



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: July 11, 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 3.32(10) size variance for a waterfront structure, 20 x 20 feet area proposed, 10 x 10 feet maximum allowed and a height variance of 14 feet, 8 feet maximum allowed. This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

The structure will allow for protection from the sun in the immediate area.

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 _____.

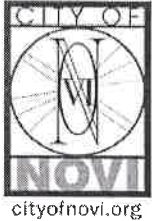
- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted 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

tabled to July 11th
2017

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$ 200.00 Meeting Date: June 13, 2017 ZBA Case #: PZ 17-0017	
PROJECT NAME / SUBDIVISION ACCESSORY BUILDING - LAKESIDE					
ADDRESS 1345 EAST LAKE DRIVE		LOT/SUITE/SPACE # 16 AND 17			
SIDWELL # 50-22-02 -177 - 013		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY EAST LAKE DRIVE AND 13 MILE ROAD					
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		GWilson1915@Hotmail.com			
ORGANIZATION/COMPANY				TELEPHONE NO. 248 981 5400	
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			
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 4.19		Variance requested HEIGHT AND SIZE OF ACCESSORY STRUCTURE			
2. Section 3.323(10)		Variance requested HEIGHT ^{14' PROPOSED} 20x20 vs 10x10 allowed			
3. Section _____		Variance requested 14' proposed 8' allowed.			
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 			<ul style="list-style-type: none"> • 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 		



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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.

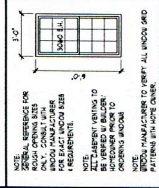
THE STRUCTURE AND THE SURROUNDING PAVING STONES AND SEATING AREA WILL BE A WELCOME ADDITION TO THE PROPERTY ON THE LAKESIDE OF THE ROAD. ON EITHER SIDE OF THE HOMEOWNER'S LAND ON THE LAKESIDE OF THE ROAD THERE ARE HOUSES BUILT TO THEIR LOT LINES, SOME OF WHICH ARE TWO OR MORE STORIES; MULTIPLE STORAGE 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

ELEVATION NOTES

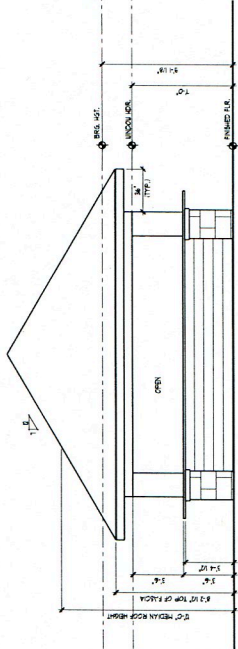
1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES.
2. FINISHES TO BE DETERMINED PER ARCHITECT'S SPECIFICATION.
3. MATERIALS TO BE DETERMINED PER ARCHITECT'S SPECIFICATION.
4. METAL FLASHING AS REQUIRED BY CODE.
5. ROOF FLASHING TO BE DETERMINED BY CODE.
6. PROVIDE DETAILS FOR CONNECTIONS AND CHANGE OF MATERIALS TO BE DETERMINED BY ARCHITECT.
7. VERIFY ALL DIMENSIONS WITH MANUFACTURER'S DATA SHEET.
8. VERIFY ALL DIMENSIONS WITH MANUFACTURER'S DATA SHEET.
9. VERIFY ALL DIMENSIONS WITH MANUFACTURER'S DATA SHEET.
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18. VERIFY ALL DIMENSIONS WITH MANUFACTURER'S DATA SHEET.
19. VERIFY ALL DIMENSIONS WITH MANUFACTURER'S DATA SHEET.
20. VERIFY ALL DIMENSIONS WITH MANUFACTURER'S DATA SHEET.

TYPICAL WINDOW DESIGNATION

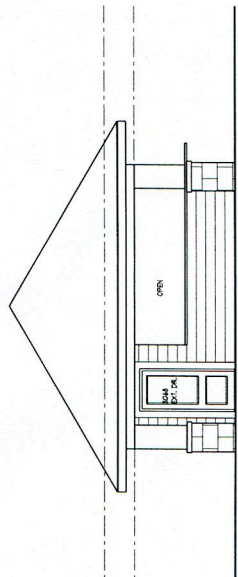


NOTE: GENERAL REFERENCE OR SPECIFIC REFERENCE TO THIS WINDOW DESIGNATION SHALL BE MADE IN ALL CONTRACT DOCUMENTS. WINDOW DESIGNATION SHALL BE MADE IN ALL CONTRACT DOCUMENTS. WINDOW DESIGNATION SHALL BE MADE IN ALL CONTRACT DOCUMENTS.

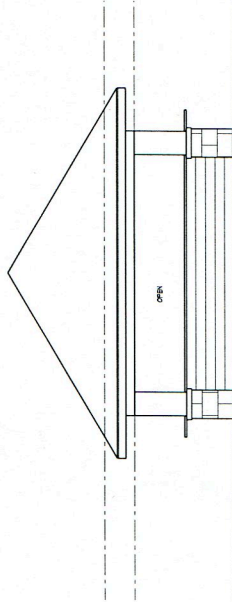
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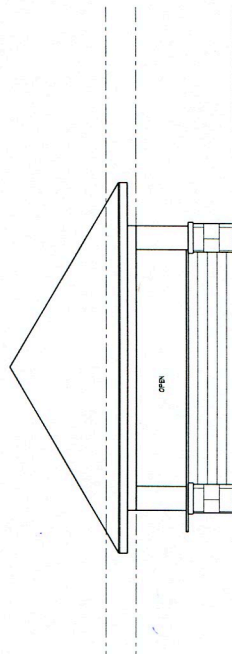
FRONT ELEVATION
SCALE 1/4" = 1'-0"



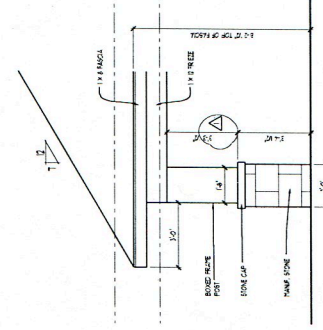
LEFT ELEVATION
SCALE 1/4" = 1'-0"



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



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



COLUMN DETAIL
SCALE 1/4" = 1'-0"

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APR 27 2017

**CITY OF NOVI
COMMUNITY DEVELOPMENT**



**TK DESIGN
ASSOCIATES**

10000 W. HURON RD. SUITE 100
TROY, MI 48063-1000
TEL: (313) 486-1000
FAX: (313) 486-1001
WWW.TKDESIGNASSOCIATES.COM

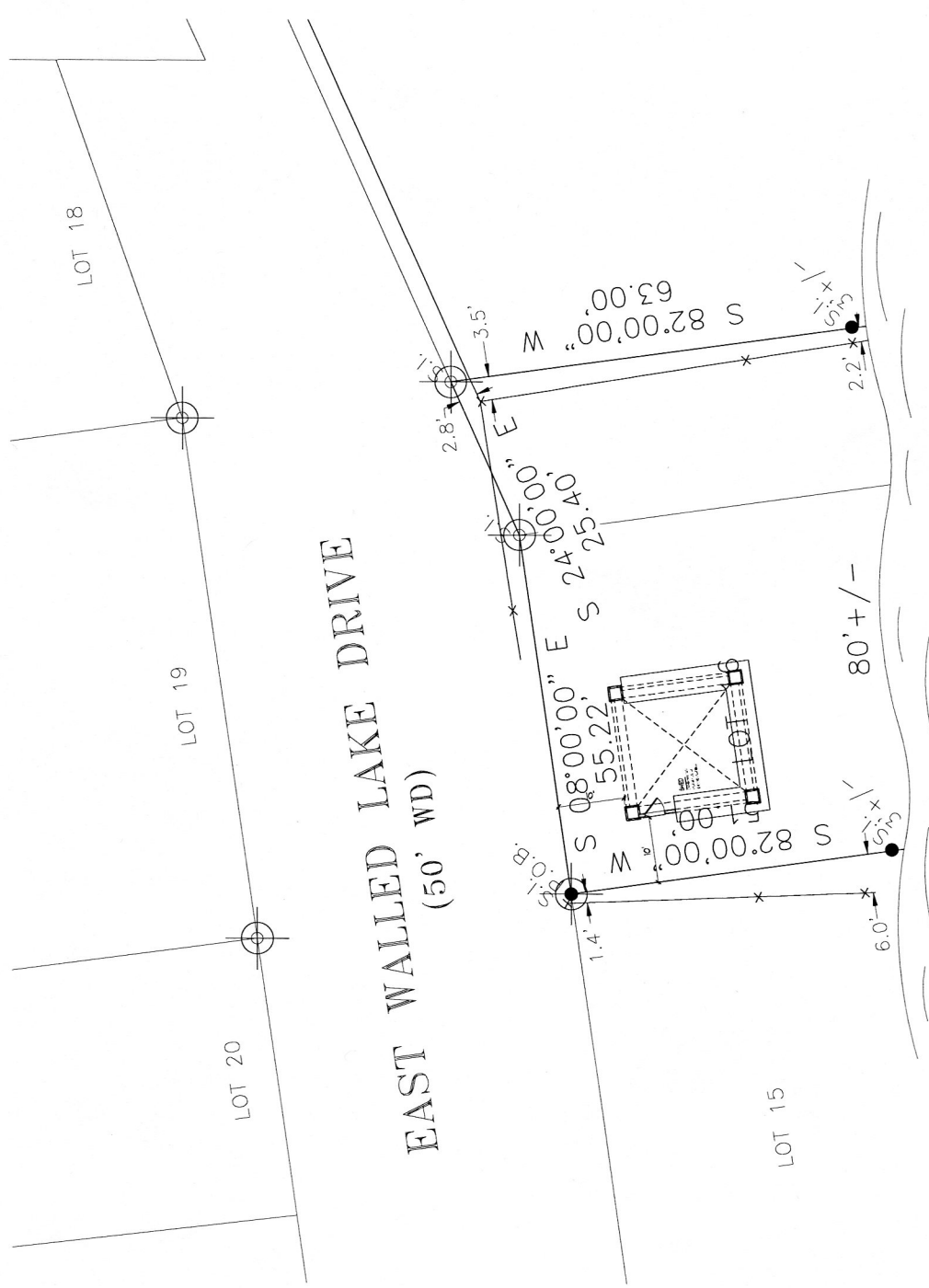
CLIENT / PROJECT
WILSON RESIDENCE
PROPOSED SHEED

JOB NO.: W011005117
DRAWN BY: DM
REVISIONS: 1-27-17
REVISION:

SCALE:
PER PLAN

SHEET #
A2

PAR17-0347



PROPOSED SITE PLAN

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



 TK DESIGN ASSOCIATES 1125 W. UNIVERSITY AVENUE, SUITE 100 DENVER, CO 80202 PHONE: 303.733.4444 FAX: 303.733.4444	CLIENT / PROJECT WILSON RESIDENCE PROPOSED SHED
	JOB No.: W011045.17 DRAWN: JMM CHECKED: - REVIEW: 3-27-17 FINAL: - REVISION: -
SCALE: PER PLAN	SHEET # A3

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

Please note my comments to **1345 EAST LAKE DRIVE, PARCEL # 50-22-02-177-013 (PZ17-0017)**

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

Comments: PER BELOW COMMENT

PER MY DISCUSSION WITH MR WILSON, HE IS WILLING TO MOVE THE BUILDING SOUTH AS MUCH AS POSSIBLE (5' MINIMUM), THIS WILL REDUCE MY HINDRENCE ON OUR VIEW OF THE LAKE. I WOULD LIKE TO ADD THAT BUILDING HEIGHT WILL NOT BE THE 14' MAX HGT BUT KEPT TO A MINIMUM SO WE CAN SEE THE LAKE FROM OUR DECK.

(PLEASE PRINT CLEARLY)

Name: JOE DEBRINCAT

Address: 1339 EAST LAKE DR

Date: 5/25/17

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JUN 12 2017

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

Zoning Board of Appeals meetings are broadcast live on Bright House channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.

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

Please note my comments to **1345 EAST LAKE DRIVE, PARCEL # 50-22-02-177-013 (PZ17-0017)**

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

Comments:

My name is Anthony Hopdeck and I reside at 1354 East Lake Drive, Novi
Two houses down from the proposed accessory structure at
1345 East Lake Drive, Novi, MI. After reviewing the plans with
Gordie Wilson I am in full support of the requested variance
and full approval of the project. If you would like to speak
with me personally I can be reached at 248-949-0221 / ahopdeck@hotmail.com

(PLEASE PRINT CLEARLY)

Name: Anthony M. Hopdeck

Address: 1354 EAST LAKE Drive, Novi MI 48377

Date: June 8th 2017

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JUN 08 2017

CITY OF NOVI
COMMUNITY DEVELOPMENT

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

Please note my comments to **1345 EAST LAKE DRIVE, PARCEL # 50-22-02-177-013 (PZ17-0017)**

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

Comments:

My name is Brent Westbrook. I live next door to Gordie Wilson. I have reviewed his plans for the accessory structure by the lake. I am in full support of this development project. It will be a nice addition to the neighborhood. Please feel free to call me with any questions

(PLEASE PRINT CLEARLY)

Name: Brent Westbrook

Address: 1349 E. Lake Dr., Novi

Date: 6/7/2017

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JUN 08 2017

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COMMUNITY DEVELOPMENT

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

Please note my comments to **1345 EAST LAKE DRIVE, PARCEL # 50-22-02-177-013 (PZ17-0017)**

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

Comments:

My name is Bob Cummings
I live at 1353 E. Lake Dr. which
is two doors down from zoning request.
I have reviewed the project personally
with Mr. Wilson and I am in full support
of the requested variance.

(PLEASE PRINT CLEARLY)

Name: Robert Cummings
Address: 1353 EAST LAKE DR.
Date: 6-6-17

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