

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ13-0026

Location: 207 Rexton

Zoning District: R-4, One-Family Residential District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2503.1E to allow construction of a new oversize detached garage of 1040 sq. ft. (850 sq. ft. permitted) on an existing single family parcel. The property is located east of West Lake Drive and south of Pontiac Trail.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2503.1E limits accessory buildings to 850 square feet in the R-4 Zoning District.

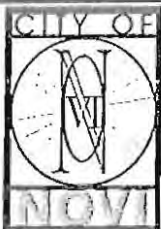
City of Novi Staff Comments:

The petitioner is proposing to construct a new detached garage of 1040 square feet. The structure would replace an existing non-conforming structure that at one time spanned a lot line. The City Assessor has confirmed that the parcels have been combined and the proposed building will comply with all other requirements of the Zoning Ordinance. Staff supports consideration of the request provided that substantial justice can be provided to the other property owners in the district.

Standards for Granting a Dimensional Variance:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- 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 because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.



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For Official Use Only

ZBA Case No: P2130026 ZBA Date: 7/9/13 Payment Received: \$ 200 (Cash)
 Check # 1779 Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name THOMAS J. MILLER Date 04/26/2013

Company (if applicable) _____
 Address* 201 REXTON ST City NOVI ST MI ZIP 48317

*Where all case correspondence is to be mailed.
 Applicant's E-mail Address: tommykirk@hotmail.com

Phone Number (810 599-7051) FAX Number () _____

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 201 REXTON NOVI ZIP 48317

2. Sidwell Number: 5022 - 03-128-032 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 JSC OST _____ OTHER _____

5. Property Owner Name (if other than applicant) _____

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:
 1. Section 2503.1 (E) Variance requested garage OVERSIZE
 2. Section _____ Variance requested _____
 3. Section _____ Variance requested _____
 4. Section _____ Variance requested _____

(850 permitted
1040 proposed
190 sq ft needed)

8. Please submit an accurate, scaled drawing of the property showing:

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

NONE (* INC IN PACKET)

10. Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

(OVERSIZE FOR SUB-DIVISION)

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting.

Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.

There is a five (5) day hold period before work/action can be taken on variance approvals.

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

- Construct New Home/Building
- Addition to Existing Home/Building
- Accessory Building
- Use
- Signage
- Other

Applicants Signature

Date

[Handwritten Signature]

04/26/2013

Property Owners Signature

Date

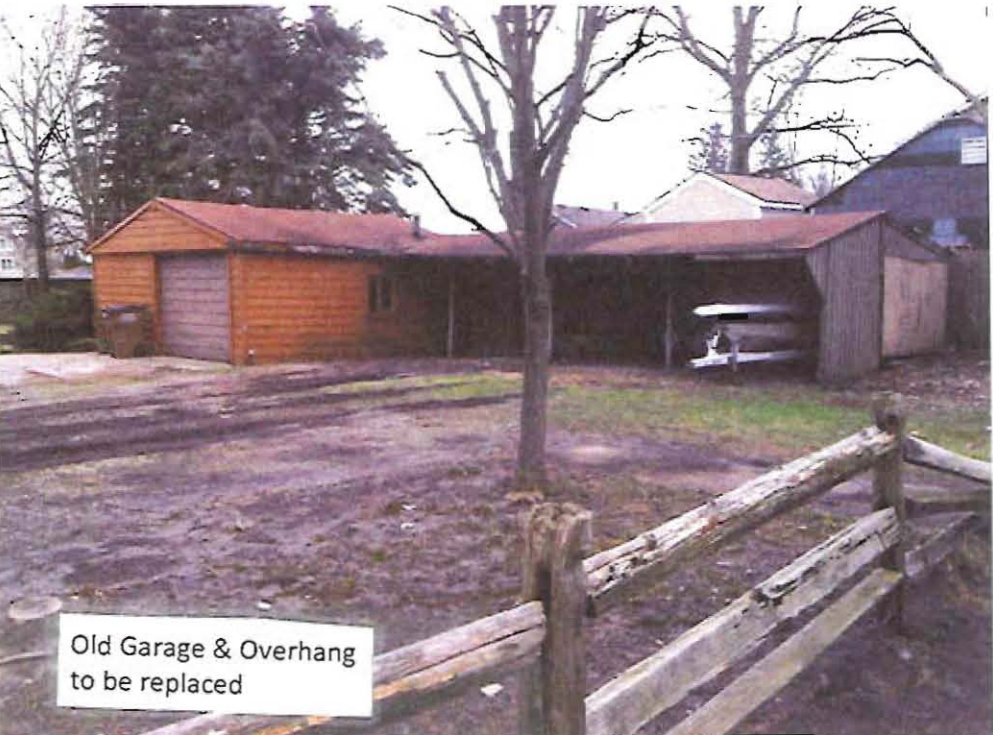
DECISION ON APPEAL

_____ Granted _____ Denied _____ Postponed by Request of Applicant _____ Board _____

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals

Date



Before & After

Current garage and overhang dimensions are 30 x 45

New garage dimensions 26 x 40



①



**Existing house:
207 Rexton, Novi 48377**

**Finished garage to match house, wood siding
with matching roof and
field stone trim.**





Existing house and garage

Proposed site for new garage

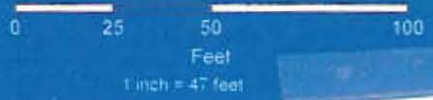
Property line



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



Date 12/11/2012



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

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Novi Zoning Board of Appeals:

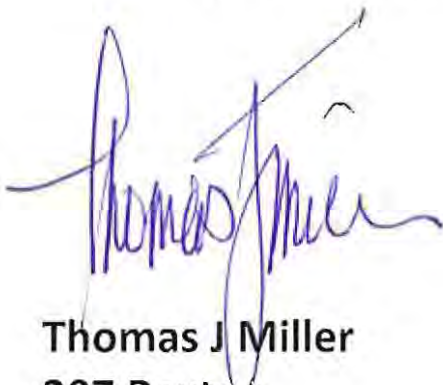
The pictures you are looking at show the existing garage and overhang that is located at our house. Jackie and I purchased this house from foreclosure back in the fall, as you can see it was neglected for many years, and is in need of a lot of work. We have taken it from an under maintained eyesore to a nice acceptable place to live. You won't see it in Better Homes and Gardens, but to us it is a pretty nice place.

About the garage: I have had very favorable response from all the immediate neighbors that are in site of this garage to replace it, some have even said they " Can't Wait " and in looking at the pictures you can see why. This structure was originally built in 1963 when the original part of the house was built, the footprint of the existing garage and overhang is 30 feet by 45 feet covering close to 1300 sq feet. I hope to tear down this structure and replace it with a full size garage measuring 26 x 40, 260 square feet smaller than the existing structure but 190 square feet over the building code. The main reason for the oversize garage is storage, the house is an old cottage style home, it has been added on twice since 1963, the house was built with no detail to storage and does not have a basement. The closets are under sized and the only storage we have is a 5 x 8 room that is accessible thru a 3 foot attic door off of one of the upper bedrooms. I have a 4 bedroom home with

very little storage space. The attic area in the garage will make up for the storage space I am lacking in the house and the extra square feet of floor space will help with storage of lawn and yard equipment eliminating the need for an outside storage shed.

The garage and driveway is very visible from the street, the new garage along with all the improvements to the house and property will spruce things up a lot, and make the whole house and property a lot more appealing

Thank You Very Much for taking the time to review this ...

A handwritten signature in blue ink, appearing to read "Thomas J Miller". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Thomas J Miller
207 Rexton
Novi, MI 48377

City of Novi

Building Department

To Whom it may concern:

I have discussed with Tom Miller, 207 Rexton, Novi, MI, 48377 his proposal to replace the existing garage and parking structure with new 26 x 40 garage. I feel it will be an added improvement to the neighborhood.

Name: Ralf Stevens

Address: 156 Rexton St, Novi

Sign: 

Comments:

This property has been neglected for years and it's great to see all the improvements the new owner Tom has done so far, and this new garage will improve the property + neighborhood even more.

**NEIGHBOR
APPROVAL**

City of Novi

Building Department

To Whom it may concern:

I have discussed with Tom Miller, 207 Rexton, Novi, MI, 48377 his proposal to replace the existing garage and parking structure with new 26 x 40 garage. I feel it will be an added improvement to the neighborhood.

Name: Nonda Camerella

Address: 204 Faywood

Sign: Nonda J. Camerella

Comments:

Looking forward to it !!!

City of Novi


Building Department

To Whom it may concern:

I have discussed with Tom Miller, 207 Rexton, Novi, MI, 48377 his proposal to replace the existing garage and parking structure with new 26 x 40 garage. I feel it will be an added improvement to the neighborhood.

Name: LESLIE REYNOLDS

Address: 143 REXTON

Sign: 

Comments:

City of Novi

Building Department

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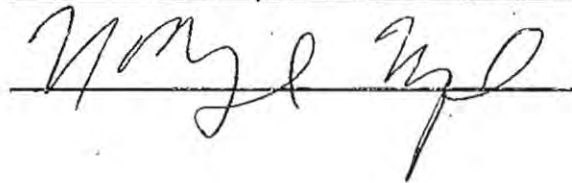
Name:

Mike Mygal

Address:

149 N Harvest, Novi MI 48377

Sign:



Comments:

Think, a new garage is a
great idea, and would look
great!

City of Novi

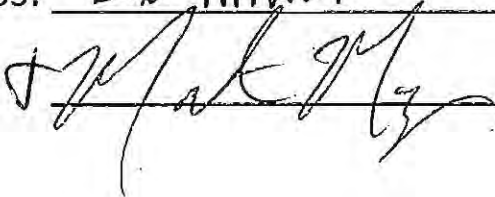
Building Department

To Whom it may concern:

I have discussed with Tom Miller, 207 Rexton, Novi, MI, 48377 his proposal to replace the existing garage and parking structure with new 26 x 40 garage. I feel it will be an added improvement to the neighborhood.

Name: MARY MEYER

Address: 216 FAYWOOD

Sign: 

Comments:

City of Novi

Building Department

To Whom it may concern:

I have discussed with Tom Miller, 207 Rexton, Novi, MI, 48377 his proposal to replace the existing garage and parking structure with new 26 x 40 garage. I feel it will be an added improvement to the neighborhood.

Name: Tobias Valant

Address: 226 Faywood Street

Sign: T. Valant

Comments:
