



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No12-0043 Bellanger, Inc.

Location: 22700 Heslip

The applicant is requesting a use variance from the provisions of Section 1905 (1).a of the Zoning Ordinance to allow outdoor storage of new cars on the parking lot east of the building as well as staging of manufactured product prior to shipment. The property is located north of Nine Mile and east of Heslip.

Zoning District: I-1 Light Industrial

Ordinance Section

CITY OF NOVI, CODE OF ORDINANCES, Section 1905 (1) a. states that all uses within the I-1 Zoning District shall be conducted wholly within a completely enclosed building.

City of Novi Staff Comments:

The applicant was previously granted Temporary Special Land Use approval under Section 3004 of the Zoning Ordinance. The allowable duration of that approval will soon expire March 8, 2013. While the site is bordered on all sides by parcels that share the I-1 zoning, this is not a unique condition within the City.

Additionally, while there may be somewhat of a practical concern with providing interior staging for the large volume of components that are assembled and packaged before being shipped for a single project, the storage of stock in trade for an offsite business is problematic. Staff does not support the variance as the property can be reasonably used for any of the uses permitted by right or by special land use permit in the zoning district in which it is located.

Standards for Granting a Use Variance:

A use variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that undue hardship exists by showing all of the following:

- (a) The property cannot be reasonably used for any of the uses permitted by right or by special land use permit in the zoning district in which it is located.
- (b) That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, topography, or similar physical conditions and is not due to the applicant's personal or economic hardship.
- (c) That the proposed use will not alter the essential character of the neighborhood.
- (d) 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)

In granting a variance, the Board may attach thereto such conditions regarding the location, character and other features of the proposed uses as it may deem reasonable in furtherance of the purpose of this Ordinance.



cityofnovi.org

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(248) 347-0415

For Official Use Only

ZBA Case No: P212 0043 ZBA Date: Payment Received: \$ (Cash)

Check # Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name Belanger INC. Date 7/30/12

Company (if applicable)

Address* 22700 HESLIP City NOVI ST 48375 ZIP MI.

*Where all case correspondence is to be mailed.

Applicant's E-mail Address: rguminiuk@belangerinc.com

Phone Number (248) 521-1699 FAX Number (248) 380-7866

Request is for:

Residential Construction (New/ Existing) Vacant Property [X] Commercial Signage

1. Address of subject ZBA case: 22700 HESLIP ZIP 48375

2. Sidwell Number: 5022 - 26 - 327 - 014 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No [X]

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 JSC OST OTHER

5. Property Owner Name (if other than applicant) Belanger INC

6. Does your appeal result from a Notice of Violation or Citation Issued? [X] Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section 1905 (i)(A) Variance requested parking of vehicles
2. Section Variance requested
3. Section Variance requested
4. Section Variance requested

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

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

9. State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Belanger would like to continue to allow Tom Holzer
Ford to park new vehicles on our lot AND to
stage product for shipments

10. 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:

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.


Variance approval is void if permit not obtained within one hundred eighty (180) days of date of decision.

There is a five (5) day hold period before work/action can be taken on variance approvals. All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official/ Inspector or Ordinance Officer made

Construct New Home/Building Addition to Existing Home/Building Accessory Building
 Use Signage Other


Applicants Signature

7/30/12
Date


Property Owners Signature

7/30/12
Date

DECISION ON APPEAL

Granted Denied Postponed by Request of Applicant Board

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

GRASS

→ 250' ←

AREA TO BE USED TO STORE NEW VEHICLES
BY TOM HOLZER FORD

→ 36' ←

TOM HOLZER FORD
VEHICLES

GRASS

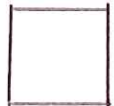


→ 222' ←

→ 203' ←

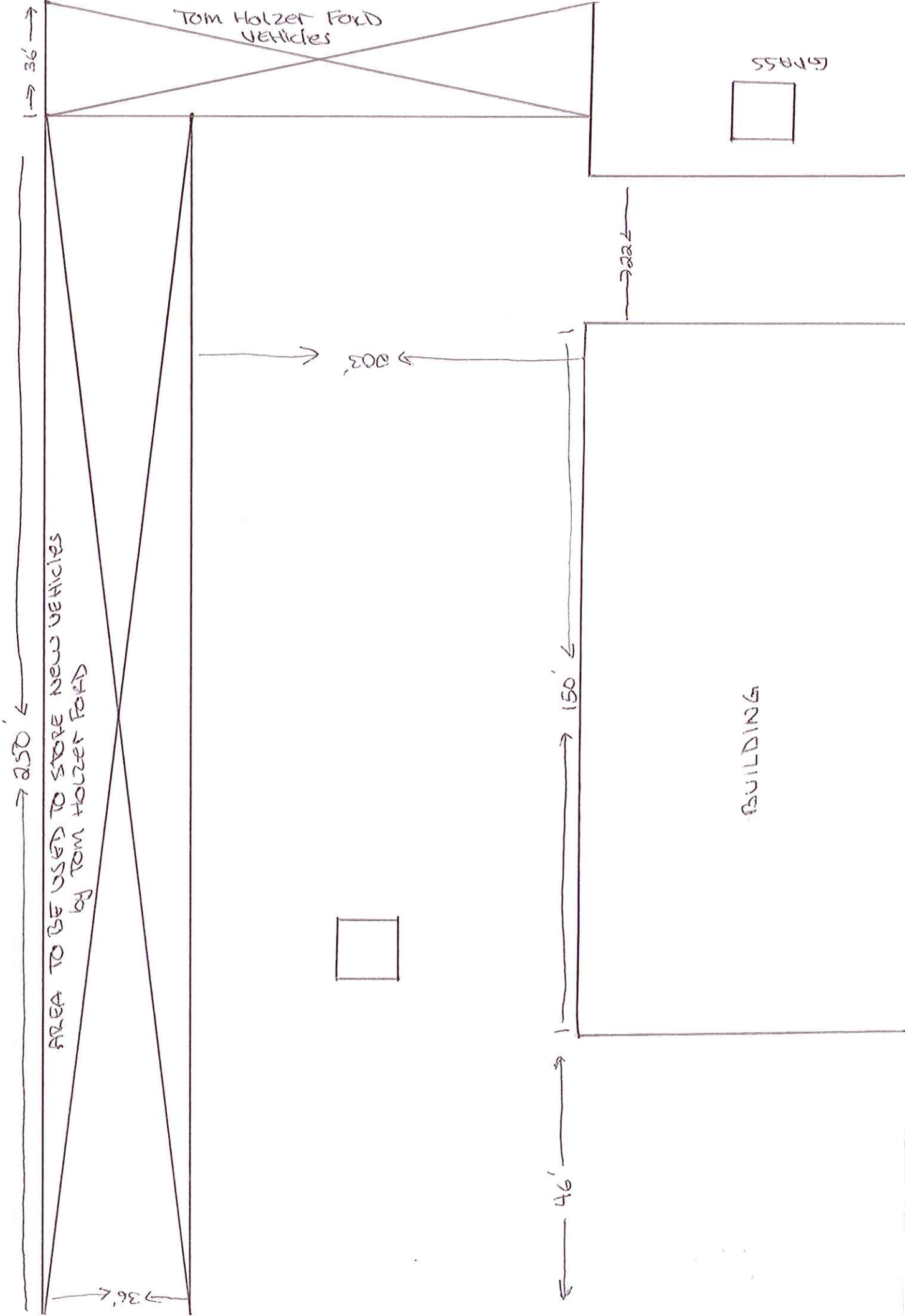
→ 150' ←

BUILDING

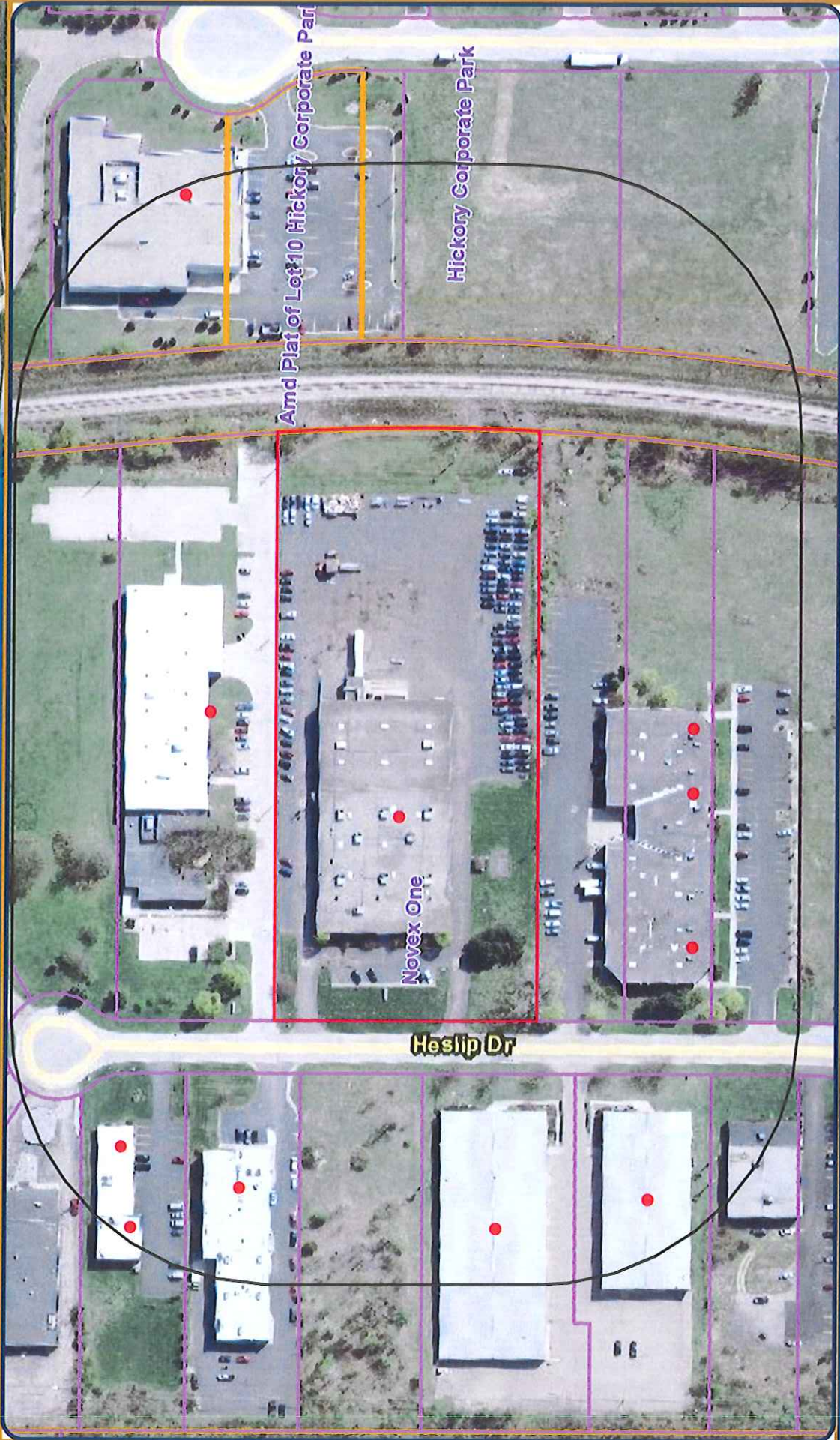


→ 46' ←

→ 36' ←



City of Novi
22700 Heslip



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



Date: 9/8/2012



MAP INTERPRETATION NOTICE

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