



# 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:** January 11, 2022

**REGARDING:** 22230 Meridian Lane, Parcel # 50-22-36-102-014 (PZ21-0078)

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

### I. GENERAL INFORMATION:

**Applicant**

Coy Construction

**Variance Type**

Dimensional Variance

**Property Characteristics**

Zoning District:

Single Family Residential

Location:

East of Meadowbrook Road and South of Nine Mile Road

Parcel #:

50-22-36-102-014

**Request**

The applicant is requesting variances from the City of Novi Zoning Ordinance Sections 3.1.4 for a proposed rear yard setback of 30 feet (35 feet minimum required, variance of 5 feet). This variance would accommodate the building of a screen porch on the existing deck. This property is zoned Single Family Residential (R-3).

### 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. **PZ21-0078**, 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. **PZ21-0078**, 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

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

ZBA Case #: PZ \_\_\_\_\_

### I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION <i>Zatolokin, Dave &amp; Ellen</i>	
ADDRESS <i>22230 Meridian Lane</i>	LOT/SIUTE/SPACE #
SIDWELL # <i>50-22-</i>	May be obtain from Assessing Department (248) 347-0485
CROSS ROADS OF PROPERTY	

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input 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

<b>A. APPLICANT</b>	EMAIL ADDRESS <i>heather@coyconstruction.com</i>	CELL PHONE NO.
NAME <i>Coy Construction</i>	TELEPHONE NO. <i>248-363-1056</i>	
ORGANIZATION/COMPANY <i>Mike McCoy / owner / CEO</i>	FAX NO.	
ADDRESS <i>4214 Martin Road</i>	CITY <i>Commerce</i>	STATE <i>MI</i> ZIP CODE <i>48390</i>

### B. PROPERTY OWNER CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

Identify the person or organization that owns the subject property:	EMAIL ADDRESS <i>Ezatolokin@me.com</i>	CELL PHONE NO.
NAME <i>Dave &amp; Ellen Zatolokin</i>	TELEPHONE NO. <i>248-756-5130</i>	
ORGANIZATION/COMPANY	FAX NO.	
ADDRESS <i>22230 Meridian Lane</i>	CITY <i>Novi</i>	STATE <i>MI</i> ZIP CODE

### 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:

- Section *3-1-4* Variance requested *5' Rear yard Variance is Requested*
- Section \_\_\_\_\_ Variance requested \_\_\_\_\_
- Section \_\_\_\_\_ Variance requested *13' x 16' Screen porch*
- Section \_\_\_\_\_ Variance requested *208 Square feet*

### 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 \_\_\_\_\_

*Screen porch built on Existing deck*

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

*Michael McCoy*  
Applicant Signature

*12/1/2021*  
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.

*David Zatech*  
Property Owner Signature

*12/1/2021*  
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



cityofnovi.org

**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.

Not Applicable     Applicable    If applicable, describe below:

THE EXISTING DECK (PORCH FLOOR) IS 30' FROM THE REAR LOT LINE. THE PORCH NEEDS TO BE 35' FROM THE REAR LOT LINE THIS <sup>and/or</sup> REQUIRING A 5' VARIANCE

**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).

Simply Put, there is NOT ENOUGH DEPTH IN THE REAR YARD TO BUILD THE PORCH AND HAVE IT 35' FROM THE LOT LINE.

## 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.

WITHOUT THE VARIANCE, IT WOULD REQUIRE THE HOMEOWNER TO REBUILD HIS DECK TO MAKE IT SMALLER  $\frac{1}{3}$  THE PORCH WOULD BE TOO SMALL.

## 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 5' VARIANCE WILL ALLOW THE HOME OWNER TO BUILD ONLY A MODERATE SIZE ZOB # ROOM.

## 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.

ALL SURROUNDING HOMEOWNERS WILL BE PLEASED WITH THE AESTHETICS OF THIS NEW PORCH. IT WILL ADD VALUE TO THIS HOME AS WELL AS TO THEIR NEIGHBORS' HOMES.

**From:** Ellen Zatolokin <ezatolokin@me.com>  
**Sent:** Saturday, November 20, 2021 11:30 AM  
**To:** heather@coyconstruction.com  
**Subject:** Fwd: ZATOLOKIN PERMIT PLANS.pdf

Plans approved by HOA

Sent from my iPhone

Begin forwarded message:

**From:** Brian Sharrow <bsharrow79@icloud.com>  
**Date:** November 20, 2021 at 9:18:25 AM EST  
**To:** Ellen Zatolokin <ezatolokin@me.com>  
**Subject:** Re: ZATOLOKIN PERMIT PLANS.pdf

Good morning.

This looks lovely and is approved.

Good luck w the project and enjoy the new room!!

Sent from my iPhone

On Nov 19, 2021, at 8:23 PM, Ellen Zatolokin <ezatolokin@me.com> wrote:

<ZATOLOKIN PERMIT PLANS.pdf>

Sent from my iPad

★ JOISTS 24" O.C.

~~SCAFFOLD~~ Deck 13'

EXISTING DECK

16'

DOWNSCOTS

20'

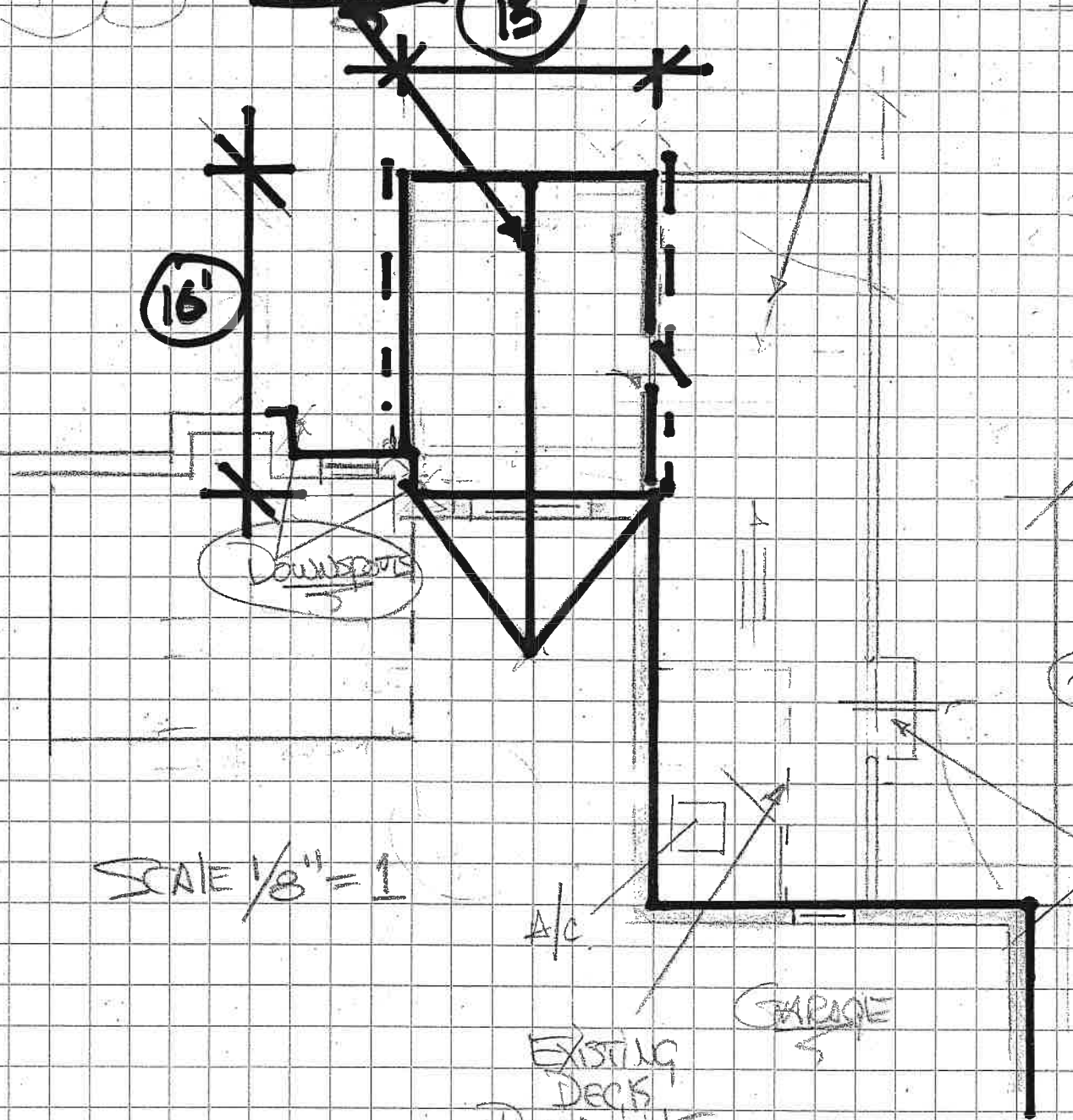
SCALE 1/8" = 1'

A/C

GARAGE

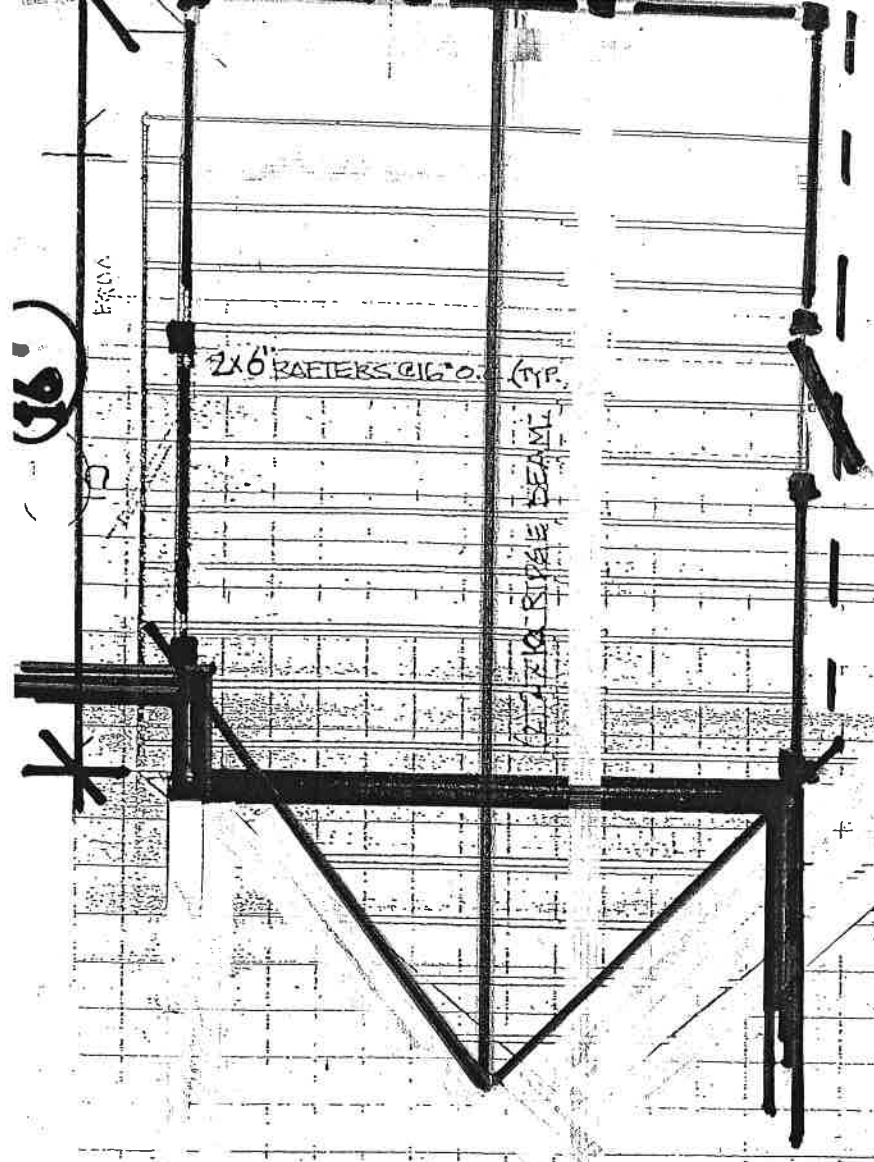
POSSIBLE STOP LOCATION

EXISTING DECK  
DOTTED LINE



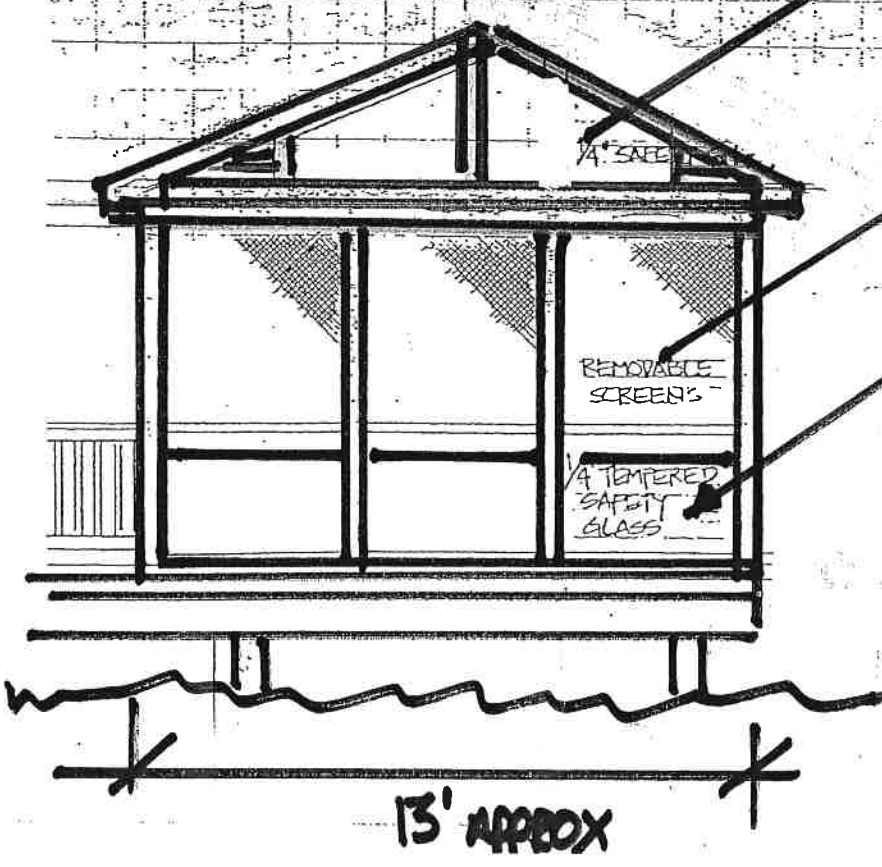


- RIDGE - 2-2x10"
- POSTS - 4x4" CEDAR
- HEADERS - 2-2x8"
- RAFTERS - 2x6" 16" o.c.
- SHEETING - 7/2" OSB
- ICE & WATER SHIELD
- 15# FELT
- DRIP & SHINGLES TO MATCH
- 36" ALUMINUM STORM DOOR
- SOFFIT VENTS
- EXTERIOR CEDAR



FRAME DETAIL  
SCALE 1/4" = 1'

2x4 STUD KNEE WALL TO SUPPORT RIDGE BEAM  
1x8 PINE TO ACCEPT RAFTERS

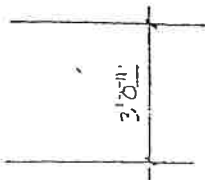


Glass

SCREENS

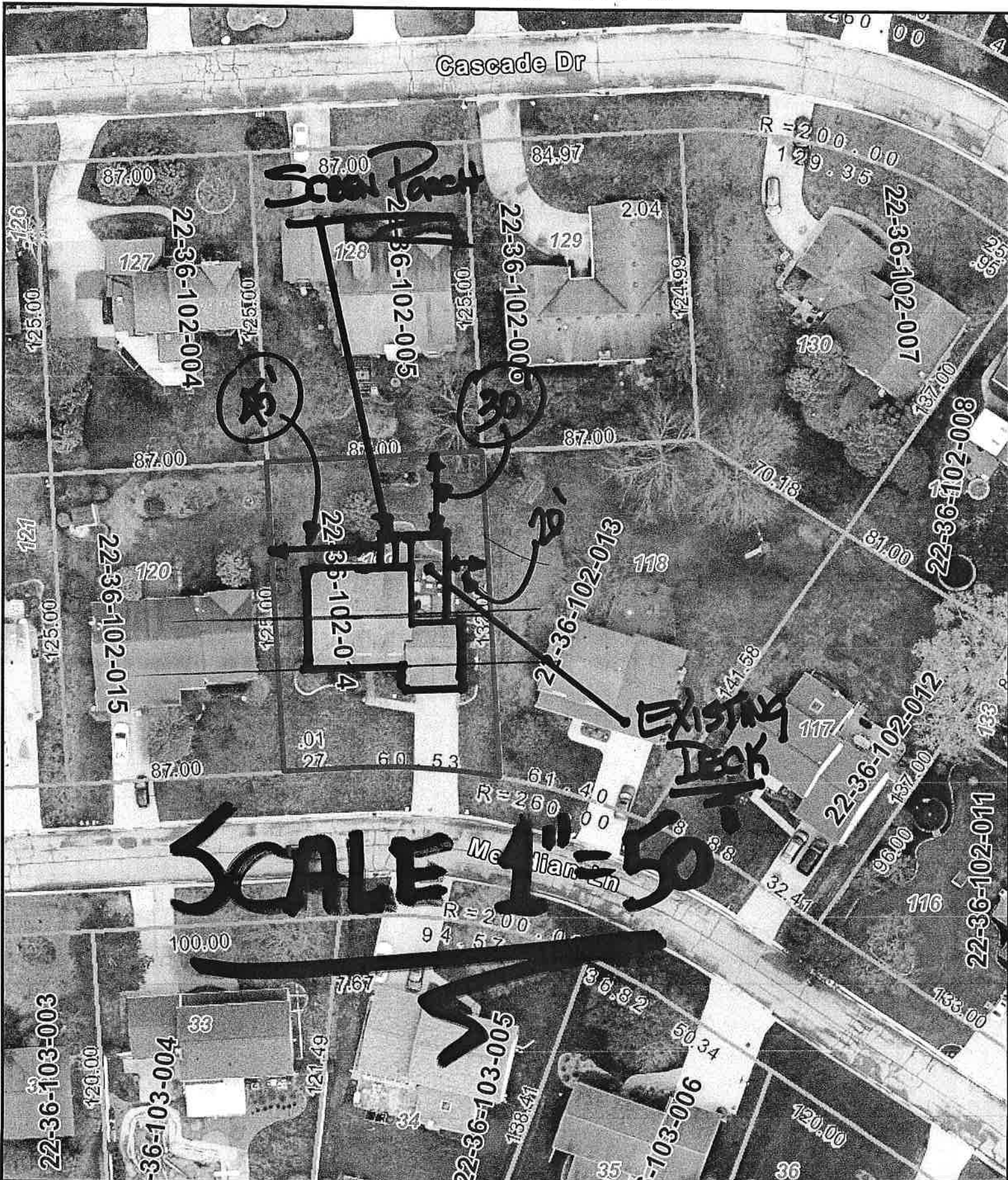
TEMPERED GLASS

1/2" x 3/4" CEDAR TRIM



REAR ELEVATION DETAIL  
SCALE 1/4" = 1'

# 22230 Meridian Lane



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

**OAKLAND COUNTY**  
Economic Development & Community Affairs

**David Coulter**  
Oakland County Executive

Date Created: 11/19/2021

NORTH  
1 inch = 50 feet









**From:** [Loren Konkus](#)  
**To:** [Oppermann, Katherine](#)  
**Subject:** Comments on 22230 Meridian Lane, Parcel #50-22-36-102-014 (PZ21-0078)  
**Date:** Monday, January 3, 2022 10:00:14 AM

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Please note our approval to the requested variance.

We live at 22278 Cascade Drive, backing up to the property and are likely the most impacted by this variance. We have no problem with a 5 foot variance, and think the addition of a screened in porch will be an asset to their home and the neighborhood.

Loren and Sherrie Konkus  
22278 Cascade Dr, Novi, Mi 48375  
3-Jan-2022

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

Please note my comments to:

**22230 Meridian Lane, Parcel # 50-22-36-102-014 (PZ21-0078)**

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

Comments:

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**(PLEASE PRINT CLEARLY)**

Name: Tim + Vickie O'Connell

Address: 22245 Meridian Lane, Novi, MI 48375

Date: 28 Dec 2021

**Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).**