

9: This building is on a corner lot, the location faces the busy road of Grand River but the entrance of the building is on the lesser traveled but still important side road of Town Center.

10: Store faces main thruway on one side of the building but entrance is on another elevation facing a different street and parking area.

Elements of Practical Difficulty:

Setbacks, Frontage, Height, Bulk and Density requirements Do Not unreasonably prevent the use of the property for a permitted purpose, with proper identification.

Variance will provide substantial justice to petitioner and surrounding property owners in zoning district and help encourage local prosperity and job creation.

There are unique circumstances of the property that make it suitable for this variance.

The problem is not self-created; it is just how the building was previously set up.

Adequate light and air of adjacent property will not be affected by this variance.

There will be No increase of fire danger or public safety with this variance

Property values of surrounding area will not be diminished as well.

The spirit of the Zoning Ordinance is preserved and justice done.



Novi Location



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