



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 15, 2015

REGARDING: PAULK (CASE NO. PZ15-0026)

BY: Thomas M. Walsh, Building Official

I. GENERAL INFORMATION:

Applicant

James and Laura Paulk

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: R-4, One Family Residential
Site Location: 24676 Taft Road, north of 10 Mile Road and on the east side of Taft Road
Parcel #: 50-22-22-301-012

Request

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 4.19(1)(E)(i) and 4.19(1)(I) to allow construction of an 1,536 square foot two story detached garage in the rear of the property: 1) a variance of 468.3 feet in the required aggregate area of all accessory buildings (850.0 sq. ft. maximum, 1,536.0 sq. ft. proposed); 2) a variance of 5.375 feet in the maximum height (14.0 feet maximum, 19.3.75 feet proposed).



II. ZONING AND LAND USE:

The table below lists the zoning district, existing land use and future land use for the subject site and surrounding parcels.

Parcel	Zoning District	Existing Land Use	Future Land Use
Subject Property	R-4, One Family Residential	Salow's Walnut Hill No. 2 Subdivision	Single Residential
North	R-4, One Family Residential	Salow's Walnut Hill No. 2 Subdivision	Single Residential
South	R-4, One Family Residential	Salow's Walnut Hill No. 2 Subdivision	Single Residential
East	R-4, One Family Residential	Salow's Walnut Hill No. 2 Subdivision	Single Residential
West	R-4, One Family Residential	Yorkshire Place No. 1 Subdivision	Single Residential

III. STAFF COMMENTS:

Existing Condition

The subject property consists of one- (1) lot located on the east side of Taft Road within Salow's Walnut Hill No. 2 Subdivision. The parcel has approximately 150.07 feet of frontage on Taft Road and approximately 300.44 feet deep as measured along north side yard lot line. The total lot area of the parcel is approximately 45,087 square feet. The existing residence is located 35.0 feet from the front yard lot line, 50.0 feet from the north side yard lot line, 53.0 feet from the south side yard lot line, and 2009.6 feet from the rear yard lot line.

Proposed Changes

The applicant is proposing to remove existing detached garage and construct a new 1,536 square foot two story detached garage in the rear of the property. As proposed, the first and second floors measure 24' x 32' for a total floor area of 1,536.0 square feet.

The detached garage would result in a setback of 6.0 feet from the north side yard lot line, 90.0 feet from the front yard setback, and 178.0 feet from the rear yard lot line.

IV. DEVELOPMENT STANDARDS:

The table below summarizes the zoning district development standards for the subject parcels.

Lot Size		Minimum Setback			
Area	Width	Front	Sides	Aggregate Side	Rear
R-4 10,000 sq. ft.	80 ft.	30 ft.	10 ft. (one side)	25 ft. (total of two side)	35 ft.

V. USE STANDARDS:

1. Accessory Buildings within R-4 Zoning District (Section 4.19(1)(E)(i)). The aggregate of all accessory buildings on the property shall not exceed the following square footage of eight hundred fifty (850) square feet. As proposed, the first and second floors measure 24' x 32' for a total floor area of 1,536.0 square feet. **This requires a variance of 468.3 feet in the required aggregate area of all accessory buildings.**
2. Building Height (Section 4.19(1)(I)). The maximum height of the accessory building is 14 feet. The accessory buildings is proposed to be 19.3.75 feet, two-story. **This requires a variance if 5.375 feet in the maximum height.**

VI. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. Grant I move that we **grant** the variance(s) in **Case No.PZ15-0026**, sought by _____, for _____ because the Petitioner has established that _____ causes a practical difficulty relating to the property, including some or all of the following criteria:

- (a) Petitioner has established that the property is unique because _____, or that the physical condition of the property creates the need for a variance because _____.

And, the condition is not a personal or economic hardship.

- (b) The need for the variance is not self-created, **because** _____.

- (c) Strict compliance with dimensional regulations of the Zoning Ordinance, including _____, will (either):

1. unreasonably prevent Petitioner from using the property for the permitted purpose as a _____, because _____, and/or,
2. will make it unnecessarily burdensome to comply with the regulation because _____.

- (d) Petitioner has established that variance is the minimum variance necessary because a lesser variance would not _____.

- (e) The requested variance will not cause adverse impact on surrounding property, property values, or the enjoyment of property in the neighborhood or zoning district, because _____.

- (f) The variance granted is subject to the conditions that:

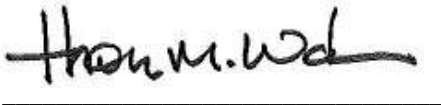
1. _____,
2. _____.

- 3. _____
- 4. _____

2. Deny I move that we **deny** the variance in **Case No.PZ15-0026**, sought by _____, for _____ because the Petitioner has **not** established a practical difficulty because:

- (a) Petitioner has shown no unique circumstance or physical condition of the property because petitioner can reasonably comply with the ordinance by_____.
- (b) The difficulty described by the Petitioner is a personal or economic difficulty only in that Petitioner stated _____.
- (c) The need for the variance is self-created because Petitioner _____.
- (d) Conforming to the ordinance would not (either):
 - 1. be unnecessarily burdensome because _____, or,
 - 2. unreasonably prevent petitioner from using the property for _____, because_____.
- (e) A lesser variance consisting of _____would do substantial justice to Petitioner and surrounding property owner's because_____.
- (f) The proposed variance would have adverse impact on surrounding property because_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417



Thomas M. Walsh
Building Official
City of Novi



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

ZONING BOARD OF APPEALS APPLICATION

RECEIVED
JUL 30 2015
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$200
 Meeting Date: 9-15-15
 ZBA Case #: PZ 15-0026

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>JIM & LAURA PAULK RESIDENCE</u>			
ADDRESS <u>24676 TAFT RD</u>		LOT/SIUTE/SPACE #	
SIDWELL # <u>50-22-22-301-012</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>TEN MILE & TAFT</u>			
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			
A. APPLICANT		EMAIL ADDRESS <u>THE PAULKS@SBCGLOBAL.NET</u>	CELL PHONE NO. <u>248-231-9640</u>
NAME <u>JAMES L. & LAURA L. PAULK</u>		TELEPHONE NO. <u>248-449-7919</u>	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>24676 TAFT</u>		CITY <u>NOVI</u>	STATE <u>MI</u> ZIP CODE <u>48375</u>
B. PROPERTY OWNER <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			
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 _____			
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

James L Paulk
Applicant Signature

7/30/15
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



**REVIEW STANDARDS
DIMENSIONAL VARIANCE
CITY OF NOVI
Community Development Department
(248) 347-0415**

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 how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone 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:

SEE ATTACHED

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:

SEE ATTACHED

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:

SEE ATTACHED

Standard #1. Circumstances or Physical Conditions.

Explain how the circumstances or physical conditions applying to the property that do not apply generally to other properties in the same Zone 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.
 - Exceptionally large lot for an R-4 zone.
 - The lot is 150.7 x 300.26, for a total square footage of 45,249 square feet, which is in excess of one acre.
 - This is the homestead of the Salow's Farm as platted in the Salow's Walnut Farm Subdivision.

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 - The property was awarded by Andrew Jackson in 1831 to Philip Shaw for his service in the War of 1812.
 - The home was built in the 1800's.
 - The property and home were sold to the Salow family in 1899 by the grandson of Philip Shaw.
 - The discovery of this information as with the necessary renovation of the home and property has been an ongoing process that we feel is important to continue. We have paid extra to preserve the historical integrity of an 1800's home, i.e. customized doors and windows to achieve the look and feel of an 1800's property without living in a museum.

- 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 difficulties.
 - No impact on adjacent properties. Please see attached approval signatures from neighbors.
 - The variance we are requesting adds only 2 feet 6 inches of additional height to the garage while keeping the integrity of an 1800's accessory building.

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 home was built in the 1800's with a fieldstone timber constructed Michigan basement that is not sufficient for today's storage requirements.
- As an 1800's home, there is limited closet space.
- With the one plus acres of property, there is a large amount of equipment needed to maintain the lot. This is the reason we are requesting a 24 x 32 foot garage.
- The constraints of an 1800's design requires us to currently rent two storage units. That is why we are requesting storage on the second floor of the garage.
- The 150 foot width of the lot constrains division of the property under the R-4, 80 foot width requirement. Consequently, this lot will remain over one acre for the foreseeable future.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance is 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.

Storage

- Storage for a R-4 designation is 850 square feet which is based on a lot size of 10,000 square feet (80 x 125 feet).
- With a lot size of 45,060 square feet, this property exceeds the minimum requirements of an R-A designation of 43,560 square feet.
- Our request for storage exceeds the R-A by 36 square feet which is a more applicable standard for the lot size.
- The request is for a two car + side entry garage. We intend to park our vehicles in the garage and use the additional area for storage.
- Because of the equipment necessary to maintain the size of lot, there is a large amount of equipment, i.e., riding mower, chipper, snow blower, tractor trailer, and numerous hand and power tools. The storage variance requested is proportionate to the size of the lot.

Height

- The 14 foot height regulation, measured to the mean height of the gable results in a roof height of 19 feet 3 inches. With an 8 foot garage height, this design provides a functional storage area of six feet in width in the attic space. A second floor design results in a height of 21 feet 9 inches, a variance of 2 feet 6 inches.
- We currently rent two storage units for off season clothing, decorations, tables and chairs (used for holiday gatherings), exercise equipment and tools that cannot be stored in our Michigan basement. The second floor area will provide the space to store these items.

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.

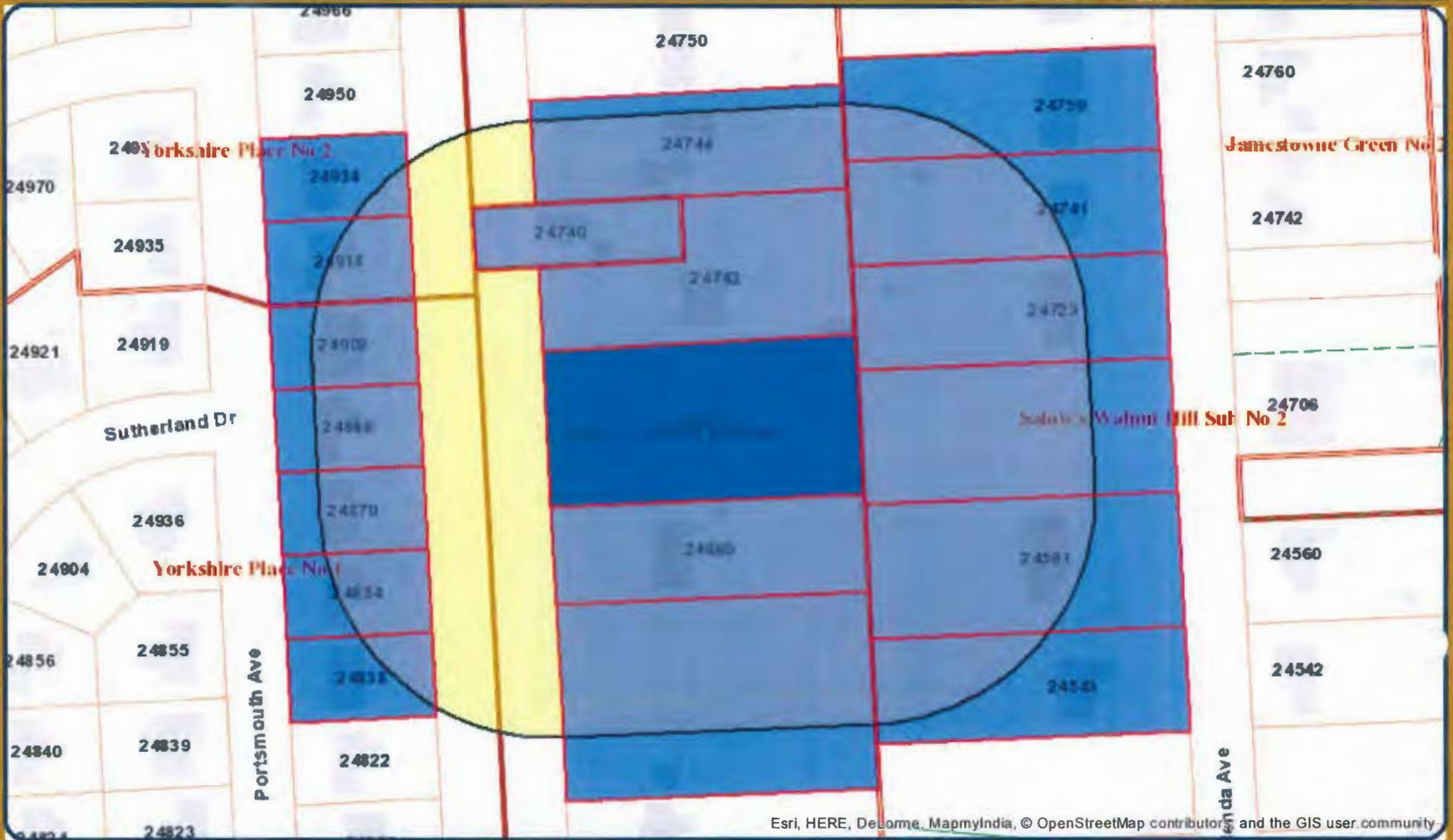
- The variance requested is only 2 feet 6 inches in height and would only be clearly visible to our neighbors to the north whose property is at a much higher elevation.
- With current landscaping, the garage will be barely visible to the street or to our neighbors to the south.
- There are no neighbors to the west across Taft as their properties back up to the street with landscape screening.
- We own the lot on Glenda that is adjacent to our property on Taft but the garage will also not be visible from the Glenda lot due to landscaping and topography.
- Please see attached approval signatures from our neighbors.

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 impact of an additional 2 feet 6 inches height to the garage is minimal. We have discussed our plans with the immediate neighbors and they like the idea of the improvement.
- We are replacing an old garage that was not salvageable and has already been torn down. The new garage will improve the esthetics and property value in the area. The design is complimentary to the 1800's home. This is a minimal approach to maintain the integrity of the period without building a barn as exists with a few of the historically designated homes which remain in Novi. A contemporary garage design would be out of place on this property.

24676 Taft Road PZ15-0026



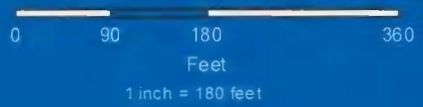
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 8/27/2015



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. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>

Dimensional Variance Request for Garage

Case NO. PZ15-0026 for 24676 Taft
September 15th Zoning Board Review

City of Novi Zoning Ordinance Notes

Effective: January 8, 2015

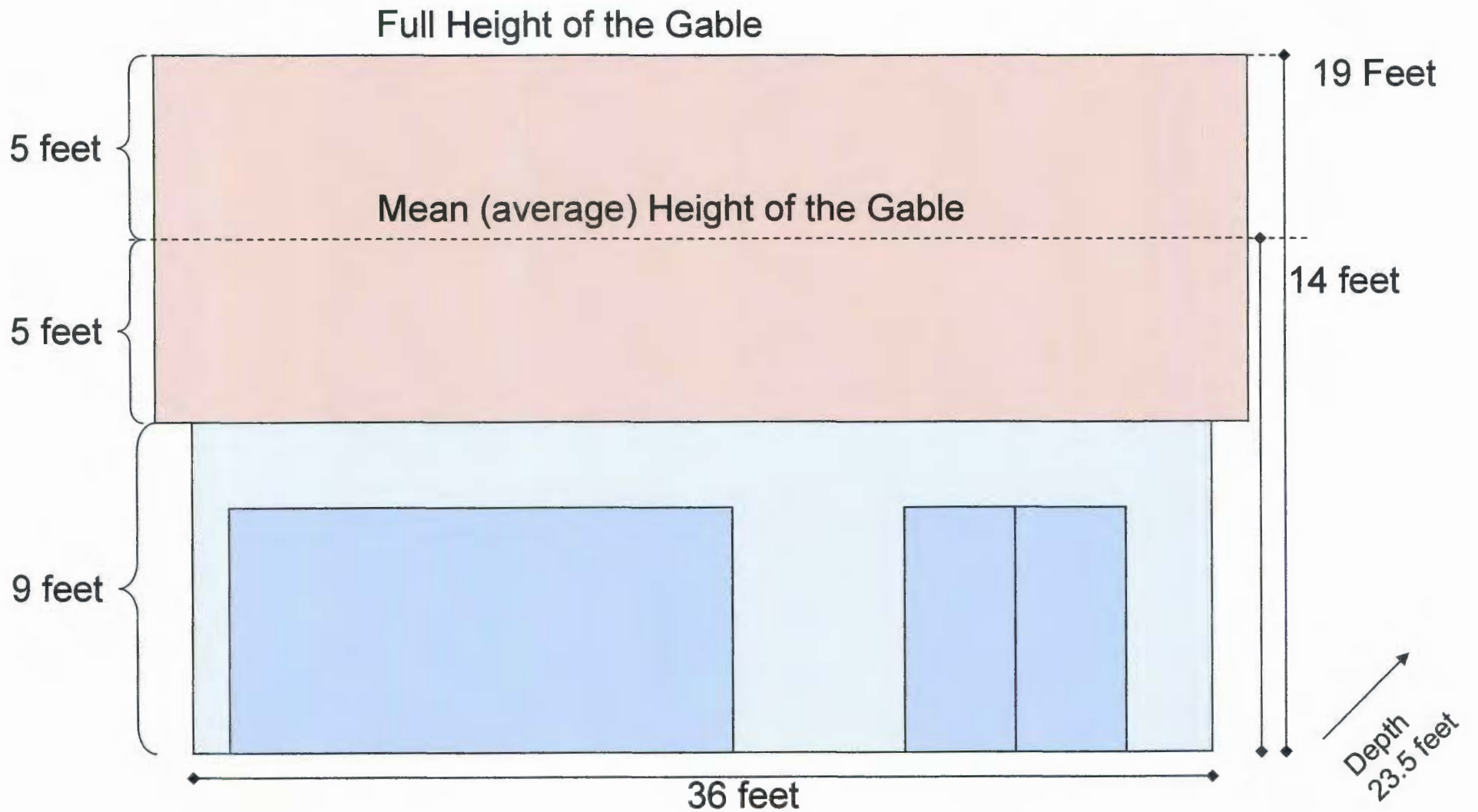
- The area east of Taft between 10 mile and 11 mile is defined as an R4 Zoning district (see Zoning Districts attachment)
 - R4 minimum lot size = 10,000 Sq Ft (i.e. 80 X 125)
 - Actual lot size 24676 Taft > 45,000 Sq Ft (150+ X 300) > 1 acre
 - Numerous RA and R1 districts are within 1 mile of 24676 Taft where lots do not appear to meet minimum size requirements
 - RA district is defined as minimum lot size of 1 acre
 - R1 district is defined as minimum lot size of 21,780 Sq Ft (i.e. 120 X 182)

- Ordinance Section 4.19.1.E restricts R4 accessory building storage space to 850 Sq Ft.
 - Footprint for the attached sample 850 Sq ft compliant plan is 23.5 X 36
 - Footprint of proposed/requested plan is 24 X 32
 - Storage variance results from the usable second floor (note: will not be used as living space)
 - RA district is restricted to maximum accessory building storage of 1,500 Sq Ft
 - R1 district is restricted to maximum accessory building storage of 1,000 Sq Ft

- In section 2.8, the term “building height” is defined as 14 feet to the mean height of the gable (for a gable roof). Section 4.19.1.I restricts accessory building (garage) to a height of 14 feet.
 - Sample compliant plan has a mean height to the gable of 14 feet that results in a 19 foot height at the ridge (peak of the gable).
 - Requested plan has an overall height of 21.75 feet (2.75 feet higher than the sample compliant plan) but is 4 feet less in width than the sample compliant plan.
 - The storage variance uses the attic square footage that is otherwise wasted space.

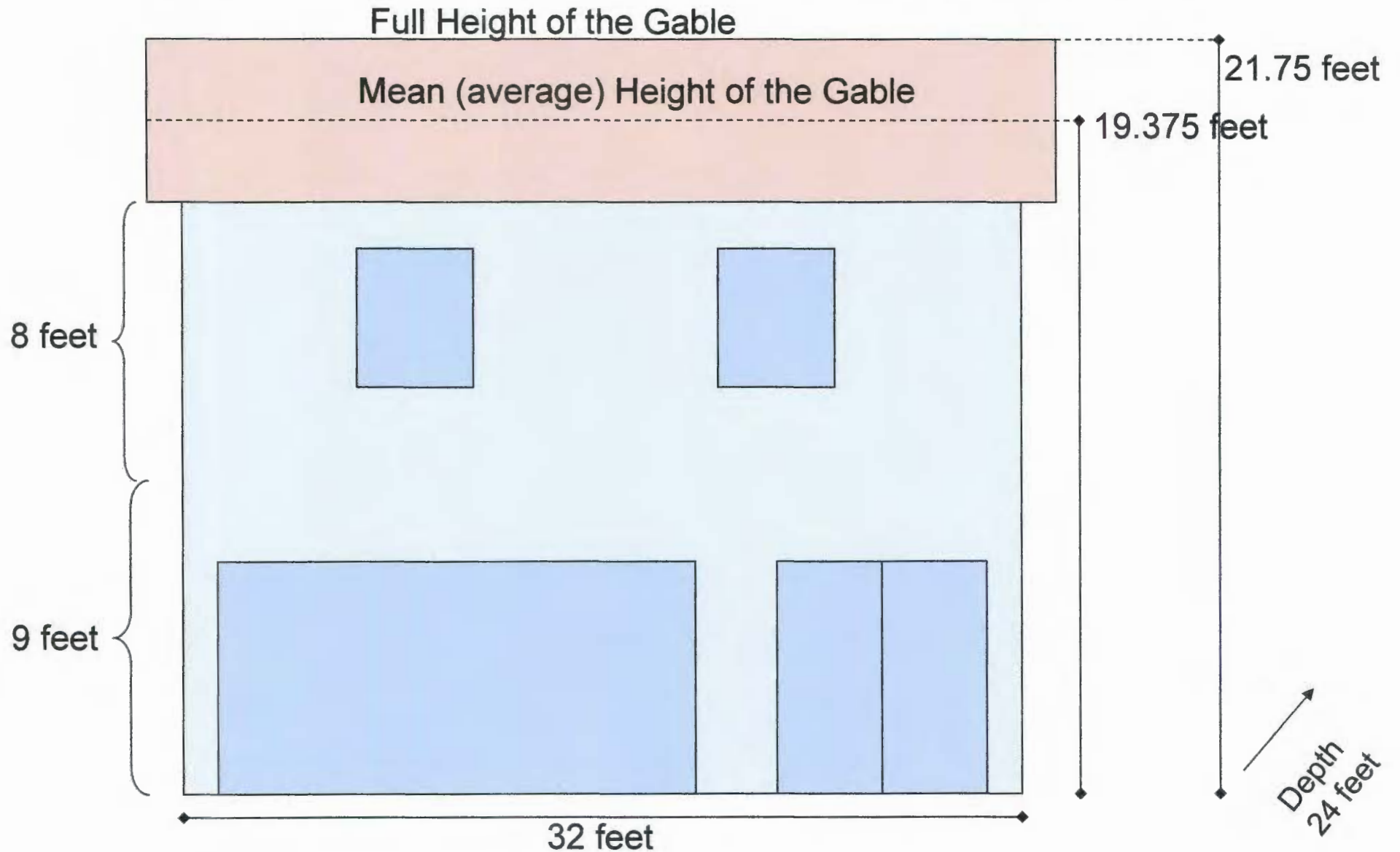
Compliant Plan

No Usable Second Floor Storage Space

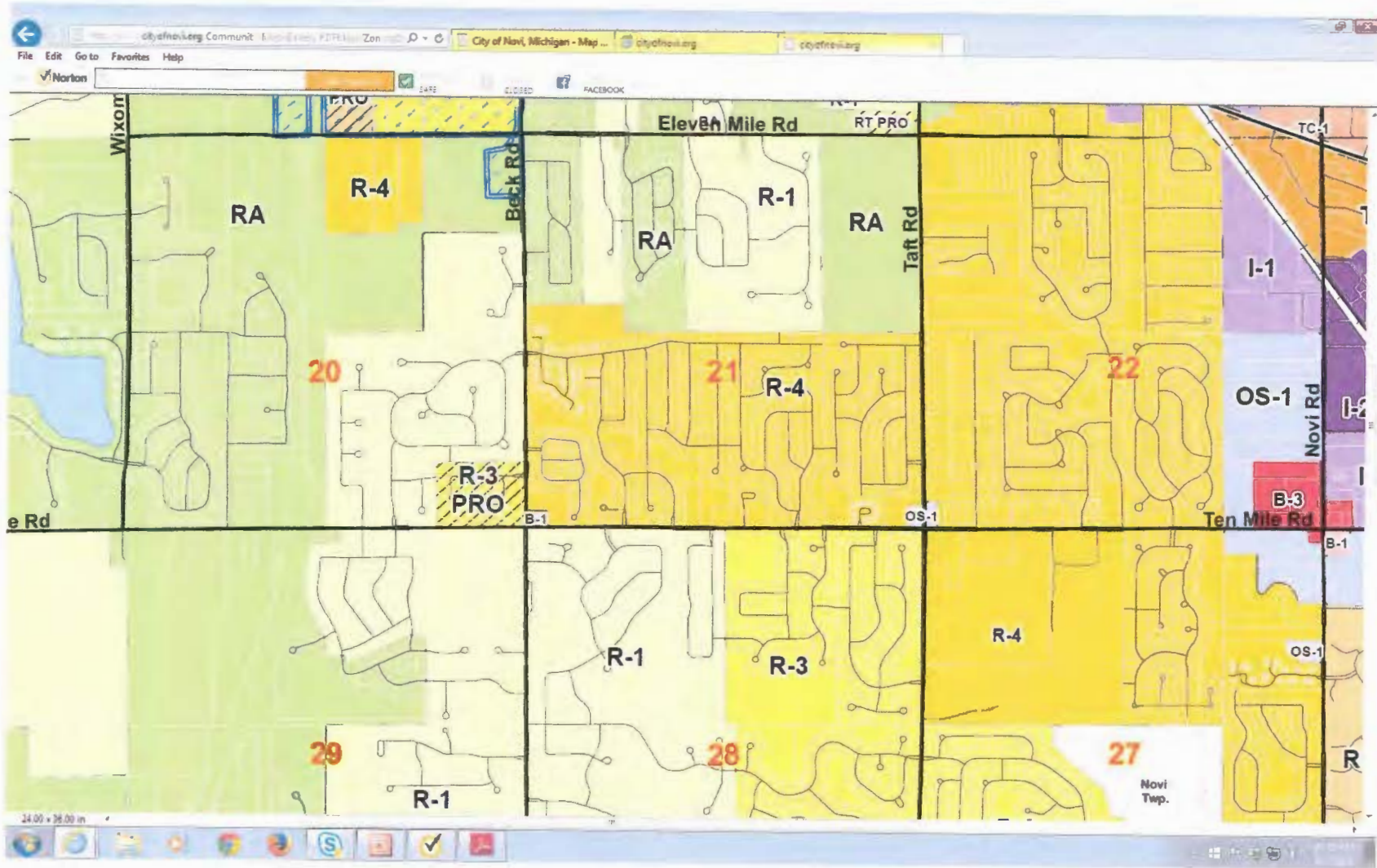


Requested Plan

Usable Second Floor Storage Space



Zoning Districts



City of Novi Zoning Ordinance

Effective: January 8, 2015

City of Novi
www.cityofnovi.org

Clearzoning
www.clearzoning.com

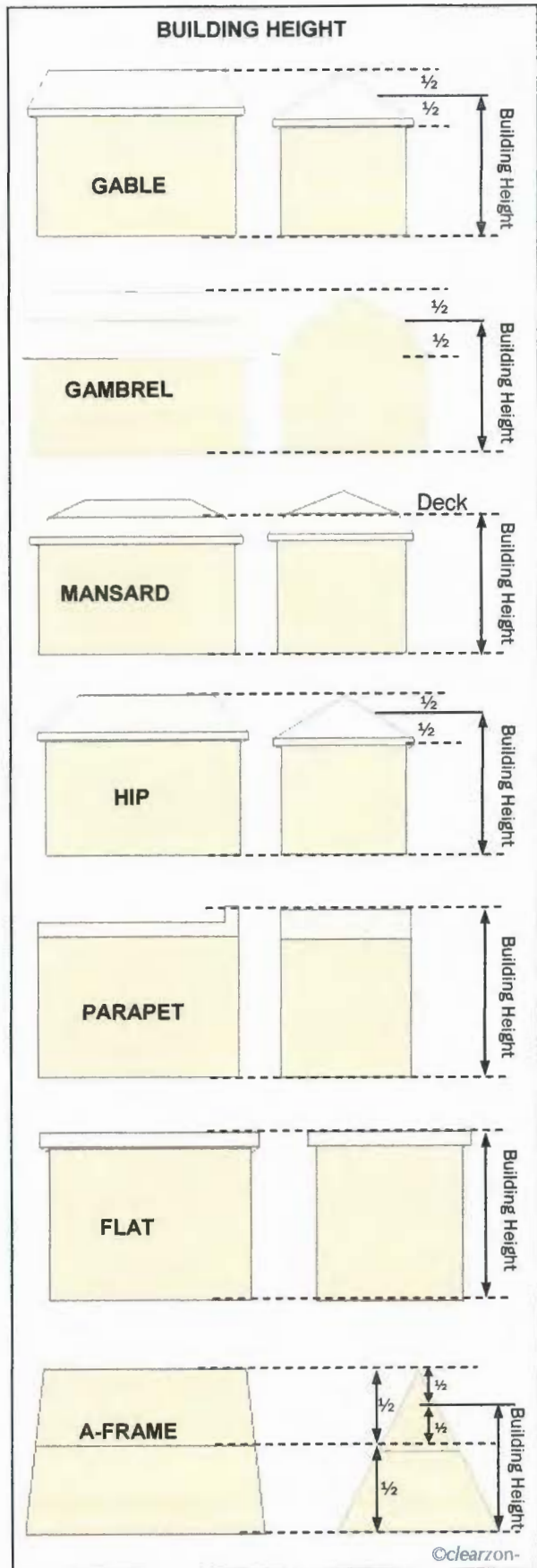
How to Use This Ordinance

5. DISTRICT SUMMARY TABLE

Below is a quick reference table that summarizes district regulations. Consult [Article 3 Zoning Districts](#) for additional requirements and exceptions to the information below.

District Summary Table					
District	Minimum Lot Size (square feet or acres)	Minimum Lot Width (feet)	Setbacks		
			Front Yard (feet)	Side Yards (feet)	Rear Yard (feet)
RA Residential Acreage	1 acre	150	45	20 one 50 two	50
R-1 One-Family Residential	21, 780 sq ft	120	30	15 one 40 two	35
R-2 One-Family Residential	18,000 sq ft	110	30	15 one 40 two	35
R-3 One-Family Residential	12,000 sq ft	90	30	10 one 30 two	35
R-4 One-Family Residential	10,000 sq ft	80	30	10 one 25 two	35
RT Two-Family Residential	7,500 sq ft	50	30	10 one 20 two	35
RM-1 Low Density, Low Rise Multiple Family	See Section 3.8.1	See Section 3.8.1	50	75	75
RM-2 High Density, Mid-Rise Multiple Family	See Section 3.8.1	See Section 3.8.1	75	75	75
MH Mobile Home Park	See Section 3.9				
B-1 Local Business	See Section 3.6.2.D	See Section 3.6.2.D	20	15	20
B-2 Community Business	2 acres	See Section 3.6.2.D	40	30	30
B-3 General Business	See Section 3.6.2.D	See Section 3.6.2.D	30	15	20
C Conference	30 acres	Not Specified	50*	50*	50*
EXPO Exposition	See Section 3.24	See Section 3.24	50**	50**	50**
EXO Exposition Overlay	See Section 3.25	Not Specified	See Section 3.25		
GE Gateway East	2 acres	200	See Section 3.11		
FS Freeway Service	See Section 3.6.2.D	See Section 3.6.2.D	30	10	20
* See Section 3.23 for further regulations.					
** See Section 3.24 for further regulations.					





Building Height: The vertical distance measured from the established grade to the highest point of the roof surface of a flat roof, to the deck of mansard roofs, and to the mean height level between the eaves and ridge of gable, hip, studio and gambrel roofs. For "A" frame structures the roof height is measured to a line one-quarter of overall height as measured down from top of ridge of roof.

Building Line: A line formed by the exterior surface of the building opposite the front lot line, and for the purposes of this Ordinance, a minimum building line is the same as a front setback line.

Building Site: For a site condominium shall mean the condominium unit, including the building envelope and the contiguous limited common area or element under and surrounding the building envelope, and shall be the counter-part of "lot" as used in connection with a project developed under the Land Division Act 288 of the Public Acts of 1967, as amended.

Business Motel: A building or part of a building, as to which the primary form of access to at least seventy-five (75) percent of individual rooms is through a common entrance or entrances, and in which there is a series of attached, semi-detached or detached rental units containing a minimum of a bedroom, bathroom and closet space. Units shall provide for overnight lodging and are offered to the public for compensation, and shall cater primarily to the business traveler.

Canopy Deciduous Tree: A woody plant with an erect perennial trunk which at maturity is over thirty (30) feet in height and a minimum width of twenty (20) feet and which has a definite crown of foliage that falls off the tree each winter. See Suggested Plant Materials List.



2. Such operations shall be run by persons who own and occupy the premises for residential purposes.
3. Not more than eight (8) bedrooms in the bed and breakfast operation shall be used for bed and breakfast sleeping rooms. Use of a garage for bed and breakfast sleeping rooms is prohibited. Accessory buildings may be used for bed and breakfast sleeping rooms when they were originally constructed to accommodate housing use.
4. If more than two (2) such rooms are for rent, each room shall have access to two (2) separate means of egress. Access shall not be through another bedroom.
5. Signs identifying the bed and breakfast operation shall comply with the requirements of Chapter 28 of the Novi Code of Ordinances, except that in a residential district identification signs shall be no larger than two (2) square feet.
6. Such facilities shall comply with all applicable local, county, state and federal ordinances, laws, rules, regulations and codes.
7. Guest occupancy shall be no longer than fourteen (14) consecutive days.
8. No more than four (4) occupants per room shall be allowed.
9. There shall be no cooking facilities for use by the occupants of the bed and breakfast sleeping rooms.
10. Lavatory and bathing facilities shall be available for all persons utilizing the bed and breakfast.
11. A fire escape plan shall be developed and graphically displayed in each guest room. A smoke detector in proper working order shall be placed in every sleeping room and a fire extinguisher in proper working order shall be placed on every floor. The site shall be reviewed by the Fire Official pursuant to the standards contained within [Section 313 of the Novi Fire Prevention Code \(Novi Code Chapter 15, Article II\)](#), as to the necessity for fire lanes.
12. One (1) off-street parking space shall be provided in the rear or side yard, behind the front building setback line, for each guest room. For parcels abutting an exterior side street, parking shall not be closer to the street than the principal structure. Such parking lot shall be exempt from paving requirements at [Section 5.3.2](#).

4.19 ACCESSORY USES

Accessory uses, except as otherwise permitted in this Ordinance, shall be subject to the following regulations:

1. Accessory Buildings
 - A. Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to the main building.
 - B. Accessory buildings shall not be erected in any required front yard or in any required exterior side yard.
 - C. The total floor area of all accessory buildings shall not occupy more than twenty-five (25) percent of any required rear yard.
 - D. Each accessory building shall meet all setback requirements for the zoning district in which the property is situated, and all requirements of the City Code regarding woodlands and wetlands.
 - E. Except as set forth in [Section 4.19.1.E.iv](#), in a residential district, the aggregate of all accessory buildings on the property shall not exceed the following square footage of area:
 - i. In the R-3, R-4 and RT districts, eight-hundred fifty (850) square feet;
 - ii. In the R-2 district, one-thousand (1000) square feet; and
 - iii. In the RA and R-1 districts, one-thousand five-hundred (1500) square feet; provided, however, that for lots in the R-1 district, the lot must meet the requirements of the Zoning Ordinance for area and width for such district, otherwise one-thousand (1000) square feet shall apply.
 - iv. For residential developments approved under [Section 3.28](#), One-Family Clustering Option; [Section 3.29](#), RUD, Residential Unit Development; and [Section 3.30](#) Open Space Preservation Option, the aggregate of all accessory buildings on a one-family residential lot shall be governed by the underlying Zoning District on which the lot is located, unless varied by the approving body in accordance with such provisions.



- v. In no instance shall the aggregate of all accessory buildings exceed the ground floor area of the principal building on the lot or parcel. Notwithstanding anything to the contrary in this subsection E, the aggregate of all accessory buildings in an R-A or R-1 district may exceed the ground floor area of the main building on the lot if all of the following conditions are met:
- a. The lot or parcel of land on which the accessory building is located has at least one (1) acre of area and is deed-restricted from future division, and
 - b. The accessory building:
 - (1) Is customarily incidental to an existing permitted principal use in said district,
 - (2) Does not exceed two-thousand five-hundred (2,500) square feet in ground floor area for the total aggregate area of all accessory buildings on the lot, and
 - (3) Complies with applicable setback requirements at [Section 4.86.4 and 4.86.5](#).
- F. Wherever possible, side entry garages shall be encouraged in residential districts.
- G. A detached accessory building shall not be located closer than ten (10) feet to any main building and shall not be located closer than six (6) feet to any interior side lot or rear lot line.
- H. In those instances where the rear lot line abuts an alley right-of-way, the accessory building shall be no closer than one (1) foot to such rear lot line. In no instance shall an accessory building be located within an easement or dedicated right-of-way. In those instances where the rear lot line abuts a street right-of-way, the accessory building shall be no closer to this line than the required front yard setback in the district in which the property is located.
- I. A detached accessory building in the R-1 through R-4, RT, RM-1, MH, OS-1, B-1, P-1, and NCC districts shall not exceed one (1) story or fourteen (14) feet in height. Accessory buildings in all other districts may be built to a height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) foot for each foot the building exceeds fourteen (14) feet in height.
- J. Not more than one (1) detached accessory building shall be permitted on any lot having less than twenty-one thousand seven-hundred eighty (21,780) square feet of area. Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven-hundred eighty (21,780) square feet of area or more.
- K. Use of any detached accessory building in any Residential, Business or Office district for a use other than the parking and storage of private motor vehicles, tools, recreation equipment or dog houses shall require review and approval by the Zoning Board of Appeals.
- L. All attached and detached accessory buildings in excess of two-hundred (200) square feet shall be designed and constructed of materials and architecture compatible with the principal structure, and shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches.
2. Accessory Structures
- A. Accessory structures, except where otherwise permitted and regulated in this Ordinance, shall be located in the rear yard and shall meet the setback requirements of an accessory building.
 - B. Flagpoles may be located within any required front or exterior side yard. Such poles shall be located no closer to a public right-of-way than one-half (½) the distance between the right-of-way and the principal building.



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CITY OF NOVI
COMMUNITY DEVELOPMENT

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 W. TEN MILE ROAD
NOVI, MI 48375

Please note my comments to **PAULK (CASE NO. PZ15-0026)**

Please note my (~~Approval~~) (Objection) to the requested variance.

Comments:

THIS STRUCTURE WOULD NOT FIT IN WITH OTHER
BUILDINGS AND HOMES IN THIS AREA.

(PLEASE PRINT CLEARLY)

Name: JOHN F. ADAMS

Address: 24630 TAFT Rd.

Date: SEPT. 2, 2015

Zoning Board of Appeals meetings are broadcast live on Novi's Bright House Cable on Channel 13.

RECEIVED
JUL 30 2015
CITY OF NOVI
COMMUNITY DEVELOPMENT

I understand that James and Laura Paulk have requested a variance to construct a two story garage on their property located at 24676 Taft. I have reviewed the site plans and have no objection.

Name Bill Paulk Date 7-29-15
Address 24660 Taft Rd, Novi, MI 48375
Ashley R. Glueden

Comments: _____

Name [Signature] Date 7/29/15
Address 24660 Taft Rd, Novi, MI 48375
Daniel Glueden

Comments: _____

Name _____ Date _____
Address _____

Comments: _____

Name _____ Date _____
Address _____

Comments: _____

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SEP - 8 2015
CITY OF
COMMUNITY DEVELOPMENT

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 W. TEN MILE ROAD
NOVI, MI 48375

Please note my comments to **SCHROEDER (CASE NO. PZ15-0028)**

Please note my (Approval) (Objection) to the requested variance.

Comments:

1950'S HOMES, NO BASEMENTS
WE ALL NEED MORE STORAGE SPACE.
NO OBJECTION!

(PLEASE PRINT CLEARLY)

Name: TOM & GINA VAN HORN

Address: 23722 HEARTWOOD

Date: 9/4/15

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SEP - 8 2015
CITY OF NOVI
COMMUNITY DEVELOPMENT

TO: CITY OF NOVI
ZONING BOARD OF APPEALS
45175 W. TEN MILE ROAD
NOVI, MI 48375

Please note my comments to **TURTLE CREEK SUBDIVISION (CASE NO. PZ15-0031)**

Please note my (Approval) (Objection) to the requested variance.

Comments:

I have seen the design layout for the entrance to
Turtle Creek + support moving the sign closer to the road so
it can be seen + support the variance re: the sign structure.
being constructed / remaining constructed w/ the current post.

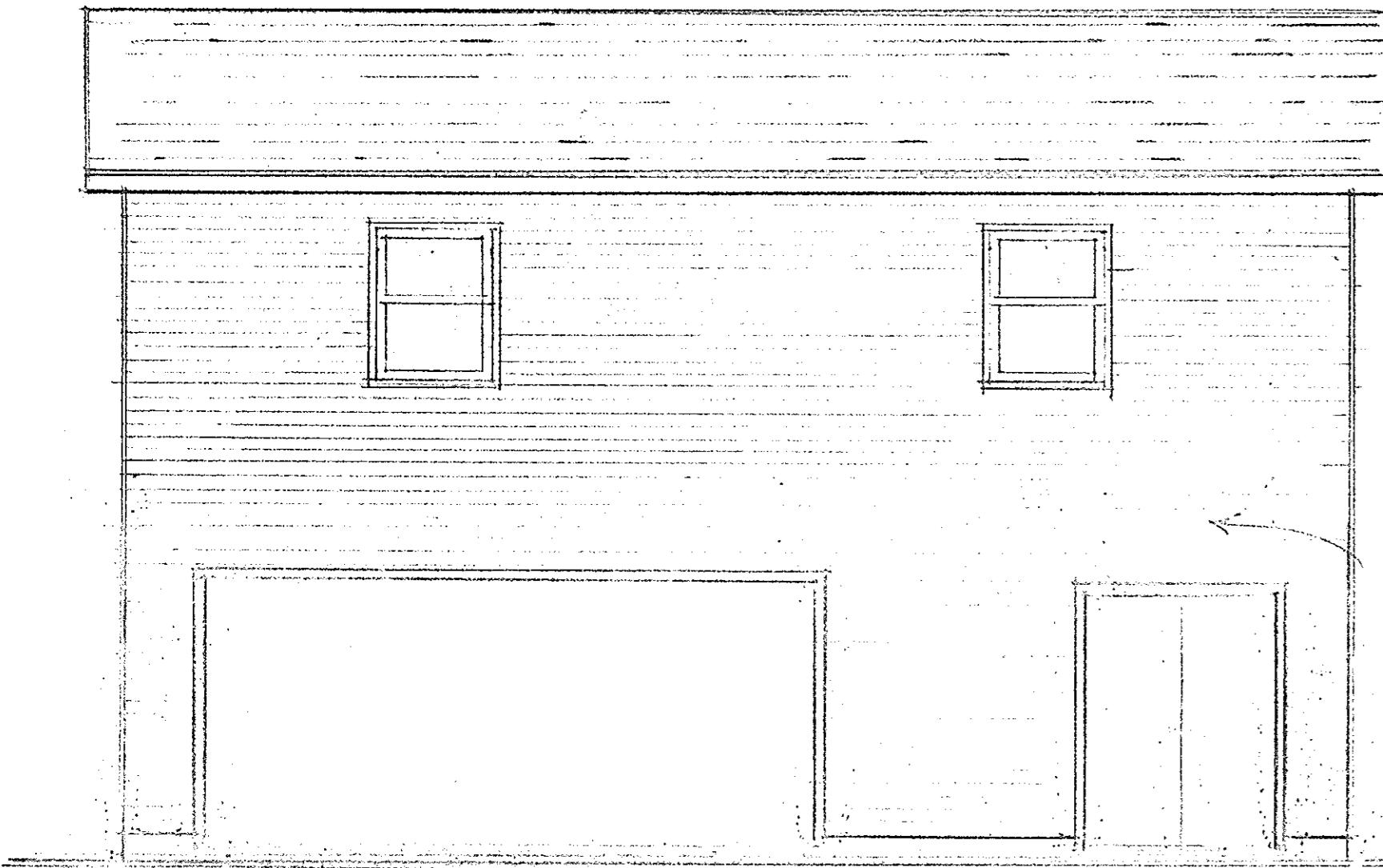
(PLEASE PRINT CLEARLY)

Name: Nancy Thompson

Address: 22371 Heatherbrae ways

Date: 9/2/2015

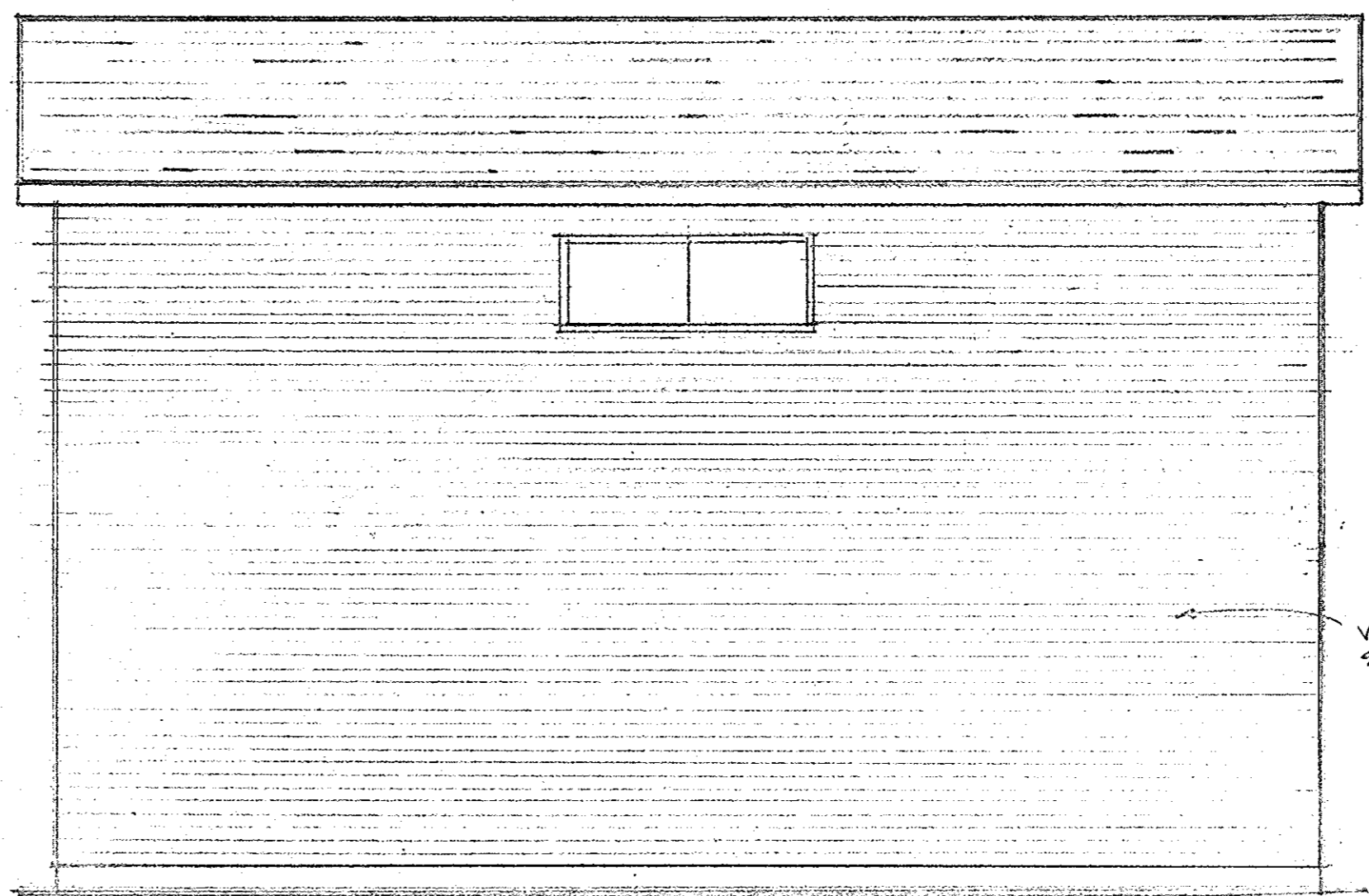
Zoning Board of Appeals meetings are broadcast live on Novi's Bright House Cable on Channel 13.



SOUTH ELEVATION 1/4"=1'-0"



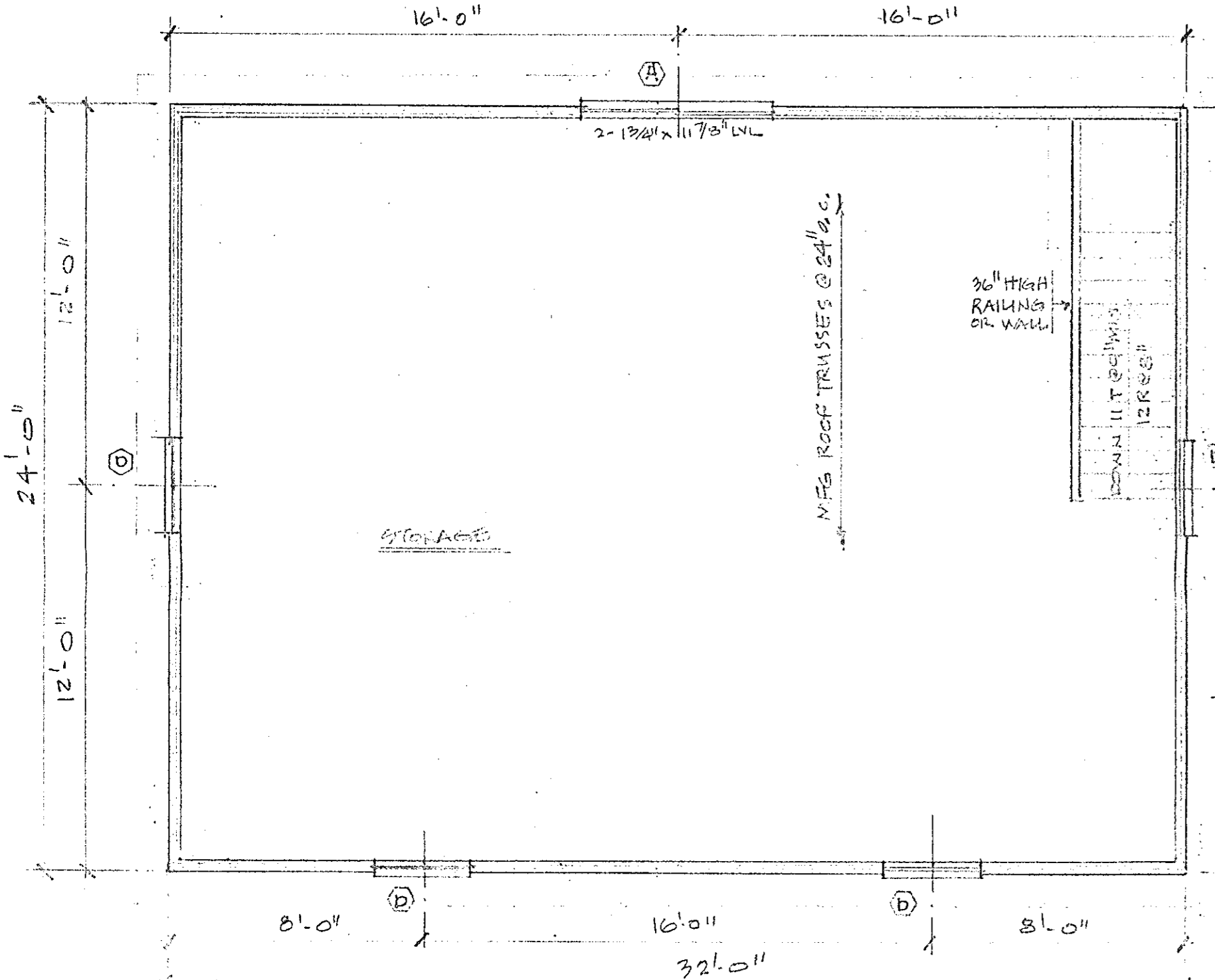
WEST ELEVATION 1/4"=1'-0"



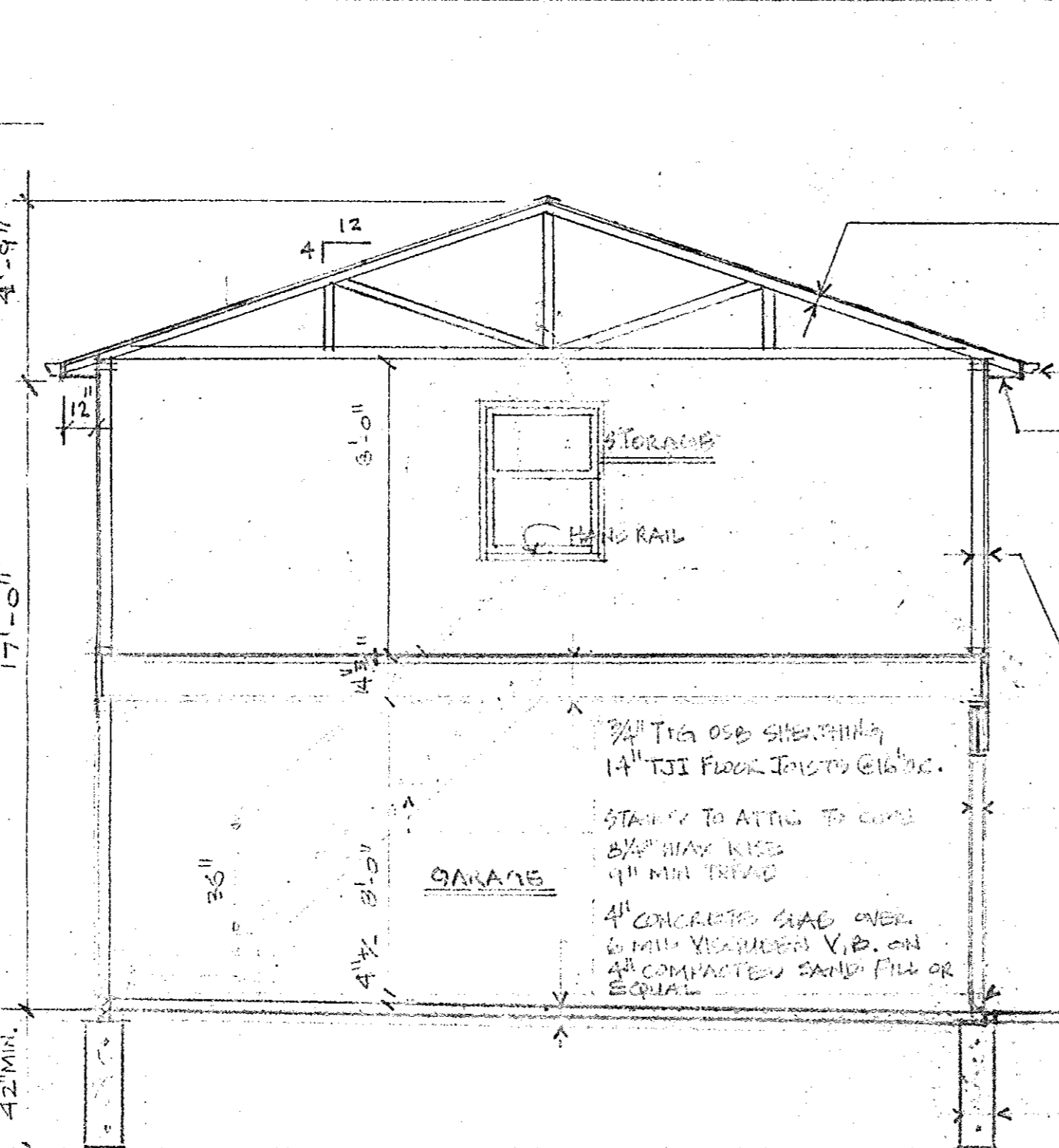
NORTH ELEVATION 1/4"=1'-0"



EAST ELEVATION 1/4"=1'-0"



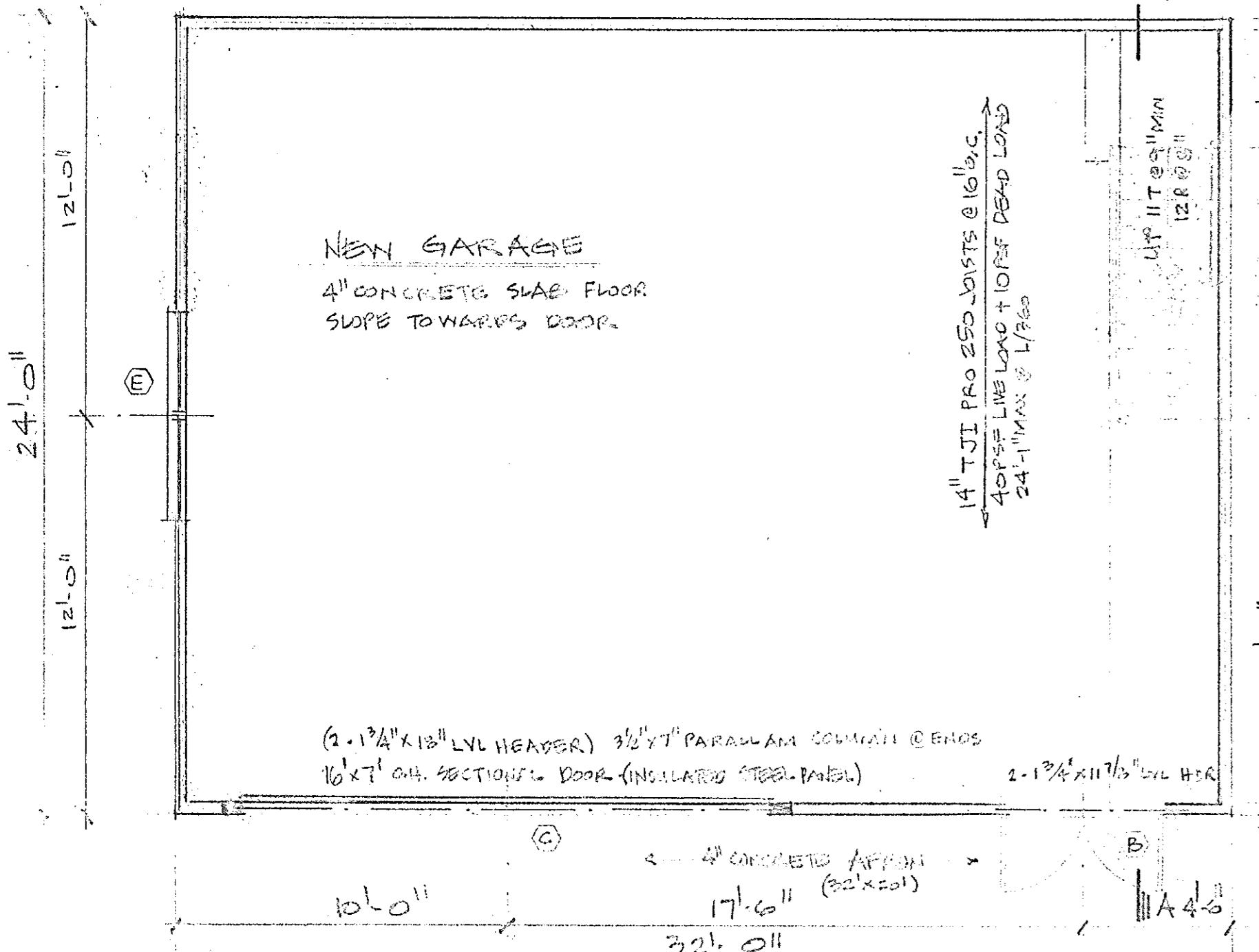
ATTIC SPACE 1/4"=1'-0"



CROSS SECTION A-A 1/4"=1'-0"

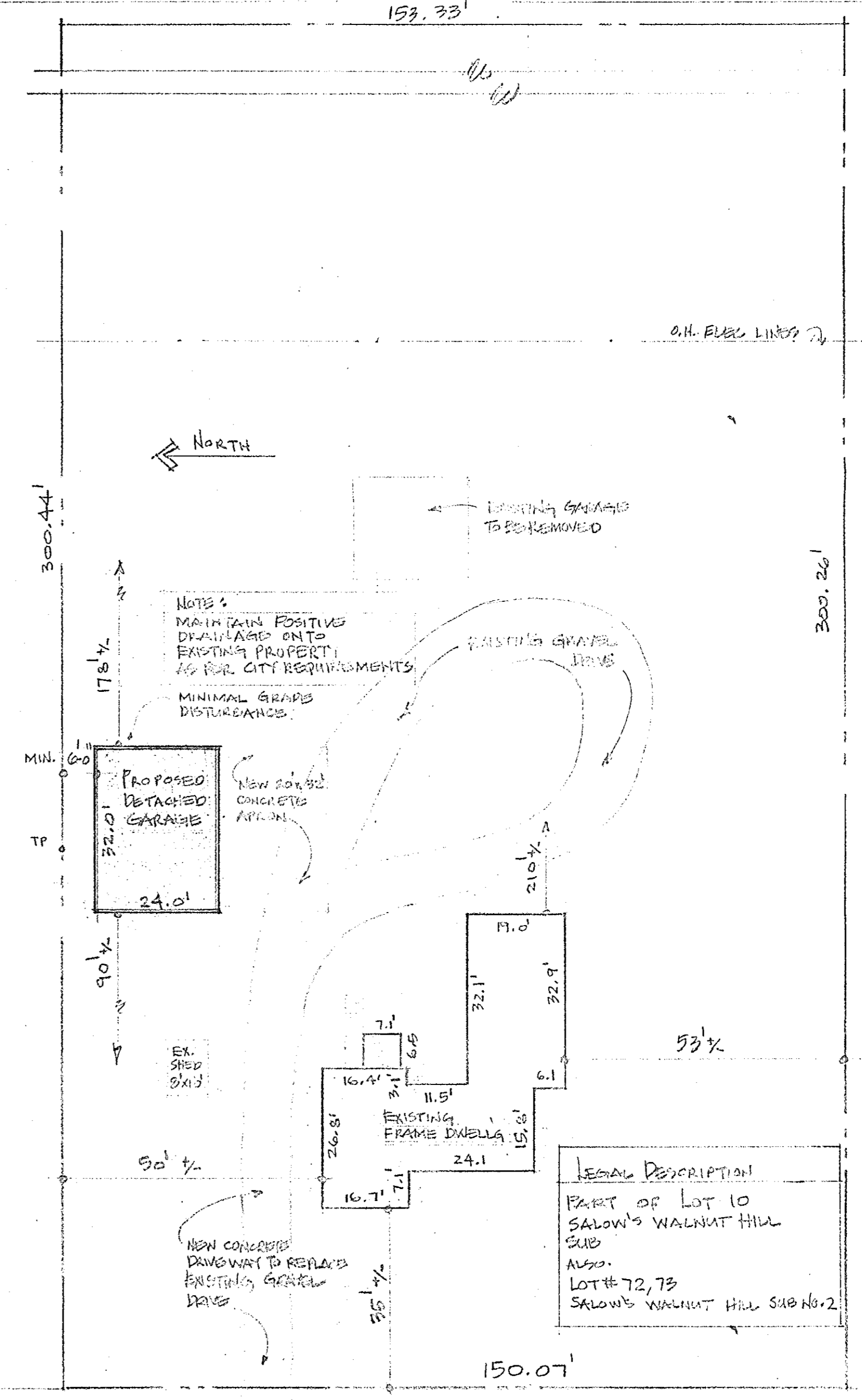
NOTES

BUILD NEW 32' x 24' DETACHED GARAGE TO CODE AS PER PLANS.
 DIMENSIONAL ASPHALT SHINGLES
 ALUMINUM TRIM, GUTTERS + DOWNSPOUTS
 VINYL SIDING
 ELECTRIC - (4) CEILING LIGHTS (2 UP + 2 DOWN); (6) WALL PLUGS (4 UP + 2 DOWN); (1) EXT. GFI PLUG;
 (1) EXT. DPL FLOOD LIGHT; INSTALL OWNER'S COACH LIGHTS; 3-WAY SWITCHES AT
 STAIRS. (1) GARAGE DOOR OPENER OUTLET.
 REMOVE EXISTING 20' x 22' DETACHED GARAGE. LEAVE CONCRETE FLOOR.
 NEW CONCRETE DRIVEWAY FROM STREET TO NEW APRON AND NEW CONCRETE PATIO AT
 REAR OF HOUSE



1ST FLOOR PLAN 1/4"=1'-0"

- (A) 6' x 2' VINYL SLIDING WINDOW WITH HEADER ABOVE EACH ((2) 2' x 12" MIN)
- (B) 5' x 6' 1/2" DOUBLE STEEL "OUTSWING" DOOR
- (C) 10' x 7' O.H. INSULATED STEEL PANEL DOOR
- (D) 3' x 4' VINYL DOUBLE HUNG WINDOW (TEMPER GLASS (5) PANE)
- (E) 3' x 4' VINYL DOUBLE HUNG WINDOW (MULLED TOGETHER)



LEGAL DESCRIPTION
 PART OF LOT 10
 SALON'S WALNUT HILL
 SUB
 ALSO
 LOT # 72, 73
 SALON'S WALNUT HILL SUB NO. 2

TAPT RD 120' R.O.W. TO D MILER D