



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: July 13, 2021

REGARDING: 21067 Maybury Park Drive, Parcel # 50-22-32-401-035 (PZ21-0036)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Chadham's Professional Services

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Residential Acreage
Location:	West of Beck Road and North of Eight Mile Road
Parcel #:	50-22-32-401-035

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1.E(iii) for a total of 1936 square feet of accessory structures (maximum of 1500 square feet allowed by code, variance of 436 square feet). This variance would accommodate the building of a 660 square foot pool house, the remaining 1276 square feet is from an existing attached garage. This property is zoned Residential Acreage (RA).

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. **PZ21-0036**, 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 _____.

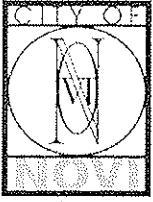
- (c) Petitioner did not create the condition because _____
_____.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____
_____.
- (e) The relief is consistent with the spirit and intent of the ordinance because _____
_____.
- (f) The variance granted is subject to:
 - 1. _____.
 - 2. _____.
 - 3. _____.
 - 4. _____.

2. I move that we **deny** the variance in Case No. **PZ21-0036**, 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 Petitioner's 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 (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION Mark & Suzi Merucci/Maybury	
ADDRESS 21067 Maybury Park Drive	LOT/SUITE/SPACE # Unit 35
SIDWELL # 50-22-_____	May be obtain from Assessing Department (248) 347-0485

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

CROSS ROADS OF PROPERTY
 Richmond Drive & Maybury Park Drive

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? YES NO

REQUEST IS FOR: RESIDENTIAL COMMERCIAL VACANT PROPERTY SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? YES NO

II. APPLICANT INFORMATION

A. APPLICANT		EMAIL ADDRESS quinndan16@gmail.com	CELL PHONE NO. (734) 277-9144
NAME Dan Quinn		TELEPHONE NO. (734) 277-9144	
ORGANIZATION/COMPANY Chadam's Professional Services		FAX NO.	
ADDRESS 1401 Alter Road	CITY Milford	STATE MI	ZIP CODE 48393

B. PROPERTY OWNER CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

Identify the person or organization that owns the subject property:		EMAIL ADDRESS markm@mmbenefitgroup.com	CELL PHONE NO. 248-388-3022
NAME Mark Merucci		TELEPHONE NO. 248-388-3022	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS 21067 Maybury Park Drive	CITY Northville	STATE MI	ZIP CODE 48167

III. ZONING INFORMATION

A. ZONING DISTRICT

R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH

I-1 I-2 RC TC TC-1 OTHER _____

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 4.19, E, iii Variance requested Requesting variance on maximum total square footage

2. Section _____ Variance requested _____

3. Section _____ Variance requested _____

4. Section _____ Variance requested _____

IV. FEES AND DRAWINGS

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
- Site/Plot Plan
- Existing or proposed buildings or addition on the property
- Number & location of all on-site parking, if applicable
- Existing & proposed distance to adjacent property lines
- Location of existing & proposed signs, 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

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

Applicant Signature

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 6-7-21

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
Novi, MI 48375
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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:

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:

The attached 3 car garage, which is within the footprint of the home, is abnormally large at 1, 275 s.f. and only leaves a balance of 225 s.f. of available square footage for an actual accessory structure.

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:

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 attached 3 car garage, which is within the footprint of the home, is abnormally large at 1, 275 s.f. and only leaves a balance of 225 s.f. of available square footage for an actual accessory structure.

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 with the regulation would allow for a structure with a footprint of only 225 s.f. A structure of that size would not be aesthetically or scale appropriate for the home or for the swimming pool and back yard landscape.

Standard #4. Minimum Variance Necessary.

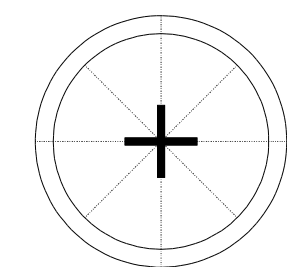
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The proposed size of the pool house is needed in order to accommodate the bathroom and storage areas.

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.

The proposed accessory structure has been reviewed and approved by the Maybury Park Homeowner's Association. It beautifies the yard and includes green screening for the owner as well as the surrounding neighbors. The proposed structure compliments the architecture of the home.



05/25/2021

Revisions

1	
2	
3	

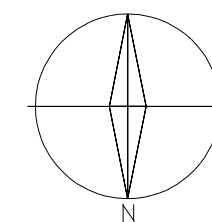
Notes

- 1.
- 2.
- 3.

CONTRACTOR:
ATTN: DAVI DUNN
CHADAM'S PROFESSIONAL SERVICES
160 ALSTER ROAD
MILFORD, MI 48135
(734) 277-3944

DRAWN: DO
CHECKED: CL

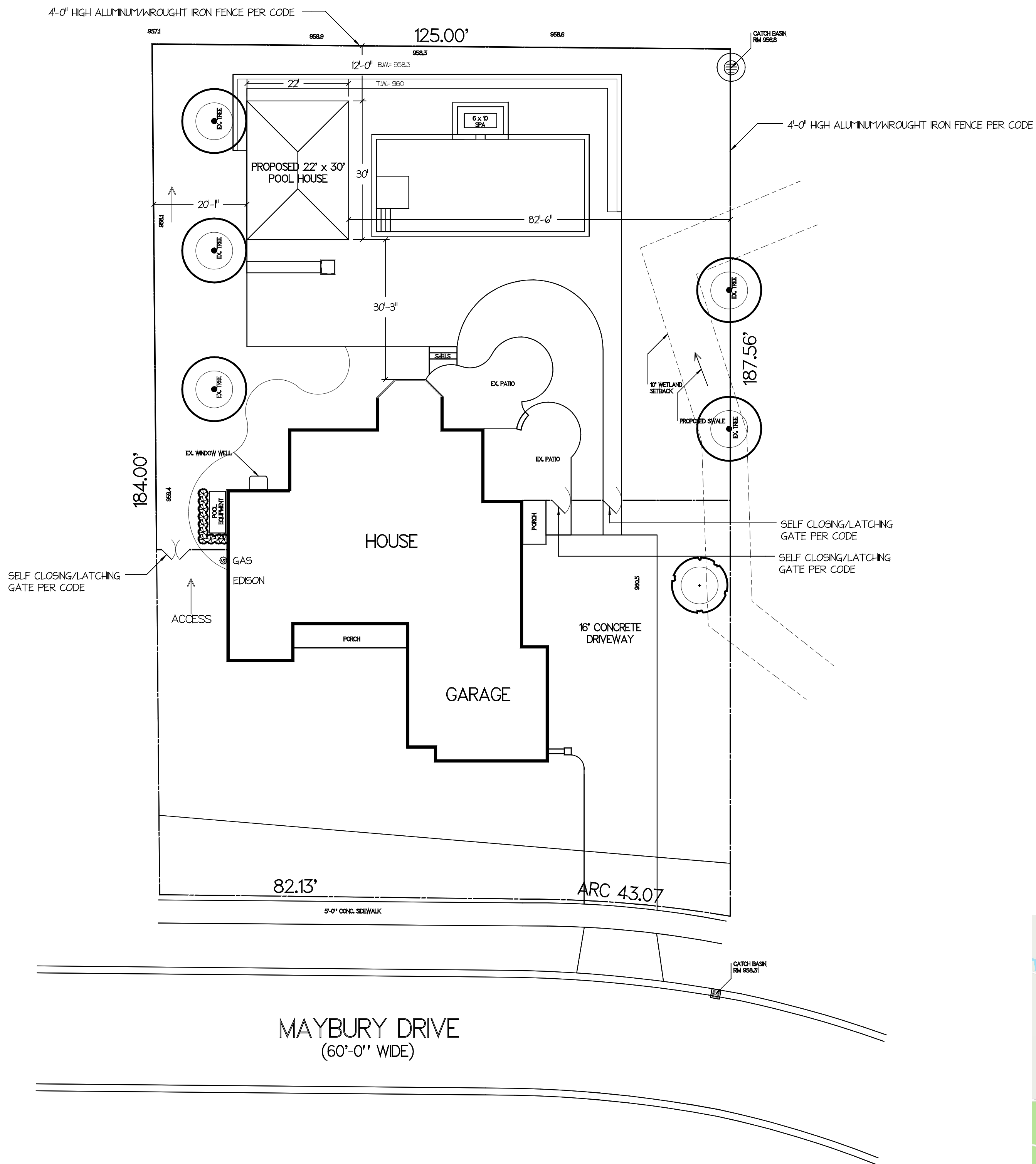
Project: North



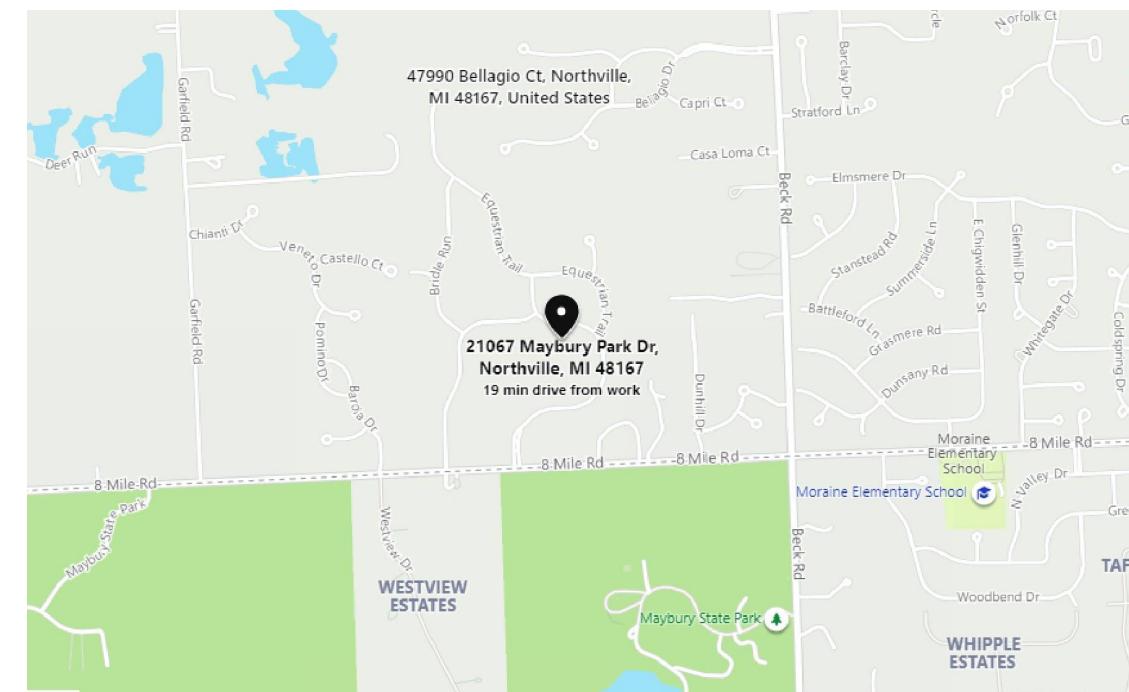
Scale 1/16" = 1'-0"

Site Plan

S1.1

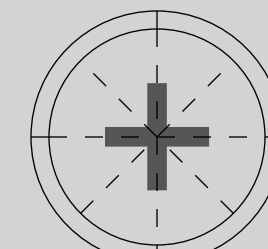


LEGAL DESCRIPTION: T1N, R8E, SEC 32 OAKLAND COUNTY CONDOMINIUM PLAN NO 1609 MAYBURY PARK ESTATES UNIT 35 L 32412 P 650 3-9-04 FR 400-015



○ SITE PLAN SCALE: 1/16" = 1'-0"

○ LOCATION MAP NO SCALE



03/15/2021

Revisions

1	
2	
3	

Notes

- 1.
- 2.
- 3.

Drawn: DQ

Checked: CL

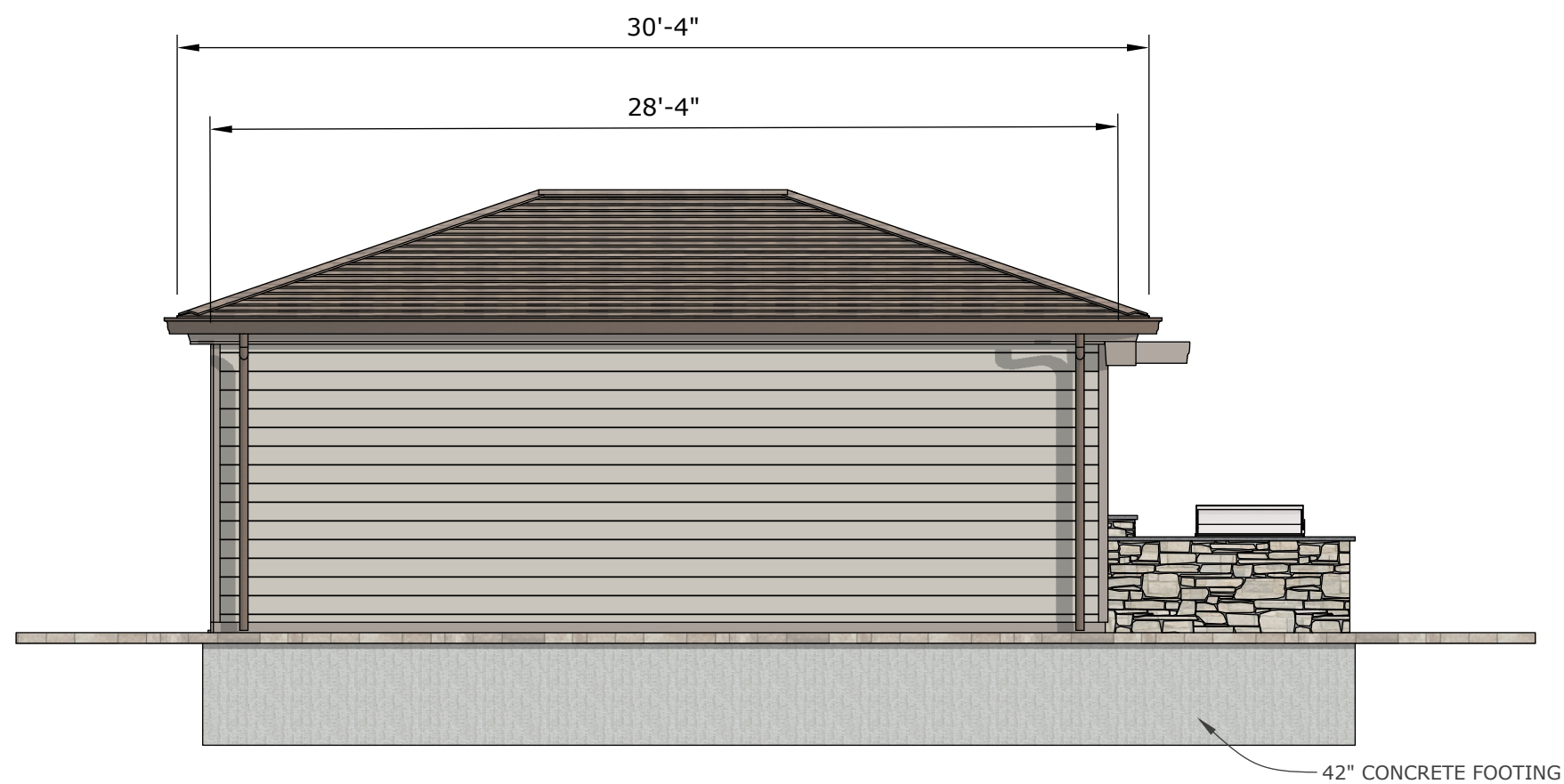
Project North

Scale 1/4"=1'-0"

CABANA PLAN

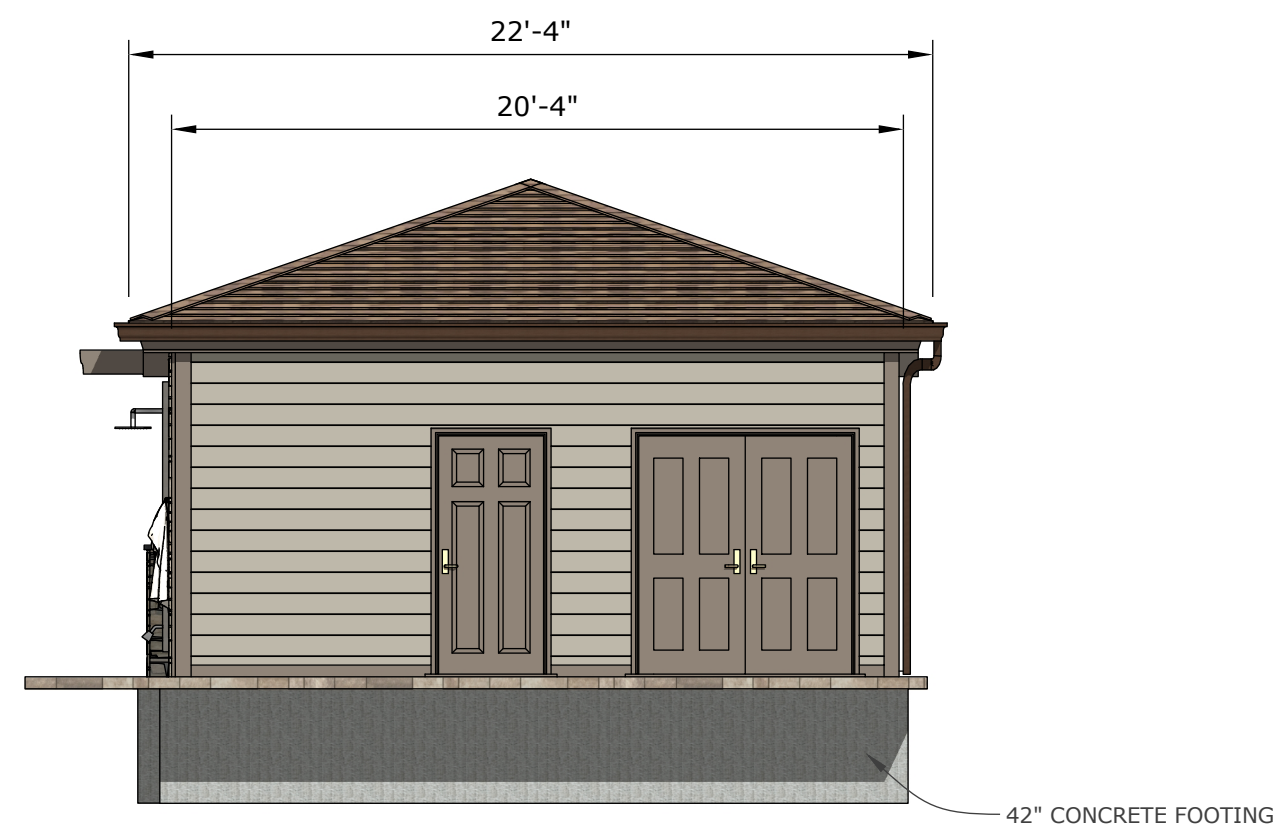
A1.1

Sheet No. © 2020



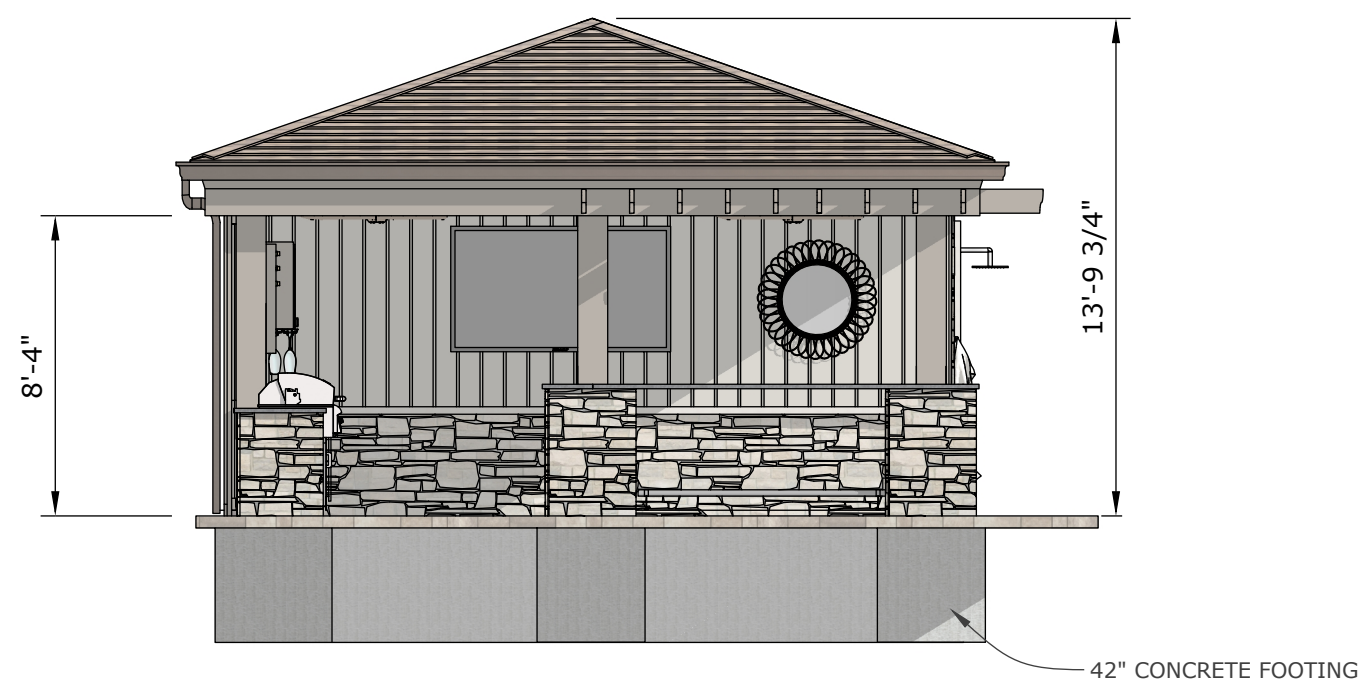
1 EAST ELEVATION

SCALE :: 3/16" = 1'-0"



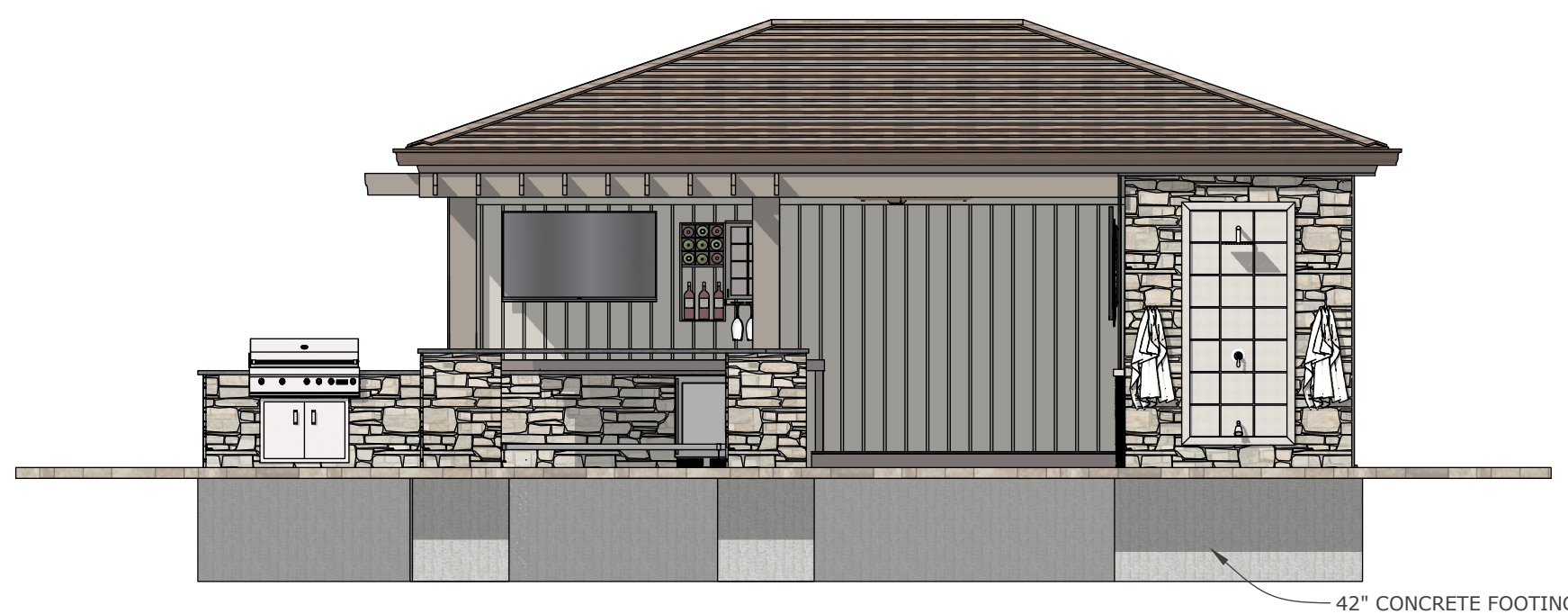
2 SOUTH ELEVATION

SCALE :: 3/16" = 1'-0"



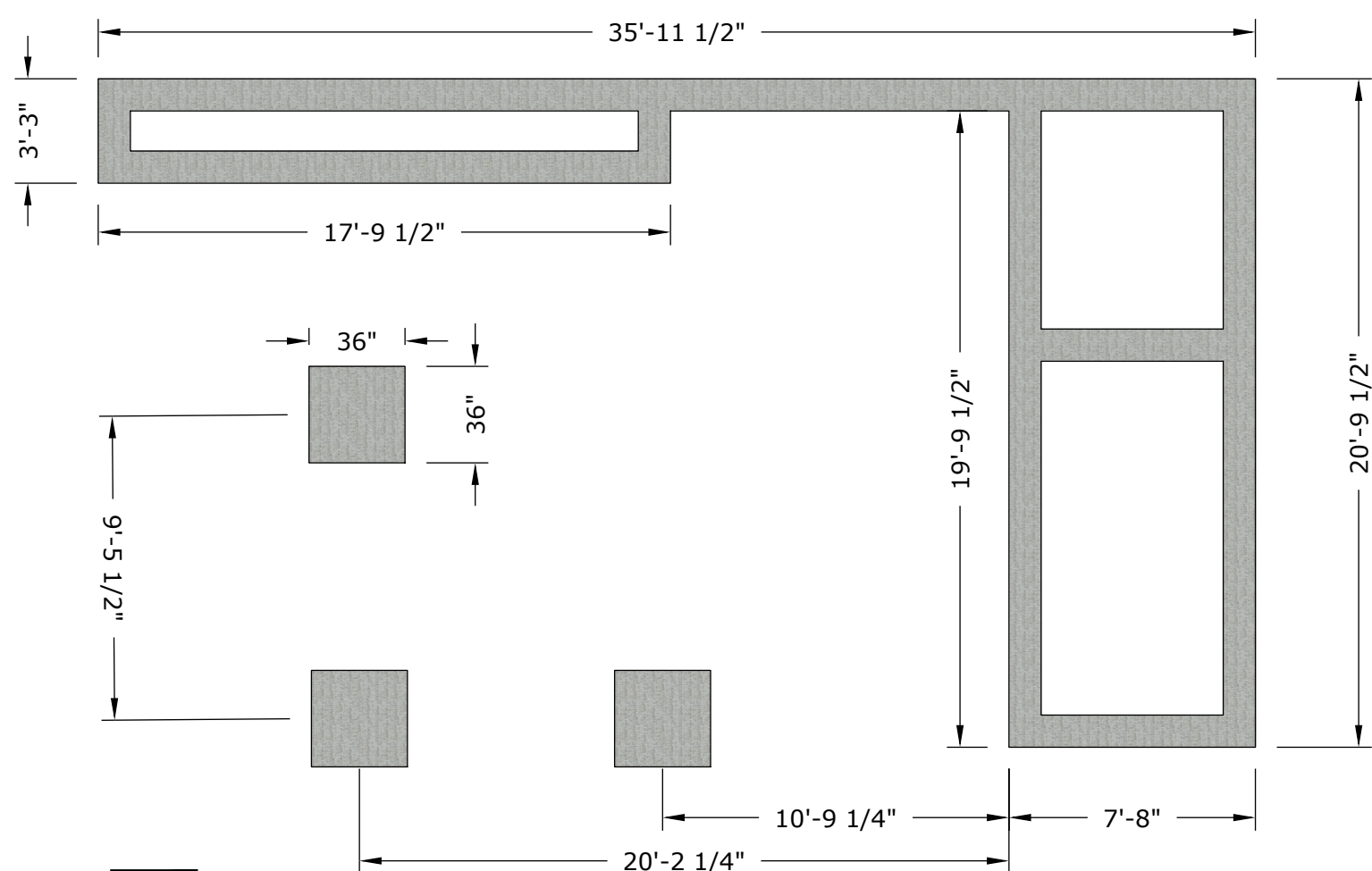
3 NORTH ELEVATION

SCALE :: 3/16" = 1'-0"



4 WEST ELEVATION

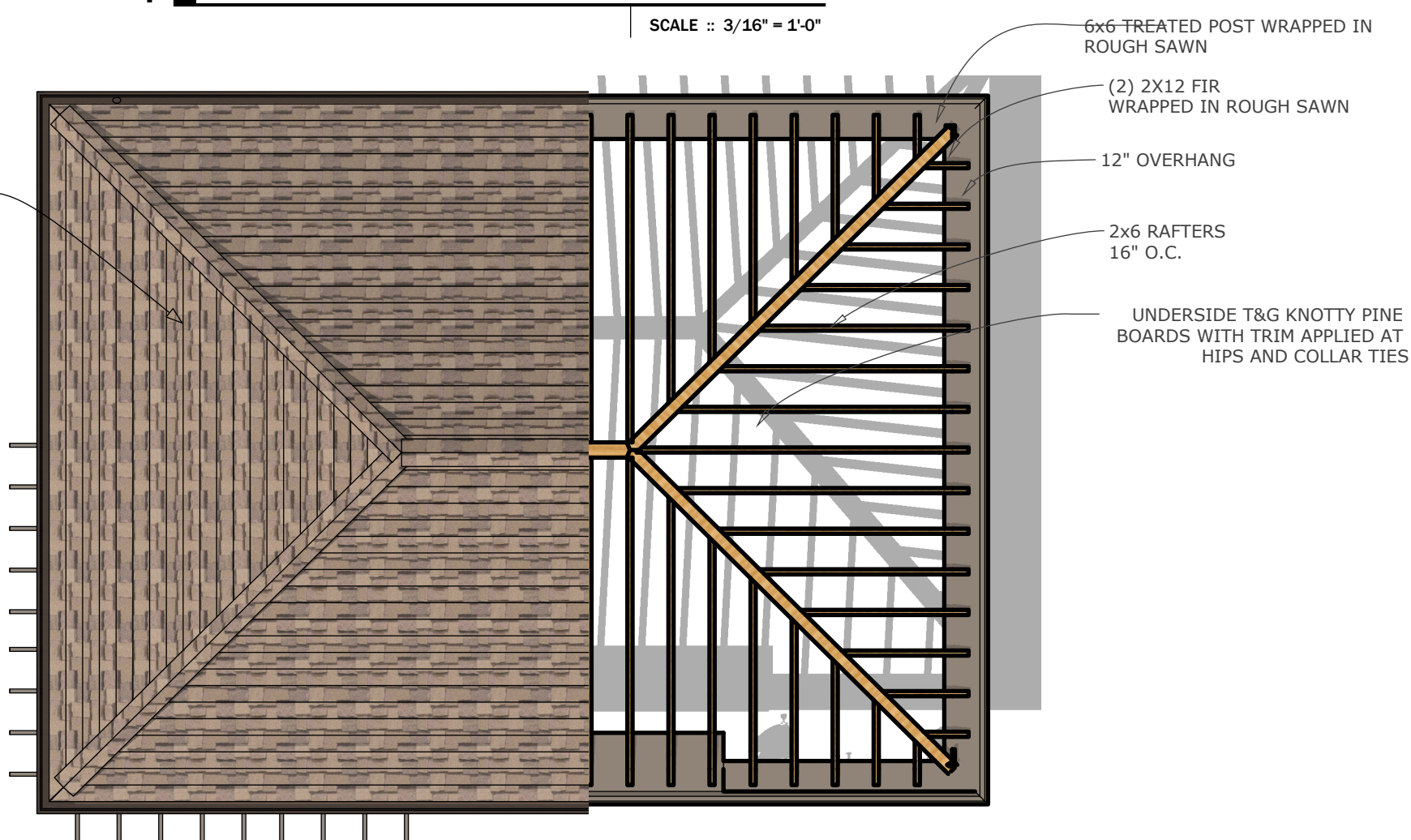
SCALE :: 3/16" = 1'-0"



5 FOUNDATION PLAN

SCALE :: 3/16" = 1'-0"

30 YEAR ASPHALT SHINGLES
TO MATCH HOUSE



6 ROOF PLAN

SCALE :: 3/16" = 1'-0"