



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:** September 13, 2016

REGARDING: 41882 RIDGE ROAD EAST, PARCEL # 50-22-23-403-023

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

CURTIS BUILDERS INC.

Variance Type

DIMENSIONAL VARIANCE

Property Characteristics

Zoning District:	R-4 (SINGLE FAMILY RESIDENTIAL)
Location:	SOUTH OF GRAND RIVER AVE AND WEST OF MEADOWBROOK RD
Parcel #:	50-22-23-403-023

Request

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; Section 3.1.5. to allow reduction of the rear yard set-back from 35 feet to 32.6 feet to allow construction of an 11 foot by 12 foot addition. This property is zoned R-4 (Single Family Residential).

II. STAFF COMMENTS:

Proposed Changes

The lot in this case is somewhat uniquely shaped and the proposed addition is 30 feet from the side property lines.

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. **PZ16-0037**, 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. **PZ16-0037**, 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

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Debbie Koval			
ADDRESS 41882 Ridge Rd East		LOT/SUITE/SPACE #	
SIDWELL # 50-22-23 - 403 - 023		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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	
NAME Carl C Curtis III		CELL PHONE NO. 248-343-2659	
ORGANIZATION/COMPANY Curtis Builders Inc		TELEPHONE NO. 248-887-5443	
ADDRESS PO Box 294		CITY Highland	STATE Michigan
		ZIP CODE 48357	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME Debbie Koval		CELL PHONE NO. 248-504-9213	
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS 41882 Ridge Rd East		CITY Novi	STATE Michigan
		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 _____ Variance requested _____			
2. Section _____ Variance requested <u>Standard #2</u>			
3. Section _____ Variance requested _____			
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 • 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

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



Community Development Department
 45175 Ten Mile Road
 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.
 Not Applicable Applicable If applicable, describe below:
 Lot is too shallow for compliance with proposed addition.

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:

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:

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).

In order to build the proposed 11'x12' addition the variance will be needed to comply with 35 ft. set back in rear property line.

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.

Proposed addition is approx. 2 and 1/2 feet too close to the lot line

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.

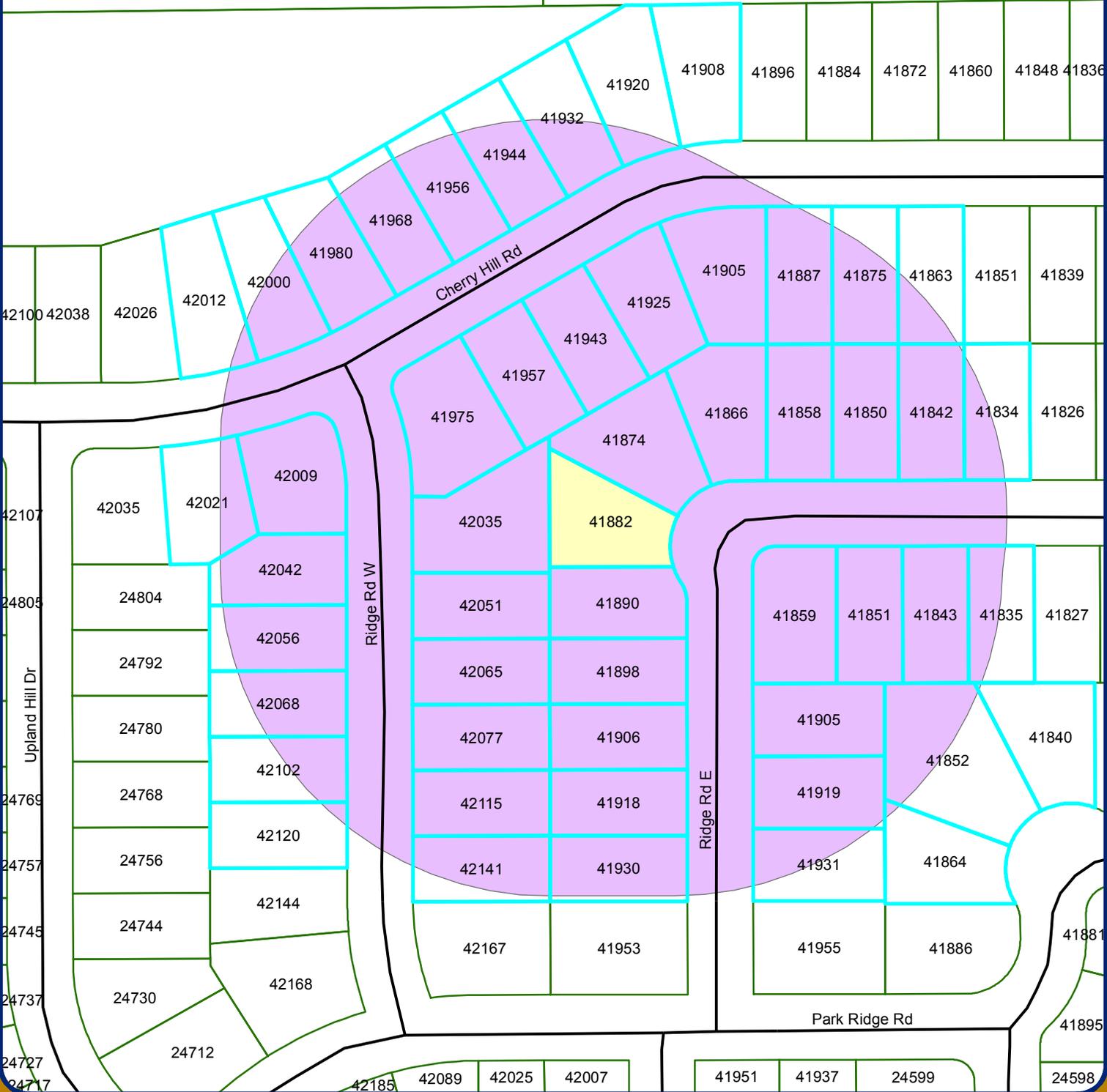
Proposed addition is 11'x12' and would be too small in depth if variance wasn't granted.

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.

The Proposed addition is in rear yard in place of existing patio and pergola currently there. There are no issues with views to surrounding homes and should enhance the overall value of the home and area.

Parcels within 300' of 41882 Ridge Road East City of Novi



Map Author: Jon Gartha
 Date: August 8, 2016
 Address List for 50-22-23-403-023
 Version #: 1.0

Amended By:
 Date:
 Department:

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.

Map Legend

- 300' Buffer
- Subject Property
- Tax Parcel

Municipality

- Novi
- Novi Twp.

City of Novi

IT Department
 GIS Division
 45175 Ten Mile Rd
 Novi, MI 48375
cityofnovi.org

Feet

0 25 50 100 150

1 inch = 128 feet

SPECS.

11 X 12 PROP. ADDITION

- ① 42" CONC. FOOTING
- ② (1) COARSE 8'x16" CONC. BLOCK
- ③ 4" CONC. SLAB OVER 4" TAMPED SAND
- ④ 2" X 4" FRAMED WALLS W/ 1/2" OSB WALL SHEATHING
- ⑤ 2" X 12" CONV. FRAMED ROOF 16" O.C. W/ 1/2" OSB WALL SHEATHING
- ⑥ 3 1/2" WALL INSULATION - BLANKET
- ⑦ 9" CEILING INSULATION - BLANKET W/ BAFFLES
- ⑧ 1/2" DRYWALL WALLS TAPED / FINISHED
- ⑨ 5/8" DRYWALL CEILING TAPED / FINISHED
- ⑩ (9) 36 X 48 VINYL WINDOWS
- ⑪ TYVEC HOUSE WRAP OVER EXT. SHEATHING
- ⑫ VINYL SIDING TO MATCH HOUSE
- ⑬ ALUM FASCIA + RAKE TRIM
- ⑭ 4" ICE GAURD @ EAVES
- ⑮ METAL DRIP EDGE COMPLETE
- ⑯ 15# FELT REMAINDER OF ROOF
- ⑰ CONT. RIDGE VENT
- ⑱ CONT. SOFFIT VENT

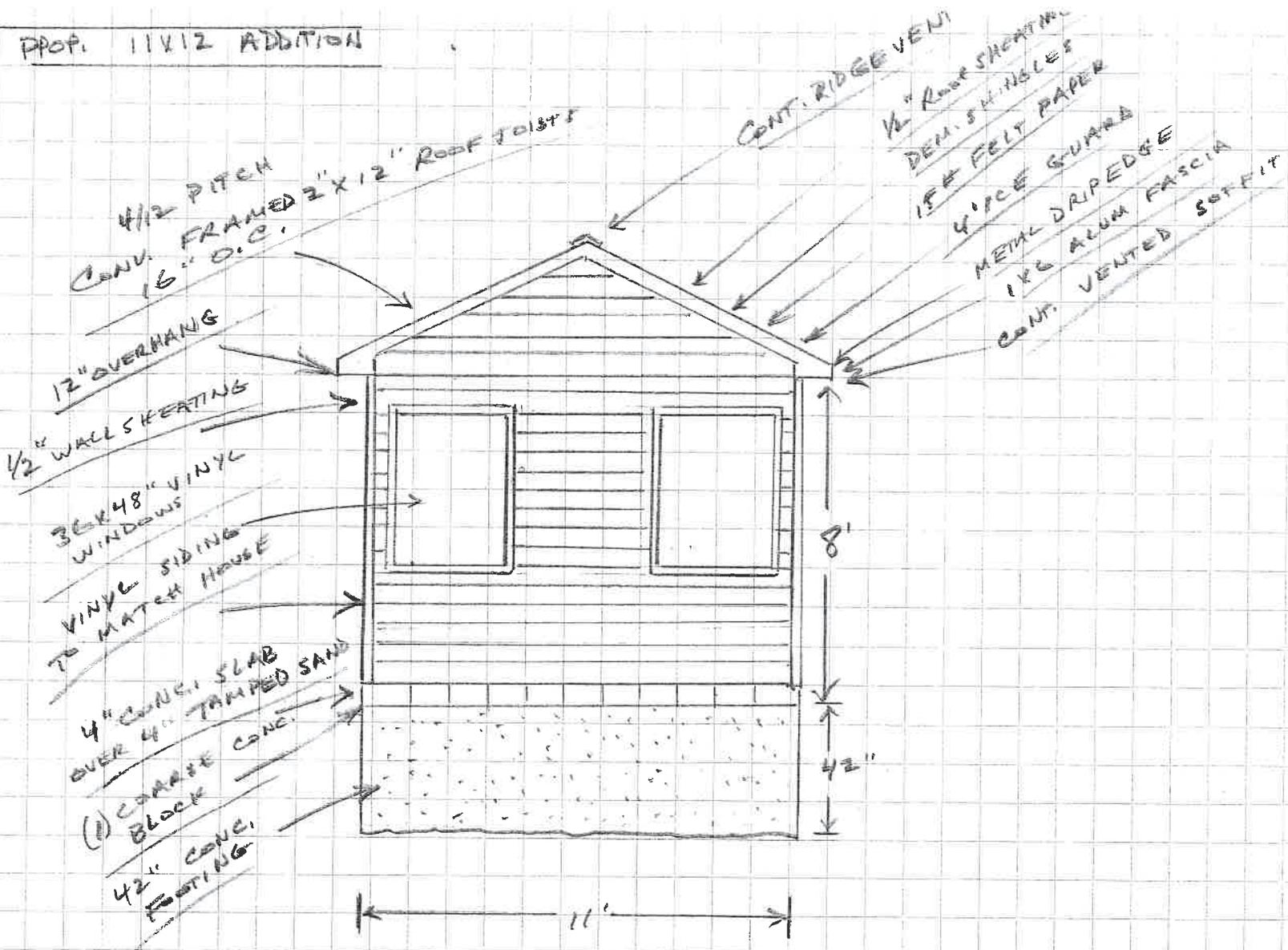
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JUL 27 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT

PB16-0401

PROP. 11x12 ADDITION



4/12 PITCH
CONV. FRAMED 2"X12" ROOF JOISTS
16" O.C.

12" OVERHANG

1/2" WALL SHEATHING

36x48" VINYL
WINDOWS

VINYL SIDING
TO MATCH HOUSE

4" CONCR. SLAB
OVER 4" TAMPED SAND

(1) CONCRETE
BLOCK

42" CONCR.
FOOTING

CONT. RIDGE VENT

1/2" ROOF SHEATHING

5/8" SHINGLES

15# FELT PAPER

4" EAVE GUARD

METAL DRIP EDGE

1x6 ALUM. FASCIA

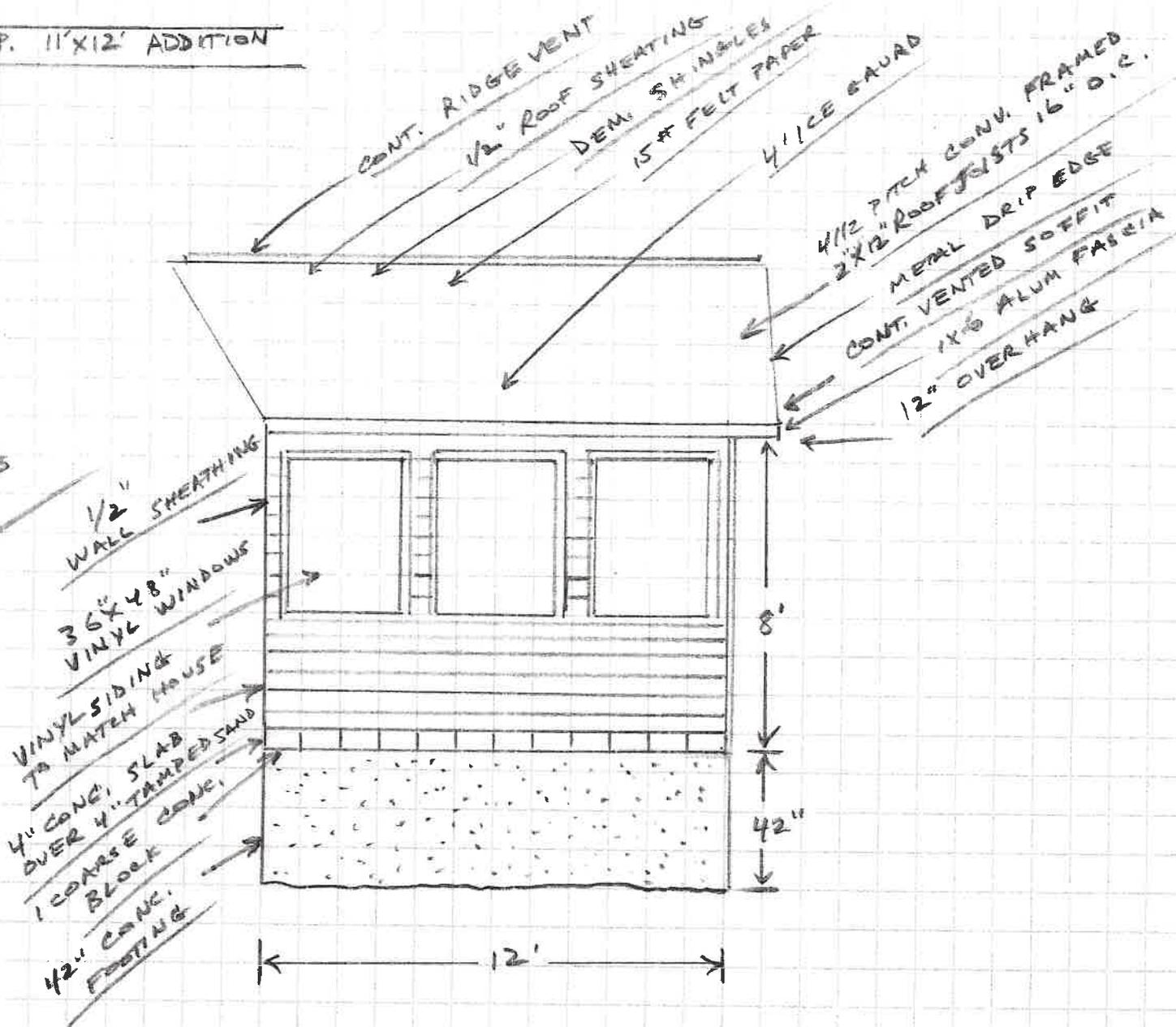
CONT. VENTED SOFFIT

N. ELEV.

160VAL RES.
41882 RIDGE RD. E.
NOVI, MI

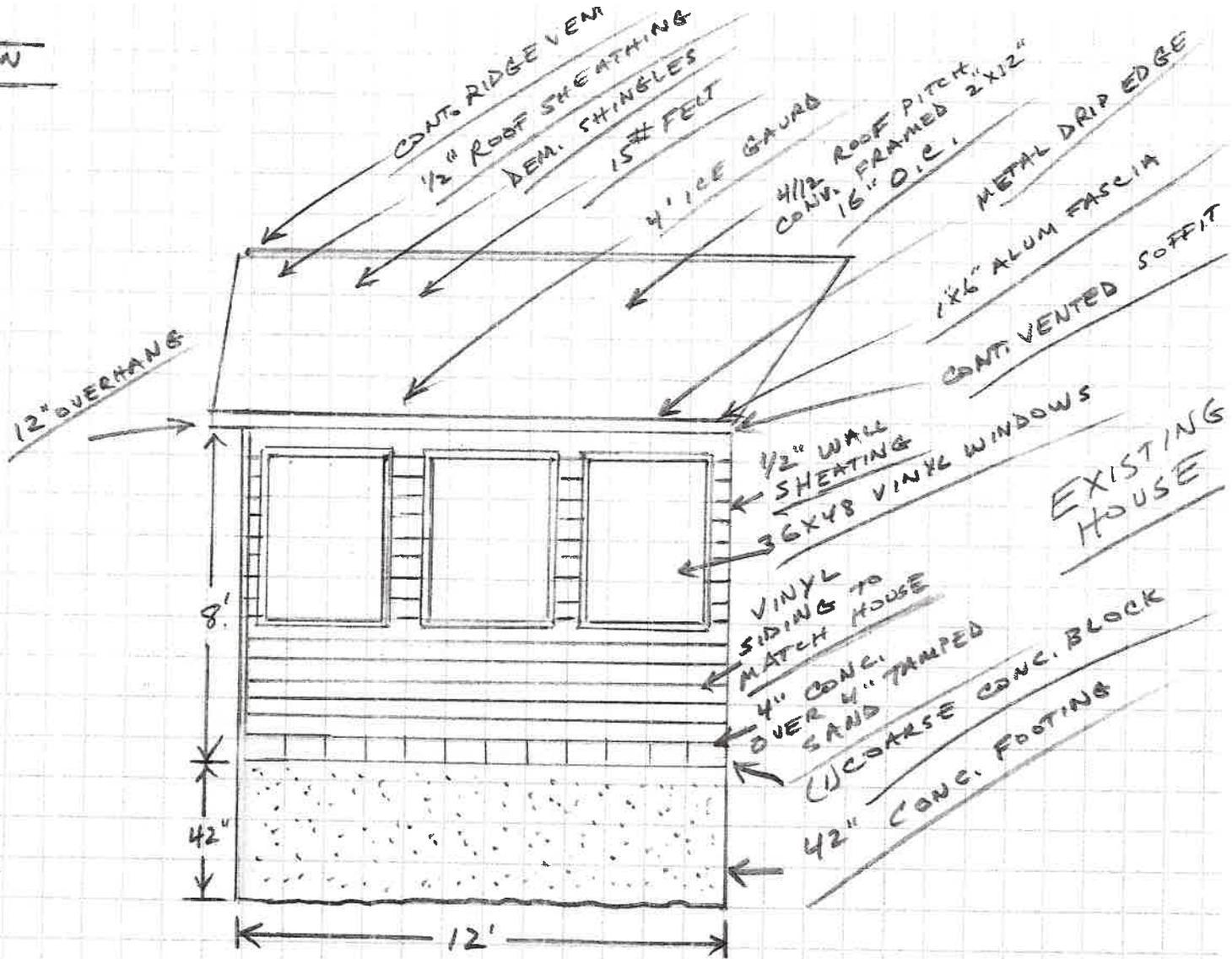
PROP. 11'X12' ADDITION

EXISTING HOUSE

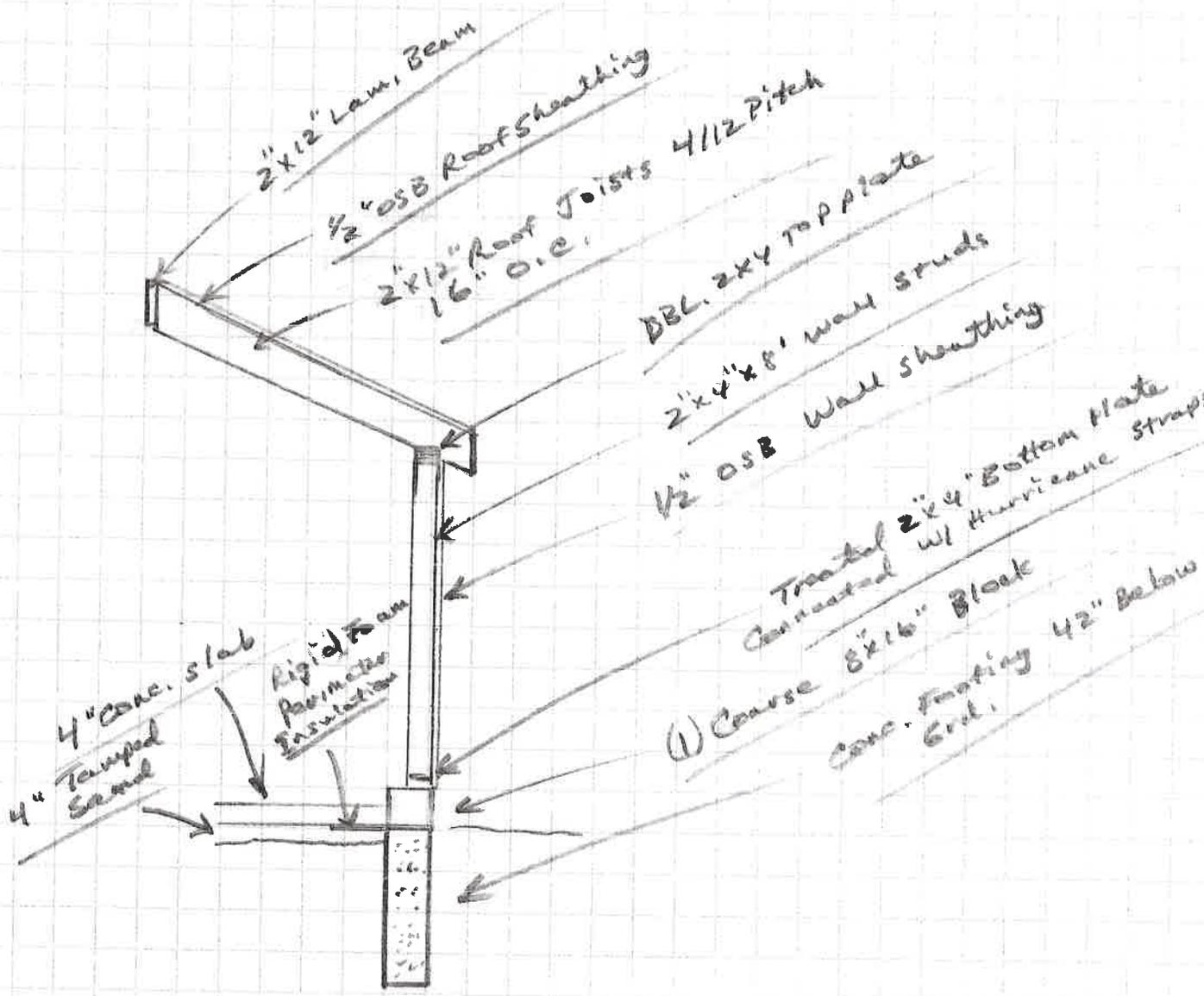


N ELEV.

PROP. 11'x12' ADDITION



S ELEV.

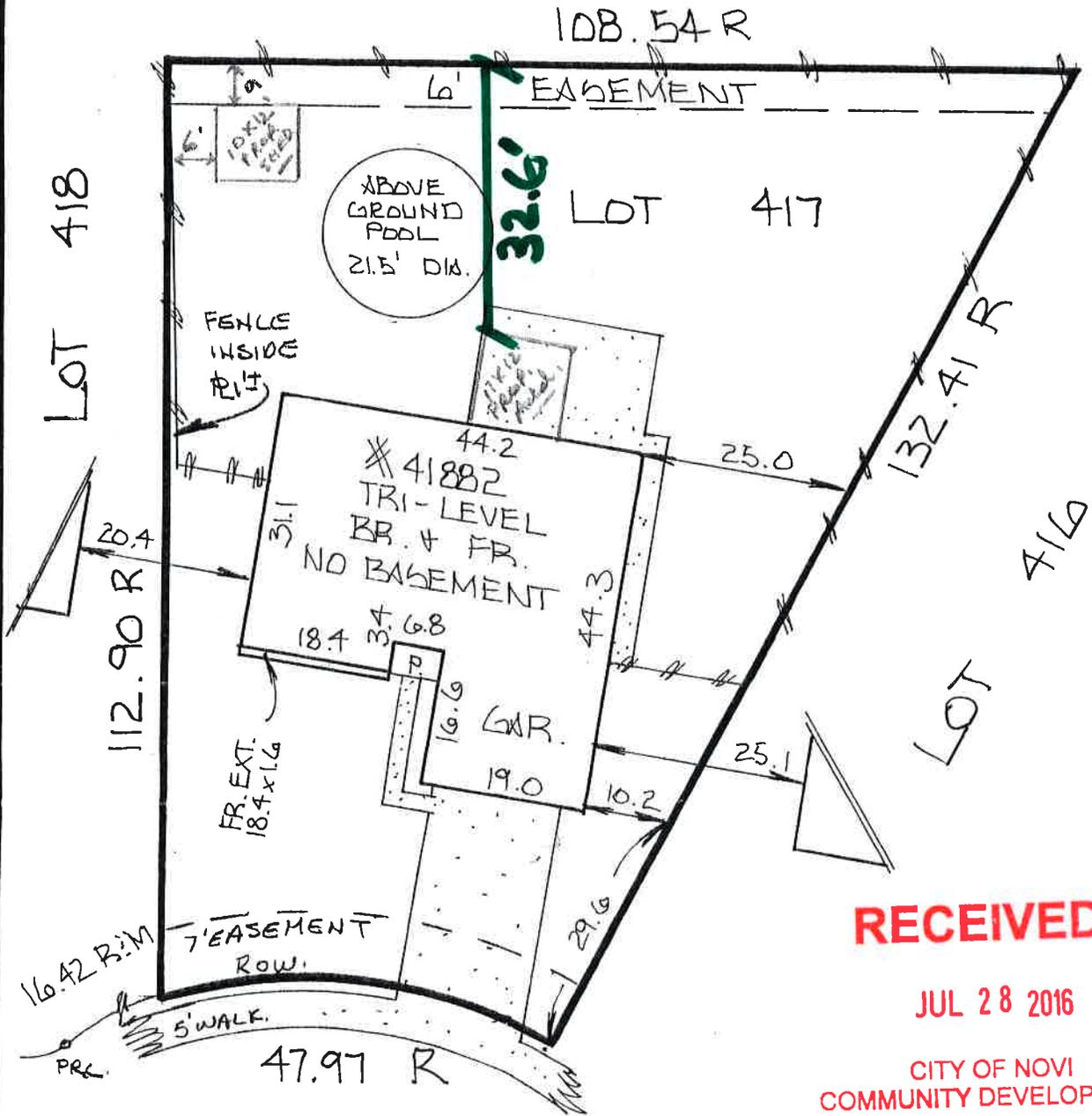


Typ. WALL / ROOF SEC.

Description Lot 417, Meadowbrook Glens Subdivision No. 3, of part of the South 1/2 of Section 23, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan. Recorded in Liber 145, Pages 1, 2, 3 and 4 Plats O.C.R.

Northville, MI 48167

NCOLN ASSOCIATES, INC. 459 E. Cady



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JUL 28 2016

CITY OF NOVI
COMMUNITY DEVELOPMENT

RIDGE ROAD E. 60' WD.
27' CONC.