

DATE: April 29, 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 3290 W. Big Beaver

We have received an application from Sheffield Office II, L.L.C., to lease a portion of an existing office building at 3290 W. Big Beaver for medical offices. The proposal would result in 19,669 square feet of the existing 154,083 square foot building being used for medical offices with the remaining 134,414 square feet being used for general office. Section 40.21.70 of the Zoning Ordinance requires that a minimum of 705 parking spaces be provided on this site with this arrangement. The plans submitted with the application indicate that there are only 619 parking spaces available on the site. In response to our denial of the building permit, the applicant has filed an appeal for the deficiency of the 86 spaces.

A Public Hearing has been scheduled for your meeting of May 16, 2005 in accordance with Section 44.01.00.

We have enclosed copies of the petitioner's application for your reference. We will be happy to provide additional information regarding this request if you desire.

Prepared by: Mark Stimac, Director of Building and Zoning

**PARKING VARIANCE APPLICATION
FOR PUBLIC HEARING BEFORE CITY COUNCIL
CITY OF TROY**

TO TROY CITY COUNCIL

DATE: 4/12/2005

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: Sheffield Office II, L.L.C. Phone: 248-324-2030

Address: c/o FFMC 34975 W. 12 Mile Rd., Frm. Hills, MI 48331

Address of Property: 3290 W. Big Beaver Road

Lot # _____ Subdivision: _____

Zoning District: O-M / P-1 Sidwell # 88-20-19-453-008

Owner of Property: Sheffield Office II, L.L.C. Phone: 248-324-2030

Address: c/o FFMC 34975 W. 12 Mile Rd., Frm. Hills, MI 48331

This appeal is made on a determination by the Director of Building & Zoning, in the enforcement of the Zoning Ordinance, in a letter dated: 4/7/2005

Has there been a previous appeal involving this property? _____ If Yes, state date _____ and particulars _____

REASON FOR VARIANCE:

Dimension of Stall? _____ Parking Spaces Required: 705

Number of Stalls? _____ Parking Spaces Provided: 619

Other Dimensions? _____ Variance Requested: 86

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)

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BUILDING DEPARTMENT

Application for Parking Variance

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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: 3/12/05 _____
(Signature of Applicant)

Signed and Sworn to before me this 12th day of April 20 05

Colleen DiComo-Walla
Notary Public

COLLEEN DICOMO-WALLA
Notary Public, Wayne County, MI
My Commission Expires Nov. 12, 2007
Acting in OAKLAND County

My Commission Expires: 11/12/07

Filing Fee \$200.00 _____ Date Paid _____

REV.2/2002



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	Gross Floor Area		Gross Medical Floor Area		Medical Useable Floor Area		Gross Office Floor Area		Office Useable Floor Area		Medical Pkg Req		Office Pkg Req		Total Parking	
	(Per Plans)	Area - Exstg.	Area - Exstg.	Area (85%)	Area (85%)	Area - Exstg.	Area (80%)	Area - Exstg.	Area (80%)	(1:100 USF)	(1:100 USF)	Pkg Req	(1:200 USF)	(1:200 USF)	Actual	Actual
3290	154,083	19,669	16,719	134,414	107,531	167	538	619								

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 BUILDING DEPARTMENT