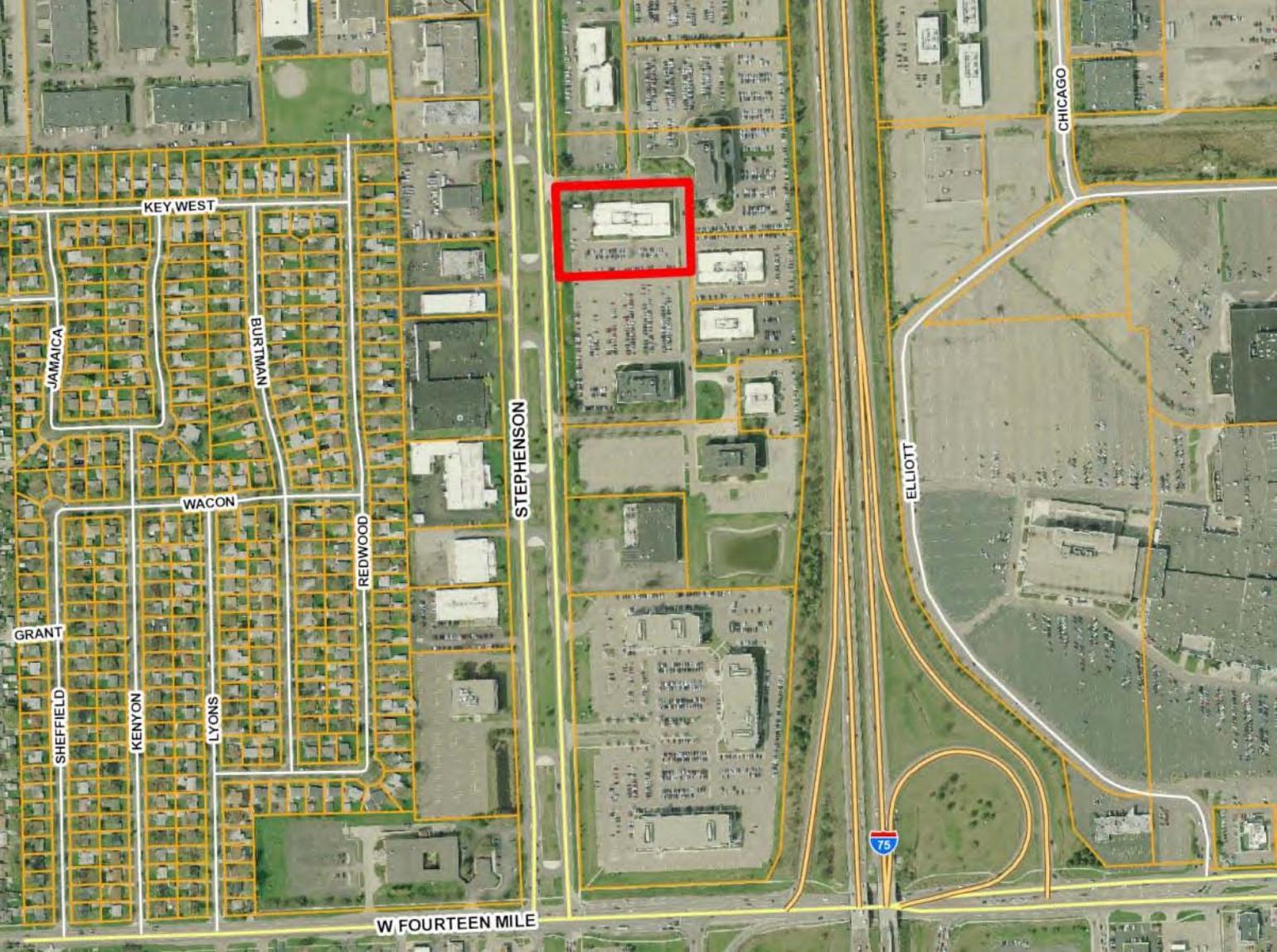


4. HEARING OF CASES

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

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



KEY WEST

JAMAICA

BURTMAN

WACOU

REDWOOD

STEPHENSON

GRANT

SHEFFIELD

KENYON

LYONS

W FOURTEEN MILE

CHICAGO

ELLIOTT

75



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 Hwy, 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. Revision to approval granted March 2012
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: Owner

8. OWNER OF SUBJECT PROPERTY:

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

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, Jim Bardy (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 9/18/12

PRINT NAME: JAMES BARDY

SIGNATURE OF PROPERTY OWNER [Signature] DATE 9/18/12

PRINT NAME: JAMES BARDY

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

September 19, 2012



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

Though further refinement of our design and to speed up the time that trucks are on the South side site we found that it was necessary to eliminate the truck docks. This elimination puts the truck up to the loading door at grade and creates less maneuvering time on the site.

This facilitated a need to relocate some of the landscape areas in the front yard of the site. The landscaping at the SW corner of the building and the movement of the traffic island allowed the trucks ease of movement to the delivery door. That allowed us to eliminating cutting out the berm along Stephenson Hwy giving a greater landscape buffer to the south side of the building.

Overall the green space for the site and the front yard has increased. We hope the board understands that this revision as a slight improvement to the development of the concept based on further study. We feel this new development is still within the spirit of the initial concept.

Thanks,

Jim Bardy, President



700 STEPHENSON TROY, MI ZONING APPEAL OCTOBER '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"

S. 88 47'00"E 305.00'

ROBBINS EXECUTIVE PARK DRIVE

BRICK SCREEN REPLACED WITH LANDSCAPING SCREEN

EASEMENT

PROPOSED OUTDOOR INGRADE PATIO

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

2,200 SF

previous design

PROPOSED ENTRY AND APPROACH

PROPOSED LANDSCAPING

N. 01 13'00"E 305.00'

FRONT YARD SETBACK

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'

S. 01 13'00"W 305.00'

PROPOSED LANDSCAPING SCREEN

STEPHENSON HWY.

3,250 SF
proposed increase in paved site

3,690 SF
proposed increase in greenscape

1/32"=1'-0"

N.01-13'00"E 305.00'

FRONT YARD SETBACK

R.O.W.

2,150 SF

530 SF

PROPOSED LANDSCAPING

400 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

previous design

TRUCK TRUCK

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

1,775 SF

3

2

7

8

PROPOSED ENTRY AND APPROACH

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

PROPOSED LANDSCAPING SCREEN

STEPHENSON HWY.

ROBBINS EXECUTIVE PARK DRIVE

SCREEN REPLACED WITH LANDSCAPING

1,775 SF

10 FEET

TRUCK

TRUCK

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

2,150 SF

30 FEET

150 FEET

530 SF

530 SF

PROPOSED LANDSCAPING

400 SF

305.00'

N.01 13'00"E

FRONT YARD SETBACK

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.

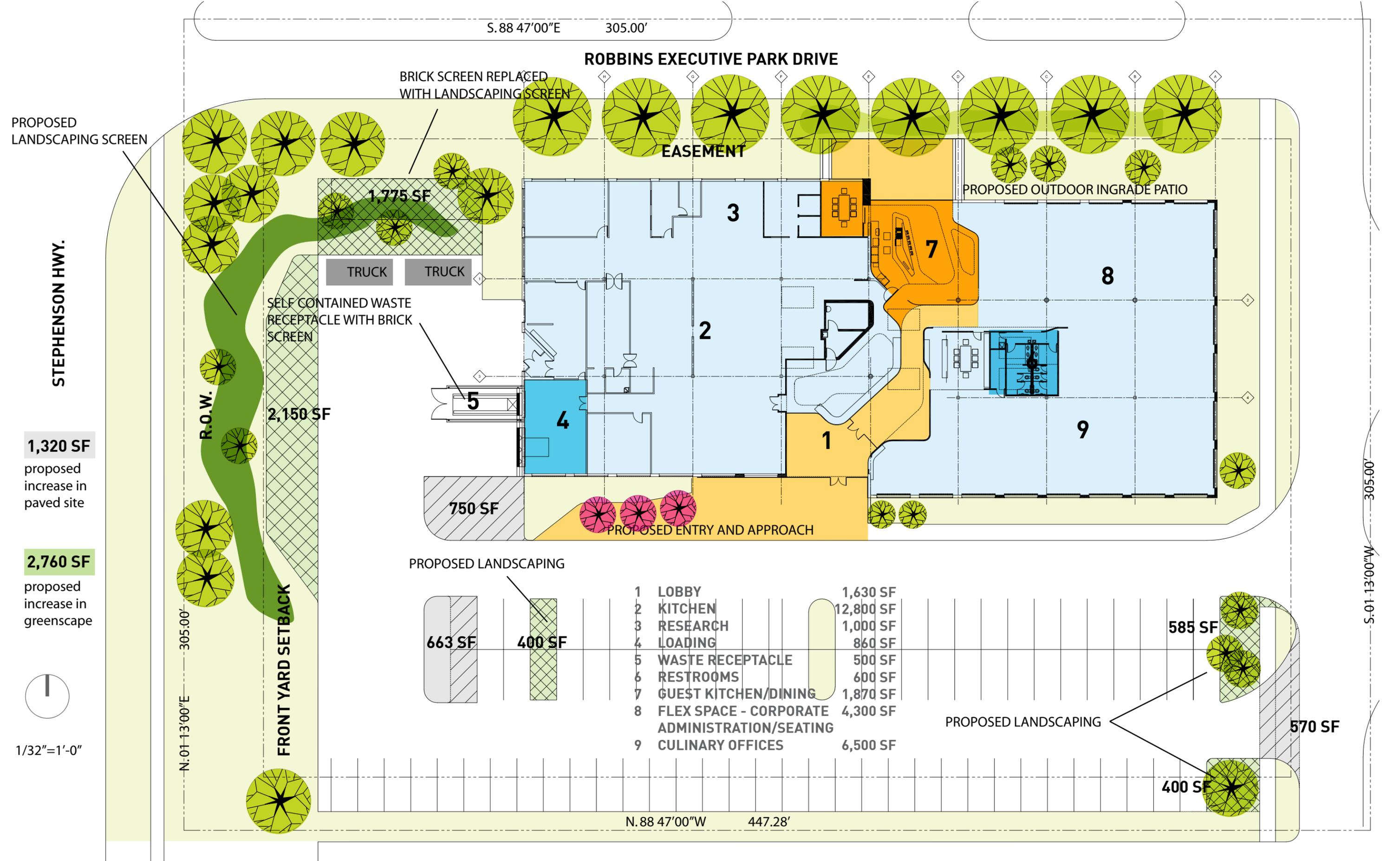
ADDITIONAL HARDSCAPE: 1,413 SQFT.

HARDSCAPE CONVERTED TO GREENSCAPE: 2,705 SQFT.

PROPOSED TOTAL HARDSCAPE IN FRONT YARD: 16,438 SQFT.

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

previous design



PROPOSED LANDSCAPING SCREEN

STEPHENSON HWY.

1,320 SF
proposed increase in paved site

2,760 SF
proposed increase in greenscape



1/32"=1'-0"

N:01-13'00"E 305.00'

R.O.W.

FRONT YARD SETBACK

1,775 SF

TRUCK TRUCK

SELF CONTAINED WASTE RECEPTACLE WITH BRICK SCREEN

2,150 SF

750 SF

PROPOSED ENTRY AND APPROACH

PROPOSED LANDSCAPING

663 SF

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

400 SF

570 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

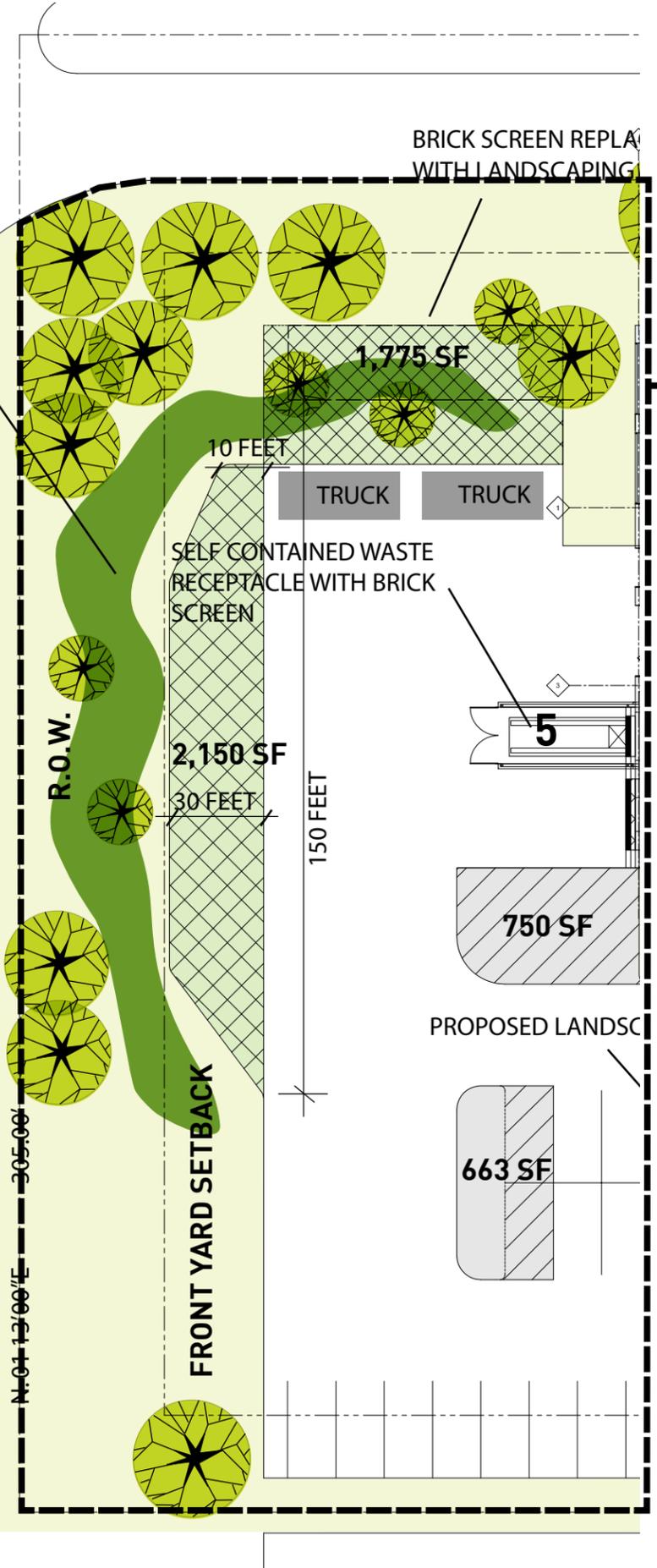
STEPHENSON HWY.

1,413 SF
proposed increase in paved site

1,775 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: 1,775 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

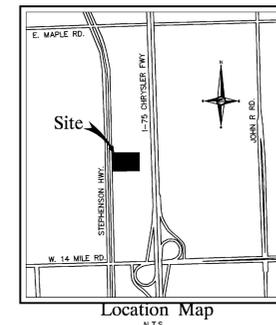
**Continental Services
Headquarters**

700 Stephenson
Troy, MI 48063

Consultant



NOVAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257



GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR-ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX (6) BAGS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE - MOOT BITUMINOUS MIXTURE 3C SURFACE COURSE - MOOT BITUMINOUS MIXTURE NO. 1007, 20% ASPHALT CEMENT FEMTUM GRADE 85-100, BOND COAT - MOOT SS-1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2-1/2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB-BASE SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION - FEDERAL SPECIFICATION 30-516A.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES AND ARRANGE FOR ALL INSPECTION.

EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

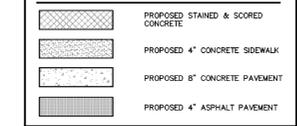
ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

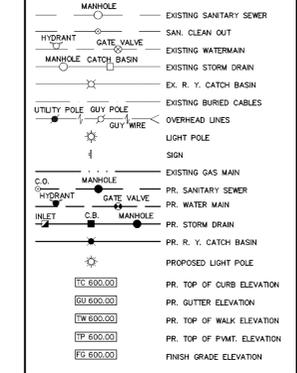
**ESTIMATED QUANTITIES
PAVING**

DESCRIPTION	QUANTITY	UNITS
4" ASPHALT ON 6" 21AA BASE	205	S.Y.
4" CONCRETE SIDEWALK	287	S.F.
8" NON-REINFORCED CONCRETE	622	S.Y.
MONOLITHIC CURB & WALK	30	S.F.
6" CONCRETE CURB & GUTTER	272	FT.
DECORATIVE TILE	1925	S.F.
6" STRAIGHT CURB	140	FT.
8" CONCRETE SIDEWALK	181	S.F.
MOOT DET. W	52	FT.

PAVING LEGEND

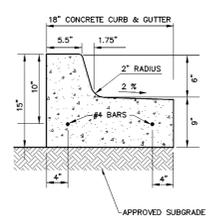
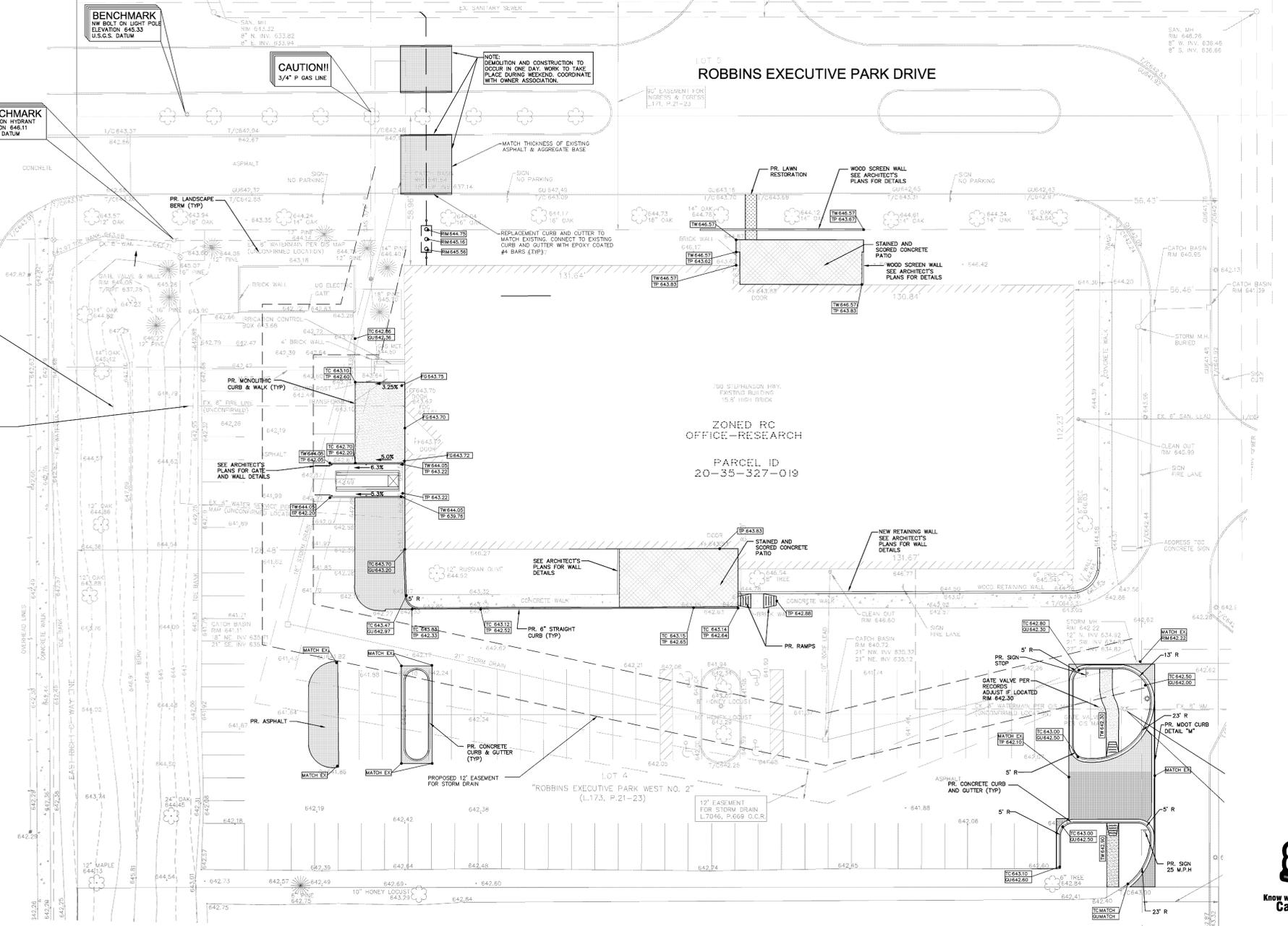


LEGEND

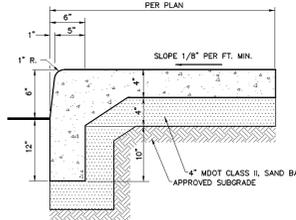


ROBBINS EXECUTIVE PARK DRIVE

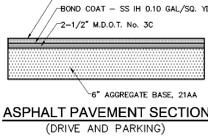
ZONED RC OFFICE-RESEARCH
PARCEL ID 20-35-327-019



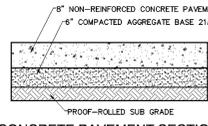
CONCRETE CURB DETAIL 'B' N.T.S.



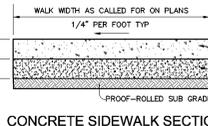
6" MONOLITHIC CURB AND WALK N.T.S.



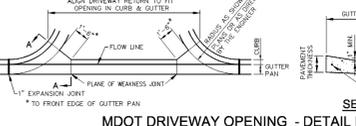
ASPHALT PAVEMENT SECTION (DRIVE AND PARKING)



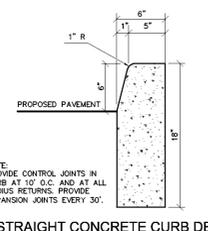
CONCRETE PAVEMENT SECTION N.T.S.



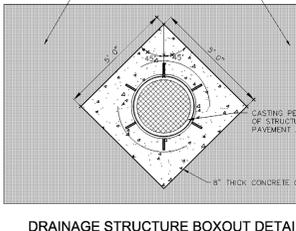
CONCRETE SIDEWALK SECTION N.T.S.



MDOT DRIVEWAY OPENING - DETAIL M N.T.S.



STRAIGHT CONCRETE CURB DETAIL N.T.S.



DRAINAGE STRUCTURE BOXOUT DETAIL II N.T.S.

Sheet Title

PAVING & GRADING PLAN

Date 04-27-12

Project Number

Scale 1"=20'

Sheet number

C-100

4. HEARING OF CASES

- A. 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.

Moved by Courtney
Seconded by Bartnik

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.

MOTION PASSED

