



## 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:** March 11, 2025

**REGARDING:** 46130 West Park Drive #50-22-04-451-009 (PZ25-0004)

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

### I. GENERAL INFORMATION:

#### **Applicant**

Sheryl Madden

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned Residential Acreage (R-A)

Location: on West Park Drive, north of West Road

Parcel #: 50-22-04-451-009

#### **Request**

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 4.19.E.v to allow 2,952 sq ft aggregate total for accessory structures (2,500 sq ft allowed, variance of 452 sq ft).

### II. STAFF COMMENTS:

*The applicant is seeking an aggregate total variance to construct a 16' x 12' (192 SF) accessory structure. Height to peak is 11'-3" – good. Allowed to have (2) accessory structures – good.*

*The property has an existing (2,283 SF) accessory structure + an attached garage (477 SF) = (2,760 SF)*

*The new accessory structure (192 SF) + (2760 SF) = 2,952 SF... 2,500 SF allowed; therefore a 452 SF variance is required.*

*Please note that the submitted drawings have various dimensions provided, but the size of the shed is to be 16'x12'.*

**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. **PZ25-0004**, 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. **PZ25-0004** 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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 Novi, MI 48375  
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 www.cityofnovi.org

## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

JAN 30 2025

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION N/A			
ADDRESS 46130 W. Park Dr.		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-04-451-009		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <span style="border: 1px solid black; padding: 2px;">West Road &amp; West Park Drive</span>			
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 checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
<b>A. APPLICANT</b>		EMAIL ADDRESS madden12@sbcglobal.net	CELL PHONE NO. 313-550-1539
NAME Sheryl Madden		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS 46130 W. Park Dr.		CITY Novi	STATE MI
ZIP CODE 48377			
<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:		EMAIL ADDRESS	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE
ZIP CODE			
III. ZONING INFORMATION			
<b>A. ZONING DISTRICT</b>			
<input checked="" type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input 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 <u>4.19.E.v.</u> Variance requested <u>2952 sqft agg.total (2500sqft allowed, 452 sqft variance)</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
<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>			
<ul style="list-style-type: none"> <li>Dimensioned Drawings and Plans</li> <li>Site/Plot Plan</li> <li>Existing or proposed buildings or addition on the property</li> <li>Number &amp; location of all on-site parking, if applicable</li> </ul>		<ul style="list-style-type: none"> <li>Existing &amp; proposed distance to adjacent property lines</li> <li>Location of existing &amp; proposed signs, if applicable</li> <li>Floor plans &amp; elevations</li> <li>Any other information relevant to the Variance application</li> </ul>	



# 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

*Sheryl M. Madden*

Digitally signed by Sheryl M. Madden  
Date: 2024.12.27 08:29:14 -05'00'  
Date: 2025.01.30 15:08:25 -05'00'

1/30/25

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:

Size of Lot is 2.72 acres, which is unique in this residential area. For perspective, a lot of this magnitude is more than two football fields in size. It's also important to note that a majority of the lot is situated in the front yard of the home and is visible from the road. In order to maintain a property of this size and keep it looking appealing a great deal of maintenance is required which results in the need for additional storage space for a vast amount of yard and snow equipment (see attached list).

**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).

As one of the larger residential lots in the area, this property requires a vast amount of yard and snow maintenance and thus storage of those tools. The level of maintenance required is determined by Mother Nature and is not self-created. It can be costly to have the property maintained professionally so whatever a homeowner can do on their own is often more economical. We try our best to use environmentally friendly ways of performing yard tasks which has resulted in often having both battery powered & gas tools.

## **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.

A property of this size cannot be properly maintained without the proper tools and equipment. Without a proper shelter for our tools, they sit out in the elements aging more quickly and can become home to wild life. We believe a closed in storage space provides the protection this equipment requires and keeps it out of the visual site of those visiting the home. Without a dimensional variance we will be unable to install a pre-built detached shed measuring less than 200 sq feet for storage of our equipment.

## **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 shed is the minimum size for a zoning permit and will allow enough space for the items we wish to store in order to keep our home looking well maintained for ourselves as well as others to enjoy (see attached list). The shed will have a cement base, match the home, be single story and will be located in the backyard behind our privacy fence. There will be zero visibility from 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.

The shed will not be visible from the roadway and visibility by surrounding residential and commercial neighbors is minimal, if any, due to tree coverage and a privacy fence. It will therefore, not alter the character of the surrounding area. Not only will a shed allow us to hide our lawn & snow equipment which allows us to keep up our home, but we believe the additional square footage will also have a positive impact on home/property value. We have the full support of surrounding residential neighbors, see 4 letters of support attached.

Sheryl Madden

46130 W. Park Drive

Yard & Snow Equipment List:

Riding mower

Regular push mower – battery/electric

Leaf blowers – gas & battery/electric

Weed whip

Manual leaf vacuum

Pull behind leaf sweeper

Woodchipper

Snow blowers – 2 (oversized large gas & walkway battery/electric)

Large tools - Limb trimmer/cutters, multiple snow shovels, rakes, dirt shovels, weasel, hoe, chain saws, bush trimmers, sheers, weeding tools, walnut collector, wagon, brooms, ladder, dethatching tool

Would like to purchase & store:

Leaf collection vacuum attachment for riding mower

Wheel barrel



Picture of Proposed Shed

Color of shed will match the home



12 feet

16 feet

Location

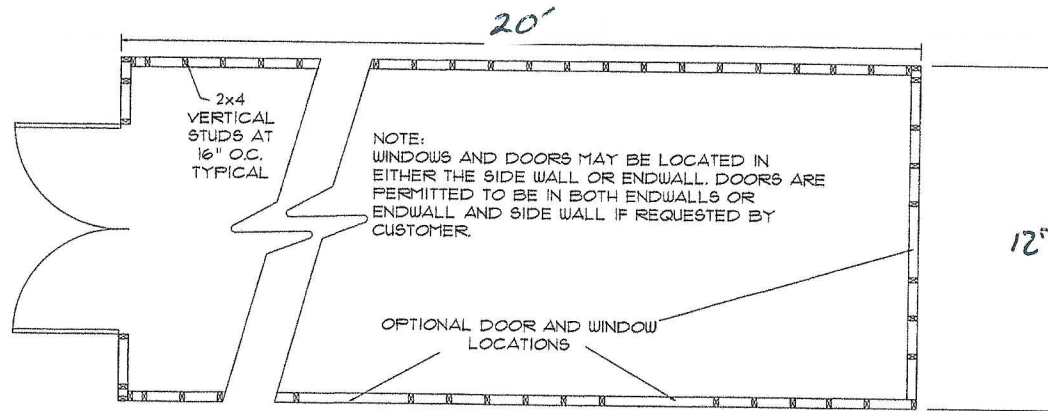
Behind privacy fence



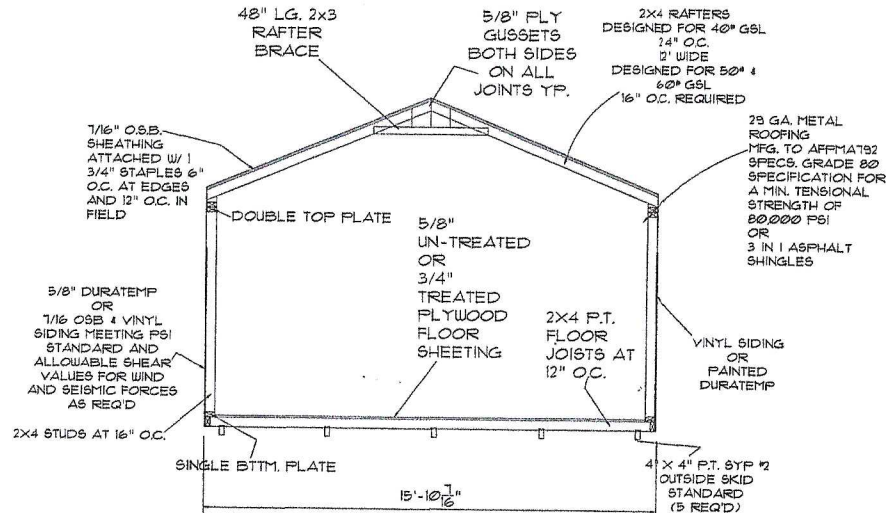
Note: Shed will be 16X12. Drawings are for 20X12 but is the same information per seller.

12' wide

Cape Cod Model  
 - 7' Sideswells  
 - Total height from ground to peak of roof 11'3"  
 - 16" on center 2x4 studs  
 - Double Top Plate



1 FLOOR PLAN FOR MAX. 16' WIDE UTILITY SHEDS  
 SCALE: 1/2" = 1'-0"



1 SECTION  
 SCALE: 1/2" = 1'-0"

**BUILDING SPECIFICATIONS AND GENERAL NOTES**

DESIGN DESIGN LOADS	CLIMATE	WIND	SEISMIC	TRUSS DEAD LOADS
(PS) = 50.2 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 1.00	12.0
(WS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0
(NS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0
(NS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0
(NS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0
(NS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0
(NS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0
(NS) = 10.0 PSF	W. 15	15	SEISMIC RESPONSE FACTOR: 0.22	12.0

PLEASE NOTE:  
 - DESIGN LOADS LISTED IN THE PREPARATION OF THE DRAWINGS WILL BE FURTHER CONTRACTED AND ADJUSTMENTS TO CODE COMPLIANCE.  
 - THESE DRAWINGS ARE ENGINEERED AND SHALL NOT BE SEEN, ADJUSTED, REPRODUCED, OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. ANY CHANGES, MODIFICATIONS, OR REVISIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST CONSULTING WITH THE ENGINEER.  
 - THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.  
 - ALL DIMENSIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR. BARR DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES WHICH MAY NOT BE PRESENT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

DATE BY: CK  
 FILE: 17367-12-60.dwg  
 DATE: 6/19/17  
 SCALE: 1/2" = 1'-0"  
 JOB NO: 17-367

DATE REVISION DATE REVISION

17-367-12-60

**Barr Design Group, LLC**

502 S. Main St.  
 Goshen, IN 46526  
 Tel: (574) 534-6531  
 Fax: (574) 534-6565

CLIENT: MAST MINI-BARNS  
 12' WIDE UNIT (40' 50' & 60')

TITLE: FLOOR PLAN SECTION

SEAL AND SIGNATURE

Douglas G. Barr  
 PROFESSIONAL ENGINEER

ALL DIMENSIONS MUST BE FIELD VERIFIED BY THE CONTRACTOR. BARR DESIGN GROUP SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONAL DISCREPANCIES WHICH MAY NOT BE PRESENT TO THEIR ATTENTION PRIOR TO CONSTRUCTION.

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17-367-12-60

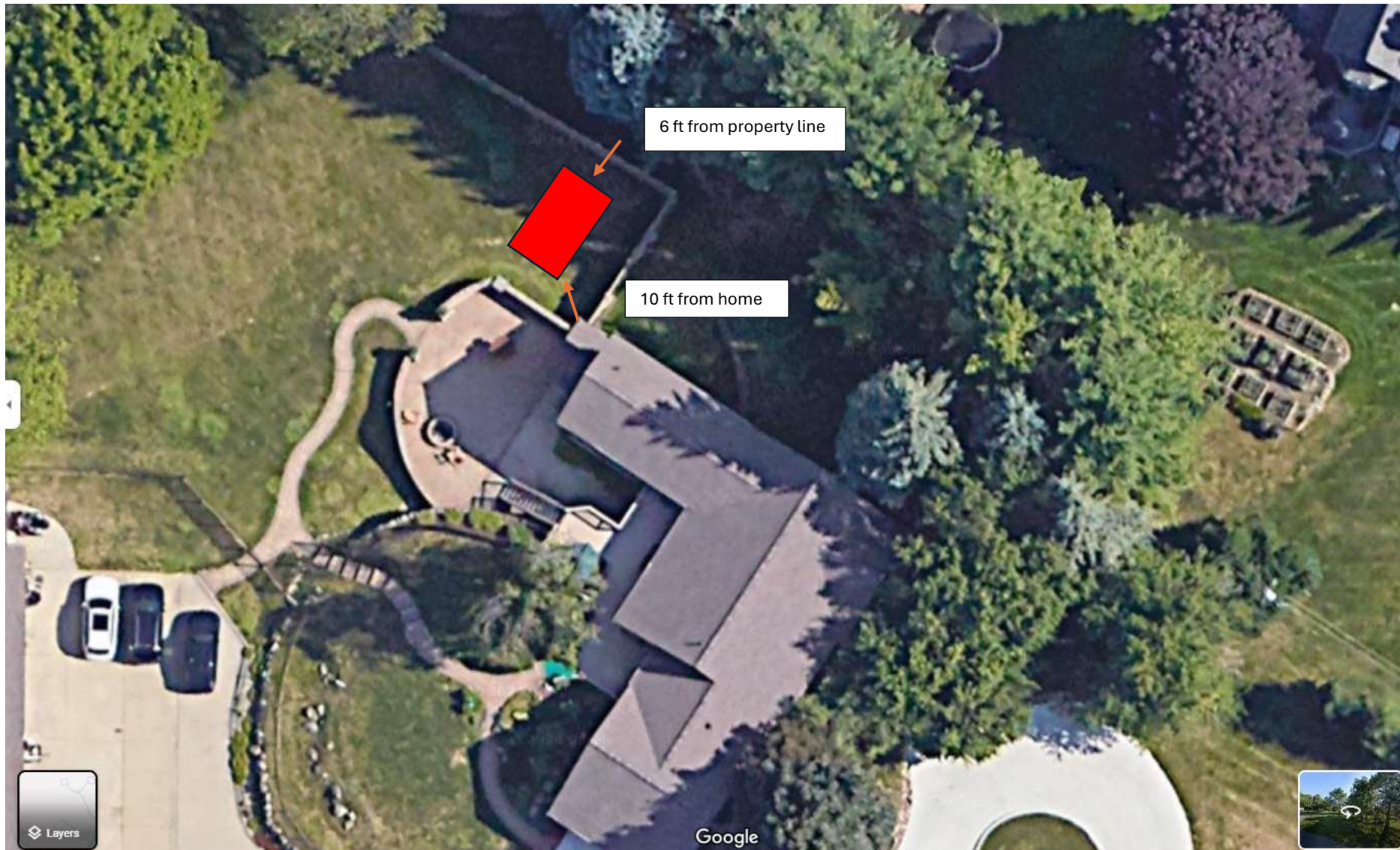
Cape Cod (Ludington)  
 12' wide

## THE LUDINGTON CAPE COD SHED

The LUDINGTON *CAPE COD* features a steep 7/12 roof pitch which creates more for overhead storage. This shed has 7' sidewalls which gives plenty of head room.

- Cape Cod Style Roof 7/12 pitch with 3 Tab Shingles
- 50 year Warranty Duratemp plywood siding
- 7' Sidewall Height
- 2x4 Wall Studs Spaced 16" O.C.
- 4" Standard eave overhang
- 6'0" Tall Shed Style Door on Front or Sidewalls
- Metal Drip Edge





6 ft from property line

10 ft from home

Layers

Google





46130 W. Park Drive – Aerial view, large property (2.72 acres) with grass and trees to maintain.





46130 W Park Drive - View from Road of front yard.

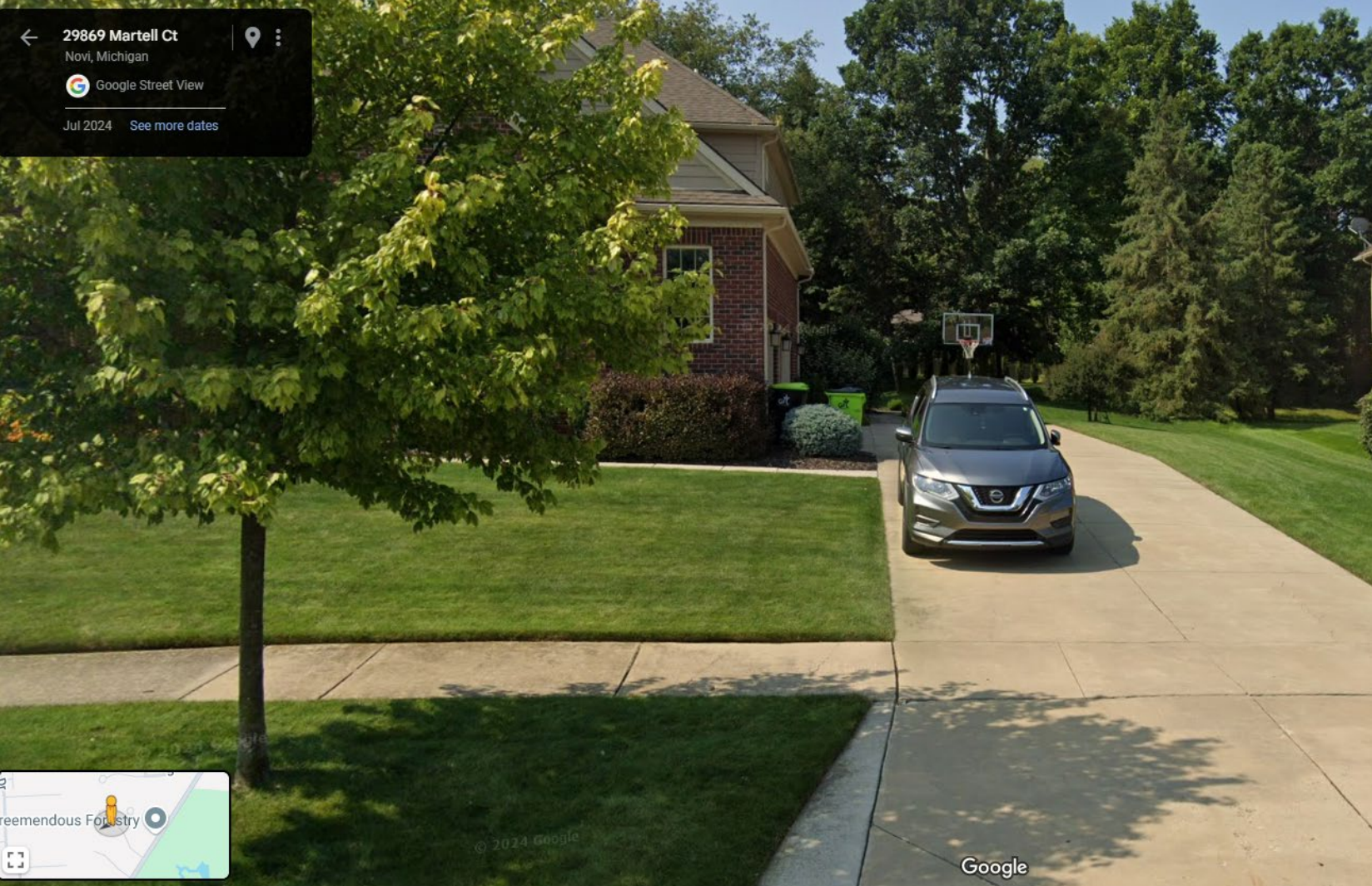


46130 W. Park Drive – Driveway view





View from 29869 Martell Ct. – Neighbors directly behind privacy fence – their house and trees block the view of our yard.





46130 W. Park Drive – Pictures of where shed will be located from inside the yard.



46130 W. Park Drive – Pictures of where shed will be located from inside the yard.

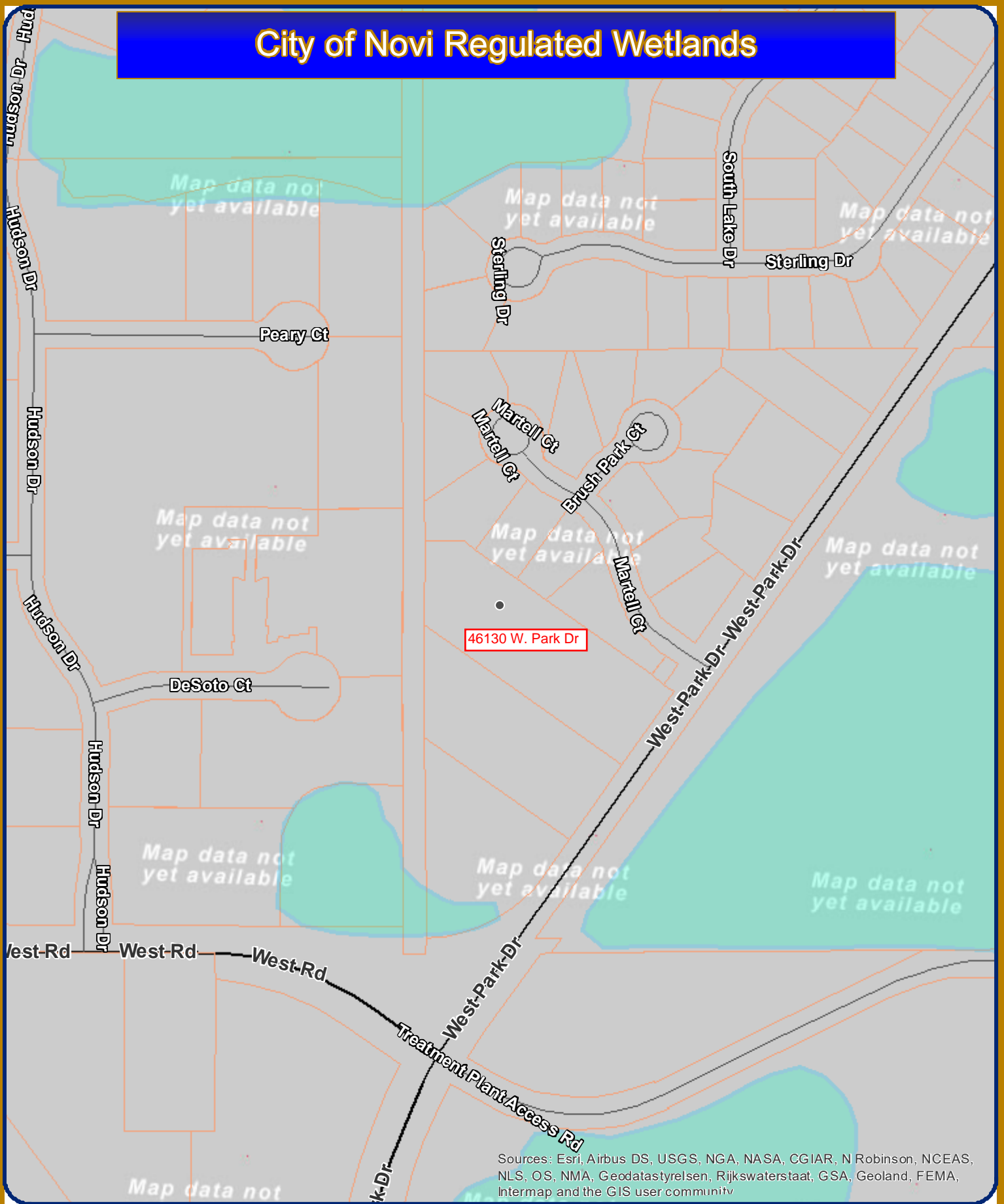




46130 W. Park Drive – Pictures of where shed will be located from inside the yard.



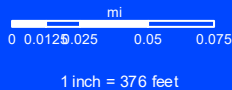
# City of Novi Regulated Wetlands



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, O.S, NMA, Geodatasyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**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.

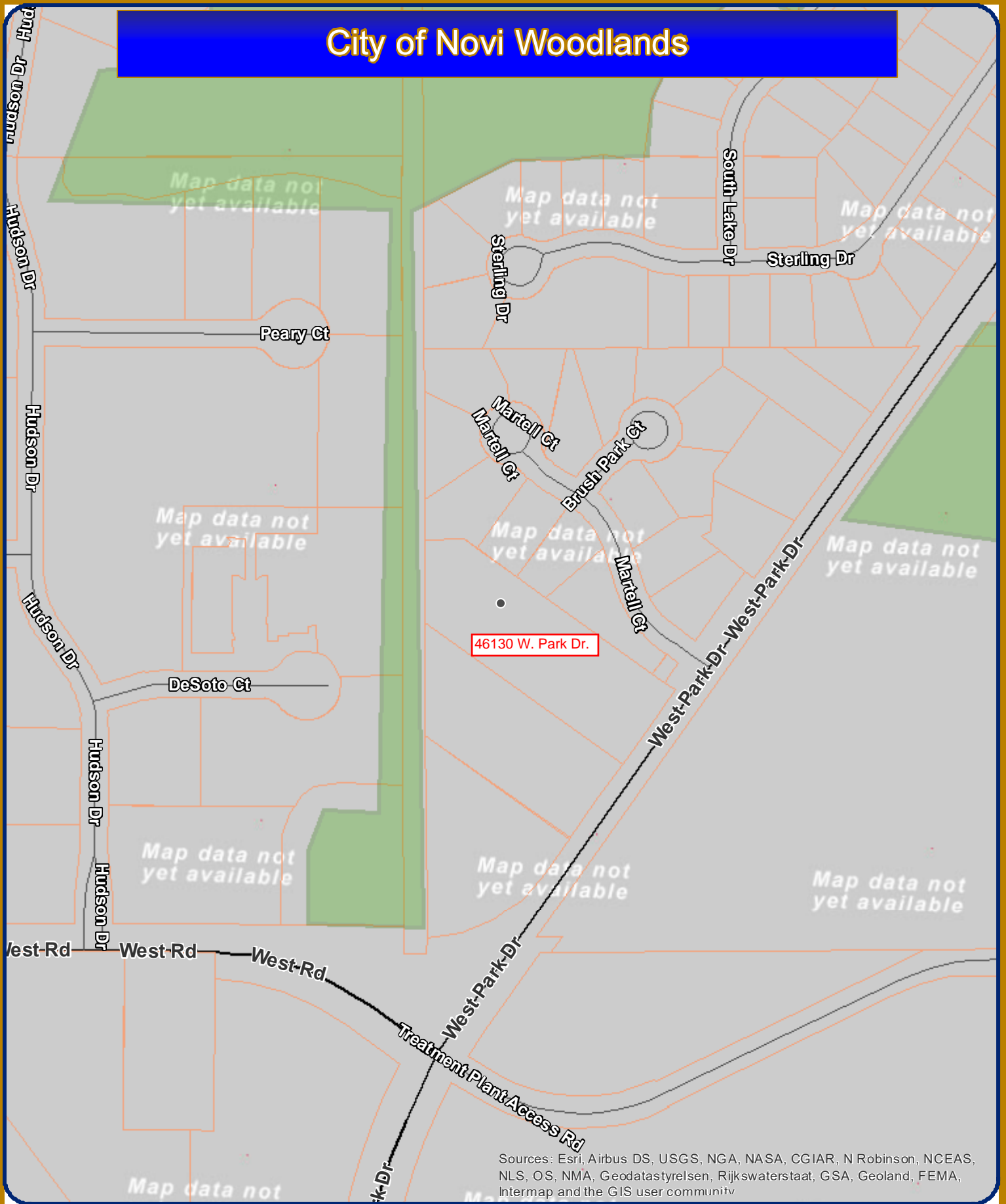


Map Print Date:  
8/11/2024



**City of Novi**  
45175 Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

# City of Novi Woodlands



46130 W. Park Dr.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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1 inch = 376 feet



Map Print Date:  
8/11/2024



**City of Novi**

45175 Ten Mile Rd  
Novi, MI 48375  
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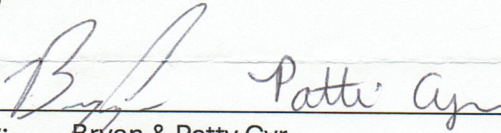


Sheryl Madden  
46130 W. Park Drive  
Novi, MI 48377

Dear Sheryl,

We are in support of your appeal to request a residential property zoning variance for a detached shed. Based on property size we can appreciate your need for covered and closed in storage space for equipment. Thank you.

Sincerely,

Handwritten signature of Bryan & Patty Cyr in cursive script.

---

Signed by: Bryan & Patty Cyr  
46140 W. Park Drive  
Novi, MI 48377

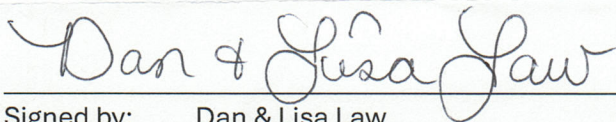


Sheryl Madden  
46130 W. Park Drive  
Novi, MI 48377

Dear Sheryl,

We are in support of your appeal to request a residential property zoning variance for a detached shed. Based on property size we can appreciate your need for covered and closed in storage space for equipment. Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Dan & Lisa Law". The signature is written in black ink and is positioned above a horizontal line.

Signed by: Dan & Lisa Law  
29799 Martell Court  
Novi, MI 48377

Sheryl Madden  
46130 W. Park Drive  
Novi, MI 48377

Dear Sheryl,

We are in support of your appeal to request a residential property zoning variance for a detached shed. Based on property size we can appreciate your need for covered and closed in storage space for equipment. Thank you.

Sincerely,

*E.W. Masciulli 11-30-24*

Signed by: Walter & Evangeline Masciulli  
29839 Martell Court  
Novi, MI 48377

*No problem -  
you have our  
support  
Walter*

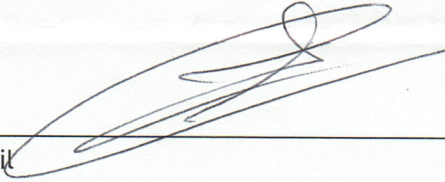
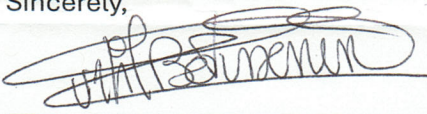


Sheryl Madden  
46130 W. Park Drive  
Novi, MI 48377

Dear Sheryl,

We are in support of your appeal to request a residential property zoning variance for a detached shed. Based on property size we can appreciate your need for covered and closed in storage space for equipment. Thank you.

Sincerely,



---

Signed by: Laurent & Valerie Curtil  
29869 Martell Court  
Novi, MI 48377