

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: October 10, 2017

REGARDING:131 Rexton Street, Parcel # 50-22-03-128-006 (PZ17-0045)**BY:**Larry Butler, Deputy Director Community Development

GENERAL INFORMATION:

Applicant Jennifer Cooper

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:Single Family ResidentialLocation:East of West Park Drive and South of W Pontiac TrailParcel #:50-22-03-128-006

<u>Request</u>

The applicant is requesting variances from the City of Novi Zoning ordinance Sections 3.1.5 for a 16 variance for a 14 foot proposed front yard setback 30 feet minimum required, and a 5 foot variance for 20 foot side yard setback, 25 feet minimum required to allow for a proposed second story addition and covered porch. 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 <u>grant</u> the variance in Case No. PZ17-0045, sought by ______, for ______, 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 surroundin properties because
(e) The relief if consistent with the spirit and intent of the ordinance becaus
(f) The variance granted is subject to: 1
2 3
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2. I move that we <u>deny</u> the variance in Case No. PZ17-0045, sought b
for because Petitioner has not show practical difficulty requiring
(a) The circumstances and features of the proper including are not unique because the exist generally throughout the City.
(b) The circumstances and features of the property relating to the variance request ar self-created because
(c) The failure to grant relief will result in mere inconvenience or inability to attain high economic or financial return based on Petitioners statements tha
(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 ordinanc 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

	* must be submitte	el by
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45175 Ten Mile Road	Soone	st (October) ZBA
Novi, MI 48375	ZONING BOARD OF APPEALS	1 -11
(248) 347-0415 Phone	APPLICATION	
(248) 735-5600 Facsimile	AFFLICATION	

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OF

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APPLICATION MUST BE FILLED OUT COMPLETELY

ADDRESS Coll State Provided and the state of the property contract of the p	I. PROPERTY INFORMATION (Address of subject ZBA PROJECT NAME / SUBDIVISION	Case)	Application Fee: _	\$200.00	
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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** <u>ten-(10)</u> <u>days</u> 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 E	.ISTING HOME/BUILDING 🛛 SIGNAGE
ACCESSORY BUILDING	HER
VI. APPLICANT & PROPERTY SIGNATURES	
A. APPLICANT	<u>B-11-17</u> Date
B. PROPERTY OWNER	
If the applicant is not the owner, the property owner	nust read and sign below:
The undersigned affirms and acknowledges that he, she o	they are the owner(s) of the property described in this
application, and is/are aware of the contents of this applic	cation and related enclosures.
Dall	8-11-17
Property Owner & Ignature	Date
VII. FOR OFFICIAL USE ONLY	
DECISION ON APPEAL:	
GRANTED	
The Building Inspector is hereby directed to issue a permit t	

Chairperson, Zoning Board of Appeals

Date

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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

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: We have narrow lots and a small backyard. We do not wont to lose our backyard. We have a huge the that world get in our way if we had to build back.

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: We want to preserve the small backyard that we have. We also do not want to have to cut down 100 years old trees. We world like to preserve as much nature as possible.

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.
 involve Applicable Applicable

we have narrow lots with house all around which prevents us from building wide or back.

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).

The current structure does not contain enough square feet to have a family. It is only 850 SF with one bedroomand one bathroom.

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.

The property not acceptable/suitable to raise a family in and we love the home, property and neighborhood and want to raise our family there.

Standard #4. Minimum Variance Necessary.

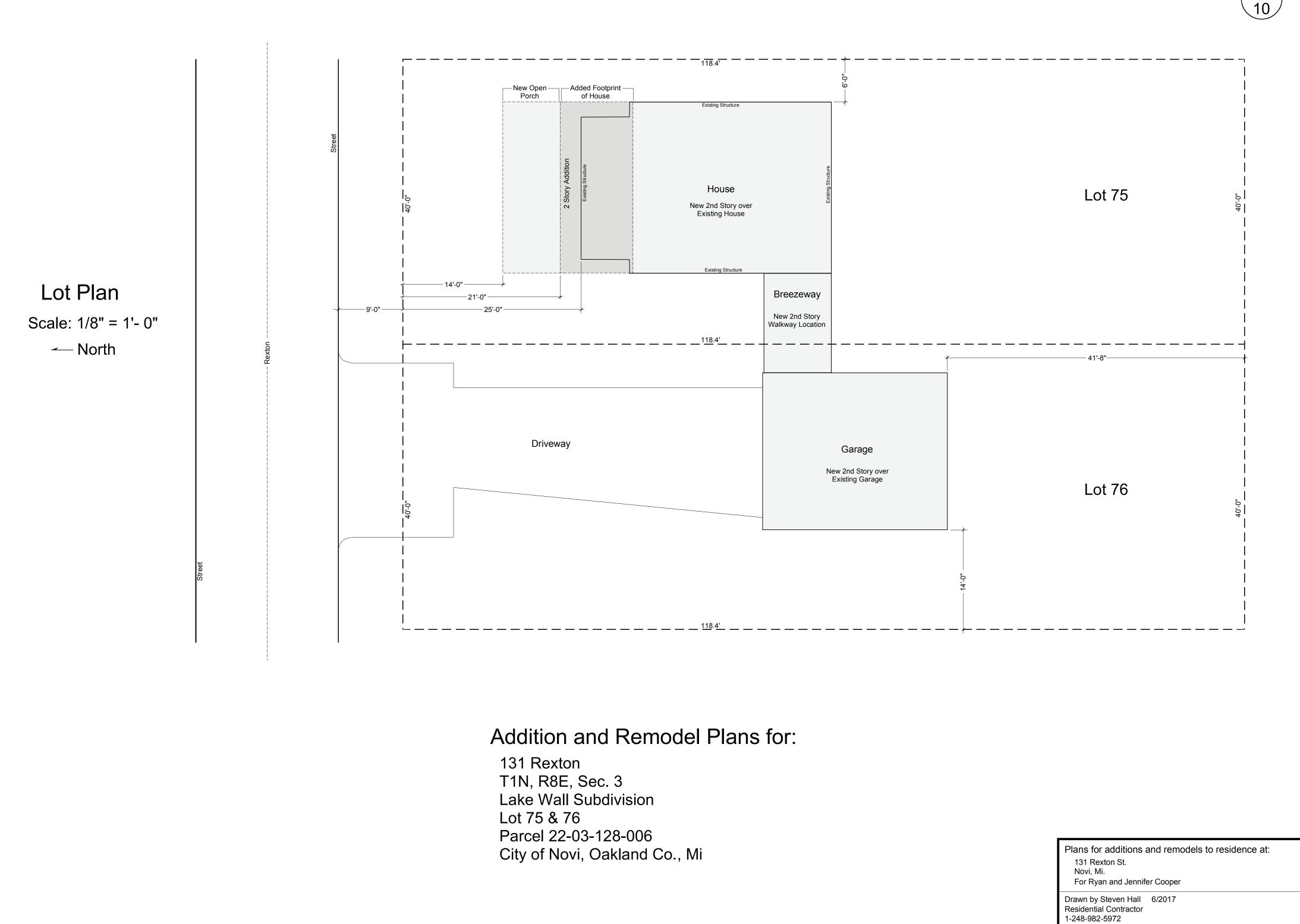
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

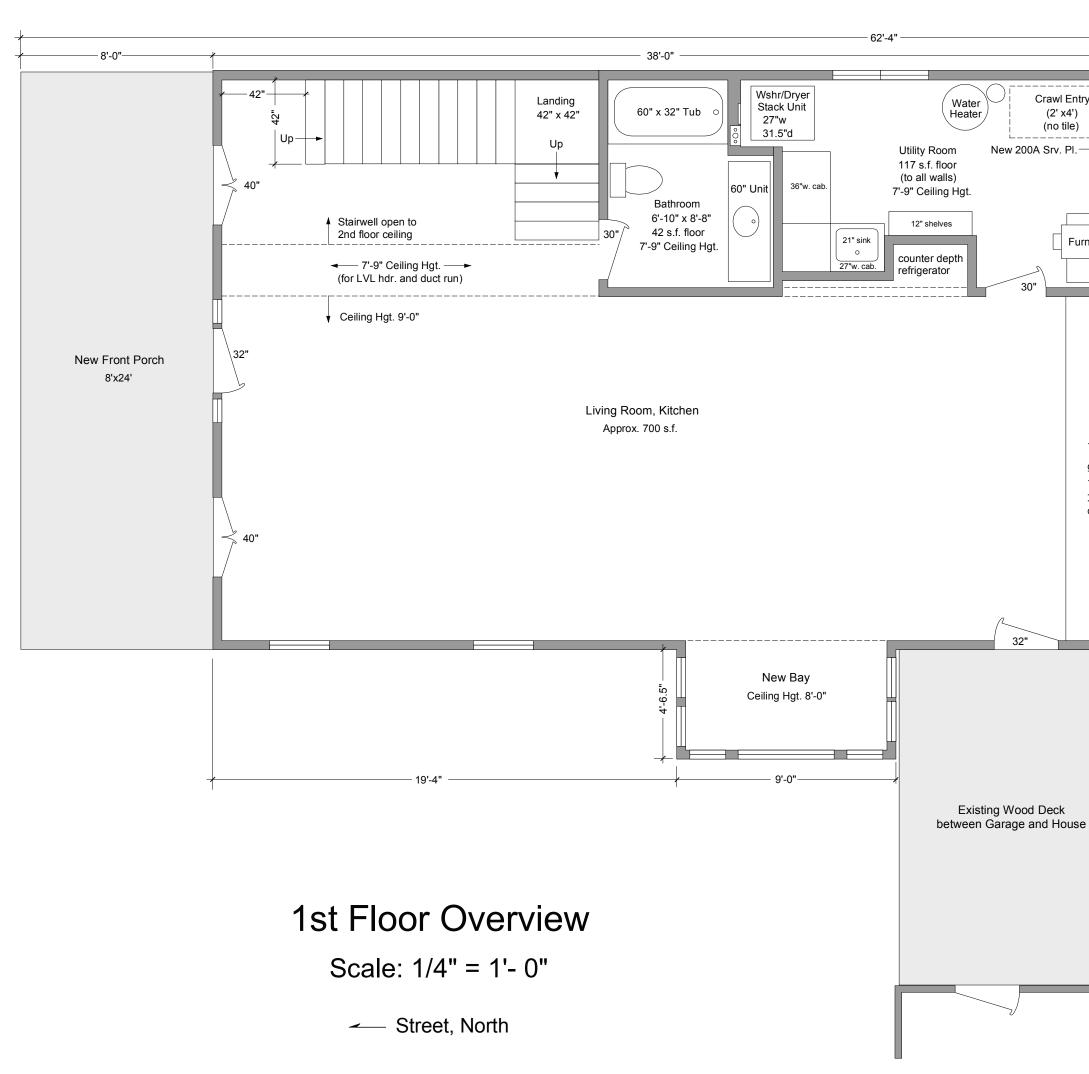
the variance that we are requesting will not effect the surrounding property owners because we will be adding on towards the road.

Standard #5. Adverse Impact on Surrounding Area.

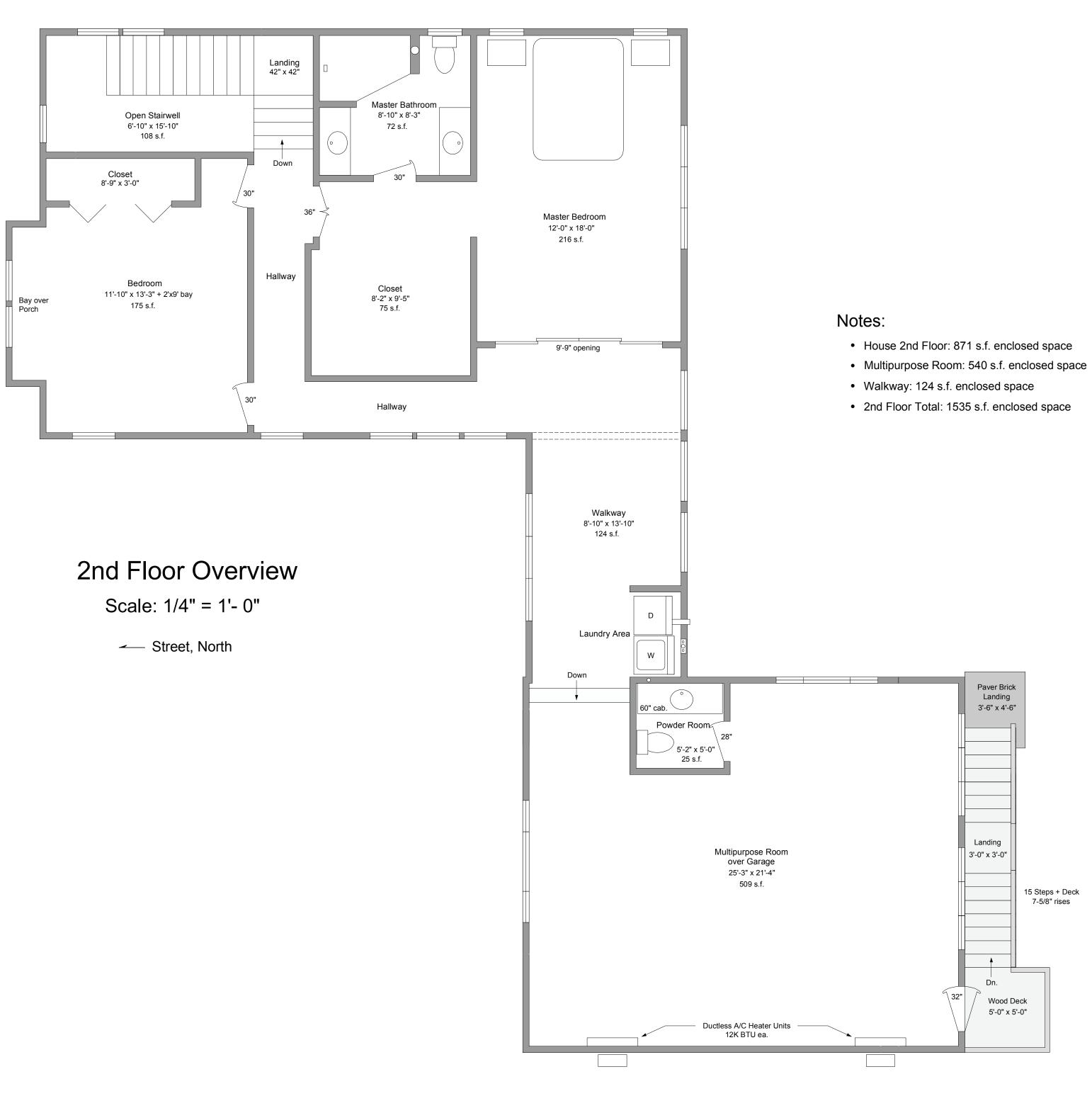
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

This dimensional variance should raise property values after the horse is finished. Our house is one of the Sew homes left in the neighborhous that have not been added on to.





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Cabiers Counter 23-1-12- 32-1-12- 24-1-12- 14-1-12-			
ISE			
Existing Garage	22'-1"	Plans for additions and remodels to residence at: 131 Rexton St. Novi, Mi. For Ryan and Jennifer Cooper	Steven Hall 6/2017 I Contractor 5972
26'-0"		Plans for a 131 Rexto Novi, Mi. For Ryan	Drawn by Steven Hall Residential Contractor 1-248-982-5972

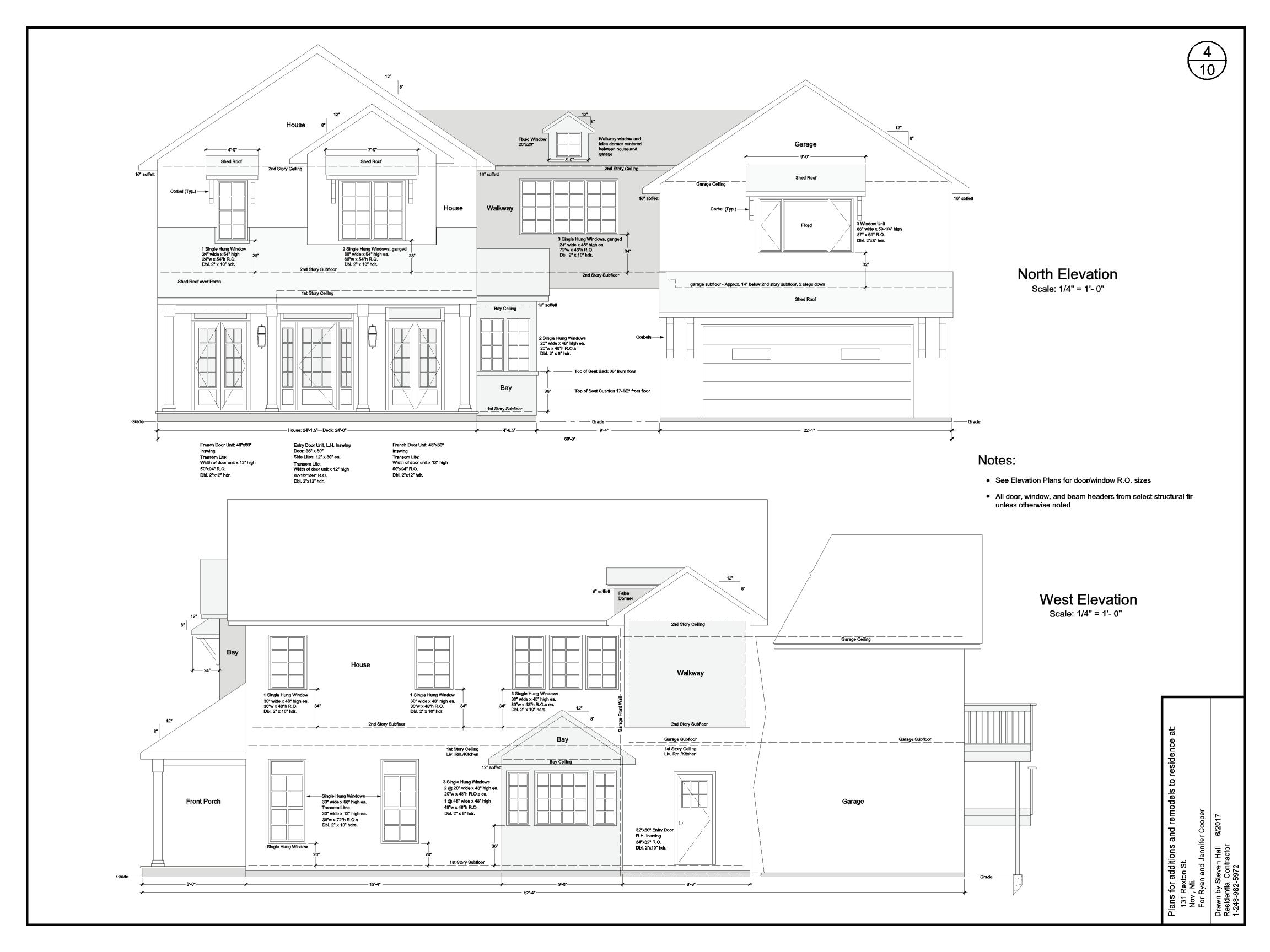


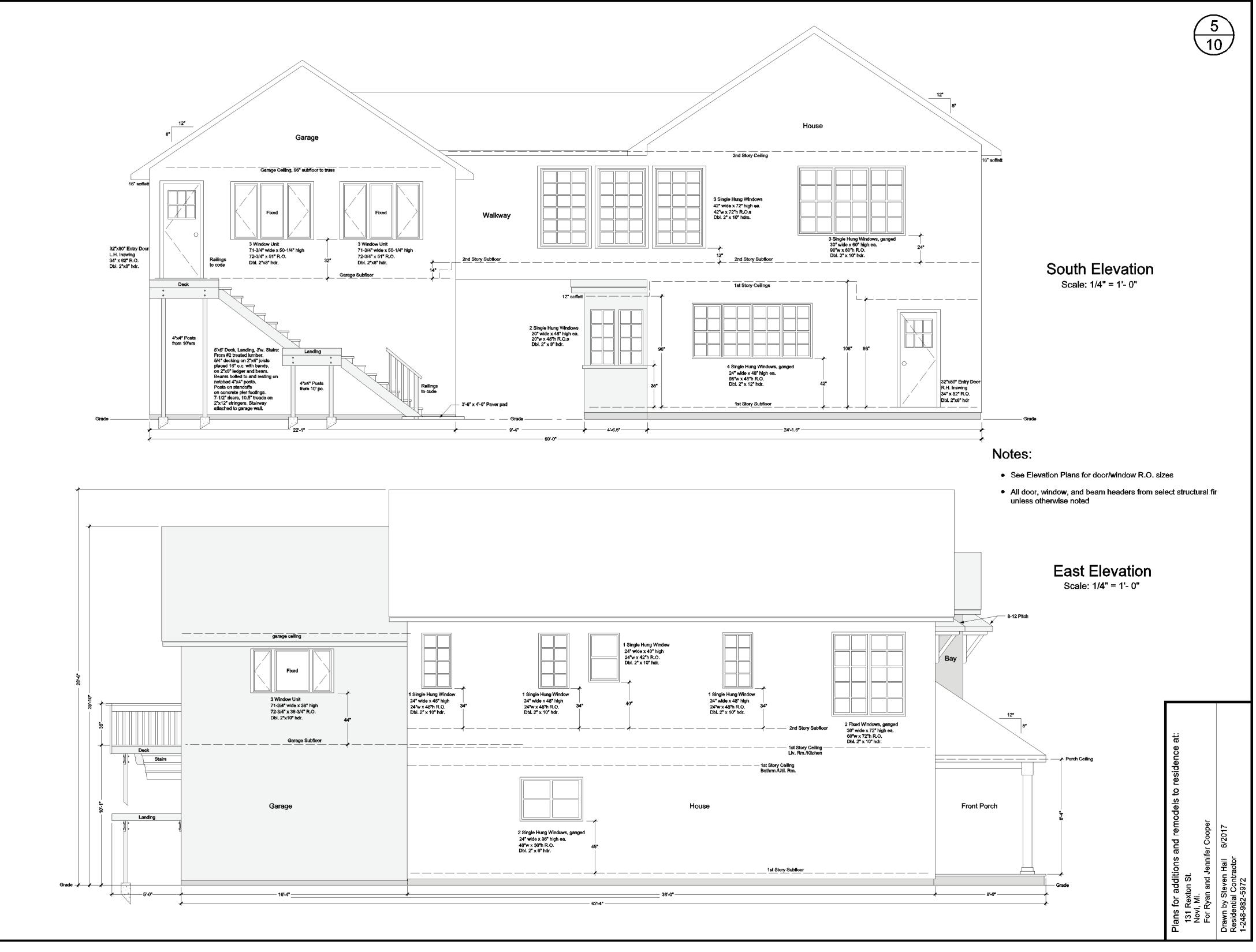
at: Plans for additions and remodels to residence 131 Rexton St. Novi, Mi. For Ryan and Jennifer Cooper

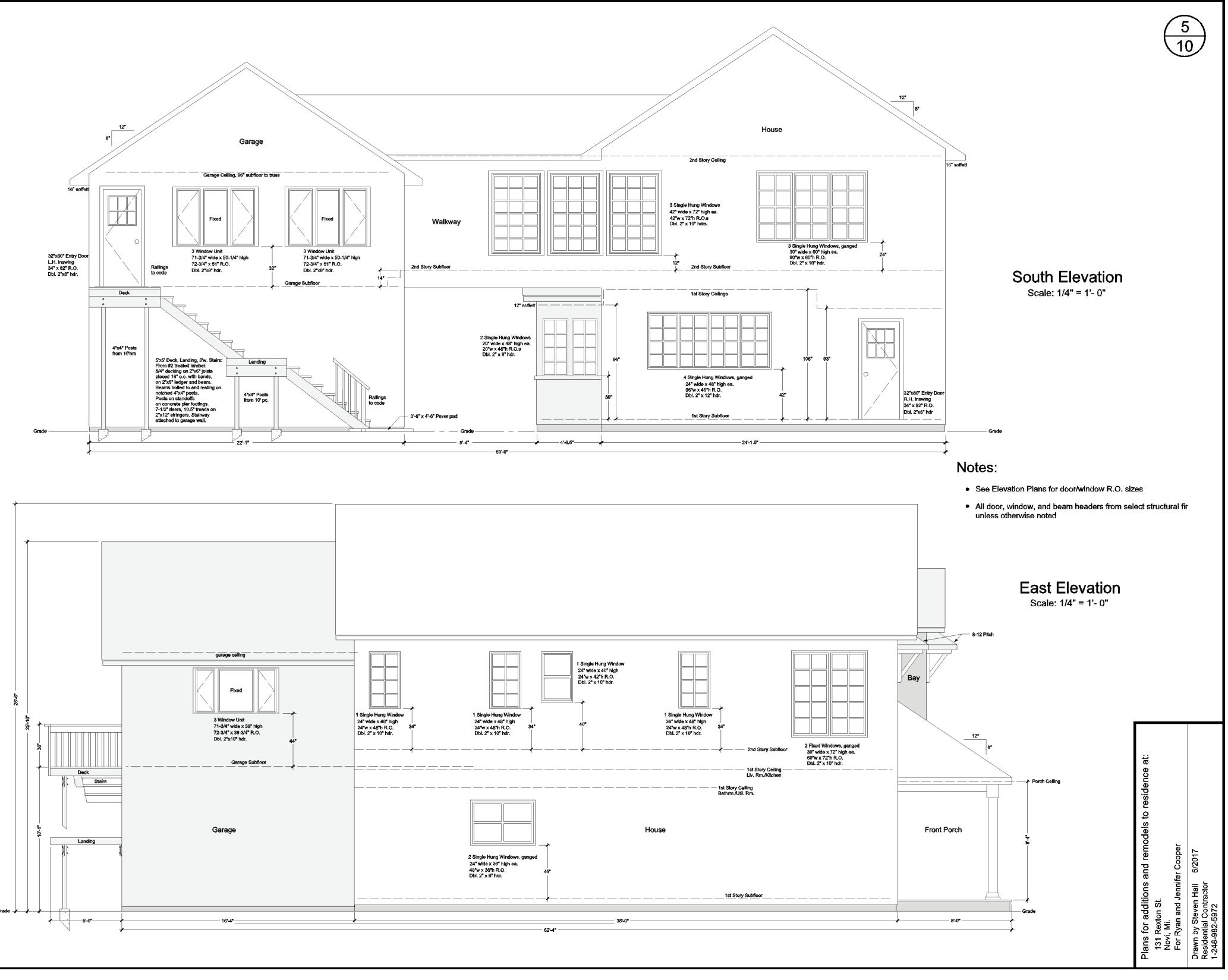
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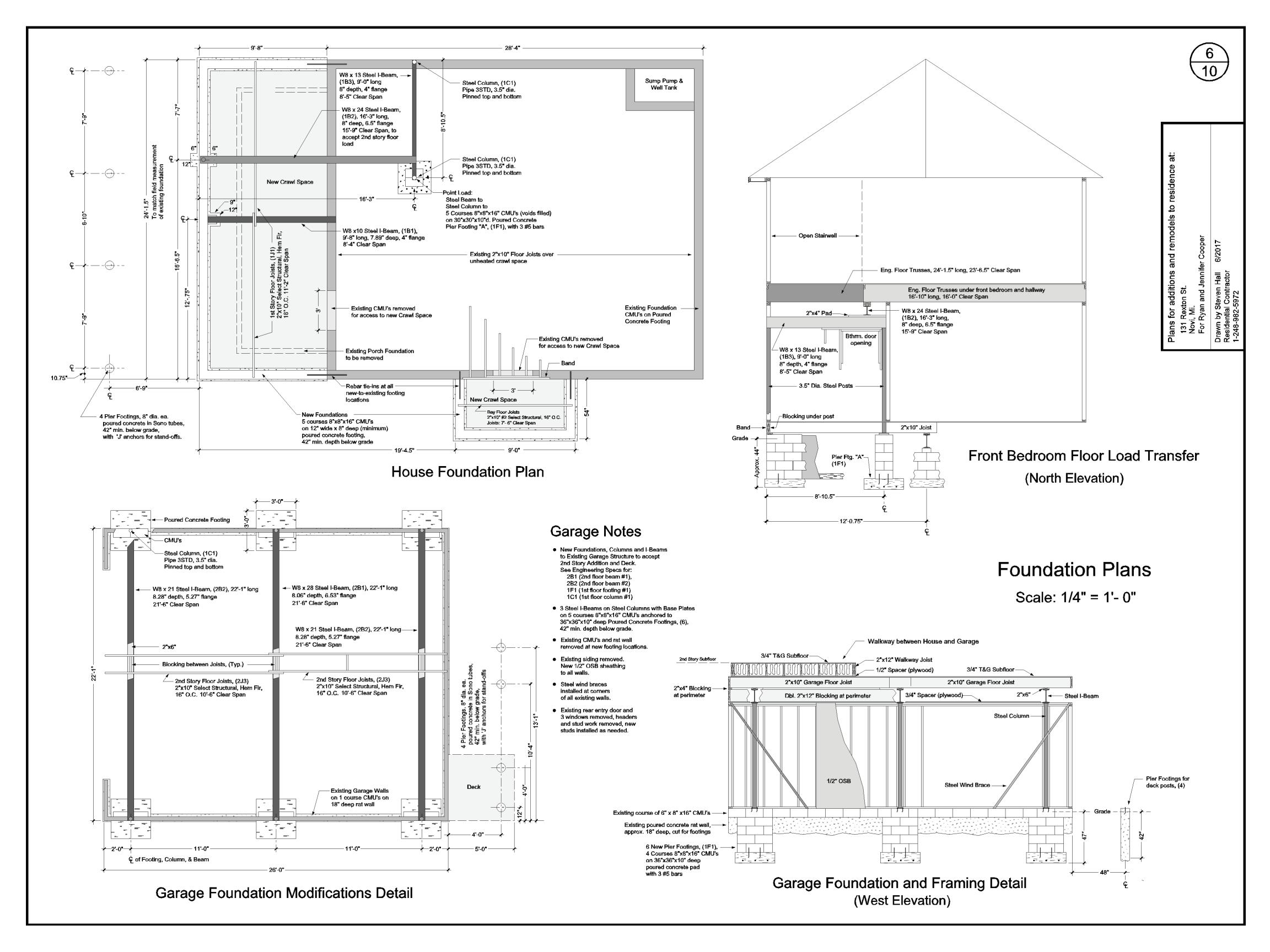
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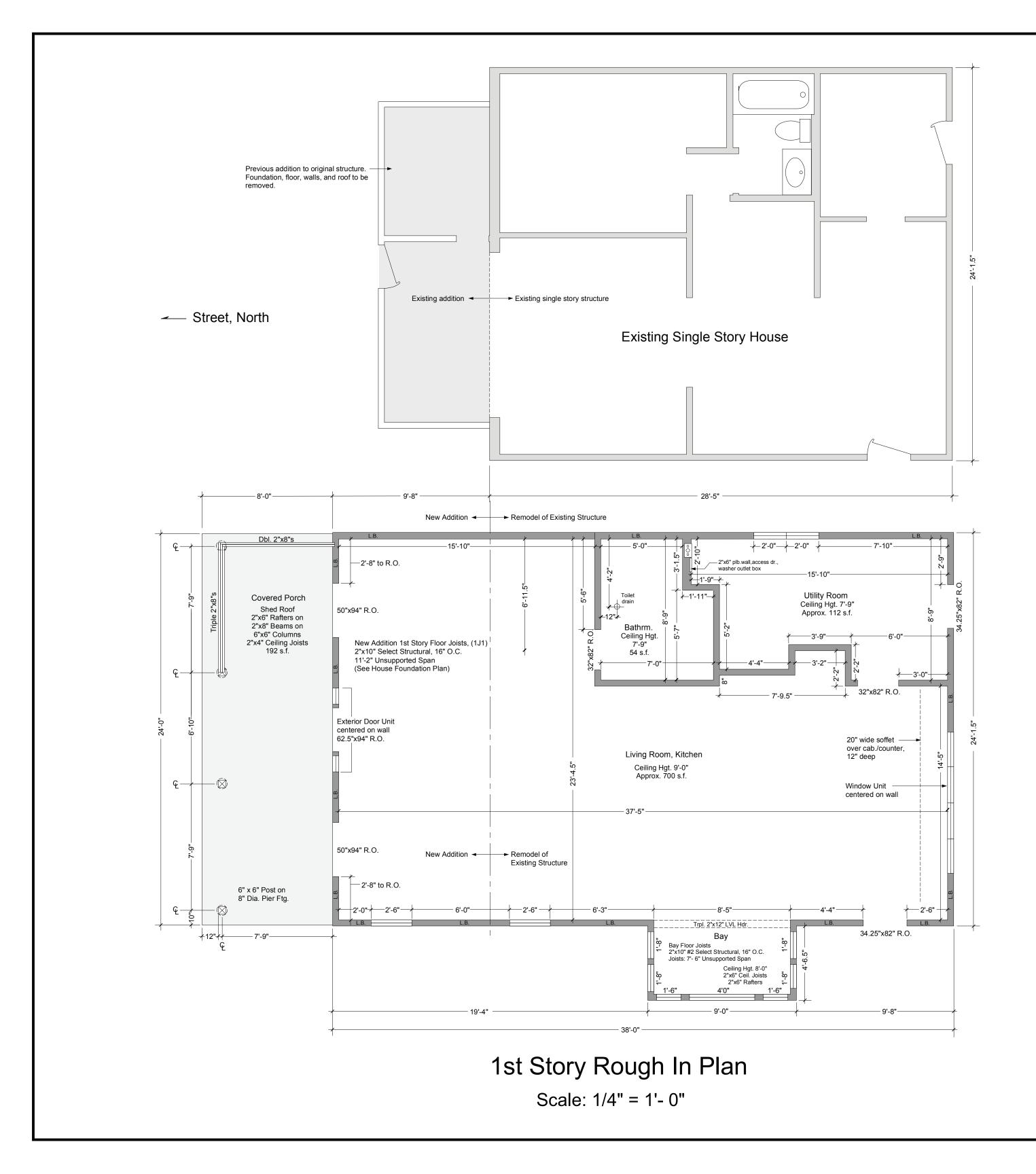
6/2017 Hall Steven al Contra 2-5972 β Drawn Reside











Notes:

• Existing east, west, and south exterior walls of original house structure to remain

10

- Remove front porch and foundation
- Remove all interior partitions and walls
- Remove all house roof structures
- Remove breezeway roof structure
- Remove garage roof structure
- Remove masonry chimney
- Remove existing subfloor
- Remove existing subfloor

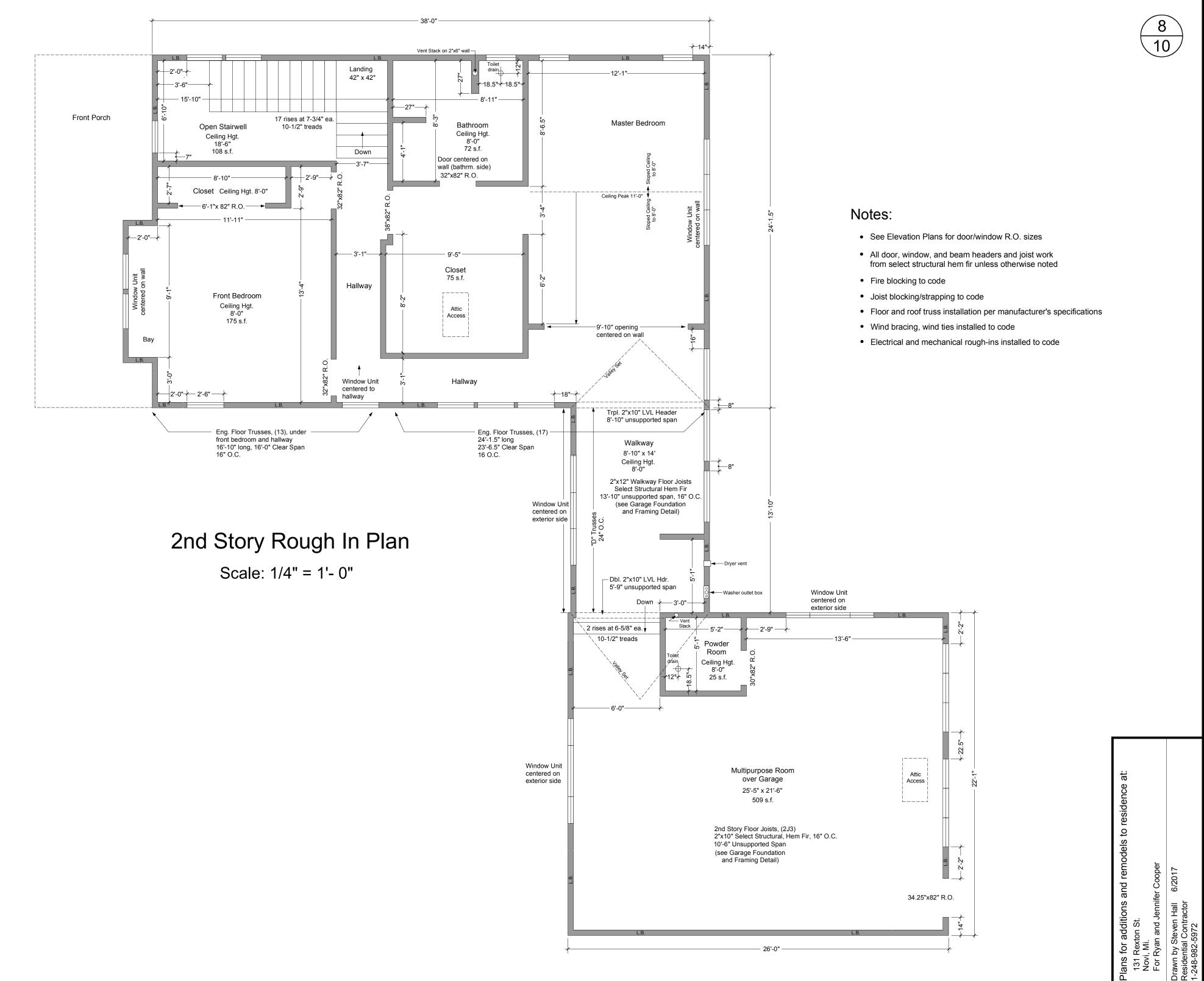
Notes:

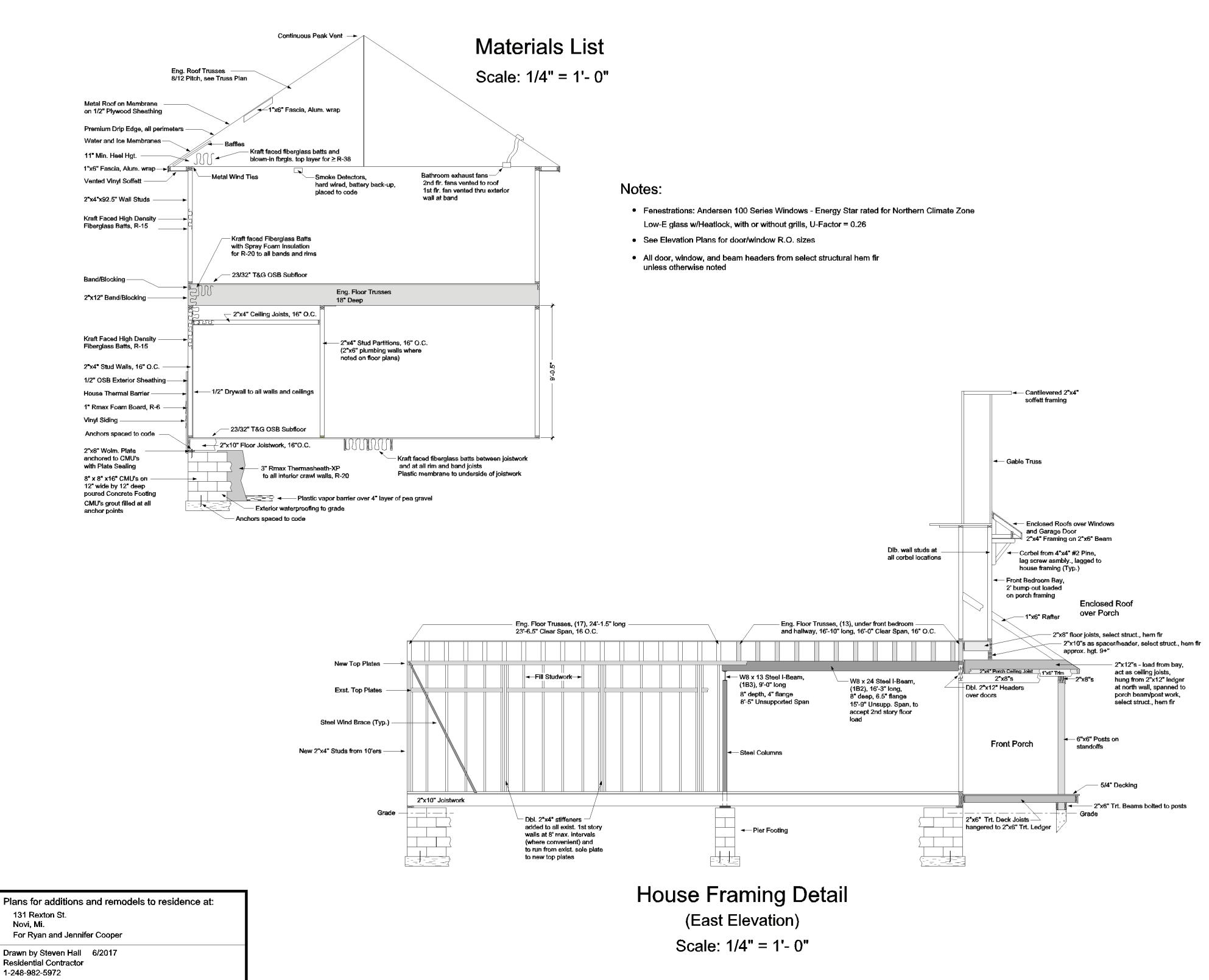
- See Elevation Plans for door/window R.O. sizes
- All door, window, and beam headers and joist work from select structural hem fir unless otherwise noted
- Fire blocking to code
- Joist blocking/strapping to code
- Electrical and mechanical rough-ins installed to code

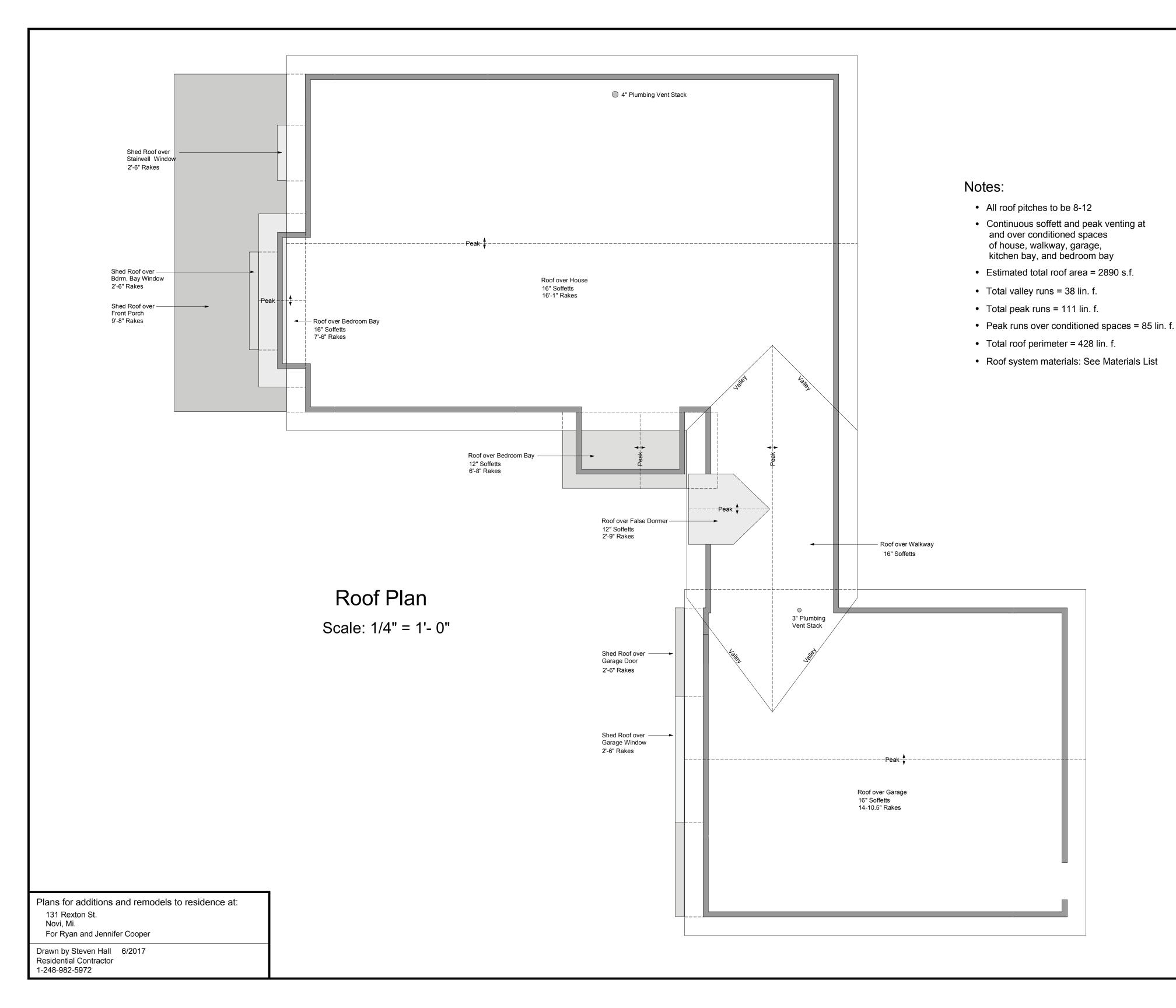
Plans for additions and remodels to residence at: 131 Rexton St.

Novi, Mi. For Ryan and Jennifer Cooper

Drawn by Steven Hall 6/2017 Residential Contractor 1-248-982-5972







131 Rexton back yard





131 Rexton w/ street in view











East end of Rexton St

225 Faywood St

225

atract coutboof Douton

I street south of Hexton

Street