



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

Case No. PZ14-0011

Location: 1292 East Lake Drive

Zoning District: R-4, One-Family Residential District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Sections 2400 and 2503(1)(E)(3), to allow construction of a new single family home with attached wood decks on an existing lakefront lot with a reduced south side yard setback of 5.0 ft, a reduced aggregate side setback of 11.5 ft., a maximum 955 square foot attached garage, and maximum lot coverage of 30%. 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 that a structure within an R-4 zoning district have a minimum side setback of 10 ft., a minimum aggregate side setback of 25 ft. and maximum 25% lot coverage. Section 2503(1)(E)(3) states that an accessory building may not exceed 850 square feet.

City of Novi Staff Comments:

This request is similar to a number of past cases to come before the board in that a new home is proposed for an existing narrow lakefront lot. Due to the 45 foot width of the lot and limited area a number of variances are needed to allow a workable envelope for even a modest new home. Staff supports the request provided the requested variance is found to not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.

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.
- 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.