

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

Case No. 12-033 21937 Meridian Lane

Location: 21937 Meridian Lane

Zoning District:

The applicant is requesting an exception to CITY OF NOVI, CODE OF ORDINANCES, Section 2400 which stipulates minimum rear yard setbacks and lot coverage for construction of a screen porch. Section 2400 requires that a site within an R-4 district have a minimum rear yard setback of 35' and a maximum lot coverage of 25% of the total lot size.

The applicant's plan has a proposed rear yard of 28', 7' short of the mandated 35' setback. Also, the proposed addition to the home increases the total lot coverage to 27% of the total lot size, 2% greater than the allowable maximum. The property is located south of 9 Mile Road and east of Meadowbrook Road.

Ordinance Sections:

- CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a site within a R-4 district have a minimum rear yard setback of 35'.
- CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a site within a R-4 district have a maximum lot coverage of 25% of the total lot size.

City of Novi Staff Comments:

This infringes upon two of the main restrictions on development within a R-4 district: setbacks and lot coverage. Since this request is not the result of an unusual lot shape or size, and will not unreasonably prevent the property owner from using the property for its permitted purpose as a residence, staff cannot support the request.

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.



cityofnovi.org

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For Official Use Only

ZBA Case No: 12-033 ZBA Date: _____ Payment Received: \$ _____ **RECEIVED** (Cash)

Check # _____ Include payment with cash or check written to "City of Novi."

JUN 28 2012

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal.

Applicant's Name NEAL ROBSON Date 6-26-12

Company (if applicable) ROBSON BUILDERS INC.

Address* 45736 KOZMA ST. City BELLEVILLE ST. M. I. ZIP 48111

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: _____

Phone Number (734) 699-3185 FAX Number (734) 699-3285
6-734-612-8088

Request is for:

Residential Construction (New/ Existing) _____ Vacant Property _____ Commercial _____ Signage

1. Address of subject ZBA case: 21937 MERIDIAN LANE ZIP 48375

2. Sidwell Number: 5022-36104016 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association Jurisdiction? Yes No Turtle Creek

4. Zoning: RA R-1 R-2 R-3 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST _____ OTHER

5. Property Owner Name (if other than applicant) GAIL HULETT

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested: REQUESTING LOT PERCENTAGE OF

1. Section 2400 Variance requested 2% TO 27%

2. Section 2400 Variance requested 7' REAR YARD VARIANCE FROM

3. Section _____ Variance requested 35' TO 28'

4. Section _____ Variance requested _____

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

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

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

① REQUESTING LOT PERCENTAGE COVERAGE FROM 25% TO 27% - SEE PLOT PLAN

② 7' REAR YARD VARIANCE FROM 35' TO 28'
SEE PLOT PLAN

10. 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:

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.

Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision. There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

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

Construct New Home/Building Addition to Existing Home/Building Accessory Building
 Use Signage Other


Applicant's Signature

Date


Property Owners Signature

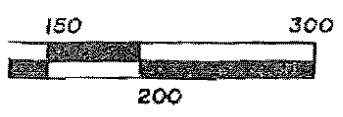
7/2/2012
Date

DECISION ON APPEAL

Granted Denied Postponed by Request of Applicant Board

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

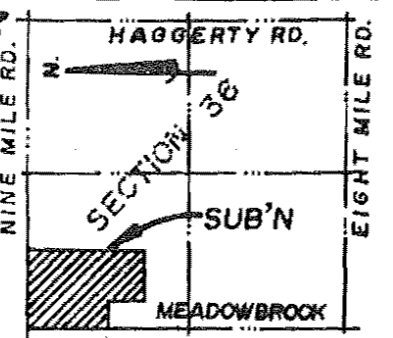


Sheet 1 of 2 sheets
77-129943

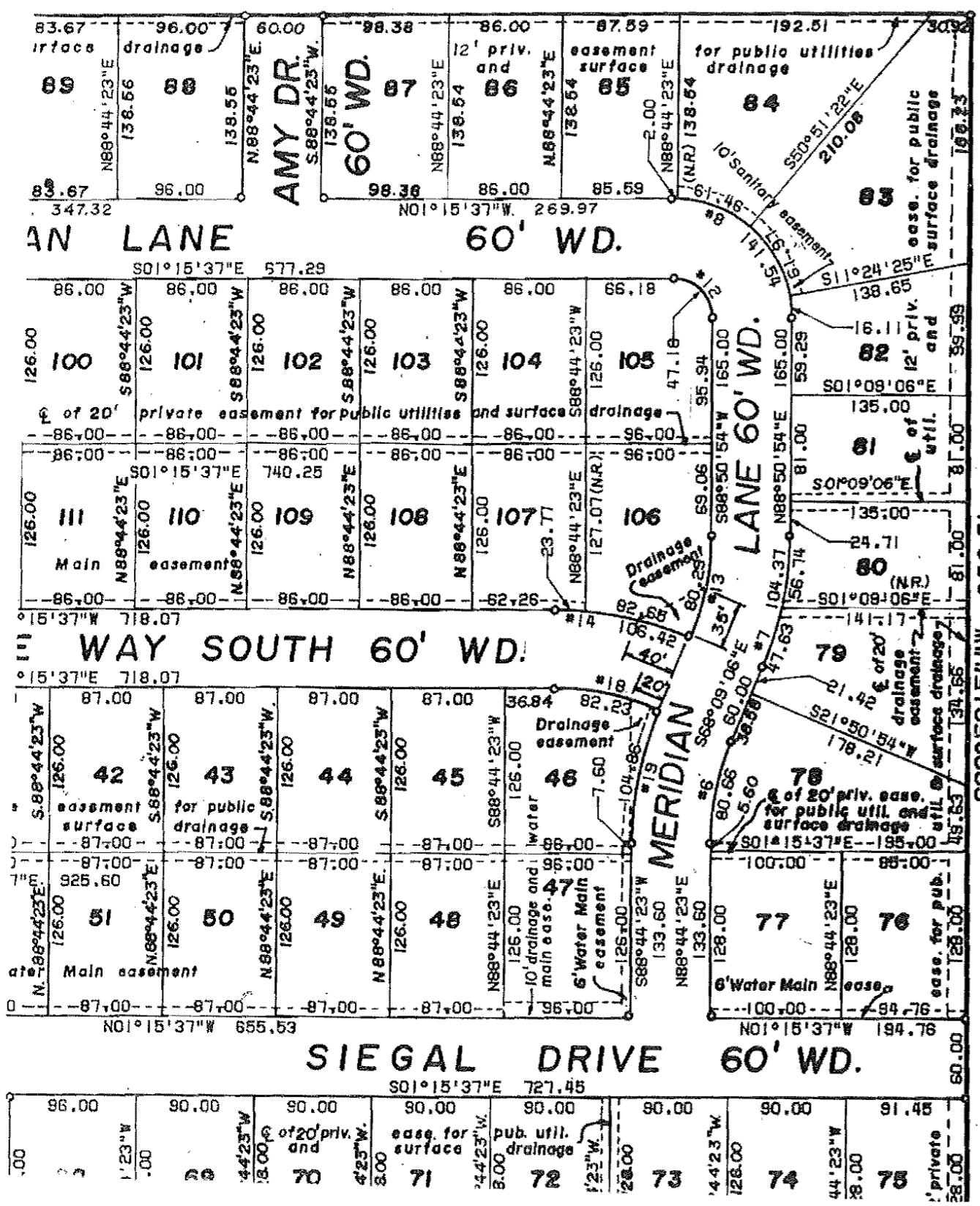
Inch = 100 Feet

UNPLATTED

HARB, ANDERSON & ASSOC.
Civil Engineers & Land Surveyors
6400 FARMINGTON RD.
West Bloomfield Twp., Mich.

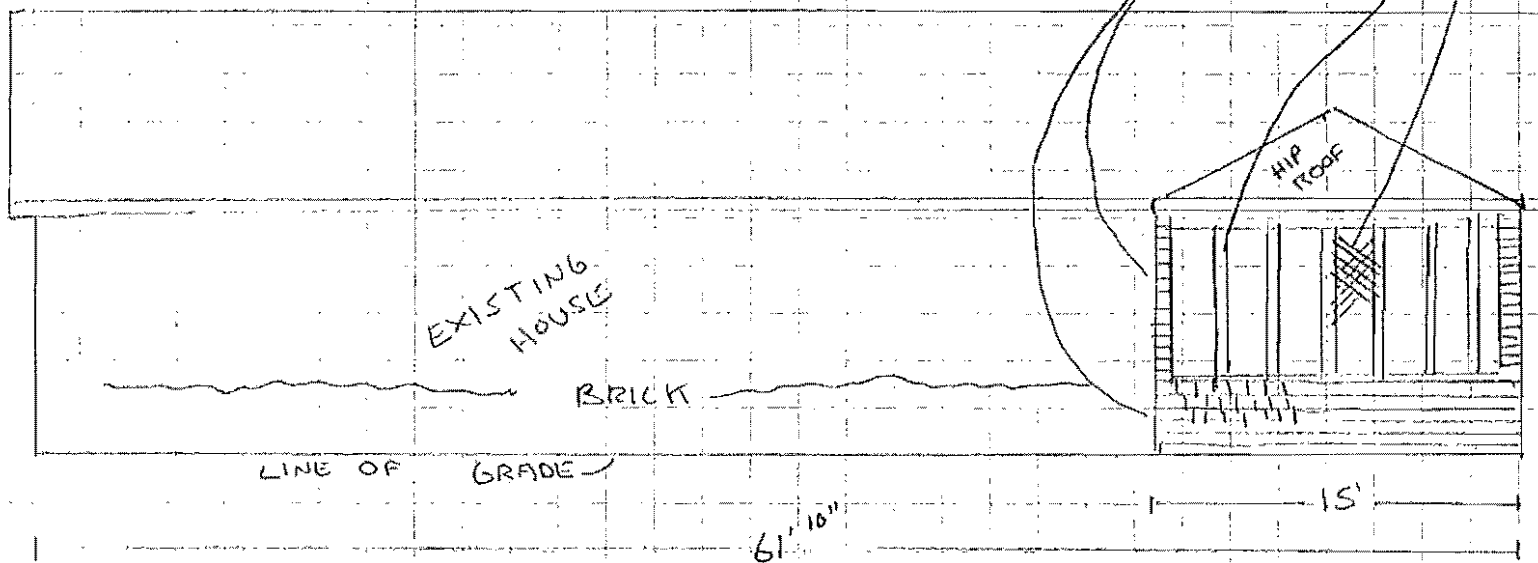


LOCATION MAP
SCALE: 1" = 3000'



UNPLATTED

SCREEN
CEDAR POSTS
BRICK COLUMNS & BRICK TO MATCH EXISTING



REAR ELEVATION - WEST SIDE

Date : June 20, 2012

To: City of Novi Building Department

From: Turtle Creek Homeowner's Association
Robert Glubzinski

Subject : 21937 Meridian Lane
Novi MI 48375

Turtle Creek Homeowner's Association approves the construction of the new screened in porch for homeowner Gail Hulett at his Turtle Creek residence.

This approval is based solely on compliance with Turtle Creek Subdivision's Declaration of Covenants, Agreements and Restrictions.

Turtle Creek Homeowner's Association takes no responsibility with compliance to building codes and restrictions, written or understood, which are adopted by the City of Novi Building Department.

If you should need anyu additional information, please contact me at email glubz@aol.com.

Respectfully yours,



Robert A. Glubzinski
President
Turtle Creek Homeowner's Association.

Cc: file

$\frac{3}{32} = 1'$

① ORDINANCE SECTION 2400 - 86' X 126' LOT SIZE = 10,836 SQ FEET -
 LOT COVERAGE VARIANCE - 25% TOTAL LOT COVERAGE = 2,709 SQ FT
 EXISTING HOUSE-GARAGE & ADDITION = 2,808 SQ FT
 NUMBER OF SQ FEET OVER 25% 99 SQ FT.

② ORDINANCE SECTION 2400-PROPOSED ADDITION IS 7' PAST REQUIRED
 REAR SETBACK VARIANCE - 35' REAR SETBACK

