

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

Case No. 12-001 50630 Amesburg Drive

Location: 50630 Amesburg Drive

Zoning District: RA, Residential Acreage with an RUD Agreement

The applicant is requesting a variance from the Similar/Dissimilar provisions of Section 303 of the Novi Zoning Ordinance to allow construction of two (2) homes with similar facades within less than the required minimum separation distance. The property is located in the Island Lake Development north of Ten Mile Road and west of Wixom Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 303.2.b requires that no dwelling structural form shall be located on the same side of the street as a substantially similar structural form without there being at least two (2) dwellings with different structural form between the two (2) substantially similar structural forms. For purposes of this provision, dwellings within the same quadrant of intersecting streets shall be treated as being on the same side of a common street.

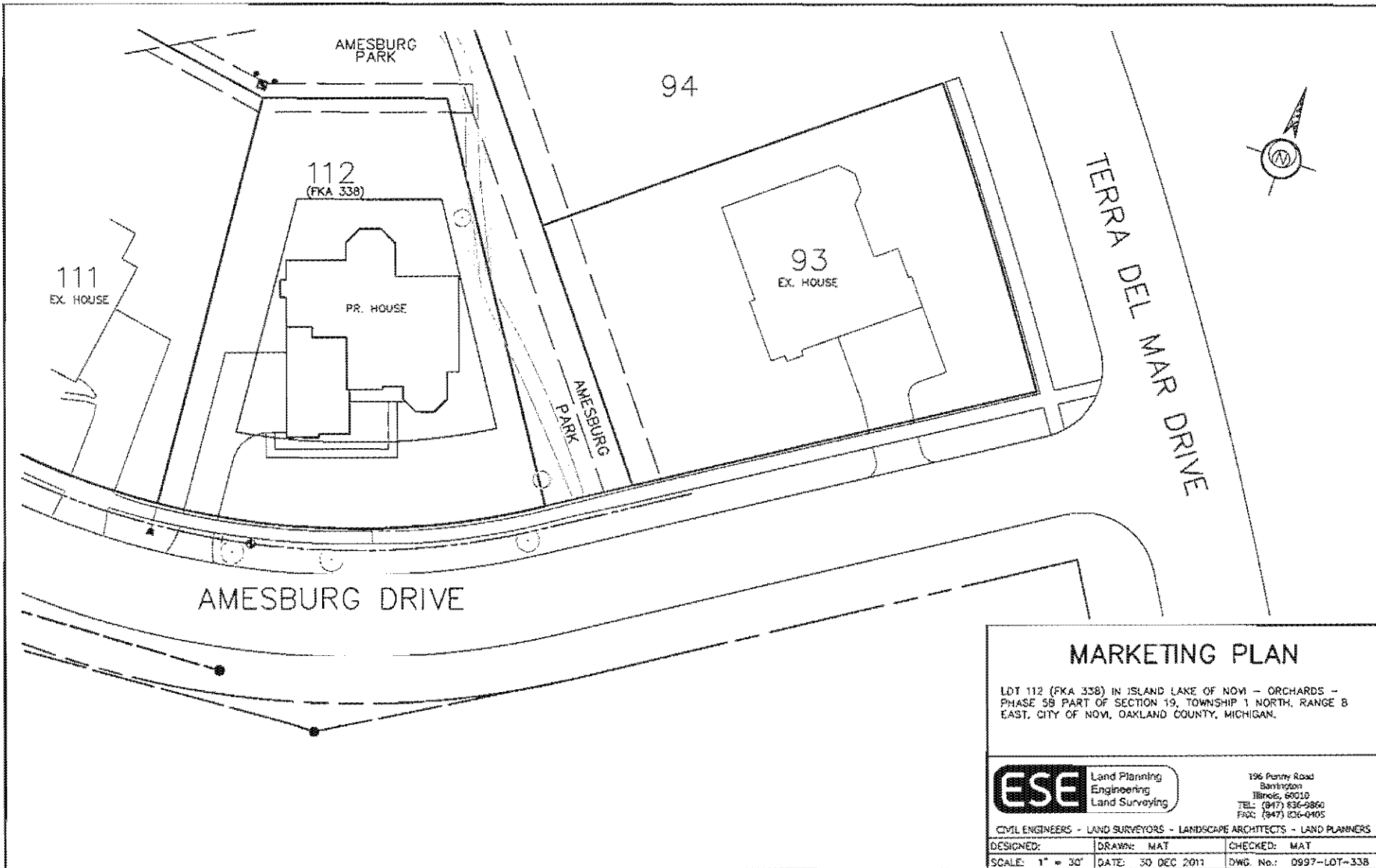
City of Novi Staff Comments:

The City Ordinance is intended to prevent the construction of similar looking homes in close proximity. In this case the proposed home is separated from the existing, similar home by only a small finger of parkland. Although the "front" of the homes are oriented at a little over 90 degrees from each other they would be visible from a single location. The Ordinance specifically states that the provisions apply "around corners". The Building Official and Façade Consultant have determined that the proposed residence does not comply with the requirements of the Ordinance. Staff does not support the request as it is contrary to the intent of the Ordinance.

Standards for Granting a Non-use 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.



MARKETING PLAN

LDT 112 (FKA 338) IN ISLAND LAKE OF NOV - ORCHARDS -
 PHASE 5B PART OF SECTION 19, TOWNSHIP 1 NORTH, RANGE B
 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN.

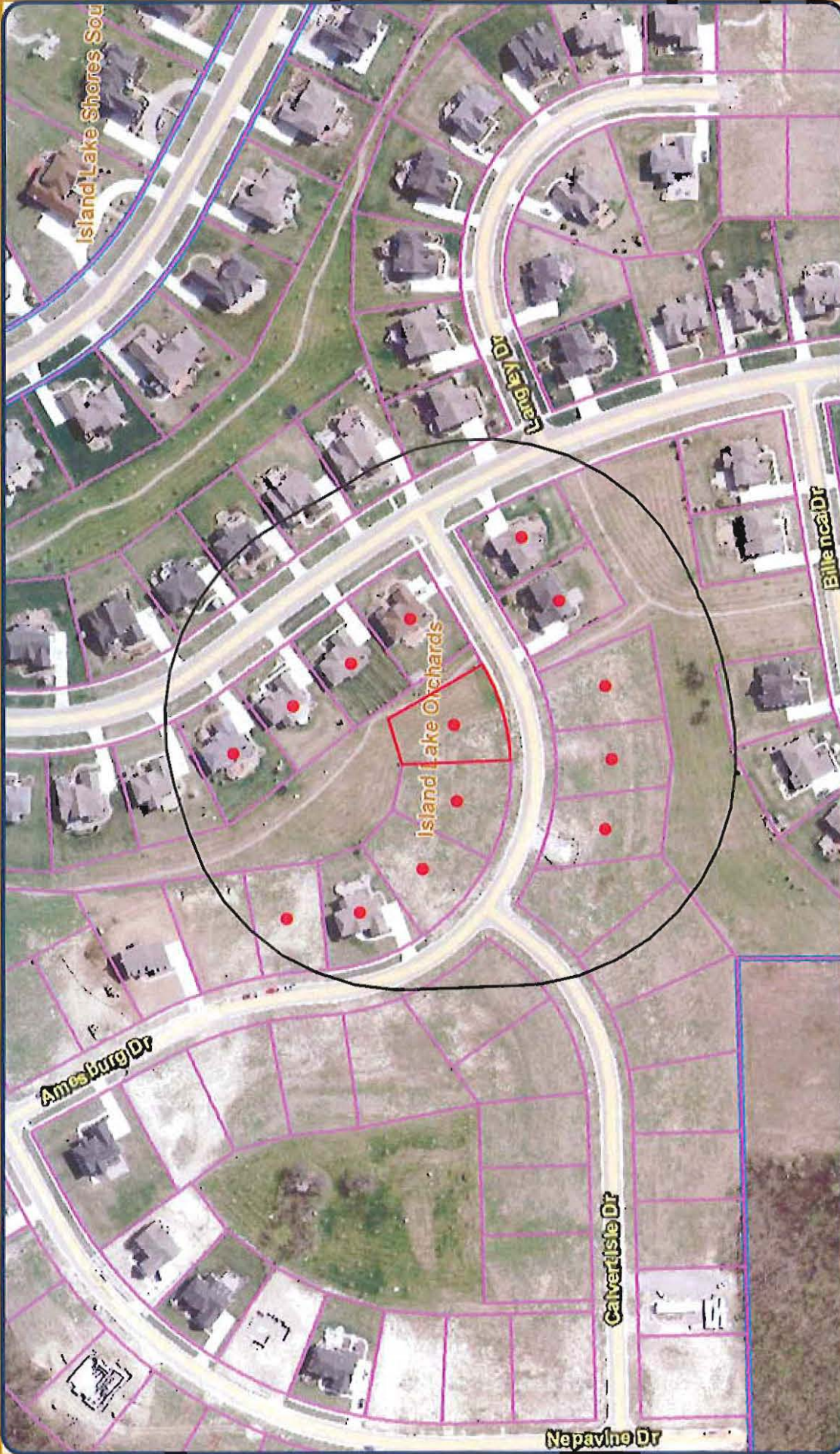
ESE Land Planning
 Engineering
 Land Surveying

196 Penny Road
 Bannington
 Illinois, 60010
 TEL: (847) 836-9860
 FAX: (847) 836-0105

CIVIL ENGINEERS - LAND SURVEYORS - LANDSCAPE ARCHITECTS - LAND PLANNERS

DESIGNED:	DRAWN: MAT	CHECKED: MAT
SCALE: 1" = 30'	DATE: 30 DEC 2011	DWG. No.: 0997-LOT-338

City of Novi
50630 Amesburg Dr



MAP INTERPRETATION NOTICE

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Date: 01/12/2012

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