



cityofnovi.org

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

Case No. PZ12-0050

Location: 1316 East Lake Drive

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

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2400 to allow construction of a new single family home on an existing lakefront lot with a reduced front setback of 18.6 ft, a minimum side setback of 5.92 ft, an reduced aggregate side setback of 11.92 ft. and a maximum lot coverage of 37%. The property is located east of Novi Road and south of 14 Mile Road.

Ordinance Sections:

- CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires that a structure within a R-4 zoning district have a minimum front yard setback of 30', minimum side setback of 10 ft., a minimum aggregate side setback of 25 ft. and maximum 25% lot coverage.

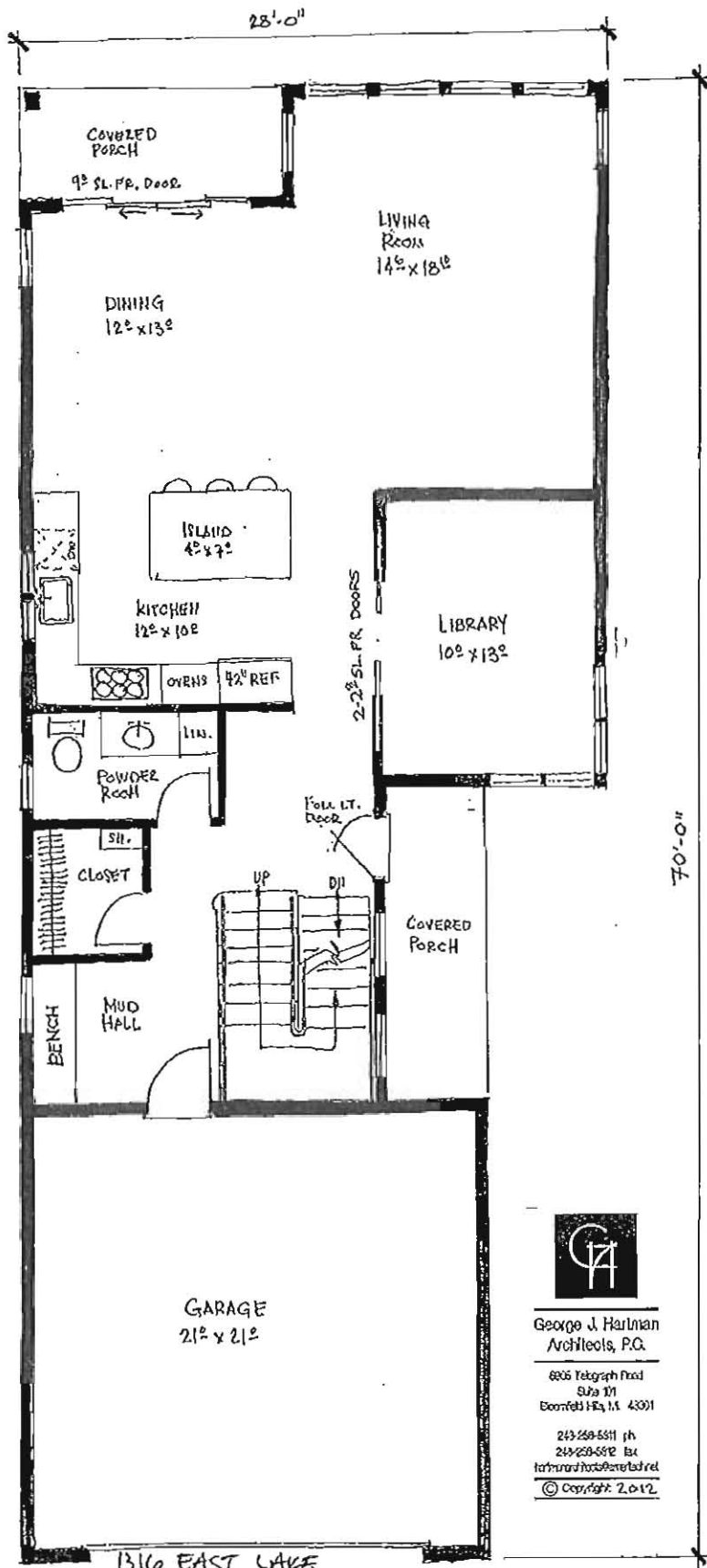
City of Novi Staff Comments:

This request is similar to a number of past cases to come before the board in that a new home is proposed for an existing narrow lakefront lot. Due to the 40 foot width of the lot and limited area a number of variances are needed to allow a workable envelope for even a modest new home. Staff supports the request provided the requested variance is found to not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district.

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.



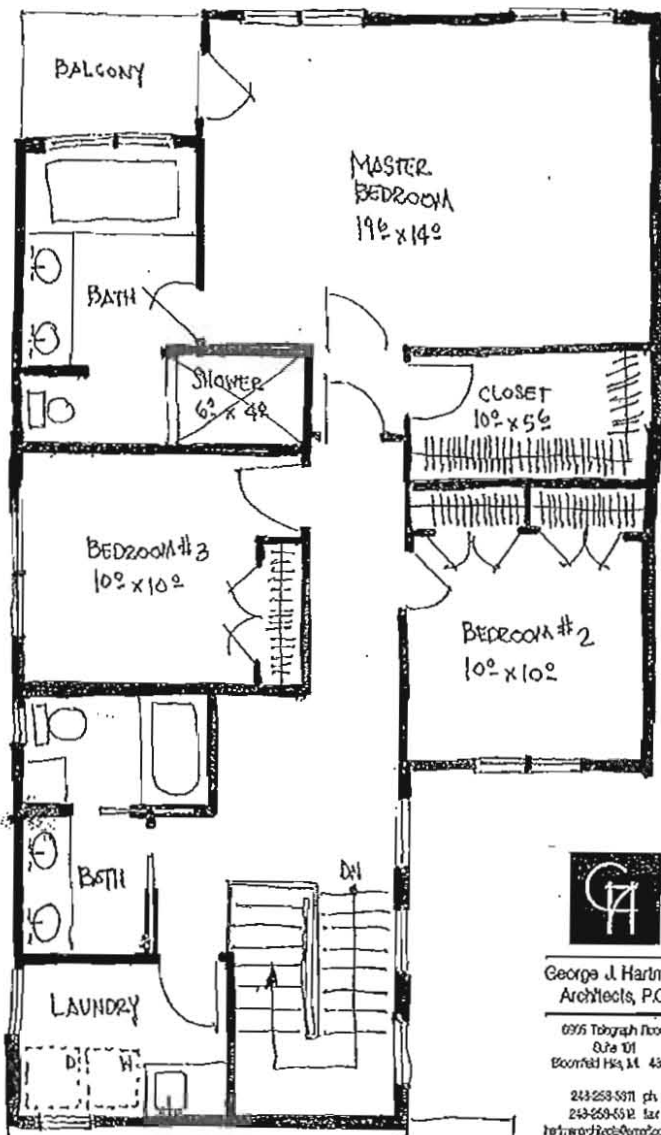
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1316 EAST LAKE
FIRST FLOOR ≈ 1133 S.F.



1316 EAST LAKE
SECOND FLOOR
 OPTION 'B'



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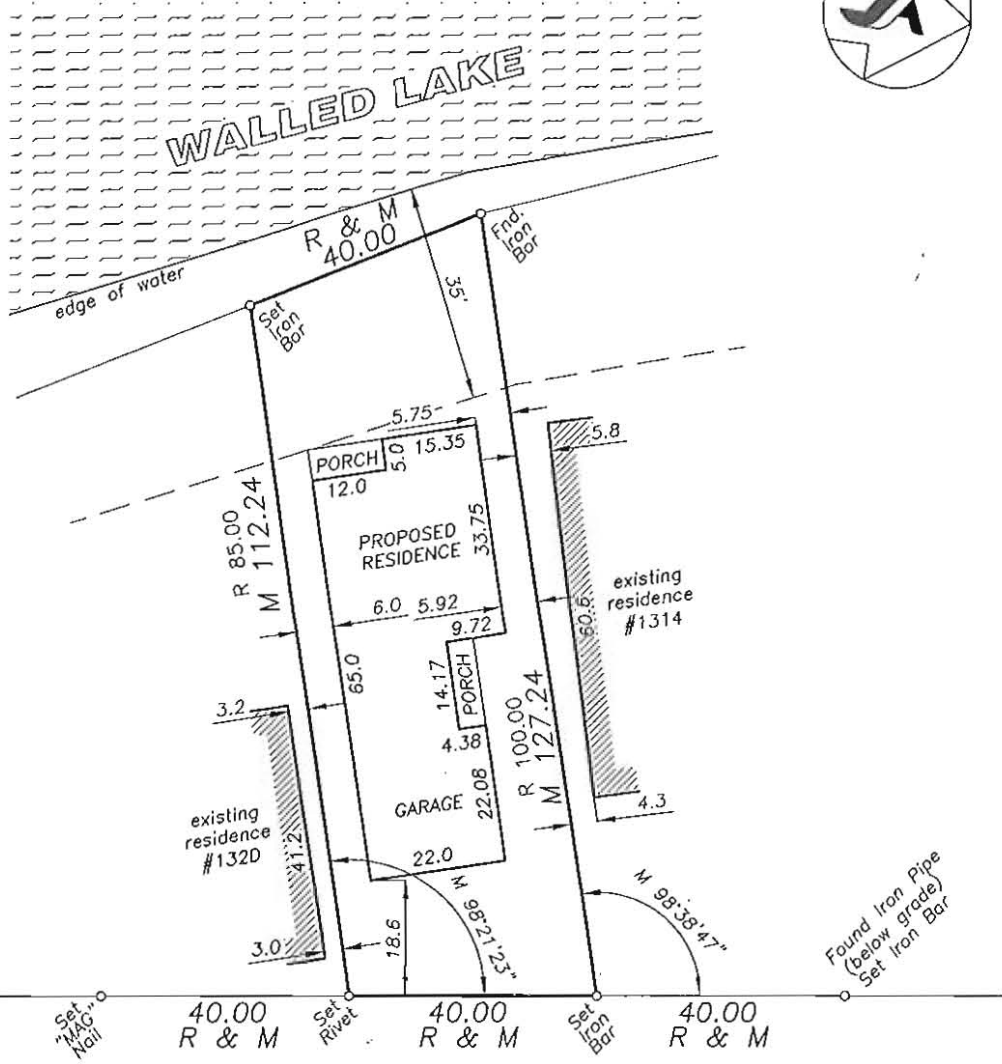
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1316 EAST LAKE



EAST LAKE DRIVE

LEGEND

- R = Recorded
- M = Measured
- CONC. = Concrete
- MON. = Monument
- SSB = Set Steel Bar
- SMAG = Set Mag Nail
- FCM = Found Conc. Mon.
- FSB = Found Steel Bar
- FIP = Found Iron Pipe
- ↔ = Line Break

000.00 = EXISTING ELEV.
 000.00 = PROPOSED ELEV.
 ——— = DRAINAGE COURSE



PROPOSED RESIDENCE

prepared for: LERMAN CORPORATION
 6905 TELEGRAPH RD., SUITE 100
 BLOOMFIELD HILLS, MI 48301
 (248) 258-9960
 (248) 258-9963 fax

JEKABSON & ASSOCIATES, P.C.
 Professional Land Surveyors
 1320 Goldsmith, Plymouth, MI 48170
 (734) 474-7200 (734) 474-7272 fax
 by *John Jekabson*



PLAN	Custom
DATE	09 OCT 12
JOB NO.	12-10-002
SCALE	1" = 20'
DRAWN	JRN
CHECKED	JGE
SHEET	1 OF 1

3 WORKING DAYS
 BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 (TOLL FREE)

City of Novi 1316 East Lake Dr



Date: 11/2/2012

MAP INTERPRETATION NOTICE

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