

ZBA09-041

HOFFMAN DESIGN INC.

P.O. BOX 252434 WEST BLOOMFIELD, MI 48325.
248-202-6913 FAX: 512-532-9504

September 16, 2009

City of Novi
Zoning Board of Appeals
45175 W. Ten Mile Rd.
Novi, MI 48375

RECEIVED

SEP 16 2009

CITY OF NOVI
COMMUNITY DEVELOPMENT

Re: Wrencher's Garage – SP09-25

The attachment is to accompany the Zoning Board of Appeals application for the project noted above.

The following list indicates the variances requested for this project.

1. Section 1903.4 (1) 2 acre minimum lot size requirement.
2. Section 1903.4 (3) Parking in front of building setback line.
3. Section 1903.4 (4) Parking in side yard setback line.
4. Section 1903.4 (5) Service bay doors on side of building facing a major thoroughfare.
5. Section 2400 (h) Parking in front of building and ROW.
6. Section 2505 Parking space requirements.

Practical Difficulties:

The building has been occupied and used in the same manor for over 35 years with very little changes to its architecture and site. The site, along with the parking is existing and non conforming but needs to be maintained for the practical usage of its tenants and their businesses. Without completely altering the building and significantly disrupting the businesses, the overhead doors and parking must be maintained. We respectfully request to keep the overhead doors and parking in the front and side yard setbacks.

Unique Circumstances:

The unique circumstances of this building are that it is not very populated. The three businesses occupying the building consist mostly of warehouse space with virtually no public, walk-in traffic. Most of the work is done offsite and the building is used as warehouse. With the Automobile Repair tenant, there are only 4 employees that work on vehicles at a rate of only several per month. No public or walk-in traffic is generated unless a customer is either picking up a car or dropping one off. Thus, the parking required is very minimal. The building has a large unpaved yard in the rear which could be converted to parking but at this time, it is not needed for any of the tenants. We respectfully request a variance for the number of parking space requirements.

Conclusion:

This building was designed and built to be used a specific way, on a piece of land for which seemed adequate for that time. Though there are several issues presented that do not meet current building ordinance standards, the current tenants would like to maintain and use the building in a manor that would be equal or less intensive in business use than originally designed. As well as maintaining the building use, the current owner is willing to make significant improvements to the site, landscaping and building façade that would follow and adhere to the Grand River corridor improvement plans.

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CITY OF NOVI
COMMUNITY DEVELOPMENT

PLANNING REVIEW SUMMARY CHART

Review Date: 9/14/09
Project Name: Wrencher's Garage
Site Plan Number: SP09-25
Plan Date: 8/26/09

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Light industrial	No change proposed	Yes	
Zoning	I-1, Light Industrial	No change proposed	Yes	
Principal Uses Permitted when not abutting residential (1901 & 1902)	<ul style="list-style-type: none"> Offices, service activities, laboratories research and development; Publicly parks, parkways and outdoor recreational facilities, health and fitness facilities that do not exceed two thousand (2,000) square feet in size, warehousing, manufacturing, trade schools, greenhouses, public utility buildings other than outside storage and service yards & indoor recreation facilities, pet boarding, veterinary hospitals or clinics, 			
Uses Permitted Subject to Special Conditions (1903.4)	Auto undercoating, freestanding restaurants, <u>automobile service establishments</u> but not including vehicle undercoating, body repair and collision work, painting, tire recapping, or auto dismantling operations: a. For any such use on a lot <u>adjacent to a major thoroughfare</u> .	Automobile Repair and service	Yes	Permitted subject to Planning Commission approval of Special Land Use and site plan.

Item	Required	Proposed	Meets Requirements ?	Comments
	<p>the following special requirements shall apply:</p> <p>(1) <u>Minimum site size of two (2) acres.</u></p> <p>(2) <u>Minimum site frontage of two hundred (200) feet.</u></p> <p>(3) <u>No vehicle parking in front of actual building setback line.</u></p> <p>(4) <u>No vehicle parking in required side yard setbacks.</u></p> <p>(5) <u>No service bay doors shall face a major thoroughfare.</u></p> <p>(6) <u>No more than one (7) curb cut shall be allowed to the major thoroughfare.</u></p> <p>b. <u>Vehicle parking on site shall be limited to customers and employees, and not for vehicle storage longer than twenty-four (24) hours nor for used car sales.</u></p> <p>c. <u>No wrecked or partially dismantled vehicles or vehicles without current license plates may be stored outside.</u></p> <p>d. <u>A noise impact statement is required subject to the standards of Section 2519.10(c).</u></p> <p>Self-storage facilities, retail sales activities when ancillary to an otherwise permitted use, central dry cleaning plants or laundries, railroad transfer, classification and storage yards, tool, die, gauge and machine shops,</p>	<p>Existing 1.4 acre site</p> <p>Existing 211 ft.</p> <p>Parking in front</p> <p>Parking in side yard</p> <p>Existing service bay doors facing Grand River Ave.</p> <p>One curb cut</p> <p>No note on plan</p> <p>No note on plan</p> <p>None provided</p>	<p>No</p> <p>Yes</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes</p> <p>Yes/No</p> <p>Yes/No</p> <p>No</p>	<p>Would require ZBA variance</p> <p>Would require ZBA variance</p> <p>Would require ZBA variance</p> <p>Would require ZBA variance</p> <p>Place restrictive notes on plan</p> <p>Place restrictive notes on plan</p> <p>Provide noise impact statement</p>

Item	Required	Proposed	Meets Requirements ?	Comments
	storage facilities for building materials, sand, gravel, stone, lumber, storage of contractor's equipment and supplies, provided such is enclosed within a building, municipal uses, and motion picture, television, radio and photographic production facilities			
Intent of District	Designed so as to primarily accommodate research, office and light industrial uses, including wholesale activities, warehouses, and industrial operations whose external, physical effects are restricted to the area of the district and in no manner affect in a detrimental way any of the surrounding districts.			
Building Height (Section 2400, Schedule of Regulations & 2503.2.E)	40 ft.	20 ft.	Yes	
Building Setback				
Front (2400 & 2908) north	40 ft.	Existing building 37 ft.	Yes/No	Existing non-conforming
Side west exterior (2400 & 2908)	40 ft.	Existing building 35 ft. 11 in.	Yes/No	Existing non-conforming
Side east interior (2400 & 2908)	20 ft.	Existing building 14 ft.	Yes/No	Existing non-conforming
Rear south (2400 & 2908)	20 ft.	130+/- ft.	Yes	
Parking Setback				
Front north (2400 h)	40 ft.	0 ft. Existing parking partially in ROW Expansion of front	No	Remove parking from setback or obtain a variance from the ZBA to expand the non-conforming parking in the front yard setback

Item	Required	Proposed	Meets Requirements ?	Comments
		yard parking proposed		(Removal of north bay of parking would keep the amount of parking in front yard setback the same)
Side west exterior (2400 h and c)	40 ft.	0 ft. Existing aisle and parking at 0 ft.	Yes/No	Existing non-conforming parking
Side east interior(2400)	20 ft.	30 ft.	Yes	
Rear south (2400)	20 ft.	140+/- ft.	Yes	
Number of Parking Spaces (2505)	68 parking spaces required <u>Industrial/Warehouse</u> 1/700 sq. ft. usable floor area 10,236/700 = 14.6 <u>Automotive Service</u> 1/100 sq. ft. usable floor area plus 1/employee 5004/100 = 50 4 employees = 4 Total = 68.4 = 68	20 plus potential 45 in gravel yard	Yes/No	Provide additional 48 parking spaces or seek ZBA variance
	9 ft. x 19 ft. parking space dimensions and 24 ft. wide two-way drives. 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.	17, 18 and 19 ft. by 9 ft. spaces proposed	Yes	
End Islands (Section 2506.13)	End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be	Provided	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
	constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance.			
Barrier Free Spaces (Barrier Free Code)	1 barrier free spaces required and 3 required if banked built: 1 space must be van accessible.	2 van accessible barrier free spaces	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Access aisles provided	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	None	No	<u>Depict location of barrier free signs and include sign detail</u>
Loading Spaces (Section 2507)	Provide in rear or interior side	Provided	Yes	
Dumpster (Chapter II, Section 21-145 and Section 2503.2.F)	Enclosure required for dumpster. Min. one foot taller than dumpster	Existing	Yes	
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback. It is to be located as far from barrier free spaces as possible. Enclosure to match building materials.	Existing	Yes	
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Not included	No	<u>Submit with Final Site Plan</u>
Roof top equipment and wall mounted utility equipment (Section	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and	No new equipment proposed	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
2503.2.E.(1))	integrated into the design and color of the building			
Sidewalks (City Code Section 11-276(b))	A 5'-8' wide sidewalk shall be constructed along all arterial and collector roads except in industrial districts	Existing building not connected	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	No changes proposed	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Most items provided	Yes/No	<u>Provide tax id no. on site plan</u>
	General layout and dimension of proposed physical improvements, showing the following: Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).		Yes	
Development/ Business Sign	Signage if proposed requires a permit.			<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>

Prepared by Mark Spencer, AICP (248) 735-5607

WRENCHERS GARAGE

44455 GRAND RIVER - NOVI - MI

SITE DATA:

LEGAL DESCRIPTION: LOTS 12, 13 AND 14 OF 'MARY'S ORCHARD SUBDIVISION', AS RECORDED IN LIBER 70, PAGE 26, PLATS, OAKLAND COUNTY RECORDS

ZONED: I-1

LAND AREA: 62,050 S.F. = 1.42 ACRES

BUILDING DATA:

TIM'S GLASS	5,865 S.F. GROSS
WRENCHERS	5,415 S.F. GROSS
MARINO CUTLERY	5,504 S.F. GROSS
TOTAL:	16,784 S.F. GROSS

PARKING DATA:

REQUIRED:

TIM'S GLASS: 1 PER 700 SQ. FT. USABLE FLOOR AREA
 $5,230/700 = 7.4 = 7$

WRENCHERS: 1 PER 100 SQ. FT. USABLE FLOOR AREA + ONE FOR EACH EMPLOYEE
 $5,004/100 = 50 + 4 \text{ EMPLOYEES} = 54$

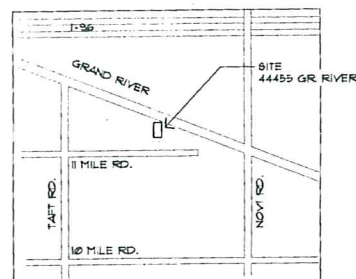
MARINO CUTLERY: 1 PER 700 SQ. FT. USABLE FLOOR AREA
 $5,006/700 = 7.1 = 7$

TOTAL REQUIRED: 68 SPACES

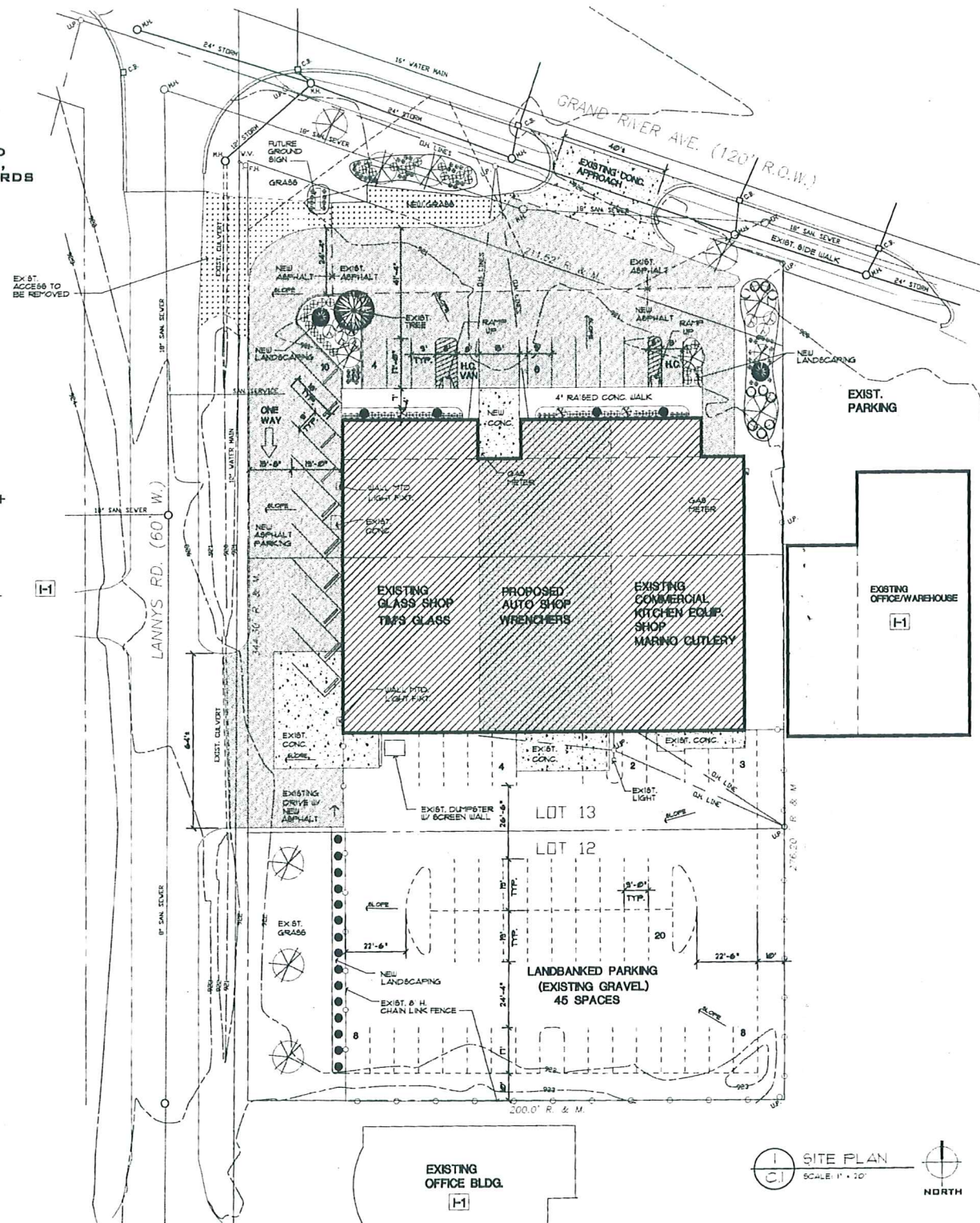
TOTAL PROVIDED: 63 SPACES (45 LANDBANKED)

SHEET INDEX:

C.1	TITLE SHEET - SITE PLAN
LS.1	LANDSCAPE PLAN
A.1	FLOOR PLAN
A.2	ELEVATIONS



LOCATION MAP
NO SCALE



S. HOFFMAN
ARCHITECT

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MICHIGAN 48325
P. 248.202.6913
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PROJECT:

WRENCHERS

44455 GRAND RIVER
NOVI, MICHIGAN

SHEET TITLE:

TITLE SHEET
SITE PLAN

ISSUED FOR:

SPECIAL LAND
USE APPROVAL
07.17.09
08.26.09
ZBA
09.16.09



DO NOT SCALE
PRINTS - USE
FIGURED
DIMENSIONS ONLY

JOB NO.

0917

SHEET NO.

C.1

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SEP 16 2009
CITY OF NOVI
COMMUNITY DEVELOPMENT



ZBA09-041

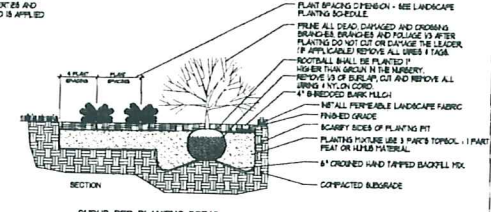
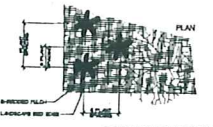
QUANT.	ABREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
8	AR	ACER RUBRUM	RED MAPLE	2" CAL.	AS SHOWN
2	AP	ACER PALMATUM	JAPANESE MAPLE	2" CAL.	AS SHOWN
1	BM	ACER SACCHARINUM	SUGAR MAPLE	2" CAL.	EDBT.
2	SO	MALUS BACCATA	BARBERRY CRAB	2" CAL.	AS SHOWN
2	PO	PRUNUS CALIFORNICANA	CLEVELAND ELDEST PEAR	2" CAL.	AS SHOWN
1	MA	MAGNOLIA STELLATA	STAR MAGNOLIA	2" CAL.	AS SHOWN
8	EA	ELDERBERRY ALATA	BURNING BUSH	24" X 27" B&B	AS SHOWN
1	PM	PRUNUS MANDSCHURICA	DWARF BRUSH MOUNTAIN PINE	24" X 27" B&B	AS SHOWN
8	VO	VERBENA CORONATA	KOREAN SPICE VERBENA	24" X 27" B&B	AS SHOWN
8	CA	COTONEASTER SPINOSA	ORANGEBERRY COTONEASTER	24" X 27" B&B	AS SHOWN
10	JO	JASMINE QUINTIPLEX	BLUE FRONT JASMINE	24" X 27" B&B	AS SHOWN
7	BJ	BUFFLE JAPONICA	LITTLE PRINCESS SPYRADA	24" X 27" B&B	AS SHOWN
48	BC	BALUS BENTHAMIANA	BOUYWOOD	24" X 27" B&B	AS SHOWN
18	TO	THALIA OCCIDENTALIS	DARK GREEN ANEMONE	2" B&B	AS SHOWN
80	HO	HORTIA X. HORTICOLA	ANTHOUS HORTIA	NO. 3 COIT.	AS SHOWN
11	TD	TAXUS X. MEDIA	HEATH YEW	2"	AS SHOWN
8	PO	PRUNUS GLAUCA	DWARF ALBERTA SPRUCE	24" X 27" B&B	AS SHOWN

LANDSCAPE NOTES:

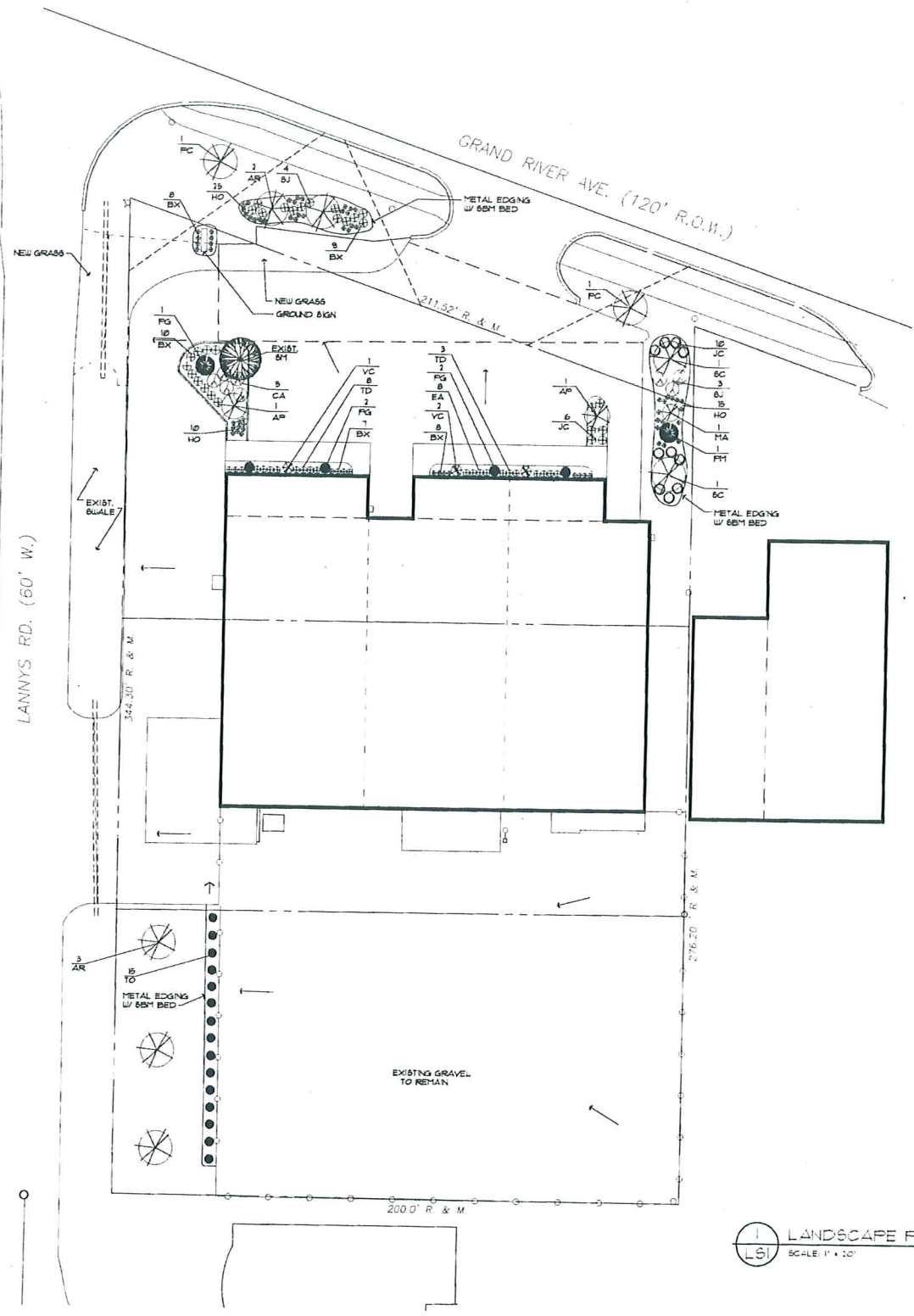
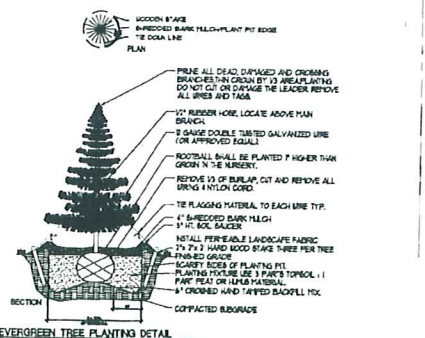
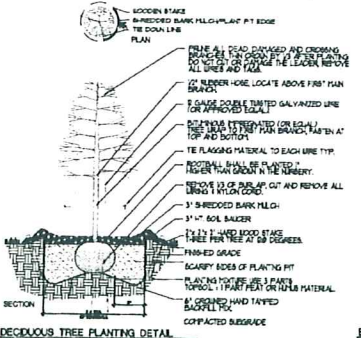
1. CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SOILING REQUIREMENTS OF CITY OF NOVI REFER TO THE CITY OF NOVI ZONING ORDINANCE AND POLY FILE.
2. METAL 1" DEEP BREADED BARK HELD TO ALL PLANTING AREAS AND TREE SAUCERS.
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PIPES AND MANHOLES AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID.
4. ANY DISCREPANCIES BETWEEN PLANT NOTES DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO OBTAIN SUFFICIENT INFORMATION DURING CONSTRUCTION.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, EXISTING CURBS/CONCRETE.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER DATA INFORMATION PROVIDED BY:
7. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES SHOWN.
8. CONTRACTOR SHALL MAKE THEIR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER.
9. ALL PLANT MATERIAL SHALL BE OF THE SIZE CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZE AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. UNPLANTED TREES OVER 2" CAL. SHALL BE GATED AND SECURE SEE SCHEDULES TREE PLANTING FOR DETAIL OR DECIDUOUS TREE PLANTING FOR DETAIL HERE.
11. ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDES. CONTRACTOR SHALL MAINTAIN THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDES PROPOSED AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH ALL APPLICABLE PRACTICES.
12. CONTRACTOR MUST METAL AND UNDERGRADE IRRIGATION SYSTEMS.

LANDSCAPE LEGEND

- DECIDUOUS TREE (Symbol)
- EVERGREEN TREE (Symbol)
- METAL EDGING (Symbol)
- PROPOSED PERENNIAL PLANTING (Symbol)
- PROPOSED TREE QUANTITY (Symbol)
- PROPOSED TREE SPACING (Symbol)



LANDSCAPE DETAILS



S. HOFFMAN ARCHITECT
 P.O. BOX 252434
 WEST BLOOMFIELD MICHIGAN 48325
 P. 248.202.6913
 F. 512.532.9504

PROJECT:
WRENCHERS

44455 GRAND RIVER
 NOVI, MICHIGAN

SHEET TITLE:
LANDSCAPE PLAN & DETAILS

ISSUED FOR:
SPECIAL LAND USE APPROVAL
 07.17.09
 08.26.09
 ZBA
 09.16.09

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY
 JOB NO.
0917
 SHEET NO.
LS.1

LANDSCAPE PLAN
 SCALE: 1" = 10'
 NORTH



**S. HOFFMAN
ARCHITECT**

P.O. BOX 252434
WEST BLOOMFIELD
MICHIGAN 48325
P. 248.202.6913
F. 248.202.9504

PROJECT:
WRENCHERS

44455 GRAND RIVER
NOVI, MICHIGAN

SHEET TITLE:

**FLOOR
PLAN**

ISSUED FOR:

SPECIAL LAND
USE APPROVAL
07.17.09
08.26.09
ZBA
09.16.09

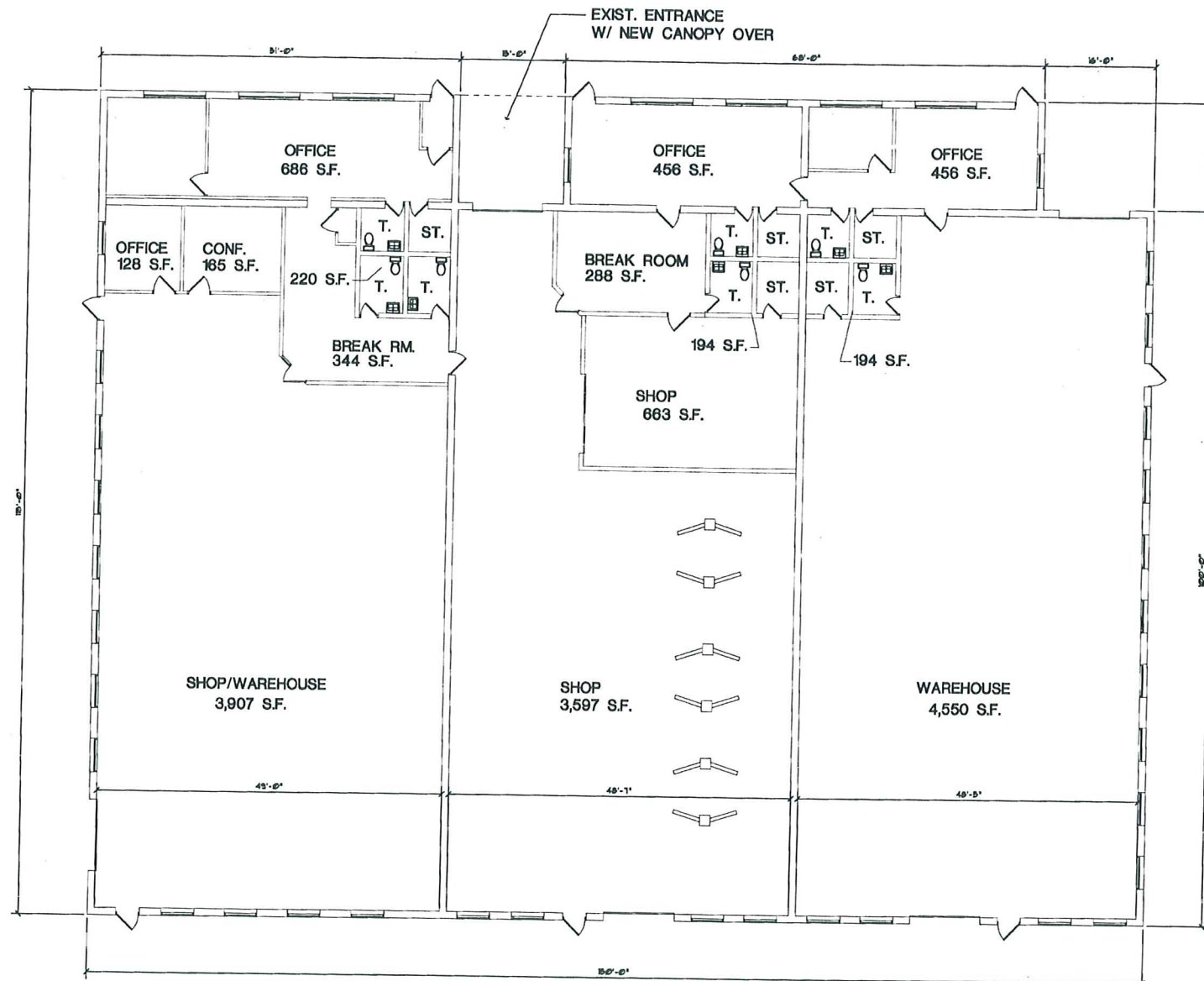
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DIMENSIONS ONLY

JOB NO.

0917

SHEET NO.

A.1



FLOOR PLAN
SCALE: 1/8" = 1'-0"





**S. HOFFMAN
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MICHIGAN 48325
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PROJECT:
WRENCHERS

44455 GRAND RIVER
NOVI, MICHIGAN

SHEET TITLE:
**EXTERIOR
ELEVATIONS**

ISSUED FOR:
**SPECIAL LAND
USE APPROVAL
07.17.09
08.26.09
ZBA
09.16.09**

DO NOT SCALE
PRINTS - USE
FIGURED
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JOB NO.
0917

SHEET NO.
A.2

