



cityofnovi.org

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

Case No. PZ13-0010 24926 Bloomfield Ct.

Location: 24926 Bloomfield Ct.

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

The applicant is requesting a variance from the CITY OF NOVI, CODE OF ORDINANCES, Section 2503.1(E) to allow construction of a new single family home with an attached garage of 1215 square feet. The property is located west of Beck Road and north of 8 Mile Road.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2503.1(E) allows accessory uses of up to 850 square feet in the R-4 Zoning District.

**City of Novi Staff Comments:**

The petitioner is proposing to construct a new single family detached home on an existing lot with an R-4 zoning designation. The Zoning Ordinance allows a maximum of 850 square feet total for attached and detached accessory uses and structures. While the lot is certainly unique, variances were granted previously to accommodate the home on the site.

**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 because \_\_\_\_\_.
- The need is not self-created because \_\_\_\_\_.
- 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 because \_\_\_\_\_.
- 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 because \_\_\_\_\_.
- 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 because \_\_\_\_\_.



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For Official Use Only

ZBA Case No: P213-0010 ZBA Date: 3/12/13 Payment Received: \$ 200 (Cash)

Check # 3191 Include payment with cash or check written to "City of Novi."

**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 JOHN MUNDT Date 1/30/13

Company (if applicable) SUNSHINE HOMES II, LLC

Address\* 7125 ORCHARD LAKE RD, 200 City WEST BLOOM ST MI ZIP 48322  
\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: johnmndt@sunshineways.com

Phone Number (248) 865-1027 FAX Number (248) 865-1630

Request is for:

Residential Construction (New/ Existing)  Vacant Property  Commercial  Signage

1. Address of subject ZBA case: 24926 BLOOMFIELD CT ZIP 48375

2. Sidwell Number: 5022-24-302-027 may be obtained from Assessing Department (248) 347-0465

3. Is the property within a Homeowner's Association jurisdiction? Yes  No

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

5. Property Owner Name (if other than applicant) \_\_\_\_\_

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

7. Indicate ordinance section(s) and variances requested:

- 1. Section 25031, SUPP Variance requested EXCEPT ASO SE
- 2. Section \_\_\_\_\_ Variance requested \_\_\_\_\_
- 3. Section \_\_\_\_\_ Variance requested \_\_\_\_\_
- 4. Section \_\_\_\_\_ Variance requested \_\_\_\_\_

8. Please submit an accurate, scaled drawing of the property showing: 11955F IN JOHN MUNDT HOME #12155F - 2/8/13

- 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.

**RECEIVED**

JAN 30 2013

CITY OF NOVI

COMMUNITY DEVELOPMENT

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

\* PLEASE SEE ATTACHED SHEET

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:

\* PLEASE SEE ATTACHED SHEET

**SIGN CASES ONLY:**

Your signature on this application indicates that you agree to install a **Mock-Up Sign** (in 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

Applicants Signature

Date

1/30/13

Property Owners Signature

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

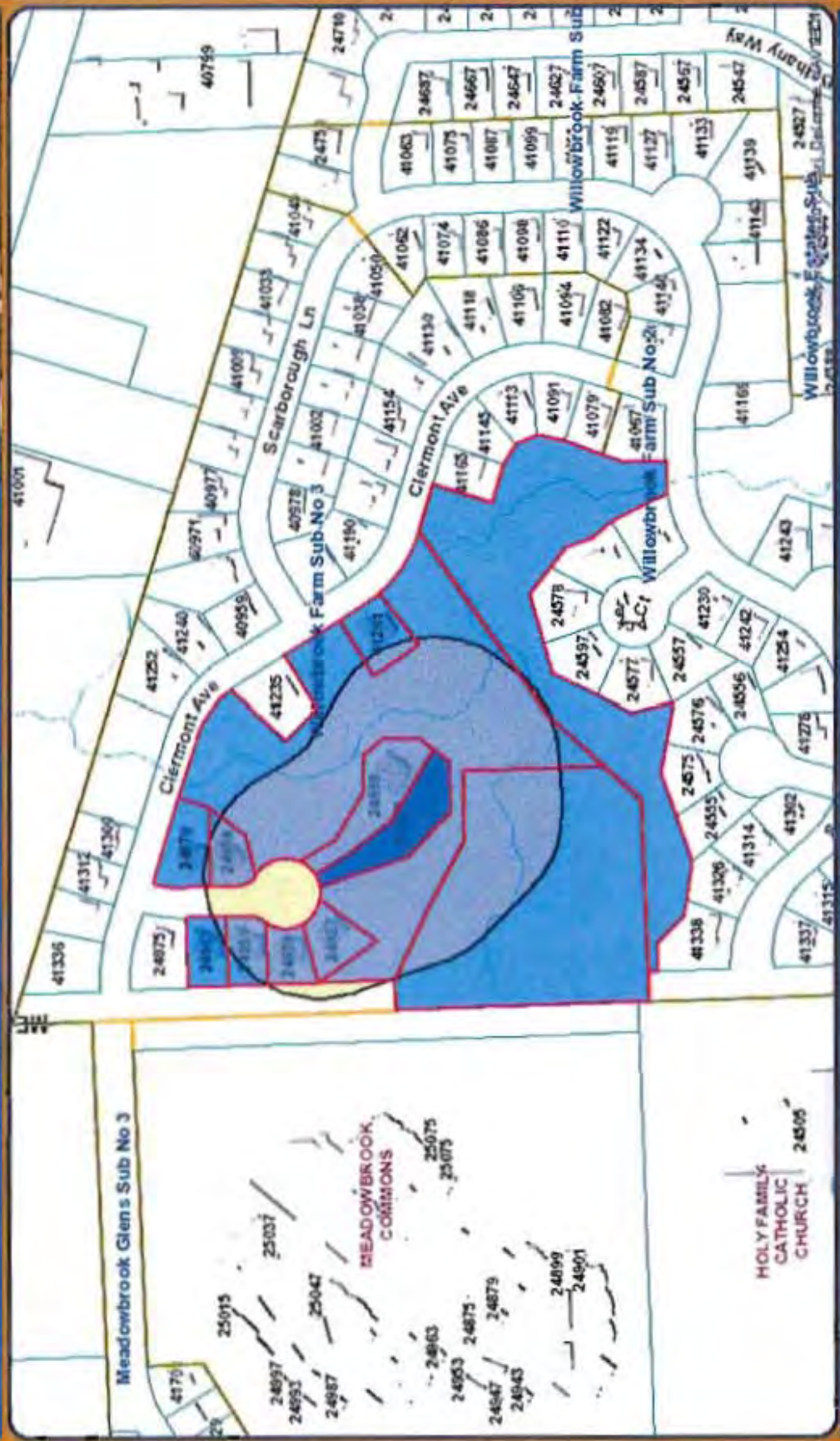
Date

9) The purchasers of this home are retired. They are building this home to meet their needs associated with the aging process. The first floor of the home was designed to be barrier free and to provide all the amenities the purchasers will require. We would like to incorporate enough room in the garage to accommodate storage for household items and landscaping supplies/tools, as well as the purchaser's vehicles.

10) The home will sit an abnormal distance off from the road compared to neighboring properties. Though the garage was designed to look aesthetically pleasing, its distance from the road will greatly limit the garage/home's visibility. The home also sits on a walk-out lot. As a result the lot will contain a steep drop in grade going to the rear yard. This steep drop in grade would make it difficult for the purchaser to access any type of storage structure containing yard tools behind the home.



# 24926 Bloomfield Ct.



Map Provided Using The City of Novi, Michigan Internet Mapping Portal

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