

SOS Auto Services, LLC
1862 Star-Batt Drive
Rochester Hills, MI 48309
248-277-2771
Stavio.nizar@gmail.com

April 26, 2021

Maureen Gentry
Planning and Economic Development
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

Request for Conditional Use for 1862 Star-Batt Dr.

Dear Ms. Gentry

I am writing you on behalf of my company, SOS Auto Services, LLC, a Michigan limited liability company ("SOS"). I, Stavio Nizar, am requesting a conditional use permit for SOS to operate a top tier auto dealership online business at 1862 Star-Batt Drive (the "Property") under zoning Ordinance Sections 138-2.300- 301. I am submitting this letter in addition to the Development Application filed with City to facilitate the request.

The Property itself is zoned as Industrial class as of now, however this class does not necessarily allow auto repair or auto sales. I have just recently opened this business about 2 months ago, and prior to signing the lease and moving forward I talked to the agent of the shop, Erin Danis, who told me she thought it was fine to open a business such as mine because there was open a few doors down with the same business idea. I then followed up by calling the City of Rochester Zoning Department and talked to a lady there who I unfortunately did not catch her name. Regardless, I informed her of my situation and business idea, and she proceeded to inform me that I was okay going on about this plan so long as I didn't have on site customers and no "for sale" signs on any of the cars for advertisement. I then told her that my plan for SOS was strictly online sales of vehicles with no on site customers looking at cars and no show room of any kind.

With this acquired knowledge, I proceeded to move forward with the lease agreement putting into it all my savings and giving SOS the entirety of my time and effort. With the help of my father and brother in between my father's job and brother's schooling, I went ahead and applied for a dealer licenses thinking that I was in the clear regarding the location of SOS. When I was told about this new permit that I had to be granted, I was shocked. I called the zoning department back immediately and the same lady picked up. I, again, explained to her my business idea and asked her about the permit and she had remembered me. She then informed me that it was true and I had to get this new permit. She then put me in touch with Maureen Gentry, and the application was emailed to me.

SOS will be using the Property for services such as tire rotations, brake jobs, oil changes, and other services of this stature with respect to its neighbors and surroundings. As I stated above car sales will be strictly online and no cars will be left out of the shop to be seen if damage is on the vehicle. This is to promote a clean image for SOS, the community, and the city of Rochester Hills. No excessive noise will be made to disturb anyone around and nothing hazardous will occur within the Property so that not one person is put in harm's way. Everything about the shops looks and appearance will be formal and fitting to the surrounding businesses on Star-Batt Drive.

Granting me this permit and allowing me to move forward with my business plans will help me with living expenses. It will also give my brother a chance to keep up with tuition and debt. He has full academic career ahead of him and I would do anything to support him. With the current state of the world and this ongoing pandemic, I have put everything I have into this venture and failure is not an option. If I am unable to get this permit, I cannot back out on my lease and my options are very limited at that point. So, I kindly ask you, the Rochester Hills City Zoning Department, to please allow me to do this honest work that I am setting out to do at 1862 Star-Batt Drive. Thank You.

Sincerely,

Stavio Nizar

Owner and Founder of SOS Auto Services