

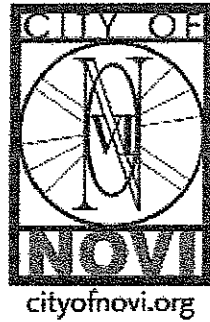
Item #8 – Appeal is based upon the following grounds:

The project site is an existing building, part of which is within the 60-foot road right-of-way of Old Novi Road. To provide parking at a location that is in close proximity to the entrance of the building the applicant hereby request a variance from the ZBA ordinance to allow parking within the 20-foot front yard setback.

By following the parking ordinance, which states no off-street parking is allowed within the 20-foot front yard setback, the closest parking stall would be 40 feet from the front entrance to the building. It would also require the removal of a 12" spruce tree, the applicant would like to save.

The parking area as proposed would place the closest parking stall only 15' from the front entrance and still maintain a 40-foot distance from Old Novi Road.

A variance from the design and construction standards has also been requested for parking within the road right-of-way.



PLAN REVIEW CENTER REPORT

August 15, 2008

Planning Review

Muscat Property (Abode Salon)

SP #08-18B

Petitioner

Victor Muscat

Review Type

Revised Final Site Plan

Property Characteristics

- Site Location: East side of Old Novi Road, south of Thirteen Mile Road
- Site Zoning: B-3, General Business District
- Adjoining Zoning: North, South & West: B-3; East: R-4
- Proposed Use(s): Beauty salon @ 2215 Old Novi Rd (nonconforming structure)
- Adjoining Uses: North, South & East: Residential; West: Lakeview Grocery
- Site Size: Approx. 0.7 ac. (Lots 92 – 99 of Howell's Walled Lake Sub)
- Building Size: Approx. 1,300 sf
- Plan Date: 7.14.08

Project Summary

The applicant is proposing to develop an existing, nonconforming structure of approximately 1,300 square feet as a beauty salon. The proposed salon would have 3 stylist stations and 1 barber station. The applicant is proposing to repaint the building and, in order to comply with the Michigan Barrier-Free Code, pave the parking spaces. There are no other planning-related changes proposed for the project. Therefore, the plan is permitted to undergo an administrative review.

Recommendation

Approval of the Final Site Plan is **recommended, subject to addressing the outstanding issues underlined below on the Stamping Sets and receiving the following variances:**

- 1). Zoning Board of Appeals variance to permit a zero foot front yard parking setback, and
- 2). City Council Design and Construction Standards variance to permit parking in the right-of-way.
- 3). City Council Design and Construction Standards variance for lack of sidewalk across the entire frontage of the subject parcels.

If any of the three variances are not approved, the site would need to be redesigned to meet the standards.

Comments:

The Revised Final Site Plan was reviewed per the standards of Article 15, General Business District; Section 2400, the Schedule of Regulations of the Zoning Ordinance; and Article 25, General Provisions, and other sections of the Zoning Ordinance, as noted. Items underlined below need to be addressed prior to submittal of the Stamping Sets.

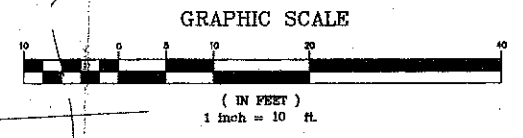
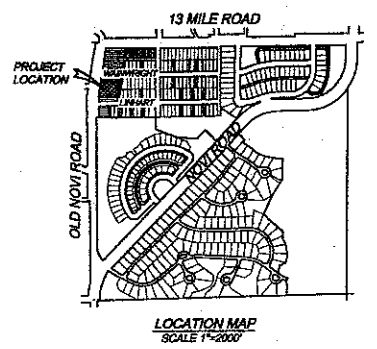
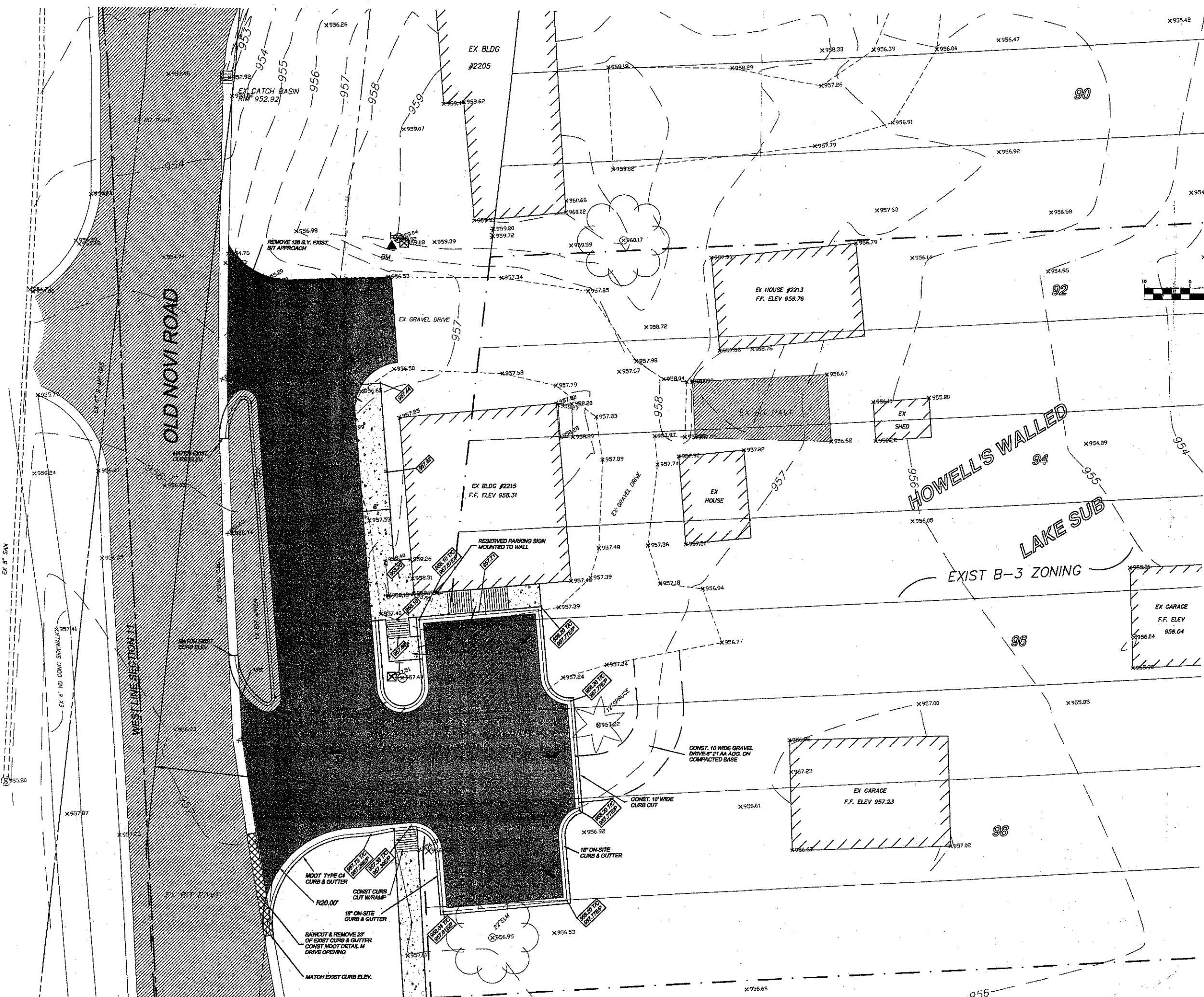
1. Per Section 2516.1.d of the Zoning Ordinance, the beauty salon is proposed to locate in a legal, nonconforming structure. The site plan may undergo administrative review, as the only proposed improvement to the site is to the existing, gravel off-street parking area.
2. The applicant is proposing to locate two parallel parking spaces in front of the building (within the Novi Road right-of-way), and the five remaining spaces are proposed to be located to the south side of the building (within the minimum 20' front yard parking setback). In order to provide this design, the applicant would need to secure a Design and Construction Standards (DCS) Variance from the City Council for parking within the right-of-way, and a Zoning Board of Appeals (ZBA) variance to provide parking within the minimum 20' front yard parking setback, per the standard of Section 2400 of the Zoning Ordinance. If these variances are not approved, the site would need to be redesigned to meet the standards.
3. A Design and Construction Standards (DCS) variance would be required for the lack of sidewalk across the entire frontage of the subject site. If the DCS variance is not secured, the site would have to be redesigned to meet the standards.
4. The 13'-wide access aisle in front of the building must be signed to be one-way (northbound). Please see the Engineering Review for additional details.
5. As noted in the attached Planning Review Summary Chart, floor plans must be submitted for review with each site plan package, including the Stamping Sets.
6. **Stamping Sets & Response Letter:** After receiving all of the review letters, and either receiving both the DCS and ZBA variances or redesigning the site to meet the standards, the applicant should make the appropriate changes on the plans and submit **6 copies with original signatures and original seals,** to the Community Development Department for final Stamping Set approval. In conjunction with the submittal of the Stamping Sets, the applicant must provide a response letter, addressing all of the issues raised in each review.
7. **Pre-Construction Meeting:** Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have

questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni (248-347-0430 or smarchioni@cityofnovi.org) in the Community Development Department.

Karen F. Reinowski

Reviewed by Karen F. Reinowski, AICP, PCP at 248-347-0484 or
kreinowski@cityofnovi.org

Attachments: Planning Review Chart



PROPOSED USE: ABODE BEAUTY SALON

OWNER
 VICTOR MUSCAT
 426 E. WALLED LAKE DR.
 WALLED LAKE, MI. 48380
 248-624-3560

LEGAL DESCRIPTION
 LOTS 92 THRU 99 OF "HOWELL'S WALLED LAKE SUBDIVISION"
 AS RECORDED IN LIBER 42 PAGE 38 OF PLATS, OAKLAND COUNTY
 RECORDS

NOTE:
 NO ADDITIONAL OUTSIDE LIGHTING IS PROPOSED.

PLACE FERTILIZER, SEED & MULCH ON ALL AREAS DISTURBED
 DURING CONSTRUCTION WITHIN 5 DAYS OF FINAL GRADE
 BEING ESTABLISHED.

SOIL TYPES
 FROM THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY
 THE ENTIRE SITE IS CLASSIFIED AS 1B8 - FOX SANDY LOAM 1 - 6% SLOPES

LEGEND

- ⊙ SANITARY MH
- ⊙ STORM MH
- ⊕ HYDRANT
- ⊠ CATCH BASIN
- ⊙ MBT MH
- ⊙ 6" DIAMETAL POST
- ⊙ POWER POLE
- ⊙ GV&WELL
- ⊙ PINE
- ⊙ TREE
- ⊙ 4" METAL POST
- ⊙ GAS MARKER
- ⊙ LIGHT POLE
- ⊙ SIGN
- ⊙ BUSH
- ⊙ FOUND IRON
- ⊙ TELE. BOX
- ⊙ PROP. BIT PAVEMENT

RICHARD KOZLOWSKI
 Engineer
 No. 19483
 3 WORKING DAYS
BEFORE YOU DIG
 CALL MISS DIG
 1-800-482-7171
 UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THIS PLAN WERE OBTAINED FROM UTILITY OWNERS AND MAY NOT BE COMPLETE.

J&K

Consulting Engineers & Land Surveyors
 Environmental Services, Inc.
 8615 Richardson Rd., Commerce Twp., MI 48390
 Phone (248) 363-2550 Fax (248) 363-6416

Drawn:	L.A.S.	REV. PER FINAL SITE PLAN REVIEW	7/14/08
Designed:	L.A.S.	SUBMIT FOR FINAL SITE PLAN REVIEW	5/28/08
Checked:	J.C.K.	SUBMIT FOR PRELIMINARY REVIEW	4/01/08
		ISSUED FOR	DATE

MUSCAT PROPERTY
SECTION 11, CITY OF NOVI

Scale: 1"=10'
 Date: 4/01/08
 Job No.: 09896