



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

MEETING DATE: June 11, 2024

REGARDING: 42729 Wimbleton Way # 50-22-02-381-022 (PZ24-0021)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Neville Bugli

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned One-Family Residential (R-4)

Location: north of Thirteen Mile Road, west of Novi Road

Parcel #: 50-22-02-381-022

Request

The applicant is requesting variances from City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 21 ft. (35 ft. required, variance of 14 ft.). This variance would accommodate a sunroom to be added to the existing deck on the rear of the home.

II. STAFF COMMENTS:

The applicant is seeking a dimensional variance for a new sunroom with a portion to be an open deck. This structure will reside where an existing deck is currently residing. The project seems to be in keeping with the character of the existing home.

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. **PZ24-0021**, 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 is 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. **PZ24-0021**, 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.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

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CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$220.00 Meeting Date: 6-11-24 ZBA Case #: PZ 24-0021
PROJECT NAME / SUBDIVISION Sunroom Addition / Woods of Novi				
ADDRESS 42729 Wimbleton Way		LOT/SIUTE/SPACE # 69		
SIDWELL # 50-22-02 -381 -022		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY 13 mile & Novi Rd iust north of Novi road				
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 nbugli@sbcglobal.net	CELL PHONE NO. 248-739-9627	
NAME Neville Bugli		TELEPHONE NO. 248-739-9627		
ORGANIZATION/COMPANY		FAX NO.		
ADDRESS 42729 Wimbleton Way		CITY Novi	STATE MI	
ZIP CODE 48377				
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>3.1.5</u> Variance requested <u>21 ft rear yard set back (35 ft required, variance of 14 ft)</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) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660				
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 • 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 				



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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:

Due to the small lot size we are not capable of installing a sun room that will allow us to enjoy the outside. The house has rear property line of 35ft from the house. This situation does not permit any space to add on a sunroom. Hence we are requesting 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:

Due to the southern exposure our current deck is always exposed to the sun and gets very hot. We also have health concerns due to exposure to the sun. The sunroom will protect us from sun exposure giving us a safe environment to enjoy the outdoors. The house sits further back on our property giving us a larger yard in the front and a smaller yard in the back. The current property setback does not allowing any additional space for additions.

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:

We have a house that is located on a small lot. Hence are requesting variance for an addition of a sunroom. The house sits further back from our front property line leaving no available room for any improvements or additions to the house.

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).

This is a property we bought as second owners of the house. There have been no new additions or changes in the house since we bought the property. The house sits further back in the front and at 35 ft from the rear property line (according to regulation). This does not allow any space for additions.

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.

Our current deck faces the south and is continuously exposed to the sun. On hotter days we cannot use our deck as it gets very hot and also infested with bug & flies. In early fall and spring it is cooler and we cannot use the deck to enjoy the outdoors. On sunny days we are also concerned about exposure to the sun and potential health issues. This will prevent us from enjoying the outdoors without proper protection. Addition of a sunroom will extend the time we can enjoy the seasons longer safely with added comfort.

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 setback rules do not allow for any addition to the house. Our house sits at 35 ft (min regulation required) from our back property line and does not allow any additional space for improvements. We are requesting a minimum variance of 14 ft for a new sunroom/deck addition to our house.

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.

We do not see any adverse effects or impacts on the surrounding area by adding the sunroom. It will not hinder or obstruct any line of sight or movement for our neighbors. The sunroom will be in the same space as our current back deck and slightly smaller than the deck foot print. Our current deck has a corner cabana/gazebo and is ~30+ years old and is in need of some repairs. The new sunroom addition with a new attached smaller deck will actually spruce up the looks of the house and the surrounding area and may also improve property values.

3 Season Sunroom Proposal for 42729 Wimbledon Way – Neville & Binaifer Bugli

The layout will look similar to the picture below.



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Overall dimensions & Design

Sunroom ~ 20ft x 14ft

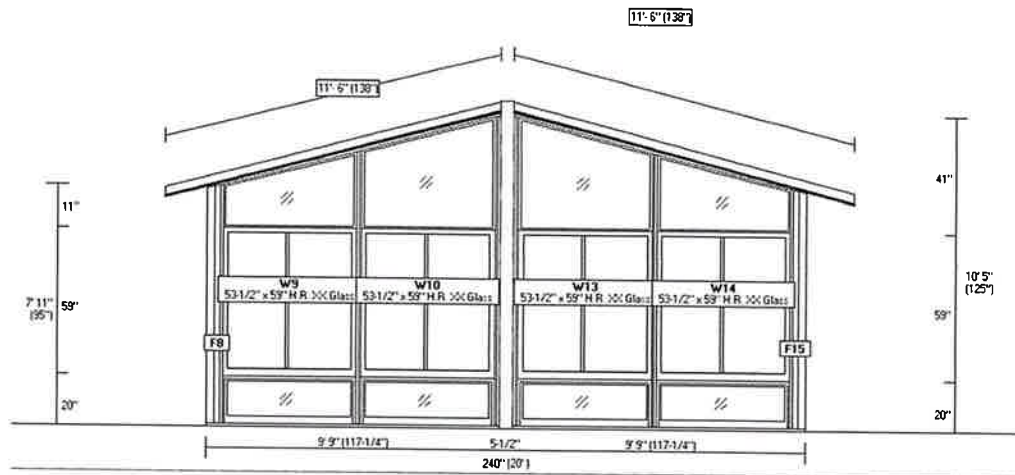
Color – Driftwood (best match with the house)

Deck (Trex) ~ 12ft x 14ft (size maybe adjusted slightly to even it with the house & Sunroom)

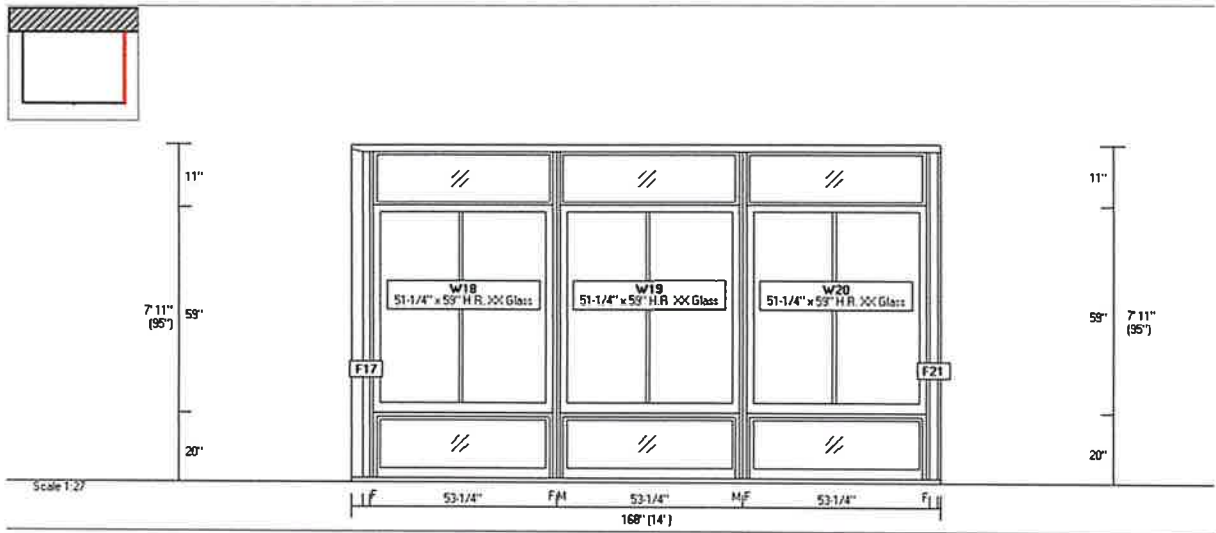
Gable roof w/singles matching the house

Flooring will be built like a deck

Schematics: Sunroom



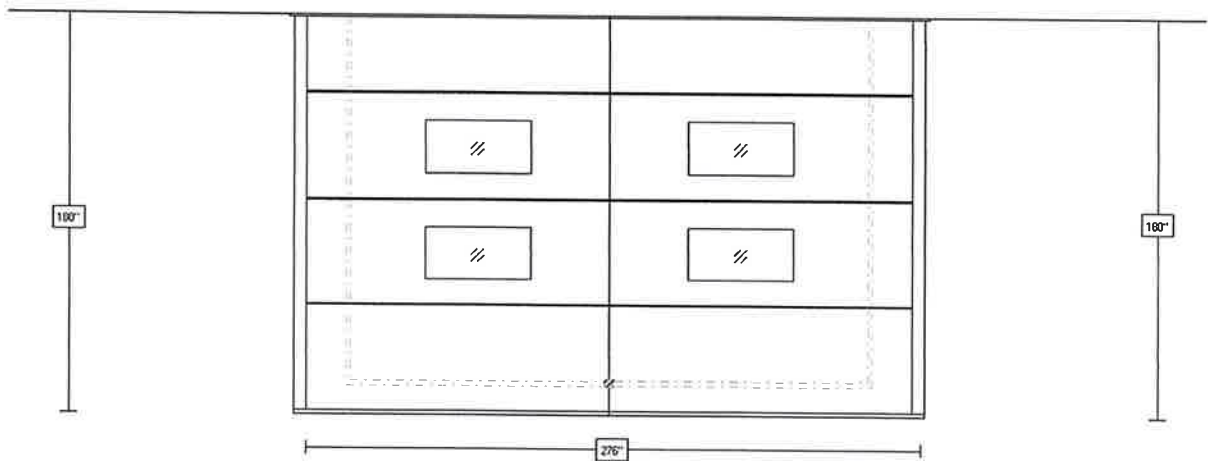
Front View



Right Wall



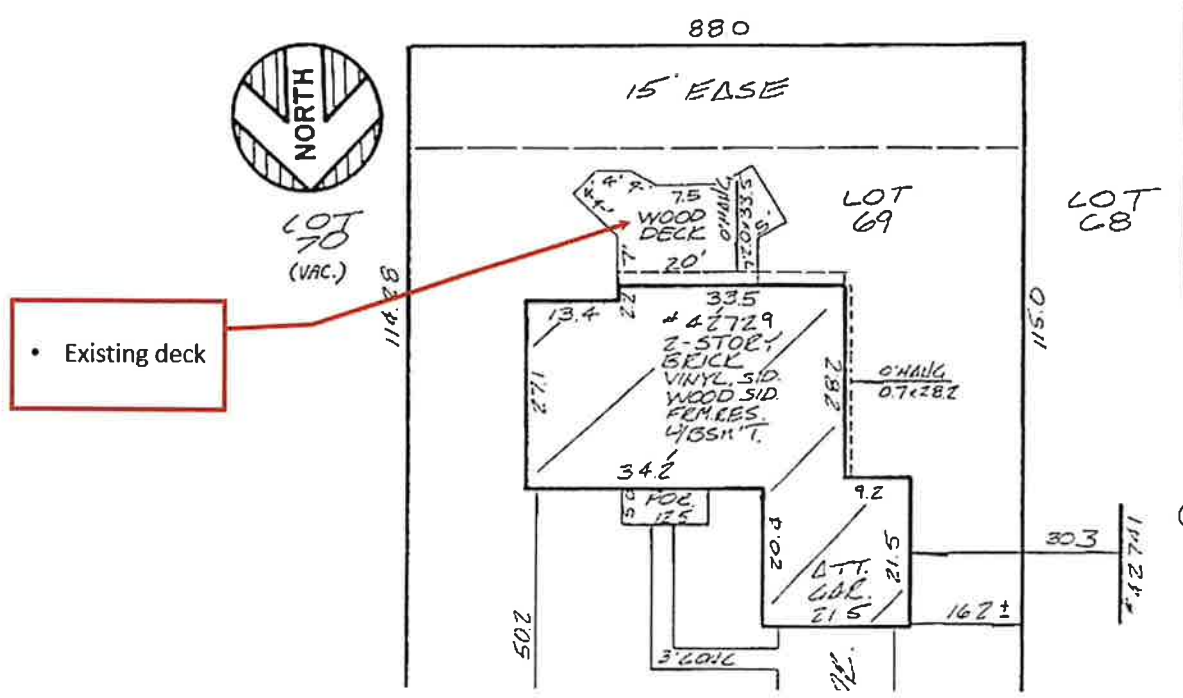
Left Wall



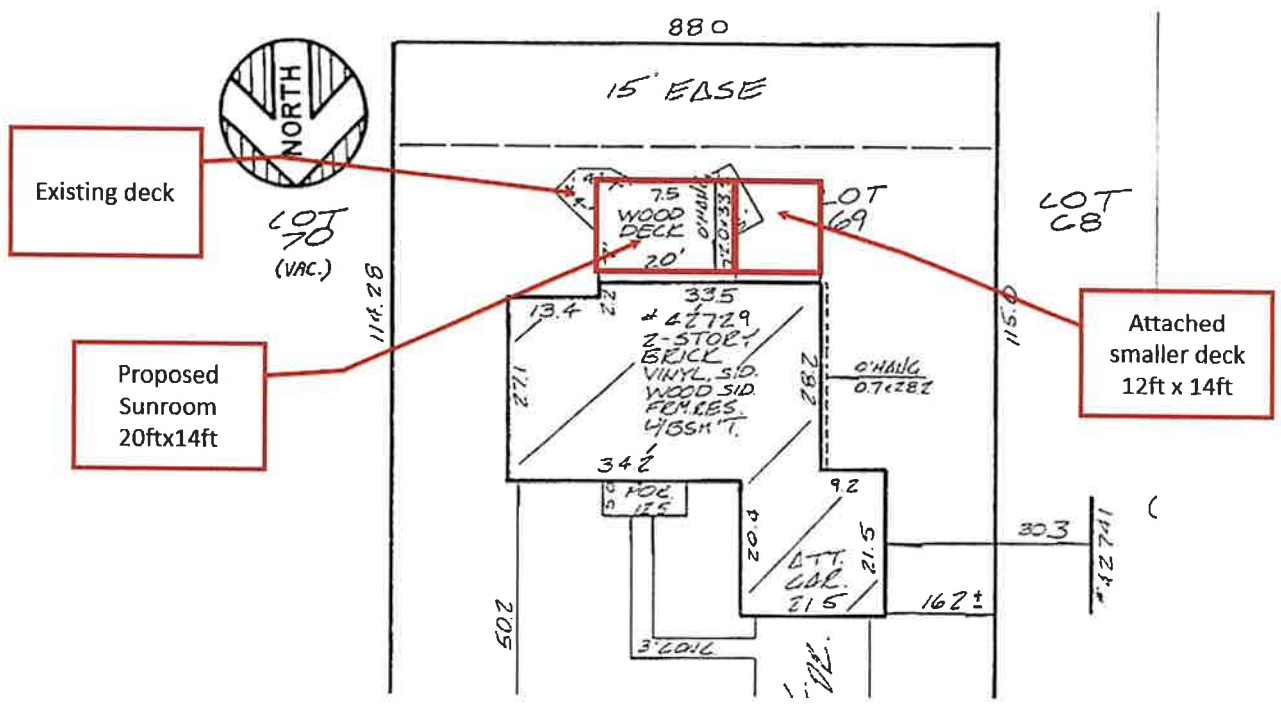
Gable roof

Schematics: Layout

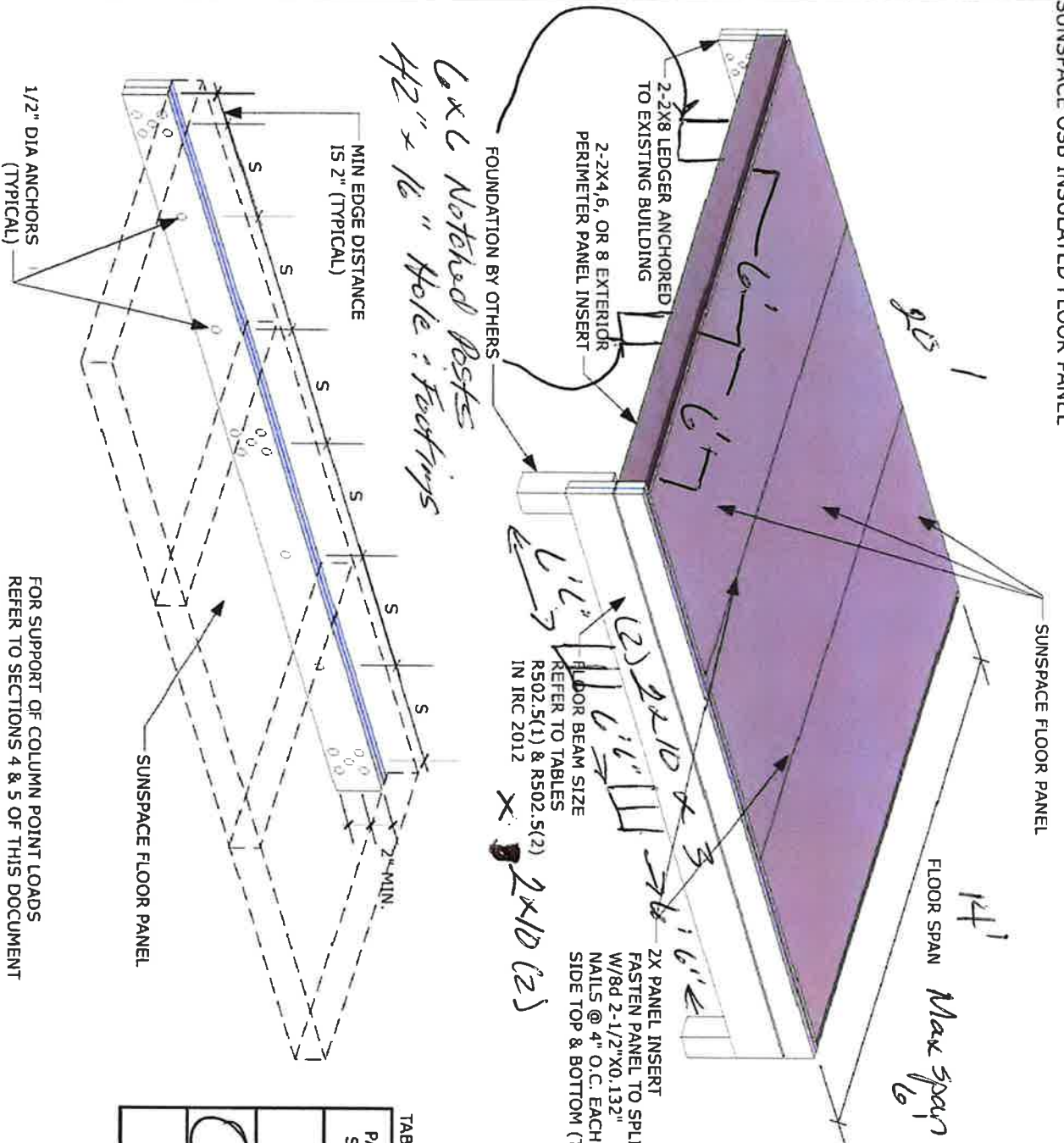
Current Deck



Proposed sunroom + deck



SECTION 1
SUNSPACE OSB INSULATED FLOOR PANEL



- NOTES:
1. THE MAX UNFACTORED LIVE LOAD = 40 PSF
 2. MAX UNFACTORED DEAD LOAD = 6 PSF
 3. FLOOR PANELS MUST BE INSTALLED BY A CEILING SUNSPACE INSTALLER WITH 2X LUMBER SPLINE PARALLEL TO THE PANEL SPAN SPACED AT 4' CENTER MAXIMUM
 4. 2X SPLINE AND LEDGER TO BE SPF GRADE # 2/16" OSB 24/16 GRADE 2 CONSTRUCTION
 5. EXPANDED POLYSTYRENE INSULATION TYPE 1 SPAN TABLE APPLIES TO DRY CONDITIONS ONLY
 6. MAXIMUM CANTILEVER FOR STUDIO ROOF EN TO BE 1'-0". CANTILEVER NOT PERMITTED FOR GABLE ROOF ENCLOSURE. ROOF COLUMNS MUST BEAR DIRECTLY ABOVE FOUNDATION PIER ANCHORS TO BE HILTI KWIK BOLT II EXPANS OR APPROVED EQUAL
 7. BASE MATERIAL FOR LEDGER ANCHORAGE AS TO BE 3000 PSI OR BETTER
 8. FOR SUPPORT OF COLUMN POINT LOADS REFER SECTIONS 4 & 5 OF THIS DOCUMENT
 9. FOR LEDGER ANCHORAGE INTO EXISTING FLU STRUCTURE REFER TO IRC 2012, SECTION R502.5(1) & R502.5(2) IN IRC 2012
 10. 2X PANEL INSERT FASTEN PANEL TO SPLINE W/9d 2-1/2"X0.132" NAILS @ 4" O.C. EACH SIDE TOP & BOTTOM (TYP)
 11. FLOOR BEAM SIZE REFER TO TABLES R502.5(1) & R502.5(2) IN IRC 2012
 12. 2x10 (2)

TABLE 1A - SIMPLE FLOOR SPANS

PANEL SIZE	PANEL DEPTH (IN)	EPS CORE THICKNESS (IN)	DEFLECTION LIMIT
4"	4-3/8"	3-1/2"	L/360 L/240
6"	6-3/8"	5-1/2"	L/360 L/240
8"	8-1/8"	7-1/4"	L/360 L/240

TABLE 1B - LEDGER ANCHOR BOLT SPACING

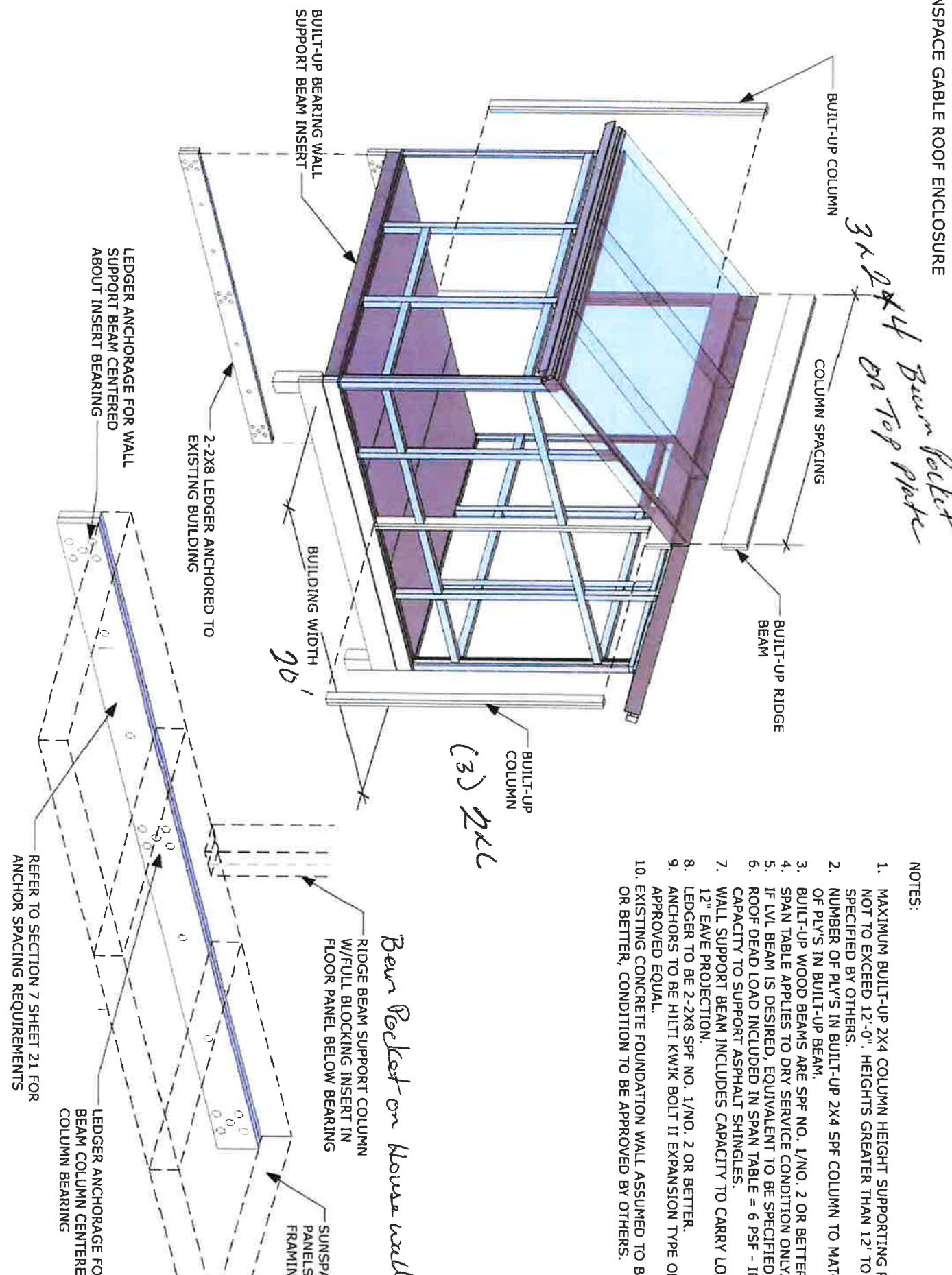
FLOOR SPAN (FT-IN)	SPACING S (FT-IN)
8'-0"	4'-0"
10'-0"	2'-8"
12'-0"	2'-4"
14'-0"	2'-0"
16'-0"	1'-8"

FLOOR PANEL LEDGER ANCHORAGE

1/2" DIA ANCHORS (TYPICAL)

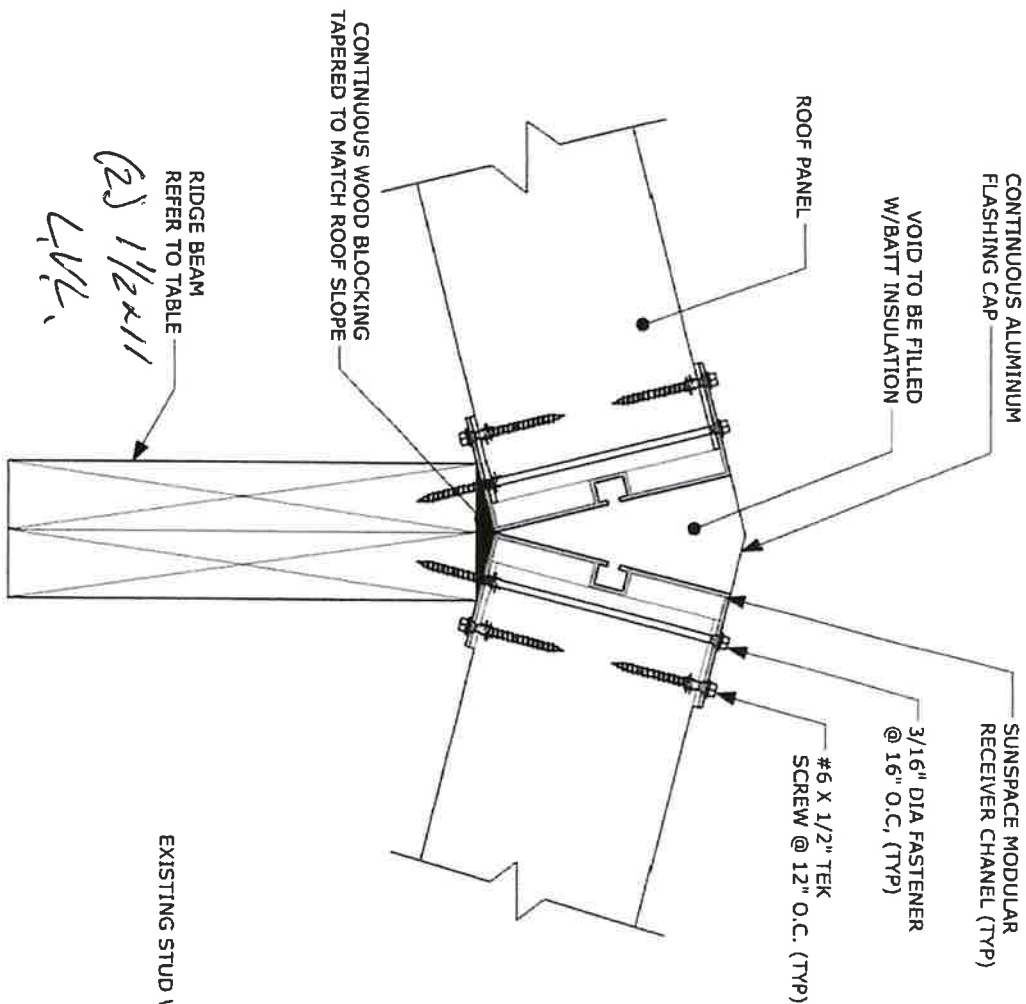
FOR SUPPORT OF COLUMN POINT LOADS REFER TO SECTIONS 4 & 5 OF THIS DOCUMENT

SECTION 5
SUNSPACE GABLE ROOF ENCLOSURE



- NOTES:
1. MAXIMUM BUILT-UP 2X4 COLUMN HEIGHT SUPPORTING R... NOT TO EXCEED 12'-0", HEIGHTS GREATER THAN 12' TO E SPECIFIED BY OTHERS.
 2. NUMBER OF PLY'S IN BUILT-UP 2X4 SPF COLUMN TO MATC OF PLY'S IN BUILT-UP BEAM.
 3. BUILT-UP WOOD BEAMS ARE SPF NO. 1/NO. 2 OR BETTER.
 4. SPAN TABLE APPLIES TO DRY SERVICE CONDITION ONLY.
 5. IF LVL BEAM IS DESIRED, EQUIVALENT TO BE SPECIFIED I
 6. ROOF DEAD LOAD INCLUDED IN SPAN TABLE = 6 PSF - IN CAPACITY TO SUPPORT ASPHALT SHINGLES.
 7. WALL SUPPORT BEAM INCLUDES CAPACITY TO CARRY LOA 12" EAVE PROJECTION.
 8. LEDGER TO BE 2-2X8 SPF NO. 1/NO. 2 OR BETTER.
 9. ANCHORS TO BE HILTI KWIK BOLT II EXPANSION TYPE OR APPROVED EQUAL.
 10. EXISTING CONCRETE FOUNDATION WALL ASSUMED TO BE OR BETTER, CONDITION TO BE APPROVED BY OTHERS.

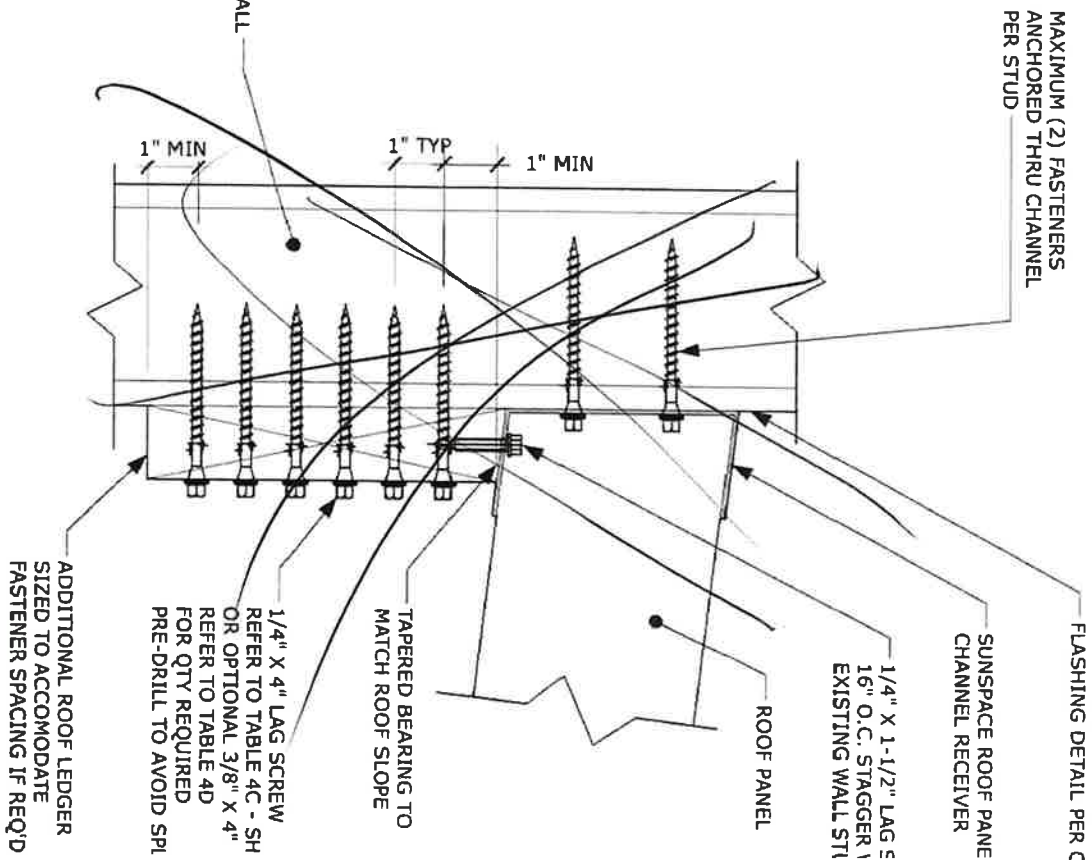
SECTION 6
CONSTRUCTION SECTIONS



*ALTERNATIVE METHOD IS SCREW RECEIVER CHANNELS TO EACH SIDE OF RIDGE BEAM - SEE SECTION J FOR FASTENING

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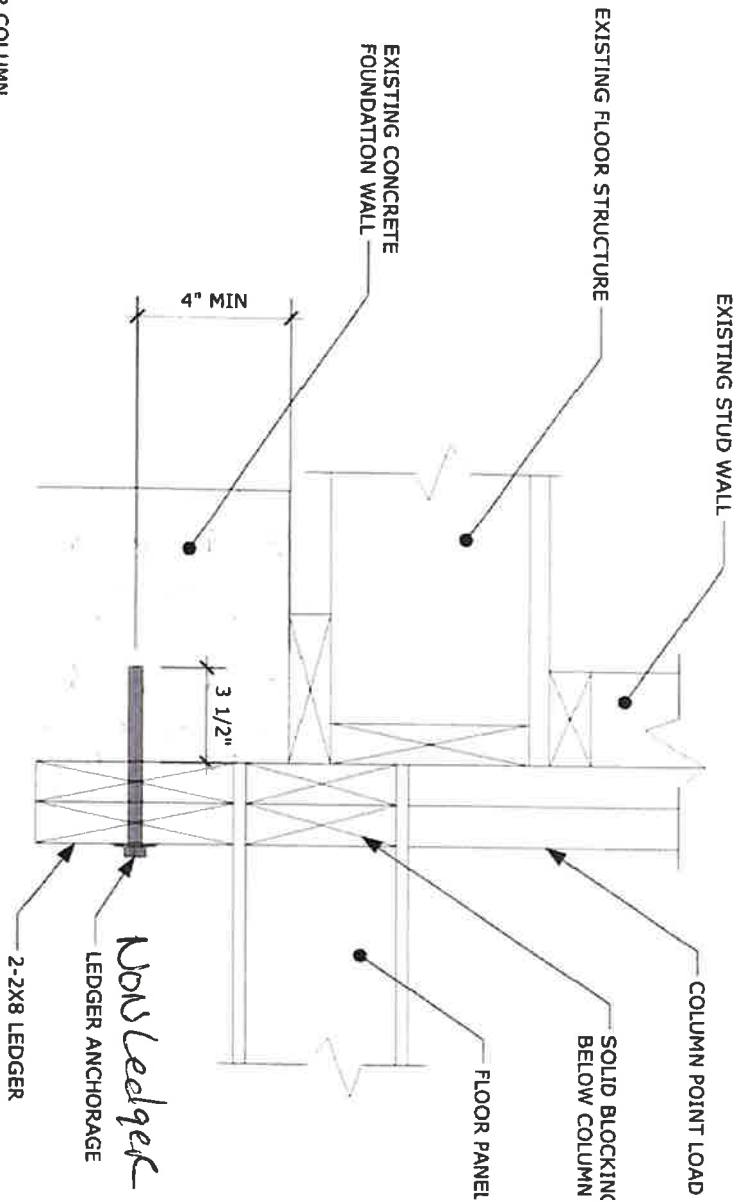
ROOF TO RIDGE BEAM - GABLE



J
18

ROOF TO EXISTING BLDG - STUDIO

SECTION 7
CONSTRUCTION SECTIONS



ADDITIONAL ANCHOR FOR FLOOR PANEL

ANCHOR FOR COLUMN CENTERED BELOW BEARING

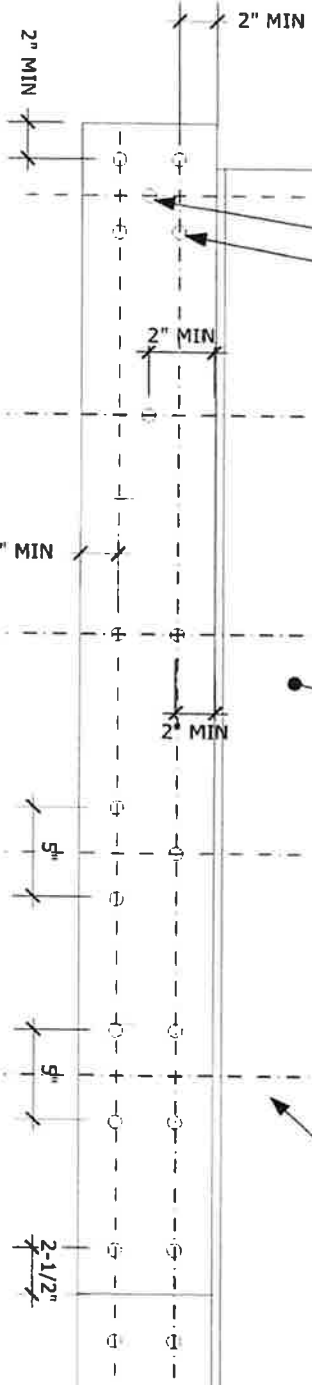
FLOOR PANEL

K
19

LEDGER TO EXISTING BLDG

COLUMN BEARING

PROVIDE FULL BLOCKING BELOW COLUMN BEARING

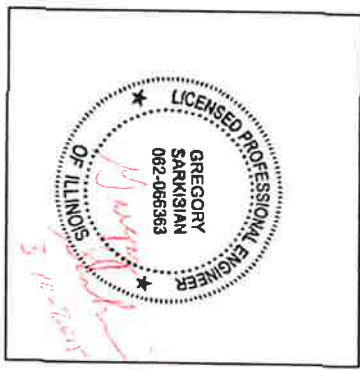


LEDGER ANCHORAGE ELEVATION

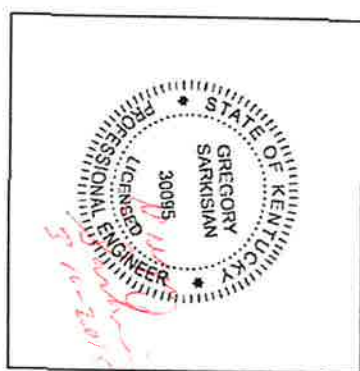
STATE OF CONNECTICUT



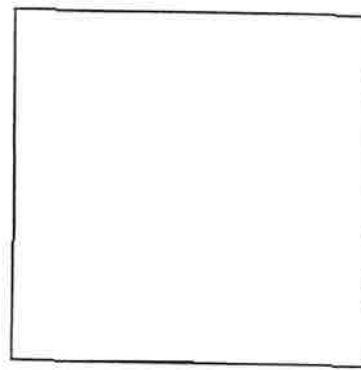
STATE OF ILLINOIS



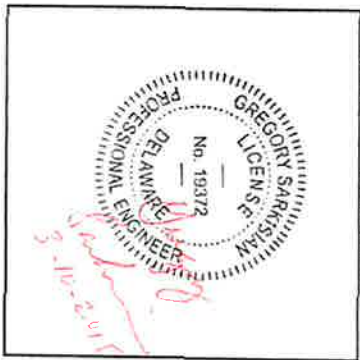
STATE OF KENTUCKY



STATE OF NEW JERSEY



STATE OF DELAWARE



STATE OF INDIANA



STATE OF MICHIGAN



STATE OF NEW YORK



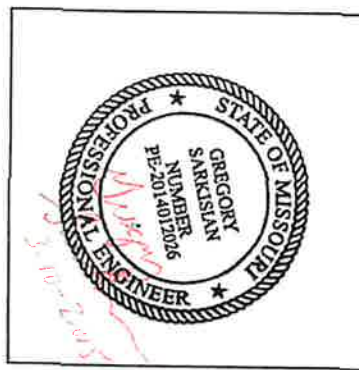
STATE OF GEORGIA



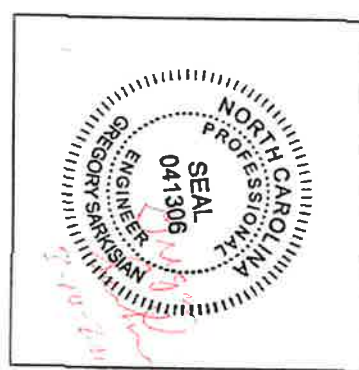
STATE OF IOWA



STATE OF MISSOURI

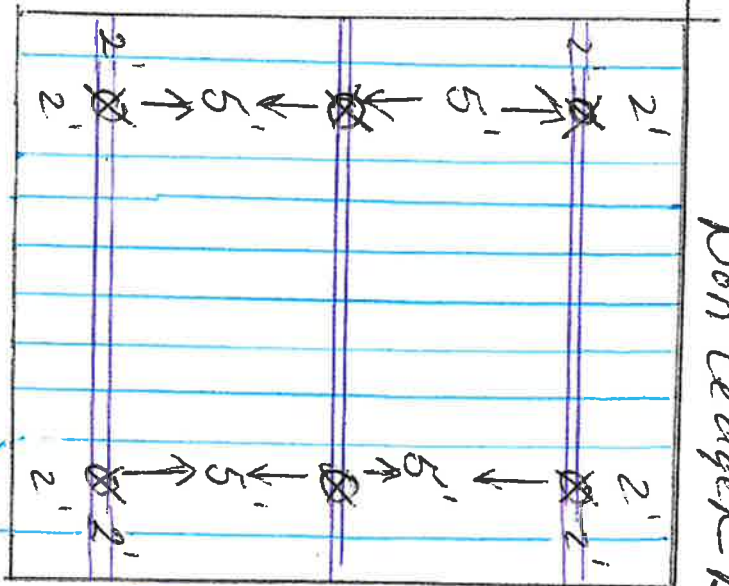


STATE OF NORTH CAROLINA



Deck " 48" Elevation

Non Ledger Deck



(2) 2x10 Beams 8' span
 4x4 Notched Posts
 (2) 1/2 Bolts.

36" Rail Aluminum
 Top Mounted/Blocked
 Framing.

- Deck Decking -

2x8 Joists 12" O.C.
 5' Max Span
 Simpson Joist Clips on
 all Beam Connections.

