



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

Case No. PZ14-0009– Novi Corporate Park parcel 50-22-09-451-028

Location: East of West Park Drive and north of Twelve Mile Road (Section 9)

Zoning District: I-1, Light Industrial District

The applicant is requesting a renewal from CITY OF NOVI, CODE OF ORDINANCES, Section 3004 2 for the continued placement of a temporary construction/sales trailer located at parcel 50-22-09-451-028 for Novi Corporate Park. The property is located east of West Park Drive and north of Twelve Mile Road.

Ordinance Section

CITY OF NOVI, CODE OF ORDINANCES, Section 3004 2., "Temporary Use Permits" states: "The Building Official shall have the power to grant permits authorizing temporary special land uses for...temporary buildings...not to exceed two (2) years on undeveloped parcels within the City.

City of Novi Staff Comments:

The petitioner has received approval for continued placement of the temporary sales office for a number of years. If the board is inclined to consider further extension, staff suggests limiting the duration to build out if less than 2 years and temporary landscaping. The applicant was granted approval for continued placement from November 10, 2009 through November 10, 2011 from the ZBA in December 2009 (case 09-043). Petitioner also received a Temporary Use Permits TUP05-030, TUP06-020 and was granted continued approval under ZBA07-065.

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.
- The need is not self-created.
- 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 requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.
- 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.



cityofnovi.org
ZBA Case No.

ZONING BOARD OF APPEALS APPLICATION

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

For Official Use Only

P2140009

ZBA meeting date

May

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 relevant to the appeal plus 14 additional complete sets.

Applicant's Name JACKIE VARNEY Date 3/3/14

Company (if applicable) NOVI CORPORATE PARK

Address* TWO TOWN SQUARE # 850 City SOUTHFIELD

State MI Zip code 48076 *Where all case correspondence is to be mailed

Applicant's E-mail address JACKIE@AMSONDEMBS.NET

Phone number 248-380-7100 Fax number 248-560-3030

Request is for:

- Residential
- Vacant property
- Commercial
- Signage

Address of subject ZBA case ~~46050 12 MILE RD. NOVI, MI~~ Zip code 48377

Cross roads of property WEST PARK AND 12 MILE RD.

Sidwell number 50-22-09 451 028 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one)

MH
 R-A
 R-1
 R-2
 R-3
 R-4
 RM-1
 RM-2
 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 _____ | Variance requested _____ | <u>TUP05030</u> |
| 2. | Section _____ | Variance requested _____ | <u>TUP05020</u> |
| 3. | Section _____ | Variance requested _____ | _____ |
| 4. | Section _____ | Variance requested _____ | _____ |

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

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- 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):

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 Addition to existing home/building
- Accessory building Use Signage Other

J. Varney
Applicants Signature

3/4/14
Date

[Signature]
Property Owners Signature

3/4/14
Date

DECISION ON APPEAL

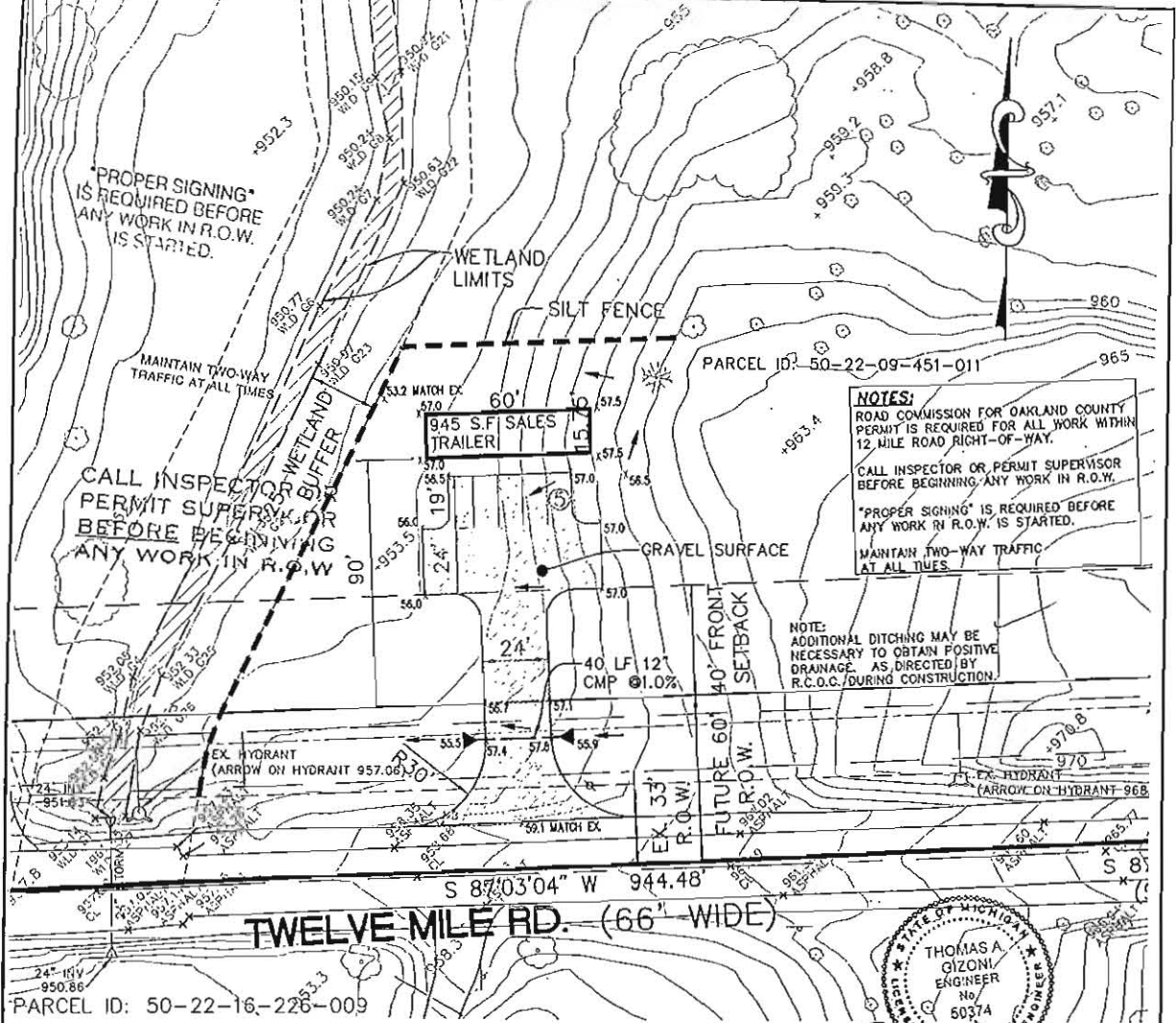
_____ Granted

_____ Denied

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

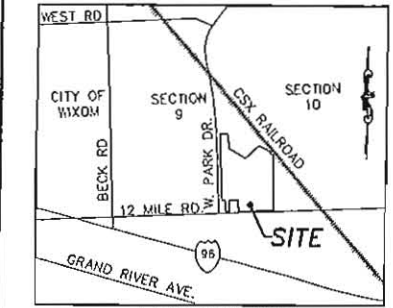
Chairperson, Zoning Board of Appeals

Date



NOTES:
 ROAD COMMISSION FOR OAKLAND COUNTY PERMIT IS REQUIRED FOR ALL WORK WITHIN 12 MILE ROAD RIGHT-OF-WAY.
 CALL INSPECTOR OR PERMIT SUPERVISOR BEFORE BEGINNING ANY WORK IN R.O.W.
 "PROPER SIGNING" IS REQUIRED BEFORE ANY WORK IN R.O.W. IS STARTED.
 MAINTAIN TWO-WAY TRAFFIC AT ALL TIMES.

NOTE: ADDITIONAL DITCHING MAY BE NECESSARY TO OBTAIN POSITIVE DRAINAGE, AS DIRECTED BY R.C.O.C./DURING CONSTRUCTION.



LEGEND

- | | | | |
|-----|---------------------|------------|-----------------------------|
| --- | EXISTING STORM | FF | FINISH FLOOR |
| --- | EXISTING WATER MAIN | → | PROP. DRAINAGE ARROW |
| --- | EXISTING SANITARY | X TP 40.00 | PROP. TOP OF PAVEMENT ELEV. |
| --- | EXISTING GAS | X TC 40.00 | PROP. TOP OF CURB ELEV. |
| □ | EX. CATCH BASIN | X GU 40.00 | PROP. GUTTER ELEV. |
| ○ | EX. MANHOLE | X TW 40.00 | PROP. TOP OF WALK ELEV. |
| ○ | EX. END SECTION | X 40.00 | PROP. SPOT ELEV. |
| ○ | SET IRON | --- | PROP. CONTOUR |
| ○ | EX. GUY WIRE | ■ | PROP. CATCH BASIN |
| ○ | EX. TREE LINE | ● | PROP. MANHOLE |
| ○ | FD. IRON | ▲ | PROP. END SECTION |
| ○ | EX. MAILBOX | --- | PROP. STORM SEWER |
| ○ | EX. POWER POLE | | |
| ○ | EX. SIGN | | |

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



25-697

SITE DATA:
 CURRENT ZONING: I-1 LIGHT INDUSTRIAL
 REQUIRED SETBACKS: 40' FRONT, 20' EACH SIDE, 20' REAR

REVISED

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL: SUBDIVISIONS, SITE CONDOMINIUM, MULTI-FAMILY, PLOT PLANS, CONSTRUCTION LAYOUT

SURVEYING: ALTA SURVEYS, BOUNDARY SURVEYS, TOPOGRAPHIC SURVEYS, PARCEL SPLIT

COMMERCIAL: SITE PLANNING, SITE ENGINEERING, INDUSTRIAL & WAREHOUSE, LAND SURVEYING, CONSTRUCTION LAYOUT

46892 WEST ROAD SUITE 109 NOVI, MICHIGAN 48377
 (248) 916-3701 (BUS) (248) 922-3785 (FAX) WWW.ALPINE-INC.NET

COUNTY: **AMSON-DEMBS DEVELOPMENT**

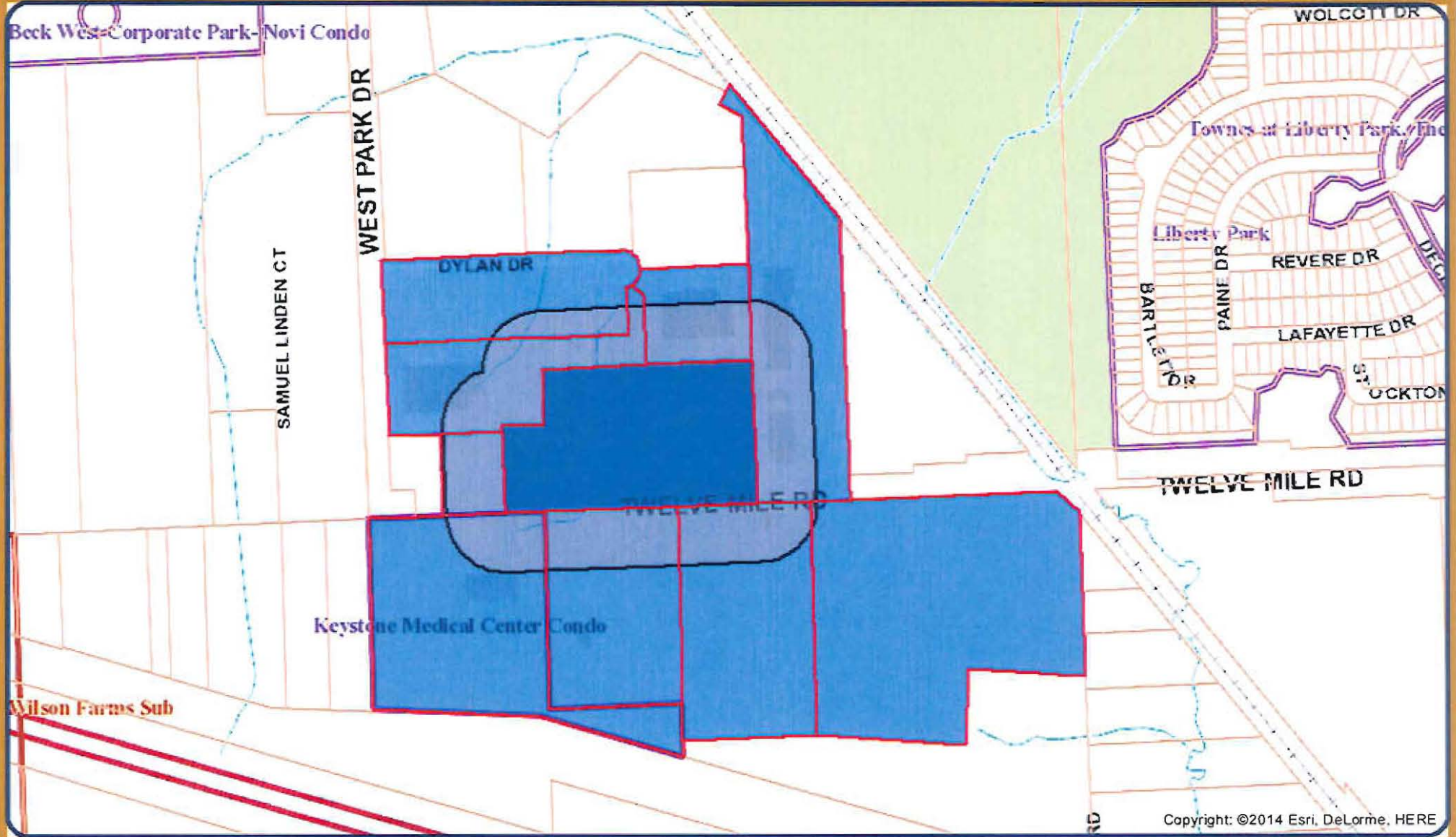
SALES TRAILER PLAN

NOVI CORPORATE CAMPUS

SECTION 9 TOWNSHIP: IN CITY OF NOVI OAKLAND COUNTY MICHIGAN RANGE: BE

DATE: 5/10/05
 DRAWN BY: TAG
 CHECKED BY: D.J.
 SCALE: 1" = 40' FEET
 04-203

Novi, MI NCP



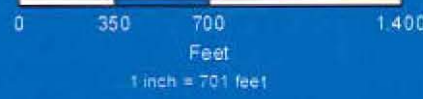
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Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author:
Date: 4/21/2014



MAP INTERPRETATION NOTICE

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