



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: May 14, 2023

REGARDING: 48648 Grand River Avenue # 50-22-17-126-006 (PZ24-0004)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

El Car Wash

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned General Business (B-3)

Location: on Grand River Avenue, east of Wixom Road

Parcel #: 50-22-17-126-006

Request

The applicant is requesting a variance from City of Novi Zoning Ordinance Section 3.10.3.a to allow one overhead door to face a major thoroughfare (Grand River Avenue).

II. STAFF COMMENTS:

The applicant, El Car Wash, is seeking a variance to allow an overhead door to be facing a major road which in this case is Grand River Ave. Twelve Mile Road at this location is not considered a "Major Road" and does not require a variance for the overhead door that direction. The site constraints and storm water management system both contribute to the building placement.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ24-0004**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief is consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ24-0004**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____

_____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____

_____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____

_____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____

_____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____

_____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

MAR 04 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$330.00 Meeting Date: 5-14-24 ZBA Case #: PZ 24-0004	
PROJECT NAME / SUBDIVISION El Car Wash					
ADDRESS 48648 Grand River Ave			LOT/SUITE/SPACE #		
SIDWELL # 50-22-17 - 126 - 006		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY South of W 12 Mile Rd & North of Grand River					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS sburgner@alrigusa.com		CELL PHONE NO. (413)-464-2267	
NAME Samantha Burgner				TELEPHONE NO.	
ORGANIZATION/COMPANY Alrig USA				FAX NO.	
ADDRESS 30200 Telegraph Rd, Suite 205		CITY Bingham Farms		STATE MI	ZIP CODE 48025
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS kcassidy@seniorplanningadvisors.com		CELL PHONE NO. (248)-240-9200	
NAME Kirk Cassidy				TELEPHONE NO.	
ORGANIZATION/COMPANY Starlee Enterprises LLC				FAX NO.	
ADDRESS 48868 Veneto Dr		CITY Northville		STATE MI	ZIP CODE 48167
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>B-3</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.10.1.A</u> Variance requested <u>Overhead door facing Grand River</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 					



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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Describe below:

Due to the shape of the lot, a car wash would be unable to position the building in a horizontal manner to avoid direct visibility of the overhead door from Grand River Ave.

OR

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure. **Describe below:**

OR

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties. **Describe below:**

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The site was designed to accommodate the existing detention pond, easements, and overall width of the property. Avoiding this variance would cause an unnecessary hardship for customers and employees utilizing the site.

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Auto Wash is a permitted use in this zoning district. It is impossible to locate an auto wash in this site and comply with storm water management with the existing detention pond and all the traffic circulation requirements without positioning the building with the door facing Grand River Ave. A variance is thereby required as the minimum required to construct this permitted use."

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The site was designed to meet the necessary operational requirements for a car wash as it relates to queuing, turning radii, circulation within the site, and site access. The amount of queuing on the site eliminates any impacts to major roadways and blocking of access to adjacent properties. With prioritizing these elements, the building is required to run vertically along the property line.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The landscaping design will limit the visibility of the over head door for the western property owner. The placement of the door does not cause harm to public safety, create a negative impact to property values, or limit the use and enjoyment of adjacent properties.

Client:
E Car Wash LLC

3000 Telegraph Rd., Suite 205
Birmingham, MI 48002

Project:
E Car Wash

4025 Central Road Ave.
Novi, MI 48044

Revised	Description	By
12/01/2023	SD Revisions	
01/18/2024	Client Revisions / Update	
01/23/2024	Final CDD	
02/23/2024	SDA City Set	

Seal:

Note:

Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:
Exterior Elevations

Project Number:
23-132

Scale:
As Indicated

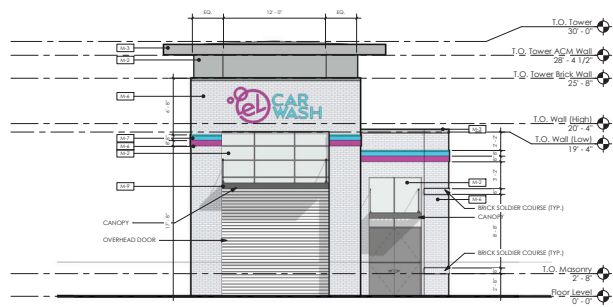
Sheet Number:
A.201

PRELIMINARY NOT FOR CONSTRUCTION

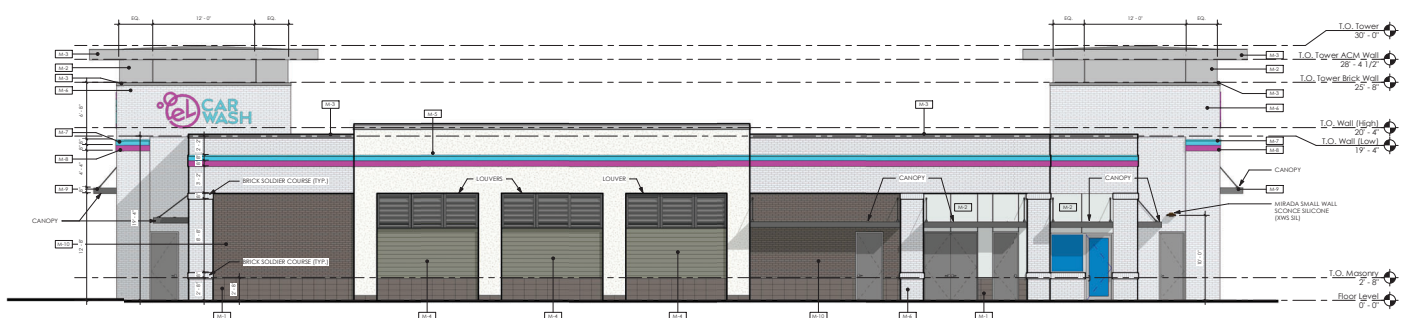
EXTERIOR MATERIAL SCHEDULE

M1	EXTERIOR WALL	SPRINT COAT CONCRETE (EXIST. PARTIAL) CONCRETE (EXIST. PARTIAL)
M2	EXTERIOR WALL	ALUM. COMPOSITE PANEL ALUM. COMPOSITE PANEL ALUM. COMPOSITE PANEL
M3	EXTERIOR WALL	METAL FLASHINGS PACED LAD (OR GR) SILVER
M4	EXTERIOR WALL	PORCELAIN TILE UNITED KODIAK MC12 METAL GRAY
M5	EXTERIOR WALL	EIFS STO COMP POLYMER COLLECTIVE WHITE 54 7732 (WHITE)
M6	EXTERIOR WALL	BRICK SUNBELLY SUNBELLY WHITE BRICK, INTERIOR FOR COLOR TO MATCH THE ADJ. CLOSE AS POSSIBLE
M7	EXTERIOR WALL	EIFS STO COMP PARADISE 3022 (C/WH)
M8	EXTERIOR WALL	EIFS STO COMP FARMHOUSE COLOR (MAGNETA)
M9	EXTERIOR WALL	PRE-CAST CANOPY CONCRETE EXPOSURE #2 18# BARS (TOP) SILVER SINKER GRAY
M10	EXTERIOR WALL	BRICK SUNBELLY SUNBELLY SUNBELLY

NOTE: SHIMT SAMPLES OF ALL SELECTED MATERIALS TO
OWNER. ARCHITECT FOR APPROVAL, PRIOR TO
ORDERING.



South Elevation
3/16" = 1'-0"



East Elevation
3/16" = 1'-0"

