

**ZONING BOARD OF APPEALS**  
**CITY OF NOVI**  
**Community Development Department**  
**(248) 347-0415**

**Case No. 11-033 Flat of Novi**

**Location:**                    **24305 Haggerty Road**

**Zoning District:**        **General Business District (B-3)**

The applicant is requesting variances from Section 2400 to allow a reduction in the required front yard parking setback from 20 feet to 18.5 feet, Section 1503 (5) to allow Service Reception overhead doors facing Haggerty Road, Section 2503(F).1 to allow placement of a dumpster enclosure in a side yard and Section 28-5(3) to allow placement of three (3) additional wall signs on a new automotive dealership and service facility.

**Ordinance Sections:**

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires a 20 foot front yard setback to parking in the B-3 District.

CITY OF NOVI, CODE OF ORDINANCES, Section 1503(5) prohibits overhead service doors facing a thoroughfare.

CITY OF NOVI, CODE OF ORDINANCES, Section 2503 (F).1 requires accessory dumpster enclosure placement in the rear yard.

CITY OF NOVI, CODE OF ORDINANCES, Section 28-5(3) allows only one sign per business.

**City of Novi Staff Comments:**

The petitioner is proposing to construct a new auto dealership on an existing multibrand site. Variances requested include: an exception from the 20 foot required parking setback to allow an 18.5 foot setback so that the current site/paving configuration can remain, a variance from the Code section that prohibits overhead door facing a thoroughfare due to the site and grade configuration and a variance to allow the dumpster enclosure serving the new dealership to be installed near the building it will serve,

The petitioner is also requesting a variance to allow placement of (3) additional wall signs including an oval sign of 15.5 square feet (Fiat or Alfa Romeo), lettering of 10.7 square feet (Novi) and Lettering of 6.7 square feet (Service) on the eastern face of a new auto dealership facing Haggerty Road.

Staff cannot support the requests as the failure to grant relief will not unreasonably prevent or limit the use of the property and will not result in



cityofnovi.org

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For Official Use Only

ZBA Case No: 11-033 ZBA Date: 10/11/11 Payment Received: \$ 300 (Cash)
Check # 10051 Include payment with cash or check written to "City of Novi."

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

Please submit one original signed application and 13 copies of all supporting documentation relevant to the appeal,

Applicant's Name STANLEY TRACZ Date 8/31/11

Company (if applicable) STUDIO DESIGN ST

Address\* 1529 SOUTH WAYNE ROAD City WESTLAND ST MI ZIP 48186
\*Where all case correspondence is to be mailed.

Applicant's E-mail Address: ST.STUDIODESIGN@SBGGLOBAL.NET

Phone Number (313) 728-5040 FAX Number (734) 728-5310

Request is for:

Residential Construction (New/ Existing) Vacant Property Commercial Signage

1. Address of subject ZBA case: 24305 HAQUERTY ROAD ZIP

2. Sidwell Number: 5022-24476022 may be obtained from Assessing Department (248) 347-0485

3. Is the property within a Homeowner's Association jurisdiction? Yes No

4. Zoning: RA R-1 R-2 R-3 R-4 RT RM-1 RM-2 MH OS-1 OS-2 OSC OST B3 OTHER

5. Property Owner Name (if other than applicant) SUBURBAN COLLECTION - CATE PROP.

6. Does your appeal result from a Notice of Violation or Citation Issued? Yes No

7. Indicate ordinance section(s) and variances requested:

- 1. Section ARTICLE 24 Variance requested 18 1/2 SET BACK IN LUB OF 20' FRONT YARD
2. Section Article 25 Variance requested SERVICE RECEPTION OVER HEAD DOORS
3. Section Article Variance requested DUMPSTER LOCATION
4. Section Article Variance requested SIGN PANEL

8. Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.



1529 South Wayne Road Westland, Michigan 48186 Phone: 734.728.5040 Fax: 734.728.5310  
Web: www.studiodesignST.com - E-mail: ST.StudioDesign@sbcglobal.net

planners architects engineers interior designers

29 August 2011

City of Novi  
45175 West Ten Mile Road  
Novi, Michigan 48375-3024

RE: Fiat of Novi Automotive Sales and Service Facility  
Fiat of Novi SP-11-19

Zoning Board of Appeals:

In response to City of Novi Planning Staff comments of review letters dated 8 August 2011, and the Staff meeting at the City of Novi, City Hall on 22 August 2011, we wish to submit the following comments and clarifications for your review and considerations:

1. **Parking Setbacks:** It is noted that Staff suggests that we seek a variance from The Zoning Board of Appeals for an existing condition that was placed and completed in 1991.

The parking lot set back along Haggerty Road in front of the proposed Fiat facility of 18'-6" was established during the construction of the original buildings and site due to a 20'-0" wide water main easement paralleling Haggerty Road at this location. A 20'-0" wide setback would have placed the existing retaining wall over the easement line. At present there is a landscaping retaining wall 3'-6" to 5'-6" high in this area. Please see attached photos.

2. **Service Reception Doors:** It is noted that Staff suggests that we seek a variance from the Zoning Board of Appeals for two overhead doors facing Haggerty Road.

The service doors that are the entry for Service Reception, facing Haggerty Road, have a sill base floor line of 9'-6" below the Haggerty Road grade, which means that the proposed 10'-0" high doors would be 6" above Haggerty Road curb line. Please keep in mind that there is a considerable amount of existing landscaping across the front of this new facility and you have requested additional landscaping within the front yard area.

It is of importance within the Fiat Design Image program design criteria, that the Service Reception doors are a part of the main front elevation appearance.

There are several existing automotive facilities in the City of Novi, within the adjacent area that have overhead doors facing major traffic roadways. Please see attached photos.

Across the Roadways in Farmington Hills, along Haggerty Road, there are four additional automotive facilities that have overhead doors facing Haggerty Road. Saturn, Honda, Acura and Ford.

3. **Accessory Structure – Dumpster :** It is noted that Staff has suggested that we seek a variance from the Zoning Board of Appeals for the location of this New Dumpster to service the Fiat facility.

There are on this site two (2) existing screened dumpsters, one to service the Chrysler facility at the rear of site at the West property line and one to service the Infiniti facility on the interior side yard at the North property line.

We have selected the location of this new screened dumpster to service the Fiat facility in a similar manner as the existing dumpster service the Infiniti facility. All elements of this dumpster with match the building materials in color and finish.

4. It has been indicated by Novi personnel that the corner "RED" building panels are a "SIGN ELEMENT". **They are not.** These "RED" corner panels are building exterior walls, upon which is placed a surface mounted, round illuminated sign. These panels are part of Fiat Design Image program for the building structure. NOT for graphics.

If it is determined that the "RED" corners are a "SIGN", we wish to request that the square footage of the "RED Corner Signs", obtain a waiver over the sign square footage requirements.

5. **Graphics and Signs:** It is requested that the single sign requirement be waived, in order to allow The Two (2) round internally illuminated signs, the word "NOVI" and the word "SERVICE" be applied to the building structural along Haggerty Road.

Respectfully submitted,

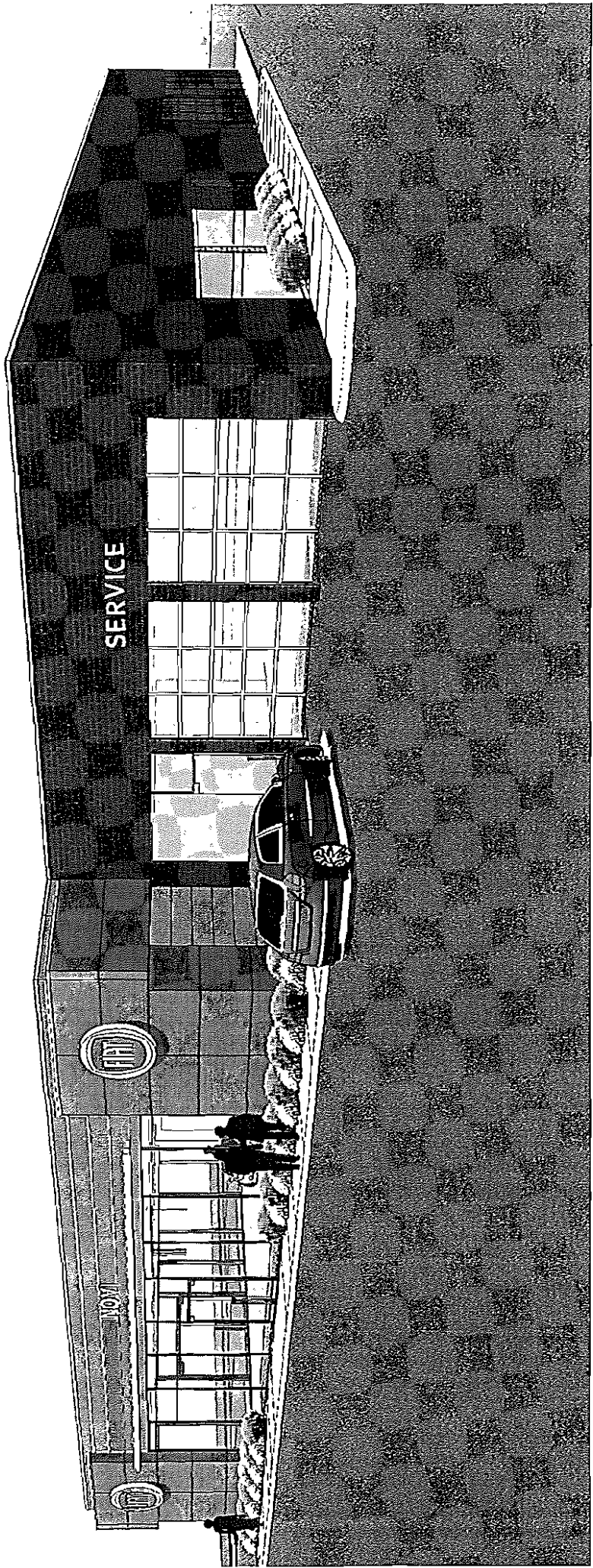
Stanley Tkacz ALA, IIDA  
Architect  
NCARB Certified

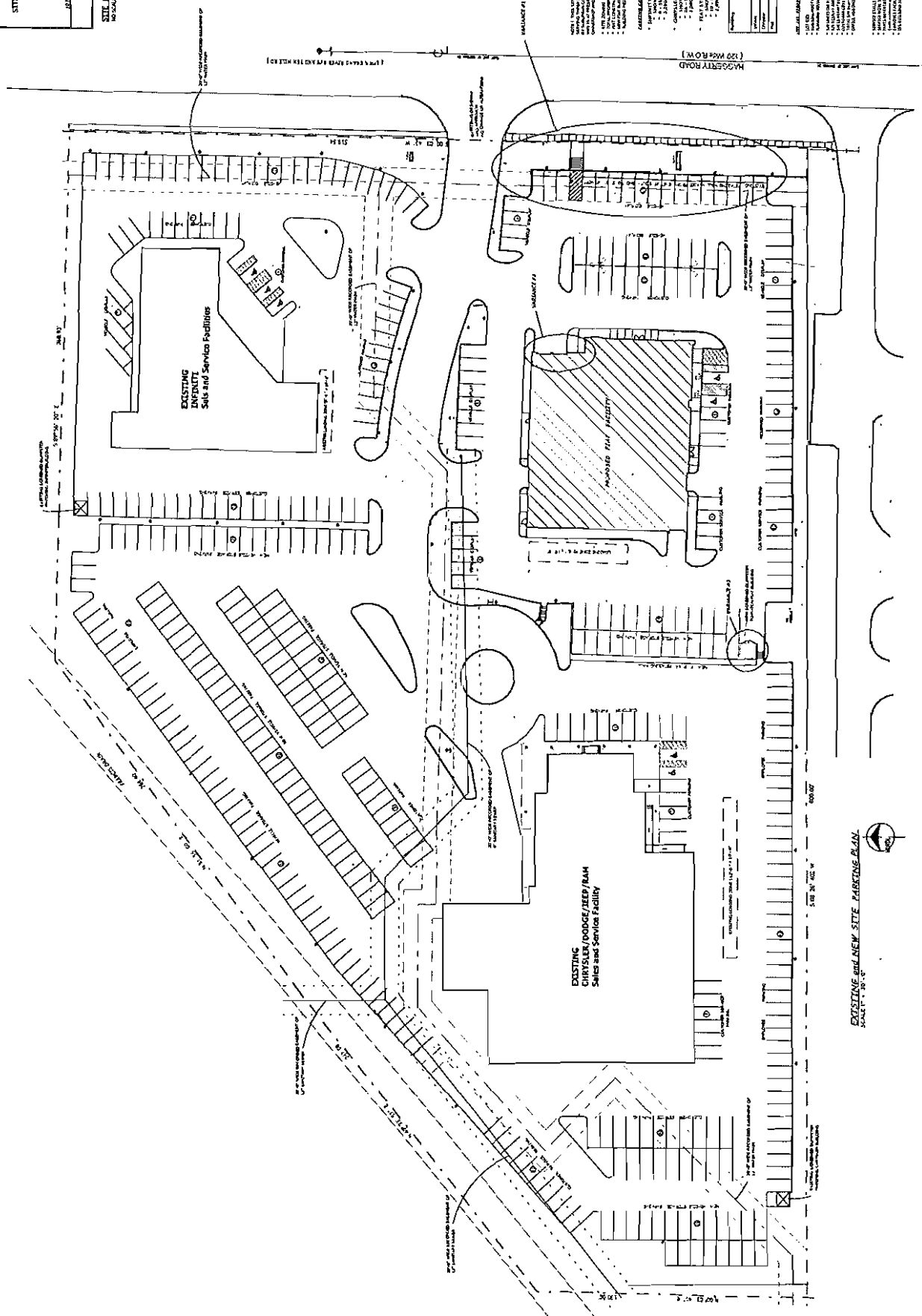
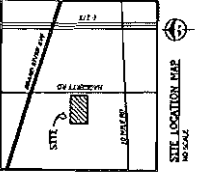
Cc: Mr. Tim LeRoy, Suburban Collection



FIAT OF NOVI  
Suburban Collection  
Novi, Michigan

STUDIO DESIGN-ST  
planners-architects-engineers-interior designers  
Westland, Michigan





**PARKING UNITS**

Category	Count	Notes
Handicap	15	ADA Compliant
Other	15	
<b>Total</b>	<b>30</b>	

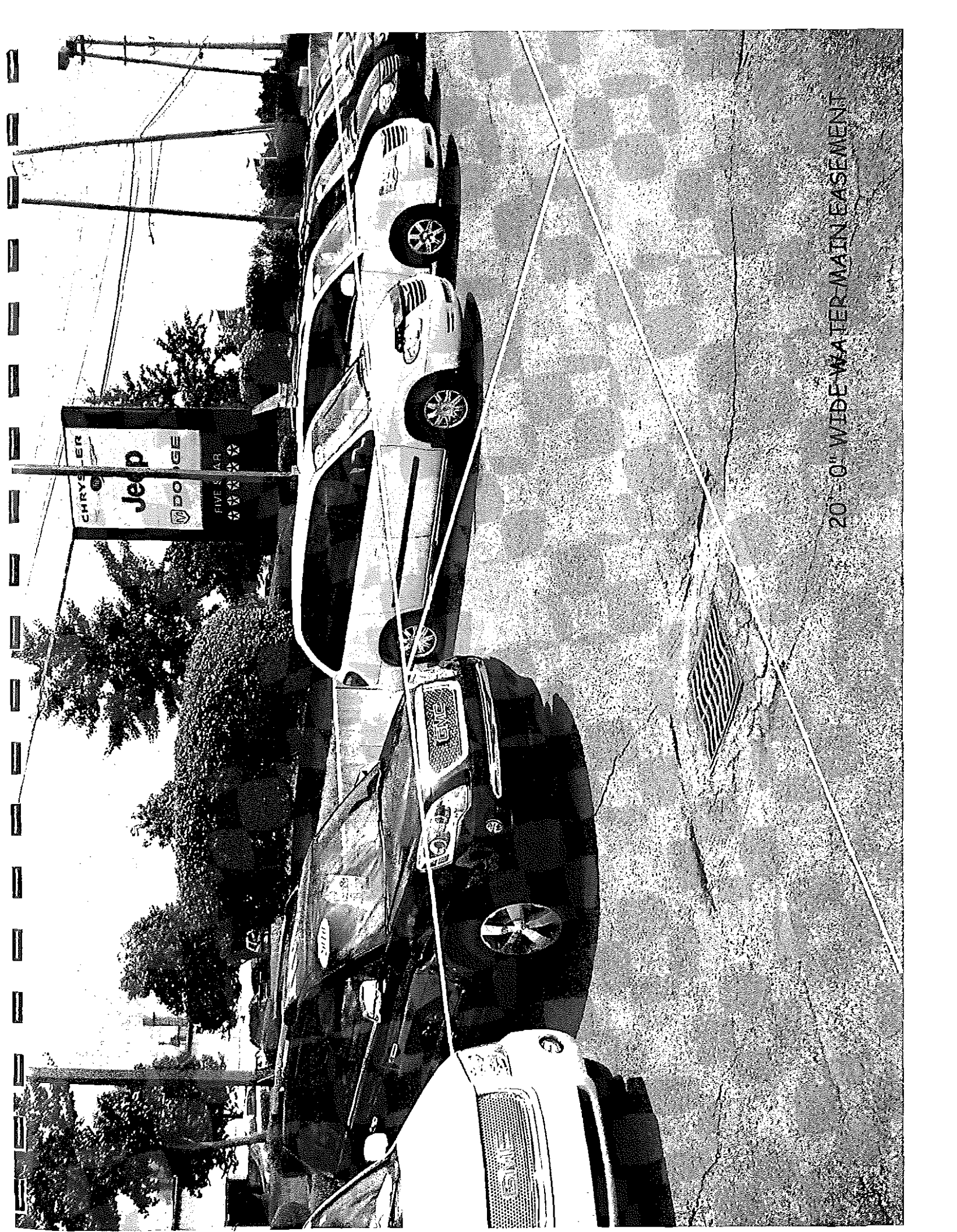
**PERMITS AND REGULATIONS**

- 1. ALL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- 2. ALL PERMITS MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
- 3. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.
- 4. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.
- 5. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.
- 6. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.
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- 8. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.
- 9. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.
- 10. ALL PERMITS MUST BE COMPLIED WITH THROUGHOUT CONSTRUCTION.

**EXISTING and NEW SITE PARKING PLAN**  
 SHEET 2510-19







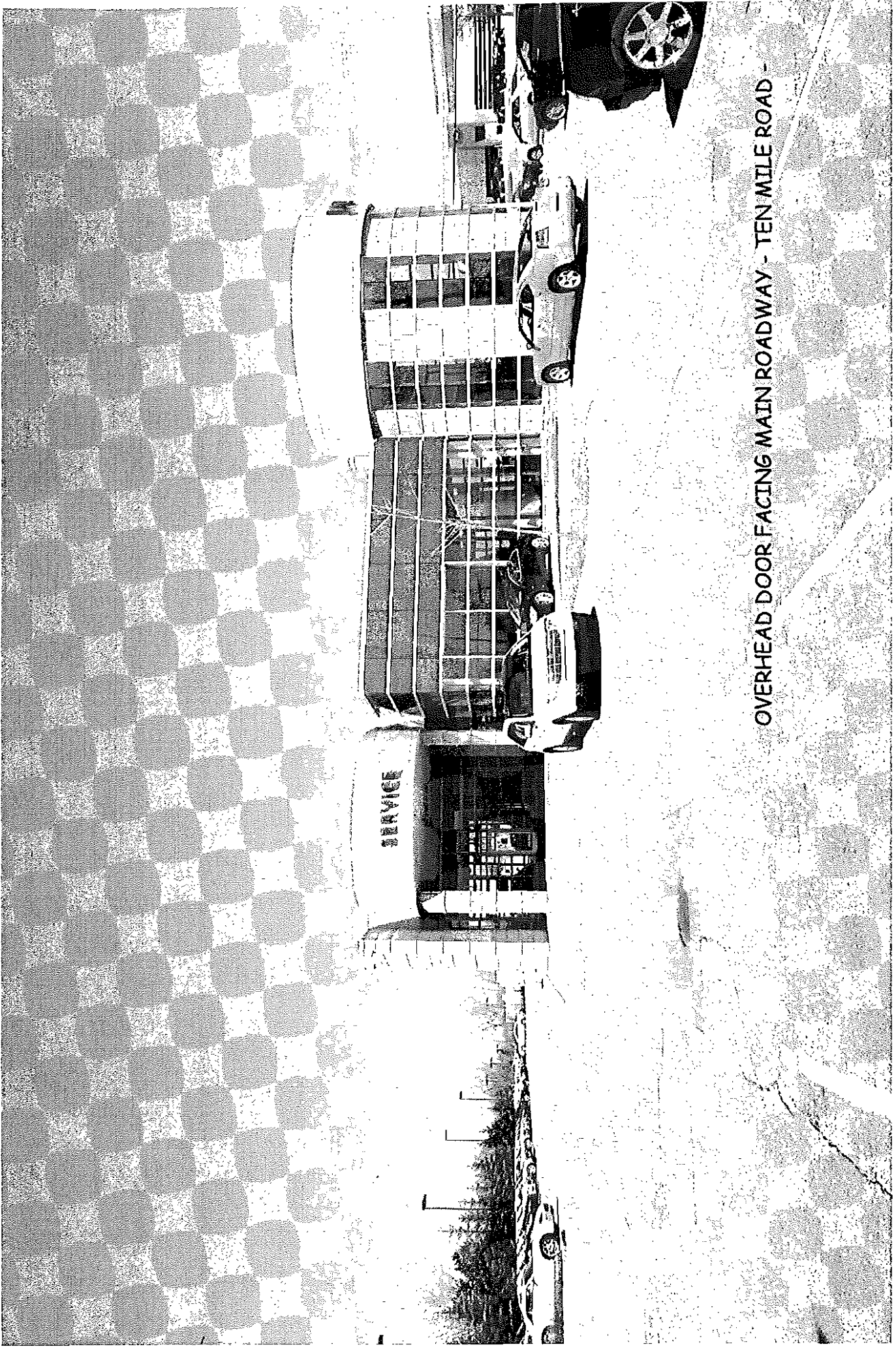
20' x 0" WIDE WATER MAIN EASEMENT

OVERHEAD DOORS FACING MAIN ROADWAY - HAGGERTY ROAD - INFINITI FACILITIES NEXT DOOR





OVERHEAD DOORS FACING MAIN ROADWAY - HAGGERTY ROAD - MERCEDES BENZ



OVERHEAD DOOR FACING MAIN ROADWAY - TEN MILE ROAD -