



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

Case No. PZ14-0051

Location: 45605 Nine Mile Road

Zoning District: R-1, One-Family Residential District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2503.1 (I) to allow construction of a new (1) story with a building height of 18 feet (14 ft maximum) detached garage on an existing single family parcel. The property is located west of Taft on the south side of 9 Mile Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2503.1 (I) limits detached accessory buildings to fourteen (14) feet in height in the R-1 Zoning District.

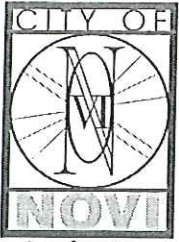
City of Novi Staff Comments:

The petitioner is proposing to construct a new detached garage of 875 square feet and a height of 18 feet within the minimum rear and side setbacks of an existing lot. Additionally the Ordinance restricts the size of accessory buildings to be less than the size 2,500 square feet and limits detached accessory buildings to fourteen (14) feet in height in the R-1 Zoning District. Since the requested variance does not arise from unique circumstances, and strict compliance with ordinance would not unreasonably prevent the property owner from using the property for its permitted purpose, staff cannot support this variance.

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_____.



cityofnovi.org
ZBA Case No.

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

For Official Use Only

P214-0051

ZBA meeting date

11/18/14

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 DIETRICH CIZMJA Date 9/12/14

Company (if applicable) _____

Address* 45605 9MI Rd City Novi

State MI Zip code 48374 *Where all case correspondence is to be mailed

Applicant's E-mail address deprime69@gmail.com

Phone number 248 767 5062 Fax number 248 773 8395

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case 45605 9MI Rd Novi Zip code 48374

Cross roads of property _____

Sidwell number 50-22-_____ 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	<u>(R-1)</u>	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>2503.1 (1)</u> | Variance requested <u>Increase Height 4' From 14' Allowed to 18'</u> |
| 2. | Section _____ | Variance requested _____ |
| 3. | Section _____ | Variance requested _____ |
| 4. | Section _____ | Variance requested _____ |

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

- 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.

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

SEE ATTACHED

Zoning Board of Appeals
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: Defrim Cizmja, 45605 9 Mile Road, Novi, Michigan 48375

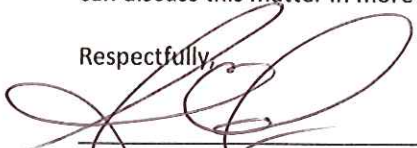
Dear Zoning Board of Appeals,

Pursuant to Section 2503.1(i) of the City of Novi Zoning Ordinance, a detached garage shall not exceed one story or 14' in Height. Attached you will find plans for a detached garage which is very similar in character and design to the house which is currently completed. There are several unique situations regarding this property which make this request necessary.

1. The parcel is located on 9 Mile Road. The Cross slope across the front of the lot is 4'. The cross slope across the rear of the lot is 6'. Our home has a finish floor elevation of 916.68 and a garage finish floor elevation of 913.8. The detached garage is proposed at 908.50 on the low rear west corner of the lot. The proposed grade of the finish floor of the garage is over 8' lower than the house grade in front of it.
2. The home to the south of this property sits 10.5' higher than the finish floor of the proposed garage. The approval of the variance of 4' will not obstruct the view of the neighboring property in any way.
3. The proposed garage is sitting in a low point on the west side of the lot. The retaining wall is currently constructed and a storm sewer has been installed to allow for proper drainage.
4. The garage will not be visible from 9 Mile Road.
5. This lot has very unique grading. It is the convergence of two hills that creates a valley.
6. The variance will grant this property owner substantial justice as the design will be consistent with the home.
7. The problem is not self-created as the natural characteristic of the lot is odd and the location of the proposed garage is substantially lower than the surrounding properties.
8. The design and location of the garage will not increase public safety or provide additional danger to surrounding properties.
9. The design of the garage is consistent with surrounding properties and will not decrease or diminish the property values.
10. The spirit of the ordinance is observed because the structure, although higher than traditionally allowed, is still lower than the allowed high when based on average property grades surrounding the garage.

Thank you for your consideration of this request and we look forward to the meeting on November 18th when we can discuss this matter in more depth.

Respectfully,



Stacy Cerget, RVP



Defrim Cizmja

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:

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

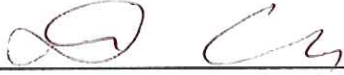
No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms 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


Applicants Signature

10/8/2014
Date


Property Owners Signature

10/8/2014
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

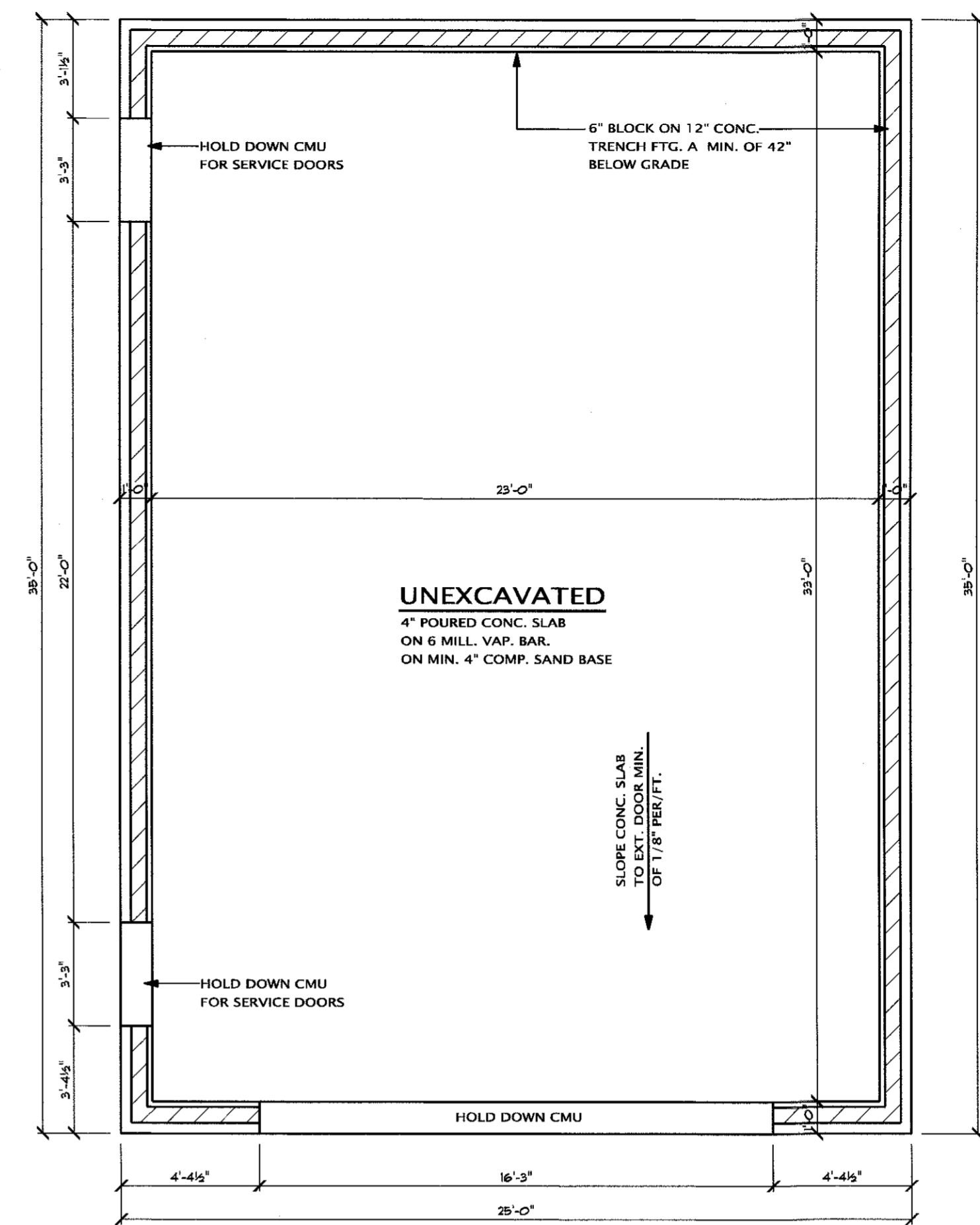
Date

PROVIDE ALL ATTIC ACCESS
W/ WEATHER STRIPPING

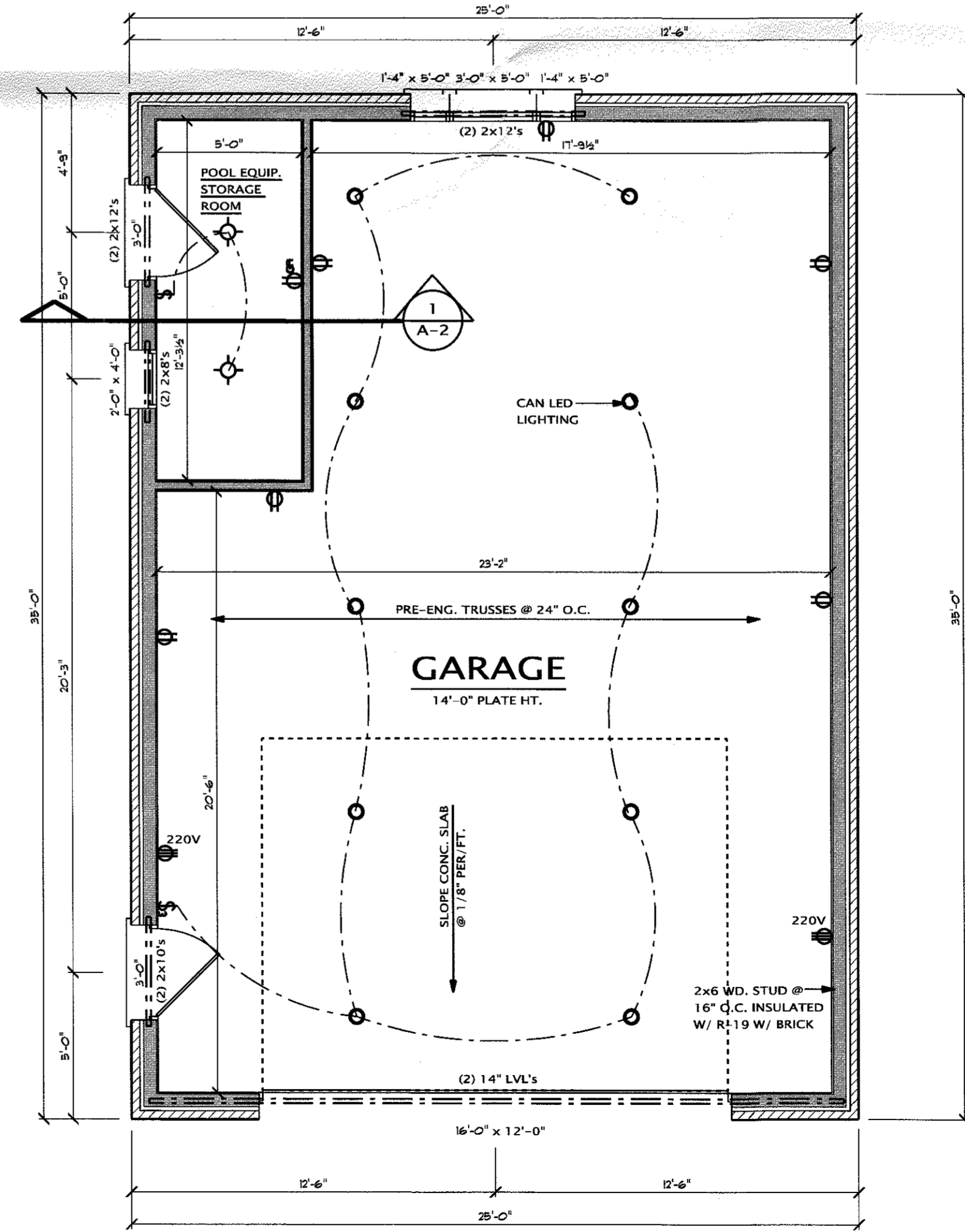
SOIL BEARING CAPACITY:
 ASSUMED AT 1,500 PSF. WHEREBY, THE TRENCH FOOTING SHALL BE 12" WIDE FOR 1 STORY AND 21" FOR TWO STORY AT WALK-OUTS. (PER TABLE R403.1 MBC)
 IN THE ABSENCE OF SOILS CONFIRMATION, A WORST CASE SCENARIO OF 1,500 PSF SHALL BE ASSUMED REQUIRING FOOTING WIDTHS AS FOLLOWS:
 a) 1-STORY BRICK VENEER ON LIGHT FRAME CONST. - 12"
 b) 2-STORY BRICK VENEER ON LIGHT FRAME CONST. - 21"
 c) 3-STORY BRICK VENEER ON LIGHT FRAME CONST. - 32"

FOUNDATION REINF.
 PROVIDE VERTICAL AND HORIZONTAL REINFORCING
 #5 BARS @ 36" O.C. IN 10" WALL OR PROVIDE 4"x24" PILASTER @ MID SPAN FOR ALL WALLS OVER 40'-0"

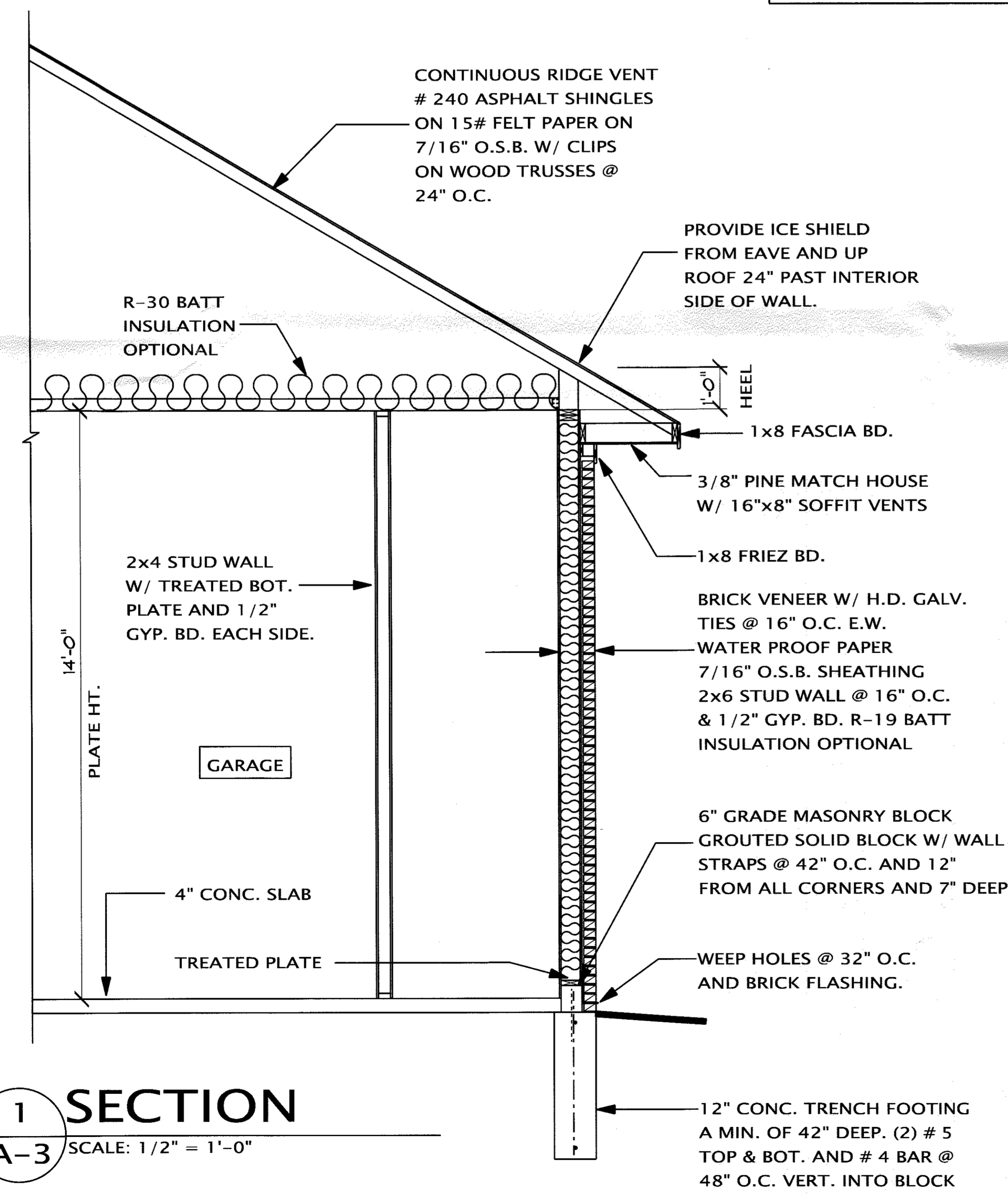
ELECTRICAL BONDING NOTE:
 PROVIDE ELECTRICAL BONDING OR REINFORCEMENT STEEL TO FOUNDATIONS AND FOOTING PER NEC 2008. USE A # 4 BAR (1/2"). THE MINIMUM LENGTH OF REINFORCEMENT IS TWENTY FEET AND HAS A MINIMUM OF 2" OF CONCRETE COVER AT THE BOTTOM OF FOOTING. PROVIDE STUB NEAR ELECTRICAL SERVICE FOR GROUND CONNECTION



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



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



SECTION
 SCALE: 1/2" = 1'-0"

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design + Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED

DETACHED GARAGE

BUILDER
DEFRIM CIZMJA
 45605 9 MILE RD.
 NOVI, MI 48374

SHEET TITLE:	
FLOOR PLAN FOUNDATION PLAN	
DATE:	DRAWN BY:
04-20-13 05-29-14	J.V.
	CHECKED BY:
	J.P.
	JOB NUMBER:
	13 - 145
	SHEET NUMBER:

GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, LAWS AND REGULATIONS THAT ARE APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND CALL FOR REQUIRED INSPECTIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF THE EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, AND UNDERPINNING AND ALL MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL NEW CONSTRUCTION.
6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS OF THE BUILDING INCLUDING UTILITIES, SERVICES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY UNAUTHORIZED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES, AND THE SURROUNDING FACILITIES.
7. THE CONTRACTOR/OWNER SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE CONSTRUCTION DOCUMENTS, SIZES AND LOCATIONS OF ANY DISCREPANCIES IN DIMENSIONS, SIZES AND LOCATIONS BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR/OWNER SHALL INDEMNIFY THE ARCHITECT FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPERATION OF THESE DOCUMENTS.

CONSTRUCTION NOTES

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS OR 20 MINUTE RATED DOORS, OR EQUIVALENT.

SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
 -GLAZING IN ALL UNFRAMED SWINGING DOORS
 -GLAZING IN AN INDIVIDUAL, FIXED, OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

PROVIDE 5/8 INCH TYPE 'X' GYPSUM WALL BOARD ON THE GARAGE SIDE ADJACENT TO THE RESIDENCE AND ITS ATTIC AREA OR EQUIVALENT.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPERATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET ON GRADE FLOORS). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.

A MINIMUM 3 FEET BY 3 FEET LANDING SHALL BE REQUIRED ON EACH SIDE OF AN EGRESS DOOR OR DOORWALL. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

WINDERS ARE PERMITTED PROVIDED THE WIDTH OF THE TREAD AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER IS NOT LESS THAN 10 INCHES DEEP. THE MINIMUM WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 6 INCHES, AND THE AVERAGE WIDTH OF ANY TREAD IS NOT LESS THAN 9 INCHES.

FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN THE TOP STORY AND THE ROOF SPACE. FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 -IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
 -AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, WHICH OCCUR AT SOFFITS, DROP CEILINGS, ETC.
 -IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN.
 -AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.

EXCEPT AS PROVIDED IN THE ITEM ABOVE, FIRESTOPPING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR (2) THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR (1) THICKNESS OF 23/32 INCH PLYWOOD WITH JOINTS BACKED BY 23/32 INCH PLYWOOD, OR (1) THICKNESS OF 3/4 INCH TYPE 2-M PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-M PARTICLEBOARD, OR OTHER APPROVED MATERIALS. THE INTEGRITY OF ALL FIRESTOPS SHALL BE MAINTAINED.

IN SHOWER AND BATH AREAS, FLOORS AND WALLS SHALL BE FINISHED WITH A SMOOTH, HARD AND NON-ABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FINISHED FLOOR. IN AREAS SUBJECT TO REPEATED DAMPNPNESS AND MOISTURE ACCUMULATION, WATER RESISTANT GYPSUM BOARD IS TO BE INSTALLED IN ACCORDANCE WITH GA-216 AS LISTED IN SECTION 5-26.502.

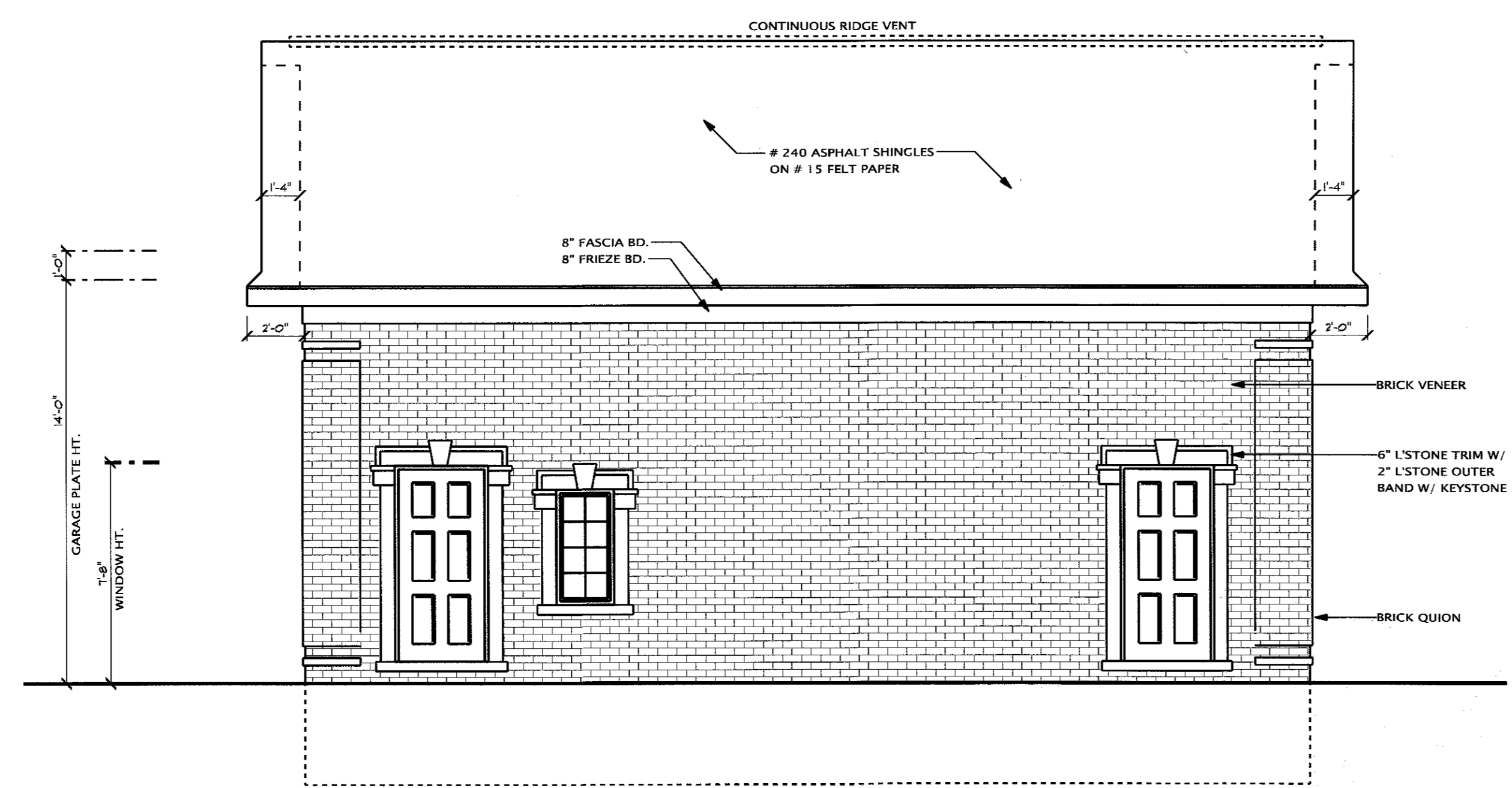
RAFTERS AND CEILING JOISTS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION.

RAFTER OR TRUSS TIES SHALL BE PROVIDED, WHEN ROOF TRUSSES AND ASSEMBLIES MAY BE SUBJECT TO WIND UPLIFT PRESSURES OF 20 PER SQUARE FOOT OR GREATER AND SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 7, AS LISTED IN 5-26.702

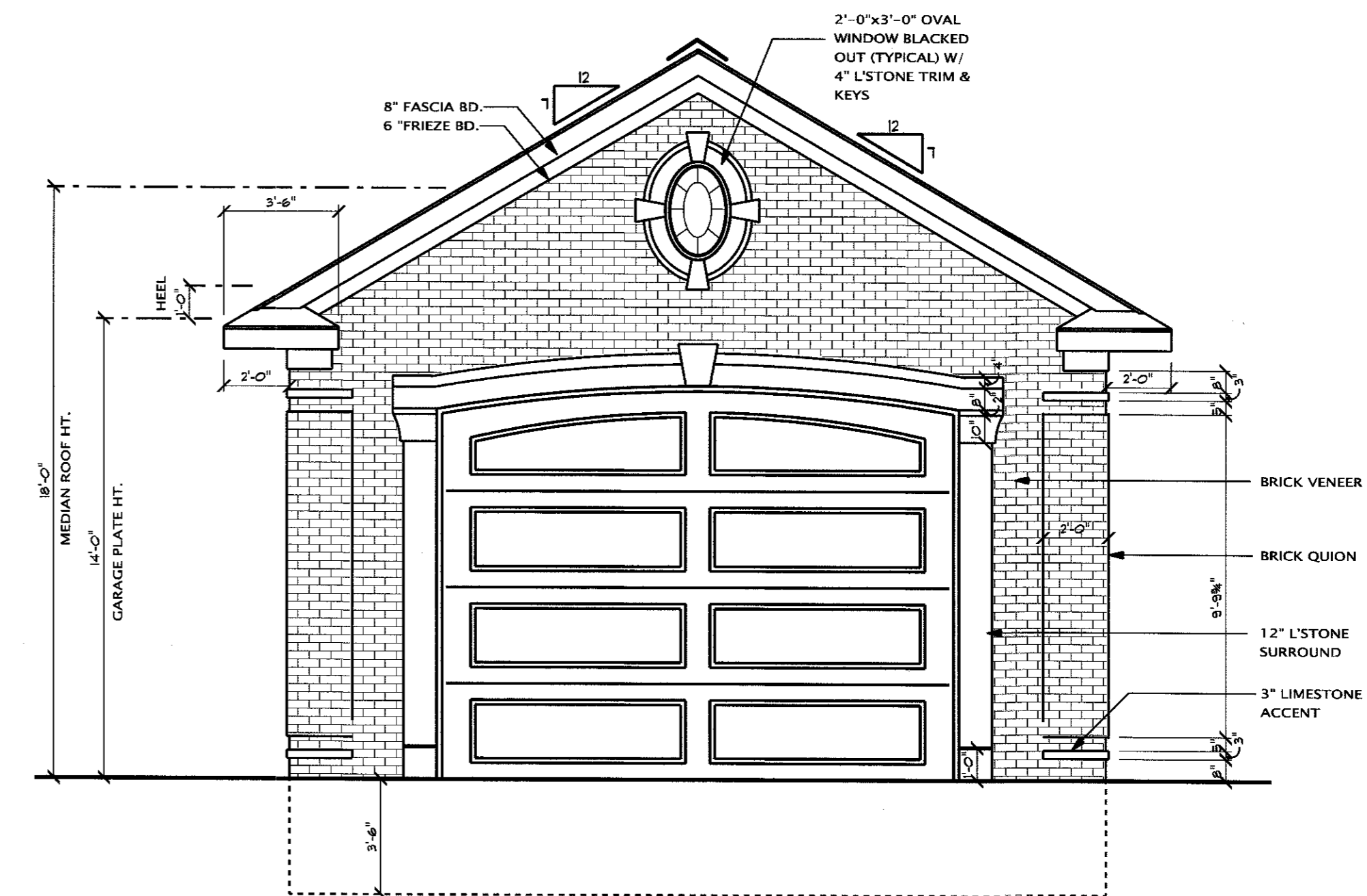
A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC HAVING A CLEAR HEIGHT OVER 30 INCHES.

ASPHALT SHINGLE ROOFS SHALL HAVE ICE AND WATER SHIELDS, OR (2) LAYERS OF 15 POUND FELT CEMENTED TOGETHER FOR A DISTANCE OF 2 FEET INSIDE THE OUTSIDE WALLS AND AN UNDERLAYMENT OF NOT LESS THAN ONE PLY OF NUMBER 15 FELT, APPLIED AS REQUIRED IN SECTION R-802 AND TABLE NUMBER R-803.4

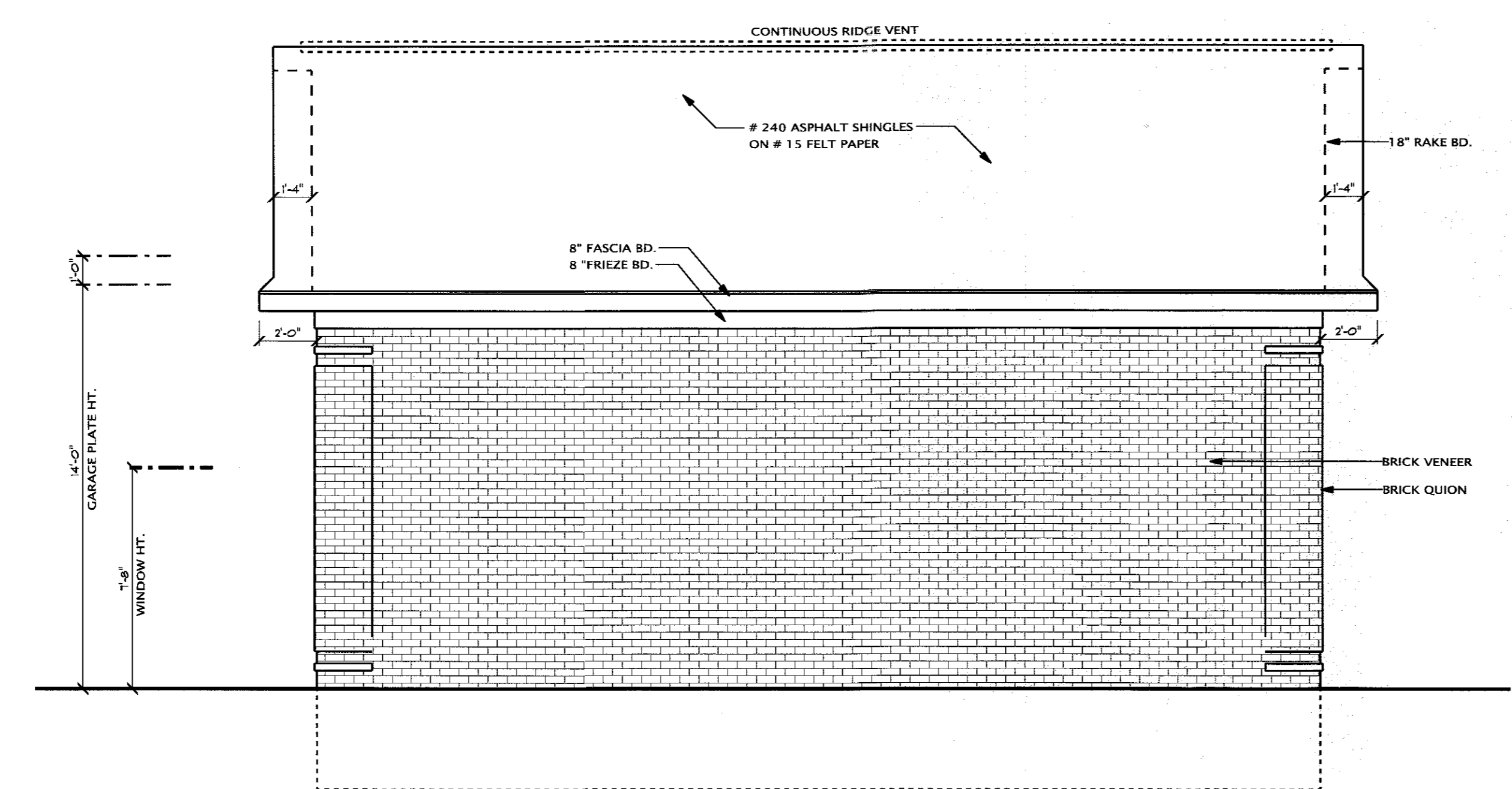
CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.



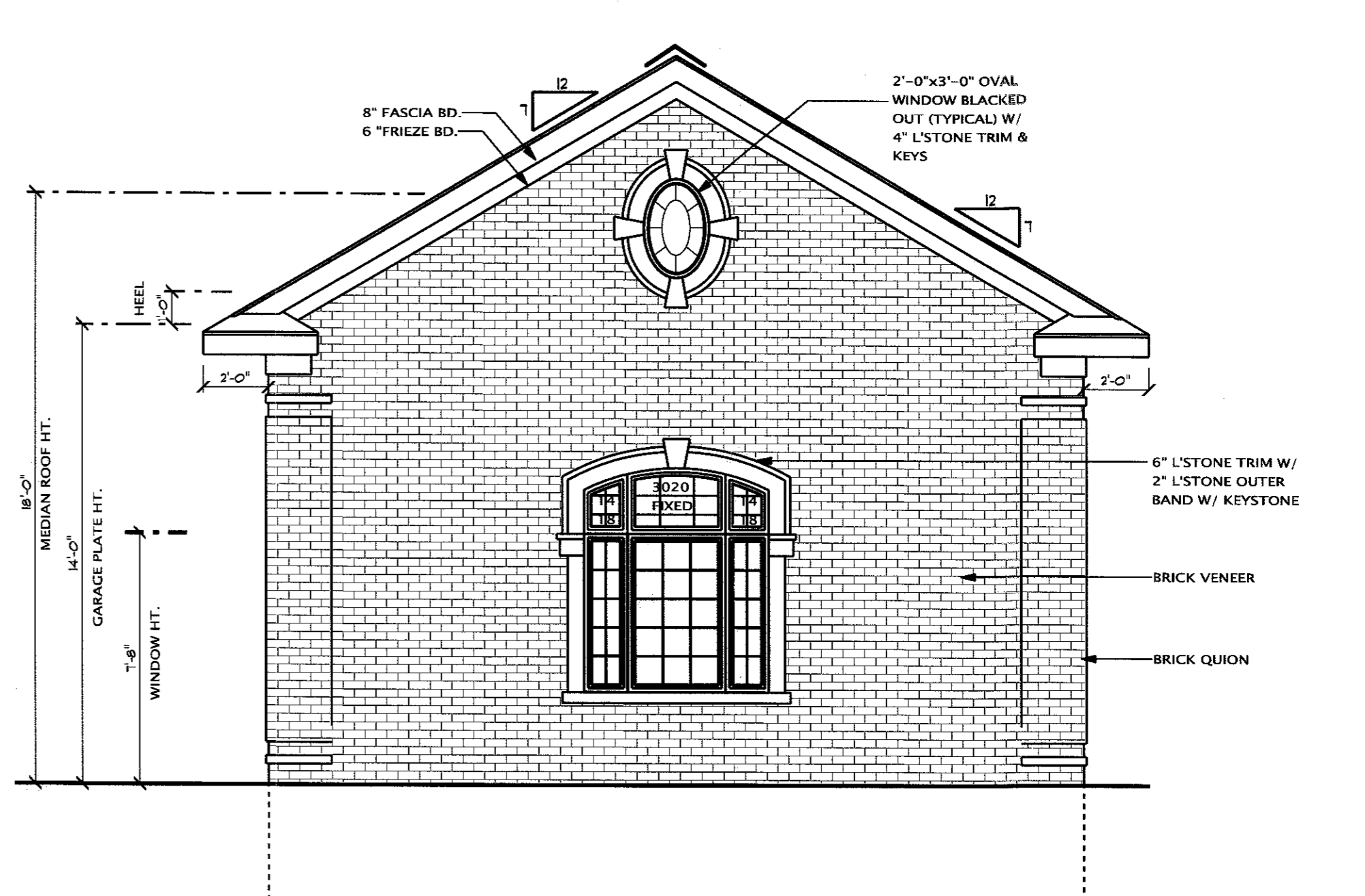
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



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

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DETACHED GARAGE

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 NOVI, MI 48374

SHEET TITLE:
ELEVATIONS

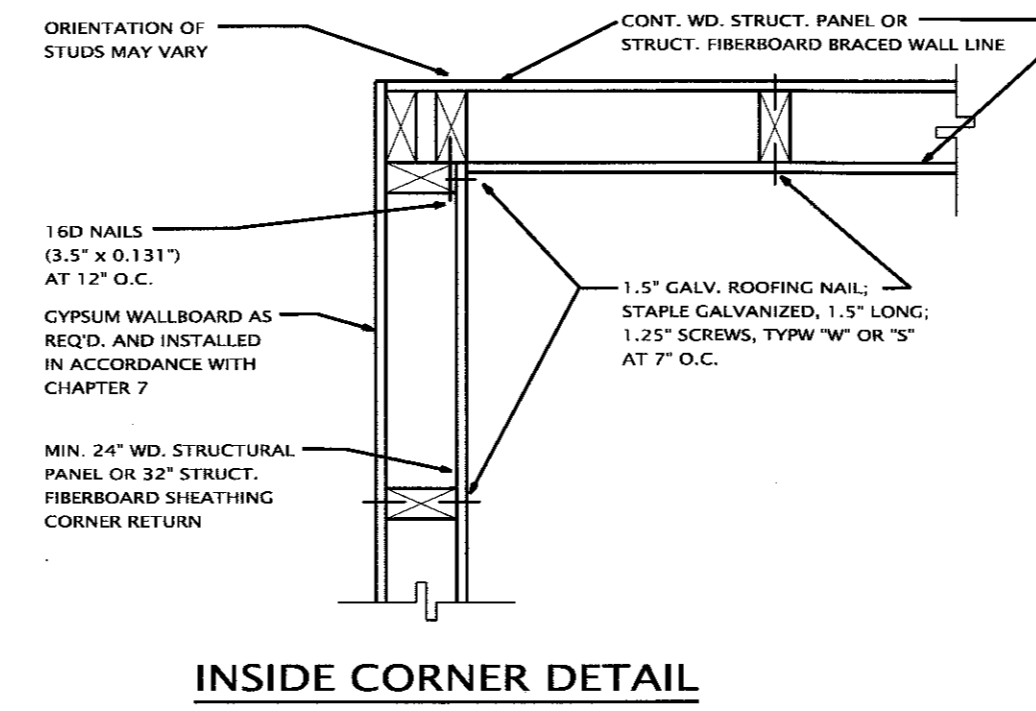
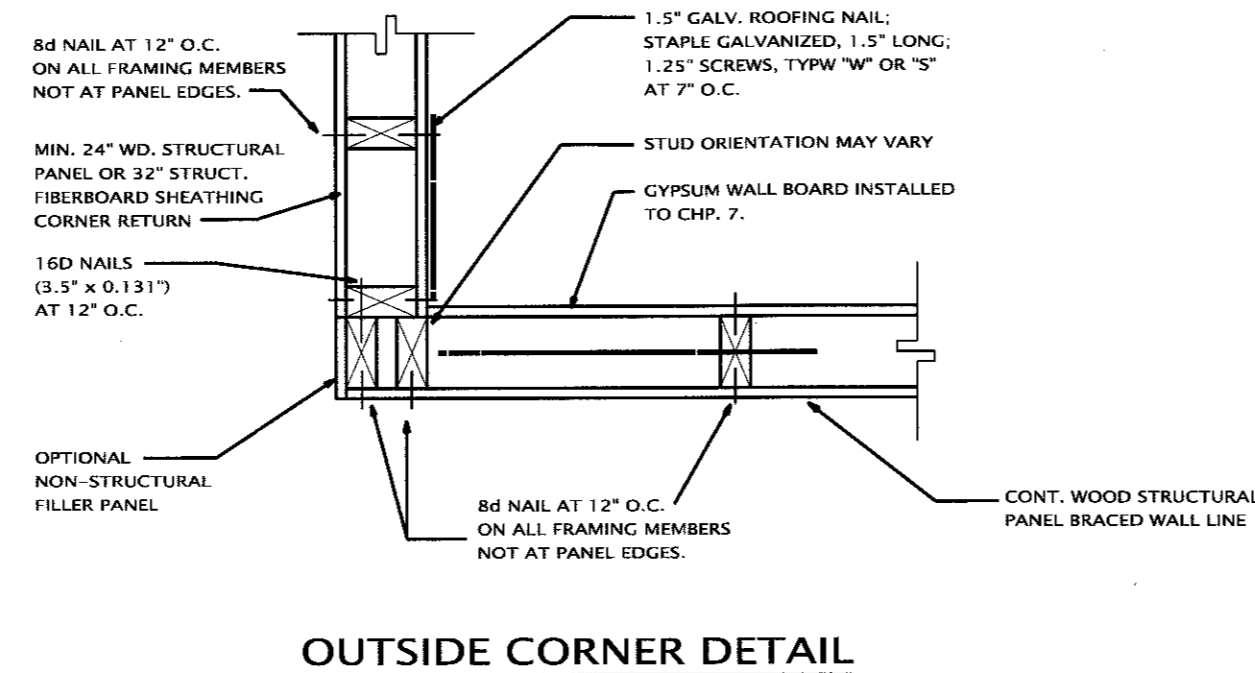
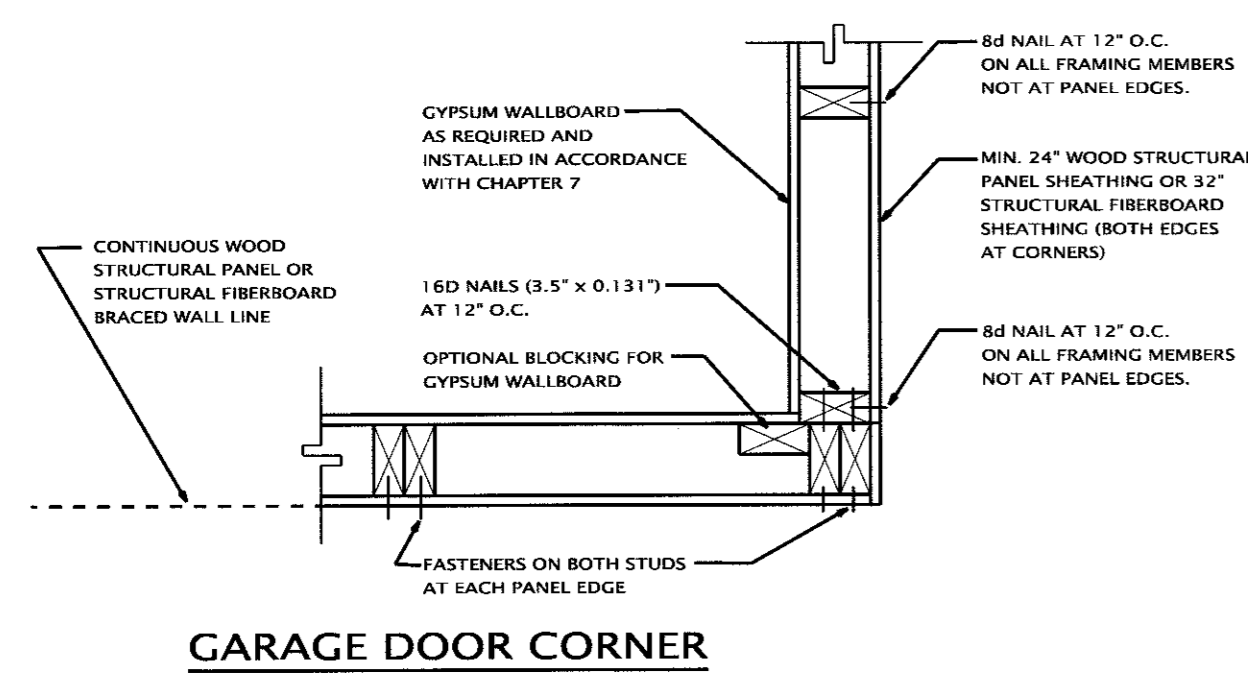
DATE: 04-20-13
 05-29-14

DRAWN BY:
 J.V.

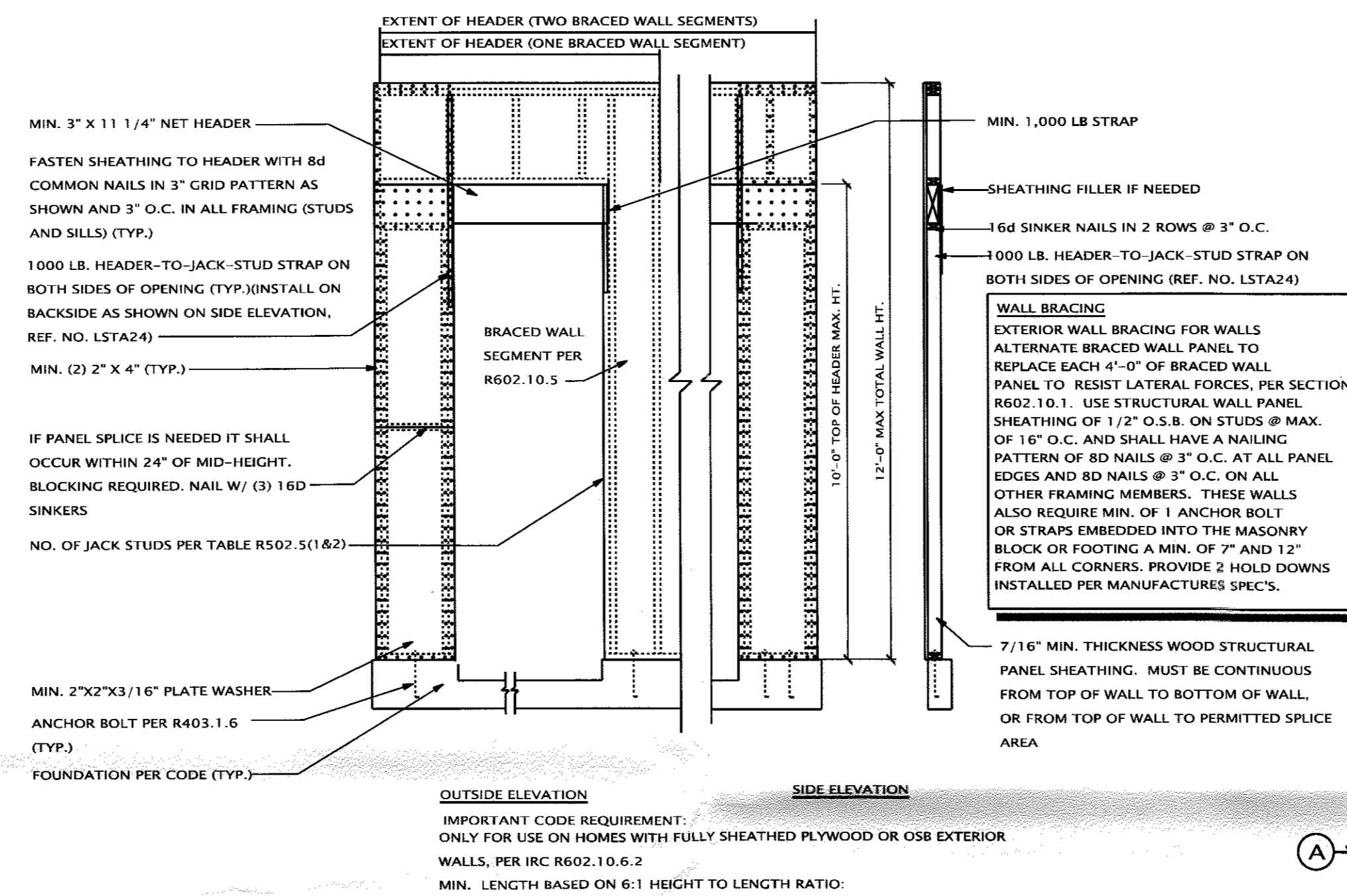
CHECKED BY:
 J.P.

JOB NUMBER:
 13 - 145

SHEET NUMBER:
A-2

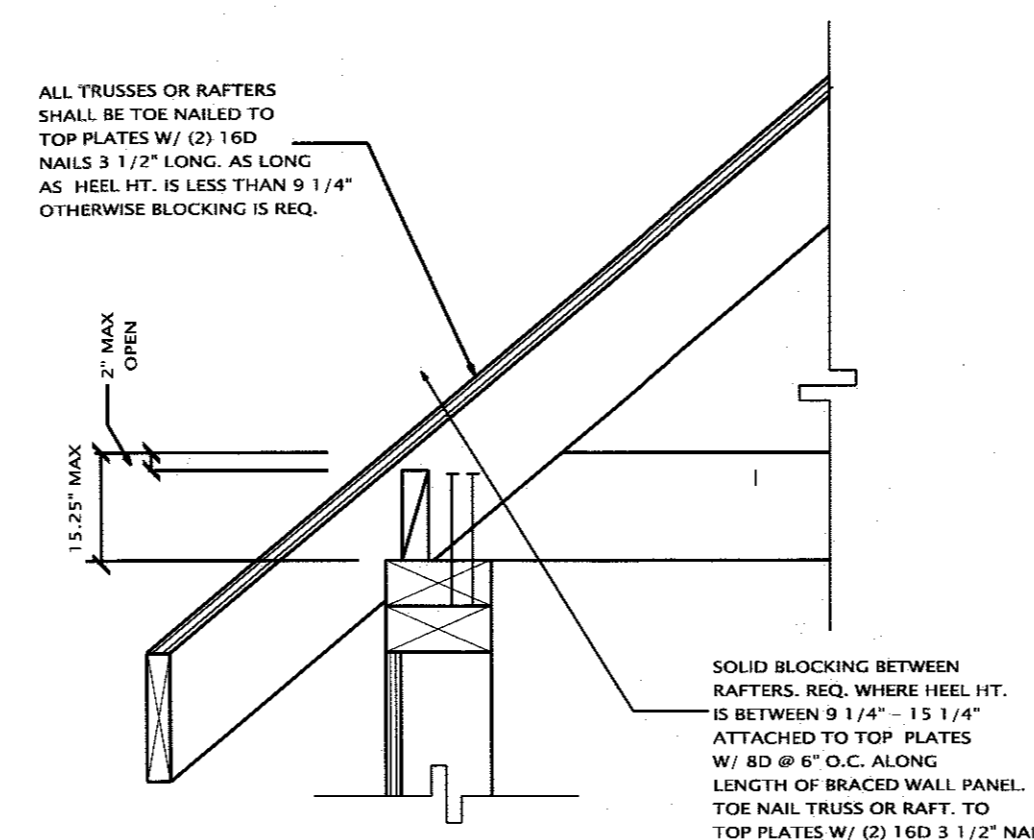


METHOD DESCRIPTION AND NAILING PATTERN							
METHOD:	W.S.P.	CONNECTION CRITERIA					
		MINIMUM NAIL		NOMINAL PANEL THICKNESS	MAX. WALL STUD SPACING (in.)	PANEL NAIL SPACING	
MATERIAL	WOOD STRUCTURAL PANEL	SIZE	PEN. (in.)			MINIMUM THICKNESS	EDGES (in. O.C.)
MINIMUM	3/8"	6D COMMON (2" x 0.113")	1.5	3/8"	16	6	12
OPTIONAL	7/16"	8D COMMON (2.5" x 0.131")	1.5	7/16"	16 24	6	12
METHOD:	LET IN BRACING	WOOD: 2-8d PER STUD INCLUDING TOP & BOTTOM PLATE					
L.I.B.		METAL: PER MANUFACTURER OR 1x4 (45 DEG. OR 60 DEG. @ 16" O.C.)					
METHOD:	1/2" GYP. EACH SIDE OF WALL	GYPSUM BOARD ON BOTH SIDES OF WALL NAILS OR SCREWS @ 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND ALL INTERMEDIATE POINTS.					
G.B.							



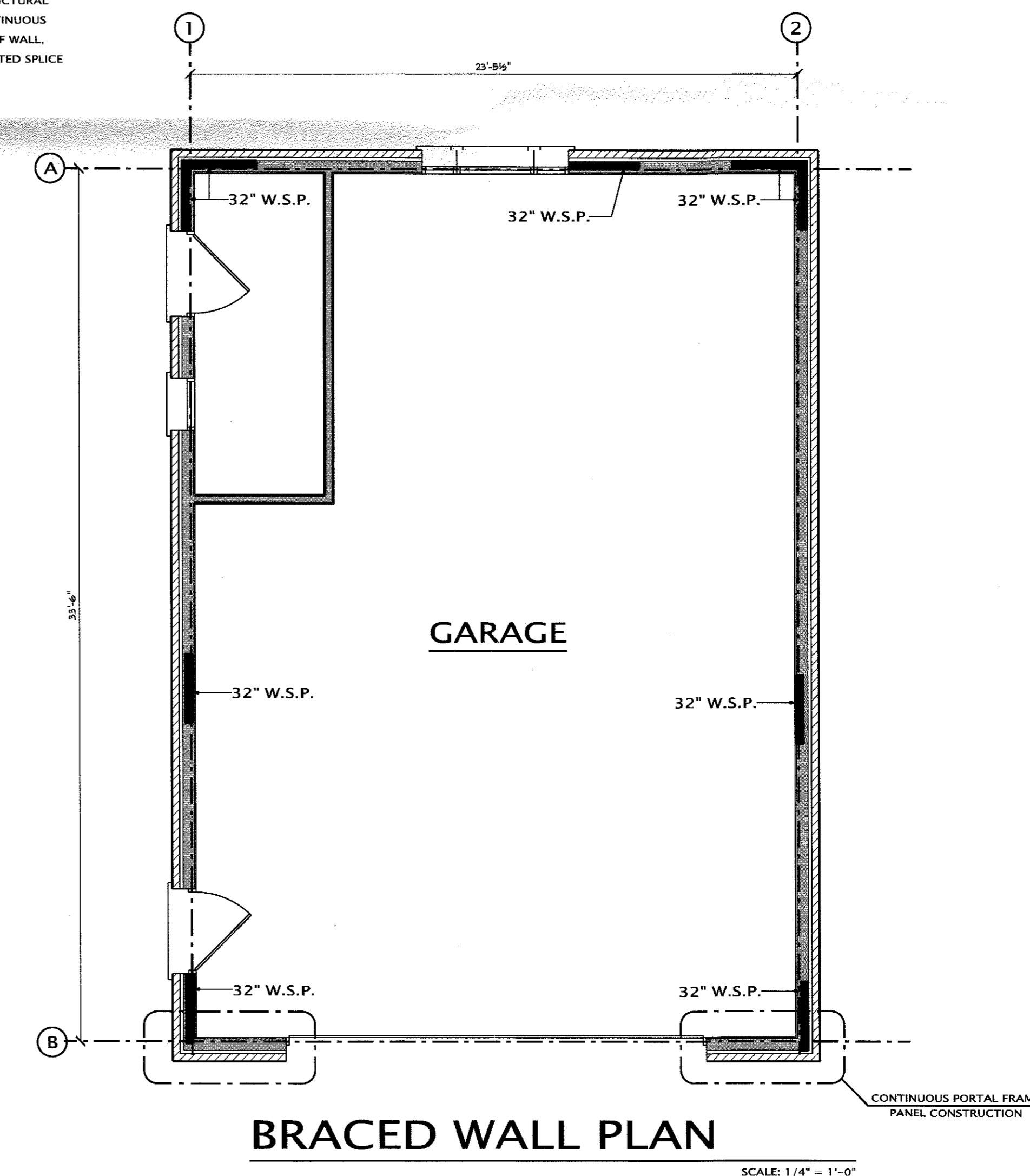
NAILING PATTERN FOR INTERIOR GYP. BR. BRACED WALL PANEL FOR LET IN BRACING METHOD AND G.B. GYP. BOARD METHOD (SEE GB TABLE 602.10.2)	
GYPSUM BOARD ON INTERIOR SIDE OF LET IN BRACING. NAILS OR SCREWS @ 7" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND ALL INTERMEDIATE POINTS.	
1/2" GYP.	1 1/2" GALV. ROOFING NAIL OR STAPLE GALV. OR 1 1/4" SCREWS TYPE (W) OR (S)
5/8" GYP.	1 3/4" GALV. ROOFING NAIL OR STAPLE GALV. OR 1 5/8" SCREWS TYPE (W) OR (S)

METHOD CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION
SCALE: N.T.S.



WALL BRACING REQUIREMENTS FOR CONTINUOUS SHEATHING				
BRACED WALL LINE MARK	①	②	③	④
METHOD	WSP	WSP	WSP	CS-PF
BRACED WALL LINE SPACING	30'-0"	30'-0"	20'-0"	20'-0"
ADJUSTMENT FACTORS	1.3	1.3	1.3	
REQUIRED AMOUNT OF BRACING	6.2'	6.2'	4.55'	
PROVIDED AMOUNT OF BRACING	8'-0"	8'-0"	8'-0"	

ALTERNATE METHOD CONTINUOUS PORTAL FRAME CONSTRUCTION



JMP
Design + Build, Inc.
45136 CASS AVE.
LUTICA, MI 48317
TEL: 248.986.3300
JMPDESIGN@GMAIL.COM

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DETACHED GARAGE

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45605 9 MILE RD.
NOVI, MI 48374

SHEET TITLE:
BRACED WALL PLAN

DATE: 04-20-13
05-29-14

DRAWN BY:
J.V.

CHECKED BY:
J.P.

JOB NUMBER:
13 - 145

SHEET NUMBER:
A-3