



cityofnovi.org

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

Case No. 12-004 parcel number 5022-09-451-028 – Novi Corporate Park

Zoning District: I-1, Light Industrial District

The applicant is requesting a renewal for the continued placement of a temporary construction/sales trailer located at parcel 5022-09-451-028 for Novi Corporate Park beginning November 2011. 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. The property is zoned I-1 and 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.

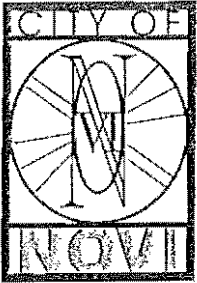
City of Novi Staff Comments:

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.

Standards for Granting a Non-use Variance:

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

Notice of Violation

11/16/2011

Expiration Date: 11/30/2011

NOVI CORPORATE PARK IV
GENERAL DEVELOPMENT COMPANY, LLC
TWO TOWNE SQUARE SUITE 850
SOUTHFIELD MI 48076

Subject Property: 46050 TWELVE MILE RD NOVI
now known as 45875 Dylan Dr.
Sidwell No.: 50-22-09-451-028

Ordinance Activity No: ORD11-2275

You are in violation of code Section 2001; 3004

Sales trailer on vacant lot is not permitted. Remove trailer from lot by expiration date.

You will have 14 days from the date of this notice to comply with the violation cited above. Your immediate attention to this matter is requested and advised. A municipal civil infraction violation ticket will be issued for failure to comply with this matter within the time constraints stated above. Once a ticket is issued, a court appearance will be required. Please contact the Officer listed below should you have any questions with regard to this matter.

Maureen Underhill
Ordinance Enforcement Officer
248.735.5602
City of Novi

FRAME:
 OUTRIGGER: CROSSMEMBER 48" O.C., OUTRIGGER 48" O.C.
 1 BEAM: JR. 1 BEAM, 12" UPGRADE
 HITCH: REINFORCE / DEMOUNTABLE
 COUPLER: 2 5/16" STANDARD BALL TYPE COUPLER
 (4) AXLES: 8000# ELECTRIC BRAKE AXLE
 TIRES: 6X14.5, 10 PLY RATED

FLOOR:
 BOTTOM BOARD: WOVEN POLYPROPYLENE
 TRANSVERSE JOIST: 2X8, 16" O.C., #2 SPF OR BETTER
 RIM JOIST: 2X8, #2 SPF OR BETTER
 DECKING: SINGLE 5/8" T&G PLYWOOD
 INSULATION: R-19 UNFACED FIBERGLASS
 COVERING: ARMSTRONG 1/8" 12"X12" BLOCK TILE THROUGHOUT
 COLOR: "FORTRESS WHITE"
 COVER: 20 OZ. COMMERCIAL CARPET OVER TILE (DO NOT GLUE) (NO CARPET @ ENTRY OR BATH)
 COLOR: CHOOSE FROM MSC STANDARDS

EXTERIOR WALLS:
 STUDS: 2X4 16" O.C., STUD GRADE, 8' WALL HEIGHT (08BC/BOCA)
 TOP PLATE: DOUBLE 2X4 #3 SPF
 BOTTOM PLATE: SINGLE 2X4 #3 SPF
 INSULATION: R-11 KRAFT BACKED FIBERGLASS
 COVERING: 1/4" VINYL COVERED PANELING W/ BATTENS
 COLOR: CHOOSE FROM MSC STANDARDS

EXTERIORS:
 EXT. COVERING: 7/16" LP SMART-PANEL T1-11 SIDING 8" VERTICAL
 COLOR: CHOOSE FROM MSC STANDARDS
 EXT. TRIM: WOOD 1x4
 STAIN: SOLID STAIN OLYMPIC T1-11, 2 COATS
 COLOR: CHOOSE FROM MSC STANDARDS

INTERIOR WALLS:
 STUDS: 2X4 16" O.C., STUD GRADE SPF, 8' WALL HEIGHT (08BC/BOCA)
 TOP PLATE: DOUBLE 2X4 #3 SPF
 BOTTOM PLATE: SINGLE 2X4 #3 SPF
 WALL: PLUMBING WALL, FRAMING AS REQUIRED
 COVERING: 1/4" VINYL COVERED PANELING W/ BATTENS
 COLOR: CHOOSE FROM MSC STANDARDS

ROOF:
 ROOF FRAMING: 16" O.C. 40# LIVE LOAD (08BC/BOCA)
 TRUSSES: CODED 80W TRUSS (15"X17"X14"X105") (970/774)
 CEILING: 1/2" PREFINISHED GYPSUM W/ FOAM ADHESIVE
 INSULATION: R-30 KRAFT BACKED FIBERGLASS
 ROOF SHEATHING: 7/16" OSB
 ROOFING: 30 GAUGE GALV. STEEL
 VENTS: GABLE VENTS, PER BLDG. CODE (SEE PLANS)

MANSARD 1 1/2" PROJECTION:
 2" HIGH: 7/16" LP SMART-PANEL T1-11 4" O.C. W/ STANDARD MINI-GUTTER
 MANSARD CLK OR CHOOSE FROM MSC STANDARDS
 MINI-GUTTER: CHOOSE FROM MSC STANDARDS

WINDOWS: (CREATION OR EQUAL)
 (12) 24"X36" VERTICAL SLIDER CLEAR GLASS, "MIL FINISH"
 (12) 24"X36" 1" VINYL MINI-BLINDS, "ALABASTER"
 (W1) R.L.O. = 24 1/2" X 36 1/2" @ 27 1/2" A.F.F.

EXTERIOR DOORS:
 (1) 3'0"X6'8" STEEL/ALUMINUM WITH 10X10 (S.G.) LITE & SAFETY CHAIN
 (1) PASSAGE LEVER SET
 (1) DEAD BOLT LOCK
 (R1) R.L.O. = 37 1/4" X 81"

STOREFRONT GLASS DOOR:
 (1) 3'0"X7'0" STORE FRONT (S.G.) GLASS DOOR W/ LOCK & CLOSER; FRAME COLOR: "MIL"
 (1) LOCKS: STORE FRONT CYLINDER LOCKS
 (1) MATERIAL: SWEEP DOOR 3FT FOR GLASS DOOR
 (R2) R.L.O. = 40 1/2" X 88 1/2"

INTERIOR DOORS:
 (2) 2'0"X6'8" REGAL OAK, HOLLOW CORE W/ PANEL JAMB
 (2) STANDARD LEVER PASSAGESET
 (R3) R.L.O. = 34 3/4" X 81 1/2"

(2) 3'0"X6'8" REGAL OAK, HOLLOW CORE W/ PANEL JAMB
 (2) STANDARD LEVER PASSAGESET
 (R4) R.L.O. = 38 3/4" X 81 1/2"

(1) 3'0"X6'8" REGAL OAK, HOLLOW CORE W/ PANEL JAMB
 (1) STANDARD LEVER PRINCY LOCKSET
 (R5) R.L.O. = 38 3/4" X 81 1/2"

ELECTRICAL:
 (1) PANEL BOX: 200 AMP SINGLE PHASE W/ MAIN BREAKER
 RACEWAY: ROMEX, CONCEALED MIN. #12 WIRE
 (1) LIGHTS: 2 TUBE, 4' FLUORESCENT DIFFUSED
 (2) LIGHTS: UPGRADE PORCH LIGHT WALL MOUNT (DEC-100)
 (16) RECEPTACLE: 20 AMP, 120V DUPLEX RECEPTACLE (MAX. 3 RECEPT PER CIRCUIT)
 (2) RECEPTACLE: 20 AMP, 120V GFI RECEPT
 (1) RECEPTACLE: 15 AMP, 120V RECEPT FOR HEAT TAPE
 (5) SWITCH: 15A SINGLE POLE SWITCH
 (3) PHONE: EMPTY 2X4 BOX W/ 1/2" ENT CONDUIT STUB THRU FLOOR

PLUMBING:
 SUPPLY LINES: CPVC W/ CEMENTED FITTINGS
 DRAIN LINES: SCHEDULE 40 PVC DRAIN WASTE & VENT (MULTIPLE DROPS)
 (1) WATER HEATER: STANDARD 6 GAL. ELECTRIC (SWITCHED)
 (1) MATERIAL: WATER HEATER PAN
 (1) MATERIAL: VACUUM RELIEF VALVE (6, 10, 20 GALLON ONLY)
 * (1) WATER CLOSET, PLUMBING ONLY / *TOILET BY OTHERS ON SITE
 (1) LAVATORY: MI WALL HUNG LAVATORY W/ WRIST BLADE FAUCET
 (1) CODE: TEMPERING VALVE
 (1) CODE: INSULATE HOT SUPPLY & DRAIN BELOW LAVATORY
 (1) SINK: 15" STAINLESS STEEL BAR SINK
 (1) GRAB BAR: PAIR, ONE 36" & ONE 48"
 (1) MIRROR: STANDARD 20"X40" WALL MOUNTED
 (1) TOILET PAPER HOLDER

HEATING & AIR CONDITIONING:
 (1) WALLMOUNT HVAC: 4 TON WITH 15 KW HEAT, WALL MOUNT
 (1) THERMOSTAT: FOR STANDARD WALL MOUNT HVAC
 (1) FAN: 100 CFM VENT FAN WITH LIGHT
 HVAC DUCT: FIBERGLASS SUPPLY DUCT W/ ADJUSTABLE 10X10 DIFFUSERS
 HVAC DUCT: FIBERGLASS RETURN DUCT (TRANSFER DUCT ONLY) W/ 14X12 RETURN AIR GRILLS
 (1) GRILLS: 30"X15" RETURN AIR GRILL @ PLENUM WALL
 PLENUM: FALSE WALL FOR A/C RETURN AIR (LINE INSIDE W/ GYPSUM)

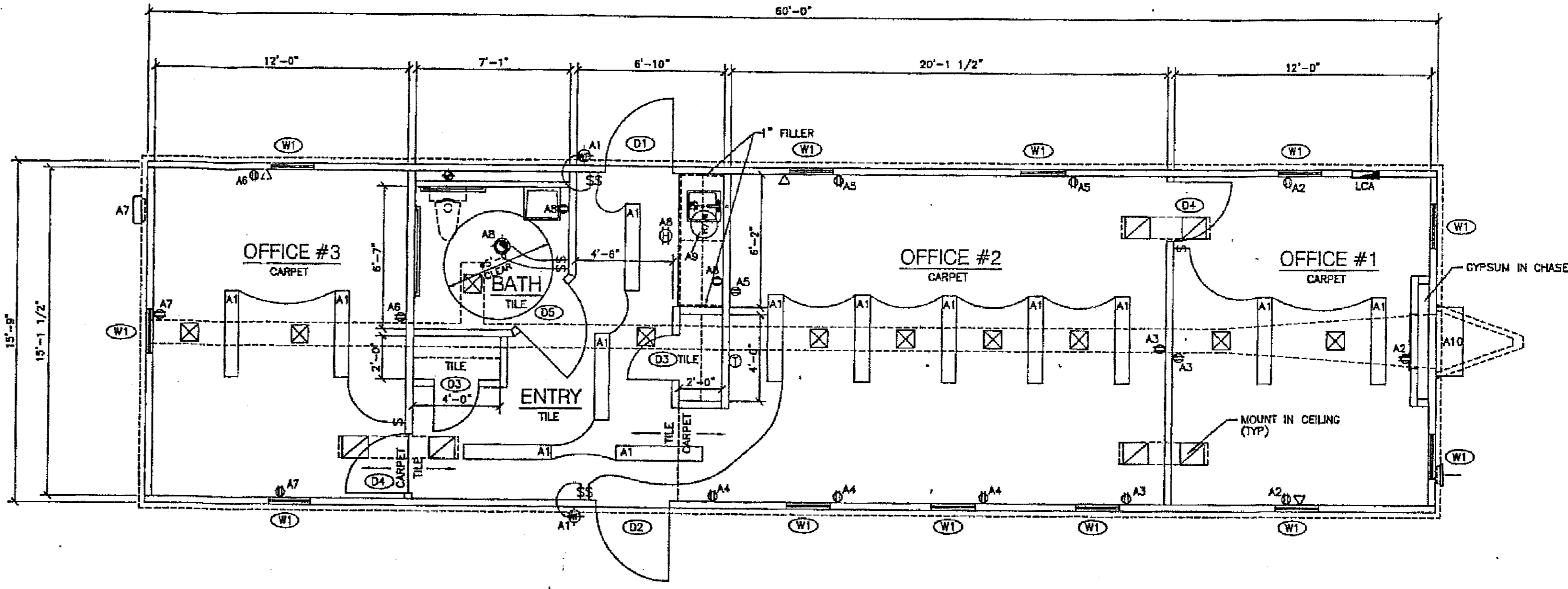
FURNITURE AND ACCESSORIES:
 (8) LF SHELF: (2) 4" CLOSET, PAINTED WIRE, 12" DEEP

MERILLAT CABINETS:
 (6) LF BASE CABINETS: "NORTH PORT", COLOR: CHOOSE FROM STANDARDS
 (6) LF WALL CABINETS: "NORTH PORT", 30" HIGH, 12" DEEP, COLOR: CHOOSE FROM STANDARDS
 (6) LF 28" HPL COUNTER: W/ BACKSPASH; COLOR: "ALMOND"

INTERIOR TRIM:
 6" VINYL CORNICE BASE IN BATHROOM;
 COLOR: CHOOSE FROM MSC STANDARDS
 STANDARD WINDOW GARNISH
 1 1/2" COLONIAL DOOR CASING (ALL DOORS)
 1 1/2" COLONIAL CASING BASE TRIM
 WOODGRAN PANEL WINDOW & DOOR JAMBS
 1" VINYL COVERED BATTENS EVERY 4' & INSIDE CORNERS
 VINYL COVERED OUTSIDE CORNERS TRIM-MOLD 8'

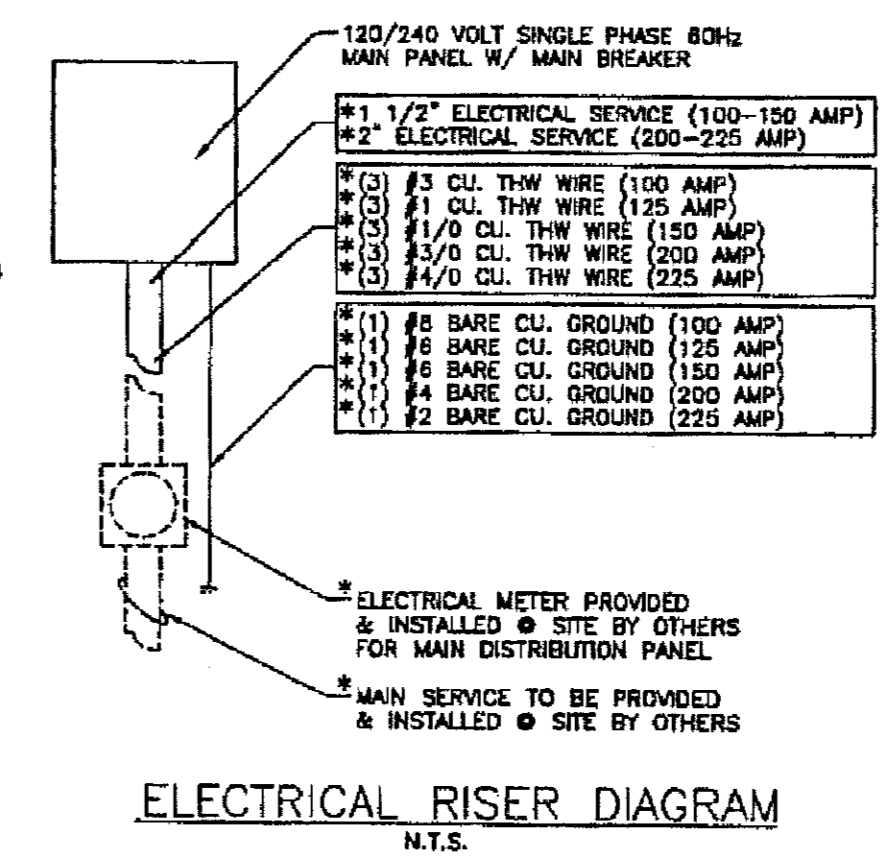
SKIRTING:
 *PROVIDED & INSTALLED @ SITE BY OTHERS

ENGINEERING:
 (1) INDIANA MOBILE SEAL
 (1) MICHIGAN SEAL
 (1) OHIO SEAL
 (1) THIRD PARTY LABEL



DRAWING LEGEND
 REFER TO SPECIFICATIONS FOR DETAILS

| SYMBOL | DESCRIPTION |
|--------|--|
| — | LOAD CENTER |
| ⊠ | CEILING MOUNTED FLUORESCENT LIGHT FIXTURE |
| ⊕ | EXTERIOR WEATHERPROOF LIGHT FIXTURE, MOUNTED @ 80" A.F.F. (UNLESS NOTED) |
| ⊕ | CEILING MOUNT EXHAUST FAN/LIGHT COMBO |
| ⊕ | TOGGLE TYPE SWITCH @ 48" A.F.F. (TO BOTTOM) (UNLESS NOTED) |
| ⊕ | DUPLEX RECEPTACLE @ 16" A.F.F. (TO BOTTOM) (UNLESS NOTED) |
| ⊕ | GFI PROTECTED DUPLEX RECEPTACLE @ 42" A.F.F. (TO BOTTOM) (UNLESS NOTED) |
| ⊕ | HEAT TAPE RECEPTACLE LOCATED BELOW UNIT |
| ⊕ | J-BOX (2x4) FOR PHONE JACK @ 16" A.F.F. (TO BOTTOM) (UNLESS NOTED) |
| ⊕ | 10X10 CEILING MOUNTED, SUPPLY AIR DIFFUSER W/ ADJUSTABLE AIR DAMPER |
| ⊕ | 14X12 HEAVY DUTY, FLOOR MOUNTED RETURN AIR GRILL |
| ⊕ | TANK TYPE ELECTRIC WATER HEATER |
| ⊕ | MAIN DRAIN |
| ⊕ | WATER SUPPLY INLET |



NOTE:
 1) HORSEPOWER AND/OR FULL LOAD AMPERE RATING VOLTAGE AND PHASE, SHALL BE REQUIRED FOR ALL MOTORS
 2) ELECTRIC SERVICE ENTRANCE PER SECTIONS 230-6 & 230-70A, PROVIDED AND INSTALLED BY SITE CONTRACTOR.
 3) SITE CONTRACTOR MAY SUBSTITUTE WIRE TYPES IN CONFORMANCE W/A.E.C. CODE.
 4) THE MAIN DISTRIBUTION PANEL SHALL BE LOCATED ON OR IN A READILY ACCESSIBLE LOCATION ADJACENT TO THE STRUCTURE.
 5) THE MAXIMUM NUMBERS OF DISCONNECTS AND GROUPING OF DISCONNECTS SHALL BE IN CONFORMANCE WITH SECTIONS 230-71 AND 230-72.
 6) MAIN DISTRIBUTION PANEL SHALL BE SIZED A MINIMUM OF THE LOAD INDICATED ON THE ELECTRICAL LOAD CALCULATION.

| DATE | REVISION |
|------|--------------------|
| 1 | ISSUED FOR BIDDING |
| 2 | |
| 3 | |
| 4 | |

MANUFACTURED STRUCTURES CORP.
 1864-F-R0310
 15'-9" x 60'-0"
 DOES NOT INCLUDE SOME SHOWN IN DISH/SHOWN IN DISH

