



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: November 10, 2020

REGARDING: 1250 E Lake Drive, Parcel # 50-22-02-151-016 (PZ20-0039)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Brian Gabel

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Novi Road and South of Fourteen Mile Road
Parcel #:	50-22-02-151-016

Request

The applicant is requesting variances from The City of Novi Zoning Ordinance Section 3.1.5 for a 2 foot front yard setback (30 feet required, variance of 28 feet); a 3 foot rear yard setback (35 feet required, variance of 32 feet); a side yard setback of 1.67 feet (10 feet required, variance of 8.33 feet); an aggregate total side yard setback of 6.4 feet (25 feet required, variance of 18.66 feet); and a proposed lot coverage of 34% (25% required, variance of 9%). These variances would accommodate the building a new home addition. 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. **PZ20-0039**, 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. **PZ20-0039**, 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 Petitioner's 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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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

SEP 01 2020

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$200.00</u>	
PROJECT NAME / SUBDIVISION				Meeting Date: <u>Oct 13, 2020</u>	
ADDRESS <u>1250 E. LAKE DR.</u>		LOT/SUITE/SPACE #		ZBA Case #: <u>PZ 20-0039</u>	
SIDWELL # <u>50-22-02-151-016</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					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS <u>BGABEL2@FORD.COM</u>		CELL PHONE NO. <u>(313) 806-1951</u>	
NAME <u>BRIAN GABEL</u>				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS <u>1250 E. LAKE DR.</u>		CITY <u>NOVI</u>		STATE <u>MI</u>	ZIP CODE <u>48377</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 <u>3.1.5</u>		Variance requested <u>Lot size</u>			
2. Section <u>3.1.5</u>		Variance requested <u>Lot Coverage</u>			
3. Section <u>3.1.5</u>		Variance requested <u>Setbacks</u>			
4. Section _____		Variance requested _____			
IV. FEES AND DRAWINGS					
A. FEES					
<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. 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 			<ul style="list-style-type: none"> • 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 		



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

D. J. J.
Applicant Signature

09/01/2020
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



Community Development Department

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Novi, MI 48375
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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.

Describe below:

Our property at 1250 E Lake drive is very narrow along the shore of Walled Lake, dropping to less than 68 ft on the North side. The house was originally built as a cottage in 1930 and the garage is of the same era. The garage sits as close as 2.2 ft on the North side to the abutting shared lake lot on the North and the house is 5.4 ft from the property on the South side. The current house on the West side, toward the lake is 13 ft. from the water's edge. See survey.

OR

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

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. **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).

Our house at 1250 E Lake Dr. was one of the first in the area (ca. 1930) and built prior to the existing zoning setbacks, hence it has been non-conforming when the setbacks were established. Any modifications to the existing structures would thereby be non-conforming to the current regulations.

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.

Since the current structures are non-conforming to the setback, frontage and lot coverage regulations, we would be unable to make any modifications, renovations, or additions without variances. See the recent survey provided, which shows that the allowed building envelope is much smaller and largely within the footprint of the existing house.

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 variances are necessary due to the position of the existing house and garage and their setbacks to the surrounding property and lake; therefore they are as minimal as possible. The distance from the current house and garage to the property lines are consistent with other houses along E. Lake Drive, and would remain consistent with the approval of the new addition to the 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.

Any changes to the house, garage and property would have a positive impact on surrounding homes and increase property values. Many homes along the East shore of Walled Lake (on E Lake Dr) have been extensively updated, renovated, add-on, or torn down and rebuilt from the ground up. All of them require variances to Novi regulations due to the small lake lot sizes that were developed a century ago. Our planned renovation is keeping with the current trend of property improvements, including larger size, professional design, upgraded materials, and modern standards of construction. We are not impeding on the site lines to the lake of our neighbor to the South in any way. There are no houses to our North, only lake lots, and we are not impeding on their view of the lake. We have worked hard with the architect to minimize any loss of view of our neighbors across E Lake Dr (to the East), and most of the new addition is added within the front elevation of the current house. Rather than connecting the current house to the garage with a large addition, we have elected to use a glass breezeway to maintain as much of the view as possible.



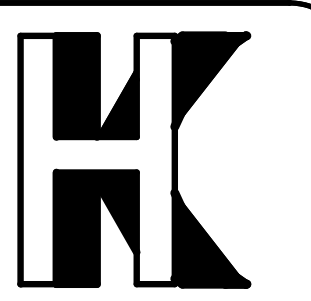
WALLED LAKE ELEVATION

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



FRONT ELEVATION

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

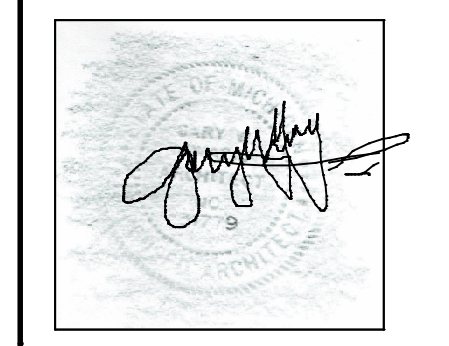


HEINS & KWAPIS
ARCHITECTS P.C.

126 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6786
FAX: 248-651-8989
heinsandkwapis@globalnet.net

PROPOSED ADDITION
AND RENOVATION
FOR: GABLE RESIDENCE
1250 E. LAKE ROAD

REVISION: 8-31-2020
8-21-2020
DRAWN BY:
CHECKED BY:
DATE: 6-25-2020



SEAL

SHEET NO.

1 OF 3

JOB NUMBER

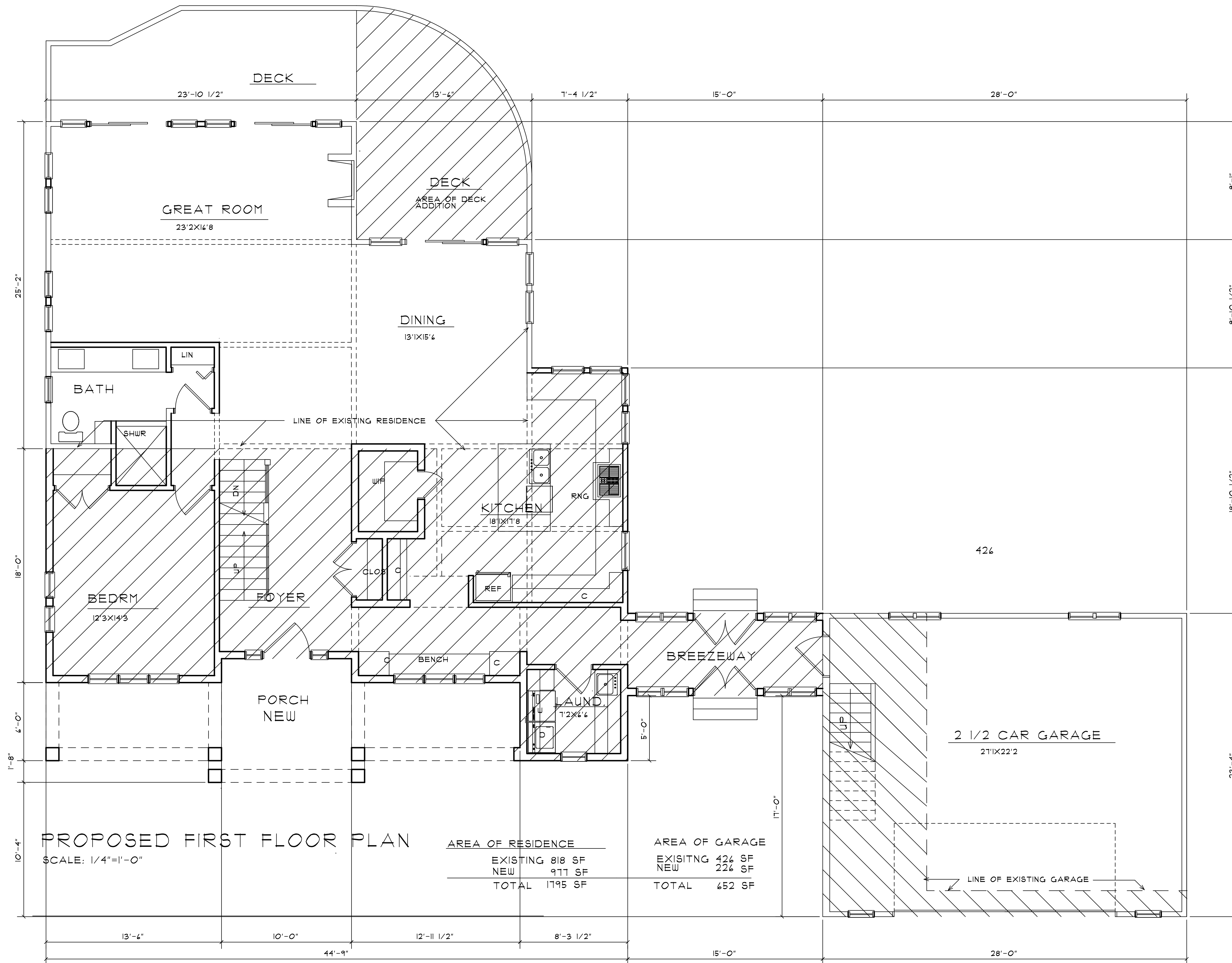
20-031-RA



HEINS & KWAPIS
ARCHITECTS P.C.

128 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-6766
FAX: 248-651-8969
heinsandkwapis@icglobe.net

PROPOSED ADDITION
AND RENOVATION
FOR: GABLE RESIDENCE
1250 E. LAKE ROAD



LEGEND

	AREA OF ADDITION TO RESIDENCE
	AREA OF ADDITION TO GARAGE

LOT COVERAGE

RESIDENCE 1795 SF	LOT AREA 1238 SF
GARAGE 652 SF	
TOTAL AREA 2447 SF	2447SF/1238SF = 34% LOT COVERAGE

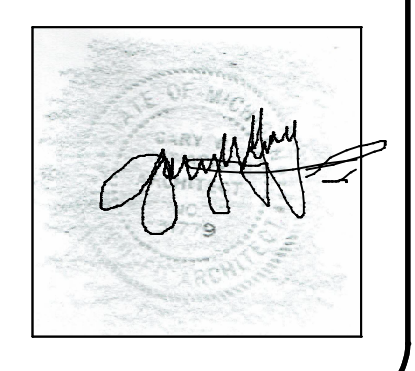
REVISION:

8-21-2020	
8-21-2020	
8-10-2020	

DRAWN BY:

CHECKED BY:

DATE: 6-25-2020



SHEET NO.
2 OF 3

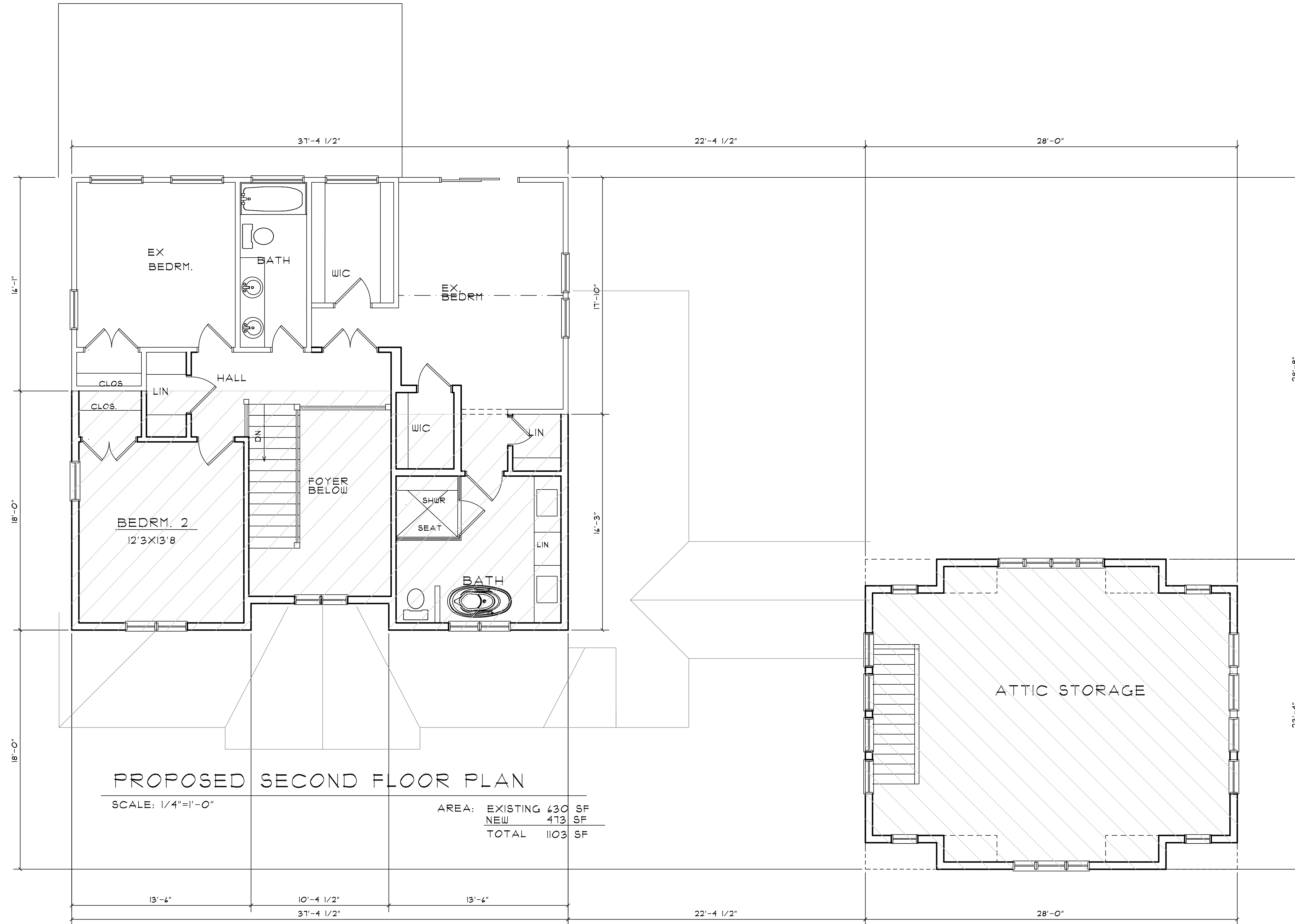
JOB NUMBER
20-031-RA



**HEINS & KWAPIS
ARCHITECTS P.C.**

128 E. THIRD STREET
ROCHESTER, MICHIGAN
48307
PH: 248-651-8766
FAX: 248-651-8969
heinsandkwapispl@globalnet.net

PROPOSED ADDITION
AND RENOVATION
FOR: GABLE RESIDENCE
1250 E. LAKE ROAD



LEGEND

- AREA OF ADDITION TO RESIDENCE
- AREA OF ADDITION TO GARAGE

8-31-2020

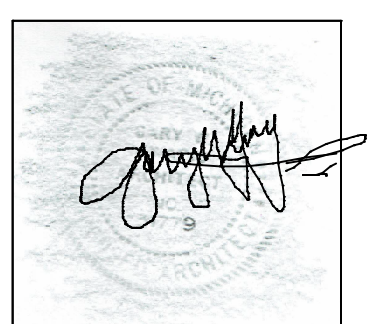
8-28-2020
8-21-2020
8-10-2020

REVISION

DRAWN BY:

CHECKED BY:

DATE: 6-25-2020



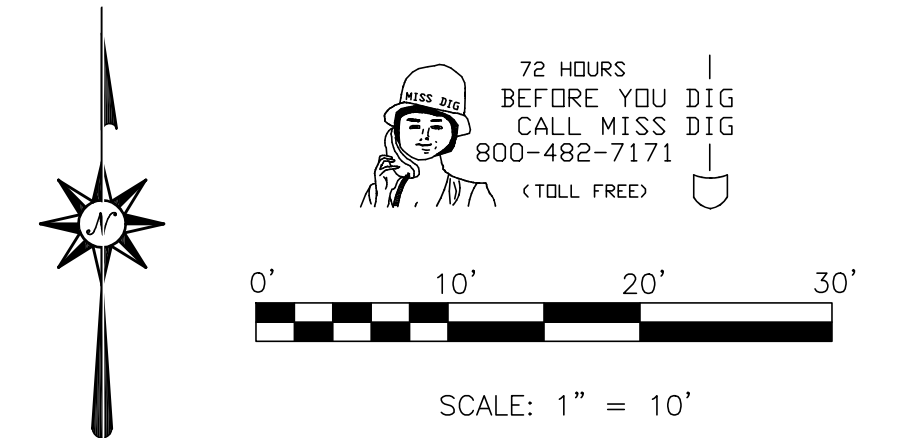
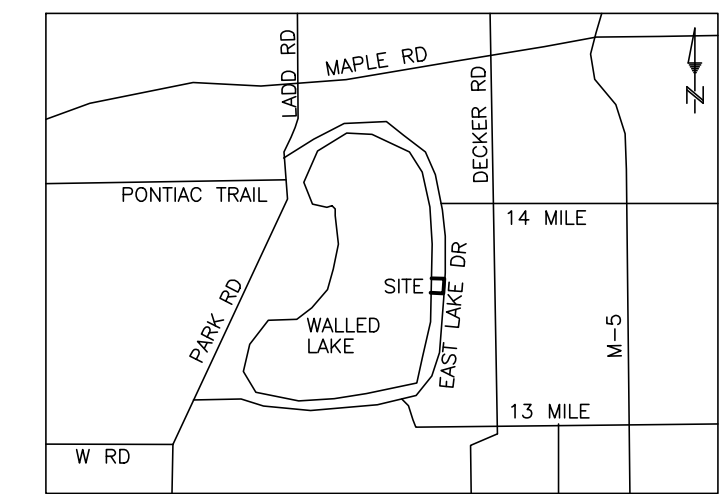
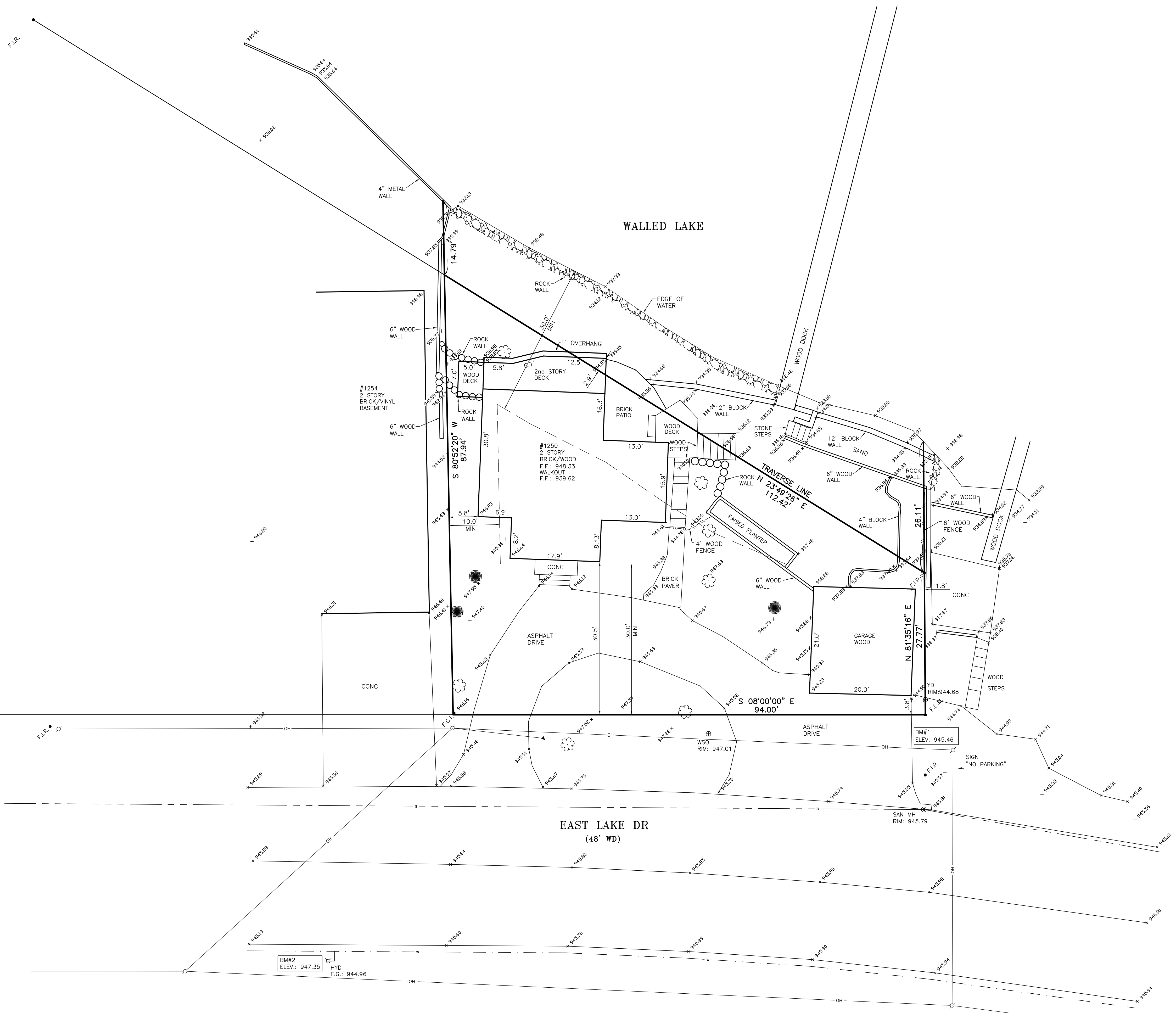
SEAL

SHEET NO.

3 OF 3

JOB NUMBER

20-031-RA



LEGAL DESCRIPTION

LOT 1 OF SUPERVISOR'S PLAT NO. 1, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 2, T.1N., R.8E., NW1 TOWNSHIP (NOW CITY OF NOVI), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS, PAGE 45 OAKLAND COUNTY RECORDS.

BENCHMARKS

BM#1
RAIL ROAD SPIKE IN UTILITY POLE LOCATED BY THE NORTHEAST CORNER OF PROPERTY #1250 WEST OF EAST LAKE DRIVE.
ELEV. 945.46 NAVD 88

BM#2
ARROW ON HYDRANT LOCATED EAST OF EAST LAKE DRIVE SOUTH OF PROPERTY #1250
ELEV. 947.35 NAVD 88

ZONING & SETBACKS

ZONED: R-4 ONE FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:
FRONT: 30 FEET
REAR: 10 FEET ONE SIDE (25 FEET TOTAL)
SIDES: 35 FEET

FLOODPLAIN

SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP SERVICE CENTER FOR CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.

MAP NUMBER: 26125C0488F
EFFECTIVE DATE: 9/29/2006

LOT AREA

LOT AREA: 7237.73 SQUARE FEET
0.17 ACRES

LOT AREA IS MEASURED TO EDGE OF WATER PER PLAT.

UTILITY NOTE

UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

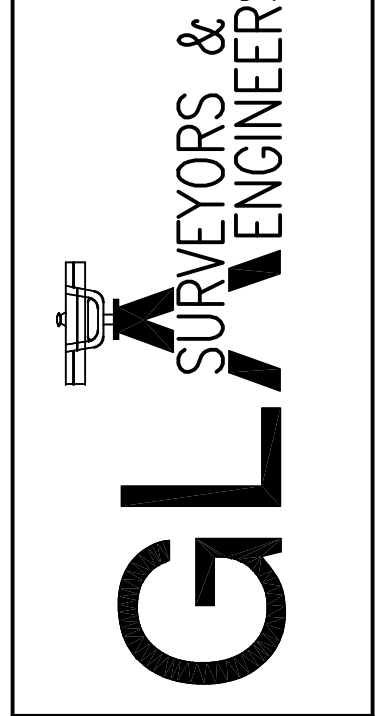
BENCHMARK	B.M.	STORM MANHOLE
FINISHED FLOOR	F.F.	STORM CATCH BASIN
FINISHED GRADE	F.G.	SANITARY MANHOLE
EXISTING	EX.	GATE VALVE & WELL
FIELD MEASURE	F.M.	DET. EDISON MANHOLE
INVERT ELEVATION	I.E.	WATER/GAS SHUT OFF
GAS MAIN	—	FIRE HYDRANT
WATERMAIN	—	UTILITY POLE
STORM SEWER	—	SOIL BORING
SANITARY SEWER	—	SEPTIC TANK
OVERHEAD WIRES	—OH	WELL
1" WATER SERVICE	—WS	POLE OR POST
6" SANITARY LEAD	—SL	MAILBOX
PROP. SUMP LEAD	—SUMP	SON
FENCE	—	LIGHT
PROP. ELEVATION	—	DECIDUOUS TREE
EX. SPOT ELEVATION	—	EVERGREEN TREE
RECORDED DISTANCE	R.	FLAGPOLE
MEASURED DISTANCE	M.	HANDICAPPED STALL
SET IRON	S.I.	PAY PHONE
FOUND IRON	F.I.	GLYWIRES
FOUND CONC. MON.	F.C.M.	EX. GAS PUMP
POINT OF BEGINNING	P.O.B.	GAS MARKER
TOP OF PIPE	T/P	MONITORING WELL
TOP OF CURB	T/C	SECTION CORNER
OUTTER	O	UTILITY PEDESTAL
CLEAN OUT	C.O.	CULVERT
ENCROACHMENT	ENC.	
TO BE REMOVED	T.B.R.	

FILE NO.: 3981-001	DWG. NO.: 3981-001
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

CLIENT: 08/28/2020

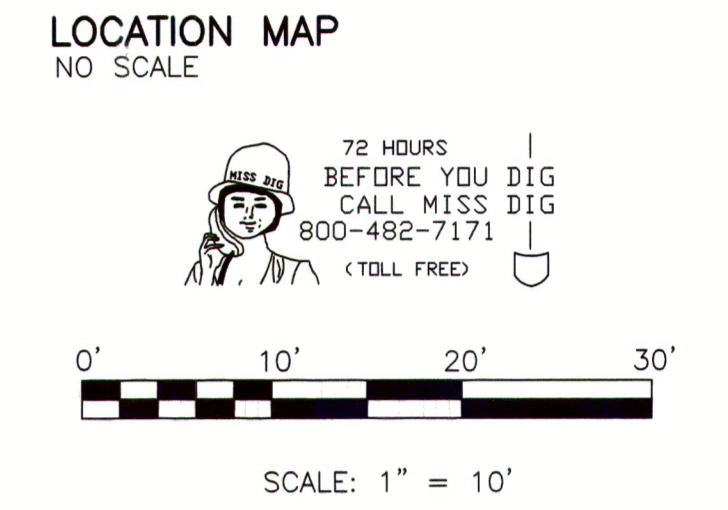
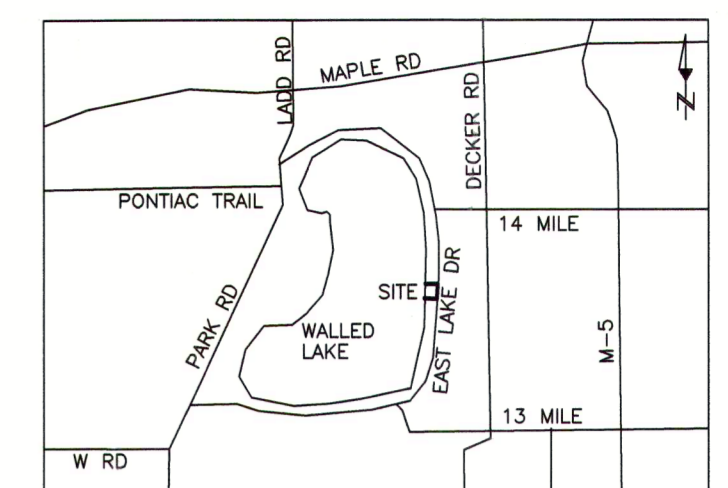
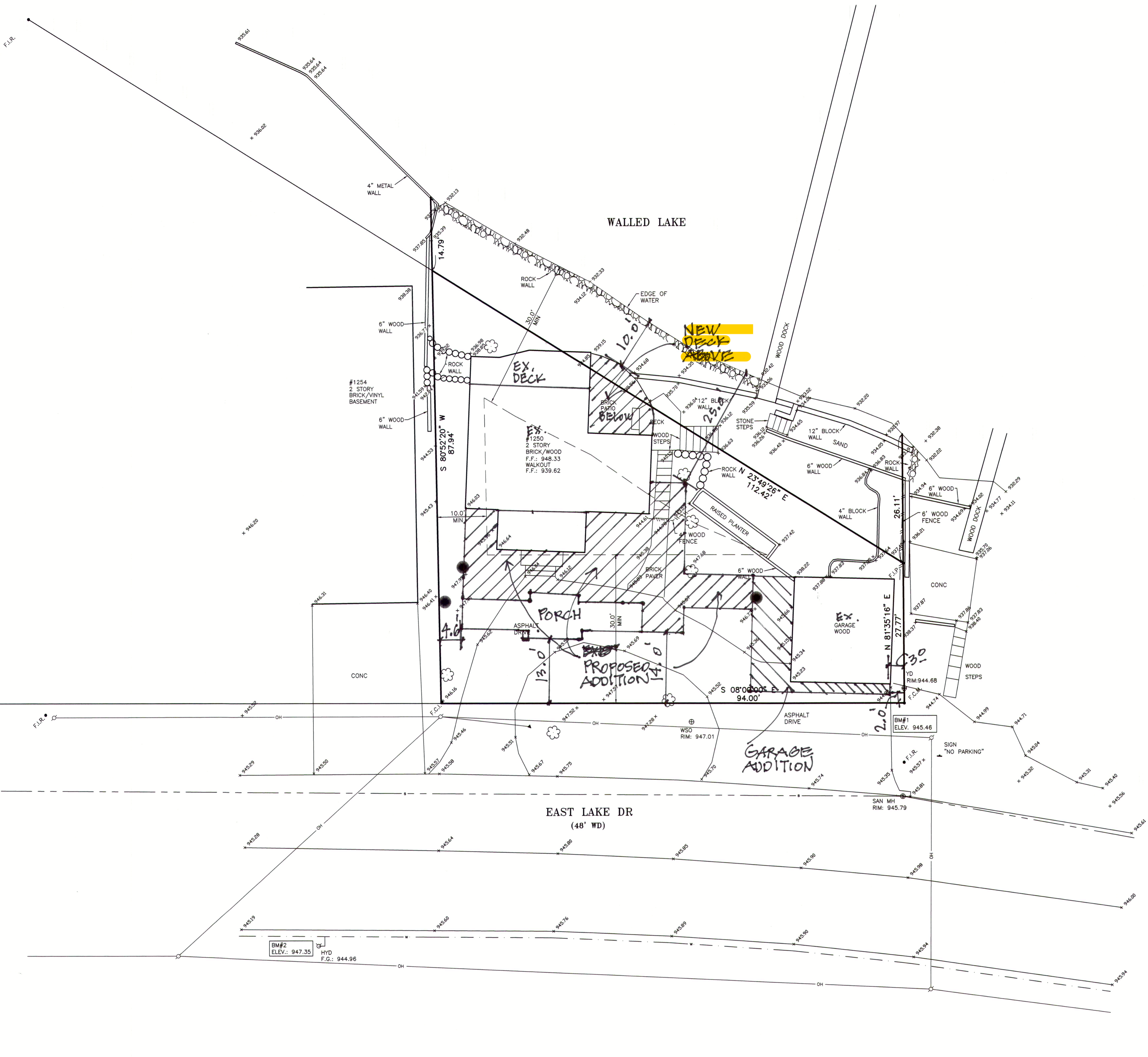
NICKI GABEL
1250 EAST LAKE DRIVE
NOVI, MI 48377

8495 N. TERRITORIAL RD.
PLYMOUTH, MI 48170
PHONE: (734) 416-9650
FAX: (734) 416-9657
www.glasurveyor.com



TOPOGRAPHIC SURVEY
GABEL PROPERTY
1250 EAST LAKE DRIVE
PART OF N.W. 1/4 SEC. 2, T.1N., R.8E.
CITY OF NOVI, OAKLAND CO., MICHIGAN





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TO BE REMOVED	T.B.R.	

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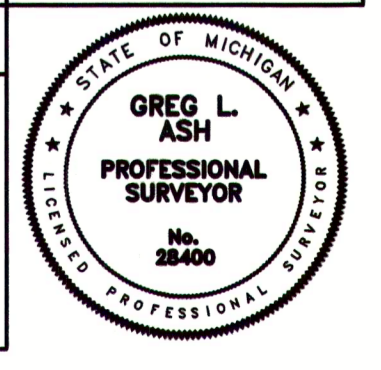
CLIENT: 08/28/2020

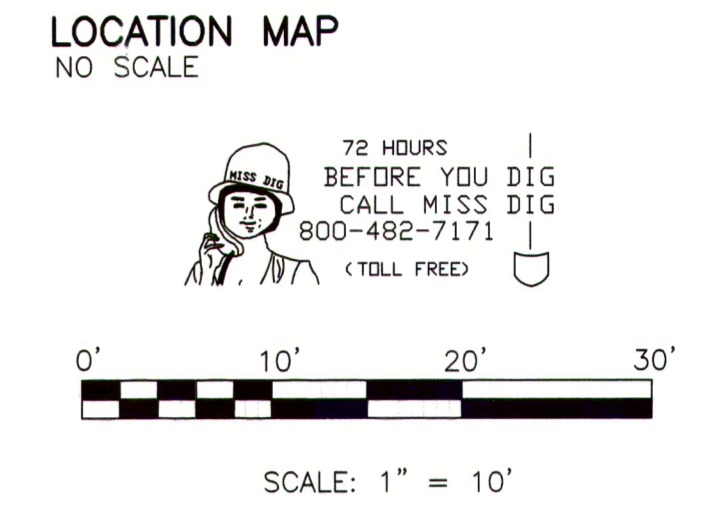
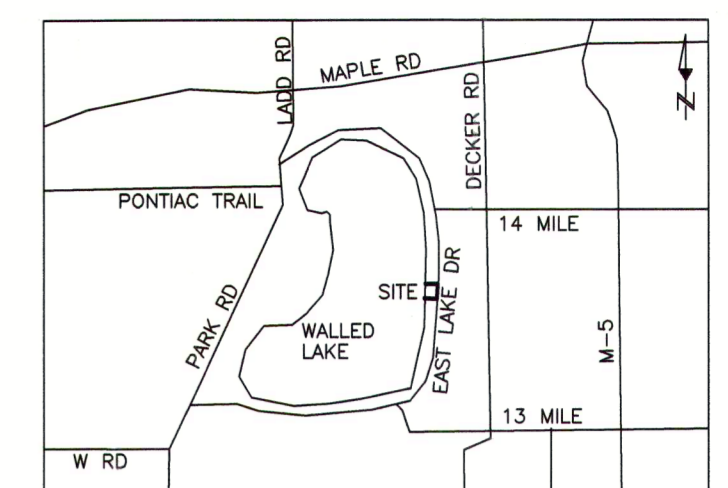
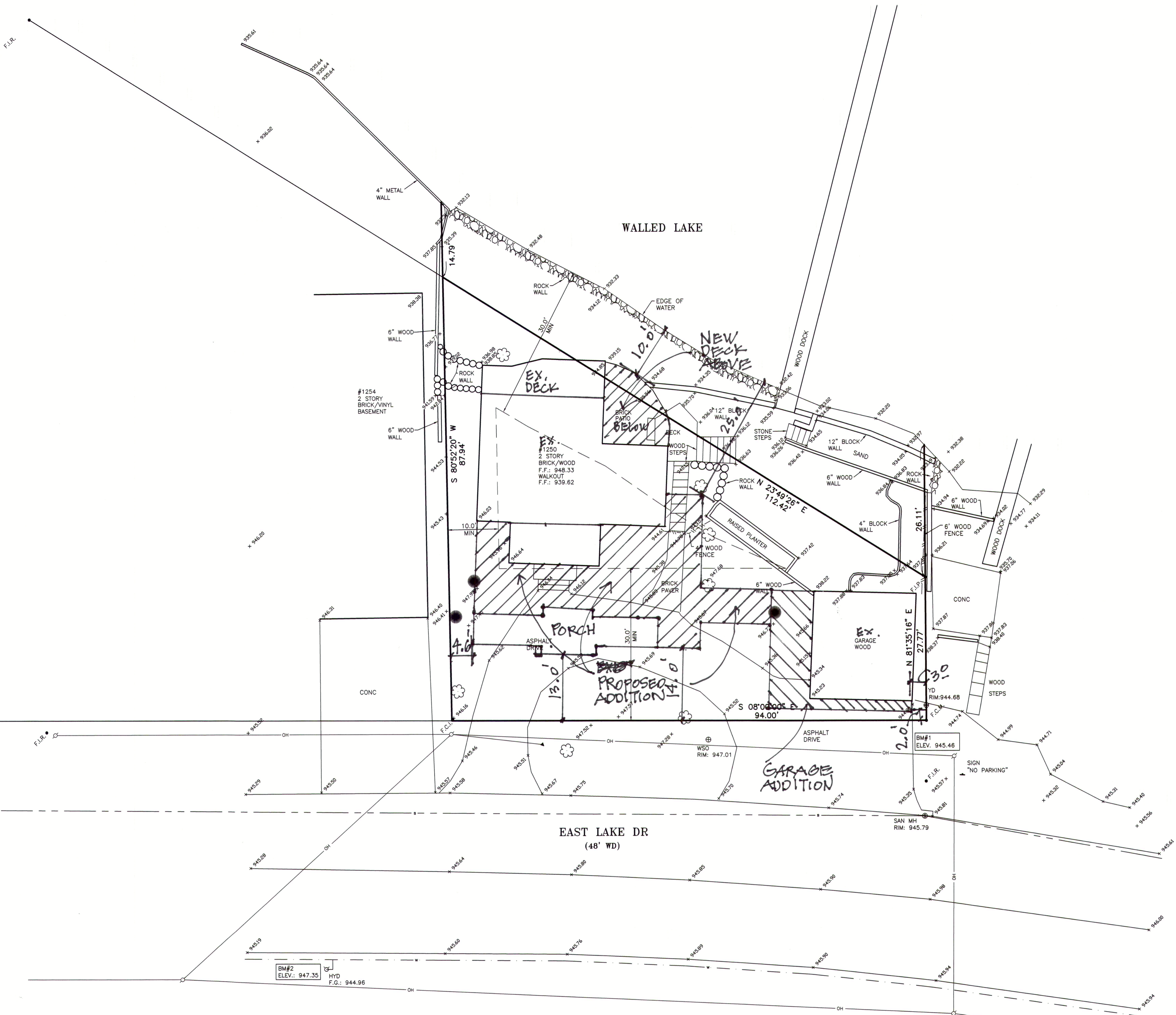
NICKI GABEL
 1250 EAST LAKE DRIVE
 NOVI, MI 48377

8495 N. TERRITORIAL RD.
 PLYMOUTH, MI 48170
 PHONE: (734) 416-9650
 FAX: (734) 416-9657
 www.glasurveyor.com

GLA SURVEYORS & ENGINEERS

TOPOGRAPHIC SURVEY
 GABEL PROPERTY
 1250 EAST LAKE DRIVE
 PART OF N.W. 1/4 SEC. 2, T.1N., R.8E.
 NOVI TOWNSHIP, OAKLAND CO., MICHIGAN





LEGAL DESCRIPTION
 LOT 1 OF SUPERVISOR'S PLAT NO. 1, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 2, T.1N., R.8E., NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 54 OF PLATS, PAGE 45 OAKLAND COUNTY RECORDS.

BENCHMARKS
 BM#1
 RAIL ROAD SPIKE IN UTILITY POLE LOCATED BY THE NORTHEAST CORNER OF PROPERTY #1250 WEST OF EAST LAKE DRIVE.
 ELEV. 945.46 NAVD 88
 BM#2
 ARROW ON HYDRANT LOCATED EAST OF EAST LAKE DRIVE SOUTH OF PROPERTY #1250
 ELEV. 947.35 NAVD 88

ZONING & SETBACKS
 ZONED: R-4 ONE FAMILY RESIDENTIAL
 SETBACK REQUIREMENTS:
 FRONT: 30 FEET
 REAR: 10 FEET ONE SIDE (25 FEET TOTAL)
 SIDES: 35 FEET

FLOODPLAIN
 SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP SERVICE CENTER FOR CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.
 MAP NUMBER: 26125C0488F
 EFFECTIVE DATE: 9/29/2006

UTILITY NOTE
 UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY, AND BY FIELD OBSERVATION WHERE POSSIBLE. ALL MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

BENCHMARK	B.M.	STORM MANHOLE
FINISHED FLOOR	F.F.	STORM CATCH BASIN
FINISHED GRADE	F.G.	SANITARY MANHOLE
EXISTING	EX.	GATE VALVE & WELL
FIELD MEASURE	F.M.	DET. EDISON MANHOLE
INVERT ELEVATION	I.E.	WATER/GAS SHUT OFF
GAS MAIN	—	FIRE HYDRANT
WATERMAIN	—	UTILITY POLE
STORM SEWER	—	SOIL BORING
SANITARY SEWER	—	SEPTIC TANK
OVERHEAD WIRES	—	WELL
1" WATER SERVICE	—	POLE OR POST
6" SANITARY LEAD	—	MAILBOX
PROP. SUMP LEAD	—	SIGN
FENCE	—	LIGHT
PROP. ELEVATION	—	DECIDUOUS TREE
EX. SPOT ELEVATION	—	EVERGREEN TREE
RECORDED DISTANCE	R.	FLAGPOLE
MEASURED DISTANCE	M.	HANDICAPPED STALL
SET IRON	S.I.	PAY PHONE
FOUND IRON	F.I.	GLYTWIRE
FOUND CONC. MON.	F.C.M.	EX. GAS PUMP
POINT OF BEGINNING	P.O.B.	GAS MARKER
TOP OF PIPE	T/P	MONITORING WELL
TOP OF CURB	T/C	SECTION CORNER
GUTTER	G	UTILITY PEDESTAL
CLEAN OUT	C.O.	CULVERT
ENCROACHMENT	ENC.	
TO BE REMOVED	T.B.R.	

FILE NO.: 3981-001	DWG. NO.: 3981-001
DESIGNED BY: XXX	SHEET No.
DRAWN BY: BGW	1-1
CHECKED BY: G.L.A.	
SCALE: 1" = 10'	

08/28/2020 CLIENT

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 NOVI TOWNSHIP, OAKLAND CO., MICHIGAN

STATE OF MICHIGAN
GREG L. ASH
 PROFESSIONAL SURVEYOR
 No. 28400

Oppermann, Katherine

From: postmaster@muniweb.com
Sent: Monday, October 5, 2020 9:00 AM
To: Oppermann, Katherine; Boulard, Charles
Subject: Zoning Board of Appeals Meeting - Live Comment

Name: Jean and Ralph McIntyre
Address: 1253 East Lake Drive
Feedback: APPROVAL for 1250 E Lake Drive
Email: jeanm50@gmail.com
Date Submitted: 10/5/2020 8:59:28 AM

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 TEN MILE ROAD
NOVI, MI 48375

Please note my comments to:

1250 E Lake Drive, Parcel # 50-22-02-151-016 (PZ20-0039)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

family shared plans with us. All
very nice and improves the
street.

(PLEASE PRINT CLEARLY)

Name: JAMIE & ERIKA GROVES

Address: 1245 E. LAKE DR.

Date: _____

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.

Oppermann, Katherine

From: chicagroves@gmail.com
Sent: Saturday, October 10, 2020 4:20 PM
To: Oppermann, Katherine
Subject: 1250 E. Lake Dr. Novi, MI. 48377

Kate,

We received a zoning variance notification form for 1250 E. Lake Dr., Novi MI 48377 - Brain and Nicki Gable. I can not seem to locate the form (sorry!). As I recall, the meeting is this coming Wednesday, October 14th on zoom.

We want to note they have shown us the complete plan and we think it is a great improvement to the home and to the neighborhood as a whole.

If I need to submit this via the form, can you please email me a new one and I will print it out and email back to you.

Thank you,
Erika Groves
1245 E. Lake Dr.
Novi, MI. 48377
248-982-6035

Sent from my iPad

Oppermann, Katherine

From: Nicki Gabel <gabelnicki@gmail.com>
Sent: Sunday, October 11, 2020 9:21 PM
To: Oppermann, Katherine
Cc: Brian Gabel
Subject: 1250 E lake Dr, neighbor support letter

Hello Kate,

Please see below for a note from our neighbor two houses down, Joye Harris, 1256 E Lake Dr, to be included in our packet for the ZBA meeting. Please let me know if you need anything further regarding this.

Thank you,

Nicki And Brian Gabel

Begin forwarded message:

From: "J.T. Harris" <jthtjb@gmail.com>
Date: October 6, 2020 at 6:41:54 PM EDT
To: Nicki Gable <gabelnicki@gmail.com>, "Gabel, Brian (B.G.)" <bgabel2@ford.com>
Subject: Congratulations!

I rcv'd the letter from the city and I see you are to expand your home! You have my total support. I know how exciting it can be and share your enthusiasm. If I can be of any help or resource, feel free to ask.

It has been such a pleasure listening to the happy voices of Aubrey and Mia over the summer months as they enjoy the outside & the lake. They make this truly a neighborhood that "Mr. Rogers" would have held most dear!

Work continues here however should be completed soon, hopefully. Although there is much to be done with furniture and decorating, I invite you to have a look if you would like to. I go out very little and have avoided the virus.

It's so nice to have returned at last.

~Joye Harris

Oppermann, Katherine

From: Catherine Beasley <catherinebeasley123@gmail.com>
Sent: Monday, October 12, 2020 8:46 PM
To: Nicki Gabel; Oppermann, Katherine
Subject: House Extension

Dear Nicki & Brian,

Just a quick note to say from what we can see on the drawings we approve of the house expansion you have planned. It looks awesome and the frontage of the house looks very nice. We believe it will be an asset to the area.

We hope the project all goes smoothly for you.

Best regards

Stephen & Catherine Beasley
1254 East Lake Drive
Novi, MI 48377
2489796894