



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

**Case No. PZ14-0042**

**Location: 48100 W. Nine Mile Road**

**Zoning District: R-1, Residential District**

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2503(1)(E)(3), to allow construction of an 1500 square foot attached garage. The proposed accessory structure would exceed aggregate area of all accessory buildings by 2,564 square feet. The property is located north of 9 Mile Road and west of Beck.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2503(1)(E)(3) states that an accessory building may not exceed 1,000 square feet.

**City of Novi Staff Comments:**

The applicant is proposing to construct a new attached garage within the minimum rear and side setbacks of an existing lot. Additionally the Ordinance restricts the size of accessory buildings to be less than 1,000 square feet. Currently on the property are three detached accessory building with a total aggregate area of 2064 SF:

- Tool Shed 84 SF
- Barn 1200 SF
- Shed 780 SF

Since the requested variance does not arise from unique circumstances, and strict compliance with ordinance would not unreasonably prevent the property owner from using the property for its permitted purpose, staff cannot support this variance.

**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.



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

For Official Use Only

P214 0042

ZBA meeting date

October

check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

\*\*\*Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name CAROL Botske & DAVID Hutchin Date 8/21/2014

Company (if applicable)

Address\* 48100 W. NINE mile RD City NOVI

State MI Zip code 48374 \*Where all case correspondence is to be mailed

Applicant's E-mail address Hutchd43@yahoo.com

Phone number 248-961-1933 Fax number

Request is for:
[X] Residential [ ] Vacant property [ ] Commercial [ ] Signage

Address of subject ZBA case 48100 W. NINE mile RD Zip code 48374

Cross roads of property 9 mile & Beck RD

Well number 50-22-29400 005 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? [ ] Yes [X] No

Zoning (Please circle one) MH R-A I-1 I-2 R-1 R-2 RC R-3 TC R-4 TC-1 RM-1 RM-2 Other

Property owner name (if other than applicant)

Does your appeal result from a Notice of Violation or Citation issued? [ ] Yes [X] No

Cite Ordinance section(s) and variances requested:

Section \_\_\_\_\_ Variance requested
Section \_\_\_\_\_ Variance requested
Section \_\_\_\_\_ Variance requested
Section \_\_\_\_\_ Variance requested

TO BUILD 4 car ATTACHED GARAGE TO RESIDENCE

Please submit an accurate, scaled drawing of the property showing:

- All property lines and dimensions correlated with the legal description.
The location and dimensions of all existing and proposed structures and uses on property.
Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
Dimensions necessary to show compliance with the regulations of this Ordinance.

Describe the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

According to zoning ordinance 1500 sqft is maximum allowed Accessory Footage. we are asking TO ADD 1500 sq feet of Attached Garage space to renovated Resident structure. see Drawings For Details

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

Property is 10 + Acres.

There is a five (5) day hold period before work/action can be taken on variance approvals.

**SIGN CASES ONLY:**

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten (10) days** before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

**City of Novi Ordinance, Section 3107. - Miscellaneous**

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

**PLEASE TAKE NOTICE:**

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

*Don Ho*  
Applicants Signature

8/21/2014  
Date

*Carol L. Butske*  
Property Owners Signature

08.21.2014  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

\_\_\_\_\_ Denied

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



## Walsh, Thomas

---

**From:** David Hutchinson <dave.hutchinson@oracle.com>  
**Sent:** Wednesday, August 27, 2014 9:55 AM  
**To:** Walsh, Thomas  
**Cc:** Julie; Hutchinson- Trae (David Hutchinson)  
**Subject:** [SPAM-GFI] - Summary on address 48100 Nine Mile Rd

Tom

Thanks again for all the help and guidance on our Novi home project.

Currently on the property are three accessory buildings.

- A tool Shed directly behind the barn, and approximate dimensions are 12ft by 7ft
- A barn, and approximate dimensions are 40ft by 30ft
- An open faced shed (walls on three sides), and approximate dimensions are 39ft by 20ft
- The home site is approximately 10+ acres

We have submitted to the city for variance approval to build a four car garage attached to existing home and approximate dimensions are 30ft by 50ft..

Please let us know if you have any additional questions

Thank you,

David Hutchinson



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>



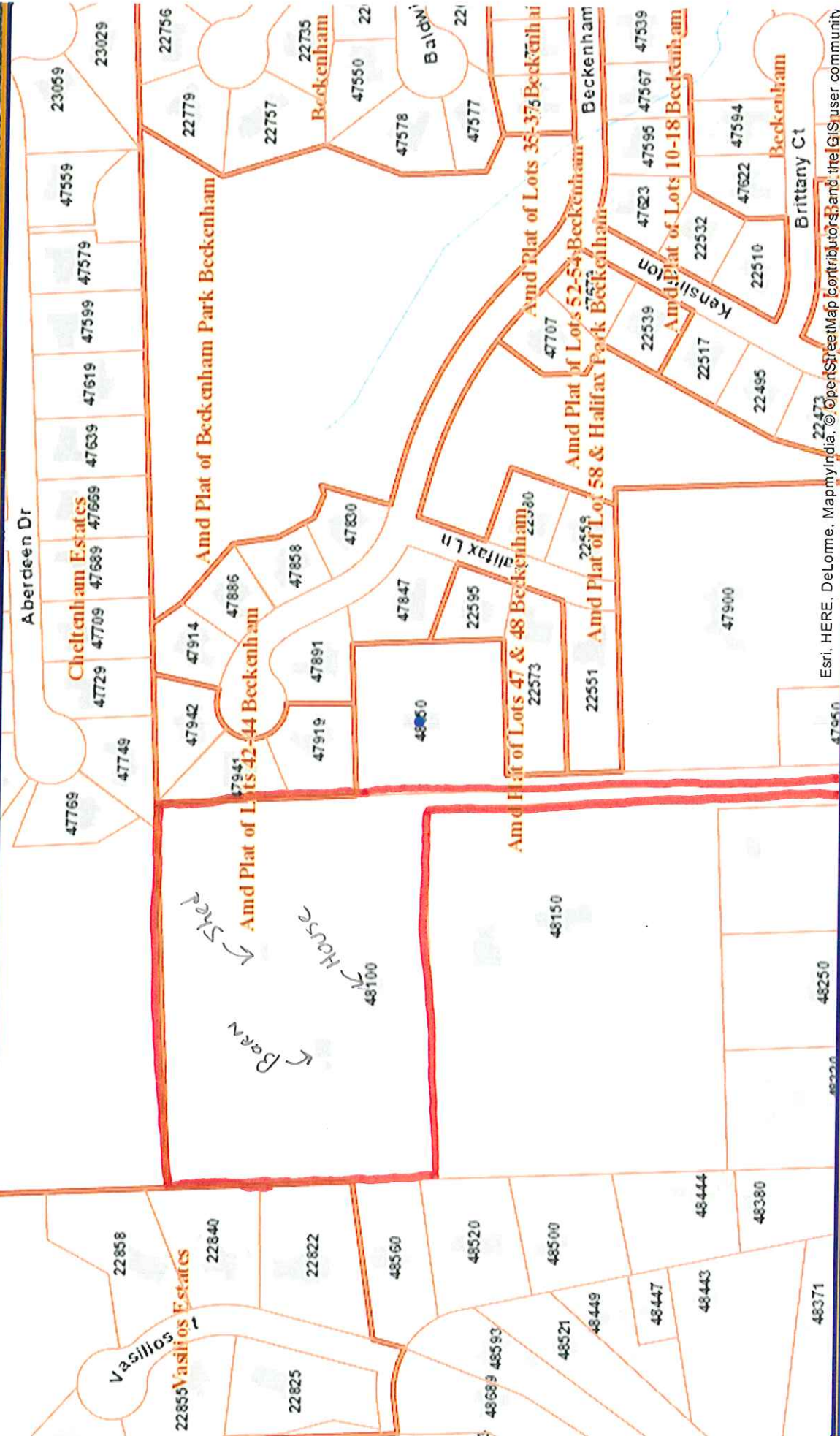
Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal



Author:  
Date: 8/18/2014



# Novi, MI



**CITY OF NOVI**  
  
**NOVI**  
 cityofnovi.org

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

Author:  
 Date: 8/18/2014

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/InternetSiteUsePolicy.asp>

MAP INTERPRETATION NOTICE

Scale: 1 inch = 376 feet  
 0 190 380 760 Feet



# Novi, MI

Nanda Enterprises 50-22-29-401-010

✕ Butske, Carol 50-22-29-400-005

48100 W Nine Mile Road

Griffith, Mary Jo 50-22-29-400-006

48150 W Nine Mile Road



## 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>

0 385 770 1540

Feet

1 inch = 778 feet

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



Author:  
Date: 6/17/2014







## Walsh, Thomas

---

**From:** David Hutchinson <dave.hutchinson@oracle.com>  
**Sent:** Wednesday, August 27, 2014 9:55 AM  
**To:** Walsh, Thomas  
**Cc:** Julie; Hutchinson- Trae (David Hutchinson)  
**Subject:** [SPAM-GFI] - Summary on address 48100 Nine Mile Rd

Tom

Thanks again for all the help and guidance on our Novi home project.

Currently on the property are three accessory buildings.

- A tool Shed directly behind the barn, and approximate dimensions are 12ft by 7ft
- A barn, and approximate dimensions are 40ft by 30ft
- An open faced shed (walls on three sides), and approximate dimensions are 39ft by 20ft
- The home site is approximately 10+ acres

We have submitted to the city for variance approval to build a four car garage attached to existing home and approximate dimensions are 30ft by 50ft..

Please let us know if you have any additional questions

Thank you,

David Hutchinson





**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>



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

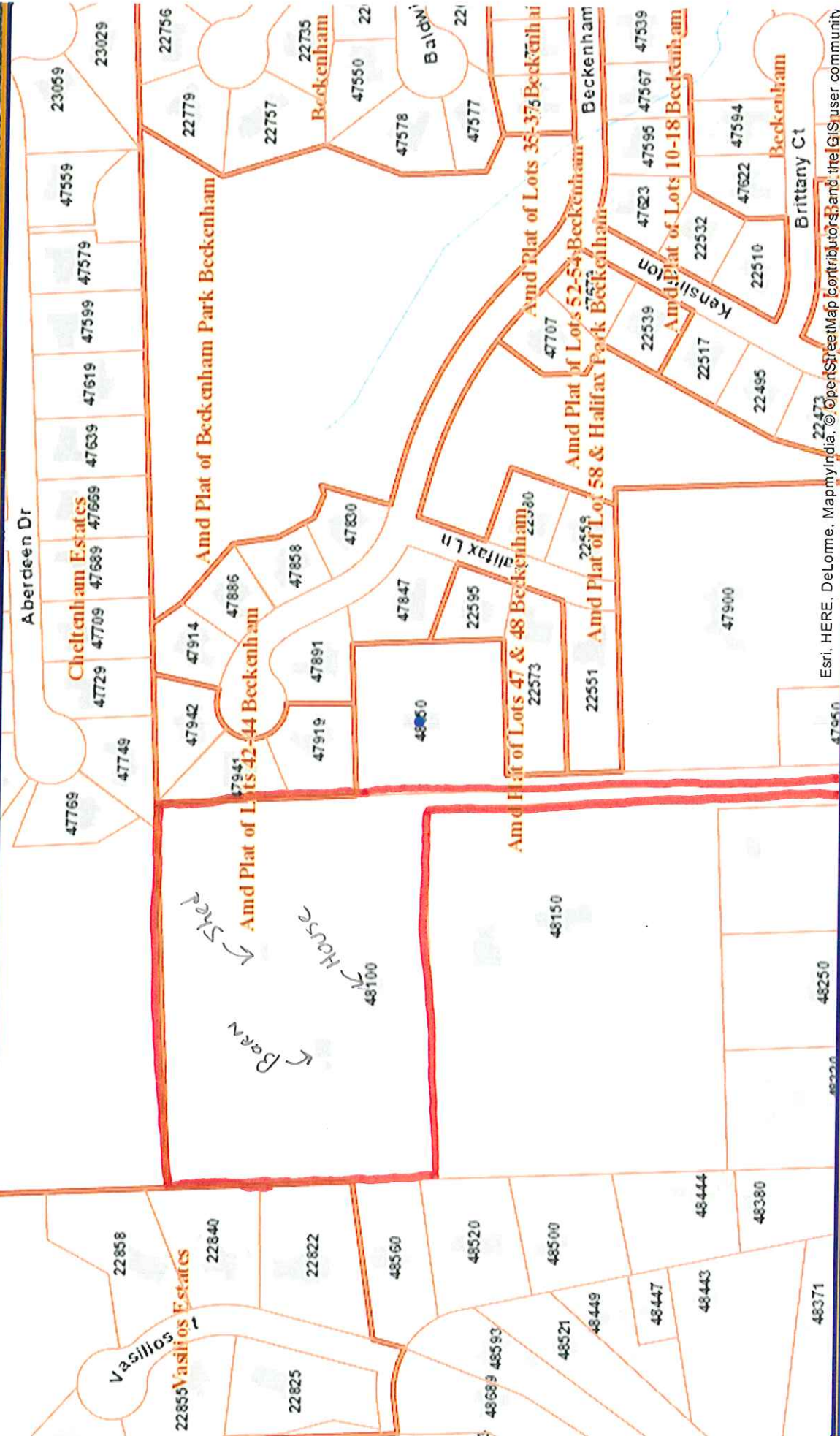


Author:  
Date: 8/18/2014





# Novi, MI



**CITY OF NOVI**  
  
**NOVI**  
 cityofnovi.org

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

Author:  
 Date: 8/18/2014

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

**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/ISiteUsePolicy.asp>

0 190 380 760  
 Feet  
 1 inch = 376 feet



# Novi, MI

Nanda Enterprises 50-22-29-401-010

✕ Butske, Carol 50-22-29-400-005

48100 W Nine Mile Road

Griffith, Mary Jo 50-22-29-400-006

48150 W Nine Mile Road



## 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>

1540

0 385 770

Feet

1 inch = 778 feet

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



Author:  
Date: 6/17/2014







600  
1375  
1200  
300  
2975

