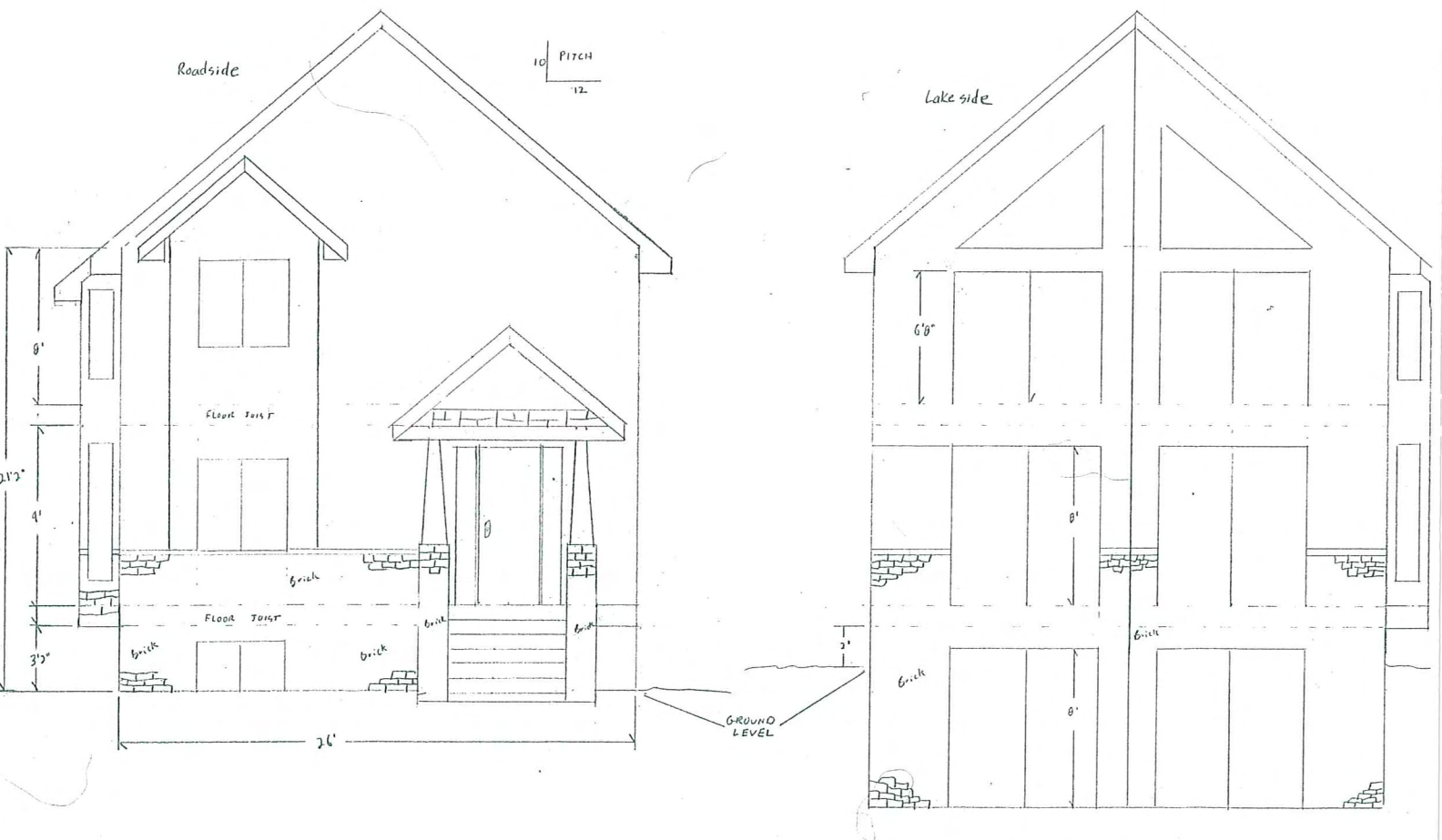


ZBA Practical Difficulties:

- 1) Many of the lots directly on Walled Lake are narrower than practical for new homes meeting the Novi side setbacks. In my case, the lot is 40' wide so I need to request a side setback variance to construct a 26' wide home.
- 2) My ZBA case 08-065 was approved for a 28' wide remodel of the existing home on my lot. Once we started the detailed remodel planning, it became apparent that the existing foundation needed major restructuring to support the changes. As a result of my working with Novi Building Officials Charles Boulard and Chris Webber, we feel it is a better solution to tear down the existing home and build from scratch. This also allows us to move the home off the property line so safety issues raised in the original case are addressed. We will maintain the minimum 5' on each side of the house. We will actually be over 5' from the north side neighbor and 8' from the south side neighbor.

Harry and Belinda Kubbe	Front (roadside) Back (lakeside) Views
1300 East Lake Drive	



Harry and Belinda Kubbe
1300 East Lake Drive

Side View (south)



Harry and Belinda Kubbe
 Plot Plan
 Scale - 1/8" = 1'
 1300 East Lake Drive

2 STORY HOME
 1304 EAST LAKE
 DRIVE

Property Description:
 Lot 14 of "SUPERVISOR'S PLAT NO. 1", a subdivision of part of the N.W. 1/4 of
 Section 2, T.1 N., R.8 E., Novi Township (now City of Novi), Oakland County,
 Michigan, as recorded in Liber 54 of Plats, Page 45 of Oakland County Records.

30 FOOT LOT
 OWNED BY
 1304 EAST LAKE
 DRIVE OWNER

