



Michigan

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

08-08-08-200-024

Property Address: 7225 Dan Hoey RD Tax ID Number: ~~47-3601072~~

Proposed Use: Dental Office

Applicant Name: Brent Kolb Phone: 734 426 9000

X Applicant Address: 8031 Main St Ste 303 Dexter MI 48130

Email Address: kolb.brent@gmail.com Mobile Phone: 734 649 1948

X Property Owner Name: BLMS LLC Phone: 734 426 9000

X Property Owner Address: 8031 Main St Ste 303 Dexter MI 48130

Email Address: KOLB.BRENT@GMAIL.COM Mobile Phone: N/A

Type of Improvement Proposed: NEW MONUMENT SIGN

Reason Waiver is Requested (explain practical difficulty or hardship): PLEASE SEE ATTACHED

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

Yes	No	
✓		A complete, signed application form, with application fee.
✓		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).
✓		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.
✓		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).

RECEIVED

FEB 18 2016

CITY OF DEXTER

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.

X [Signature] 2/15/2016 [Signature] 2/16/16
 Owner's Signature Date Applicant's Signature Date

Staff Review: Fee: Residential \$250 Non-Residential \$350
 Date Received: 2-18-16 Receipt # 52704

Regulations (Ordinance Sections) to be waived: ARTICLE 7, SECTION 7.03(A) F

Code Requirement: 10' setback from ROW & 15' from edge of principle entrance drive & all property lines

Proposal: 0' setback from ROW, 0' setback from property line & 9' setback from principle entrance drive (MC)

Zoning Board of Appeals Action: Approved Denied Date: 2016-03-21

APPROVAL STAMP:

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 CITY OF DEXTER

A. The purpose of this variance for a ground signs, from section 7.03 subsection 1F requirement setback from the road ROW. To allow front leading edge of the sign from a the 10 foot setback to a zero setback requirement from ROW. *15 foot setback to a zero setback*

me
from property line
by Boethelby
Dan Hoey

1. The new Dexter Dentistry monument sign legibility factor is very vital. The overall size of the sign, will be 60 ft.² approximately 6 feet wide and 10 feet tall, with office complex name, with 4 multiple tenant panels, address on leading edge of front of the sign. NOTE: Not being able to have a clear visibility/legibility of the sign copy from the road, is a very important factor!

2. The new sign would be consistent with surrounding signage, such as Busch's supermarket which is 5 feet from sidewalk, Lafontaine main sign 5.6 feet from sidewalk, Lafontaine certified service 5.6 feet from sidewalk, Mobil gas station 10 feet from sidewalk, Dexter Crossing on Dexter Ann Arbor St. main entrance 24 feet from sidewalk, Dexter Crossing Dan Hoey Rd. entrance 17 feet from sidewalk, Chelsea State Bank 21 feet from Dexter Ann Arbor Rd. and Dapco industries which is 45 feet from the Dan Hoey Rd the curb. This would be a typical sign placement throughout the community, we are proposing 25 foot setback from the public sidewalk.

3. Sign would be consistent with size and speed limit recommendation of the Michigan sign design guidelines.

4. The sign would be located to the central portion of the 4 acre parcel, which would provide a better visibility and setting factor. Will not overwhelm Western half of parcel for future development and would be aesthetically pleasing for the overall site.

5. The sign showing on original approved site plan as proposed location most suitable giving access for parking, vehicle circulation and future to development including site grading and allow for future development of phase 2, including site grading.

6. Granted this variance does not harm public safety, comfort, morals or general welfare of the inhabitants of the City of Dexter Diminish or impair property values within the neighborhood where the proposed sign will be installed. The variance is not based exclusively upon a desire to make more money out of the property, but to allow for greater visibility of the sign for customers to see. The owner is creating a unique custom-designed sign that will have a favorable design in its setting

7. The City has requested the owner dedicate an additional 27 feet of right of way for public utility, sidewalk and future road expansion. The resulting property line is over 47 feet from the back of curb. As proposed the sign would be placed at a zero setback and be within the approved 15 foot landscaping buffer and still be setback on 47 feet from ROW. *road edge - currently.*

72"



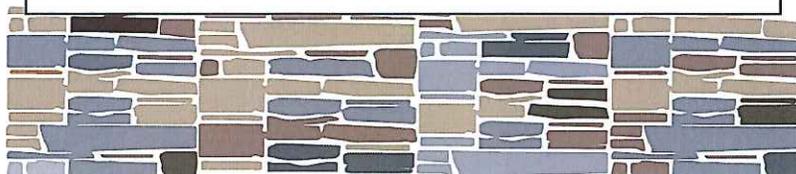
Dexter Office Center



TENANT

TENANT

TENANT



120"

NEW 516W

1" = 30'

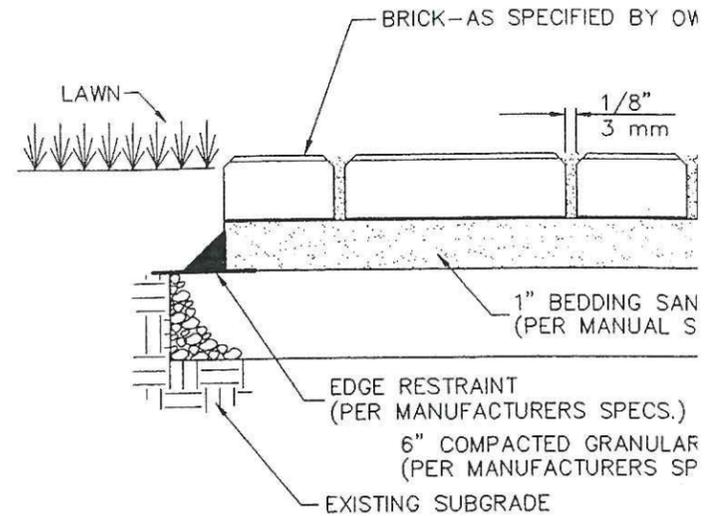
NOTE: ALL SIGNAGE SHALL CONFORM TO CITY OF DEXTER ZONING ORDINANCE AT TIME OF APPLICATION.

EXISTING HIGHEST ESTIMATED TRAFFIC VOLUME FOR DAN HOEY ROAD AM PEAK LESS THAN 415 VPH

TRIP GENERATION
 MEDICAL DENTAL OFFICE BUILDING
 CODE 720 PAGES 1239 & 1240
 PROPOSED & FUTURE 14,000 SF

AM PEAK $2.34 \times 14 = 33$
 79% ENTER, 21% EXIT

PM PEAK $3.46 \times 14 = 49$
 27% ENTER, 73% EXIT



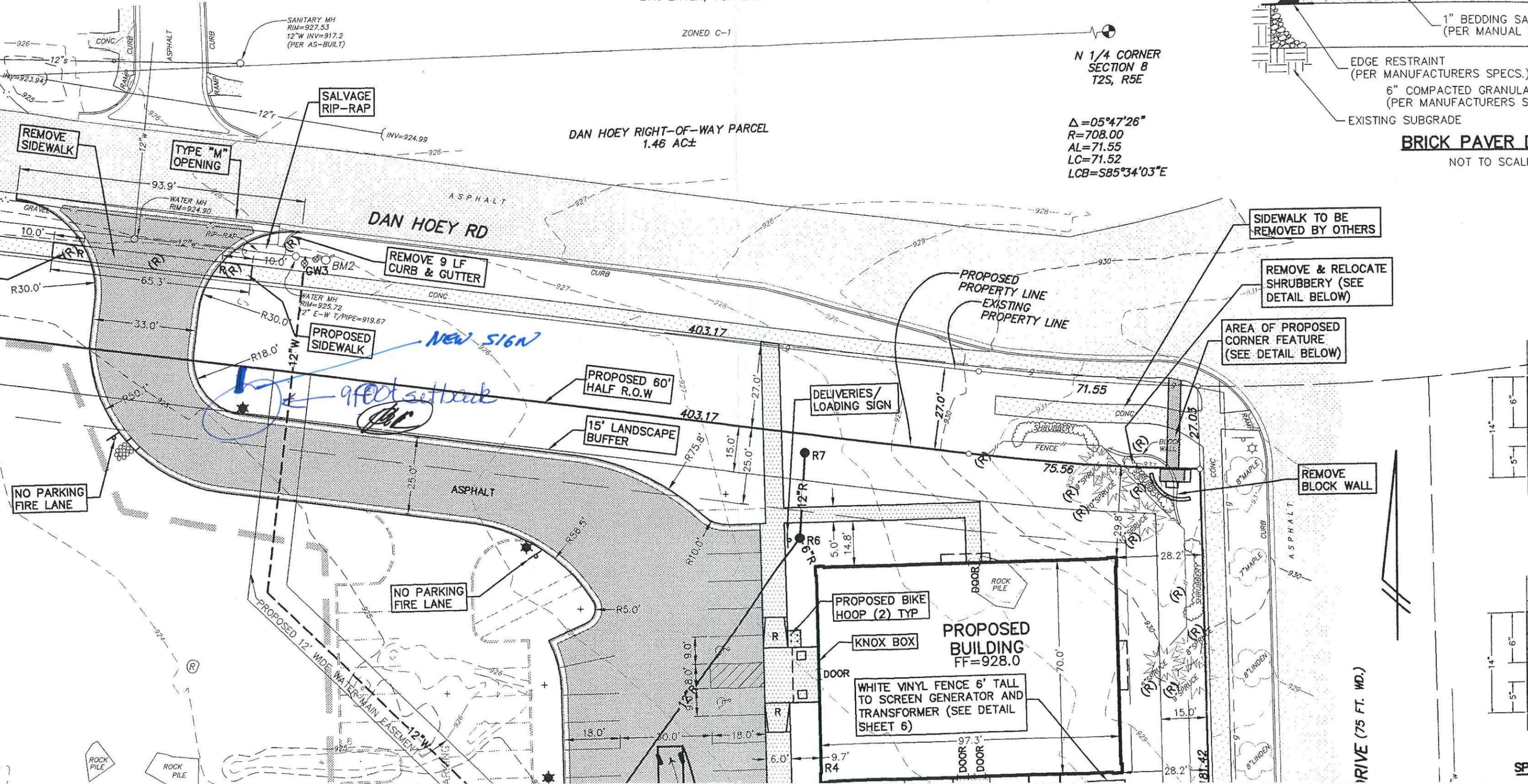
BRICK PAVER D
 NOT TO SCALE

N 1/4 CORNER
 SECTION 8
 T2S, R5E

$\Delta = 05^\circ 47' 26''$
 $R = 708.00$
 $AL = 71.55$
 $LC = 71.52$
 $LCB = S85^\circ 34' 03'' E$

ZONED C-1

DAN HOEY RIGHT-OF-WAY PARCEL
 1.46 AC±



SIDEWALK TO BE REMOVED BY OTHERS

REMOVE & RELOCATE SHRUBBERY (SEE DETAIL BELOW)

AREA OF PROPOSED CORNER FEATURE (SEE DETAIL BELOW)

REMOVE BLOCK WALL

DELIVERIES/LOADING SIGN

PROPOSED BIKE HOOP (2) TYP
 KNOX BOX
 DOOR
 PROPOSED BUILDING
 FF=928.0
 WHITE VINYL FENCE 6' TALL TO SCREEN GENERATOR AND TRANSFORMER (SEE DETAIL SHEET 6)

NEW 516W
9 foot setback

NO PARKING FIRE LANE

NO PARKING FIRE LANE

DRIVE (75 FT. WD.)



Dental Internal Medicine & Pediatrics
Outpatient Services
Starline
Hawmark
JETS PIZZA M MINNESOTA
For Learning Information Call
Outcall Commercial 763-547-8000

Academy of Dance & Music
ATT ATTENDING MEMBER FOOD ZONE
HAR BLOCK Edward Jones



241



2



45'

DARCO





5'6"



CHEVROLET

LAFONTAINE

