



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: June 9, 2015

REGARDING: DOLIN (CASE NO. PZ15-0015)

BY: Thomas M. Walsh, Building Official

I. GENERAL INFORMATION:

Applicant

Mark and Alison Dolin

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:

R-1, One Family Residential

Site Location:

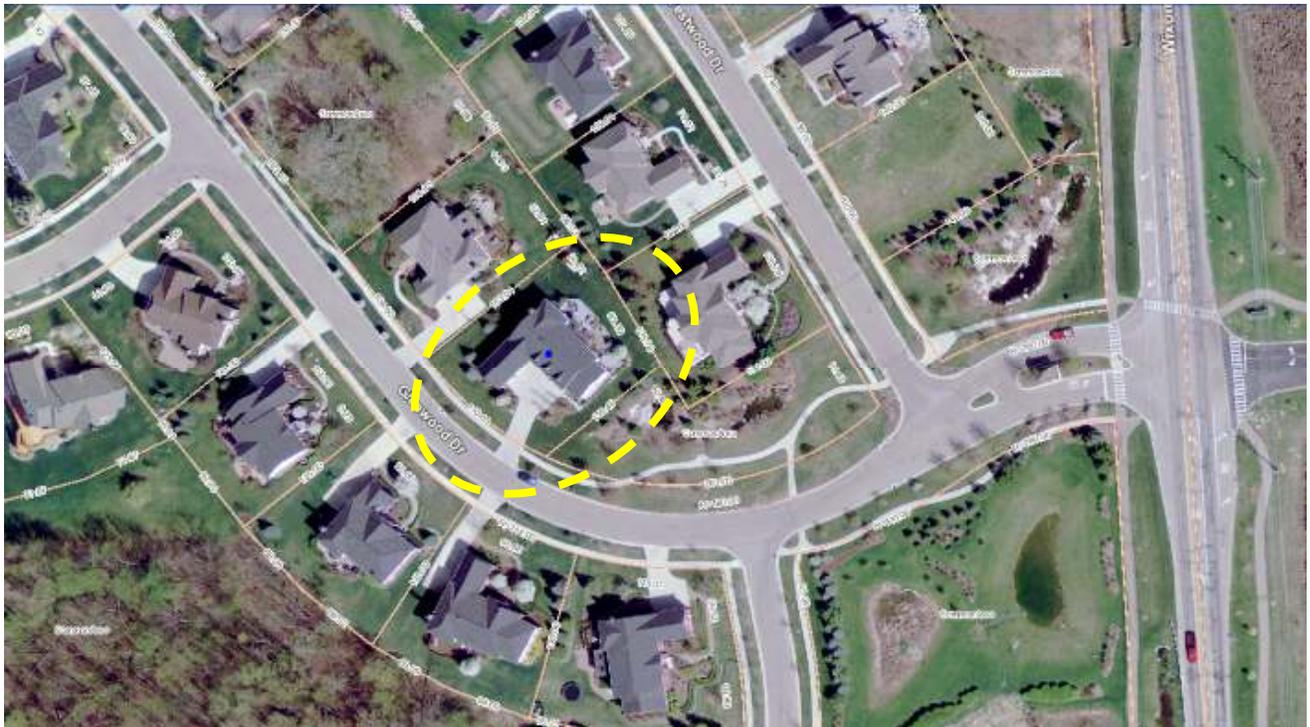
26382 Glenwood Drive, west of Wixom Road and north of 10 Mile Road

Parcel #:

50-22-18-429-013

Request

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.2(d) to allow construction of new 315.0 square foot covered porch addition on an existing parcel: 1) a variance of 7.0 feet in the required rear yard setback (35.0 feet required, 25.0 feet proposed); and 2) a variance of 1-foot in the required north side yard setback (25 feet required, 24.0 feet proposed).



II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	R-1, One Family Residential	Island Lake PH #1 Subdivision	Single Residential
North	R-1, One Family Residential	Island Lake PH #1 Subdivision	Single Residential
South	R-1, One Family Residential	Island Lake PH #1 Subdivision	Single Residential
East	R-1, One Family Residential	Island Lake PH #1 Subdivision	Single Residential
West	R-1, One Family Residential	Island Lake PH #1 Subdivision	Single Residential

III. STAFF COMMENTS:

Existing Condition

The subject property consists of one- (1) lots located on the northeast side of Glenwood Drive within Island Lake PH#1 Subdivision. The parcel has approximately 110.65 feet of frontage on Glenwood Drive and approximately 153.04 feet deep as measured along north side yard lot line. The total lot area of the parcel is approximately 16,621.0 square feet. The existing residence is located 30.0 feet from the front yard lot line, 25.13 feet from the north side yard lot line, 15.61 feet from the south side yard lot line, and 35.0 feet from the rear yard lot line.

Proposed Changes

The applicant is proposing to construct new covered porch addition on an existing parcel. According to the submitted plans, the overall dimensions measure 15' x 21' for a total area of approximately 315.0 square feet. The addition would result in a setback of 25.0 feet from the rear yard lot line and 24.0 feet from the north side yard lot line. ***This requires a variance of 7.0 feet in the required rear yard setback and a variance of 1-foot in the required north side yard setback.***

IV. DEVELOPMENT STANDARDS:

The table below summarizes the zoning district development standards for the subject parcels.

Lot Size		Minimum Setback			
Area	Width	Front	Sides	Aggregate Side	Rear
R-1 21,780 sq. ft.	120 ft.	30 ft.	15 ft. (one side)	40 ft. (total of two side)	35 ft.

1. Building Height (Section 26-3.1.1). The maximum height of the building is 35 feet. The addition is proposed to be 14.0 feet, one story.
2. Lot Coverage/Impervious Surface Coverage (Section 26-3.5, V). The percentage of lot coverage including the existing residence and the proposed addition would result in 21.2

V. RECOMMENDATION:

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

1. Grant I move that we **grant** the variance(s) in **Case No.PZ15-0015**, sought by _____,for _____ because the Petitioner has established that _____ causes a practical difficulty relating to the property, including some or all of the following criteria:

(a) Petitioner has established that the property is unique because _____, or that the physical condition of the property creates the need for a variance because _____.

And, the condition is not a personal or economic hardship.

(b) The need for the variance is not self-created, **because** _____.

(c) Strict compliance with dimensional regulations of the Zoning Ordinance, including _____, will (either):

- 1. unreasonably prevent Petitioner from using the property for the permitted purpose as a _____, because _____, and/or,
- 2. will make it unnecessarily burdensome to comply with the regulation because _____.

(d) Petitioner has established that variance is the minimum variance necessary because a lesser variance would not _____.

(e) The requested variance will not cause adverse impact on surrounding property, property values, or the enjoyment of property in the neighborhood or zoning district, because _____.

(f) The variance granted is subject to the conditions that:

- 1. _____,
- 2. _____,
- 3. _____,
- 4. _____.

2. Deny I move that we **deny** the variance in **Case No.PZ15-0015**, sought by _____, for _____ because the Petitioner has **not** established a practical difficulty because:

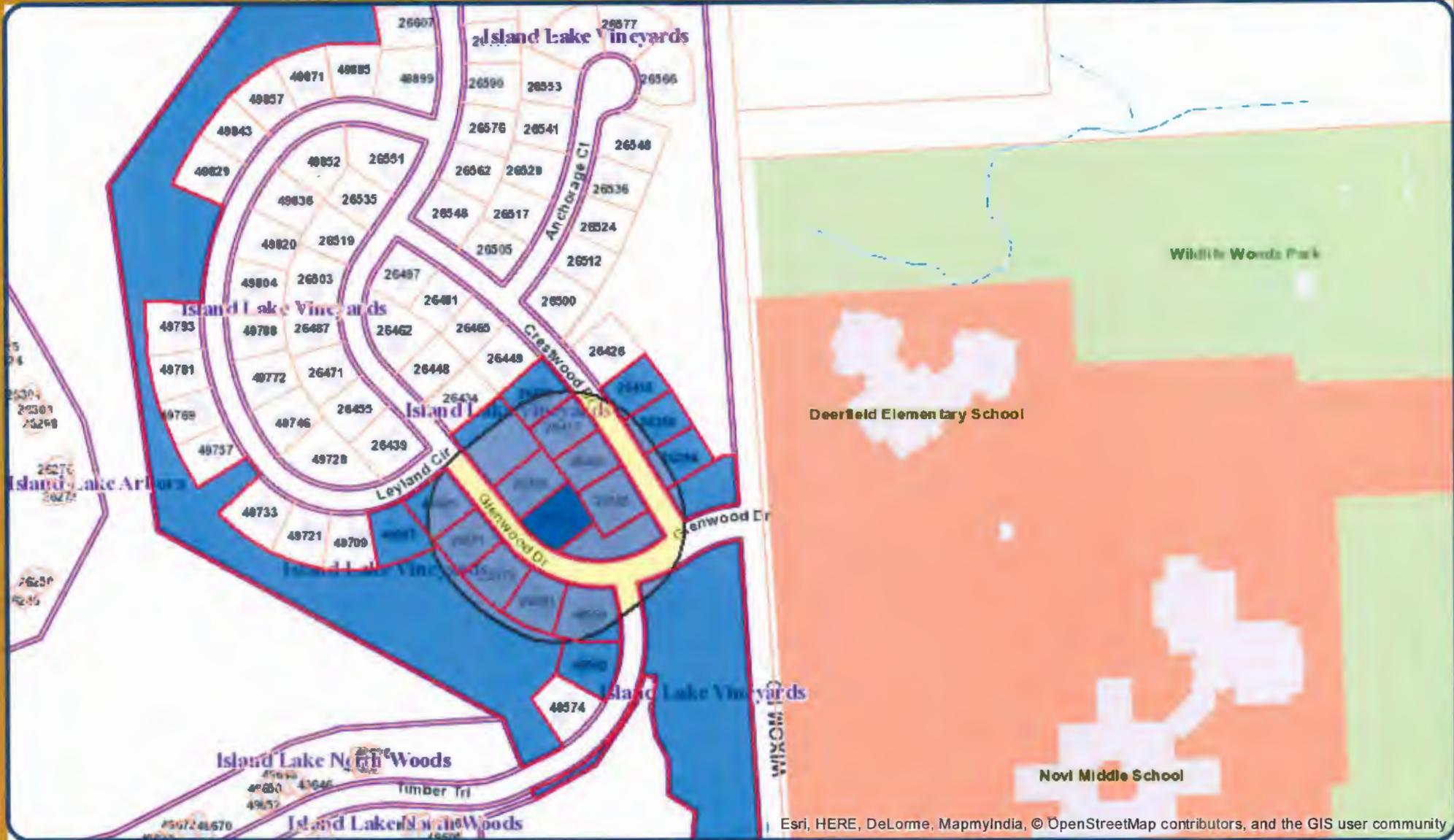
- (a) Petitioner has shown no unique circumstance or physical condition of the property because petitioner can reasonably comply with the ordinance by_____.
- (b) The difficulty described by the Petitioner is a personal or economic difficulty only in that Petitioner stated _____.
- (c) The need for the variance is self-created because Petitioner _____.
- (d) Conforming to the ordinance would not (either):
 - 1. be unnecessarily burdensome because _____, or,
 - 2. unreasonably prevent petitioner from using the property for _____, because_____.
- (e) A lesser variance consisting of _____would do substantial justice to Petitioner and surrounding property owner's because_____.
- (f) The proposed variance would have adverse impact on surrounding property because_____.

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



Thomas M. Walsh
Building Official
City of Novi

26382 Glenwood Drive PZ15-0015



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Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 5/21/2015



45175 Ten Mile Road
 Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED
MAY 07 2015
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$200</u>	
PROJECT NAME / SUBDIVISION Dolin, Island Lake				Meeting Date: <u>6-9-15</u>	
ADDRESS 26382 Glenwood Dr		LOT/SIUTE/SPACE # <u>50-59</u>		ZBA Case #: <u>PZ 15-0005</u>	
SIDWELL # <u>50-22-18 - 429 - 013</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Wixom Rd & Glenwood Dr					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" 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 alisondolin@att.net		CELL PHONE NO. 313-929-0238	
NAME Alison & Mark Dolin		TELEPHONE NO. 248-380-2818			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS 26382 Glenwood Dr		CITY Novi	STATE MI	ZIP CODE 48374	
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		CELL PHONE NO.	
NAME SAME AS APPLICANT		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS		CITY	STATE	ZIP CODE	
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 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 _____ Variance requested <u>10' Rear Yard & 1' Side Yard Variance</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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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

Alvin Dali
Applicant Signature

5-7-15
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

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



**REVIEW STANDARDS
DIMENSIONAL VARIANCE
CITY OF NOVI
Community Development Department
(248) 347-0415**

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 how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone 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:

Our lot is quite shallow and our house is positioned in the building pocket with all four sides touching the building pocket at one point. So it is impossible for us to build an attached screened porch without a variance

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).

Please see attached page

Standard #3. Strict Compliance.

Explain how the Dimensional Variance is 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.

Please see attached page

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.

Please see attached page

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

Please see attached page

Standard #2 Not Self-Created

We enjoy sitting outside on our deck, especially during the summer months. However, the mosquitos, wasps and other bugs make it very difficult to enjoy the deck. For the past few years we have used a stand-alone screen gazebo on the deck, but it is a hassle to put up and take down each year, and the empty frame sits on the deck all winter. Also, it is burdensome to unzip the opening while carrying food etc. An attached screened porch would be much more efficient, will look better, and will be no closer to the lot line than the existing deck on which we have erected the gazebo in the past.

Standard #3 Strict Compliance

Since our house touches the building pocket on all four sides, it would not be possible to build an attached screened porch without a variance.

Standard #4 Minimum Variance Necessary

The depth of the attached screened porch is designed to align with the existing deck, a portion of which will remain intact after this project. To have the screened porch be a different depth than the existing deck would not look good. The length of the screened porch is designed to align with the northern exterior wall of the house. This way the windows on the screened porch align with the 2nd floor windows of the family room making the porch compatible with the design of the house. The side variance of 1' is very minimal, and is on the side of the house where 25' is the required setback, so the deck is still 24' from the side of the lot. Because our house sits on an angle relative to the back lot line, the 10' variance is the closest the screened porch will be to the back. At the other end of the porch, the variance will be approximately 5 to 6 feet.

Standard #5 Adverse Impact on Surrounding Area

This project will not cause any adverse impact to the surrounding area. Our immediate neighbors have no objection to us building the screened porch, and have signed a document indicating such. That document has been submitted with this application.

May 9, 2015

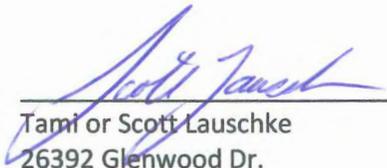
To Our Neighbors:

Mark and I are planning to convert a portion of our back deck to a screened porch. The screened porch would measure 15' deep by 21' long. Of the 21', 14' will replace a portion of our existing deck and a 7' extension will enable the porch wall to align with the north wall of the house. As you know, we have erected a stand-alone screened gazebo on our deck for the past few summers. The new screened porch will be in the same location that the gazebo has been, and will alleviate the need for that gazebo. We will be requesting a zoning variance for this project as the screened porch will be 25' from the back of our lot, and 24' feet from the side of our lot, causing a variance of 10' and 1', respectively. The professionally-constructed screened porch will be no closer to the back of our lot than our current deck, and will look much better than the screened gazebo as you can see on the sketch. The construction company expects this to take only two to three weeks to build. Please sign below if you have no objection to us moving forward with this project.

Sincerely,



Alison Dolin
Mark and Alison Dolin
26382 Glenwood Dr.



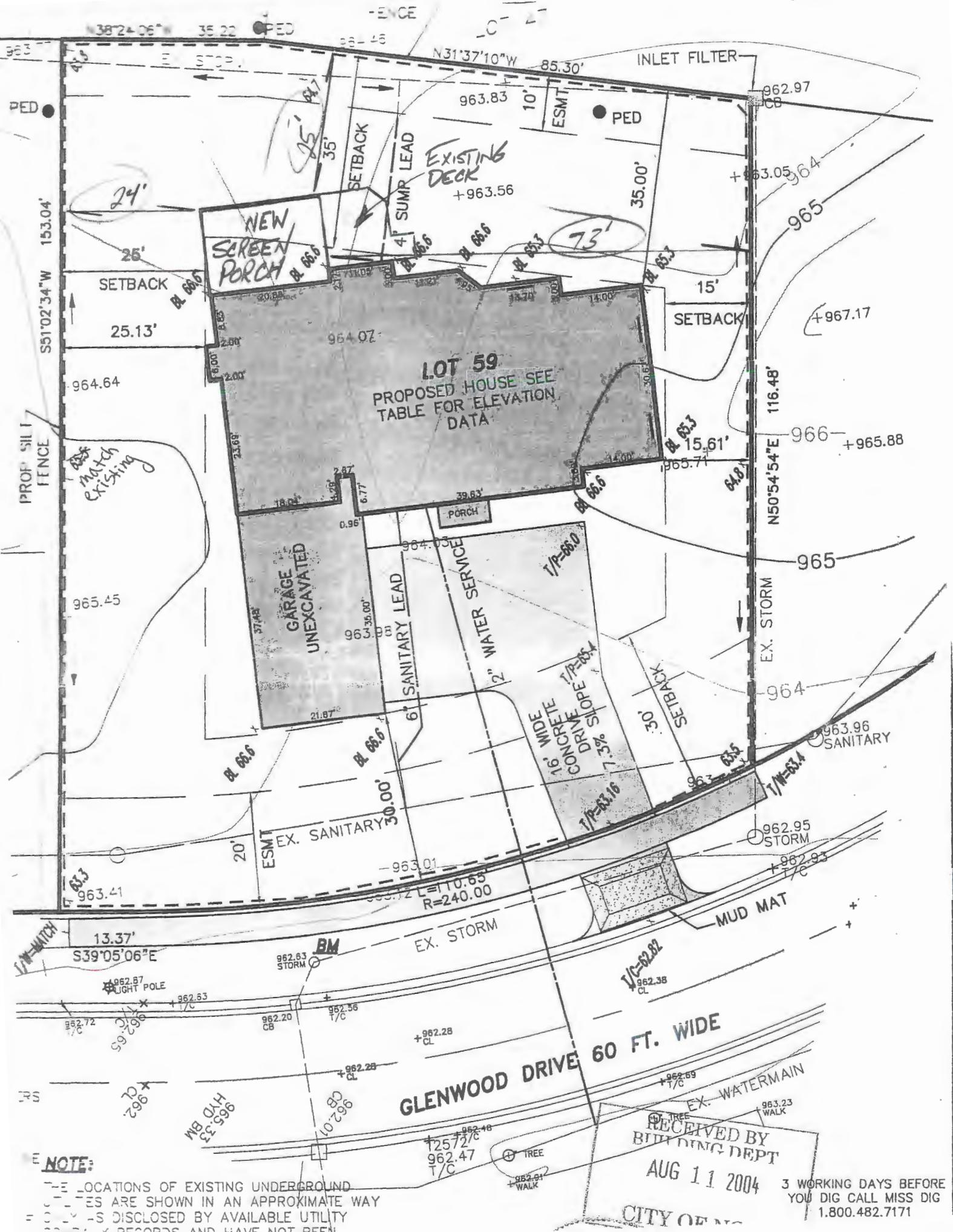
Tami or Scott Lauschke
26392 Glenwood Dr.



Cindy or Ed Ghannam
26403 Crestwood Dr.



Cheryl or John Hetherman
26385 Crestwood Dr.



LOT 59
 PROPOSED HOUSE SEE
 TABLE FOR ELEVATION
 DATA

**NEW
 SCREEN
 PORCH**

**EXISTING
 DECK**

**GARAGE
 UNEXCAVATED**

SANITARY LEAD

WATER SERVICE

**CONCRETE
 DRIVE**

GLENWOOD DRIVE 60 FT. WIDE

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. UTILITIES DISCLOSED BY AVAILABLE UTILITY RECORDS AND HAVE NOT BEEN VERIFIED BY FIELD SURVEY.

RECEIVED BY
 BUILDING DEPT
 AUG 11 2004
 CITY OF [unclear]

3 WORKING DAYS BEFORE
 YOU DIG CALL MISS DIG
 1.800.482.7171



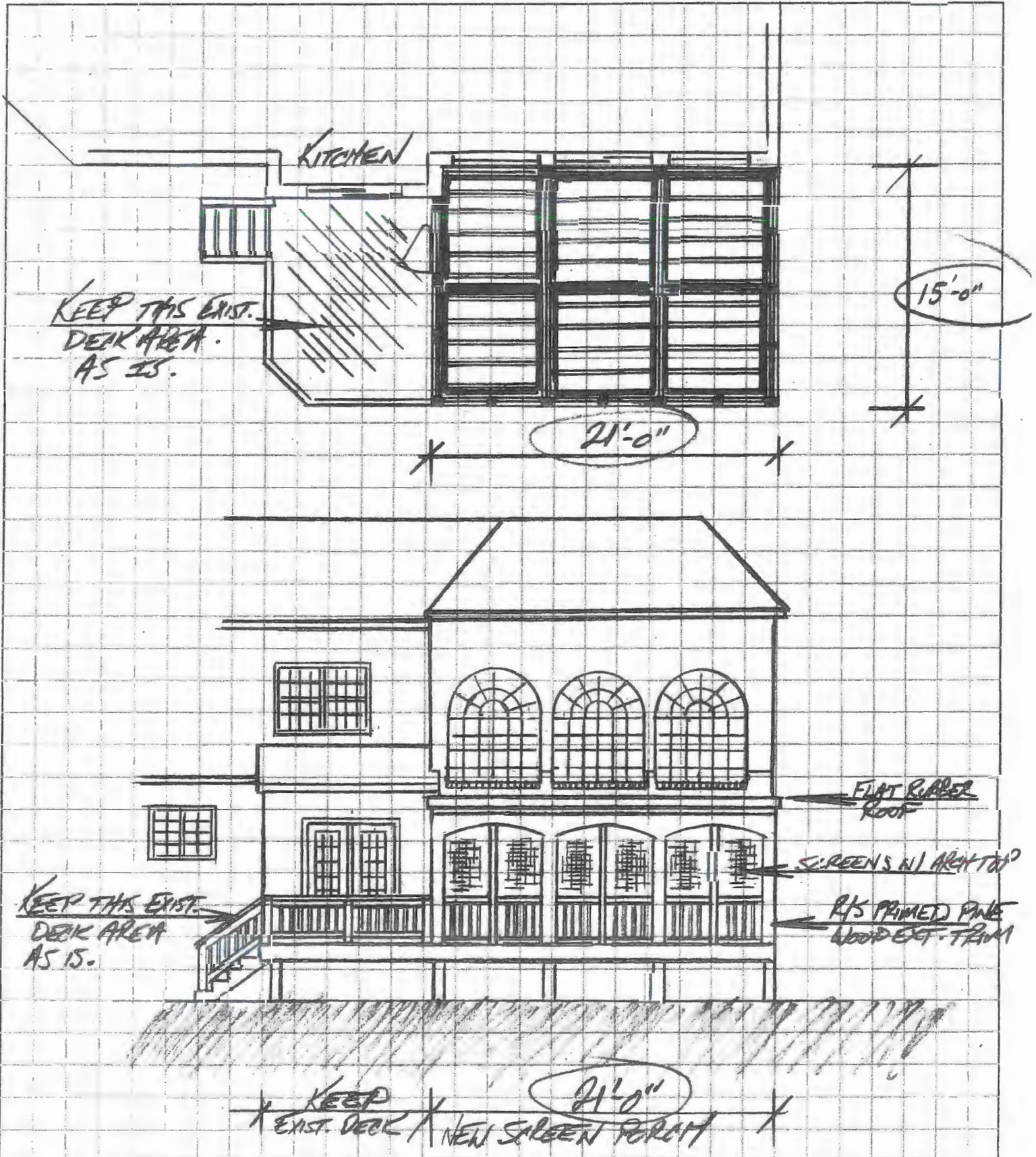
Since 1991

Miles Bradley Building and Remodeling Inc.

WWW.MILESBRADLEY.COM

Office 248.478.8660

Project DOLIN
Plan Number 5312 Date 4-30-15
Prepared By BRIAN KOLODY
Scale 1/8" = 1'-0"





Since 1991

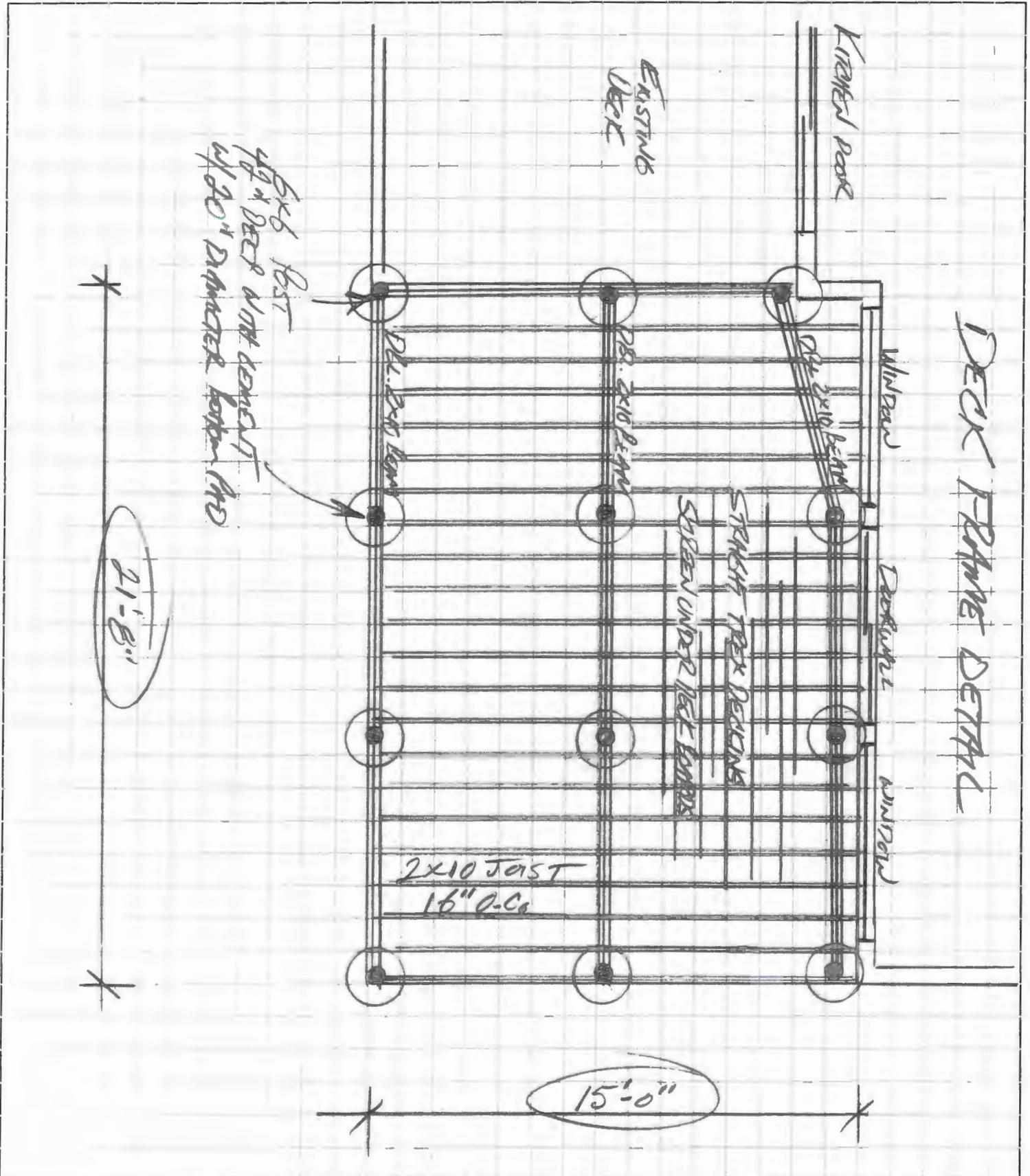
Miles Bradley

Building and Remodeling Inc.

WWW.MILESBRADLEY.COM

Office 248.478.8660

Project DOLIN
Plan Number 5312 Date 4-30-15
Prepared By BRIAN KOLADY
Scale 1/4" = 1'-0"





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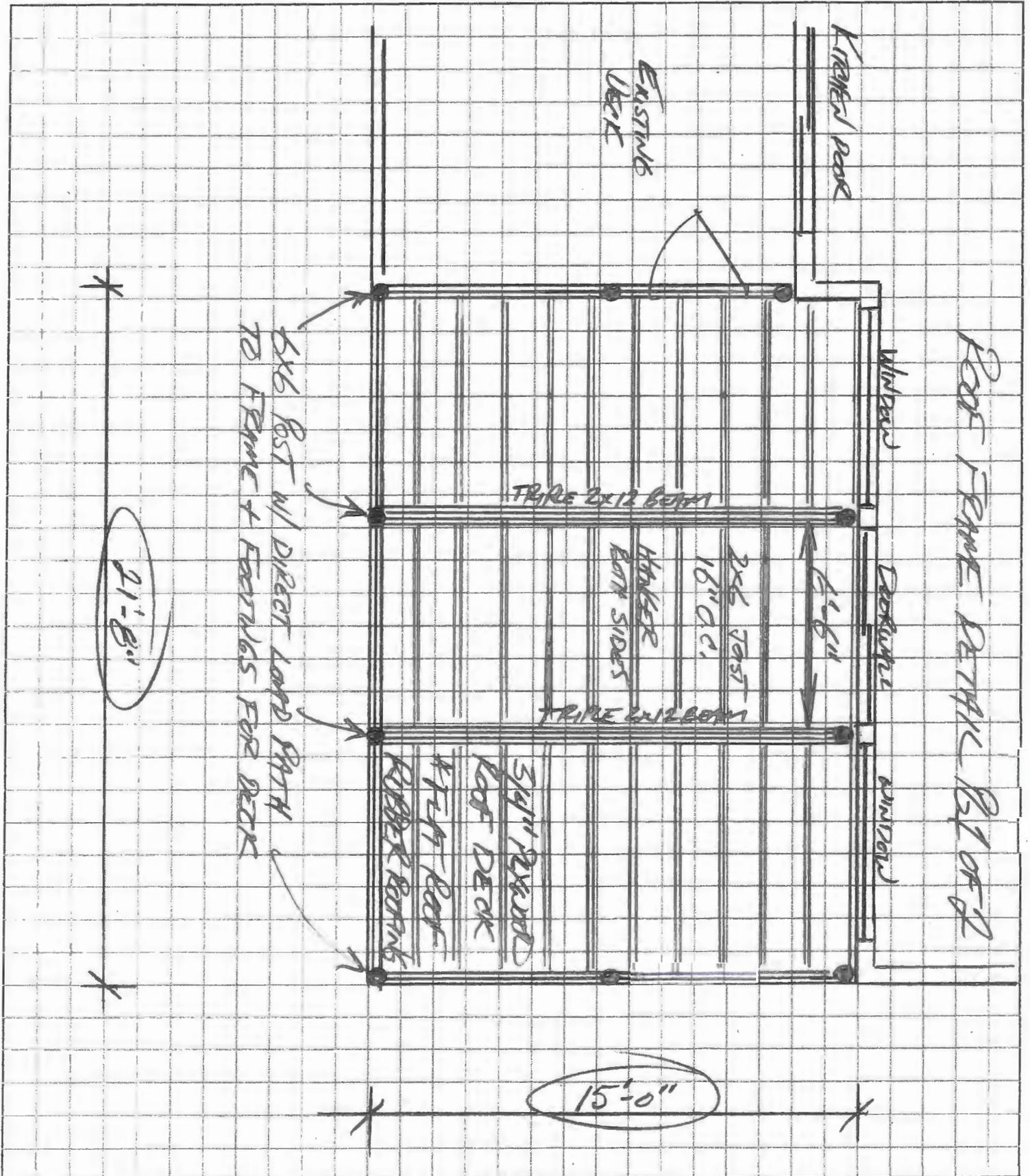
Miles Bradley

Building and Remodeling Inc.

WWW.MILESBRADLEY.COM

Office 248.478.8660

Project DOLIN
Plan Number 5312 Date 4-30-15
Prepared By BRIAN KADY
Scale 1/4" = 1'-0"





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Office 248.478.8660

Project

DOLIN

Plan Number

5312

Date

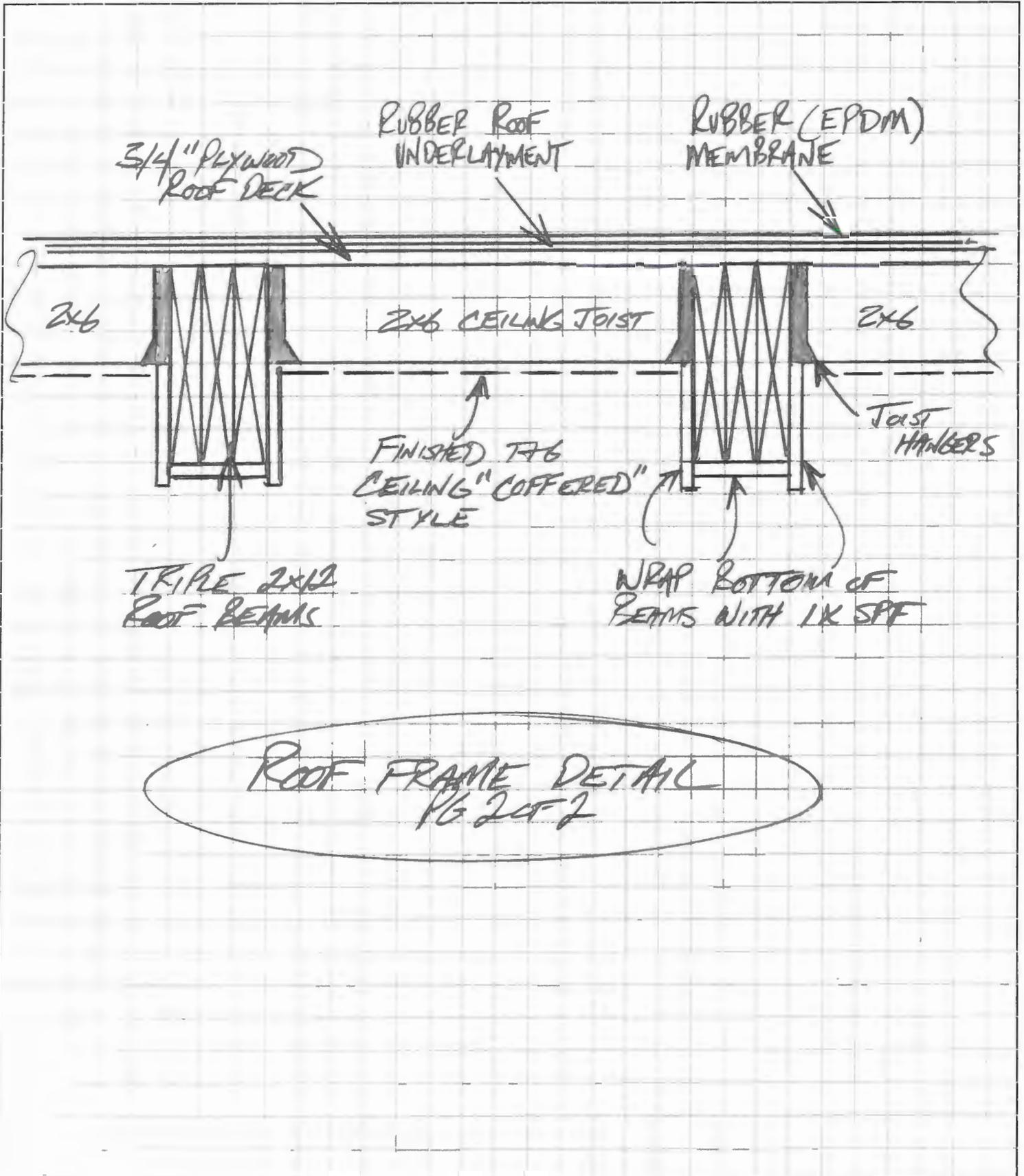
4-30-15

Prepared By

BRIAN KOLODY

Scale

NOT TO SCALE



3/4" PLYWOOD
ROOF DECK

RUBBER ROOF
UNDERLAYMENT

RUBBER (EPDM)
MEMBRANE

2x6

2x6 CEILING JOIST

2x6

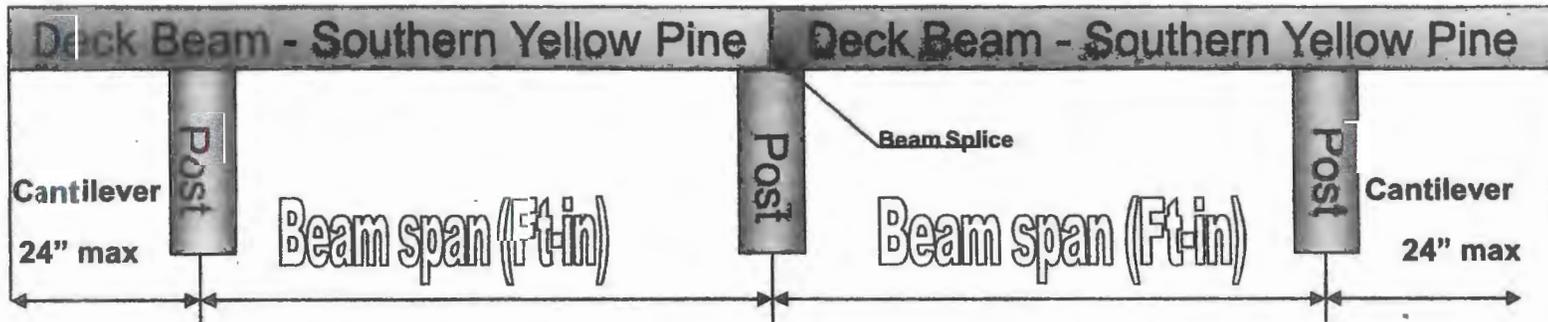
FINISHED T&G
CEILING "COFFERED"
STYLE

JOIST
HANGERS

TRIPLE 2x12
ROOF BEAMS

WRAP BOTTOM OF
BEAMS WITH 1x SPF

ROOF FRAME DETAIL
PG 2 OF 2



DECK BEAMS - SOUTHERN YELLOW PINE #2 - simple span joist

(Residential living areas, deck included- live load = 40psf, L/Δ = 360)

DEAD LOAD = 10psf

NO CONCENTRATED LOADS

JOIST SPAN (from house to beam) (ft - in.)	BEAM SIZE	MAX DISTANCE BETWEEN POSTS			
		(S)-2x6 (ft - in.)	(S)-2x8 (ft - in.)	(S)-2x10 (ft - in.)	(S)-2x12 (ft - in.)
8-0		9-6	12-6	14-9	* 17-6
9-0		9-0	11-9	14-0	16-6
10-0		8-6	11-0	13-3	15-6
11-0		8-3	10-6	12-9	14-9
12-0		7-9	10-3	12-0	14-3
13-0		7-6	9-9	11-9	13-9
14-0		7-3	9-3	11-3	13-3
15-0		7-0	9-0	10-9	12-9
16-0		6-9	8-9	10-6	12-3