



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

ZONING BOARD APPEALS DATE: June 13, 2017

REGARDING: **1345 EAST LAKE DRIVE (PZ17-0017)**

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Audrey & Gordie Wilson

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Novi Road, North of 13 Mile Road
Parcel #:	50-22-02-177-013

Request

The applicant is requesting a variance from the City of Novi Ordinance Section 4.19 for height and size variance for an accessory structure, 1500 square feet maximum with a one story and 14 foot in height feet.

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. **PZ17-0017**, 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. **PZ17-0017**, 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 ACCESSORY BUILDING - LAKESIDE	
ADDRESS 1345 EAST LAKE DRIVE	LOT/SIUTE/SPACE # 16 AND 17
SIDWELL # 50-22-02 -177 -044-5	
CROSS ROADS OF PROPERTY EAST LAKE DRIVE AND 13 MILE ROAD	
May be obtain from Assessing Department (248) 347-0485	

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	EMAIL ADDRESS AMCOLTHURST@GMAIL.COM	CELL PHONE NO. 734 637 7600
NAME AUDREY AND GORDIE WILSON		TELEPHONE NO. 248 981 5400
ORGANIZATION/COMPANY		FAX NO.
ADDRESS 1345 EAST LAKE DRIVE	CITY NOVI	STATE MI
		ZIP CODE 48377

B. PROPERTY OWNER	<input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER
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Identify the person or organization that owns the subject property:	EMAIL ADDRESS	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>4.19</u>	Variance requested <u>HEIGHT AND SIZE OF ACCESSORY STRUCTURE</u>
2. Section _____	Variance requested _____
3. Section _____	Variance requested _____
4. Section _____	Variance requested _____

IV. FEES AND DRAWINGS

A. FEES	<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. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF	<ul style="list-style-type: none"> • 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

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.

Audrey Wilson

Property Owner Signature

5/4/17

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

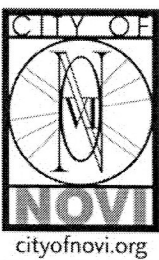
GRANTED

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
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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:

APPLICANT OWNS TWO LOTS ON THE LAKESIDE OF HIS HOUSE WHICH TOTAL APPROXIMATELY 80 FEET OF FRONTAGE. APPLICANT SEEKS TO BUILD A 20 FOOT BY 20 FOOT BUILDING WHICH HAS A REGULAR DOOR ON THE EAST SIDE. ON THE WEST, SOUTH AND NORTH SIDE THERE ARE HALF WALLS WITH THE TOP HALF HAVING A ROOL UP TYPE DOOR. IN FRONT OF THIS STRUCTURE THERE WILL BE A NEW BREAK WALL WITH PAVING STONES AND A SITTING AREA AROUND THE STRUCTURE.

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:

THE GROUND DROPS OFF TOWARDS THE LAKE SO THAT FROM THE ROAD THE ROOF LINE IS LOWER.

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).

THERE IS AMPLE SPACE ON THE STRUCTURE'S SIDE OF THE ROAD FOR THE STRUCTURE WHICH WILL NOT UNDULY INHIBIT SEEING THE LAKE

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.

THE STRUCTURE WILL ALLOW THE HOMEOWNER TO BETTER UTILIZE THE LAKE FRONTAGE WHICH IS THE REASON THE HOMEOWNER LIVES ON THE LAKE. THE STRUCTURE WILL ALLOW THE HOMEOWNERS AND THEIR CHILDREN TO CROSS THE ROAD MANY LESS TIMES WHILE USING THE LAKE.

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.

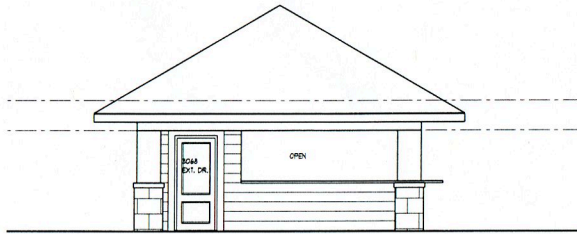
BECAUSE THE HOMEOWNER HAS AMPLE FRONTAGE THE STRUCTURE IS MUCH SMALLER THEN THE LAND WOULD ACCOMMODATE.

Standard #5. Adverse Impact on Surrounding Area.

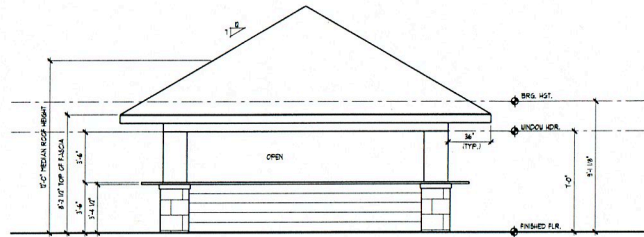
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

THE STRUCTURE AND THE SURROUNDING PAVING STONES AND SEATING AREA WILL BE A WELCOME ADDITION TO THE PROPERTY ON THE LAKESIDE OF THE ROAD. ON EITHER SIDE OF THE HOMEOWNER'S LAND ON THE LAKESIDE OF THE ROAD THERE ARE HOUSES BUILT TO THEIR LOT LINES, SOME OF WHICH ARE TWO OR MORE STORIES; MULTIPLE STORAGE SHEDS, GAZABOS, PATIOS AND OTHER ITEMS THAT PEOPLE USE TO UTILIZE THE LAKE. THE STRUCTURE AND THE SURROUNDING STONWORK AND PAVING AREAS WILL ACTUALLY ENHANCE WALLED LAKE.

APPLICANT WILL BRING VISUAL AIDS TO THE HEARING



LEFT ELEVATION
SCALE 1/4" = 1'-0"



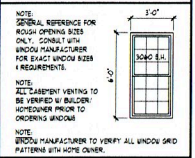
FRONT ELEVATION
SCALE 1/4" = 1'-0"

ELEVATION NOTES

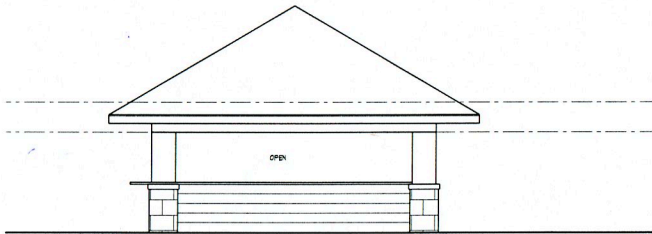
1. ALL ROOF RAFTERS TO BE PLYWOOD SHEATHED WITH GEE WATER SHIELD AND BRIMSLES.
2. PROVIDE ICE WATER SHIELD MIN. 4'-0" COVERAGE AT ALL VALLEYS.
3. FIREPLACE FLUE TO BE DETERMINED PER MANUFACTURER'S SPECIFICATION.
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF & SOFFIT VENTS AS REQUIRED BY CODE.
6. PROVIDE DUTTERS & DOWNSPUTS FOR DRAINAGE OF ROOF WATER. DOWNSPUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.
7. CARPENTER TO VERIFY THICKNESS OF MASONRY PRIOR TO BUILDING BRICK WALL.

NOTE:
OVERHANG DIMENSIONS (O.A.) ARE FROM BRICKING S.I.D.

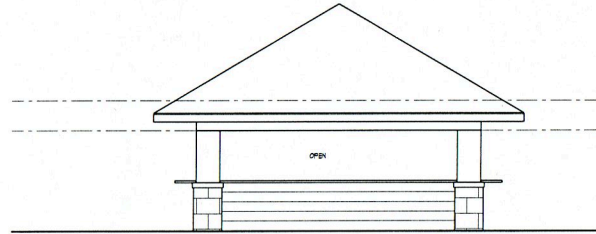
TYPICAL WINDOW DESIGNATION



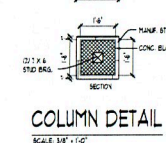
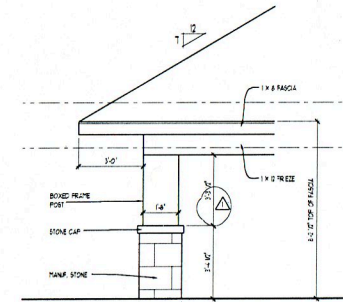
NOTE:
ALL WINDOW SILLS OVER 4'-0" ABOVE EXTERIOR GRADE OR BURRAGE BELOW TO BE MINIMUM 2" ABOVE FINISHED FLOOR OR HAVE SASH LIFTERS PER CODE REQUIREMENTS.




RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



COLUMN DETAIL
SCALE 3/8" = 1'-0"



TK DESIGN & ASSOCIATES

WWW.TKDESIGN.COM

2400 HUNTERS TRAIL
NOVATEL SYSTEMS, INC. SUITE 200
NOVATEL SYSTEMS, INC. SUITE 200
NOVATEL SYSTEMS, INC. SUITE 200
NOVATEL SYSTEMS, INC. SUITE 200

CLIENT / PROJECT

**WILSON RESIDENCE
PROPOSED SHED**

JOB No. WD 1195-17

DRAWN: DM

CHECKED: -

REVIEW: 3-27-17

FINAL: -

REVISION: -

SCALE: PER PLAN

SHEET #

A2

RECEIVED

APR 27 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT

Pbr 17-0347

FOUNDATION NOTES

NOTE:
 GROUND FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY.
 GARAGE FOOTINGS ARE DESIGNED FOR 3000 P.S.F. SOIL BRG. CAPACITY.

1. ALL COLUMNS SHALL BE 3" DIA. SCHEDULE 40 STANDARD STEEL PIPE COLUMN ON 30" X 30" X 1/2" DEEP CONC. FTS. TOP OF CONCRETE FTS. TO BE 4" BELOW FINISH BASEMENT SLAB. TYPICAL UNLESS NOTED OTHERWISE.
2. WHERE STEEL BEAMS REST ON FOUNDATION WALLS, USE BEAM POCKET APPROPRIATELY AND BATH AS REQUIRED.
3. AS REQUIRED, DROP FLOOR BEATINGS 3/4" FOR MARISET TILE INSTALLATION.
4. VERIFY ALL UTILITY LOCATIONS W/ BUILDER.
5. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
6. PROVIDE LADDERING UNDER ANY WALL FINISHING PARALLEL W/ JOIST THAT DOES NOT LAND DIRECTLY ON A JOIST.

NOTE:
 PROVIDE MIN. (2) 3" X 4" HEADERS AT ALL INTERIOR & EXTERIOR DOOR & WINDOW OPENINGS UNLESS NOTED OTHERWISE.

NOTE:
 PROVIDE MIN. (1) JACK STUD & (1) KING STUD AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE.

NOTE:
 PROVIDE MIN. (1) JOIST OR LADDER BEATINGS UNDER ALL INTERIOR FLOOR PARALLEL PARTITIONS.

NOTE:
 SLOUT ALL CONCRETE BLOCK CORNER SOLID THAT SUPPORT POINT LOADS FROM ABOVE (TYPICAL).

NOTE:
 - - - - - 100% BRG. BALL
 - - - - - STEEL BEAM
 ○○○○○ BRG. BALL
 ○○○○○ BRG. BALL ABOVE
 ○○○○○ BRG. BALL & BRG. BALL ABOVE

■ POINT LOAD
 ⊗ POINT LOAD FROM ABOVE

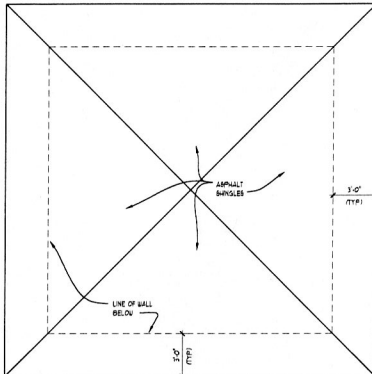
NOTE:
 CHECK WINDOW LOCATIONS.
 ALL DOORS & WINDOWS ARE ASSUMED TO BE EITHER IN THE CENTER OF THE WALL, PASS ON MIN. 4" INCHES FROM PERPENDICULAR WALL, FOR CLADDING UNLESS NOTED OTHERWISE.

PLAN NOTES

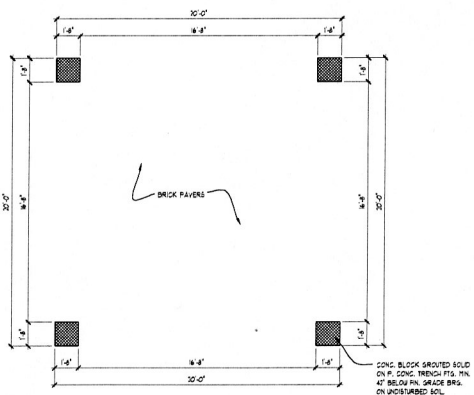
INTERIOR WALLS:
 1/2" STYPAL WALL BOARD ON EACH SIDE OF 2x4 WOOD STUDS @ 16" O.C. 3/4" THICK TYPICAL UNLESS NOTED OTHERWISE.

EXTERIOR WALLS:
 BEAMS AND/OR MASONRY WITH AIRSPACE, POSITIVE BARRIER, PAPER, MOISTURE BARRIER ON 1 1/2" O.S.B. BEATINGS ON 2x4 WOOD STUDS @ 16" O.C. OR AS NOTED. MIN. R-10 WALL CONSTRUCTION 1/2" STYPAL WALL BOARD (SHEATHING) SHALL TO BE 4" THICK WITH BEAMS AND 8" THICK WITH MASONRY (TYPICAL UNLESS NOTED OTHERWISE).

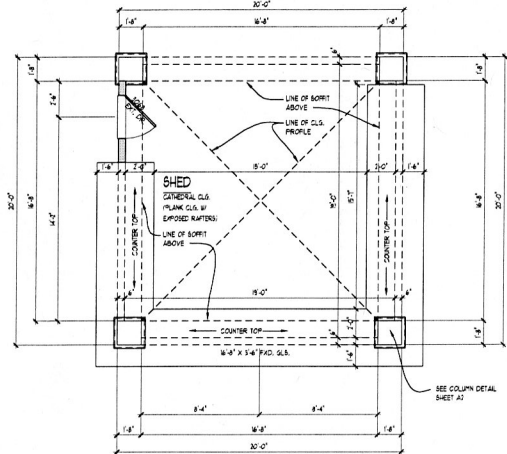
1. FINISHES TO BEAR ON EXTERIOR WALLS ONLY UNLESS NOTED OTHERWISE.
2. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH 30-MINUTE FIRE RATED DOORS (OR EQUIVALENT PER 2008 IBC SECTION R503.1.1).
3. VENT ALL EXHAUST FANS TO EXTERIOR.
4. WHEN POSSIBLE, DIRECT ALL FLUES AND VENTS THAT PENETRATE ROOF BEHIND FLUE ROOF.
5. INSTALL WATER SUPPLY AND DRAIN BOX (GREY BOX) AT SINKING MACHINE LOCATION.
6. USE MOISTURE RESISTANT DRYWALL AT ALL AREAS SUSCEPTIBLE TO MOISTURE.
7. ALL FIRST FLOOR INTERIOR DOORS TO BE FRAMED @ 4" TALL. ALL SECOND FLOOR INTERIOR DOORS TO BE FRAMED @ 4" UNLESS NOTED OTHERWISE. VERIFY W/ BUILDER.
8. PROVIDE GUARDRAIL AT STAIRS DURING CONSTRUCTION.
9. PROVIDE SQUARE BLOCKS UNDER ALL BEARING CONDITIONS.
10. GARAGE WALLS TO BE 2x4 STUDS @ OVER 10' TALL.



ROOF PLAN
 SCALE 1/4" = 1'-0"



FOUNDATION PLAN
 SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"

AREA SUMMARY:
OVERALL FLOOR AREA:
FIRST FLOOR: 400 SF.


TK DESIGN & ASSOCIATES

WWW.TKDESIGNASSOCIATES.COM
 2500 PONTIAC TRAIL, SUITE 1100N, N4E 4017A, PLYMOUTH, MI 48170-1100
 PHONE: (248) 464-1000 FAX: (248) 464-1001

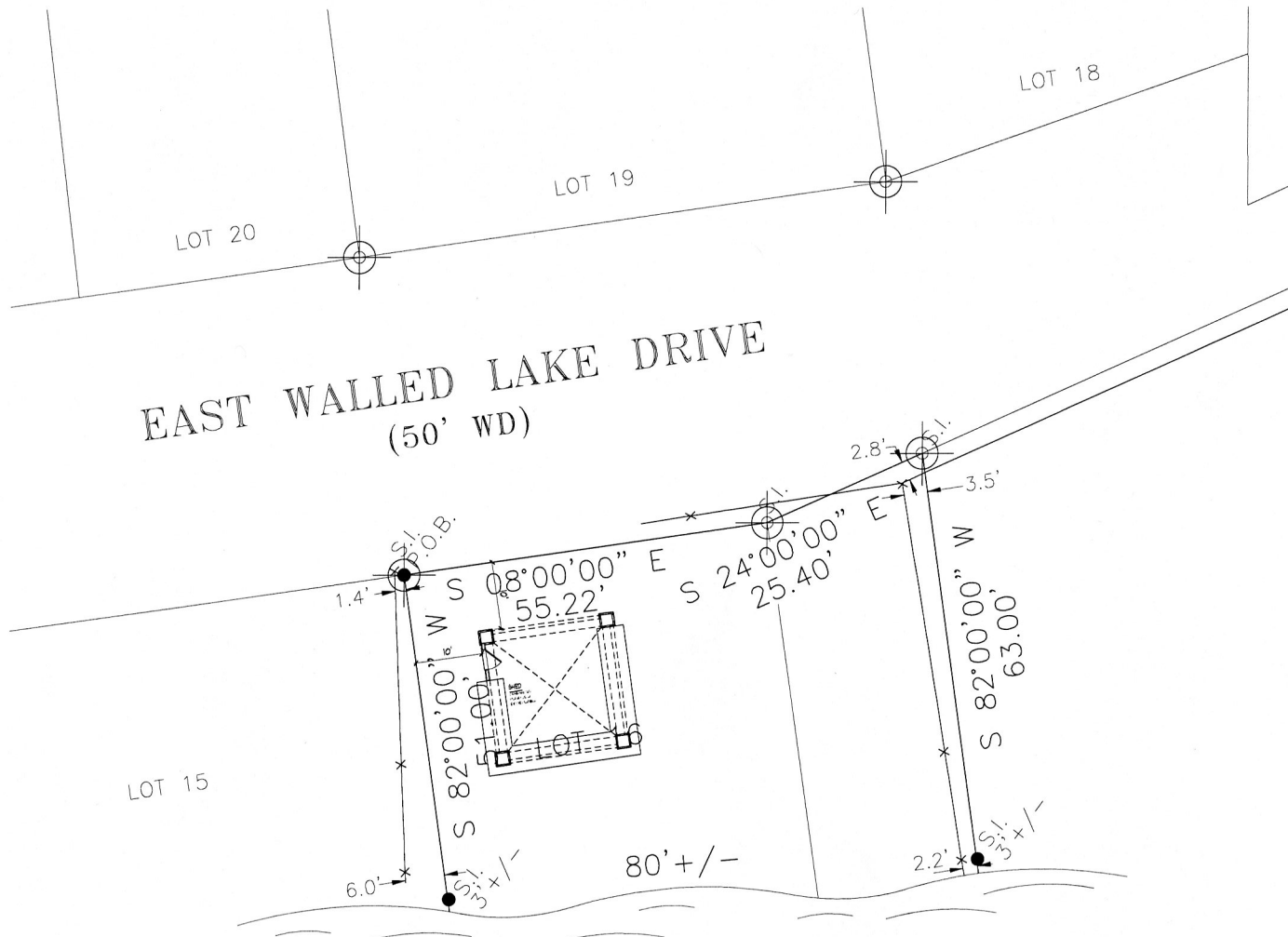
THIS PLAN IS PREPARED BY THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

CLIENT / PROJECT	WILSON RESIDENCE PROPOSED SHED

JOB No.:	WG-1105-17
DRAWN:	DM
CHECKED:	-
REVIEW:	3-27-17
FINAL:	-
REVISION:	-

SCALE:
 PER PLAN

SHEET #
A1




EAST WALLED LAKE DRIVE
(50' WD)

WALLED LAKE

PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



 TK DESIGN & ASSOCIATES <small>WWW.TKDESIGNDESIGN.COM 2000 PONTAC TRAIL SOUTH LYON, MI 48175 PHONE: (248) 440-1000 FAX: (248) 440-1001</small>	
CLIENT / PROJECT	WILSON RESIDENCE PROPOSED SHED
JOB No.	WO 1025.12
DRAWN:	DM
CHECKED:	-
REVIEW	3-27-17
FINAL:	-
REVISION	-
SCALE:	PER PLAN
SHEET #	A3