



# 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

**ZONING BOARD APPEALS DATE:** April 12, 2022

**REGARDING:** 1361 East Lake Drive, Parcel # 50-22-02-328-004 (PZ22-0009)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### Applicant

Garret and Ashley Mette

#### Variance Type

Setback Variance

#### Property Characteristics

Zoning District:	Single-Family Residential (R4)
Location:	West of Novi Road and North of Thirteen Mile Road
Parcel #:	50-22-02-328-004

#### Request

The applicant is requesting variance from the City of Novi Zoning Ordinance Section 3.1.5 for a rear yard setback of 23 feet (12 foot variance, 35 feet required by code), a side yard setback of 3 feet ( 7 foot variance, 10 feet required by code), an aggregate side yard setback of 9.4 feet (variance of 15.6 feet, 25 feet required by code) and an increased lot coverage of 39% (variance of 14%, 25% maximum allowed by code) These variances would accommodate a new 500 square foot, two-story addition on the rear of the home.

This property is zoned Single-Family Residential (R-4).

### II. STAFF COMMENTS:

### 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. **PZ22-0009**, 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. **PZ22-0009**, 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 Petitioner's 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.

Larry Butler

Deputy Director Community Development  
City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

PZ 22-0009  
4-12-22

cityofnovi.org

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <u>200.00</u>	
PROJECT NAME / SUBDIVISION <u>Rear Addition</u>				Meeting Date: <u>4-12-22</u>	
ADDRESS <u>1361 East Lake Dr</u>		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 22-0009</u>	
SIDWELL # <u>50-22-02-328-004</u>		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY <u>Between 13mile and 14mile on East Lake Drive</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					
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS <u>garret.mette@gmail.com</u>		CELL PHONE NO. <u>734-679-9743</u>	
NAME <u>Garret Mette</u>				TELEPHONE NO. _____	
ORGANIZATION/COMPANY _____				FAX NO. _____	
ADDRESS <u>1361 East Lake Dr</u>		CITY <u>Novi</u>		STATE <u>MI</u>	ZIP CODE <u>48377</u>
<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 <u>garret.mette@gmail.com</u>		CELL PHONE NO. <u>734-679-9743</u>	
NAME <u>Garret and Ashley Mette</u>				TELEPHONE NO. _____	
ORGANIZATION/COMPANY _____				FAX NO. _____	
ADDRESS <u>1361 East Lake Dr</u>		CITY <u>Novi</u>		STATE <u>MI</u>	ZIP CODE <u>48377</u>
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>Rear Yard</u>		Variance requested <u>12' Reduction</u>			
2. Section <u>Side Yard</u>		Variance requested <u>7' Reduction</u>			
3. Section <u>App Both Side</u>		Variance requested <u>15'6" Reduction</u>			
4. Section <u>Lot Coverage</u>		Variance requested <u>14% Increase</u>			
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<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>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines			
• Site/Plot Plan		• Location of existing & proposed signs, if applicable			
• Existing or proposed buildings or addition on the property		• Floor plans & elevations			
• Number & location of all on-site parking, if applicable		• 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

*Georgette*  
Applicant Signature

2/24/2022  
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.

*Georgette*  
Property Owner Signature

2/24/2022  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

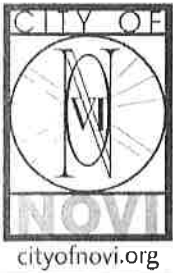
GRANTED

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

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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.

**Describe below:**

*Lot size is too narrow to allow for requested home addition.*

OR

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

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. **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).

*Lot size was determined prior to purchase.  
Lot size now competes with home addition plot plan.*

## **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.

*Lot size and set back are preventing the requested home addition to be built without approval.*

## **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 size of the variance requested will allow for balance between property size and home size.  
The addition will align with neighbor property sizes.*

## **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 addition is placed on the back of the home and does not impede on any neighbor lots or rear lot.*

# Mette Home Addition 2022

1361 East Lake Dr. Novi, MI 48377

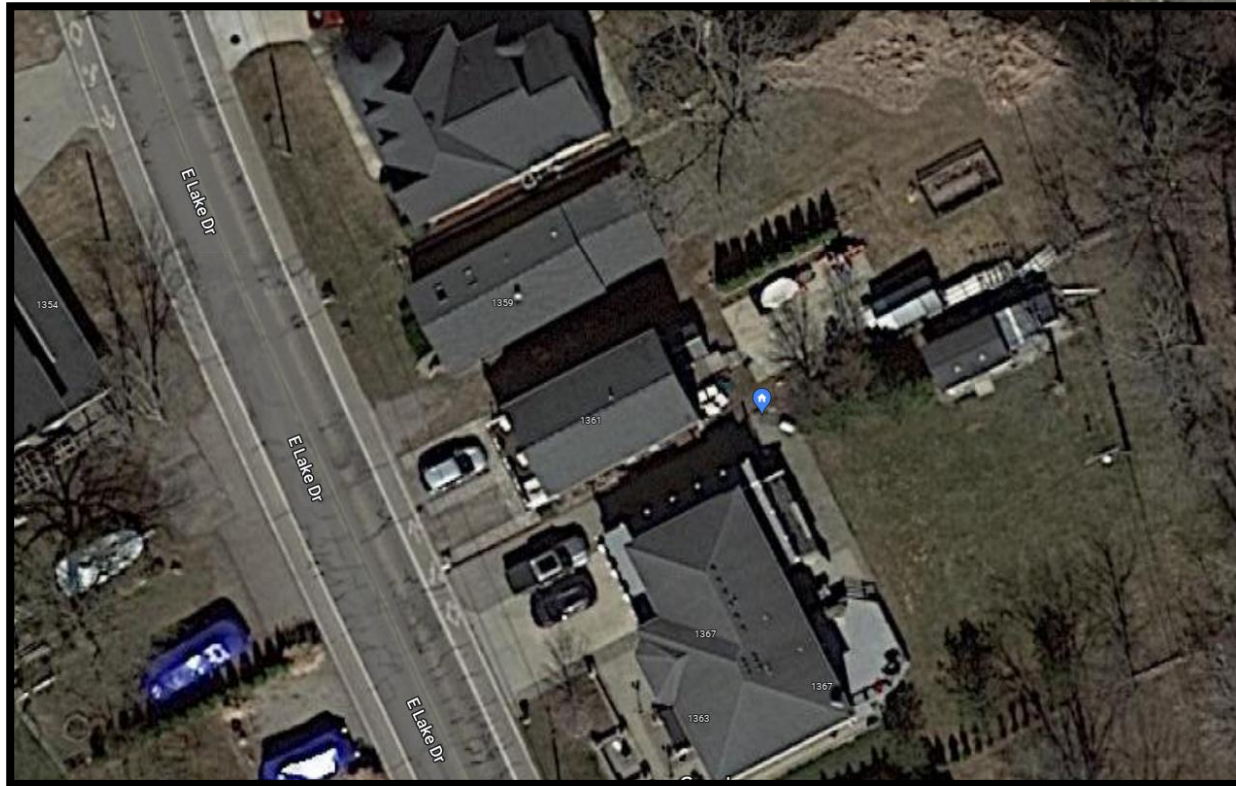
Two Story Rear Addition

First Floor – Open Space Living Area (20'W X 25'L)

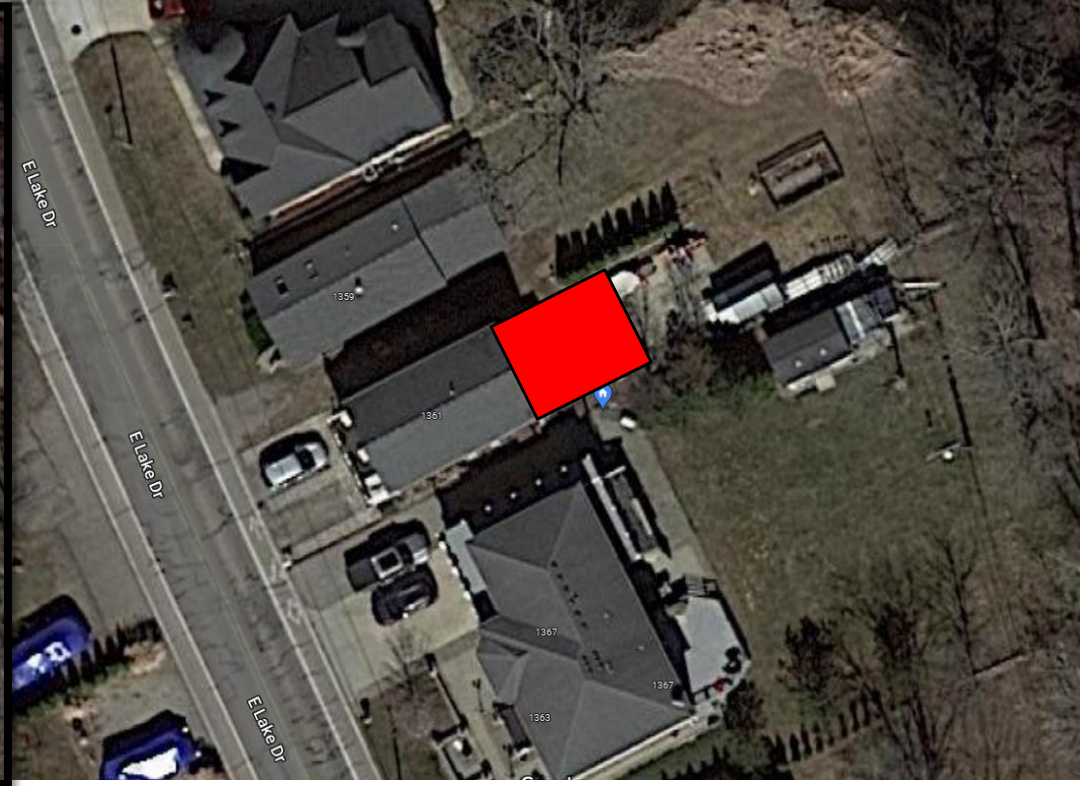
Second Floor – Two Bedroom Living Area (20'W x 25'L)

# Mette Home Addition Plan vs Current

Current Home



Plan Site





# Timeline - 1361 East Lake Dr. Novi, MI 48377

1962 –  
Originally  
Built

2007 –  
Mette Family  
Purchased

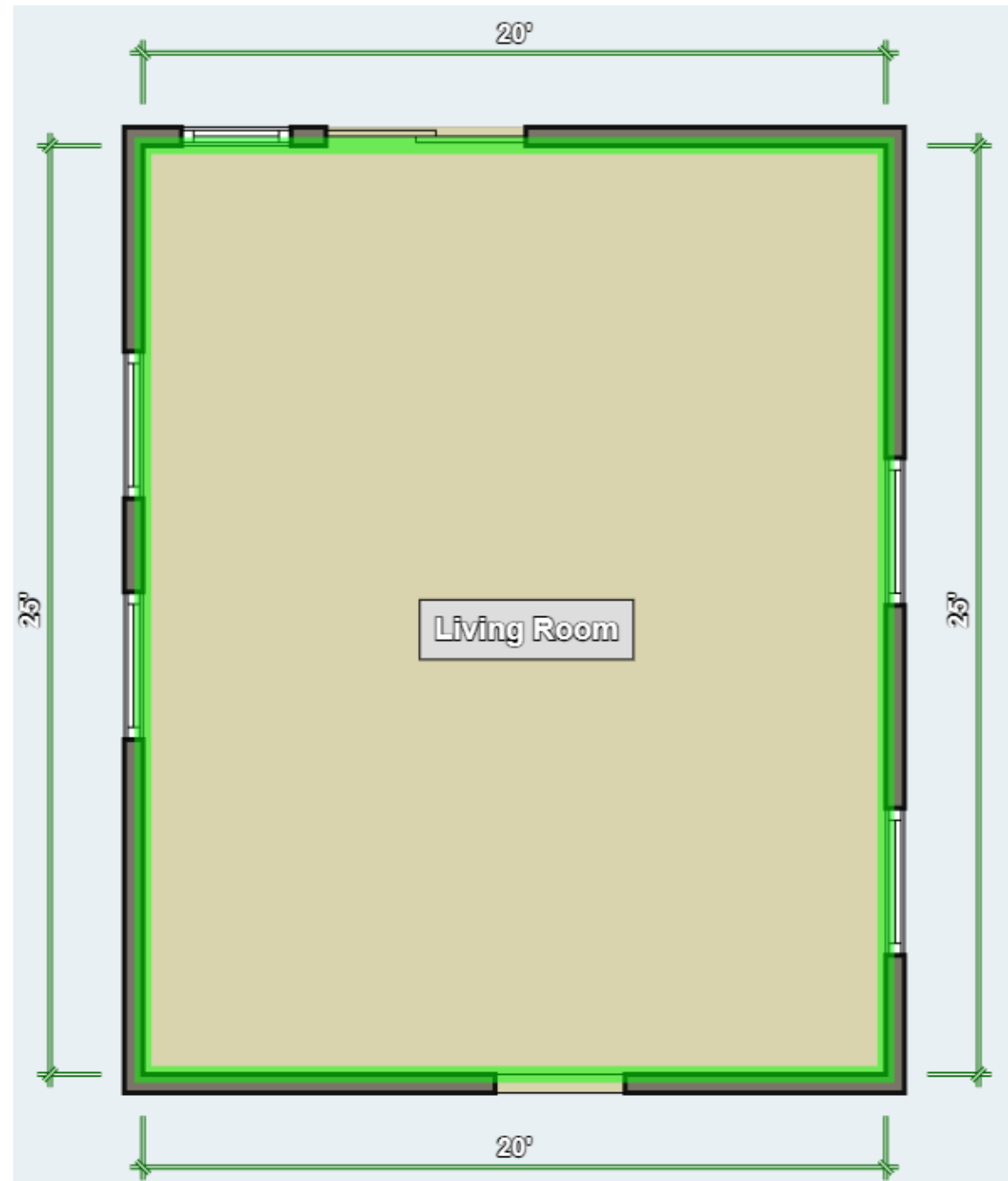
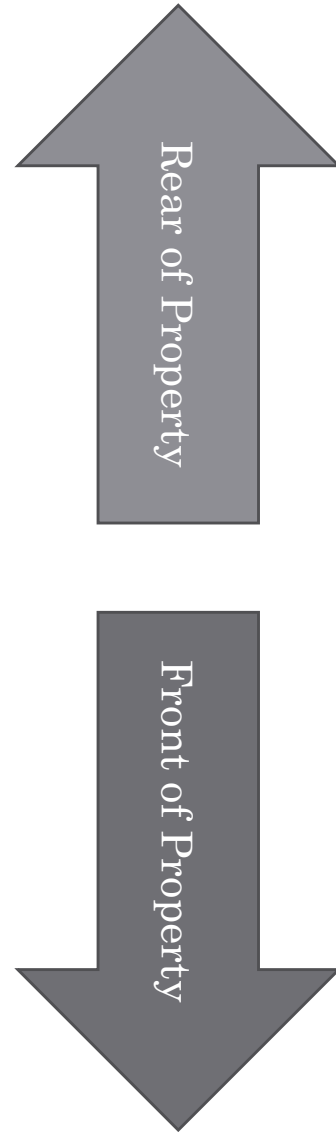
2016 –  
Complete  
Remodel

2017 –  
Garret and  
Ashley Mette  
Purchase



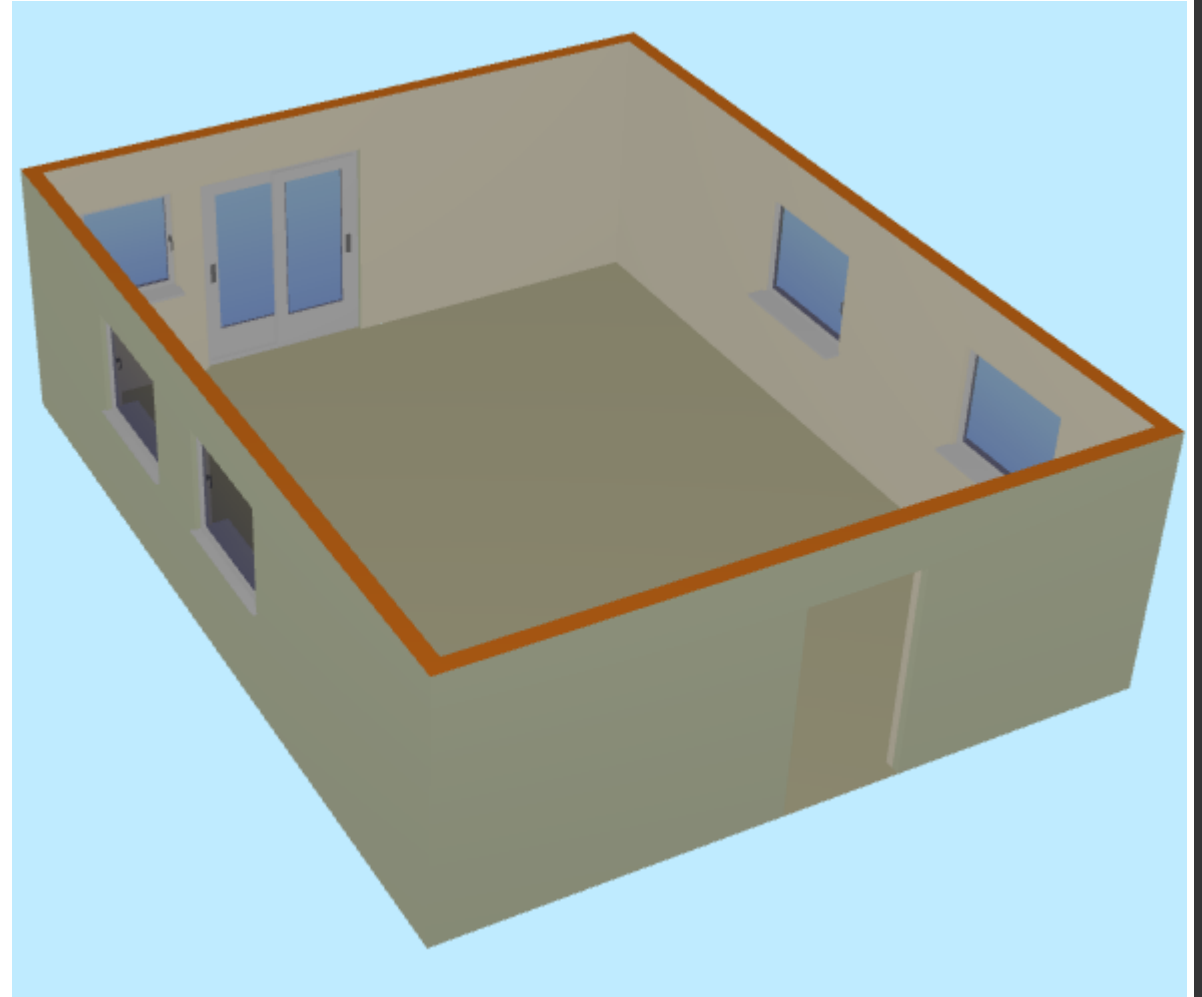
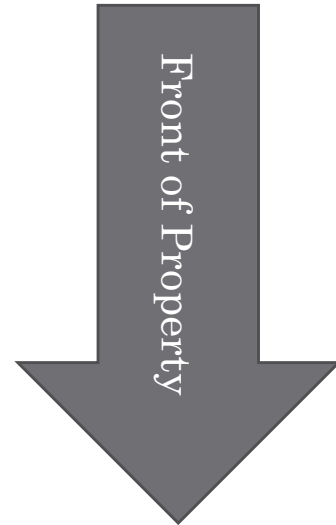
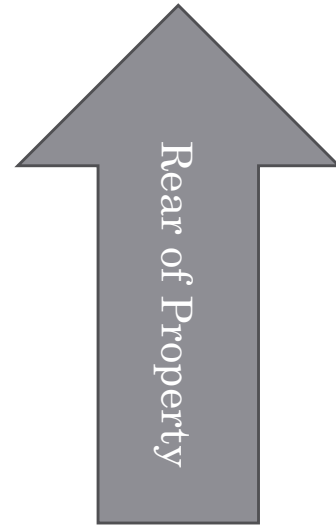
# First Floor Rear Addition

- Exterior Dimensions:
  - 20 Feet Wide
  - 25 Feet Long
  - 500 sqft
- Open Floor Plan
- Sits on Crawl Space Foundation
- Exterior Matches Current Home Siding and Design
- Enter through First Floor Rear of Current Home



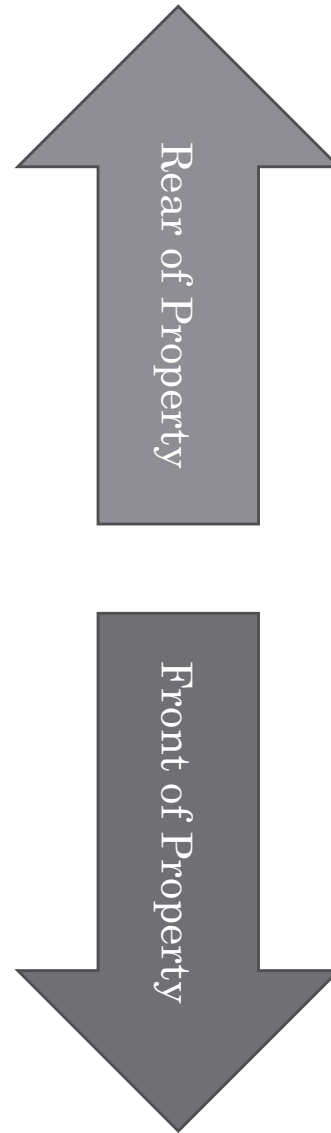
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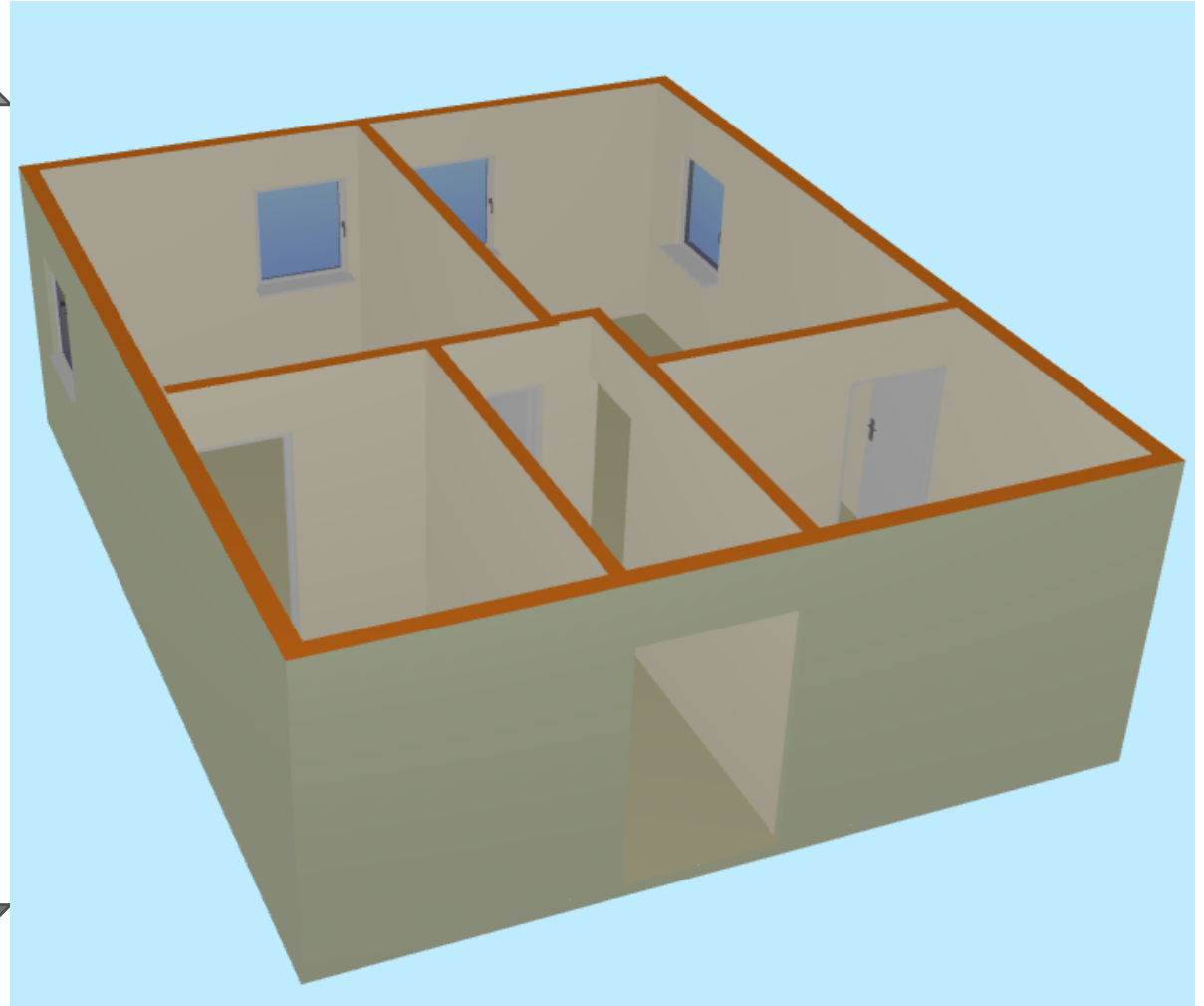
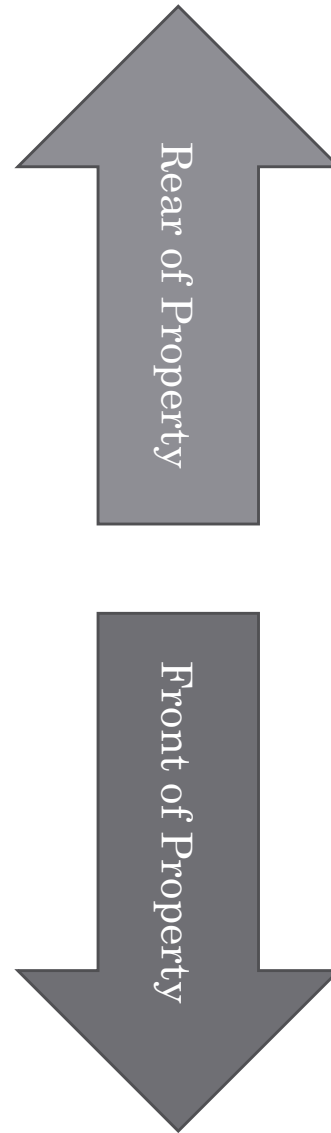
# Second Floor Rear Addition

- Exterior Dimensions:
  - 20 Feet Wide
  - 25 Feet Long
  - 500 sqft
- Two Bedroom Design
- Exterior Matches Current Home Siding and Design
- Maintains Current Roof Pitch and Design
- Enter through Second Floor Rear of Current Home



# Second Floor Rear Addition

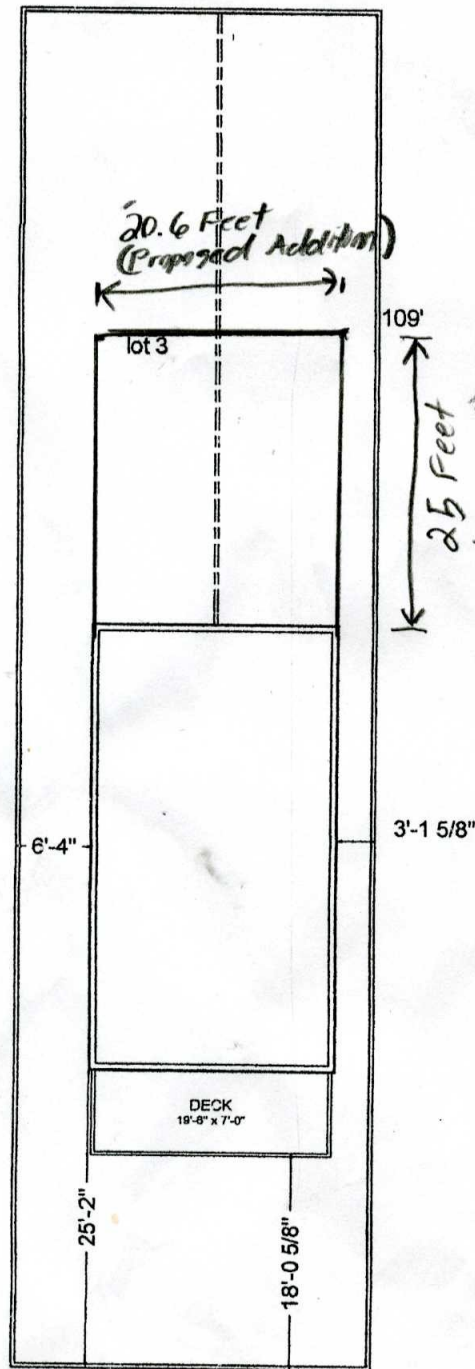
- Exterior Dimensions:
  - 20 Feet Wide
  - 25 Feet Long
  - 500 sqft
- Two Bedroom Design
- Exterior Matches Current Home Siding and Design
- Maintains Current Roof Pitch and Design
- Enter through Second Floor Rear of Current Home



RECEIVED

FEB 22 2022

CITY OF NOVI  
COMMUNITY DEVELOPMENT



proposed plot plan

1361 E lake dr

BUILDER COPY

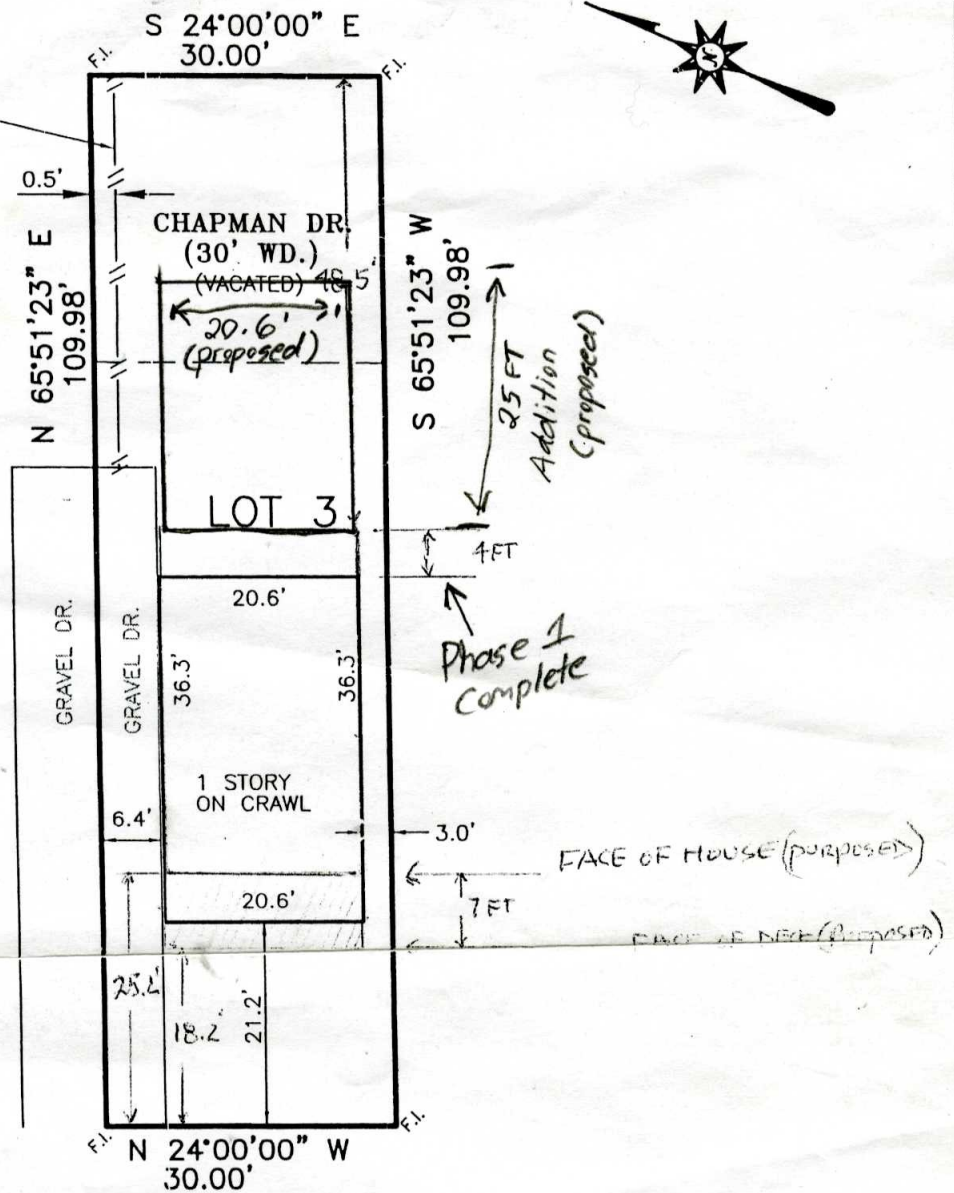
PBR22-0064

# HOUSE LOCATION



## NOTE

FENCE HAS BEEN EXAGGERATED FOR DEMONSTRATION PURPOSES.



EAST LAKE DR.  
(50' WD.)

## LEGEND

RECORDED	R.
MEASURED	M.
SET IRON	S.I.
FOUND IRON	F.I.
FOUND CONC. MON.	F.C.M.

## LEGAL DESCRIPTION

LOT 3, ALL OF VACATED CHAPMAN DRIVE ADJACENT TO LOT 3 AND LOT 184 OF "CHAPMAN WALLED LAKE SUBDIVISION" BEING PART OF SOUTHWEST FRACTIONAL 1/4 SECTION 2, T. 1 N., R. 8 E., TOWNSHIP OF NOVI (NOW THE CITY OF NOVI), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 9 OF PLATS, PAGE 13, OAKLAND COUNTY RECORDS.

