

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

Case No. PZ14-0020

Location: 1171 East 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 construction of a new single family home within existing footprint on an existing nonconforming lot with a reduced side setback of 3 ft, a reduced aggregate side setback of 8 ft. The property is located west of Novi Road and south of 14 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within an R-4 zoning district have a minimum side setback of 10 ft., and a minimum aggregate side setback of 25 ft.

City of Novi Staff Comments:

The applicant was previously granted approval for one-story addition and a second floor addition over existing footprint on the condition if the foundation is not able to support the 2nd story addition, the applicant must work with the City to obtain proper requirements. The applicant is now requesting approval to construct a new single family home within existing footprint on an existing nonconforming lot. The new home would match the existing side setback on the north (3 ft.) and south (5 ft.) side of the property. Staff supports the consideration of the variances provided substantial justice can be served for adjacent property owners.

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.
- The need is not self-created.
- 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.

- 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.
- 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.



cityofnovi.org
ZBA Case No.

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

For Official Use Only

P2140020

ZBA meeting date

June

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

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Anemarie + Christopher McDonald Date 5/14/14

Company (if applicable) _____

Address* 1171 E. Lake Dr. City Novi

State MI Zip code 48377 *Where all case correspondence is to be mailed

Applicant's E-mail address lemcdonald@comcast.net

Phone number (248) 842-3159 Fax number (248) 859-4566

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 1171 E. Lake Dr. Zip code 48377

Cross roads of property 14 mile Rd + E. Lake Dr.

Sidwell number 50-22- 02-127-007 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one)

	R-A	R-1	R-2	R-3	<u>R-4</u>	RM-1	RM-2
	MH	I-1	I-2	RC	TC	TC-1	Other

Property owner name (if other than applicant) _____

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- | | | | | |
|----|---------|-------------|--------------------|--------------------------|
| 1. | Section | <u>2400</u> | Variance requested | <u>Set back variance</u> |
| 2. | Section | _____ | Variance requested | _____ |
| 3. | Section | _____ | Variance requested | _____ |
| 4. | Section | _____ | Variance requested | _____ |

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.

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

Existing house does not meet set back requirements by the zoning ordinance.



HENS & KWAPIS
ARCHITECTS P.C.

DR. R. THOMAS HENS
REGISTERED ARCHITECT
NO. 200-03-0018
PA. 00-00-0000
thens@henskwapis.com

PROPOSED RENOVATION OR RESIDENCE
MR. AND MRS. MACDONALD

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
DATE _____

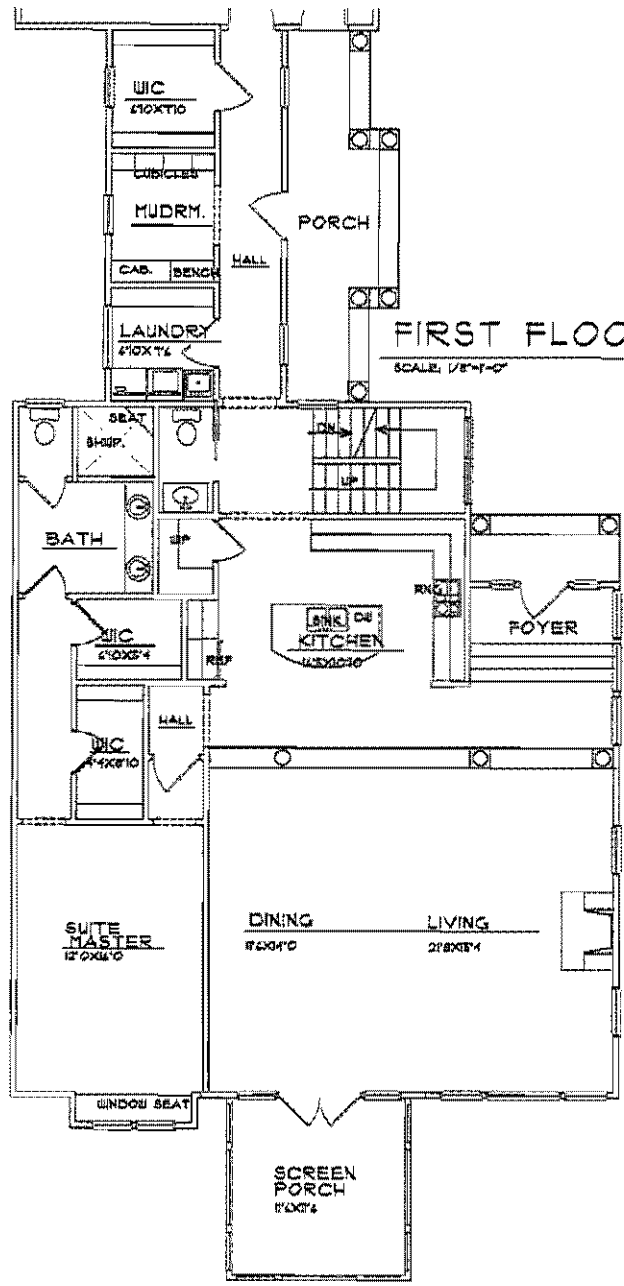
SHEET NO.
1 OF 3

JOB NUMBER
3-05T-RA



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

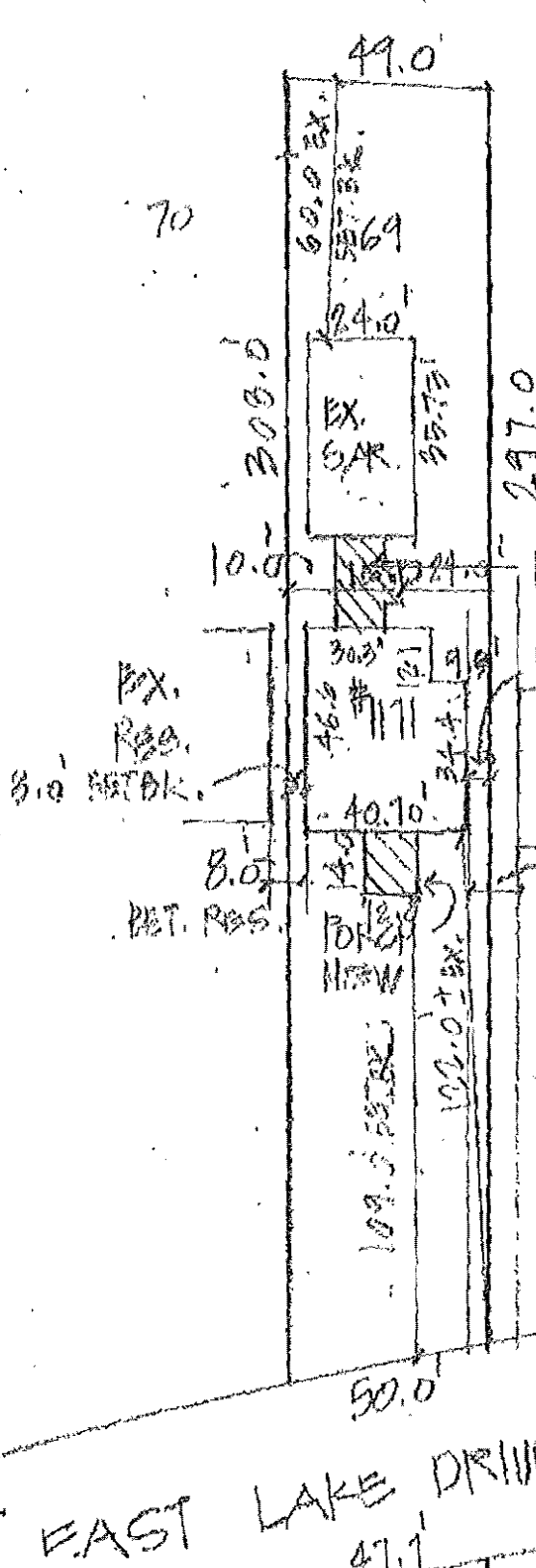
SCALE: 1/8"=1'-0"

AREA:	EXIST'G	PROPOSED	TOTAL
	746 SF	211 SF	957 SF
TOTAL	20-65 SP		



PROPOSED RENOVATION OR RESIDENCE
MR. AND MRS. MACDONALD

PREPARED BY: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SEAL: _____
 SHEET NO.: _____
 JOB NUMBER: _____
B-051-RA



LEGAL DESCRIPTION
 LOTS 69 AND 82 OF "SHORE ACRES SUBDIVISION" PART OF THE NORTHWEST 1/4 OF SECTION 2, T14N, R8E, CITY OF NOVI, OAKLAND COUNTY MICHIGAN

SITE PLAN

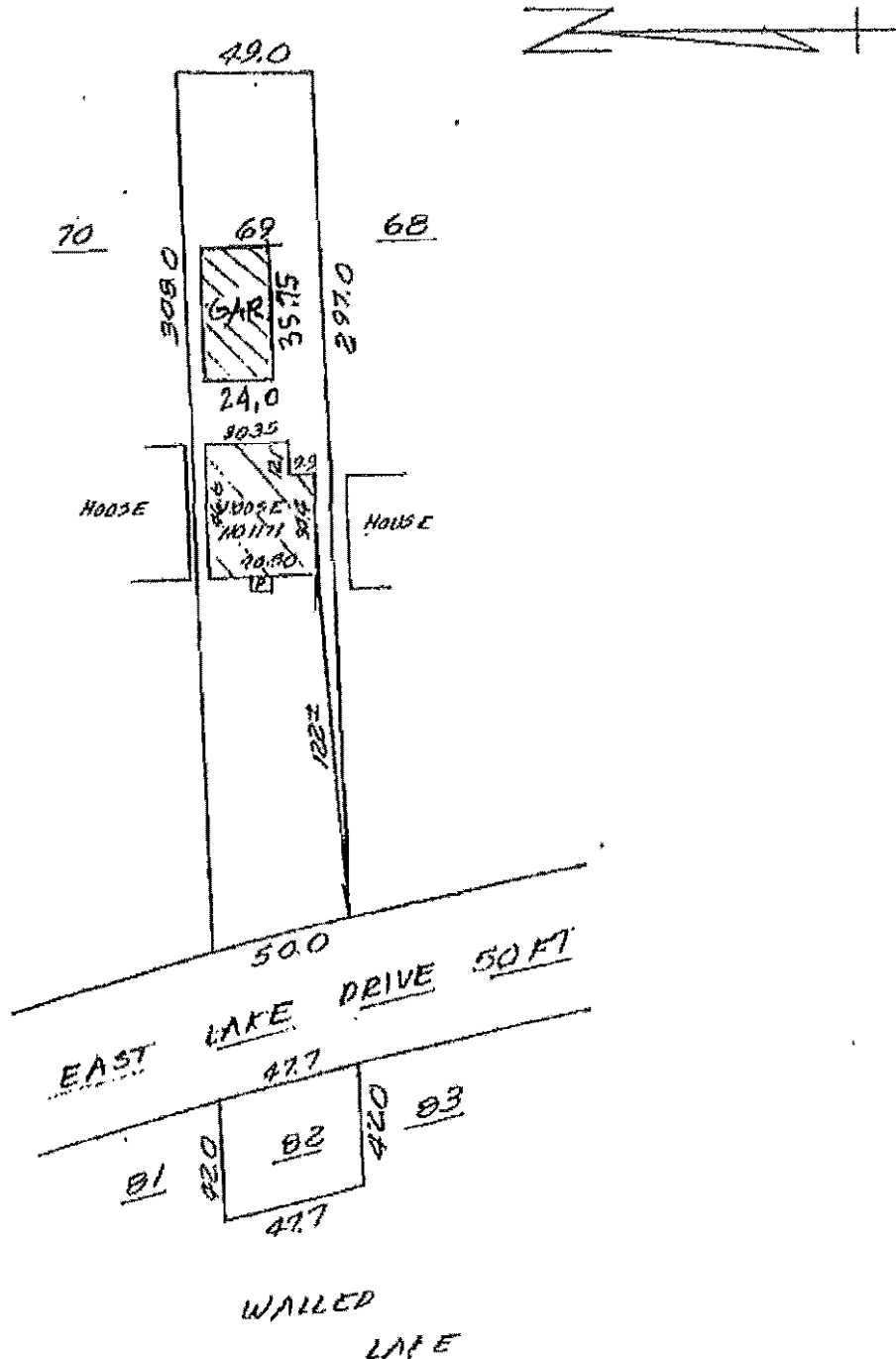
SCALE: 1" = 40'-0"

EAST LAKE DRIVE 50 FT

MORTGAGE REPORT

certified to: Community National Bank

Lots 69 and 82 of "Shore Acres Sub-Division", part of the Northwest 1/4 of Section 2, T1N, R8E, City of Novi, Oakland County, Michigan, as recorded in Liber 20 of plats, page 2, Oakland County Records.



Notes:

Utility lines along rear.
House is 1-story frame with wood shingle siding and composition shingle roof.

**NABER
HEIL**

NABER & HEIL, INC.
Registered Land Surveyors
959 Manitowish Lane
Lake Orion, Michigan 48365

