



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

# ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**MEETING DATE:** July 8, 2025

**REGARDING:** 1361 East Lake Drive #50-22-02-326-005 (PZ25-0031)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Ashley Mette

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned One-Family Residential (R-4)

Location: on East Lake Drive, north of Thirteen Mile Road

Parcel #: 50-22-02-326-005

#### **Request**

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.32.10.A.ii.a. to allow a 140 sq. ft. gazebo on a lot having water frontage (100 sq. ft. allowed, variance of 40 sq. ft.); Section 3.32.10.A.ii.b. for an increase in lot coverage to 12% on a lot having water frontage (5% maximum, variance of 7%).

### II. STAFF COMMENTS:

*The applicant is seeking (2) dimensional variances to construct a new 12'-10" x 8'-10" Gazebo on the lakeside of the property.*

*1) A 40SF size increase variance*

*2) A 7% increase in lot coverage*

*The Gazebo is shown to have exposed bulb electrical accent lighting and power port.*

**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. **PZ25-0031**, 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. **PZ25-0031** 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 Petitioners 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.

Alan Hall – Deputy Director Community Development - City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JUN 02 2025

CITY OF NOVI  
COMMUNITY DEVELOPMENT

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>		Application Fee: <b>\$220.00</b>	
PROJECT NAME / SUBDIVISION <b>Lakeside Estate</b>		Meeting Date: <b>7-8-25</b>	
ADDRESS <b>1301 E Lake Dr</b>	LOT/SUITE/SPACE # <b>184</b>	ZBA Case #: <b>PZ 25-0031</b>	
SIDWELL # <b>50-22-02-320-005</b>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <b>Novi and 13 mile</b>			
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 type="checkbox"/> NO			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS <b>ashley.marie.mette@gmail.com</b>	
NAME <b>Ashley Mette</b>		CELL PHONE NO. <b>734-812-8154</b>	
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS <b>1301 E Lake Dr</b>		FAX NO.	
CITY <b>Novi</b>		STATE <b>MI</b>	
		ZIP CODE <b>48377</b>	
<b>B. PROPERTY OWNER</b> <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		CELL PHONE NO. <b>734-812-8154</b>	
NAME <b>Ashley Mette</b>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <b>1301 E Lake Dr</b>		CITY <b>Novi</b>	
		STATE <b>MI</b>	
		ZIP CODE <b>48377</b>	
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<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>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <b>3.32 10(a) ii a</b> Variance requested <b>to allow 10x14 gazebo</b>			
2. Section <b>3.32 10(a) iii b</b> Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275			
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440			
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660			
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
• 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 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.

#### 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

10-2-25  
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



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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:

Size of parcel is extraordinarily small

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:

Property with lake frontage

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).

not self created

## **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.

accessory to ~~the~~ the lake property.

## **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.

only asking for additional 40sq ft over the structure allowance.

## **Standard #5. Adverse Impact on Surrounding Area.**

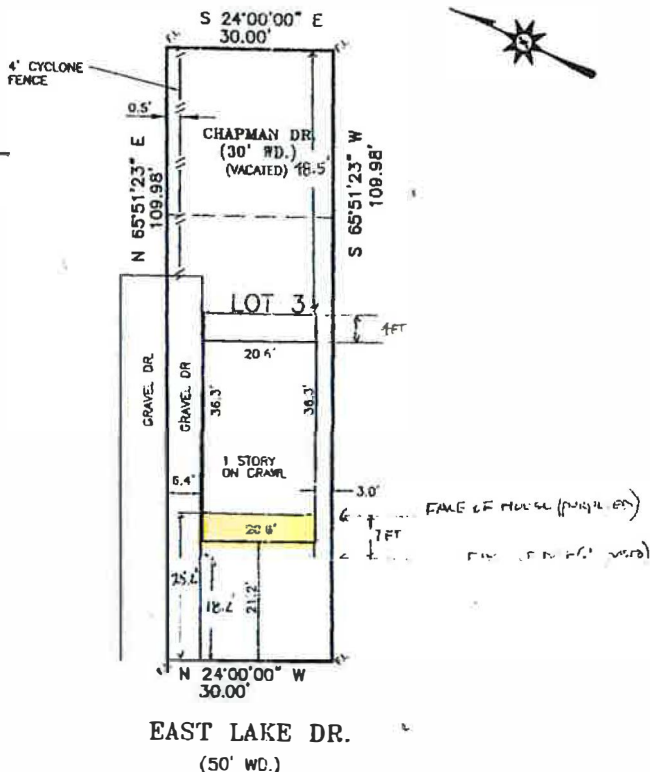
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Common accessory for our street. open air structure doesn't block views from surrounding neighbors.

# HOUSE LOCATION

## NOTE

FENCE HAS BEEN EXAGGERATED FOR DEMONSTRATION PURPOSES.

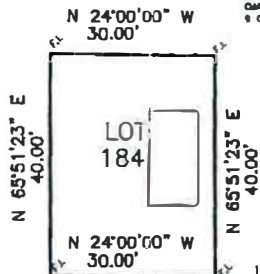


## LEGEND

RECORDED  
MEASURED  
SET IRON  
FOUND IRON  
FOUND CONC. MON.  
R.  
M.  
SL  
F.L.  
F.C.M.

## LEGAL DESCRIPTION

LOT 3, ALL OF VACATED CHAPMAN DRIVE ADJACENT TO LOT 3 AND LOT 184 OF CHAPMAN TALLED LAKE SUBDIVISION BEING PART OF SOUTHWEST FRACTIONAL 1/4 SECTION 2, T. 1 N., R. 8 E., TOWNSHIP OF NOW (NOW THE CITY OF NOW), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN BOOK 1 OF PLATS, PAGE 13, OAKLAND COUNTY RECORDS.



**GLA** SURVEYORS & ENGINEERS

8495 NORTH TERRITORIAL  
PLYMOUTH, MI 48170  
PHONE: (734) 416-9550  
FAX: (734) 416-9557  
www.glasurveyor.com

## CLIENT:

BRUCE METTE  
40052 MILL POND COURT  
NORTHVILLE, MI 48168

DATE: 04/02/14  
JOB NO.: 821-003  
FILE NO.: 821-003

SCALE: 0' 20' 40'  
1" = 20'

SHEET:  
1 OF 1

DRAWN BY:  
G.L.A.





## Features

- **All-Weather Durability:** Pro-Tect™ tested and proven to withstand up to 7,600 pounds or up to 30 inches of snow load, and winds up to 100 mph\*
- **Industry-Leading Warranty:** 5-year warranty for added peace of mind
- **Powered Up:** Patented PowerPort™ features 3 electrical outlets and 3 USB ports to power your outdoor living space, mounting easily to any post on the structure (power source not included)
- **Heavy-Duty Steel Roof:** 29-gauge Tudor Brown galvanized steel roof provides dent and corrosion resistance
- **100% Cedar Wood:** Made from durable cedar wood for exceptional strength and natural resistance to decay
- **Robust Support Posts:** 6" x 6" cedar posts provide superior strength
- **Ready to Assemble:** Pre-cut, pre-drilled, and pre-stained pieces, paired with step-by-step instructions in the interactive BILT® app, offer easy installation
- **Durable Finishes:** Powder-coated steel brackets and anchors combined with an inviting light brown stain provide enhanced weather resistance and lasting style; Stain saturation may vary
- **Timeless Design:** Popular hip roof design with black accents offers an elegant aesthetic
- **Please Note:** \*Product must be anchored as specified in the Backyard Discovery instruction manual

# CORDOVA

GAZEBO



SIDE VIEW



FRONT VIEW





CORROSION-RESISTANT STEEL ROOF

HEAVY DUTY CEDAR FRAME

EXCLUSIVE  
POWERPORT™



LIGHT BROWN STAIN

POWDER COATED STEEL  
ANCHORING PLATES





ROOF HOLDS UP TO  
**7,600 lbs**  
(30" of snow)

WITHSTANDS UP TO  
**100mph winds**



















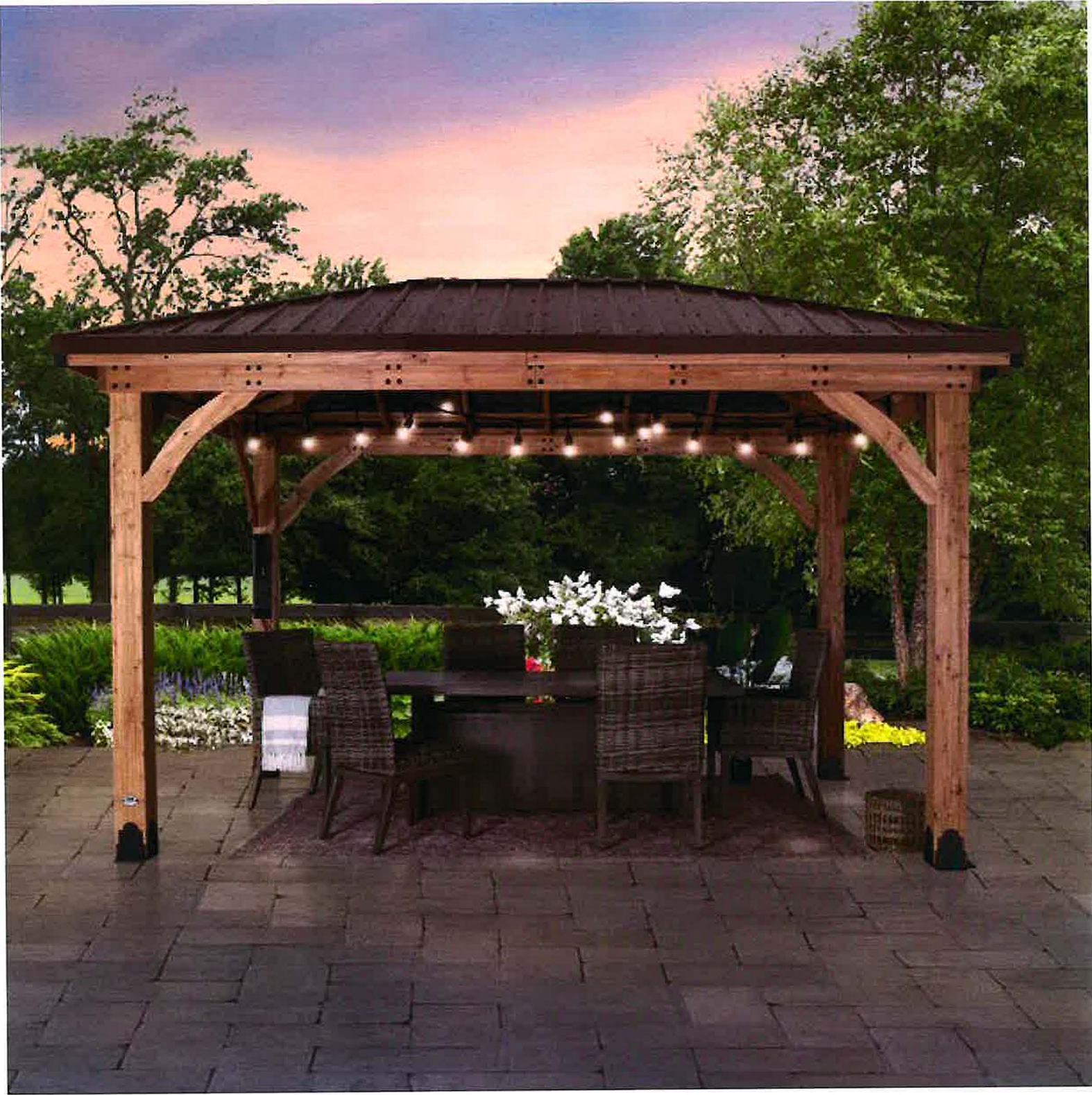














## Letter of Consent for Gazebo Installation

[Date: June 2, 2025]

To Whom It May Concern,

We, the undersigned, are property owners and/or residents of the properties adjacent to or in the vicinity of 1361 E Lake Dr Novi, MI 48377. We hereby provide our consent and have no objection to the Mette residents constructing and maintaining an open air gazebo in the front yard of their property located at 1361 E Lake Dr Novi, Mi 48377.

We understand that the gazebo will be installed in compliance with any applicable local zoning laws, regulations, or homeowners' association guidelines. We confirm that we have been informed about the proposed gazebo and believe it will not adversely affect our properties or the neighborhood's aesthetic.

This letter serves as our formal consent for the installation of the gazebo.

### Neighbor Information and Signatures:

1. Name: RAVI MANTENA

Address: 1367 E. LAKE DR, NOVI, MI 48377

Signature: Mantena

Date: 02-JUN-2025

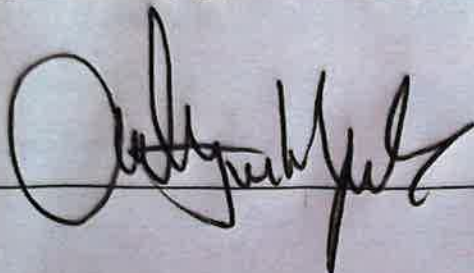
2. Name:

Anthony M Hopack

Address:

1354 East Lake Drive, Novi, MI, 48377

Signature:



Date:

3. Name:

Brent Westbrook

Address:

1349 E Lake Dr., Novi, MI 48377

Signature:



Date:

Sincerely,

Ashley and Garret Mette