

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

Case No. 12-019 24755 Nepavine Drive

Location: 24755 Nepavine 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 a 2,753 square foot home of less than the minimum floor area based on the sizes of surrounding homes. 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 303.1.g(1) requires that floor area of dwellings constructed within a defined area in a development equal or exceed 75% of the average floor area of surrounding structures.

City of Novi Staff Comments:

The City Ordinance is intended to assure the construction of like sized homes in close proximity. In this case the proposed home is 2,753 square feet. The minimum square footage is 75% of the average of the specified surrounding homes. In this case the minimum required square footage is 2,931. The proposed home is 178 square feet under the minimum. 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.

Boulard, Charles


From: dnecci@drnarchitects.com
Sent: Tuesday, May 15, 2012 11:52 AM
To: Boulard, Charles
Subject: Lot 163 Island Lake - SF

Charles,
The house proposed for Lot 163 2,753 S.F.
The minimum calculated per Ordinance standards is 2,931 S.F.
Thus a deficiency of 178 S.F.

Thanks,
Doug Necci

 Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC 50850 Applebroske Dr., Northville, MI 48167





ISLAND LAKE OF NOVI
SECTION 19 & 14, TOWN OF NORTH AVENUE & EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS

DATE: 08/11/11 PROJECT NO.: 100101 JOB NUMBER: 01-004

OVERALL SITE PLAN

PREPARED BY: HUBER, KEATY & ASSOCIATES, LLC
DATE: 08/11/11

DATE: 08/11/11 PROJECT NO.: 100101 JOB NUMBER: 01-004

SHEET 1 OF 1

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|-----------------|---------------|-----|--------|
| Signature Homes | 150' wide lot | avg | 5404 # |
| Estate Homes | 106' wide lot | avg | 4329 # |
| Executive Homes | 90' wide lot | avg | 3885 # |