



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

MEETINGDATE: August 11, 2026

REGARDING: 29293 Haggerty Road #50-22-12-200-061 (PZ26-0028)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Scout Motors

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned Office Service Technology (OST)

Location: west of Haggerty Road, south of Thirteen Mile Road

Parcel #: 50-22-12-200-061

Request

The applicant is seeking a variance from the City of Novi Zoning Ordinance Section 5.11.2. B. to permit a 12 ft. high fence (8 ft. maximum allowed, variance of 4 ft.).

II. STAFF COMMENTS:

The applicant is seeking a 4-foot height variance to allow an overall 12-foot-high fence.

(The ordinance permits non-residential fences to be 8-foot high with a maximum of 11-feet high)

The adjacent grade of the neighboring property is of a higher elevation and could propose security issues with a normally permitted fence.

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. **PZ26-0028**, 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. **PZ26-0028** 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

RECEIVED

JUN 16 2026

CITY OF NOVI
COMMUNITY DEVELOPMENT



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: \$330.00
Meeting Date: 8/11/24
ZBA Case #: PZ 20-0028

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Scout Motors - Temporary Fence Enclosure			
ADDRESS 29293 Haggerty Road		LOT/SIUTE/SPACE #	
SIDWELL # 50-22- 12 - 200 - 061		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY W 13 Mile Road and Haggerty Road			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?		REQUEST IS FOR:	
☐ YES ☒ NO		☐ RESIDENTIAL ☒ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS	
NAME James Calzini		CELL PHONE NO.	
ORGANIZATION/COMPANY Scout Motors Inc.		TELEPHONE NO.	
ADDRESS 1775 Tyson's Blvd		CITY McLean	STATE VA
		ZIP CODE 22102	
B. PROPERTY OWNER ☒ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	
NAME		CELL PHONE NO.	
ORGANIZATION/COMPANY		TELEPHONE NO.	
ADDRESS		CITY	STATE
		ZIP CODE	
III. ZONING INFORMATION			
A. ZONING DISTRICT			
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH			
☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☒ OTHER <u>OST - Office Service Technology</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>5.11</u> 2.B. Variance requested <u>Fencing Max. Height increase to 12-feet</u>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275			
☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440			
☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
• Dimensioned Drawings and Plans		• Existing & proposed distance to adjacent property lines	
• Site/Plot Plan		• Location of existing & proposed signs, if applicable	
• Existing or proposed buildings or addition on the property		• Floor plans & elevations	
• Number & location of all on-site parking, if applicable		• Any other information relevant to the Variance application	



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** 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.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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 established 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.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

☐ CONSTRUCT NEW HOME/BUILDING ☐ ADDITION TO EXISTING HOME/BUILDING ☐ SIGNAGE
☐ ACCESSORY BUILDING ☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

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.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

☐ 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



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
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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.
☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
☐ Not Applicable ☒ Applicable If applicable, describe below:

The subject property is affected by a unique physical condition not generally present in the surrounding area, specifically the elevation difference between the property and the adjacent parcel, which sits at a higher grade. This topographic condition reduces the effective height and functionality of structures located on the subject property, including fencing. As a result, a fence constructed in compliance with the 8-foot height limitation does not provide equivalent screening or security when

and/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.
☒ Not Applicable ☐ Applicable If applicable, 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 practical difficulty arises from the existing elevation difference between the subject property and the adjacent property, which sits at a higher grade. This condition reduces the effective height and functionality of an 8-foot fence, as it appears significantly lower from the neighboring property. This grade disparity is an existing site condition not created by the current or previous property owners. As a result, the standard fence height does not provide adequate screening or security.

+

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.

Strict compliance with the 8-foot fence height limitation would unreasonably prevent the property owner from effectively using the property for its permitted purpose. Due to the elevation difference with the adjacent property, an 8-foot fence is effectively reduced in height when viewed from the higher grade, limiting its ability to provide adequate screening and security. This condition hinders the owner's ability to safeguard proprietary materials and information associated with the 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 requested variance represents the minimum necessary to reasonably address the practical difficulty. Due to the elevation difference with the adjacent property, an 8-foot fence is insufficient to provide effective screening and security, particularly for the protection of proprietary materials and information. The requested 12-foot height is specifically intended to offset this grade disparity and restore the functional effectiveness of the fence.

+

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 requested variance will not create an adverse impact on surrounding properties, property values, or the use and enjoyment of the neighborhood. The temporary fence enclosure was intentionally dimensioned to be as efficient and compact as possible, with minimal impacts to site flow and is located immediately adjacent to the building to minimize presence from adjacent properties and public streets, while better controlling access and security.

SCOUT MOTORS INNOVATION CENTER

TEMPORARY FENCE ENCLOSURE

29293 HAGGERTY ROAD
CITY OF NOVI, OAKLAND COUNTY

ZONING BOARD OF APPEALS SUBMITTAL
JUNE 9, 2026

INDEX OF DRAWINGS

GENERAL

G0.1 COVER SHEET

CIVIL

C0.1 GENERAL CIVIL NOTES, SYMBOLS & ABBREVIATIONS

C1.1 OVERALL SITE PLAN

C2.1 LARGE SCALE SITE DEMOLITION PLAN

C2.2 LARGE SCALE SITE LAYOUT PLAN

C2.3 LARGE SCALE SITE GRADING PLAN

C3.1 SITE DETAILS

APPLICANT/DEVELOPER:

SCOUT MOTORS | 29293 NOVI, LLC
CONTACT: JAMES CALZINI
MANAGER, FACILITIES & CONSTRUCTION
PHONE: (571) 619-8601
EMAIL: james.calzini@scoutmotors.com

CIVIL ENGINEER

DLR GROUP, INC.
CONTACT: LANA J. BAYLESS, PE
6457 FRANCES STREET, SUITE 200
OMAHA, NE 68108
PHONE: (402) 393-4100
EMAIL: lbayless@dlrgroup.com

SURVEYOR:

ALPINE ENGINEERING, INC.
48692 WEST ROAD, SUITE 109
NOVI, MI 48377
PHONE: 248.928.3701

PARCEL DESCRIPTION:

PART OF THE NORTHEAST 1/4 OF SECTION 12, TOWN 1 NORTH, RANGE 6 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE DUE SOUTH 771.49 FEET; THENCE SOUTH 88 DEGREES 05 MINUTES 18 SECONDS WEST (RECORD SOUTH 88 DEGREES 03 MINUTES WEST) 60.03 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 88 DEGREES 05 MINUTES 18 SECONDS WEST 1315.57 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 42 SECONDS WEST (RECORD NORTH 00 DEGREES 06 MINUTES 00 SECONDS WEST) 91.58 FEET; THENCE NORTH 55 DEGREES 24 MINUTES 40 SECONDS EAST (RECORD NORTH 55 DEGREES 22 MINUTES 22 SECONDS EAST) 36.22 FEET; THENCE NORTHEASTERLY ALONG A TANGENT CURVE, CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 27 DEGREES 29 MINUTES 48 SECONDS, A RADIUS OF 635.00 FEET, AN ARC LENGTH OF 304.74 FEET AND WHOSE CHORD BEARS NORTH 41 DEGREES 39 MINUTES 48 SECONDS EAST, 301.82 FEET TO THE SOUTH LINE OF GARVEY'S ACRES SUB., AS RECORDED IN LIBER 84 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS; THENCE NORTH 88 DEGREES 05 MINUTES 18 SECONDS EAST (RECORD NORTH 88 DEGREES 03 MINUTES EAST) 1085.09 FEET ALONG THE SOUTH LINE OF SAID GARVEY'S ACRES SUB., THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 328.94 FEET TO THE POINT OF BEGINNING, CONTAINING 9.22 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL ID: 50-25-12-300-081



VICINITY MAP
SCALE: 1" = 100 FEET

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, 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.

D



SITE DATA:
DATE:

- [illegible]



