



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

MEETINGDATE: August 11, 2026

REGARDING: 1701 East Lake Drive #50-22-02-357-017 (PZ26-0033)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Linda Laplatt

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned One Family Residential (R-4)

Location: north of Thirteen Mile Road, west of Novi Road

Parcel #: 50-22-02-357-017

Request

The applicant is seeking a variance from Section 4.19.2.A of the City of Novi Zoning Ordinance to permit the placement of a generator in the front yard setback, where accessory structures are required to be in the rear yard.

II. STAFF COMMENTS:

The applicant is seeking a dimensional variances to allow the placement of a home back-up generator and air conditioning unit within the front yard setback.

This tightly designed property is surrounded by (3) streets; East Lake Drive, Monticello Street, and Chapman Road. The home is addressed off of East Lake Drive and the driveway enters from Chapman Road.

The proposed equipment is located near the adjacent neighbor's property line, storm site drainage should be considered.

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. **PZ26-0033**, 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. **PZ26-0033** 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.

Alan Hall – Deputy Director Community Development - City of Novi

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JUN 29 2026

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COMMUNITY DEVELOPMENT



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$ 275⁰⁰
Meeting Date: 8/11/26
ZBA Case #: PZ 26-0033

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <u>LaPlatt Residence Subdivision: Chapman Sub.</u>			
ADDRESS <u>1701 East Lake Dr.</u>		LOT/SITE/SPACE # <u>lot 57</u>	
SIDWELL # 50-22- <u>02-357-017</u>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <u>East Lake Dr and Monticello St.</u>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☒ NO		REQUEST IS FOR: <u>(ie: Generac)</u> ☒ 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>lelaplatt@aol</u>	
NAME <u>Linda LaPlatt</u>		CELL PHONE NO. <u>2</u>	
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS <u>31160 Star Trl</u>		CITY <u>Milford</u>	STATE <u>MI</u>
		ZIP CODE <u>48381</u>	
B. PROPERTY OWNER ☒ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property: <u>same as above</u>		CELL PHONE NO.	
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE
			ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☒ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____			
B. VARIANCE REQUESTED - Placement of Generac type home generator and AC unit			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section _____ Variance requested <u>Because home/lot is on a corner and "3"</u>			
2. Section _____ Variance requested <u>Streets - Requesting that Generator and</u>			
3. Section _____ Variance requested <u>AC unit be placed behind ^{house} and to the</u>			
4. Section _____ Variance requested <u>West of planned driveway ^{near} close to</u>			
<u>SW corner of the home.</u>			
IV. FEES AND DRAWINGS			
A. FEES			
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☒ Single Family Residential (New) \$275 ☐ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440 ☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
• Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☐ DIMENSIONAL ☐ USE ☒ ~~SIGN~~ Placement of generator and AC unit at back of home on Chapman Street yard

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

Lynnda G. LaPlatt
 Applicant Signature

6-29-26
 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.

Lynnda G. LaPlatt
 Property Owner Signature

6-29-26
 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



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August 11 ZBA

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CITY OF NOVI
COMMUNITY DEVELOPMENT

Linda LaPlatt Residence

62-357-017

1701 E Lake Dr Novi

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:

The Lot is small, rectangular, 30.76 feet in front, 35.7 feet in back by 80 feet in depth. The new home will take up most of lot. dimensions ~ 20ft w x 40ft deep. Back of 1st floor is all back facing and/or garage and garage door. Home is on 3 streets

- 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:

home faces East Lake Dr (Address) Side street is Monticello St. The street in back where driveway will be is Chapman Dr. Chapman is an Alley type street which no homes face, and no addresses were found and/or that used Chapman as a front.

- 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:

I explored and noted that this block of East Lake Dr, All homes face East Lake Dr and the Lake (Walled Lake) Many use Chapman St as the access to parking or garage. There is the logical placement of the AC + generator on the side of the driveway between my driveway and the gravel driveway next door, the neighbor has an AC right there on his boundary.

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).

City of Novi requires all AC's + Generators be placed Behind the home. Since my home is essentially all Garage door + the Wall supports in the back 1st level there is no area behind the house that would be fully behind the house.

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.

Most AC units are 24" x 24" x 30" high

Most Generac units for this size home ~ 1500 sqft 25" x 48" x 30" high

These would be placed in a line along the driveway closest to my driveway and rear corner of house and off of the lot line. It appears as if the 2 units would be about 20-24 ft

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. away from Chapman Dr and about 28-30 ft off Monticello

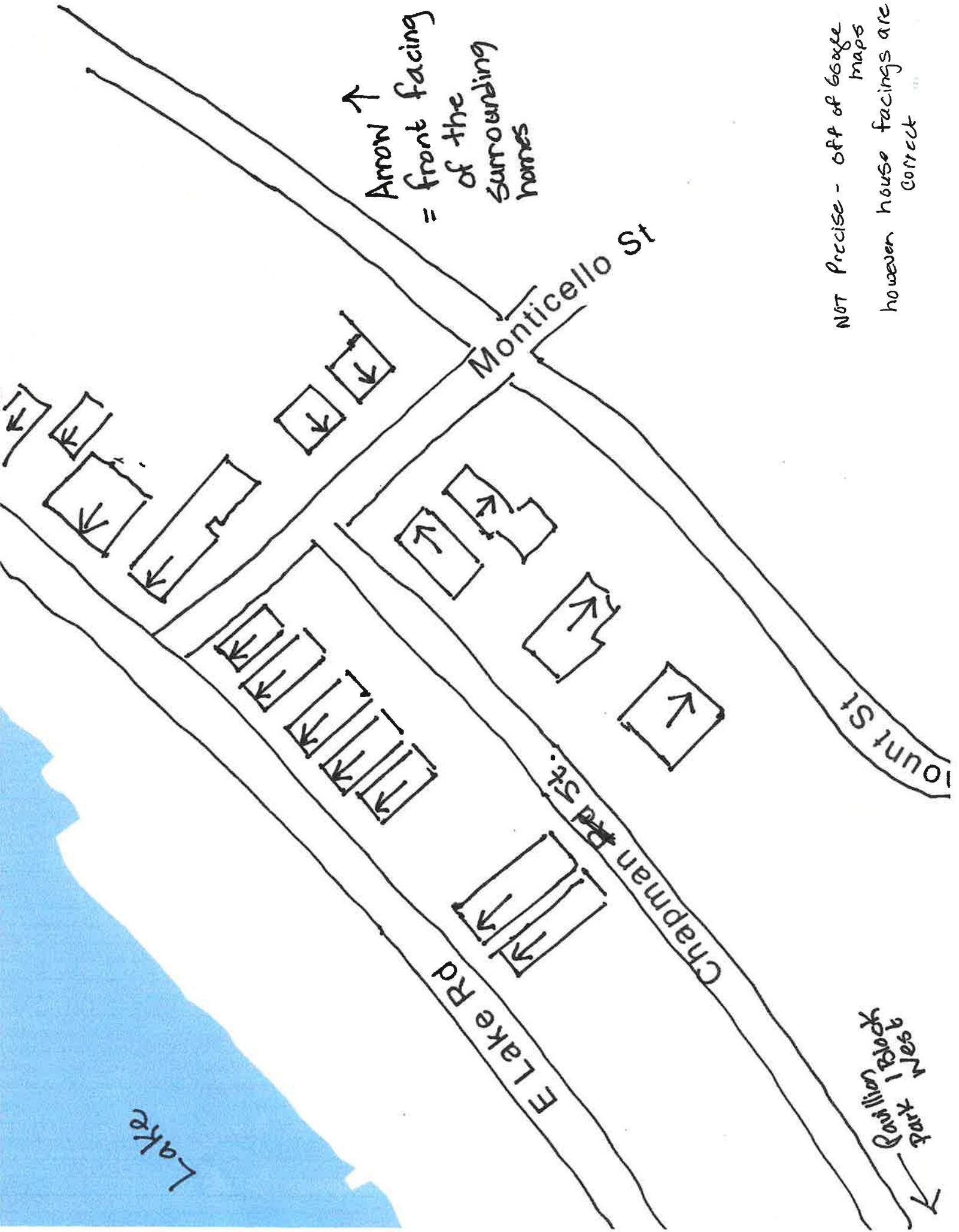
It appears that this one option for placement is the farthest usable area from all 3 streets and should not impose an eyesore to any neighbors

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 units will be as close to the home as possible.

I plan to use ornamental grasses, flowers or appropriate landscaping on the visual sides of the units. In my current home I keep a tidy, nicely landscaped yard. I plan to do the same here in my new home.



Arrow ↑
= front facing
of the
surrounding
homes

Monticello St

NOT Precise - off of Google
Maps
however house facings are
correct

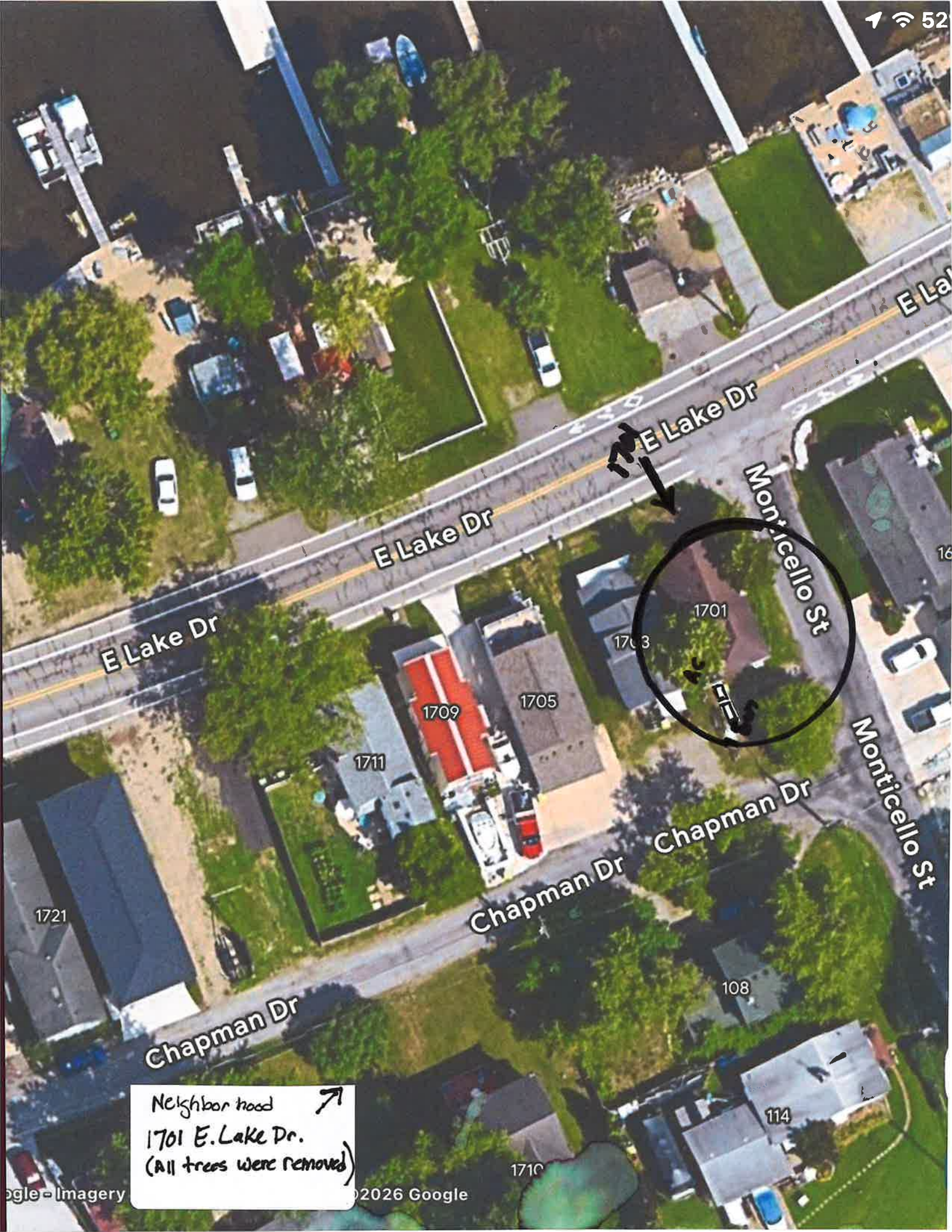
Mount St

Chapman Rd St.

E Lake Rd

Lake

Park 1/2 mile away



E Lake Dr

E Lake Dr

E Lake Dr

Monticello St

Monticello St

Chapman Dr

Chapman Dr

Chapman Dr

Neighborhood
1701 E. Lake Dr.
(All trees were removed)