

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: August 14, 2018

REGARDING: 25869 Strath Haven Dr, Parcel # 50-22-21-101-014 (PZ18-0033)

BY: Larry Butler, Deputy Director Community Development

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I. GENERAL INFORMATION:

Applicant

Halis Roziali

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Residential Acreage

Location: East of Beck Road and South of Eleven Mile Road

Parcel #: 50-22-21-101-014

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.1.1 to reduce the front yard setback to proposed 40 feet, 45 feet minimum required, to reduce the rear yard setback to proposed 40 feet, 50 feet minimum required and reduce the combined side yard aggregate to proposed 42.84 feet, 50 minimum required. This property is zoned Residential Acreage (RA).

II. STAFF COMMENTS:

Sets required for new 2 story home construction.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1.	I	move	that	we	<u>grant</u>	the	variance	in	Case	No.	PZ18-00	33 , sc	ought	by for
	dif	ficulty re	equiring	J							ner has	shown	prac	tica
(a) Without the variance Petitioner will be unreasonably prevented or to use of the property because													ith resp	pec [.]
		(b) The	e prope	erty is u	ınique b	ecaus	se				·	_		
		(c) Pe	titioner	did nc	ot create	the c	condition be	ecaus	se		·			

Case # PZ18-0033

	(d)				nted wil ause								ncent 	or su	ırround	gnik
	(e)	The	relief		consisten			•				the	ordina –	ince	beca	ause
	(f)	The	variar	nce g	ranted is	subject	t to:						<u> </u>			
														_•		
2. I	mc	ove			deny										ught	by
																own
р	racti	cal d	ifficulty	y requ	uiring											
	(a) The circumstances and features of the including are not unique exist generally throughout the City.											beca	property because they			
	(b)	(b) The circumstances and features of the property relating to the variance request are self-created because											are			
	(c)				grant relie r finan				e incc sed				ability to			gher that
	(d)				ould resu				vith th	e adjad	cent	and s	surroun	ding p	orope	rties
	(e)		_		ariance v							nd in	tent of	the c	ordina	nce

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

RECEIVED

JUL 02 2018

CITY OF NOVI COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (A	Application Fee: \$250.00 Meeting Date: August 14,										
PROJECT NAME / SUBDIVISION NEW HOME ON STRATH HAVEN DR / PIC	Meeting Date:	Aurust 14.									
ADDRESS STRATH HAVEN DR, NOVI MI 48374 (SAME)	CHEROS E MOS IOSI IED VET	LOT/SIUTE/SPACE # Lot # 60									
SIDWELL # 50-22- 21 _ 101	May be	obtain from Assessing nent (248) 347-0485	ZBA Case #: PZ 18-0033								
CROSS ROADS OF PROPERTY CLOSE TO BECK RD AND W 11 MILE RD											
IS THE PROPERTY WITHIN A HOMEOWNER'S		? REQUEST IS FOR:									
☑ YES □ NO			COMMERCIAL VACANT	Property 🗆 signa							
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? YES 🗹 NO											
II. APPLICANT INFORMATION											
A. APPLICANT	EMAIL ADDRESS		CELL PHONE NO.								
	roz	ieli@yahoo.com	269 270 9486								
NAME HALIS ROZIALI			TELEPHONE NO.								
ORGANIZATION/COMPANY			FAX NO.								
	OPMENT LLC										
ADDRESS 41925 CHERRY HILL RD		NOVI	STATE MI	ZIP CODE 48375							
			IVII	40373							
B. PROPERTY OWNER CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER											
Identify the person or organization the owns the subject property:	at EMAIL ADDRESS rozieli@yahoo.com	1	CELL PHONE NO. 269 270 9486								
NAME	- 0,										
HALIS ROZIALI			FAVNO								
ORGANIZATION/COMPANY NEST DEVE		FAX NO									
ADDRESS		CITY	STATE	ZIP CODE							
41925 CHERRY HILL RD		NOVI	MI	48375							
III. ZONING INFORMATION											
A. ZONING DISTRICT											
DI-1 DI-2 RC DTC DTC-1 DTHER											
B. VARIANCE REQUESTED INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:											
1. Section 3.1.5 - Front yard setback Variance requested 40 feet proposed (45 feet required)											
1. Section 3.1.	`_Variance requested	40 feet proposed (4)									
2. Section Rear yard setbac	🖺 Variance requested	40 feet proposed (5	t proposed (50 feet required)								
3. Section Aggregate side yard selback Variance requested 44.84 feet proposed (50 feet required)											
4. SectionVariance requested											
IV. FEES AND DRAWNINGS											
A. FEES											
☐ Single Family Residential (Exist	ing) \$200 🗆 (With Vio	lation) \$250 🗹 Single f	Family Residential (New)	\$250							
 ☐ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 ☐ Signs \$300 ☐ (With Violation) \$400 ☐ Special Meetings (At discretion of Board) \$600 											
	GITAL COPY SUBMITTE	• ,	or boardy 4000								
Dimensioned Drawings and Pla			osed distance to adjace	nt property lines							
Site/Plot Plan		 Location of exist 	sting & proposed signs, if								
 Existing or proposed buildings of Number & location of all on-site 				_, ,							



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
VI. APPLICANT & PROPERTY SIGNATURES
A. APPLICANT 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.
Property Owner Signature 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

NOVI 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:

u.	in existence on the effective date of the Zoning Ordinance or amendment. Not Applicable Applicable If applicable, describe below: The lot is 100ft wide and 120ft deep, which is about 0.27 acre. It is relatively too small to have large setbacks. and/or
b.	Environmental Conditions. Exceptional topographic or environmental conditions or
	other extraordinary situations on the land, building or structure. Not Applicable
	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

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).

The need for dimensional variance is not the result of actions of the property owner, but rather the need of consistency of set backs for homes on the same side of the street with proposed home.

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.

Requested dimensional variance is in strict compliance with regulations governing requirements, It will put the proposed home in similar set backs with the neighbours on the same side of the street.

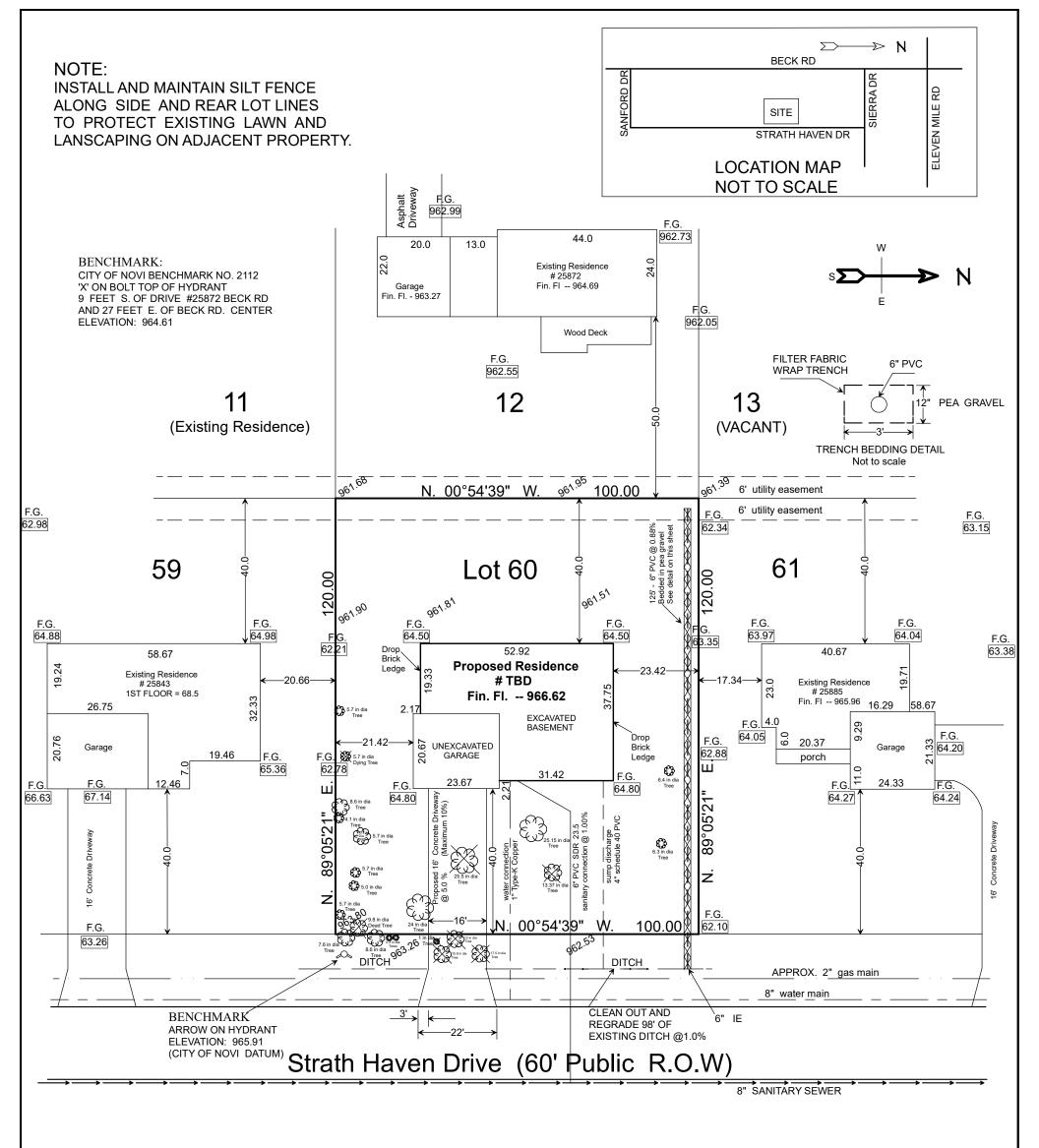
Standard #4. Minimum Variance Necessary.

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.

I obtained two next door neighbours grading plans and found out that they have exactly similar variances for the setbacks. The requested variance will put proposed home in consistent setbacks with its next door neighbours for the uniform look of the neighbourhood. 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 requested variance will not cause an adverse impact on surrounding property and property values. Actually it helps the neighbour hood for its uniform and consistent look by putting the proposed home to be in similar set backs with the homes on same side of the street since existing homes already have similar variances.



LEGAL DESCRIPTION

LOT 60 OF, "PIONEER MEADOWS NO. 1", A SUBDIVISION OF PART OF THE N. W. 1/4 SECTION 21, T.1N., R.8E., NOVI, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 97 OF PLATS ON PAGE 22. SUBJECT TO EASEMENT AND RESTRICTION OF RECORD.

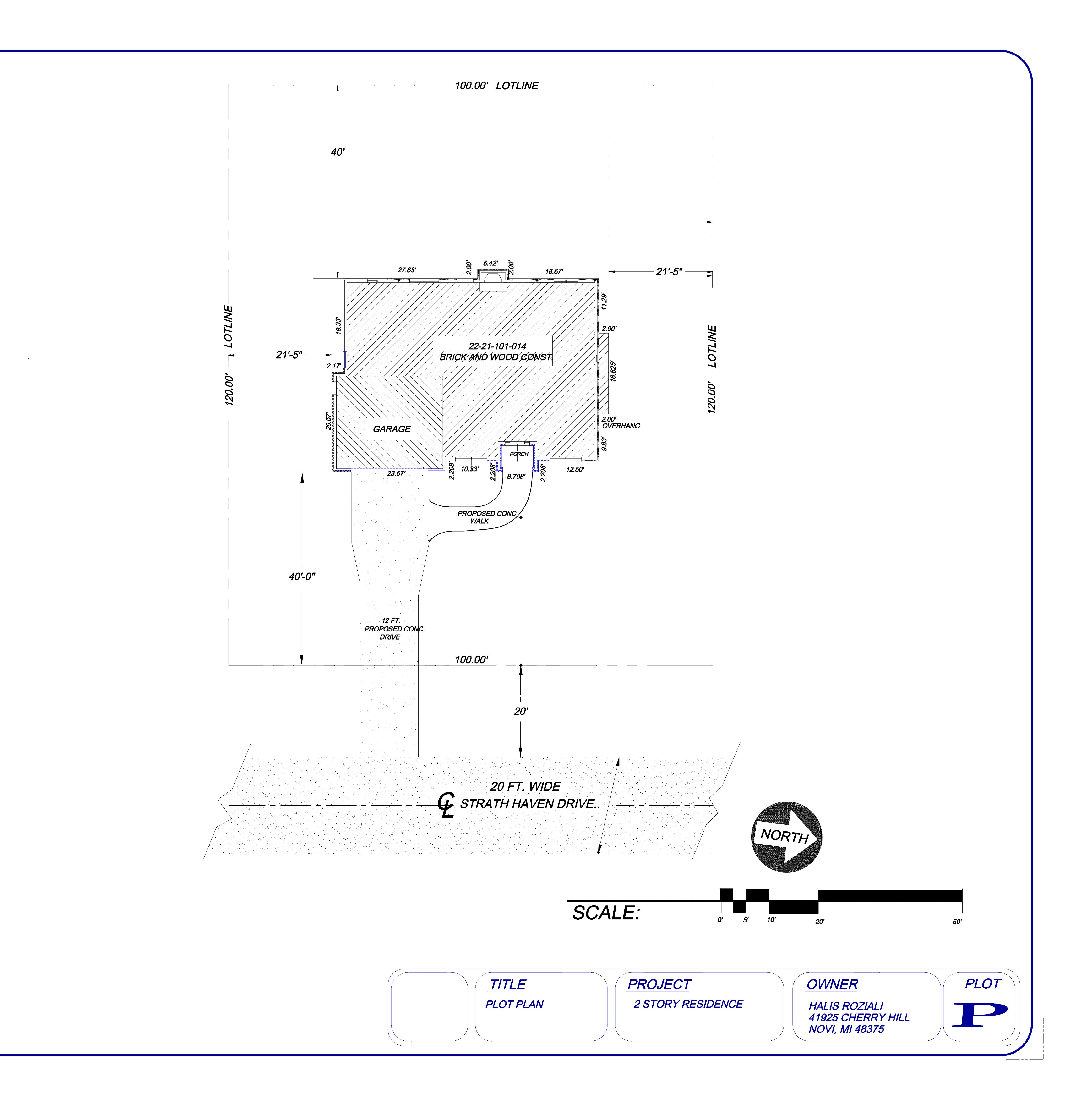
811 Call before you dig

Halis Roziali Builder & Owner Nest Development LLC 41925 Cherry Hill Rd Novi MI 48375

Phone: 269 270 9486

PLOT PLAN - LOT 60 PIONEER MEADOWS SUB. STRATH HAVEN DR PARCEL: 22-21-101-014

PLAN	PLOT
DATE	06 -18 - 2018
DRAWN	HGR
SCALE	1" = 26'



FRAMMING INTO THE SIDE OF BEAMS, ETC., SHALL BE ATTACHED BY STRUCTURAL METAL JOIST HANGERS. NO CUTTING, NOTCHING OR DRILLING ANY BEAMS.

3413.6 TOTAL

GARAGE 456.46 SQ. FT. PORCH 40.97 SQ. FT.

NOTE:

PROVIDE CARBON MONOXIDE ALARMS PER MRC





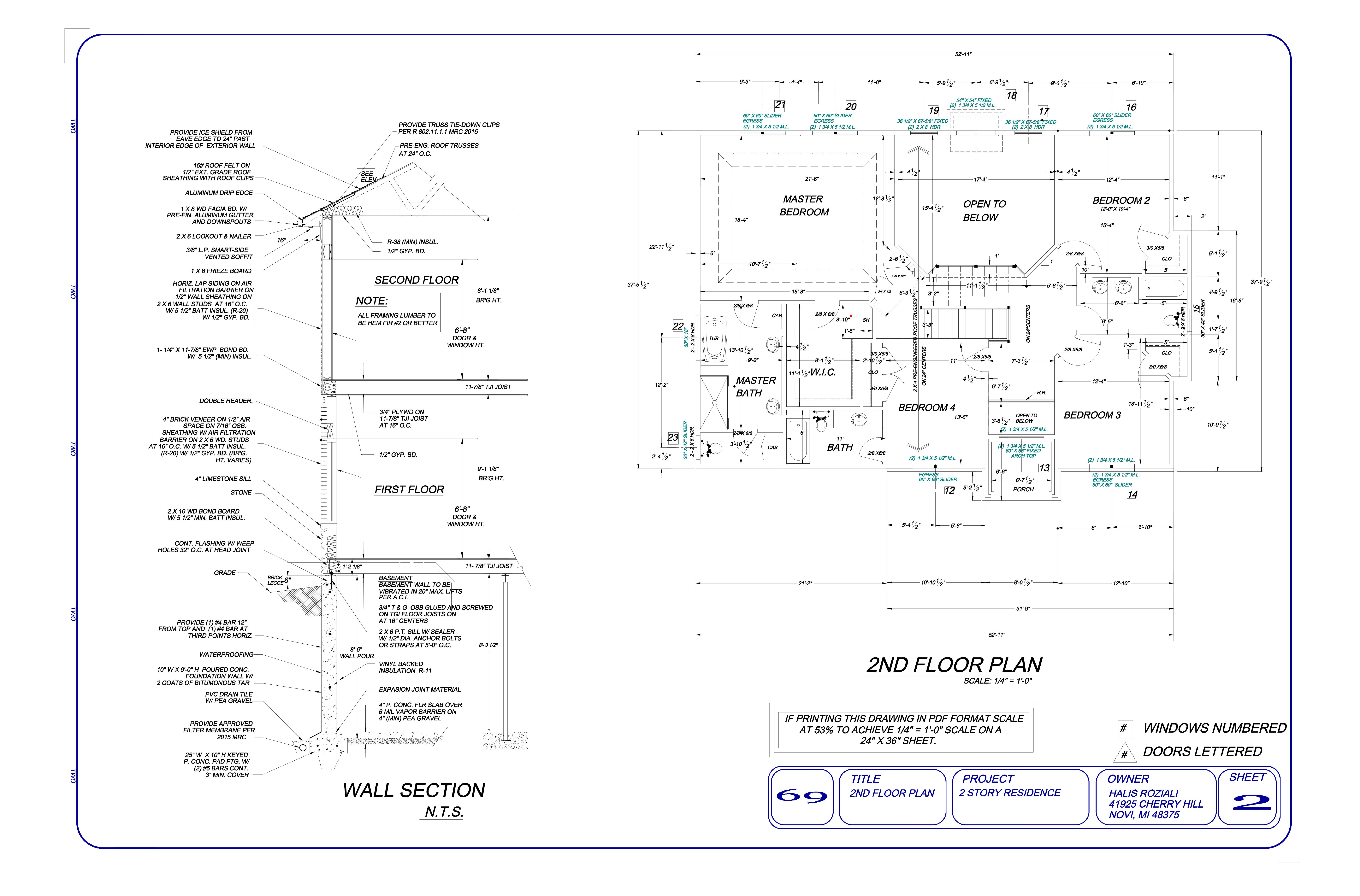


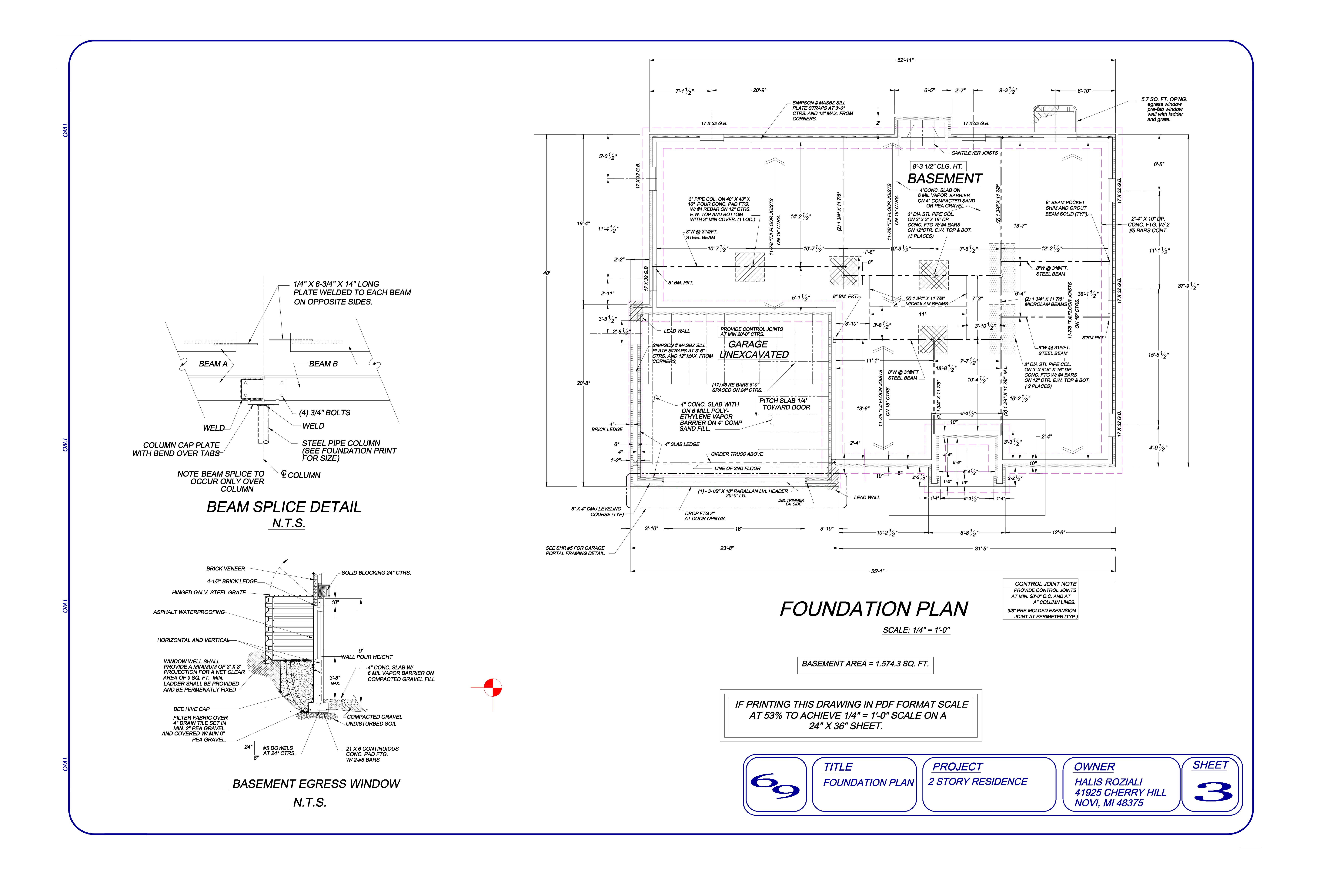
PROJECT 2 STORY RESIDENCE

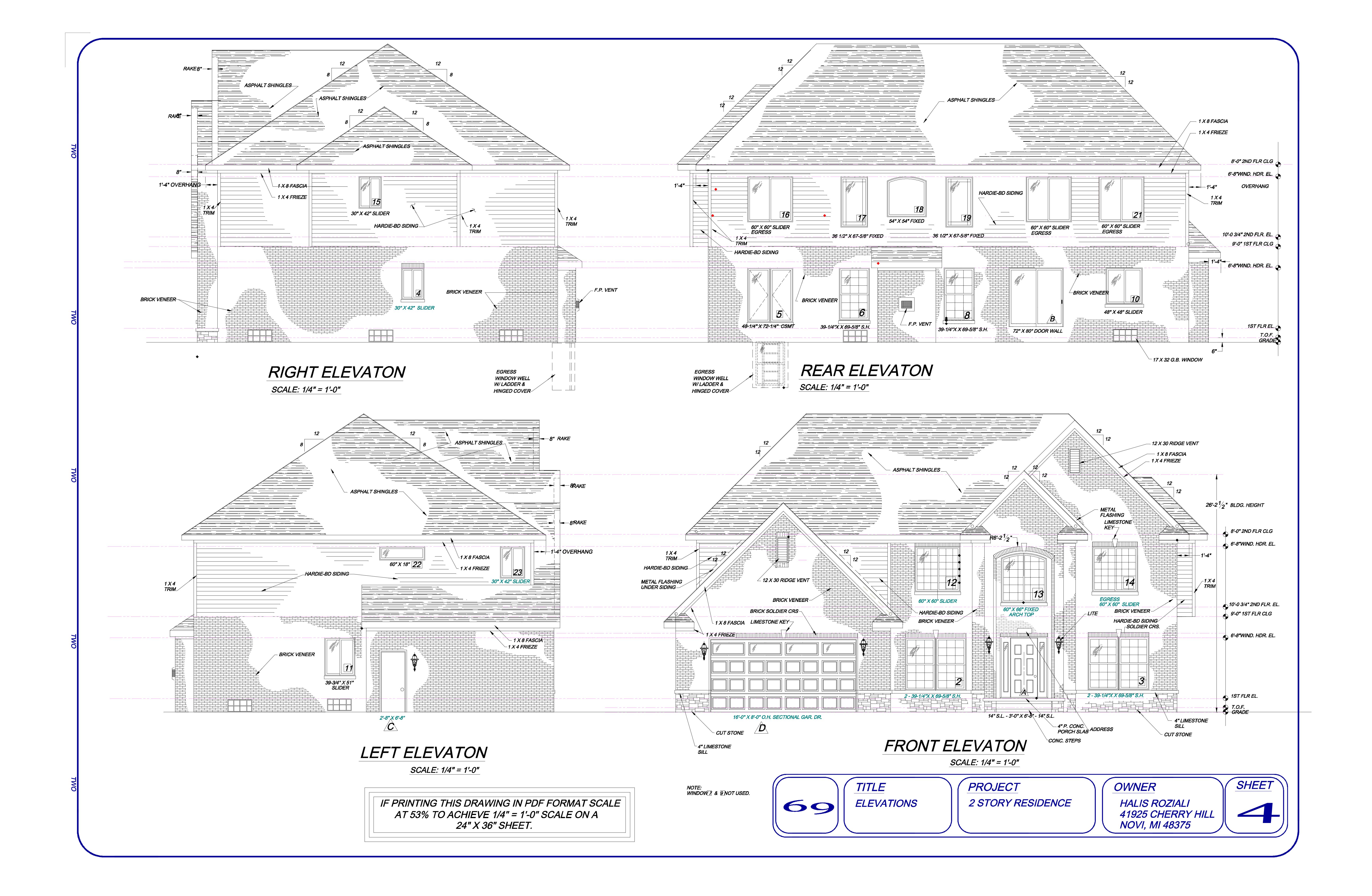
HALIS ROZIALI 41925 CHERRY HILL NOVI, MI 48375

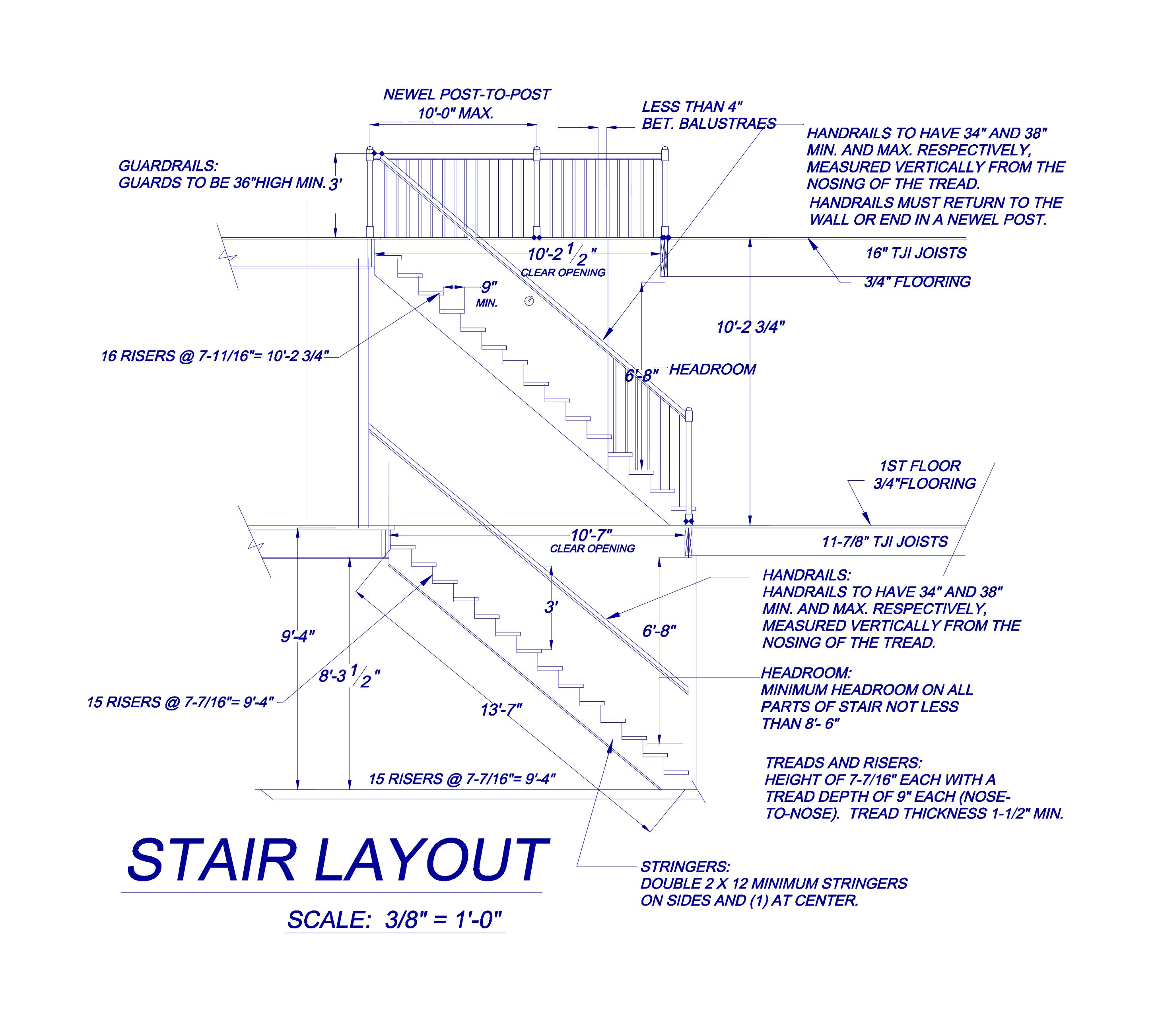
OWNER

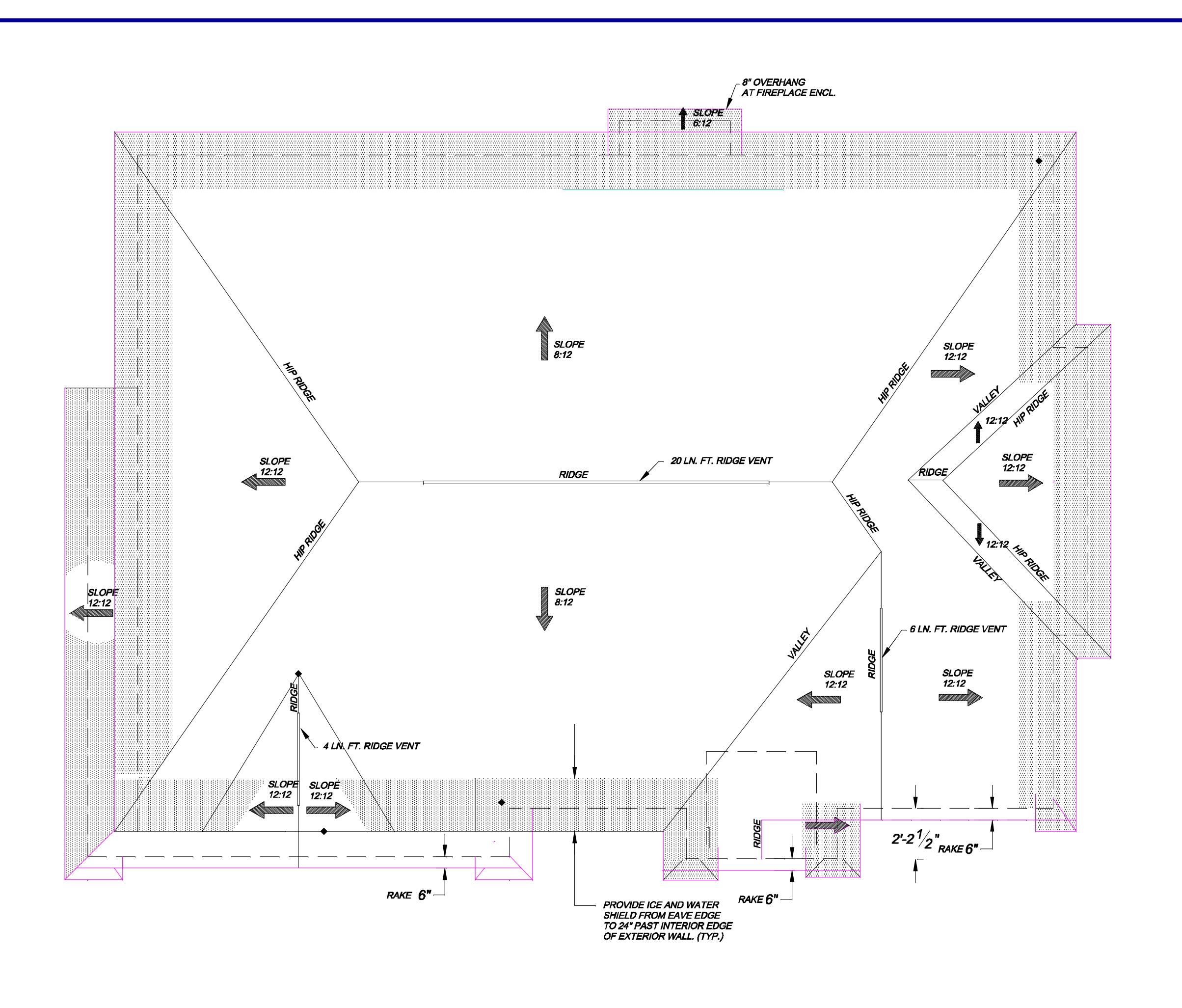










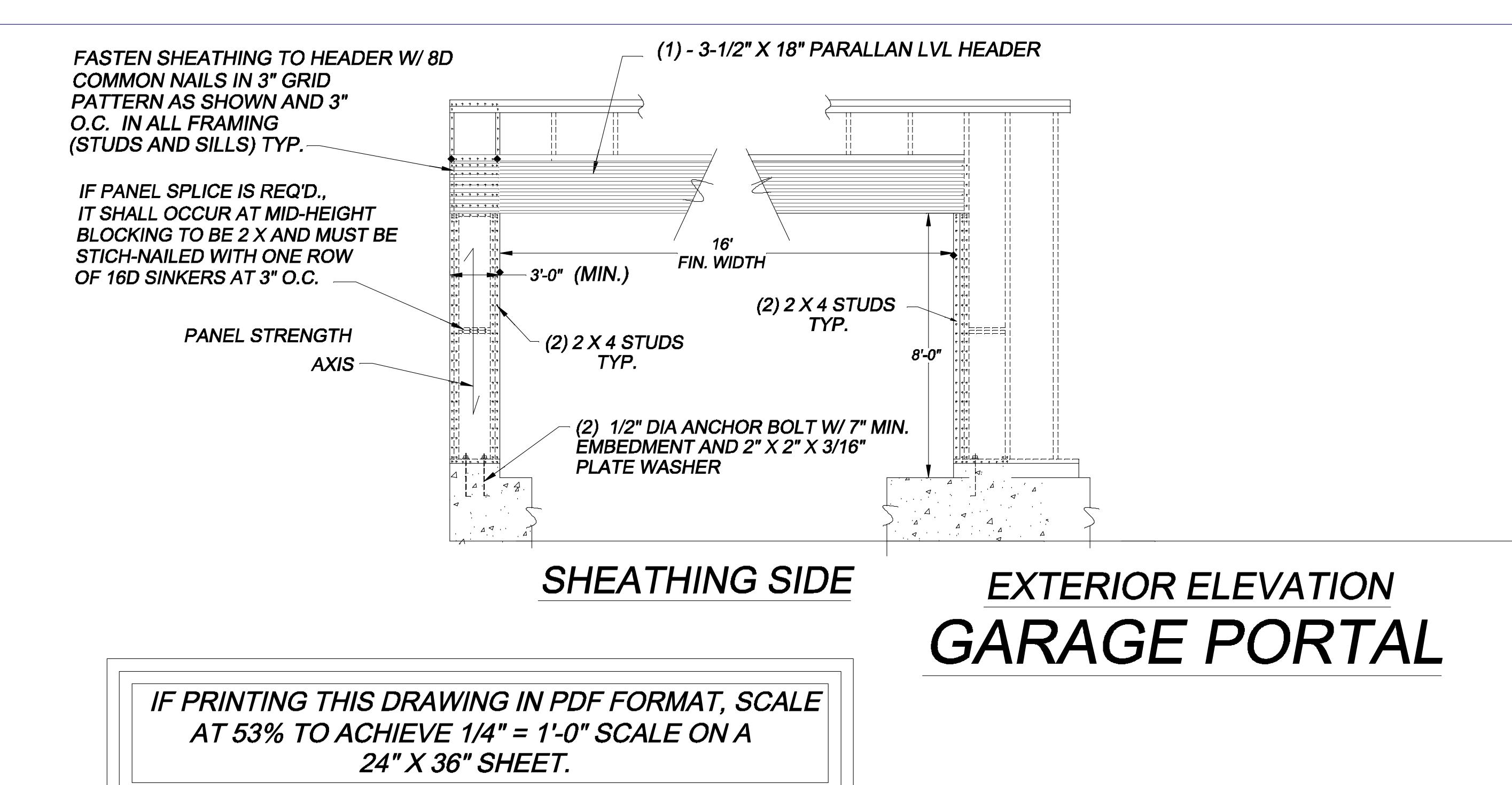


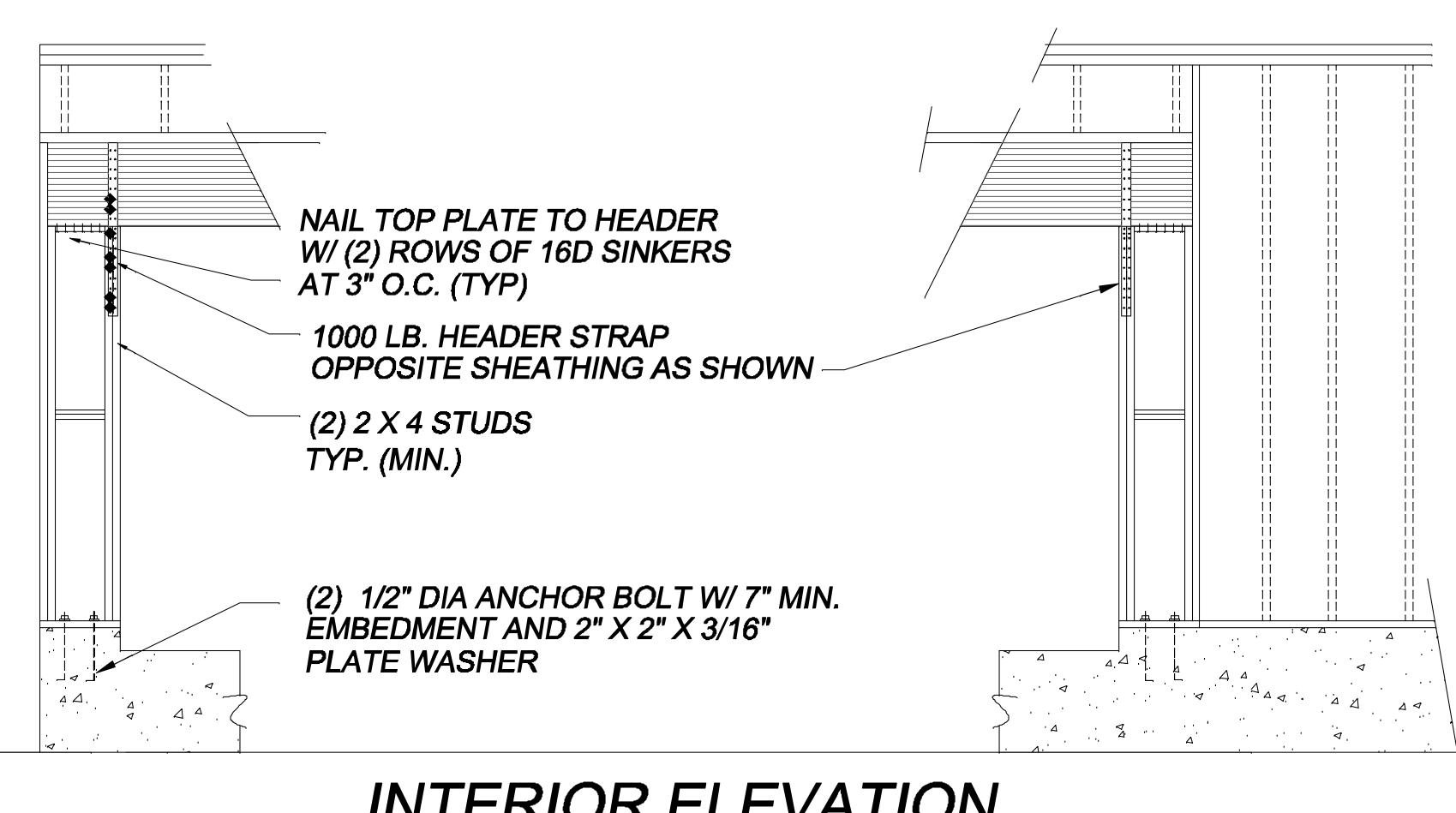
ROOF PLAN

SCALE: 3/16" = 1/-0"

ATTIC VENTING REQUIRED VENTING = ATTIC SQ. FT. AREA = 2765 SQ. FT. = 9.22 SQ. FT.

L.P. SMART-SIDE VENTED SOFFIT = 10 SQ. IN./SQ. FT X 205 SQ.FT= 14.23 SQ. FT. ROOF RIDGE VENT = .125 SQ. FT / FT. \times 36 LN. FT. = 4.60 SQ. FT. TOTAL VENTING TO BE INSTALLED = 18.83 SQ. FT.





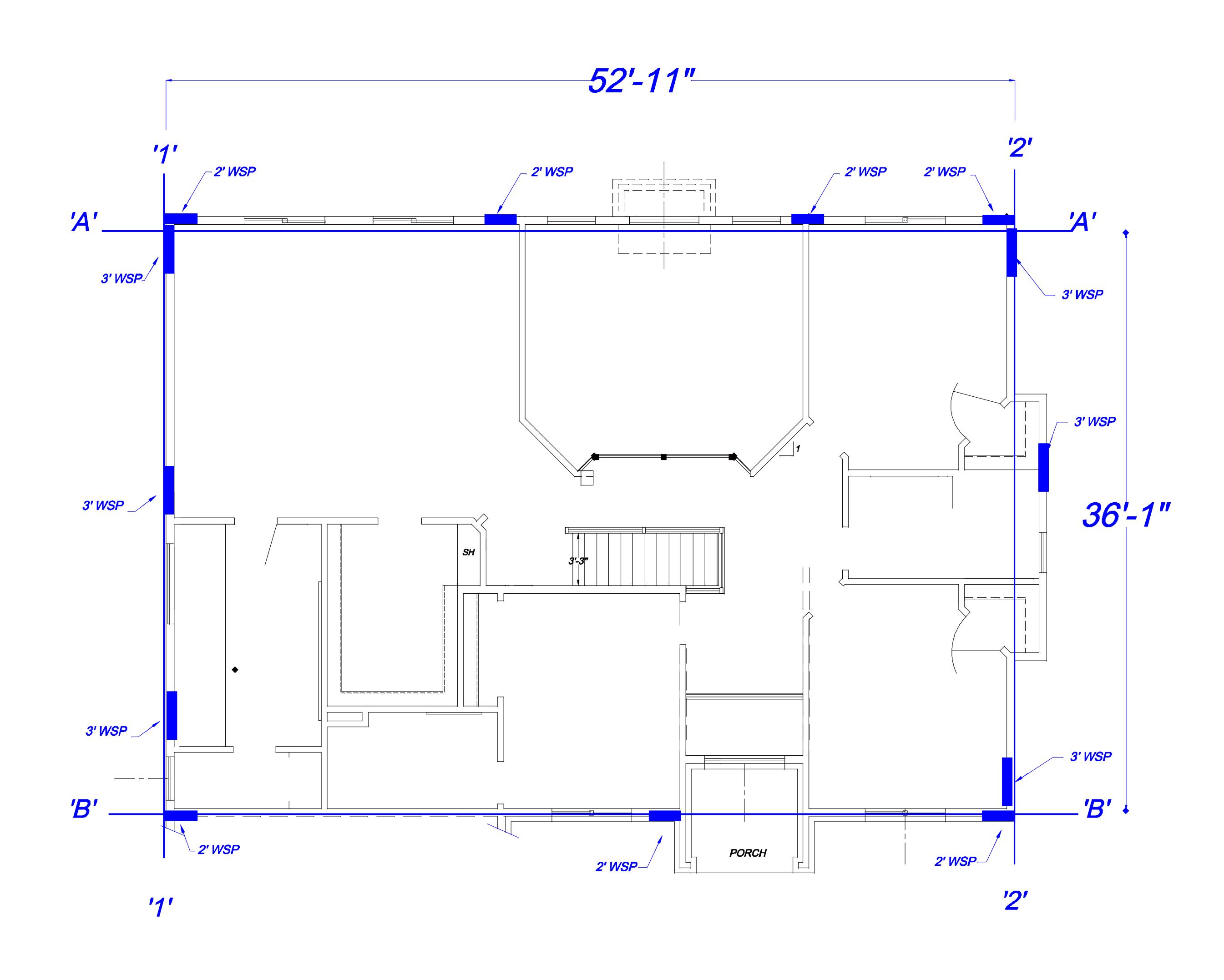
INTERIOR ELEVATION



PROJECT 2 STORY RESIDENCE

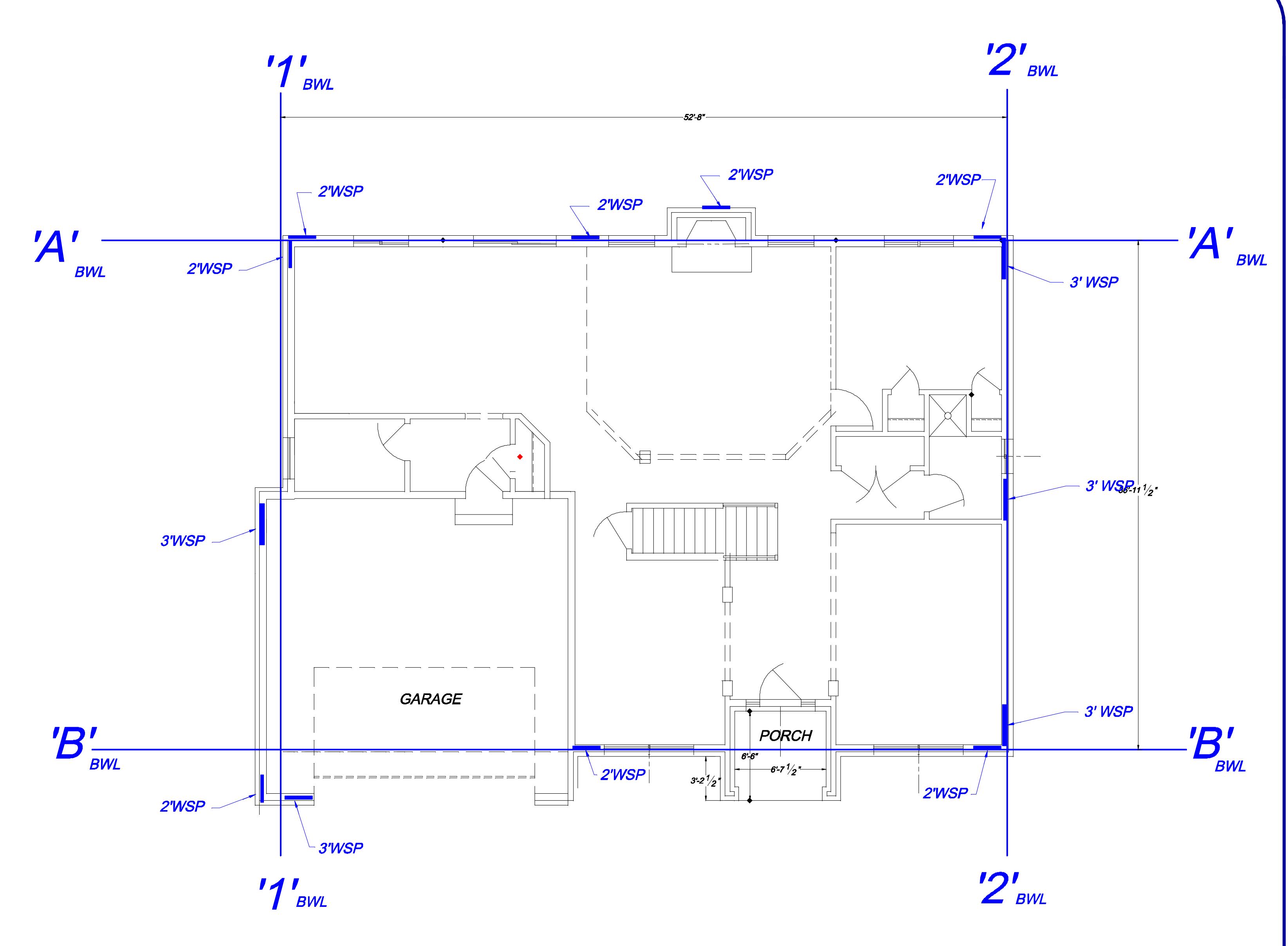
OWNER HALIS ROZIALI 41925 CHERRY HILL NOVI, MI 48375





2ND FLOOR BRACED WALLS

SCALE: 3/16" = 1/-0"



1ST FLOOR BRACED WALLS

SCALE: 3/16" = 1/-0"

			1ST FLO	OOR			2ND FL	OOR	
BRACED-WALL-LINE LOCATION	'1-1'	'2-2'		'A-A'	'B-B'	'1-1'	'2-2'	'A-A'	'B-B'
EAVE TO RIDGE HEIGHT	9'	9'	^	9'	9'	9'	9'	9'	9'
BRACED WALL-LINE SPACING	52.75	52.75		37'	37'	52.92'	52.92'	36.1'	36.1'
WALL HEIGHT	9'	9'		9'	9'	8'	8'	8'	8'
BRACING METHOD	WSP	WSP		WSP	WSP	WSP	WSP	WSP	WSP
GB CONSTRUCTION TYPE	N/A	N/A		N/A	N/A	N/A	N/A	N/A	N/A
GYPAUM BOARD IN INSIDE	YES	YES		YES	YES	YES	YES	YES	YES
HORIZONTAL JOINTS BLOCKED	YES	YES	■ AB	YES	YES	YES	YES	YES	YES
HOLD DOWN DEVICE USED	NO	NO	- Ku (2)		NO	NO	NO	NO	NO
TABULATED WIND BRACING AMOUNT	7.27'	7.27'	# E E S \$	5.2'	5.2'	7.29'	7.29'	5.10'	5.10
EXPOSURE HEIGHT FACTOR	1	1		1	1	1	1	1	1
EAVE TO RIDGE HEIGHT FACTOR	.94	.94		.94	.94	.94	.94	.94	.94
WIND WALL HEIGHT FACTOR	.95	.95	_ <u>S</u> R2	.95	.95	.9	.9	.9	.9
NUMBER OF BWL FACTOR	1	1	└┴-,,,	1	1	1	1	1	1
HOLD DOWN FACTOR	_ 1	1	- SS SEE	_ 1	1	1	1	1	1
BLOCKED JOINT FACTOR	_ 1	1	<u> </u>	1	1	1	1	1	1
GYPSUM ON INSIDE FACTOR	_ 1	1		1	1	1	1	1	1
WIND GB CONSTRUCTION FACTOR	_ 1	1		1	1	1	1	1	1
REQUIRED WALL BRACING AMOUNT	6.49 FT.	6.49 FT.		4.64'	4.64'	6.17'	6.17'	4.32'	4.32
LENGTH OF WALL BRACING USED	7'-0"	9'-0"		8'-0"	7'-0"	9'-0"	9'-0"	6'-0"	6'-0"

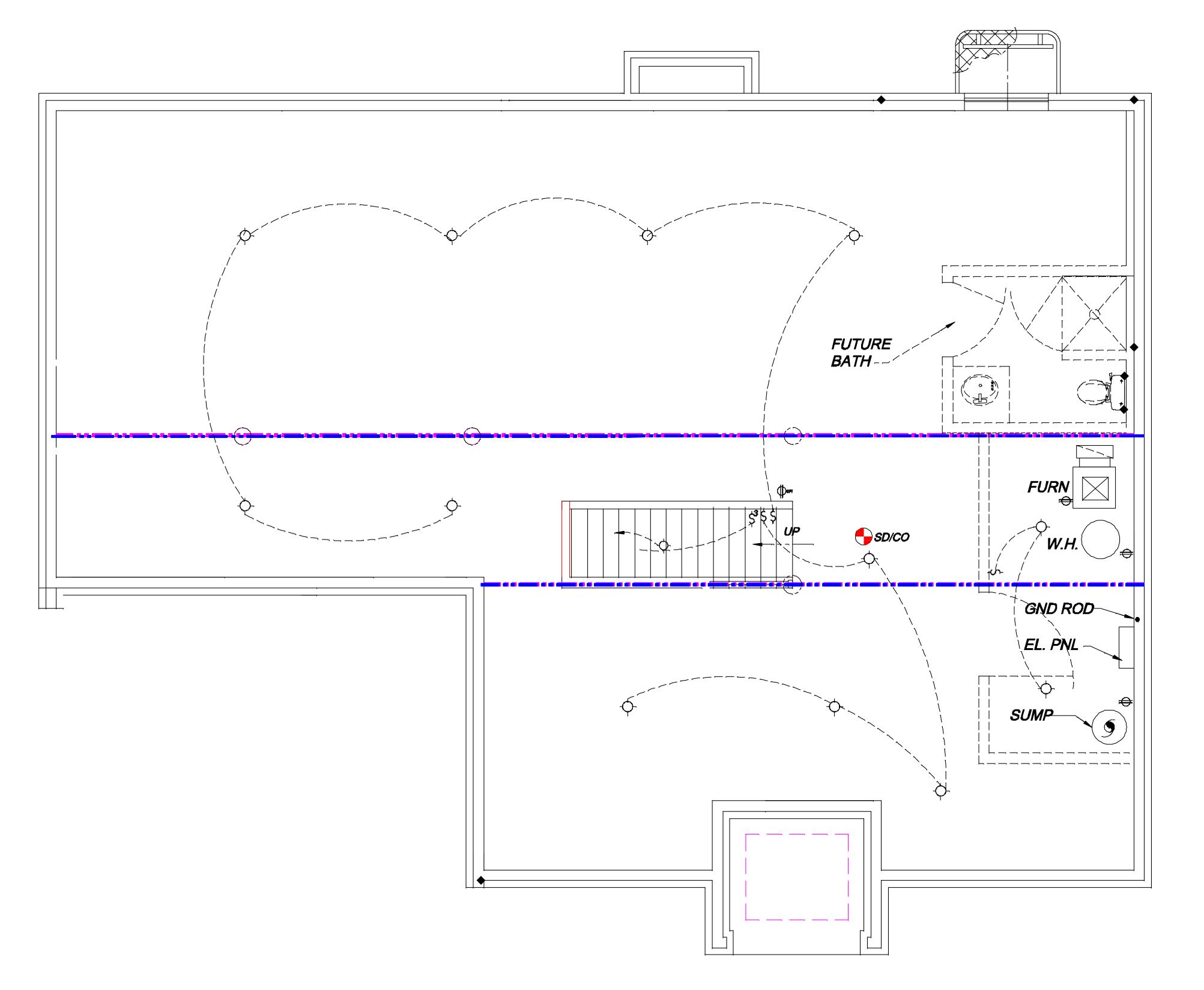
IF PRINTING THIS DRAWING IN PDF FORMAT SCALE AT 53% TO ACHIEVE 1/4" = 1'-0" SCALE ON A 24" X 36" SHEET.

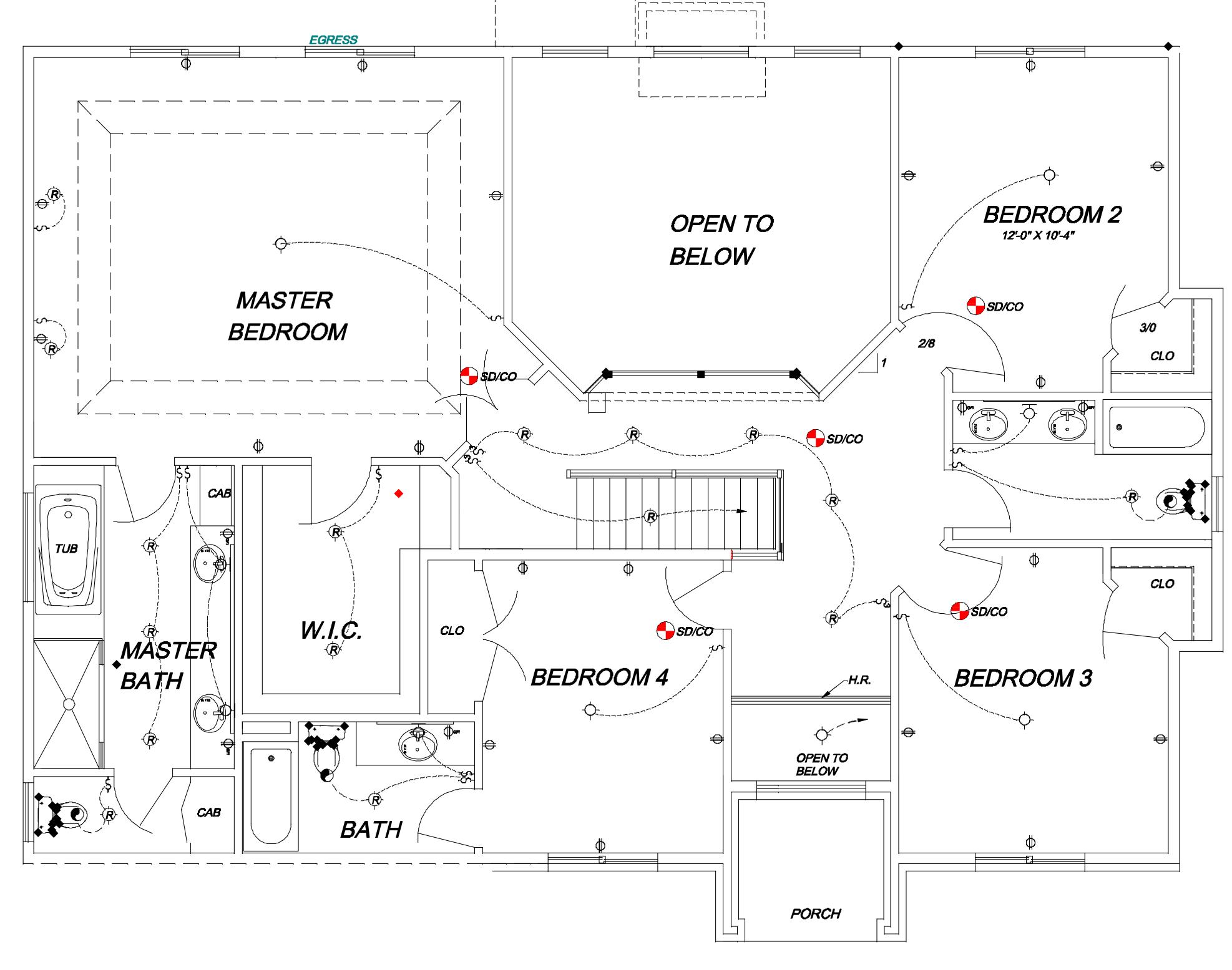


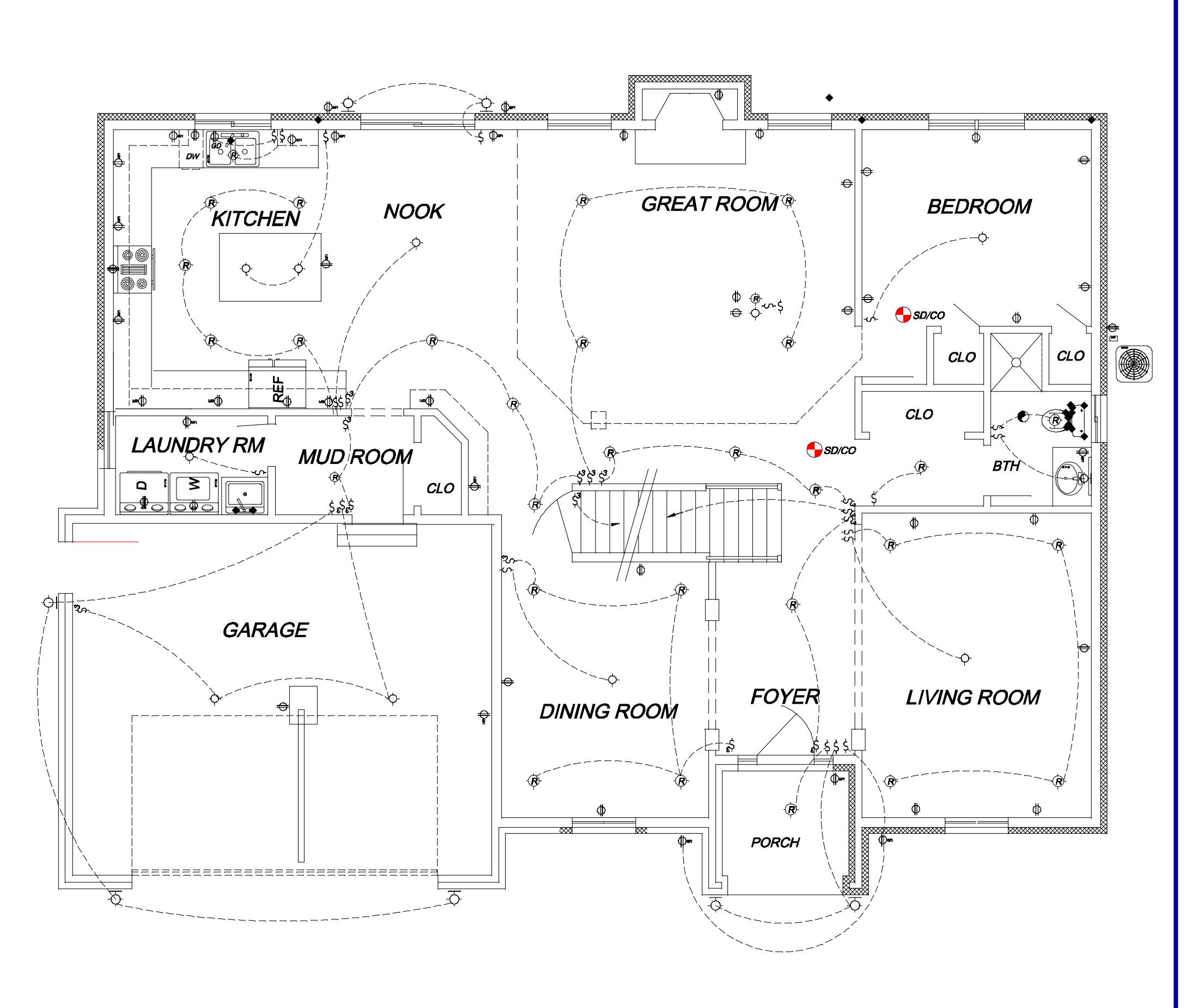
PROJECT

HALIS ROZIALI 2 STORY RESIDENCE NOVI, MI 48375







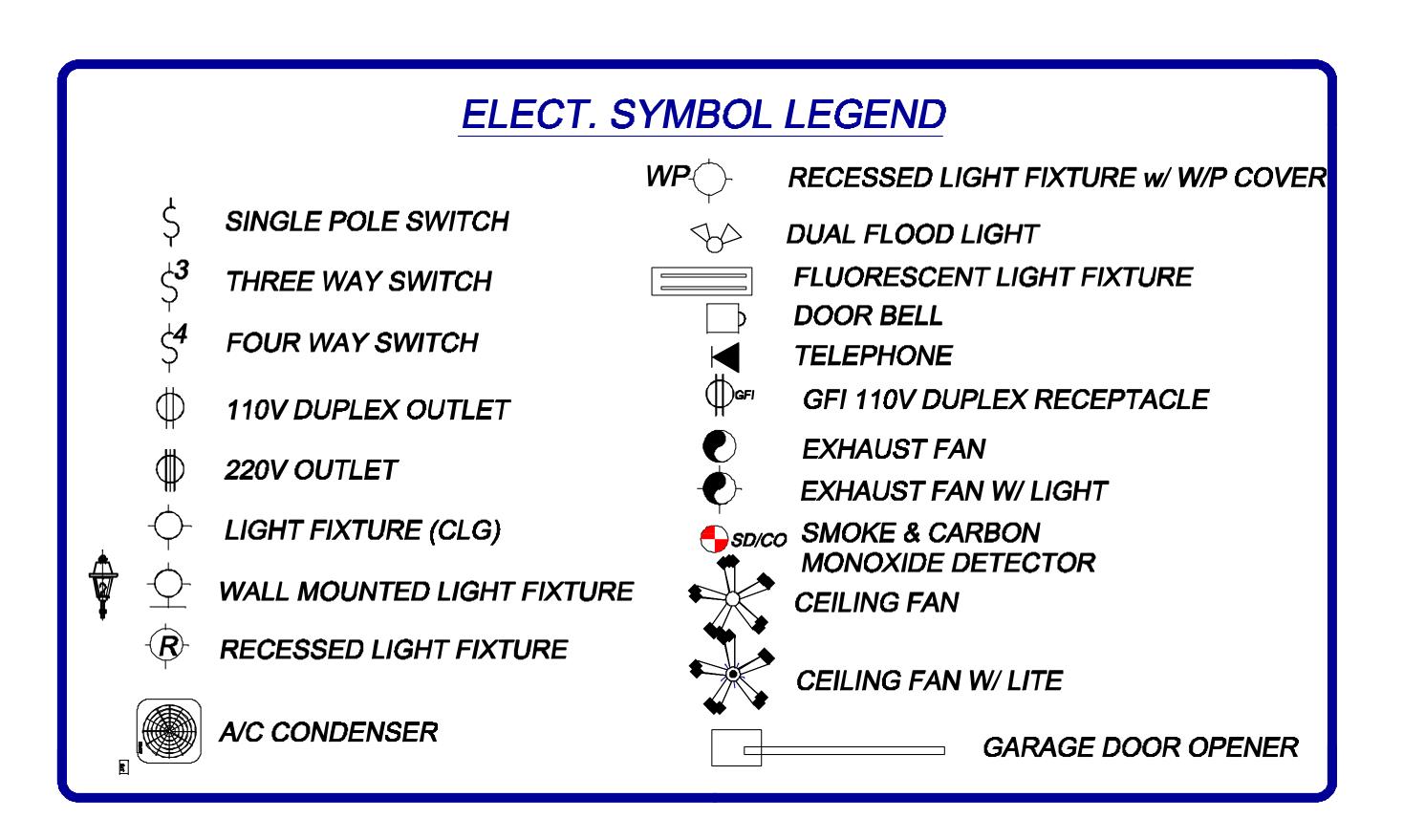


BASEMENT ELECTRICAL

SCALE: 3/16" = 1/-0"

2ND FLOOR ELECTRICAL

SCALE: 3/16" = 1/-0"



1ST FLOOR ELECTRICAL

SCALE: 3/16" = 1/-0"

SMOKE/CO DETECTORS:

WIRE SMOKE/CO DETECTORS DIRECTLY TO HOUSEHOLD CURRENT WITHOUT SHUT OFF OTHER THAN OVER CURRENT PROTECTION.
AUDIO INTERCONNECT OF ALL ALARMS REQUIRED. DETECTORS
TO HAVE BATTERY BACK-UP.

IF PRINTING THIS DRAWING IN PDF FORMAT SCALE
AT 53% TO ACHIEVE 1/4" = 1'-0" SCALE ON A
24" X 36" SHEET.



PROJECT
2 STORY RESIDENCE

OWNER
HALIS ROZIALI
41925 CHERRY HILL
NOVI, MI 48375

