

COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road Novi, MI 48375 (248) 347-0415 Phone (248) 735-5600 Facsimile www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals ZONING BOARD APPEALS DATE: November 19, 2019

REGARDING: Parcel #50-22-02-357-010 (PZ19-0043)

BY: Larry Butler, Deputy Director Community Development

. GENERAL INFORMATION:

Applicant

Jenny Griffith

Variance Type

Dimensional

Property Characteristics

Zoning District: Single Family Residential

Location: East of Old Novi Road and South of East Lake Drive

Parcel #: 50-22-02-357-010

Request

The applicant is requesting variances from the Novi Zoning Ordinance Section 3.1.5 for a 4 foot left and right side yard variance for a proposed 6 and 11 foot side yards: 10 and 15 foot allowed by code 25 foot total required; and for a 19 foot front yard variance for a proposed 11 foot setback (30 feet required; a 31 foot variance for a proposed 4 foot rear yard setback, (35 feet required); and a 29% variance for a proposed 54% lot coverage (25% max required). The applicant was previously granted lesser variances on February 12, 2019. This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1.	I	move	that	we	grant	the	variance	in	Case	No.	PZ19-0043,	sought	by for
		ffi ou deut se						_ b	ecause	Petitic	oner has sho	own prac	
	difficulty requiring												
	(a) Without the variance Petitioner will be unreasonably prevented or limited with respet to use of the property because										pect		
		(b) The	e prope	erty is u	ınique b	ecaus	se				·		

(c)	Petitioner did not create the condition because							
(d)	The relief granted will not unreasonably interfere with adjacent or surrounding properties because							
(e)	The relief if consistent with the spirit and intent of the ordinance because							
(f) The variance granted is subject to:								
	1 2							
	3 4							
 	ve that we <u>deny</u> the variance in Case No. PZ19-0043 , sought by							
for because Petitioner has not sho practical difficulty requiring								
(a)	The circumstances and features of the property including are not unique because they exist generally throughout the City.							
(b)	The circumstances and features of the property relating to the variance request are self-created because							
(c)	The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that							
(d)	The variance would result in interference with the adjacent and surrounding properties by							
(e)	Granting the variance would be inconsistent with the spirit and intent of the ordinance to							

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler Deputy Director Community Development City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Add	(ase)	Application Fee:	\$250.00			
PROJECT NAME / SUBDIVISION Griffith/Chapman						
ADDRESS	LOT/SIUTE/SPACE #	Meeting Date: N_{0}	ov. 19, 2019			
T1N, R8E, SEC 2 CHAPMAN WALLED LAKE SUB L	OT 64	64		•		
SIDWELL # May be obtain from Assessing Department (248) 347-0485 ZBA Case #: PZ 9 - 6043						
CROSS ROADS OF PROPERTY East Lake Drive & Monlicello						
IS THE PROPERTY WITHIN A HOMEOWNER'S ASS	OCIATION JURISDICTION?	REQUEST IS FOR:				
☐ YES 🗹 NO			MERCIAL 🗌 VACANT PR	operty 🗆 signage		
DOES YOUR APPEAL RESULT FROM A NOT	ICE OF VIOLATION OR	CITATION ISSUED?	s 🗹 no			
II. APPLICANT INFORMATION	EMAIL ADDRESS	CHILD STREET STREET	REPORT FOR THE PARTY.			
A. APPLICANT	jenny.griffith@gmail.co	ım	CELL PHONE NO. (248) 33-6845			
NAME	, , , , ,		TELEPHONE NO.			
Jenny Griffith			(248) 330-6845			
ORGANIZATION/COMPANY n/a			FAX NO.			
ADDRESS 42317 Whittler Trail		CITY Novi	STATE MI	ZIP CODE 48377		
B. PROPERTY OWNER CHECK HE	ERE IF APPLICANT IS ALSO	O THE PROPERTY OWNER	IVII	40377		
Identify the person or organization that	EMAIL ADDRESS	THE THOTENT OWNER	CELL PHONE NO.			
owns the subject property:	jenny.griffith@gmail.	com				
NAME Jenny Griffith			TELEPHONE NO.			
ORGANIZATION/COMPANY			FAX NO.			
ADDRESS		CITY	STATE	ZIP CODE		
42317 Whittler Trail		Novi	MI	48377		
III. ZONING INFORMATION A. ZONING DISTRICT						
l <u> </u>						
□ R-A □ R-1 □ R-2	□ R-3 □ R-4		□ MH			
☐ I-2 ☐ RC	☐ TC ☐ TC-1	\square other				
B. VARIANCE REQUESTED						
INDICATE ORDINANCE SECTION (S) AND						
	ariance requested	side setback proposed 4' & 4' - variance of 6' & 11' (25 required (10' & 15')				
	ariance requested	front yard proposed 11' - (30' required - variance 19')				
	ariance requested	rear yard proposed 4' (35' required - variance 31')				
4. Section 3.1.5 5. Section	Variance requested	max lot coverage proposed 54% (25% required - variance 29%)				
IV. FEES AND DRAWNINGS	uriance requeseu		HE WAS SURREIN	NEXT PROPERTY.		
A. FEES						
☐ Single Family Residential (Existing) \$200 ☐ (With Violation) \$250 ☑ Single Family Residential (New) \$250						
☐ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 ☐ Signs \$300 ☐ (With Violation) \$400						
☐ House Moves \$300 ☐ Special Meetings (At discretion of Board) \$600						
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF						
Dimensioned Drawings and Plans Existing & proposed distance to adjacent property lines						
Site/Plot Plan Existing or proposed buildings or a	ddition on the care	 Location of existing 	& proposed signs, if a	pplicable		
 Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable Floor plans & elevations Any other information relevant to the Variance application 						



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE							
A. VARIANCE (S) REQUESTED							
DIMENSIONAL USE SIGN							
here is a five-(5) hold period before work/action can be taken on variance approvals.							
B. SIGN CASES (ONLY) Your signature on this application indicates that you agree to install a Mock-Up Sign ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is NOT to be 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.							
C. ORDINANCE							
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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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.							
D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL							
PLEASE TAKE NOTICE:							
he undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made							
☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE							
T : 300000							
31014/0L							
ACCESSORY BUILDING USE OTHER							
The Market Market Control of the Market Cont							
ACCESSORY BUILDING USE OTHER APPLICANT & PROPERTY SIGNATURES APPLICANT Applicant Signature PROPERTY OWNER The applicant is not the owner, the property owner must read and sign below:							
ACCESSORY BUILDING USE OTHER APPLICANT & PROPERTY SIGNATURES APPLICANT Applicant Signature PROPERTY OWNER The applicant is not the owner, the property owner must read and sign below: The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is large aware of the contents of this application and related enclosures. Property Owner Signature Date							
ACCESSORY BUILDING USE OTHER APPLICANT & PROPERTY SIGNATURES APPLICANT PROPERTY OWNER The applicant is not the owner, the property owner must read and sign below: the undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures. Property Owner Signature TIL. FOR OFFICIAL USE ONLY							
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ACCESSORY BUILDING USE OTHER // APPLICANT & PROPERTY SIGNATURES APPLICANT Applicant Signature PROPERTY OWNER The applicant is not the owner, the property owner must read and sign below: pe undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is fare aware of the contents of this application and related enclosures. // I. FOR OFFICIAL USE ONLY ECISION ON APPEAL:							



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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

a.	in existence on the effective date of the Zoning Ordinance or amendment.							
	☐ Not Applicable	Applicable	If applicable, desc	ribe below:				
	Narrow lake lot. 30' x 80'							
		and/c	or					
b.	Environmental Cond other extraordinary s ✓ Not Applicable	ituations on the lanc	ppographic or environmen d, building or structure. If applicable, desc					
		and/o	r					
c.	to the subject prope	rty would prohibit th	ent of the property immedia e literal enforcement of the e significant practical diffic If applicable, desc	e requirements culties.				

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Narrow lake lot. 30' x 80'

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in 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.

Strict compliance would result in a non-buildable site.

Standard #4. Minimum Variance Necessary.

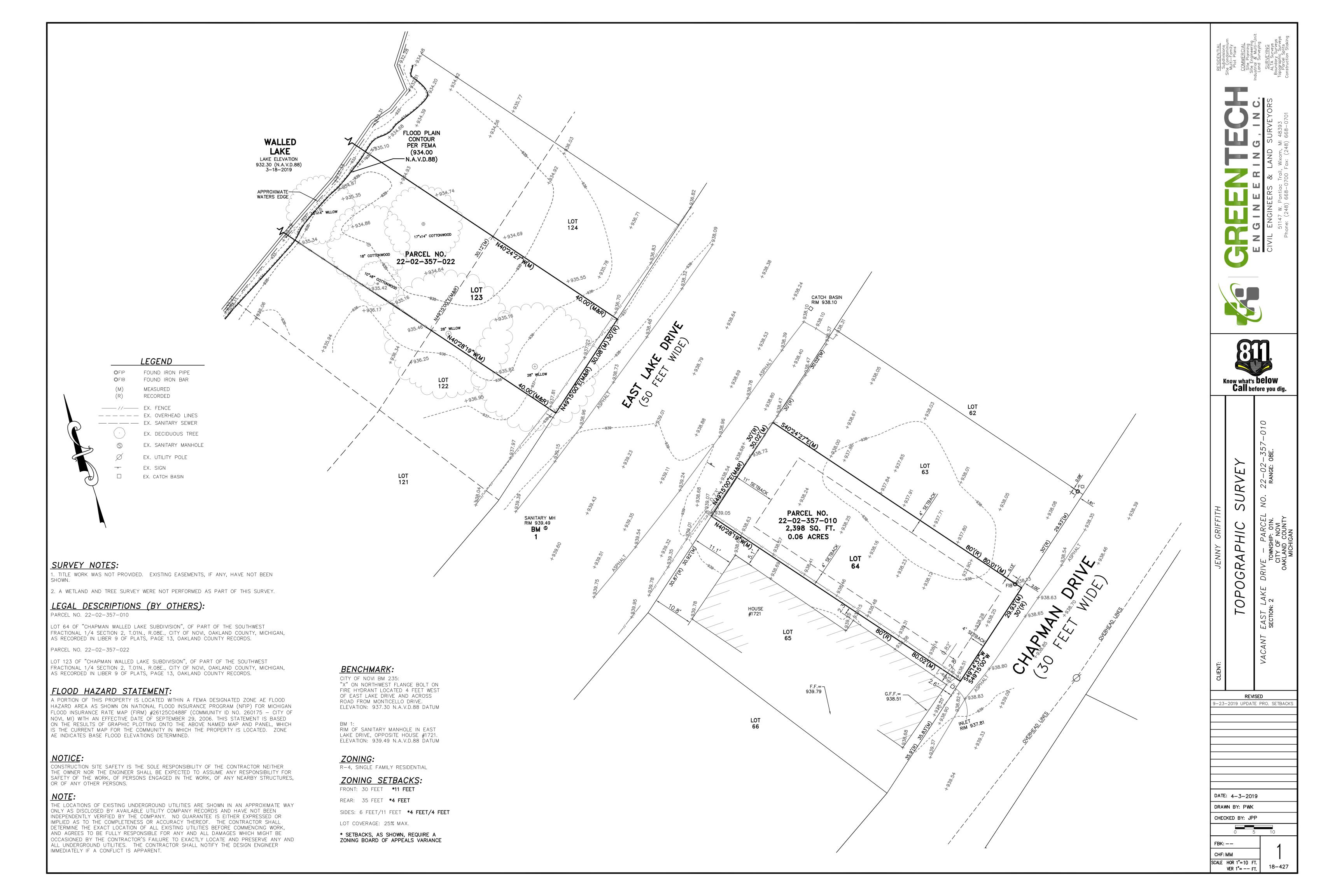
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

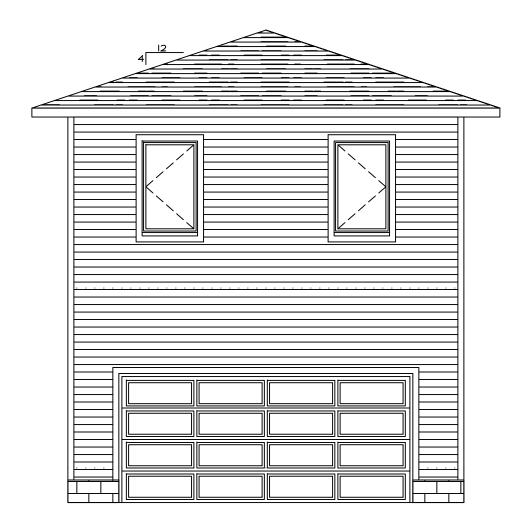
Proposed house width and depth is equal to numerous homes in the subdivision.

Standard #5. Adverse Impact on Surrounding Area.

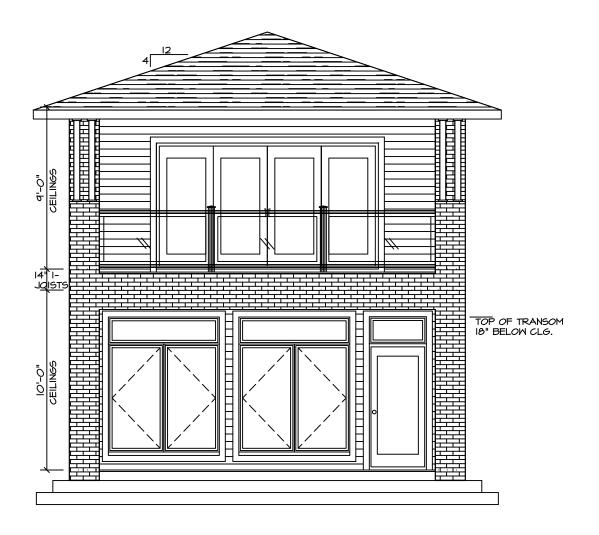
Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Proposed home will increase property values of homes in surrounding area. There is considerable building and remodeling on lake lots increasing the value of the homes around them. A brand new home will be an impovement to the neighborhood. It will also add an esthetic value.





REAR ELEVATION



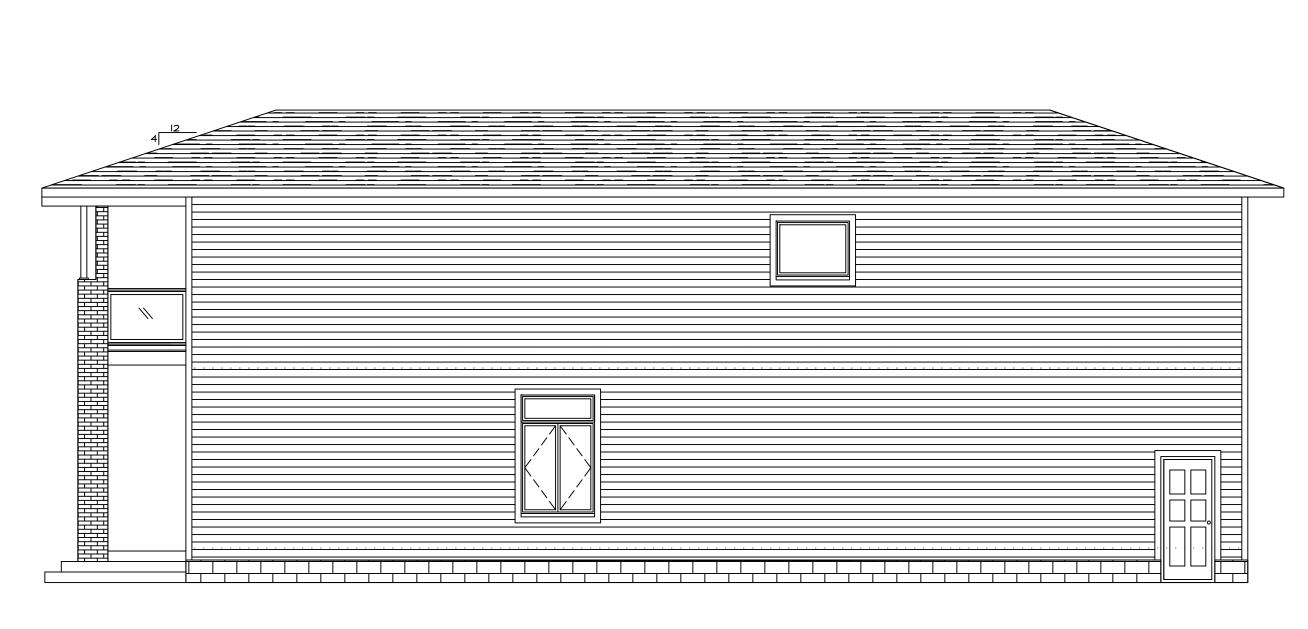
FRONT ELEVATION

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

FRONT & REAR ELEVS.

JENNY GRIFFITH LAKE HOUSE 0 2' 4' 0' 8' 10' 12' 14' 16'

S/L 64 CHAPMAN WALLED LAKE SUBD. DWGS. BY: RESIDENTIAL DESIGN (440) 539-0754



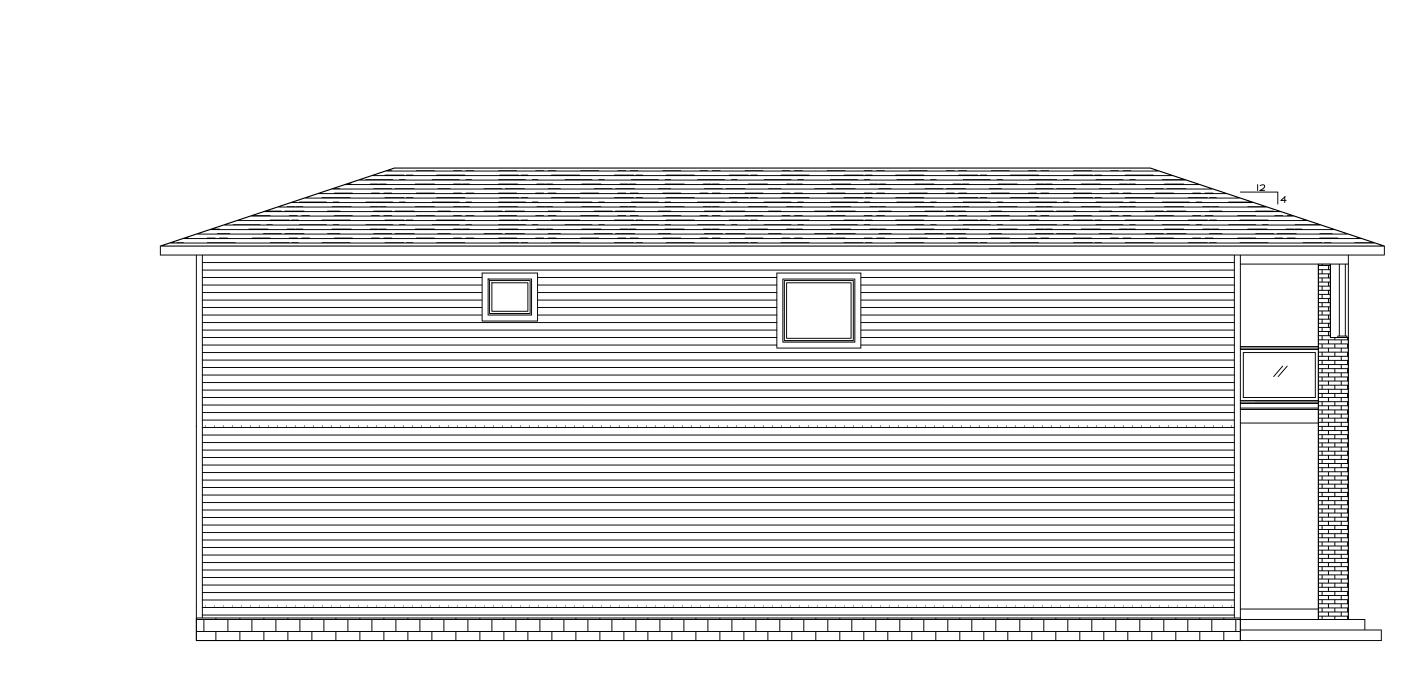
RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

RIGHT SIDE ELEVATION

JENNY GRIFFITH LAKE HOUSE 0 2' 4' 06' 8' 10' 12' 14' 16'

S/L 64 CHAPMAN WALLED LAKE SUBD. DWGS. BY: RESIDENTIAL DESIGN (440) 539-0754



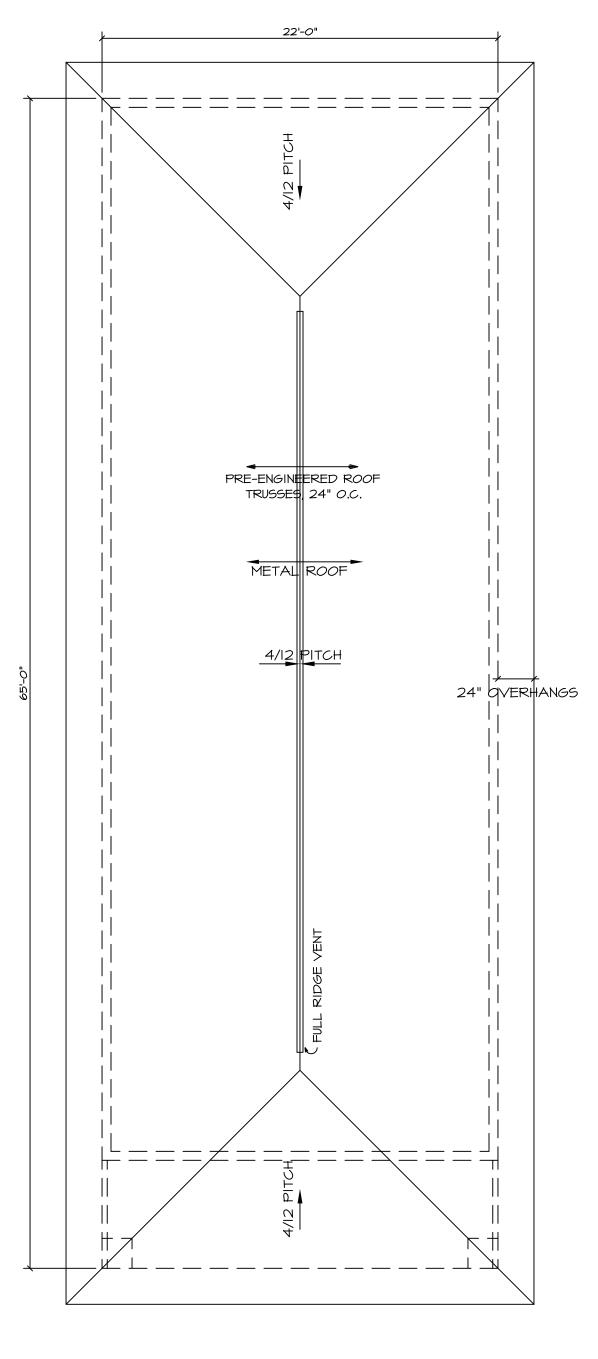
LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

LEFT SIDE ELEVATION

JENNY GRIFFITH LAKE HOUSE 0 2' 4' 06' 8' 10' 12' 14' 16'

S/L 64 CHAPMAN WALLED LAKE SUBD. DWGS. BY: RESIDENTIAL DESIGN (440) 539-0754



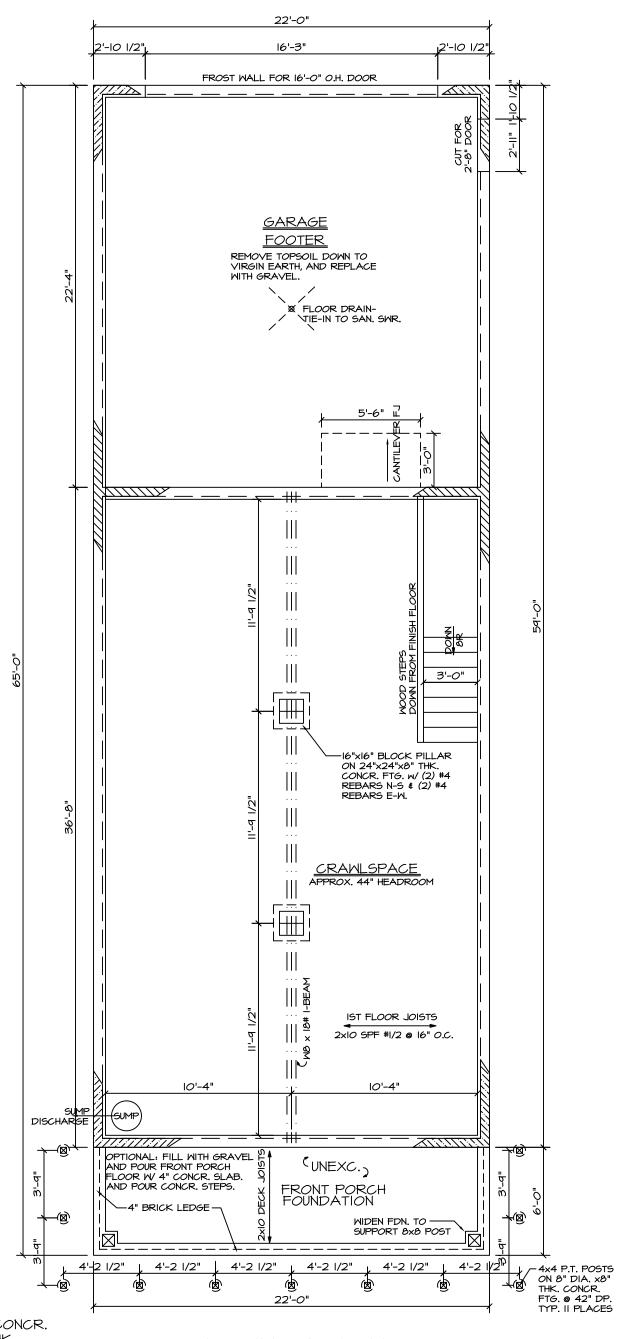
ROOF PLAN

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

ROOF PLAN

JENNY GRIFFITH LAKE HOUSE

S/L 64 CHAPMAN WALLED LAKE SUBD. Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



6-COURSES OF 8" CONCR. BLOCK, ON 16×8" THK. CONCR. FTG. VERT. REINF. IN WALL = #4 REBAR @ 48" O.C.

FOUNDATION PLAN

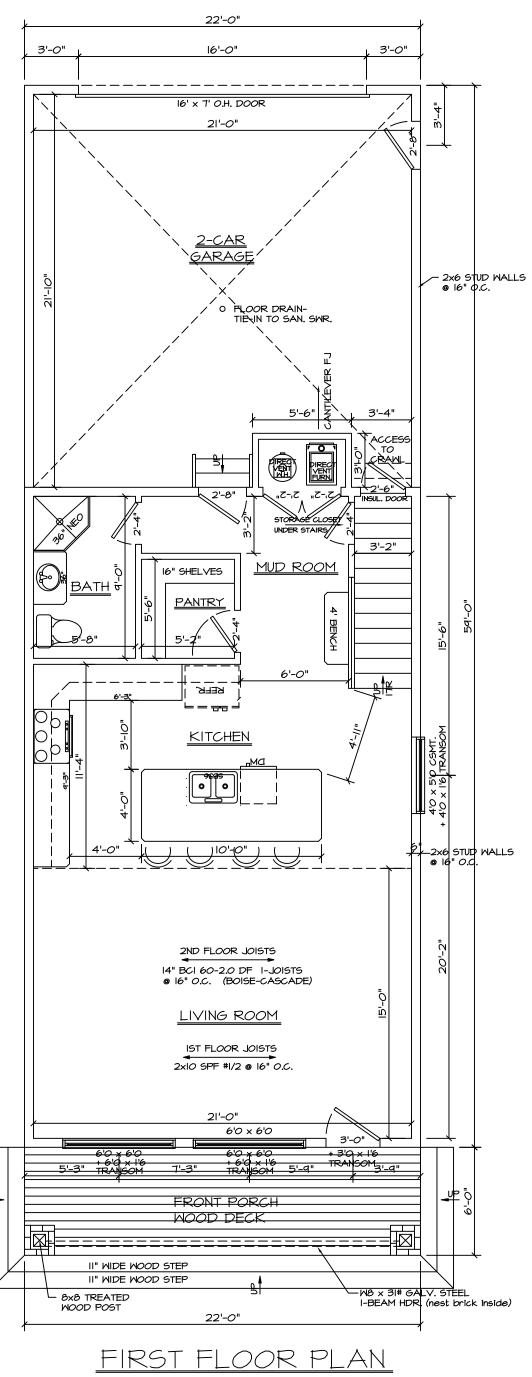
OPTIONAL: 4'-0" TALL POURED CONCR. WALLS ON 16x8" THK CONCR. FTG.

SCALE: 3/16" = 1'-0", ON 11 x 17" SHEET

FOUNDATION PLAN

JENNY GRIFFITH LAKE HOUSE

S/L 64 CHAPMAN WALLED LAKE SUBD. Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754

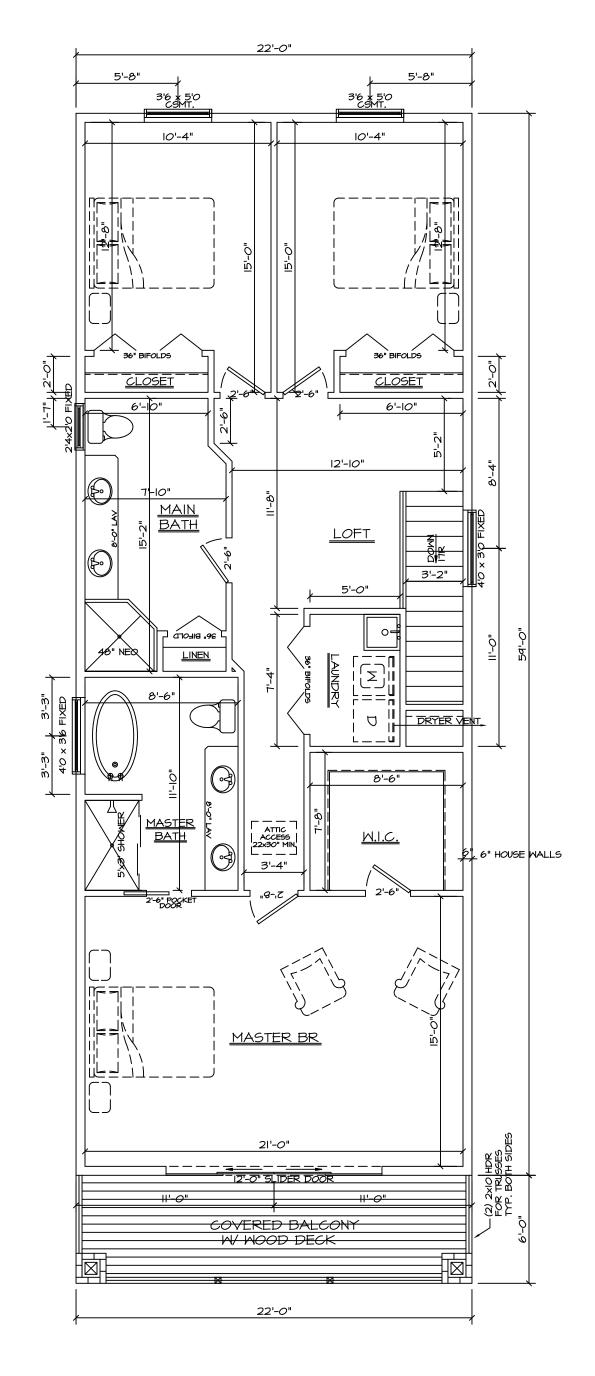


823 SQ. FT.

SCALE: 3/16" = 1'-0" N II x 17" SHEET FIRST FLOOR PLAN

JENNY GRIFFITH LAKE HOUSE S/L 64 CHAPMAN WALLED LAKE SUBD.

Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754



SECOND FLOOR PLAN

1298 SQ. FT. 9'-0" CEILINGS

SCALE: 3/16" = 1'-0" ON 11 x 17" SHEET

SECOND FLOOR PLAN

JENNY GRIFFITH LAKE HOUSE

S/L 64 CHAPMAN WALLED LAKE SUBD. Dwgs by: Paul A. Trimarchi, P.E. (440) 539-0754