



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 **MEETINGDATE:** June 9, 2026

REGARDING: 1915 West Lake Drive #50-22-03-131-024 (PZ26-0020)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Street Family

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Family Residential (R-4)

Location: on West Lake Drive, south of Harbor Cove

Parcel #: 50-22-03-131-024

Request

The applicant is requesting a variance from City of Novi Zoning Ordinance Section 3.35.10.B to allow an accessory structure within the front yard setback.

II. STAFF COMMENTS:

The applicant is seeking a variance to allow an (6' x 8') accessory structure in the front yard setback.

An 18-foot front yard setback dimensional variance (30-foot required, proposed 12-foot)

A 5-foot side yard setback dimensional variance (6-feet required, proposed 1-foot)

History – Enforcement is active on this property.

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. **PZ26-0020**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(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 is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ26-0020** sought by _____, for _____ because Petitioner has not shown 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.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

MAY 01 2026

CITY OF NOVI
 COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$275.00</u>	
PROJECT NAME / SUBDIVISION Street Family - Storage Shed				Meeting Date: <u>6/9/26</u>	
ADDRESS 1915 W. Lake Dr.		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 26-0020</u>	
SIDWELL # 50-22-03 -131 -024		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY W.Lake Dr / Penhill					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME Street Family Trust - James Street & Mary Street				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS 1915 W Lake Dr		CITY Novi		STATE MI	ZIP CODE 48377
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH					
<input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.35.10.B</u>		Variance requested		<u>18 ft variance requested (30 ft required)</u>	
2. Section <u>4.19.1.G</u>		Variance requested		<u>5 ft side variance reuested (6 ft required)</u>	
3. Section _____		Variance requested		_____	
4. Section _____		Variance requested		_____	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275					
<input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440					
<input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
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			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There 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:

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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Mary T. Street
Applicant Signature

4/30/2020
Date

B. PROPERTY OWNER

If 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

Date

VII. FOR OFFICIAL USE ONLY

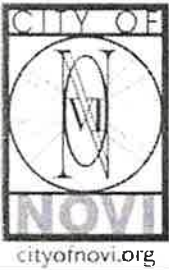
DECISION ON APPEAL:

GRANTED DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
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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. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable Applicable If applicable, describe below:

Property is a 30 ft lot with frontage on Walled Lake. Lot is located at dead end portion of W. Lake Drive. Narrowness of Lot and relevant lot dimensions would prevent placement of the storage shed without a variance. See Attached

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable Applicable If applicable, describe below:

Storage Shed will be more than 10 ft from any structure on adjacent parcel. Adjacent Property Owners are in support of this Application.

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).

The storage shed is needed for lake accessories and the size of lot is such that a variance is needed.

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.

Lot is 30 ft wide and the narrowness prevents placement of the storage shed anywhere on the parcel without a variance or without violating the spirit of the applicable ordinance.

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.

See Attached. This is the minimum variance necessary without violating other setback requirements. No other property owners are affected by this variance request.

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.

No other property owners or property values are affected. Adjacent owners are supportive of the application.

SUPPLEMENTAL INFORMATION IN SUPPORT OF VARIANCE APPLICATION

RE: 1915 W. LAKE DR.

For nearly ten (10) years, the applicants, Jim and Mary Street, have maintained a small accessory storage shed (6' x 8' x 7') adjacent to their garage at the dead-end portion of W. Lake Dr. The shed is used solely for the storage of lake-related equipment. The subject property is uniquely constrained, measuring only thirty (30) feet in width, making it the narrowest lot along Walled Lake. At the time of installation in 2016, the applicants reasonably believed they were in full compliance with Ordinance 3.35.10.A.ii. That section expressly permits a storage shed on lakefront parcels in the area between the road and the lake. The applicants' home, like others along W. Lake Dr., is located between the road and the lake, and the shed was placed accordingly in a location consistent with both the ordinance and the established pattern of use for lakefront properties.

The need for a variance arises solely from the ordinance's technical classification of yard areas. For most lakefront parcels around Walled Lake, the area between the house and the lake is treated as the front yard. However, for properties along W. Lake Dr., including the applicants' property, that same area is uniquely classified as the rear yard, and conversely, the area behind the house and the road is classified as the front yard.

Because Ordinance 3.35.10.A.ii ties shed placement to yard designation rather than actual geography, this creates an unintended conflict. The applicants' shed is located between the road and the lake—exactly where the ordinance contemplates such structures—but is deemed noncompliant solely due to the technical labeling of that area as “front yard” on W. Lake Dr. properties. This results in an inconsistent and inequitable application of the ordinance to similarly situated lakefront parcels. This condition constitutes a practical difficulty and a unique hardship not created by the applicants. The lot's exceptional narrowness further limits any ability to relocate the shed. There is no reasonable alternative location on the property that would comply with all ordinance requirements. Any attempt

to relocate the shed would either place it too close to the water—creating risk from fluctuating lake levels—or interfere with lake views for the applicants and neighboring properties, contrary to the intent of the ordinance.

Applicants have worked closely with the Building Dept before submitting this Application to satisfy all interests. Applicants are not aware of any concerns other than the dimensional requests set forth. Under Ordinance 3.35.10.B, a 30 ft setback from the adjacent road is required. The shed is currently 12 ft from the roadway and the Applicants are requesting an 18 ft variance. That ordinance also requires a 10 ft setback from the home. No variance is requested as the shed is more than 10 ft from the home. Ordinance 4.19.1.G requires a side lot setback of 6 ft. The shed is currently 1 ft from the side lot. Applicants are requesting a 5 ft. variance. Other Ordinances also require a setback from any adjacent buildings of at least 10 ft. Applicants are in compliance and no variance is requested.

Granting the variance would be consistent with the spirit and purpose of the Ordinance which is to reasonably accommodate small accessory storage structures on lakefront lots without impairing views, safety, or neighborhood character. The shed is modest in size (only 48 sq ft), has existed without issue for nearly a decade, does not obstruct views, and is minimally visible due to the dead-end location of the property.

In sum, the requested variance does not seek to expand or intensify use, but rather to reconcile a technical inconsistency in yard designation that uniquely affects W. Lake Dr. properties. Approval would allow the applicants to continue a long-standing, low-impact use that is fully consistent with the ordinance's intent and the character of the surrounding lakefront.

For these reasons, the applicants respectfully request approval of the variance.



Def Storage Shed

Dead End

West Lake Dr

Please note my comments to:

1915 West Lake Drive # 50-22-03-131-024 (PZ26-0020)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

CURRENT LOCATION IS NOT AN ISSUE
PLEASE GRANT APPROVAL

(PLEASE PRINT CLEARLY)

Name: SANDRA PHILLIPS

Address: 1905 WEST LAKE DR.

Date: 5-27-26

Anonymous comments will not be considered.

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at cityofnovi.org.

Please note my comments to:

1915 West Lake Drive # 50-22-03-131-024 (PZ26-0020)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

The lakefront of this property is the front yard, the rear of this house is the backyard, on the street.

(PLEASE PRINT CLEARLY)

Name: Gary Phillips

Address: 1905 West Lake Dr.

Date: 5-27-26

Anonymous comments will not be considered.

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