



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: October 8, 2019

REGARDING: 151 Pickford St, Parcel # 50-22-03-153-007 (PZ19-0034)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

John Harvey

Variance Type

Dimensional

Property Characteristics

Zoning District:	Single Family Residential
Location:	East of West Park Drive and South of W Pontiac Trail
Parcel #:	50-22-03-153-007

Request

The applicant is requesting variances from the City of Novi Zoning Section 4.19 (E)i, for a 758 square foot variance for a proposed 1,608 square feet of garage space, 850 square feet and 14 foot height allowed by code. The applicant is proposing a detached garage in addition to existent attached garage. 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. **PZ19-0034**, 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. **PZ19-0034**, 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

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

AUG 29 2019

CITY OF NOVI
 COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$200.00</u>	
PROJECT NAME / SUBDIVISION <u>Garage 151 Pickford</u>				Meeting Date: <u>Oct 8, 2019</u>	
ADDRESS <u>151 Pickford</u>		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 19-0034</u>	
SIDWELL # <u>50-22-03-153-007,008,009</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>West Park / P. TRAIL</u>					
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 <u>JHarvey3@SBCglobal.net</u>		CELL PHONE NO. <u>248 613-8036</u>	
NAME <u>John Harvey</u>		TELEPHONE NO.			
ORGANIZATION/COMPANY		FAX NO.			
ADDRESS <u>1321 West Lake Dr.</u>		CITY <u>Novi</u>		STATE <u>MI</u>	ZIP CODE <u>48377</u>
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		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 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>4.19 E1</u>		Variance requested <u>850 Allowed 1608 Proposed</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					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • 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

Applicant Signature

Date

8/29/19

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



Community Development Department

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

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:

*Storage of Boats and Vehicle outside is UNSightly
and hard on the vehicles Exposed to the Environment.*

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).

Subdivision is close to and has access to Walled Lake
We need additional space to store boats, jet skis, etc
in a safe way which is more appealing

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.

Storage of vehicles / Boats etc. leaves them exposed
to the elements and is unsightly

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.

The current garage storage space attached has
a step in the floor and a low ceiling height
making it unusable for larger vehicles and boats

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 height is below adjacent structures
and ~~set~~ the proposed structure sits back
on the property.

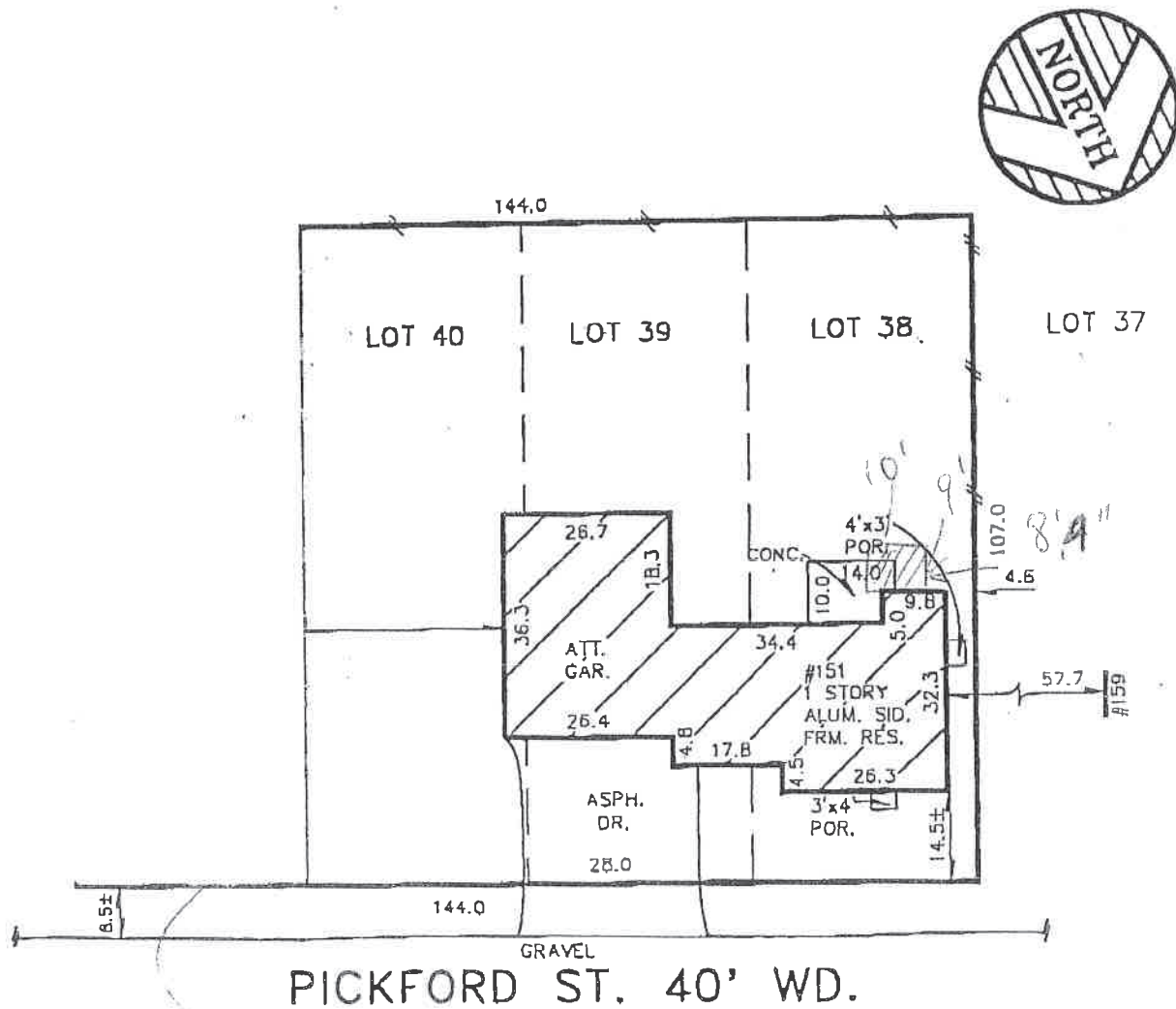
MORTGAGE SURVEY

Certified to: EXECUTEC MORTGAGE CORPORATION

Applicant: ROMAN AND JOLANTA NAZIMEK

Property Description:

Lots 38, 39, 40 AND ~~41~~; BLOMFIELD, of part of the N.W. 1/4 of Section 3, T.1 N., R.8 E.,
Novi Twp. (now City of Novi), Oakland County, Michigan, as recorded in Liber 22 of
Plats, Page 5 of Oakland County Records.





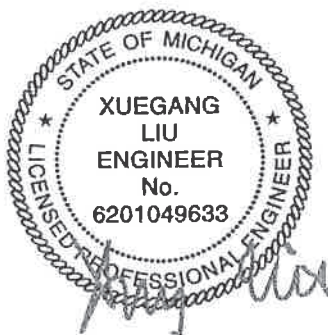
MiTek USA, Inc.
16023 Swingley Ridge Rd
Chesterfield, MO 63017
314-434-1200

Re: qtrec0447584

The truss drawing(s) referenced below have been prepared by MiTek USA, Inc. under my direct supervision based on the parameters provided by Midwest Manufacturing.

Pages or sheets covered by this seal: I38346644 thru I38346644

My license renewal date for the state of Michigan is October 31, 2019.



August 28, 2019

Liu, Xuegang

IMPORTANT NOTE: The seal on these truss component designs is a certification that the engineer named is licensed in the jurisdiction(s) identified and that the designs comply with ANSI/TPI 1. These designs are based upon parameters shown (e.g., loads, supports, dimensions, shapes and design codes), which were given to MiTek or TRENCO. Any project specific information included is for MiTek's or TRENCO's customers file reference purpose only, and was not taken into account in the preparation of these designs. MiTek or TRENCO has not independently verified the applicability of the design parameters or the designs for any particular building. Before use, the building designer should verify applicability of design parameters and properly incorporate these designs into the overall building design per ANSI/TPI 1, Chapter 2.

SKETCH/AREA TABLE ADDENDUM

Parcel No 50-22-03-153-007

Property Address 151 PICKFORD ST

City NOVI

County OAKLAND

State MI

Zip 48377

Owner HARVEY, JOHN T.

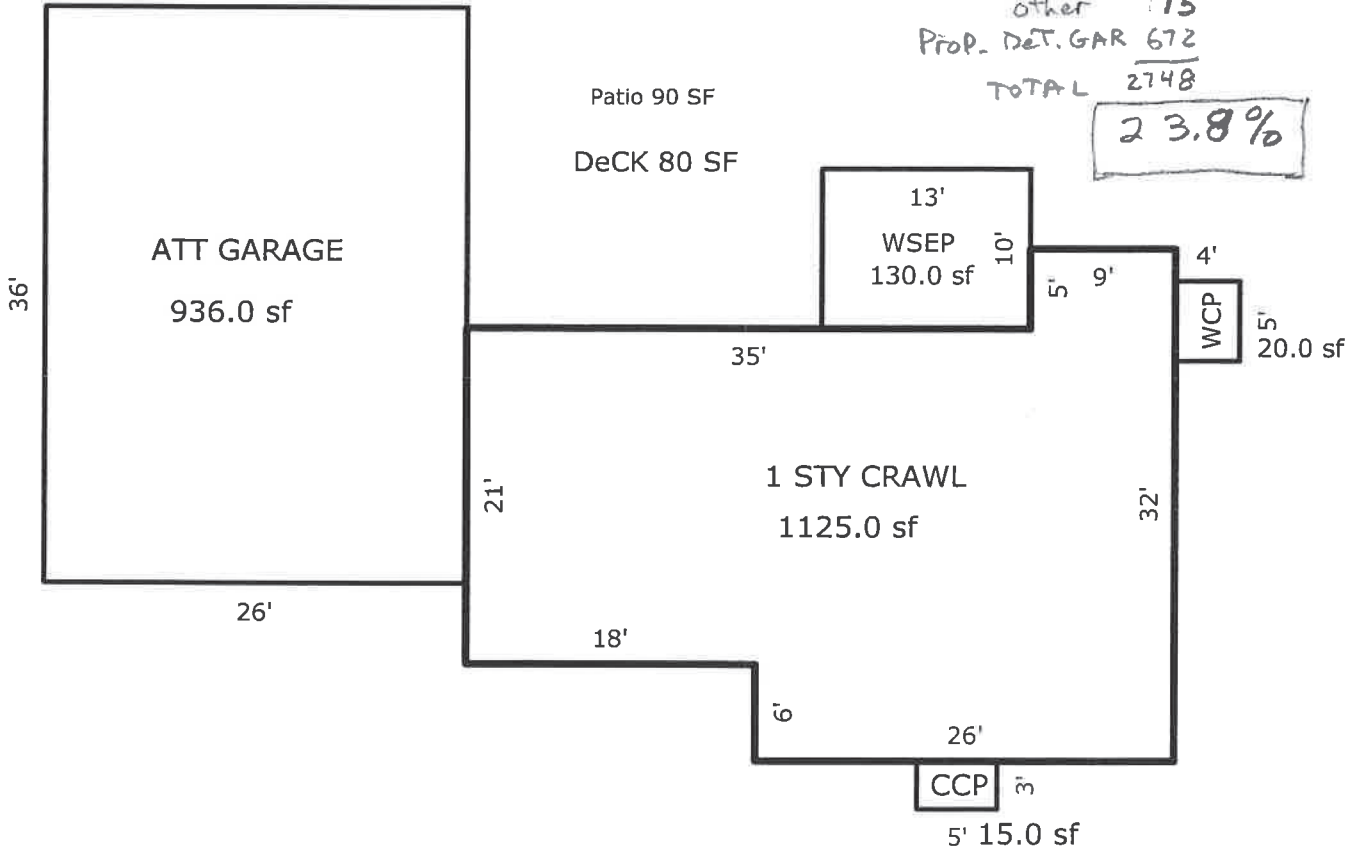
Client

Appraiser Name

SUBJECT

IMPROVEMENTS SKETCH

Lot Coverage Lot 11,556 Sq.Ft
 House 1125
 ATT.GAR 936
 other 15
 Prop. Det. GAR 672
 TOTAL 2748
 23.8%



Scale: 1" = 12'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1C	1 STY CRAWL	1.00	1125.00	152.0	1125.00
ATTGAR	ATT GARAGE	1.00	936.00	124.0	936.00
CCP	CCP	1.00	15.00	16.0	15.00
WCP	WCP	1.00	20.00	18.0	20.00
WSEP	WSEP	1.00	130.00	46.0	130.00

Comment Table 1

Comment Table 2 Comment Table 3

Net LIVABLE Area (rounded w/ factors) 1125

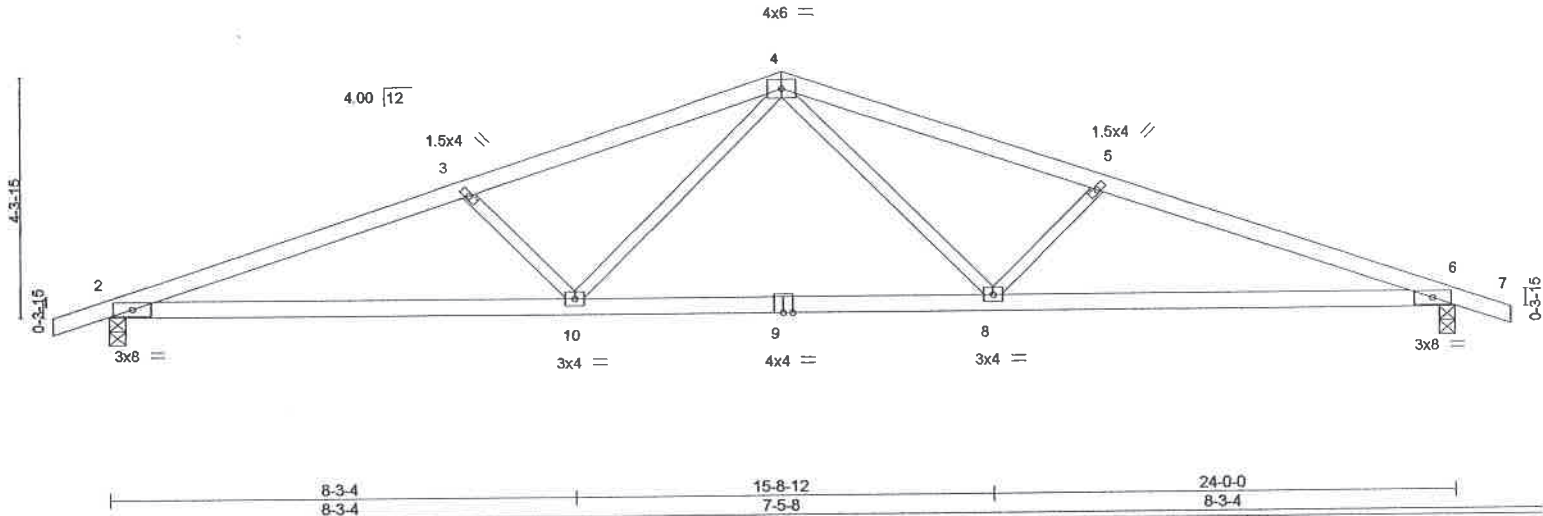
AREA CALCULATIONS

Midwest Manufacturing, Eau Claire

Job Reference (optional)
8.240 s. 11 27 2019 MiTek Industries, Inc. Wed Aug 28 13:38:37 2019 Page 1
ID:RFSB891OKmdq7h0lwuH8TpyPGpW-MsOaTjp302vko?8f7Yr4xUfRs?IsQo9lik8BgDyJlJG



Scale = 1:41.4



LOADING (psf)		SPACING-		CSI.		DEFL.				PLATES		GRIP	
TCLL (roof)	30.0	2-0-0	Plate Grip DOL	1.15	TC	0.73	in	(loc)	l/defl	L/d	MT20	197/144	
Snow (Ps/Pg)	27.7/40.0	1.15	Lumber DOL	1.15	BC	0.92	-0.18	10	>999	240			
TCDL	10.0	YES	Rep Stress Incr	YES	WB	0.48	-0.35	6-8	>803	180			
BCLL	0.0 *	Code	Code	IRC2015/TPI2014	Matrix-R		0.09	6	n/a	n/a			
BCDL	10.0										Weight: 72 lb	FT = 20%	

LUMBER-
 TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 WEBS 2x3 SPF Stud

BRACING-
 TOP CHORD Sheathed or 2-4-11 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 2-2-0 oc bracing.

REACTIONS. (lb/size) 2=1218/0-3-8, 6=1218/0-3-8
 Max Horz 2=57(LC 18)
 Max Uplift 2=-122(LC 10), 6=-122(LC 11)
 Max Grav 2=1277(LC 2), 6=1277(LC 2)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 2-3=-2826/386, 3-4=-2464/331, 4-5=-2464/331, 5-6=-2826/386
 BOT CHORD 2-10=-303/2602, 9-10=-160/1773, 8-9=-160/1773, 6-8=-303/2602
 WEBS 3-10=-566/169, 4-10=-427/97, 4-8=-427/97, 5-8=-566/169

- NOTES-** (10)
- Unbalanced roof live loads have been considered for this design.
 - Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) gable end zone and C-C Exterior(2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
 - Roof design snow load has been reduced to account for slope.
 - Unbalanced snow loads have been considered for this design.
 - This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
 - This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
 - * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
 - Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 122 lb uplift at joint 2 and 122 lb uplift at joint 6.



August 28, 2019

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MI-7473 rev. 10/03/2015 BEFORE USE.

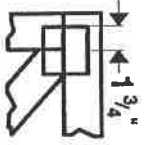
Design valid for use only with MiTek® connectors. This design is based only upon parameters shown, and is for an individual building component, not a truss system. Before use, the building designer must verify the applicability of design parameters and properly incorporate this design into the overall building design. Bracing indicated is to prevent buckling of individual truss web and/or chord members only. Additional temporary and permanent bracing is always required for stability and to prevent collapse with possible personal injury and property damage. For general guidance regarding the fabrication, storage, delivery, erection and bracing of trusses and truss systems, see **ANSI/TPI Quality Criteria, DSB-89 and BCSI Building Component Safety Information** available from Truss Plate Institute, 218 N. Lee Street, Suite 312, Alexandria, VA 22314.



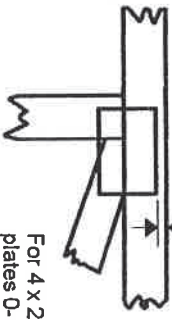
16023 Swingley Ridge Rd
 Chesterfield, MO 63017

Symbols

PLATE LOCATION AND ORIENTATION



Center plate on joint unless X, Y offsets are indicated. Dimensions are in ft-in-sixteenths. Apply plates to both sides of truss and fully embed teeth.



For 4 x 2 orientation, locate plates 0-¹/₁₆" from outside edge of truss.



This symbol indicates the required direction of slots in connector plates.

* Plate location details available in MITek 20/20 software or upon request.

PLATE SIZE

4 X 4

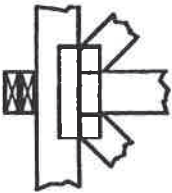
The first dimension is the plate width measured perpendicular to slots. Second dimension is the length parallel to slots.

LATERAL BRACING LOCATION



Indicated by symbol shown and/or by text in the bracing section of the output. Use T or I bracing if indicated.

BEARING

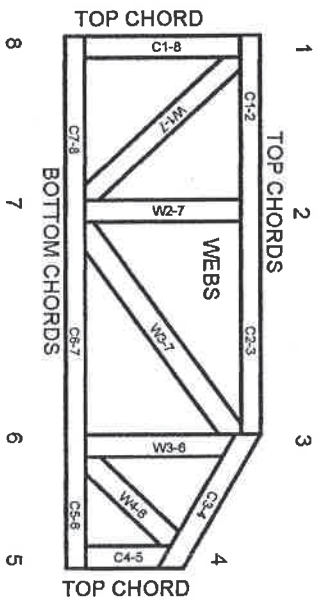


Indicates location where bearings (supports) occur. Icons vary but reaction section indicates joint number where bearings occur. Min size shown is for crushing only.

Industry Standards:

ANSI/ITP1: National Design Specification for Metal Plate Connected Wood Truss Construction.
DSB-89: Design Standard for Bracing.
BCSI: Building Component Safety Information, Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses.

Numbering System



JOINTS ARE GENERALLY NUMBERED/CLOCKWISE AROUND THE TRUSS STARTING AT THE JOINT FARTHEST TO THE LEFT.

CHORDS AND WEBS ARE IDENTIFIED BY END JOINT NUMBERS/LETTERS.

PRODUCT CODE APPROVALS

ICC-ES Reports:

ESR-1311, ESR-1352, ESR1988
ER-3907, ESR-2362, ESR-1397, ESR-3282

Trusses are designed for wind loads in the plane of the truss unless otherwise shown.

Lumber design values are in accordance with ANSI/ITP 1 section 6.3. These truss designs rely on lumber values established by others.

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General Safety Notes

Failure to Follow Could Cause Property Damage or Personal Injury

1. Additional stability bracing for truss system, e.g. diagonal or X-bracing, is always required. See BCSI.
2. Truss bracing must be designed by an engineer. For wide truss spacing, individual lateral braces themselves may require bracing, or alternative Top or I bracing should be considered.
3. Never exceed the design loading shown and never stack materials on inadequately braced trusses.
4. Provide copies of this truss design to the building designer, erection supervisor, property owner and all other interested parties.
5. Cut members to bear tightly against each other.
6. Place plates on each face of truss at each joint and embed fully. Knots and wane at joint locations are regulated by ANSI/ITP 1.
7. Design assumes trusses will be suitably protected from the environment in accord with ANSI/ITP 1.
8. Unless otherwise noted, moisture content of lumber shall not exceed 19% at time of fabrication.
9. Unless expressly noted, this design is not applicable for use with fire retardant, preservative treated, or green lumber.
10. Camber is a non-structural consideration and is the responsibility of truss fabricator. General practice is to camber for dead load deflection.
11. Plate type, size, orientation and location dimensions indicated are minimum plating requirements.
12. Lumber used shall be of the species and size, and in all respects, equal to or better than that specified.
13. Top chords must be sheathed or purlins provided at spacing indicated on design.
14. Bottom chords require lateral bracing at 10 ft. spacing, or less, if no ceiling is installed, unless otherwise noted.
15. Connections not shown are the responsibility of others.
16. Do not cut or alter truss member or plate without prior approval of an engineer.
17. Install and load vertically unless indicated otherwise.
18. Use of green or treated lumber may pose unacceptable environmental, health or performance risks. Consult with project engineer before use.
19. Review all portions of this design (front, back, words and pictures) before use. Reviewing pictures alone is not sufficient.
20. Design assures manufacture in accordance with ANSI/ITP 1 Quality Criteria.



MITek Engineering Reference Sheet: MI-7473 rev. 10/03/2015

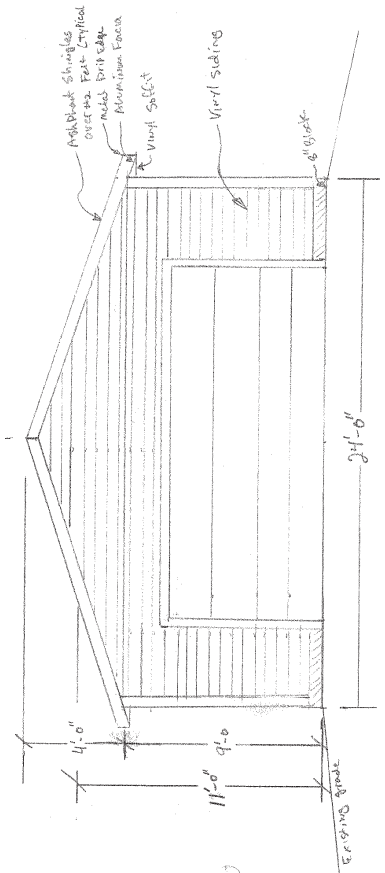
RECEIVED

AUG 29 2019

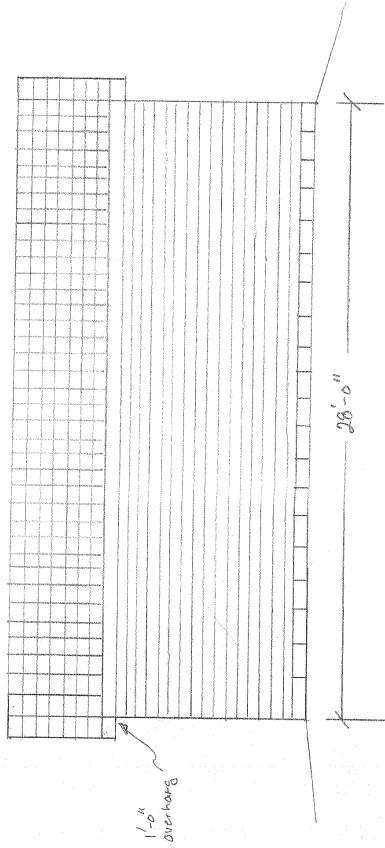
CITY OF NOVI
COMMUNITY DEVELOPMENT

151 Pickford

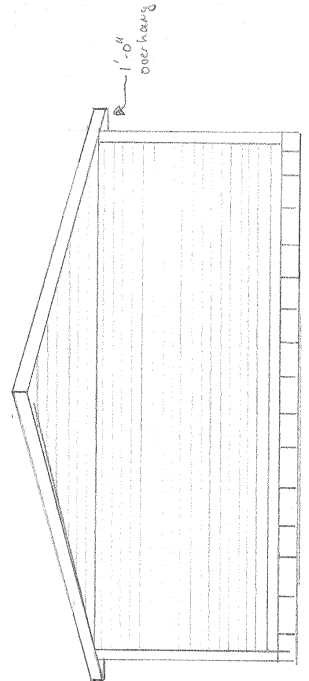
Front Elevation
24' x 28' Detached Garage



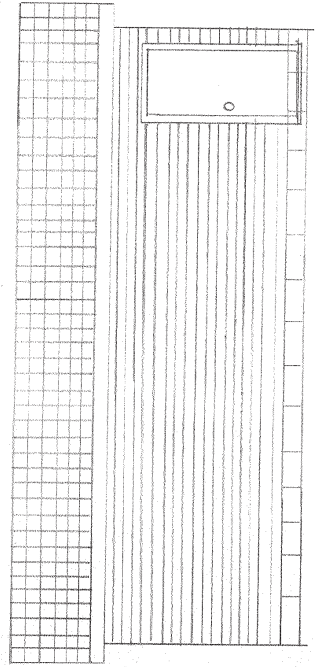
Left side Elevation



REAR Elevation

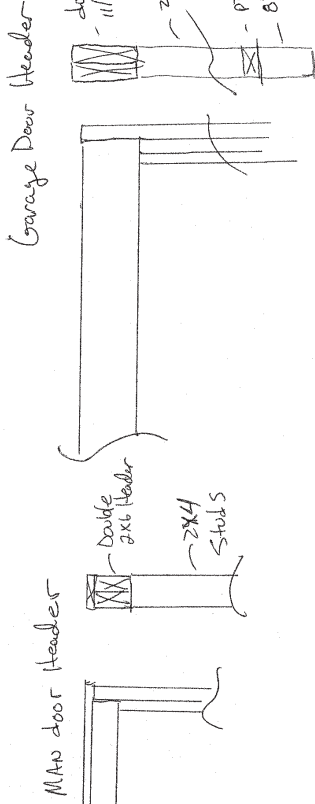
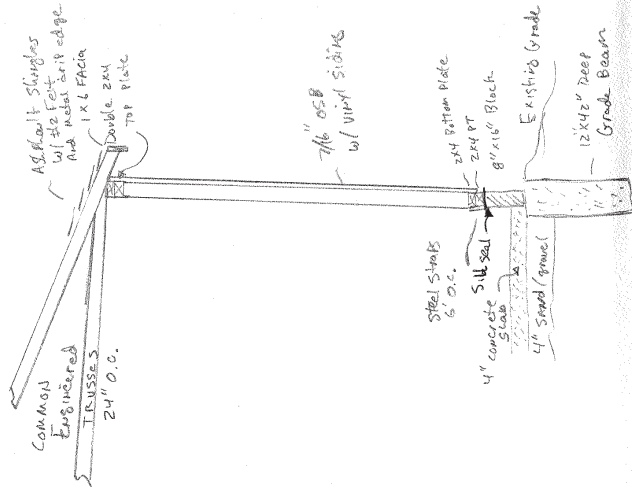


Right Side Elevation

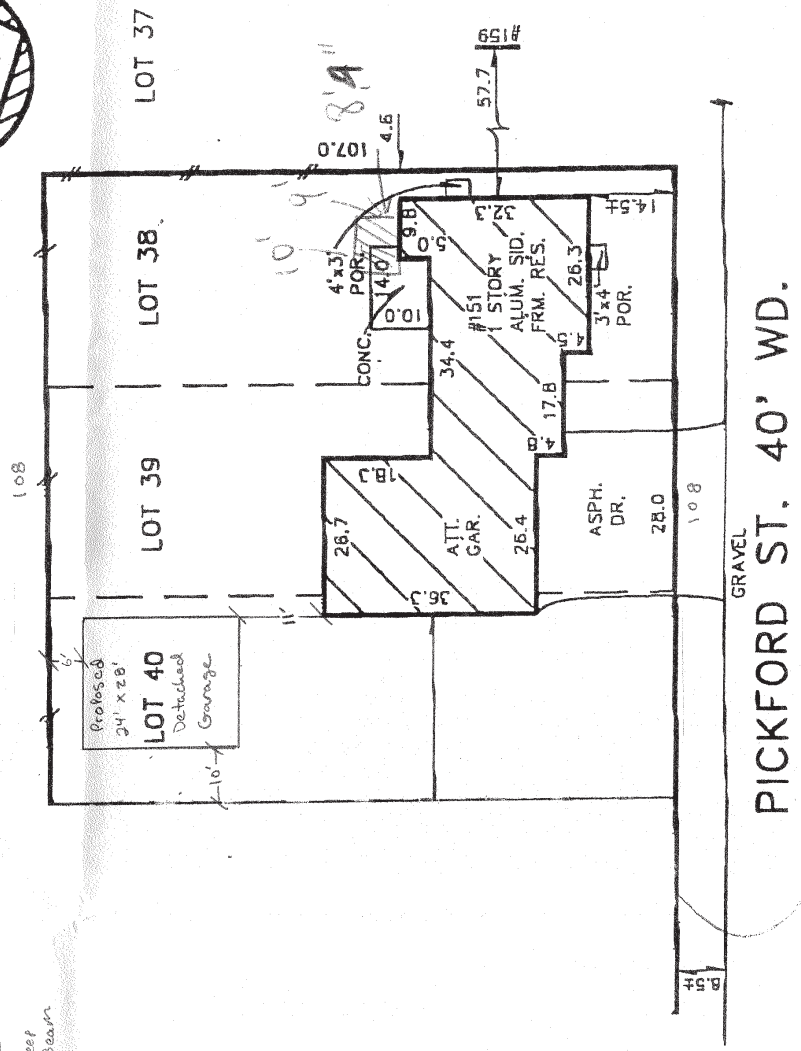


151 Parklow

4 1/2 Courses
Trusses 24" o.c.
Braced Per
Truss Plan
Attached



TRUSS PLAN





ZONING BOARD OF APPEALS PUBLIC HEARING NOTICE

The City of Novi Zoning Board of Appeals will conduct a public hearing at **7:00PM on Tuesday, October 8, 2019**, in the Council Chambers of the Novi Civic Center located at 45175 W. Ten Mile Road, Novi, MI, 48375 to consider the following matter:

151 Pickford St, Parcel # 50-22-03-153-007 (PZ19-0034)

Applicant

John Harvey

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:

Single Family Residential

Location:

East of West Park Drive and South of W Pontiac Trail

Parcel #:

50-22-03-153-007

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19(E)i for a 758 square foot variance for a proposed 1,608 square feet of garage space, 850 square feet and 14 foot height allowed by code. The applicant is proposing a detached garage in addition to existent attached garage. This property is zoned Single Family Residential (R-4).

*****IN ACCORDANCE WITH MCL 125.3103, THE MANAGER OR OWNER OF A SINGLE STRUCTURE CONTAINING MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, IS HEREBY REQUESTED TO POST THE NOTICE AT A PRIMARY ENTRANCE TO THE STRUCTURE (S). *****

The applicant's petition and all supporting materials are available for your inspection in the Community Development Department. Your comments may be directed to the Board during the Audience Participation section of the public hearing. Comments regarding this case (response form on back) may be mailed, sent by fax to (248) 735-5600 with a cover sheet to my attention or via email to koppermann@cityofnovi.org. Written comments must be submitted by **October 7, 2019, before 3:00 p.m.** All written comments may be read at the meeting and will become part of the record. Unsigned or anonymous comments will not be considered.

CITY OF NOVI ZONING BOARD OF APPEALS
Larry Butler
Deputy Community Development Director

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
.45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

151 Pickford St, Parcel # 50-22-03-153-007 (PZ19-0034)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

We object to the proposal for the following reasons: The Home is used as a rental property. We have heard that he is also using to rent storage spaces for the various vehicles and trailers on the property. If this true that means he is using the property as ~~commerical~~ ^{commerical} property. He also has trusses assembled on the property for a structure of some type. We believe he intends to proceed with construction.

(PLEASE PRINT CLEARLY)

Name: Greg Eberlein Terwa Eberlein

Address: 137 Pickford St

Date: 9-28-19

Zoning Board of Appeals meetings are broadcast live on Bright House channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.



