

May 1, 2011

City of Novi
Honorable Zoning Board of Appeals
45175 West Ten Mile Road
Novi, MI 48375

RE: Novi Zoning Board of Appeals – 1181 West Lake Drive – “Dismondy Detached Garage” filed by David Dismondy & Family

To the Honorable Zoning Board of Appeals:

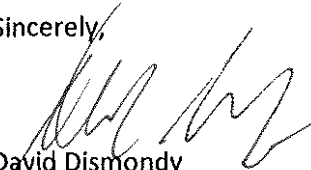
The purpose of this letter is to explain the nature of the project that we ask you to review and approve the necessary variances to construct a new detached garage. Our family owns two adjacent properties (1181 & 1185 West Lake Drive) located on a peninsula on the western shoreline of Walled Lake. I have been in front of the Zoning Board a few times in the past as we have worked hard to improve the property.

As you may recall, the properties are cut nearly in half by an easement, which is used 1) as an ingress/egress driveway for the neighbor to the north, and 2) as an underground utility easement. The easement, combined with the fact that the lots are small, has created many practical difficulties with setbacks and density that I have presented to you in the past, present to you today, and likely will present to you in the future as we continue to improve the property.

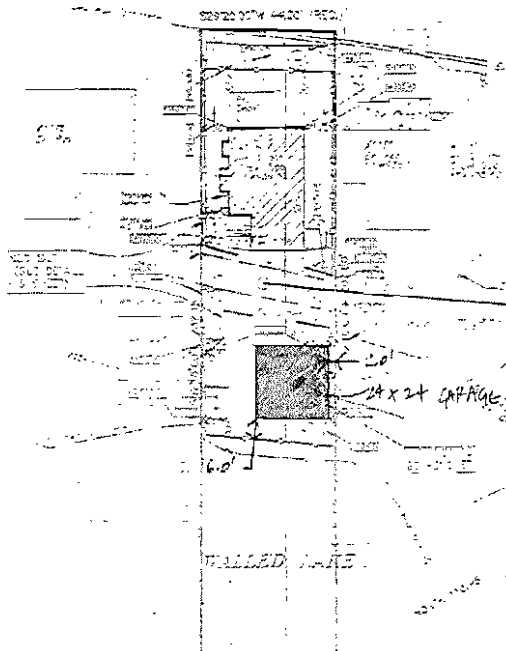
In response to the Board's suggestion at the September 2010 ZBA meeting, I am before you today to request your approval of the variances that are necessary to construct a new detached garage. The new garage will not impede light or air to adjacent properties, nor will it increase fire danger or public safety. A new garage, which replaces a vacant dirt parking lot, will increase the value of adjacent property and the spirit of the zoning ordinance will be observed.

Please review the attached building plans, survey, aerials, and other supporting documents. Please do not hesitate to contact me with questions.

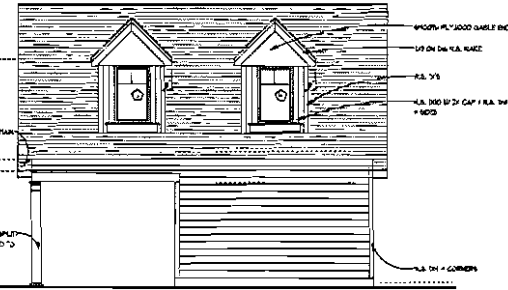
Sincerely,



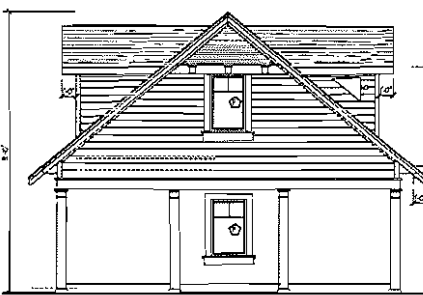
David Dismondy
1181 West Lake Drive
Novi, MI 48377
ddismondy@bernardfinancial.com
248-799-9200



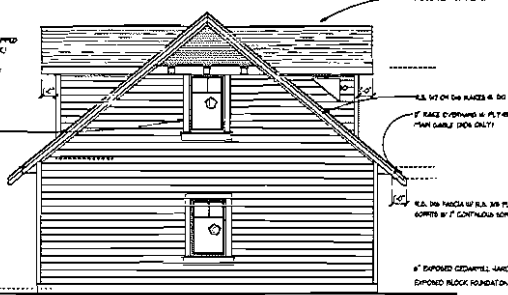
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



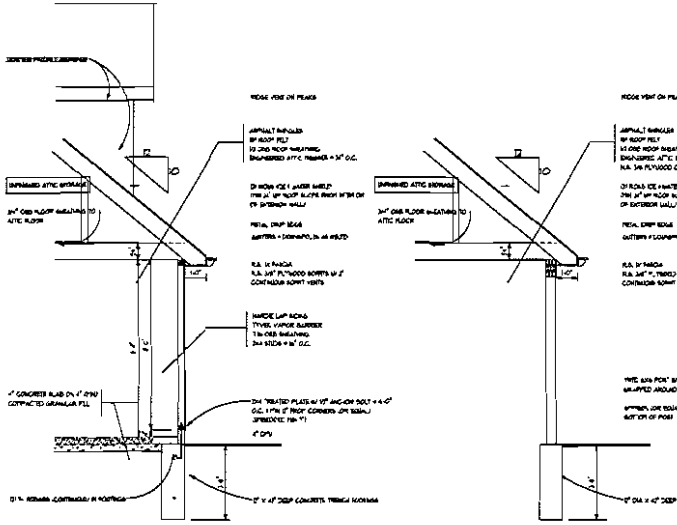
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

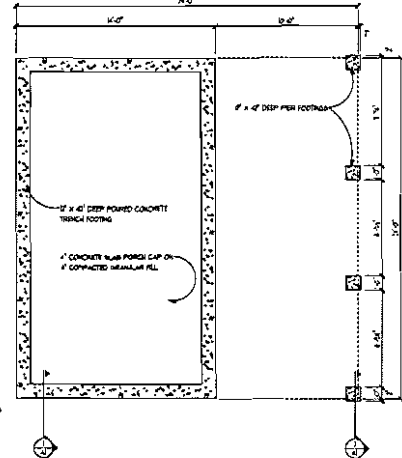


SIDE ELEVATION
SCALE: 1/4" = 1'-0"

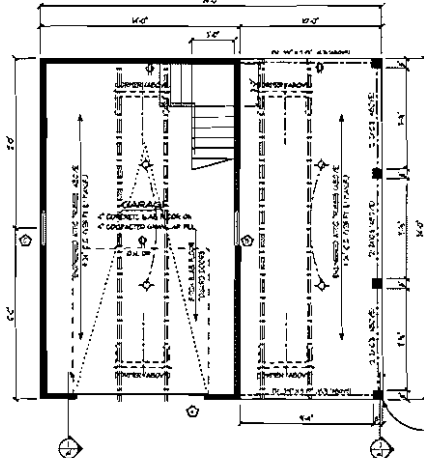


1 WALL SECTION - BLDG
SCALE: 1/4" = 1'-0"

2 WALL SECTION - BLDG
SCALE: 1/4" = 1'-0"



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



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



KEY

(Solid line)	WOOD SHINGLES
(Dashed line)	WOOD SHIP ON PEAK
(Dotted line)	WOOD SHIP ON PEAK

- GENERAL NOTES**
1. ALL DIMENSIONS TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
 2. DO NOT SCALE DRAWINGS. FIELD MEASUREMENT ONLY.
 3. VERIFY FOUNDATIONS PRIOR TO CONSTRUCTION.
 4. ANY DISCREPANCIES IN PLANS TO BE DISCUSSED & RESOLVED BY HOMEOWNER AND/OR DESIGNER.
 5. PROJECT TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL ORDINANCES & IBC (INTERNATIONAL RESIDENTIAL CODE).

Rich Thibault Design, Inc.



REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL 18, 2014	ISSUED

OWNER
DISMONDY RESIDENCE
DAVE & MARIA
1781 WEST LAKE DR.
HENK, MI

Sea Wall (concrete)

S29°20'00"W 44'00" (REC)

#1175
Ex. Res.

#1185
Ex. Res.
FF=938.11

#1181
Pr. 2 Str
Crowl Spc
FF=938.60

Proposed Rel.
Generator

Proposed
A.C. Pad

USED SILT
(SEE DETAILS
ON SHEET)

ATCH
SW935.75

ATCH
SW935.98

ATCH
SW935.72

Ex. Water Wall

Ex. Grave

Ex. Pole

935

ATCH
SW935.75

SW934.53

2.0'
Ex. Gar

24 X 24 GARAGE

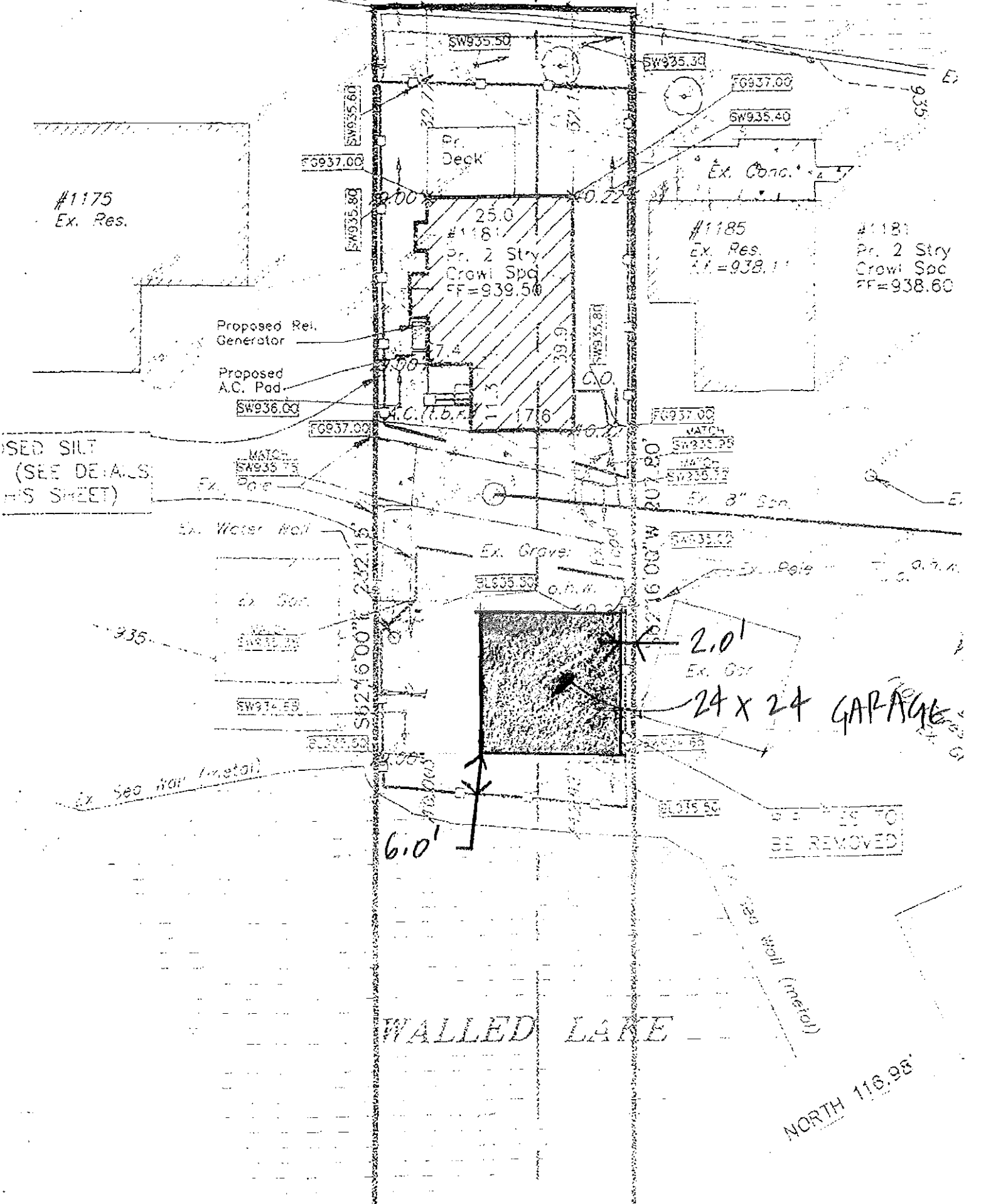
Ex. Sea Wall (metal)

6.0'

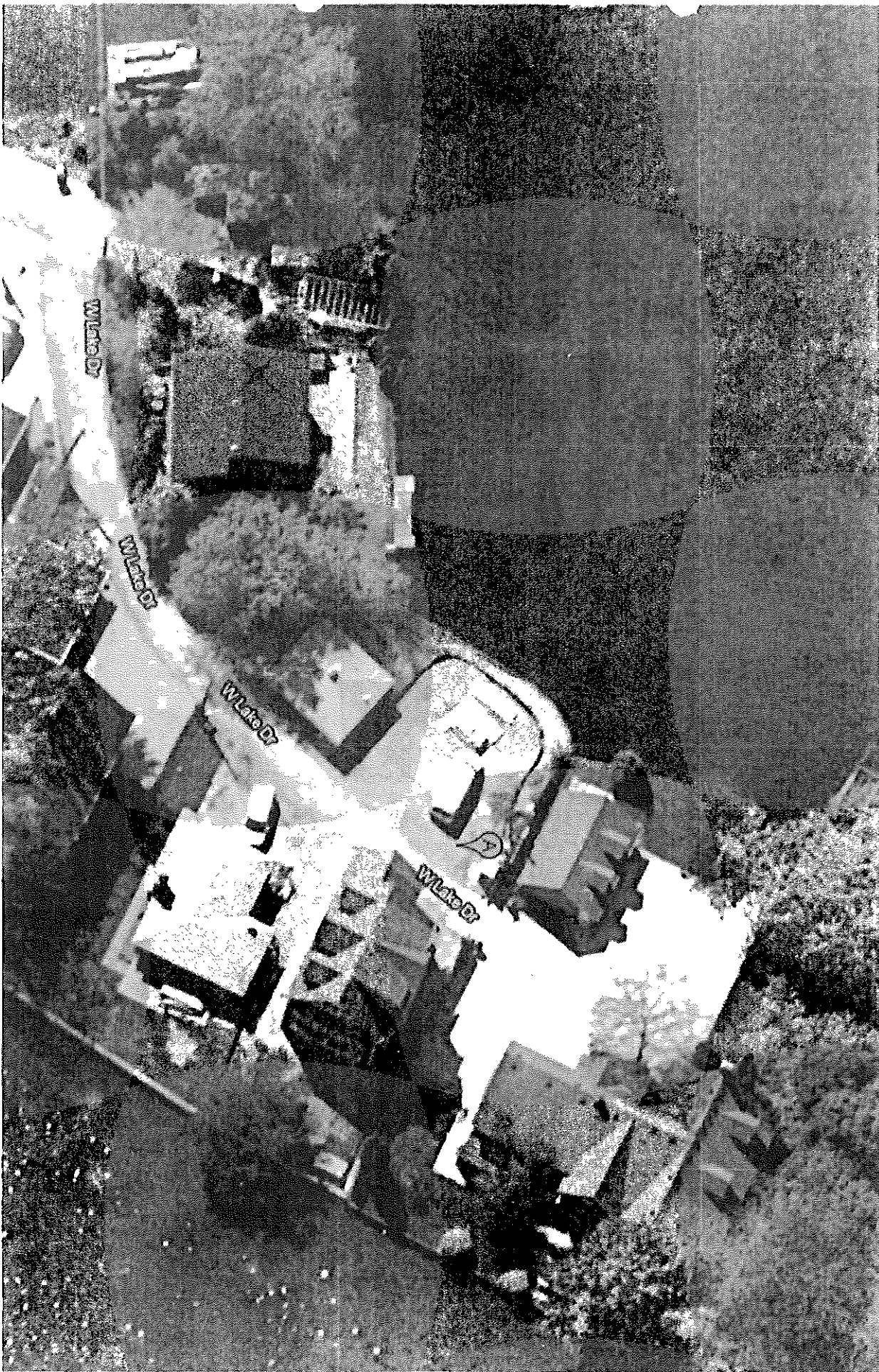
BE REMOVED

WALLED LAKE

NORTH 116.98'



001 8-2-00



To see all the details that are visible on the screen use the 'Print' link next to the map.