

DATE: November 15, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Mark Stimac, Director of Building and Zoning

SUBJECT: Agenda Item – Public Hearing
Parking Variance, 1414 Combermere

We have received a permit application from Scott Machinski, representing Ovonic Battery Company to install a pair of pre-manufactured storage cabinets in the rear of the existing industrial building at 1414 Combermere. These cabinets take up one parking space and eliminate the use of three additional parking spaces. The existing building is 9,989 square feet. Based upon this area of the building, a minimum of 22 parking spaces are required per Section 40.21.81 of the Zoning Ordinance. As proposed there would only be 19 parking spaces available.

In light of this 3 parking space deficiency the plans for the installation of the cabinets has been denied. In response to our denial, the petitioners have filed an appeal asking for a variance on the parking requirement. In accordance with Section 44.01.00 a public hearing on the request has been scheduled for your meeting of November 21, 2005.

We have included copies of the appeal request as well as the supporting documentation for your information.

Prepared by: Mark Stimac, Director of Building and Zoning

PARKING VARIANCE APPLICATION FOR PUBLIC HEARING BEFORE CITY COUNCIL CITY OF TROY	RECEIVED NOV 01 2005 BUILDING DEPT.
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TO TROY CITY COUNCIL

DATE: 11-1-05

Request is hereby made for a variance to modify the parking provisions of the Zoning Ordinance enacted by the City Council or contrary to a decision rendered by the Building Official in denying an application for a permit.

Applicant: Scott MACHINSKI Phone: 248-640-2227

Address: 2956 WATERVIEW ROCHESTER HILLS 48309

Address of Property: 1414 COMBERMEDE

Lot # 11 Subdivision: BEECH HILL SUB

Zoning District: M-1 Sidwell # _____

Owner of Property: MALICO COMPANY Phone: 248-334-0879

Address: 97 N. CASS AVE. PONTIAC Mich.

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: OCT 24, 2005

Has there been a previous appeal involving this property? NO If Yes, state date _____ and particulars _____

REASON FOR VARIANCE:

Dimension of Stall? _____

Parking Spaces Required: 22

Number of Stalls? _____

Parking Spaces Provided: ~~22~~ 19

Other Dimensions? _____

Variance Requested: 3 PARKING SPACES

Outline your appeal, listing sections of the ordinance from which relief is sought and also outline your proposals, indicating your hardships. (continued on back of page)

PLOT PLAN OF SITE ATTACHED HERETO

STATE OF MICHIGAN)
COUNTY OF Macomb Acting)
in Oakland

I HEREBY DISPOSE AND SAY THAT ALL THE ABOVE STATEMENTS, AND INFORMATION IN THE ATTACHED PAPERS AND SITE PLANS SUBMITTED ARE TRUE AND CORRECT.

Date: 11-1-05 _____ S.A. Mack
(Signature of Applicant)

Signed and Sworn to before me this 1ST day of November 20 05

Melinda J. Cihone
Notary Public

MELINDA J. CIHONE
NOTARY PUBLIC MACOMB CO., MI
MY COMMISSION EXPIRES Jun 28, 2008
ACTING IN OAKLAND COUNTY MI

My Commission Expires: 6/28/2008

Filing Fee \$200.00 _____ Date Paid _____

Model L39-3145

Non-Combustible, Enclosed Storage Cabinet

- **Nominal Dimensions:** 27' (L) x 5' (D) x 10' (H)
- **Weight:** Approximately 6,100 lbs. Clearance provided beneath the sump for forklift or crane strap access.
- **Construction:** Fully welded 11 gauge tubular and angle frame construction. Exterior walls of 16-gauge galvanized steel sheet.
- **Interior Dimensions:** 4 Storage Bays
Bay Dimensions: 154"L x 50"D x 50"H
- **Storage Capacity:** Capacity: Three 4-Drum Pallets, per Bay
Total capacity: 48 ea. 55-gal. drums. Two tier construction.
- **Load Levels:** Storage: 9,600 lbs. per Bay
Roof: 40 psf
Wind: 19 psf (90 mph) / Unit must be anchored.
Seismic: Zone 4
- **Sump Capacity:** 411 gallons. Sump volume exceeds 10% of the volume of containers or the volume of the largest container stored, whichever is greater, as required by EPA.
- **Storage Platform:** Galvanized steel grating.
- **Finish:** Interior walls and sump will be treated with a corrosion resistant epoxy coating. Exterior will be coated with a UV resistant acrylic enamel.
- **Color:** Blue
- **Access:** Two (2) Lockable, Sliding Doors. Sliding Doors provide access to half of the cabinet.
- **Ventilation:** Passive air vents with rainguard construction.
- **Grounding:** Unit will be supplied with a 10 foot copper clad grounding rod, six feet of #6 copper wire, and a grounding connector located on exterior corner of building.
- **Placarding:** An NFPA 704 placard will be placed on the unit. A free numbering kit will be sent separately via US mail along with a Maintenance & Installation Manual.

RECEIVED
NOV 01 2005
BUILDING DEPT.



500 West Big Beaver
Troy, Michigan 48084
www.troymi.gov

Area code (248)

Assessing
524-3311

Bldg. Inspections
524-3344

Bldg. Maintenance
524-3368

City Clerk
524-3316

City Manager
524-3330

Community Affairs
524-1147

Engineering
524-3383

Finance
524-3411

Fire-Administration
524-3419

Human Resources
524-3339

Information Services
619-7279

Law
524-3320

Library
524-3545

Parks & Recreation
524-3484

Planning
524-3364

Police-Administration
524-3443

Public Works
524-3370

Purchasing
524-3338

Real Estate & Development
524-3498

Treasurer
524-3334

General Information
524-3300

October 24, 2005

Ovonic Battery Company
Scott Machinski
1414 Combermere
Troy, MI 48084

Dear Mr. Machinski:

We are in receipt of your application for a Building Permit to install 2 storage cabinets in the parking lot behind the Ovonic Battery Company facility located at 1414 Combermere.

This application does not meet the requirements set forth in the Zoning Ordinance for the following reasons:

Section 40.21.81 requires one parking space for every 450 square feet of gross building area for industrial uses. This 9,989 square foot building is therefore required to have 22 parking spaces. The site currently has 22 spaces. The installation of the storage cabinets will reduce the available parking by 3 spaces.

Therefore, unless you revise your plans to comply, we are unable to issue this permit. However, if you so desire, you may make application to City Council for relief of the parking requirements. Applications for a parking variance are available at the Building Department.

If you have any questions regarding the above, please feel free to contact me.

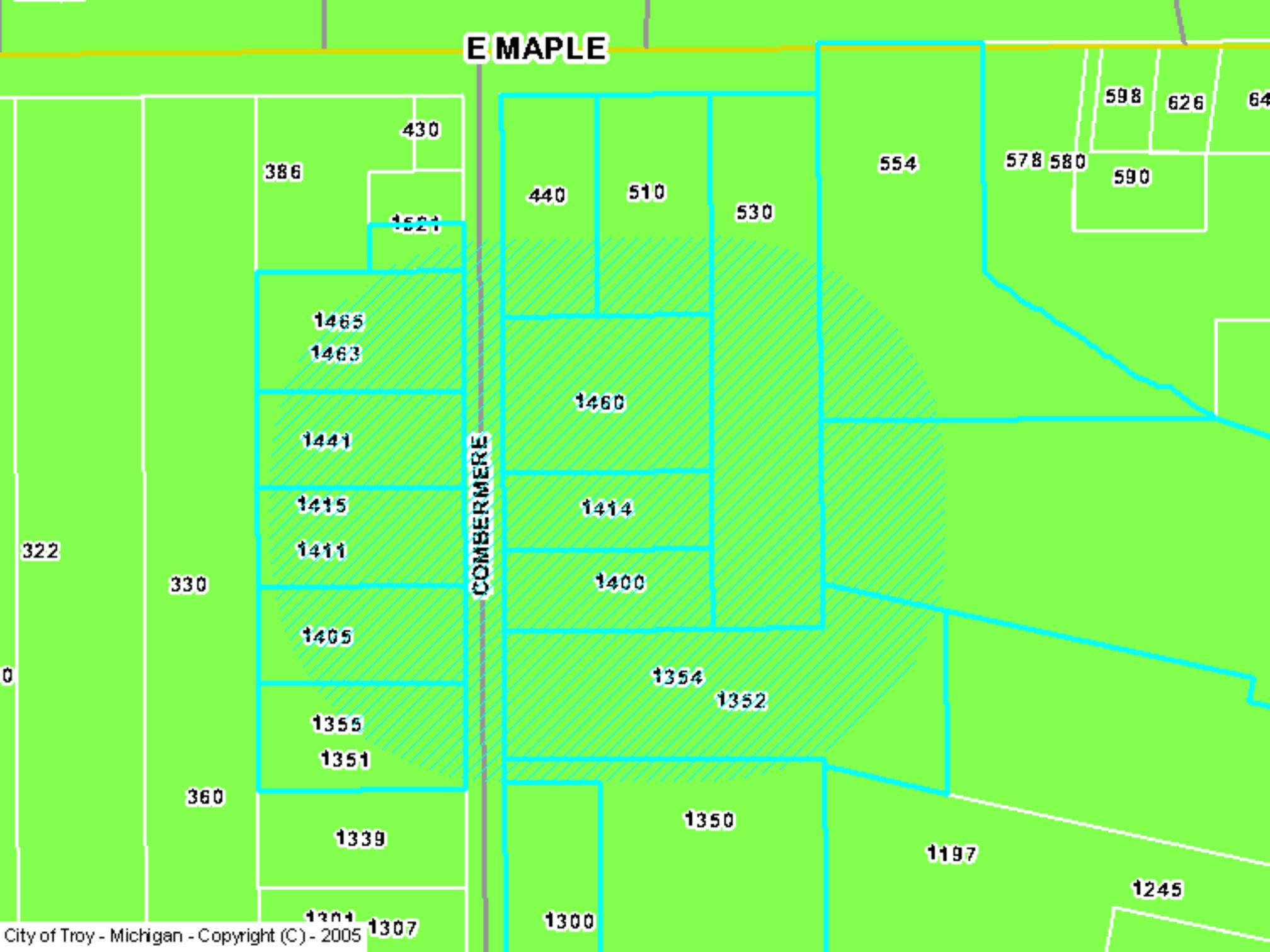
Sincerely,

CITY OF TROY

Mark Stimac, R.A., C.B.O.
Director of Building and Zoning

RECEIVED
NOV 01 2005
BUILDING DEPT.

E MAPLE



COMBERMERE

386

430

1521

440

510

530

554

578

580

598

626

64

590

1465

1463

1460

1441

1414

1415

1411

1400

1405

1354

1352

1355

1351

1350

1339

1197

1245

1300

1204

1307

322

330

360

RECEIVED

NOV 14 2005

BUILDING DEPT.

TO: CITY COUNCIL

Please register my approval objection to the request described on the reverse side.

My reason for this approval objection is:

I ok it for them on 14.12 Cornermen
I don't care what they do there
as long as the City do it for them

NAME: Eather Breitmeyer

ADDRESS OR PROPERTY DESCRIPTION House, 1521 Cornermen

Troy, MI
48083