.

126 E. THIRD STREET
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heinsandkwapispl@siglobe.com

RESIDENCE
FOR:
VICKI BOLANIS AND CHRIS CRAMER



REVISION:

DRAWN BY:

CHECKED BY:

DATE: 3-20-18

SEAL

SHEET NO.

1 OF 4

JOB NUMBER

18-017-R



HEINS & KWAPIS
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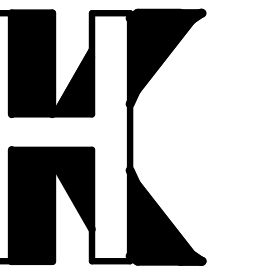
RESIDENCE
FOR:
VICKI BOLANIS AND CHRIS CRAMER



REVISION:
DRAWN BY:
CHECKED BY:
DATE: 3-20-18

SEAL
SHEET NO.
2 OF 4

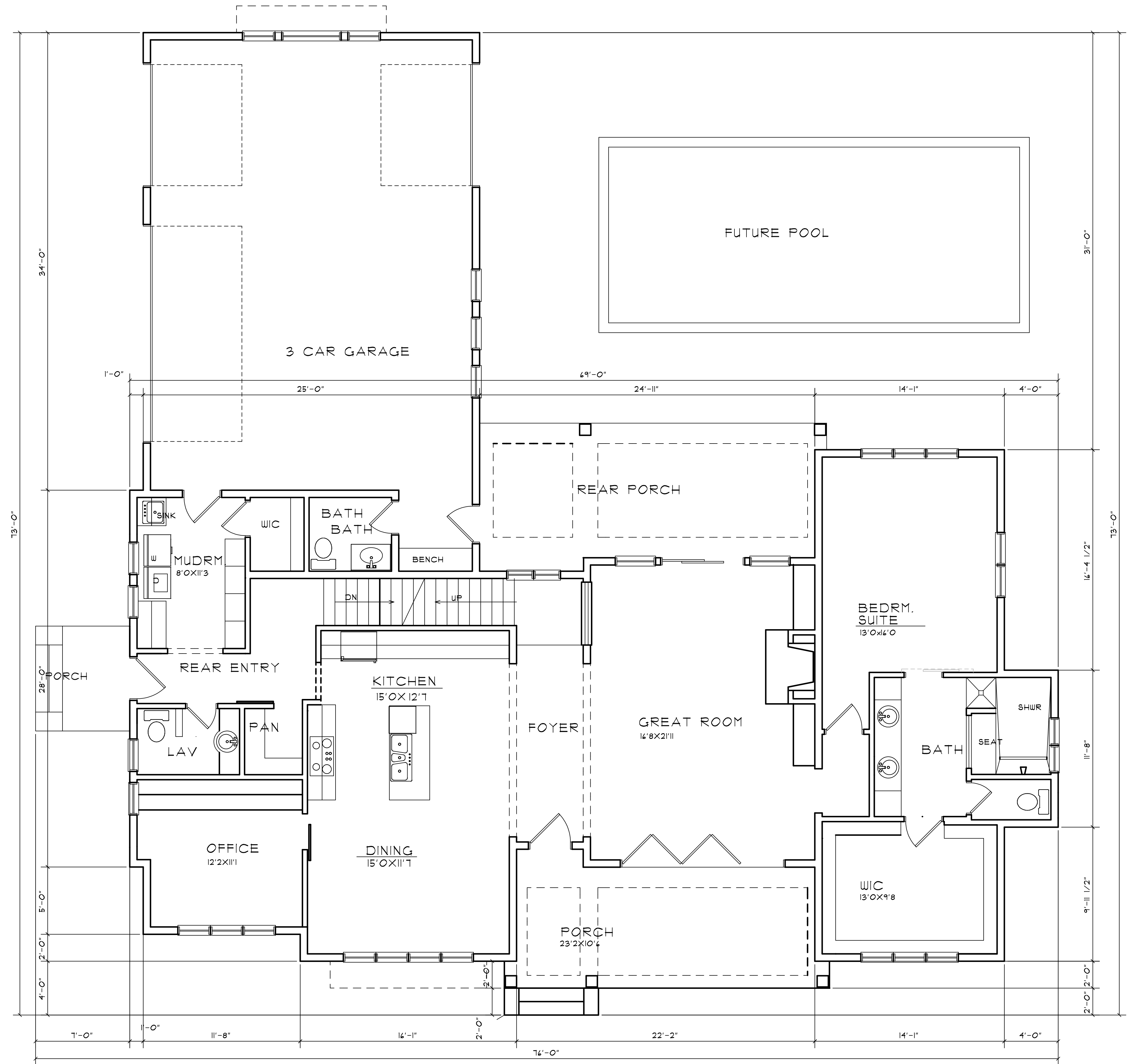
JOB NUMBER
18-017-R



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RESIDENCE
FOR:
VICKI BOLANIS AND CHRIS CRAMER



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 1,995 SF

REVISION:	3-20-18 3-15-18
DRAWN BY:	
CHECKED BY:	
DATE:	3-7-18

SEAL

SHEET NO.
3 OF 4

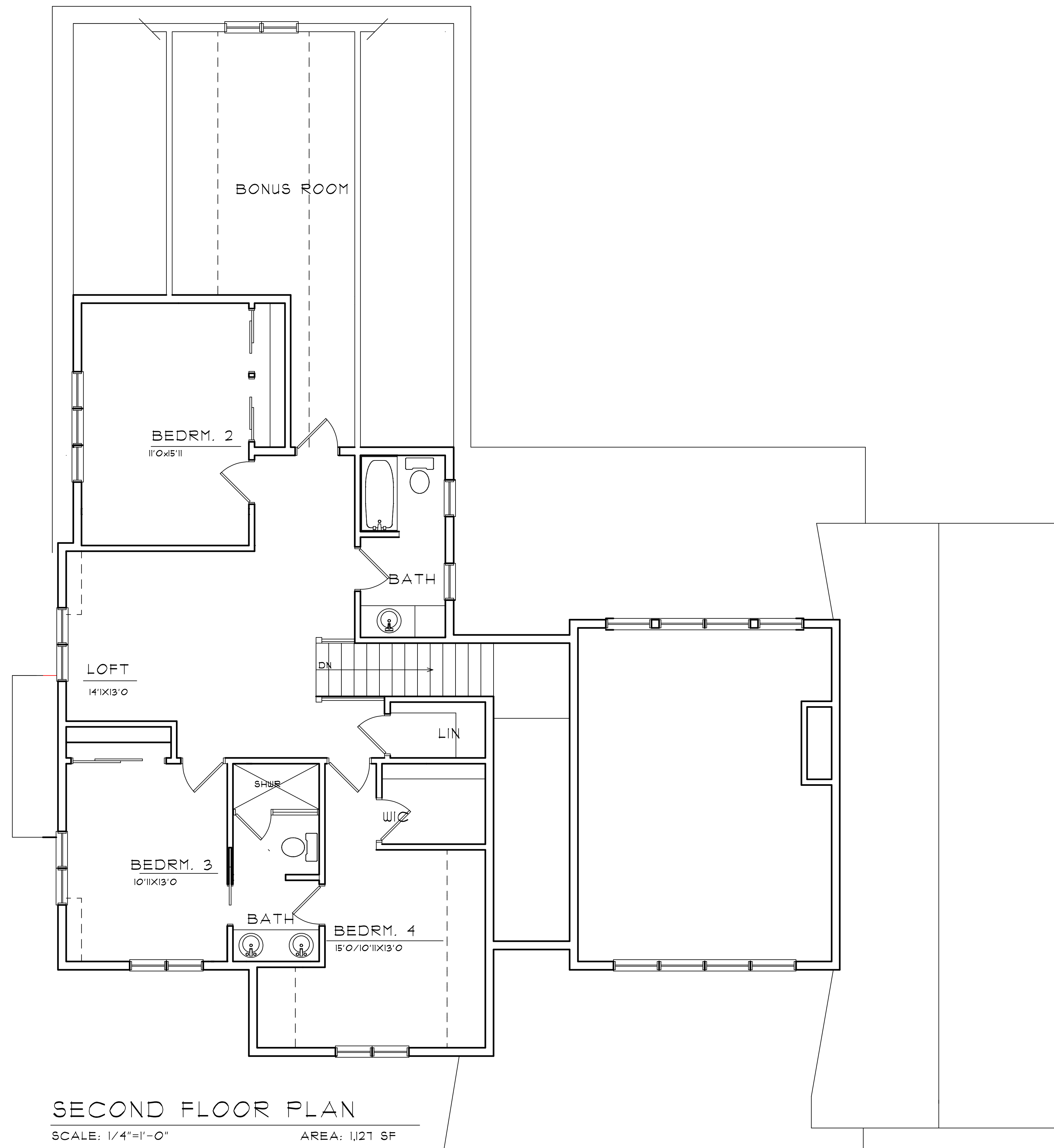
JOB NUMBER
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RESIDENCE
FOR:
VICKI BOLANIS AND CHRIS CRAMER



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0" AREA: 1,121 SF

3-20-18
REVISION 3-15-18

DRAWN BY:

CHECKED BY:

DATE: 3-7-18

SEAL

SHEET NO.

4 OF 4

JOB NUMBER

18-017-R





