

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

Case No. 11-021 Stone City Inc.

Location: 26940 Taft Road, north of Grand River Avenue and east of Taft Road

The applicant is requesting a use variance for continuation of outdoor storage in an I-1 (Light Industrial) zoning district for the business known as Stone City Incorporated located at 26940 Taft Road. Applicant is requesting a 5 year variance similar to previous ZBA Cases #00-082, 04-003, 06-012 and 09-012. The property is located north of Grand River and east of Taft Road.

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 District shall be conducted wholly within a completely enclosed building.

City of Novi Staff Comments:

The applicant was previously granted variances to allow outdoor storage for a business in an I-1 zoning district. The previous variance (09-012) was granted for a 2 year duration and extended variances for ZBA cases 00-082, 04-003, and 06-012. Staff does not support an extension of the variance.

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.



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For Official Use Only

ZBA Case No: _____ ZBA Date: July 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 Roger Soulliere Date 5/11/11

Company (if applicable) Stone City Inc.

Address* 26940 Taha Rd. City Novi ST Mi ZIP 48375

Applicant's E-mail Address: rsoulliere@bridgevue.com

Phone Number (5) 531-3512 FAX Number (5) 731-7975

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 26940 Taha Rd. ZIP 48375

2. Sidwell Number: 5022 - 63-50-99-00-01-141 may be obtained from Assessing Department (248) 347-0485

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

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST I1 OTHER

5. Property Owner Name (if other than applicant) Soulliere Realty LLC

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

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

- 1. Section _____ Variance requested Outside Storage of Material - 5 years
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):

- Recent Economic conditions have made constructing a building for storage unrealistic.
- Without outside storage, business would likely close.

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:

- Refer to last variance.
- Landscape Supply Products Ex. Pallets at Back, Piles of Mulch, etc.

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.

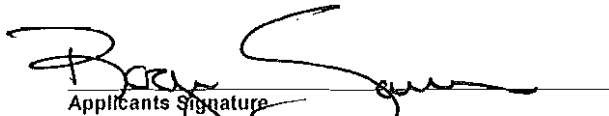
There is a five (5) day hold period before work/action can be taken on variance approvals.

All property owners' within 300 feet of ZBA property address will be notified of the ZBA case and variance requests.

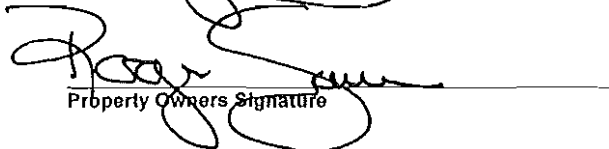
PLEASE TAKE NOTICE:

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

5/11/11
 Date


 Property Owners Signature

5/11/11
 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

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Novi, MI 48375
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