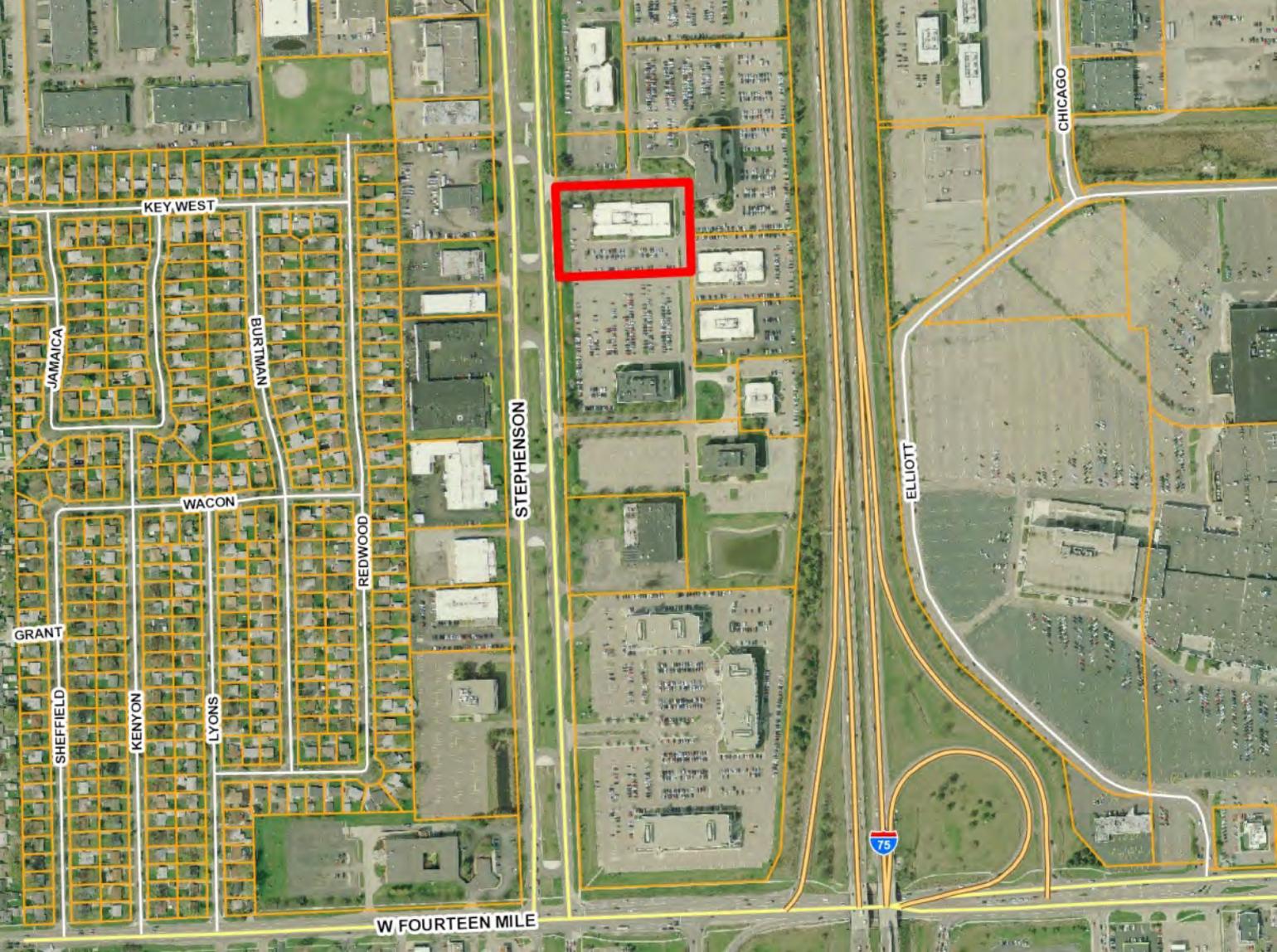


- A. **VARIANCE REQUEST, JIM BARDY OF CONTINENTAL SERVICES, 700 STEPHENSON HIGHWAY** – In order to place/construct the following improvements in the front yard: a trash container, a loading area and a maneuvering lane. The Zoning Ordinance does not allow these items in the front yard.



KEY WEST

JAMAICA

BURTMAN

WACOU

REDWOOD

STEPHENSON

CHICAGO

ELLIOTT

75

W FOURTEEN MILE



755

711

601

STEPHENSON

700

750

650

600

75

(IB)

755

(IB)

711

601

STEPHENSON

(RC)

700

750

650

(OM)

(O) 600

ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



REGULAR MEETING FEE **\$150.00**
SPECIAL MEETING FEE **\$650.00**

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 700 Stephenson Highway, Troy MI 48083
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-35-327-019
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: Section 13.03 & 4.18.D.2
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No.
6. APPLICANT INFORMATION:
NAME Jim Bardy
COMPANY Continental Services
ADDRESS 35710 Mound Road
CITY Sterling Heights STATE MI ZIP 48310
TELEPHONE 586-939-3600
E-MAIL j.bardy@continentalserv.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Applicant has building under contract

8. OWNER OF SUBJECT PROPERTY:

NAME Dan and Steve Kaplan

COMPANY 700 Stephenson LLC

ADDRESS 418 E. Washington St.

CITY Ann Arbor STATE MI ZIP 48104

TELEPHONE 734-662-0068

E-MAIL stevepkaplan@gmail.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto

I, Stephen Kaplan (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE 12-22-11

PRINT NAME: JAMES RARDY

SIGNATURE OF PROPERTY OWNER [Signature] DATE 12-22-11

PRINT NAME: Stephen Kaplan & Dan Kaplan

**WRITTEN EXPLANATION FOR ZONING APPEAL
PROPERTY: 700 STEPHENSON HWY**



January 2012

**ZONING BOARD OF APPEALS
CITY OF TROY MICHIGAN**

We are appealing to the Board for permission to locate a loading area with a screened self-contained waste receptacle along the West front yard of the property. Please refer to the diagram on the following page. The property is located within a office park where both side yards and the rear yard face other buildings within the park. Additionally, the side yard to the North and the rear yard to the East are not wide enough to accommodate loading without blocking traffic.

Loading is feasible to the side yard setback to the South. The South facade of the building, however, is the front facade of the building and is the facade patrons will approach the building along from the lot entrance at the East. The South lot is also in full view of three other buildings located within the office park.

Loading is currently located on the West side of the site. The operation of Continental Services, however, occasionally requires truck too large to fit within the building envelope and will, therefore, need to be parked outside the building while loading occurs. Continental Services anticipates the occasional delivery of a 60' trailer truck, a waste removal truck as well as two of their own 25' trucks. The 60' trailer will make four to six deliveries per week; each delivery taking approximately twenty minutes. The waste removal truck will be on site once or twice a week for approximately twenty minutes and the company trucks will be parked on site making deliveries as necessary.

Between Stephenson Highway and the lot is an existing five foot tall berm which acts as a natural screen to the property. Regardless, we view the entire property as representative of our company's image. All waste will be stored in self-contained, sealed receptacles along the building and the entire property will be maintained in a professional manner.

We understand the City's concern in keeping a clean and pleasant appearance. It is also extremely important to Continental Services to maintain a cleanly appearance as potential clients will be visiting our offices and a clean appearance is extremely critical to our business. We believe the West side of the lot is the least visible and the natural location for loading on this property due to it's omnidirectional frontage. We hope you agree.

Thanks,

Jim Bardy, President

proposed location
of loading area

existing view from
Stephenson





700 STEPHENSON TROY, MI ZONING APPEAL
ROBBINS EXECUTIVE PARK WEST ASSOCIATION



ZONED: RC RESEARCH CENTER



PROPOSED LANDSCAPING SCREEN

STEPHENSON HWY.

2,770 SF

proposed increase in paved site

4,000 SF

proposed increase in greenscape



1/32"=1'-0"

N.01 13'00"E 305.00'

R.O.W.

2,200 SF

FRONT YARD SETBACK

BRICK SCREEN REPLACED WITH LANDSCAPING SCREEN

ROBBINS EXECUTIVE PARK DRIVE

EASEMENT

620 SF

TRUCK TRUCK

5

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

4

2

6

PROPOSED OUTDOOR INGRADE PATIO

7

8

3

1,000 SF

1

9

PROPOSED ENTRY AND APPROACH

PROPOSED LANDSCAPING

800 SF

1	LOBBY/DINING	3,000 SF
2	KITCHEN	9,500 SF
3	RESEARCH	1,000 SF
4	LOADING	1,500 SF
5	WASTE RECEPTACLE	500 SF
6	RESTROOMS	1,000 SF
7	GUEST KITCHEN/DINING	1,300 SF
8	FLEX SPACE - CORPORATE ADMINISTRATION/SEATING	9,600 SF
9	CULINARY OFFICES	3,200 SF

980 SF

PROPOSED LANDSCAPING

570 SF

600 SF

N.88 47'00"W 447.28'

305.00'

S.01 13'00"W

PROPOSED LAND-SCAPING SCREEN

STEPHENSON HWY.

ROBBINS EXECUTIVE PARK DRIVE

SCREEN REPLACED WITH LANDSCAPING

620 SF

TRUCK TRUCK

8 FEET

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

2,200 SF

30 FEET

150 FEET

1,000 SF

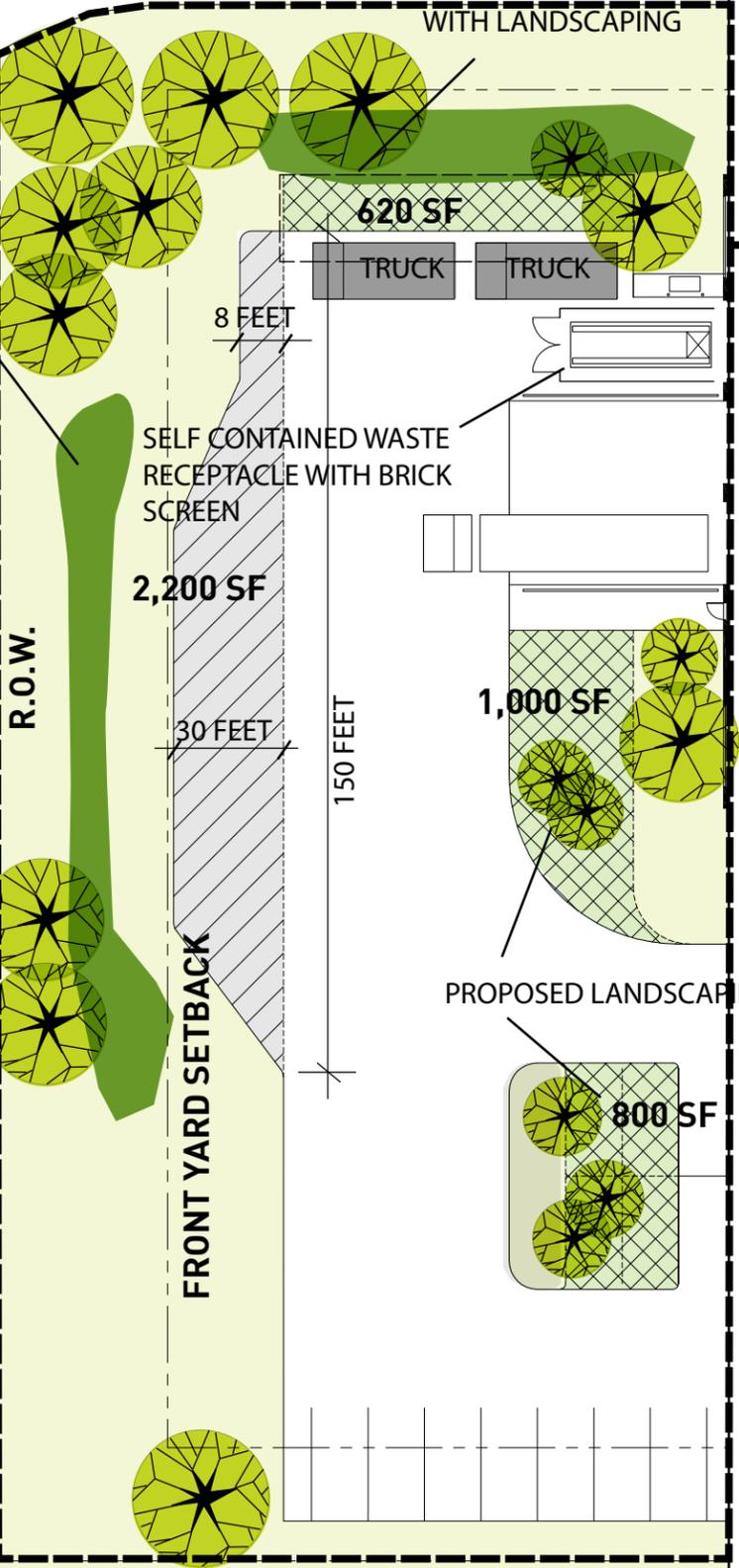
PROPOSED LANDSCAPING

800 SF

305.00'

N.01 13'00"E

FRONT YARD SETBACK



TOTAL AREA OF FRONT YARD: WITHIN R.O.W. (NOT INCLUDING ROBBINS EXEC DRIVE): 35,210 SQFT.

EXISTING HARDSCAPE: 16,400 SQFT.

ADDITIONAL HARDSCAPE: 2,200 SQFT.

HARDSCAPE CONVERTED TO GREENSCAPE: 2,420 SQFT.

PROPOSED TOTAL HARDSCAPE IN FRONT YARD: 16,180 SQFT.

WASTE RECEPTACLE BRICK SCREEN (LWH): 28'X12'X8'

2,200 SF

proposed increase in paved site

2,420 SF

proposed increase in greenscape



1/32"=1'-0"

CONTINENTAL DELIVERY TRUCKS

TRUCK LENGTH: 25'

TOTAL TIME ON SITE: TWO TRUCKS STORED ON SITE



SUPPLY TRUCKS

TRAILER AND CAB LENGTH: 45' (60' SHOWN)

TOTAL TIME ON SITE: 1 TO 3 HOURS PER WEEK

4-6 DELIVERIES PER WEEK | 20 MINUTES PER DELIVERY





EXISTING VIEW FROM STEPHENSON



PROPOSED VIEW TYPICAL



PROPOSED VIEW DURING WITH SUPPLY TRUCK 1-3 HOURS/WEEK



EXITING SOUTH ENTRY



ENTRY AT SOUTH TO BE RENOVATED

Section 4.18

D. Supplemental District Standards.

1. Modification to **Setback** Requirements. No **building** shall be located closer than fifty (50) feet from the boundary of any single-family residential **district**.
2. The **front yard** shall remain as **open space**, unoccupied and unobstructed from the ground upward except for landscaping, plant materials, or **vehicle** access drives. Off-street parking spaces, aisles, loading areas, and maneuvering lanes shall not be located in such **yards**. All yards abutting upon a public **street** or **freeway** shall be considered as front yards for setback and open space purposes.

SECTION 13.03 TRASH CONTAINERS

A. Where Required. The standards set forth in this Section shall apply to all uses that have refuse disposal service by collective trash container. This does not include curbside pickup for single-family residential uses.

B. Standards.

1. Containers used to dispose of trash, grease, recyclables, and similar materials shall be screened on all sides with a wall, and gate at least as high as the container, but no less than six (6) feet in height, and shall be constructed of durable material and construction which is compatible with the architectural materials used in the site development.
2. Containers shall be consolidated to minimize the number of collection sites, located in close proximity to the building they serve, and easily accessed by refuse vehicles without potential damage to parked vehicles.
3. Containers and enclosures shall be located in a side or rear yard and screened from public view whenever possible.
4. Containers and enclosures shall be situated so that they do not cause excessive nuisance or offense to occupants of nearby buildings.
5. Concrete pads and aprons of appropriate size and construction shall be provided.

City staff note: proposed greenscape modifications will result in a 400 square foot increase in paved area devoted to parking, aisles, and maneuvering lanes. PE

From: [Joseph C. Richert](#)
To: [Planning](#)
Cc: [Joseph C. Richert](#); [James Richert](#)
Subject: Public Hearing re. 700 Stephenson on Jan. 17, 2012
Date: Tuesday, January 10, 2012 11:17:12 AM

Dear Planning Officials,

Please register our approval in this matter. We welcome Continental Services to the Robbin's Executive Park. Thank you for the opportunity to comment on this application.

Sincerely,

Joe Richert

President/CEO

Special Tree Neuro Skills Center

600 Stephenson

JOE RICHERT | PRESIDENT & CEO
joerichert@specialtree.com | 734-893-1015

Please support the [Brain Injury Association of America](http://www.biausa.org) | www.biausa.org