



DICE HOLDINGS BUILDING RENOVATION JC14-0154

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Consideration at the request of DICE holdings for approval of the Section 9 Façade Waiver. The subject property is located in Section 22, on Novi rd, north of Ten Mile Road, in the B-3, General Business District. The subject property is approximately 4.68 acres and the applicant is proposing alterations to the existing façade.

Required Action

Approval of the Section 9 Façade Waiver

REVIEW	RESULT	DATE	COMMENTS
Facade	Approval Recommended	01-21-15	Section 9 Waiver is required as the percentage of Stucco Panels and Asphalt Shingles exceed the maximum amounts allowed by the Ordinance

Motion sheet

Approval – Section 9 Façade Waiver

In the matter of Sunbelt Building Rental Addition JSP14-68, motion to **approve** the Section 9 Façade Waiver based on and subject to the following:

- a. To allow the overage of Stucco Panels and Asphalt Shingles on the basis that the stucco panels are existing and the surplus of Asphalt Shingles is relatively small. The overall visual affect will be a significant improvement in the appearance of the building.
- b. The plan is generally consistent with the intent and purpose of Section 5.15 of the Zoning Ordinance
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- d. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

DICE Holdings Building Renovation

Location



City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 01/30/2015
Project: DICE Holdings
Version #: 1

Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

DICE Holdings Building Renovation

Zoning



Map Legend

- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- OS-1: Office Service District

Feet

0 37.5 75 150 225

1 inch = 150 feet



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DICE Holdings Building Renovation

Future Land Use

Subject Property
Local Commercial

INDUSTRIAL RD TECH

LOCAL COMMERCIAL




Novi Rd

Ten Mile Rd

COMMUNITY OFFICE

Map Legend

Future Land Use - 2010

-  COMMUNITY OFFICE
-  INDUSTRIAL RD TECHNOLOGY
-  LOCAL COMMERCIAL



1 inch = 150 feet



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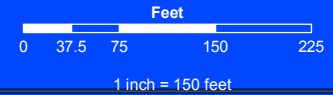
DICE Holdings Building Renovation

Natural Features



Map Legend

- Wetlands
- Woodlands



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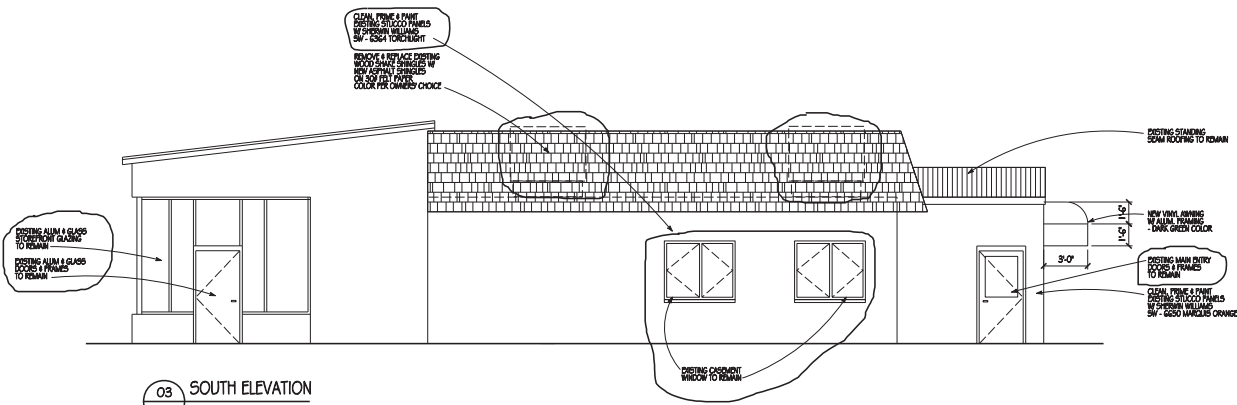
Amended By:
Date:
Department:

MAP INTERPRETATION NOTICE

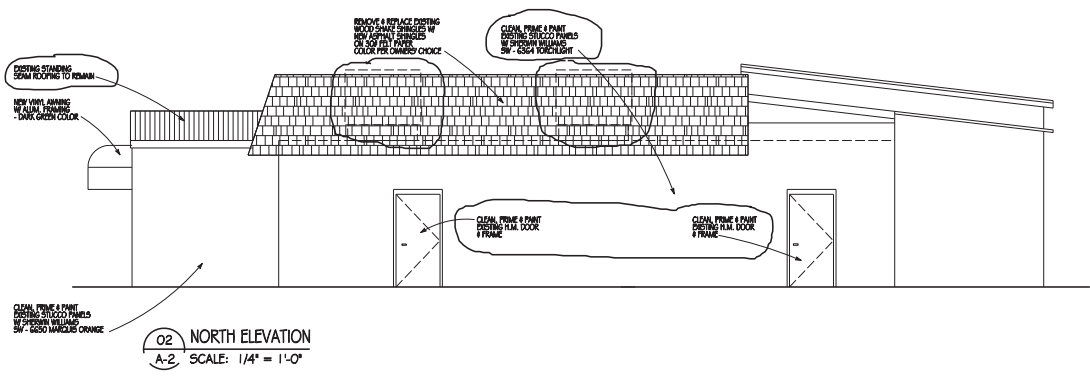
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SITE PLAN

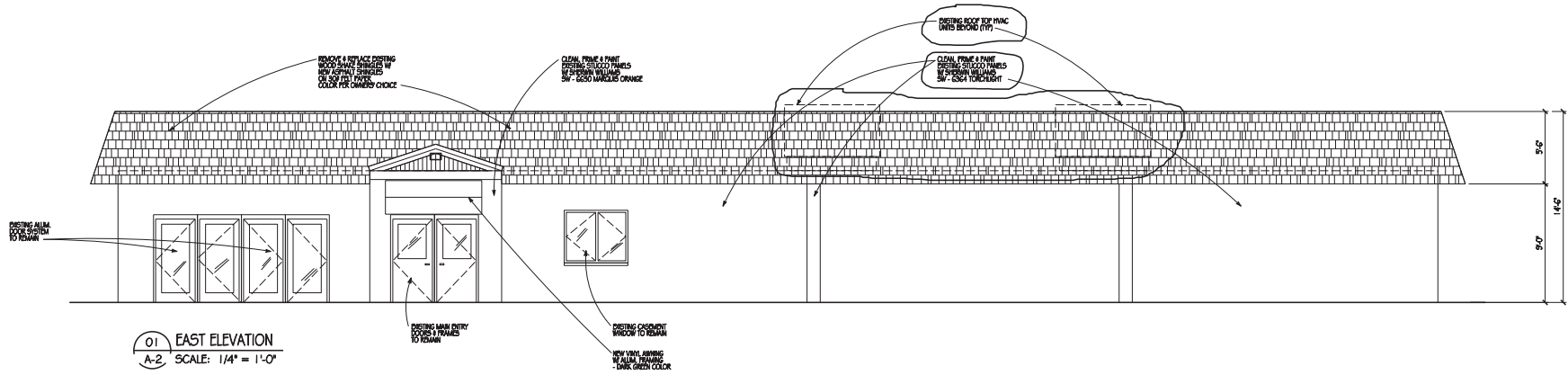
(Full plan set available for viewing at the Community Development Department.)



03 SOUTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"




02 NORTH ELEVATION
A-2 SCALE: 1/4" = 1'-0"



01 EAST ELEVATION
A-2 SCALE: 1/4" = 1'-0"

NO.	ISSUED FOR	DATE	BY
01	ISSUED FOR	12.13.14	AKZ
02	REVISED PER CITY COMMENTS	01.21.15	AKZ
03	ISSUED FOR	12.13.14	AKZ


 Design, Build & Remodel
 Residential & Commercial
K&J ARCHITECTS, INC.
 2525 WOODLAC DRIVE
 WEST BROMFIELD, MA 01591
 TEL: 413-255-0100
 FAX: 413-255-0105
 KAMAL TOJAN
 JOHN LEONIAN
 2525 WOODLAC DRIVE
 WEST BROMFIELD, MA 01591
 TEL: 413-255-0100

SEAL

PROJECT LOCATION:
DETROIT INDIAN CENTER (DCIC)
 24555 NOVY ROAD,
 WARREN, MI 48093
 DRAWING NUMBER:
14-1414
 SHEET NO. 01
 DRAWING TITLE:
BUILDING ELEVATIONS
 INTERIOR ELEVATIONS
 DATE: 12/13/14
 PHONE: (248) 962-3276

DESIGNED BY:	KT/JD
DRAWN BY:	KT/JD
CHECKED BY:	JJD
APPROVED BY:	JJD
PROJECT NO.:	14-1414
SHEET NO.:	A-2

FACADE REVIEW



January 21, 2014

City of Novi Planning Department
 45175 W. 10 Mile Rd.
 Novi, MI 48375-3024

Re: **FACADE ORDINANCE - Facade Review, Final Site Plan**
Dice Holdings Renovation, PSP15-0002
 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by APU Consultants LLC, dated 1/21/15. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold.

	North	South	West	East	Façade Ordinance Section 2520 Maximum (Minimum)
Stucco Panels (existing to be painted)	70%	70%	Unaltered	61%	0%
Asphalt Shingles	25%	25%	Unaltered	37%	25%
Fabric Awning	2%	2%	Unaltered	2%	10%
Standing Seam Roof (existing to remain)	3%	3%	Unaltered	0%	25%

This project consists of the alteration of an existing façade as described in Section 15.15.6 of Zoning Ordinance. This Section requires that altered portions of the façade be brought into compliance with the Schedule Regulating Façade Materials. As shown above, the percentage of Stucco Panels and Asphalt Shingles exceed the maximum amounts allowed by the Ordinance. A Section 9 Waiver would be required for these deviations.

Recommendation – The stucco panels represent an existing material that is not proposed to be altered, other than repainting. The applicant has provided color samples of the proposed colors which appear to be consistent with Ordinance Section 5115.2 pertaining to color. The drawings indicate that Asphalt Shingles are proposed to replace the existing Cedar Shakes on the mansard roof areas. The percentage of Asphalt Shingles exceeds the Ordinance maximum on the east façade. In this case the deviation from the Ordinance maximum is relatively small and the overall visual affect will be a significant improvement in the appearance of the building. Therefore, it is our recommendation that the design is consistent with the intent and purpose of the Ordinance and that a Section 9 Waiver be granted for the overage of Asphalt Shingles and Stucco Panels.

Notes to the Applicant:

1. It should be noted that any roof top equipment must be screened from view from all on-site and off-site vantage points using materials consistent with the building design.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

RESPONSE LETTER

**SITE/FAÇADE PLAN APPROVAL – REQUEST FOR WAIVER
CITY OF NOVI PLANNING DEPARTMENT**

Date: January 27th, 2015

To: The City of Novi Planning Commission

**Re: FAÇADE ORDINANCE – Façade Review, Final Site Plan
Dice Holdings Renovation, PSP15-0002
Façade Region: 1, Zoning District: B-3**

Project Address: 24555 Novi Rd, Novi, MI 48375

The undersigned has received the Façade Review for Final Site Plan Approval for the above referenced project and would like to request the planning commission to grant a waiver to use the Asphalt Shingles and color the walls as recommended by the Façade Consultant.

The undersigned agrees, as owner of the above-described property, that this document may be recorded, and that the representations and obligations herein are binding upon its successors and assigns.

[Handwritten Signature]

SIGNATURE:

TITLE: President

RAGHU RAVIPATI

PRINT SIGNATURE NAME

COMPANY: DICE Holdings Corporation

WITNESS SIGNATURE

PRINT SIGNATURE NAME

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

Subscribed and sworn to before me this 27 day of January, 2015 by
Raghu Ravipati of Dice Holdings, a Michigan Corporation, on behalf of
said Property.

[Handwritten Signature]
Notary of Public

Oakland County, Michigan

My Commission Expires: January 10, 2019

RYAN S KISTLER
Notary Public - Michigan
Oakland County
My Commission Expires Jan 10, 2019
Acting in the County of Oakland

[Faint circular notary seal impression]