



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

**Case No. PZ14-0057**

**Location: 1296 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 with attached deck on an existing lakefront lot with a reduced south side yard setback of 4.92ft, a reduced north side yard setback of 3.0 ft., a reduced aggregate side setback of 7.92 ft. and maximum lot coverage of 33%. 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 an R-4 zoning district have a minimum side yard 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.



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

For Official Use Only

cityofnovi.org  
 ZBA Case No.

P214-0057

ZBA meeting date

Dec 9th

Check# \_\_\_\_\_ Include payment with cash or check written to "City of Novi"

**TO BE COMPLETED BY APPLICANT - PLEASE PRINT**

\*\*\*Please submit one original full set of all documentation and one CD with a pdf version of same.

Applicant's Name Jason Shamoun Date 10/29/14

Company (if applicable) \_\_\_\_\_

Address\* 1296 E Lake Drive City Novi

State Mi Zip code 48377 \*Where all case correspondence is to be mailed

Applicant's E-mail address \_\_\_\_\_

Phone number 248-766-5713 Fax number \_\_\_\_\_

Request is for:

- Residential       Vacant property       Commercial       Signage

Address of subject ZBA case 1296 E Lake drive Zip code 48377

Cross roads of property \_\_\_\_\_

Sidwell number 50-22- 02-151-029 May be obtained from Assessing Department (248) 347-0485

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

Zoning (Please circle one)      R-A      R-1      R-2      R-3      R-4      RM-1      RM-2  
    MH      I-1      I-2      RC      TC      TC-1      \_\_\_\_\_      Other

Property owner name (if other than applicant) \_\_\_\_\_

Does your appeal result from a Notice of Violation or Citation issued?  Yes  No

Indicate Ordinance section(s) and variances requested:

- |    |         |                 |                    |                                 |
|----|---------|-----------------|--------------------|---------------------------------|
| 1. | Section | <u>2400(R)</u>  | Variance requested | <u>Min side yard Req 6.63</u>   |
| 2. | Section | <u>2400 (R)</u> | Variance requested | <u>Agg total 16.71</u>          |
| 3. | Section | <u>2400</u>     | Variance requested | <u>Lot Coverage Varian 338</u>  |
| 4. | Section | <u>2908</u>     | Variance requested | <u>Deck 3.41 agg total 5.63</u> |

Please submit an accurate, scaled drawing of the property showing:

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- Dimensions necessary to show compliance with the regulations of this Ordinance.

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

I only have a 40ft Lot width. (Lot configuration)

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:

*The narrow lot is the main reason for my variance request.*

There is a five (5) day hold period before work/action can be taken on variance approvals.

**SIGN CASES ONLY:**

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

**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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.

**PLEASE TAKE NOTICE:**

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

*Jason Shomon*  
Applicants Signature

*10/29/14*  
Date

*Jason Shomon*  
Property Owners Signature

*10/29/14*  
Date

**DECISION ON APPEAL**

\_\_\_\_\_ Granted

\_\_\_\_\_ Denied

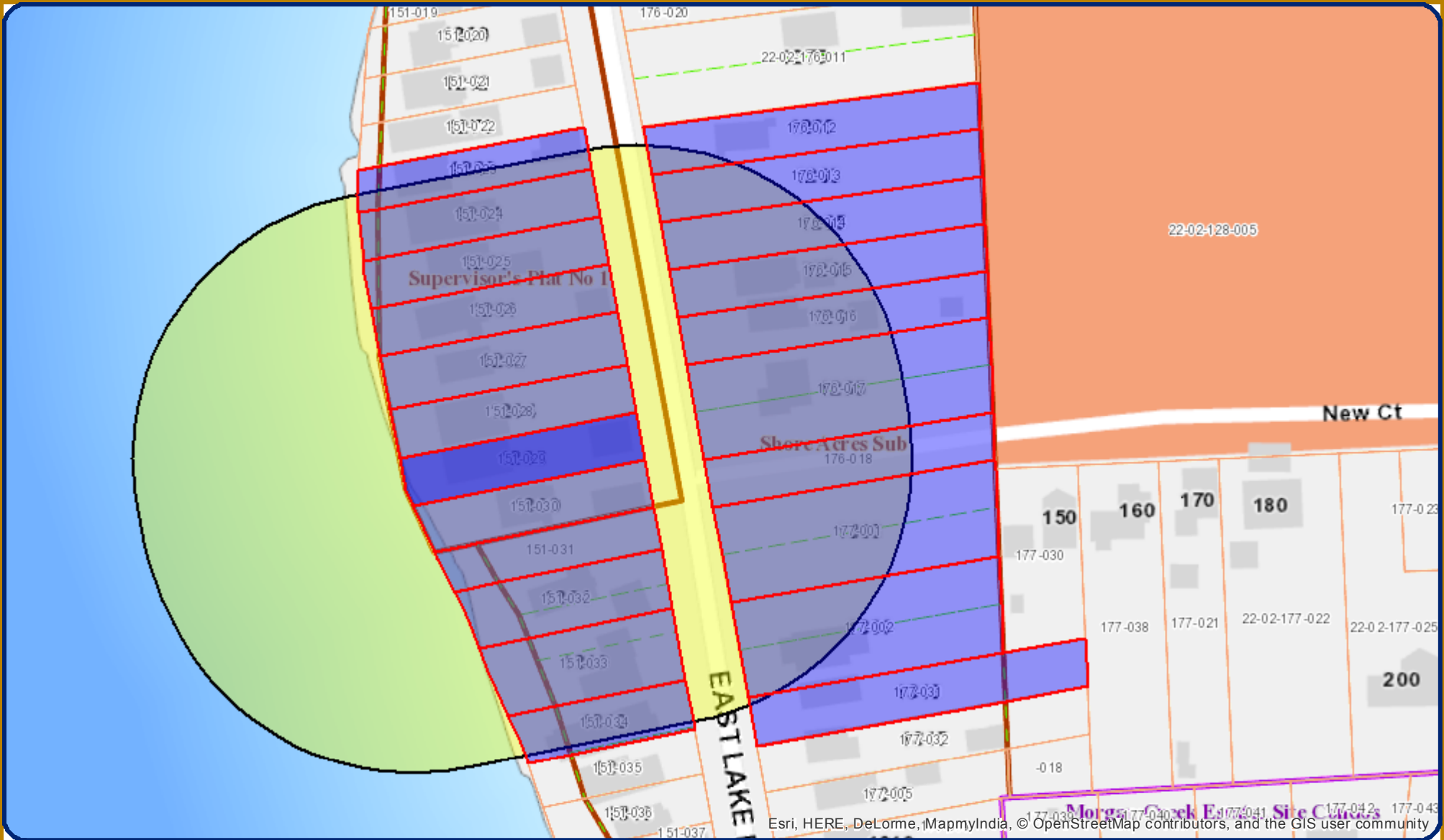
The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date

# Novi, MI

## 1296 East Lake Dr



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



Map Produced Using the  
City of Novi, Michigan  
Internet Mapping Portal

Author:  
Date: 11/20/2014

### MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>



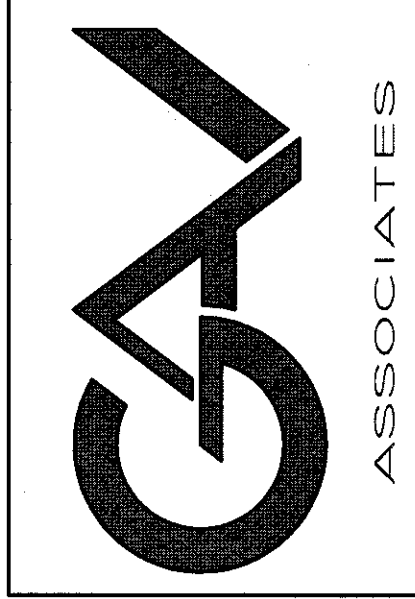




ISSUED FOR	DATE
SITE PLAN APPROVAL	10/28/2014

**ARCHITECTURAL DESIGN**  
 RESIDENTIAL  
 COMMERCIAL  
 INDUSTRIAL

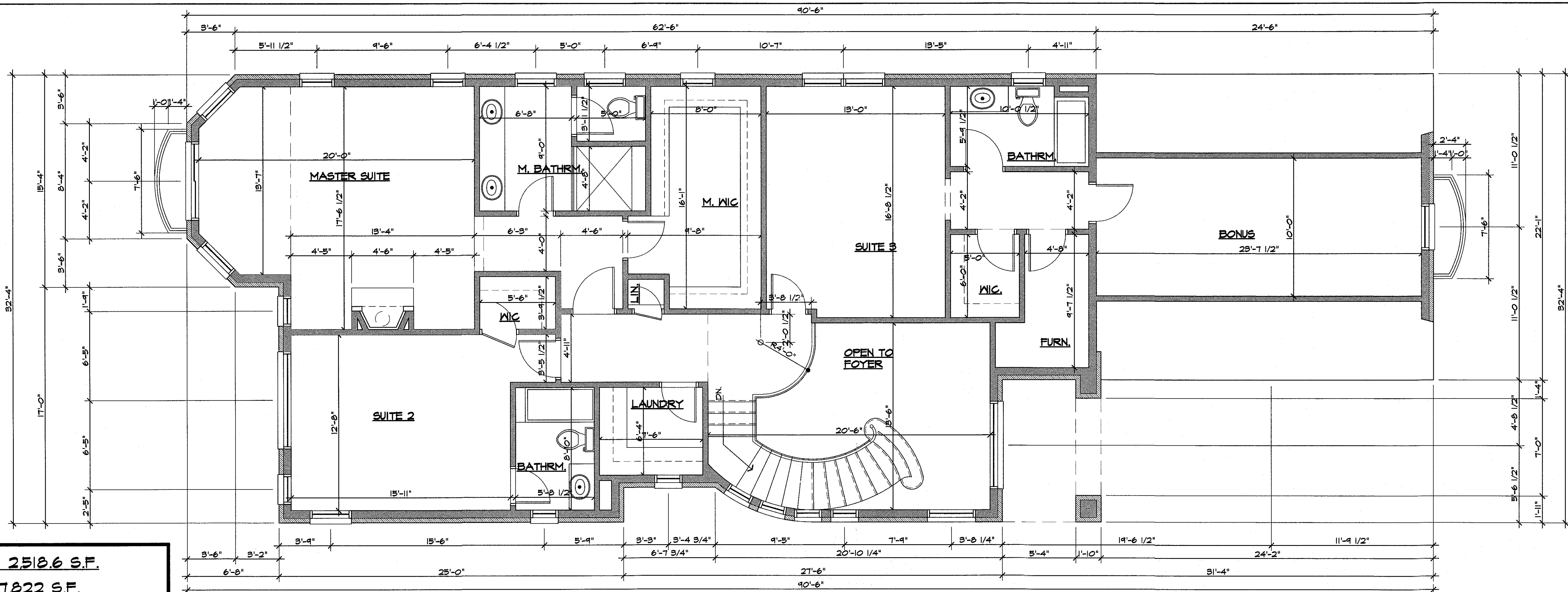
G.A.V. ASSOCIATES, INC.  
 24001 ORCHARD LAKE RD., STE. 100A  
 FARMINGTON, MICHIGAN 48336  
 PH: (248) 885-9101  
 WEB: WWW.GAVASSOCIATES.COM



**PROPOSED RESIDENCE FOR:**  
 MR. JASONE SHAMOUN  
 NOVI, MICHIGAN  
 248-766-5718

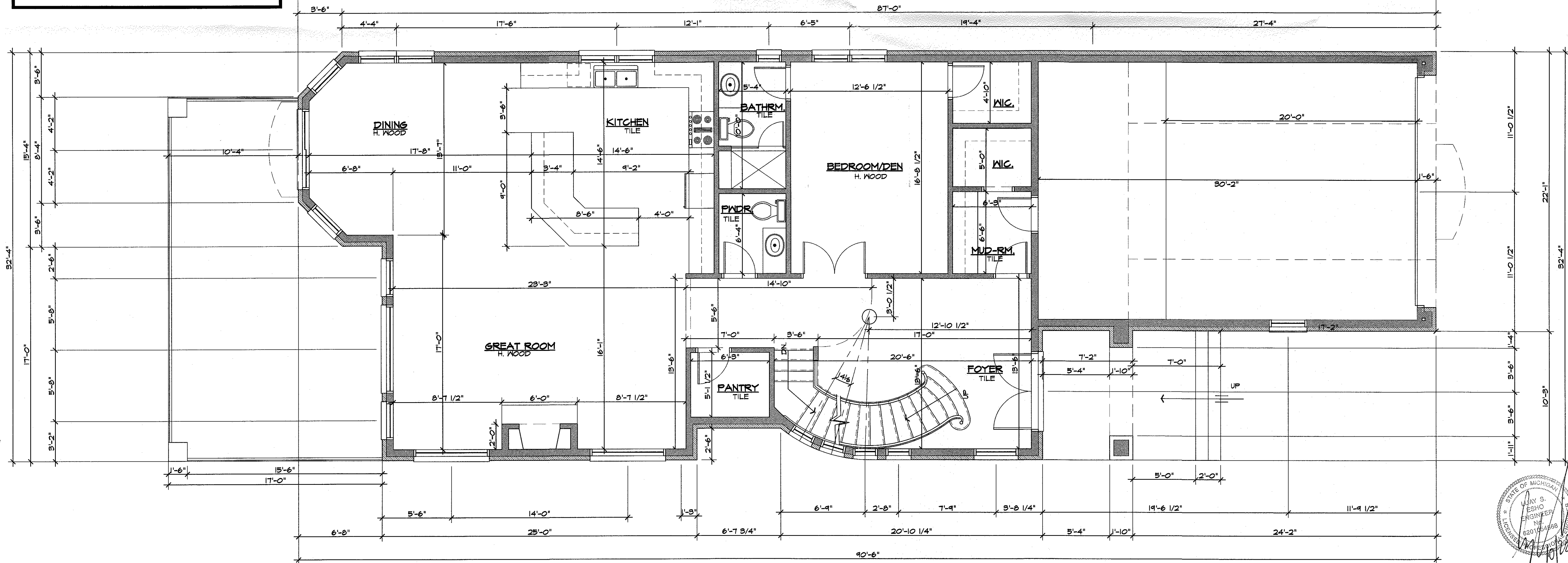
**PROPOSED RESIDENCE FOR:**  
 MR. JASONE SHAMOUN  
 NOVI, MICHIGAN  
 248-766-5718

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA
SCALE: 1/4"=1'-0"		
FILE NAME: 14129A-1-2-B		
JOB #: 14129		
SHEET TITLE		
FIRST & SECOND FLOOR PLANS		
3414 S.F.		
SHEET #		
<b>A-2</b>		

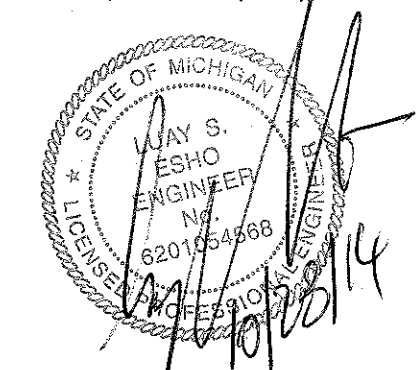


**FOOT PRINT= 2518.6 S.F.**  
**PROPERTY= 7822 S.F.**  
**2518.6/7822= 32.2% COVERAGE**

**SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0" 1654 S.F.



**FIRST FLOOR PLAN**  
 SCALE: 1/4"=1'-0" 1758 S.F.

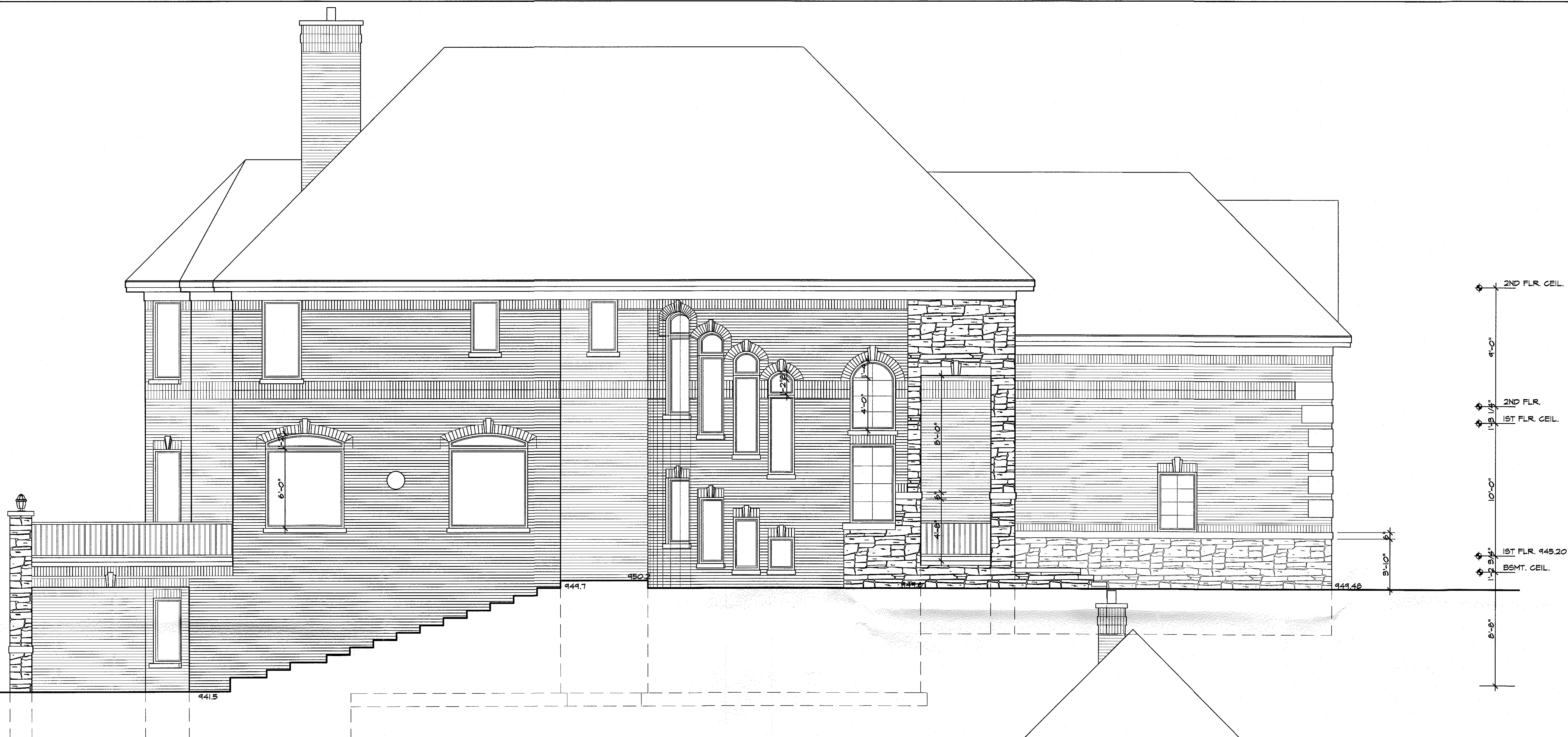
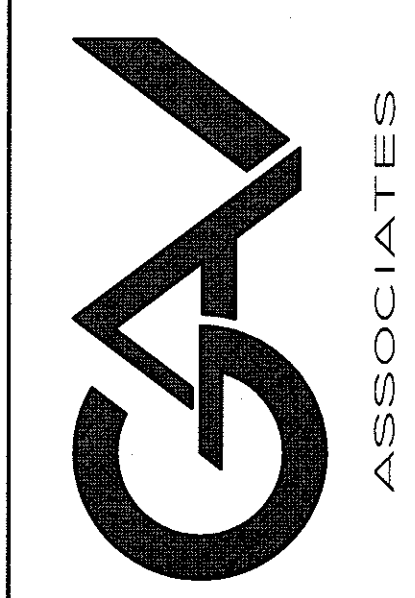


ISSUED FOR	DATE
SITE PLAN APPROVAL	10/28/2014

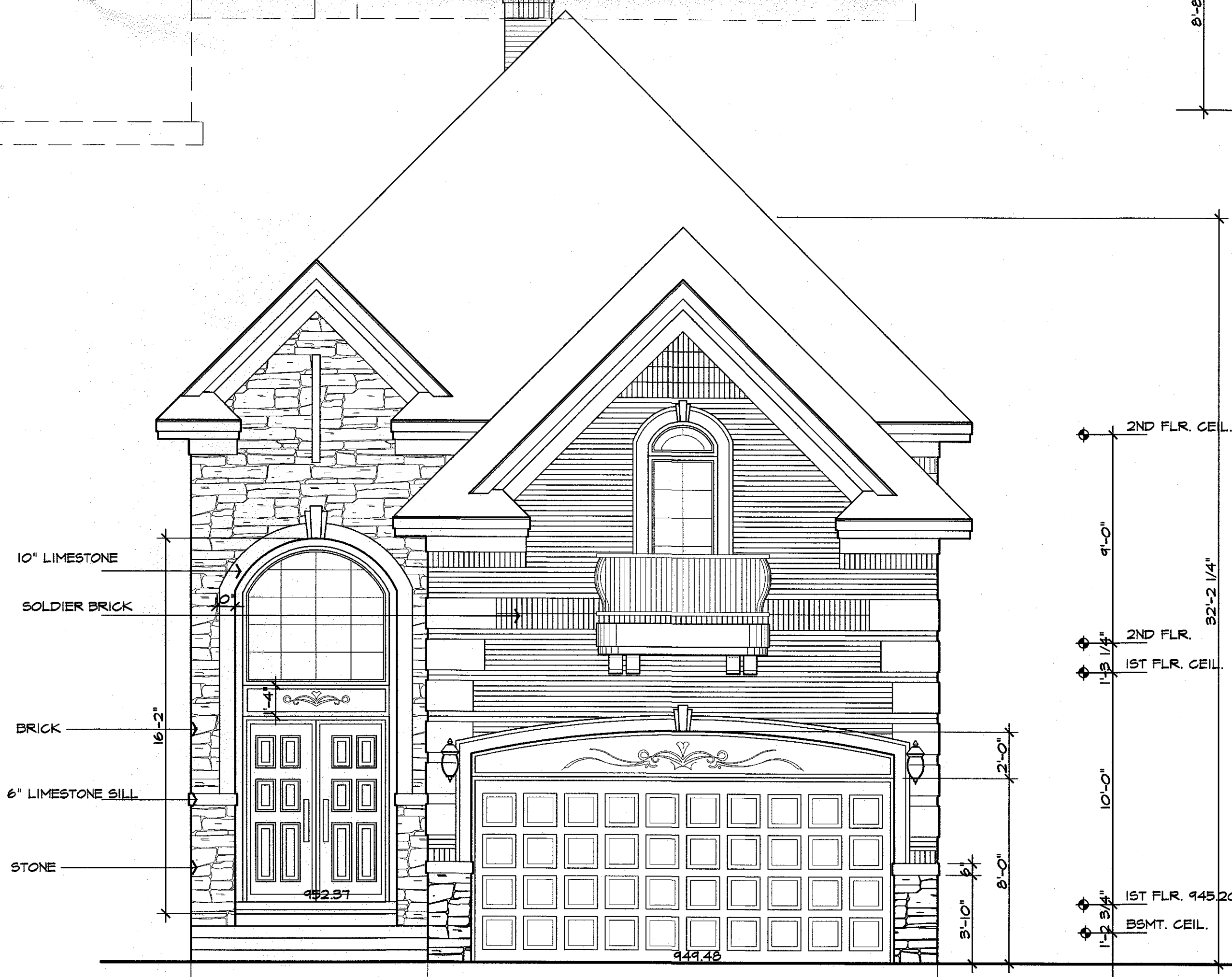
**ARCHITECTURAL DESIGN**

RESIDENTIAL  
COMMERCIAL  
INDUSTRIAL

G.A.V. ASSOCIATES, INC  
24001 ORCHARD LAKE RD., STE. 180A  
FARMINGTON, MICHIGAN 48334  
PH: (248) 885-9101  
WEB: WWW.GAVASSOCIATES.COM



**SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE FOR:  
MR. JASONE SHAMOUN  
NOVI, MICHIGAN  
248-766-5713

DRAWN:	DESIGNED:	CHECKED:
EKA	EKA	SA

SCALE: 1/4"=1'-0"

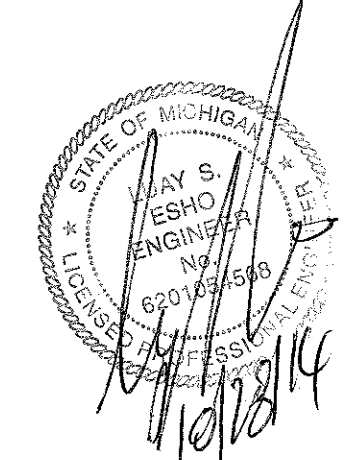
FILE NAME: 14129A-4

JOB #: 14129

SHEET TITLE

ELEVATIONS

SHEET #  
**A-4**

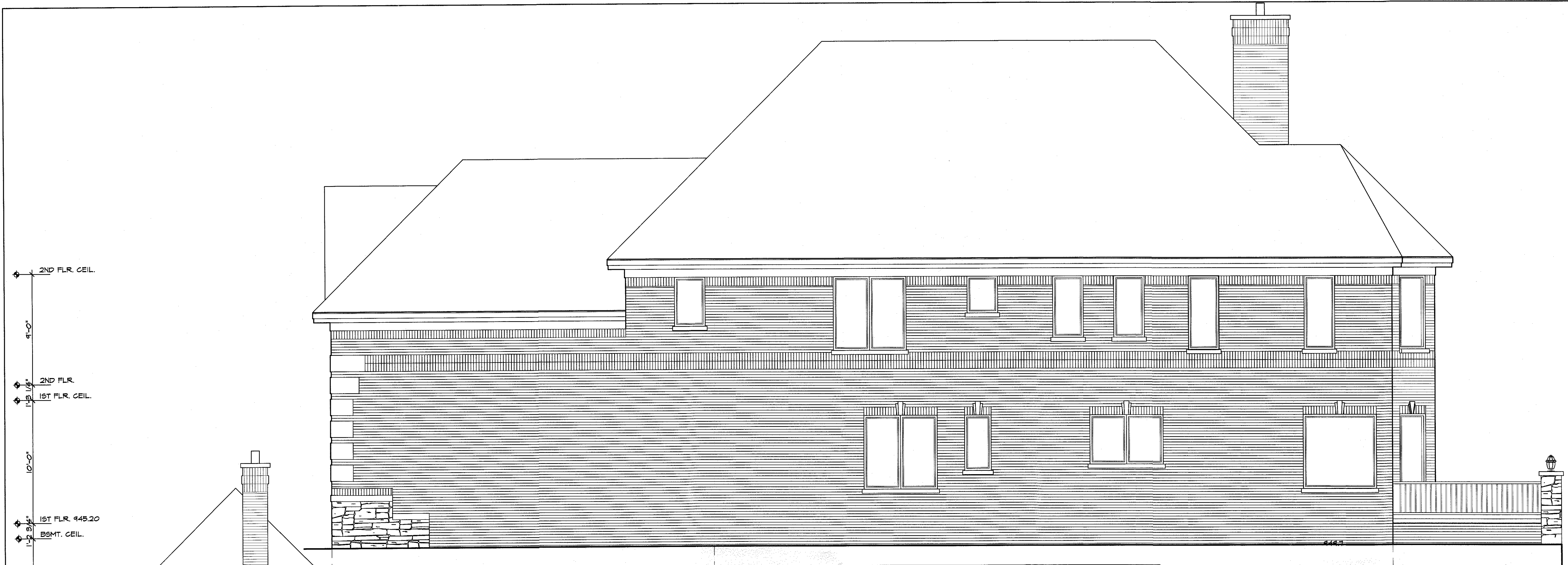
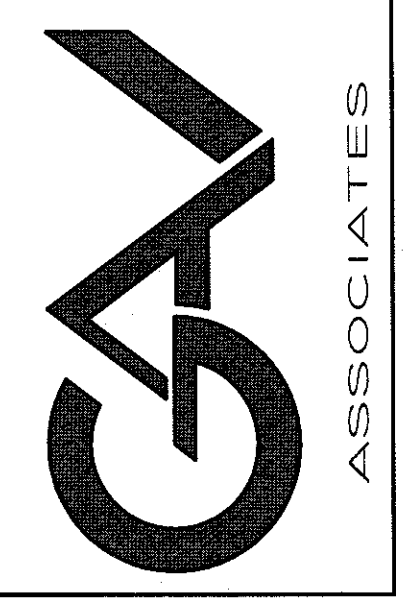




ISSUED FOR	DATE
SITE PLAN APPROVAL	10/28/2017

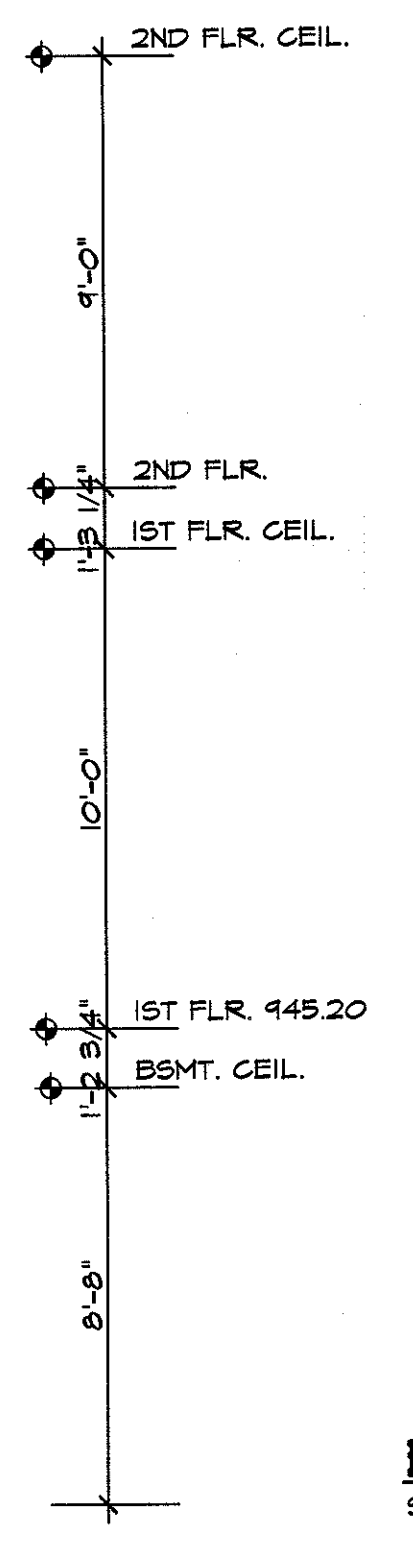
**ARCHITECTURAL DESIGN**  
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1,839.50 S.F. ELEVATION  
 214.50 S.F. WINDOWS = 12% OPENING

**SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"



**BACK ELEVATION**  
 SCALE: 1/4"=1'-0"

PROPOSED RESIDENCE FOR:  
 MR. JASONE SHAMOUN  
 NOVI, MICHIGAN  
 248-766-5713

DRAWN:	DESIGNED:	CHECKED:
BKA	BKA	GA

SCALE: 1/4"=1'-0"

FILE NAME: 14129A-5

JOB #: 14129

SHEET TITLE

ELEVATIONS

SHEET #  
**A-5**

