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March 12, 2008

Donny Couch
RMJ Development & Construction
143 Cady Centre, Suite 315
Northville, MI 48167

VIA E-Mail donnyc@rmjdev.com

RE: 25280 Seeley Rd.

Dear Mr. Couch:

After review of the material that you furnished and our discussions, the Planning Division has concluded that the use of this property for the outdoor storage of building materials, contractors equipment or supplies is not a permitted in the I-1, Light Industrial Zoning District. Businesses that need outdoor storage typically locate on a site with a storage yard in the City's I-2, General Industrial District, which permits outdoor storage.

Previously Water Pro Supplies Corporation occupied the site and conducted business in a manner that included a substantial amount of outdoor storage. Their use of the property was considered a non-conforming use per Section 2502.5 of the City of Novi Zoning Ordinance. After a non-conforming use is changed, or the use is discontinued, only the Zoning Board of Appeals can grant approval of another non-conforming use on the site.

If no structural alterations are made, any nonconforming use of a structure, or structure and land in combination, may be changed to another nonconforming use of the same or more restricted classification provided that the Board of Appeals, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate in the district than the existing non-conforming use. In permitting such change, the Board of Appeals may require safeguards in accord with the purpose and intent of this Ordinance. Where a nonconforming use of a structure, land or structure and land in combination is hereafter changed to a more conforming use, it shall not thereafter be changed to a less conforming use (Section 2502.5.C).

Please contact Robin Working at 248-347-0415 to get more information on making an appeal under this Section to the Zoning Board of Appeals.

If you have any questions about this decision, please feel free to contact me.

Sincerely,

Mark Spencer, AICP, Planner
City of Novi Plan Review Center

CC Barbara McBeth, Deputy Director of Community Development
Charles Boulard, Building Official
Robin Working, Zoning Board of Appeals Clerk

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375
248.347.0460
248.347.0577 fax

cityofnovi.org

Untitled

Rmj Development and construction
143 Cady Centre
Suite 315
Northville, MI. 48167
Donny Couch
248-756-3497
Donnyc@rmjdev.com

To whom it may concern this letter is pertaining to the purchase of the property at 25280 Seeley rd.

This property was formerly known as U.S. filter or Water Pro which was a pipe distribution center for several years.

Our intent for this property at Rmj development is to make our new home of business.

Rmj is not a wholesale shop or storage yard of materials for the outside public to purchase. Our business hours

are 7 a.m. to 5 p.m. We at Rmj intend to use this property and facility for an office and to park some of our plated

vehicles at night. We do not publicly advertise our business it is based on referrals and repeat customers.

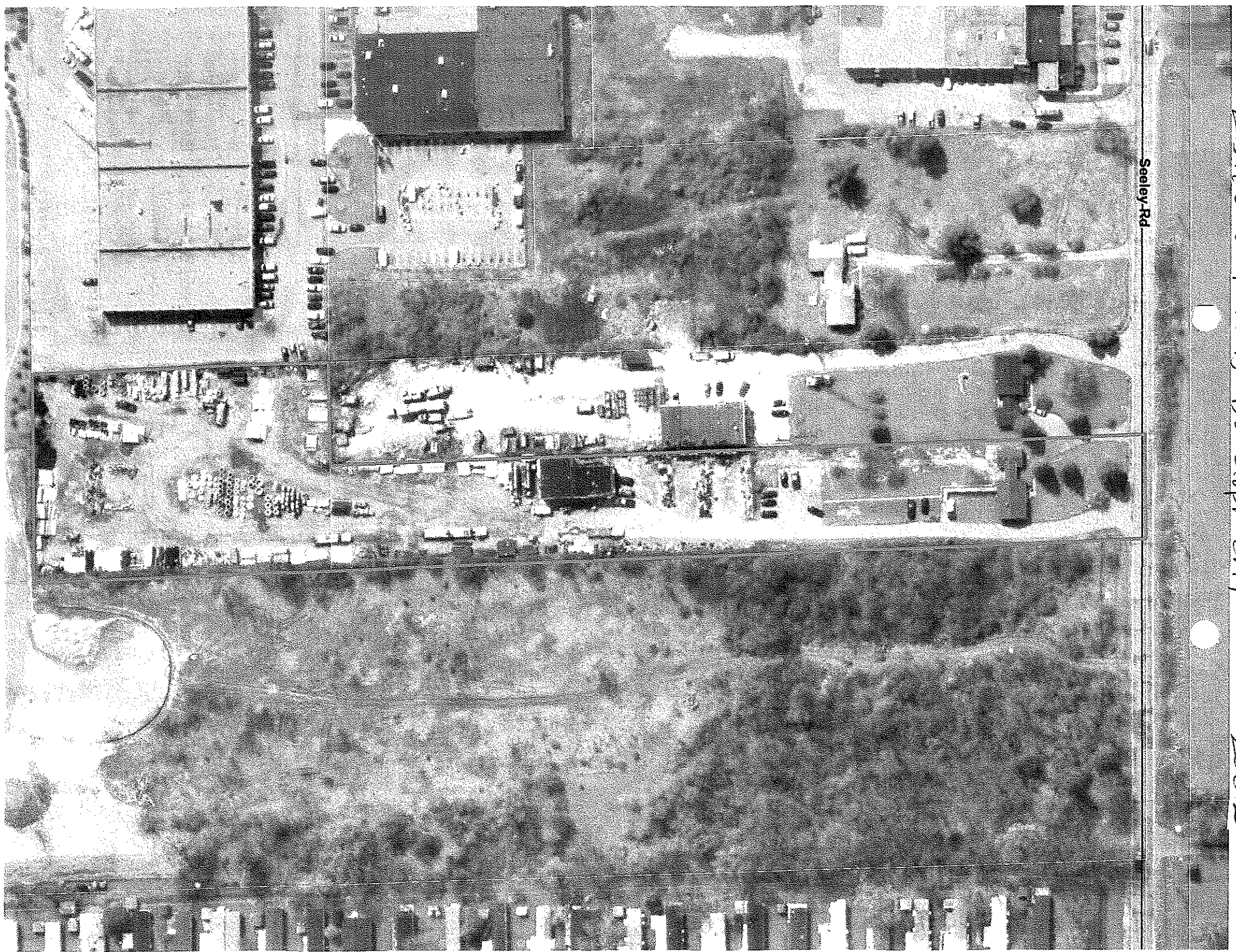
We intend to beautify this property with a whole new landscape and facade upgrade of the house in front.

We also intend to provide a residential privacy fence around perimeter of yard and shop in back.

I hope this letter will further help in conclusion of letting this property become the new home of Rmj.

ZBA 08-019 RMT Development 2002

Sealey Rd



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2006

Sealey Rd

