



cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0026

Location: 1705 East Lake Drive

Zoning District: R-4, One Family Residential

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Sections 2400 to allow construction of a new wood deck over existing first floor footprint on an existing lot with a reduced east side yard setback of 7.0 ft, a reduced aggregate side setback of 12.0 ft., a reduce front yard setback of 10.3 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 minimum and aggregate side yard setbacks of 10 ft, and 25 ft. respectively, a front yard setback of 30 ft.

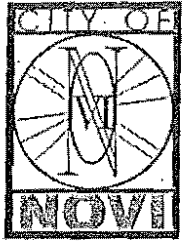
City of Novi Staff Comments:

The applicant is proposing to construct a second floor new deck (210 sf) over the existing first floor within the front yard of an existing narrow lot. The proposed deck will increase the nonconformity with regard to the front and side yard setbacks. Staff supports the variances provided substantial justice can be provided for neighboring 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 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_____.



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

For Official Use Only

cityofnovi.org
 ZBA Case No.

P2140024

ZBA meeting date

JULY 8, 2014

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 GARY L. EHLERS Date 5/28/14

Company (if applicable) _____

Address* 1705 E. LAKE DR. City Novi

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

Applicant's E-mail address GEHLERS@MI.RR.COM

Phone number (C) 734-536-1811 Fax number (W) 734-522-8385

Request is for:
 Residential Vacant property Commercial Signage

Address of subject ZBA case 1705 E. LAKE DR. Zip code 48377

Cross roads of property BETWEEN ENDWELL AND MONTICELLO

Sidwell number 50-22-02-357-015 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 R-4 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>FRONT YARD</u>	Req. <u>30'</u>	Provide: <u>10' 4 1/2"</u>
2.	Section	_____	Variance requested	_____	_____	_____
3.	Section	_____	Variance requested	<u>SIDE YARDS</u>	<u>10' (1)</u>	<u>3' 9"</u>
4.	Section	_____	Variance requested	_____	<u>25' (comb.)</u>	<u>11' 6"</u>

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):

LOT IS 30' WIDE - COMBINED SETBACKS WOULD ONLY ALLOW A 5' WIDE DECK. FRONT YARD - SETBACK EXCEEDS THE FRONT OF EXISTING UPSTAIRS

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:

NONE COMPARED TO OTHER NEARBY LOTS.

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

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.

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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.

PLEASE TAKE NOTICE:

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

Applicant's Signature

Gary J. Ehlers
Property Owners Signature

Date

5/28/14
Date

DECISION ON APPEAL

_____ Granted

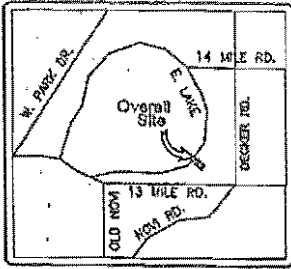
_____ Denied

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

Chairperson, Zoning Board of Appeals

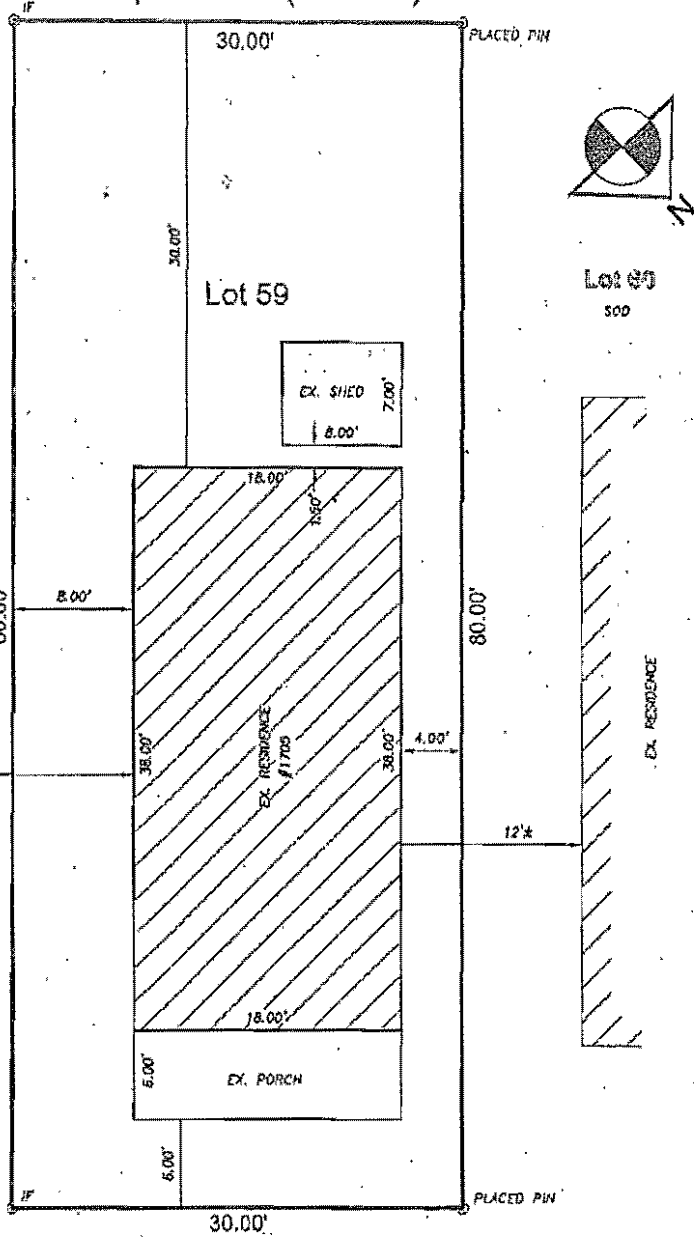
Date

As-Built Plan Chapman Dr. (30' Wd.)



Location map

NOT TO SCALE



Lot 58
500

Parcel ID #55-22-02-357-015

Legend:

000.00	PROP. GRADES
000.00	MAURO ENG. PROP. GRADES
M.E.	MATCH EXISTING GRADES
X (000.00)	AS BUILT GRADES/DIM.

1705 East Lake Dr. (50' wd)



3 WORKING DAYS
**BEFORE YOU DIG
CALL MISS DIG**
1-800-482-7171
TOLL FREE FOR THE LOCATION
OF UNDERGROUND FACILITIES



Notes:

- 1.) AT AREAS WHERE ANY TYPE OF BACKFILL IS UNDER CONCRETE, PROVIDE 95% COMP. SAND
- 2.) BUILDER OR CONTRACTOR TO VERIFY WALL/POUR HEIGHT PRIOR TO ANY CONSTRUCTION

LEGAL DESCRIPTION:
LOT 59 OF CHAPMAN WALLED LAKE SUB. PART OF S.W. FRAC. 1 SEC. 2, T.1N., R.8E., CITY OF NOVY, OAKLAND COUNTY, MICHIGAN

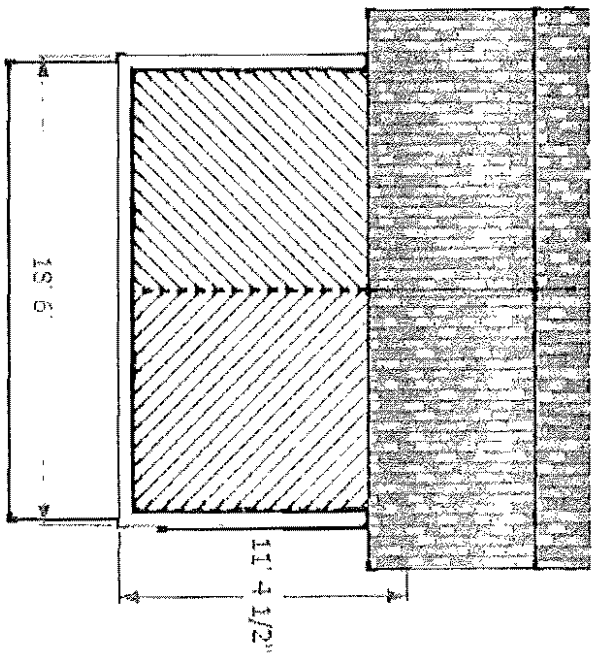
REVISIONS:	BY:

CLIENT:	CAKY EHLERS
TEL. NO.:	734-536-1811
REF. NO.:	-
DATE:	05-27-14
SCALE:	1"=10'
DRAWN BY:	A.S.
CHECKED BY:	D.M.

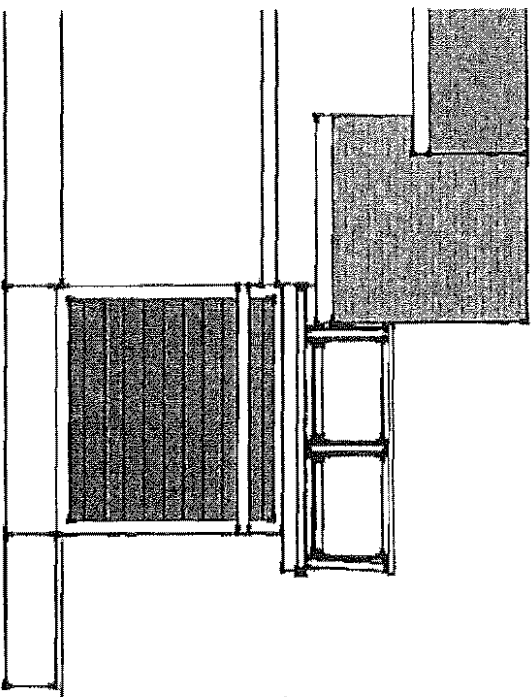
Mauro Engineering
48857 Hayes Road
Shelby Twp, MI 48316
p: 586-247-2800 f: 586-247-2811
visit us at www.mauroeng.com

- Mauro Engineering**
- 1.) Assumes no responsibility for plot layout dimensions. Client must verify dimensions prior to start.
 - 2.) This plan shall not be used to set foundations.
 - 3.) Setbacks shown on this plot plan were obtained from the municipality. Since deed restrictions are not supplied by the municipality, the client must verify any special subdivision restrictions.
 - 4.) Land locations shown on plan are approx. from approved plans. Contractor to field verify all land locations.
 - 5.) Assumes no responsibility for locate placement described within 0.5' of approved setbacks.

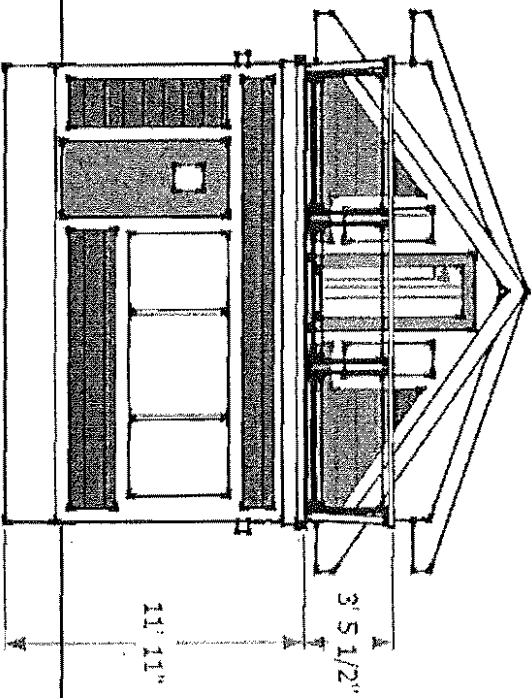
FILED: CLERK OF COUNTY OF OAKLAND, MICHIGAN



DECK PLAN



SIDE ELEVATION



FRONT ELEVATION

**PROPOSED EHLERS
DECK ADDITION
1705 E. LAKE DRIVE
NOVI, MI**

