

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ13-0041 2015 West Lake Drive (aka 2018 West Lake Drive)

Location: 2015 West Lake Drive (aka 2018 West Lake Drive)

Zoning District: R-4, One-family Residential District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow a reduction in the side yard setback to 7 ft. (10 ft. required) for a proposed addition to an existing structure to be converted to a residence and attached garage. The property is located north of South Lake Drive and east of West Park Drive.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires side yard setbacks of 10 feet minimum in the R-4 Zoning District.

City of Novi Staff Comments:

The petitioner is proposing to convert an existing non-conforming garage to a residence and attached garage. The existing garage is non-conforming in that the removal of the adjacent home on the property a number of years ago left an accessory structure without a primary use (residence). In addition, the current Zoning Ordinance provisions require a 10 ft. minimum setback for the proposed home and garage. The plan of the proposed addition aligns with and adds to the structure within the required setback.

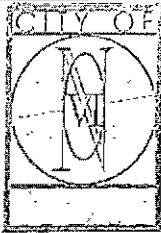
Standards for Granting a Dimensional Variance:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- 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 because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.

JUL 10 2013

CITY OF NOVI
COMMUNITY DEVELOPMENT



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

For Official Use Only

ZBA Case No: P2130041 ZBA Date: 9/10/13 Payment Received: \$ 200 (Cash)

Check # _____ Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name REXALD COON Date 7-10-13

Company (if applicable) _____

Address* 2018 WEST LAKE DR City Novi ST. M. ZIP 48317
*Where all case correspondence is to be mailed.

Applicant's E-mail Address: _____

Phone Number (248) 321-1954 FAX Number () _____

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 2018 WEST LAKE DR ZIP 48317

2. Sidwell Number: 5022-03-155-020 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST OTHER

5. Property Owner Name (if other than applicant) _____

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 2400 (R) Variance requested 7' VARIANCE side Yard
- 2. Section _____ Variance requested _____
- 3. Section _____ Variance requested _____
- 4. Section _____ Variance requested _____

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

CONFIGURATION OF EXISTING HOME ON PDA IS LESS THAN
R20 10' FROM LOT LINE SOUTH SIDE. HOME IS CURRENTLY 7' FROM PL

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

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 scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.

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

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

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

- Construct New Home/Building
 Addition to Existing Home/Building
 Accessory Building
 Use
 Signage
 Other

[Signature]
Applicants Signature

7-10-13
Date

[Signature]
Property Owners Signature

7-10-13
Date

DECISION ON APPEAL

_____ Granted _____ Denied Postponed by Request of Applicant _____ Board _____

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

Chairperson, Zoning Board of Appeals

Date

AD **AR Decker and Associates, Inc**
Civil Engineers | Structural Engineers | Land Surveyors

June 15, 2010

Mr. Ron Coon
2018 West Lake Dr.
Novi, MI

Email: rcoon@twml.r.com

Re: Framing modifications

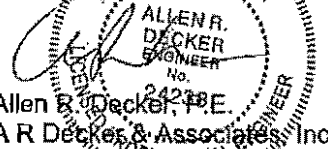
Dear Sir,

This will follow up a recent request, with regard to the above project, pertaining to the additional beams which are to be placed to allow modification of the existing attic trusses which span over the building.

The beams which are to be added will allow the reconfiguration of the trusses for the proposed dormers, and will also provide support for the upper floor area. The existing truss bottom chords, which are better than average lumber (#1 SP), will allow a live load of 40 psf on the second level, with the new beams installed. The truss drawings also indicate a 40 psf loading allowed for the section of the truss between webs I and H, which are the verticals spaced approximately 14 ft. apart. The second floor loading will therefore meet code requirements for living space.

If you have any questions, please do not hesitate to call.

Sincerely,


Allen R. Decker, P.E.
A R Decker & Associates, Inc.



Client: Ron Coon

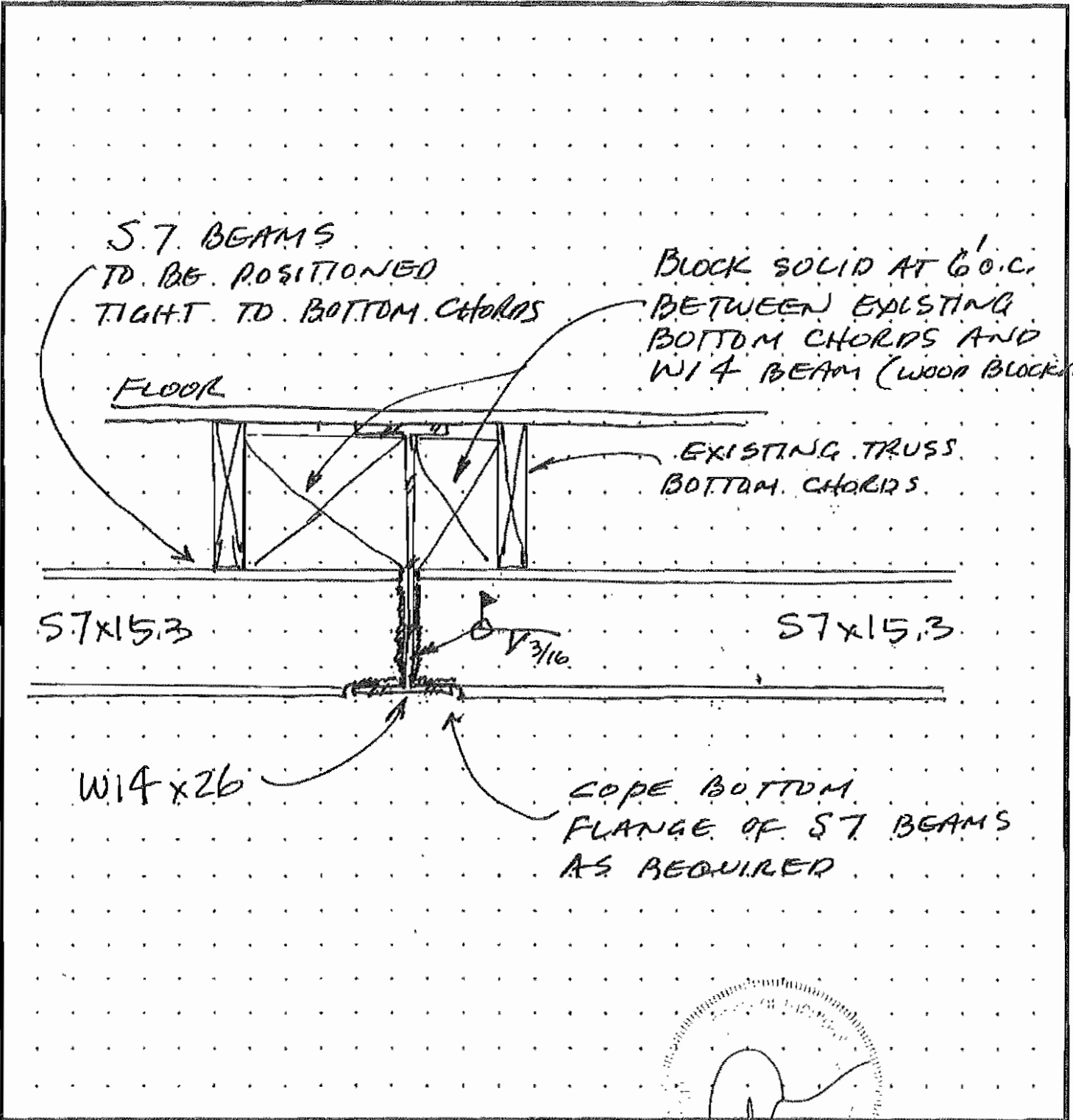
Job No: 10-0750

Sheet: SK-2

Project: 2010 WEST LAKE, NOV

By: ARD

Date: 3-30-10





Client: RON COON

Job No: 10-0750

Sheet: SK-3

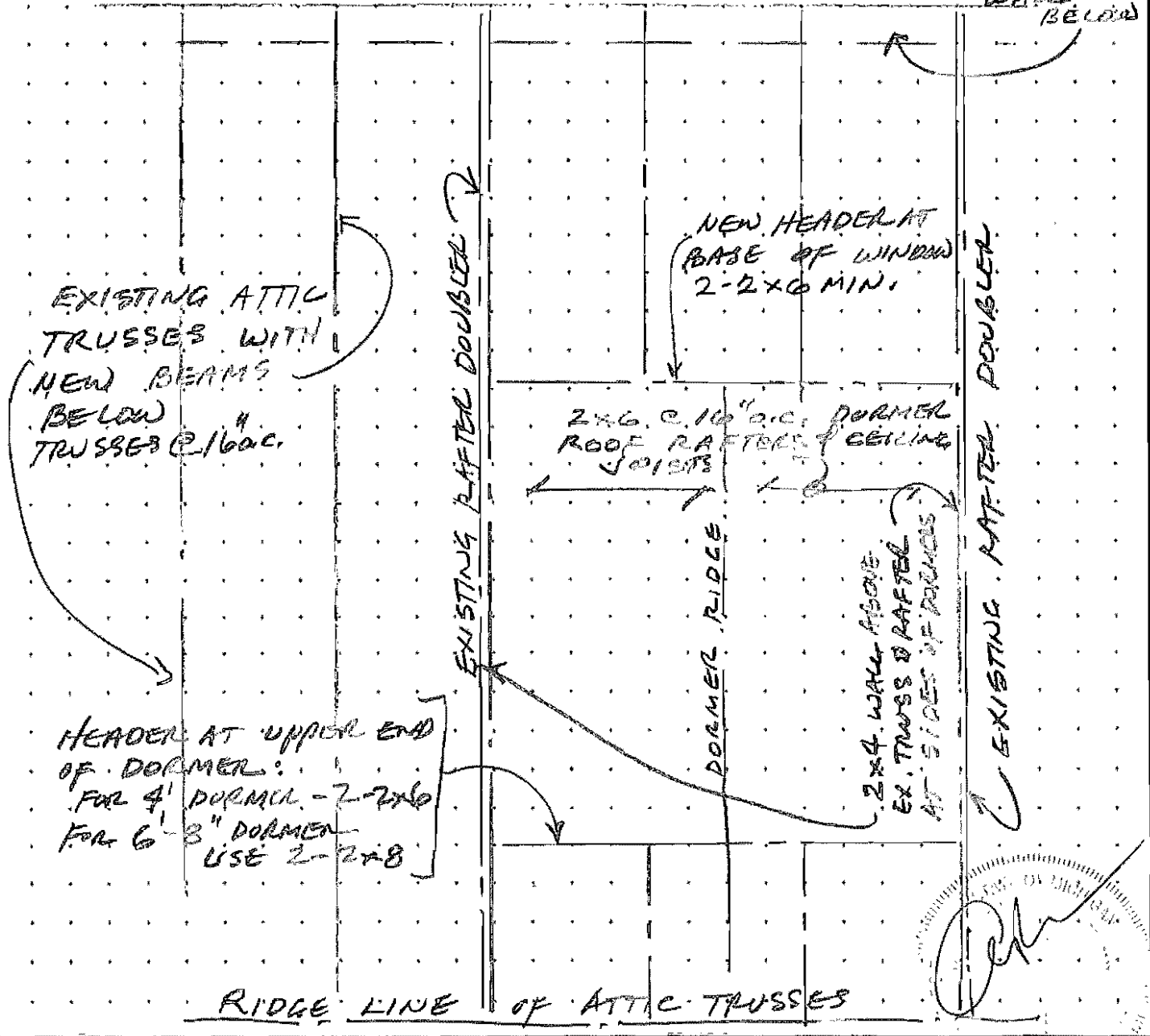
Project: 2018 WEST LAKE, NOVI

By: ARD

Date: 3-31-10

DORMER FRAMING DETAIL - TYPICAL

WALL AT 6'-8"
 WIDE DORMER TO
 EXTEND OVER
 WALL
 BELOW



EXISTING ATTIC
 TRUSSES WITH
 NEW BEAMS
 BELOW
 TRUSSES @ 16" o.c.

NEW HEADER AT
 BASE OF WINDOW
 2-2x6 MIN.

2x6 @ 16" o.c. DORMER
 ROOF RAFTERS & CEILING
 JOISTS

EXISTING RAFTER DOUBLER

DORMER RIDGE

2x4 WALL ABOVE
 EX. TRUSS & RAFTER
 AT SIDES OF DORMER

EXISTING RAFTER DOUBLER

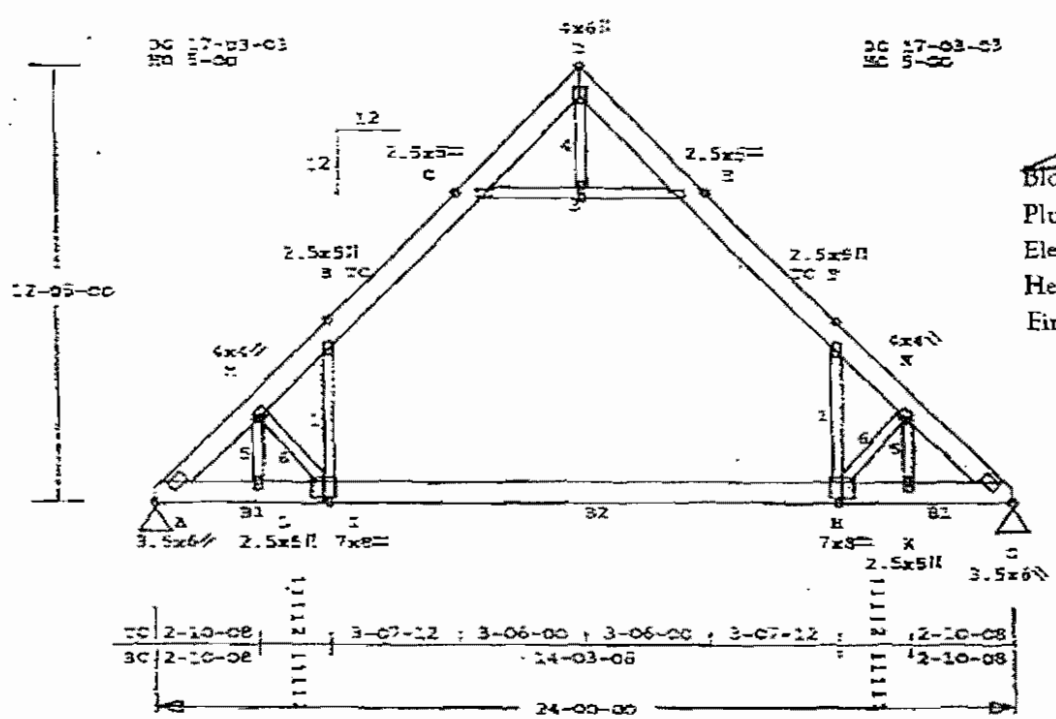
HEADER AT UPPER END
 OF DORMER:
 FOR 4' DORMER - 2-2x6
 FOR 6'-8" DORMER
 USE 2-2x8

RIDGE LINE OF ATTIC TRUSSES

[Signature]
 ARCHITECT

4E-11-94 FRI 11:29

S28-1331
(DAS)



APPROVED
Subject To Field Insp.
Bldg. AM Date 3-15-94
Plumb. _____ Date _____
Elec. _____ Date _____
Heat _____ Date _____
Fire _____ Date _____
CITY OF NOVI

Unistar -- Version 39.0.201
RUN DATE: 12-14-93

MEM	CSI	SIZE	MEMBR	WGT
TC	.46	2X 8	SP-41	1730
BT	.53	2X 8	SP-41	1730
CB	.39	2X 4	SP-41	665

NUMBER STRESS INCREASE: 15.0%
REPEITIVE MEMBER STRESS USED.

LATERAL BRACING:
TOP CHORD - CONTINUOUS
MID CHORD - CONTINUOUS
TRUSS SPACING = 16.0 IN.

LOADING	LIVE	DEAD	PER.
TOP CHD	20.0	7.0	
MID CHD	1.0	5.0	
BTM CHD	20.0	12.0	31.0

EXCEPTIONS:
T-B 40.0 15.0
C-B .8 10.0

SUPPORT CRITERIA
JT REACT WIDTH JT REACT WIDTH
LBS IN-SX LBS IN-SX
X 1011 3- 8 G 1011 3- 8

	LEFT	RIGHT
GRID	5IN - OSX	5IN - OSX

MEMBR CSI P(LBS) WGT M2ND
TOP CHORDS

MEMBR	CSI	P(LBS)	WGT	M2ND
A-X	.07	1245	0	45
X-B	.48	1354	-45	12819
Y-C	.45	560	-11519	-8755
C-D	.14	42	0	5755
D-E	.34	42	0	-8755
E-F	.46	560	0	8755
F-X	.48	1354	0	11819
X-G	.07	1245	0	45

BOTTOM CHORDS

MEMBR	CSI	P(LBS)	WGT	M2ND
A-X	.17	883	0	2239
X-B	.17	883	-2239	0
B-C	.93	710	0	0
C-D	.17	883	0	2239
D-E	.17	883	-2239	0

PLATING

MEMBR	CSI	P(LBS)	WGT	M2ND
L-X	.152	0	X-1	306
L-B	.577	0	X-1	569
L-C	.45	0	X-1	369
L-D	.877	0	X-1	306
L-X	.152	0	X-1	306

DE-LL DEFL = .59" IS T-B
LL DEFL = .72" < S/360
S/OS-LL DEFL = .292 S/DEFL = 2.0

PLATING CONFORMS TO TYP
VERIFY PLATE VALUES WITH
SANFORD/OTTAWA LTD. INC.
Grip BASED ON STP/STP
PLATES = 20 GAGE 600-C
SLIPPING 506-253 PSI PER PAIR
INCLUDES 15.0% INCREASE
TENSION 720- 525 FLL PER PAIR
SHEAR 690- 470 FLL PER PAIR

PL TYPE	PLATE SIZE	K	V
A	2008	1.50 X 5.00	3.0 2.2
B	1001	2.50 X 5.00	3.0 2.2
C	1001	2.50 X 5.00	3.0 2.2
D	3008	4.00 X 5.00	3.0 2.2
E	1001	2.50 X 5.00	3.0 2.2
F	1001	2.50 X 5.00	3.0 2.2
G	2009	3.50 X 5.00	3.0 2.2
H	2151	7.00 X 8.00	CTR 5.5
I	1131	7.00 X 8.00	CTR 5.5
J	1001	1.50 X 4.00	CTR 2.5
K	1001	2.50 X 5.00	3.0 2.2
L	1001	2.50 X 5.00	3.0 2.2
M	1050	4.00 X 4.00	1.5 2.5
N	1050	4.00 X 4.00	1.5 2.5

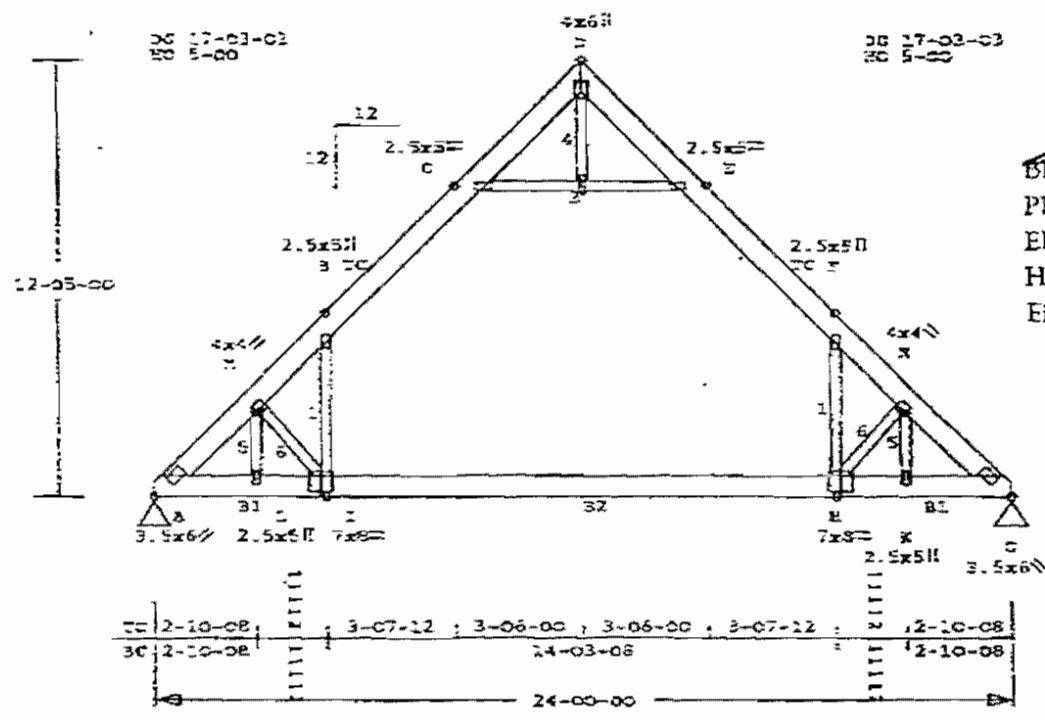
- NOTES:
1. TRUSSES MANUFACTURED BY - CUSTOM COMPONENTS
 2. ANALYSIS CONFORMS TO BOCA (TPI-85 & SDS-92).
 3. ANCHOR TRUSS FOR A TOTAL HORIZONTAL LOAD OF 301 LBS.
 4. DUE TO TRUSS CONFIGURATION TAKE EXTRA CARE IN HANDLING. DUE TO OVERALL WEIGHT-TO-LENGTH RATIO, QUALIFIED DESIGN OF PERMANENT BRACING IS REQUIRED.



2015 w. Lake Novi

HR-11-94 FRI 11:29

S28-1331
(DWS)



APPROVED
Subject To Field Insp.
Bldg. AM Date 3-15-94
Plumb. _____ Date _____
Elec. _____ Date _____
Heat _____ Date _____
Fire _____ Date _____
CITY OF NOVI

Un/Star -- Version 35.0.201
RUN DATE: 12-14-93

CSI	SIZE	LENGTH	WEIGHTS
TOP	2X 8	97'-81"	1730
BTM	2X 8	57'-41"	1730
WBS	2X 8	57'-43"	565

MEMBER STRESS INCREASES: 10.0%
REPETITIVE MEMBER STRESS USED.

LATERAL BRACING:
TOP CHORD - CONTINUOUS
BTM CHORD - CONTINUOUS
TRUSS BRACING = 16.0 IN.

LOADING	LIVE	DEAD	WIND
TOP CHD	20.0	7.0	
BTM CHD	0	5.0	
WIND	20.0	12.0	32.0

EXCEPTIONS:
1-8 40.0 15.0
0-5 0 10.0

SUPPORT CRITERIA
JT REACT WIDTH JT REACT WIDTH
LBS IN-SK LBS IN-SK
A 1011 3-8 0 1011 3-8

LEFT RIGHT
GIRD SIN - OSK SIN - OSK

MEMBR CSI P(LBS) W(LBS) W(LBS)
TOP CHORDS

MEMBR	CSI	P(LBS)	W(LBS)	W(LBS)
A-X	07	1245	0	45
X-B	45	1354	0	12819
B-C	45	550	0	11519
C-D	34	42	0	3755
D-E	34	42	0	6755
E-F	45	550	0	11819
F-G	45	1354	0	12819
G-H	07	1245	0	45

BOTTOM CHORDS

A-I	17	583	0	2239
I-J	17	583	0	2239
J-K	17	583	0	2239
K-L	17	583	0	2239
L-M	17	583	0	2239

WIND

1-X	152	0	0	106
1-B	577	0	0	569
3-C	49	0	0	569
3-E	577	0	0	106
X-Y	152	0	0	106

DL+LL DEFL = .99" IN 1-W
LL DEFL = .72" < S/360
S/DL+LL DEFL=292 S/DEPTS=2.0

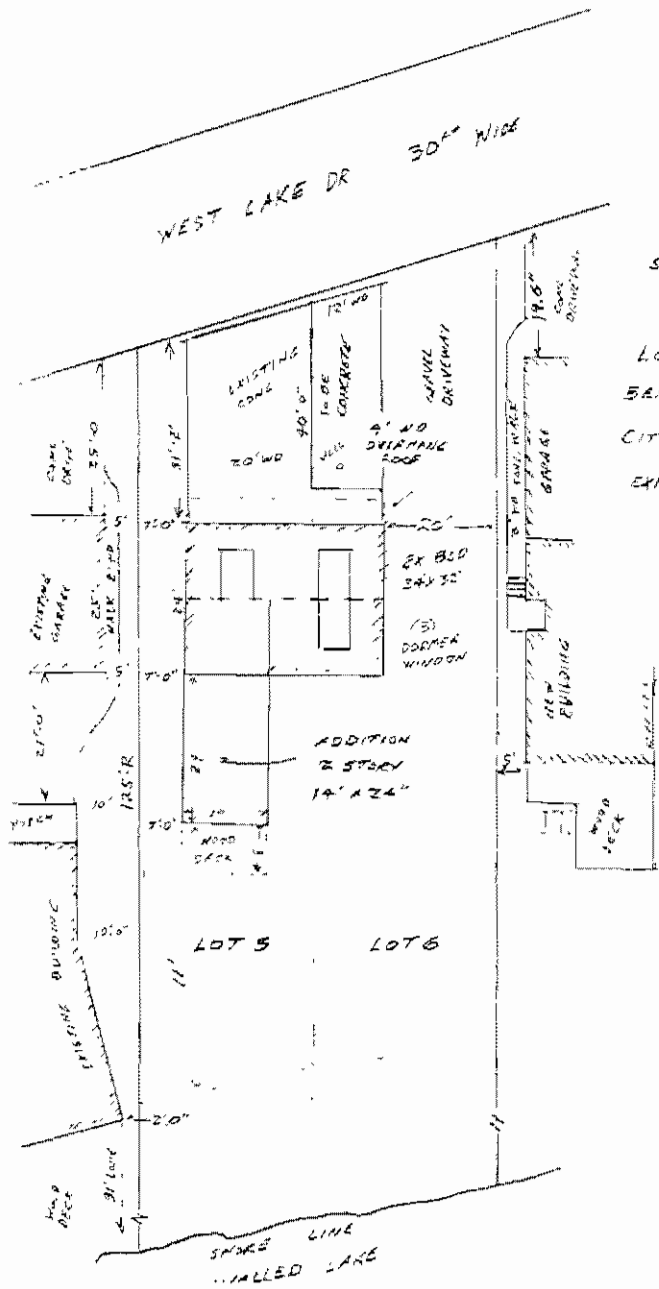
PLATING CONFORMS TO TPI
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PLATES = 20 GAGE 600-C
GRIPPING 508-255 PSI PER PAIR
INCLUDES 25.0% INCREASE
TENSILE 720- 525 PSI PER PAIR
SHEAR 890- 470 PSI PER PAIR

PL TYPE	PLATE	SIZE	X	Y
SP	2002	3.00 X 5.00	4.0	5.4
SP	1001	2.50 X 5.00	3.0	1.2
SP	1001	2.50 X 5.00	3.0	1.2
SP	3006	4.00 X 8.00	3.0	1.2
SP	1001	2.50 X 5.00	3.0	1.2
SP	1001	2.50 X 5.00	3.0	1.2
SP	2001	3.50 X 8.00	6.6	5.4
SP	1151	7.00 X 8.00	CTR	5.5
SP	1132	7.00 X 8.00	CTR	5.5
SP	1001	1.50 X 4.00	CTR	5.5
SP	1001	2.50 X 5.00	3.0	1.2
SP	1001	2.50 X 5.00	3.0	1.2
SP	1050	4.00 X 4.00	1.5	2.5
SP	1050	4.00 X 4.00	1.5	2.5

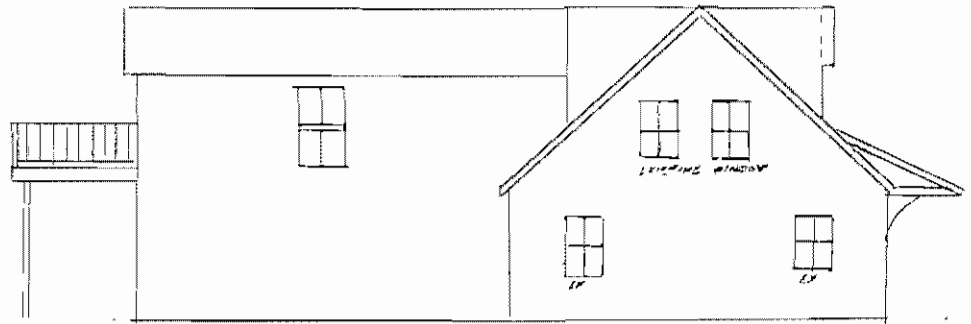
- NOTES:
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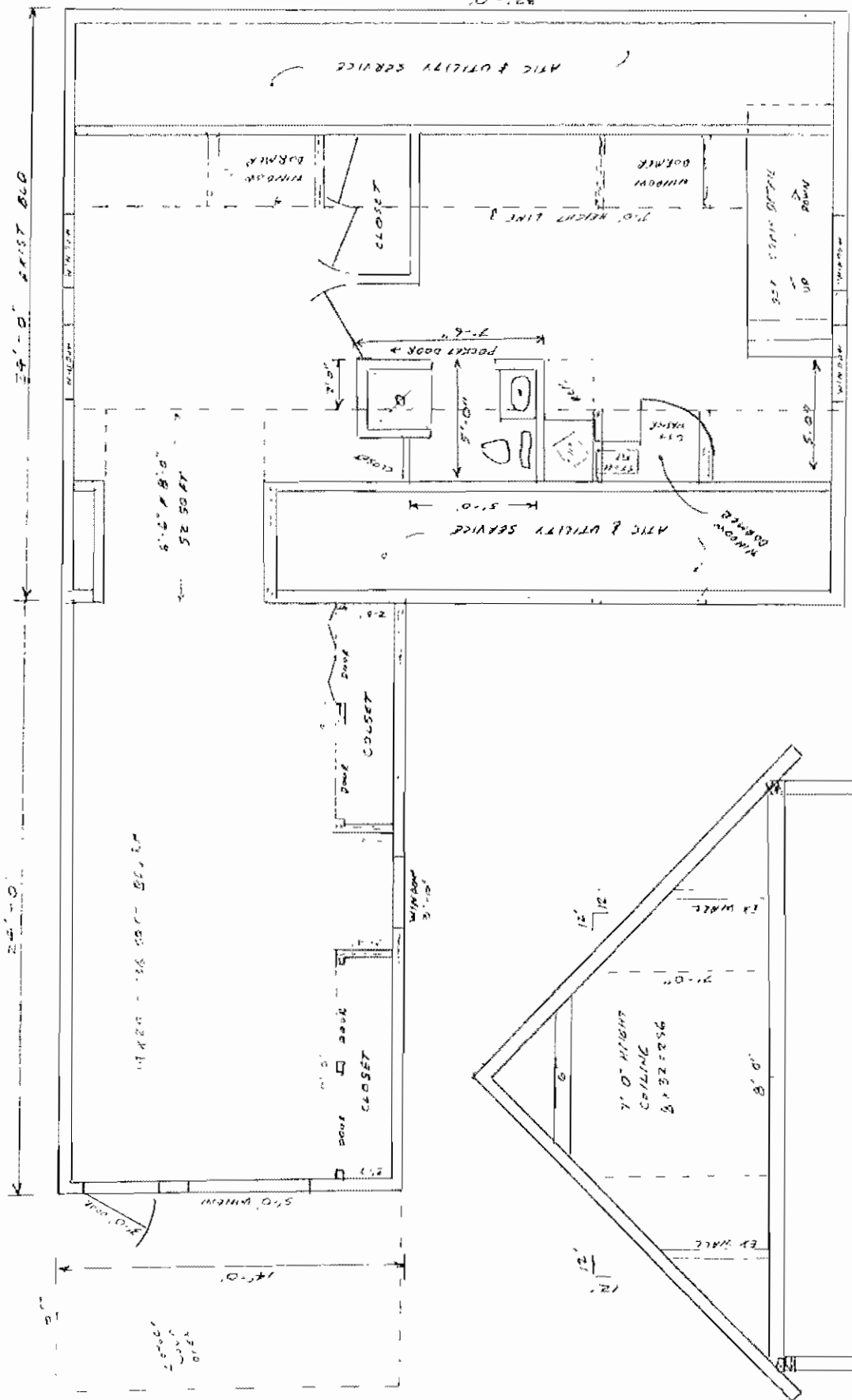


2015 11/2 Lakeville



LOT 5 & LOT 6
 BENTLEY SUBDIVISION
 CITY OF NOVI, MICH.
 EXIST PLOT PLAN



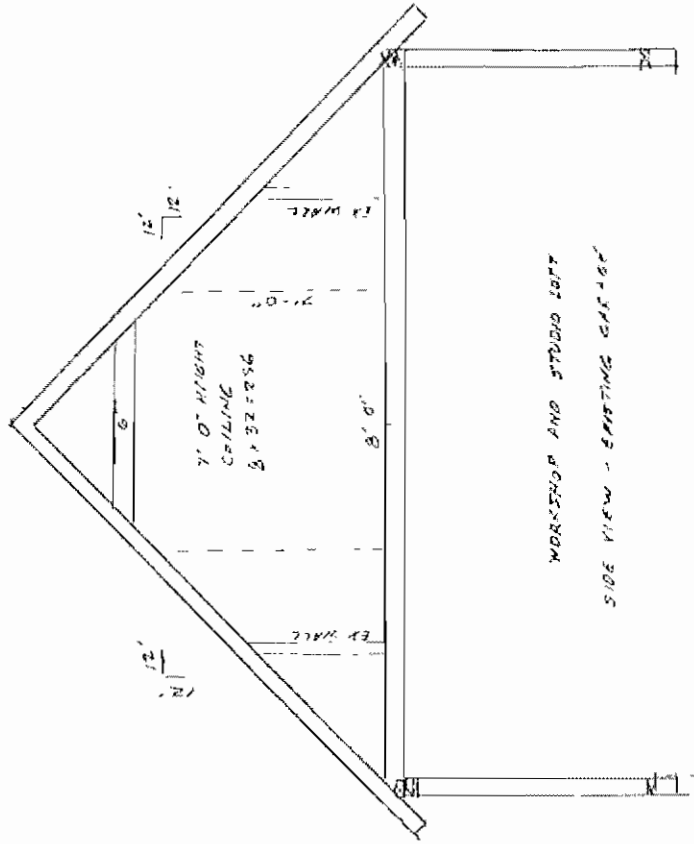


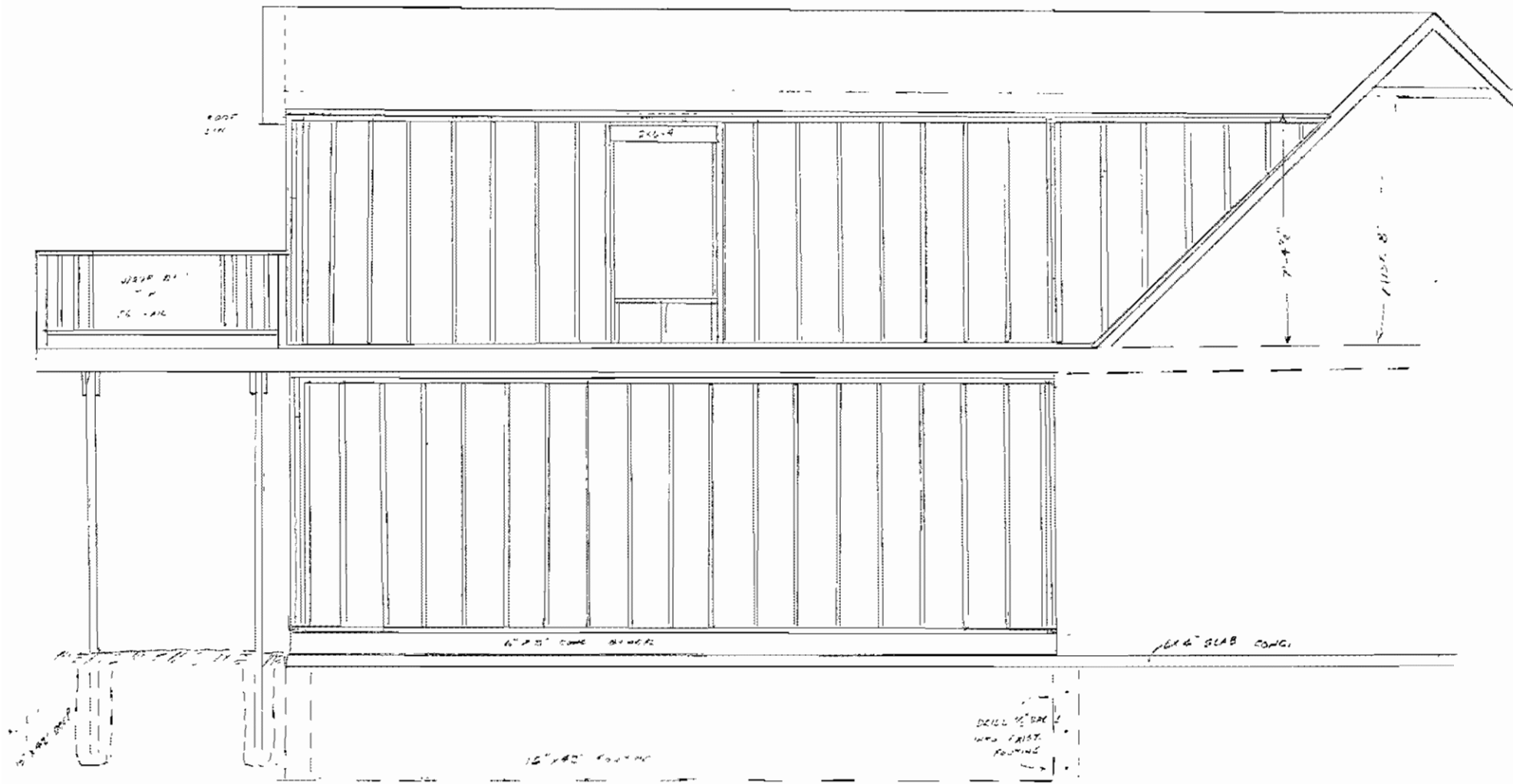
EXISTING BLD 8' x 30' = 256 SQ FT
 ADDITION ROOM 14' x 14' = 196 SQ FT
 3 WINDOW GARMENT 3' x 4' = 36 SQ FT
 WALK THRU AREA 5 1/2' x 13' = 52 SQ FT
 TOTAL 2ND FLOOR = 680 SQ FT

SCALE 1" = 4'

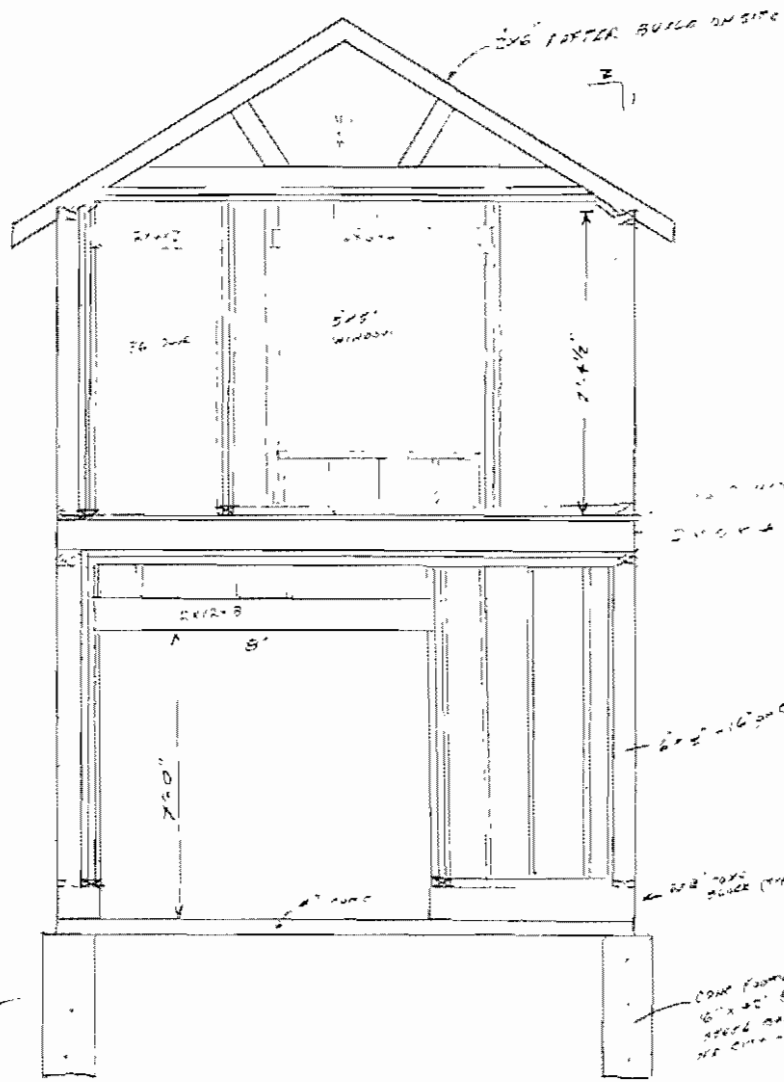
WORKSHOP AND STUDIO LIFT

SIDE VIEW - EXISTING GARAGE

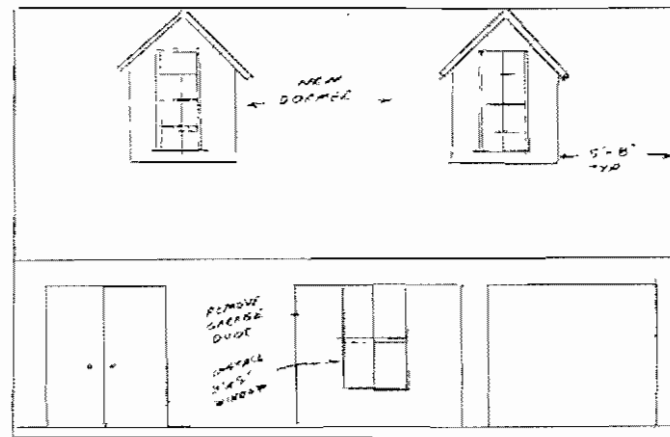
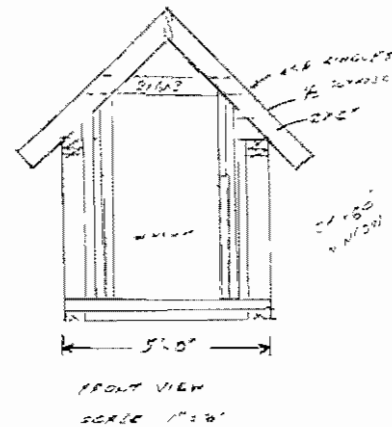
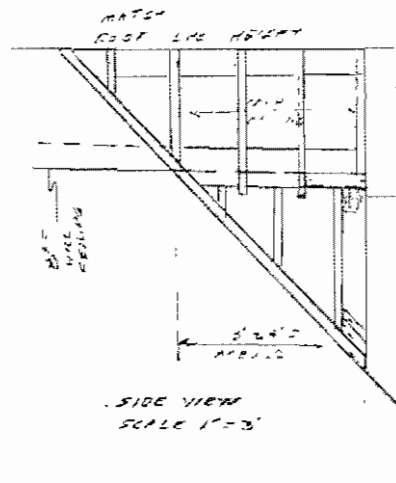




NORTH VIEW & SOUTH VIEW (NO WINDOW)
 SCALE 1" = 3'



LAKE VIEW
SCALE 1" = 3'



STREET VIEW
SCALE 1" = 6'

SOME WORK
TO BE DONE
ON THE
SIDE OF THE
BUILDING