



## COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** November 15, 2022

**REGARDING:** 44175 W 12 Mile Road, Parcel # 50-22-15-200-112 (PZ22-0053)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

#### **Applicant**

Billy Downs – Ford’s Garage Novi

#### **Variance Type**

Sign Variance

#### **Property Characteristics**

Zoning District: This property is zoned Regional Center (R-C)

Location: East of Novi Road, south of Twelve Mile Road

Parcel #: 50-22-15-200-112

#### **Request**

The applicant is requesting several variances from the City of Novi Sign Ordinance from Section 28-5(a) for an additional wall sign (2 wall signs permitted, variance of 1 sign) also from section 28-5(b)(1)a. variance request for the additional sign to be 134 square feet (65 square feet maximum allowed, variance of 69 square feet). This property is zoned Regional Center (R-C)

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ22-0053**, sought by **Billy Downs – Ford’s Garage Novi**, for \_\_\_\_\_ because Petitioner has shown practical difficulty including \_\_\_\_\_ requiring \_\_\_\_\_ on the basis of any of the following:

- a. That the request is based upon circumstances or features that are exceptional and

unique to the property and do not result from conditions that exist generally in the city or that are self-created including

\_\_\_\_\_  
\_\_\_\_\_.

- b. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because

\_\_\_\_\_  
\_\_\_\_\_.

- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project

\_\_\_\_\_  
\_\_\_\_\_.

- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because \_\_\_\_\_

\_\_\_\_\_.

- e. the grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_.

The variance granted is subject to:

1. \_\_\_\_\_.
2. \_\_\_\_\_.
3. \_\_\_\_\_.
4. \_\_\_\_\_.

I move that we **deny** the variance in Case No. **PZ22-0053**, sought by **Billy Downs – Ford's Garage Novi**, for \_\_\_\_\_ because Petitioner has not shown practical difficulty because: \_\_\_\_\_.

- a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including \_\_\_\_\_.
- b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because \_\_\_\_\_.
- c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project \_\_\_\_\_.
- d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because \_\_\_\_\_.
- e. the grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because \_\_\_\_\_.

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

Larry Butler - Deputy Director Community Development - City of Novi



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## ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

OCT 03 2022

CITY OF NOVI  
COMMUNITY DEVELOPMENT

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>			
PROJECT NAME / SUBDIVISION Ford's Garage Novi			
ADDRESS 44175 W 12 Mile Road		LOT/SIUTE/SPACE # F139	
SIDWELL # 50-22- 15 - 200 - 112		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY Fountain Walk - West of Novi Road, South of 12 Mile Road			
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			
<b>II. APPLICANT INFORMATION</b>			
<b>A. APPLICANT</b>		EMAIL ADDRESS bdowns@downsmgt.com	CELL PHONE NO. 248-767-0034
NAME Billy Downs		TELEPHONE NO.	
ORGANIZATION/COMPANY Ford's Garage Novi		FAX NO.	
ADDRESS 21297 Wheaton Lane		CITY Novi	STATE MI
			ZIP CODE 48375
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS michael@mdzproperties.com	CELL PHONE NO. 214-725-9933
NAME Michael Zimmermann		TELEPHONE NO.	
ORGANIZATION/COMPANY Owner - Fountain Walk		FAX NO.	
ADDRESS 6220 Campbell Road, Suite 104		CITY Dallas	STATE TX
			ZIP CODE 75248
<b>III. ZONING INFORMATION</b>			
<b>A. ZONING DISTRICT</b>			
<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 checked="" type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
<b>B. VARIANCE REQUESTED</b>			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>28-5</u> Variance requested		<u>Additional Signage</u>	
2. Section <u>28-5(b)(1)a</u> Variance requested		<u>Signage exceeding 65 sq feet</u>	
3. Section _____ Variance requested		_____	
4. Section _____ Variance requested		_____	
<b>IV. FEES AND DRAWINGS</b>			
<b>A. FEES</b>			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input checked="" type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
<b>B. DRAWINGS 1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>			
<ul style="list-style-type: none"> <li>• Dimensioned Drawings and Plans</li> <li>• Site/Plot Plan</li> <li>• Existing or proposed buildings or addition on the property</li> <li>• Number &amp; location of all on-site parking, if applicable</li> </ul>		<ul style="list-style-type: none"> <li>• Existing &amp; proposed distance to adjacent property lines</li> <li>• Location of existing &amp; proposed signs, if applicable</li> <li>• Floor plans &amp; elevations</li> <li>• Any other information relevant to the Variance application</li> </ul>	

Application Fee: 300 -

Meeting Date: NOVEMBER 15TH

ZBA Case #: PZ 22-0053



# ZONING BOARD OF APPEALS APPLICATION

<b>V. VARIANCE</b>	
<b>A. VARIANCE (S) REQUESTED</b>	
<input type="checkbox"/> DIMENSIONAL <input type="checkbox"/> USE <input checked="" type="checkbox"/> SIGN There is a five-(5) hold period before work/action can be taken on variance approvals.	
<b>B. SIGN CASES (ONLY)</b>	
Your signature on this application indicates that you agree to install a <b>Mock-Up Sign ten-(10) days</b> before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled; A mock-up sign is <b>NOT</b> to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.	
<b>C. ORDINANCE</b>	
<b>City of Novi Ordinance, Section 3107 – Miscellaneous</b>	
No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.  No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.	
<b>D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL</b>	
PLEASE TAKE NOTICE:	
The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made	
<input type="checkbox"/> CONSTRUCT NEW HOME/BUILDING <input type="checkbox"/> ADDITION TO EXISTING HOME/BUILDING <input checked="" type="checkbox"/> SIGNAGE <input type="checkbox"/> ACCESSORY BUILDING <input type="checkbox"/> USE <input type="checkbox"/> OTHER _____	
<b>VI. APPLICANT &amp; PROPERTY SIGNATURES</b>	
<b>A. APPLICANT</b>	
<u>William T Downs</u>	<u>09.30.22</u>
Applicant Signature	Date
<b>B. PROPERTY OWNER</b>	
<b>If the applicant is not the owner, the property owner must read and sign below:</b>	
The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.	
<u>Michael D. Jim</u>	<u>9-30-22</u>
Property Owner Signature	Date
<b>VII. FOR OFFICIAL USE ONLY</b>	
<b>DECISION ON APPEAL:</b>	
<input type="checkbox"/> GRANTED <input type="checkbox"/> DENIED	
The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:	
_____	_____
Chairperson, Zoning Board of Appeals	Date



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**REVIEW STANDARDS  
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign 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 Sign Variance.)

**Standard #1. Extraordinary Circumstances or Conditions.**

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

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable     Applicable    If applicable, describe below:

*and/or*

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable     Applicable    If applicable, describe below:

*and/or*

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable     Applicable    If applicable, describe below:

**d. Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable     Applicable    If applicable, describe below:

We are requesting a variance for a 134 sq ft "Ford's Garage" sign in addition to our 51.6 sq ft "Ford's Garage" Sign and our 49.96 sq ft "Prime Burgers | Craft Beers" sign on the left side of the building facing the parking lot that have permit approval. This sign is warranted to be visible to the traffic on I-96. It is also aesthetically warranted to have signage centered above the front door and is a larger version of the already permit approved "Ford's Garage" sign facing the lot.

**e. Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable     Applicable    If applicable, describe below:

The additional wall signage is warranted due to the set back from the main road to help be visible to those on the surrounding roads and highways as well as the sign being visually appealing for the large front facade of this building.

## **Standard #2. Limit Use of Property.**

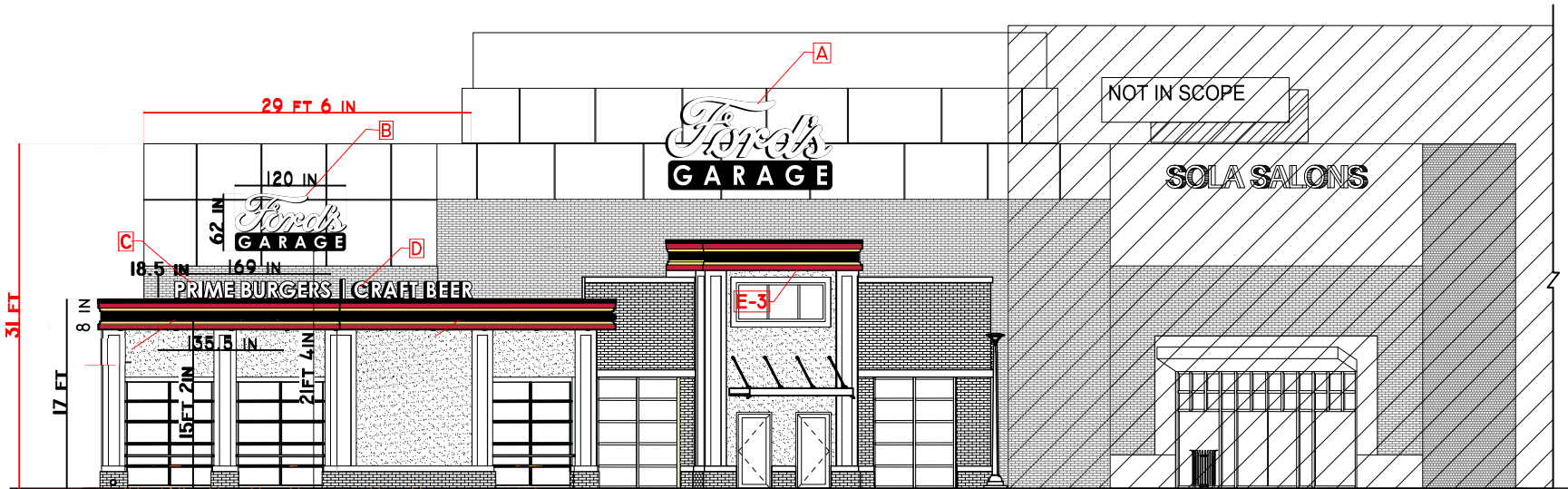
Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

The proposed sign is not intended for any financial gain. It is warranted due to the set back from the main road and large front facade on the building.

## **Standard #3. Adverse Impact on Surrounding Area.**

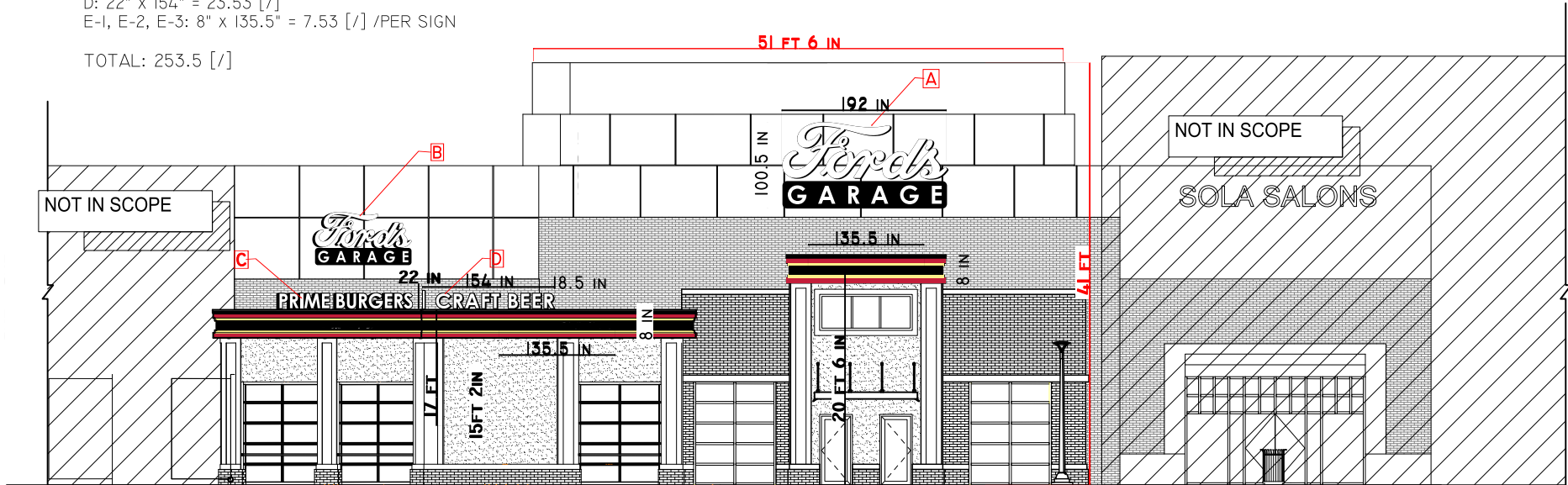
Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

This variance, if granted, would not negatively impact any surrounding businesses. The proposed signage is proportionate to the size of the front of the building



A: 100.5" x 192" = 134 [ / ]  
 B: 62" x 120" = 51.67 [ / ]  
 C: 18.5" x 169" = 21.71 [ / ]  
 D: 22" x 154" = 23.53 [ / ]  
 E-1, E-2, E-3: 8" x 135.5" = 7.53 [ / ] /PER SIGN

TOTAL: 253.5 [ / ]



\*MATERIALS AND SIZES SUBJECT TO CHANGE PENDING ENGINEERING REQUIREMENTS AND MATERIAL AVAILABILITY



7981 MAINLINE PKWY  
 FT. MYERS FL, 33912  
 CBC 1263730 PH: 239-936-9154 FAX: 239-936-2899



QT#: 4332

DRAWING#: D001

INITIAL DRAWING DATE: 09/27/22

SITE LOCATION: 44175 W. Twelve Mile Road, F-139, Novi, MI

CUSTOMER: FORD'S 'GARAGE NOVI LLC'

PROJECT MANAGER: NANCY COLGAN

DESIGNER: Alla K

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED AND I APPROVE THIS PROJECT TO BEGIN:

INITIAL DESIGN PLUS UP TO 2 REVISIONS ARE INCLUDED; ADDITIONAL DESIGN WORK WILL BE BILLED AT \$75/HR.

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_

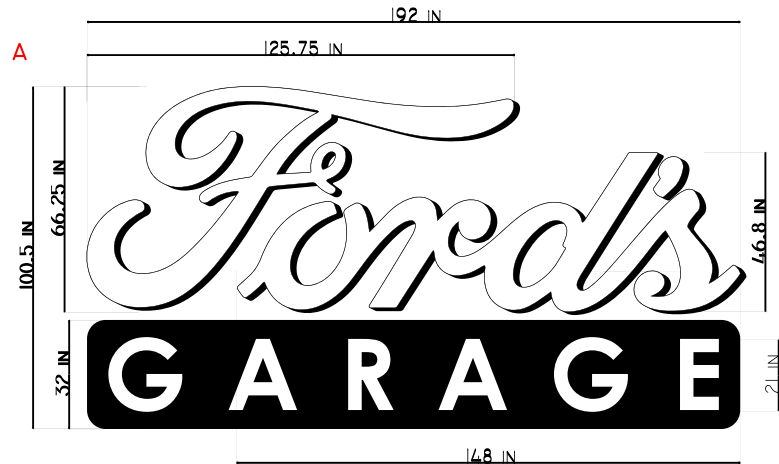
Verified from survey

Scaled, NOT verified

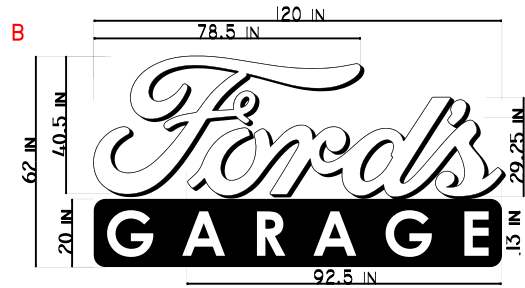
THIS DRAWING IS PROPERTY OF US SIGN & MILL CORP. ANY ALTERATIONS OR REPRODUCTIONS IN WHOLE OR IN PART ARE PROHIBITED WITHOUT WRITTEN CONSENT OF US SIGN & MILL. THIS DRAWING HAS BEEN MADE AVAILABLE TO THE CLIENT TO ILLUSTRATE DESIGN OR MANUFACTURING DETAILS AND ARE NOT TO BE DISTRIBUTED FOR BID WITHOUT THE WRITTEN CONSENT OF US SIGN & MILL.

FILE PATH: \\USSIGN-SERVER\ShopVOX Projects\W:\FORDS GARAGE\2022\QT 4332 - PMI - 44175 W TWELVE MILE RD, F-139, NOVI, MICHIGAN 48377\04-ART - VINYL DEPARTMENT\FLEXI



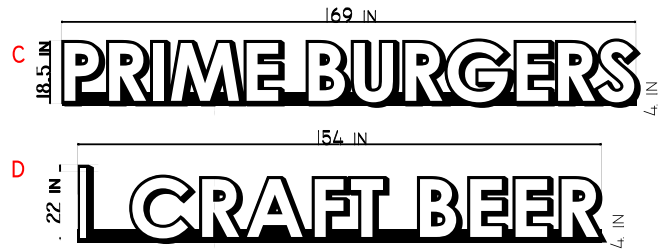


**A:**  
 66.25" HIGH x 5" DEEP INTERNALLY ILLUMINATED FACE-LIT ALUMINUM CHANNEL "FORDS" LETTERS.  
 3/16" WHITE TRANSLUCENT ACRYLIC FACES WITH 1" BLACK TRIM CAP.  
 RETURNS PAINTED BLACK.  
 \*MOUNTED TO BUILDING PER ENGINEERING



32" HIGH x 192" WIDE x 5" DEEP INTERNALLY ILLUMINATED FACE LIT ALUMINUM CABINET "GARAGE" "SHOE-BOX DESIGN". 1/8" ALUMINUM FACE WITH ROUTED OUT "GARAGE" COPY AND 1" WELDED ALUMINUM RETURN. 3/16" WHITE TRANSLUCENT BACK UP ACRYLIC. 1/8" ALUMINUM BACKER WITH 1/16" ALUMINUM WELDED RETURN. RETURNS PAINTED BLACK.  
 \*MOUNTED TO BUILDING PER ENGINEERING

**B:**  
 40.5" HIGH x 5" DEEP INTERNALLY ILLUMINATED FACE-LIT ALUMINUM CHANNEL "FORDS" LETTERS.  
 3/16" WHITE TRANSLUCENT ACRYLIC FACES WITH 1" BLACK TRIM CAP. RETURNS PAINTED BLACK.  
 \*MOUNTED TO BUILDING PER ENGINEERING



20" HIGH x 120" WIDE x 5" DEEP INTERNALLY ILLUMINATED FACE LIT ALUMINUM CABINET "GARAGE" "SHOE-BOX DESIGN". 1/8" ALUMINUM FACE WITH ROUTED OUT "GARAGE" COPY AND 1" WELDED ALUMINUM RETURN. 3/16" WHITE TRANSLUCENT BACK UP ACRYLIC. 1/8" ALUMINUM BACKER WITH 1/16" ALUMINUM WELDED RETURN. RETURNS PAINTED BLACK.  
 \*MOUNTED TO BUILDING PER ENGINEERING

**C - UPPER LEVEL PROJECTING SIGN:**  
 18.5" HIGH x 3" DEEP INTERNALLY ILLUMINATED FACE-LIT ALUMINUM CHANNEL "PRIME BURGERS" LETTERS. 3/16" WHITE TRANSLUCENT ACRYLIC FACES WITH BLACK VINYL OUTLINE AND 1" BLACK TRIM CAP. RETURNS PAINTED BLACK. 4" x 4" WIREWAY PAINTED BLACK  
 \*MOUNTED TO BUILDING PER ENGINEERING



**D - UPPER LEVEL PROJECTING SIGN:**  
 22" HIGH x 3" DEEP INTERNALLY ILLUMINATED FACE-LIT ALUMINUM CHANNEL "L" AND 18.5" HIGH x 3" DEEP INTERNALLY ILLUMINATED FACE-LIT ALUMINUM CHANNEL "CRAFT BEER" LETTERS. 3/16" WHITE TRANSLUCENT ACRYLIC FACES WITH BLACK VINYL OUTLINE AND 1" BLACK TRIM CAP. RETURNS PAINTED BLACK. 4" x 4" WIREWAY PAINTED BLACK  
 \*MOUNTED TO BUILDING PER ENGINEERING

\*MATERIALS AND SIZES SUBJECT TO CHANGE PENDING ENGINEERING REQUIREMENTS AND MATERIAL AVAILABILITY



7981 MAINLINE PKWY  
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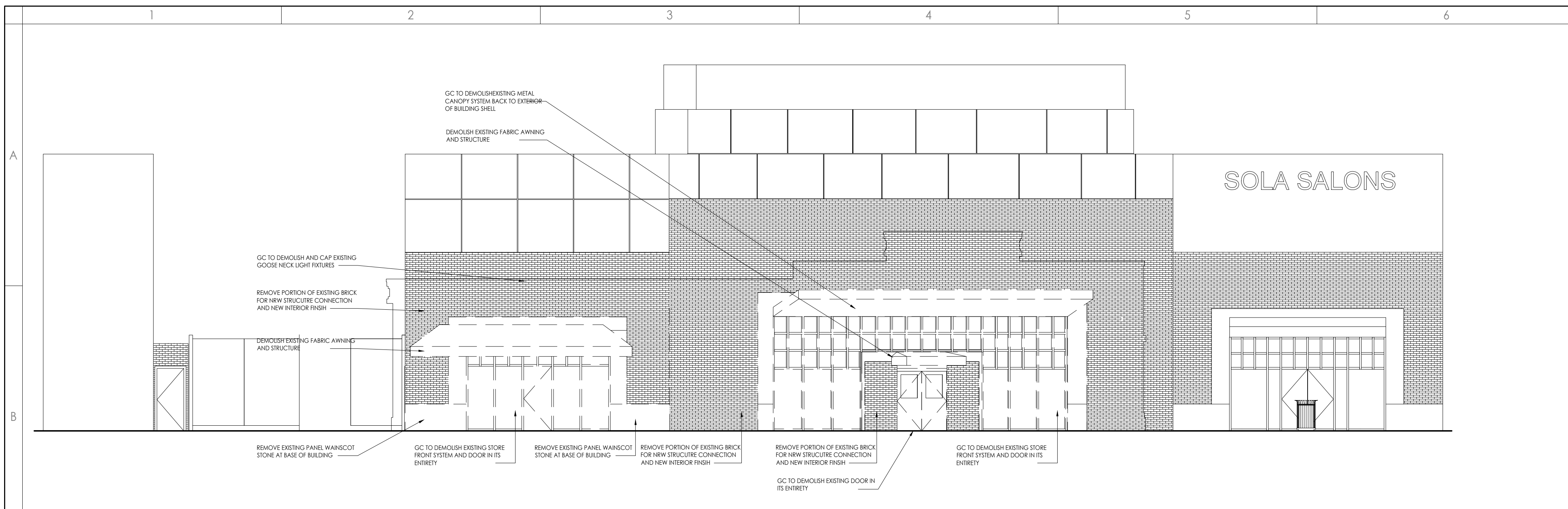


QT#: 4332	DRAWING#: D002	INITIAL DRAWING DATE: 09/27/22
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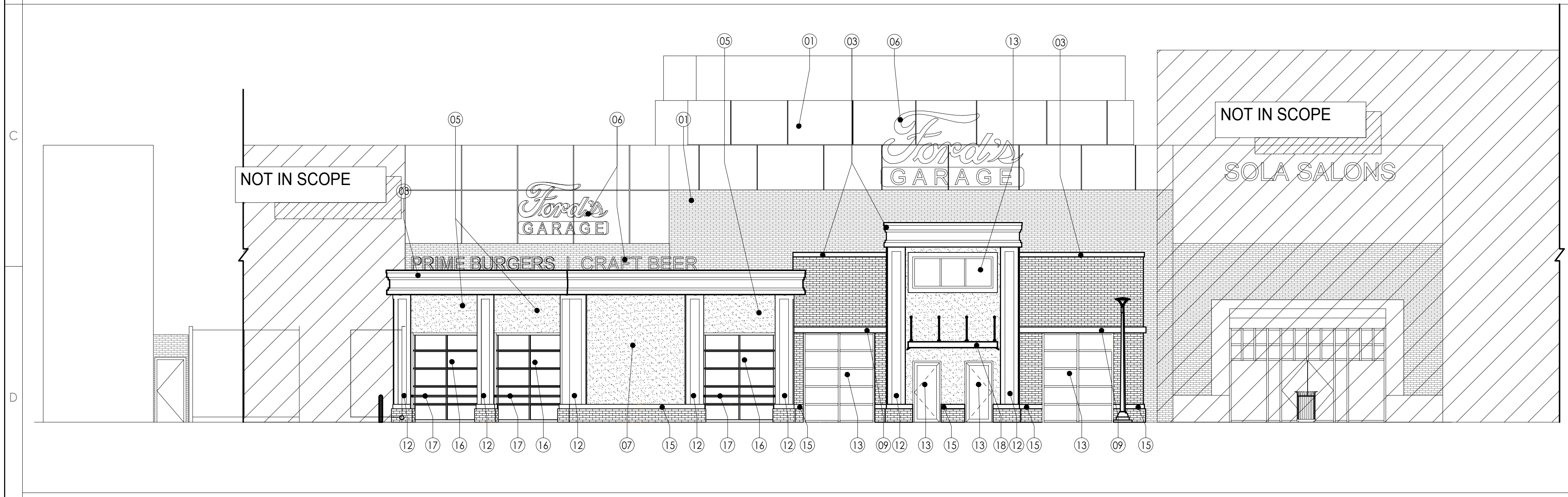
SITE LOCATION: 44175 W. Twelve Mile Road, F-139, Novi, MI

CUSTOMER: FORD'S 'GARAGE NOVI LLC'	PROJECT MANAGER: NANCY COLGAN	DESIGNER: Alla K
------------------------------------	-------------------------------	------------------

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED AND I APPROVE THIS PROJECT TO BEGIN: SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  Verified from survey  Scaled, NOT verified



1 - BUILDING ELEVATION - DEMO SCALE: 1/8"=1'-0"



2 - BUILDING ELEVATION - NEW SCALE: 1/8"=1'-0"



3 - RENDERED ELEVATION SCALE: 1/8"=1'-0"

ELEVATION NOTES

3D IMAGERY ARE FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO 2D DWGS IF ANY DISCREPANCIES OCCUR.

ANY AND ALL SIGNAGE DEPICTED WITHIN THESE DRAWING IS SCHEMATIC IN NATURE. ANY APPROVAL RECEIVED FOR THIS PERMIT DOES NOT CONSTITUTE APPROVAL FOR THE CONSTRUCTION OF ANY SIGN OR SIGN STRUCTURE. SIGNAGE INCLUDING STRUCTURES, ARE REQUIRED TO SUBMIT A SEPARATE APPLICATION AND SHALL BE SUBMITTED THROUGH THE BUILDING PERMIT PROCESS FOR REVIEW.

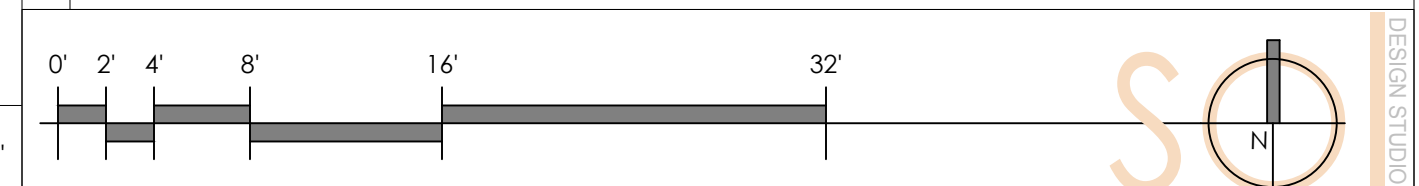
- 01 PORTION OF EXISTING FACADE TO REMAIN.
- 02 FRAME COLUMN BASE AT SLAB WITH FACE BRICK FINISH. - SEE FLOOR PLAN FOR DIMENSIONS AND LOCATION.
- 03 PARAPET CAP
- 04 CONTROL JOINT
- 05 CEMENTITIOUS FINISH. - SEE SCHEDULE
- 06 BUILDING SIGNAGE - APPLIED TO EXTERIOR OF WALL - SEE SPECIFICATIONS BY SIGNAGE MANUFACTURER FOR INSTALLATION. PERMITTED SEPARATELY.
- 07 GRAPHIC MURAL OVER CEMENTITIOUS FINISH
- 08 NOT USED
- 09 BRICK TRIM
- 10 STUCCO TRIM TYP. AT COLUMN LOCATIONS. - SEE A8.1 FOR DETAILS
- 11 FACE BRICK
- 12 FRAMED STUCCO COLUMNS W/ FACE BRICK BASE TYP. - SEE FLOOR PLAN FOR DETAILS
- 13 ALUM. STOREFRONT WINDOW AND DOOR SYSTEM.
- 14 GLASS AND ALUMINUM EXTERIOR DOUBLE DOOR.
- 15 FACE BRICK BASE WITH STUCCO BAND TRIM - TO MATCH HEIGHT OF ENGAGED COLUMN BASES.
- 16 MTL. GARAGE DOOR W/ GLASS PANELS
- 17 METAL RAILING
- 18 BLACK METAL AWNING
- 19 NOT USED
- 20 NOT USED
- 21 BRONZE WATER SPOUTS AT PORCH, ENTRY, AND TAKE OUT ROOF COLUMNS [SEE ROOF PLAN TO COORDINATE FINAL LOCATIONS]
- 22 MTL. ROOF SCUPPER AND DOWN SPOUT [SEE ROOF PLAN FOR FINAL LOCATIONS]
- 23 MTL. ROOF OVER FLOW SCUPPER [SEE ROOF PLAN TO COORDINATE FINAL LOCATIONS]
- 24 ARCHITECTURAL LIGHTING [SEE RCP FOR TYPE AND LOCATION]. TOP OF LIGHT FIXTURE TO BE PLACED 2" BELOW TRIM BAND ON ALL COLUMNS. NO PART OF THE LIGHT FIXTURE SHOULD BE ABOVE THE TRIM.
- 25 NOT USED
- 26 LED LIGHTING AT TOP OF PARAPET CAP - SEE A8.1 FOR DETAILS
- 27 FORD MODEL 'A' TIRES+RACK, PROVIDED BY OWNER INSTALLED BY CONTRACTOR.
- 28 FORD MODEL 'A' CAR, PROVIDED BY OWNER INSTALLED BY CONTRACTOR. [SEE STRUCTURAL FOR ALL SUPPORTS, TYP.]
- 29 EXTERIOR FAN, PROVIDED BY OWNER INSTALLED BY CONTRACTOR, SEE ELECTRICAL DRAWINGS.
- 30 NANA SLIDING GLASS DOOR

EXTERIOR MATERIAL TYPE AND SPECIFICATION

TYPE	INDICATION	TYPE	INDICATION	TYPE	INDICATION
EX-1		EX-2			

EXTERIOR FINISH SCHEDULE

KEY	ITEM	MANUFACTURER	DESCRIPTION	REMARKS
EX-1	WALL FINISH	DRYVIT	STUCCO/EIFS	PAINTED WALL FINISH
EX-2	WALL FINISH	MERIDIAN BRICK	OLD WILLIAMSBURG [FACE BRICK]	WALL FINISH
EX-5	GARAGE DOOR	SEE SCHEDULE	HIGH LIFT OPERABLE GARAGE DOOR	FN: DARK BRONZE SEE A9.1 FOR SPECIFICATIONS
EX-6	STOREFRONT DOOR	SEE SCHEDULE	STORE FRONT DOOR WITH FORDS GARAGE SCREEN	FN: DARK BRONZE SEE A9.1 FOR SPECIFICATIONS
EX-10	METAL AWNING	TBD	REMANUFACTURED TIE BACK AWNING	TRICORN BLACK
EXT. PAINT COLOR	SHERWIN WILLIAMS	SW 6386 NAPERY		[CREAM COLOR] EXTERIOR BODY FN: EXTERIOR EGGSHELL
EXT. PAINT COLOR	SHERWIN WILLIAMS	CUSTOM RED		[CUSTOM RED] EXTERIOR TRIM COLOR FN: EXTERIOR SEMI GLOSS
EXT. PAINT COLOR	SHERWIN WILLIAMS	SW 312 CROWN HILL YELLOW		[GOLD] EXTERIOR TRIM COLOR FN: EXTERIOR SEMI GLOSS
EXT. PAINT COLOR	SHERWIN WILLIAMS	SW 6258 TRICORN		[BLACK] FN: EXTERIOR EGGSHELL



PROJECT

**FORDS GARAGE  
NOVI, MI**

44175 W 12 MILE RD, F-139  
NOVI, MI, 48377

PROJECT NUMBER  
21-51

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Registered Architect: Charles E. Molnar, AIA  
Michigan License #: 1301066224

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PERMIT SET

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRESAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY

REVISIONS

No.	Date	Description

DRAWN BY  
**VA, JC, HM**

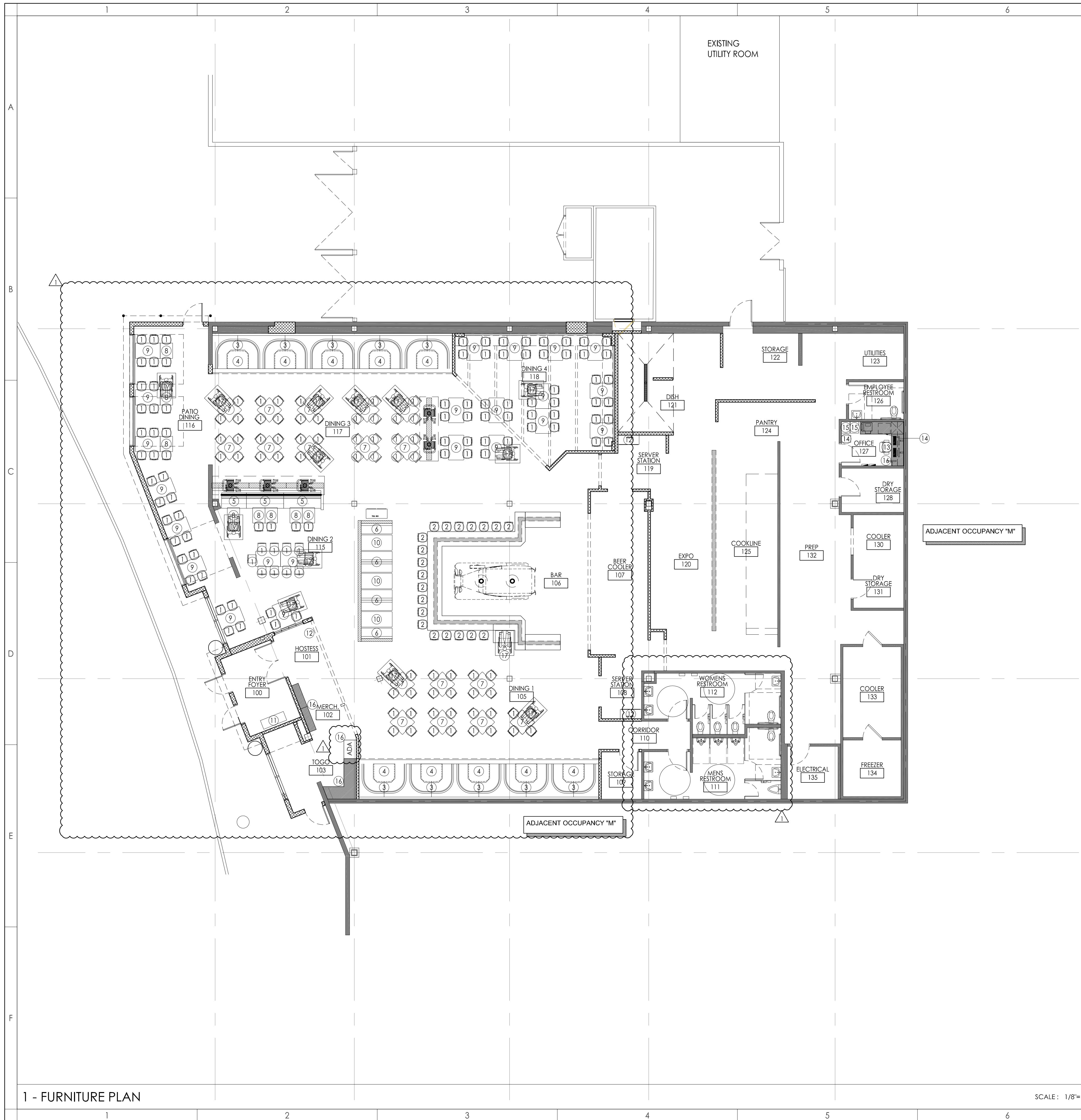
CHECKED BY  
**CM**

DATE  
**07.15.2022**

SHEET TITLE  
**ELEVATIONS**

SCALE  
**AS NOTED**

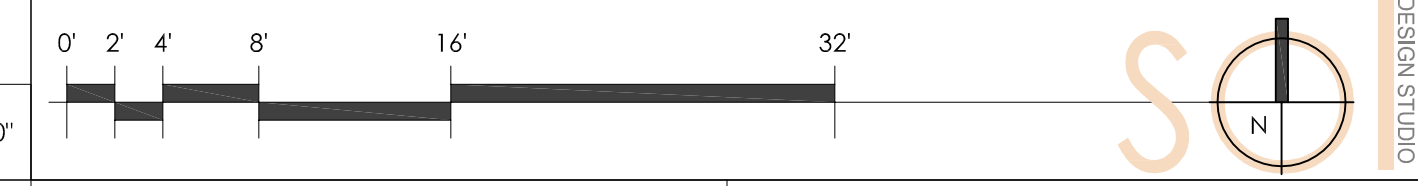
SHEET NUMBER  
**A6.2**



1 - FURNITURE PLAN

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

GENERAL NOTES	
ALL FURNITURE PROVIDED BY OWNER. SUBMIT SHOP DRAWINGS FOR OWNER AND ARCHITECT REVIEW. FOR REFERENCE ONLY - REFER TO FURNITURE VENDOR DRAWINGS FOR FURNITURE DETAILS. COORDINATE WITH OWNER.	
FURNITURE KEY	
SYMBOL	DESCRIPTION / CONTROL
① □	INDOOR CHAIR: TO BE SELECTED BY OWNER / ARCHITECT
② □	BAR CHAIR: TO BE SELECTED BY OWNER / ARCHITECT
③ C	BOOTH SEATING CUSTOM BY OWNER
④ □	BOOTH TABLE CUSTOM BY OWNER
⑤ ▮	CUSTOM BANQUETTE BY OWNER
⑥ ▮	HIGH BOOTH BY OWNER
⑦ ◇	INDOOR TABLE 4-TOP CUSTOM BY OWNER
⑧ □	INDOOR TABLE 2-TOP CUSTOM BY OWNER
⑨ □	INDOOR TABLE 4-TOP CUSTOM BY OWNER
⑩ □	RECTANGULAR BOOTH TABLE TOP - PROVIDE ADA COMPLIANT SPACES BY OWNER
⑪ □	WORK BENCH CUSTOM BY OWNER
⑫ □	TOOL CHEST SERVER STATION PROVIDED BY OWNER
⑬ □	OFFICE CHAIR PROVIDED BY OWNER
⑭ □	SAFE PROVIDED BY OWNER
⑮ □	AV RACKS PROVIDED BY OWNER
⑯ ▮	MILLWORK BY GC
⑰ □	ACCESSIBLE BAR COUNTER - BELOW FULL HEIGHT COUNTER PROVIDE ADA COMPLIANCE - WITH HEIGHT AND KNEE CLEARANCE BY OWNER
FURNITURE KEY NOTES	
⑰ xxx	



PROJECT

**FORDS GARAGE  
NOVI, MI**

44175 W 12 MILE RD, F-139  
NOVI, MI, 48377

PROJECT NUMBER  
21-51

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**SOI** DESIGN STUDIO

1718 EAST 7TH AVENUE STE. 301  
TAMPA, FLORIDA 33605  
T: 813.242.4267

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DRAWINGS

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REVISIONS		
No.	Date	Description
1	2022.08.15	PERMIT COMMENTS

DRAWN BY  
VA, JC, HM

CHECKED BY  
CM

DATE  
07.15.2022

SHEET TITLE  
FURNITURE PLAN

SCALE  
AS NOTED

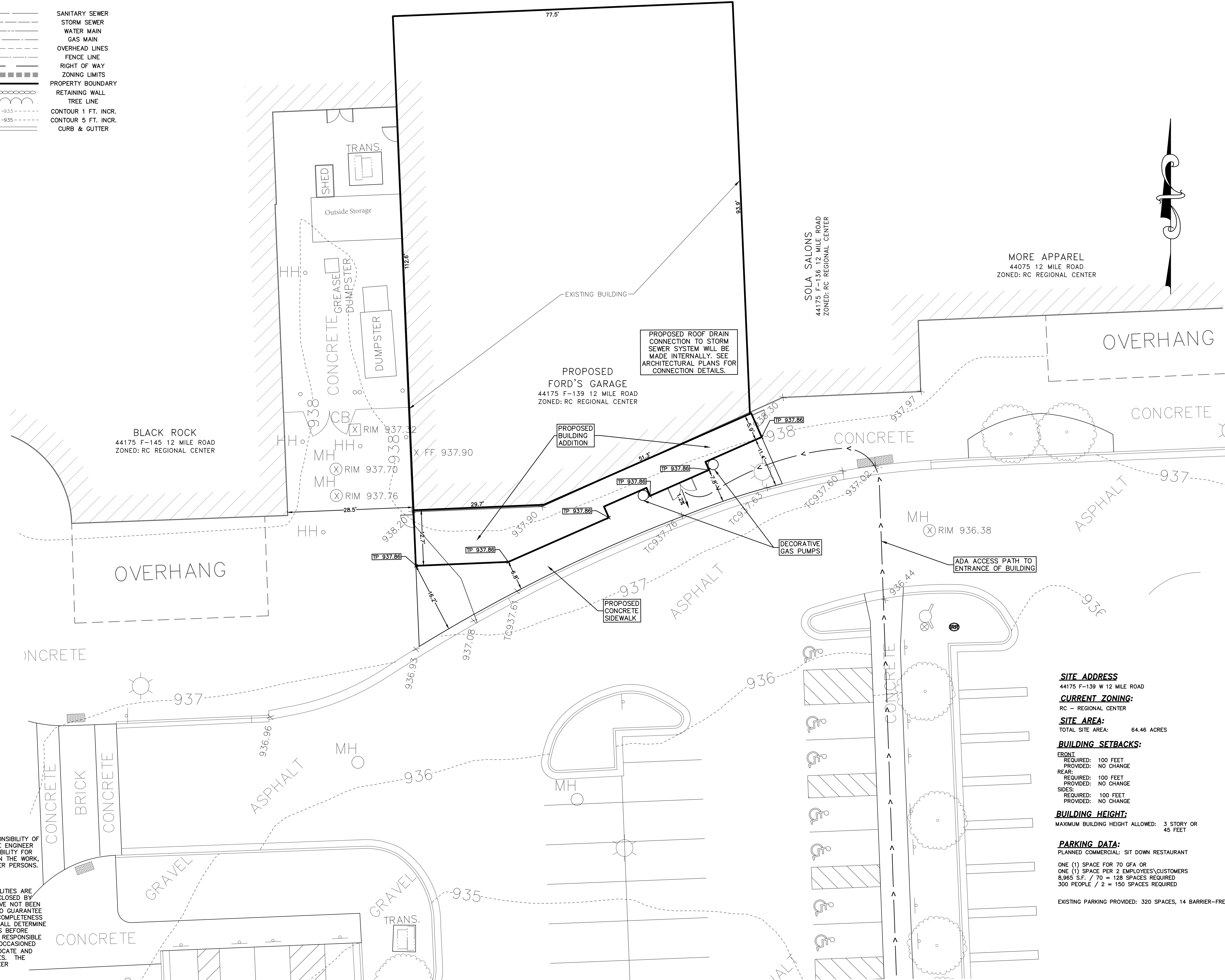
SHEET NUMBER

**ID4.1**

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- LEGEND:**
- (R) RECORDED
  - (M) MEASURED
  - (F) FOUND POST
  - COMMUNICATION/ELECTRIC
  - FIB/FCI/FIP/MON
  - SECTION CORNER
  - UTILITY POLE
  - GUY WIRE
  - MAILBOX
  - FLAG POLE
  - AIR CONDITIONER
  - LIGHT POLE
  - POST
  - BOLLARD
  - BOLLARD LIGHT
  - SIGNAL POLE
  - SIGN
  - DNOWSPOUT
  - CLEANOUT
  - INLET
  - CATCH BASIN
  - END SECTION
  - STORM MANHOLE
  - SANITARY MANHOLE
  - MANHOLE
  - TELEPHONE MANHOLE
  - ELECTRIC MANHOLE
  - HYDRANT
  - GATE VALVE
  - WATER SHUT OFF
  - SOIL BORING
  - CONIFEROUS TREE
  - DECIDUOUS TREE
  - LANDSCAPE TREE
- SANITARY SEWER
  - STORM SEWER
  - WATER MAIN
  - GAS MAIN
  - OVERHEAD LINES
  - FENCE LINE
  - RIGHT OF WAY
  - ZONING LIMITS
  - PROPERTY BOUNDARY
  - RETAINING WALL
  - TREE LINE
  - CONTOUR 1 FT. INCR.
  - CONTOUR 5 FT. INCR.
  - CURB & GUTTER



**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**SITE ADDRESS**  
44175 F-139 W 12 MILE ROAD

**CURRENT ZONING:**  
RC - REGIONAL CENTER

**SITE AREA:**  
TOTAL SITE AREA: 64.46 ACRES

**BUILDING SETBACKS:**

FRONT	REQUIRED: 100 FEET
	PROVIDED: NO CHANGE
REAR	REQUIRED: 100 FEET
	PROVIDED: NO CHANGE
SIDES	REQUIRED: 100 FEET
	PROVIDED: NO CHANGE

**BUILDING HEIGHT:**  
MAXIMUM BUILDING HEIGHT ALLOWED: 3 STORY OR 45 FEET

**PARKING DATA:**  
PLANNED COMMERCIAL: SIT DOWN RESTAURANT

ONE (1) SPACE FOR 70 GFA OR  
ONE (1) SPACE PER 2 EMPLOYEES/CUSTOMERS  
8,965 S.F. / 70 = 128 SPACES REQUIRED  
300 PEOPLE / 2 = 150 SPACES REQUIRED

EXISTING PARKING PROVIDED: 320 SPACES, 14 BARRIER-FREE

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail, Wixom, MI 48393  
Phone: (248) 668-0700 Fax: (248) 668-0701

**811**  
Know what's Below  
Call before you dig.

CLIENT: FORD'S GARAGE

**DIMENSION, PAVING AND GRADING PLAN**

44075 W. 12 MILE ROAD - PARCEL NO. 22-15-200-112  
SECTION: 15 TOWNSHIP: 1 N. RANGE: 8 E.  
CITY OF NOVI OAKLAND COUNTY MICHIGAN

REVISED  
2022-8-12 PER PLANNING REVIEW

DATE: 7-12-2022  
DRAWN BY: RMS  
CHECKED BY: DJL

SCALE: HOR 1" = 10 FT.  
VER 1" = 1 FT.

2  
22-292

**SURVEY LEGEND**

- EX. SECTION CORNER
- EX. MAILBOX
- EX. SOIL BORE
- EX. SIGN
- EX. FIBER MARKER
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. HYDRANT
- EX. GATE VALVE & WELL
- EX. WATER SHUT-OFF
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. PEDISTAL
- EX. HAND HOLE
- EX. UTILITY FLAG
- EX. COMMUNICATIONS
- EX. SANITARY SEWER
- EX. GAS LINE
- EX. WATER MAIN
- EX. OVERHEAD UTILITIES
- EX. FENCE
- EX. SWALE
- WETLAND BOUNDARY
- CONTOUR MAJOR
- CONTOUR MINOR
- EX. ZONING
- EX. TREELINE
- EX. CONIFEROUS
- EX. DECIDUOUS
- SOILS LINE BOUNDARY

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**SOILS INFORMATION:**

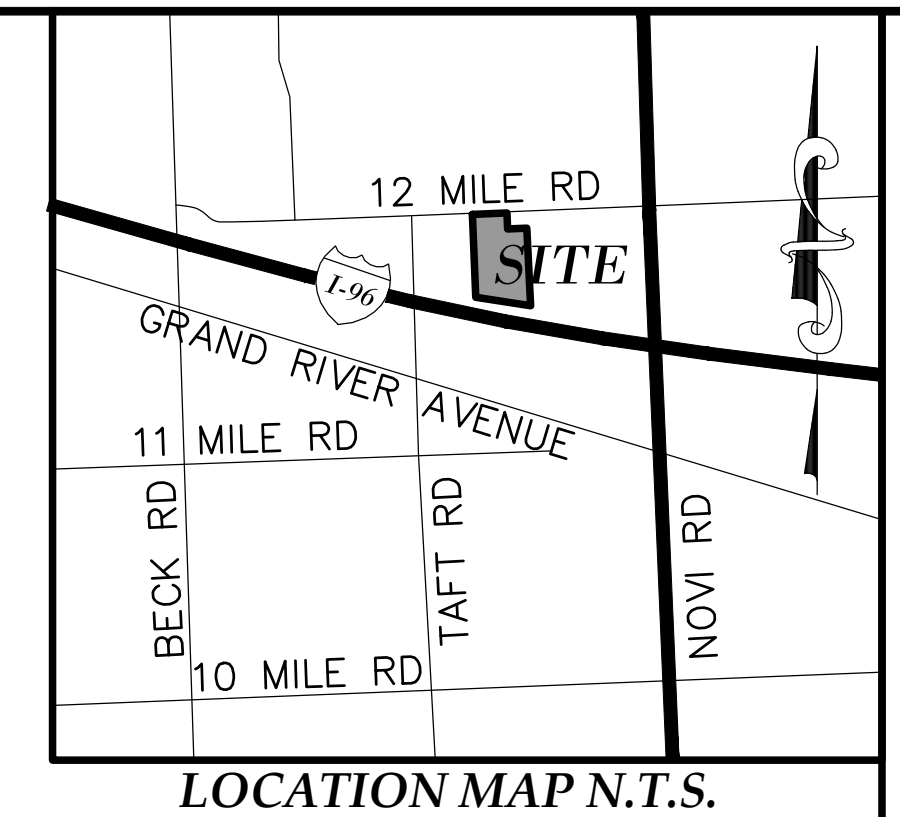
Oakland County, Michigan (MI125)			
Oakland County, Michigan (MI125)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Marlette sandy loam, 1 to 6 percent slopes	9.4	73.7%
12	Brookston and Colwood loams	2.3	17.7%
44C	Riddles sandy loam, 6 to 12 percent slopes	1.1	8.6%

**FLOOD HAZARD STATEMENT:**

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE X FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0626F (COMMUNITY ID NO. 260175 - CITY OF NOVI, OAKLAND COUNTY, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**LEGAL DESCRIPTION**

(BY OTHERS)  
 T1N, R8E, SECTION 15 PART OF NORTH 1/2 OF SECTION BEGINNING AT A POINT A DISTANCE S88°35'38"W 1690.26 FEET & S01°53'38"E 380 FEET FROM NORTHEAST SECTION CORNER; THENCE S01°53'38"E 2162.77 FEET; THENCE N83°29'50"W 997.39 FEET; THENCE N81°25'51"W 236.34 FEET THENCE N01°52'22"W 2258.06 FEET; THENCE N42°38'24"E 38.25 FEET; THENCE N87°32'34"E 202.19 FEET; THENCE N88°35'38"E 682.10 FEET; THENCE S01°24'22"E 305 FEET; THENCE N88°35'38"E 309.80 FEET TO THE POINT OF BEGINNING 64.46 ACRES OF LAND MORE OR LESS.  
 8-5-15 FR -110



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CLIENT: FORD'S GARAGE  
**EXISTING CONDITIONS & DEMO PLAN**  
 44075 W. 12 MILE ROAD - PARCEL NO. 22-15-200-112  
 SECTION: 15 TOWNSHIP: 1 N. RANGE: 8 E.  
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISED  
 2022-8-12 PER PLANNING REVIEW

DATE: 7-12-2022  
 DRAWN BY: RMS  
 CHECKED BY: DJL

SCALE: HOR 1" = 30 FT.  
 VER 1" = 1 FT.

3  
 22-292

TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

**RECEIVED**

**OCT 25 2022**

**CITY OF NOVI  
COMMUNITY DEVELOPMENT**

Please note my comments to:

44175 W 12 Mile Road, Parcel # 50-22-15-200-112 (PZ22-0053)

Please note my: (Approval) (Objection) to the requested variance.

Comments:

I approve the sign variance.

**(PLEASE PRINT CLEARLY)**

Name: Michael Zimmermann

Address: 6220 Campbell Rd # 104 Dallas, TX 75248

Date: 10-24-2022

Anonymous comments will not be considered.

Zoning Board of Appeals meetings are broadcast live on Spectrum channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).