



Ordinance, and he needed to apply for a zoning compliance permit. The applicant submitted the required application, but the application was denied because the shed was located less than 10 feet from the principal structure, as required in Section 3.02, sub-section E.

She then reviewed the criteria for considering a variance request:

- **Practical Difficulty:** The applicant cited practical difficulty with his property, as it abuts the Huron River; placement of the shed is constrained because of steep topography; moving it farther out would also block his neighbor's view to the river. She noted the slope could be considered sufficient to be a practical difficulty. She also noted that there is another setback that has to be considered. The requirement for a 50 foot setback from a shoreline, which is about 18 feet from the edge of the shed, currently. The applicant could technically meet the 50 foot requirement, but the slope would still be an issue.
- **Substantial justice:** A lesser variance would not provide relief since it would mean moving the shed closer, not farther away from the house.
- **Public Safety and Welfare:** The variance, if granted should not present any hazards for fire or otherwise endanger public health, safety and welfare.
- **Extraordinary Circumstances:** The properties steep slopes are a naturally occurring extraordinary circumstance, not of the applicant's creation.
- **No Safety Hazard or Nuisance:** The hazard of fire or other dangers to public safety or creation of a public nuisance would not be increased, if the variance were granted.
- **Relationship to Adjacent Land Uses:** A shed is a common residential accessory structure, and would be consistent with the neighborhood character.

Mr. Chumney gave a brief presentation and distributed an additional packet of materials. He explained the reason for the sheds location was based on the old garage foundation. He assumed it would be compliant. He stated the 50-foot setback from the river and the steep slope of the back yard resulted in a practical difficulty. When considering alternative locations, he was concerned the shed would block his neighbors' view of the river.

Business session following the public hearing:

Board comments after the applicant's presentation included the following:

- How long have you lived in the house (at 8058 Huron)?
- The lot was created before zoning. The house was constructed before zoning, but you built the shed before checking the zoning; relying on the counsel of others that a permit wasn't needed.
- Why couldn't the shed be located on the other side of the backyard?
- Couldn't the shed be located behind the old garage foundation?
- How many feet between the back of the old garage foundation and the drop off of the yard?
- Setback is required to stop fire from jumping from structure to structure and to give first responders room to get through.

Chairman Mekas opened the public hearing at 7:44 pm.

- Doug Neil, 8050 Huron Street (next door to the east) stated he used to live at 8058 Huron. When he bought the house there was no garage, just the foundation. When the tornado went through, he lost several kayaks because he had no garage and no shed. He decided to move next door because he would have a garage. He stated that many houses on Huron Street do not have a garage. He supported the variance request and stated it would definitely be a net positive for the neighborhood.

- Ron Kallek, 8079 Huron (2 houses to the west), stated he agreed with Mr. Neil. He also backs up to the Huron River, which is one of the most important factors for living on Huron Street. The view of the river. He stated he supported the variance request.

Chairman Mekas closed the public hearing at 7:49 pm.

Comments from the ZBA, after the public hearing, included the following:

- I'm still having trouble with the self-created issue. If the petitioner had come to the city before buying and placing the shed, he would have learned found out the requirements and applied for a smaller shed, which could meet the ordinance requirements. Topography was there, lot/size of house that was all there, the location of the shed is self-created.
- Building shed without getting a permit rubs me the wrong way.
- Substantial justice is something the other people in the neighborhood have, and applicant can't without variance. In this case, some do, but not everyone does (have a shed).
- We've had more public comment on this than anything we've covered. It's going to affect the neighbors more than others in the city. The view of the river will be blocked if the shed is moved. I see substantial justice in this.
- If variance is denied, does the shed have to be removed within 24 hours?

Motion by Mekas, with support by Rush, based on the information provided by the applicant and staff at the September 19, 2016 Zoning Board of Appeals meeting, the Board determines the application, ZBA #2016-04, submitted by Stephen Chumney for property located at 8058 Huron Street (08-03-32-360-007), **(MEETS)** the criteria required for the considering a variance request, pursuant to Section 24.05, sub-section A.

Therefore let it be resolved, the Zoning Board of Appeals **(GRANTS)** the following variance from Section 3.02, sub-section E:

1.3-foot variance from the required 10-foot setback from the principal building for a detached accessory structure, provided there is a 4 foot distance maintained unobstructed between shed and planter.

Let it further be resolved, the applicant's shed is **(PERMITTED)** to be setback 8.7 feet from the principal structure. The determination was made with consideration of following per Section 24.05 of the City of Dexter Zoning Ordinance (list criteria):

1. Substantial justice
2. Extraordinary circumstances

Ayes: Rush, Schmid, Mekas  
Nays: Michels, Wallaker  
Motion carries

**2. ZBA2016-05 Variance Request 3544 Lexington (parcel ID 08-08-08-260-066)**  
**Applicant: Elizabeth Ritter**  
**Property Owner: Peters Building Company**

Chairman Mekas introduced the request and Ms. Aniol described the application, stating it was submitted by Elizabeth Ritter, for property located at 3544 Lexington (08-08-08-260-066). Ms. Ritter was requesting a variance Section 20.01, Schedule of Regulations of the City of Dexter Zoning Ordinance, to allow a 2% increase in the maximum lot coverage from 30% to 32%. The applicant was citing practical difficulties associated with the property.

The applicant was represented by the property owner and builder, Jim Haeussler of Peters Building Company.

Ms. Aniol states that if variance was granted, the applicant would be allowed to construct a 14-foot x 14-foot deck and stairway and have maximum lot coverage of 32%.

Ms. Aniol stated the subject site, and all adjacent property is zoned Dexter Crossing Planned Unit Development (PUD) with an underlying zoning of R-1B, One Family Residential – Small Lot. Improvements, such as a deck, are permitted, subject to yard setbacks and maximum lot coverage requirements. According to Section 20.01, Schedule of Regulations for Principal Buildings – Residential, the maximum lot coverage in the R-1B District is 30%.

Ms. Aniol stated the applicant applied for a zoning compliance permit to build a 14 foot x 14 foot deck, but it was denied because the house alone resulted in 29% lot coverage and with the deck, would result in 32% lot coverage. Even a 12 foot x 12 foot deck would exceed the 30% maximum lot coverage standard.

Ms. Aniol stated that in 2005, Peter's Building Company requested and obtained an amendment to the Area Plan for Dexter Crossing Residential, to allow the maximum lot coverage to be 35%, for the following 5 lots:

- a) 193 (515 Coventry)
- b) 194 (513 Coventry)
- c) 198 (505 Coventry)
- d) 201 (499 Coventry)
- e) 214 (3635 South Downs)

The size of the lots ranged from 6,387 square feet to 6,829 square feet. In granting the amendment to the PUD, the Planning Commission and Village Council determined these lots were substantially smaller than the minimum lot area required in the R-1B districts.

In addition, that same year the Zoning Board of Appeals granted a variance to the homeowner of lot 129 (3656 South Downs), to allow a maximum lot coverage not to exceed 34%. The variance was granted based upon findings of substantial justice and extraordinary circumstances. The homeowner suffered from multiple sclerosis, the yard was not level enough for the wheelchair to maneuver easily, and a larger deck was needed to accommodate his wheelchair. The area of the lot in this case was 7,244 square feet, which is 556 square feet less than the minimum lot area required in the R-1B District.

She then reviewed the criteria for considering a variance request:

- Practical Difficulties: Demonstration of an inconvenience is not enough to justify a variance.
- Substantial Justice: A 100 square foot stairway would provide ingress/egress and would not require a variance.
- Extraordinary Circumstances: Extraordinary circumstances were self-created.
- Public Safety and Welfare: Public safety and welfare would not be compromised.
- No Safety Hazard or Nuisance: The hazard of fire or other dangers to public safety or creation of a public nuisance would not be increased.
- Relationship to Adjacent Land Uses: Granting the variance would set a precedent that could result in many more applicants requesting lot coverage variances, not just in Dexter Crossing, but throughout the city.

Mr. Haeussler gave a brief presentation stating that Peters Building Company is the owner of the property, and built the house for the applicant. Peters was not the developer of Dexter Crossing. Mr. Haeussler also addressed the 2005 PUD amendment, and said it was a proactive measure. He stated that this situation was a mistake, and regretted that it wasn't

caught sooner. He stated the applicant hired another company to build the deck, and that Peters Building Company did not specifically create this problem, except that we (Peters Building Company) built the house for a homeowner that lived in California.

Mr. Haeussler distributed a handout from another ZBA Case (2014-05), which pertained to a lot in Dexter Crossing, in which a setback variance was requested, and was granted. He also distributed another handout of photos of houses with elevated decks in the vicinity of the subject property, to show that an elevated deck would be consistent with current conditions. He reiterated that no one did anything deliberately to cause this situation.

Chairman Mekas opened the public hearing at 8:36 pm. Comments from the public included the following:

- Kate Stafford, 6867 Wellington Drive stated she serves on the Dexter Crossing Homeowners Association (HOA) Board and spoke in support of the variance.
- Gary Northrup, 6924 Wellington Drive, stated the applicant is his sister-in-law and that he was speaking on her behalf. He stated that the applicant does not blame Peter's Building Company for the mistake and does not want to see the applicant punished for the oversight. He asked the ZBA to grant the variance.

Comments from the ZBA, after the public hearing, included the following:

- Mr. Haeussler was asked what he considered a self-created practical difficulty. Mr. Haeussler stated Ms. Ritter asked for a home, a mistake was made, and there was no intent to defraud or change anything. There wasn't intent to create something. We didn't know the lot coverage was that close to the maximum, we missed it. It was something where there was not deliberate or intention to create.
- Mr. Haeussler was asked, what if I'm building a house and I max out the 2,000 square feet for the house and then I come back and want a shed, would that be self-created. Mr. Haeussler stated from that perspective, he couldn't answer the hypothetical question.
- Mr. Haeussler was asked how this lot is unique. Mr. Haeussler stated because the lot size is cut down for the PUD, it could've been bigger. With the home already built, a two-story would fit, we're watching it. You have the general open space that everyone enjoys.
- How does the PUD impact the development? Two-story homes fit, but a ranch doesn't?
- Shouldn't this go back to the Planning Commission as a PUD amendment?
- What if we limit the deck to 10' x 10' without a roof; steps add 75 sq. ft., and allow for increased coverage plus steps as proposed?

Motion by Mekas, support by Rush based on the information provided by the applicant and staff at the September 19, 2016 Zoning Board of Appeals meeting, the Board determines the application, ZBA #2016-05, submitted by Elizabeth Ritter, for property at 3544 Lexington (08-08-08-260-066), **(FAILS TO MEET)** the criteria required for the considering a variance request, pursuant to Section 24.05, sub-section A.

Therefore let it be resolved, the Zoning Board of Appeals **(DOES NOT GRANT)** a variance for 2% increase in the maximum lot coverage, from 30% to 32% from Section 20.01, Schedule of Regulations of the City of Dexter Zoning Ordinance.

Let it further be resolved, the applicant is **(NOT PERMITTED)** to construct a 14-foot x 14-foot deck and stairway a maximum lot coverage 32%. The determination was made upon the following findings:

**Did not find:**

1. Practical difficulties
2. Substantial justice
3. Extraordinary circumstances

Member Michels clarified that an affirmative vote on the motion, is a vote to deny the variance.

Ayes: Wallaker, Michels, Mekas, Schmid, Rush

Nays: None

Motion carries.

- H. **ADJOURNMENT** – Motion by Mekas, support by Rush to adjourn meeting at 8:56 pm. Motion carried by unanimous voice vote.

Respectfully submitted by:

Michelle Aniol  
Community Development Manager

Approved for filing: \_\_\_\_\_

DRAFT



## OFFICE OF COMMUNITY DEVELOPMENT

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### STAFF REPORT

**To:** Zoning Board of Appeals  
Courtney Nicholls, City Manager

**From:** Michelle Aniol, Community Development Manager

**Date:** November 21, 2016

#### Planning Commission Updates

- 8180 Main Street, Mill Creek Outdoor Adventure Center: The Planning Commission determined that commercial outdoor recreation uses, such as a canoe/kayak livery, should be a special land use in the VC Village Commercial Zoning District. The Planning Commission will consider a text amendment to Article 15, Section 15.03, Special Land Uses, to add commercial outdoor recreation uses, such as such as, but not limited to, canoe/kayak/liveries, concession stands, swimming pools; provided that any necessary facilities or accessory buildings, structures or uses are constructed and located so as to cause minimal encroachment and/or intrusion upon any natural resource area, and to minimize any negative effects on adjacent residential properties, as a special land use.

Staff has updated the timeline for this project, as follows:

<b>November 2016</b> Action by City Council RE: Request to annex Scio Twp. portion of 8180 Main St
<b>December 5, 2016</b> Planning Commission conducts public hearing to consider text amendment to Article 15 Action by Planning Commission: Recommendation to City Council
<b>December 12, 2016</b> Action by City Council regarding recommended text amendment to Article 15
<b>December 21, 2016</b> Notice of Adoption of Text Amendment published
<b>December 29, 2016</b> Text Amendment becomes effective
<b>January 3, 2017</b> Planning Commission considers special land use for tavern and outdoor eating area and preliminary site plan for proposed outdoor recreation center, tavern and outdoor eating area Action by Planning Commission: Recommendation to City Council
<b>January 9, 2016</b> Action by City Council RE: Recommendation on special land use for tavern and outdoor eating area and preliminary site plan for proposed outdoor recreation center, tavern and outdoor eating area
<b>March 6, 2017</b> Planning Commission considers Final Site Plan for proposed outdoor recreation center, tavern and outdoor eating area Action by Planning Commission: Recommendation to City Council
<b>March 27, 2016</b> Action by City Council RE: Recommendation on Final Site Plan for proposed outdoor recreation center, tavern and outdoor eating area

- The Planning Commission conducted a public hearing to consider the following text amendments to the zoning ordinance:

- Article II, Definitions, Section 2.02, Definition, Lot Coverage

Section 2.02, Definitions, Lot Coverage: The part or percent of the lot occupied by a building, buildings and/or structures, including accessory buildings and structures, such as, but not limited to decks, stairways, porches, breezeways and swimming pools.

Following the public hearing, the Planning Commission voted 8-1 to recommend that City Council adopt the text amendment.

- Article XVII, RD Research and Development District, Essential Services

Section 17.02, Permitted Principal Uses

#### 17. Essential Services

1. Essential Services, as defined in Article 2, shall be permitted as authorized and regulated by franchise agreements and federal, state and local laws and ordinance, it being the intention of this Ordinance to permit modification to regulations governing lot area, building or structure height, building or structure placement, and use of land in the city when strict compliance with such regulations would not be practical or feasible.
2. Although essential services may be exempt from certain regulations, proposals for construction of essential services shall still be subject to site plan review, as set forth in this Ordinance, as the intention of the city is to achieve efficient use of the land and alleviate adverse impact on nearby uses or lands. Essential service shall comply with all applicable regulations that do not affect the basic design or essential operation of said services.

Following the public hearing, the Planning Commission voted unanimously to recommend that City Council adopt the text amendment.

These two amendments will be on the Council's November 28, 2016 agenda.

- The Planning Commission will consider a text amendment to Section 3.17, Fences, during a public hearing on December 5, 2016. The purpose of the text amendment is to require a certified boundary survey with fence applications, and eliminate the requirement for written consent from all adjacent property owners, when a fence is proposed to be located on a property line.

### **Grandview Commons Brownfield Plan Update**

- City staff and consultants, and the mayor met with the applicant (Steve Brouwer and Allison Bishop) regarding the issue of phased demolition of the existing industrial building. The applicant's intent to demo the existing building in phases was not clearly communicated, verbally or on the Area Plan, prior to Planning Commission review and recommendation, and City Council action. Consequently, an amendment to the Approved Area Plan would be necessary, if the applicant wished to pursue phased demolition. Staff presented a timeline for the amendment review process. Unfortunately, the timeline would not work for the applicant. Thus, the applicant made the decision not to demo the building in phases. He committed to demolishing the building in phase one, with the building foundation being removed in phases 2 and 3, due to environmental conditions.

The Planning Commission will consider the revised Final Site Plan during a special meeting to be scheduled before Thanksgiving.

### **Miscellaneous Updates**

- Peters Building Company submitted an application for a Major Amendment to the Dexter Crossing PUD Area Plan on Monday, November 7<sup>th</sup>. The applicant is requesting an increase in

maximum lot coverage for units 66, 112, 126, and 195, in Phase 3. The Planning Commission will consider the request during a public hearing at its December 5, 2016 meeting.

- The RFQ Committee is scheduled to meet with Foremost Development on Wed, November 9<sup>th</sup>. Mayor Keough will provide details in his report to Council.

### **Enforcement Updates**

- On October 31, 2016, the City's Code Enforcement Attorney filed the following petitions with the 14A-3 District Court for Washtenaw County:
  1. Notice of Hearing and Petition to Enforce Judgment and Abate Nuisance. This is a public nuisance case regarding the property at 7555 Ann Arbor Street. A judgment for the City would allow the city to enter the property to remove two (2) unlicensed and inoperable vehicles, and the cost associated with this action would be placed on the tax roll, as a special assessment.
  2. Petition for Enforcement of City Ordinance. This is a public nuisance case regarding property at 3536 Dover Street. A judgment for the City would allow the city to enter the property to abate the nuisance presently existing, and the costs associated with this action would be placed on the tax roll, as a special assessment. The property owner has been working with the local church and there is some mitigation that has been taken to abate the nuisance presently existing. However, the nuisance has not been completely abated, and the unlicensed/inoperable car in the back yard has not been moved.

Court dates for both these cases has been set for December 5, 2016.

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## OFFICE OF COMMUNITY DEVELOPMENT

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### STAFF REVIEW

**TO:** Chairman Phil Mekas and the Zoning Board of Appeals  
**FROM:** Michelle Aniol, Community Development Director  
**DATE:** November 21, 2016  
**RE:** **AP2016.17-13-03, ZBA Variance Request for 2830 Baker Road**  
**Applicant: SPB Equities II, LLC, Allison Bishop, representative**  
**Property Owner: Paul Cook**

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The Zoning Board of Appeals is scheduled to conduct a public hearing on November 21, 2016. The purpose of the hearing is to consider a variance request, submitted on October 24, 2016, by SPB Equities II, LLC, for property located at 2830 Baker Road (08-08-06-400-005). The applicant has requested the following variance from Article VI, Landscaping in the City of Dexter Zoning Ordinance:

- A variance from the buffer strip required per Section 6.06, pursuant to Section 6.05, Buffer, for approximately 195 feet, along the north property line, and
- A variance from the 10 foot minimum buffer zone and minimum plant material requirement of 1 ornamental and 1 evergreen tree every forty (40) lineal feet, along 195 feet of the north property line, and 5 upright shrubs per each thirty (30) lineal feet, along 195 feet of the north property line, rounded upward, pursuant to Section 6.06, Landscaping Between Land Uses, Buffer Zone A, for a C-1 General Business Use Adjacent to a Commercial District Use.

The variance is requested to allow a 6-inch landscape buffer, along the north property line adjacent to the property located at 2844 Baker Road. The applicant cites practical difficulties associated with the property.

#### BACKGROUND

When the public hearing notice was prepared for the ZBA meeting, the applicant confirmed the variance request was for 195 feet along the north property line. The preliminary site plan, which was submitted on November 8, 2016, shows the actual length of the variance request to be 176.99 feet. The suggested motions reflect the updated information.

The preliminary site plan calls for the redevelopment of property at 2830 Baker Road from a bar/restaurant to office use. Removal of portions of the existing building and all associated footings, foundations and slab, and construction of a 2,567 sq. ft. single-story addition, parking lot, stormwater management, landscaping and completely new exterior elevations, similar in character to the Dexter Pharmacy building, adjacent to the south of the site, are proposed.

#### VARIANCE CONSIDERATIONS

Section 24.05 A. outlines the criteria applicable to variance considerations. Variances shall be granted only in accordance with the Michigan Public Act 110 of 2006, as amended and based on the findings set forth below. The extent to which the following criteria apply to a specific case shall be determined by the ZBA; however, at least one (1) of the applicable criteria must be found by the ZBA for each variance request.

1. **Practical Difficulties:** *Compliance with the strict letter of the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create practical difficulties, unreasonably prevent the use of the property for a permitted purpose, or render conformity with such restrictions unnecessarily burdensome. The showing of mere inconvenience is insufficient to justify a variance.*

According to the applicant, "compliance with the strict letter of the restrictions for the buffer width would prevent redevelopment of the existing building. The proposed building can be renovated and brought into compliance with all other city requirements and building codes."

According to the preliminary site plan, the applicant is proposing to redevelop the site, with new concrete sidewalks, driveway, drive aisle and parking, landscaping, curb and gutter, stormwater detention, and exterior elevations. The existing building setback from the northern property line ranges from 49.16 feet to 48.21 feet. The applicant is proposing a new 6.50-foot concrete sidewalk; new parking stalls that measure 18.5 feet in length, and a 2-way drive aisle measuring 22.50 feet. When all of these required improvements are added up, the total width is 47.50 ft. That leaves 1.66 to .71 feet for the required 10-ft landscape buffer.

Section 5.06.B of the Zoning Ordinance requires a 22-foot wide maneuvering aisle for two way traffic, and an 18-foot deep parking space. Where a parking space is curbed (as in this case) the vehicle overhang of the curb may be credited as two feet, if the abutting sidewalk is at least 7 feet wide. As required, the total width would be 47 feet; leaving 2.66 to 1.21 feet for the required landscape buffer.

It would be an unnecessary burden on the applicant to move the existing building, in order to meet the landscape buffer requirement. Additionally impractical, would be to require the applicant to reduce the drive aisle or sidewalk width or parking space length in order to meet the landscape buffer requirement.

It must be noted, however, the preliminary site plan, as submitted shows a "future 10,000 square foot parking lot expansion" behind the building, which would provide 36 additional parking spaces. That would result in a total of 60 parking spaces, which is more than necessary to accommodate the proposed office use, as well as most other uses allowed in the C-1 District.

During the preparation of this review, the applicant informed staff that the future parking lot could be shared, possibly with Dexter Town Center. However, no details or other information could be provided.

A practical difficulty could exist; provided the applicant can demonstrate that all parking could not be accommodated in the rear of the property.

2. **Substantial Justice:** *Granting of a requested variance or appeal would do substantial justice to the applicant as well as to other property owners in the district; or, as an alternative, granting of lesser variance than requested would give substantial relief to the owner of the property involved and be more consistent with justice to other property owners.*

According to the applicant "granting the variance would permit redevelopment of the property and allow for the existing building to be renovated within the intent of the City's Baker Road Corridor Overlay District."

As stated previously, compliance with the required landscape buffer and the sidewalk width and drive aisle width and parking stall length is not possible, based on the proposed layout. A lesser variance would not provide any relief either, since reducing the requirements for sidewalk, parking stall and drive aisle could negatively impact pedestrian and vehicular circulation. The variance as request could provide the applicant substantial justice, provided the applicant can demonstrate that all parking could not be accommodated in the rear of the property.

3. **Public Safety and Welfare:** *The requested variance or appeal can be granted in such fashion that the spirit of these regulations will be observed and public safety and welfare secured.*

According to the applicant, "public safety and welfare will not be impacted by the reduced landscape buffer. The adjacent building to the north site almost on the property line and the parking area will be improved to the existing city requirements for parking space size and aisle width. The reduction of one curb cut will also improve the access management along the Baker Road Corridor as defined in Section 5.10 of the City's Zoning Ordinance."

Currently the subject site has two curb cuts on Baker Road, one each on the north and south sides of the building. These curb cuts provide one-way in and one-way out of the site. The southern curb cut is adjacent to the Dexter Pharmacy drive-thru curb cut. There is less than 25 feet between these curb cuts. This presents a public safety hazard.

When the Pharmacy site plan was being considered, the Planning Commission and City Council indicated they wanted to see the southern driveway (at 2830 Baker Road) eliminated, if and when the site was redeveloped. In the proposed layout, the applicant would remove the southern driveway entrance, thus eliminating side-by-side curb cuts. The variance, as requested would not negatively impacted public safety and welfare.

4. **Extraordinary Circumstances:** *There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties of other similar uses in the same zoning district. The conditions resulting in a variance request cannot be self-created.*

According to the applicant, "the subject request is made for an existing parcel redevelopment and building renovation. All changes to the property will be an improvement."

The location of the building, in relation to the property lines is an existing condition, not of the applicant's creation. However, as referenced above, the proposed layout of the parking could be viewed as causing the need for the variance. Exceptional or extraordinary circumstances or condition could exist; provided the applicant can demonstrate that all parking could not be accommodated in the rear of the property.

5. **No Safety Hazard or Nuisance:** *The granting of a variance or appeal will not increase the hazard of fire or otherwise endanger public safety or create a public nuisance.*

According to the applicant "the public safety will not be impacted by the reduced landscape buffer, nor will a nuisance be created. The reduction of one curb cut will also improve the access management along the Baker Road Corridor as defined in Section 5.10 of the City's Zoning Ordinance."

The proposed layout provides a T-turnaround for fire vehicles. According to DAFD Fire Inspector Dettling, the proposed T-turnaround provides adequate access for fire vehicles. Granting the variance would not present hazard of fire or otherwise endanger public safety or create a public nuisance.

6. **Relationship to Adjacent Land Uses:** *The development permitted upon granting of a variance shall relate harmoniously in a physical and economic sense with adjacent land uses and will not alter the essential character of the neighborhood. In evaluating this criterion, consideration shall be given prevailing shopping pattern, convenience of access for patrons, continuity of development, and the need of particular services and facilities in specific areas of the City.*

According to the applicant "redevelopment and renovation of the existing property will improve the physical and economic sense with the adjacent land uses and improve the character of the neighborhood. All other ordinance requirements will be met, including architectural and landscaping, which will dramatically improve the streetscape in the Baker Road Corridor."

The subject property is zoned C-1, General Business District with the BRC Baker Road Corridor Overlay District. The intent of the C-1 General Business District is to "encourage planned and integrated groupings of retail, service, and administrative establishments which will retail convenience and comparison goods and provide personal and professional services for the entire City and tributary area and to accommodate commercial establishments which cannot be practically provided in the City commercial area, but can be integrated into the City at a scale and intensity consistent with the small Midwest town character."

The intent of the BRC Baker Road Corridor Overlay District is to promote and foster new development and redevelopment in accordance with the "Baker Road Corridor" goals and objectives as described in the City of Dexter Master Plan. It is recognized that this special mixed-use area is considered a gateway into the City Center. As a Gateway to the City Center, the Overlay District seeks the development of unified design elements reflecting pedestrian scale, improved access management, pedestrian access and non-motorized transportation, and a mixed of uses to compliment the City's Downtown.

An existing 1-story commercial building currently occupies the site. Zoning and use of adjacent properties is outlined in the following table:

Property Location	Zoning	Use
North	C-1 General Business & R-1 B, One Family Residential – Small Lot and BRC Baker Road Corridor Overlay District	Medical Office, Single Family Residential
East	R-1B, One Family Residential – Small Lot and BRC Baker Road Corridor Overlay District	Single Family Residential
South	C-1 General Business and BRC Baker Road Corridor Overlay District	Retail Commercial, Medical Office, Fitness Center
West (across Baker Road)	VR, Village Residential and BRC Baker Road Corridor Overlay District	Single and Multi-family residential

The subject site fronts onto Baker Road, a minor arterial roadway, according to the National Functional Classification Map, in the City’s Master Plan. The primary function of a minor arterial road is to carry vehicle trips a relatively short distance, through travel movements and/or to service lesser traffic generators (i.e. local shopping areas, schools, employment, etc.).

The subject site abuts single and multi-family residential uses to the north and east, as well as across Baker Road, to the west. The subject site abuts a variety of retail, commercial and office uses, to the north and south.

The proposed redevelopment would markedly improve ingress/egress, and aesthetic appearance of the subject site, continue a preferred development pattern, which began with the redevelopment D property to the south (i.e. Dexter Pharmacy and Dexter Wellness Center), and provide land uses that would complement the City’s downtown district, as well as surrounding properties.

**CONCLUSION/FINDINGS**

- Findings of practical difficulty, substantial justice and/or extraordinary circumstances may be achieved, provided the applicant can demonstrate that all propose parking could not be located in the rear of the property.
- The variance, as requested would ensure that public safety and welfare would not be negatively impacted.
- The variance, as requested would not present hazard of fire or otherwise endanger public safety or create a public nuisance.
- The proposed redevelopment of the subject site would provide unified design elements reflecting pedestrian scale, improved access management, pedestrian access and non-motorized transportation, as well as uses complementary to the Downtown and surrounding properties.

**SUGGESTED MOTIONS**

Based on the information provided by the applicant and staff at the November 19, 2016 Zoning Board of Appeals meeting, the Board determines the application, AP2016.17-13-03, submitted by SPB Equities II, LLC, for property located at 2830 Baker Road (08-08-06-400-005), **(MEETS/FAILS TO MEET)** the criteria required for the considering a variance request, pursuant to Section 24.05, sub-section A.

Therefore let it be resolved, the Zoning Board of Appeals **(GRANTS/DOES NOT GRANT)** the following variance from Article VI, Landscaping, in the City of Dexter Zoning Ordinance:

1. A variance from the buffer strip required per Section 6.06, pursuant to Section 6.05, Buffer, for approximately 176.99 feet, along the north property line, and
2. A variance from the 10 foot minimum buffer zone and minimum plant material requirement of 1 ornamental and 1 evergreen tree every forty (40) lineal feet, along 176.99 feet of the north property line, and 5 upright shrubs per each thirty (30) lineal feet, along 176.99 feet of the north property line, rounded upward, pursuant to Section 6.06, Landscaping Between Land Uses, Buffer Zone A, for a C-1 General Business Use Adjacent to a Commercial District Use.

Let it further be resolved, a 6" landscape buffer is **(PERMITTED / NOT PERMITTED)** along the north parking lot property line, adjacent to the property located at 2844 Baker Road.

The determination was made with consideration of following per Section 24.05 of the City of Dexter Zoning Ordinance (list criteria):

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

**OR**

The Board moves to **postpone** AP2016.17-13-03 until (\_\_\_\_(date)\_\_\_\_\_) to allow the applicant time to address the following items: (list items)

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

Please contact me prior to the meeting if you have questions.

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**OFFICE OF COMMUNITY DEVELOPMENT**

8140 Main Street • Dexter, Michigan 48130-1092 • (734) 426-8303 • Fax (734) 426-5614

**APPLICATION FOR ZONING BOARD OF APPEALS HEARING**

Application is being made for:  Appeal  Variance

Property Address: 2830 Baker Road Tax ID Number: 08-08-06-400-005

Proposed Use: General Office

Applicant Name: SPB Equities II, LLC Phone: 734-426-9980

Applicant Address: 7444 Dexter Ann Arbor Road, Suite F, Dexter, MI 48130

Email Address: allisonbishop@arbrouwer.com Mobile Phone: 734-260-3275

Property Owner Name: Paul Cook Phone: 734- 761-6061

Property Owner Address: 1990 Baker Road, Dexter, MI 48130

Email Address: NA Mobile Phone: 734- 761-6061

Type of Improvement Proposed: Redevelopment of existing commercial site. Improvements include parking, landscaping, storm water, facade and building renovation

Reason Waiver is Requested (explain practical difficulty or hardship): Due to the existing building size and location, and current parking ordinance requirements we cannot meet the required landscaping buffer width requirement.

**Application Procedure:** Please check if the following information is being provided, and attach the required documents to this application.

Yes	No	
X		A complete, signed application form, with application fee.
X		A site plan, drawn to scale and fully dimensional, showing the entire lot; the location of all existing structures including buildings and signs; the proposed improvements; lot area calculations to show compliance with building coverage allowances for the zoning district; and land contours (if applicable).
X		In the case of buildings, sketches or elevations. For additions, both the old and new structures must be included to show how the addition relates to the existing structure.
X		In case of appeals, a clear description of the order, requirement, decision, or determination for which the appeal is made and grounds for appeal (Please attach to this application).

*Application Zoning Board of Appeals Hearing - Page 2*

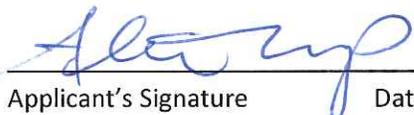
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**General Information**

At the public hearing, the applicant must present the Board with proof that there is a practical difficulty in carrying out the strict letter of the ordinance. By ordinance, the following four standards apply in determining whether practical difficulty is sufficient to warrant granting of the variance.

1. Compliance with the strict letter of the restrictions governing area, setbacks, frontage, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose, or would render the conformity with such restrictions unnecessarily burdensome;
2. Granting the variance would do substantial justice to the applicant as well as other property owners in the district; or granting some portion of the variance would give substantial relief to the owner and be more consistent with justice to other property owners;
3. The plight of the land owner is due to unique circumstances of the property; and
4. The problem is not self-created.

The application and a site plan must be filed at least 4 weeks prior to the public hearing. Please call the City Community Development Office at (734) 426-8303 x 15 for meeting dates and deadlines.

	<u>10-21-16</u>		<u>10-24-16</u>
Owner's Signature	Date	Applicant's Signature	Date

---

<b>Staff Review:</b>	Fee:	Residential \$250	Non-Residential \$350
	Date Received:	<u>10/24/16</u>	Receipt # <u>60177</u>

Regulations (Ordinance Sections) to be waived: \_\_\_\_\_

Code Requirement: \_\_\_\_\_

Proposal: \_\_\_\_\_

Zoning Board of Appeals Action:                      Approved                      Denied                      Date: \_\_\_\_\_

APPROVAL STAMP:

**SPB EQUITIES II, LLC** – 7444 Dexter Ann Arbor Road  
Suite F  
Dexter, MI 48130

734.426.9980 Phone  
734.426.9985 Fax

October 24, 2016

City of Dexter  
Zoning Board of Appeals  
8140 Main Street  
Dexter, MI 48130

Dexter Zoning Board of Appeals,

SPB Equities II has entered into a Purchase Agreement with Paul Cook, owner of 2830 Baker Road. SPB Equities II would like to redevelop the property as shown on the attached site plan, floor plan and elevation. The redevelopment plans include:

- Façade Improvements
- Interior Renovation
- Storage Addition
- Storm water management
- Parking
- Landscaping
- Elimination of one Curb Cut along Baker Road

The proposed site plan will be before the City Planning Commission on December 5, 2016.

A variance is being request from the following Sections of the City of Dexter Zoning Ordinance:

Section 6.05 - BUFFER and Section 6.06 - LANDSCAPE SCREENING BETWEEN LAND USES

Section 6.05. BUFFER - A buffer strip is required per section 6.06. The intent of the buffer strip is to have a minimum five foot high obscuring area. A buffer strip shall meet the following requirements: A. Minimum per Section 6.06.

Section 6.06. LANDSCAPE SCREENING BETWEEN LAND USES – Buffer requirements for C-1 General Commercial Uses adjacent to Commercial Uses is Buffer A. Buffer A is a 10 foot wide buffer area planted with 1 ornamental AND 1 evergreen tree every forty (40) lineal feet along the property line AND 5 upright shrubs per each thirty (30) lineal feet along the property line, rounded upward.

2830 Baker Road is currently a vacant building formerly used as a bar and bowling alley. The proposed project includes demolition of the small additions on the south west and north east sides of the building, a complete remodel of both the interior and exterior of the building and bringing the site into compliance with the current ordinance requirements, with the exception of the variance request.

By redeveloping the site we plan to add storm water management facilities and eliminate one of the 2 curb cuts onto Baker Road, however due to the existing building, parking lot aisle and space size requirements we are unable to meet the north property line landscaping buffer width requirement. As proposed the landscaping buffer with varies between 2'6" and 6". We are therefore requesting a variance to allow a 6" landscaping buffer along the north parking lot property line.

A variance is being requested given the existing conditions on the site that would prevent conformance with the standard.

Per Section 24.05 we are requesting a variance due to Practical Difficulties, Substantial Justice, Public Safety and Welfare, Extraordinary Circumstances, No Safety Hazard and Relationship to Adjacent Land Uses.

Practical Difficulties – Compliance with the strict letter of the restrictions for the buffer width would prevent redevelopment of the existing building. The proposed building can be renovated and brought into compliance with all other City requirements and building codes.

Substantial Justice – Granting the variance would permit redevelopment of the property and allow for the existing building to be renovated within the intent of the City's Baker Road Corridor Overlay District.

Public Safety and Welfare – Public Safety and Welfare will not be impacted by the reduced landscape buffer. The adjacent building to the north sits almost on the property line and the parking area will be improved to the existing City requirements for parking space size and aisle width. The reduction of one curb cut will also improve the access management along the Baker Road Corridor as defined in Section 5.10 of the City's Zoning Ordinance.

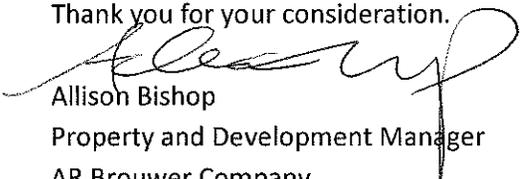
Extraordinary Circumstances – The subject request is made for an existing parcel redevelopment and building renovation. All changes to the property will be an improvement.

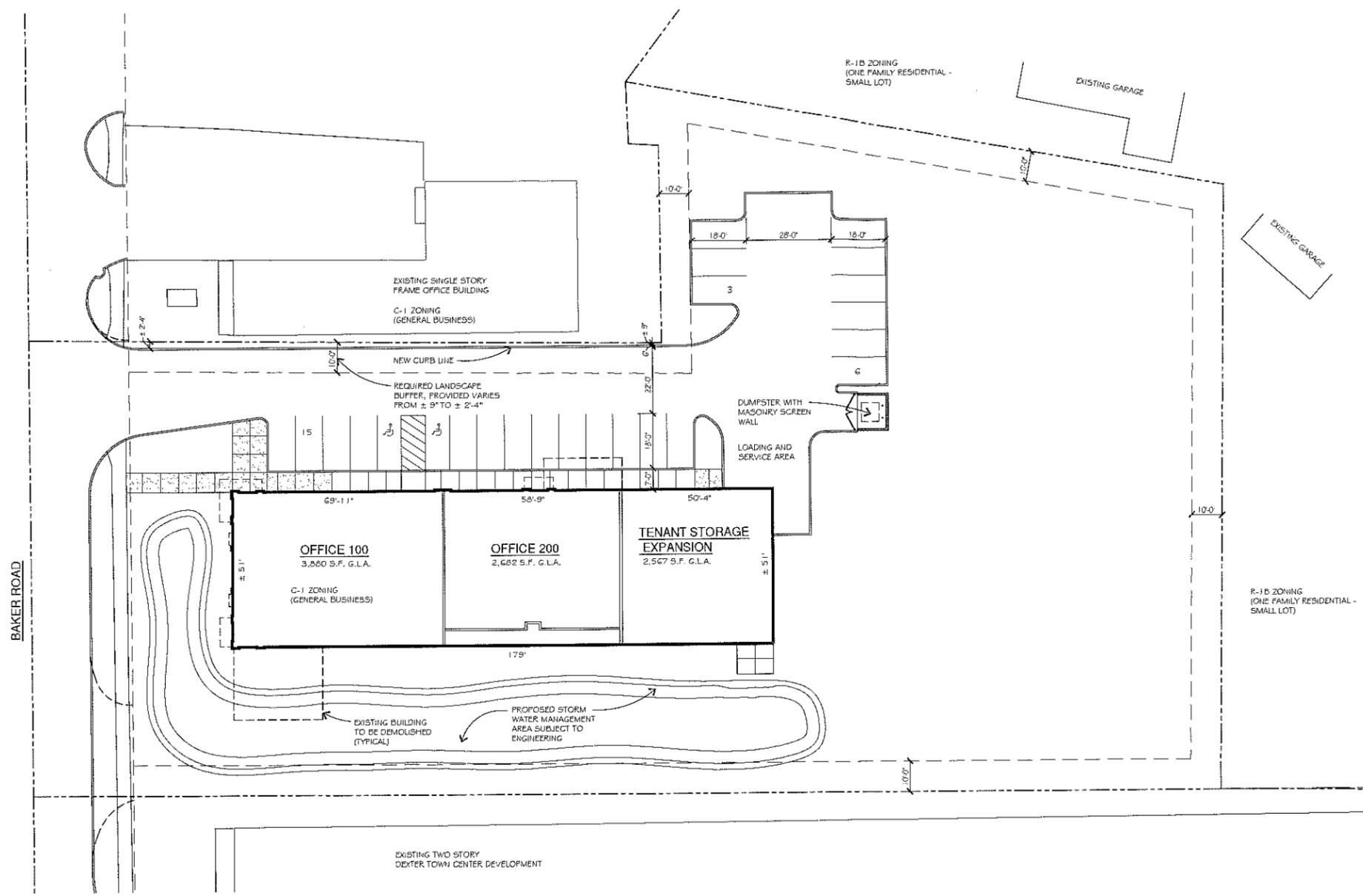
No Safety Hazard or Nuisance – The public safety will not be impacted by the reduced landscape buffer, nor will a nuisance be created. The reduction of one curb cut will also improve the access management along the Baker Road Corridor as defined in Section 5.10 of the City's Zoning Ordinance.

Relationship to Adjacent Land Uses – Redevelopment and renovation of the existing property will improve the physical and economic sense with the adjacent land uses and improve the character of the neighborhood. All other ordinance requirements will be met, including architectural and landscaping, which will dramatically improve the streetscape in the Baker Road Corridor.

Please feel free to contact us with any questions.

Thank you for your consideration.

  
Allison Bishop  
Property and Development Manager  
AR Brouwer Company



**LEGEND**

LAND AREA : ± 1.64 ACRES GROSS  
± 1.53 ACRES NET

BUILDING AREA :

EXISTING (OFFICE)	6,562 S.F. G.L.A.
EXPANSION (WAREHOUSE)	2,527 S.F. G.L.A.
TOTAL	9,129 S.F. G.L.A.
TOTAL	9,139 S.F. G.B.A.

NOTE : ± 1,000 S.F. OF EXISTING BUILDING AREA TO BE DEMOLISHED

PARKING REQUIRED PER ORDINANCE :

OFFICE = 3 SPACES PER 1,000 S.F. OF G.B.A.	= 6,562 / 333.33	= 19.7 = 20 SPACES
WAREHOUSE = 1.5 SPACES PER 1,000 S.F. OF G.B.A.	= 2,527 / 666.66	= 3.8 = 4 SPACES
TOTAL		= 24 SPACES

PARKING PROVIDED = 24 SPACES

**SITE PLAN**  
SCALE: 1" = 20'-0"



**BAKER ROAD OFFICE**  
DEXTER, MICHIGAN

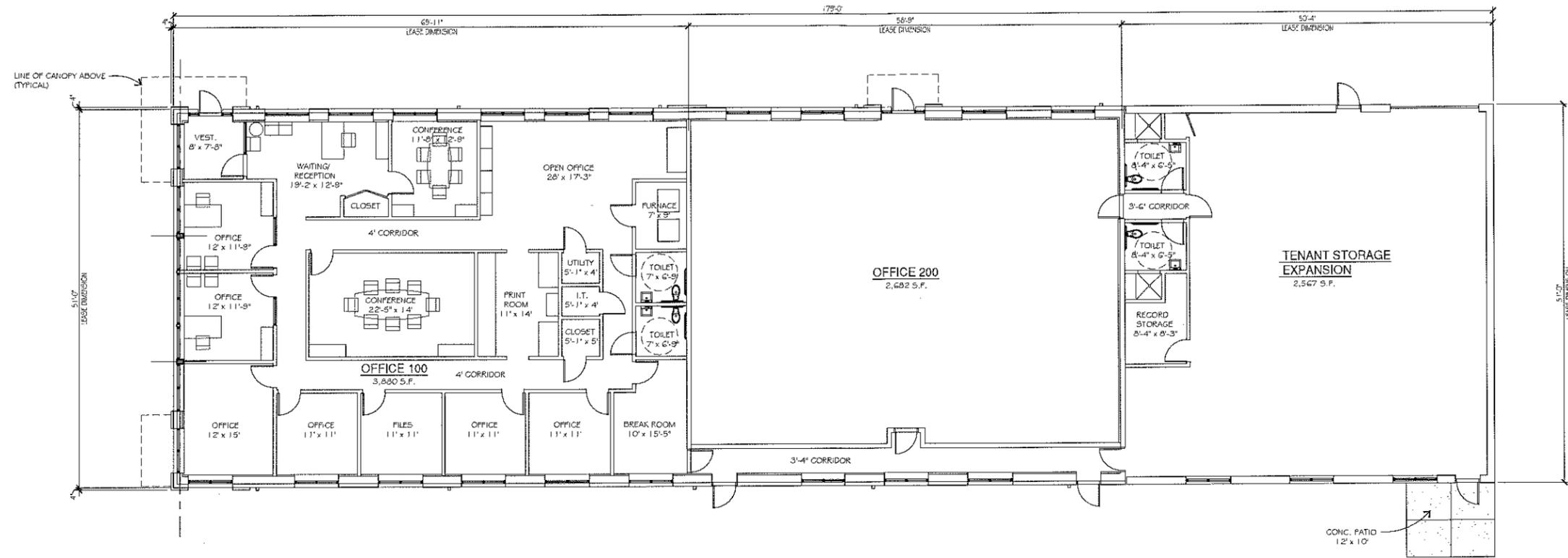
OWNER/DEVELOPER:  
A.R. BROUWER CO. LLC  
7444 DEXTER - ANN ARBOR RD.  
DEXTER, MICHIGAN 48130

**WAH YEE ASSOCIATES**  
ARCHITECTS & PLANNERS  
42400 GRAND RIVER AVENUE, SUITE 200  
NOVI, MICHIGAN 48375  
PHONE 248-489-9160  
PROJECT NO. 4913

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ISSUED FOR :  
PRE-APP.  
OCT. 14, 2016  
REVIEW  
OCT. 18, 2016

PRELIMINARY  
NOT FOR CONSTRUCTION  
A1.1



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



# BAKER ROAD OFFICE

DEXTER,

MICHIGAN

OWNER/DEVELOPER:

A.R. BROUWER CO. LLC  
7444 DEXTER - ANN ARBOR RD.  
DEXTER, MICHIGAN 48130



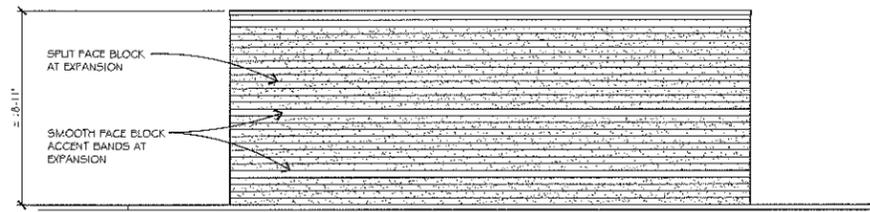
WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS  
42400 GRAND RIVER AVENUE, SUITE 200  
NOVI, MICHIGAN 48375  
PHONE 248.489.9160  
PROJECT NO. 4913

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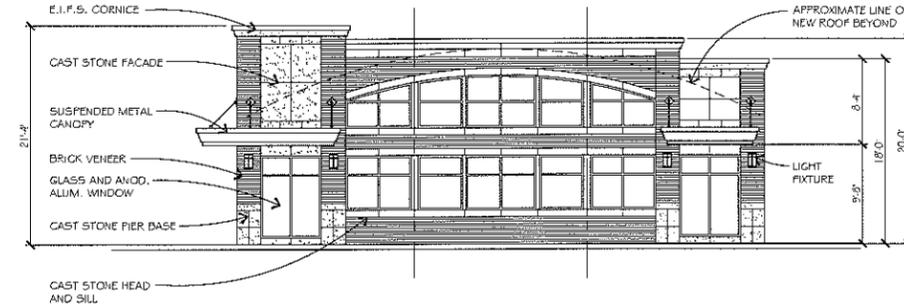
ISSUED FOR:  
PRE-APP.  
OCT. 14, 2016  
REVIEW  
OCT. 18, 2016

PRELIMINARY  
NOT FOR CONSTRUCTION

A2.1



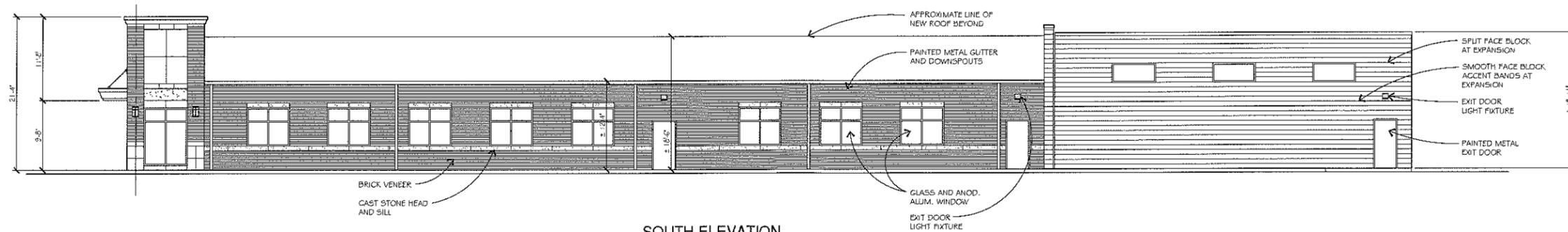
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

# BAKER ROAD OFFICE

DEXTER,

MICHIGAN

OWNER/DEVELOPER:

A.R. BROUWER CO. LLC  
7444 DEXTER - ANN ARBOR RD.  
DEXTER, MICHIGAN 48130



WAH YEE ASSOCIATES  
ARCHITECTS & PLANNERS  
42400 GRAND RIVER AVENUE, SUITE 200  
NOVL MICHIGAN 48375  
PHONE 248.489.9160  
PROJECT NO. 4913

ISSUED FOR:  
PRE-APP. OCT. 14, 2016  
REVIEW OCT. 18, 2016

PRELIMINARY  
NOT FOR CONSTRUCTION

A4.1

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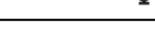
CLIENT: A.R. BROUWER COMPANY  
TOPOGRAPHIC SURVEY  
#2830 BAKER ROAD  
IN THE S.E. 1/4 OF SECTION 6  
T2S, R5E, CITY OF DEXTER,  
WASHTENAW COUNTY, MICHIGAN.

- 0/H.ELEC. — ELECTRIC LINE
- 8" — GAS MAIN
- 8" w — WATER MAIN
- 18" r — STORM LINE
- 6" — SANITARY LINE
- 0/H.CATV — CABLE TV LINE
- 1/6 COMM. — PHONE LINE
- x — CHAIN LINK FENCE
- x — WOOD FENCE
- x — BARBED WIRE FENCE

- ⊙ WATER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ GATE VALVE
- ⊙ BEEHIVE CATCH BASIN
- ⊙ CURB CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ CULVERT/END SECTION
- ⊙ SANITARY MANHOLE
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ TELEPHONE RISER
- ⊙ GAS MAIN RISER

- ⊙ SECTION CORNER
- ⊙ FOUND IRON PIPE
- ⊙ FOUND IRON ROD
- ⊙ SET IRON PIPE
- ⊙ SET MAG NAIL
- ⊙ FOUND MAG NAIL
- ⊙ SET WOOD LATH
- ⊙ CONTROL POINT
- ⊙ MEASURED DIMENSION
- ⊙ RECORDED DIMENSION
- ⊙ SURFACE FLOW

UTILITY NOTE:  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE AREAS IN THE EXACT LOCATION INDICATED ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

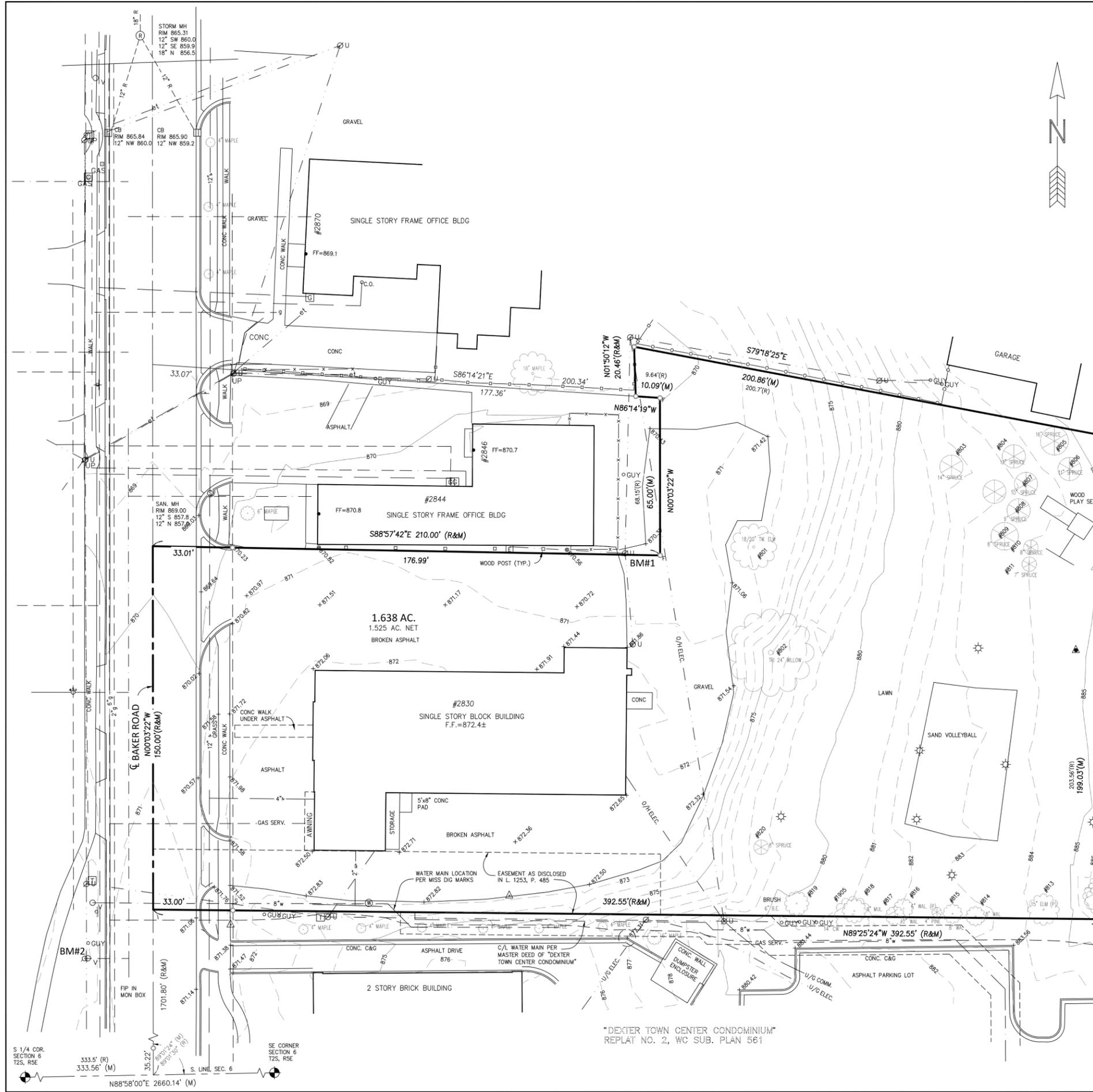


**LEGAL DESCRIPTION:**

SUBSEQUENT TO SURVEY:  
A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 2 SOUTH, RANGE 5 EAST, SCIO TOWNSHIP, WASHTENAW COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION, N88°58'00"E 333.57 FEET (RECORDED AS 333.5 FEET) TO THE CENTERLINE OF BAKER ROAD; THENCE ALONG SAID CENTERLINE, N00°03'22"W 1701.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, N00°03'22"W 150.00 FEET; THENCE S88°57'42"E 210.00 FEET; THENCE N00°03'22"W 65.00 FEET (RECORDED AS 68.15); THENCE N86°14'19"W 10.09 FEET; THENCE N01°50'12"W 20.46 FEET; THENCE S79°18'25"E 200.86 FEET (RECORDED AS 200.7 FEET); THENCE S01°07'06"W 199.03 FEET (RECORDED AS 203.56 FEET); THENCE N89°25'22"W 392.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.64 ACRES OF LAND, MORE OR LESS.

(Per Absolute Title Company File 81172)

Commencing at the South quarter post of Section 6, T2S, R5E, Washtenaw County, Michigan; thence East along the South line of the Section, 333.5 feet to the center line of Baker Road, so-called; thence Northwesterly deflecting 89° 01' 30" to the left, 1851.8 feet for a PLACE OF BEGINNING; thence Easterly deflecting 90° 38' to the right, 210 feet; thence Southerly parallel with the center line of Baker Road, 125 feet; thence Westerly deflecting 90° 38' to the right, 210 feet to the center line of Baker Road; thence Northerly along the center line of Baker Road, 125 feet to the Place of Beginning, being a part of the Southeast quarter of Section 6, T2S, R5E, City of Dexter, Washtenaw County, Michigan.  
Also commencing at the South 1/4 corner of Section; thence East 333.5 feet in the South line of the Section; thence deflecting 89° 01' 30" to the left 1701.8 feet in the center of Baker Road for a PLACE OF BEGINNING; thence North 25 feet in the center of Baker Road; thence deflecting 90° 38' to the right 210 feet; thence deflecting 90° 30' to the left 193.15 feet; thence deflecting 87° 30' to the left, 9.64 feet; thence deflecting 85° 44' to the right 20.46 feet; thence deflecting 102° 32' 30" to the right 200.7 feet; thence deflecting 80° 24' to the right 203.56 feet; thence deflecting 89° 27' 30" to the right 392.55 feet to the Place of Beginning, being a part of the Southeast quarter of Section 6, T2S, R5E, City of Dexter, Washtenaw County, Michigan.



**SITE INFORMATION:**

SITE ADDRESS: #2830 BAKER ROAD  
DEXTER, MI 48130  
PARCEL ID: 08-08-06-400-005

**BENCHMARKS:**

BM#1 - SET 60d NAIL S. SIDE P.P.  
ELEV. = 871.73' NAVD 88  
BM#2 - ARROW ON HYDRANT W. SIDE BAKER RD  
ELEV. = 875.78' NAVD 88

**TREE NOTE:**

ALL TREES ON SITE ARE IN GOOD CONDITION UNLESS NOTED AS (P) IN WHICH CASE THE TREE IS IN POOR CONDITION.

**TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:**  
TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ARBOR LAND CONSULTANTS, INC. PEA, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

S 1/4 COR. SECTION 6 T2S, R5E 333.5' (R) 333.56' (M)  
SE CORNER SECTION 6 T2S, R5E  
N88°58'00"E 2660.14' (M)

"DEXTER TOWN CENTER CONDOMINIUM"  
REPLAT NO. 2, WC SUB. PLAN 561

DATE: 110016 10-18-2016  
JOB No. 110016  
SHEET 1 OF 1  
SCALE 1 INCH = 20 FEET

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26161C0209E DATED APRIL 03, 2012.

**SITE DATA TABLE:**

CURRENT ZONING - C-1, GENERAL BUSINESS  
C-1 SITE REQUIREMENTS:

SETBACKS	REQUIRED	PROVIDED
FRONT	25 FT	6.16 FT
SIDE	10 FT	48.21 FT
REAR	25 FT	148.03 FT

LOT WIDTH	MINIMUM	PROVIDED (EXISTING PARCEL)
	200 FT	150 FT
LOT AREA	2 AC	62,313 SFT OR 1.43 ACRES (NET MINUS PROPOSED 60' ROW) 71,298 SFT OR 1.64 ACRES (GROSS)

\*NO MAXIMUM COVERAGE BY ALL BUILDINGS OR MINIMUM FLOOR AREA PER C-1 REGULATIONS  
\*EXISTING CONDITIONS CONFORM TO THE DEDICATION REQUEST OF THE CITY AND THERE ARE NO CHANGES TO THE BUILDING PLACEMENT.

TOTAL BUILDING AREA = 9,139 SFT (NOTE: 1000 SFT OF EXISTING BUILDING AREA TO BE DEMOLISHED)  
LOT COVERAGE = 9,139 SFT / 62,313 SFT = 14.7%  
TOTAL PAVED AREA = 13,130 SFT (NET)  
13,992 SFT (GROSS)  
TOTAL IMPERVIOUS COVERAGE = 22,269 SFT (NET)  
23,131 SFT (GROSS)

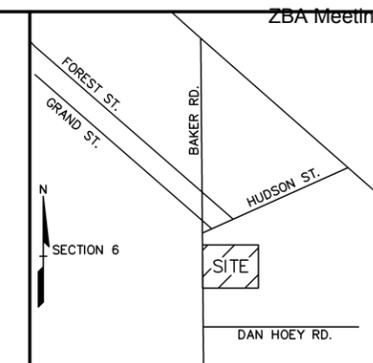
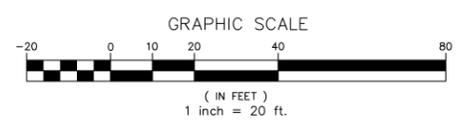
BUILDING HEIGHT	MAXIMUM	PROVIDED (EXISTING BUILDING)
	35'	21.33'

**PARKING REQUIREMENTS:**

OFFICE AREA: 3 SPACES PER 1,000 SFT OF GROSS BUILDING AREA = 6,562 SFT / 333.33 = 19.7 SPACES = 20 SPACES  
WAREHOUSE AREA: 1.5 SPACES PER 1,000 SFT OF GROSS BUILDING AREA = 2,567 SFT / 666.66 = 3.9 SPACES = 4 SPACES

	REQUIRED	PROVIDED
	24 SPACES	24 SPACES

\*ONE BARRIER FREE PARKING SPACES IS REQUIRED, TWO PROVIDED  
\*ONE LOADING/UNLOADING SPACE IS REQUIRED, 1 PROVIDED



REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE

**SIGN LEGEND:**

- 1 'STOP' SIGN
- 2 'BARRIER FREE PARKING' SIGN
- 3 'VAN ACCESSIBLE' SIGN

REFER TO SHEET C-6.0 FOR SIGN DETAILS

**LEGEND**

EXISTING	PROPOSED
IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED

**SIDEWALK RAMP LEGEND:**

SIDEWALK RAMP 'TYPE P'

REFER TO LATEST M.D.O.T. R-26-J STANDARD RAMP AND DETECTABLE WARNING DETAILS



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN ON THIS DRAWING ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AND THE PROTECTION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AND THE PROTECTION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY AND THE PROTECTION OF THE PROJECT.

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**811**

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1-800-482-7171 www.missdig.net



**PEA, Inc.**

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Brighton, MI 48116  
T: 517.546.8593  
F: 517.546.8973  
www.peainc.com

**SPB EQUITIES II, LLC**  
7444 DEXTER AVE. BAKER RD., SUITE F  
DEXTER, MI 48130

**DIMENSION & PAVING PLAN**  
**BAKER ROAD OFFICE**

PART OF THE SE 1/4 OF SECTION 6, T2S, R5E, CITY OF DEXTER, WASHTEWATON COUNTY, MICHIGAN

DES: TL DN HW SUR RG P.M. JC  
SCALE: 1" = 20'  
DRAWING NUMBER: C-2.0

- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - REFER TO SHEET C-6.0 FOR ON-SITE PAVING DETAILS.
  - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF DEXTER CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY OF DEXTER ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

**LEGAL DESCRIPTION (PER ARBOR LAND CONSULTANTS):**

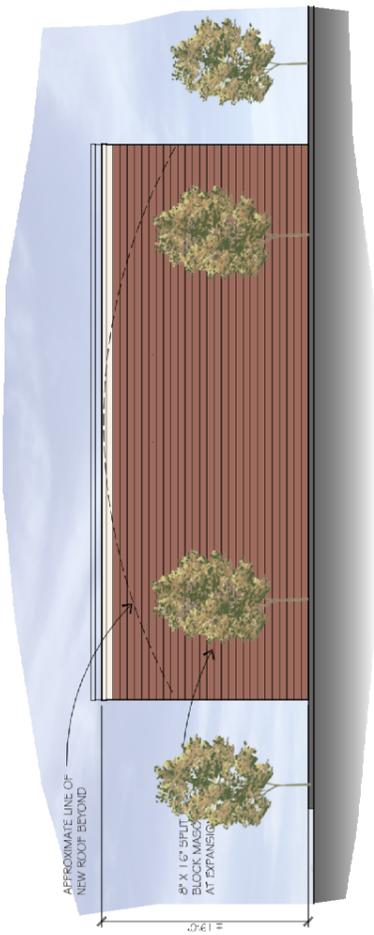
SUBSEQUENT TO SURVEY: A PART OF THE SOUTHEAST 1/4 OF SECTION 6, TOWN 2 SOUTH, RANGE 5 EAST, S00D WASHTEWATON COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION; THENCE ALONG THE SOUTH LINE OF SAID SECTION, N88°58'00"E 333.57 FEET (RECORDED AS 333.5 FEET) TO THE CENTERLINE OF BAKER ROAD; THENCE ALONG SAID CENTERLINE, N00°03'22"W 1701.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID CENTERLINE, N00°03'22"W 150.00 FEET; THENCE S88°57'42"E 210.00 FEET; THENCE N00°03'22"W 65.00 FEET (RECORDED AS 68.15'); THENCE N88°14'19"W 10.09 FEET; THENCE N01°50'12"W 20.46 FEET; THENCE S79°18'25"E 200.86 FEET (RECORDED AS 200.7 FEET); THENCE S01°07'06"W 199.03 FEET (RECORDED AS 203.56 FEET); THENCE N89°52'22"E 292.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.64 ACRES OF LAND, MORE OR LESS.

(Per Absolute Title Company File 81172)

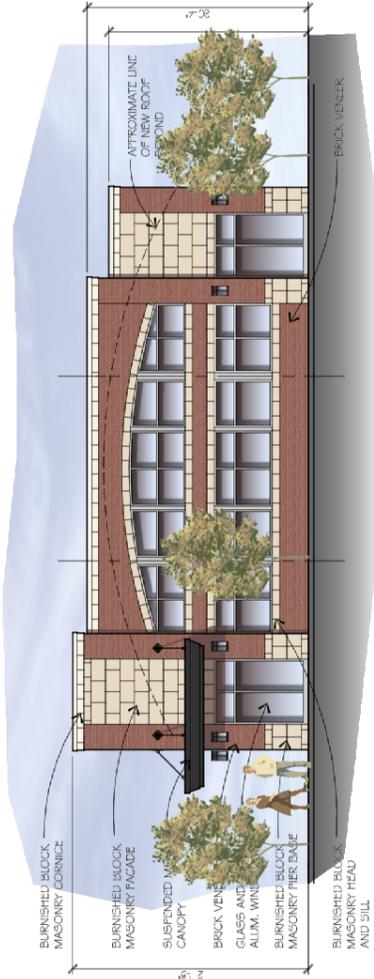
Commencing at the South quarter post of Section 6, T2S, R5E, Washtenaw County, Michigan; thence East along the South line of the Section, 333.5 feet to the center line of the left 1701.8 feet in the center of Baker Road for a PLACE OF BEGINNING; thence Northerly deflecting 89° 01' 30 PLACE OF BEGINNING; thence Easterly deflecting 90° 38' to the right, 210 feet; thence Southerly parallel with the center line of Baker Road, 125 feet; thence Westerly deflecting 90° 38' to the right, 210 feet to the center line of Baker Road; thence Northerly along the center line of Baker Road, 123 feet to the Place of Beginning, being a part of the Southeast quarter of Section 6, T2S, R5E, City of Dexter, Washtenaw County, Michigan. Also commencing at the South 1/4 corner of Section; thence East 333.5 feet in the South line of the Section; to the left 1701.8 feet in the center of Baker Road for a PLACE OF BEGINNING; thence thence Northerly deflecting 89° 01' 30 North 25 feet in the center of Baker Road; thence deflecting 90° 38' to the right 210 feet; thence deflecting 90° 30' to the left 193.15 feet; thence deflecting 87° 30' to the left, 9.64 feet; thence deflecting 85° 44' to the right 20.46 feet; thence deflecting 102° 1' to the right 200.7 feet; thence deflecting 89° 24' to the right 203.56 feet; thence deflecting 89° 27' 30' 32' 30' the right 392.55 feet to the Place of Beginning, being a part of the Southeast quarter of Section 6, T2S, R5E, City of Dexter, Washtenaw County, Michigan.

PRELIMINARY - NOT FOR CONSTRUCTION

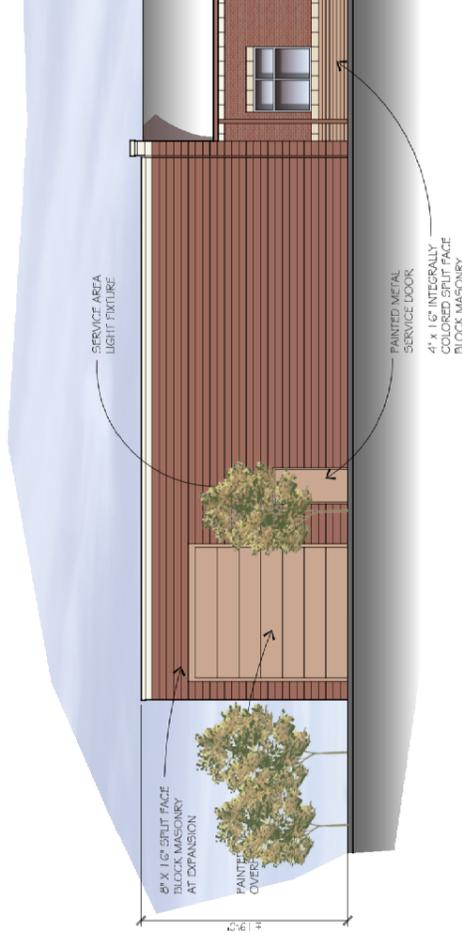
REF: S:\PROJECTS\2016\2016309\DWG\16309-TOPBASE.DWG  
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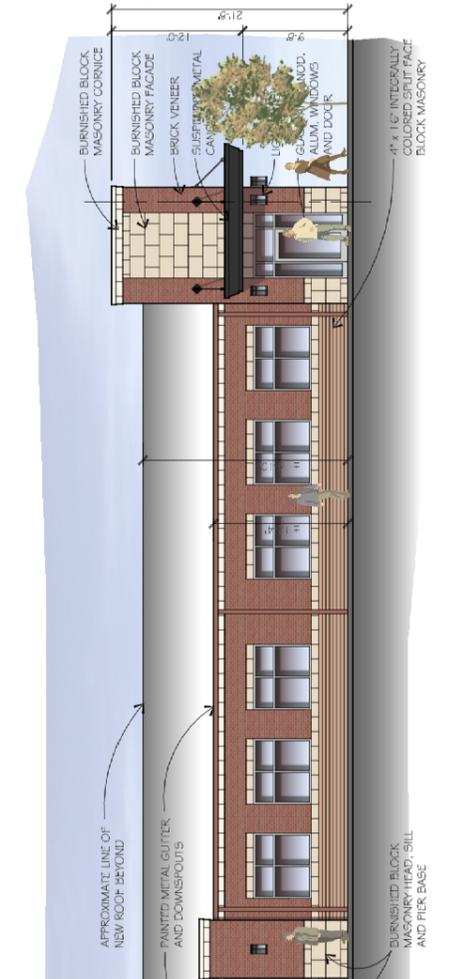
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

# BAKER ROAD OFFICE

DEXTER, MICHIGAN

**OWNER/DEVELOPER:**  
A.R. BROUWER CO. LLC  
7444 DEXTER - ANN ARBOR RD.  
DEXTER, MICHIGAN 48130

**WAH YEE ASSOCIATES**  
ARCHITECTS & PLANNERS  
42900 GRAND RIVER AVENUE, SUITE 200  
ROYAL OAK, MICHIGAN 48065  
PHONE 248-487-7100  
PROJECT NO. 4913

**ISSUED FOR:**  
REVIEW  
OCT. 21, 2016

**REVIEW**  
OCT. 21, 2016

**ISSUED FOR:**  
REVIEW  
OCT. 25, 2016

**REVIEW**  
OCT. 25, 2016

**ISSUED FOR:**  
REVIEW  
OCT. 31, 2016

**REVIEW**  
OCT. 31, 2016

**PRELIMINARY**  
NOT FOR  
CONSTRUCTION

**WEST FACADE MATERIALS**

MATERIAL	QUANTITY	PERCENTAGE
BRICK	340 S.F.	32.6 %
BURNISHED BLOCK MASONRY	257 S.F.	24.8 %
GLASS & ANOD. ALUM.	395 S.F.	38.0 %
METAL CANOPY & TRIM	46 S.F.	4.4 %
PAINTED METAL DOOR	0 S.F.	0.0 %
4" INT. COLORED SPLIT FACE BLOCK	0 S.F.	0.0 %
8" SPLIT FACE BLOCK	0 S.F.	0.0 %
<b>TOTAL</b>	<b>1,038 S.F.</b>	<b>100.0 %</b>

**EAST FACADE MATERIALS**

MATERIAL	QUANTITY	PERCENTAGE
BRICK	0 S.F.	0.0 %
BURNISHED BLOCK MASONRY	0 S.F.	0.0 %
GLASS & ANOD. ALUM.	0 S.F.	0.0 %
METAL CANOPY & TRIM	21 S.F.	2.2 %
PAINTED METAL DOOR	0 S.F.	0.0 %
4" INT. COLORED SPLIT FACE BLOCK	0 S.F.	0.0 %
8" SPLIT FACE BLOCK	944 S.F.	97.8 %
<b>TOTAL</b>	<b>965 S.F.</b>	<b>100.0 %</b>

**NORTH FACADE MATERIALS**

MATERIAL	QUANTITY	PERCENTAGE
BRICK	654 S.F.	24.4 %
BURNISHED BLOCK MASONRY	310 S.F.	11.6 %
GLASS & ANOD. ALUM.	424 S.F.	15.8 %
METAL CANOPY & TRIM	100 S.F.	3.8 %
PAINTED METAL DOOR	209 S.F.	7.8 %
4" INT. COLORED SPLIT FACE BLOCK	265 S.F.	9.9 %
8" SPLIT FACE BLOCK	715 S.F.	26.7 %
<b>TOTAL</b>	<b>2,677 S.F.</b>	<b>100.0 %</b>

**SOUTH FACADE MATERIALS**

MATERIAL	QUANTITY	PERCENTAGE
BRICK	730 S.F.	28.4 %
BURNISHED BLOCK MASONRY	196 S.F.	7.4 %
GLASS & ANOD. ALUM.	356 S.F.	13.1 %
METAL CANOPY & TRIM	71 S.F.	2.8 %
PAINTED METAL DOOR	69 S.F.	2.7 %
4" INT. COLORED SPLIT FACE BLOCK	312 S.F.	12.1 %
8" SPLIT FACE BLOCK	856 S.F.	33.3 %
<b>TOTAL</b>	<b>2,570 S.F.</b>	<b>100.0 %</b>