



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:** June 9, 2026

REGARDING: **45380 West Ten Mile Road #50-22-301-045 (PZ26-0022)**

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Novi Medical Center

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Office Service-1 (OS-1)

Location: north of West Ten Mile, east of Glenda Street

Parcel #: 50-22-03-301-045

Request

The applicant is requesting variances from City of Novi Zoning Ordinance Section 5.2.12.D to allow a reduction in parking to 27 spaces (33 spaces required, deficiency of 6 spaces); and Section 5.4.1 to allow a reduction in loading space to 231 sq. ft. (296 sq. ft. required, resulting in a variance of 65 sq. ft.).

II. STAFF COMMENTS:

The applicant is seeking (2) dimensional variances.

- 1) To allow a reduction of parking spaces from 33 to 27 (6 parking space variance)*
- 2) To allow a reduction of loading zone area from 325 SF to 231 SF (65 SF variance)*

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. **PZ26-0022**, 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. **PZ26-0022** 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

PROJECT DATA

PROPOSED WORK:
 • THE PROPOSED USES ARE OUT PATIENT MEDICAL CLINIC (W/ ACCESSORY USE PHARMACY) OVER EXISTING CHIROPODACTOR OFFICE AND 3 PROPOSED OFFICE SPACE FOR FUTURE TENANT.
 • THIS FACILITY WILL NOT BE THE AT-RISK FACILITY UNDER THE RULES OF AIA - INSURATION. WILL NOT PROMOTE DAY-NIGHT STAYS, AND WILL NOT PERFORM ANY MAJOR SURGERY.
 • THE PROPOSED USES ARE IN 10 MEDICAL CLINIC (W/ ACCESSORY USE PHARMACY) OVER EXISTING CHIROPODACTOR OFFICE AND ONE PHYSICIAN TENANT AND THREE OFFICE SPACE TENANTS.
 • RESTORING THE EXISTING ALUMINUM FINISHING LOT PER PROPOSED SITE PLAN AND REPAIR ASPHALT AS NEEDED.
 • NO KUTTER FOR BALANCE WORK IS PROPOSED AT THIS CURRENT PHASE SIZEUP FOR FUTURE REMAINS.

SITE ZONING	OS - 1 (OFFICE /URBCE)
USE GROUP	B BUSINESS (CLINIC, OUTPATIENT & OFFICE SPACE) M MERCANTILE (PHARMACY/ACCESSORY USE)
CONSTRUCTION TYPE	TYPE 3-B
FIRE SPRINKLER SYSTEM	NO
PROPERTY AREA	2.83 ACRES
GROSS W/ R/OVD AREA	7,485 SF
GROSS TENANT AREA	2,478 SF (PHOENIX CAVE CLINIC) 1,791 SF (PHOENIX NATIVE MEDICINE CLINIC)
GROSS TENANT AREA	772 SF (CHIROPODACTOR)
GROSS TENANT AREA	366 SF (OFFICE SPACE)
GROSS TENANT AREA	438 SF (PHARMACY)
GROSS TENANT AREA	1,193 SF (DRURY SHAWD RI-STROCVHS UTILITY (MAIN CORRIDORS) WAITING ROOM)

OCCUPANT LOAD	CLINIC SURFERENT CARE 2,432 / 110 @ 18
	CLINIC SPECIAL CLINIC 1,201 / 150 @ 8
	CLINIC 3-CHRO 772 / 150 @ 12
	OFFICE SPACE TENANT 680 / 100 @ 5
	PHARMACY 432 / 200 @ 2
	WAITING ROOM 342 / 15 @ 23
	COMMON SPACE 351 / 150 @ 2
	TOTAL 73

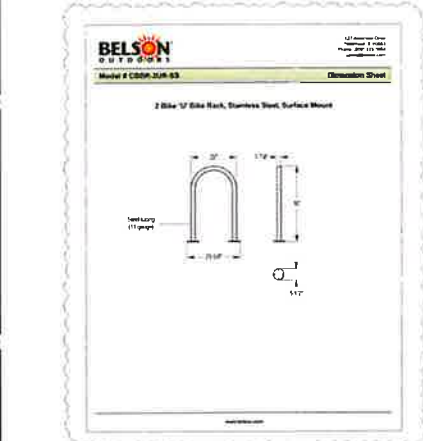
PARKING PROVIDED	MEDICAL CLINIC 1 SPACE PER 175 SQ. FT. OF GROSS LEASABLE AREA BUSINESS OFFICE 1 SPACE PER 272 SQ. FT. OF GROSS LEASABLE AREA 33 PROVIDED
PROVIDED	77 SPACES PROVIDED (INCLUDING 2 ACCESSIBLE)
DEFICIENCY	8 SPACES

LOADING ZONE PROVIDED	65 FEET FRONTAGE X 5 SF @ 320 SF
LOADING ZONE REQUIRED	21 SF

LOADING NOTE: PROPOSED HOURS OF LOADING WILL BE BETWEEN 8AM-5PM AND WILL CONSIST OF VANS FOR DELIVERY OF GENERAL OFFICE MEDICAL MATERIALS AND SAMPLE PICKUP FOR LAB WORK. VEHICLES WILL ACCESS THE SPACE LIKE A TYPICAL PARKING SPOT FOR A TYPICAL VEHICLE, AS THEY WILL BE IN THE JAZZ OF TYPICAL VEHICLES. NOT LARGE TRUCKS REQUIRING EXCLUSIVE TURNING RADIUS.

LANDSCAPING: REPLACE LANDSCAPING PER THE ORIGINAL APPROVED SITE PLAN DATED 08/15/88 (PROVIDED BY THE CITY)

- APPLICABLE CODES:**
- 2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS - WORK AREA METHOD, ALTERNATION-LEVEL 3 (FOR EXISTING BUILDING)
 - 2021 MICHIGAN BUILDING CODE
 - 2021 INTERNATIONAL FIRE CODE
 - 2021 MICHIGAN PLUMBING CODE
 - 2021 MICHIGAN MECHANICAL CODE
 - 2021 NATIONAL ELECTRIC CODE WITH PART 8 RULES
 - OCCUPANT A117-1-2009 (ACCESSIBILITY)
 - ASHRAE 90.1-2012 ENERGY CODE
 - NOVI ZONING ORDINANCE



NOVI MEDICAL CENTER
45380 W 10 MILE RD, NOVI, MI 48375

PROPERTY DESCRIPTION
 22-22-301-045
 (PER TAX RECORDS)

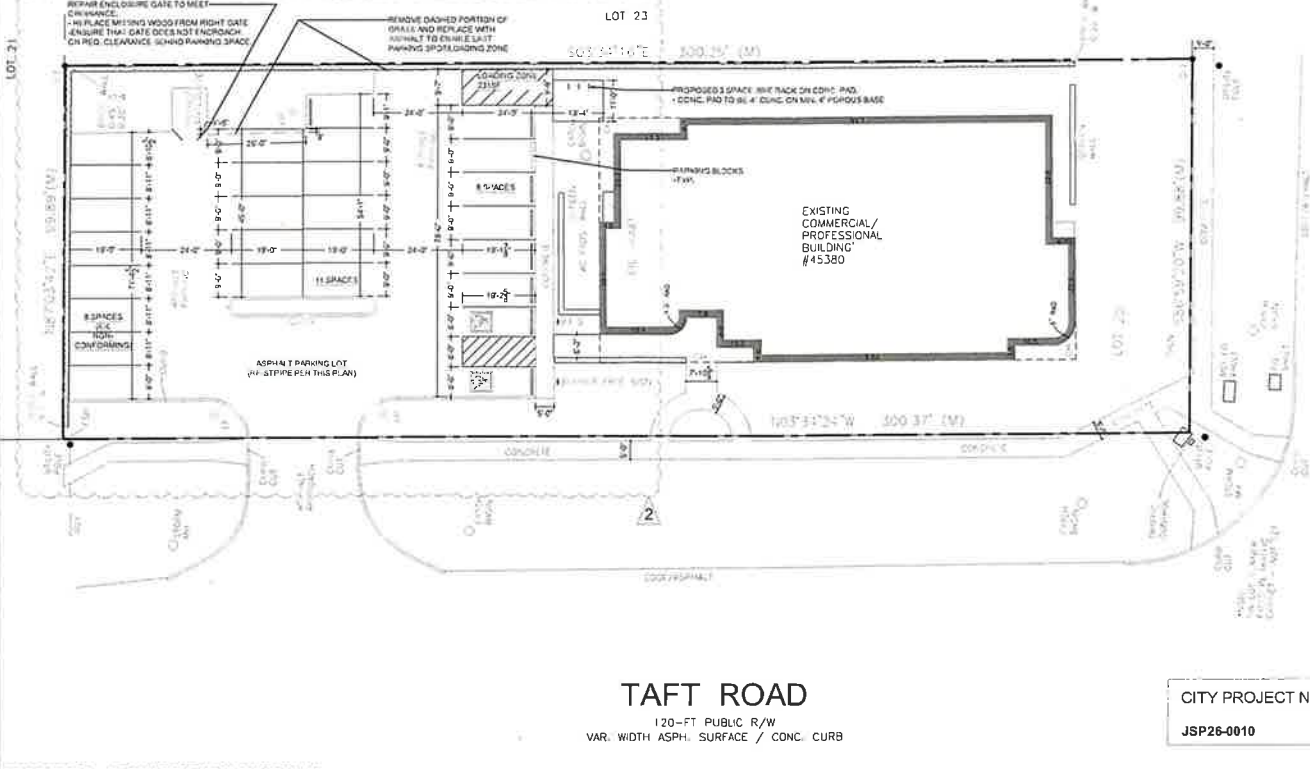
LOT 22, "SALOWS WALNUT HILL SUBDIVISION", OF PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 1 NORTH, RANGE 8 EAST, NOVI TOWNSHIP, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 69 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS.



LOCATION MAP
 N.T.S.

SHEET INDEX

T101	• TITLE PAGE • PROPOSED - ARCHITECTURAL SITE PLAN
C-1	• LAND SURVEY
A101	• DEMO - FLOOR PLAN • PROPOSED - FLOOR PLAN



PROPOSED - ARCHITECTURAL SITE PLAN
 SCALE: 0/1" = 10'-0"

TAFT ROAD
 120-FT PUBLIC R/W
 VAR. WIDTH ASPH. SURFACE / CONC. CURB

CITY PROJECT NUMBER:
JSP26-0010

W. 10 MILE ROAD
 120-FT PUBLIC R/W
 VAR. WIDTH ASPH. SURFACE / CONC. CURB

NOVI M CEN

45380 W 10 MILE RD
 NOVI MI 48375

COMMERCIAL RENOVATION



15800 Main Street
 Dearborn, MI 48124
 Phone: 313.281.1111



www.hadla.com
 15800 Main Street
 Dearborn, MI 48124
 Phone: 313.281.1111



02.26.2026
 SITE PLAN REVIEW
 04.06.2025 CI
 05.06.2026 CI

PROJ. MGR. M.
 PROJ. TEAM M.
 A.
 H.
 M.
 ARCH. 0-34335
 15800 Main Street
 Dearborn, MI 48124

TITLE PAGE
 PROPOSED ARCHITECT PLAN

SCALE: 0/1" = 10'-0"

3A



15800 Mich
Dearborn
Phone: 313
hadla@had
www.hadla



02.26.2026
SITE PLAN REVIEW
04.05.2026 CI
05.05.2026 CI

PROJ. MGR. M.
PROJ. TEAM M.
A.
H.
CHECKED BY M.

DEMO:

- FLOOR PL
- PROPOSED
- FLOOR PL

DATE: 04/11/24



1A

