



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

MEETING DATE: October 14, 2025

REGARDING: 721 South Lake Dr. #50-22-03-454-017 (PZ25-0048)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Brian Frank

Variance Type

Dimensional Variance

Property Characteristics

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

Location: on South Lake Road, east of Owenton Street

Parcel #: 50-22-03-454-017

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.32.10.A.ii.a to allow a 456 sq. ft. deck (100 sq. ft. allowed, variance of 356 sq. ft.); 3.32.10.A.ii.b 29% lot coverage (5% allowed, variance of 24%); 3.32.10.A.ii.C fence on property line 5 ft from road (1 ft from property line, and 10 ft from road required).

II. STAFF COMMENTS:

The applicant is seeking (3) dimensional variances to provide update and existing fence and deck.

- 1) 356 SF deck size increase variance – to replace an existing deck with the same size deck.
(This is for maintenance issues and will replace new materials)*
- 2) 24% lot coverage increase variance – This condition currently exists and is to remain the same.*
- 3) Replace existing 4' high cyclone fence with a 4' high black aluminum fence - maintaining existing fence location and existing setback reductions.*

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. **PZ25-0048**, 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. **PZ25-0048** 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



cityofnovi.org

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

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

AUG 26 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)		Application Fee: <u>\$220.00</u>	
PROJECT NAME / SUBDIVISION <u>Brian Frank</u>		Meeting Date: <u>10/14/25</u>	
ADDRESS <u>721 S. Lake Dr</u>	LOT/SUITE/SPACE #	ZBA Case #: <u>PZ25-0048</u>	
SIDWELL # <u>50-22-03 454.017</u>	May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY <u>Old Novi Rd & West Park Dr.</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			
NAME <u>Brian Frank</u>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <u>721 S. Lake Dr.</u>	CITY <u>NOVI</u>	STATE <u>MI</u>	ZIP CODE <u>48377</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:		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 <u>3.32.10.A.i.a</u> Variance requested <u>456 sq ft Deck (100 sq ft allowed, variance of 356 sq ft)</u> 2. Section <u>3.32.10.A.i.b</u> Variance requested <u>29% lot coverage (5% allowed, variance of 24%)</u> 3. Section <u>3.32.10.A.i.c</u> Variance requested <u>fence on property line 5' from rd (1' from property line 10' from road required)</u> 4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<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. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<input type="checkbox"/> Dimensioned Drawings and Plans <input type="checkbox"/> Existing & proposed distance to adjacent property lines <input type="checkbox"/> Site/Plot Plan <input type="checkbox"/> Location of existing & proposed signs, if applicable <input type="checkbox"/> Existing or proposed buildings or addition on the property <input type="checkbox"/> Floor plans & elevations <input type="checkbox"/> Number & location of all on-site parking, if applicable <input type="checkbox"/> 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) day 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 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 an 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 Deck & Fence

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

8-25-25
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

8-25-25
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
(248) 347-0415 Phone
(248) 735-5600 Fax
www.cityofnovi.org

REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment

☐ Not Applicable

☒ Applicable

If applicable, describe below:

The existing fence is being replaced with a new aluminum fence, upgrading the appearance and adding value to property. The existing deck is being replaced with same size deck, with composite material, 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).

We are replacing existing fence and Deck in the same location.

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.

We are replacing existing fence and Deck in the same location.

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.

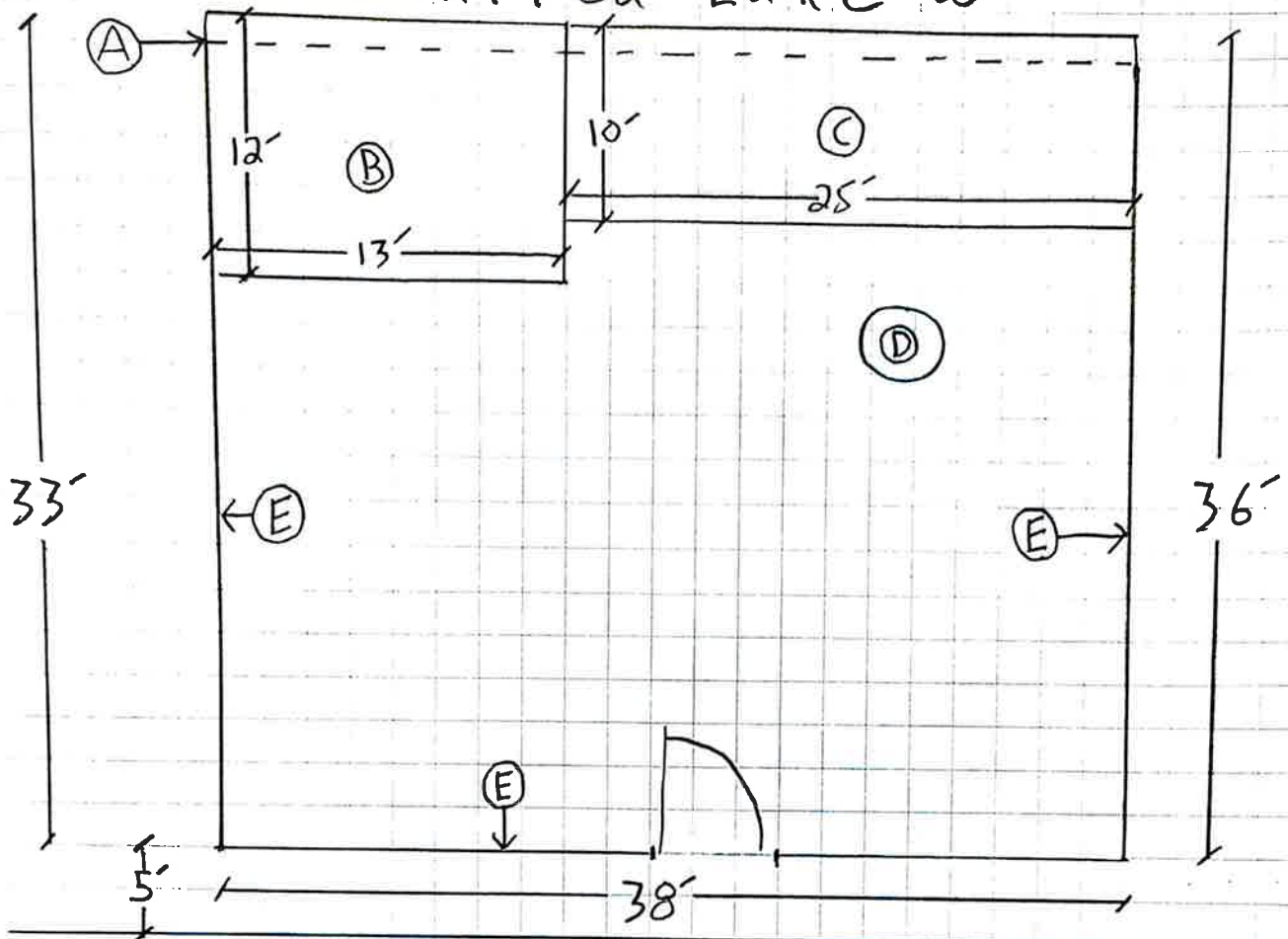
We are replacing existing fence and Deck in the same location.

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 fence and Deck have been there for the past 20 plus years. We are replacing in the same location.

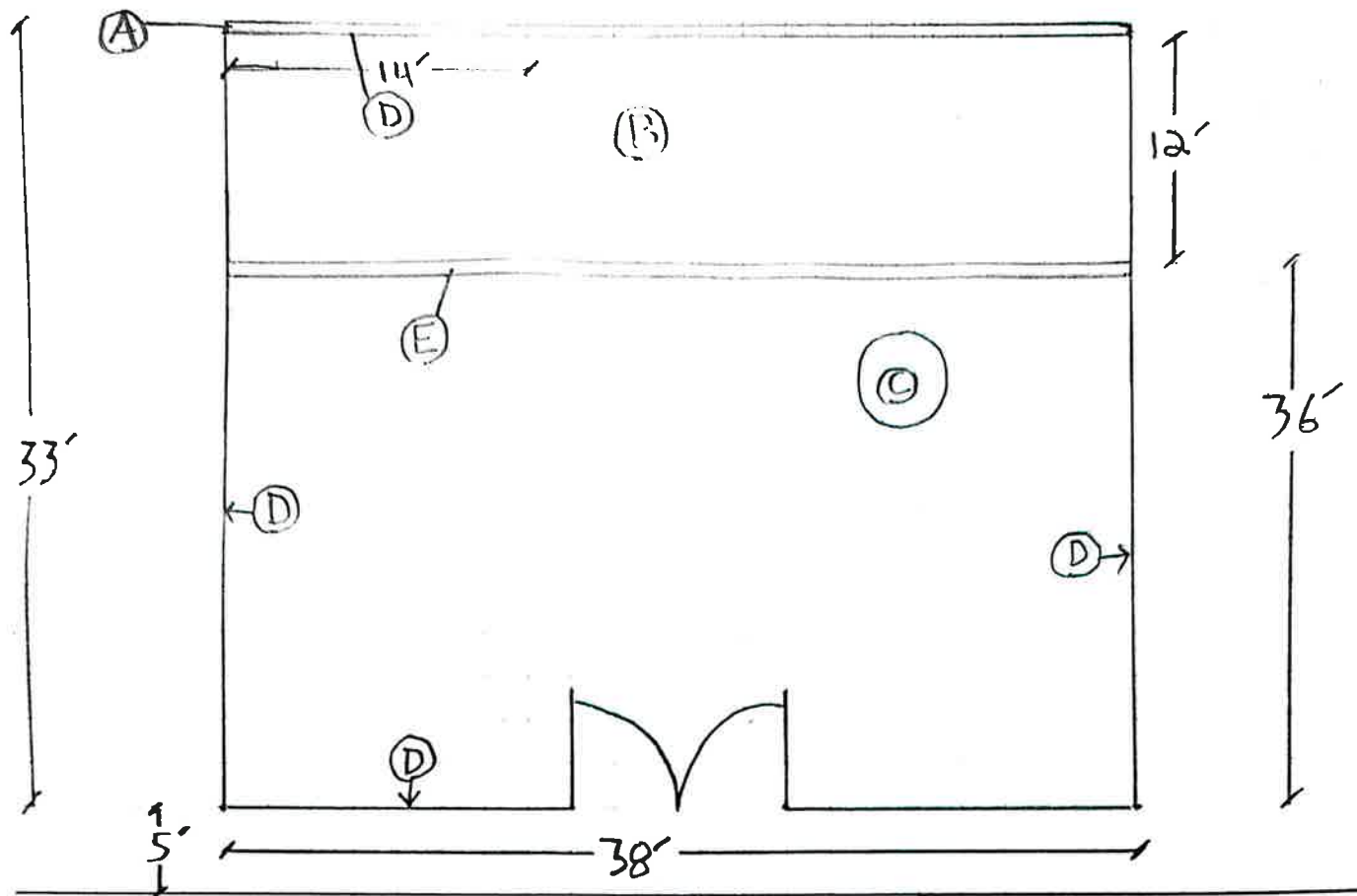
721 S. Lake Dr. Nov.
w/ walled Lake w



Index: existing

- (A) - Sea Wall
- (B) - 13' x 12' Deck 1 step off ground w/ railing
- (C) - 25' x 10' Deck level w/ ground
- (E) - Cyclone fence w/ 3' Gate 5' from road
- (D) - Tree
- (A1) Both decks are over sea wall

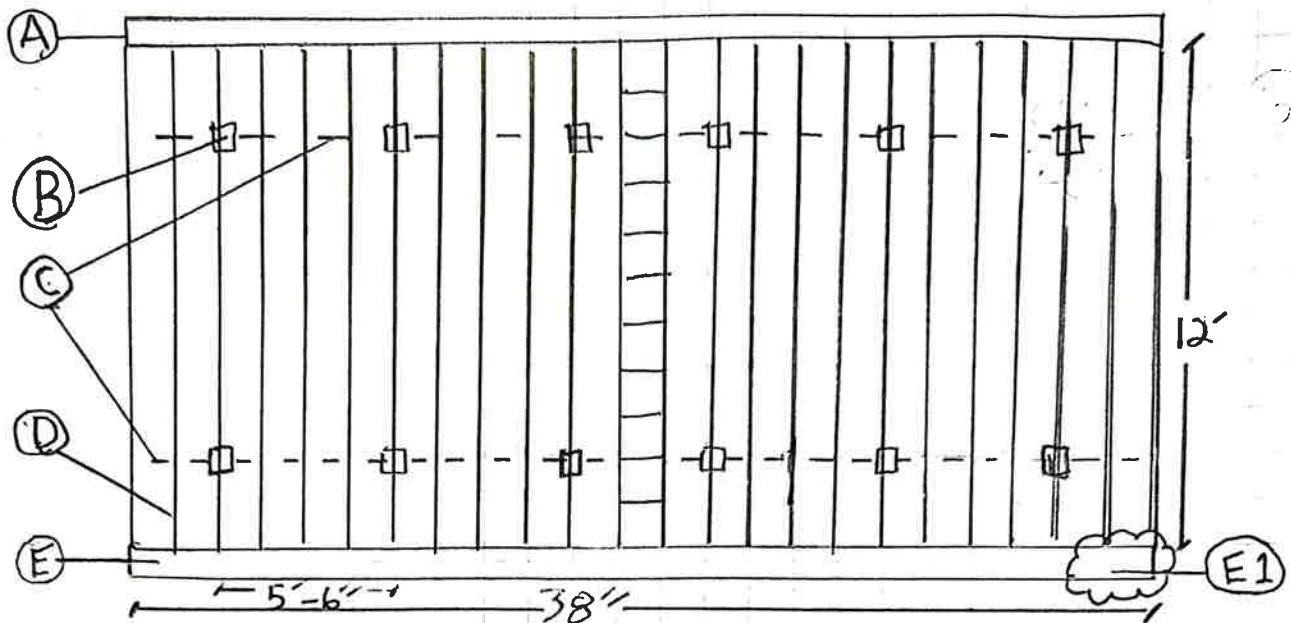
721 S. Lake Dr. Novi
walled Lake w



Index: New

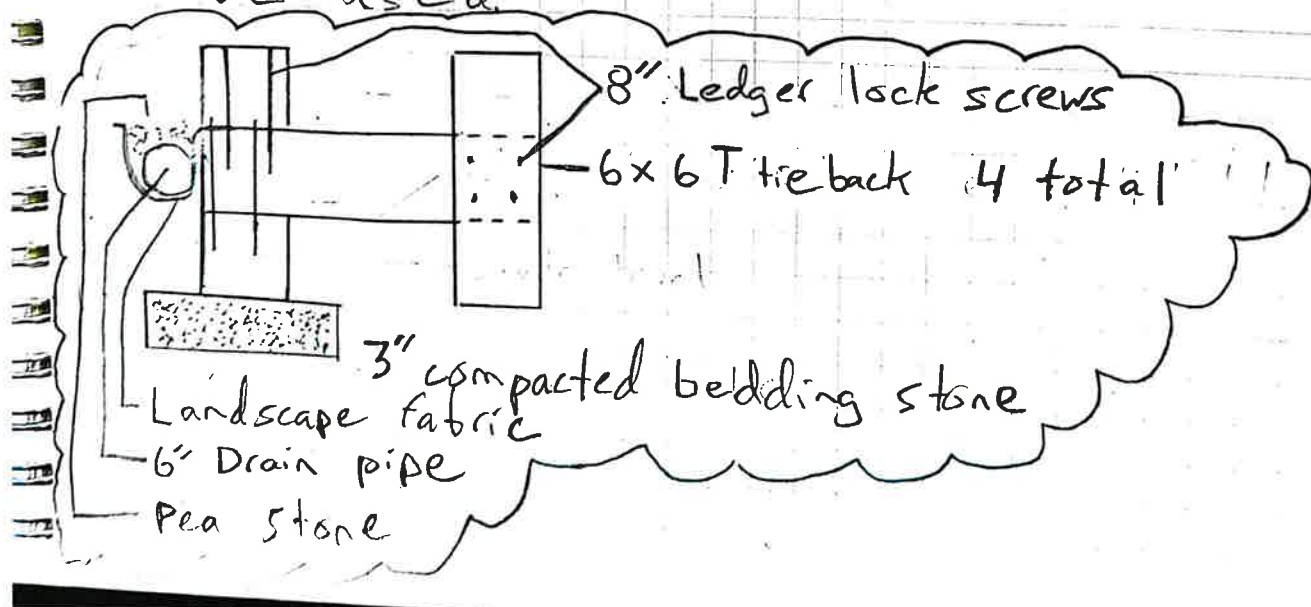
- Ⓐ - Sea Wall (Installed by others)
- Ⓑ - 38' x 12' Deck, Remove earth as needed.
- Ⓒ - Tree
- Ⓓ - Black Aluminum Fence w/ 5' Double gate & 14' of fence on Deck. Post spaced 8' on center
- Ⓔ - 6x6 treated wood Retaining wall 3' high w/ 3" compacted bedding stone

721 S. Lake Dr. Novi
w walled Lake w



Index: Framing & Footings, All wood treated

- (A) - Sea Wall
- (B) - Handi Pier Support Block with 50" Support Rods (Merards sku #1794290)
- (C) - Double 2x8 Beam
- (D) - 2x8 Joist 12" O.C.
- (E) - 6x6 retaining wall, 3 rows high
- * - ALL fasteners used in compliance with building code
- Composite deck board to be used





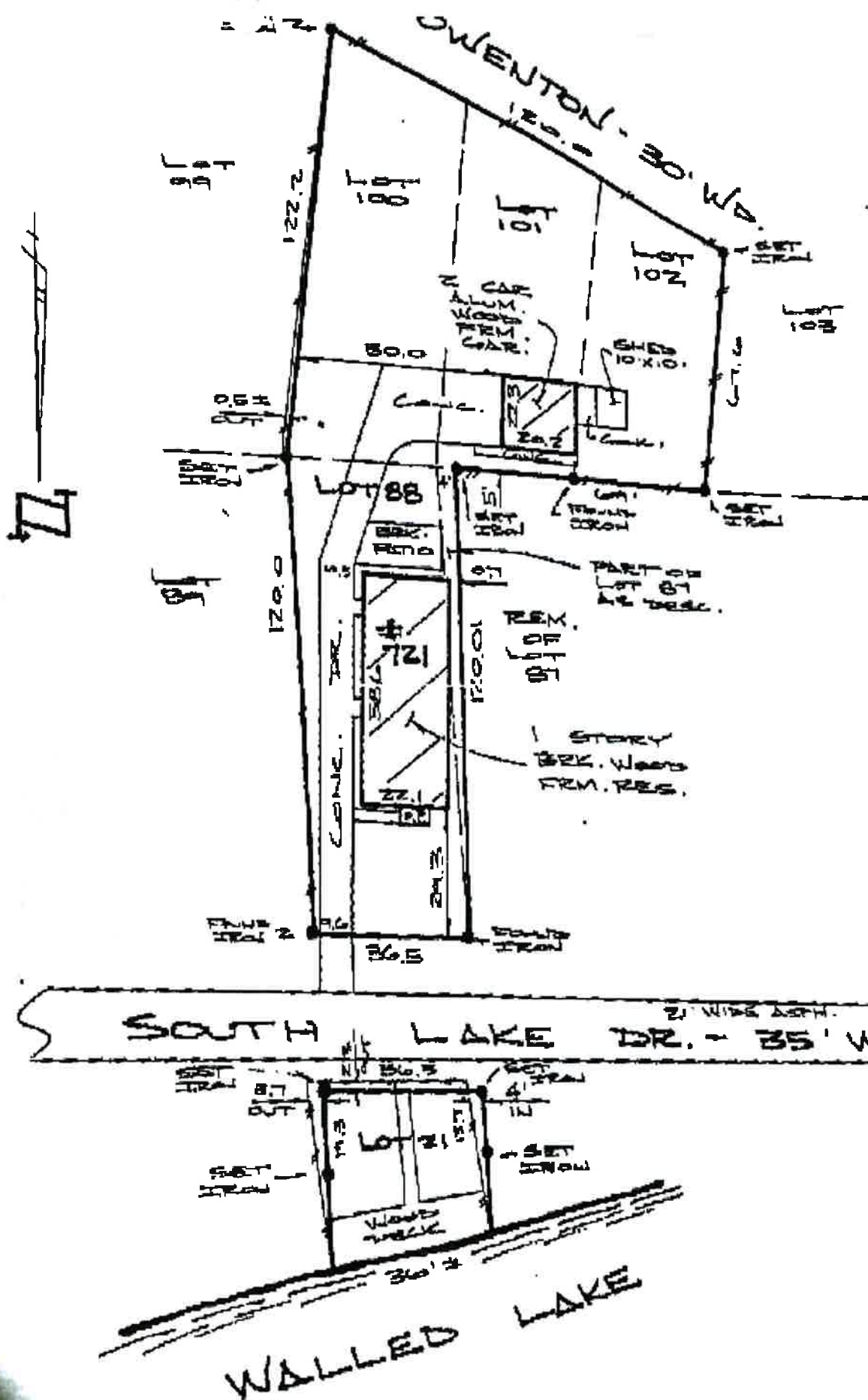


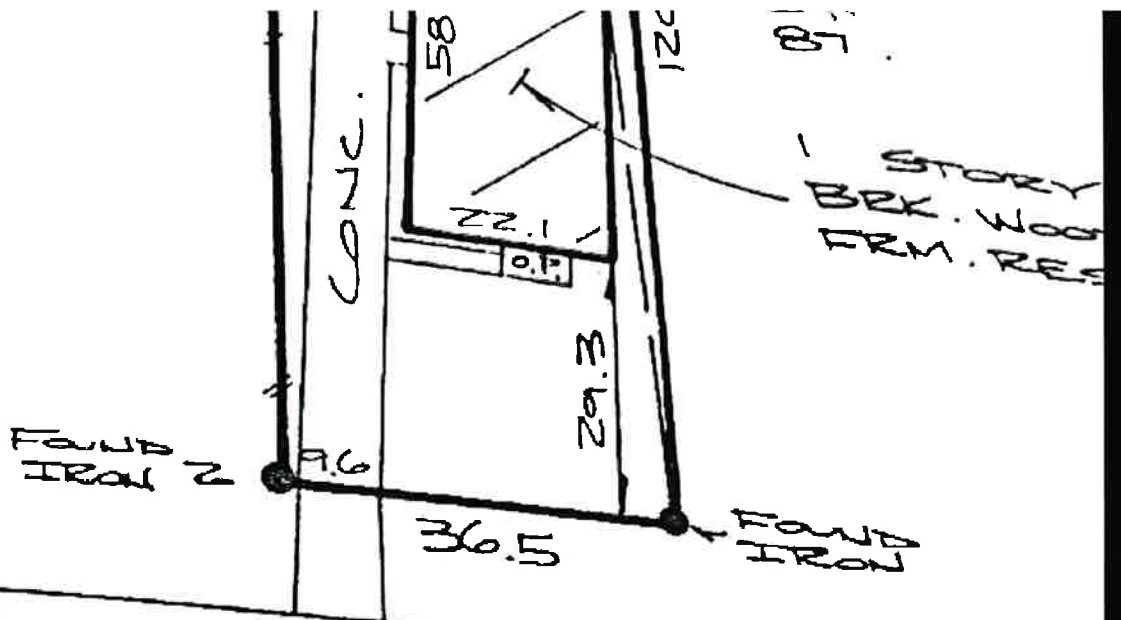
From: [justin.chinoski](#)
To: [Nardone, Megan](#)
Subject: Chinoski Building Group: 721 S. Lake Dr.
Date: Monday, August 25, 2025 10:41:30 PM



Images taken before seawall replacement.

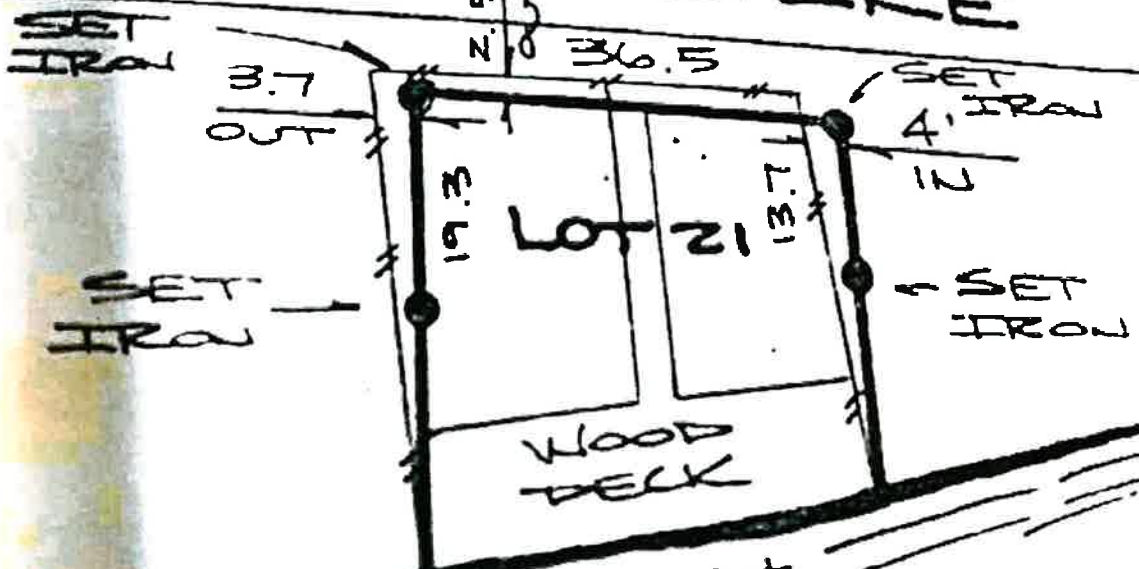
[Yahoo Mail: Search, Organize, Conquer](#)





SOUTH

LAKE



WALLED

LAKE