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**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**  
**(248) 347-0415**

**Case No. 11-043**

**Location: 1251 West Lake Drive**

**Zoning District: R-4, One Family Residential**

The applicant is requesting variances of 5.67 feet from the thirty (30) foot required front yard setback requirement and an additional 4.2% beyond the 25% maximum lot coverage provisions of Section 2400 of the Novi Zoning Ordinance for the construction of a proposed new single family home. The property is located east of West Lake Drive and north of North Haven.

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a minimum front yard setback of thirty (30) feet and maximum lot coverage of 25%.

Required front yard setback:	30 feet
Proposed:	24.33 feet
<b>Variance requested:</b>	<b>5.67 feet</b>

Allowable maximum lot coverage:	25%
Proposed:	29.2%
<b>Variance requested:</b>	<b>4.2%</b>

**City of Novi Staff Comments:**

The applicant is proposing to construct a new single family residence with attached garage on an existing double lakefront lot. The proposed home would meet all of the requirements of the Zoning Ordinance except for those noted above. The proximity to Walled Lake and the accompanying water table prevent installation of a basement with the construction. The petitioner has designed the proposed home to maintain setbacks on the lake side consistent with adjacent properties.

**Standards for Granting Dimensional Variances:**

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty.

- The need is not self-created.
- 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 requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.



# City of Novi 1251 West Lake Dr



### MAP INTERPRETATION NOTICE

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1 inch = 203 feet



Date: 12/15/2011

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