

4. HEARING OF CASES

- B. VARIANCE REQUEST, JIM BARDY OF CONTINENTAL SERVICES, 700 STEPHENSON HIGHWAY – A variance 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.

SECTIONS: 4.18 (D) (2) and 13.03 (B) (3)

(IB)

755

(IB)

711

601

STEPHENSON

(RC)

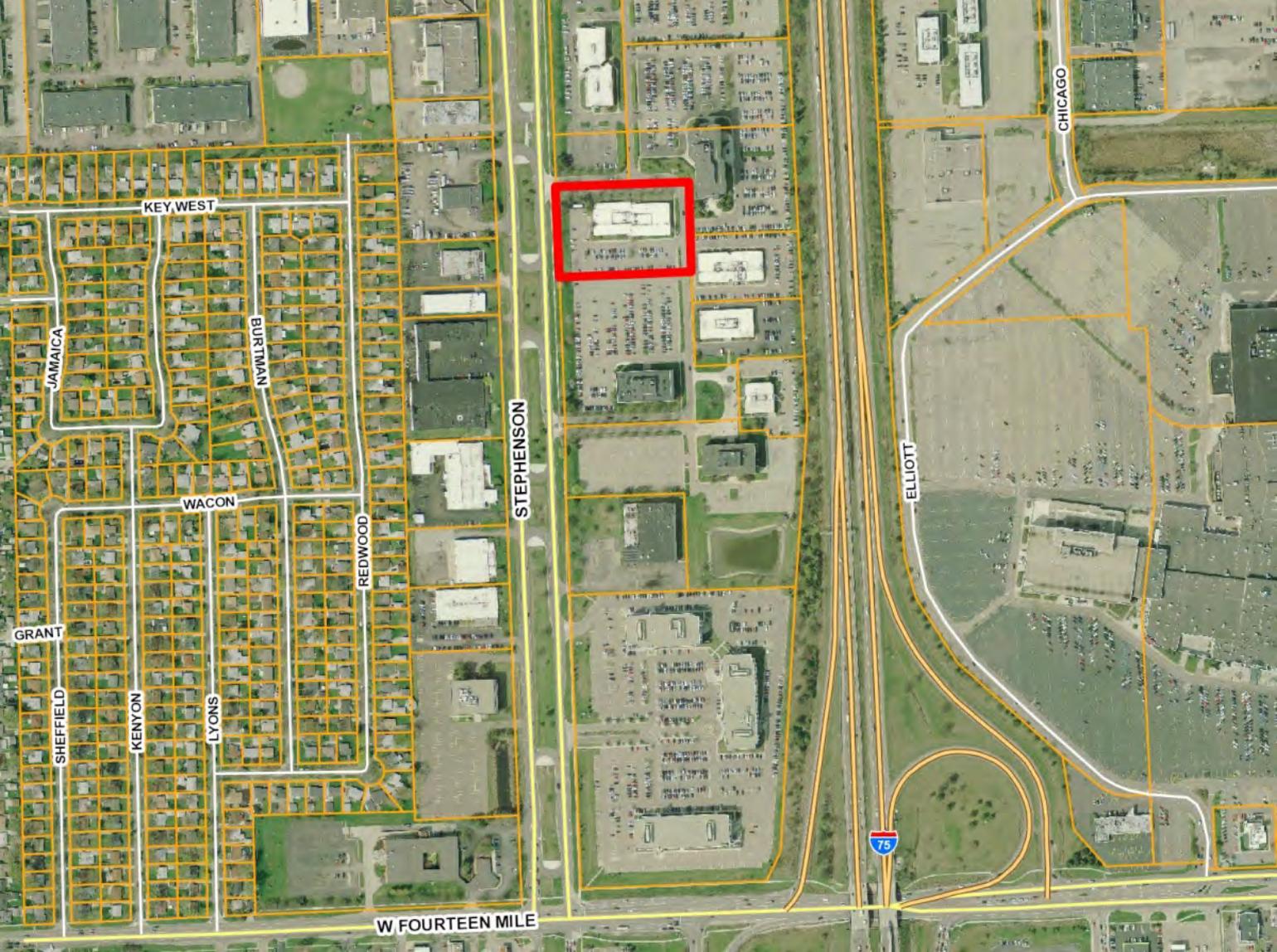
700

750

650

(OM)

(O) 600



KEY WEST

JAMAICA

BURTMAN

WACON

GRANT

SHEFFIELD

KENYON

LYONS

REDWOOD

STEPHENSON

W FOURTEEN MILE

ELLIOTT

CHICAGO

75



755

711

601

STEPHENSON

700

750

650

600

75

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: Yes on 1/17/2012. The Zoning Board acted to grant the variance as requested with conditions.
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 the building under contract

8. OWNER OF SUBJECT PROPERTY:

NAME Dan & Steve Kaplan

COMPANY 700 Stephenson LLC

ADDRESS 418 E. Washington Street

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, Steve Kaplan + Daniel 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 2-22-12
PRINT NAME: JAMES BARDY

SIGNATURE OF PROPERTY OWNER [Signature] DATE 2-21-12
PRINT NAME: Steve Kaplan Daniel Kaplan

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

February 21 2012



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

Through the development of our design, we have shifted our loading South two bays, reduced the width of loading from a two wide loading scenerio to a single loading scenerio.

The new location allows trucks to pull into the front yard and back in easily and quickly. The original design required the truck to back in from in the front of the building. The new location also avoids moving the building transformer and distribution panel within the building (a significant cost savings). It also reduces the time required for trucks to be on the South side of the site (as they will not be required to back in) but more importantly, it creates a wider buffer between the main entry into the complex and the loading area.

The only downside is that the trucks are closer to the front of the building. We will have to landscape that edge very densely and review with the Owners' Association.

We hope the board understands that what we initially presented was our design intention and view this revision as a slight development of the concept based on additional study. We feel this new development is still within the spirit of the initial concept.

Attached is the letter from the initial application explaining the original hardship desire for the variance.

Thanks,

Jim Bardy, President

**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



[BACK](#)
[FORWARD](#)

Article 4
District Regulations

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.

3. Façade Variation. The maximum linear length of an uninterrupted [building](#) façade facing public [streets](#) and/or parks shall be thirty (30) feet. Façade articulation or architectural design variations for building walls facing the street are required to ensure that the building is not monotonous in appearance. Building wall offsets (projections and recesses); cornices, varying building materials or pilasters shall be used to break up the mass of a single building.

4. Pedestrian Access / Entrance.

- a. Primary Entrance. The primary [building](#) entrance shall be clearly identifiable and useable and located facing the right-of-way.
- b. Pedestrian Connection. A pedestrian connection shall provide a clear, obvious, publicly-accessible connection between the primary [street](#) upon which the building fronts and the [building](#). The pedestrian connection shall comply with the following:
 - i. Fully paved and maintained surface not less than five (5) feet in width.
 - ii. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
 - iii. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.

5. Off-Street Parking Location.

- a. Parking shall not be located in the [front yard](#).
- b. No more than fifty (50) percent of the total site's linear feet along the front [building line](#) shall be occupied by parking lot.

[BACK](#)
[FORWARD](#)

Article 13
Site Design Standards

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.

SECTION 13.04 EQUIPMENT SCREENING

A. Where Required. The standards set forth in this Section shall apply to all uses for which mechanical equipment is placed upon a roof of any building or on the ground outside of the building. Mechanical equipment includes, but is not limited to: generators, heating, ventilation and air conditioning units.

B. Screening Requirements. All equipment shall be screened as follows:

1. Rooftop screening.
 - a. Rooftop equipment shall be screened with architectural materials matching or harmonious with the building.
 - b. Screens provided to obscure mechanical equipment shall be an opaque barrier at least as high as the equipment being screened.



700 STEPHENSON TROY, MI ZONING APPEAL MARCH '12
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

S.88 47'00"E 305.00'

ROBBINS EXECUTIVE PARK DRIVE

BRICK SCREEN REPLACED WITH LANDSCAPING SCREEN

EASEMENT

PROPOSED OUTDOOR INGRADE PATIO

previous design

620 SF

TRUCK TRUCK

5

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

4

2

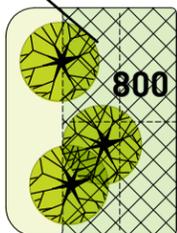
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7

8

PROPOSED ENTRY AND APPROACH

PROPOSED LANDSCAPING



800 SF

980 SF

570 SF

600 SF

PROPOSED LANDSCAPING

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

N.88 47'00"W 447.28'

S.01 13'00"W 305.00'

S. 88 47'00"E 305.00'

ROBBINS EXECUTIVE PARK DRIVE

BRICK SCREEN REPLACED WITH LANDSCAPING SCREEN

EASEMENT

PROPOSED OUTDOOR INGRADE PATIO

PROPOSED LANDSCAPING SCREEN

STEPHENSON HWY.

3,250 SF

proposed increase in paved site

3,690SF

proposed increase in greenscape



1/32"=1'-0"

N. 01 13'00"E 305.00'

FRONT YARD SETBACK

2,150 SF

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

TRUCK TRUCK

1,775 SF

530 SF

530 SF

PROPOSED LANDSCAPING

PROPOSED ENTRY AND APPROACH

400 SF

1	LOBBY	1,630 SF
2	KITCHEN	12,800 SF
3	RESEARCH	1,000 SF
4	LOADING	860 SF
5	WASTE RECEPTACLE	500 SF
6	RESTROOMS	600 SF
7	GUEST KITCHEN/DINING	1,870 SF
8	FLEX SPACE - CORPORATE ADMINISTRATION/SEATING	4,300 SF
9	CULINARY OFFICES	6,500 SF

PROPOSED LANDSCAPING

585 SF

570 SF

400 SF

N. 88 47'00"W 447.28'

S. 01 13'00"W 305.00'

ROBBINS EXECUTIVE PARK DRIVE

SCREEN REPLACED WITH LANDSCAPING

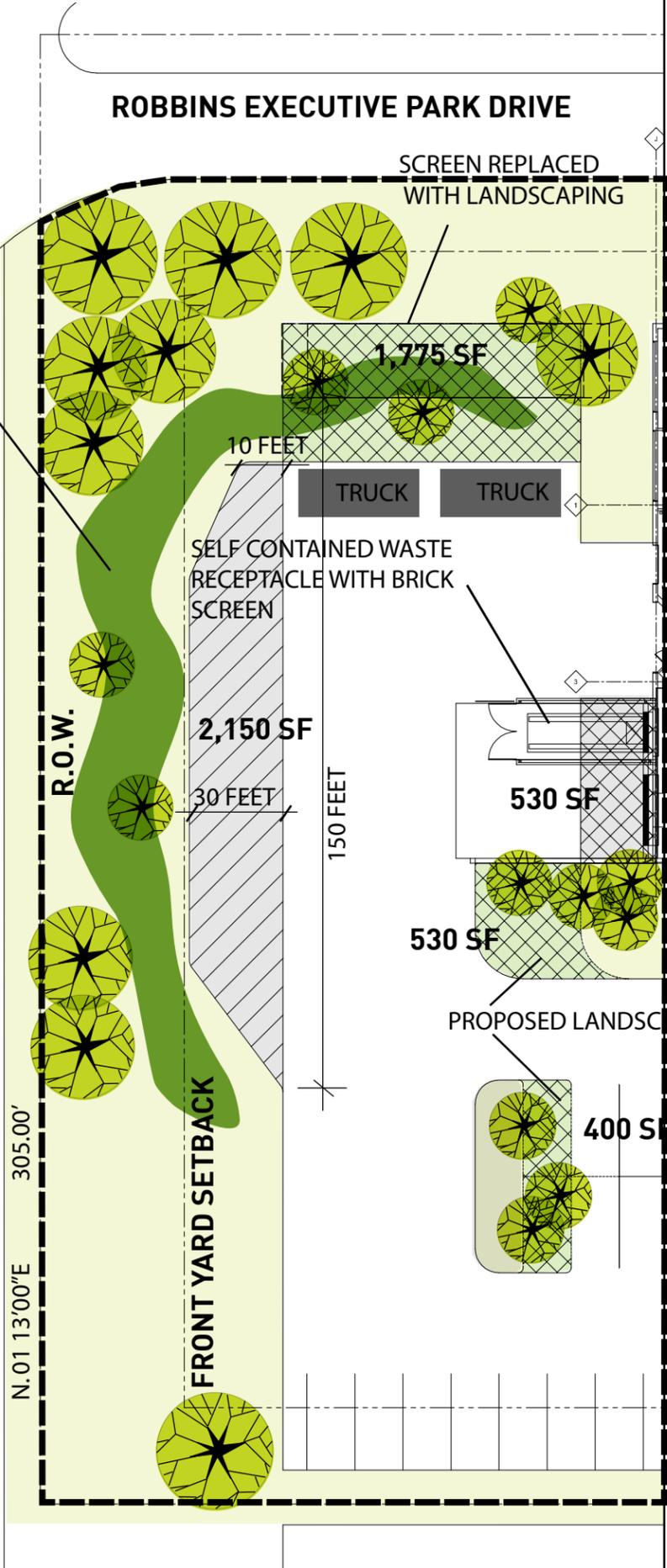
PROPOSED LANDSCAPING SCREEN

STEPHENSON HWY.

2,680 SF
proposed increase in paved site

2,705 SF
proposed increase in greenscape

1/32" = 1'-0"



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

EXISTING HARDSCAPE: 16,800 SQFT.

ADDITIONAL HARDSCAPE: 2,680 SQFT.

HARDSCAPE CONVERTED TO GREENSCAPE: 2,705 SQFT.

PROPOSED TOTAL HARDSCAPE IN FRONT YARD: 16,775 SQFT.

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

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





EXITING SOUTH ENTRY



ENTRY AT SOUTH TO BE RENOVATED

Chair Lambert called the Zoning Board of Appeals meeting to order at 7:30 p.m. on January 17, 2012, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Kenneth Courtney
William Fisher
Allen Kneale (arrived at 7:36 pm)
David Lambert
Thomas Strat
Glenn Clark

Absent

Michael Bartnik

Also Present:

Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney

2. APPROVAL OF MINUTES – November 15, 2011

Moved by Courtney
Seconded by Fisher

RESOLVED, to approve the November 15, 2011 meeting minutes.

Yes: All present
Absent: Bartnik, Kneale

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

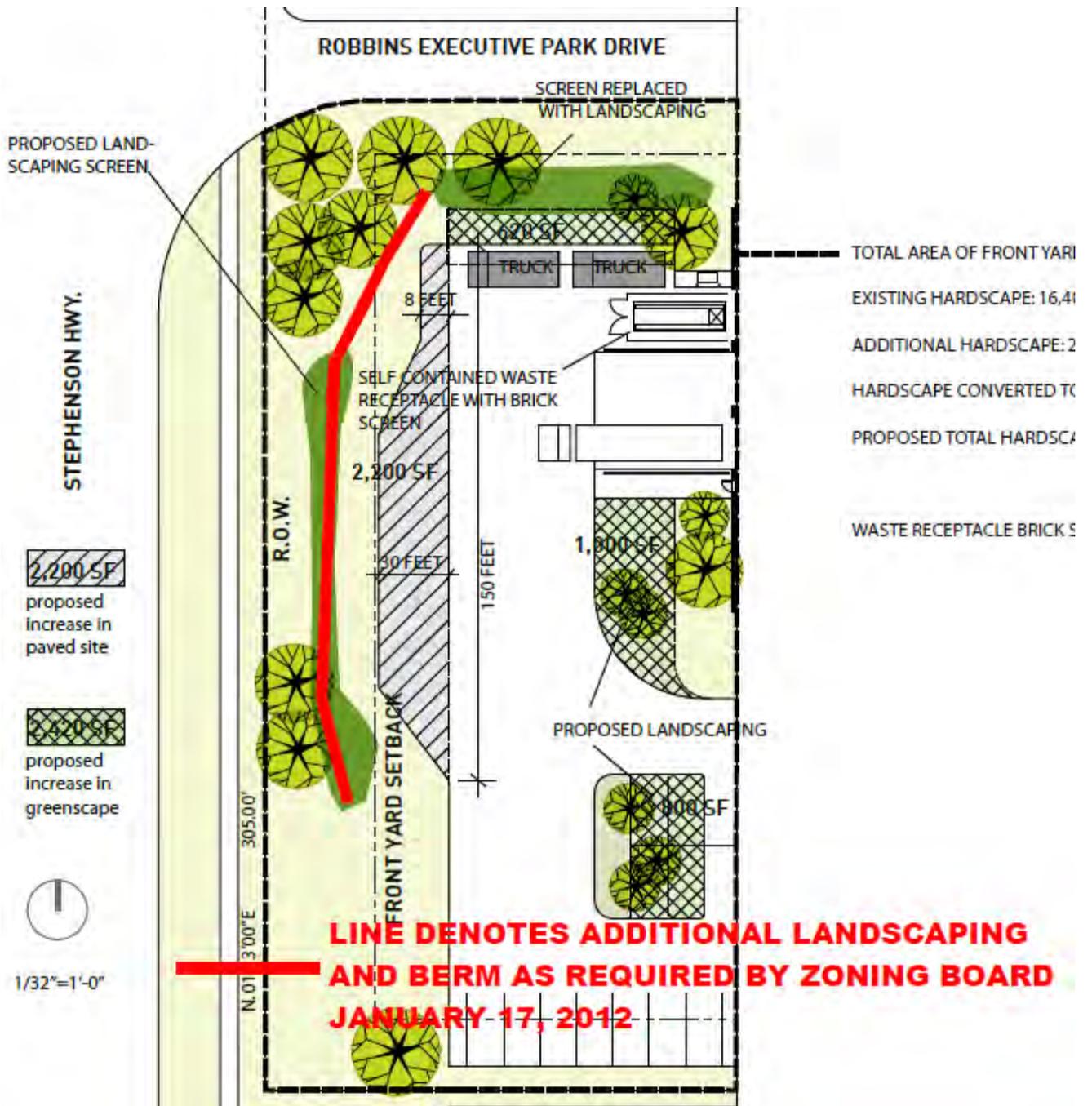
4. HEARING OF CASES

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.

Moved by Courtney
Seconded by Kneale

RESOLVED to grant the variance as requested with the following conditions:

- That the existing berm be extended north and west as depicted on the attached drawing
- That the new berm height and massing match that of the existing berm
- That the new berm be undulating
- That the new berm not be required where it will interfere with existing screening trees
- That additional screening vegetation be installed in the front yard and on the berm
- That the aforementioned vegetation species, height, and placement effectively screen the view of the trucks located in the front yard from Stephenson Highway
- That the vegetation provides year round screening.
- That the greenscape created would exceed the amount lost.



Yes: All present
Absent: Bartnik

MOTION APPROVED

5. COMMUNICATIONS – Chair Lambert acknowledged Board Members’ receipt of the most recent edition of the Michigan Association of Planning magazine.
6. PUBLIC COMMENT – There was no public comment.
7. MISCELLANEOUS BUSINESS – The Board discussed the need for City Council to appoint two Alternates as specified in the Zoning Ordinance. There was Board consensus on methods to increase citizen awareness of this volunteer opportunity which included Board member and staff referrals, City press release and the Troy Today newsletter. Interested citizens would be directed to fill out an application at the City Clerks’ Office.
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:45 p.m.

Respectfully submitted,

David Lambert, Chair

Paul Evans, Zoning and Compliance Specialist

From: [Joseph C. Richert](#)
To: [Planning](#)
Subject: 700 Stephenson ZBA meeting March 20, 2012
Date: Wednesday, March 07, 2012 10:18:36 AM

Dear Planning Department,

We approved of this project and welcome Mr. Bardy and Continental Services to the park.

Thank you for the opportunity to comment on this.

Sincerely,

Joe Richert

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 | www.biausa.org](#)