



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

Case No. PZ14-0032

Location: 43700 Galway Drive

Zoning District: R-1, One Family Residential

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of a new covered porch addition with a reduced front yard setback of 23 ft. The property is located west of Novi Road and south of 9 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires minimum front yard setbacks of 30 ft.

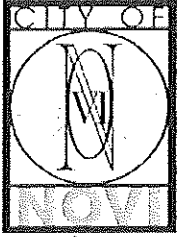
City of Novi Staff Comments:

The applicant is proposing to construct a new covered porch addition within the front yard of an existing lot. The proposed addition will increase the nonconformity with regard to the front yard setback. 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_____.



cityofnovi.org
ZBA Case No.

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

For Official Use Only

P214-0032

ZBA meeting date

Aug 12

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 Jack + Joyce Bousquet Date 7-1-14

Company (if applicable) _____

Address* 43700 Galway City Northville

State MI Zip code 48167 *Where all case correspondence is to be mailed

Applicant's E-mail address _____

Phone number 2/348 7027 Fax number _____

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 43700 Galway Zip code 48167

Cross roads of property Novi Rd South of Nine mile

Sidwell number 50-22-34 278 015 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 2900 Variance requested FRONT SET BACK
2. Section _____ Variance requested _____
3. Section _____ Variance requested _____
4. Section _____ Variance requested _____

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):

want to be able to utilize porch in inclement weather.

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:

n/a.

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
- Addition to existing home/building
- Use
- Signage
- Other

Jack Bawzitt
Applicants Signature

7-1-14
Date

Property Owners Signature

Date

DECISION ON APPEAL

_____ Granted

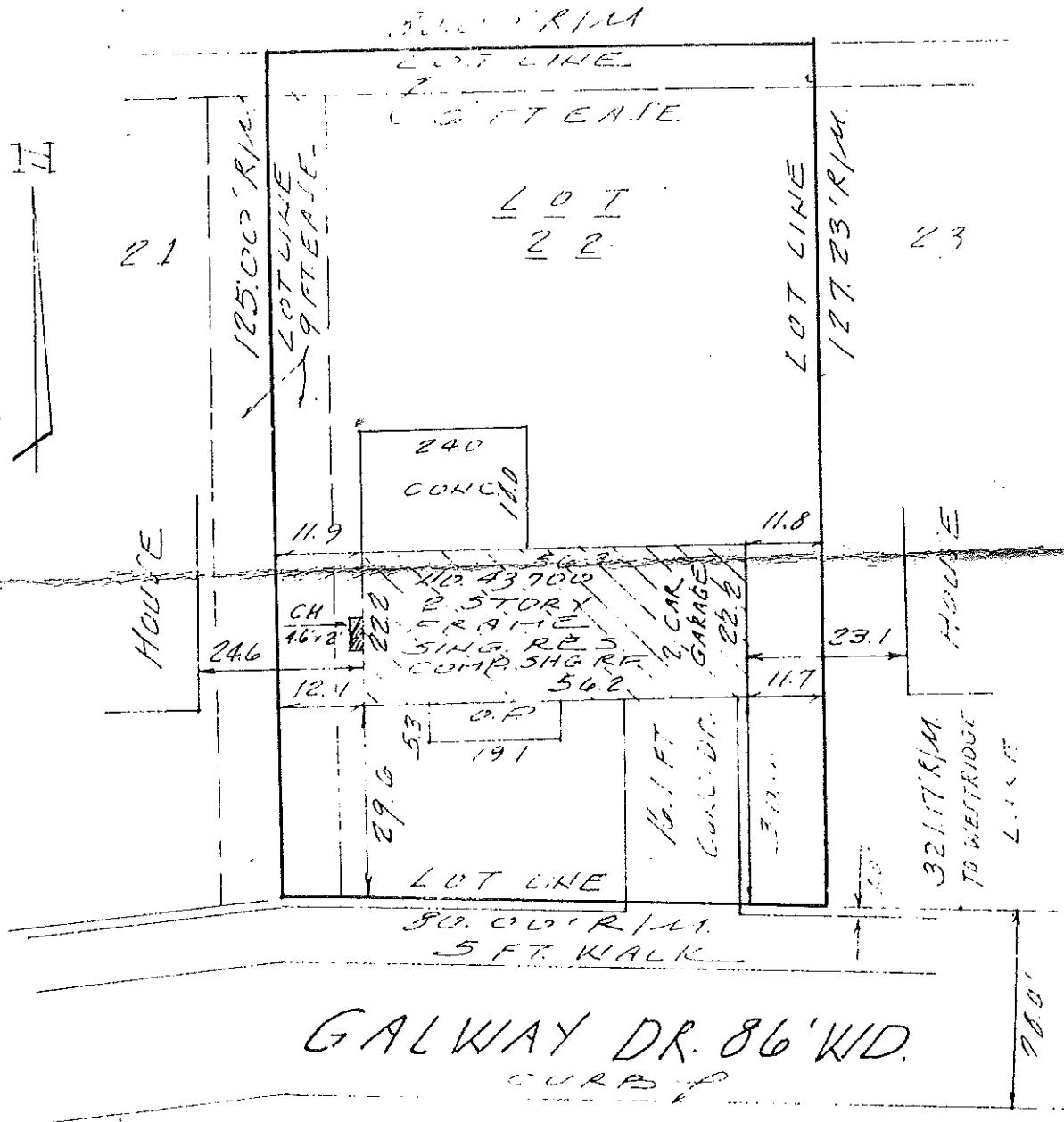
_____ Denied

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

SCALE = 1" = 20'



Lot 22, Westridge Downs Sub. of part of the N. E. 1/4 of Sec. 34, T. 1 N., R. 8 E., Village of Novi, Oakland County, Michigan.

Jack D. Bousquet

WE HEREBY CERTIFY that we have surveyed the property herein described; that there are located entirely thereon as shown, buildings and improvements, photograph of which was taken and of which a print appears attached hereto; and that said building and improvements are within the property lines and that there are no existing encroachments upon the lands and property described whatsoever.

Plat recorded in Liber 122 Page 33 Oakland Co. Plats

Loan No. M-137826 Date 4-20-71

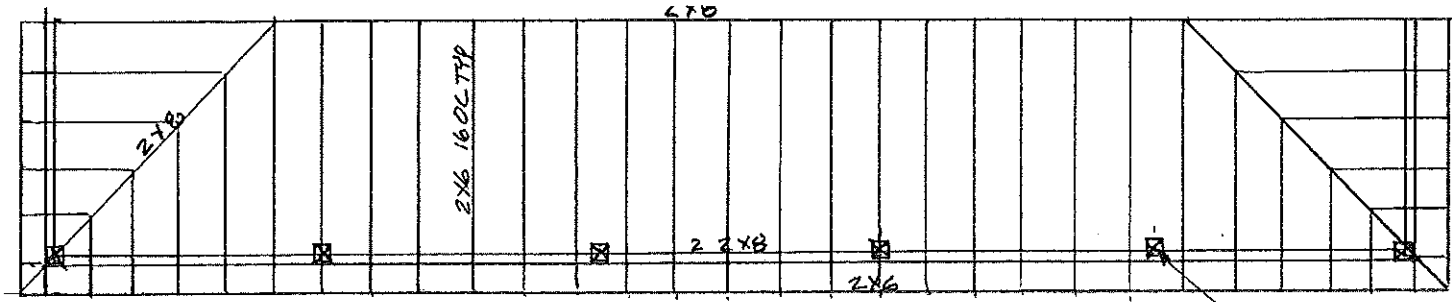
This survey is not to be used for the construction of fences or buildings.

Guaranty Survey Company

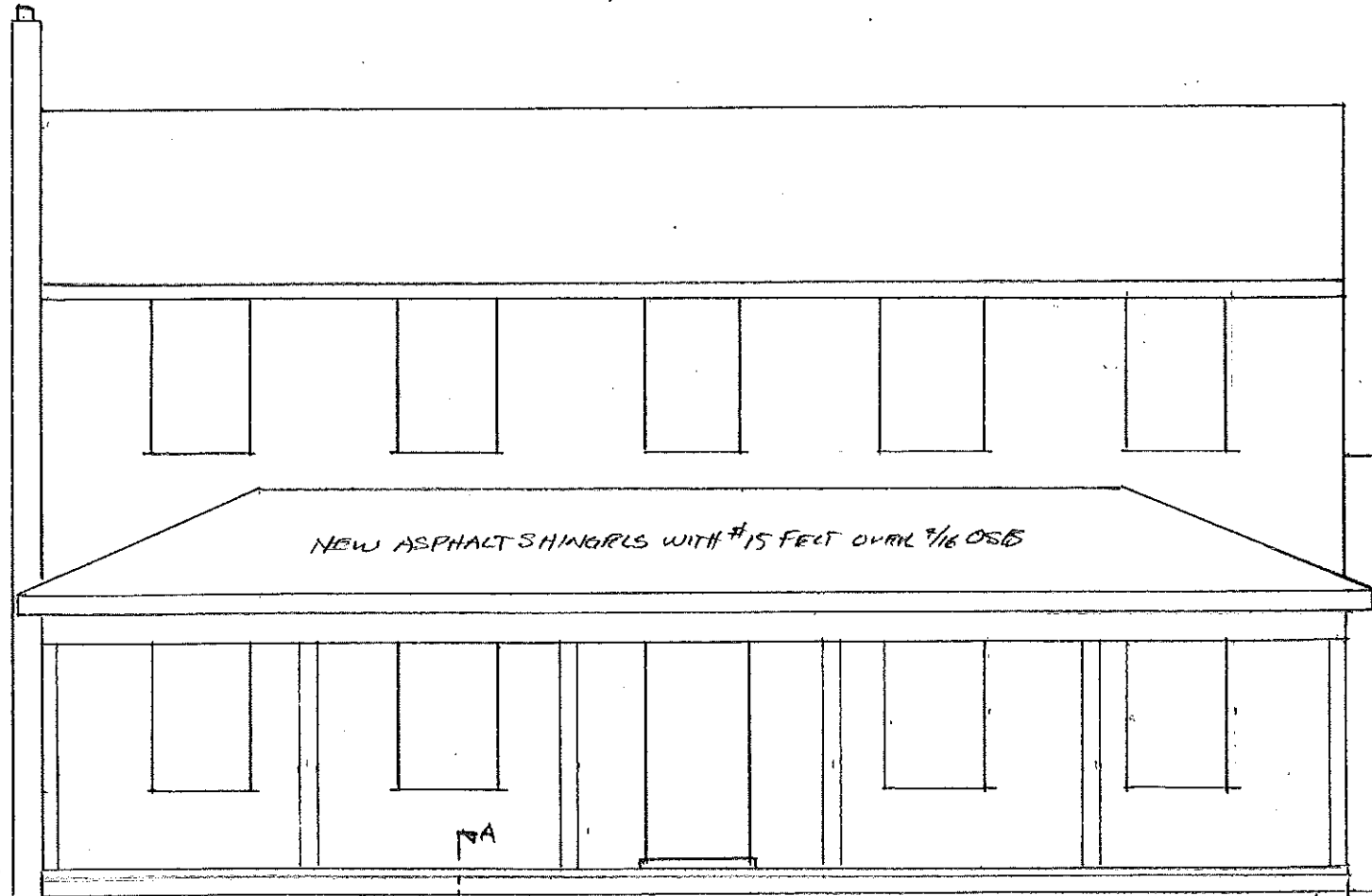
800 GRISWOLD BUILDING
DETROIT, MICH. 48226

BY *[Signature]*

BOUSQUET RES PROPOSED NEW FRONT PORCH
 43700 GALUMY, NOV 11 1985 JF
 11-30-14 JFH OUTLINE EAST ELEV.



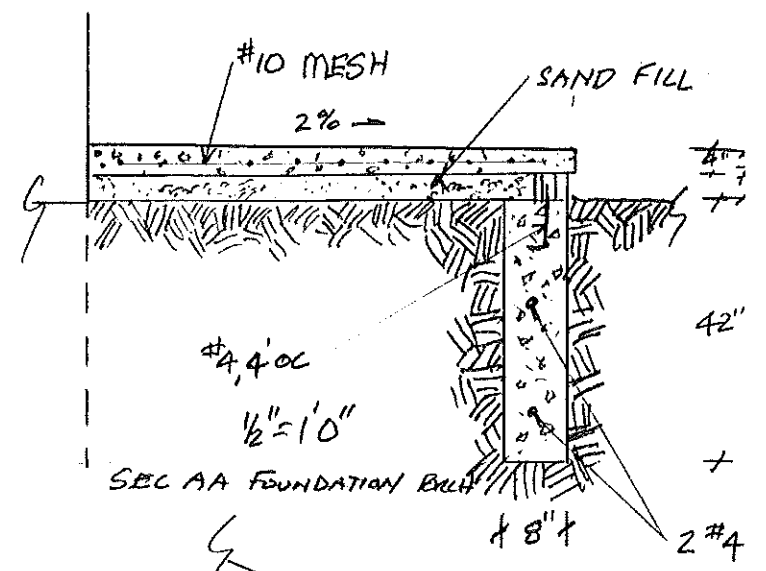
FRAMING 1/4" = 1'0"



NEW ASPHALT SHINGLES WITH #15 FEET OVER 1/16 OSEB

11'6"
7'6"

37'6"
FRONT (SOUTH) 1/4" = 1'0"



SEC AA FOUNDATION BUILT

- NOTES
- ① EXPOSED WOOD TO BE COVERED WITH ALUMINUM COIL AND VINYL SIDING
 - ② PORCH TO HAVE 5" R GUTTERS (NOT SHOWN)
 - ③ CONCRETE FOUNDATION WITH REBAR S.I., PORCH CAP MAIN

6'6"
LEFT (WEST) 1/4" = 1'0"