



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ15-0005

Location: 1653 West Lake Drive

Zoning District: R-4, One Family Residential

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES; Section 3.1.5(d) to allow construction of new two-story additions on an existing lakefront lot with a reduced side yard setback of 5.5 ft. and a reduced aggregate side setback of 10.7 ft. The property is located east of West Park Drive and south of Pontiac Trail.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 3.1.5(d) requires minimum side yard setbacks of 10 ft. and a minimum aggregate of 25 ft. respectively.

City of Novi Staff Comments:

The applicant is proposing to construct new two-story additions on an existing lakefront lot. The proposed two-story foyer addition will increase the nonconformity with regard to the south side yard setbacks. The two-story addition on lake side would match the existing side setbacks. Staff supports the variances provided substantial justice can be provided for neighboring property owners.

Standards for Granting a Dimensional Variance:

I move that we **grant** the variance(s) in Case No. PZ15-0005, 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. _____.

Standards for Denying a Dimensional Variance:

I move that we **deny** the variance in Case No. PZ15-0005, 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 owners because _____.

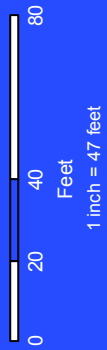
(f) The proposed variance would have adverse impact on surrounding property because _____.

Novi, MI



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>



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



Author:
Date: 3/28/2015





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

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)	
PROJECT NAME / SUBDIVISION <u>Spackman</u>	
ADDRESS <u>1653 West Lake Dr.</u>	LOT/SIUTE/SPACE #
SIDWELL # <u>50-22-03-131-016</u>	May be obtain from Assessing Department (248) 347-0485
CROSS ROADS OF PROPERTY	

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? YES NO

REQUEST IS FOR: RESIDENTIAL COMMERCIAL VACANT PROPERTY SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? YES NO

II. APPLICANT INFORMATION

A. APPLICANT		EMAIL ADDRESS	CELL PHONE NO.
NAME <u>Mike Strehl Enterprises</u>		<u>mikestrehl@comcast.net</u>	<u>248-390-3977</u>
ORGANIZATION/COMPANY			TELEPHONE NO. <u>248-390-3977</u>
ADDRESS <u>1015 E. West Maple Rd</u>		CITY <u>Walled LK</u>	FAX NO. <u>248-960-3160</u>
		STATE <u>MI</u>	ZIP CODE <u>48390</u>

B. PROPERTY OWNER 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 <u>Clive & Stephanie Spackman</u>		<u>Clive Spackman@yahoo.com</u>	<u>248-568-3343</u>
ORGANIZATION/COMPANY			TELEPHONE NO. <u>-</u>
ADDRESS <u>1653 West LK Dr.</u>		CITY <u>Novi</u>	FAX NO. <u>-</u>
		STATE <u>MI</u>	ZIP CODE <u>48377</u>

III. ZONING INFORMATION

A. ZONING DISTRICT

R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH

I-1 I-2 RC TC TC-1 OTHER _____

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section Rear upper 4 Variance requested See Attached

2. Section Side yard Variance requested See Attached

3. Section _____ Variance requested _____

4. Section _____ Variance requested _____

IV. FEES AND DRAWINGS

A. FEES

Single Family Residential (Existing) \$200 (With Violation) \$250 Single Family Residential (New) \$250

Multiple/Commercial/Industrial \$300 (With Violation) \$400 Signs \$300 (With Violation) \$400

House Moves \$300 Special Meetings (At discretion of Board) \$600

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

- 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

Applicant Signature

2-23-15
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

2/23/15
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

MIKE STREHL ENTERPRISES, LLC

1015 EAST WEST MAPLE RD.

WALLED LAKE, MI 48390

(248) 390-3977

(248) 960-3160 Fax

E-mail: Mikestrehl@comcast.net

MI License #: 2102183113

February 24, 2015

Section 3.1.5 R-4 one family residential district

SIDE ADDITION

Required side yard 10'

Proposed 5.5

Variance 4.5

REAR 2ND FLOOR ADDITION

Minimal side required 10'

Proposed 8.17

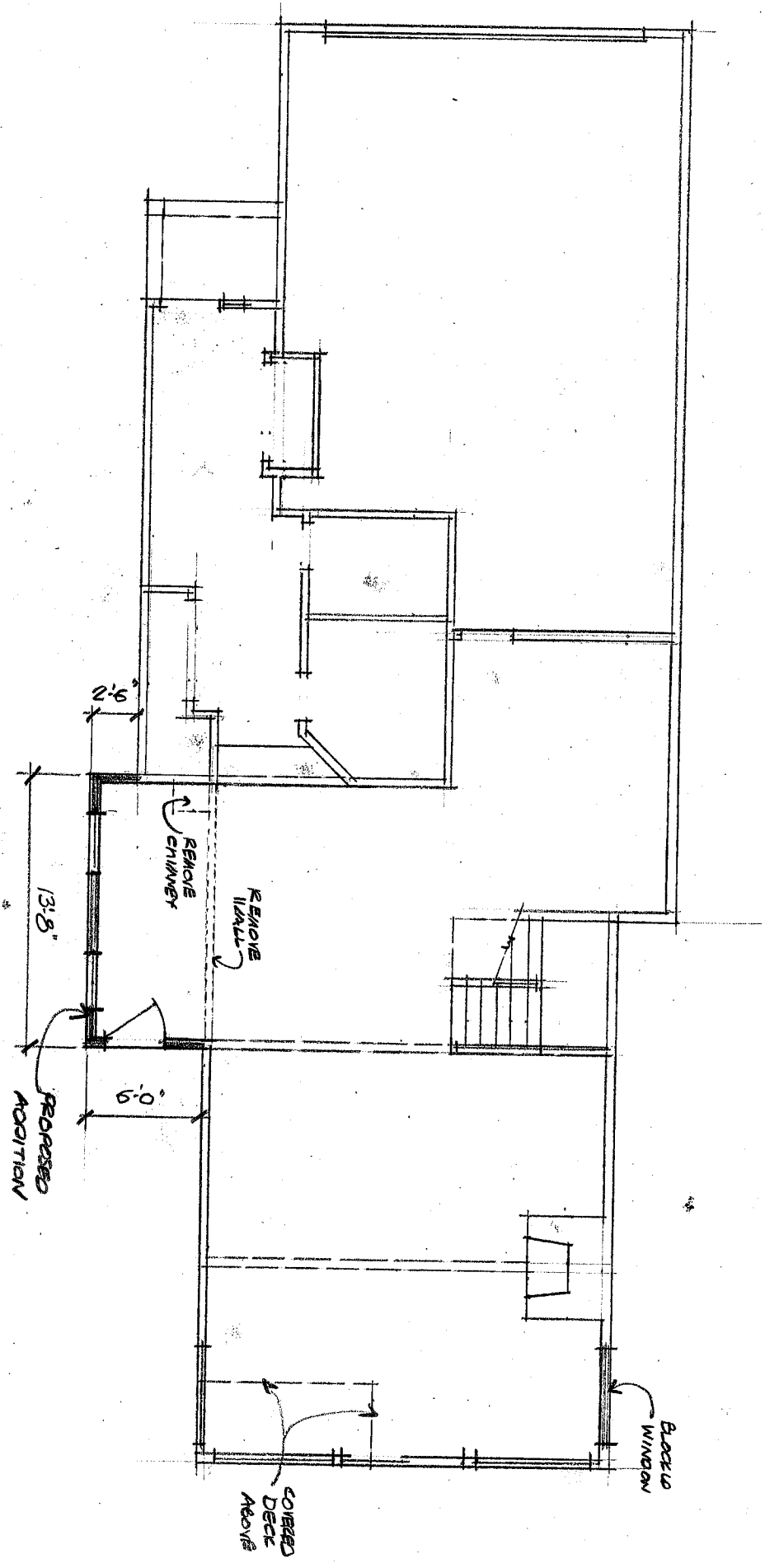
Variance 1.83

AGG total required 25'

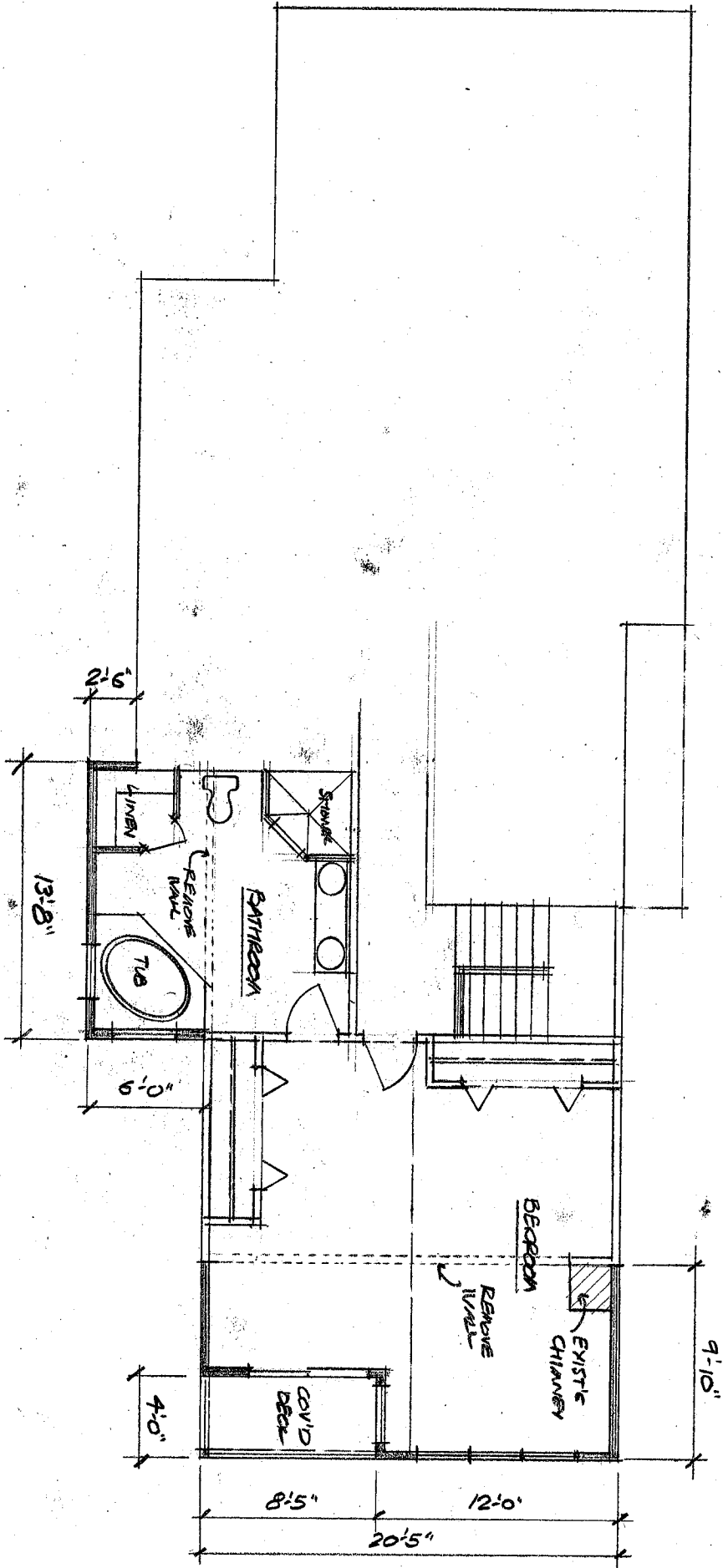
Proposed 19.67

Variance 5.33

FIRST FLOOR PLAN / 10' x 11'0"



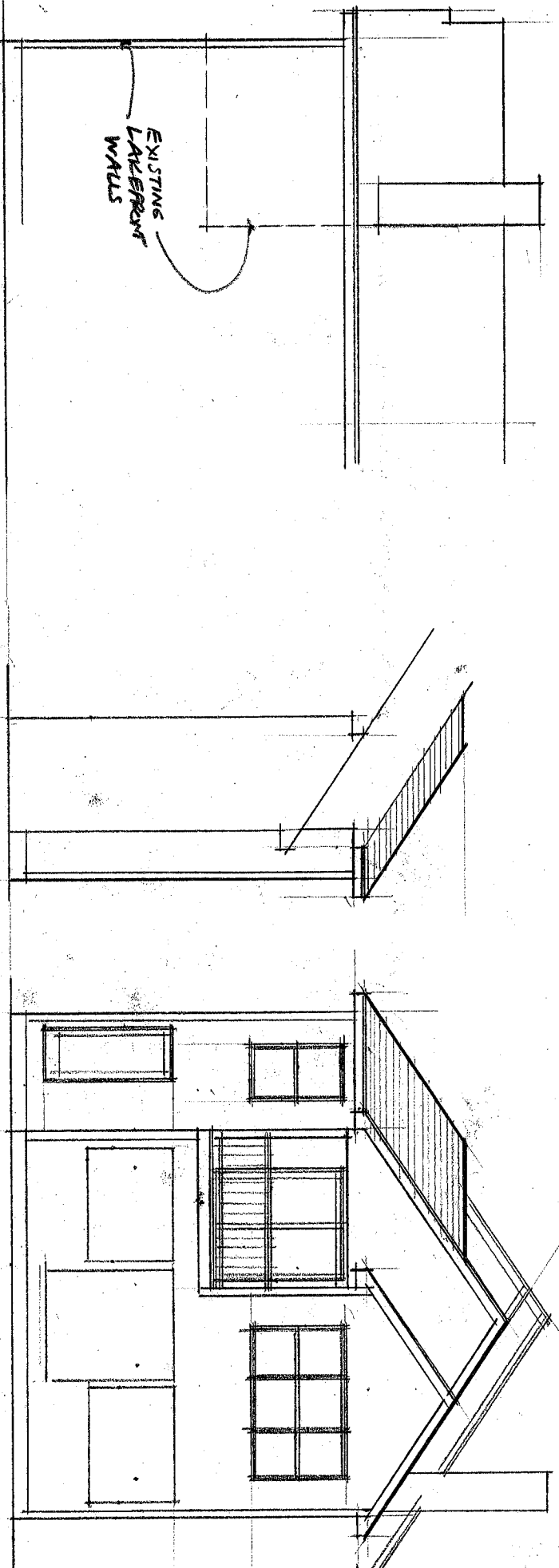
SECOND FLOOR PLAN / 1/8"=1'-0"



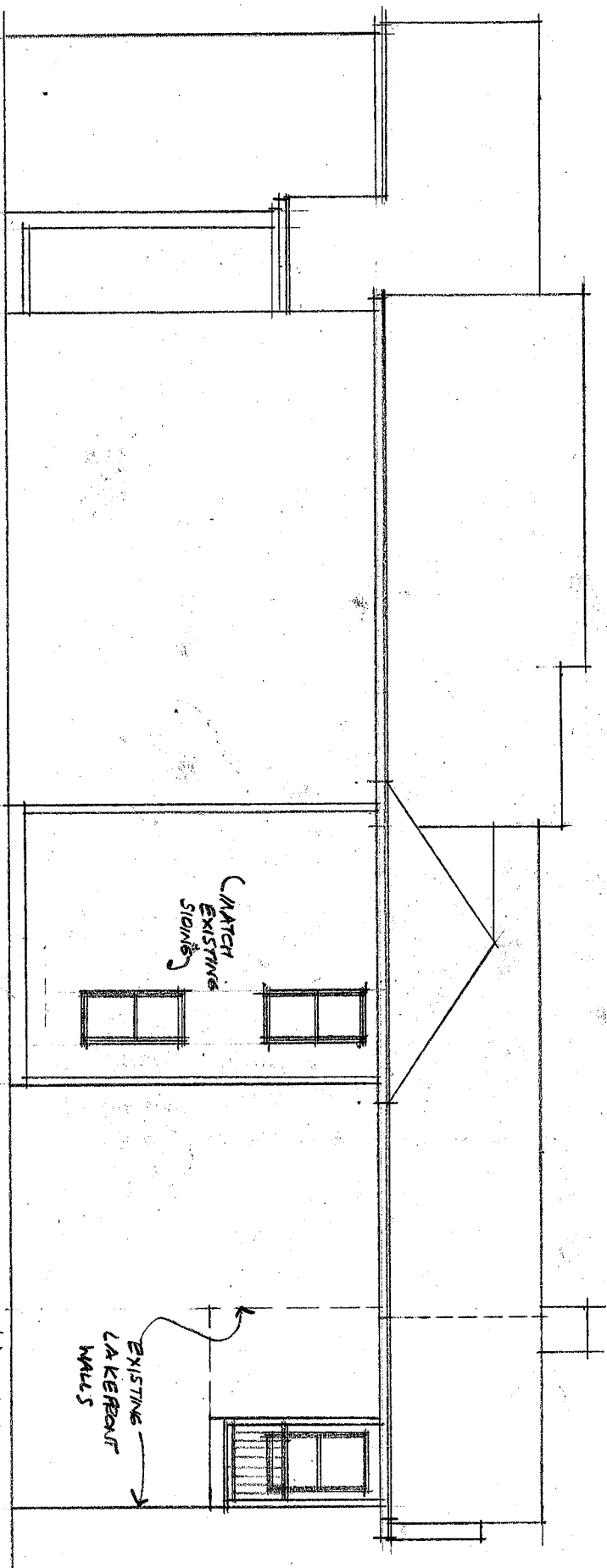
LEFT SIDE ELEVATION

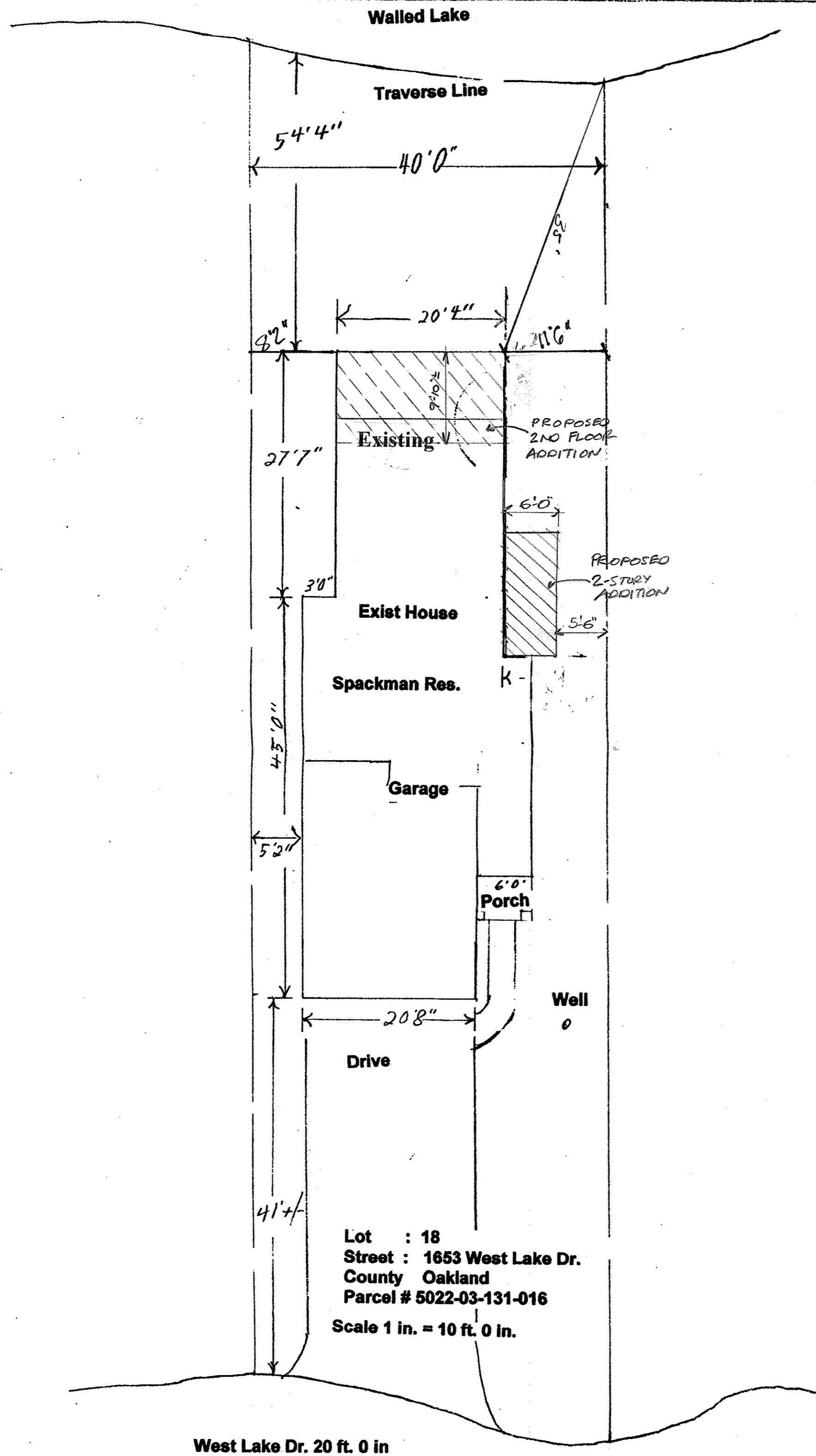
ROCK (FRONT)

LAKE (REAR) ELEVATION



RIGHT SIDE ELEVATION 18'-0"





1657 West Lake Drive

Date March 8 2006	Revisions	Sheet Plot Plan	Proposed Addition Mr. & Mrs. Clive Spackman 1653 West Lake Drive, Novi Michigan	Builder Curb Appeal Homes office (248) 685-2054 fax (248) 684-2667 3973 Commerce Rd. Commerce twp.
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