

August 26, 2008

RE: Zoning Board of Appeals Case No. 08-051 1181 West Lake Drive

Filed By: Dave Dismondy, 1185 West Lake Drive, Novi, MI 48377

The purpose of this letter is to explain the nature of the project that we ask you to review and approve. Our family owns two small homes on Walled Lake located at 1181 and 1185 West Lake Drive. The two homes are next door to each other and are located on a unique peninsula that has an easement (driveway) running through the middle of it to allow for ingress/egress of our one neighbor located at the end of the peninsula on the north side of 1181. My mother uses 1181 as a summer cottage. My wife and I use 1185 as our primary home. 1185 is an 850 sq ft ranch. 1181 is a brick 1 ½ story brick bungalow. Since my wife and I are now expecting our first child in the spring, and since my father passed away a couple of years ago, my mother has been kind enough to agree to switch homes with us. We need more space and she needs less. We will be adding another story to the home, making it 2 ½ stories, without modifying the existing footprint. Since 1181 will become our primary home, we will require a garage for our two cars. The proposed garage will be a two car detached, since the driveway won't allow for an attached. The property currently does not have a garage on it. The area where the proposed garage will be is currently used for parking. During summer parties, it is not uncommon to have eight cars parked there. The addition will definitely be a positive impact for the neighborhood. Our two small homes are located between two much larger, renovated, modern homes. The addition will not impair any supply of sunlight, air, or view to adjacent properties. Thank you for your consideration.

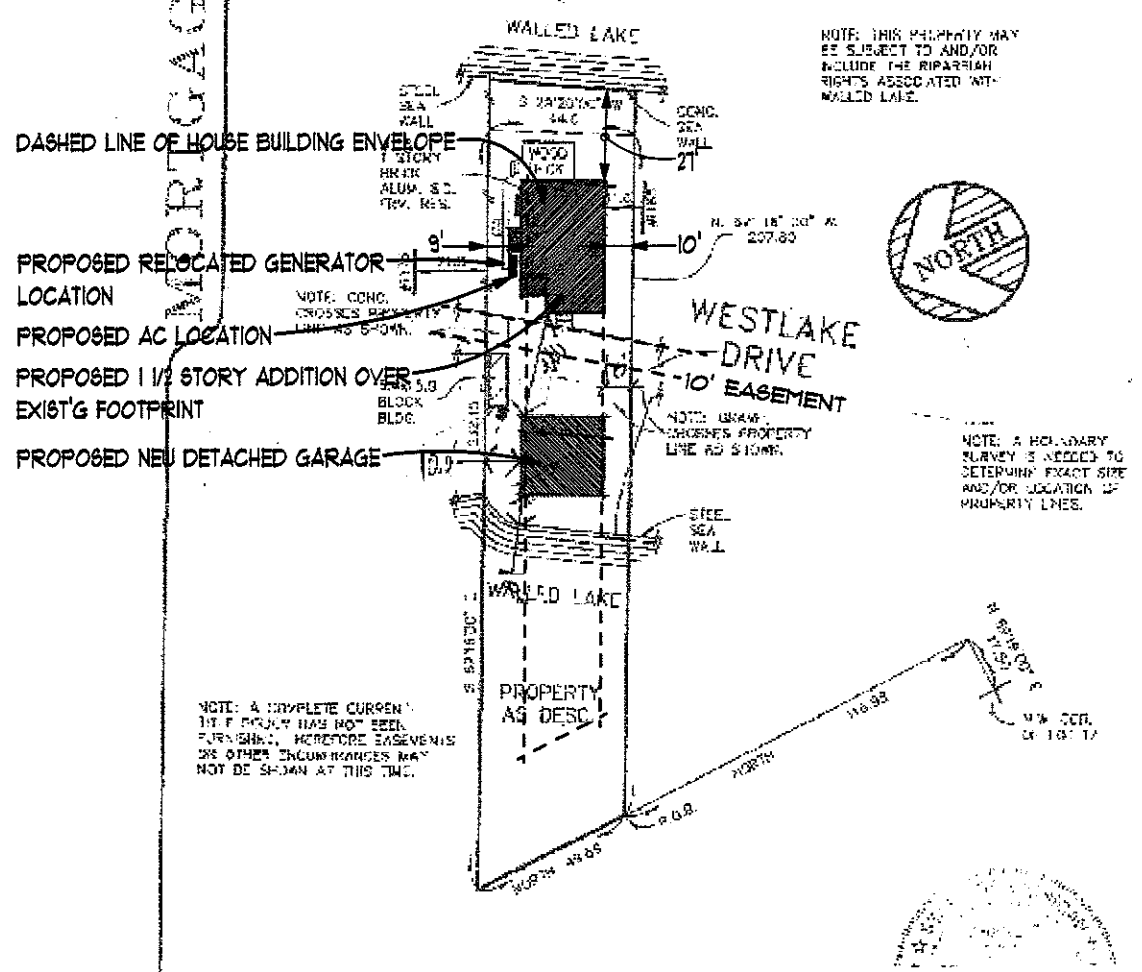
Sincerely,

David and Maria Dismondy

734-578-4310

MORTGAGE SURVEY

Certified to: TITLE SOURCE
 Applicant: TIM MAKINS
 Property Description:
 Land situated in the City of Novi, Oakland County, Michigan, described as:
 Part of the Northeast 1/4 Section 17, beginning at point distant North 88 degrees 19
 minutes 00 seconds East 17.50 feet and North 1° 28.88 feet from the Northwest corner of
 Lot 17 of LAKE WALL SUBDIVISION; thence North 48.88 feet, thence South 82
 degrees 16 minutes 00 seconds East 232.15 feet to lake; thence South 29 degrees 20
 minutes 00 seconds West along shore 44 feet; thence North 62 degrees 16 minutes 00
 seconds West 207.60 feet to Beginning.



MORTGAGE SURVEY

SCALE: 1" = 40'-0"

ZBA/SETBACK INFORMATION			
	REQ'D	PROPOSED	REQUESTED VARIANCE
FRONT:	30'	21'	9'
REAR:	35'	15'	20'
SIDE YARD:	10' (MIN)	9'	1'
TOTAL SIDE:	25'	18'	7'
MAX LOT COVERAGE:	25% (2668.5 SQ FT)	15% (1538)	10%

Exhibit A - LEGAL DESCRIPTION

Deal Number: 11-00789648

Title Number: 11-01932935 REV. NO.

Tax ID Number: **22-03-204-003**

Land situated in the **City of Novi**, in the County of **Oakland**, State of **Michigan** is described as follows:

Part of the North 1/2 of Section 3, Town 1 North, Range 8 East, described as: Beginning at a point which is North 89 degrees 19 minutes East 191.2 feet and North 29 degrees 20 minutes East 20.88 feet from the Point of Intersection of the North line of Lake Wall Subdivision with the Easterly line of West Lake Drive (platted East Boulevard) said Point of Intersection being by record South 30 degrees 48 minutes West 315.6 feet and North 89 degrees 19 minutes East 1634.2 feet from the Northwest corner of the Northeast 1/4 of Northwest 1/4 of said Section 3; thence from the Point of Beginning North 62 degrees 16 minutes West 207.8 feet; thence Due North 49.69 feet; thence South 62 degrees 16 minutes East 232.15 feet; thence South 29 degrees 20 minutes West 44.0 feet to the Point of Beginning, being bounded on the West by lands now or formerly owned by William C. Frue, subject to an easement for ingress and egress to the premises lying Northerly of above described premises over a 10 foot strip of land being 5 feet on either side of a line running Northeasterly across above Parcel from a point in the Southerly line which is 74.57 feet Westerly from the Southeasterly corner to a point in the Northerly line which is 70.57 feet Westerly from the Northeasterly corner thereof.

Commonly known as: 1181 Westlake Dr, Novi, MI 48377-1337

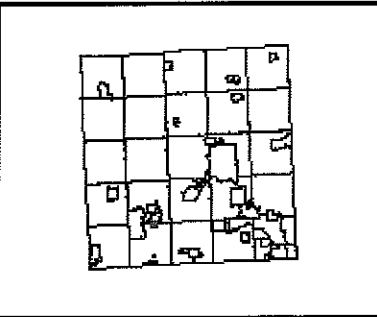
Label Service



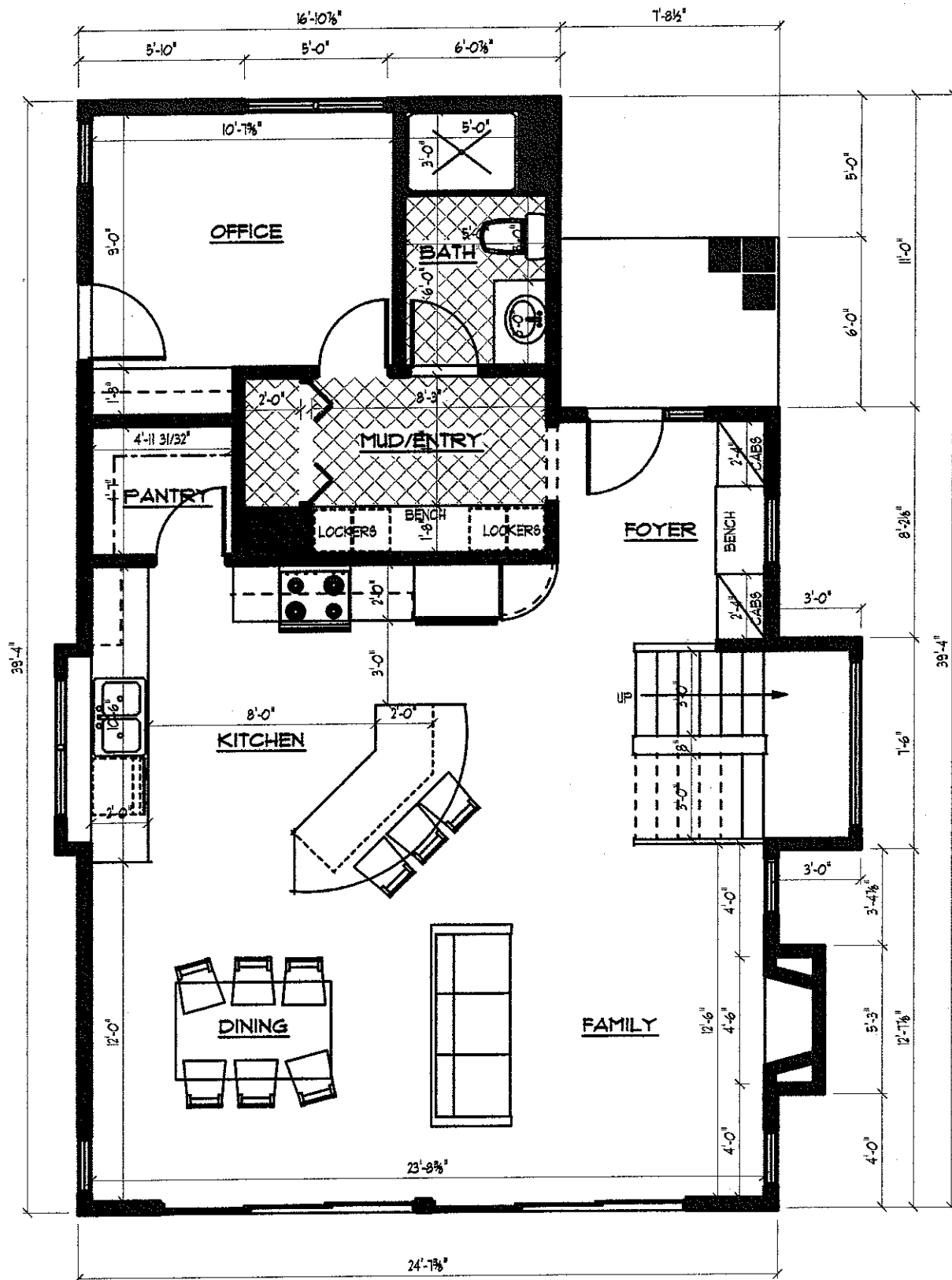
Oakland County Enterprise GIS

Disclaimer: The information provided in this system has been compiled from recorded deeds, plats, tax maps, surveys and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information.

Map Printed on: 8/7/2008



Legend	
	Selected Features
	Tax Parcel
	Lot
	Highway and Freeway
	Interstates
	US Highways
	State Highways
	Major and Minor Road
	Major Roads
	Minor Roads
	Subdivision
	Municipal Boundary
	Flood Hazard Area
	100 yr floodplain (approximate studies)
	100 yr floodplain (detailed studies)
	500 yr floodplain
	Floodway
	Waterbody
	Swamp or Marsh
	Lake or Pond
	Stream or River
	2006 Aerial Imagery

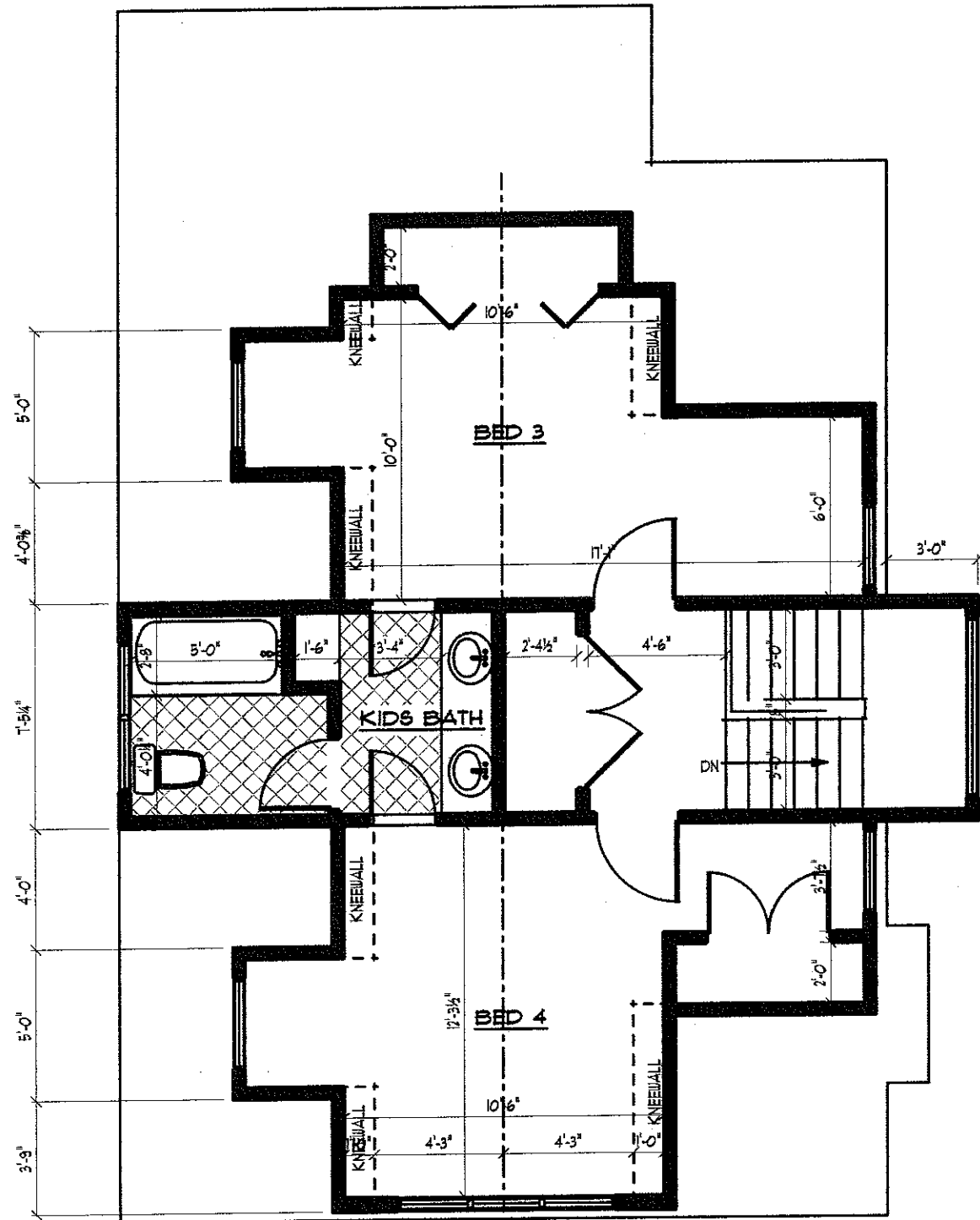


MAIN FLOOR PLAN 308 SQ. FT

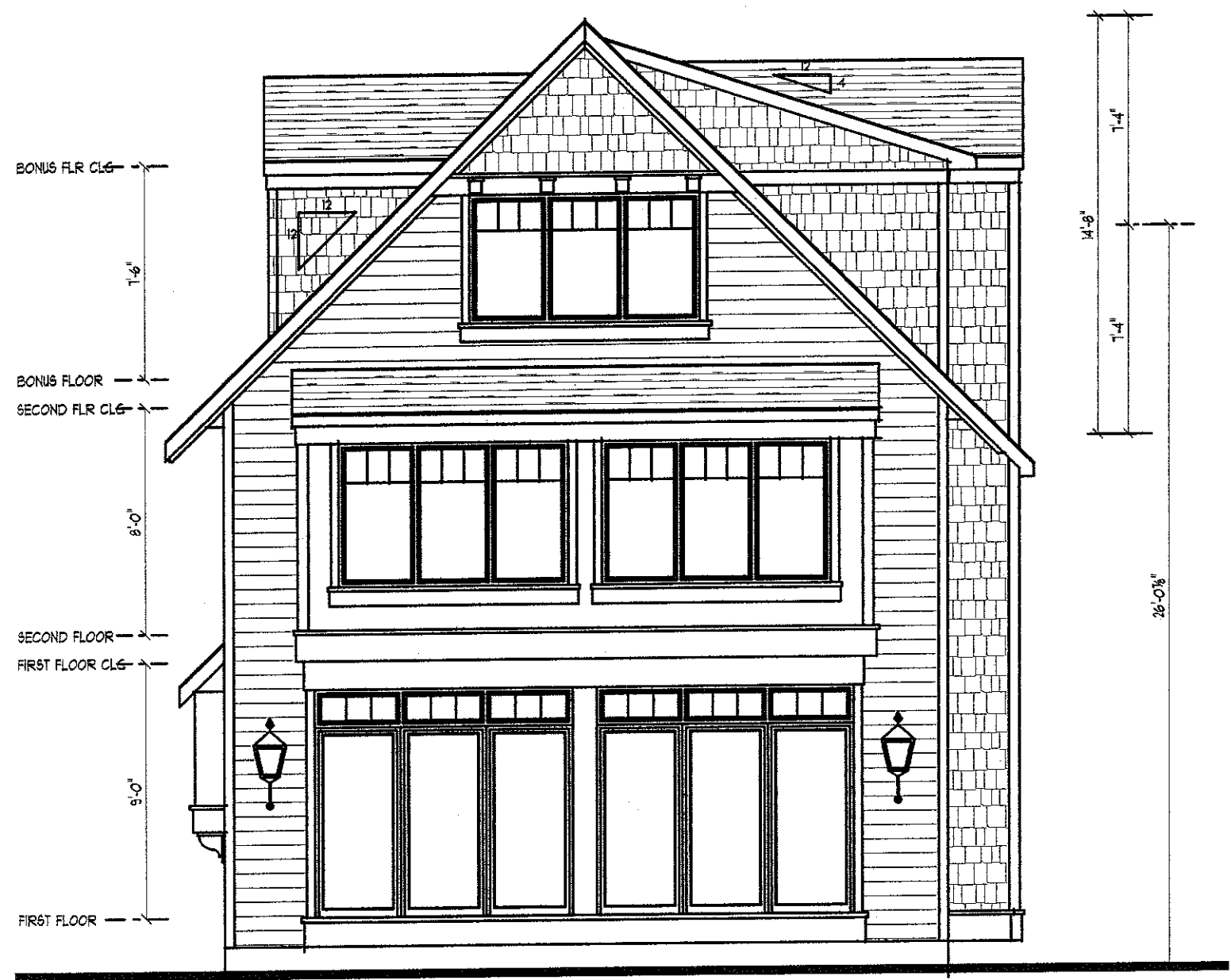
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN 885 SQ. FT



BONUS FLOOR PLAN 575 SQ. FT
 SCALE: 1/4" = 1'-0"



LAKE ELEVATION

SCALE: 1/4" = 1'-0"



ROAD ELEVATION

SCALE: 1/4" = 1'-0"



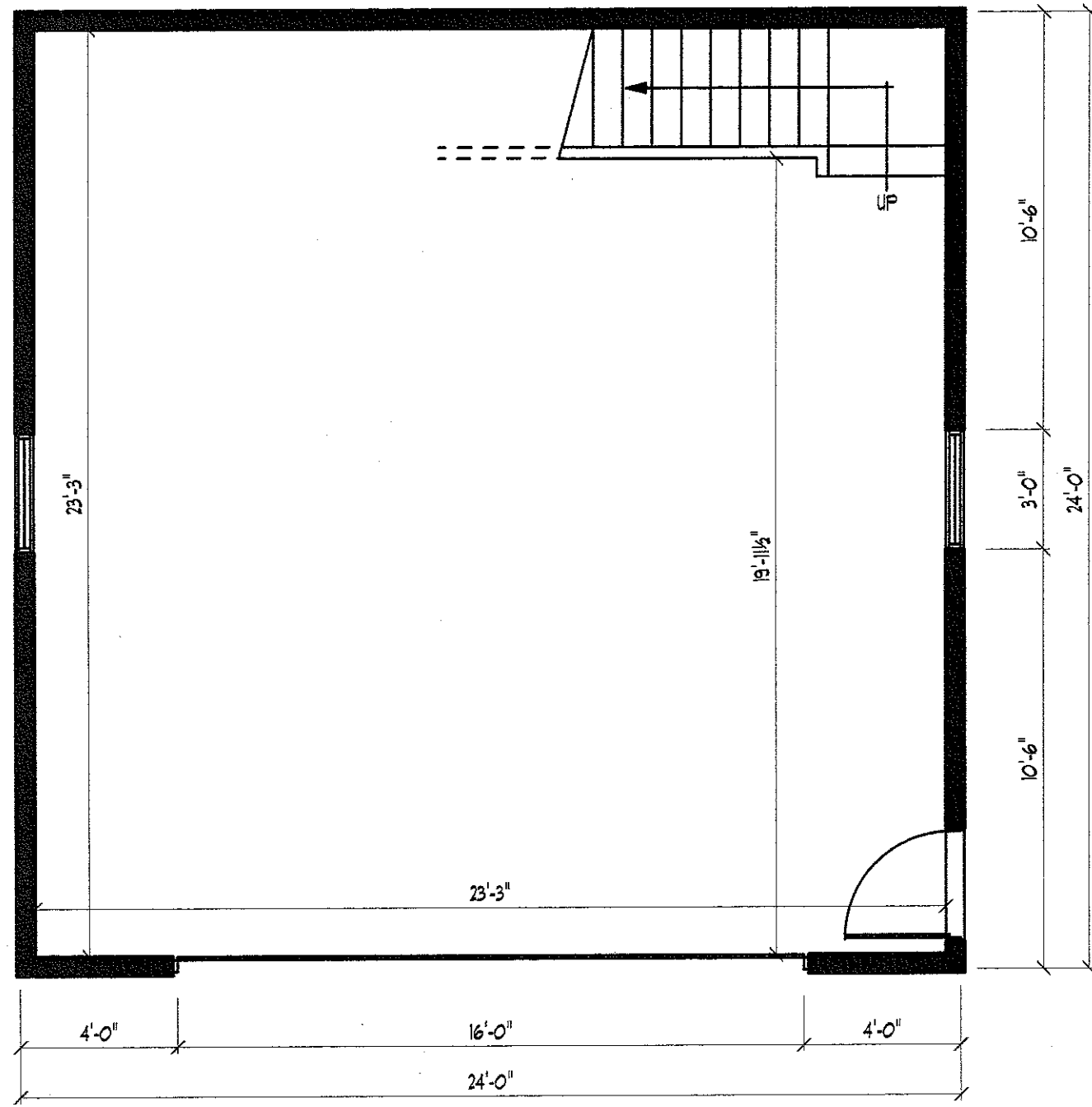
SIDE ELEVATION

SCALE: 1/4" = 1'-0"



SIDE ELEVATION

SCALE: 1/4" = 1'-0"





20'-6"

