DATE: July 20, 2005

TO: John Szerlag, City Manager

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

SUBJECT: Agenda Item – Announcement of Public Hearing
Parking Variance, 701 – 705 Minnesota

We have received a permit application from Raj Patel, the owner of the existing multi-tenant industrial building at 701 – 705 Minnesota to construct a number of mezzanines within the existing building. When we include the area of these mezzanines in the area of the building we come up with a gross floor area for this building of 18,680 square feet. A total of 42 parking spaces would be required for the building based upon the requirements of Section 40.21.81 of the Zoning Ordinance. The existing development has only 36 parking spaces available.

In light of this 6 parking space deficiency the plans for the construction of the mezzanines 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 August 15, 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
JUL 18 2005
BUILDING DEPT.

TO TROY CITY COUNCIL

DATE: _____

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: DEVRAJ LLC / RAJ PATEL Phone: C. 248-376-6301 248-583-1801

Address: 701/703/705 MINNESOTA DR. TROY MI 48083

Address of Property: SAME

Lot # _____ Subdivision: _____

Zoning District: LT. IND. Sidwell # 88-20-36-401-041

Owner of Property: DEVRAJ LLC Phone: _____

Address: SAME

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: 7/6/05

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: 42

Number of Stalls? – Parking Spaces Provided: 36

Other Dimensions? – Variance Requested: 06

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 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: 7/18/05 _____
(Signature of Applicant)

Signed and Sworn to before me this 18th day of July 20 05

Pamela A Carterenah
Notary Public

Notary Public, State of Michigan, County of Macomb
My Commission Expires September 1, 2007
Acting in the County of Oakland

My Commission Expires: _____

Filing Fee $200.00	Date Paid 7-18-05

REV:2/2002

AMTECH
electrocircuits
Concept To Consumer

701 Minnesota Dr.
Troy, MI 48083
www.amelectro.com

Tel: 248 583-1801
Fax: 248 583-1802
E-Mail: info@amelectro.com

June 2, 2005

Mr. Richard Kessler
500 W Big Beaver
Troy, MI 48084

In response to my conversation with you regarding the usage of the mezzanine area in 701, 703 and 705 Minnesota Drive are as follows:

701 Minnesota Drive mezzanine area will be used for kitchen, lunch area, bathrooms, and storage area.

703 Minnesota Drive mezzanine will be used for office and storage area.

705 Minnesota Drive mezzanine will be used for office and storage area.

If you have any further questions please feel free to contact me.

Thank you,

Raj Patel

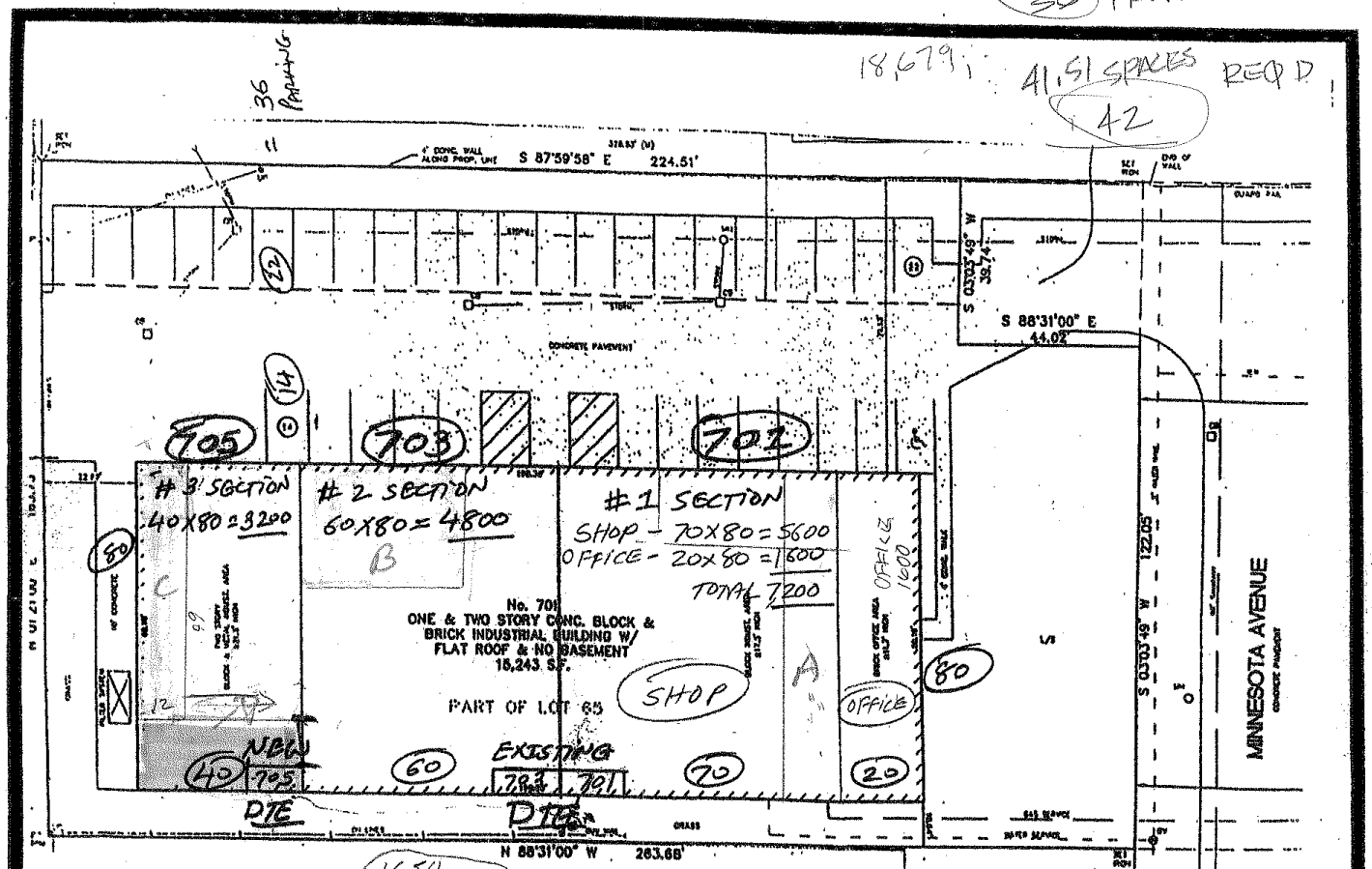
Office: 248-583-1801
Cell: 248-376-6301

RECEIVED
JUN 06 2005
BUILDING DEPARTMENT

36 PROVIDE

18,679 41.51 SPACES REQ'D

42



701 — 7,200
703 — 4,800
705 — 3,200
TOTAL 15,200 SQFT

1654 A 701 PROPOSED MEZANINE: 7+1+6=14+2=16 mix
25x25 625 B 703 TO BE PROPOSED MEZ. 7+1+6=14+2=16 - OFFICE
12x60 720 C 705 TO BE PROPOSED MEZ 8+2+8=18+2=20 - OFFICE
D 16X30 480 705 EXISTING MEZANINE 8+2+8=18+2=20 mix
FLOOR CEILING ROOF
MEZ. BUILD. TOTAL
A 1655 + B 625 + C 720 + D 480 = 3480 + 15,200 = 18,680

PLOT PLAN

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

RECEIVED
JUL 18 2005
BUILDING DEPT.

July 6, 2005

Raj Patel
Amtech Electronics
701 Minnesota Drive
Troy, MI 48083

Dear Mr. Patel:

We are in receipt of your application for a Building Permit to construct a series of mezzanines in the shop area of 701, 703 and 705 Minnesota.

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

The construction of these new mezzanines will result in a total gross floor area for this building of 18,680 square feet. Section 40.21.81 requires one parking space for every 450 square feet of gross building area. The building including the proposed mezzanines is therefore required to have 42 parking spaces. Your plan indicates that the site has only 36 parking spaces available making the site deficient by 6 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 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