The City of DEXTER 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

Property Address: 2319 Bishop Circle East Tax ID Number: 45-4048822

Proposed Use: Brewery/Wastewater Treatment

Applicant Name: Northern United Holdings LLC Phone: 734-792-9102

Applicant Address: same

Email Address: info@nubco.net Mobile Phone: N/A

Property Owner Name: Northern United Holdings LLC Phone: 734-792-9102

Property Owner Address: same

Email Address: info@nubco.net Mobile Phone: N/A

Type of Improvement Proposed: Wastewater Treatment Container-Ecovolt to have a 25' setback from the ROW (50' required per the ordinance)

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

As this is a reuse of an existing manufacturing facility the existing infrastructure can be maintained with access unencumbered to the existing building. Waste treatment was unanticipated at the time of the initial startup and the drains for the waste exit the building at this location making it the most practical location for the treatment system. Three sides of the lot are "frontage" causing a hardship in utilizing the available space due to the setback requirements. Exiting utility easements into the building need to be maintained for access. This allows the primary business growth potential within the existing building and any expansions in the future.

**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. |
| | NA | 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

MAR 14 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.

| | | | |
|---|---|---|---|
| [signature] | 3/10/16 | ← same | |
| Owner's Signature | Date | Applicant's Signature | Date |

**Staff Review:** Fee: Residential $250 Non-Residential $350 pd $350 + $1,500 for variance escrow

Date Received: 3/8/16 Receipt # 52996

Regulations (Ordinance Sections) to be waived: 20.01 Schedule of Regulations in the RD, Research + Development District - front yard setback

Code Requirement: 50-foot front yard setback

Proposal: 35-foot variance to allow a 15-ft front yard setback

Zoning Board of Appeals Action: Approved Denied Date:

APPROVAL STAMP:

# NORTHERN UNITED BREWING COMPANY

2319 BISHOP CIR. E., DEXTER, MI 48130

# BREWERY PRETREATMENT
# SITE PLANS

## DRAWING INDEX

GENERAL INFORMATION

| | |
|---|---|
| T001 | TITLE SHEET |

CIVIL

| | |
|---|---|
| AS100 | OVERALL SITE PLAN |
| AS101 | ENLARGED SITE PLAN |
| 1988-0-5-1 | ECOVOLT GENERAL ARRANGEMENT ISO VIEWS (REFERENCE ONLY) |

● = CURRENT ISSUE
○ = PREVIOUSLY ISSUED

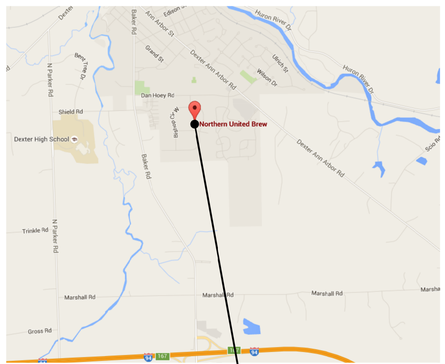
**OWNER**

Northern United Brewing Company (NUBCO)
2319 Bishop Cir. E.
Dexter, Michigan 48130
Contact: Tony Grant (734) - 276-1910

**ARCHITECT**

Process Results, Inc.
201 S. Ann Arbor Street
Saline, Michigan 48176
Contact: Tom Larder (734) - 330-4139

## LOCATION MAP




NORTH
NO SCALE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| REVISION | DATE |
|---|---|
| - - | 03.10.16 |

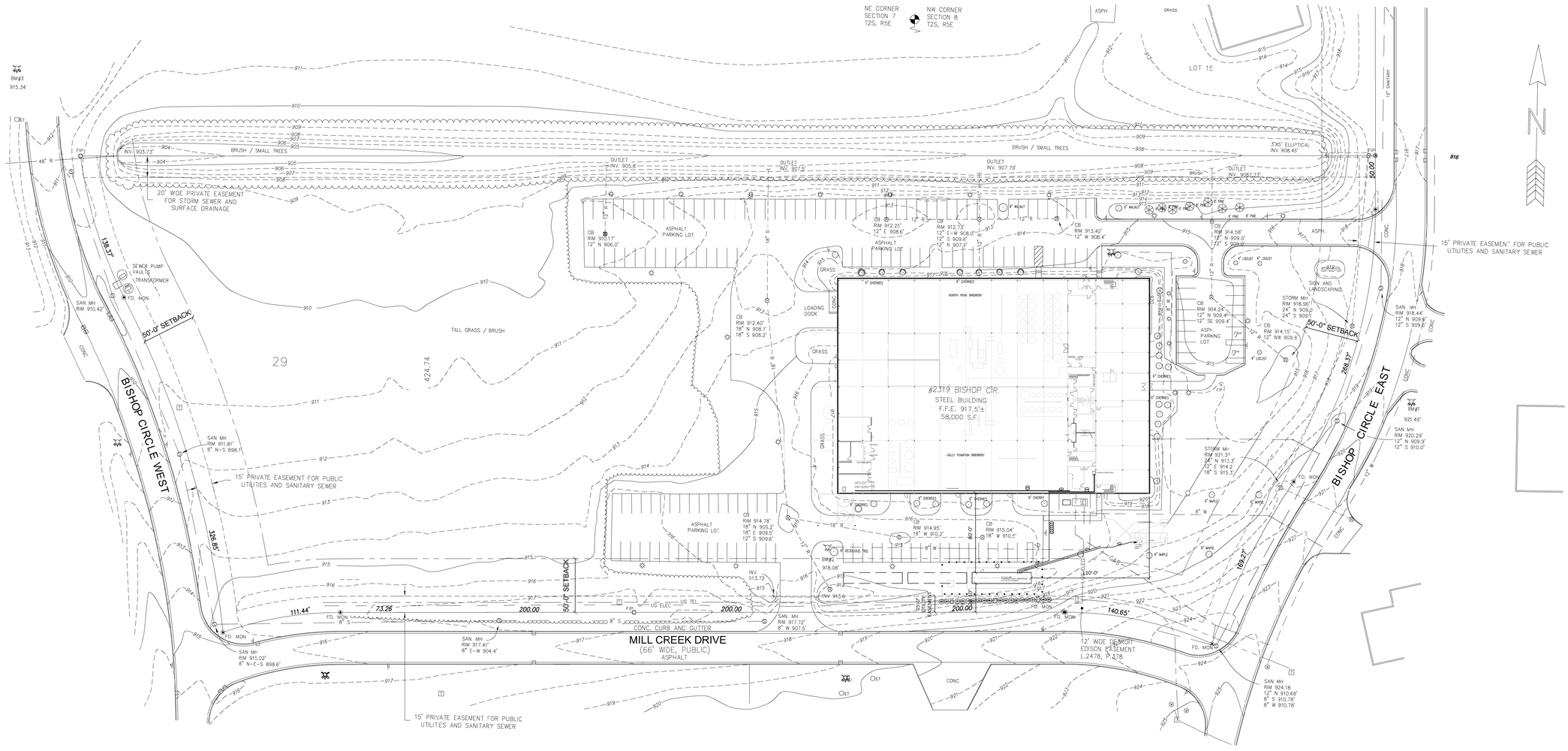
PLOT DATE: 03/10/2016 3:03 PM
DRAWN BY: Z. GOEGLEIN
REVIEWED BY: T. ERICKSON
PROJECT MANAGER: T. LARDER
FILE:

NORTHERN UNITED BREWING COMPANY
2319 BISHOP CIR. E.
DEXTER, MICHIGAN 48130

BREWERY PRETREATMENT

TITLE SHEET

PROJ. NO.: 14924.03
T001
SHEET NO. REV




## LEGAL DESCRIPTION:

LOT 25, DEXTER BUSINESS AND RESEARCH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 26 OF PLATS, PAGES 29–36, WASHTENAW COUNTY RECORDS AND LOTS 26 THROUGH 29 INCLUSIVE, DEXTER BUSINESS AND RESEARCH PARK No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 30 OF PLATS, PAGES 48–54, WASHTENAW COUNTY RECORDS, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWN 2 SOUTH, RANGE 5 EAST, VILLAGE OF DEXTER, WASHTENAW COUNTY, MICHIGAN.

## CURVE TABLE

| CURVE | RADIUS | LENGTH | DELTA | LCB | LC |
|---|---|---|---|---|---|
| C1 | 459.00' | 268.37' | 33°30'00" | N15°32'51"E | 264.56' |
| C2 | 716.00' | 169.27' | 13°32'43" | S25°31'29"W | 168.88' |
| C3 | 331.00' | 140.65' | 24°20'45" | N79°01'47"W | 139.59' |
| C4 | 331.00' | 111.44' | 19°17'25" | S79°09'09"W | 110.91' |
| C5 | 886.00' | 326.85' | 21°08'12" | N17°38'03"W | 325.00' |
| C6 | 400.00' | 138.37' | 19°49'11" | S18°17'34"E | 137.68' |

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**SITE PLAN**

SCALE: 1"=50'


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| - - | 03.10.16 |
| △ REVISION | DATE |

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| PLOT DATE: | 03/10/2016 3:04 PM |
| DRAWN BY: | Z. GOEGLEIN |
| REVIEWED BY: | T. ERICKSON |
| PROJECT MANAGER: | T. LARDER |
| FILE: | |

**NORTHERN UNITED BREWING COMPANY**

2319 BISHOP CIR. E.
DEXTER, MICHIGAN 48130

**BREWERY PRETREATMENT**

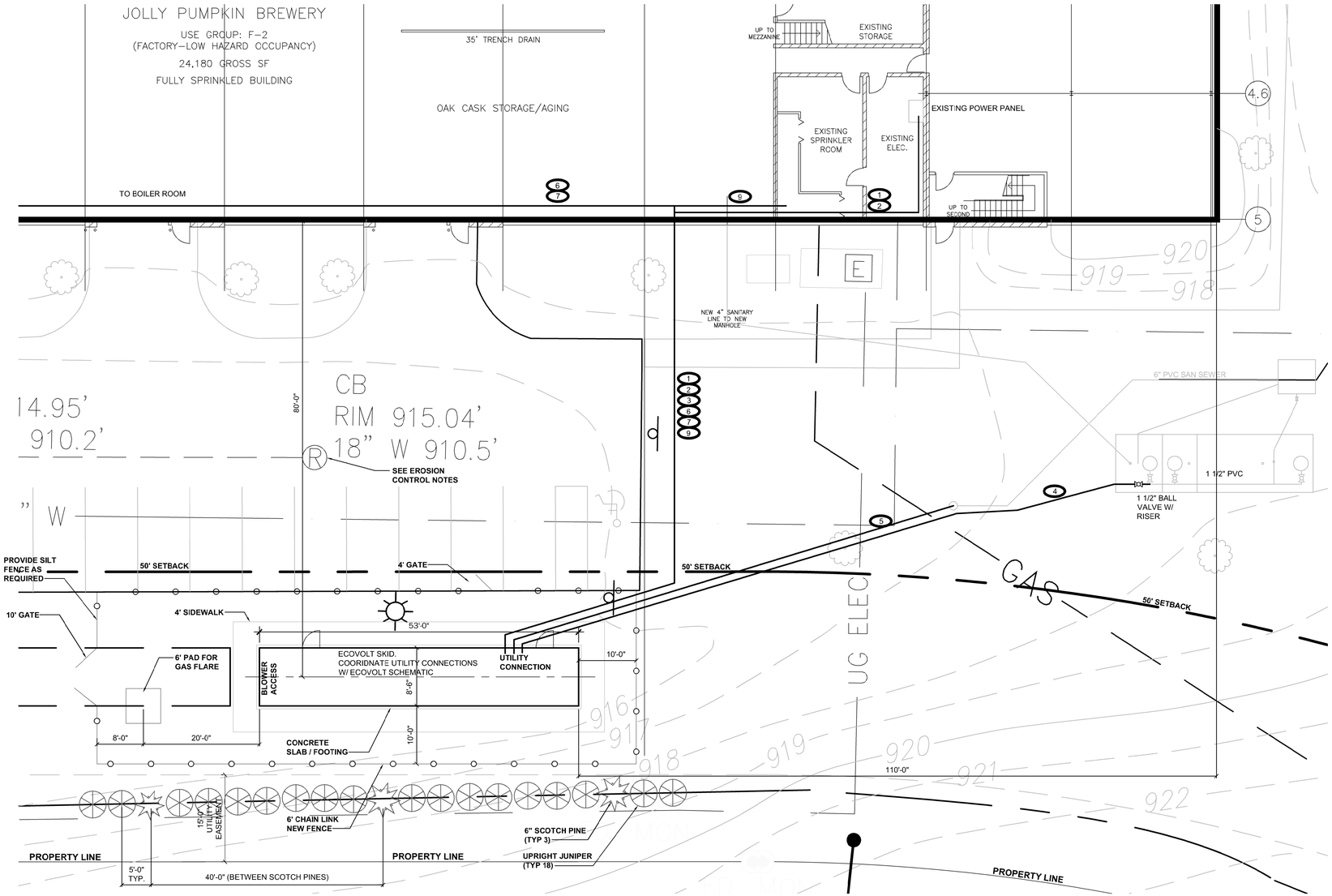
ECOVOLT UTILITIES

SITE PLAN

PROJ. NO.:14924.03

**AS100**

SHEET NO. REV



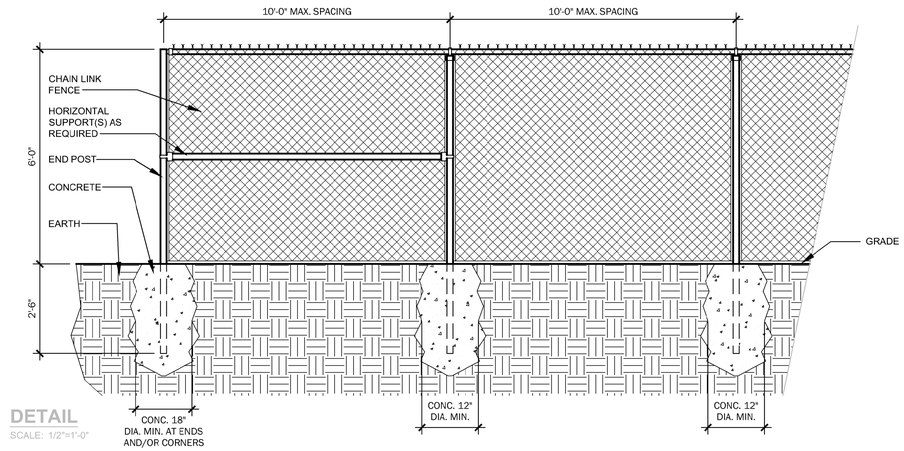

NORTH

## SITE PLAN

SCALE: 1"=10'

| EXTERIOR PIPE | | | |
|---|---|---|---|
| MARK | DESCRIPTION | SPECIFICATION | ECOVOLT CONNECTION |
| 1 | POWER | 2 1/2" C - 3#400KCMIL, #4G | -- |
| 2 | ETHERNET | 3/4" C - CAT 5 OR CAT 6 ETHERNET | -- |
| 3 | COMPRESSED AIR | 3/4" COPPER | -- |
| 4 | INFLUENT | 1 1/2" SCH 80 PVC | 1" ANSI FLANGE |
| 5 | EFFLUENT | 4" SCH 80 PVC | 1" ANSI FLANGE |
| 6 | SLUDGE | 1" SCH 80 PVC | 1" ANSI FLANGE |
| 7 | HOT WATER SUPPY/RETURN | (2) 2" SCH 80 CPVP W/ 1" INSULATION, JACKETED | (2) 2" ANSI FLANGE |
| 8 | WASTE GAS | 1" SCH 40 CARBON STEEL | -- |
| 9 | DOMESTIC WATER | 1" SCH 80 PVS | 1" NPT |

NOTE: PROVIDE APPROPRIATE TRANSITION TO INTERIOR PIPE




## DETAIL

SCALE: 1/2"=1'-0"

GENERAL NOTES:

NEW PIPING SHALL BE INSTALLED 4' BELOW GRADE AND ENTER THE ECOVOLT SKID THROUGH THE SIDE AS DETAILED.

COORDINATE LOCATION OF CONNECTIONS TO EXISTING PIPING. DRAWING IS SCHEMATIC IN NATURE.

PROVIDE MANUAL SHUT OFF VALVES AT ALL CONNECTIONS TO EXISTING PIPING EXCEPT ECOVOLT EFFLUENT

INTERIOR ROUTING OF LINES SHALL BE IN THE CEILING ABOVE OVERHEAD DOORS, TANKS AND OTHER PROCESS EQUIPMENT. COORDINATE ROUTING WITH BREWERY STAFF.

EXISTING COMPRESSED AIR IS NEAR BOTTLING LINE. SEE FLOOR PLAN

CONNECT / ROUTE ETHERNET FROM ELECTRICAL ROOM

EROSION CONTROL:

PROVIDE SILT FENCE AND CATCH BASIN FILTERS FOR EROSION CONTROL

ELECTRICAL NOTES:

PROVIDE QMB 400 AMP SWITCH TO MATCH EXISTING SWITCH GEAR W/ 300 AMP TIME DELAY CURRENT LIMITING FUSES.

RIGID CONDUIT, INSIDE AND OUT

WIRE TO BE THWN, 90°C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| - - | 03.10.16 |
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|---|---|
| PLOT DATE: | 03/10/2016 3:06 PM |
| DRAWN BY: | Z. GOEGLEIN |
| REVIEWED BY: | T. ERICKSON |
| PROJECT MANAGER: | T. LARDER |
| FILE: | |

**NORTHERN UNITED BREWING COMPANY**

2319 BISHOP CIR. E.
DEXTER, MICHIGAN 48130

**BREWERY PRETREATMENT**

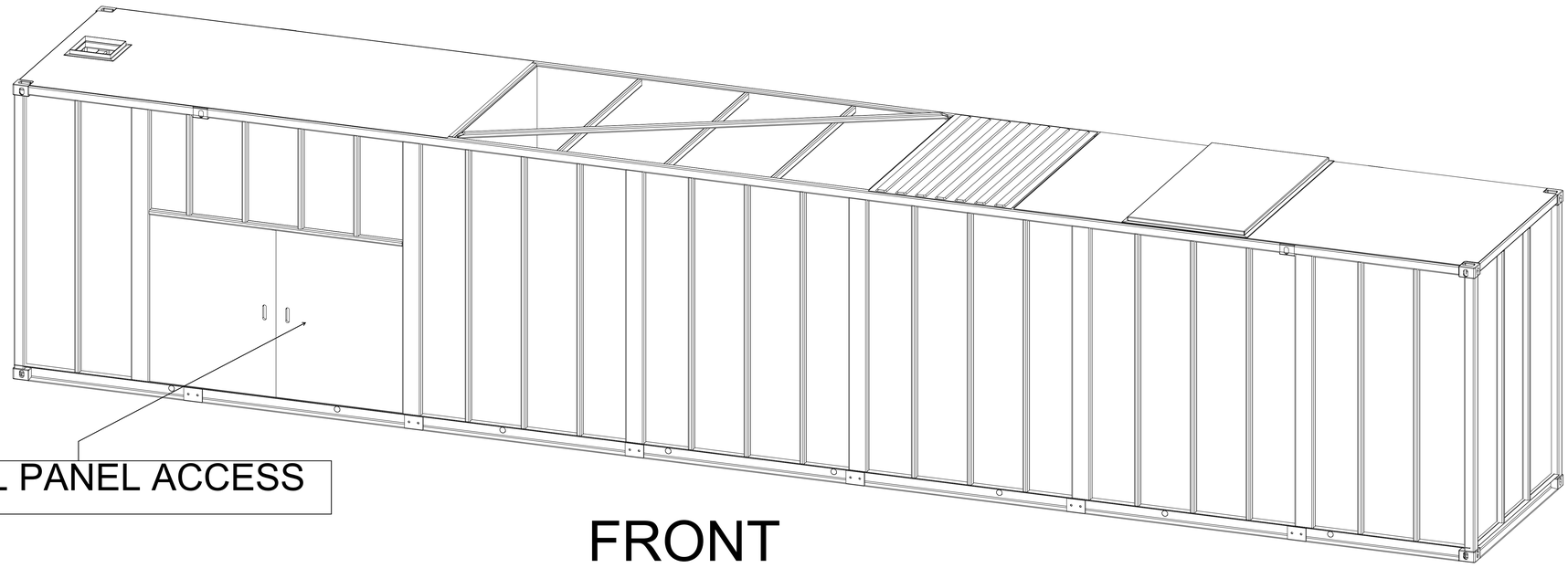
ECOVOLT UTILITIES

SITE PLAN

PROJ. NO.:14924.03

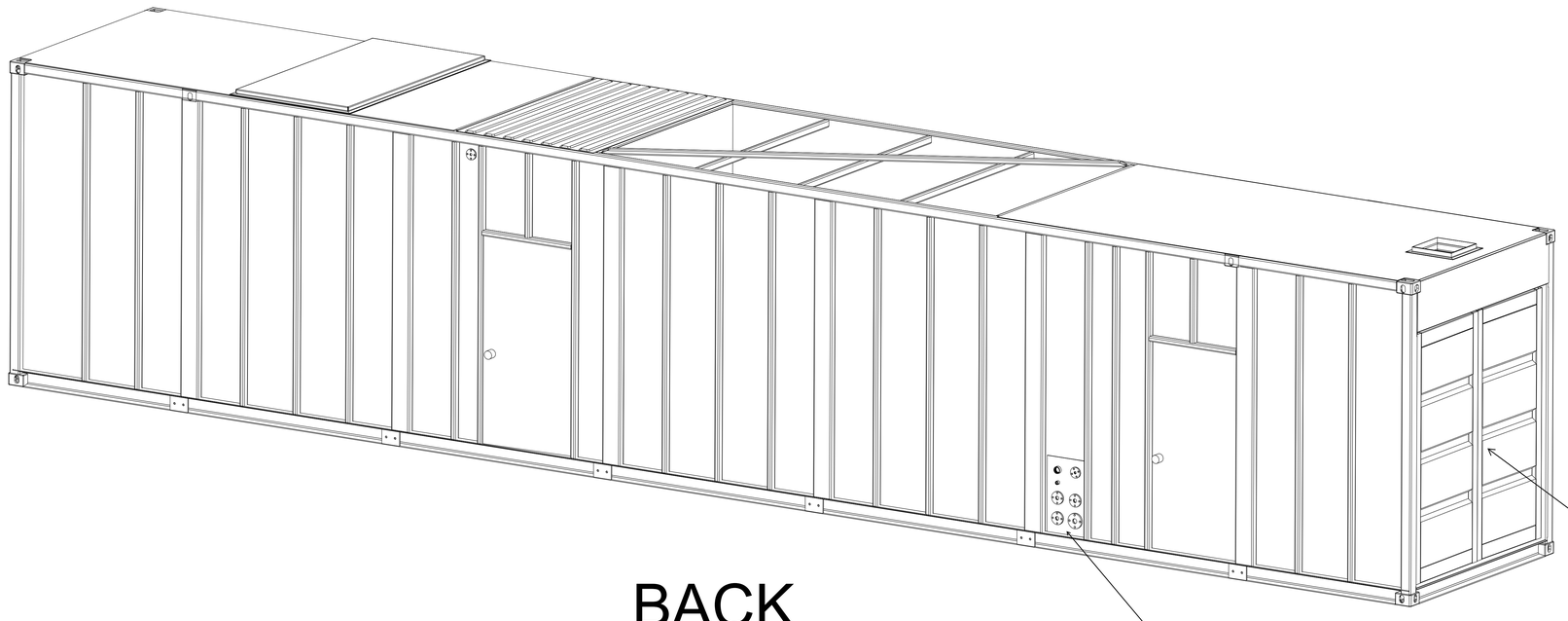
**AS101**

SHEET NO. REV



CONTROL PANEL ACCESS

FRONT



BACK

UTILITY CONNECTION PANEL

BLOWER SERVICE ACCESS

PROPRIETARY & CONFIDENTIAL

CAMBRIAN INNOVATION

CAMBRIAN INNOVATION
27 DRYDOCK AVE, FLOOR 2
BOSTON, MASSACHUSETTS

EcoVolt MINI

GENERAL ARRANGEMENT
ISO VIEWS

| | |
|---|---|
| 1.0 | ISSUE TO CLIENT 01-07-2016 |

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NOT FOR CONSTRUCTION

DATE: 01-07-2016
JOB NO:
SCALE:
DRAWN:
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SHEET 1988-0-5-1