

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS AGENDA
MARCH 12, 2019 AT 7:00 PM
VAN BUREN TOWNSHIP HALL
46425 TYLER ROAD**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

| | | | |
|------------------------------|-------|-----------------------------------|-------|
| Chair Aaron Sellers | _____ | Vice-Chair Amos Grissett | _____ |
| Secretary Bryon Kelley | _____ | Commissioner Robert McKenna | _____ |
| Commissioner David Senters | _____ | Trustee Kevin Martin | _____ |
| Commissioner John Haase | _____ | BZA Alternate Charles Larocque | _____ |
| BZA Alternate Carmen Stovall | _____ | Recording Secretary Anna Halstead | _____ |
| Director Ron Akers | _____ | | |

ACCEPTANCE OF AGENDA

APPROVAL OF MINUTES: Approval of minutes from January 8, 2019

CORRESPONDENCE

PUBLIC HEARING (for non-new business items)

- A. Open Public Hearing.
- B. Public Comment.
- C. Close Public Hearing.

UNFINISHED BUSINESS

NEW BUSINESS

1. JPMC

Case Number: 19-001

Location: Parcel ID# 83-044-99-0005-701 (9000 Haggerty). The site is located on the west side of Haggerty between Tyler and Ecorse Roads.

Requesting: The applicant is requesting a variance from the following section of the Charter Township of Van Buren Zoning Ordinance:

Article 7, Section 7.205(B): The applicant is requesting a variance to exceed the maximum allowable height of a wall on the property. The maximum height allowed in the ordinance is 8', but the applicant is requesting 14'.

- A. Open Public Hearing.
- B. Presentation by the Applicant.
- C. Presentation by Township Staff.
- D. Public Comment.
- E. Close Public Hearing.
- F. Board of Zoning Appeals Discussion.
- G. Board of Zoning Appeals Action.

2. LAWRENCE ZALENKA

Case Number: 19-002

Location: Parcel ID# 83-080-01-0059-000 (13125 Ormond Drive). The site is located North of Huron River Drive between Elwell and Hoeft Roads.

Requesting: The applicant is requesting a variance from the following section of the Charter Township of Van Buren Zoning Ordinance:

Article 5, Section 5.114(B): The applicant is requesting a variance from the minimum width across the front and rear elevation of a single-family dwelling. The minimum width required in the ordinance is 24', but the applicant is requesting 20'.

- A. Open Public Hearing.
- B. Presentation by the Applicant.
- C. Presentation by Township Staff.
- D. Public Comment.
- E. Close Public Hearing.
- F. Board of Zoning Appeals Discussion.
- G. Board of Zoning Appeals Action.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION

ADJOURNMENT

CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
Tuesday - January 8, 2019
DRAFT MINUTES

The Meeting was called to order at 7:03PM in the Board of Trustees room by Chairperson McKenna.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: McKenna, Martin, Kelley, Sellers, Grissett

Absent Excused: Senters, Barnabei, Larocque

Staff: Akers, Halstead

Audience: 0

ACCEPTANCE OF AGENDA: Motion to accept agenda as presented Kelley, Seconded by Sellers.
Motion Carried

APPROVAL OF MINUTES: Motion to approve minutes from December 11, 2018 Sellers, Seconded by Kelley. Motion Carried

CORRESPONDENCE: Akers had 2 letters of correspondence. One was a letter from Mrs. Nielsen rescinding her request for a variance. the second was from Joe Barnabei resigning from the BZA. There is now an open position on the BZA to fill.

PUBLIC HEARING: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

1. 2019 Meeting Schedule

Motion to adopt the 2019 Meeting Schedule Kelley, Seconded by Sellers. Motion Carried.

2. Election of Officers

Motion to open nominations at 7:18pm Martin, Seconded by Kelley. Motion Carried.

Senters was nominated for Chairman. Grissett was nominated for Vice-Chair. Kelley was nominated for Secretary.

Motion to close nominations at 7:24pm Grissett, seconded by Sellers. Motion Carried.

Motion to elect Sellers for Chairman Grissett, seconded by Martin. Motion Carried.

Motion to elect Grissett for Vice-Chair Kelley, seconded by Martin. Motion Carried.

Motion to elect Kelley for Secretary Sellers, seconded by Grissett. Motion Carried.

3. Agenda Revisions

Akers mentioned he made a revision to the agenda to add public hearing for non- new business items.

ANNOUNCEMENTS, COMMENTS, AND OPEN DISCUSSION: It was asked if Akers could put together a memo for the BZA members about proper procedure of letting the township know if they will be absent at a meeting.

Motion Kelley, seconded by Grissett to adjourn at 7:40 p.m.

Motion Carried

Respectfully submitted,

Anna Halstead, Recording Secretary



Case number

19-001

Dated submitted

1-17-19

Board of Zoning Appeals Application

APPLICANT INFORMATION

Applicant Julian R. Beglin, HF Lenz Company (agent) **Phone** c: 814-659-5840
Property Owner (if different than applicant) JPMorgan Chase (C/o.Bob Bachmeier) **Phone** c: 614-360-8581
Address 9000 Haggerty Road, Belleville, MI **Fax** 814-269-9301 (agent)
City, State Belleville, Michigan **Zip** 48111 **E-Mail Address** jbeglin@hflenz.com (agent)

SITE INFORMATION

Property Location: On the West Side of Haggerty Road; Between Tyler Road and Ecorse Road. **Size of Lot** Width 1724.18' Depth 1346.57' Acreage 53.3ac
Date Property Acquired and the Type of Ownership 1997 (JPMorgan Chase Bank, NA)
State all deed, subdivision improvement and property restrictions in effect at this time, together with dates of expiration:

VARIANCE REQUEST

Variance to Zoning Ordinance Section (s) 6'-0" Dimensional Height Variance to Article 7, Ch.2, Sec.(4) Fences and Walls in Nonresidential Districts.
Explanation of the Practical Difficulty of the Property as defined in Section 19.07 Wall shall be designed to provide Site Security for Blast Protection as part of high security perimeter hardening of site. Wall height proposed is 14'-0".
Explanation of request for Administrative Review Interpretation N/A.

REQUIRED INFORMATION

Photographs of the building and/or structures on site
Sketch plan or plot plan showing the dimensions of the lot and the existing and proposed setbacks

OWNER'S AFFIDAVIT

Print Property Owners Name

Signature of Property Owner

Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____, 200__

_____, Notary Public, _____ County, Michigan

My Commission expires _____, 200__



**H.F. LENZ
COMPANY**

Michigan Corporation

Engineering

1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300

January 14, 2019

Charter Township of Van Buren
c/o Mr. Ron Akers, Director of Planning & Economic Development
46425 Tyler Road
Van Buren Township
Belleville, Michigan 48111

Subject: Project Sycamore
HFL File No. 2018-0116.30

Re: JPMC Variance Request to Board of Zoning Appeals (BZA)

Dear Members of the BZA:

H.F. Lenz Company (HFL), on behalf of our client JPMorgan Chase (JPMC), respectfully submits application to the Board of Zoning Appeals for a 6'-0" dimensional height variance to Article 7, Chapter 2, Section (4) – Fences and Walls in Nonresidential Districts of the Charter Township of Van Buren Zoning Ordinance, Adopted May 16, 2017, Effective June 2, 2017, as Amended December 22, 2017.

1. BACKGROUND

The existing 53.3 acre property located at 9000 Haggerty Road, just north of Tyler Road in Van Buren Township, formerly owned and operated by Bank One (NBD Bank) was originally constructed and used as an office and bank processing facility. Since 1997, JPMC has owned and operated the facility, primarily as an office and data center, with a third-party tax processing tenant leasing space in the building.

In 2018, HFL was secured by JPMC to prepare design documents to provide additional site security measures in compliance with other JPMC operated facilities throughout the United States. As part of this effort, and to harden the site against potential external threats, the design includes a Visitor & Vehicle Receiving Center (VVRC) which provides a single point of entry into the site for all employees, visitors and vehicles.

In addition to the VVRC, site security includes perimeter fencing that consists of an 8'H anti-climb/K-rated barrier fence (entire site perimeter), and 8'H precast concrete block wall along the western and northern boundaries. Additionally, along the entrance driveway to the VVRC, a 14'H decorative precast concrete block wall is proposed to provide a protective 'screen' from the main building of any potential threat that enters the site. This wall and 3' horizontal to 1' vertical earth berm currently exceeds the permitted wall height by six feet. Therefore, JPMC is requesting a variance as follows:

2. VARIANCE REQUESTED

6'-0" (vertical) dimensional height variance to Article 7, Chapter 2, Section (4) – Fences and Walls in Nonresidential Districts of the Charter Township of Van

Buren Zoning Ordinance. Section 7.205 (B) Requirements Applicable to Specific Zoning Districts., (4) reads as follows:

"(4) Fences and Walls in Nonresidential Districts. In addition to the requirements of Section 7.205(B)(1) and Section 7.205(B)(2), fences and walls in all nonresidential districts when required for security shall be constructed of ornamental/decorative materials such as rod and rail, stockade, or brick; however, such fencing shall not exceed a height of eight (8) feet. Fences located in the rear may, at the discretion of the Planning Commission, be non-decorative, provided they are not directly visible from public rights-of-way."

3. DIMENSIONAL SURROUNDINGS

The proposed VVRC building has a parapet height of 24'-0" from the ground which is immediately adjacent to the proposed 14'-0" high screen wall (within 10LF). The wall is to be constructed from large decorative colored weathered limestone with a textured finish (refer to enclosed REDI-ROCK KINGSTONE sample sheet). Each precast concrete block (face) measures approximately 18"Hx45"L and will be installed approximately 10-feet west of the new VVRC building, extending north along the west side of the proposed entrance drive approximately 685-feet north with 90 degree wing walls at each end. The face of wall shall be approximately 275-feet from the Haggerty Road property line, and 200-feet from the Haggerty Road building setback. The size and scale of the proposed wall shall be diminished by the distance from the public thoroughfare (Haggerty Road) and adjacent VVRC building.

4. UNIQUE CIRCUMSTANCES

JPMC is required to adopt and maintain increased levels of security at their technology facilities in compliance with their own global security protocols, in addition to the FDIC requirements as a secure bank facility. As part of the design requirements, JPMC has consulted with third-party site security and blast consultants who have identified and recommended the proposed improvements throughout the site, including the 14'H screen wall for security/blast protection.

5. PUBLIC SAFETY

The proposed site security wall will not increase the hazard of fire, flood or endanger public safety. Only JPMC authorized personnel shall have access to the secure side of the wall for operation and maintenance. Additionally, a 10'-0" stone apron shall be installed to prevent landscaping personnel from having to approach the top or sides along the face of wall during lawn maintenance of the berm.

Mr. Ron Akers, Director
January 14, 2019
Page 3 of 3

6. PROPERTY VALUES, COMMUNITY & CHARACTER OF THE NEIGHBORHOOD

It is the opinion of the applicant (JPMC) that the proposed security and site blast hardening provisions, to include the 14'H wall will not unreasonably diminish or impair established property values within the surrounding area, and will not in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the township, and will not detrimentally alter the essential character of the neighborhood.

7. SUMMARY

JPMC respectfully requests the 6'-0" vertical height variance for the site security wall to be granted based on the site specific justifications set forth above.

Should you have any questions or require additional information, please feel free to contact our office at (814) 269-9300.

Sincerely,

H.F. LENZ COMPANY
a Michigan Corporation



Julian R. Beglin, GISP
Associate, Project Manager

I:\Projects\2018\180100\180116x30\Letters\Van Buren Twp\Sent\19_0114 Variance Request Ltr.docx

Enclosure

Thornton Tomasetti

Via email:

February 11, 2019

William H. Devlin Jr.
H.F. LENZ COMPANY
1407 Scalp Avenue
Johnstown, PA 15904

RE: PROJECT SYCAMORE - HFL FILE: #2018-0116.04 – BELLEVILLE WALL

Dear Bill,

Thornton Tomasetti was retained by JPMC to provide protective design services for the renovation of an existing data center and electronic file storage in Belleville, Michigan to provide protection of critical national infrastructure. Thornton Tomasetti performed Computational Fluid Dynamics (CFD) analyses of the proposed barrier berm of different heights at various distances from the main building to determine the most effective height and location.

The CFD analyses demonstrates the effectiveness of the berm along the west entrance driveway (proposed primary site access) to the Visitor and Vehicle Receiving Center (VVRC) building to be fourteen (14) feet in height to protect the most vulnerable critical infrastructure on the site.

Very truly yours,

THORNTON TOMASETTI, INC.



Robert Smilowitz
Senior Principal



Memo

TO: Van Buren Township Board of Zoning Appeals

FROM: Grace Stamper & Ron Akers, AICP
Planning and Economic Development

RE: BZA 19-001- 9000 Haggerty

DATE: February 8, 2019

Staff has reviewed the above referenced application submitted by Julian Beglin to construct a 14' tall wall in the front yard at 9000 Haggerty. In order to construct the wall as proposed the applicant will be required to obtain a wall height variance. The following is staff's review of the application based on the criteria in the Zoning Ordinance and the information provided:

STAFF REPORT

File Number: 19-001

Site Address: 9000 Haggerty, Parcel ID# 83-044-99-0005-701

Parcel Size: ≈53.3 acres

Applicant: Julian Beglin, HF Lenz Company

Property Owner: JPMC, 9000 Haggerty Road, Van Buren Township, MI 48111

Request: Dimensional variance

Project Description: Applicant is requesting a wall height variance in order to construct a 14' tall wall to provide blast protection as part of the high security perimeter hardening of the site.

Zoning and Existing Use: M-1, Light Industrial

Other: Notice for the public hearing was posted in the Belleville Independent on January 24, 2019 in accordance with the Michigan Zoning Enabling Act and notices were mailed to the owners of real property within 300' of the subject property on January 16, 2019.

Background: The subject site is located on the West side of Haggerty Road between Tyler and Ecorse Roads. The applicant is renovating the site to make it a secure banking facility. The proposed variance is needed to put into place a wall that will provide sufficient blast protection necessary as part of the high-level security on site and meet JPMC global security and Federal Deposit Insurance Corporation (FDIC) requirements.

Variance Requests

Section 7.205(B) Dimensional Regulations: Maximum Height: Required: 8'
Requested: 14'
Variance: 6'

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for dimensional variances.

Section 12.403 (C) Variances. The BZA shall have the power to authorize, upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations; such requirements as off-street parking and loading space requirements, sign regulations and other similar requirements as specified in the Ordinance, provided such modifications will not be inconsistent with the purpose and intent of such requirements. To obtain a variance, the applicant must show "practical difficulty" by demonstrating:

- (1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;
- (2) That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);
- (3) That plight of the owner is due to the unique circumstances of the property; and
- (4) That the problem is not self-created.

Section 12.403(D) Standards of approval. In consideration of all appeals and all proposed variances under this Ordinance, the BZA shall, before granting any appeals or variances in a specific case first determine the following:

- (1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;
- (2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;
- (3) Will not increase the hazard of fire or flood or endanger the public safety;
- (4) Will not unreasonably diminish or impair established property values within the surrounding area;
- (5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township;
- (6) Will not alter the essential character of the neighborhood; and
- (7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Summary of Findings

Section 12.403 (C) Variances

(1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Response: The data center is a permitted use under high tech, data processing, or computer centers in the M-1 district. The applicant is requesting the variance as part of plans to increase the security of the site per FDIC and JPMC global security requirements. In order to operate a secure banking facility, the FDIC requires that JPMC hire a blast consultant and follow their recommendations on how to provide high-level security to the site. JPMC has done so, and the blast consultant has recommended the proposed 14' tall wall as a way to protect the site against an attack from any size vehicle up to a standard 14' tall box truck. A shorter wall would not provide this protection.

In this circumstance strict compliance with the wall height requirements would prevent the owner from having a secure data center on the site because they would be unable to meet the requirements set forth by the FDIC to provide security for the data center. The wall height variance request is the minimum amount necessary as they are required to provide blast protection up to the height of a standard size semi-trailer or box truck which would be 14'. As our Zoning Ordinance allows this use in the district as a permitted use or use by right, forcing

compliance with this standard of the Zoning Ordinance when the federal government guidelines require a larger wall for site security would prove to be unnecessarily burdensome. In order to offset any potential negative aspects of the wall, the owner has agreed to use a decorative finish to the wall as well as set the wall 275' back from Haggerty Road in order to minimize the visual impact from the road.

(2) That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);

Response: Allowing the 14' wall will do substantial justice to the applicant by enabling them to meet the FDIC and JPMC requirements necessary for them to conduct business as a secure banking facility. As previously stated, the banking facility is a permitted use in the M-1 District. However, its high-level security makes it subject to federal regulations. Per these regulations, the site must have the 14' tall wall. Concerning others in the district, the wall will be placed approximately 200 feet from the Haggerty Road setback, doing substantial justice to other property owners in the district by using the distance from the road to diminish the size of the wall.

The substantial justice standard essentially weighs the fairness of the decision with relation to the existing property owners and other property owners in the district. The data center use is a permitted use within the district, and these uses when subject to federal agency requirements, have specific requirements that they need to abide by to perform the permitted functions. In this circumstance the site needs to provide blast protection up to a certain standard in order to be permitted by the federal government to operate. Due to this the only way for a permitted use in our Zoning Ordinance to operate is to provide this wall and due to this the standard has been met. With regards to other property owners in the event we ever have a similar facility under similar federal guidelines locate within the Township they would be reviewed under the same standard.

(3) That plight of the owner is due to the unique circumstances of the property; and

Response: The plight of the owner is due to the conflicting regulations to which the property is subject. The Township allows the secure banking facility as a permitted use in the M-1 district. This district has its respective regulations. However, the facility is not simply under the jurisdiction of the Township, but also the FDIC, which has requirements for security at the site. The FDIC is requiring the 14' tall wall, while the Township only allows an 8' wall. This puts the applicant in a unique situation in which it is not possible to satisfy both regulations.

In addition to this the property is an existing flat and developed site. The use of the site as a data center is allowed under the M-1 light industrial district and the requirement for the installation of a blast wall that tall is due to the FDIC requirements and the flat nature of the

site. The unique circumstances of the site are the conversion of an existing site, the flat topography, and the FDIC requirements to harden the existing property.

(4) That the problem is not self-created.

Response: JPMC has already been operating a banking facility on the site. Now, as the facility transitions to one with high-level security, the use is still allowed in the zoning district. However, the high-level security makes the facility subject to FDIC regulations. JPMC is required to follow these federal regulations in order to operate. This is not a self-created problem, rather on that is imposed upon JPMC by the FDIC.

The problem is not self-created, but is created due to the requirements by the FDIC for JPMC to hire a blast consultant and strengthen security on the property.

Section 12.403 (D) Standards of approval.

(1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;

Response: Zoning is a valid exercise of the police power bestowed by the State of Michigan in the Michigan Zoning Enabling Act (PA 110 of 2006). The Zoning Enabling Act specifically gives local municipalities the authority to have a Board of Zoning Appeals and to grant dimensional variances when practical difficulty is demonstrated.

(2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;

Response: Allowing the variance will not impair an adequate supply of light and air to adjacent property as the wall is located well within the applicant's property. It will also not increase congestion in public streets as it is simply allowing a taller height on a wall in a permitted location on private property.

(3) Will not increase the hazard of fire or flood or endanger the public safety;

Response: There is no evidence that allowing a taller wall will increase the hazard of fire, or flood. The applicant should take into consideration a barrier at the top of the retaining wall to prevent someone from accidentally falling off the top of the wall. While this area is not open to the public, there will be employees of JPMC on site and this consideration should be taken. Staff is recommending that a condition be placed on the variance, if approved, to place a fence of sufficient height at the top of the wall to prevent accidental falling.

(4) Will not unreasonably diminish or impair established property values with in the surrounding area;

Response: The wall will be made of precast concrete block that will positively contribute to the aesthetics of the area and will therefore not unreasonably diminish or impair established property values in the surrounding area.

(5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township;

Response: There is no evidence that allowing the variance will in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

(6) Will not alter the essential character of the neighborhood; and

Response: The surrounding area is a mix of light industrial, agricultural, residential, and office/technology uses. As the neighborhood is already diverse, allowing the taller wall is not likely to alter its essential character. The aesthetics of the wall- the precast concrete finish- will contribute to a positive image in the area.

(7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Response: The Zoning Ordinance recognizes in Section 7.205(B) that a fence or wall in nonresidential districts may be required for security, but limits these to 8' in height. JPMC seeking this variance in the pursuit of security. An 8' wall would be sufficient to provide security to most facilities, but that isn't the case at JPMC. Federal regulations require the applicant to install the taller wall to provide sufficient security, so granting the variance would meet the intent of the ordinance by enabling JPMC to provide sufficient security to the site.

Recommendation

Staff recommends that the Board of Zoning Appeals grant a 6' wall height variance for case 19-001, to allow a 14' tall wall at 9000 Haggerty Road based on the following findings of fact:

1. Strict compliance with the height maximum would make it burdensome for the applicant to provide sufficient security protection to the site.
2. Granting the variance would do substantial justice to both the applicant and other property owners in the district by allowing the applicant to provide required security while setting it far enough back from the road to diminish its size.
3. The plight of the owner is due to the unique circumstances of the property.
4. The problem is not self-created.

5. Granting the variance would not impair an adequate supply of light or air to adjacent property or increase congestion in the public streets.
6. Granting the variance will not increase the hazard of fire or flood or endanger public safety.
7. Granting the variance will not unreasonably diminish or impair established property values in the surrounding area.
8. Granting the variance will not impair the public health, safety, or welfare of the inhabitants of the Township.
9. Granting the variance will not alter the essential character of the neighborhood.
10. Granting the variance is necessary to meet the intent and purpose of the zoning regulations, is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Approval shall be subject to the following condition:

1. The applicant shall place a sufficient barrier at the top of the wall to prevent accidental falling.

| | | ISSUES |
|---|----------|----------------------------|
| 1 | 10.26.18 | DESIGN DEVELOPMENT |
| 2 | 11.19.18 | 90% VVRC & SITE HARDENING |
| 3 | 12.14.18 | 100% VVRC & SITE HARDENING |
| 4 | 01.07.19 | AHJ PERMIT SUBMISSION |

REVISIONS

ISSUED FOR
CONSTRUCTION

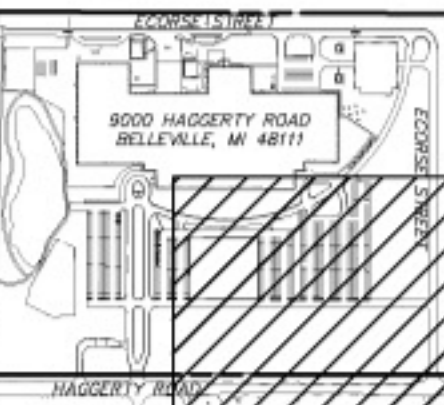
Project Sycamore

Belleville - VRC & Site Hardening (Design Package #2)

(NA-MW-C01)

| | |
|------------------------------|--|
| Project Address | |
| Project Sycamore | |
| Belleville Technology Center | |
| 9000 Haggerty Road | |
| Belleville, MI 48111 | |

Key Plan

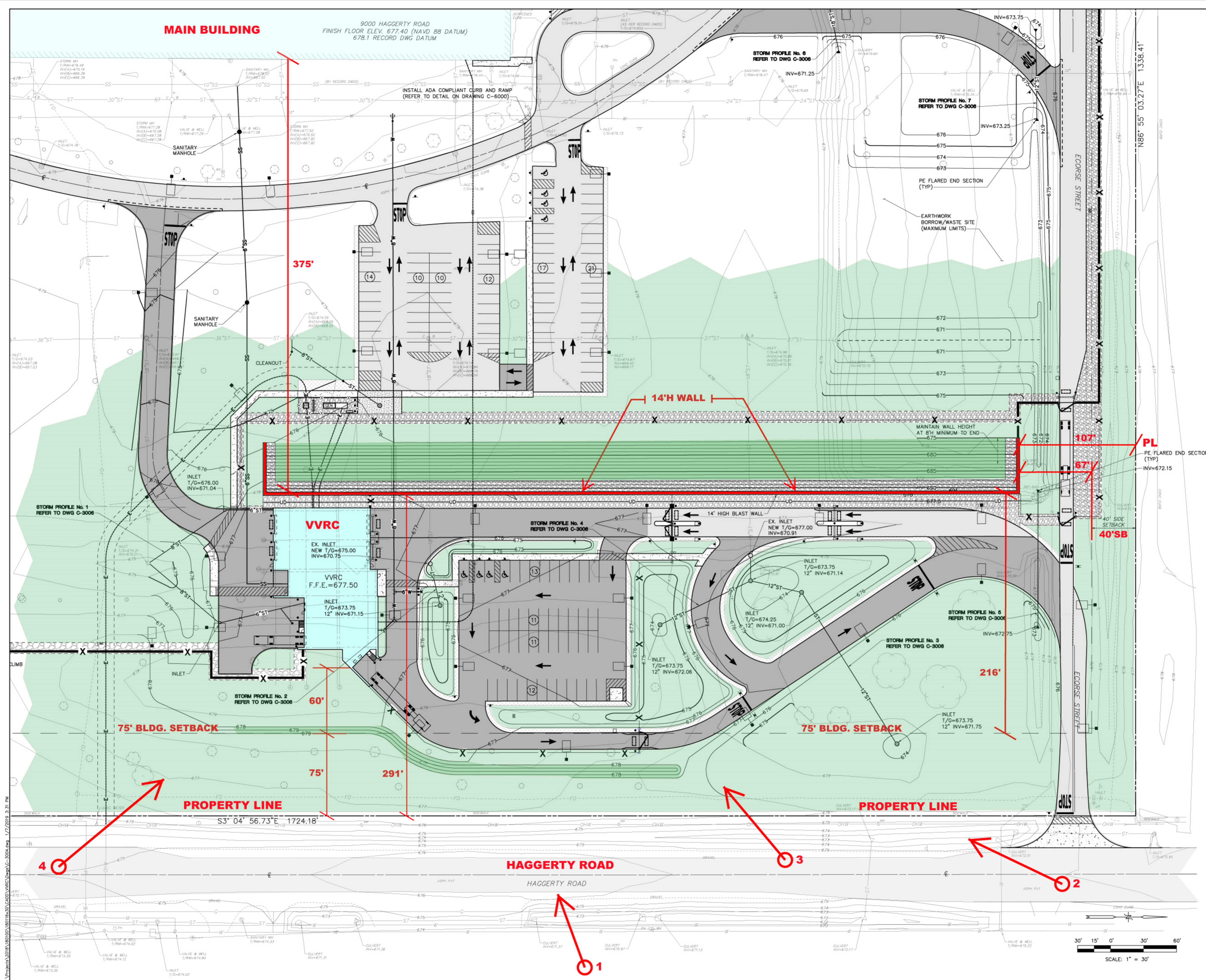


Project Sycamore: NA-MW-C01

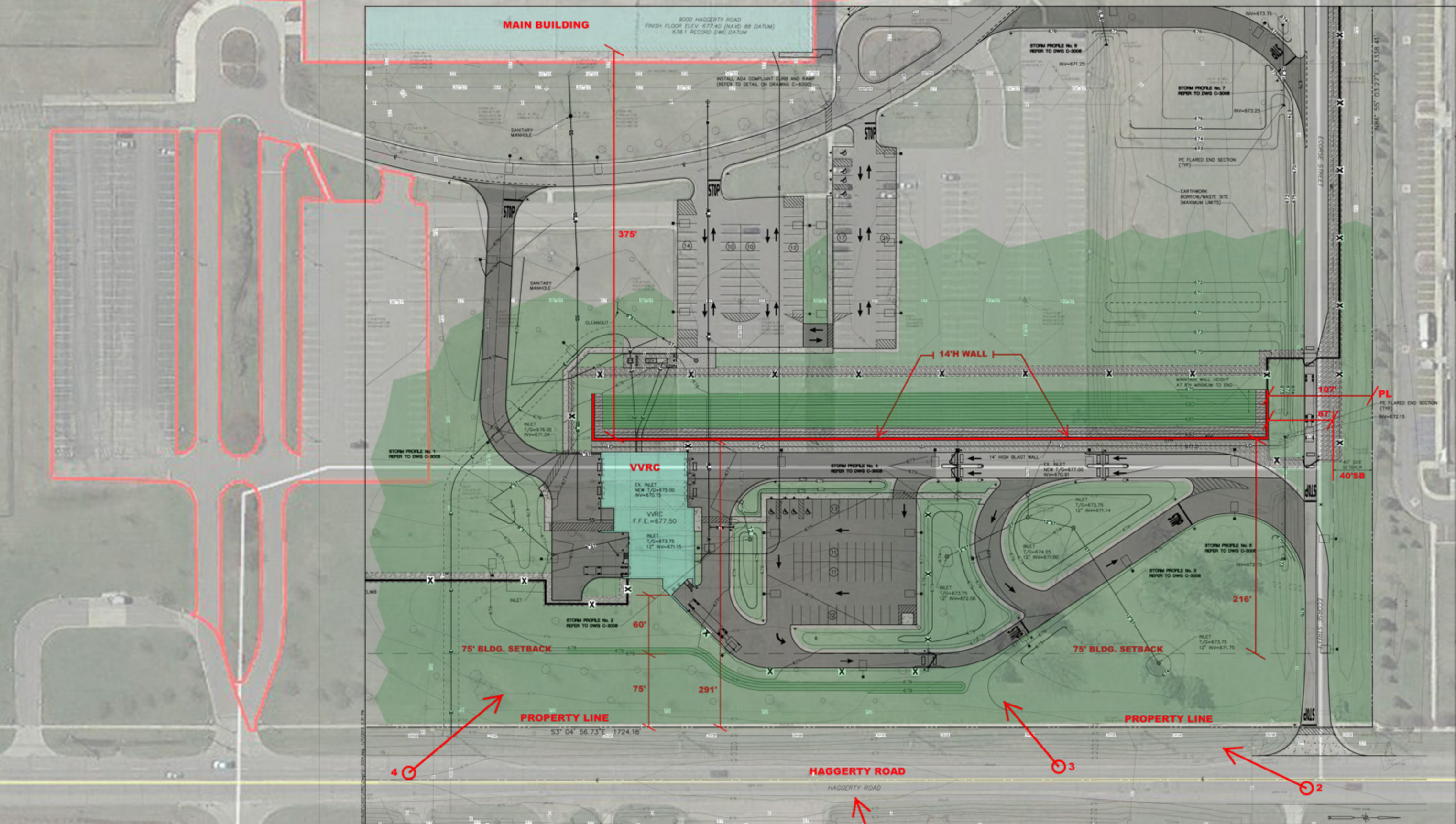
ENLARGED GRADING AND DRAINAGE PLAN

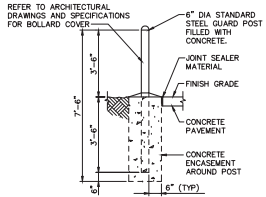
JOB 2018-0116.01
DATE 01/07/2019
SHEET

C-3004

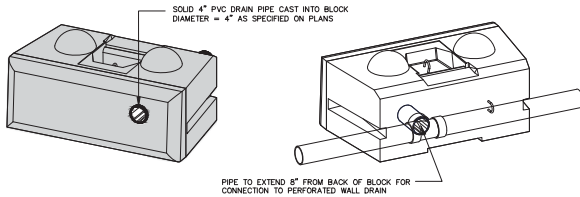


Tyler Rd



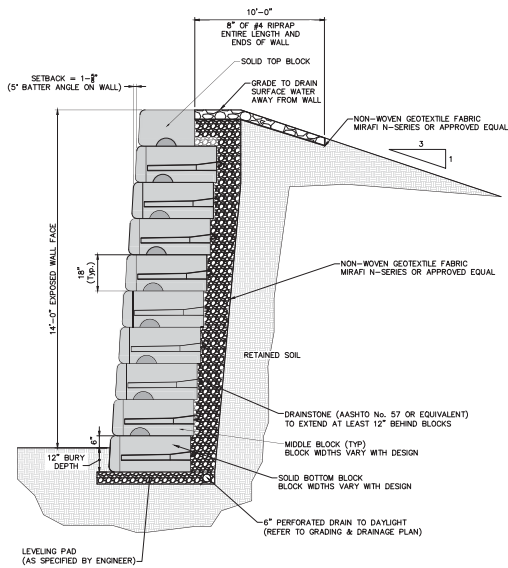


GUARD POST (BOLLARD) DETAIL
NOT TO SCALE



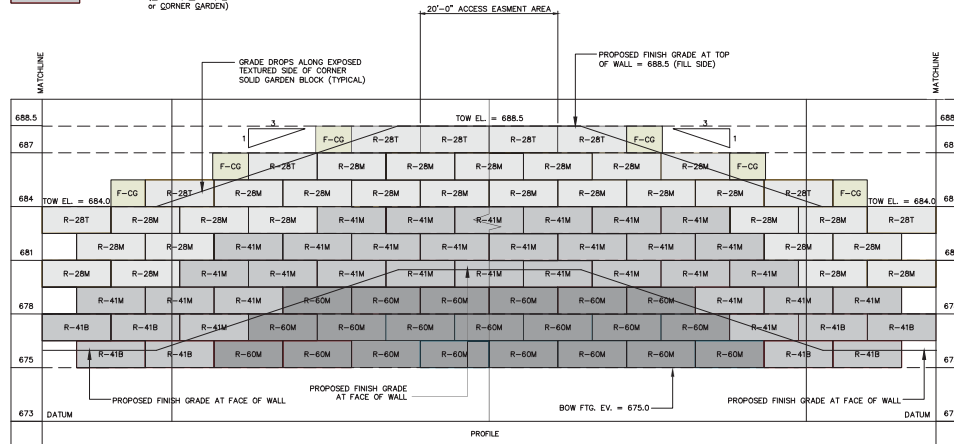
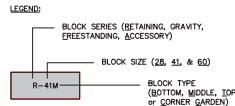
WEEP DRAIN DETAIL
NOT TO SCALE

- NOTES:
1. WEEP DRAIN PIPE SHALL BE PRECAST INTO WALL BLOCK.
2. LOCATION AND ELEVATION SHALL BE COORDINATED WITH SITE PLANS.



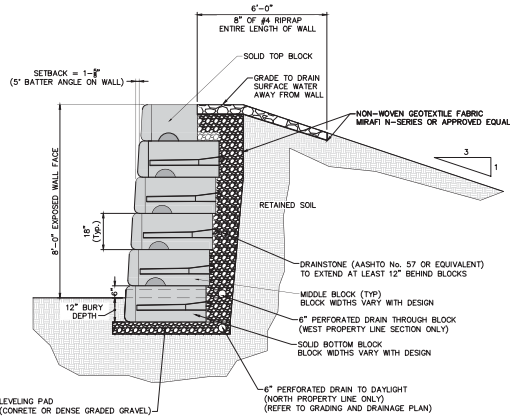
14'-0" HIGH GRAVITY WALL DETAIL
NOT TO SCALE

- NOTES:
1. GRAVITY WALL SHALL BE DELEGATED DESIGN BY RED-ROCK INTERNATIONAL OR APPROVED EQUAL.
2. BASIS OF DESIGN GRAVITY WALL SYSTEM IS RED-ROCK INTERNATIONAL. FACE FINISH SHALL BE "KINGSTONE".
3. WALL SHALL BE INSTALLED SUCH THAT THE AVERAGE EXPOSED FACE OF WALL IS 14'-0" +/- 0'-4" MEASURED FROM THE GROUND IMMEDIATELY IN FRONT OF THE WALL FACE.
4. BASE OF WALL GRADE SHALL BE CONSISTENT WITH AVERAGE GROUND ELEVATION ALONG LENGTH OF WALL AS DEPICTED ON DRAWING C-4000 - SITE HARDENING AND SECURITY PLAN, AND DRAWING C-4001 - WALL SECTIONS (SECTION A-A AND B-B).
5. WALL BACKFILL SLOPE SHALL NOT EXCEED 3:1 HORIZONTAL TO 1:1 VERTICAL (3H:1V).
6. PROVIDE PERFORATED DRAIN IN LEVELING PAD TO DAYLIGHT AT WALL END.



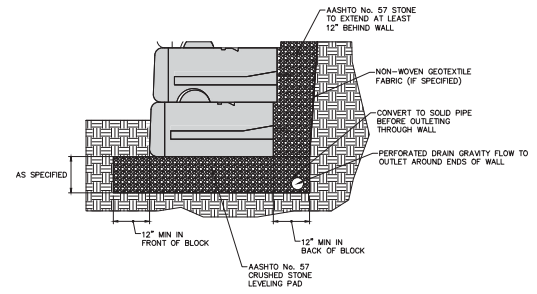
8'-0" HIGH GRAVITY WALL PROFILE AT EMERGENCY GATE ACCESS EASEMENT
NOT TO SCALE

- NOTES:
1. BLOCKS DEPICTED IN PROFILE ARE FOR REPRESENTATION OF GRADING ONLY AND MAY DIFFER TO ACTUAL DESIGN AND LAYOUT.
2. ORIENTATION, BLOCK TYPE, BLOCK SIZE, BLOCK SERIES TO BE DETERMINED BY SUPPLIER PERFORMING DELEGATED DESIGN.
3. WALL ELEVATIONS SHOWN FOR REFERENCE ONLY. WALL SHALL BE CONSTRUCTED TO PROVIDE 8'-0" OF WALL FACE AT ALL LOCATIONS ALONG WEST PROPERTY LINE, REGARDLESS OF WALL DEPTH BELOW EXISTING GRADE.

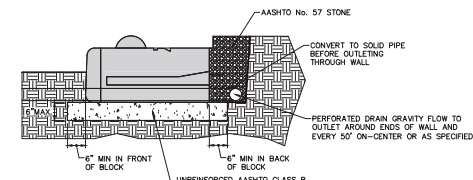


8'-0" HIGH GRAVITY WALL DETAIL
NOT TO SCALE

- NOTES:
1. GRAVITY WALL SHALL BE DELEGATED DESIGN BY RED-ROCK INTERNATIONAL OR APPROVED EQUAL.
2. BASIS OF DESIGN GRAVITY WALL SYSTEM IS RED-ROCK INTERNATIONAL. FACE FINISH SHALL BE "KINGSTONE".
3. WALL SHALL BE INSTALLED SUCH THAT THE AVERAGE EXPOSED FACE OF WALL IS 8'-0" +/- 0'-4" MEASURED FROM THE GROUND IMMEDIATELY IN FRONT OF THE WALL FACE.
4. BASE OF WALL GRADE SHALL BE CONSISTENT WITH AVERAGE GROUND ELEVATION ALONG WESTERN AND NORTHERN PROPERTY LINES AS DEPICTED ON DRAWING C-4000 - SITE HARDENING AND SECURITY PLAN, AND DRAWING C-4001 - WALL SECTIONS (SECTION C-C THRU C-D). SECTION D-D SHALL REQUIRE FULL-DEPTH WALL TO MATCH HEIGHT AND GRADE NORTH AND SOUTH.
5. WALL BACKFILL SLOPE SHALL NOT EXCEED 3:1 HORIZONTAL TO 1:1 VERTICAL (3H:1V), BUT CAN BE INCREASED TO LESSER SLOPE (4H:1V OR 5H:1V) WHERE NECESSARY TO MAINTAIN POSITIVE SLOPE TOWARDS INNER ROADWAY WITHOUT CREATING STANDING WATER OR LOW POINTS THAT CAUSE PONDING OF STORMWATER RUNOFF.
6. PROVIDE WEEP DRAINS ALONG WEST PROPERTY LINE WALL SECTIONS.
7. PROVIDE PERFORATED DRAIN IN LEVELING PAD TO DAYLIGHT AT WALL END.



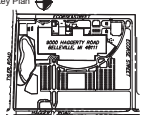
OPEN-GRADED CRUSHED STONE LEVELING PAD
NOT TO SCALE



CONCRETE or DENSE GRADED GRAVEL LEVELING PAD
NOT TO SCALE

| | | |
|---|----------|----------------------------|
| 1 | 10.26.18 | DESIGN DEVELOPMENT |
| 2 | 11.10.18 | 80% VVRC & SITE HARDENING |
| 3 | 12.14.18 | 100% VVRC & SITE HARDENING |
| 4 | 01.07.19 | ASU PERMIT SUBMISSION |

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| 10 | | |



REDI-ROCK® MOLD TEXTURE OPTIONS FOR MANUFACTURERS

KINGSTONE

Kingstone adds a fourth texture to the Redi-Rock aesthetic arsenal. Striking a balance between the grandiose scale of Limestone and rugged relief of Ledgestone, Kingstone appears weathered by water and time like the crown of a natural stone outcropping. With each Redi-Rock block looking like a large, quarried stone, Kingstone will transform retaining walls into castle-worthy walls.

Kingstone Block Specs

- Developed from weathered limestone rocks
- 5.75 square feet (0.5 square meters) of face per block
- Eight unique faces to give walls a random aesthetic
- Approximately 92 square feet (8.5 square meters) of non-repeating texture available

G-K1
Full Face Mold



G-K2
Full Face Mold



G-K3
Full Face Mold



G-K4
Full Face Mold



G-K5
Full Face Mold



G-K6
Full Face Mold



G-K7
Full Face Mold



G-K8
Full Face Mold



larger detail and other options ►

Contact your Redi-Rock business consultant to order this texture today!

G-K1
Full Face Mold



G-K2
Full Face Mold



G-K3
Full Face Mold



G-K4
Full Face Mold



G-K5
Full Face Mold



G-K6
Full Face Mold



G-K7
Full Face Mold



G-K8
Full Face Mold



G-K½
Half Face Mold



G-KC1
Full Corner Face Mold



G-KC½
Half Corner Face Mold











CHARTER TOWNSHIP OF VAN BUREN

BOARD OF ZONING APPEALS

PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Board of Zoning Appeals will hold a public hearing on **Tuesday, February 12, 2019 at 7:00 p.m.**, in the Board of Trustees Room at the Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI 48111 to consider the following variance requests:

1. **Case # 19-001-** A request by Julian Beglin, 9000 Haggerty (Parcel ID# 83-044-99-0005-701), for a variance to exceed the maximum allowable height of a wall on the property.

Please address any written comments to the Van Buren Township Board of Zoning Appeals, at 46425 Tyler Road, Van Buren Township, MI 48111 or via email at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning and Economic Development Department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Mailed: January 16, 2019

Published: January 24, 2019

Mailed to the
following addresses
on 1-16-19.
Gm Str

OCCUPANT
41873 ECORSE ROAD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41920 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41900 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41870 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9000 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8500 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8601 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8867 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
8857 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9015 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41246 RICARDO DRIVE
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41835 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9275 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9555 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
42030 ZACHARY ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9422 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9408 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9409 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9421 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9433 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9445 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41405 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41441 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41495 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
41525 TYLER RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9450 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

OCCUPANT
9440 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

ASHLEY CROSSROADS SOUTH, LLC
2575 S HAGGERTY RD STE 500
CANTON MI 48188

ENDRESZL, FERDINAND P.
42000 TYLER RD
VAN BUREN TOWNSHIP MI 48111

BUDAI, DUANE
41900 TYLER RD
VAN BUREN TOWNSHIP MI 48111

CARNAHAN, JONATHAN
41870 TYLER RD
VAN BUREN TOWNSHIP MI 48111

BANK ONE
INDUSTRY CONSULTING GROUP
PO BOX 8265
WICHITA FALLS TX 76307- 826

VAN BUREN BUSINESS PARK ASSOC
39400 WOODWARD AVE SUITE 250
BLOOMFIELD HILLS MI 48304-5155

EXEDY GLOBAL PARTS CORPORATION
8601 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

WARSAW, RONALD & OLIMPIA
8867 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

PROGRESSIVE CASUALTY INSURANCE
REAL ESTATE NOTIFICATIONS OHL23
PO BOX 89429
CLEVELAND OH 44101

ROBSON, LYNN
9015 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

ROBSON, ROBERT E & DONALD
39878 E HURON RIVER DR
ROMULUS MI 48174

ROBSON, LYNN D & ARLEEN J.
9015 HAGGERTY RD
VAN BUREN TOWNSHIP MI 48111

US SIGNAL PROPERTIES, LLC
201 IONIA AVE SW.
GRAND RAPIDS MI 49503

W C C C
801 W FORT ST
DETROIT MI 48226

QUEEN, TROY & BEATY, PEGGY
42030 ZACHARY ST
VAN BUREN TOWNSHIP MI 48111

LONG, CRAIG & MICHELLE
9422 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

BATAYEH, AARON
9408 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

JAMES, MYISHIA R.
9409 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

MULLINS, WILLIAMS & SHANNON
47790 HULL RD
VAN BUREN TOWNSHIP MI 48111

HOGAN, MICHAEL TRUST
9433 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

WALTERS, MICHAEL
9445 VAN BUREN ST
VAN BUREN TOWNSHIP MI 48111

PAULSEN, STEVEN LEWIS
741 HARBOUR PTE
BELLEVILLE MI 48111

YOH, DEBORAH & NOBLE, SHEILA
41441 TYLER RD
VAN BUREN TOWNSHIP MI 48111

MYERS, PAUL
41495 TYLER RD
VAN BUREN TOWNSHIP MI 48111

ASKEW, MARY
41525 TYLER RD
VAN BUREN TOWNSHIP MI 48111

MIRI, IMAD M.
2493 RIVER WOODS DR N
CANTON MI 48188

MIRI, IMAD
2493 RIVERWOODS DRIVE N
CANTON MI 48188

LISIECKI, JOHN, TRUSTEE
LISIECKI, ADELE LIVING TRUST
17928 DUBLAINE AVE
BEVERLY HILLS MI 48025-4116

S & H INVESTMENT CO
MAHMOOD ALLOS
11 WEST 14 MILE-SUITE 206
CLAWSON MI 48017



Case number 19-002
Dated submitted 2-11-19

Board of Zoning Appeals Application

APPLICANT INFORMATION

Applicant LAWRENCE ZELANKA Phone 734 485-2723
Property Owner (if different than applicant) _____ Phone _____
Address 9109 PANAMA AVE Fax _____
City, State UPSILANTI MI Zip 48198 E-Mail Address 1PZMVP@COMCAST.NET

SITE INFORMATION

Property Location: On the NORTH Side of HERON RIVER DRIVE Road; Between ELWELL Road
and HOOFT Road. Size of Lot Width 20' Depth 44' Acreage 0.179
Date Property Acquired and the Type of Ownership 2017 TRANSFER
State all deed, subdivision improvement and property restrictions in effect at this time, together with dates of expiration:
* 13125 DORROND DR.

VARIANCE REQUEST

Variance to Zoning Ordinance Section (s) S.114(B)
Explanation of the Practical Difficulty of the Property as defined in Section 19.07 50' wide lot allows house to be 25' STAIRWAY is 4' + .50, with a 20' wide house, OVER
Explanation of request for Administrative Review Interpretation _____

REQUIRED INFORMATION

Photographs of the building and/or structures on site
Sketch plan or plot plan showing the dimensions of the lot and the existing and proposed setbacks

OWNER'S AFFIDAVIT

LAWRENCE ZELANKA
Print Property Owners Name

Lawrence Zelanka
Signature of Property Owner

2/11/19
Date

STATE OF MICHIGAN
COUNTY OF WAYNE

The undersigned, being duly sworn, deposes and says that the foregoing statements and answers herein contained and accompanied information and date are in all respects true and correct.

Subscribed and sworn before me this _____ day of _____ 200__

_____, Notary Public, _____ County, Michigan

My Commission expires _____, 200__

the 4' stairway makes the total 34'.



Memo

TO: Van Buren Township Board of Zoning Appeals

FROM: Grace Stamper
Planning and Economic Development Intern

RE: BZA 19-002- 13125 Ormond Drive

DATE: March 4, 2018

Staff has reviewed the above referenced application submitted by Lawrence Zelanka requesting a variance from the minimum width across the front and rear elevation of a single-family dwelling. The following is staff's review of the application based on the criteria in the Zoning Ordinance and the information provided:

STAFF REPORT

File Number: 19-002

Site Address: 13125 Ormond Drive, Parcel ID# 83-080-01-0059-000

Parcel Size: ≈0.179 Acres

Applicant: Lawrence Zelanka- 9109 Panama Avenue, Ypsilanti, MI 48198

Property Owner: Same as applicant

Request: Dimensional variance

Project Description: Applicant is requesting a variance from the minimum width across the front and rear elevation of a single-family dwelling.

Zoning and Existing Use: R-1B- The lot is currently vacant.

Other: Notice for the public hearing was published in the Belleville Independent on February 21, 2018 in accordance with the Michigan Zoning Enabling Act and notices were mailed to the owners of real property within 300' of the subject property on February 19, 2019.

Background:

Variance Requests

Section 5.114(B) Dimensional Regulations: Minimum Width: Required: 24'
Requested: 20'
Variance: 4'

Standards for Approval

The following are the standards of approval that are listed in the Zoning Ordinance for dimensional variances.

Section 12.403 (C) Variances. The BZA shall have the power to authorize, upon appeal, specific variances from such dimensional requirements as lot area and width regulations, building height and square foot regulations, yard width and depth regulations; such requirements as off-street parking and loading space requirements, sign regulations and other similar requirements as specified in the Ordinance, provided such modifications will not be inconsistent with the purpose and intent of such requirements. To obtain a variance, the applicant must show "practical difficulty" by demonstrating:

- (1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;
- (2) That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);
- (3) That plight of the owner is due to the unique circumstances of the property; and
- (4) That the problem is not self-created.

Section 12.403(D) Standards of approval. In consideration of all appeals and all proposed variances under this Ordinance, the BZA shall, before granting any appeals or variances in a specific case first determine the following:

- (1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;
- (2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;

- (3) Will not increase the hazard of fire or flood or endanger the public safety;
- (4) Will not unreasonably diminish or impair established property values with in the surrounding area;
- (5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township;
- (6) Will not alter the essential character of the neighborhood; and
- (7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Summary of Findings

Section 12.403 (C) Variances

(1) That strict compliance with area, setbacks, frontage, height, bulk or density would unreasonably prevent the owner from using the property for a permitted purpose and would thereby render the conformity unnecessarily burdensome for other than financial reasons;

Response: The R-1B zoning district requires the combined side yard setback to total 25' or greater. Section 5.114(B) of the Ordinance requires front, rear, and side elevations of a home to be at least 24'. The lot is 50' wide, which means there is a buildable envelope only 25' in width. Due to the narrow width of the lot and short depth of the lot the applicant has proposed to construct a home with the attached garage on the ground floor of the home's front elevation. Accessory buildings whether attached or detached are permitted uses in our residential zoning districts and many of the homes in this area have attached garages on the front side of the property. The state building code requires that a home have two means of ingress and egress and as the main living area is primarily above grade, this will require a small landing on the side of the building. The applicant had a choice to either request a variance from the side yard setback requirements or to request a variance from the minimum home width and he chose to make the home narrower in order to avoid any negative impacts on adjacent properties.

In this case the narrow building envelope creates a practical difficulty, because it would be unnecessarily burdensome to construct a home which conforms to the minimum width, provides an accessory building, meets the required setbacks, and meets the requirements of the Michigan building code with regards to secondary egress. To keep the stairs from encroaching into the setback, the home itself has front and rear elevation widths of 20', which require a variance.

(2) That a variance would do substantial justice to the applicant, as well as to other property owners in the district, (the BZA, however, may determine that a reduced relaxation would give substantial relief and be more consistent with just to others);

Response: A variance would do substantial justice to the applicant by enabling them to have a garage on their property. The variance is necessary because an attached garage is on the ground floor of the front elevation. This requires a set of stairs as a secondary egress due to building code that does not allow a garage exit to count as an egress. The variance would allow the garage, something that the Ordinance permits residential property owners, and keep the stairs out of the setback. Maintaining the side yard setbacks, made possible by granting the variance, does substantial justice to other property owners in the district.

(3) That plight of the owner is due to the unique circumstances of the property; and

Response: The lot in question is only 50' wide, which is narrow than the usual 80' required in the R-1B zoning district. This is a unique circumstance of the property which makes it impossible to have a dwelling with a garage next to it, or behind it with driveway access along the side of the house, and still meet both the 24' minimum width requirement and the 25' total setback requirement.

(4) That the problem is not self-created.

Response: The fact that the lot is narrower than usual and that the steps are required per the building code are not self-created problems for the applicant.

Section 12.403 (D) Standards of approval.

(1) That the proposed appeal or variance is related to the valid exercise of the police power and purposes which are affected by the proposed use or activity;

Response: Zoning is a valid exercise of the police power bestowed by the State of Michigan in the Michigan Zoning Enabling Act (PA 110 of 2006). The Zoning Enabling Act specifically gives local municipalities the authority to have a Board of Zoning Appeals and to grant dimensional variances when practical difficulty is demonstrated.

(2) The proposed appeal or variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in public streets;

Response: Approving the variance will not impair an adequate supply of light and air to adjacent property or increase the congestion in the public streets because it would still meet all required setbacks. It would simply allow for a shorter length across the front and rear elevations of the dwelling.

(3) Will not increase the hazard of fire or flood or endanger the public safety;

Response: Simply allowing a shorter length across the front and rear elevations of the dwelling will not increase the hazard of fire or flood or endanger the public safety.

(4) Will not unreasonably diminish or impair established property values with in the surrounding area;

Response: The applicant has turned in construction plans for the dwelling. Though the front and rear elevations are only 20', the home is still an aesthetically pleasing and good quality building that will not unreasonably diminish or impair established property values with in the surrounding areas.

(5) Will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township;

Response: Simply allowing a shorter length across the front and rear elevations of the dwelling will not impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.

(6) Will not alter the essential character of the neighborhood; and

Response: The front and rear elevations are only 4' short of the requirement, which is not a drastically noticeable distance, so granting the variance will not alter the essential character of the neighborhood.

(7) Is necessary to meet the intent and purpose of the zoning regulations; is related to the standards established in the Ordinance for the land use or activity under consideration, and is necessary to ensure compliance with those standards.

Response: Zoning regulations are meant to allow residents to have a home and garage but within certain parameters. In this case, a variance is necessary to ensure the applicant meets the side yard setback requirements and the building code requirement of a secondary egress that is not through the garage.

Recommendation:

Staff recommends that the Board of Zoning Appeals approves the request by Lawrence Zelanka, case # 19-002, for a variance from the minimum width across the front and rear elevations of a single-family dwelling at 13125 Ormond Drive based on this review and the following findings of fact:

1. Strict compliance with the 24' minimum width would prevent the applicant from building a garage due to the setback requirements, unreasonably preventing the applicant from using the property for a permitted purpose.
2. A variance would do substantial justice to the applicant by allowing them to construct a garage and meet the building code requirements for the secondary egress with the stairs and would do substantial justice to other property owners in the district by making sure the side setback isn't encroached upon.
3. The plight of the owner is due to the unique circumstances of the property as it is only 50' wide with a 25' buildable envelope.
4. The problem is not self-created.
5. The proposed variance is related to the valid exercise of police power.
6. A variance would not impair an adequate supply of light and air to adjacent property or increase the congestion in the public streets.
7. A variance will not increase the hazard of fire or flood or endanger the public safety.
8. A variance will not in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the Township.
9. A variance will not alter the essential character of the neighborhood.
10. A variance is necessary to allow the applicant to have a home and garage that satisfies side yard setback and building code requirements and therefore meets the intent of the Ordinance.

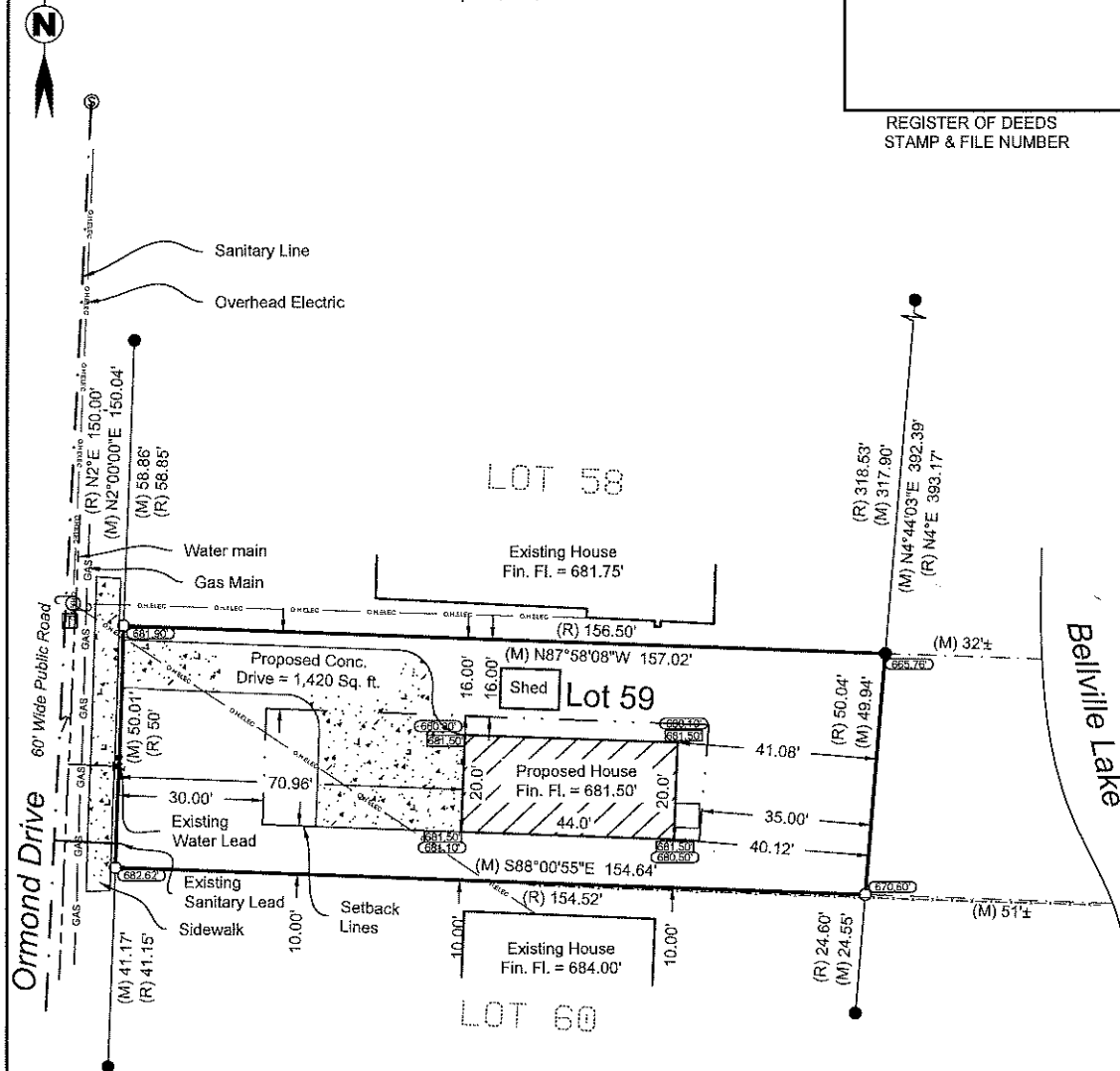
Respectfully submitted,

Grace Stamper
Planning and Economic Development Intern
Charter Township of Van Buren

SITE PLAN

EDGEWATER HEIGHTS SUBDIVISION
SECTION 20, T3S, R8E, VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN

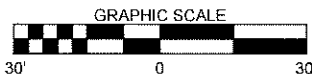
REGISTER OF DEEDS
STAMP & FILE NUMBER



Proposed Grade
Existing Grade

Property Description:
Situated in the Township of Van Buren, Wayne County, Michigan described as:
Lot 59 of Edgewater Heights Subdivision, as recorded in Liber 56 of Plats, Page 72, Wayne County Public Records.

Prepared For: Lawrence Zelanka
9109 Panama Ave.
Ypsilanti, MI 481989



COPY

I, Terry R. Campbell, have surveyed the above mapped and described property and the error of closure is less than 1 in 5000.

LEGEND

- ⊙ FOUND CAPPED IRON
- SET CAPPED IRON
- FOUND IRON
- FOUND CONCRETE MONUMENT
- (R) RECORD (M) MEASURED

Terry R. Campbell, P.S. No: 60806
ORIGINAL SIGNATURE IN BLUE

OFFICIAL SEAL

Bearing Basis: Edgewater Heights Sub.

DATE: October 19, 2018
SCALE: 1" = 30'
DWG NO: S18J18AR
CLIENT: JOB
Zelanka: S18J18A

PAGE: Sheet 1 of 1
REVISED:
DRAWN BY: TRC
CHK:

Campbell
Surveying Engineering, Inc.
Professional Surveying Services

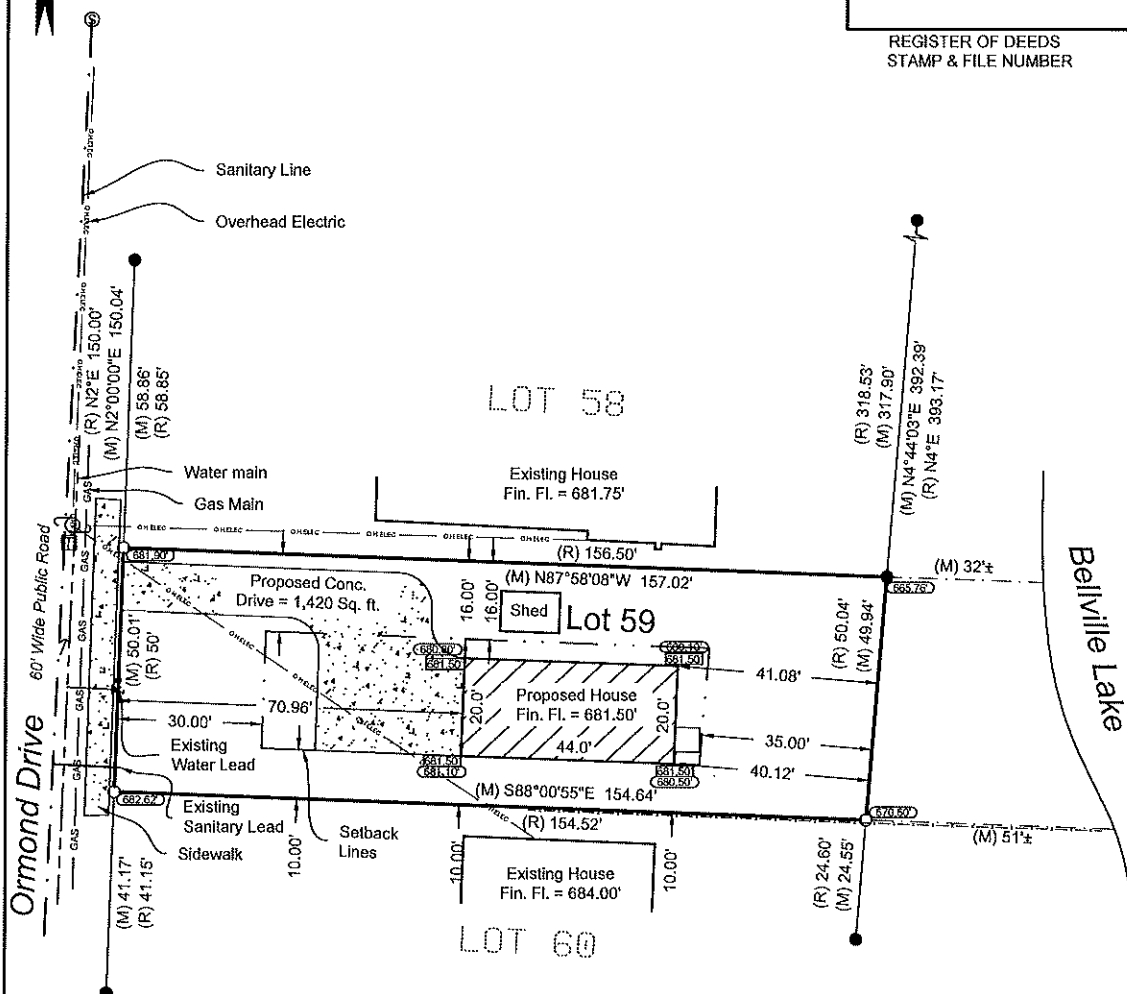
10051 E. Highland Road, Suite 29 www.campbellse.com
Howell, Michigan 48843 (989) 390-1189

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SITE PLAN

EDGEWATER HEIGHTS SUBDIVISION
SECTION 20, T3S, R8E, VAN BUREN TOWNSHIP
WAYNE COUNTY, MICHIGAN

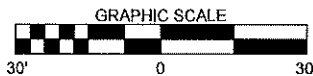
REGISTER OF DEEDS
STAMP & FILE NUMBER



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9109 Panama Ave.
Ypsilanti, MI 481989



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Terry R. Campbell, P.S. No: 60806
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Bearing Basis: Edgewater Heights Sub.

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SCALE: 1" = 30'
DWG NO: S18J18AR
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Zelanka: S18J18A

Campbell
Surveying Engineering, Inc.
Professional Surveying Services

10051 E. Highland Road, Suite 29 www.campbellse.com
Howell, Michigan 48843 (989) 390-1189

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FEB 5 2019

BY:

Revised

Office
Copy

Office
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Larry Zelanka

20X44 TIMBER LODGE

January 2019

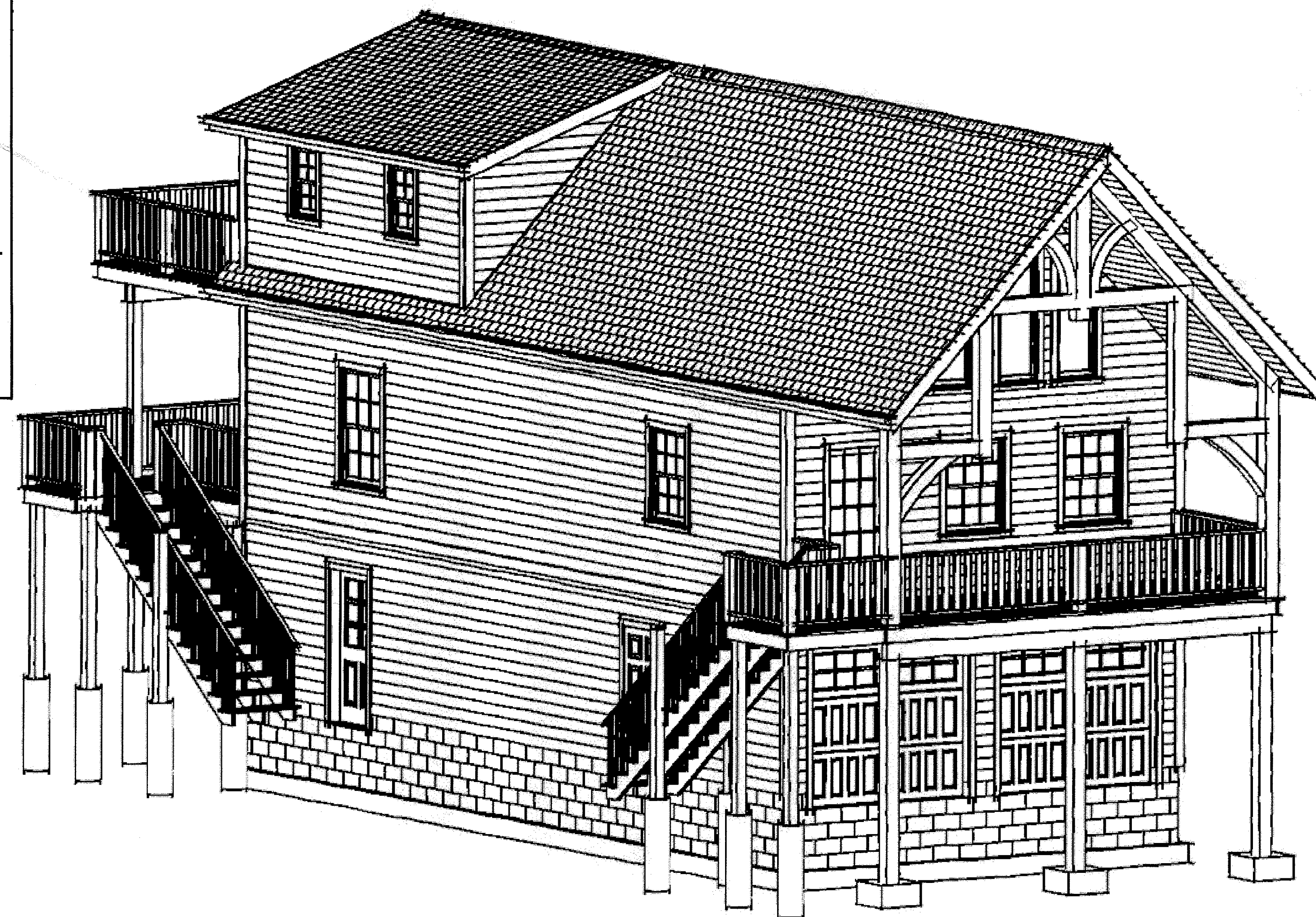
STRUCTURAL & FRAMING NOTES:

1. THIS STRUCTURE IS DESIGNED TO RESIST THE FOLLOWING LOADING CONDITIONS:

ROOF - 35 PSF
WIND - 90 MPH
STAIRS - 40 PSF

2. SEISMIC CATEGORY: A

3. ALL ELEMENTS OF CONSTRUCTION NOT SPECIFICALLY NOTED ON THESE DRAWINGS WILL COMPLY WITH 2015 MRC BUILDING CODE



DRAWING INDEX:

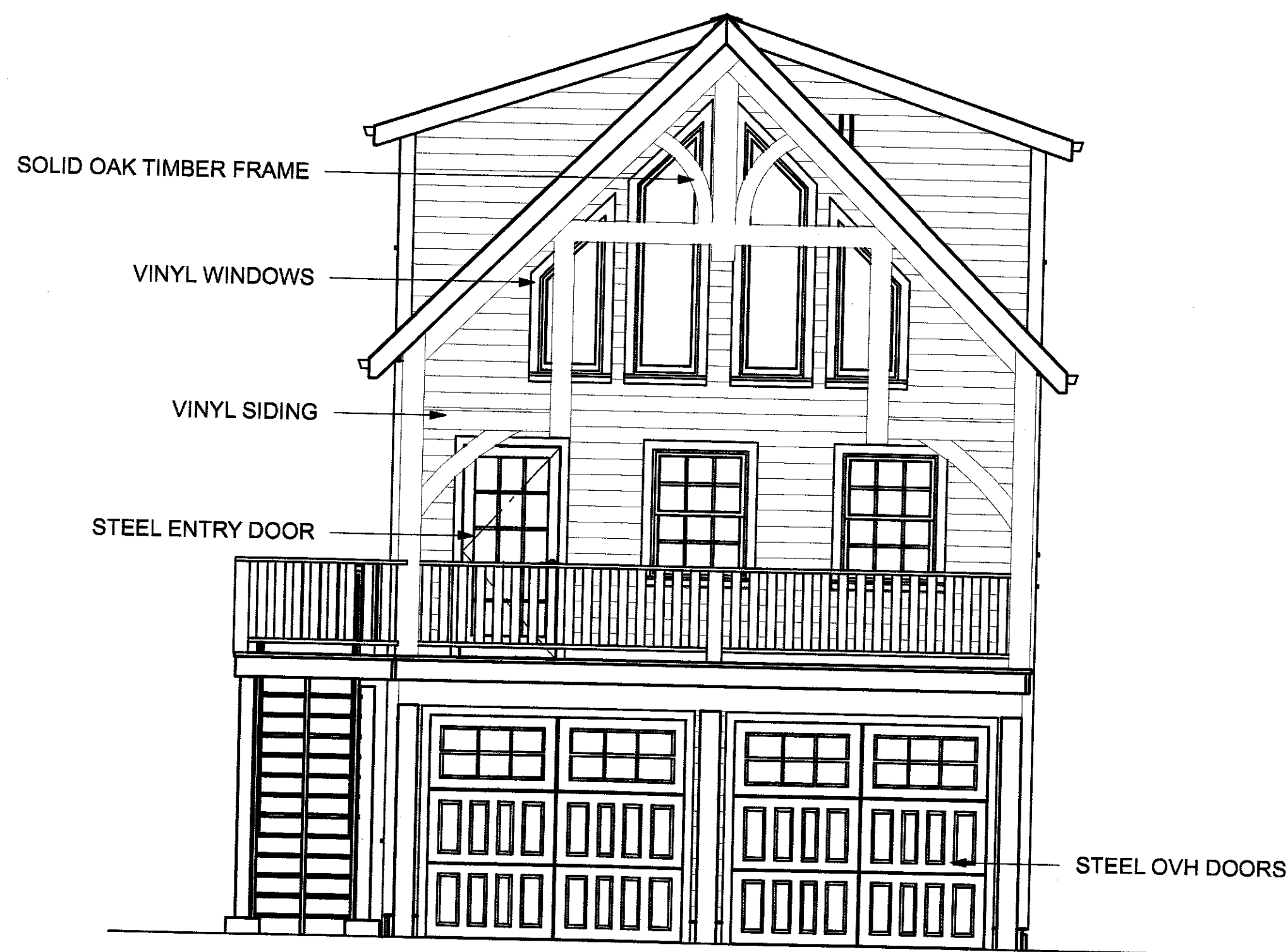
A-1 ELEVATIONS
A-2 FOUNDATION PLAN
A-3 FIRST FLOOR PLAN
A-4 SECOND FLOOR PLAN
A-5 LOFT FLOOR PLAN
F-1 CROSS SECTIONS

DRAWINGS PROVIDED BY: Travis Hochstetler
Drafting Technician

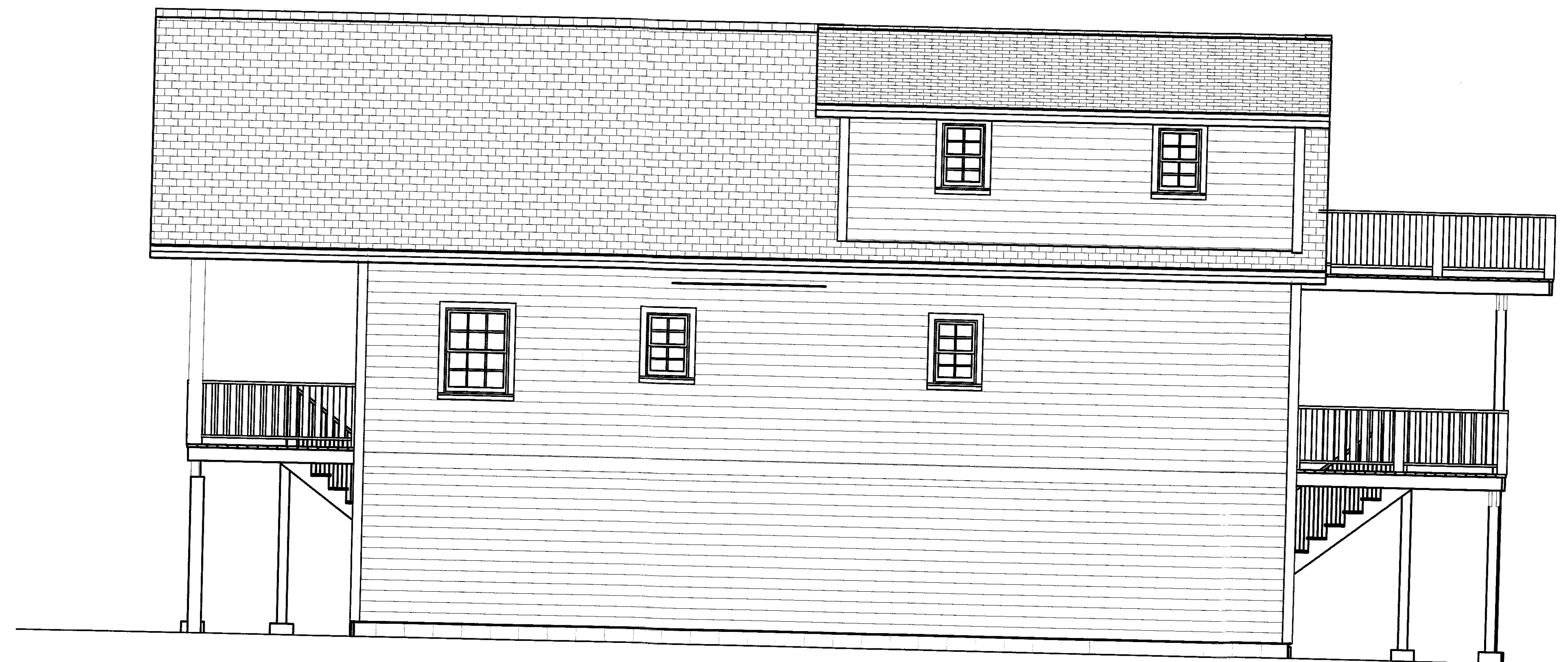


Belleville MI

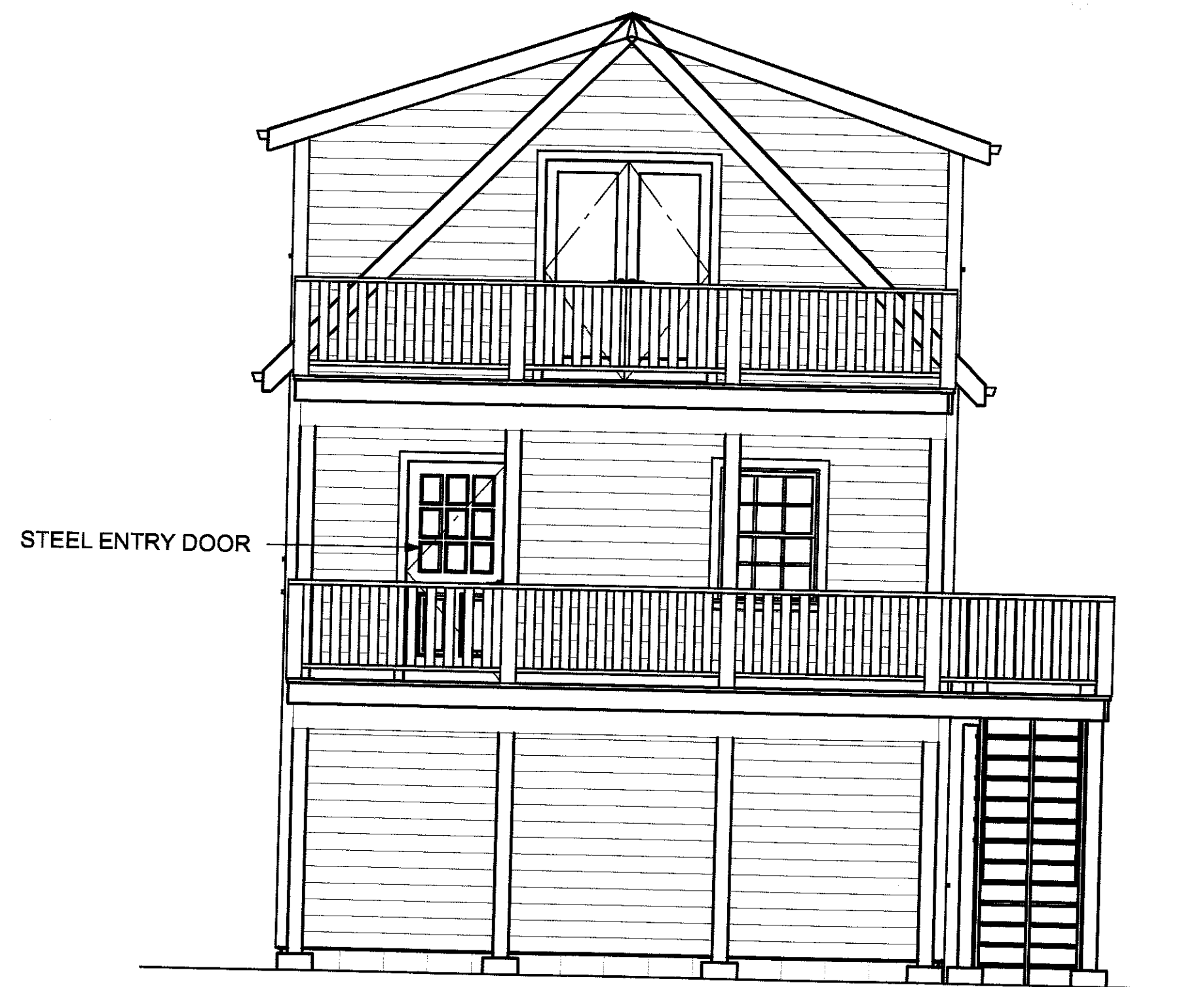
Larry Zelanka



FRONT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION

ELEVATIONS

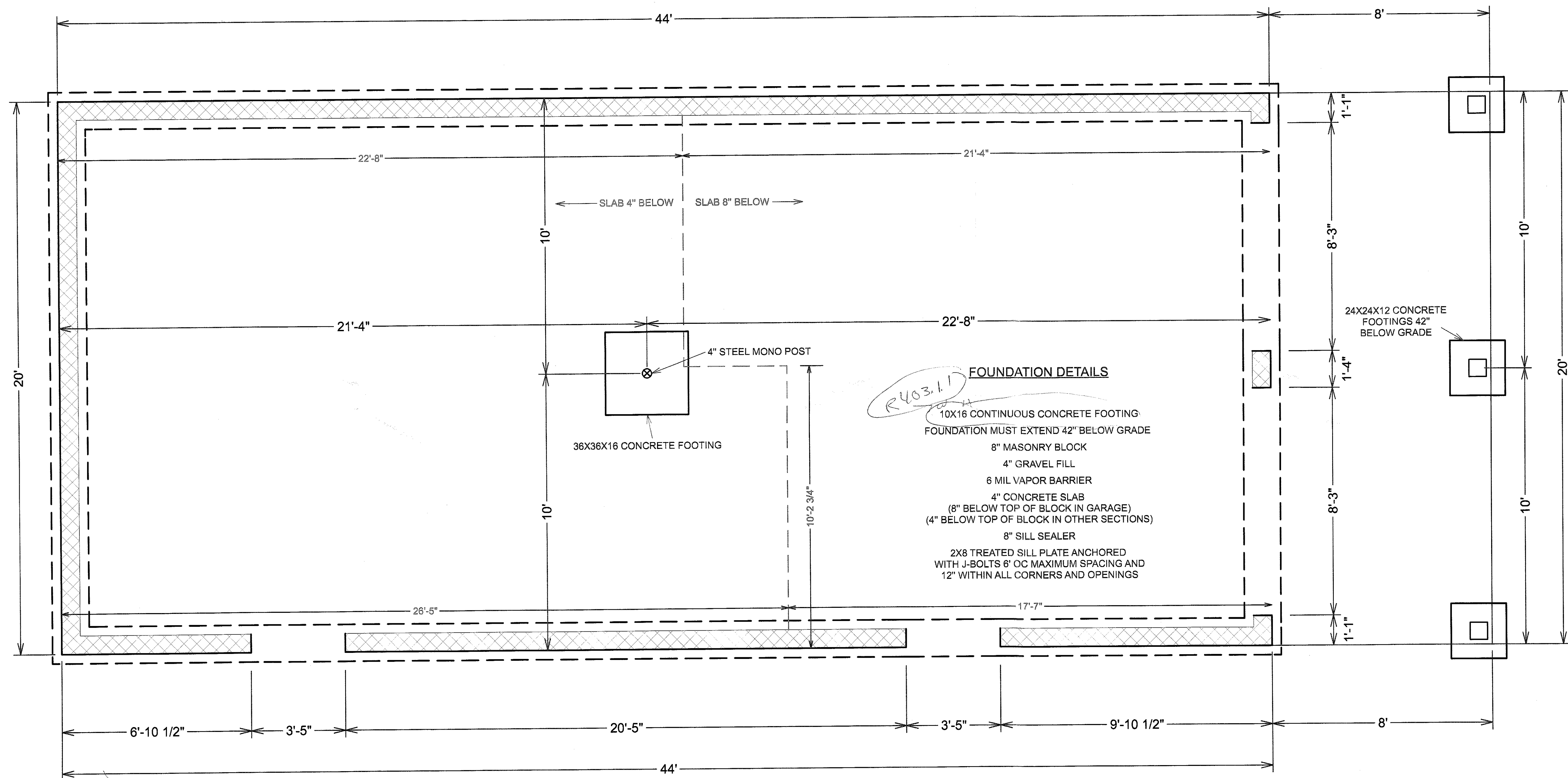
Larry Zelanka
13125 Ormond Drive
Belleville, MI 48111

REVISED:
1/19/2019

SHEET SIZE:
11" X 17"

SCALE:
1/8" = 1'

SHEET:
A-1



FOUNDATION PLAN

Larry Zelanka
 13125 Ormond Drive
 Belleville, MI 48111

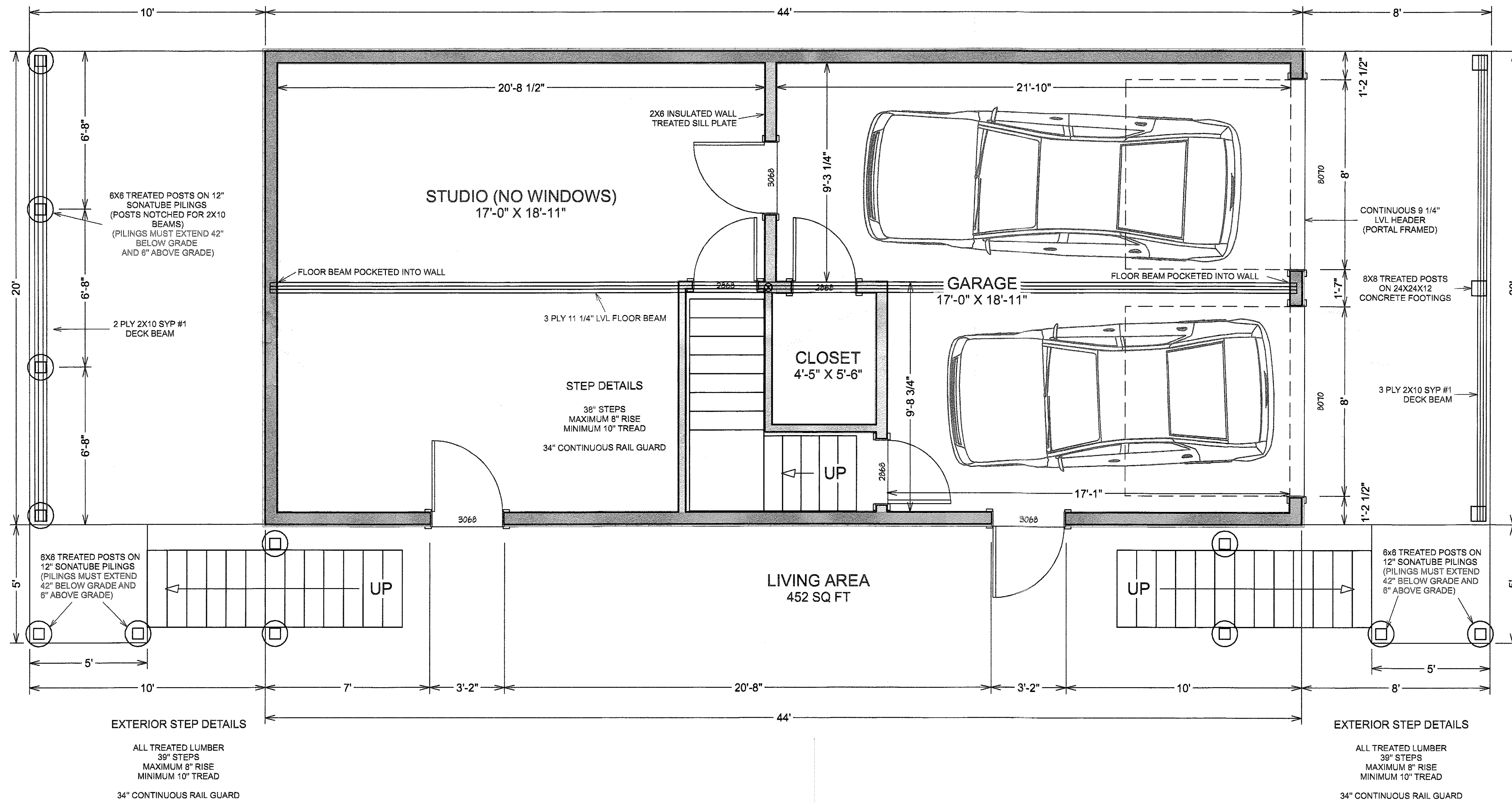
REVISED:
 1/19/2019

SHEET SIZE:
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SCALE:
 1/4" = 1'

SHEET:

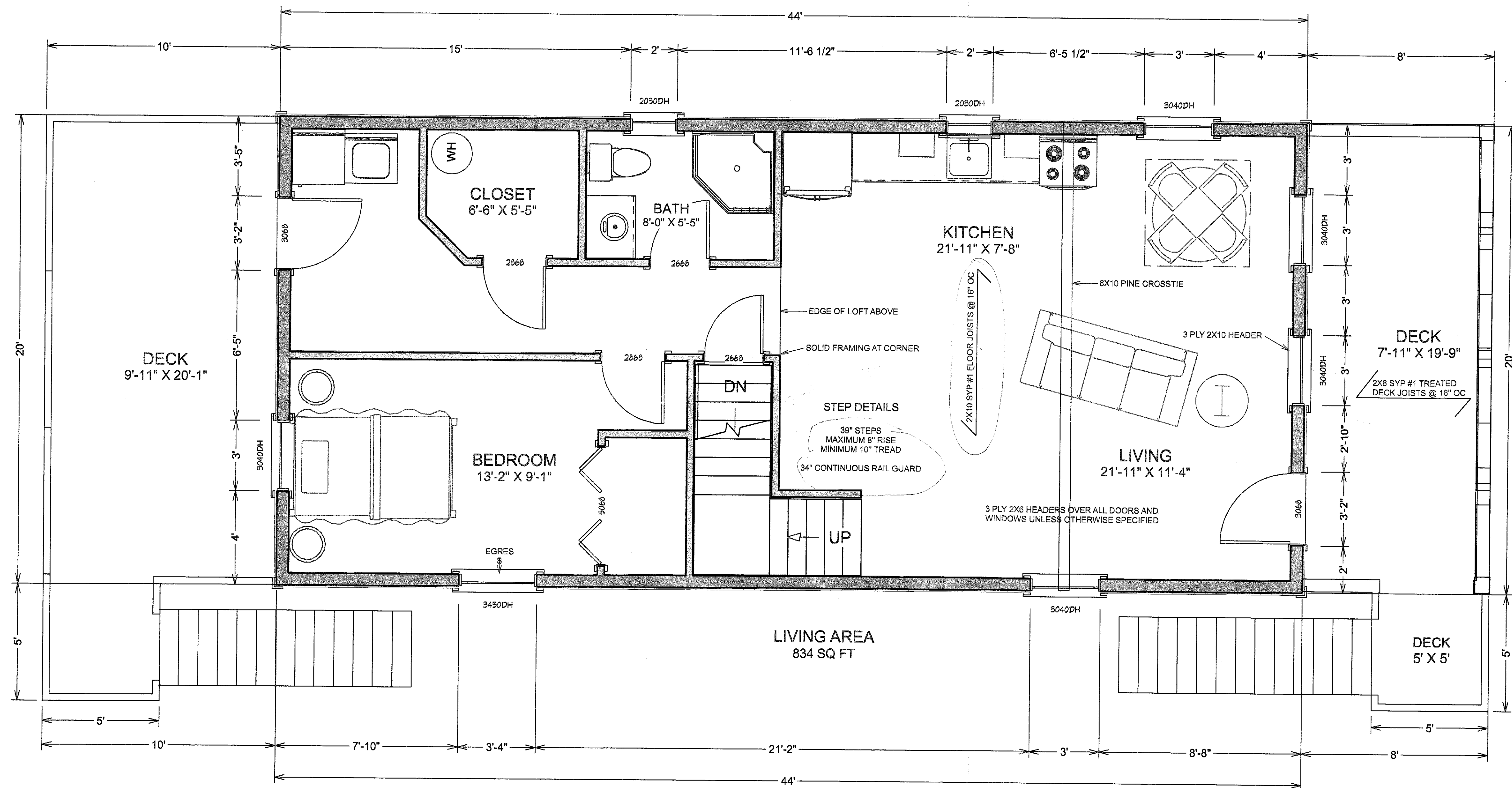
A-2



FIRST FLOOR PLAN

Larry Zelanka
13125 Ormond Drive
Belleville, MI 48111

| |
|-------------|
| REVISED: |
| 1/19/2019 |
| SHEET SIZE: |
| 11" X 17" |
| SCALE: |
| 3/16" = 1' |
| SHEET: |
| A-3 |



SECOND FLOOR PLAN

Larry Zelanka
13125 Ormond Drive
Belleville, MI 48111

REVISED:

1/19/2019

SHEET SIZE:

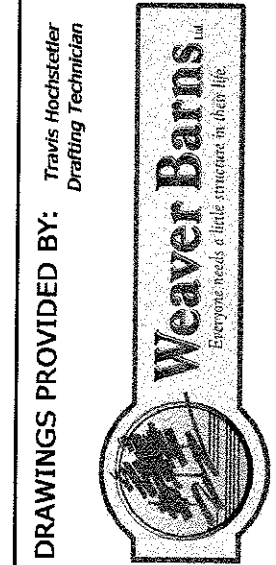
11" X 17"

SCALE:

3/16" = 1'

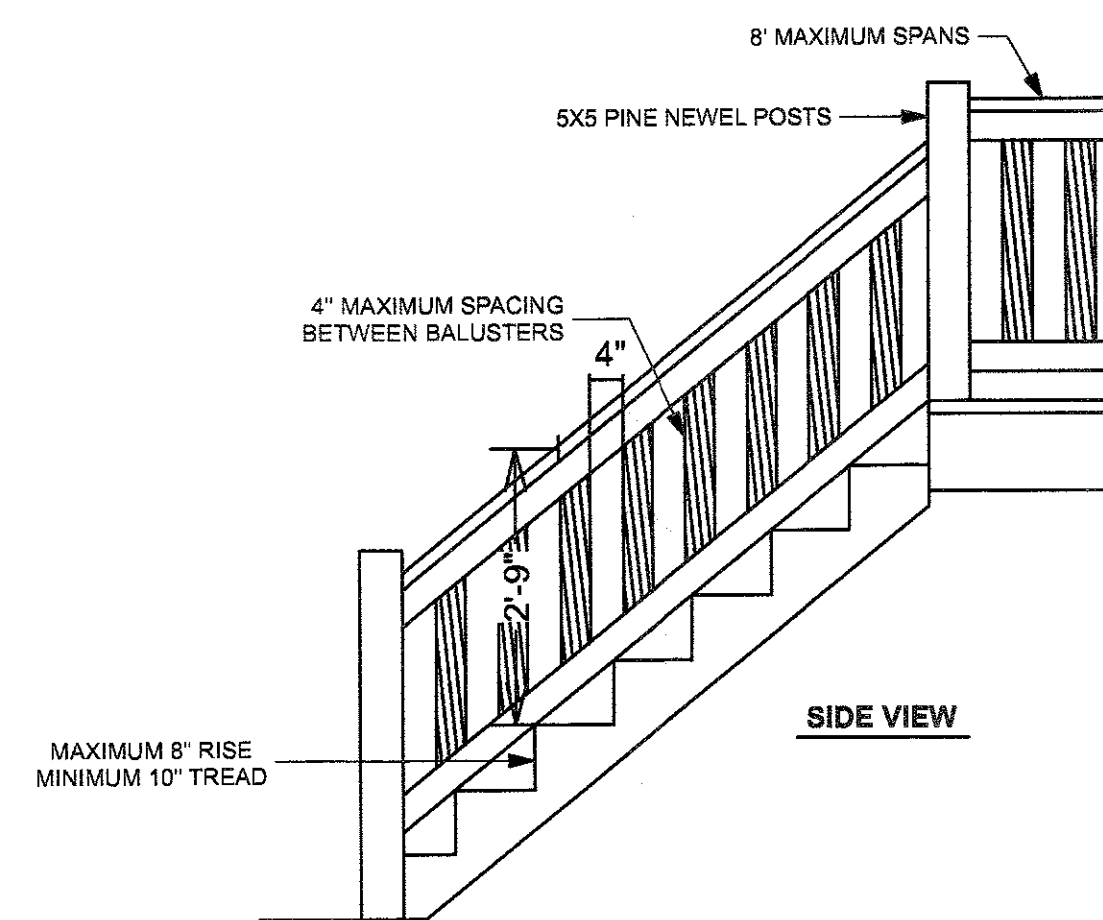
SHEET:

A-4



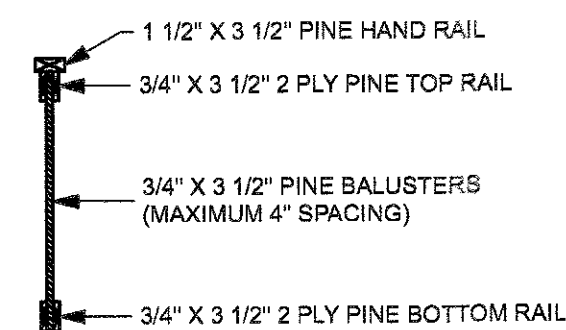
Larry Zelanka
13125 Ormond Drive
Belleville, MI 48111

A-5

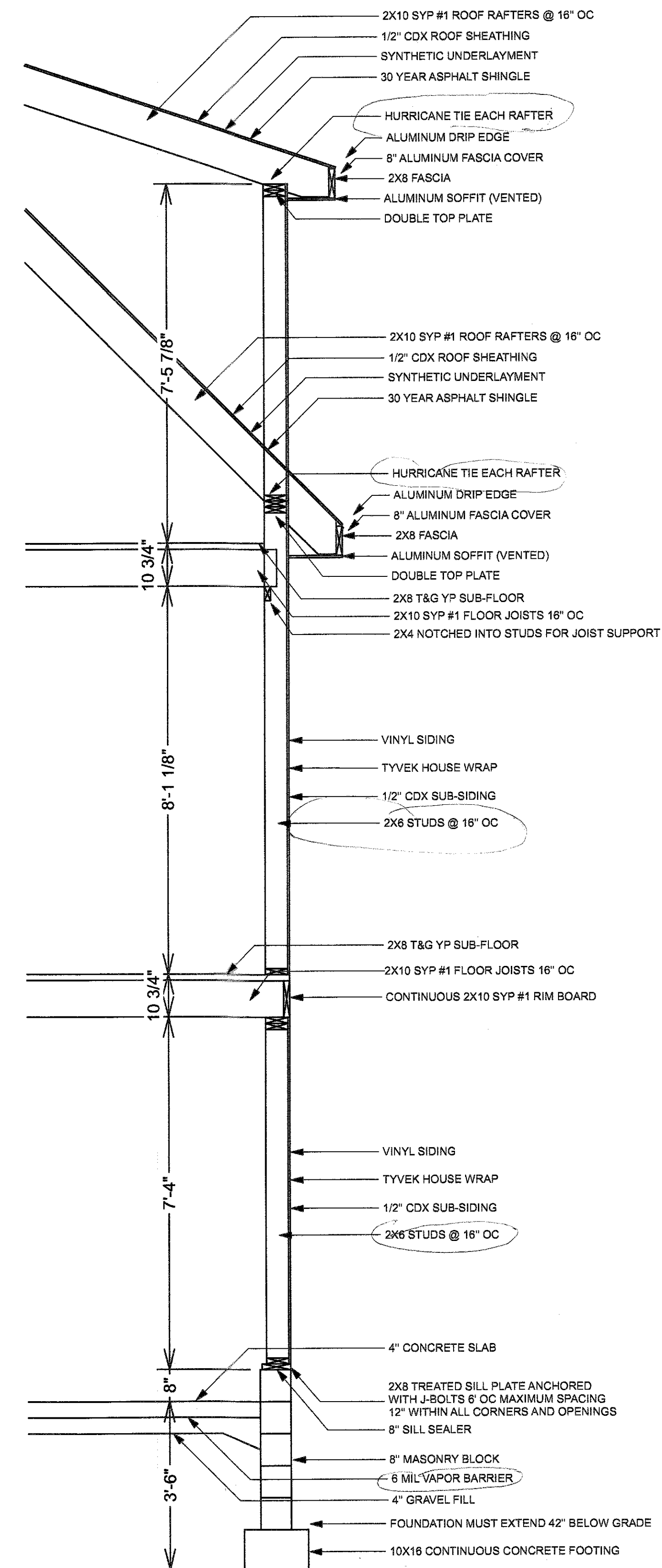


1X4 PINE STAIR RAIL DETAIL

SCALE: 1/4" = 1'



CROSS SECTION VIEW



MAIN EXTERIOR WALL SECTION

SCALE: 1/4" = 1'

CROSS SECTIONS

Larry Zelanka
13125 Ormond Drive
Belleville, MI 48111

REVISED:

1/19/2019

SHEET SIZE:

11" X 17"

SHEET:

F-1

R310.6 Alterations or repairs of existing basements. An emergency escape and rescue opening is not required where existing *basements* undergo alterations or repairs.

Exception: New sleeping rooms created in an existing *basement* shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

SECTION R311 MEANS OF EGRESS

R311.1 Means of egress. *Dwellings* shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the *dwelling* to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a *yard* or court that opens to a public way.

R311.2 Door type and size. The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet, 8 inches (2032 mm) in height. Other exterior hinged or sliding doors shall not be less than 24 inches (609 mm) in width and 6 feet, 6 inches (1980 mm) in height.

R 408.30518

R311.2.1 Interior doors. Interior doors shall be not less than 24 inches (609 mm) in width and 6 feet, 6 inches (1980 mm) in height.

Exception: Doors to areas less than 10 square feet of floor area.

R 408.30518

R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed $\frac{1}{4}$ unit vertical in 12 units horizontal (2 percent).

Exception: Exterior balconies less than 60 square feet (5.6 m²) and only accessible from a door are permitted to have a landing less than 36 inches (914 mm) measured in the direction of travel.

R311.3.1 Floor elevations at the required egress doors. Landings or finished floors at the required egress door shall be not more than $1\frac{1}{2}$ inches (38 mm) lower than the top of the threshold.

Exception: The landing or floor on the exterior side shall be not more than $7\frac{3}{4}$ inches (196 mm) below the top of the threshold provided the door does not swing over the landing or floor.

Where exterior landings or floors serving the required egress door are not at *grade*, they shall be provided with access to *grade* by means of a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.3.2 Floor elevations for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than $7\frac{3}{4}$ inches (196 mm) below the top of the threshold.

Exception: A top landing is not required where a stairway of not more than two risers is located on the exterior side of the door, provided that the door does not swing over the stairway.

R311.3.3 Storm and screen doors. Storm and screen doors shall be permitted to swing over exterior stairs and landings.

R311.4 Vertical egress. Egress from habitable levels including habitable attics and *basements* not provided with an egress door in accordance with Section R311.2 shall be by a ramp in accordance with Section R311.8 or a stairway in accordance with Section R311.7.

R311.5 Construction.

R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.6 Hallways. The width of a hallway shall be not less than 3 feet (914 mm).

R311.6.4 Modular ramps. Modular ramp systems approved pursuant to the act are not required to comply with the requirements of Section R403.1.4 of the code.

R 408.30518

R311.7 Stairways.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than $4\frac{1}{2}$ inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than $31\frac{1}{2}$ inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom. The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than $4\frac{3}{4}$ inches (121 mm).
2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

CHARTER TOWNSHIP OF VAN BUREN

BOARD OF ZONING APPEALS

PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Board of Zoning Appeals will hold a public hearing on **Tuesday, March 12, 2019 at 7:00 p.m.**, at the Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI 48111 to consider the following variance requests:

1. **Case # 19-001-** A request by Julian Beglin, 9000 Haggerty (Parcel ID# 83-044-99-0005-701), for a variance to exceed the maximum allowable height of a wall on the property.
2. **Case # 19-002-** A request by Lawrence Zelanka, 13125 Ormond Drive (Parcel ID# 83-080-01-0059-000), for a variance from the minimum width across the front and rear elevation of a single-family dwelling.

Please address any written comments to the Van Buren Township Board of Zoning Appeals, at 46425 Tyler Road, Van Buren Township, MI 48111 or via email at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning and Economic Development Department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Published: 2/21/2019

CHARTER TOWNSHIP OF VAN BUREN

BOARD OF ZONING APPEALS

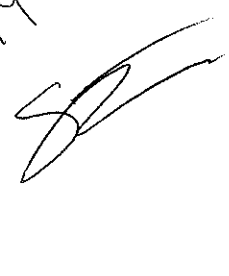
PUBLIC HEARING

Notice is hereby given that the Charter Township of Van Buren Board of Zoning Appeals will hold a public hearing on **Tuesday, March 12, 2019 at 7:00 p.m.**, at the Van Buren Township Hall, 46425 Tyler Road, Van Buren Township, MI 48111 to consider the following variance request:

1. **Case # 19-002-** A request by Lawrence Zelanka, 13125 Ormond Drive (Parcel ID# 83-080-01-0059-000), for a variance from the minimum width across the front and rear elevation of a single-family dwelling.

Please address any written comments to the Van Buren Township Board of Zoning Appeals, at 46425 Tyler Road, Van Buren Township, MI 48111 or via email at rakers@vanburen-mi.org. Written comments will be accepted until 4:00 p.m. on the hearing date and all materials relating to this request are available for public inspection at the Van Buren Township Hall prior to the hearing.

Van Buren Township will provide necessary reasonable auxiliary aides and services to individuals with disabilities who are planning to attend. Please contact the Van Buren Township Planning and Economic Development Department at 734-699-8913 at least seven (7) days in advance of the meeting if you require assistance.

Mailed to the
following addresses
on 2-19-19
Cass 

SAYRE, JAMES M.
13206 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

PERALA, STANLEY-CINDY
48411 EDGAR AVE
VAN BUREN TOWNSHIP MI 48111

MARTIN, ARTHUR
48465 EDGAR AVE
VAN BUREN TOWNSHIP MI 48111

GRECA, PAT
48466 EDGAR AVE
VAN BUREN TOWNSHIP MI 48111

PURDIE, VERA
13295 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

SETTLES, WILLIAM-JUDY
48460 EDGAR AVE
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RAZO, RAMON & CICOTTE, LENORE
13132 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

PAICH, ANTHONY
13108 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

KING, CINDY L.
48455 ELLEN AVE
VAN BUREN TOWNSHIP MI 48111

HUBBARD, WILLIAM & LEANNE
48460 ELLEN AVE
VAN BUREN TOWNSHIP MI 48111

TRIPODI, ANTHONY
48444 ELLEN AVE
VAN BUREN TOWNSHIP MI 48111

SZAREK, JOSEPH-DIANA
13034 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

RABAUT, JEFFREY-GENEVIEVE
13012 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

KAZEN, THOMAS-CYNTHIA
13011 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

BRODERICK, THERESA
13033 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

FARRINGTON, WILLIAM & KERI
13045 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

HAVER, GRACE
13069 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

FIX, LARRY
13103 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

ENGSTROM, JOSHUA & JENKINS, MELISSA
13115 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

ZELANKA, LAWRENCE & MARGARET
13125 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

SAVAS, TIMOTHY & DOROTHY
13141 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

BEAGAN, STEVEN J.
13157 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

EARHART, ALLEN
13189 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

MALLOY, FREDERICK L. & DEBRA JEAN
13201 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

KLOBUCAR, STEPHEN
13209 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111

THOMAS, GARY
13237 ORMOND DRIVE
VAN BUREN TOWNSHIP MI 48111