



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: April 14, 2020

REGARDING: 1310 East Lake Drive, Parcel # 50-22-02-151-033 (PZ20-0011)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Michael Thompson Design

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: Single Family Residential
Location: West of Novi Road and North of Thirteen Mile Road
Parcel #: 50-22-02-151-033

Request

The applicant is requesting variances from the City of Novi Zoning Code Section 3.1.5 for a proposed lot coverage of 26.8%, 25% maximum coverage allowed by code and a proposed Side Yard setbacks of 5 feet and 5.65 feet, 10 feet minimum required by code; and an aggregate side yard setback of 10.56 feet, 25 feet required by code. 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. **PZ20-0011**, 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. **PZ20-0011**, 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)		Application Fee: <u>\$200.00</u>
PROJECT NAME / SUBDIVISION Addition to <u>PROPOSED HOUSE ADDITION (3 STORIES)</u>		Meeting Date: <u>APRIL 14TH.</u>
ADDRESS <u>1310 EAST LAKE DRIVE</u>	LOT/SUITE/SPACE # <u>LOT No. 4</u>	ZBA Case #: <u>PZ</u>
SIDWELL # (PID) 50-22- <u>22-02-151-032</u>	May be obtain from Assessing Department (248) 347-0485	

CROSS ROADS OF PROPERTY
WEST SIDE OF EAST LAKE DRIVE, SOUTH OF NEW CT. & NORTH OF MORGAN CREEK CT.

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 <u>michaelthompsonarchitect@gmail.com</u>	CELL PHONE NO. <u>(248) 933-5093</u>	
NAME <u>MICHAEL A. THOMPSON AIA</u>		TELEPHONE NO. " "	
ORGANIZATION/COMPANY <u>THOMPSON DESIGN GROUP LLC</u>		FAX NO. <u>N.A.</u>	
ADDRESS <u>1210 IRVING AVE.</u>	CITY <u>ROYAL OAK</u>	STATE <u>MICHIGAN</u>	ZIP CODE <u>48067</u>

B. PROPERTY OWNER	<input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER		
Identify the person or organization that owns the subject property:	EMAIL ADDRESS <u>thevartos@gmail.com</u>	CELLPHONE NO. <u>(734) 837-0732</u>	
NAME <u>ROBERT VARTO</u>		TELEPHONE NO. " "	
ORGANIZATION/COMPANY <u>HOMEOWNER</u>		FAX NO. <u>N.A.</u>	
ADDRESS <u>1310 EAST LAKE DRIVE</u>	CITY <u>NOVI</u>	STATE <u>MICHIGAN</u>	ZIP CODE <u>48371</u>

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>3.1.5</u> Variance requested <u>CSEE DESCRIPTIONS IN ARCHITECT'S LETTER) EXCEED 25% MAX. LOT. COVERAGE @ 26.0%</u> 2. Section <u>3.1.5</u> Variance requested <u>ALLOW LESS THAN 10' MIN. SETBACK EACH SIDE & LESS THAN 25' COMBINED</u> 3. Section _____ Variance requested _____ 4. Section _____ Variance requested _____

IV. FEES AND DRAWINGS	
A. FEES	<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600
B. DRAWINGS	1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF <input checked="" type="checkbox"/> Dimensioned Drawings and Plans <input checked="" type="checkbox"/> Existing & proposed distance to adjacent property lines <input checked="" type="checkbox"/> Site/Plot Plan <input checked="" type="checkbox"/> Location of existing & proposed signs, if applicable <input checked="" type="checkbox"/> Existing or proposed buildings or addition on the property <input checked="" type="checkbox"/> Floor plans & elevations <input checked="" type="checkbox"/> Number & location of all on-site parking, if applicable <input checked="" type="checkbox"/> 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

Michael A. Thompson AIA
Applicant Signature

3/3/2020
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.

[Signature]
Property Owner Signature

3/3/20
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
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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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 EXISTING HOUSE WAS CONSTRUCTED OVER AN EXISTING CONCRETE BLOCK FOUNDATION THAT IS NARROW & BUILT INTO THE RISE IN THE SITE. AN ADDITION TO FUNCTION NEEDS TO EXTEND WEST. PRE-EXISTING NOW-COMFORMING SETBACKS and/or ARE MINIMALLY EFFECTED.

- 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 ORIGINAL HOUSE FOUNDATION WAS IN NON-COMPLIANCE DUE TO THE SOUTH SIDERYARD SETBACK OF 5.17'.
THE VARIANCES KEEP THE SIDERYARD SETBACKS INTACT & THE PROPOSED LOT COVERAGE WOULD BE 1.8% OVER THE 25% MAX. ALLOWED.

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.

THE CURRENT HOUSE'S FUNCTIONALITY IS VERY COMPROMISED DUE TO PRE-EXISTING CONDITIONS BASED ON THE HOUSE'S LIMITED WIDTH & LAYOUT. THE HOUSE'S SOLUTION IS BASED ON EXTENDING IT BY 14' TOWARDS THE LAKE. WITHOUT VARIANCES, THE HOUSE FUNCTIONS ARE BURDENSOME.

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 DESIGN IS BASED ON THE SMALLEST SIZED ADDITION TO SOLVE THE FUNCTIONAL PROBLEMS WITH THE EXISTING HOUSE. THE FIRST FLOOR IS ONLY 134 SQUARE FEET IN FOOTPRINT SIZE.

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 LAKEFRONT HOUSES ON EACH SIDE EXTEND FURTHER TOWARDS THE LAKE EVEN AFTER THIS PROPOSED 14' DEEP ADDITION WOULD BE CONSTRUCTED.
IN ADDITION, THE LAKE FRONT DECKS ON BOTH SIDES OF THE NEIGHBORING HOUSES ALSO EXTEND FURTHER THAN THIS PROJECT'S NEW DECKS.

March 3, 2020

City of Novi
Community Development Department
Building Division
4575 Ten Mile Road
Novi, Michigan 48375

Re: **Request for Zoning Board of Appeals approval for a proposed addition to 1310 East Lake Drive, Novi, Michigan**

Attachments:

- One full sized set of drawings of proposed design of the new addition
- Completed Zoning Board of Appeals application with \$200 check
- One digital copy of all submission documents

Dear City of Novi:

The following is a description of the property at 1310 East Lake Drive, the proposed new work, and the unique conditions that we are seeking City of Novi zoning review prior to formerly presenting our proposed project to the Zoning Board of Appeals.

Please note that the Chey & Robert are currently completing construction on an added storage room above the existing garage and the new mud room connector between the existing house and garage. This project required ZBA approval in July of 2019.

Existing hardships:

The following are unique pre-existing conditions that this house has prior to the Vartos purchasing it in 2018:

- **Narrow house:** The house is 20'-6" wide and built on top of an original concrete block foundation. The limited width is similar to a shot-gun style where the circulation is limited, and the rooms are stacked end to end. Adding an expansion to this house is limited to the current proposed design which is to expand further back in-line with the exterior walls. A side expansion to the north would require major grade rework, complicated foundations, and compromise the aesthetic value and style of the house.
- **Grade above first floor:** The existing house is partially dug into a rise on the property. The first floor is a lab and many other houses along the lake are all very different and unique and many include existing non-conforming conditions due to being originally constructed prior to the modern City Zoning Ordinance.

- **Outdoor decks:** The existing wood outdoor deck and stairs are in disrepair from years of weathering and need to be replaced. In addition, the deck stairs block views to the lake from the family room windows.
- **Internal functional shortcomings:** There are many pre-existing house conditions that the Varto family has discovered since purchasing this house. These include the following descriptions:
 - **Mechanical room:** The first floor is slab on ground and the mechanical room is centrally located. This small room is loaded with the furnace, hot water tank, and three water tanks. The laundry room is squeezed into this same room which makes it difficult to access the mechanical systems and there should be a separate laundry room. This existing condition is also a potential fire risk.
 - **Family Room:** The existing family room is small in size and similar to a walk-out basement with limited sized windows that restrict the lake views and natural daylight. This current room is undersized with limited functionality. This is a four bedroom house and should have a quality and properly sized family room.
 - **Master suite:** The existing second floor master is supported by a very narrow and inefficient master bathroom as well as a very limited walk-in closet. The bathroom is limited to 5' wide with a boxed-out duct shaft within the room.
 - **Attic level:** The existing attic includes a layout that results in a dead-end area in the southwest corner of the attic.

Minimize the proposed project to the neighboring properties:

This proposed project has been designed to minimize any effects on the neighboring parcels as follows:

- **Limited changes to existing house setbacks:** This proposed addition does not affect the front yard. The north side-yard setback is unaffected. The south side-yard setback would be decreased from 5.17' to 5'. The addition will not encroach into the lake front setback and the new lake front elevation has been designed to set back further from the lake than the existing houses on both sides.
- **No impact on neighbor's views:** Since the addition is set back further from the lake than the neighboring houses, it will not project out far enough to affect the lake views of both neighboring houses.
- **Same appearance:** The appearance of the new addition is an exact duplication and an added extrusion of the existing house appearance.

Proposed project:

This proposed new work scope is intended to improve all the pre-existing functional shortcomings with the current house and includes the following components: This proposed new work scope includes the following components that will make this house much more functional, improve the internal spaces, take advantage of the lake front views, preserve the exterior look, and add value to the house and neighborhood.

- **New additional space:** Add a three-story addition with a footprint size of 287 square feet. This would include the following:
 - **First Floor:** Family Room with fireplace/adding 267 square feet. The new proposed design includes a 12' wide section of glass facing the lake.
 - **Second Floor:** Master Bedroom suite/adding 287 square feet. The new proposed design includes a modern and efficient master bathroom and large walk-in-closet. The master bedroom widens in sized windows and a new lake front deck to walk out on.
 - **Attic Floor:** Open 2-story space to second floor below/ adding 154 square feet to infill an existing floor area opening to improve the functionality of the attic.
 - **New deck/balcony:** Add a new deck/balcony for the Second-Floor master suite access. Size is 20'-6" wide x 10'-0" deep.
 - **Patio:** Add a paved patio at the walk-out from the Family Room. Size is 20'-6" wide x 15'-0" deep.
 - **Exterior design:** This addition is designed and clad to match the same roof slopes and exterior materials and details. All the windows/doors being shown (except for one) are existing windows/doors in new condition, salvaged, and re-installed in new openings in the proposed addition. The existing house was recently renovated with a fresh and modern design with a steep metal roof, quality siding, and distinctive overhangs
- **Existing condition photographs:**
Included are photographs of existing property as follows:



VIEW LOOKING FROM THE REAR YARD LOOKING SOUTH TOWARDS THE NEIGHBOR'S HOUSE.



FIRST FLOOR/LAKE-FRONT ELEVATION IS SIMILAR TO WALK-OUT BASEMENT



LAKE-FRONT VIEW FROM FIRST FLOOR OBSCURED BY PRE-EXISTING WOOD DECK & STAIRS IN DISREPAIR.



UNUSABLE PRE-EXISTING CONDITIONS IN ATTIC LEVEL.



EXISTING FAMILY ROOM SIMILAR TO WALKOUT BASEMENT WITH SMALL WINDOWS AND LIMITED VIEWS.



EXISTING FIRST FLOOR CENTRALLY LOCATED MECHANICAL ROOM IS SLAB ON GRADE AND FURNACE AND WATER TANKS HAVE LIMITED ACCESSIBILITY WITH LAUNDRY MACHINES IN THE SAME ROOM.



EXISTING MASTER BATHROOM IS 5' WIDE WITH POOR FUNCTIONALITY.

Zoning Data: This data is included on the submitted drawings and was submitted to the City Building Inspector in order to define the variances required for this proposed project.

- This parcel is zoned as “Zoning District R-4 Residential”
- Lot size: 7,080 square feet
- Front & Rear setbacks are compliant
- Max. 25% allowable lot coverage: 1,770 square feet
- Current lot coverage: 1,616.5 square feet
- Proposed added coverage: 287 sq. ft (20.5’ x 14’ addition)
- Proposed new lot coverage: 1,904 square feet (this is 134 sq. ft. over the allowable lot coverage)

Required Zoning Variances verified by the City:

The following variances requested from the ZBA for the proposed project are from the Zoning Code Section 3.1.5:

- **Lot Coverage:** *A variance request for a 134 square foot variance to exceed the maximum 25% allowable lot coverage allowed by code. The lot size is 7,080 square feet and 25% equals 1,770 square feet. The proposed addition would increase the lot coverage to 1,904 square feet which is 26.8% lot coverage.*
- **Side-yard setbacks:** *A variance request for relief from the required 10-foot minimum and 25-foot total combined side yard aggregates. Please note that the existing side-yards are pre-existing non-code compliant conditions with this unique parcel. The following is the current and proposed side yard setbacks for the proposed new addition:*
 - *South side-yard setback:*
 - **Currently:** 5.17’ (existing south wall of main house)
 - **Proposed:** 5’ (new addition to align with existing south wall of main house)
 - **Required:** 10’ minimum (both to equal 25’)
 - *North side-yard setback:*
 - **Currently:** 5.65’ (existing north wall of existing attached garage)
 - **Proposed:** 5.65’ (no change)
 - **Required:** 10’ minimum (both to equal 25’)
 - *Combined side-yard setbacks:*
 - **Currently:** 10.82’
 - **Proposed:** 10.65’
 - **Required:** 25’ minimum

We look forward to the City of Novi’s Zoning Board of Appeal’s review of this proposed new addition to 1310 East Lake Drive.

THOMPSON DESIGN GROUP LLC, 1210 IRVING, ROYAL OAK, MICHIGAN (248)933-5093

Please let us know if you have any questions or comments or require any additional information and we look forward to presenting this proposed project at an upcoming Zoning Board of Appeals meeting on April 14th.

Respectfully submitted,

A handwritten signature in black ink that reads "Mike Thompson". The signature is written in a cursive, flowing style.

Michael Thompson AIA

Copy: Robert Varto, Homeowner (734) 837-0732

**1310 East
Lake Drive
Novi, Michigan
Proposed
Addition**

ISSUED FOR NOV!
ZBA REVIEW &
APPLICATION
03/03/20



View of lake front house with neighbor's house on right side.



View of existing lake front elevation with first floor elevation below the existing grades on each side.

Project Description:

Property Owner: Robert & Chey Varto

Architect & Applicant: Michael Thompson AIA

Project: This proposed new work scope includes the following components:

- **New addition:** Add a three-story addition with a footprint size of 287 square feet. This would include the following:
 - First Floor: Laundry Room & Family Room with fireplace
 - Second Floor: Master Bedroom suite
 - Attic Floor: Infill existing floor opening & add open 2-story space to second floor bedroom below.
- **New deck/balcony:** Add a new deck/balcony for the Second Floor master suite access. Size is 20'-6" wide x 10'-0" deep.
- **Patio:** Add a paved patio at the walk-out from the Family Room. Size is 20'-6" wide x 15'-0" deep.
- **Exterior design:** This addition is designed and clad to match the same roof slopes and exterior materials and details. All the windows/doors being shown (except for one) are existing windows/doors, salvaged, and installed in new openings. The intent is to have this addition blend into the existing house with no effect on the neighboring parcels.

Construction type: Type V, with wood framed walls and roof.

Zoning Data:

- This parcel is zoned as "Zoning District R-4 Residential"
- Lot size: 7,080 square feet
- Front & Rear setbacks are compliant
- Max. 25% allowable lot coverage: 1,770 square feet
- Current lot coverage: 1,616.5 square feet
- Proposed added coverage: 287 sq. ft. (20.5' x 14' addition)
- Proposed new lot coverage: 1,904 square feet (this is 134 sq. ft. over the allowable lot coverage)

Required Zoning Variances verified by the City:

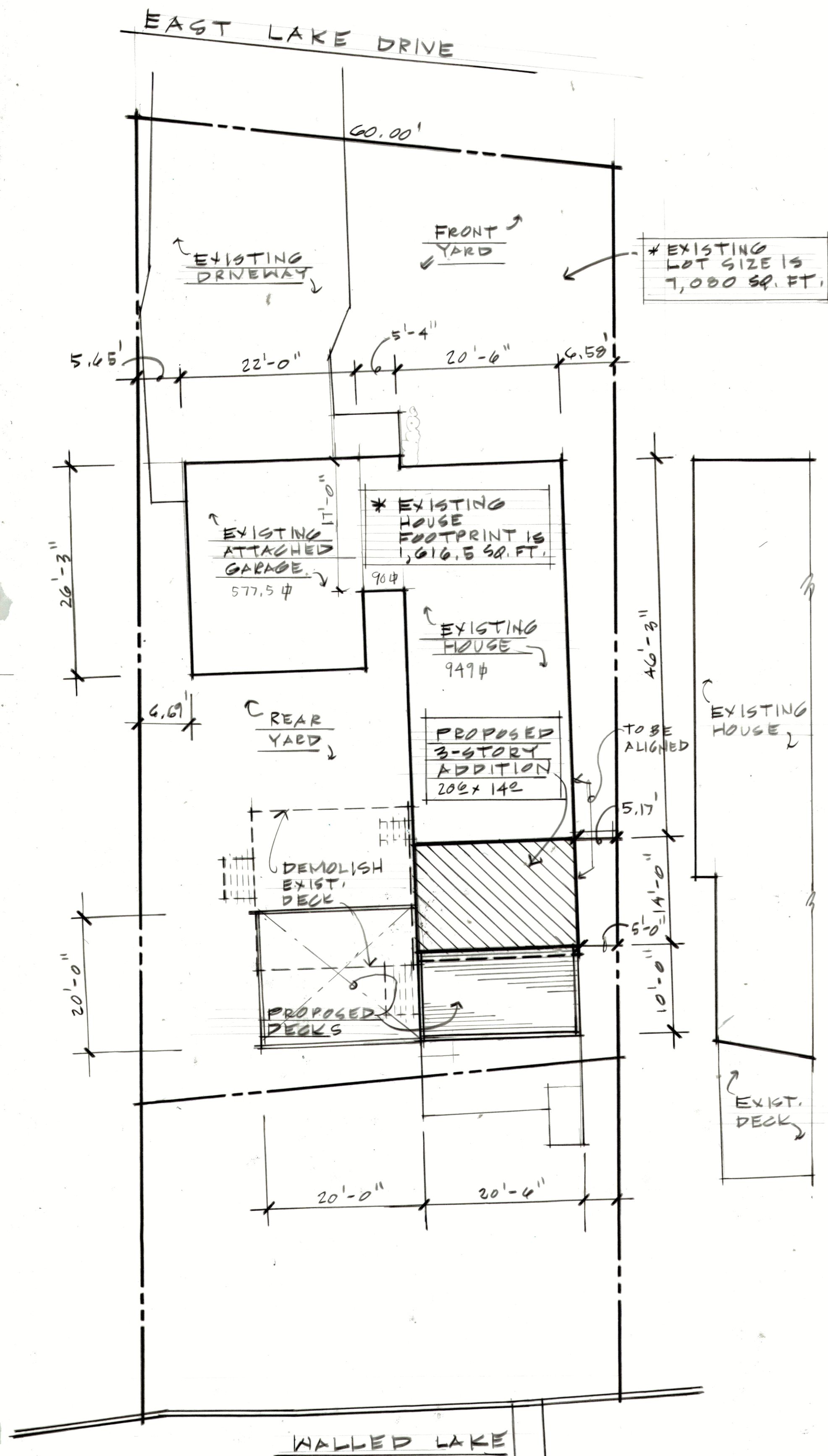
The following variances requested from the ZBA for the proposed project are from the Zoning Code Section 3.1.5:

- **Lot Coverage:** A variance request for a 134 square foot variance to exceed the maximum 25% allowable lot coverage allowed by code. The lot size is 7,080 square feet and 25% equals 1,770 square feet. The proposed addition would increase the lot coverage to 1,904 square feet which is 26.8% lot coverage.
- **Side-yard setbacks:** A variance request for relief from the required 10-foot minimum and 25-foot total combined side yard aggregates. Please note that the existing side-yards are pre-existing non-code compliant conditions with this unique parcel.
The following is the current and proposed side yard setbacks for the proposed new addition:
 - South side-yard setback:
 - **Currently:** 5.17' (existing south wall of main house)
 - **Proposed:** 5' (new addition to align with existing south wall of main house)
 - **Required:** 10' minimum (both to equal 25')
 - North side-yard setback:
 - **Currently:** 5.65' (existing north wall of existing attached garage)
 - **Proposed:** 5.65' (no change)
 - **Required:** 10' minimum (both to equal 25')
 - Combined side-yard setbacks:
 - **Currently:** 10.82'
 - **Proposed:** 10.65'
 - **Required:** 25' minimum

**Survey,
Site Plan,
Details, &
Notes**

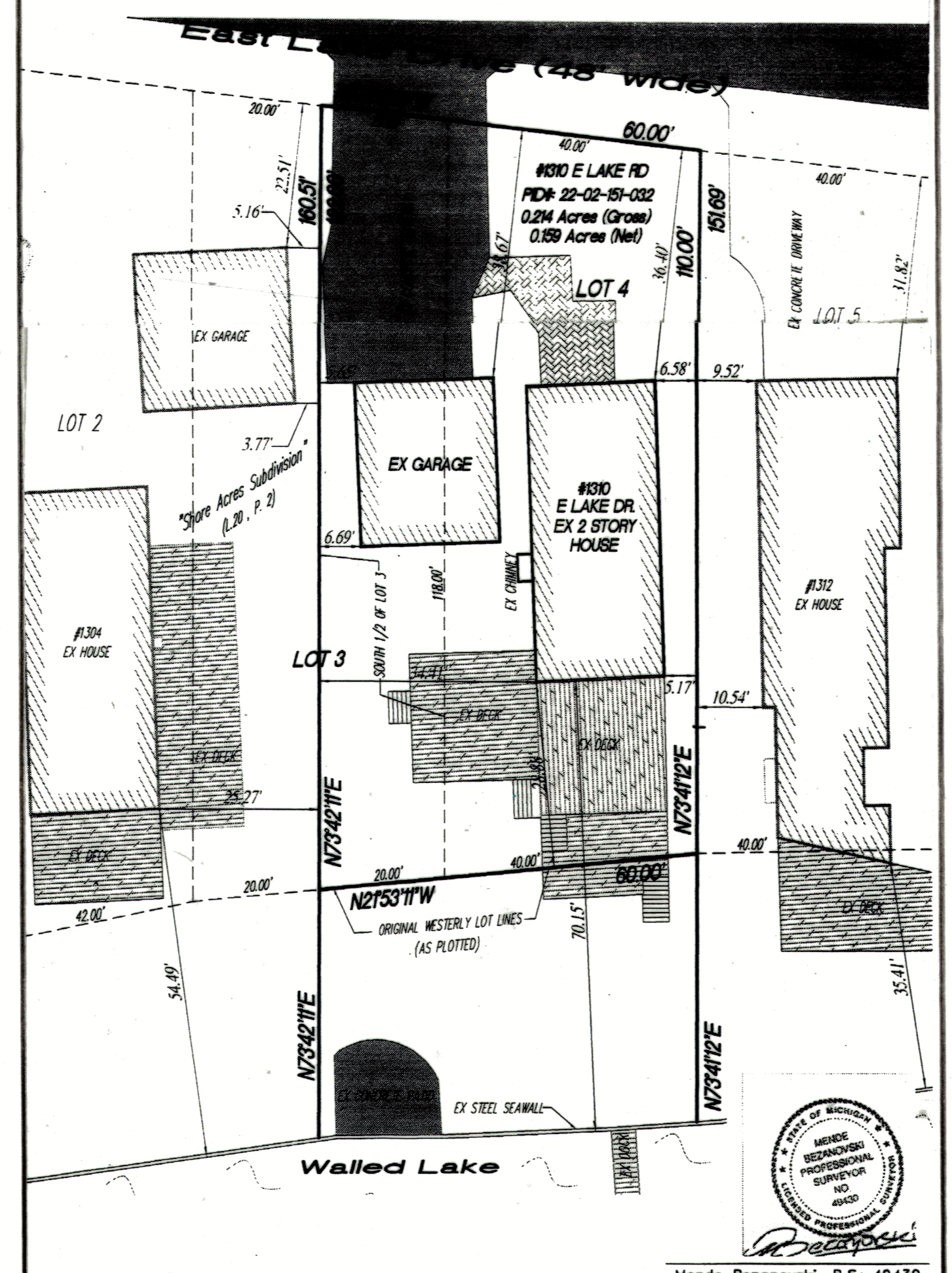
ISSUED FOR:
○ BIDS
○ PERMITS
○ CONSTRUCTION

1



SITE PLAN
SCALE: 1" = 10'-0"

ARCHITECTURAL SURVEY



Note:
Please see page 2 for a property legal description.
All bearings as shown herein are in relation to: "TRUE NORTH"

SCALE: 1" = 20'
JOB NUMBER: 2015-08-06-184-MJ
FIELD: MB
REVISIONS:
CLIENT: Mr. & Mrs. Szostek
ADDRESS:
1310 East Lake Drive
Novi, MI 48377

PAGE: 1 OF 2
DRAWN: MB
CHECKED: MB
DATE: 08-31-2015

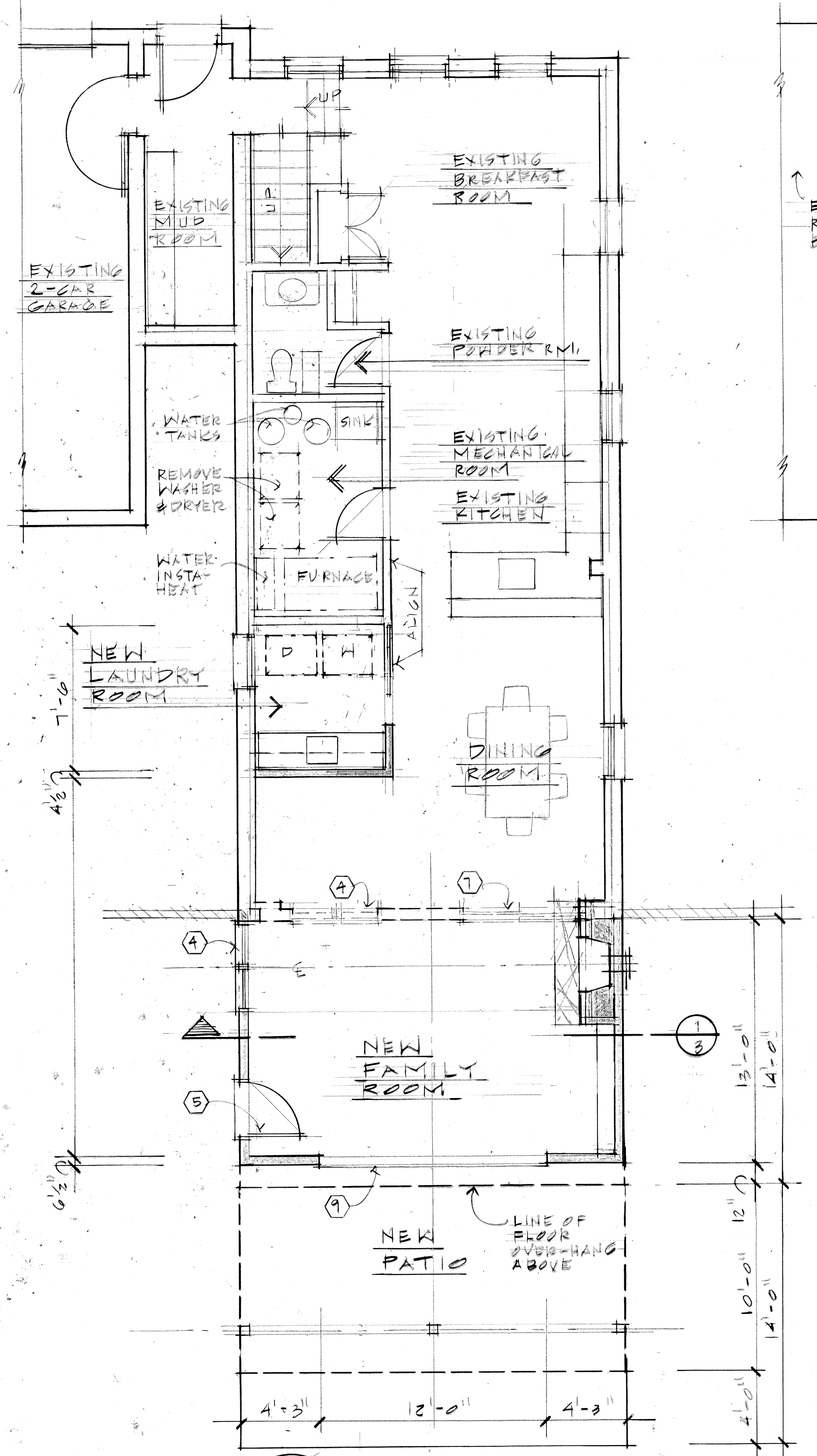
Mende Bezonovski, P.S. 49430
0 10' 20' 40'

ABSB LAND SURVEY, P.C.
36836 North Pointe Dr., New Baltimore, MI 48047
TEL: (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com
www.ab-sb-landsurvey.com

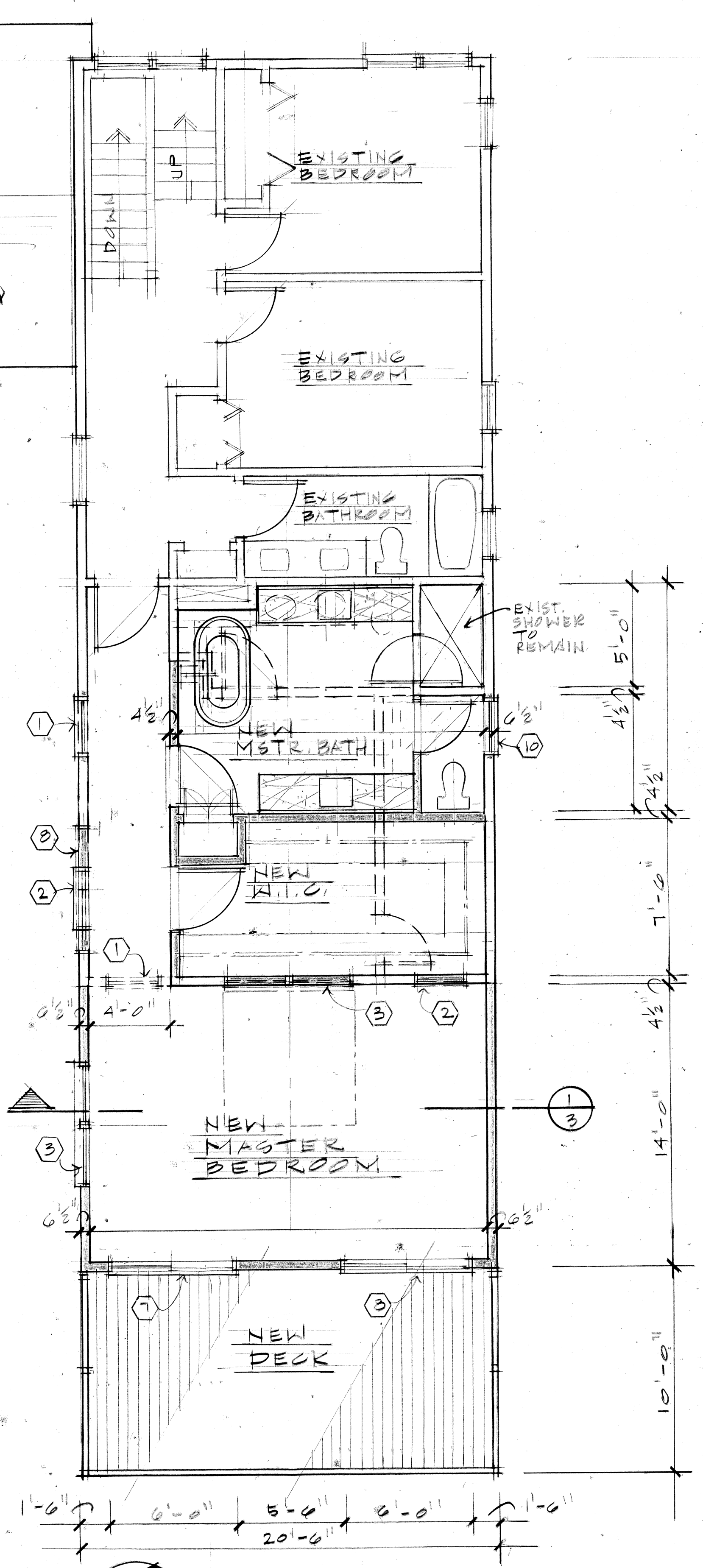
SITE SURVEY
SCALE: 1" = 20'-0"

**1310 East
Lake Drive
Novi, Michigan
Proposed
Addition**

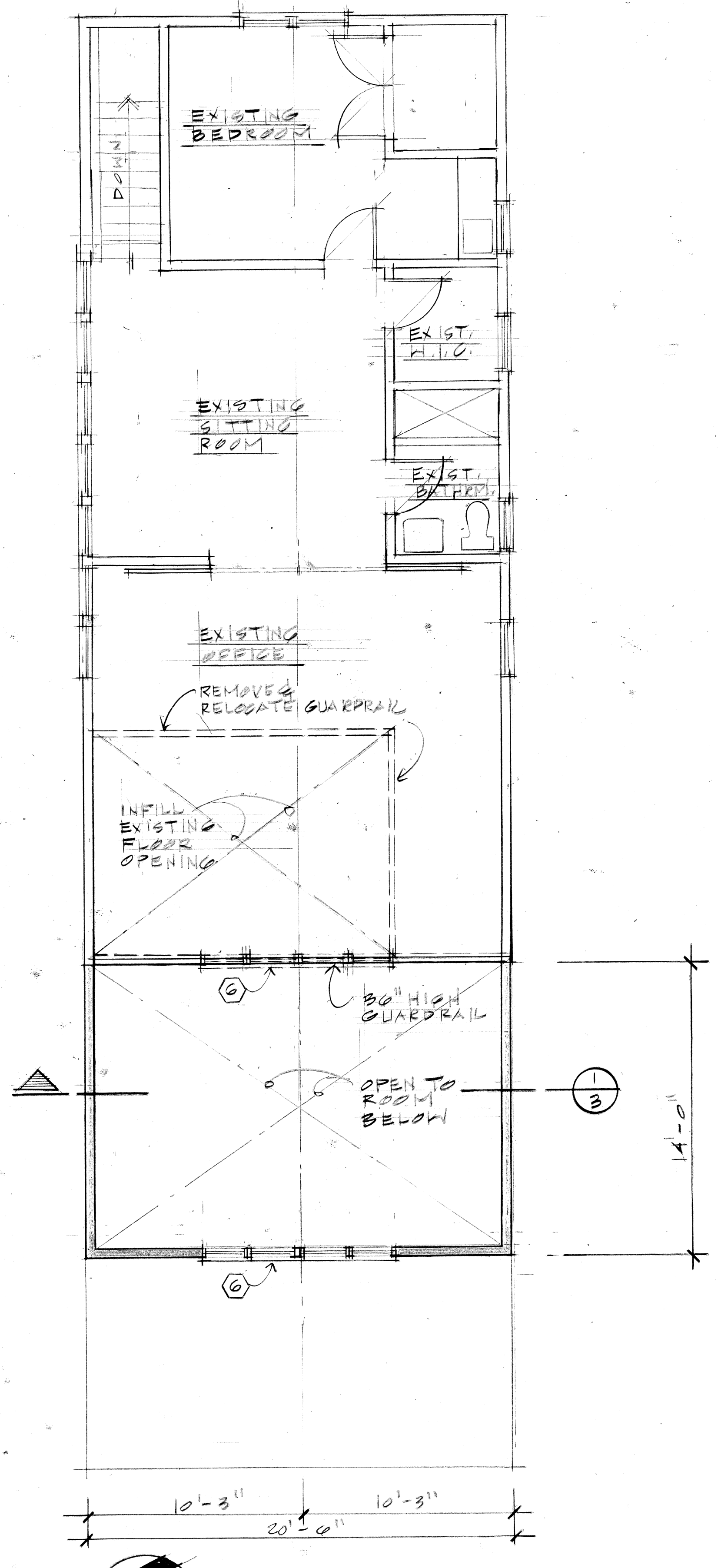
ISSUED FOR NOVI
ZBA REVIEW &
APPLICATION
03/03/20



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



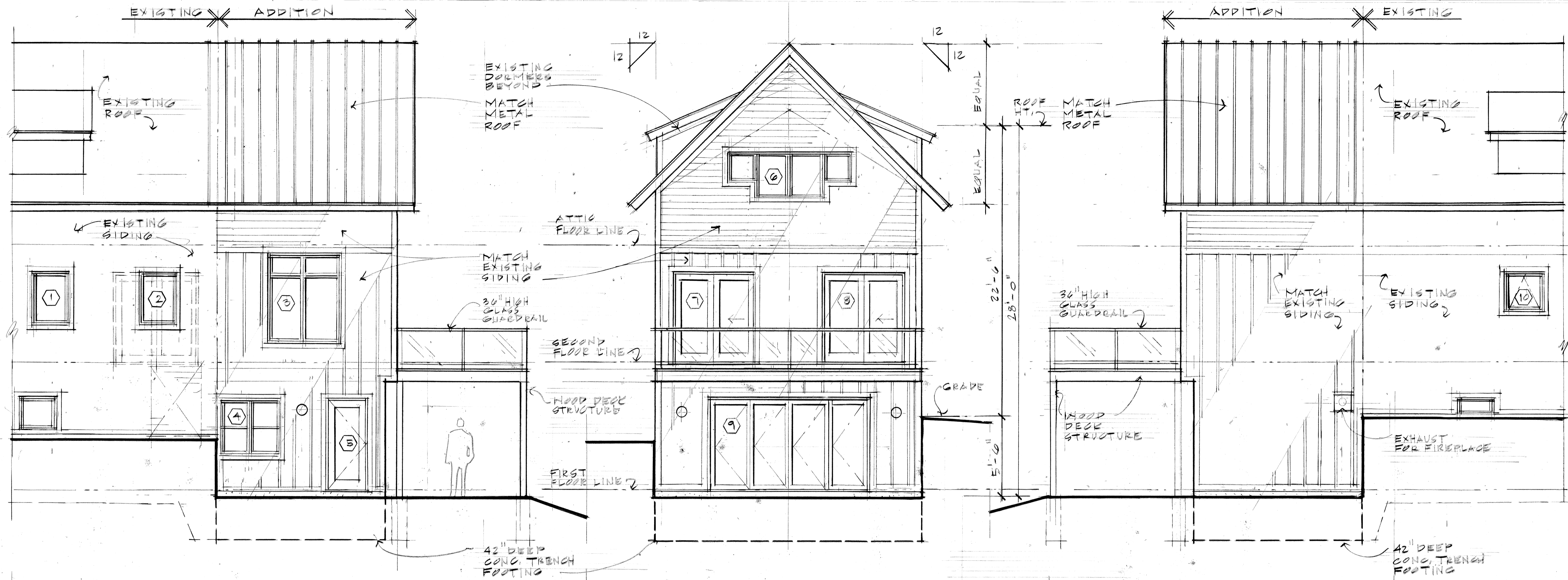
ATTIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

**Floor
Plans**

ISSUED FOR:
○ BIDS
○ PERMITS
○ CONSTRUCTION

**1310 East
Lake Drive
Novi, Michigan
Proposed
Addition**

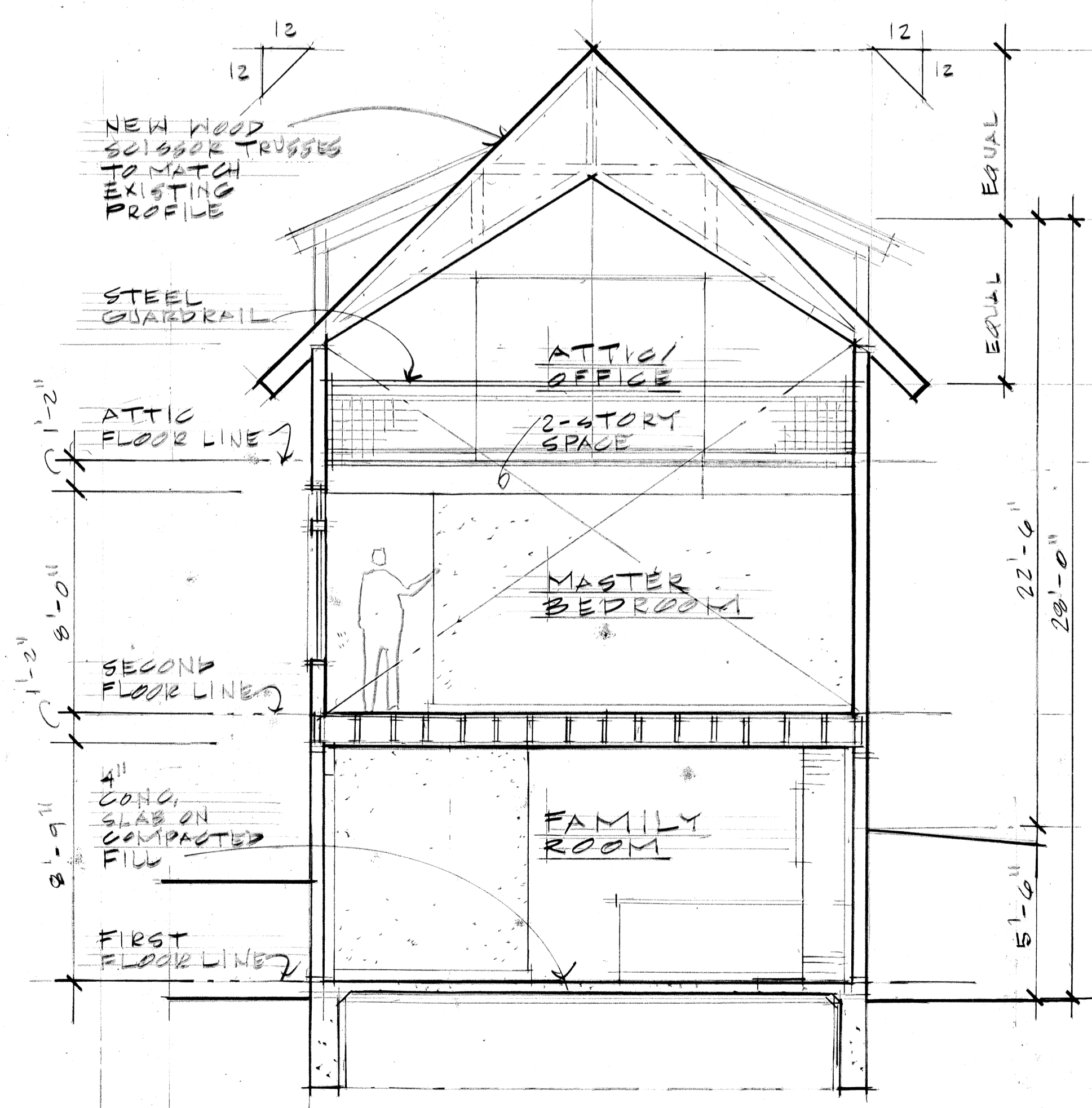
ISSUED FOR NOVI
ZBA REVIEW &
APPLICATION
03/03/20



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

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

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



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

Window & Door Schedule			
Number	Type	Width & Height	Notes
1	Existing Casement Unit	Approx. 2'-4" X 3'-10" high	Salvaged & relocated
2	Existing Casement Unit	Approx. 2'-4" X 3'-10" high	Salvaged & relocated
3	Exist. combo (2) Cmt. w/clerestory	Approx. 5'-10" wide X 6'-4" high	Salvaged & relocated
4	Existing (2) doublehung units	Approx. 4'-8" wide X 3'-10" high	Salvaged & relocated
5	Exist. exterior door with glass lite	Approx. 3' wide X 6'-8" high	Salvaged & relocated
6	Exist. combo (2) Cmt. w/(2) windows	Approx. 9' wide X 4' high	Salvaged & relocated
7	Exist. sliding glass door unit	6' wide X 6'-8" high	Salvaged & relocated
8	Exist. sliding glass door unit	6' wide X 6'-8" high	Salvaged & relocated
9	New folding glass & aluminum door	12' wide X 7' high	4 door units w/ retractable screen
10	New awning unit	2'-6" wide X 2'-6" high	Match existing frames

**Elevations,
Section,
& Details**