

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: November 14, 2017

REGARDING: 1607 East Lake Drive, Parcel # 50-22-02-355-018 (PZ17-0042) BY:

Larry Butler, Deputy Director Community Development

GENERAL INFORMATION:

Applicant Anthony M. Virga

Variance Type **Dimensional Variance**

Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Novi Road and North of Thirteen Mile
Parcel #:	50-22-02-355-018

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Sections 3.32.10, for the addition of a proposed pergola to an existing shed, 10 feet by 10 feet allowed and Section 3.32.A to build a proposed solid landscape stone wall under 5 feet in height and extending into the right of way, 1 foot minimum off property line required, no fence allowed by code. This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

Parcels located on water front lake with 600 acres or more and abutting a public thoroughfare shall maintain the yard on the water side as an un-obscured yard.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1.	Ι	move	that	we	<u>grant</u>	the	variance	in	Case	No.	PZ17-00	42 , sc	ought	
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								_ b	ecause	Petition	er has	shown	prac	tical
	dif	fficulty re	quiring											

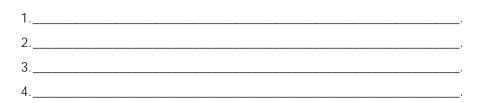
(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because_____

(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 if consistent with the spirit and intent of the ordinance because
- (f) The variance granted is subject to:



- 2. I move that we <u>deny</u> the variance in Case No. PZ17-0042, 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.

Larry Butler Deputy Director Community Development City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

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Single Family Residential (Existing) \$200 (With Violation) \$250 [] Single Family Residential (Now) \$250
☐ Multiple/Commercial/Industrial \$300 □ (With Violation) \$400 □ Signs \$300 □ (With Violation) \$400
House Moves \$300 Special Meetings (At discretion of Board) \$600 DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF
Dimensioned Drawings and Plans Existing & proposed distance to adjacent proporty lines
Site/Plot Plan Location of existing & proposed signs, if applicable
 Existing or proposed buildings or addition on the property Number & location of all on-site parking, if applicable Any other information relevant to the Variance application

101 ZBA Application Revised 10/14

4



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** <u>ten-(10)</u> 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

		G 🗆 SIGNAGE
	USE A OTHER Land scape	2 block
VI. APPLICANT & PROPERTY SIGNAT	URES	I ST S SH Y AN INT Y ST
A. APPLICANT		
all hay		8-21-17
Applicant.Signature		Date
B. PROPERTY OWNER		
The undersigned affirms and acknowle	e property owner must read and sign b dges that he, she or they are the owner(s) ontents of this application and related end	of the property described in this
Property Owner Signature		Date
VII. FOR OFFICIAL USE ONLY		Date
_		Date
VII. FOR OFFICIAL USE ONLY DECISION ON APPEAL:		
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Community Development Department 45175 Ten Mile Road Novi, MI 48375 (248) 347-0415 Phone (248) 735-5600 Facsimile www.cityofnovi.org

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 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:

Massive snow drifts Heavy wind

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. Mot 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).

I wonted to create a safe area Sor my young nieces and rephins and also prevent long daugherus Standard #3 Strict Compliance. Snow drifts 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.

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.

Shaded Only asking for small valiance that will have little or no impact on other property owners. Everything else fails within zuning regulations-

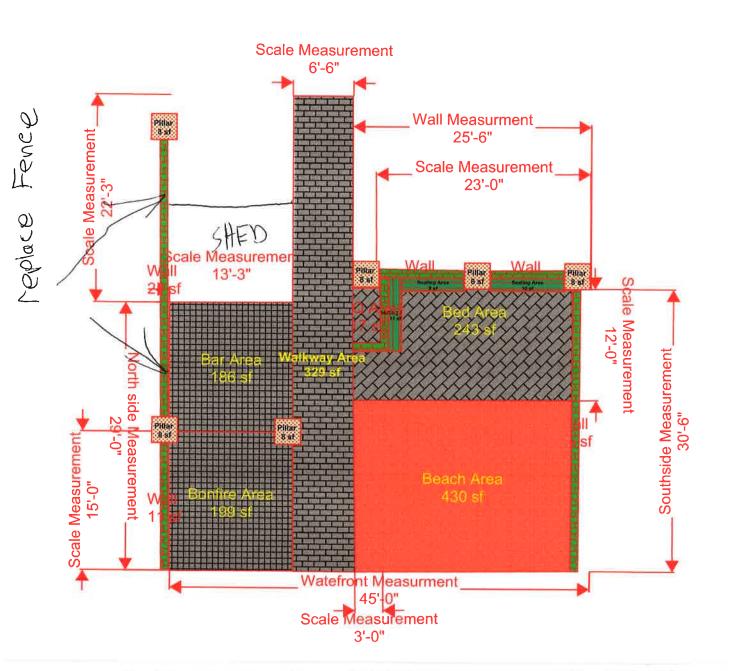
Standard #5. Adverse Impact on Surrounding Area.

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.

Page 2 of 2

Building 113 ZBA Review Standards Dimensional Revised 06/15

Anthony Virga's Lake House Novi





Anthony Viega Property

1607 E. 1K. drive



Jurliey Virga When I first purchased 1607 E.IK. I started improving the preparty. My lake propetry had a very lorge willow tree that was dead that Z Removed. five foot buskes lined one Side of the property and on the other was a chain link fence that Was so over grown with weeds and busted you couldn't see through it. Some i have lived here I have improved the view of the lake from my property and beautified the lot.

august 15, 2017 I whom It May Concern : Subgeit & Seke let at 1607 CSKDe. We live next door to Unchorg Virga, and have lived at 1611 East Leke M. In 39 years. anthony's lake let is becoming one of the nicest looking lets on last Sele De. At is not obstructing my new, and looks the lest it has ever looked. Sam in full support of his upgrades. Michael & Bonne Jaris

My neighbor Ramsey (16051/2 E. Walled Lake DR) is supportive of the changes made to My water front. He loves the stone wall, some of which border his own property, and thinks the project came together beautifully. He is more than willing to state this to a City Official, but does not want to submit any signed documentation.

D. B. LANDRY dlandry@lmdlaw.com L A W O F F I C E S LANDRY, MAZZEO & DEMBINSKI, P.C. 37000 GRAND RIVER AVENUE, SUITE 200

FARMINGTON HILLS, MICHIGAN 48335 www.lmdlaw.com <u>TELEPHONE</u> (248) 476-6900

<u>FACSIMILE</u> (248) 476-6564

November 1, 2017

City of Novi Novi Zoning Board of Appeals 45175 10 Mile Road Novi, MI 48375

RE: Variance Request Of Mr. Anthony Virga ZBA Case No. PZ17-0042

Dear Chairman Sanghvi and ZBA Members:

I represent Mr. Anthony Virga who is seeking a variance to complete the construction of improvements to that small portion of his property which is located between East Lake Drive and Walled Lake. Mr. Virga submitted a Variance Application on August 21, 2017 which he prepared himself. This letter will provide additional information to the ZBA regarding this request and will include a history of Mr. Virga's activity on the property, photographs of the improvements he has made and an analysis of the Novi Zoning Ordinance requirements along with a comparison of Mr. Virga's property to other properties along East Lake Drive abutting Walled Lake to provide the ZBA with context of this variance request.

Specifically, Mr. Virga is seeking a waiver to allow him to complete the construction of improvements to the small lakefront lot. This includes the construction of a wooden pergola frame off of the existing shed on his property and to complete the construction of a three and one-half foot stone wall on a portion of the lot and complete the paving of portions of his lot. Variances are requested with respect to the City of Novi Zoning Ordinance Section 3.32.10.A and 3.32.ii.a.

A. HISTORY OF THE LOT AND MR. VIRGA'S ACTIVITIES THEREON

Anthony Virga is 38 years old. He has been a resident of the City of Novi for 17 years. He has always wanted to purchase a home on Walled Lake in Novi. In November of 2016 he purchased a small home at 1607 East Lake Drive. This is one of the many typical lots along East Lake Drive with a small house situated on the lot east of East Lake Drive and a small lakefront lot on the west of East Lake Drive between the roadway and the lake. When he purchased this property, there was existing on the small lakefront lot a wooden shed, a wrought iron fence across the middle of the lot parallel to the road, an aluminum pergola with a canvas top, brick pavers on a portion of

November 1, 2017 Page 2

the lot including a brick walkway from the road pavement to the water's edge and a very large deciduous tree between the shed and the waterfront. Attached hereto as Exhibit B are photographs of what he waterfront lot looked like when Mr. Virga purchased it.

When Mr. Virga purchased the property he initially built a fence on the side of the house east of the roadway. Before building that fence he contacted the City of Novi and asked if he needed a permit. He was told that no permit was necessary as long as he has followed the fence guidelines. He successfully built that fence.

Mr. Virga next wanted to install a new seawall. Once again, he contacted the City and asked if he needed a permit. He was told he did need a permit from both the City and the MDEQ. He hired a contractor who obtained all necessary permits and constructed the new seawall.

Mr. Virga then wanted to upgrade the improvements on the small lot between the road and the lake. Existing on that lot was a wooden shed, a very large deciduous tree between the shed and the lake, a wrought iron fence in the middle of the lot parallel to the road, brick pavers on a portion of the lot, and large bushes on the south end of the lot along with the chain-linked fence on the north side running from the road to the shed which was covered with poison ivy and other growth. There was also an aluminum pergola in the middle of the lot with a canvas top which could be pulled down to either side to block the sun. He wanted to replace the brick pavers, remove the aluminum pergola and replace it with an open roof wooden pergola structure off the shed, redo the brick pavers and build a 3-foot .5-inch stone wall which would reduce in height as it got closer to the water. Because he was not building or enlarging the shed, because he was merely replacing the brick pavers he contacted the City and indicated to them that he was redoing the "landscaping" and inquired if he needed a permit. He told that as long as he was not changing the grade of the land no permit was required for "landscaping". He then obtained two estimates from contractors to perform this work. Both contractors informed him that no permit was required. Both estimates were for approximately \$75,000. The material would cost approximately \$25,000 so Mr. Virga decided to do the work himself. He proceeded to do the work.

Mr. Virga's choice of the word "landscaping" when he inquired of the City was unfortunate. One can imagine that redoing the existing brick pavers and installing a three and one-half foot stone wall could be considered as landscaping but, frankly, it is a little more than that. The important fact is that Mr. Virga inquired of the City regarding permits for everything he has ever done. He simply didn't describe the scope of this project correctly. He was also told by two landscaping contractors that no permit was

November 1, 2017 Page 3

required for this work. Clearly, the City is not bound by any representations by a "landscape" contractor. However, Mr. Virga did make an effort to inquire.

Mr. Virga set about performing the work. He removed the large deciduous tree, removed the two fences and began the remainder of the work. During construction several City workers driving by stopped and complimented him on how nice a job he was doing. (Of course, they would have had no idea whether he had a permit or not.) As he was nearing completion of the work he was informed that he did in fact need permits and a waiver from the ZBA. Mr. Virga promptly paid all fines and fees in full and he is now appealing before the ZBA seeking the necessary variances to complete the work which is now 90% finished.

B. VARIANCES REQUESTED

Novi Zoning Ordinance 3.32.10A provides as follows:

A. Those residual lots or parcels having waterfrontage on a body of water ... shall maintain the yard on the waterside as an open unobscured yard, except that that the following may be permitted.

* * *

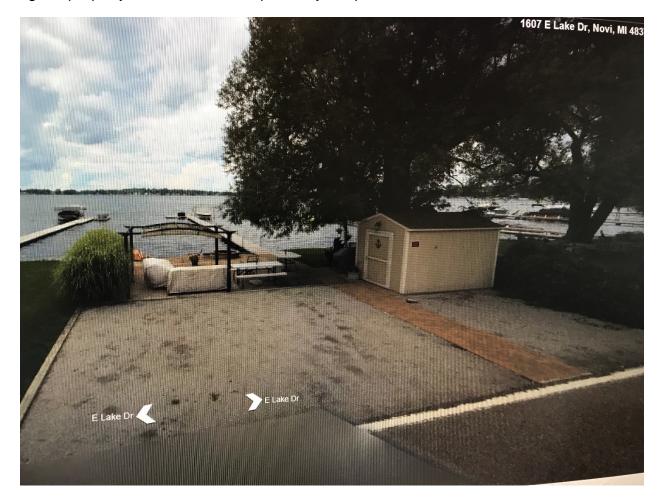
ii. A single storage shed ... a. the shed shall be no larger than ten (10) feet by ten(10) feet in area and no taller than eight (8) feet in height.

Attached as Exhibit A are the letters Mr. Virga received from the City dated August 4, 2017 and August 22, 2017. The areas of concern appear to be the decorative stone wall and the pergola. To the extent that variances are required the Applicant hereby requests such variances. Zoning Ordinance 3.32.10A begins by setting a general standard that the yard on the waterside be maintained "as an open unobscured yard". The issue is what is considered "unobscured" within the context of East Lake Drive and the numerous small lots between the roadway and the lake. These small yards are utilized almost universally for recreational purposes including the storage of boats, water activity equipment, firepits, pergolas, tent-type structures to create shade and outdoor furniture. We know the ordinance specifically allows a solid wooden shed and we know that in this area of Novi there are many existing mature trees and shrubs that in fact obscure, to some extent, views. Thus, given the fact that the lakeside

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recreational activities are the entire reason these lots exists, the question becomes what is required to maintain such a lot "as an open unobscured yard". I suggest that this analysis begin by examining what existed before Mr. Virga made his changes and compare that to what exists now and also review what also exists on adjacent lots and what has existed on adjacent lots for years along East Lake Drive.

Attached as Exhibit B are photographs of what existed prior to Mr. Virga acquiring the property. This is best exemplified by the photo below.



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Attached as Exhibit C are photographs of the current state of Mr. Virga's lot. The changes he has made are best exemplified by the photo below.



In examining the before and after I suggest that the current condition of the lot is less "obscured" than it was before Mr. Virga made the changes. Gone is the large deciduous tree that unquestionably "obscured" the view. The preexisting shed remains. Its frame or square footage has not been increased. All Mr. Virga did was move the preexisting aluminum pergola to a position adjacent to the shed and has replaced it with an open wooden roofed pergola with poles. It is respectfully suggested that this does not increase the size of the shed.

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The preexisting wrought iron fence has been removed. The preexisting brick paver walkway from the road to the shore has been replaced with new brick pavers. The preexisting brick paver patio has also been replaced with new brick pavers. Brick pavers have also been put down between the shed and the waterfront. None of these changes "obscures" any view.

This leaves the new decorative brick wall. Preexisting on the southside of the lot was a large bush/plant over six feet tall. This has been removed. On the north side, a chain-link fence with solid poison ivy and other growth has also been removed. A decorative stone wall has been built across the south and north portions of the lot and across the middle of the lot. This stone wall is three feet tall in the midsections and three feet five inches tall at the "pillars" portions. This wall decreases in height as it gets closer to the water. This wall is in fact <u>lower</u> than both the pre-existing bush on the south lot line and the chain-linked fence with solid poison ivy on the north lot line.

Attached as Exhibit D are several photographs of other small waterfront lots along East Lake Drive and the conditions which exist today and have existed for years. Clearly each of these lots are maintained in a condition which "obscures" a view more than Mr. Virga's lot. These lots include the following:

-Trees and shrubs.

-Wrought iron fence.

-Wooden split rail fence.

-White picket fence.

-Shed, garage, and other structures.

-Large wooden play structures.

-Large solid roofed pergolas adjacent to existing sheds.

Attached hereto as Exhibit E are several photographs of existing lakeside lots along East Lake Drive with the following:

-Decorative stone walls identical to Mr. Virga's.

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-Fencing and solid hedgerows, in some instances exceeding four and one-half feet tall.

-Pergolas with solid large bushes exceeding six feet tall creating a solid wall at the road's edge.

-White picket fence creating an almost solid barrier with numerous sheds inside the yard.

The photograph attached as Exhibit D and E are attached merely to illustrate that these small lakeside lots exist precisely to allow recreational use of the lake front. Most are very tastefully appointed. When reviewing Zoning Ordinance 3.32.10 as it applies to Mr. Virga's lot these other lots clearly "obscure" any view more than Mr. Virga's lot.

"Unobscured" is a relative word and indeed the ZBA exists specifically to ensure that it is applied fairly and consistently. Clearly, Mr. Virga should have sought a variance before beginning construction. For not doing so he apologizes. As the ZBA can see he consistently sought advice as to whether a permit was required and as a result of asking the wrong question, i.e., was a permit required for "landscaping", he proceeded without first seeking a variance. He now seeks the necessary variances to allow him to complete what is 90% finished and what has cost him an excess of \$30,000 for material not to mention his labor.

To our knowledge there have been no complaints from any adjacent property owners. Attached as Exhibit F is a letter from Mr. Virga's immediate neighbors, Michael and Bonnie Jarvis who reside at 1611 East Lake Drive. It is important to note that Mr. and Mrs. Jarvis have resided on East Lake Drive for 30 years and write to say that "Anthony's lake lot is becoming one of the nicest looking lots on East Lake Drive. It is not obstructing my view, and looks the best it has ever looked. I am in full support of his upgrades.

C. VARIANCES REQUESTED

Mr. Virga respectfully requests variances from Zoning Ordinance 3.32.10A to allow him to complete his improvements on the lakefront lot. He would like to keep the pergola and the decorative stone wall. He would like to finish the decorative wall by completing the middle section. (See Exhibit E). He would also like to finish this wall by installing the one-inch cap stones on top which he has already purchased. Please note even after the one-inch caps have been placed on the top this will still be a wall which

November 1, 2017 Page 8

averages approximately three and one-half feet and the entirety of which is less than four feet tall. Mr. Virga would like to install solar panels on top of the shed which are flush with the roof which would not increase the height in any significant way.

Regarding the north decorative wall, this was a concern expressed by the City regarding its proximity to the roadway. The decorative stone wall is 21 feet from the center of the roadway. This wall does not continue right up to the road pavement but is several feet to the west of the pavement. Moreover, the wall is to the west of an existing telephone pole. Therefore, if it was ever necessary for the City to do any road work within the road right-of-way the telephone pole would have to be removed before any portion of this small stone wall. Mr. Virga is prepared sign an indemnity and hold harmless agreement, agreeing to remove the wall or pay the cost of any such removal in the future should work be required in the right-of-way and he will agree to hold harmless the City.

In applying the variance standard of Zoning Ordinance Section 7.10.5A.ii.a it is suggested that the variance requested would ensure that the spirit of ordinance is observed, that public safety is secured, and that substantial justice is done. With respect to a practical difficulty, the need for the variance is due to the unique circumstances or physical condition of the property. Here, this is waterfront property. The entire purpose of the waterfront property is to make it useful for recreational activities. This was not a condition created by Mr. Virga. Moreover, this need was not self-created. The need is to utilize the lot for its intended purpose. Strict compliance with the ordinance would prevent Mr. Virga from using the property for a permitted purpose or render conformity burdensome. The requested variances are the minimum necessary to do substantial justice to the Applicant and the requested variances will not cause an adverse impact on the surrounding property values nor prevent the use and enjoyment by neighboring properties. Indeed, by reviewing Exhibits D and E you can see that Mr. Virga's property is more in comportment with the zoning ordinance requirements than most of the other properties along East Lake Drive.

On behalf of Mr. Virga, we respectfully request that the ZBA grant the necessary variances to allow him to complete the improvement to the lakefront lot which are being done in keeping with the spirit of the ordinance and the purpose of the property.

November 1, 2017 Page 9

Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.

/s/David B. Landry

DBL/klm Enclosures



Notice of Violation

Today's Date: 08/04/2017 Expiration Date: 08/14/2017

VIRGA, ANTHONY M 1607 EAST LAKE NOVI, MI 48377

Subject Property: 1607 EAST LAKE DR

Sidwell No.: 50-22-02-357-020

Ordinance Activity No.: EORD17-0939

You are in violation of code Section Zoning 3.32 10a

Those residential lots or parcels having water frontage on a body of water having an area of six-hundred (600) acres or more and abutting a public thoroughfare shall maintain the yard on the water side as an open unobscured yard.

Building of a wall on lake lot is not permitted. Remove wall by expiration dare

You will have **10 days** from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regards to this matter.

Brian Riley Ordinance Enforcement Officer Briley@cityofnovi.org (248) 347 0438 City of Novi

CITY COUNCIL

Mayor Bob Gatt

Mayor Pro Tem Dave Staudt

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Gwen Markham

Brian Burke

City Manager Peter E. Auger

Community Development Director Charles Boulard

City Planner Barbara E. McBeth

Building Division 248.347.0415 248.735.5600 fax

Planning Division 248.347.0475 248.735-5633 fax

Ordinance Enforcement Division 248.735.5678 248.735.5600 fax

City of Novi 45175 Ten Mile Road Novi, Michigan 48375

cityofnovi.org



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City of Novi 45175 Ten Mile Road Novi, Michigan 48375

cityofnovi.org

Notice of Violation

Today's Date: 08/22/2017 Expiration Date: 08/29/2017

VIRGA, ANTHONY M 1607 EAST LAKE NOVI, MI 48377 Subject Property: 1607 EAST LAKE DR

Sidwell No.: 50-22-02-355-018 Ordinance Activity No.: EORD17-0939

You are in violation of Novi Zoning Code 3.32, 10A, Novi Zoning Code 3.32, 11:a City of Novi Ordinance Code Section 31-1

Novi Zoning Code 3.32.10A

Those residential lots or parcels having water frontage on a body of water having an area of six-hundred (600) acres or more and abutting a public thoroughfare shall maintain the yard on the water side as an open unobscured yard. **Zoning Board of Appeals must approve any exceptions to the zoning code.**

Novi Zoning Gode 3:32 il a

The shed shall be no larger than ten (10) feet by ten (10) feet in area and no taller than eight (8) feet in height.

The pergola structure added to the existing shed renders the shed non-compliant. Zoning Board of Appeals must approve any exceptions to the zoning code.

See. 31-12 - Construction within city street, highway, alley, parkway, sidewalk, bikepath, park, easement or other public place.

The wall is protruding into what appears to be the Right of Way.

City of Novi Engineering Dept. must approve any construction in the Right of Way.

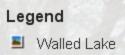
Any and all construction must cease immediately. You can either remove the structure (wall) in the Right of Way or you must contact the City of Novi Engineering Dept. for approval of construction in the Right of Way prior to requesting an appeal from the Zoning Board of Appeals.

You will have **7** days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regards to this matter.

Brian Riley Ordinance Enforcement Officer (248) 347 0438 City of Novi

Untitled Map

Write a description for your map.



and friday

Google Earth

© 2017 Google

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1607 E Lake Dr, Novi, MI 483

















































august 15, 2017

I whom It May Concern :

Subject: Sele let at 1607 Cok De.

We live next door to Unchorg Virga, and have lived at

1611 last Leke M. for 39 gears. anchoning lake let is becoming

one of the minist looking lets on

last She De.

Stis not obstructing my weed,

and looks the lest it has ever

looked. Sam in full support

of his upgrades.

Michael & Bonne Jamis