



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** June 9, 2015

**REGARDING:** MCDONALD (CASE NO. PZ15-0014)

**BY:** Thomas M. Walsh, Building Official

### I. GENERAL INFORMATION:

#### Applicant

Chris and Annemarie McDonald

#### Variance Type

Dimensional Variance

#### Property Characteristics

Zoning District: R-4, One Family Residential  
Site Location: 1171 East Lake Drive, west of Novi Road and south of 14 Mile Road  
Parcel #: 50-22-02-127-007

#### Request

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of new 576 square foot attached garage addition on an existing nonconforming lot: 1) a variance of 7.0 feet in the required north side yard setback (10 feet required, 3.0 feet proposed); 2) a variance of 1-foot in the required aggregate side yard setback (25 feet required, 24.0 feet proposed); 3) a variance 2.7% in the allowed lot coverage (25% allowed, 27.7% proposed); and 4) The applicant is also requesting an extension from Section 7.10.8 for the variances granted in PZ14-0005 from Section 7.10.8. The request is to allow the variances to remain valid for issuance of building permits within 12 months of approval date.



**II. ZONING AND LAND USE:**

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
<b>Subject Property</b>	R-4, One Family Residential	Shore Acres Subdivision	Single Residential
<b>North</b>	R-4, One Family Residential	Shore Acres Subdivision	Single Residential
<b>South</b>	R-4, One Family Residential	Shore Acres Subdivision	Single Residential
<b>East</b>	RM-1, Low Rise Multiple-Family District	Beachwalk Apartments	Multiple-Family Residential
<b>West</b>	R-4, One Family Residential	Shore Acres Subdivision	Single Residential

**III. STAFF COMMENTS:**

**Discussion**

The applicant was previously granted approval in Case No. PZ14-0020 to allow construction of a one-story addition and a second floor addition over existing footprint on an existing nonconforming lot with a reduced side yard setback and a reduced aggregate side yard setback.

The applicant returns to the Zoning Board of Appeals to submit revised plans for the new attached garage addition and a second floor addition over existing footprint. Since the plan was reviewed last June, a number of minor changes have been proposed. Please note plans date stamp *April 26, 2015* reflect the revised proposed changes.

**Existing Condition**

The subject property consists of one- (1) lots located on the east side of East Lake Drive within Shore Acres Subdivision. The parcel has approximately 49.75 feet of frontage on East Lake Drive and approximately 306.14 feet deep as measured along north side yard lot line. The total lot area of the parcel is approximately 13,189 square feet. The existing residence is located 115.0 feet from the front yard lot line, 3.0 feet from the north side yard lot line, 5.3 feet from the south side yard lot line, and 128.0 feet from the rear yard lot line.

The existing detached garage is located 3.9 feet from the north side yard lot line, 22.0 feet from the south side yard lot line, and 68.09 feet from the rear yard lot line.

**Proposed Changes**

The applicant is proposing to construct new 576 square foot attached garage addition on an existing lakefront lot. The garage addition would result in a setback of 3.0 feet from the north side yard lot line, 68.09 feet from the rear yard line, and 24.0 feet in the required aggregate side yard setback. ***This requires a variance of 7.0 feet in the required north side yard setback and a variance of 1-foot in the required aggregate side yard setback.***

IV. DEVELOPMENT STANDARDS:

The table below summarizes the zoning district development standards for the subject parcels.

Lot Size		Minimum Setback			
Area	Width	Front	Sides	Aggregate Side	Rear
R-4 10,000 sq. ft.	80 ft.	30 ft.	10 ft. ( one side)	25 ft. (total of two side)	35 ft.

1. Building Height (Section 3.1.5(d)). The maximum height of the building is 35 feet. The addition(s) is proposed to be 32 feet, two-story.
2. Lot Coverage (Section 3.1.5(d)). The percentage of lot coverage including the existing residence and the proposed addition would result in 27.7 percent. **This requires a variance of a 2.7% in the allowed lot coverage.**

V. ADMINISTRATION, APPEALS AND ENFORCEMENT:

1. Zoning Board of Appeals (Section 7.10.8). Miscellaneous no order of the ZBA 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. **The applicant is also requesting an extension for the variances granted in PZ14-0020, to allow the variances to remain valid for issuance of building permits within 12 months of approval date.**

VI. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. Grant I move that we **grant** the variance(s) in **Case No.PZ15-0014**, sought by \_\_\_\_\_,for \_\_\_\_\_ because the Petitioner has established that \_\_\_\_\_ causes a practical difficulty relating to the property, including some or all of the following criteria:

(a) Petitioner has established that the property is unique because \_\_\_\_\_, or that the physical condition of the property creates the need for a variance because \_\_\_\_\_.

And, the condition is not a personal or economic hardship.

(b) The need for the variance is not self-created, **because** \_\_\_\_\_.

(c) Strict compliance with dimensional regulations of the Zoning Ordinance, including \_\_\_\_\_, will (either):

**Zoning Board Of Appeals**

McDonald Property  
Case # PZ15-0014

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1. unreasonably prevent Petitioner from using the property for the permitted purpose as a \_\_\_\_\_, because \_\_\_\_\_, and/or,
  2. will make it unnecessarily burdensome to comply with the regulation because \_\_\_\_\_.
- (d) Petitioner has established that variance is the minimum variance necessary because a lesser variance would not \_\_\_\_\_.
- (e) The requested variance will not cause adverse impact on surrounding property, property values, or the enjoyment of property in the neighborhood or zoning district, because \_\_\_\_\_.
- (f) The variance granted is subject to the conditions that:
1. \_\_\_\_\_,
  2. \_\_\_\_\_,
  3. \_\_\_\_\_,
  4. \_\_\_\_\_.

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McDonald Property  
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2. Deny I move that we **deny** the variance in **Case No.PZ15-0014**, sought by \_\_\_\_\_, for \_\_\_\_\_ because the Petitioner has **not** established a practical difficulty because:

(a) Petitioner has shown no unique circumstance or physical condition of the property because petitioner can reasonably comply with the ordinance by\_\_\_\_\_.

(b) The difficulty described by the Petitioner is a personal or economic difficulty only in that Petitioner stated \_\_\_\_\_.

(c) The need for the variance is self-created because Petitioner \_\_\_\_\_.

(d) Conforming to the ordinance would not (either):

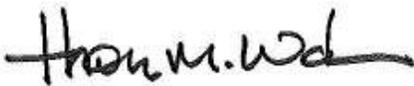
1. be unnecessarily burdensome because \_\_\_\_\_, or,

2. unreasonably prevent petitioner from using the property for \_\_\_\_\_, because\_\_\_\_\_.

(e) A lesser variance consisting of \_\_\_\_\_would do substantial justice to Petitioner and surrounding property owner's because\_\_\_\_\_.

(f) The proposed variance would have adverse impact on surrounding property because \_\_\_\_\_.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417



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Thomas M. Walsh  
Building Official  
City of Novi



cityofnovi.org

# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ140020 - ACTION SUMMARY

### PROJECT SUMMARY:

Setback Variance for New Home. June meeting.

### APPLICANT/OWNER INFORMATION:

#### APPLICANT

MCDONALD, ANEMARIE & CHRISTOPHER  
1171 EAST LAKE  
NOVI MI 48377

#### OWNER

MCDONALD, ANEMARIE & CHRISTOPHER  
1171 EAST LAKE  
NOVI MI 48377

### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 1171 EAST LAKE DR

**PARCEL NUMBER:** 50-22-02-127-007

**ZONING DISTRICT:** R-4

**SUBDIVISION:** SHORE ACRES SUB

**LOT/UNIT #:** 69

### ACTION SUMMARY:

ZBA MEETING DATE: 06/10/2015

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 Rd and south of 14 Mile Rd in the R-4 Zoning District.

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.

In CASE No. PZ14-0020 Motion to approve the variance as requested. 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.

Motion carried: 6-0

Motion maker: Gerblick



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# COMMUNITY DEVELOPMENT DEPARTMENT

## PZ140005 - ACTION SUMMARY

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### PROJECT SUMMARY:

SETBACK VARIANCE

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### APPLICANT/OWNER INFORMATION:

#### APPLICANT

MCDONALD, ANEMARIE & CHRISTOPHER  
1171 EAST LAKE  
NOVI MI 48377

#### OWNER

MCDONALD, ANEMARIE & CHRISTOPHER  
1171 EAST LAKE  
NOVI MI 48377

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### PROPERTY INFORMATION:

**LOCATION/ADDRESS:** 1171 EAST LAKE DR

**PARCEL NUMBER:** 50-22-02-127-007

**ZONING DISTRICT:** R-4

**SUBDIVISION:** SHORE ACRES SUB

**LOT/UNIT #:** 69

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### ACTION SUMMARY:

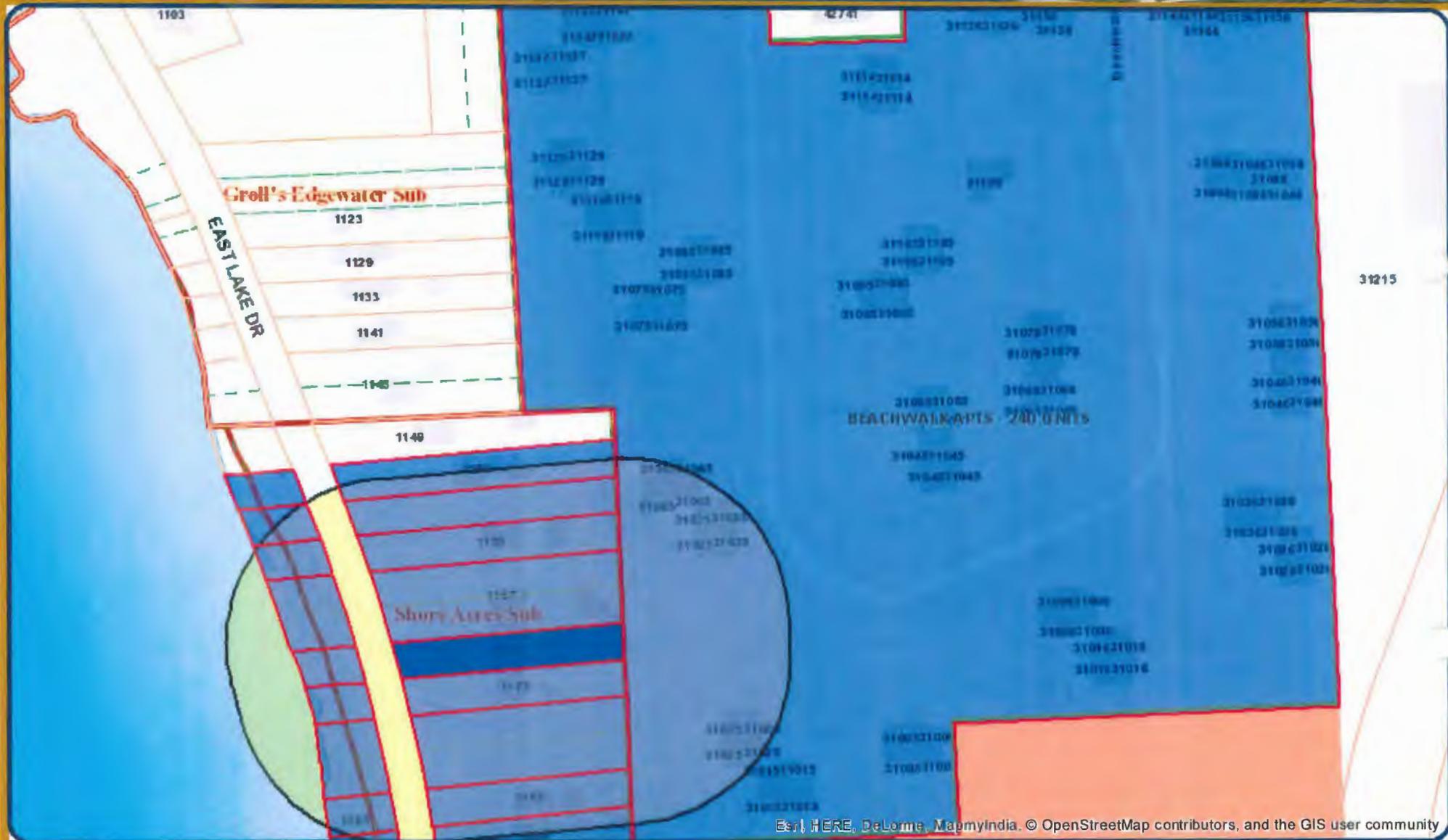
ZBA MEETING DATE: 04/08/2014

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of a one-story addition and a second floor addition over 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 in the R-4 Zoning District. 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.

In CASE No. PZ14-0005 Motion to approve the variance as requested. There are unique circumstances or physical conditions of the property such as narrowness of the property itself that warrants for a variance to be granted on this non-conforming lot, which is difficult to work with without a variance. 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. The improvement will increase property values and make the neighborhood look more attractive. Also if the foundation is not able to support the 2nd story addition, the applicant must work with the City to obtain proper requirements.

Motion carried: 5-0

Motion maker: lbe



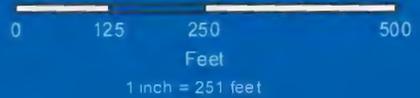
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the  
 City of Novi, Michigan  
 Internet Mapping Portal



Author:  
 Date: 5/21/2015



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



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 Novi, MI 48375  
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## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

**RECEIVED**  
**APR 29 2015**  
 CITY OF NOVI  
 COMMUNITY DEVELOPMENT

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>\$200.00</u>
PROJECT NAME / SUBDIVISION				Meeting Date: <u>6-9-15</u>
ADDRESS <u>1171 East Lake Dr.</u>		LOT/SIUTE/SPACE #		ZBA Case #: PZ <u>15-0014</u>
SIDWELL # <u>50-22-02-127-007</u>	May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" 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				
<b>II. APPLICANT INFORMATION</b>				
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>6mcdonald@comcast.net</u>	CELL PHONE NO. <u>(248) 842-3159</u>	
NAME <u>Anemarie + Chris McDonald</u>			TELEPHONE NO. <u>(248) 859-4526</u>	
ORGANIZATION/COMPANY			FAX NO.	
ADDRESS <u>1171 East Lake Dr.</u>	CITY <u>Novi</u>	STATE <u>MI</u>	ZIP CODE <u>48377</u>	
<b>B. PROPERTY OWNER</b> <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	
<b>III. ZONING INFORMATION</b>				
<b>A. ZONING DISTRICT</b>				
<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>B. VARIANCE REQUESTED</b>				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>2 E Side of Lake</u> Variance requested <u>Dimensional</u>				
2. Section _____ Variance requested _____				
3. Section _____ Variance requested _____				
4. Section _____ Variance requested _____				
<b>IV. FEES AND DRAWINGS</b>				
<b>A. FEES</b>				
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input 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>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>				
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>				



# 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

*Alexander & A. McCall* \_\_\_\_\_ 4/28/15  
Applicant Signature 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

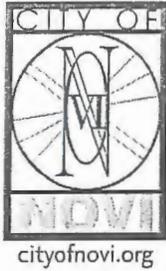
## VII. FOR OFFICIAL USE ONLY

### 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



**REVIEW STANDARDS**  
**DIMENSIONAL VARIANCE**  
CITY OF NOVI  
Community Development Department  
(248) 347-0415

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 how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone 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:

The narrowness of the property and the space between the house would allow us to connect the proposed garage and utilize this space to stay out of the weather elements.

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:

See - a.

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:

Family member lives next door and has no issues with variance. It also has no impact to the adjacent property.

## 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).

Not enough storage for a family of 7.

## Standard #3. Strict Compliance.

Explain how the Dimensional Variance is 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.

Non conforming now... with the proposed garage, it will complete our property to make it usable in the proper way.

I.e. This will beautify and complete our project.

## 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 size 594 sqft is the space between the house and existing ~~spa~~ garage.

## Standard #5. Adverse Impact on Surrounding Area.

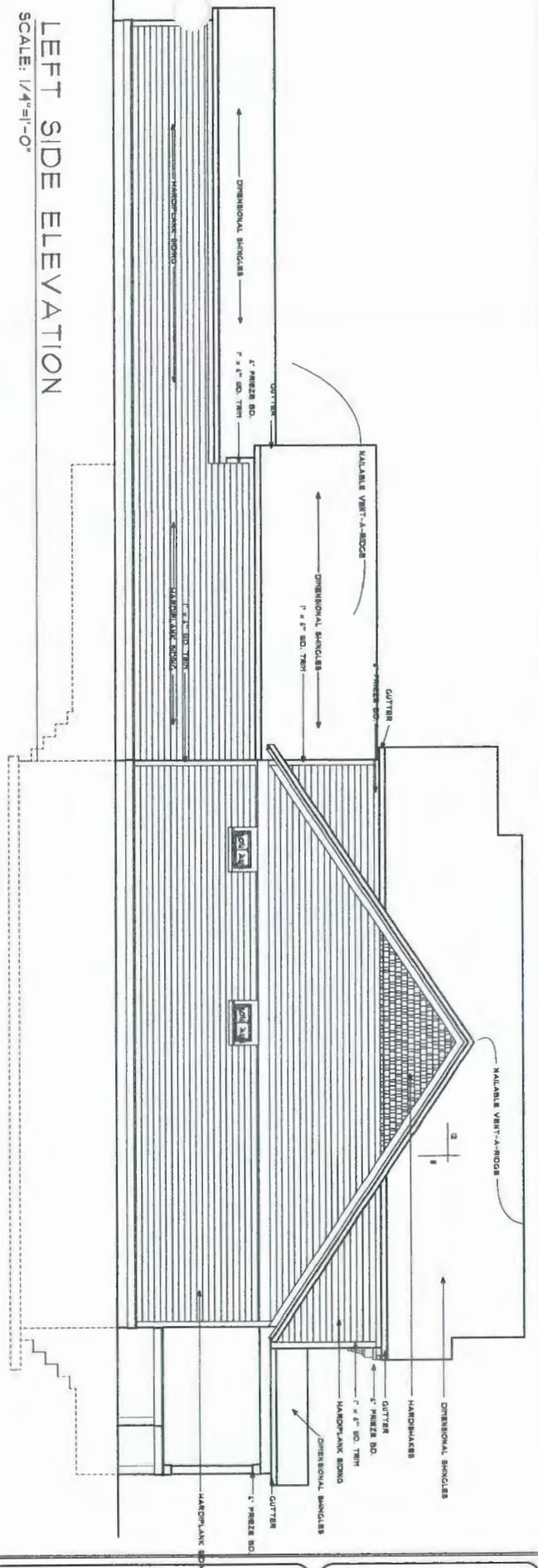
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district

This dimensional variance will in fact cause a positive impact on the surrounding properties. I.e.... property value, beautifying the neighborhood and storing cars, bikes, boats and any outdoor equipment.



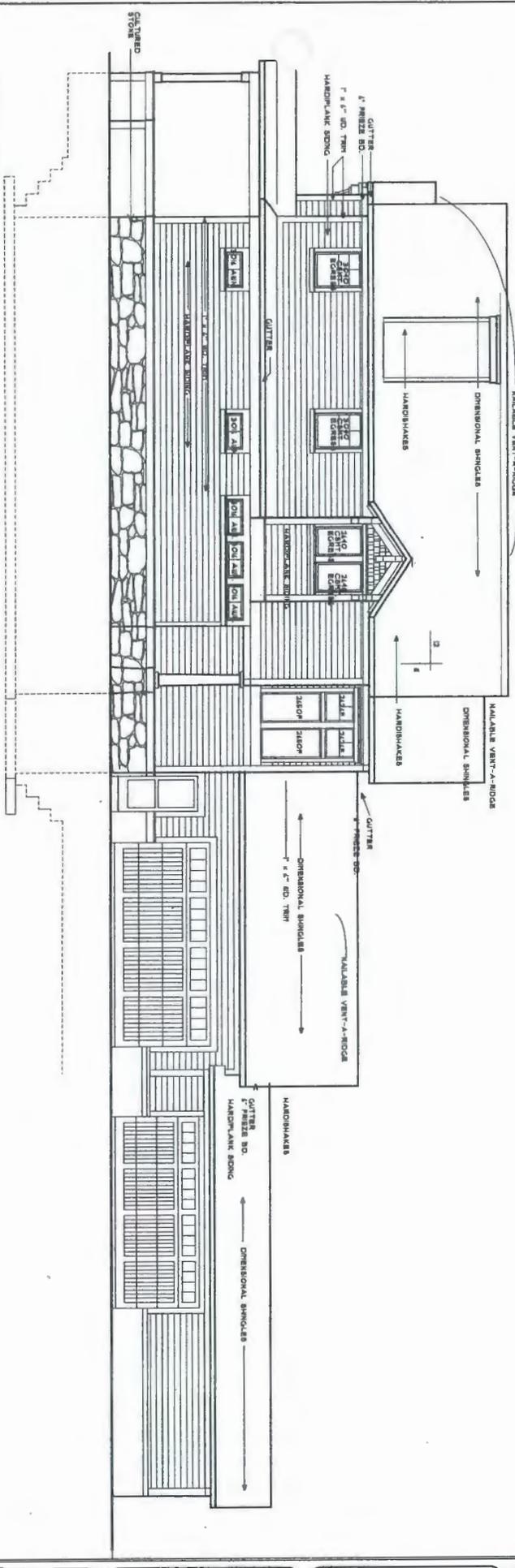
# LEFT SIDE ELEVATION

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



# RIGHT SIDE ELEVATION

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

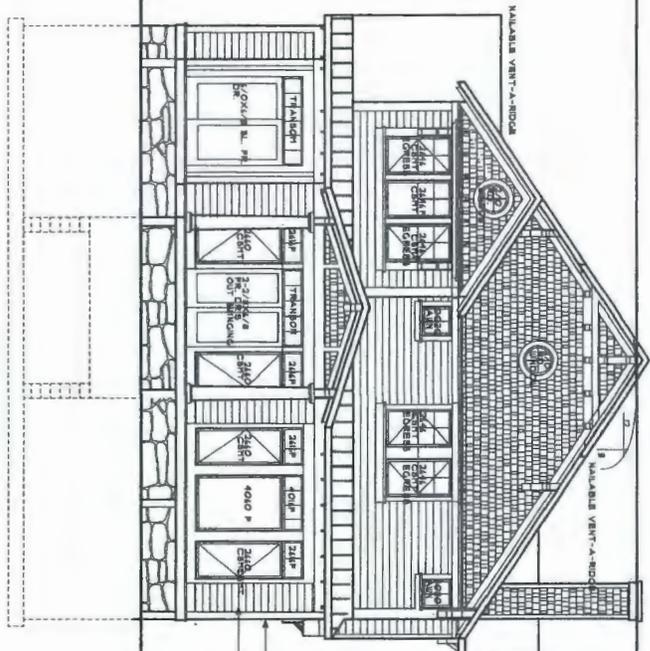


**HENS & KWIERS**  
ARCHITECTS P.C.  
112 THIRD STREET  
DOWNTOWN MICHIGAN  
ANN ARBOR, MI 48106-4708  
TEL: 734-769-8888  
FAX: 734-769-8888  
www.hensandkwiers.com

RENOVATION OF RESIDENCE  
MR. AND MRS. McDONALD  
11 E. LAKE DRIVE

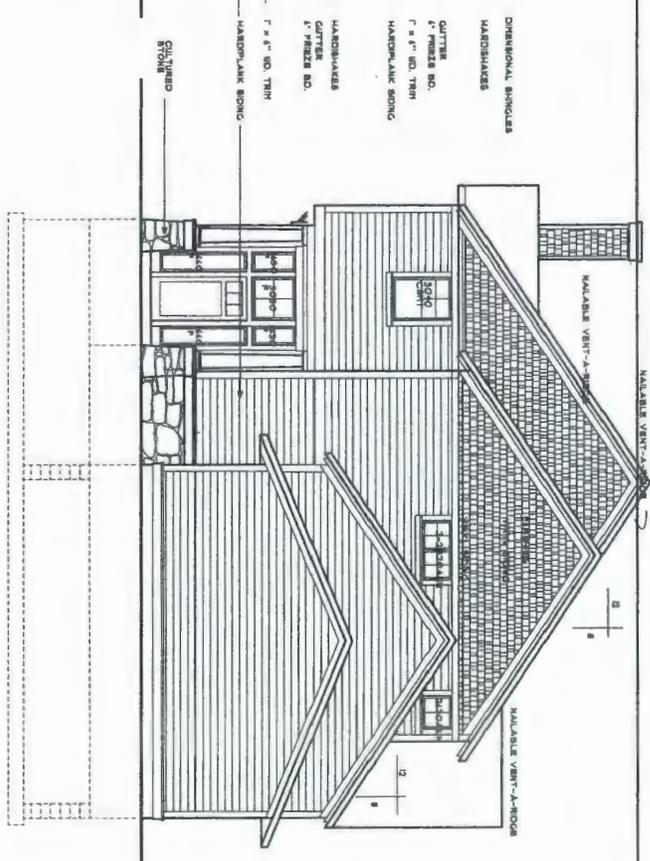
DATE: 4-21-15  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: [Blank]

SHEET NO. 3-057-RA  
5 OF 6  
200 MARCH



FRONT ELEVATION

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



REAR ELEVATION

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

- DIMENSIONAL SHINGLES
- HANDSHAKERS
- CUTTERS
- 2" FINISH BO.
- 1" x 6" BO. TRIM
- HANDPLANK SIDING
- HANDSHAKERS
- CUTTERS
- 1" x 6" BO. TRIM
- HANDPLANK SIDING
- 1" x 6" BO. TRIM
- HANDPLANK SIDING
- GUTTERED
- STONE

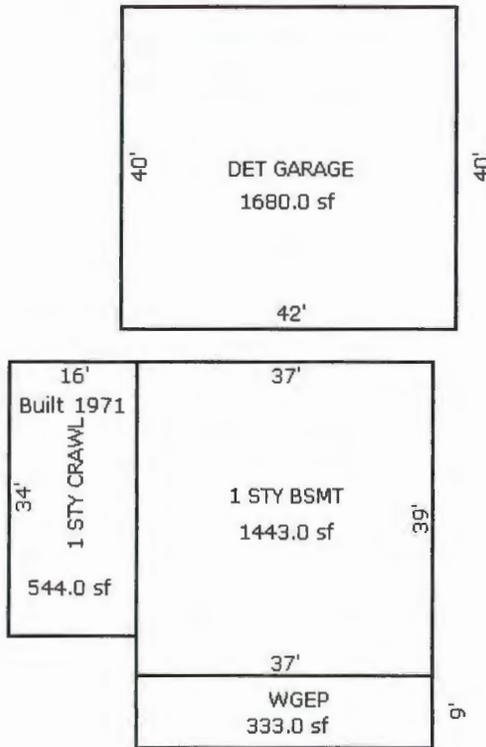
**HK**  
**HEN & KWANS**  
**ARCHITECTS P.C.**  
 80 E. THIRD STREET  
 CHICAGO, ILL. 60602  
 TEL: 312-467-8700  
 FAX: 312-467-8700  
 www.henkwan.com

RENOVATION OF RESIDENCE  
 MR. AND MRS. MCDONALD  
 1171 E. LAKE DRIVE

DATE	4-24-15
REVISION	9-24-14
DESIGNER	REXANION ETI
CHECKED	CHERWOOD, A.T.
DATE	
SCALE	
SHEET NO.	

- > Assessed Value: \$218,300 | Taxable Value: \$161,120
- > Property Tax Information found
- > 5 Building Department records found across 1 property

1167 East Lake Dr.



Examples of neighbors Garage

[Close or Esc Key](#)  
[Print](#)

	Final
	100.0000 %
	Final Taxable
\$214,750	\$158,590
\$203,000	\$156,100

Zoning Code  
Land Value  
Residence Zone

SEC 2 E SIDE-OFFLAKE  
Not Available

Total Area: '32  
Land Improvements: Not Available  
Renewable Zone Expiration: Not Available  
Date  
Mortgage Code: 00000  
Neighborhood Enterprise Zone: Not Available

Lot(s)	Frontage	Depth
Lot 1	Not Available	Not Available
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

T1N, R8E, SEC 2 SHORE ACRES SUB LOTS 70 & 71

**Land Division Act Information**

<b>Date Created</b>	Not Available	<b>Unallocated Div.s Transferred</b>	0
<b>Acreege of Parent</b>	0.00	<b>Rights Were Transferred</b>	Not Available
<b>Split Number</b>	0	<b>Courtesy Split</b>	Not Available
<b>Parent Parcel</b>	Not Available		

### Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
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No sales history found.

### Building Information - 1987 sq ft ONE STORY B (Residential)

#### General

<b>Floor Area</b>	1,987 sq ft	<b>Estimated TCV</b>	Not Available
<b>Garage Area</b>	0 sq ft	<b>Basement Area</b>	1,443 sq ft
<b>Foundation Size</b>	1,987 sq ft		
<b>Year Built</b>	1928	<b>Year Remodeled</b>	Not Available
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	58 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	0%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Not Available
<b>1st Floor Rooms</b>	0	<b>Sewer</b>	Not Available
<b>2nd Floor Rooms</b>	0	<b>Style</b>	ONE STORY B
<b>Bedrooms</b>	3		

#### Area Detail - Basic Building Areas

Height	Foundation	Exterior	Area	Heated
1 Story	Basement	Siding	1,443 sq ft	1 Story
1 Story	Crawl Space	Siding	544 sq ft	1 Story

#### Basement Finish

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

#### Plumbing Information

<b>3 Fixture Bath</b>	1	<b>2 Fixture Bath</b>	1
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#### Built-In Information

<b>Unvented Hood</b>	1
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#### Fireplace Information

<b>Exterior 1 Story</b>	1
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#### Porch Information

<b>CGEP (1 Story)</b>	333 sq ft	<b>Foundation</b>	Standard
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#### Deck Information

<b>Treated Wood</b>	703 sq ft
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### Building Information - 1680 sq ft Barn, General Purpose (Agricultural)

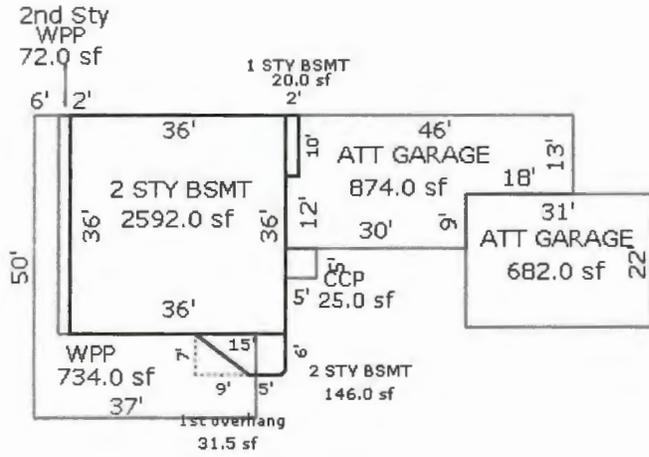
<b>Type</b>	Barn, General Purpose	<b>Class</b>	D,Frame
<b>Floor Area</b>	1,680 sq ft	<b>Estimated TCV</b>	Not Available
<b>Perimeter</b>	164 ft	<b>Height</b>	8 ft
<b>Year Built</b>	Not Available	<b>Quality</b>	Low Cost
<b>Percent Complete</b>	100%	<b>Heat</b>	No Heating/Cooling
<b>Physical Percent Good</b>	45%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	35 yrs

Right next to door  
to the left of our  
house

- > Assessed Value: \$248,650 | Taxable Value: \$196,000
- > Property Tax Information found
- > 11 Building Department records found across 1 property

1153 East lake Dr.

Examples of neighbors garage



Close or Esc Key  
Print

Final  
100.0000 %

Final Taxable  
\$244,050  
\$236,800  
\$192,920  
\$189,890

zoning Code	R 2	Total Acres	0.125
Land Value	\$236,800	Land Improvements	Not Available
Assessment Date	2024	Permitance Zone Expiration	Not Available
ECF Neighborhood	SEC 2 E SIDE-OFFLAKE	Date	00000
Lot Dimensions/Comments	Not Available	Mortgage Code	Not Available
		Neighborhood Enterprise Zone	Not Available

Lot(s)	Frontage	Depth
Lot 1	Not Available	Not Available
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

T1N, R8E, SEC 2 SHORE ACRES SUB LOT 74

**Land Division Act Information**

Date Created Not Available  
 Acreage of Parent 0.00  
 Split Number 0  
 Parent Parcel Not Available

Unallocated Div.s Transferred 0  
 Rights Were Transferred Not Available  
 Courtesy Split Not Available

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						

**Building Information - 2790 sq ft TWO STORY B (Residential)**

**General**

<b>Floor Area</b>	2,790 sq ft	<b>Estimated TCV</b>	Not Available
<b>Garage Area</b>	1,576 sq ft	<b>Basement Area</b>	1,389 sq ft
<b>Foundation Size</b>	1,389 sq ft		
<b>Year Built</b>	1990	<b>Year Remodeled</b>	Not Available
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	25 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	0%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Not Available
<b>1st Floor Rooms</b>	0	<b>Sewer</b>	Not Available
<b>2nd Floor Rooms</b>	0	<b>Style</b>	TWO STORY B
<b>Bedrooms</b>	3		

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	1,369 sq ft	2 Story
1 Story	Basement	Siding	20 sq ft	1 Story

**Area Detail - Overhangs**

Area	Story Height	Exterior	Included in Size for Rates
32 sq ft	1 Story	Siding	0

**Basement Finish**

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

**Plumbing Information**

<b>Average Fixture(s)</b>	1	<b>3 Fixture Bath</b>	3
<b>Extra Sink</b>	2	<b>Separate Shower</b>	1

**Built-In Information**

<b>Cook Top</b>	1	<b>Dishwasher</b>	1
<b>Garbage Disposal</b>	1	<b>Unvented Hood</b>	1
<b>Oven</b>	1	<b>Sauna</b>	1

**Fireplace Information**

<b>Prefab 1 Story</b>	1	<b>Prefab 2 Story</b>	1
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\* **Garage Information**

<b>Area</b>	894 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	1 Wall
<b>Year Built</b>	1990	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0
<b>Area</b>	682 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	18 Inch	<b>Common Wall</b>	1 Wall
<b>Year Built</b>	Not Available	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	0

1576 sq ft.

**Porch Information**

<b>WCP (1 Story)</b>	25 sq ft	<b>Foundation</b>	Standard
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Community Development Department  
 45175 Ten Mile Road  
 Novi, MI 48375  
 (248) 347-0415 Phone  
 (248) 735-5600 Facsimile  
 www.cityofnovi.org

## ZONING PLAN REVIEW RECORD

DATE OF REVIEW: 4/29/15 PERMIT #: \_\_\_\_\_  
 PROJECT ADDRESS: 1171 E. LAKE DR BUILDER/OWNER: MCDONALD  
 SUBDIVISION NAME: SHORE ACRES Lot #: 69

### I. ZONING PLAN REVIEW

**A. ZONING DISTRICT**

RA RESIDENTIAL ACREAGE (3.1.1)   
  R-1 ONE-FAMILY RESIDENTIAL (3.1.2)   
  R-2 ONE-FAMILY RESIDENTIAL (3.1.3)  
 R-3 ONE-FAMILY RESIDENTIAL (3.1.4)   
  R-4 ONE-FAMILY RESIDENTIAL (3.1.5)   
  MH MOBILE HOME (3.1.9)  
 OTHER

**(D) DEVELOPMENT STANDARDS**

PROJECT TYPE:	SETBACKS YARDS	ACTUAL	REQUIRED	COMPLIES
<input type="checkbox"/> SFR <input type="checkbox"/> MH	FRONT YARD			Y / N
<input checked="" type="checkbox"/> ADDITION <u>GARAGE</u>	REAR YARD			Y / N
<input type="checkbox"/> MASTER PLAN	MINIMUM SIDE YARD	<u>3'</u>	<u>10'</u>	Y / <u>N</u>
<input type="checkbox"/> OTHER	AGGREGATE SIDE YARD	<u>24'</u>	<u>25'</u>	Y / <u>N</u>

VARIANCE REQUIRED                      PLOT PLAN:  ATTACHED     NOT ATTACHED

**B. ACCESSORY STRUCTURE (Sections 4.19.(E), 4.19.1 (C) & 4.19.1 (E)(V))**

PROJECT TYPE:  ATTACHED GARAGE     DETACHED GARAGE     SHED     OTHER

DIMENSIONS: 24' FT X 24' FT Area: 576 SF ALLOWED: 850 SF HEIGHT \_\_\_\_\_ FT

COMPLIES: Y / N    576 + 864 = 1440 (590 + V)

ACCESSORY STRUCTURE(S)  < GROUND FLOOR AREA COMPLIES: Y / N     < 25% of REQ'D REAR YARD COMPLIES: Y / N

#1 DIMENSIONS: 36' FT X 24' FT AREA: 864 SF HEIGHT \_\_\_\_\_ FT

#2 DIMENSIONS: \_\_\_\_\_ FT X \_\_\_\_\_ FT AREA: \_\_\_\_\_ SF HEIGHT \_\_\_\_\_ FT

#3 DIMENSIONS: \_\_\_\_\_ FT X \_\_\_\_\_ FT AREA: \_\_\_\_\_ SF HEIGHT \_\_\_\_\_ FT

VARIANCE REQUIRED                      PLOT PLAN:  ATTACHED     NOT ATTACHED

**C. LOT COVERAGE (D)**

EXISTING FOOTPRINT: 3,086.94 + PROPOSED FOOTPRINT: 576 + OTHER: \_\_\_\_\_

= TOTAL AREA OF STRUCTURES 3,662.94 SF

TOTAL SQ. FT. OF PROPERTY: 13,189 SF (4,235) 25% of LOT COVERAGE: 3,297.25 SF COMPLIES: Y / N

VARIANCE REQUIRED                      PLOT PLAN:  ATTACHED     NOT ATTACHED

### II. ENVIRONMENTAL REVIEW STATUS

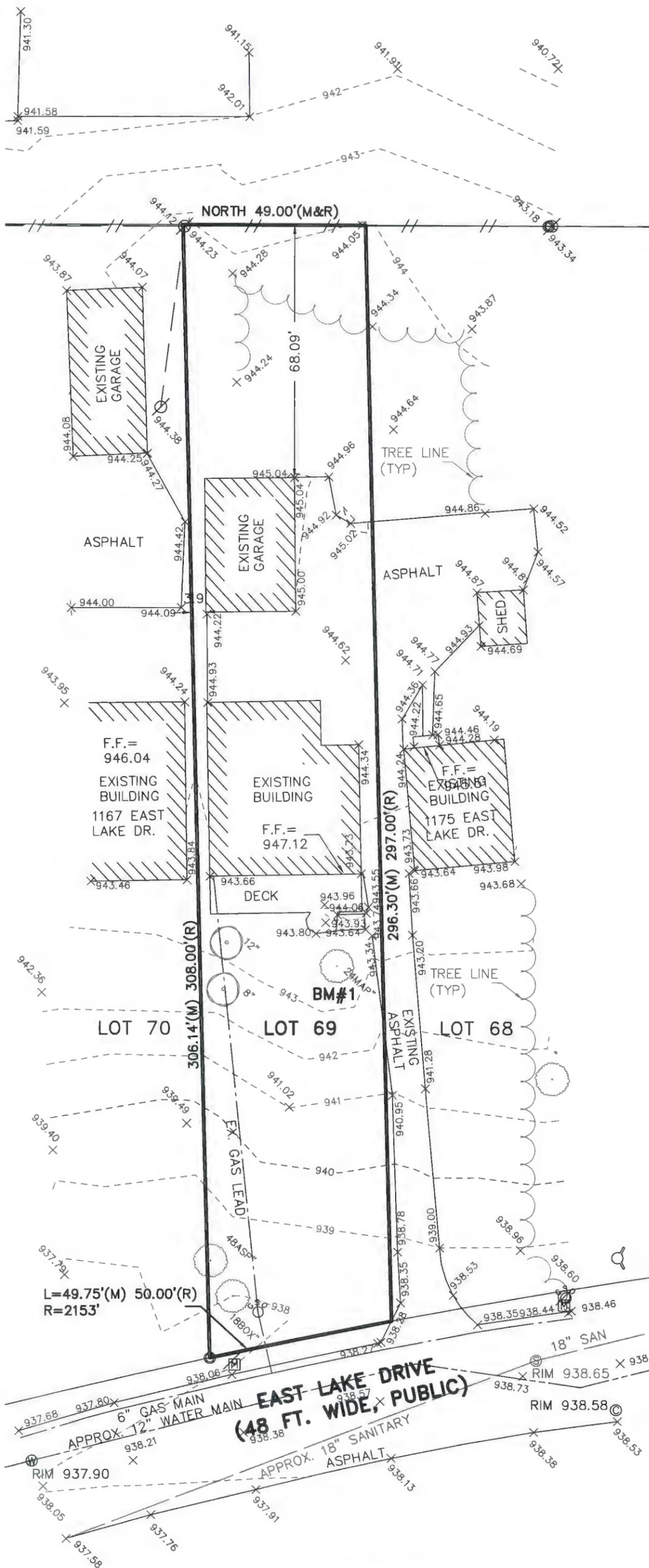
A. WOODLANDS		B. WETLANDS		C. FLOODPLAIN	
LOCATED ON PROPERTY	Y / N	LOCATED ON PROPERTY	Y / N	PROJECT LOCATED 100-YR.?	Y / N
ADJACENT TO PROPERTY	Y / N	ADJACENT TO PROPERTY	Y / N	FLOOD MAP PANEL:	
DISTANCE FROM STRUCTURE	FT	DISTANCE FROM STRUCTURE	FT	FLOOD ZONE:	MAP DATE:

PERMIT REQUIRED                      PLOT PLAN:  ATTACHED     NOT ATTACHED

COMMENTS: VARIANCE FOR LOT COVERAGE AND 1-YEAR EXTENSION

Hammond                      4/29/15

Plan Reviewer Name                      Date



- LEGEND:**
- EXISTING STORM
  - PROPOSED STORM
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - EXISTING SANITARY
  - PROPOSED SANITARY
  - PRO FLOW ARROW
  - PRO SPOT ELEVATION 60.0  
x
  - DROP BRICK LEDGE
  - EX. GAS SHUT-OFF
  - EX. UTILITY POLE
  - EX. SIGN
  - REMOVE TREE
  - EX. GATE VALVE
  - EX. CATCH BASIN
  - EX. HYDRANT
  - EX. STORM MH
  - EX. SANITARY MH
  - EX. MAILBOX
  - EX. COMM. MH

**BENCHMARK:**

**BM#1**  
NAIL IN SOUTH SIDE  
OF TREE IN LOT 69  
ELEVATION - 945.15

**BM DM5671**  
ELEVATION - 951.66

**DESCRIPTION:**  
T1N, R8E, SEC 2 SHORE  
ACRES SUB LOT 69

REVISED



**ALPINE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

**RESIDENTIAL**  
SUBDIVISIONS  
SITE CONDOMINIUM  
MULTI-FAMILY  
PLOT PLANS  
CONSTRUCTION LAYOUT

**SURVEYING**  
ALTA SURVEYS  
BOUNDARY SURVEYS  
TOPOGRAPHIC SURVEYS  
PARCEL SPLITS

**COMMERCIAL**  
SITE PLANNING  
SITE ENGINEERING  
INDUSTRIAL & MULTI-UNIT  
LAND SURVEYING  
CONSTRUCTION LAYOUT

CLIENT:

**CHRISTOPHER & ANEMARIE MCDONALD**

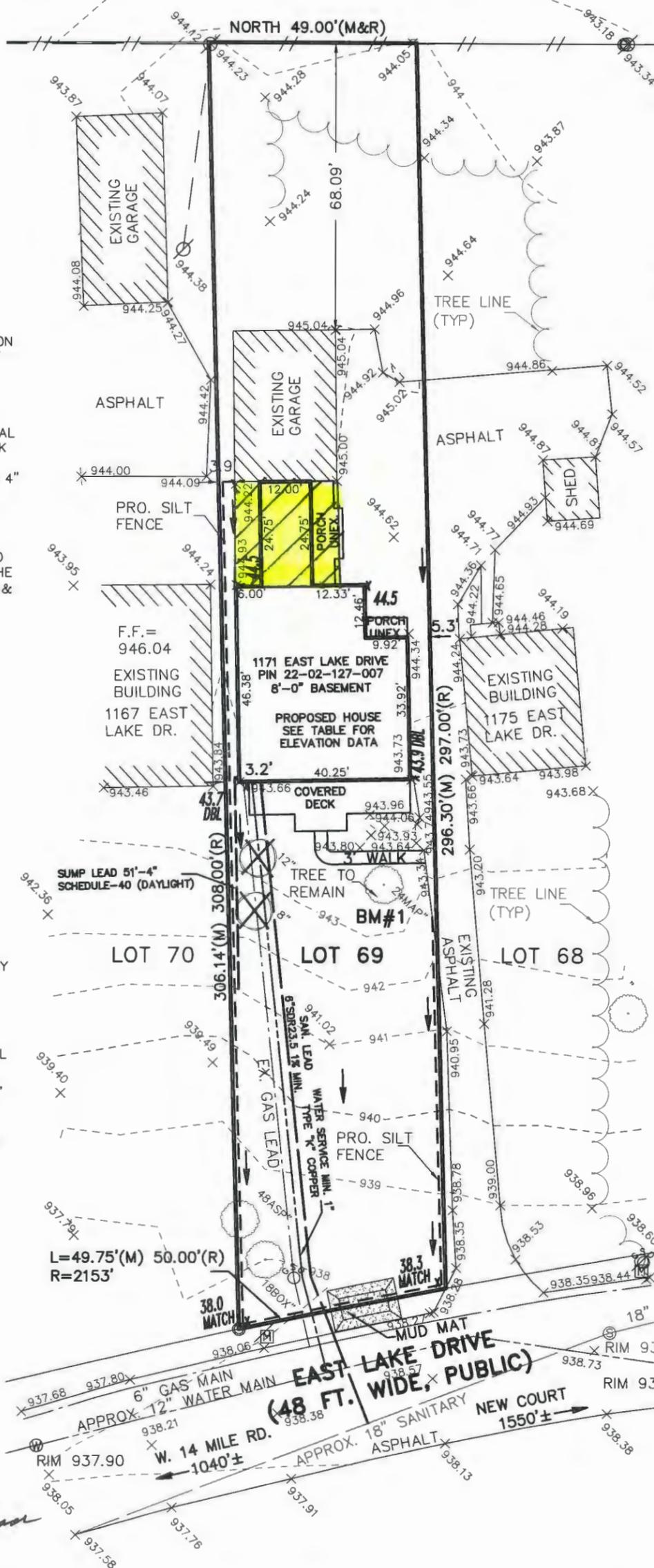
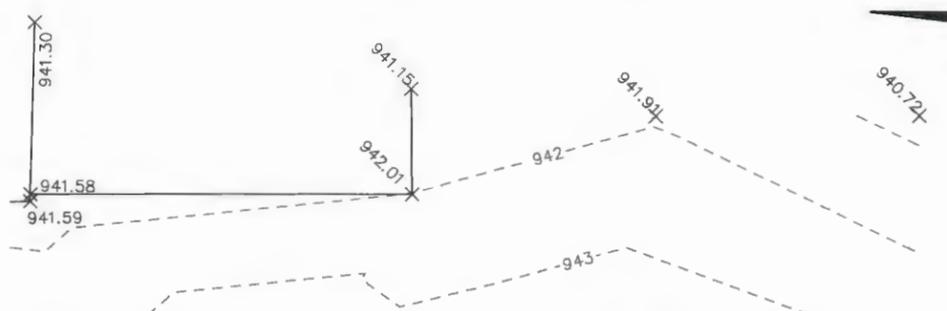
**TOPOGRAPHIC SURVEY**

1171 EAST LAKE DRIVE

SECTION: 2      TOWNSHIP: 1 N      RANGE: 8 E  
CITY OF NOVI      OKLAHOMA COUNTY  
MICHIGAN

46892 WEST ROAD      (248) 926-3701 (BUS)  
SUITE 109      (248) 926-3765 (FAX)  
NOVI, MICHIGAN 48377      WWW.ALPINE-INC.NET

DATE: 8/29/2014	DRAWN BY: TTP
CHECKED BY: GLM	
	
FBK: 279	2/2
CHF: AC	
SCALE HOR 1"=30 FT. VER 1"= FT.	14-343



**LEGEND:**

---	EXISTING STORM	---	EX. GATE VALVE
---	PROPOSED STORM	---	EX. CATCH BASIN
---	EXISTING WATER MAIN	---	EX. HYDRANT
---	PROPOSED WATER MAIN	---	EX. STORM MH
---	EXISTING SANITARY	---	EX. SANITARY MH
---	PROPOSED SANITARY	---	EX. MAILBOX
→	PRO FLOW ARROW	⊗	EX. COMM. MH
x 60.0	PRO SPOT ELEVATION	⊠	
x 60.0 DBL	DROP BRICK LEDGE	⊙	
⊗	EX. GAS SHUT-OFF	⊕	
⊕	EX. UTILITY POLE	⊖	
⊖	EX. SIGN	⊗	
⊗	REMOVE TREE		

**ELEVATION DATA TABLE:**

<b>HOUSE</b>	
FINISHED FLOOR=	947.01
TOP/WALL=	945.83
FINISHED GRADE=	944.5
TOP/ FOOTING=	937.83
BASEMENT/FLOOR=	938.17
<b>GARAGE</b>	
TOP/SLAB @ DOOR=	EXISTING

**BENCHMARK:**

BM#1  
NAIL IN SOUTH SIDE OF TREE IN MIDDLE OF LOT 69  
ELEVATION - 945.15 N.A.V.D.88

NGS BM DM5671  
ELEVATION - 951.66 N.A.V.D.88

**DESCRIPTION:**  
T1N, R8E, SEC 2 SHOR.  
ACRES SUB LOT 69

- NOTES:**
- 1) LOCATION OF HOUSE IS PER BUILDERS REQUEST.
  - 2) BUILDER SHOULD VERIFY DEPTH & LOCATION OF EXISTING SANITARY LEAD PRIOR TO START OF CONSTRUCTION. SANITARY SEWER LEAD SHALL BE 6" PVC SDR 23.5 AT 1% MINIMUM SLOPE.
  - 3) LOCATION OF WATER SERVICE IS APPROXIMATE. BUILDER SHALL DETERMINE FINAL LOCATION. WATER SERVICE SHALL BE TYPE-K COPPER OR HDPE SDR-9.
  - 4) SUMP DISCHARGE LINE SHALL BE MINIMUM 4" PVC SCH 40.
  - 5) WOODLAND PROTECTION FENCES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. (WHERE APPLICABLE)
  - 6) ALL PROPOSED UTILITY LEADS AS LOCATED UNDER OR WITHIN A 1 ON 1 INFLUENCE OF THE DRIVEWAY SHALL BE BACKFILLED IN 6" LIFTS & COMPACTED TO 95% MAX. DENSITY.
  - 7) SILT FENCE & INLET FILTERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



*Ginger Michalski-Wallace*

REVISED

**ALPINE ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

<p><b>RESIDENTIAL</b> SUBDIVISIONS SITE CONDOMINIUM MULTI-FAMILY PLOT PLANS CONSTRUCTION LAYOUT</p>	<p><b>SURVEYING</b> ALTA SURVEYS BOUNDARY SURVEYS TOPOGRAPHIC SURVEYS PARCEL SPLITS</p>	<p><b>COMMERCIAL</b> SITE PLANNING SITE ENGINEERING INDUSTRIAL &amp; MULTI-UNIT LAND SURVEYING CONSTRUCTION LAYOUT</p>
46892 WEST ROAD SUITE 109 NOVI, MICHIGAN 48377	(248) 926-3701 (BUS) (248) 926-3765 (FAX) WWW.ALPINE-INC.NET	

CLIENT: **CHRISTOPHER & ANEMARIE MCDONALD**

**PLOT PLAN**

1171 EAST LAKE DRIVE

SECTION: 2 TOWNSHIP: 1 N RANGE: 8 E  
CITY OF NOVI OAKLAND COUNTY MICHIGAN

DATE: 8/29/2014

DRAWN BY: TTP

CHECKED BY: GLM

SCALE: HOR 1"=30 FT. VER 1"= FT.

1/2

14-343