

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**

Case No. 12-017 1953 West Lake Dr

Location: 1953 West Lake Drive

Zoning District: R-4, One-family Residential District

The applicant is requesting variances from Table 2400 of the Novi Zoning Ordinance to allow reduced side setbacks of 3 ft. on each side of a proposed bonus room and garage addition to an existing residence, the applicant is also requesting a variance to allow an additional 17.5% lot coverage. The property is located east of West Lake Drive and north of South Lake Drive.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a minimum side yard setback of 10 ft., and 25 ft. aggregate for the two side yards. Maximum lot coverage is limited to 25%.

**City of Novi Staff Comments:**

- The applicant is proposing construction of a bonus room/garage addition to an existing single family residence located on a narrow lakefront lot. The addition would match the existing side setback on the north side of the property and would reduce the setback on the south side to 3 ft. Staff supports the consideration of the variances provided substantial justice can be served for adjacent property owners.

**Standards for Granting a Dimensional Variance:**

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

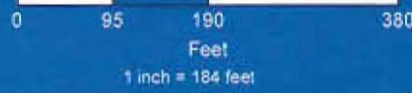
- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty.
- The need is not self-created.
- Strict compliance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



City of Novi  
1953 West Lake Dr



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Date: 04/19/2012

**MAP INTERPRETATION NOTICE**

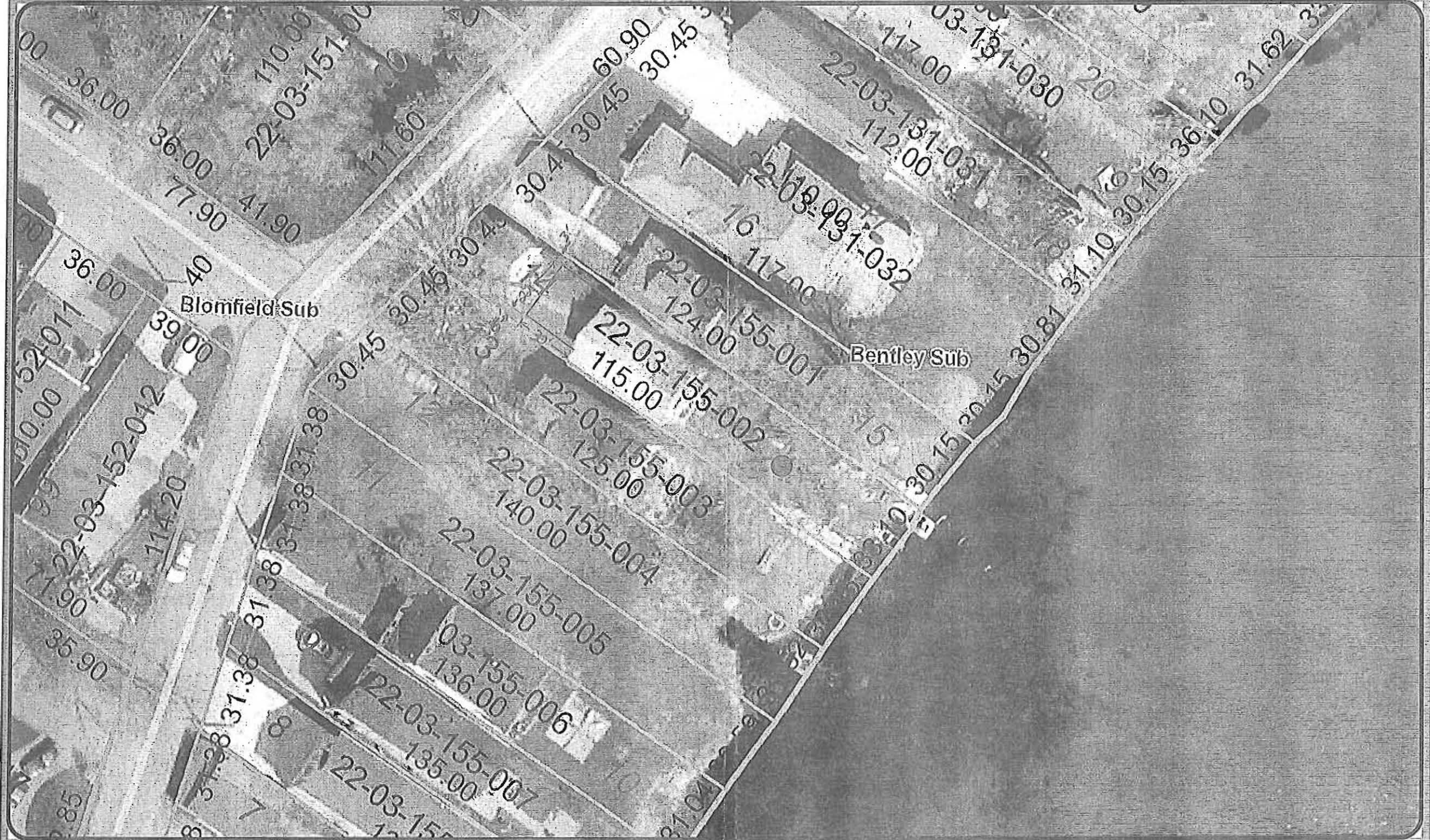
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



37 x 80'

# City of Novi

1953 West lake Drive



Map Produced Using the  
City of Novi, Michigan  
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Date: 03/26/2012

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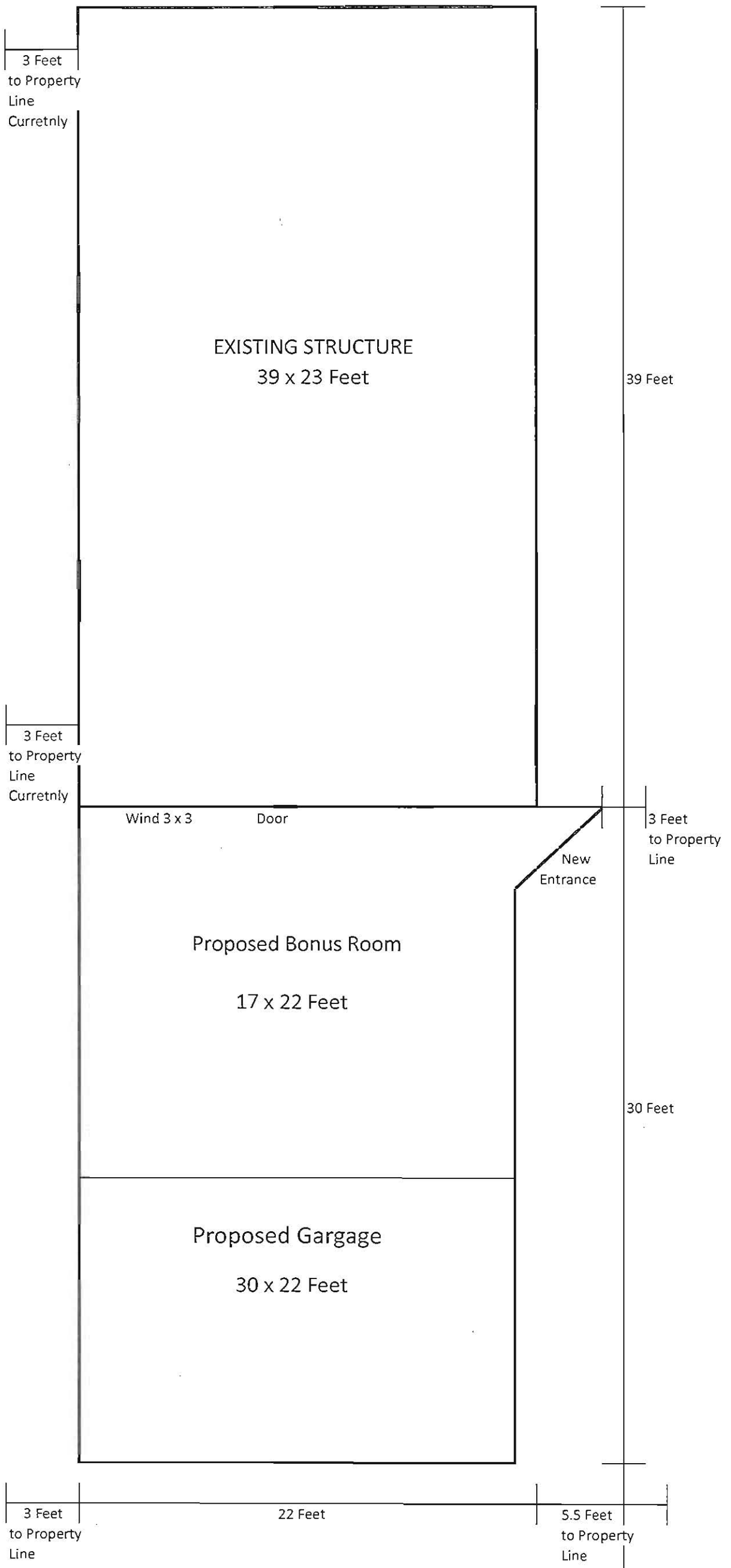


d Sub

Bentley Sub







Property Legal Description (1913 Survey)  
30.45 Wide x 115 Deep

Actual Size of Property today  
30.45 Wide x 187 Deep

40 Feet to Road Allowance From Garage front