



## COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road  
Novi, MI 48375  
(248) 347-0415 Phone  
(248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals      **ZONING BOARD APPEALS DATE:** December 12, 2023

**REGARDING:** 46850 Cartier Drive, Parcel # 50-22-04-151-036 (PZ23-0060)

**BY:** Alan Hall, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

BLM Group

#### **Variance Type**

Dimensional Variance

#### **Property Characteristics**

Zoning District: This property is zoned Light Industrial (I-1)

Location: south of Pontiac Trail, east of Beck Road

Parcel #: 50-22-04-151-036

#### **Request**

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.14.5.C to increase the maximum building height to 36 ft. 8in (maximum 25 ft., a variance of 11 ft. 8 in.); Section 3.1.18.D to reduce the front yard setback to 18 ft. at the southeast corner (minimum of 40 ft., variance of 32 ft.).

### II. STAFF COMMENTS:

*The applicant is seeking (2) different variances, as stated above.*

*The project is seeking a 32' front yard setback (an 80% setback request) which occurs at the corner of the building near the cul-de-sac at the end of Cartier Dr. The reduced speed of vehicles as they approach the cul-de-sac area makes this request feasible. The building height increase is based on the proposed function of the new addition and is in keeping with the architectural massing of the existing building.*

**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. **PZ23-0060**, 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 if 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. **PZ23-0060**, 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) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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 Novi, MI 48375  
 (248) 347-0415 Phone  
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 www.cityofnovi.org

## ZONING BOARD OF APPEALS APPLICATION

RECEIVED

NOV 01 2023

CITY OF NOVI  
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: <span style="font-size: 24px; color: blue;">\$330.00</span> Meeting Date: <span style="font-size: 24px; color: blue;">12-12-23</span> ZBA Case #: <span style="font-size: 24px; color: blue;">PZ 23-0060</span>
PROJECT NAME / SUBDIVISION BLM Building Expansion/ Beck North Corporate Park				
ADDRESS 46850 Cartier Dr, Novi, MI 48377		LOT/SIUTE/SPACE # Unit 56		
SIDWELL # 50-22- U4    151    U3b		May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY				
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
<b>II. APPLICANT INFORMATION</b>				
<b>A. APPLICANT</b>		EMAIL ADDRESS gjones@dembsdevelopment.com	CELL PHONE NO. 248-721-0382	
NAME Glenn Jones		TELEPHONE NO. 248-380-7100 Ext. 311		
ORGANIZATION/COMPANY Dembs Development, Inc.		FAX NO. 248-560-3030		
ADDRESS 27750 Stansbury, Suite 200		CITY Farmington Hills	STATE    ZIP CODE MI    48334	
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER				
Identify the person or organization that owns the subject property:		EMAIL ADDRESS Jeff@semprecapital.com	CELL PHONE NO. 248-761-4840	
NAME Jeffrey Pitt		TELEPHONE NO. 248-380-7100		
ORGANIZATION/COMPANY Nadlan 56, LLC		FAX NO. 248-560-3030		
ADDRESS 27750 Stansbury, Suite 200		CITY Farmington Hills	STATE    ZIP CODE MI    48334	
<b>III. ZONING INFORMATION</b>				
<b>A. ZONING DISTRICT</b>				
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input checked="" type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____				
<b>B. VARIANCE REQUESTED</b>				
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:				
1. Section <u>3.14.5.C</u> Variance requested <u>Extend Allowable Building Height To 36' 8"</u>				
2. Section <u>3.1.18.D</u> Variance requested <u>Front Yard Set Back Reduction To 18'</u>				
3. Section _____ Variance requested _____				
4. Section _____ Variance requested _____				
<b>IV. FEES AND DRAWINGS</b>				
<b>A. FEES</b>				
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660				
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>				
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>				



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

### B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be 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.

### C. ORDINANCE

#### 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 establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or 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.

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

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     SIGNAGE

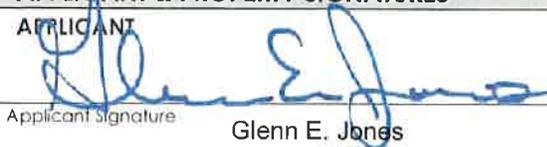
ACCESSORY BUILDING

USE

OTHER \_\_\_\_\_

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

  
Applicant Signature    Glenn E. Jones

10.31.2023

Date

### B. PROPERTY OWNER

**If the applicant is not the owner, the property owner must read and sign below:**

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

  
Property Owner Signature    Jeffrey Pitt

10/31/2023

Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

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

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**  
 45175 Ten Mile Road  
 Novi, MI 48375  
 (248) 347-0415 Phone  
 (248) 735-5600 Facsimile  
[www.cityofnovi.org](http://www.cityofnovi.org)

## REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

### Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.  
 Not Applicable     Applicable    If applicable, describe below:  
 Unique shape of property due to existing cul-de-sac and northerly 50 foot buffer (with regulated woodlands).

*and/or*

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.  
 Not Applicable     Applicable    If applicable, describe below:  
 Regulated woodlands exist on the site and 50 foot buffer along the north property line.

*and/or*

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.  
 Not Applicable     Applicable    If applicable, describe below:  
 Restricting the building height addition to 25 feet severely reduces the uses of the building expansion and it intended use for expansion of its operations.  
 Restricting the building front yard set back severely hinders that intended use of the existing buildings expansion and the users intended maximizing the length of its extension of its 20 Ton, 80 ft. span Craneway into the new addition.

## **Standard #2. Not Self-Created.**

Describe the immediate practical difficulty causing the need for the Dimensional Variance, 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).

As noted, due to property's unique position in a cul-de-sac and buffers makes the need for dimensional variances the only option to expand the building for its permitted use and expansion of its operations.

## **Standard #3. Strict Compliance.**

Explain how the Dimensional Variance in 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.

Requiring strict conformance with front setback and building height requirements will unreasonably prevent the property from being used for a permitted purpose, and will render conformity with those regulations unnecessarily burdensome. Complying with these setback and height requirements will vastly reduce the buildable envelope and height necessary to accommodate the building expansion and Craneway operations.

## **Standard #4. Minimum Variance Necessary.**

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The dimensional variances requested are the minimum necessary to allow for a successful business expansion and will complement the other surrounding projects in the district.

## **Standard #5. Adverse Impact on Surrounding Area.**

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

There is a 50 foot wide section of property owned by the City of Novi that is a natural buffer zone area. Further, any structure on this property will contain an additional 50 foot buffer from the property line. In addition, the closest residential building is located approx. 700 feet away as indicated on the accompanying documents and is again buffered by existing regulated, woodlands and wetlands. Infringement of the 40ft. front yard set back is not entirely impacted and the building corner has been modified to minimize this impact. This infringement is also onto an existing Cul-de-sac and has no impact onto other properties.



# BLM GROUP USA EXPANSION - BECK NORTH CORPORATE PARK



COMMERCIAL  
 - SITE PLANNING  
 - SURVEYING  
 - ALTA SURVEYS  
 - SITE CONSTRUCTION  
 - LAND SURVEYING  
 - INDUSTRIAL & MULTI-UNIT  
 - TOPOGRAPHIC SURVEYS  
 - BORROW PITS  
 - FLOOR PLANS  
 - CONSTRUCTION LAYOUT

RESIDENTIAL  
 - SUBDIVISIONS  
 - SITE CONSTRUCTION  
 - MULTI-FAMILY  
 - CONSTRUCTION LAYOUT

ALPINE  
 ENGINEERING, INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 46892 WEST ROAD  
 SUITE 109  
 NOV. MICHIGAN 48377  
 (248) 926-3701 (BUS)  
 (248) 926-3705 (FAX)  
 WWW.ALPI-INC.COM



CLIENT: DEMBS DEVELOPMENT, INC.  
 PROJECT: BLM GROUP USA EXPANSION - BECK NORTH CORPORATE PARK  
 CITY OF NOK  
 OKLAND COUNTY  
 MICHIGAN  
 SECTION: 4  
 TOWNSHIP: 1 N  
 RANGE: 8 E

DATE:	2023-10-02
DRAWN BY:	SD/TC
CHECKED BY:	SD/TC
SCALE:	AS SHOWN
SHEET NO.:	1
TOTAL SHEETS:	1
PROJECT NO.:	13-3352



EXTERIOR MATERIAL SCHEDULE	
1	SPRINKLE RISER FINISH
2	SPRINKLE RISER STACK ENCLOSURE FINISH
3	SPRINKLE RISER SCORE BLOCK FINISH
4	PRE-FINISHED INSULATED METAL PANEL
5	1" BLUE TINTED LOW-E INSUL. GLAZING IN CLEAR ALUM. ALUM. THERMAL BREAK FRAMES.
6	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)
7	REFINISHED METAL CORING
8	REFINISHED METAL PANEL R.T.L. SCREEN
9	CONC. TRENCH FOOTING BELOW
10	3X7 1/4" DOOR AND FRAME
11	14" SECTIONAL INSULATED OVERHEAD DOOR (MANUAL CHAIN OPERATED W/ DOCK LEVELER & SHUTTER) MOTOR OPERATED OPENER
12	FLUSH VERTICAL METAL PANEL SIDING

**NORTH ADDITION FACADE MATERIAL BREAKDOWN**  
TOTAL MATERIAL SQUARE FOOTAGE: 7770 S.F.  
(EXCLUDES MISC. GLASS & OPENINGS)  
SPRINKLE RISER: 1,807 S.F. = 24.4%  
SPRINKLE RISER SCORE BLOCK: 142 S.F. = 2.0%  
PRE-FINISHED INSULATED METAL PANEL: 5,201 S.F. = 73.1%  
ACM: 0 S.F. = 0.0%  
SPANDREL: 0 S.F. = 0.0%

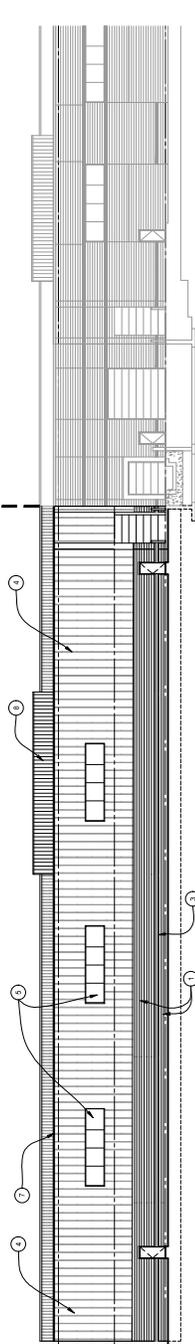
**NORTH ADDITION FACADE MATERIAL BREAKDOWN**  
TOTAL MATERIAL SQUARE FOOTAGE: 469 S.F.  
GLASS/DOOR AREA: 469 S.F. = 100%

**SOUTH ADDITION FACADE MATERIAL BREAKDOWN**  
TOTAL MATERIAL SQUARE FOOTAGE: 5,068 S.F.  
(EXCLUDES MISC. GLASS & OPENINGS)  
SPRINKLE RISER: 709 S.F. = 12.6%  
SPRINKLE RISER SCORE BLOCK: 268 S.F. = 5.3%  
PRE-FINISHED INSULATED METAL PANEL: 3,341 S.F. = 69.2%  
ACM: 0 S.F. = 0.0%  
SPANDREL: 474 S.F. = 9.3%

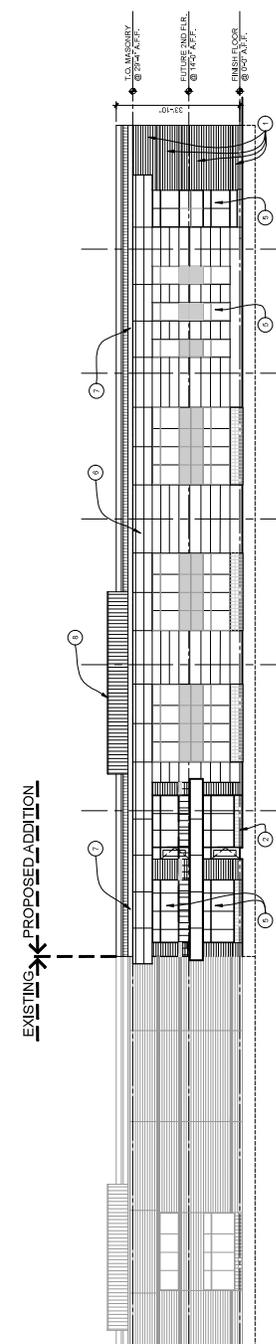
**SOUTH ADDITION FACADE MATERIAL BREAKDOWN**  
TOTAL MATERIAL SQUARE FOOTAGE: 2,199 S.F.  
GLASS/DOOR AREA: 2,199 S.F. = 100%

**EAST ADDITION FACADE MATERIAL BREAKDOWN**  
TOTAL MATERIAL SQUARE FOOTAGE: 6,864 S.F.  
(EXCLUDES MISC. GLASS & OPENINGS)  
SPRINKLE RISER: 2,218 S.F. = 32.5%  
SPRINKLE RISER SCORE BLOCK: 175 S.F. = 2.5%  
PRE-FINISHED INSULATED METAL PANEL: 4,241 S.F. = 62.2%  
ACM: 208 S.F. = 3.0%  
SPANDREL: 0 S.F. = 0.0%

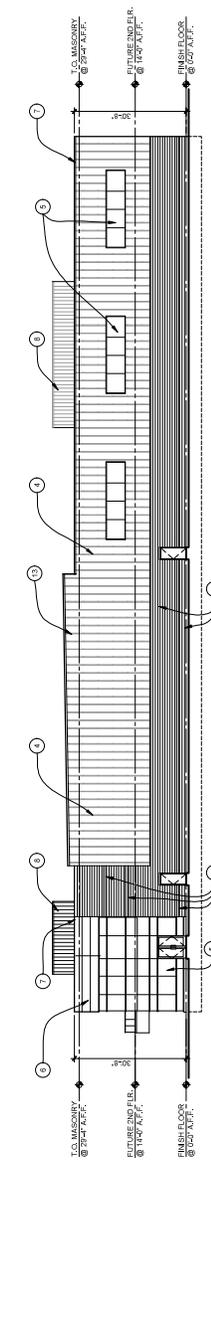
**EAST ADDITION FACADE MATERIAL BREAKDOWN**  
TOTAL MATERIAL SQUARE FOOTAGE: 912 S.F.  
GLASS/DOOR AREA: 912 S.F. = 100%



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



0001

1 REGULAR MEETING - ZONING BOARD OF APPEALS  
2 CITY OF NOVI  
3 Tuesday, June 10, 2014

4  
5 Proceedings taken in the matter of the ZONING BOARD OF  
6 APPEALS, at City of Novi, 45175 West Ten Mile Road, Novi,  
7 Michigan, on Tuesday, June 10, 2014

8 BOARD MEMBERS  
9 Brent Ferrell, Chairperson  
10 Mav Sanghvi  
11 David Ghannam  
12 Cynthia Gronachan  
13 James Gerblich  
14 Linda Krieger

15 ALSO PRESENT: Thomas Walsh, Building Official  
16 Beth Saarela, City Attorney  
17 Coordinator: Angela Pawlowski, Recording Secretary

18 REPORTED BY: Jennifer L. Wall, Certified Shorthand Reporter  
19  
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0002

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0003

1 Novi, Michigan.  
2 Tuesday, June 10, 2014  
3 7:00 p.m.  
4 \*\* \*\* \*\*

5 CHAIRPERSON FERRELL: Call to  
6 order the Tuesday, June 10, regular scheduled  
7 meeting of the Zoning Board of Appeals.  
8 Ms. Gronachan, can you lead us  
9 in the Pledge of Allegiance. Everybody  
10 please rise.

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topography or physical conditions.  
The need for the variance is not due to the applicant's personal or economic difficulty.  
The need is not self-created and strict compliance with regulations governing area setback, frontage, height, bulk, density and other dimensional requirements will require -- will unreasonably prevent the property owner from using the property for a permitted purpose and 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 other property owners in the district, and 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.  
I would add that the variance would be limited to two years for the temporary structure.

MS. GRONACHAN: Second.  
CHAIRPERSON FERRELL: A motion and a second, Ms. Pawlowski, can you call the roll.  
MS. PAWLOWSKI: Chairperson

Ferrell?  
CHAIRPERSON FERRELL: Yes.  
MS. PAWLOWSKI: Member Gerblick?  
MR. GERBLICK: Yes.  
MS. PAWLOWSKI: Member Ghannam?  
MR. GHANNAM: Yes.  
MS. PAWLOWSKI: Member Gronachan?  
MS. GRONACHAN: Yes.  
MS. PAWLOWSKI: Member Krieger?  
MS. KRIEGER: Yes.  
MS. PAWLOWSKI: Member Sanghvi?  
MR. SANGHVI: Yes.  
MS. PAWLOWSKI: Motion passes six to zero.

MR. QUINN: Thank you very much. I appreciate it.  
CHAIRPERSON FERRELL: Takes us to Case No. PZ14-0010, Beck North Lot 56, Parcels Nos. 5022-04-151-028, 031, 032, and part of 016.

MR. QUINN: Good evening, once again, Matthew Quinn on behalf of Amsom Dembs, Beck North Corporate Park.  
A little bit handicapped, I see because the overhead isn't working

tonight. I know you have a package for this requested variance in your packet.  
We are requesting two variances for this light industrial property.  
The first I know you have a

6 picture of -- this is a 75, 80,000  
7 speculative industrial building that will be  
8 constructed on this particular lot. This  
9 particular lot is on the north end on Cartier  
10 Drive where Hudson drive ends.

11 The two variances that we  
12 need, and I must say they are recommended by  
13 the planning staff, both of them, because of  
14 the uniqueness of this project, is first of  
15 all, the building height is in an industrial  
16 zone, when it's adjacent to residential,  
17 you're allowed a 25-foot high building.

18 The way modern industrial  
19 office buildings are constructed that height  
20 really doesn't get it. It's just not what's  
21 an acceptable norm anymore.

22 And with the rooftop  
23 appurtenances that puts us up to requesting a  
24 variance of 10.6 inches for the height of the  
25 building.

0026  
1 The second variance is the  
2 overhead doors and truck loading area facing  
3 residential.

4 In your packet I know you have  
5 this map, that shows two main things.

6 Number one, the back of this  
7 building is over 800 feet from the closest  
8 residential property. The City of Novi has a  
9 50-foot easement all around Beck North  
10 Corporate Park.

11 Then there is a required  
12 50-foot setback for any construction from  
13 that easement. Then there is 700 feet to the  
14 apartment that lie to the north where  
15 Wellington Drive is located so, in effect, we  
16 have 800 feet and mostly all wooded between  
17 that residential use and this particular  
18 building.

19 And on top of that, one of the  
20 other exhibits you will see in the drawings  
21 is, within the buffer, it's two on the  
22 property, that's adjacent to the 60-foot  
23 buffer, it's heavily planted with trees.

24 So there will be a screening  
25 effect of really this entire building from

0027  
1 those apartments that are over 800 feet away.

2 And the planning staff noted  
3 that, that it was something that can't be  
4 avoided, and in order to have the quality of  
5 building that is required in this market and  
6 that actually goes along with the quality of  
7 the other buildings in Beck North Corporate  
8 Park, this is something that is necessary.

9 It will have absolutely no  
10 effect on the surrounding property.

11 Certainly, we own the sides of  
12 our properties and the adjacent residential  
13 will hardly not even know the building is  
14 there nor the corporate park itself.

15 And therefore, we are asking  
16 your affirmative vote for these two

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variances.  
CHAIRPERSON FERRELL: Thank you.  
Anybody in the audience have any questions or  
comments they would like to come forward now  
and ask?  
(No audible responses.)  
Seeing none. I will have the  
secretary read any correspondence.  
MR. GHANNAM: There were ten

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notices mailed, one return mail, zero  
approvals, zero objections.  
CHAIRPERSON FERRELL: Ask the  
city if they have any additions comments.  
MR. WALSH: No comments.  
MS. SAARELA: I have nothing.  
CHAIRPERSON FERRELL: Open it up  
to the board for discussion.  
MR. SANGHVI: Thank you,  
Mr. Chair.  
I was just looking for those  
departments, I couldn't see them on the  
property line. I don't think that would make  
much difference, so I have no problem  
supporting your request. Thank you.  
MS. KRIEGER: Mr. Quinn, the  
deliveries be in the daytime?  
MR. QUINN: Most of them, yes.  
Most of the industrial businesses are typical  
normal building business hours. Perhaps a  
little extended, but there is no anticipation  
you will end up with an owner of the building  
or tenant that's going to be operating any  
time at night.  
MS. KRIEGER: I also am in favor

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0030

of this.  
CHAIRPERSON FERRELL: Entertain a  
motion.  
MS. KRIEGER: In Case No.  
PZ14-0010, Beck Road Lot Five, Parcel Nos.  
5022-04-151,028, 031, 032, and part of 016, I  
move to approve the request and two -- the  
height request for 10.6 inches and the  
overhead doors facing into the buffer zone,  
and that there are unique circumstances or  
physical conditions of the property, such as  
the narrowness, shallowness, shape, water,  
topography, the nature of this site, the  
buffer of the trees between the apartments  
and the building itself that's going to be  
constructed will protect and buffer each  
other.  
The similar physical -- 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  
Page 12

2 using the property for a permitted purpose,  
3 or will render conformity with those  
4 regulations unnecessarily burdensome.

5 By putting the -- constructing  
6 it as they have requested, it complies with  
7 their neighbors in this office park.

8 The requested variance is the  
9 minimum variance necessary to do substantial  
10 justice to the applicant as well as to the  
11 property owners.

12 The requested variance will  
13 not cause an adverse impact on surrounding  
14 property, property values or the use and  
15 enjoyment of the property in the neighborhood  
16 or zoning district.

17 MR. SANGHVI: Second.

18 CHAIRPERSON FERRELL: We have a  
19 motion and a second. Any further discussion  
20 from the board?

21 Seeing none, Ms. Pawlowski,  
22 can you call the roll.

23 MS. PAWLOWSKI: Chairperson  
24 Ferrell?

25 CHAIRPERSON FERRELL: Yes.

0031

1 MS. PAWLOWSKI: Member Gerblich?

2 MR. GERBLICK: Yes.

3 MS. PAWLOWSKI: Member Ghannam?

4 MR. GHANNAM: Yes.

5 MS. PAWLOWSKI: Member Gronachan?

6 MS. GRONACHAN: Yes.

7 MS. PAWLOWSKI: Member Krieger?

8 MS. KRIEGER: Yes.

9 MS. PAWLOWSKI: Member Sanghvi?

10 MR. SANGHVI: Yes.

11 MS. PAWLOWSKI: Motion passes six

12 to zero.

13 MR. QUINN: Thank you very much.  
14 Have a good evening.

15 CHAIRPERSON FERRELL: Case No. 5,  
16 PZ14-0012, 44050 Twelve Mile Road, Stone  
17 Ridge Office Park.

18 Please come forward.

19 MS. KRIEGER: Put them at the  
20 end?

21 CHAIRPERSON FERRELL: Do we do a  
22 motion for that or just put them to the end?

23 MS. SAARELA: You don't need a  
24 motion. You just check back and see if  
25 they're here.

0032

1 Moving onto Case No. 6,  
2 PZ14-0013, 301 Duana Avenue.

3 MR. HEARN: My name is Robert  
4 Hearn, R-o-b-e-r-t, last name H-e-a-r-n.

5 CHAIRPERSON FERRELL: Please  
6 raise your right hand be sworn by the  
7 secretary.

8 MR. GHANNAM: Do you swear or  
9 affirm you will tell the truth in Case  
10 PZ14-0013?

11 MR. HEARN: I do.

12 I'm here representing Aaron



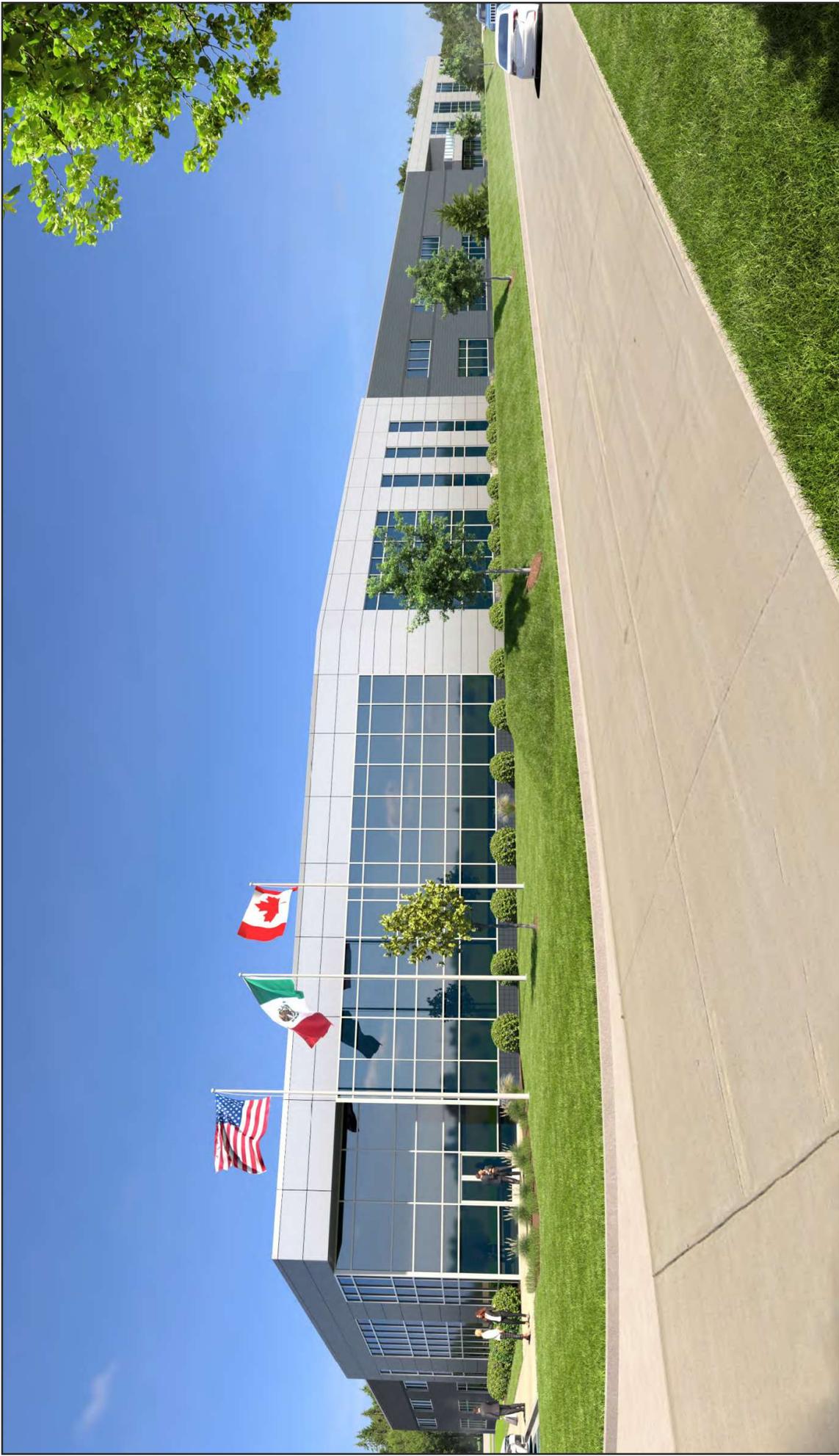
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