



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: April 9, 2019

REGARDING: 1189 E Lake Dr, Parcel # 50-22-02-127-011 (PZ19-0009)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Marc Zuccato

Variance Type

Dimensional

Property Characteristics

Zoning District: Single Family Residential
Location: East of East Lake Drive and South of Fourteen Mile Road
Parcel #: 50-22-02-127-011

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19.E.i for a variance of 572 square feet to allow a proposed 1422 square feet of garage space, 850 square feet allowed. Section 3.32-10.ii.a, for the building of a proposed 160 square foot structure on the waterfront, 100 square feet allowed by code, and to allow an 11 foot 4 inch height, 8 foot allowed 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. **PZ19-0009**, 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. **PZ19-0009**, 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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 Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

FEB 22 2019

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$250.00
 Meeting Date: April 9, 2019
 ZBA Case #: PZ 19-0009

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION			
ADDRESS <u>1189 E LAKE DRIVE</u>		LOT/SUITE/SPACE # <u>64 HOUSE / 87 LAKE</u>	
SIDWELL # <u>50-22-</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>14 MILE & E LAKE DR</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input 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 <u>m2u.cca@bronxdeli.com</u>	CELL PHONE NO. <u>248 980 7575</u>
NAME <u>MARC ZUCCATO</u>		TELEPHONE NO. <u>X</u>	
ORGANIZATION/COMPANY		FAX NO. <u>X</u>	
ADDRESS <u>40757 VILLAGE WOOD RD</u>	CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48375</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 _____	Variance requested	<u>GARAGE SIZE INCREASE 572 SF EXTRA</u>	
2. Section _____	Variance requested	<u>LAKE BUILDING SIZE & HEIGHT INCREASE</u>	
3. Section _____	Variance requested	<u>124 SQ FT INCREASE 5' HEIGHT INC</u>	
4. Section _____	Variance requested	_____	
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			
<input type="checkbox"/> Dimensioned Drawings and Plans <input type="checkbox"/> Site/Plot Plan <input type="checkbox"/> Existing or proposed buildings or addition on the property <input type="checkbox"/> Number & location of all on-site parking, if applicable		<input type="checkbox"/> Existing & proposed distance to adjacent property lines <input type="checkbox"/> Location of existing & proposed signs, if applicable <input type="checkbox"/> Floor plans & elevations <input type="checkbox"/> 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

Mario Zuccato
Applicant Signature

2-22-19
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



cityofnovi.org

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:

THE LAND SITS BELOW THE ROAD AND STRUCTURES BUILT THERE WILL BE LESS VISABLE BECAUSE OF THAT.

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).

SHELTER SIZE DICTATED BY ORDINANCE
IS NOT PRACTICAL

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.

PROPERTY OWNER NEEDS A BIT
MORE SPACE

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.

SEE ATTACHED

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.

SEE ATTACHED

REVIEW STANDARDS FOR DIMENSIONAL VARIANCE – RESPONSE 4/9/2019

Request for increase of allowed Lakefront Lot Accessory Building Area & Hght.

ZACATTO RESIDENCE at 1189 EAST LAKE DRIVE, NOVI

Standard ONE : Not applicable

Standard TWO : Not applicable

Standard THREE: Not applicable

Standard FOUR : For the Lake Shelter we are asking for an increase of area of 60%, or 60 additional sq. ft. under roof. We also ask for 60 sq. Ft. additional footprint for an external stair. We believe this is the minimum increase in area to provide shelter for this family of five. It won't be the largest shelter in the immediate area. We are trying to minimize its bulk by using a flat roof. The roof height will only be 9'-0" above grade. At that point the lot has sloped down five feet from the road so the roof will be 4' above the road. Driving by in an SUV you will be able to look right over the top of it. Since the roof is flat we would like to use it for a sun deck. That is why we need to build the external stair. The 3 foot tall railing on the roof deck will project 12' above grade. It will be a very transparent cable rail that won't clutter the view. We are hoping the board will consider the extra 2' projection, above the 10' allowed, to be an architectural projection which is often allowed beyond building limits. We still come out more transparent than if we put in a pitched roof with a gable.

Standard FIVE : We don't feel that the new Lake Shelter would cause an adverse impact on surrounding properties nor their values, use or enjoyment. The understated character and low profile design render the structure barely visible. We plan to dress it up in materials to match the new house. We will use lap siding, Hardie panels and steel siding. We are hoping that it becomes a brief point of interest to those that do manage to notice the shelter.

We don't believe that the neighbourhood or zoning district will be negatively impacted by the shelter.

1189 EAST LAKE DRIVE

GARAGE SQ FOOTAGE



cityofnovi.org

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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

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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:

WE FOUND IT EXTRAORDINARY THAT THIS VERY SUBSTANTIAL STRUCTURE CAME WITH THE PROPERTY.

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:

IT IS NOT PRACTICAL TO USE EXISTING GARAGE WITH NEW HOUSE IN THAT IT IS TOO REMOTE.

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).

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

REVIEW STANDARDS FOR DIMENSIONAL VARIANCE – RESPONSE 4/9/2019

Request for increase of allowed garage square footage area

ZACATTO RESIDENCE at 1189 EAST LAKE DRIVE, NOVI

Standard ONE : Not applicable

Standard TWO : We have to admit this condition was created by a previous owner, BUT the immediate practical difficulty is the impracticality of removing the sound, unobtrusive and useful structure.

Standard THREE: The strict compliance will prevent the owner from using the property for a permitted purpose, his woodworking hobby. Whether or not the conformity with regulations preventing the intended use is unreasonable is up to the Board. And whether the demolition of the existing structure is unnecessarily burdensome is also up to the Board. We just ask for consideration for what is practical.

Standard FOUR : We are asking for an increase of garage area of 56% or 476 sq. ft., in order to save this 480 sq. Ft. Structure. This is just over 3% of the area of the upper lot we are building on. We believe this is the minimum necessary variance because the proposed attached garage is designed to accommodate our three car family including the pickup truck and SUVs. And we end up using almost all the allowed square footage for the cars. And yet there at the back of the lot, nearly 100 feet behind the house, sits a beautifully proportioned building with multiple windows and side door facing the house. It is surrounded by trees on the side and rear property lines and has only a gravel path leading to it.

The owner's hobby is woodworking. He finds great satisfaction in working with his hands and creating furniture and other functional pieces. It is a craft passed on for generations in his family. But this activity requires a workshop. The couple is experienced enough to realize that a wood shop in the basement or attached garage makes the whole house dusty. The maintaining and use of the existing structure seemed ideal to them when they purchased the property.

Standard FIVE : We believe that maintaining the structure will not have any adverse impact on surrounding properties or the neighborhood. The workshop is surrounded by trees and only visible from our yard.

The structure is very sound which makes it all the more impractical to remove it. It has a good slab, solid masonry walls, and a good, rather new, roof. We plan to dress it up in materials to match the new house. We will use lap siding, Hardie panels and steel siding. We will also replace the windows and doors. These improvements along with the solid masonry walls will make the workshop even more soundproof. We would also like to embellish the look with a small covered wooden entry porch. We will not pave around the workshop. We enjoy the image of the gravel path leading to the charming structure sitting quietly in the landscape surrounded by trees.

Preserving the structure would also keep approximately 80 cubic yards of waste from being trucked over our roads and deposited in the landfills.

ZUCCATO RESIDENCE

1189 EAST LAKE DRIVE
NOVI, MI 48377

LEGAL DESCRIPTION:

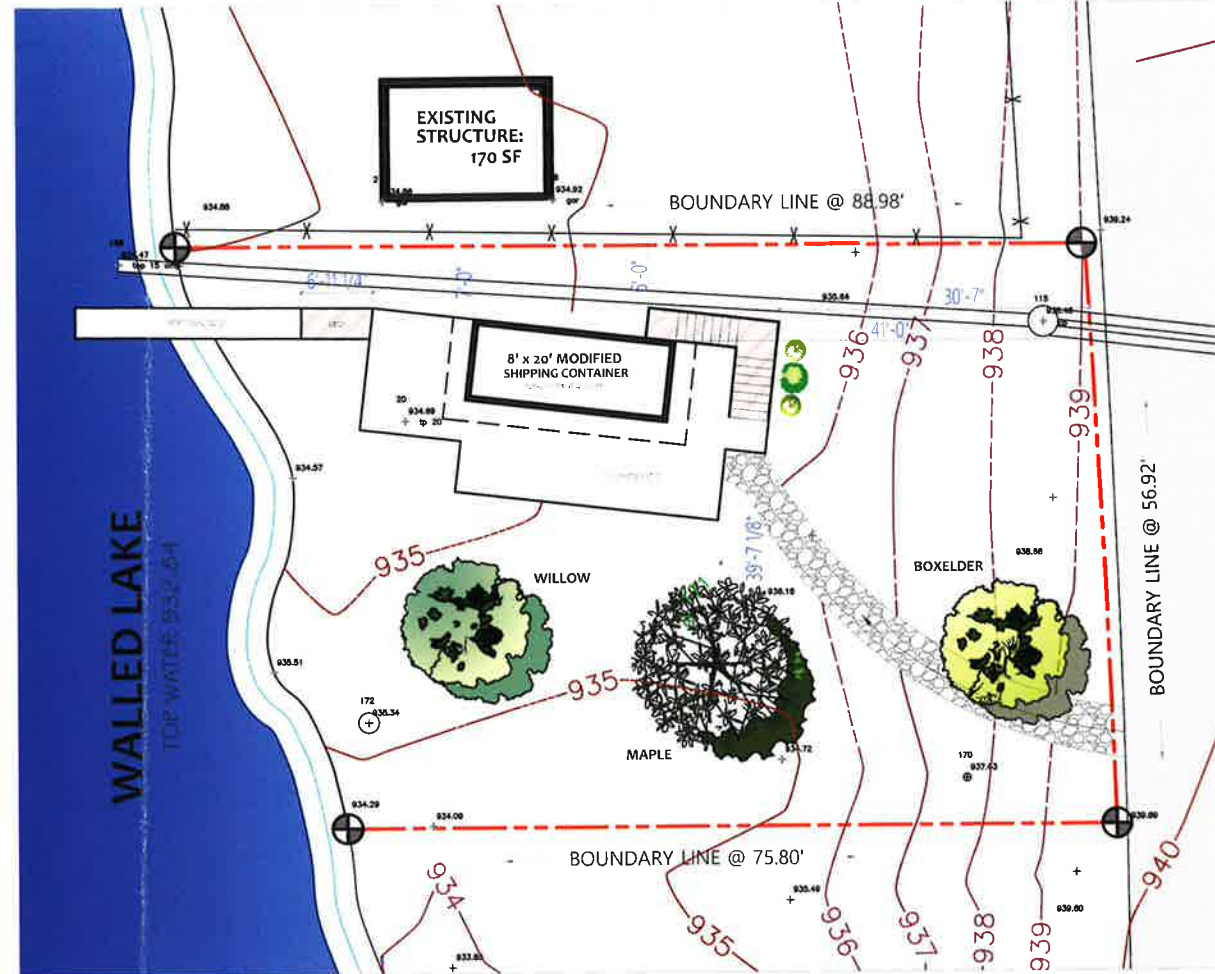
T1N, R8E, SEC 2 SHORE ACRES SUB NLY 6.88 FT OF LOT 63,
ALSO ALL OF LOT 64 1-7-98 CORR



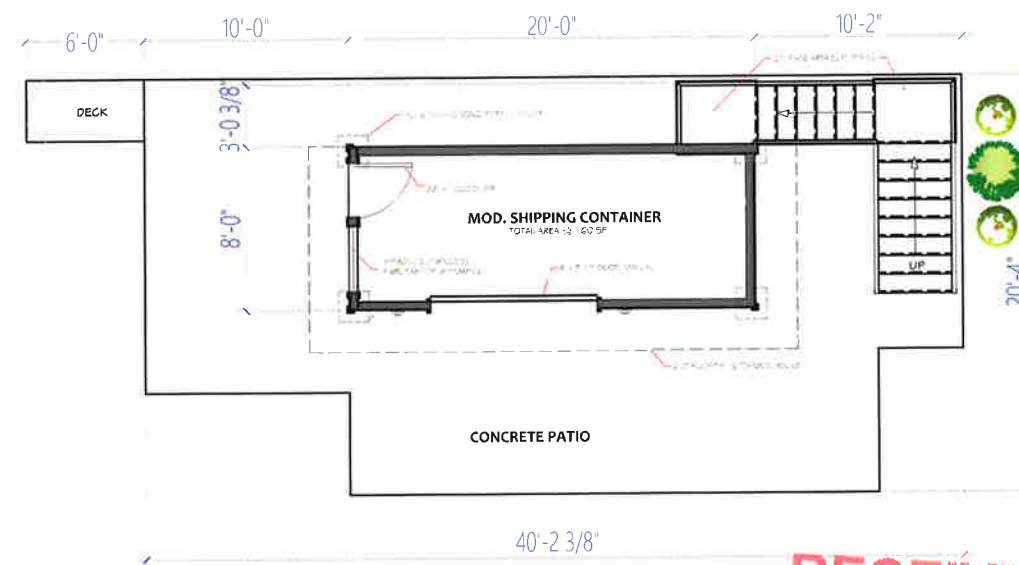
LOWER LOT BUILDING SIZE VARIANCE REQUEST:

- PROPOSED BUILDING: 160 SQ. FT. (11'-4" TO TOP OF RAILING)
- STAIR SIZE: 64 SQ. FT. (36"-48" WIDTHS)
- ALLOWED BY CODE: 100 SQ. FT.

**** REQUESTING VARIANCE FOR TOTAL ALLOWANCE INCREASE OF 36 SQ. FT. ****



PROPOSED PROPERTY SITE PLAN
TOTAL LOT AREA: 4,660 SQ. FT. SCALE: N.T.S.



PROPOSED FLOOR PLAN LAYOUT
SCALE: N.T.S.

PROFESSIONAL SEAL:

ARCHITECT
Giovanni Lavigne
1733 Pembroke
Birmingham, Mi
Tel: 586-242-1525
Email: GioLavigne@gmail.com

ISSUED FOR:

OWNER REVIEW 01-10-19
PERMIT SUBMITTAL
ZONING VARIANCE SUBMITTAL

PROJECT:

ZUCCATO LAKE HOME
1189 EAST LAKE DRIVE
NOVI, MICHIGAN 48377

LAKE LOT STRUCTURE
VARIANCE
PRESENTATION

DRAWING TITLE:

SITE & ELEVATION
RENDERINGS

DRAWN: KM
CHECKED: GL

SHEET No.

S1

RECEIVED
FEB 27 2019
CITY OF NOVI
COMMUNITY DEVELOPMENT

ZUCCATO RESIDENCE

1189 EAST LAKE DRIVE
NOVI, MI 48377

LEGAL DESCRIPTION:

T1N, R8E, SEC 2 SHORE ACRES SUB NLY 6.88 FT OF LOT 63,
ALSO ALL OF LOT 64 1-7-98 CORR



(UPDATED 24' x 24' DETACHED GARAGE)

PROFESSIONAL SEAL:

ARCHITECT

Giovanni Lavigne
1733 Pembroke
Birmingham, MI
Tel: 586-242-1525
Email: GioLavigne@gmail.com

ISSUED FOR:

OWNER REVIEW	01-10-19
ZONING VARIANCE SUBMITTAL	02-15-19
PERMIT SUBMITTAL	

PROJECT:

ZUCCATO LAKE HOME
1189 EAST LAKE DRIVE
NOVI, MICHIGAN 48377

DRAWING TITLE:

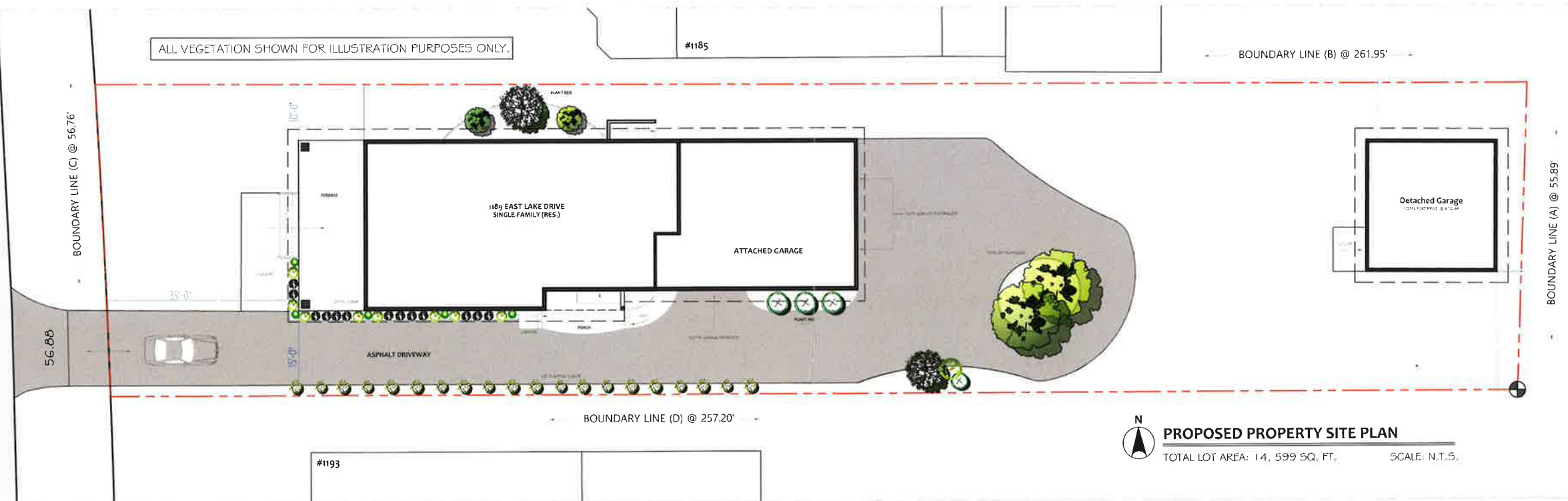
SITE / ZONING

DRAWN: KM
CHECKED: GL

SHEET No.

S1

EAST LAKE RD
50' PUBLIC R. WAY



BUILDING DATA:

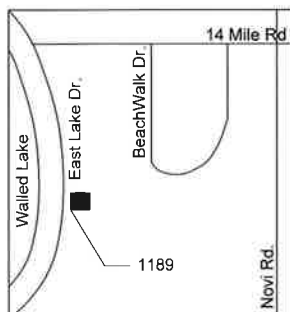
NEW FOOTPRINT = 1,561 sq. ft.
CONSTRUCTION TYPE = 5-B

SITE DATA:

LOT ZONE = R1 (RESIDENTIAL)
LOT A SIZE (WEST) = 14,599 sq. ft.
LOT B SIZE (EAST) = 4,660 sq. ft.
COMBINED AREA = 19,259 sq. ft.

CODE REFERENCES:

LOCAL CITY CODE & ORDINANCES
2015 MICHIGAN RENOVATION CODE



REQUEST FOR TOTAL ALLOWABLE GARAGE FOOTPRINT INCREASE:

- Existing workshop garage: 576 sq. ft.
- Proposed attached garage: 846 sq. ft.
- Combined garage total: 1,422 sq. ft.
- Allowed area per code: 850 sq. ft.

** REQUESTING VARIANCE FOR TOTAL ALLOWANCE INCREASE OF 572 SQ. FT. **

REVISIONS:	
NO.	DATE

David White Land Surveying, PLLC
 Boundary - Topographic - Construction - ALTA
 44 DENVISON STREET, OXFORD, MI 48371
 Professional Land Surveyor
 734.353.0135 866.571.5701 fax dwsurveying@gmail.com

PREPARED FOR
GIOVANNI LAVIGNE

HORIZONTAL DATUM
LOCAL
VERTICAL DATUM
NAVD83 (GEOID12)
SOURCE
MDOT CORRS

JOB NO. 180901
 DATE 10/09/18
 FIELD DATE 09/30/18
 FIELD BOOK 106
 SHEET 1 OF 1
 SCALE 1" = 20'
 CHECKED

EXISTING CONDITIONS PLAN
 1189 EAST LAKE ROAD, NOVI, MI
 OAK CO. TAX PARCEL #22-02-127-011

PROPERTY DESCRIPTION:

(PER WARRANTY DEED, LIBER 52131, PAGE 847, OAKLAND COUNTY RECORDS)
 LOT 64 AND LOT 87 AS WELL AS THE NORTHERLY 6.88 FEET (MEASURED AT RIGHT ANGLES) OF LOT 63, AND THE NORTHERLY 6.82 FEET (MEASURED AT RIGHT ANGLES) OF LOT 88, "SHORE ACRES SUBDIVISION", A PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 8 EAST, TOWNSHIP OF NOVI (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN. RECORDED IN LIBER 20 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.

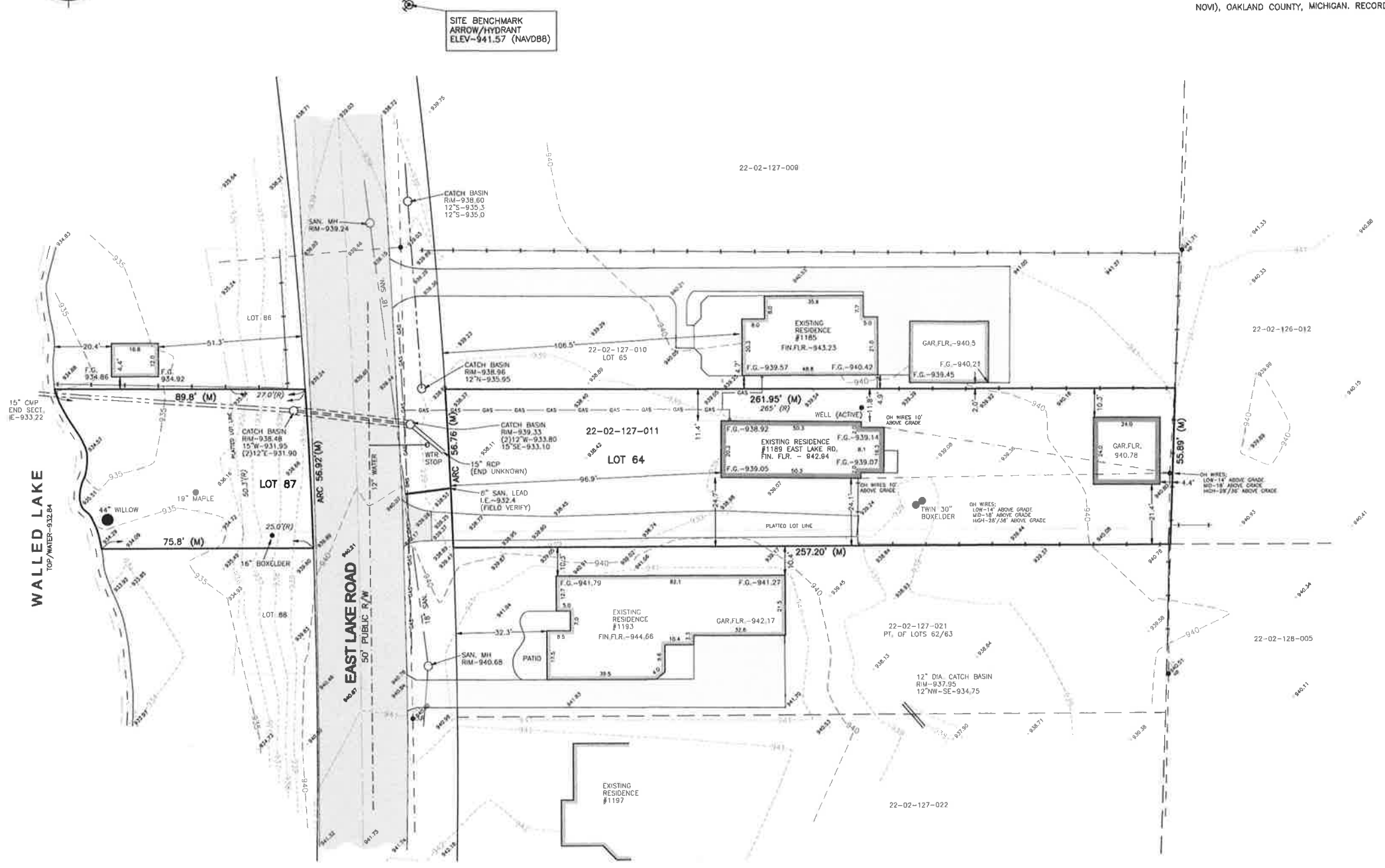
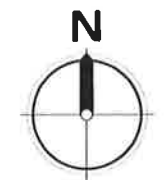
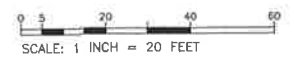


SURVEY INFO LEGEND

(R)	RECORDED AS
(M)	MEASURED AS
(C)	CALCULATED AS
FCM	FOUND CONC. MONUMENT
FSB	FOUND STEEL BAR
FIP	FOUND IRON PIPE
SET	SET 1/2" X 1/8" REBAR W/CAP #50458

LINETYPE LEGEND

---	WATERMAIN
---	SANITARY SEWER
---	STORM SEWER
---	GAS MAIN
---	OH ELEC/TELCOMM
---	UG ELEC/TELCOMM
---	MINOR CONTOUR
---	MAJOR CONTOUR
---	FENCE LINE



ZONING INFORMATION:

ZONING DESIGNATION: R-4

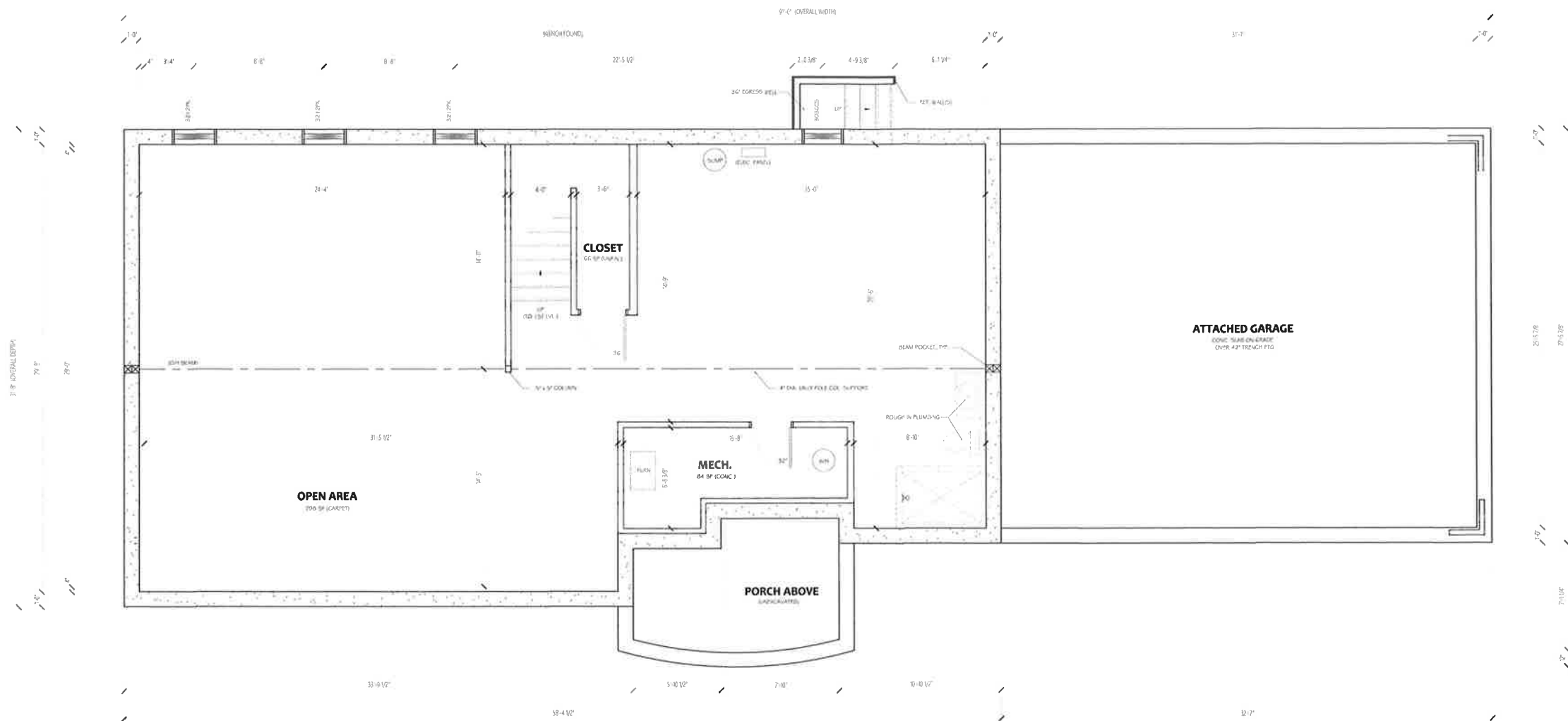
REQUIREMENTS:	(MIN.)	(EXISTING)
LOT WIDTH	80'	56.5' (PERP. @ FRONT 30' SETBACK)
LOT AREA	10,000 SQ.FT.	14,599 SQ.FT. EAST OF EAST LAKE RD. ~4,660 SQ.FT. WEST OF EAST LAKE RD.
MAX. BLDG. HT.	2.5 STORY/35 FT.	1 STORY
MIN. FLR AREA	1,000 SQ.FT.	1150 SQ.FT.
MAX. LOT COV.	25% (3650 SQ.FT. OF EXISTING LOT)	

SETBACKS:

FRONT	30'
SIDE(MIN.)	10'
SIDE(TOTAL)	25'
REAR	35'

UNDERGROUND UTILITY INFORMATION AS SHOWN WAS GATHERED IN PART FROM FIELD OBSERVATION AND IN PART FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE ACCURACY AND/OR COMPLETENESS THEREOF.

CALL MISS-DIG (800) 482-7171 OR 811 AT LEAST 72 HOURS BEFORE COMMENCING ANY EXCAVATION



FOUNDATION FLOOR PLAN

TOTAL AREA: 1,561 SQ. FT. SCALE: 1/4" = 1'-0"

PROFESSIONAL SEAL:

ARCHITECT
Giovanni Lavigne
 1733 Pembroke
 Birmingham, MI
 Tel: 586-242-1525
 Email: GloLavigne@gmail.com

ISSUED FOR:

OWNER REVIEW 01-10-19
 PERMIT SUBMITTAL

PROJECT:

ZACCATO LAKE HOME
 1189 EAST LAKE DRIVE
 NOVI, MICHIGAN 48377

DRAWING TITLE:

**FOUNDATION LEVEL
 FLOOR PLAN**

DRAWN: KM
 CHECKED: GL

SHEET No.

A1

PROFESSIONAL SEAL:

ARCHITECT
Giovanni Lavigne
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Birmingham, MI
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1189 EAST LAKE DRIVE
NOVI, MICHIGAN 48377

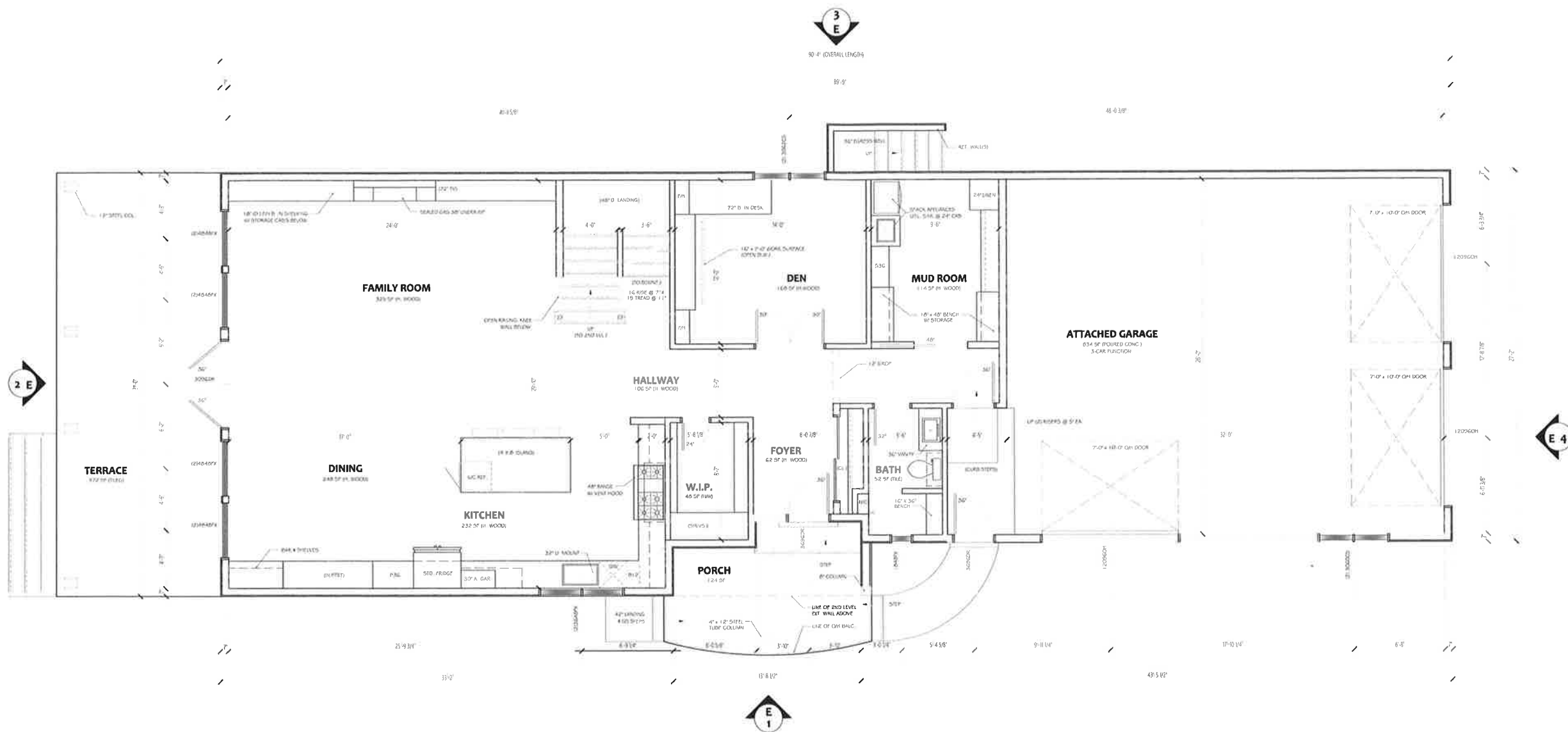
DRAWING TITLE:

FIRST LEVEL
FLOOR PLAN

DRAWN: KM
CHECKED: GL

SHEET No.

A2



FIRST LEVEL FLOOR PLAN

TOTAL AREA: 1,561 SQ. FT. SCALE: 1/4" = 1'-0"

PROFESSIONAL SEAL:

ARCHITECT
Giovanni Lavigne
1733 Pembroke
Birmingham, MI
Tel: 588-242-1525
Email: GioLavigne@gmail.com

ISSUED FOR:

OWNER REVIEW 01-10-19
PERMIT SUBMITTAL

PROJECT:

ZACCATO LAKE HOME
1189 EAST LAKE DRIVE
NOVI, MICHIGAN 48377

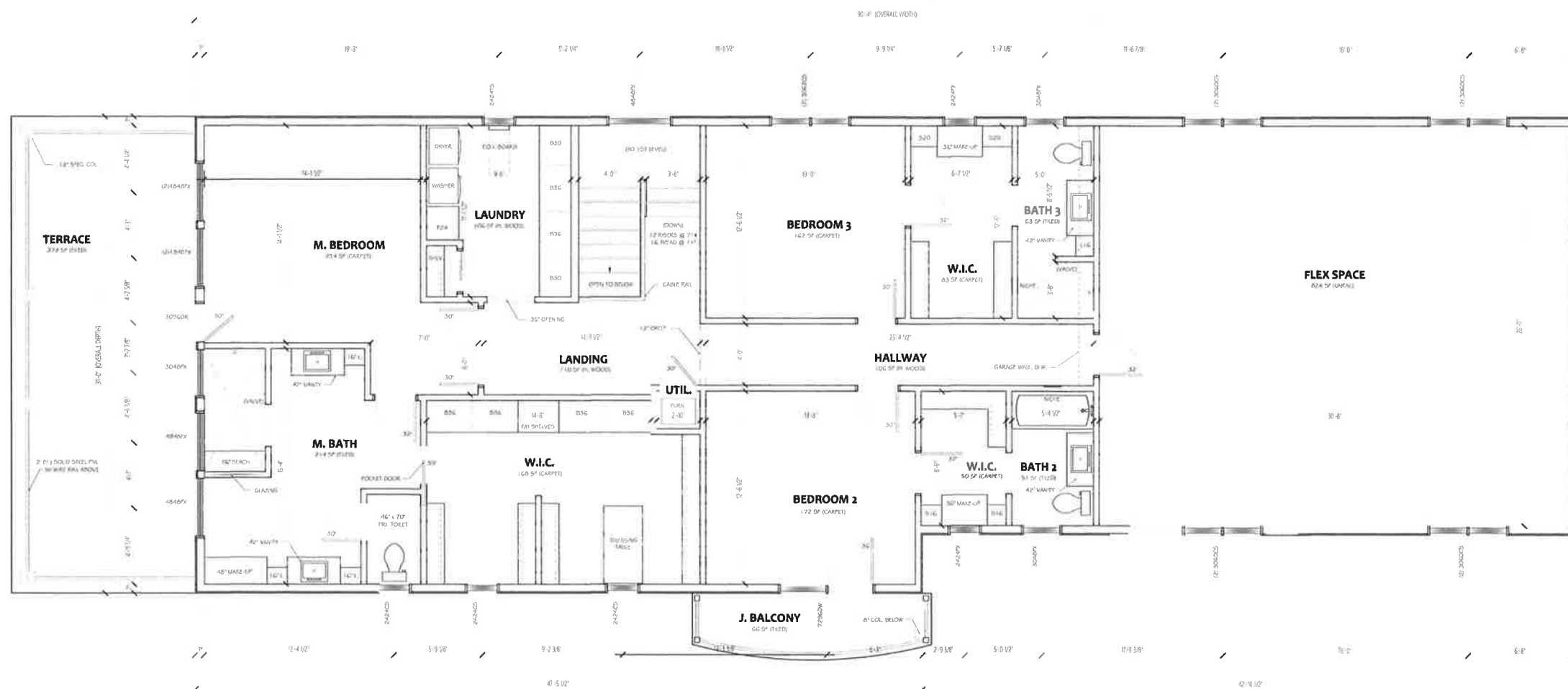
DRAWING TITLE:

SECOND LEVEL FLOOR PLAN

DRAWN: KM
CHECKED: GL

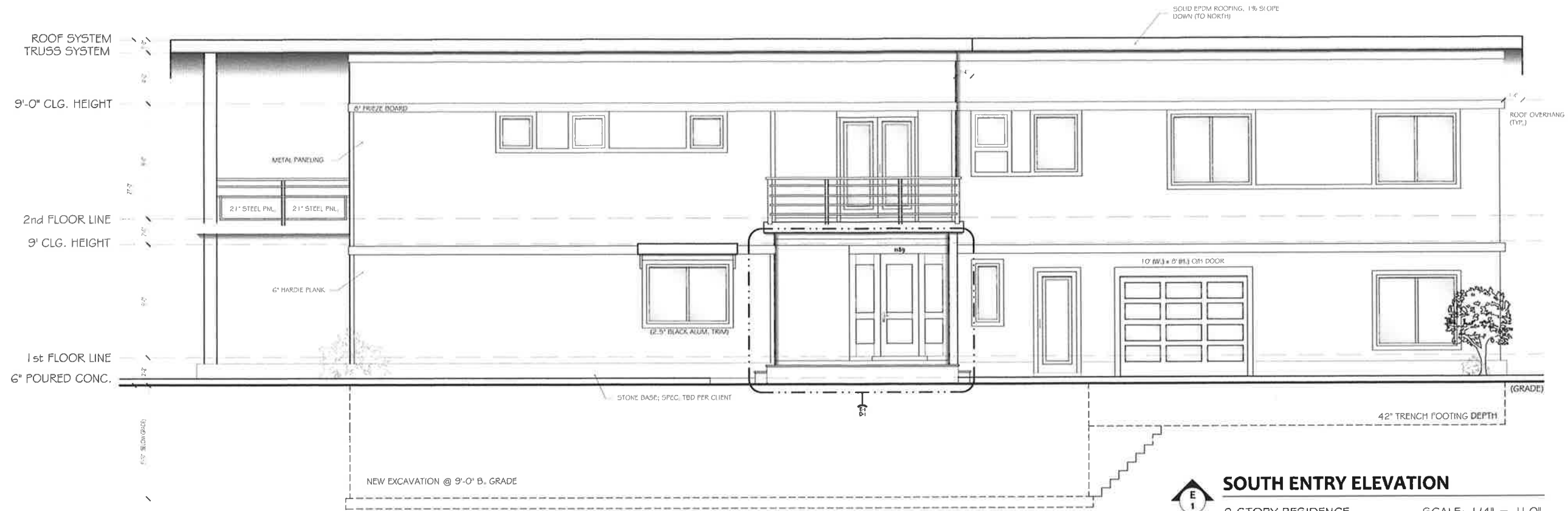
SHEET No.

A3



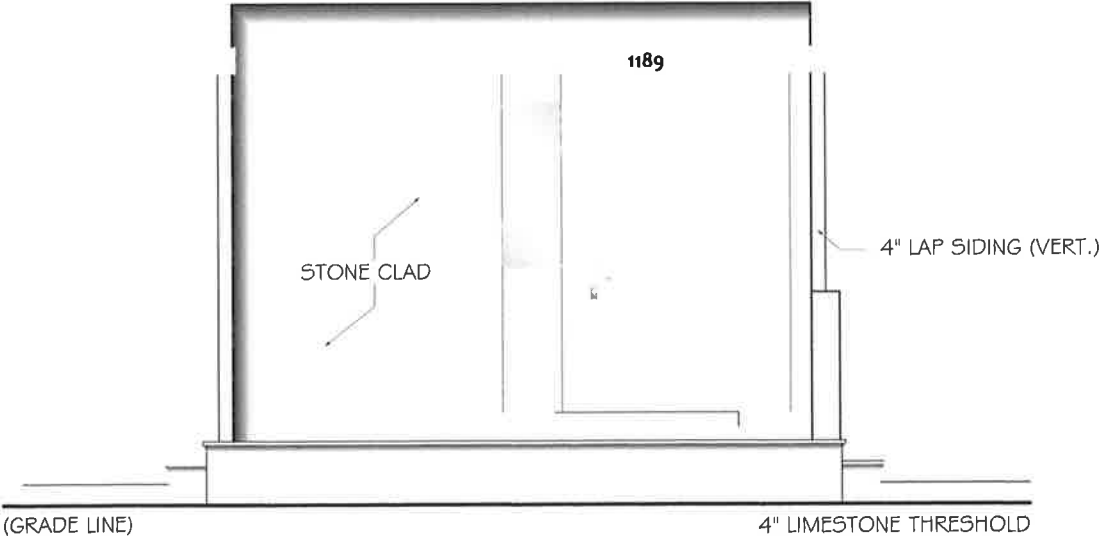
SECOND LEVEL FLOOR PLAN

TOTAL AREA: 1,960 SQ. FT. SCALE: 1/4" = 1'-0"



SOUTH ENTRY ELEVATION

2-STORY RESIDENCE SCALE: 1/4" = 1'-0"



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 PERMIT SUBMITTAL

PROJECT:

ZACCATO LAKE HOME
 1189 EAST LAKE DRIVE
 NOVI, MICHIGAN 48377

DRAWING TITLE:

**SOUTH ENTRY AND
 WEST EXTERIOR
 ELEVATION**

DRAWN: KM
 CHECKED: GL

SHEET No.

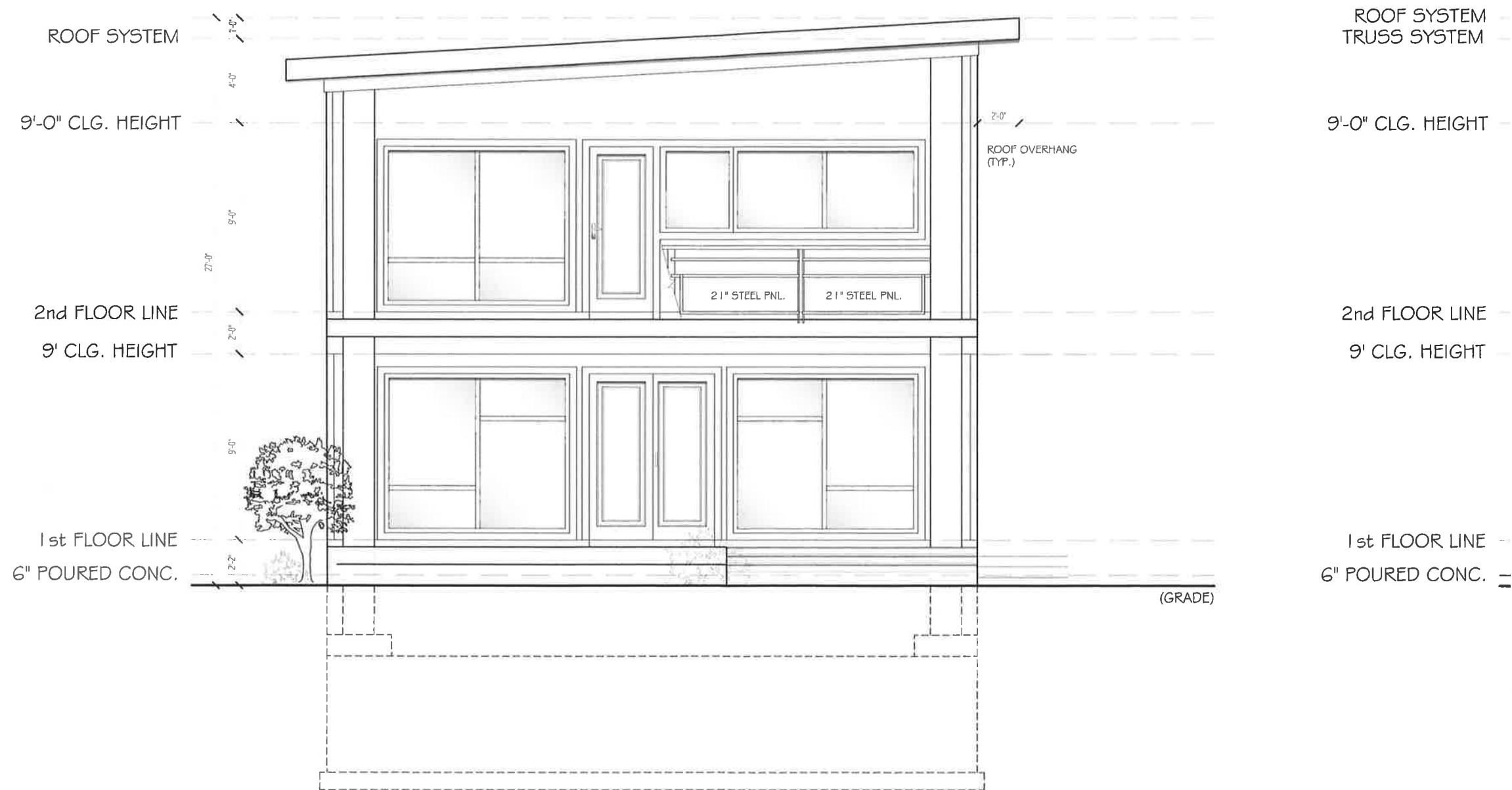
A4



WEST EXTERIOR ELEVATION

2-STORY RESIDENCE

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



PROFESSIONAL SEAL:

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OWNER REVIEW 01-10-19
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PROJECT:

ZACCATO LAKE HOME
1189 EAST LAKE DRIVE
NOVI, MICHIGAN 48377

DRAWING TITLE:

WEST ENTRY
ELEVATION

DRAWN: KM
CHECKED: GL

SHEET No.

A#



1395 EAST LAKE DRIVE
FOOT MEASURED AT APPROX 20' X 8'



1209 EAST LAKE DRIVE

A photograph of a building's exterior in winter. The building has a dark grey facade with a prominent pillar on the left made of stacked grey stones and horizontal wooden planks. A large, multi-paned window is set into the wall. To the right, a paved patio area is partially covered in snow, with outdoor furniture visible. The background shows bare trees and a bright sky.

1345 EAST LAKE DRIVE