

cityofnovi.org

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

Case No. 11-044 317 Duana

Location: West of South Lake Drive and west of Old Novi Road

Zoning District: R-4 , One Family Residential

The applicant is requesting variances from the exterior side yard setback requirements and existing non-conforming building restrictions to allow the construction of a second floor addition of an existing one story residence. The property is located west of South Lake Drive and west of Old Novi Road. The property is zoned R-4 (One Family Residential).

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a minimum side yard setback of ten (10) feet and a total aggregate side yard setback of twenty five (25) feet. Section 2502(4)a prohibits work to enlarge or alter a structure in a way that increases its non-conformity.

Required side yard setback:	10 feet
Proposed:	3 feet
Variance requested:	7 feet

Required aggregate side yard setback:	25 feet
Proposed:	6 feet
Variance requested:	19 feet

- **The applicant is also requesting a variance to propose an addition to a non-conforming building.**

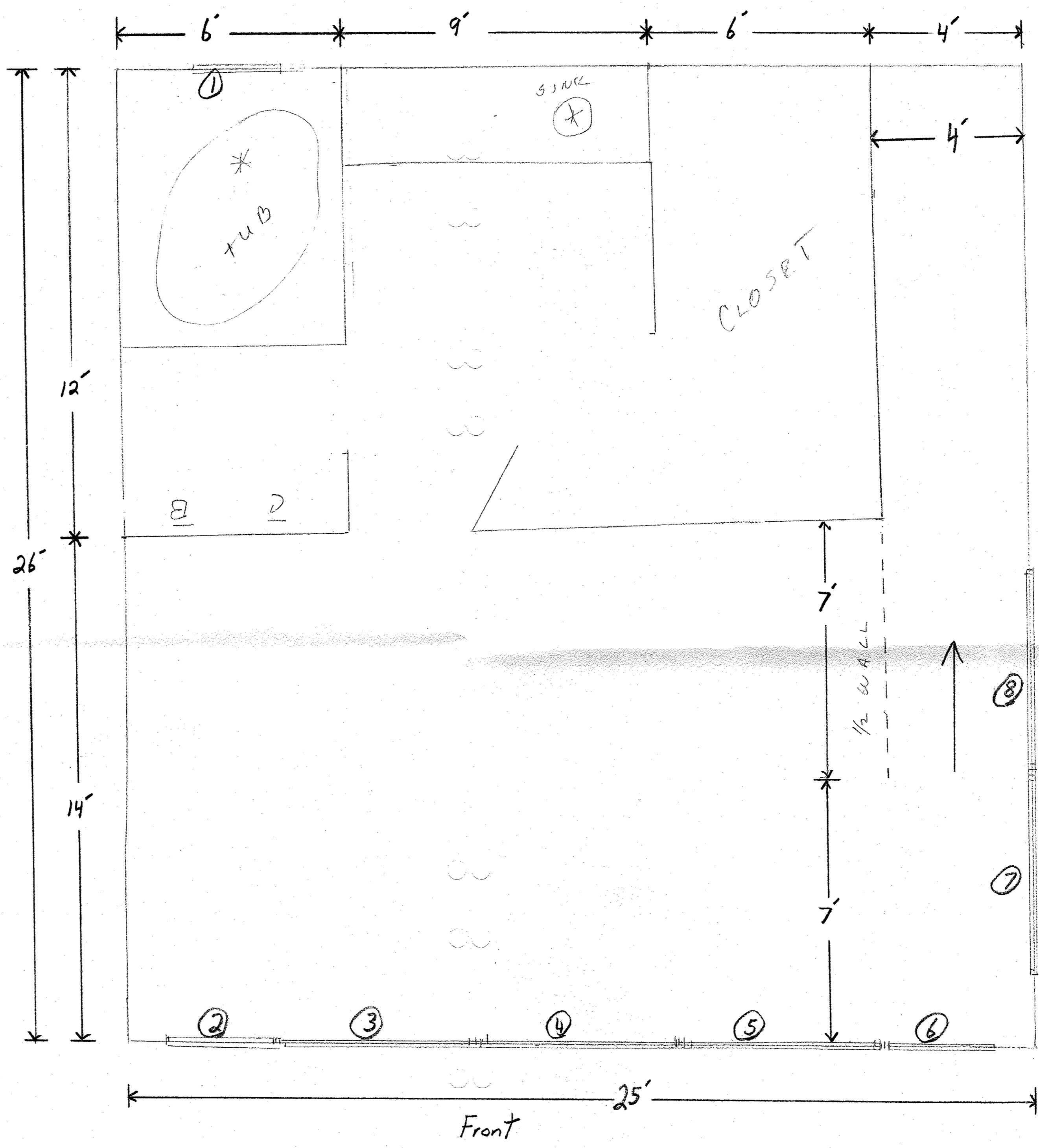
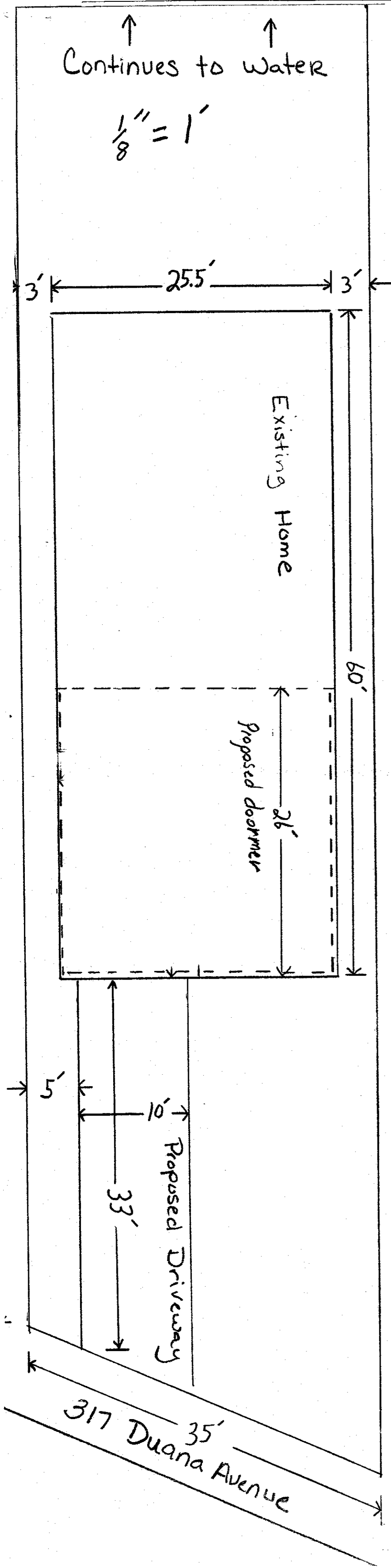
City of Novi Staff Comments:

The applicant is seeking to construct a second floor addition over a portion of an existing single story residence on a narrow lakefront lot. The existing structure is non-conforming with setbacks of three (3) feet along each side. The 2nd floor addition would not reduce the setback but would align with the existing first floor area. Staff is not opposed to a variance provided any concerns of neighboring property owners can be adequately addressed. The existing lot is narrow and the situation was not created by the owner.

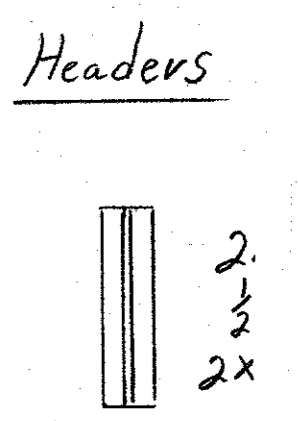
Standards for Granting a Dimensional Variance:

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.

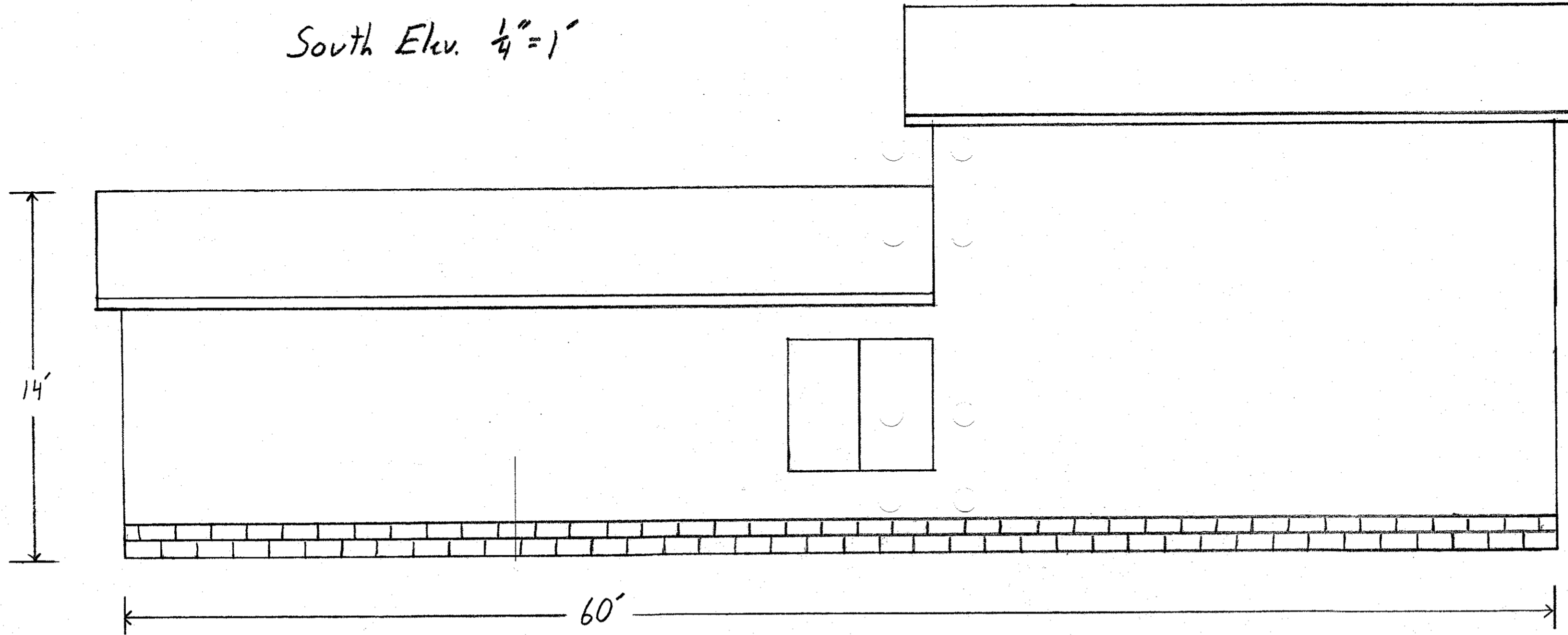


- Windows
- 1. 30x36 Awning
 - 2+6. 36x36 Caser
 - 3,4,5,7+8. 60x36 Fixed

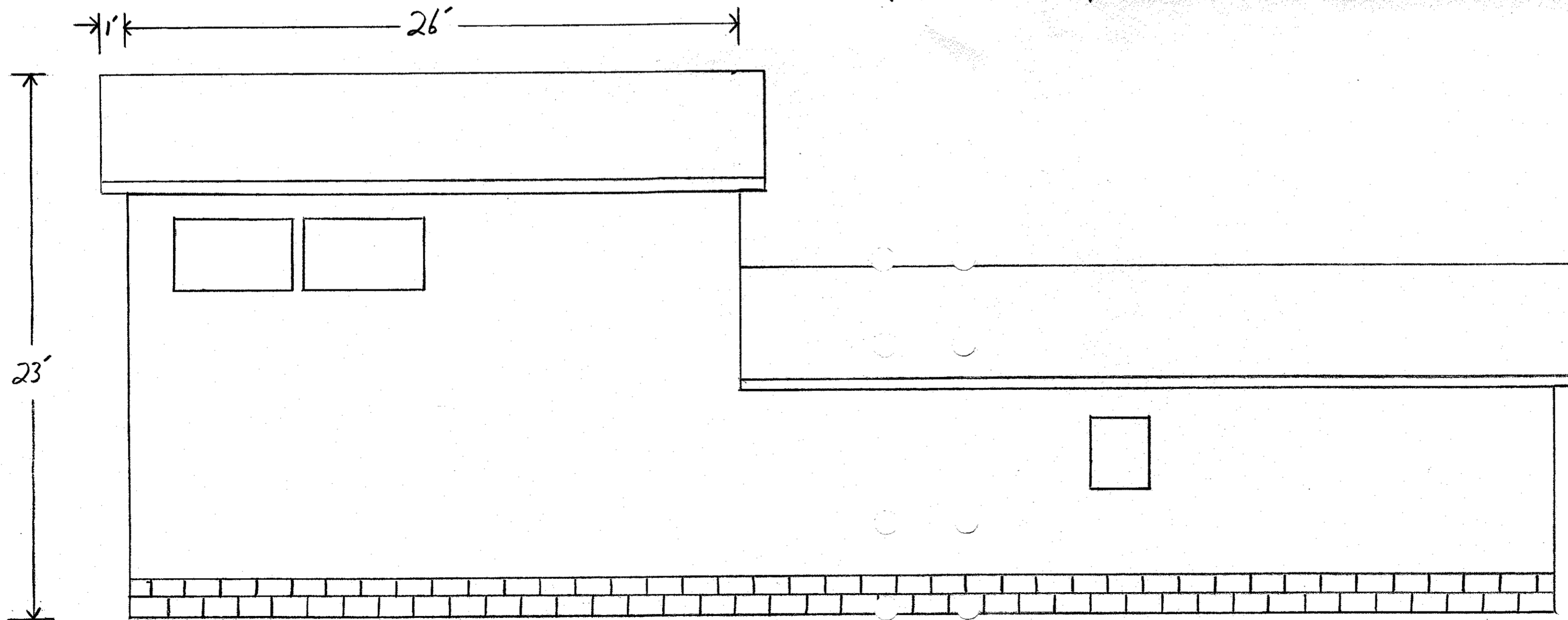


Floor Plan $\frac{1}{2}'' = 1'$

South Elev. $\frac{1}{4}''=1'$

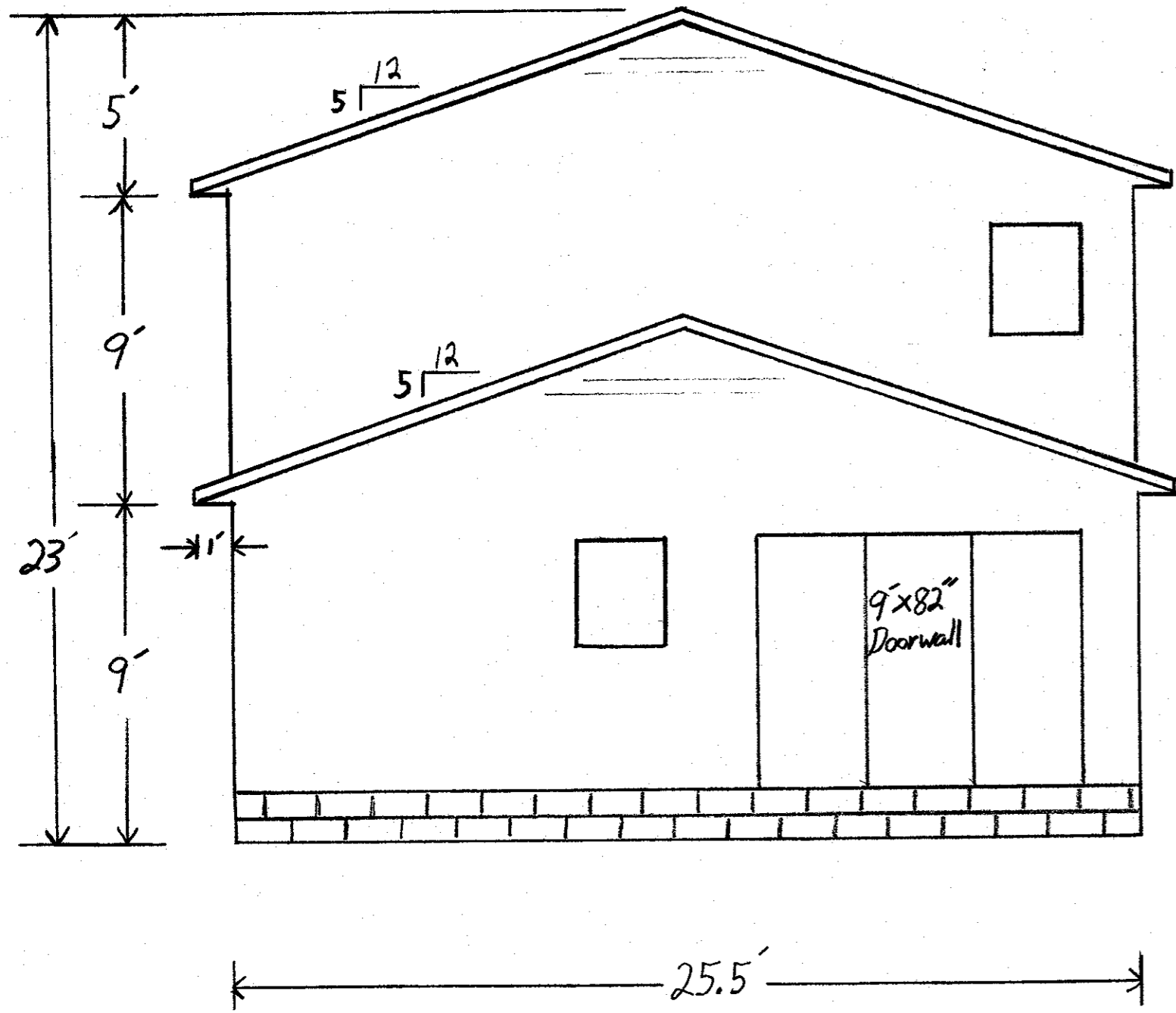


North Elev. $\frac{1}{4}''=1'$

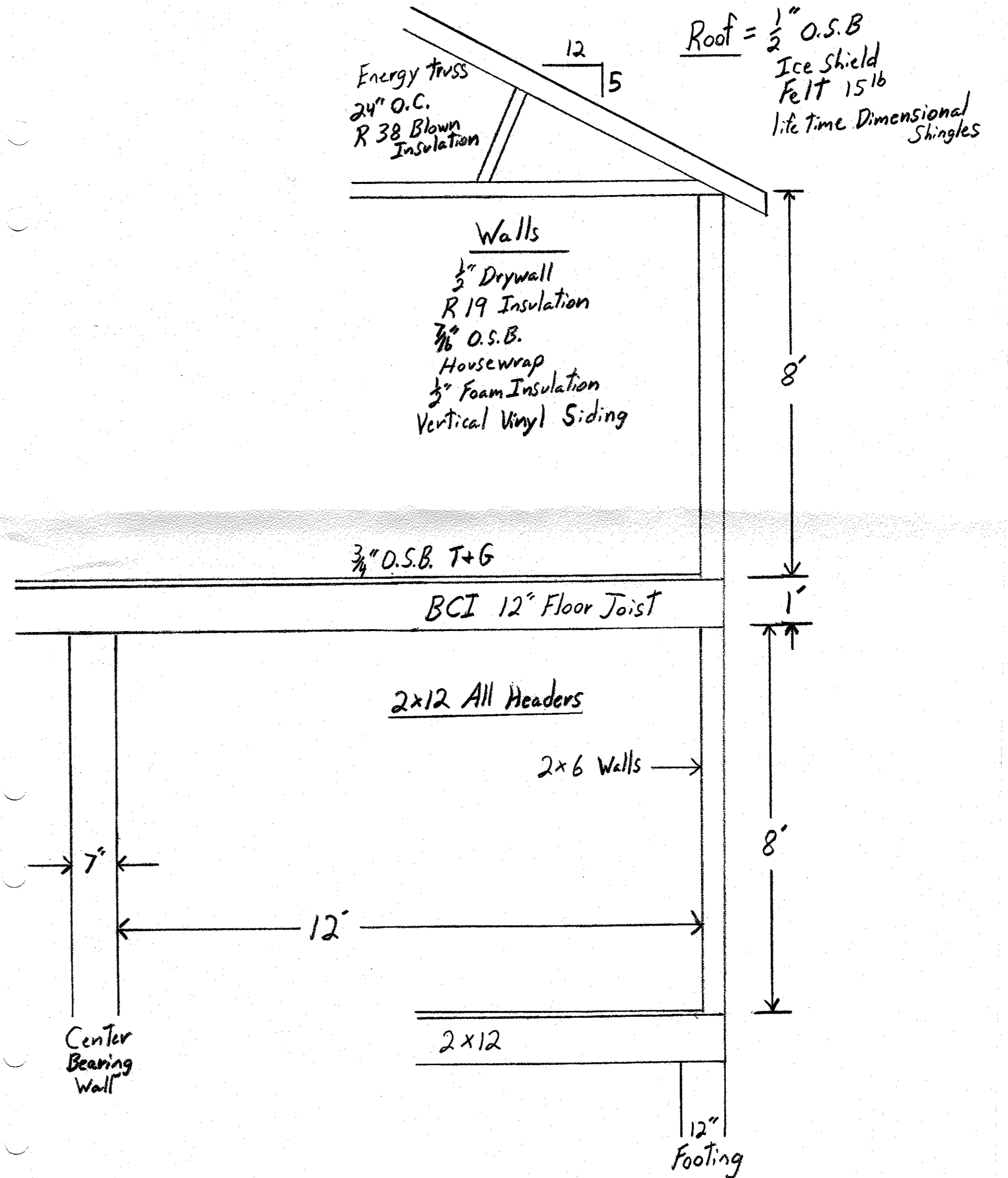


West Elev. $\frac{1}{4}'' = 1'$

317 Duana



Cutaway $\frac{1}{2}'' = 1'$



East Elev. $\frac{1}{4}'' = 1'$

