



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: 25595 Buckminster Drive, PARCEL # 50-22-22-128-011 (PZ17-0024)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Greg Meadows

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Single Family Residential
Location:	East of Taft Road and South of Eleven Mile Road
Parcel #:	50-22-22-128-011

Request

This property is zoned Single Family Residential (R-4). The applicant is requesting a variance from the City of Novi Ordinance Section 3.1.5 for a Rear Yard setback of 24.7 feet for proposed roof over patio, 35 feet minimum required. This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

New 24ft x 16ft roof is to replace an existing awning. Bowl shape yard prevents a cooling air flow across the property.

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. **PZ17-0024**, 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. **PZ17-0024**, 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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MAY 30 2017
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

ZONING BOARD OF APPEALS
APPLICATION
 APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$ 200.00
 Meeting Date: July 11, 2017
 ZBA Case #: PZ17-0024

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION
Covered Porch

ADDRESS
25595 Buckminster LOT/SIUTE/SPACE #

SIDWELL #
50-22-22-128-011 May be obtained from the
 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.
Greg Meadows 248-444-1122

NAME ORGANIZATION/COMPANY TELEPHONE NO.

ADDRESS CITY STATE ZIP CODE
25595 Buckminster Novi MI 48375

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.
Greg Meadows 248-444-1122

NAME ORGANIZATION/COMPANY TELEPHONE NO.

ADDRESS CITY STATE ZIP CODE
25595 Buckminster Novi MI 48375

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 3.1.5 Variance requested rear yard 35' required, 24.7' requested

2. Section _____ Variance requested _____

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



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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 scheduled 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 an 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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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

[Signature] _____ Date _____
Applicant Signature

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.

_____ Date _____
Property Owner Signature

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 conditions:

_____ Date _____
Chairperson, Zoning Board of Appeals



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:

OR

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

Due to the unique property there has been a "Bowl" created, no air flow, yard & patio extremely hot in the summer.

- 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).

*Not Self Created, "Bowl" type yard. No
Breuze at all*

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 16 FT Minimum allow's adequate ROOM
"10.3" ~~for~~ TO make the porch. Extremely pleasing
& functional.*

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.

*16 FT ~~is~~ would be adequate space, not
necessary for any extra Footage*

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.

*Structure will match existing home and
extremely pleasing.*

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MAY 30 2017

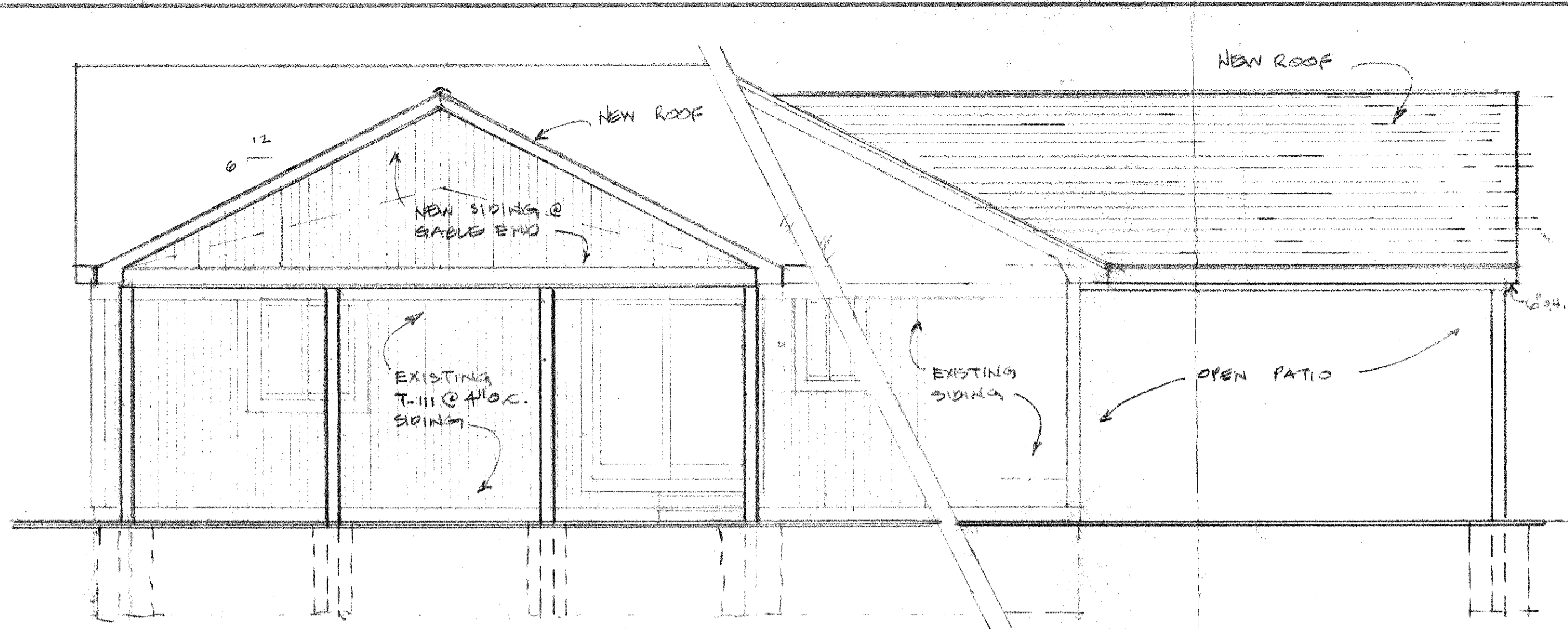
**CITY OF NOVI
COMMUNITY DEVELOPMENT**

To whom it may concern,

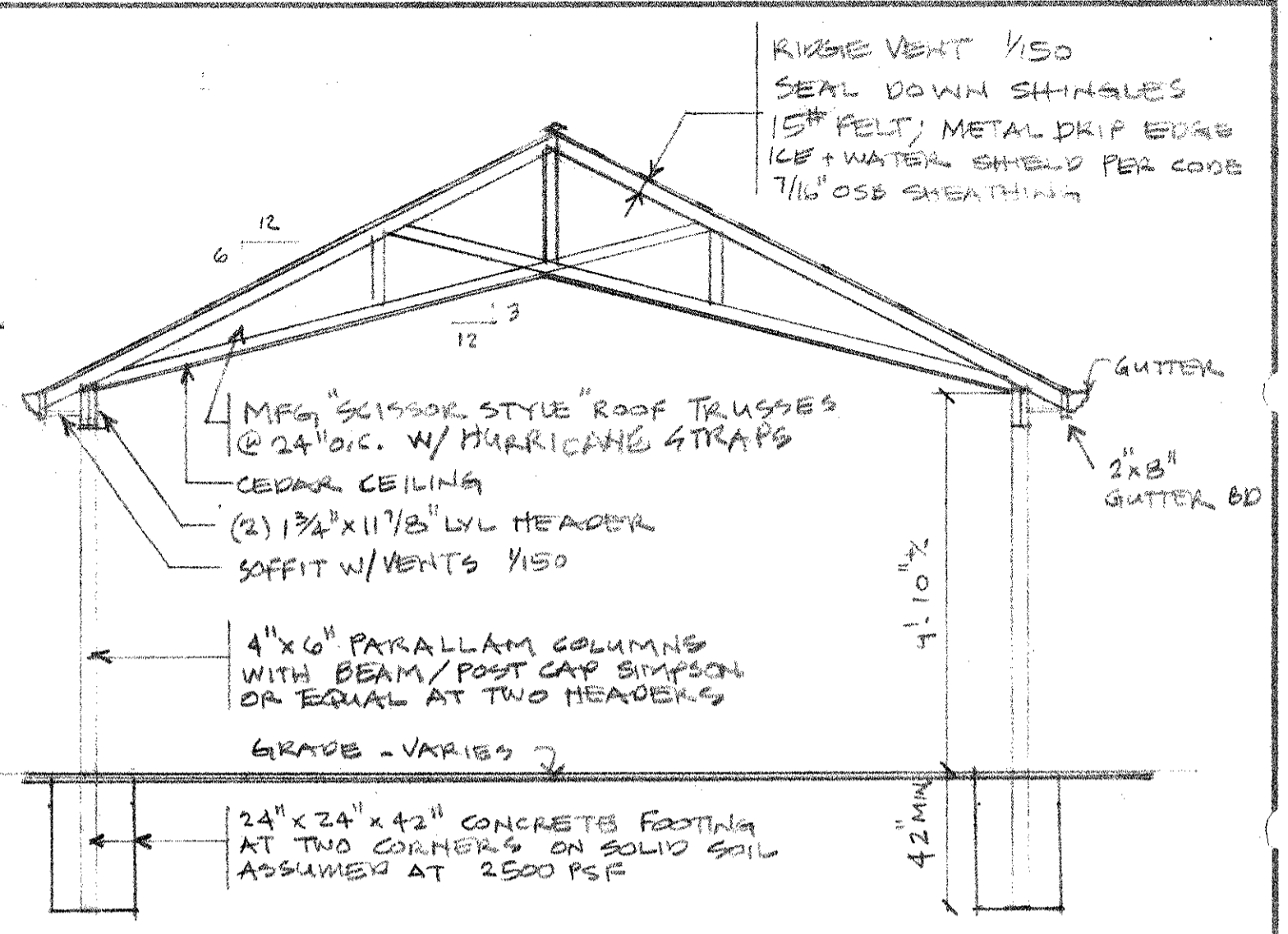
Our property sits lower in elevation to the homes behind us, and the rear of the house faces west. During the summer months in particular the sun is so intense and the wind is blocked from the houses behind us making it an unbearably hot and therefore the rear patio is useless at this time of year. I am asking for a rear yard setback variance to have a covered porch installed to block the evening sun, so that we can set in the back yard and enjoy the summer months.

Greg Meadows

Jeanne Meadows



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

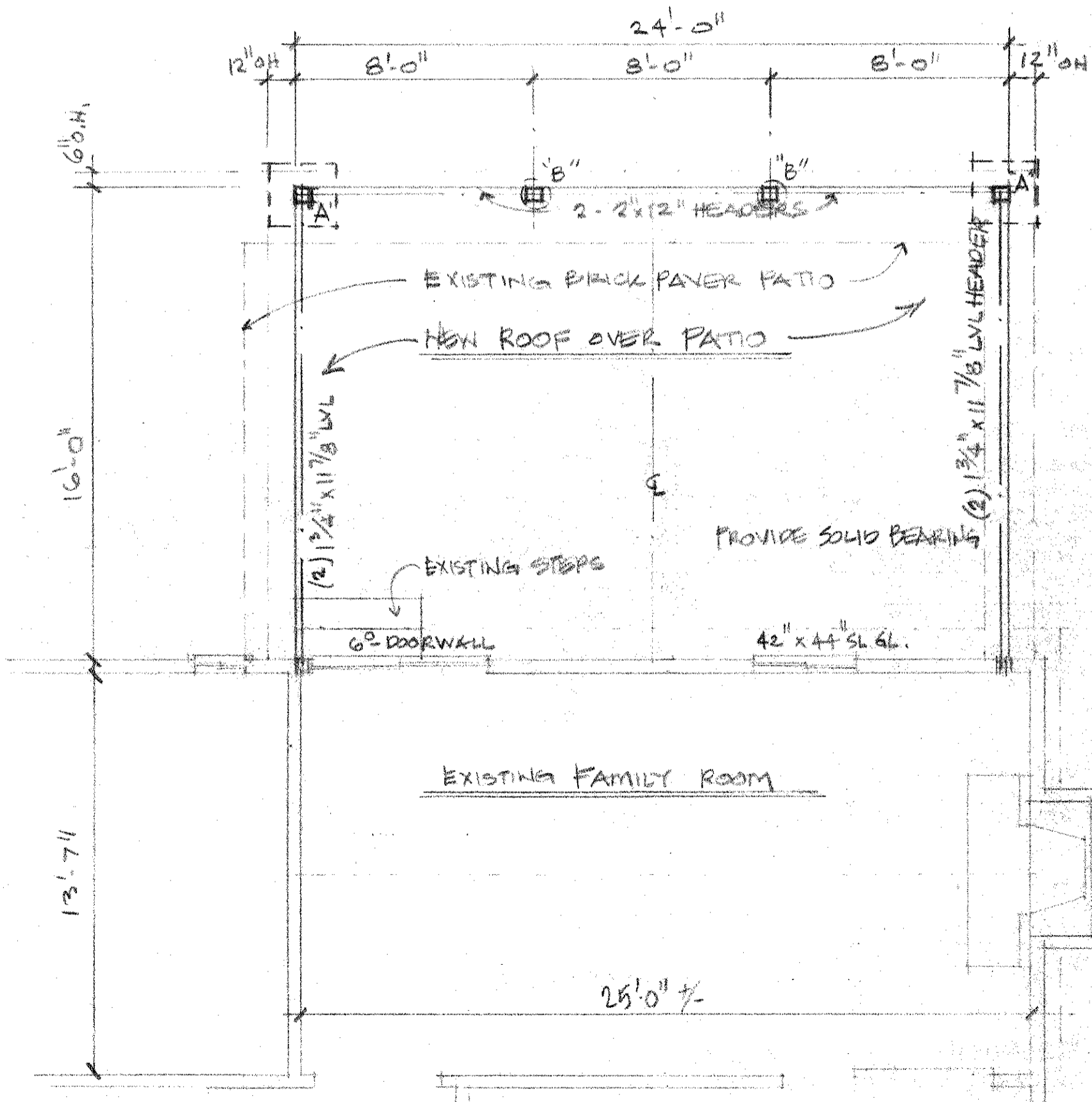


CROSS SECTION A-A 1/4"=1'-0"

NORTH SIDE ELEV. 1/4"=1'-0"

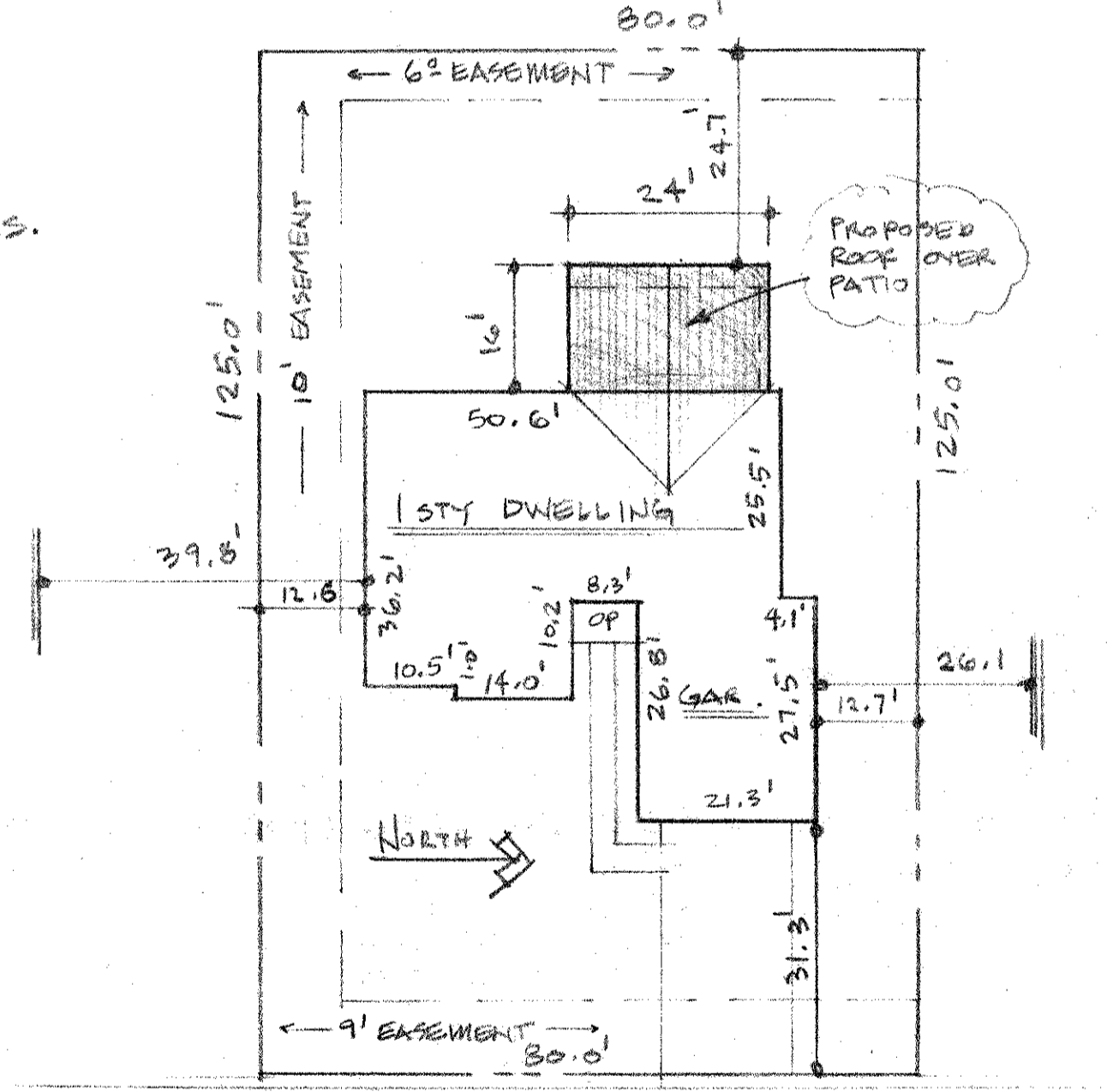
NOTES

REMOVE EXISTING AWNING
 BUILD NEW 24' X 16' ROOF AS PER PLANS TO CODE.
 CEDAR CEILING, SCISSOR TRUSS @ 24" O.C.
 HARDI TRIM AT 4" X 6" PARALLAM CORNER COLUMNS.
 AND 4" X 6" INTERIOR TWO COLUMNS.



1ST FLOOR PLAN 1/4"=1'-0"

FOOTING "A" 24" X 24" X 42"
 FOOTING "B" 12" Ø X 42"



BUCKMINSTER DR. 60' R.O.W.
 SITE PLAN 1"=20'
 LOT # 64 CEDAR SPRING ESTATES SUBDIVISION NO. 1

CITY COPY

RECEIVED
 MAY 22 2017
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

GREG + JEANNE MEADOWS 25595 BUCKMINSTER		NOV 1
SCALE: NOTED	APPROVED BY:	DRAWN BY D. COOPER
DATE: 11-2-16		REVISED
DANNY R. COOPER ARCHITECT (248) 821-2977		
DRAWING NUMBER		16087