4. HEARING OF CASES

A. VARIANCE REQUEST, MARVIN PISARCZYK for WITZENMANN USA, 1201 and 1305 STEPHENSON HIGHWAY – In order to construct an addition to both buildings that will connect the buildings, a 10 foot variance to the required minimum 10 foot side yard setback. This variance is needed for both properties.

ZONING ORDINANCE SECTION: 4.15 (C) IB Zoning District

MAPLE
STEPHENSON
75

(OM)
1441
1409
1410
(RC)
ALLEN
1408
1400
1305
1407
(IB)
1307
1250
(IB)
1201
(IB)
1151
1150
1101
1307
1301
STEPHENSON
1400
1350
(RC)
1200
1250
1150
950

1408
1400
1250
1305
1201
STEPHENSON

CLARK HILL

Clark Hill PLC
151 South Old Woodward Avenue
Suite 200
Birmingham, Michigan 48009
T 248.642.9692
F 248.642.2174

clarkhill.com

Jonathan M. Martone
T 248.988.1823
F 248.988.2519
Email: jmartone@clarkhill.com

November 20, 2013

Paul Evans
City of Troy Planning Department
500 W. Big Beaver Road
Troy, Michigan 48084

Re: ZBA Application for 1201 and 1305 Stephenson Highway

Dear Mr. Evans:

We represent Witzenmann USA in connection with applying for this variance. Included with this letter please find attached a copy of our receipt for the ZBA Application fee along with Witzenmann's Variance Request for 1201 & 1305 Stephenson Highway. Thank you for your time and attention to this matter.

Very truly yours,

CLARK HILL PLC

Jonathan M. Martone

Jonathan M. Martone

10297551.1 31435/168482

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: 1201 Stephenson Highway and 1305 Stephenson Highway

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 1201 Stephenson: 88-20-35-102-038 / 1305 Stephenson: 88-20-35-102 -041

3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: Section 4.15 (C)

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: none known

6. APPLICANT INFORMATION:

NAME Marvin Pisarczyk (Managing Director)

COMPANY Witzenmann USA

ADDRESS 1201 Stephenson Highway

CITY Troy STATE MI ZIP 48083

TELEPHONE 248-850-1487

E-MAIL marvin.pisarczyk@witzenmann-usa.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: lease the property 1305 Stephenson Highway

8. OWNER OF SUBJECT PROPERTY:

NAME John Strabel (Regional Director)

COMPANY First Industrial Realty Trust

ADDRESS 23042 Commerce Drive

CITY Farmington Hills STATE MI ZIP 48335

TELEPHONE 248-357-4050

E-MAIL jstrabel@firstindustrial.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, John Strabel (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 Marvin Pisarczyk **DATE** Nov 19 2013

PRINT NAME: Marvin Pisarczyk

SIGNATURE OF PROPERTY OWNER **DATE** Nov 19 2013

PRINT NAME: John Strabel

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: lease the property 1201 Stephenson Highway

8. OWNER OF SUBJECT PROPERTY:

NAME Joel Nosanchuk

COMPANY

ADDRESS PO Box 668

CITY Bloomfield Hills STATE MI ZIP 48303

TELEPHONE 248-433-1000

E-MAIL jnosanchuk@comcast.net

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, Joel Nosanchuk (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 Marvin Pisarczyk **DATE** Nov 19 2013

PRINT NAME: Marvin Pisarczyk

SIGNATURE OF PROPERTY OWNER **DATE** Nov 19 2013

PRINT NAME: Joel Nosanchuk

CLARK HILL

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November 15, 2013

City of Troy Zoning Board of Appeals
500 W. Big Beaver Road
Troy, Michigan 48084

Re: Proposed Setback Variance for 1201 and 1305 Stephenson Highway

Dear Board Members:

As the concurrently filed Zoning Board of Appeals Application indicates, Witzenmann's requested variances (two 10' variance from side yard setback requirement of Troy Zoning Ordinance 4.15(C)) pertain to two separate, abutting lots/parcels of property located at 1201 and 1305 Stephenson Highway. Each of these lots, and the buildings located thereon, are owned by different individuals and/or entities and are subject to a lease agreement with Witzenmann. Specifically, 1201 Stephenson Highway is owed by Joel Nosanchuk and leased to Witzenmann. 1305 Stephenson Highway is owned by First Industrial Realty Trust, and leased to Witzenmann.

The purpose of this letter is to confirm both owners' approval and consent to the proposed breezeway addition between 1201 and 1305 Stephenson Highway, as well as both owners' approval and consent for Witzenmann to seek two 10' variances from the side yard setback requirement of Troy Zoning Ordinance 4.15(C). Thank you for your time and consideration of this matter. I remain,

Very truly yours,

CLARK HILL PLC

Jonathan M. Martone

We hereby consent to the proposed breezeway addition and corresponding requested variance described above.

1201 Stephenson Highway, Troy, MI

Signature(s)
Name(s) (printed) Joel Nosanchuk
Date: 11-19-13

1305 Stephenson Highway, Troy, MI

Signature(s)
Name(s) (printed)
Date:

9860679.1 31435/168482

WITZENMANN

1305 STEPHENSON HIGHWAY
TROY, MICHIGAN 48083

ARCHITECT/PLANNER:

Bowers + Associates, Inc.
2400 S. Huron Parkway
Ann Arbor, Michigan 48104
Ph: (734) 975-2400
Fax: (734) 975-2410

SHEET INDEX:

ARCHITECTURAL

T1.00	GENERAL NOTES, CODE REVIEW
SP1.00	SITE PLAN
A1.00	FLOOR PLAN, REFLECTED CEILING PLAN, AND ROOF PLAN
A5.00	EXTERIOR ELEVATIONS
A6.00	BUILDING SECTION
S1.00	FOUNDATION PLAN

GENERAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
2. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF COMPLIANCE WITH CODES AND ORDINANCES APPLICABLE TO ALL PHASES OF THE WORK.
3. GENERAL CONTRACTOR TO VERIFY EXISTING CONSTRUCTION AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
4. GENERAL CONTRACTOR SHALL COORDINATE SHUT OFF/START UP OF ALL UTILITIES AND SHALL NOTIFY OWNER'S REPRESENTATIVE OF UTILITIES TO BE SHUT OFF AND EXPECTED DURATION OF UTILITIES DOWN TIME. NOTIFICATION SHALL BE GIVEN IN WRITING A MINIMUM OF 48 HOURS PRIOR TO SCHEDULING UTILITY SHUT OFF/START UP.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING ALL REQUIRED PERMITS AND INSPECTIONS.
6. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURES, BARRICADES, ETC. AS REQUIRED TO PROTECT ADJACENT OCCUPIED SPACES, COMMON AREAS, ETC. FROM DUST, NOISE, AND DEBRIS ASSOCIATED WITH PERFORMING THE WORK.
7. GENERAL CONTRACTOR SHALL MAINTAIN ALL REQUIRED EGRESS ROUTES FREE OF CONSTRUCTION MATERIALS AND DEBRIS. PROVIDE TEMPORARY CLOSURE OF ALL OPENINGS INTO THE REQUIRED EGRESS ROUTES OF EQUAL FIRE RATED CONSTRUCTION DURING WORK AFFECTING REQUIRED EGRESS ROUTES.
8. GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN FACILITIES FOR COLLECTION AND STORAGE OF CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM COMMON AREAS AT THE END OF EACH WORK DAY.
9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS AND CLEANING OF INTERIOR SURFACES, CARPETS TO BE 'VACUUM' CLEAN, 'HARD' FLOORING TO BE MOPPED, WALLS TO BE 'WIPED' CLEAN, AND WINDOWS TO BE CLEANED.
10. GENERAL CONTRACTOR SHALL COORDINATE WORK OF ALL TRADES.

DEMO GENERAL NOTES

1. PROVIDE TEMPORARY MEANS OF INGRESS AND EGRESS. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING DEMO WORK.
2. REMOVE EXISTING PARTITIONS, FLOORING, AND EQUIPMENT AS INDICATED ON DRAWINGS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. REMOVE AND DISPOSE OF ALL ITEMS PER DRAWINGS, SPECIFICATIONS, AND TENANT'S DIRECTION. COORDINATE DISCONNECTION AND REMOVAL OF HVAC AND ELECTRICAL EQUIPMENT AND FIXTURES WITH RESPECTIVE TRADES. ALL MATERIALS ARE TO BE DISPOSED OF BY CONTRACTOR DAILY.
4. REMOVE ALL ABANDONED WIRING, CONDUITS, PIPING, DUCTWORK, HANGERS, ETC.
5. GENERAL CONTRACTOR TO PROVIDE A FULL-TIME LABORER TO CLEAN-UP DAILY AFTER ALL TRADES, MOVE MATERIALS AND EQUIPMENT AS REQUIRED, AND COMPLETE MISCELLANEOUS TASKS AS DIRECTED BY SUPERINTENDENT AND OWNER'S REPRESENTATIVE.
6. CONTRACTOR RESPONSIBLE FOR KEEPING BUILDING SECURE ON A DAILY BASIS.
7. PROVIDE AND MAINTAIN SHORING DESIGNED BY A REGISTERED ENGINEER LICENSED BY THE STATE OF MICHIGAN.

ELECTRICAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
2. ALL WORK SHALL COMPLY WITH REQUIREMENTS OF ANSI/NFPA-70; NATIONAL ELECTRICAL CODE STANDARDS AND SPECIFICATIONS.
3. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EXIT SIGNS AND EGRESS LIGHTING. ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.

FIRE SUPPRESSION NOTES

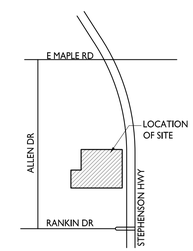
1. FIRE SUPPRESSION SYSTEM CONTRACTOR SHALL DESIGN FIRE SUPPRESSION SYSTEM AS REQUIRED TO ACCOMMODATE PROPOSED FLOOR PLAN.
2. DESIGN AND INSTALLATION OF FIRE SUPPRESSION SYSTEM SHALL COMPLY WITH REQUIREMENTS OF NFPA-13.
3. CENTER SPRINKLER HEADS WITHIN ONE HALF OF 2X4 CEILING PANELS (2X2 AREA).
4. FIRE SUPPRESSION SYSTEM CONTRACTOR SHALL DESIGN FIRE ALARM SYSTEM TO COMPLY WITH REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT (ADA) FOR AUDIBLE/VISIBLE ALARM SIGNALS (HORN/STROBE).
5. FIRE SUPPRESSION SYSTEM CONTRACTOR SHALL PREPARE AND SUBMIT PLANS SHOWING PROPOSED FIRE SUPPRESSION SYSTEM TO LOCAL FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH WORK.

MECHANICAL NOTES

1. ALL WORK SHALL BE IN FULL COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES.
2. MECHANICAL CONTRACTOR SHALL PREPARE AND SUBMIT PLANS SHOWING TENANT SUITE PROPOSED HVAC SYSTEMS, DUCTWORK, ASSOCIATED FIXTURES, AND EQUIPMENT TO LOCAL BUILDING DEPARTMENT.
3. ALL NEW RIGID DUCTWORK SHALL BE FABRICATED TO SMACNA STANDARDS AND SPECIFICATIONS.
4. ALL CONNECTIONS BETWEEN NEW AND EXISTING DUCTWORK SHALL BE FABRICATED TO SMACNA STANDARDS AND SPECIFICATIONS.
5. ALL NEW FLEXIBLE DUCTWORK SHALL BE INSULATED.
6. ALL NEW RIGID DUCTWORK SHALL BE INSULATED AND LINED.
7. PROVIDE AND INSTALL UL LISTED AND APPROVED FIRE DAMPERS AT ALL DUCTS PENETRATING FIRE RATED WALL OR CEILING ASSEMBLIES.
8. SPECIFIC PRODUCTS LISTED REFLECT REQUIRED QUALITY AND PERFORMANCE LEVELS ONLY. PRODUCTS OF OTHER MANUFACTURERS MEETING OR EXCEEDING LISTED QUALITY AND PERFORMANCE REQUIREMENTS SHALL NOT BE EXCLUDED FROM INCORPORATION WITHIN THE PROJECT.
9. DRAWINGS AND PLANS ARE CONCEPTUAL IN NATURE AND INDICATE ONLY THE GENERAL LAYOUT OF THE MECHANICAL SYSTEM REQUIRED. MECHANICAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL COORDINATE THE ACTUAL MECHANICAL SYSTEM LAYOUT WITH THE WORK OF OTHER TRADES AND FIELD CONDITIONS.

ABBREVIATIONS:

ABV.	ABOVE
AFF	ABOVE FINISH FLOOR
ADJ.	ADJUSTABLE
AL.	ALUMINUM
ALUM.	ALUMINUM
ANOD.	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
APPROX.	APPROXIMATE
ARCH.	ARCHITECT
BD.	BOARD
BDRM	BEDROOM
B.F.	BARRIER FREE
BFF	BELOW FINISH FLOOR
BIT	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
B.O.	BOTTOM OF
BOTT.	BOTTOM
BTWN.	BETWEEN
CAB.	CABINET
CJ	CONTROL JOINT
CL.	CLOSET
CLOS.	CLOSET
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DN.	DOWN
DPFG	DAMPPROOFING
DR.	DOOR
DS	DOWNSPOUT
DWG	DRAWING
EA.	EACH
EJ	EXPANSION JOINT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EXP	EXPOSED
EX	EXISTING
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FIN.	FINISH
FIXT.	FIXTURE
FLASH.	FLASHING
FLR.	FLOOR
FRP	FIBERGLASS REINFORCED PANEL
FRPFG	FIREPROOFING
FT.	FOOT, FEET
FTG.	FOOTING
GA	GAUGE
GALV	GALVANIZED
GB	GYPSUM BOARD
GFI	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GYP.	GYPSUM
HD	HARDWOOD
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
IN.	INCHES
INC.	INCLUDE, INCLUDING
INSUL	INSULATION, INSULATED
INT.	INTERIOR
ISOL.	ISOLATION
J.C.	JANITOR'S CLOSET
KIT	KITCHEN
L	LENGTH
LAV.	LAVATORY
LBS.	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MANUF.	MANUFACTURER
MAR.	MARBLE
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
NATL	NATIONAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.F.	OVERFLOW
OHDR	OVERHEAD DOOR
OPG	OPENING
OPP.	OPPOSITE
P.E.	PRE-ENGINEERED
PERIM	PERIMETER
PL	PLATE
P.LAM.	PLASTIC LAMINATE
PLYWD	PLYWOOD
P.P.T.	PRESERVATIVE PRESSURE TREATED
PR.	PAIR
PRE-ENG.	PRE-ENGINEERED
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
PROJ.	PROJECT, PROJECTION
PROP.	PROPOSED/PROPERTY
PRTN	PARTITION
P	PAINT
PT	PORCELAIN TILE
QT	QUARRY TILE
R&S	ROD AND SHELF
R.C.	ROOF CONDUCTOR
R.D.	ROOF DRAIN
REFRIG.	REFRIGERATION, REFRIGERATOR
REINF.	REINFORCED
REINF'G	REINFORCING
REQ'D	REQUIRED
RET.	RETARDER
RF	RESILIENT FLOORING
RM.	ROOM
R.T.	RESILIENT TILE
RTNG	RETAINING
S.A.C.	SUSPENDED ACOUSTICAL CEILING
S.A.F.	SPRAY APPLIED FIREPROOFING
S.C.	SEALED CONCRETE
SCHED.	SCHEDULE
SCWD	SOLID CORE WOOD
SH	SHELF
SHW	SHOWER
SHT.	SHEET
SIM	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
SS	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
ST. STL.	STAINLESS STEEL
STRUCT.	STRUCTURE
SUPP.	SUPPORT, SUPPORTED
SUSP.	SUSPENDED
SV.	SHEET VINYL
T&G	TONGUE AND GROOVE
TH.	THRESHOLD
TEL	TELEPHONE
THK	THICKNESS, THICK
T.O.	TOP OF
T.O.S.	TOP OF STEEL
TRANSF.	TRANSFORMER
TYP.	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
V.	VERTICAL
VB	VINYL BASE
VCT.	VINYL COMPOSITE TILE
VWC	VINYL WALL COVERING
W.C.	WATER CLOSET
WD	WOOD
W.W.F.	WELDED WIRE FABRIC
W.W.M.	WELDED WIRE MESH



LOCATION MAP
NO SCALE

BUILDING CODE REVIEW

APPLICABLE BUILDING CODE: 2009 Michigan Building Code/

BUILDING CODE	SECTION	REQUIRED/ALLOWED	PROVIDED/ACTUAL
Jurisdiction:			Troy, Michigan
Building Location:			1305 Stephenson Highway
Building Description:			Pedestrian Walkway between 2 Existing Bldgs
Building Use Group:	304.1	F-1: Factory Group	
Minimum Construction Type:	T-601	Type IIB	
Floor Area:	T-503	F-1: 2 Stories, 15,500 S.F.	
Allowable Area Increase:	506.1	Frontage Increase= 50%, Sprinkler Increase = 300%, Conversion Factor = 4.5	882 S.F. Addition F-2
		Adjusted allowable area = 69,750 s.f. (F-2)	(±47,069 S.F. F-2 existing Building 1;
			±54,792 S.F. F-2 existing Building 2)
Automatic Sprinkler System	903.2.7		Extend existing Sprinkler into walkway
Number of Exits:	T-1021.2	1 Exit Required	1 Provided
Travel Distance:	T-1016.1	250' w/ sprinkler	55'
Pedestrian Walkway:	3104	Pedestrian Walkway connects 2 separate buildings	
	3104.5	Separate by 2 hour fire barrier unless supplied with sprinkler system	Fire shutter provided at Bldg 2 with 2 hr Barrier
		that wets interior interior surface of wall.	Water wall to be provided at Bldg 1.
		2 hour barrier to extend 10' horizontally from walkway.	
		1 1/2 hour rating on openings at 2 hour barrier	

BOWERS+ASSOCIATES
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2400 SOUTH HURON PARKWAY • ANN ARBOR, MI 48104
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSINC.COM

CONSULTANT + NAME

PROJECT + INFORMATION
WITZENMANN
1305 Stephenson Highway
Troy, MI 48083

PROJECT + NUMBER
13-606

ISSUE + DATE

3 OCT 2013	REVIEW
7 OCT 2013	BIDDING

SHEET + TITLE
GENERAL NOTES
CODE REVIEW

13606mast.dwg

SHEET + NUMBER
T1.00

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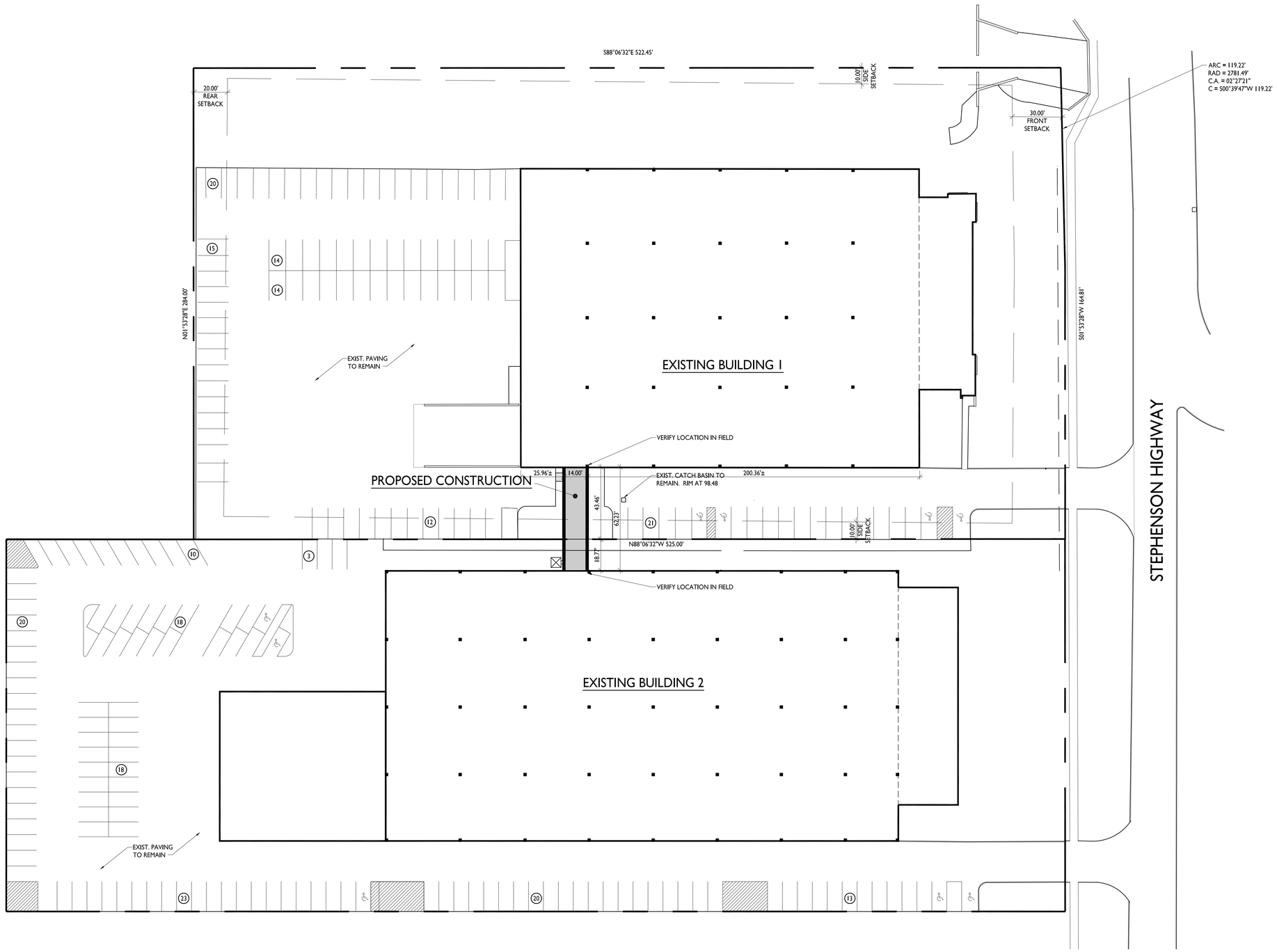

PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

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2400 South Huron Parkway + Ann Arbor, MI 48104
P: 734.975.2400 + F: 734.975.2410
www.BowersNext.com

Consultant + Name

Project + Information

WITZENMANN
1305 Stephenson Highway
Troy, MI 48083

Project + Number

13-606

Issue + Date

7 OCT 2013 BIDDING

Sheet + Title

SITE PLAN

13606z100.dwg

Sheet + Number

SP1.00

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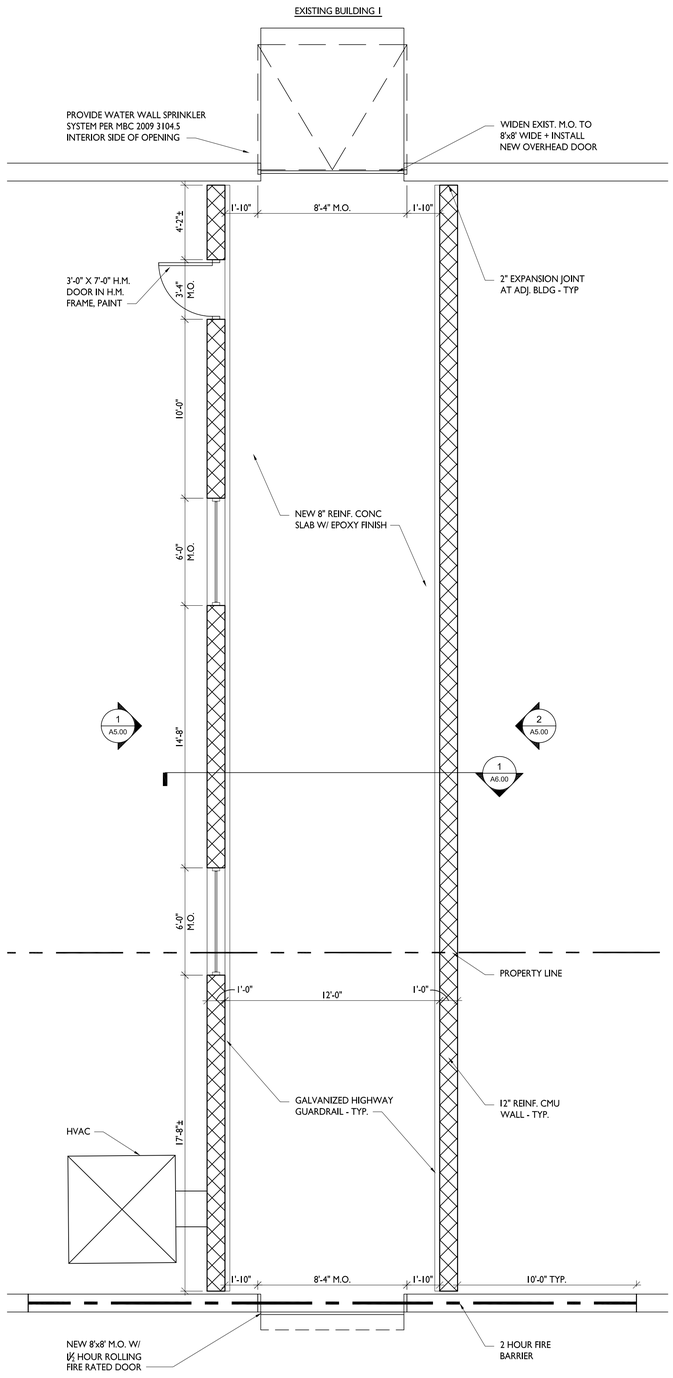
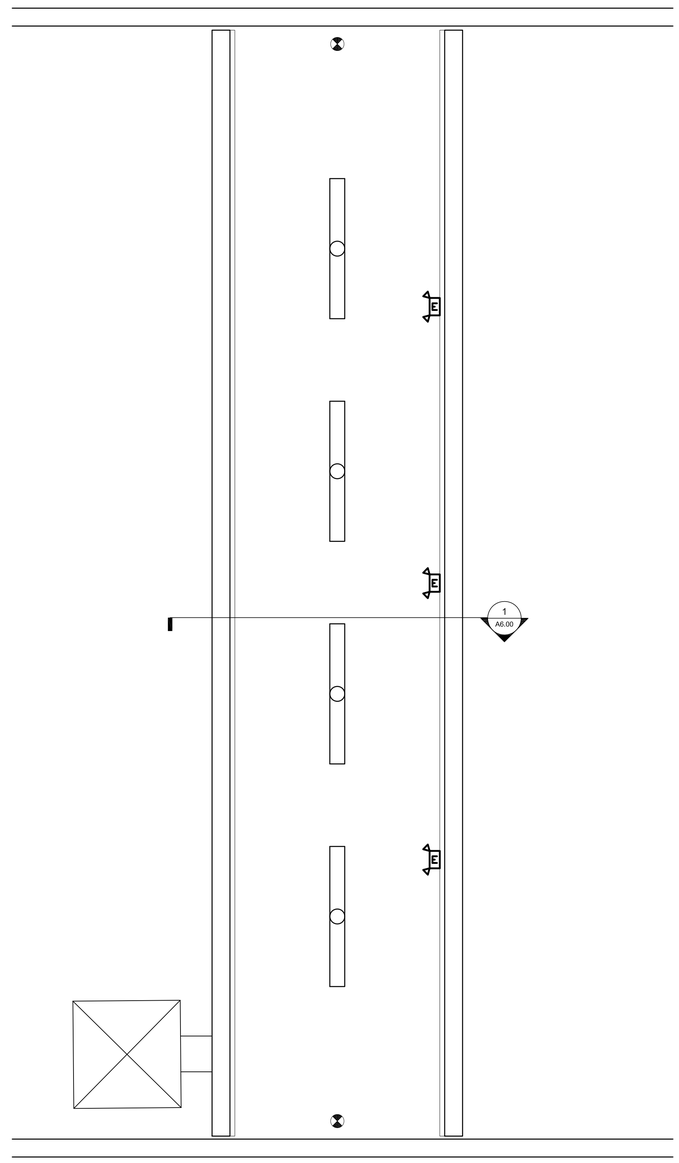


FLOOR PLAN

SCALE: ¼" = 1'-0"

NOTE: VERIFY EXIST. BUILDING FINISH FLOOR HEIGHTS. LINK FINISH FLOOR TO MATCH ADJACENT BUILDING FINISH FLOOR. NOTIFY ARCHITECT OF ANY DISCREPANCY

NOTE: REINFORCE EXTERIOR 12" CMU WALL WITH #5 @ 48" O.C. FULL HEIGHT VERTICAL. GROUT REINFORCED CORES SOLID.

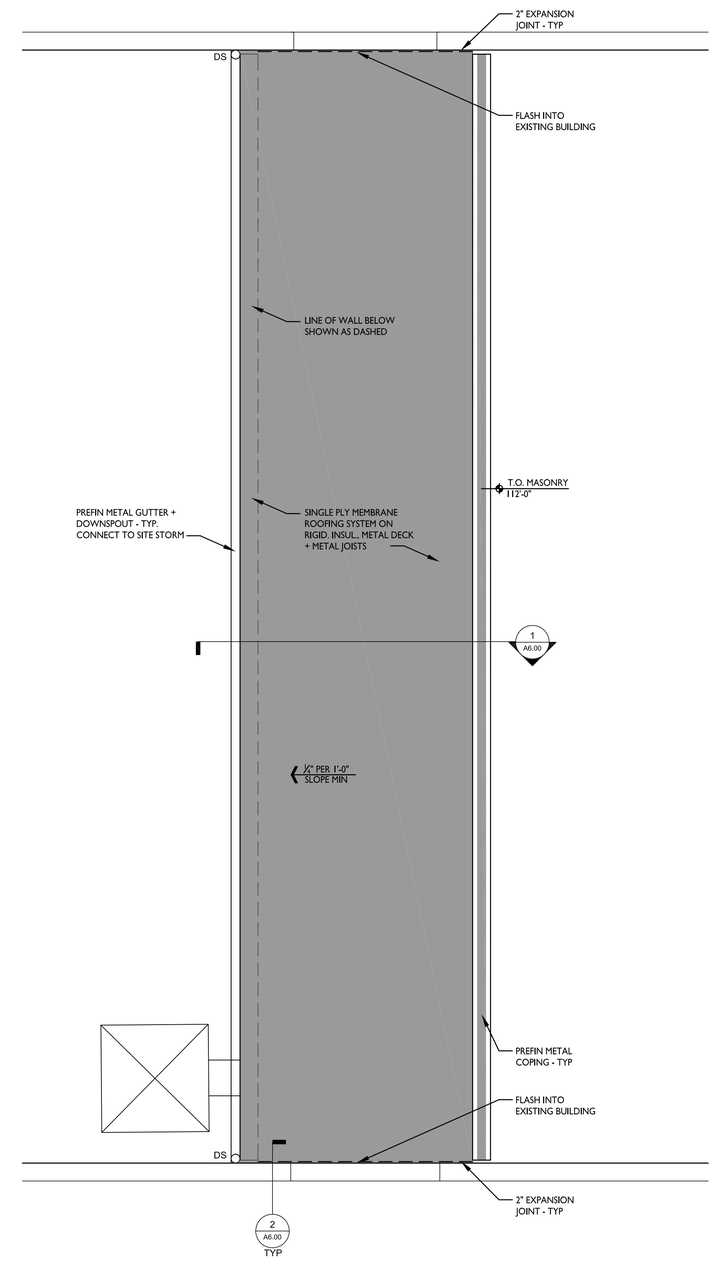


REFLECTED CEILING PLAN

SCALE: ¼" = 1'-0"

LEGEND

- 1x8 FLUORESCENT LIGHT FIXTURE
- EXIT LIGHT
- EMERGENCY LIGHT FIXTURE



ROOF PLAN

SCALE: ¼" = 1'-0"

BOWERS+ASSOCIATES
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P: 734.975.2400 + F: 734.975.2410
WWW.BOWERSINC.COM

CONSULTANT + NAME

PROJECT + INFORMATION

WITZENMANN
1305 Stephenson Highway
Troy, MI 48083

PROJECT + NUMBER

13-606

ISSUE + DATE

3 OCT 2013	REVIEW
7 OCT 2013	BIDDING

SHEET + TITLE

FLOOR PLAN

13606mast.dwg

SHEET + NUMBER

A1.00

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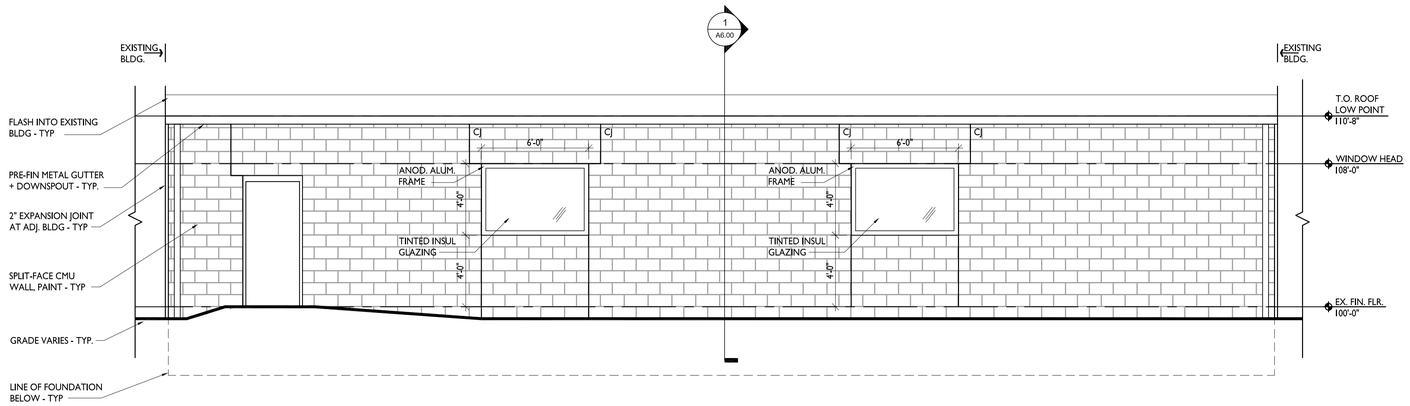
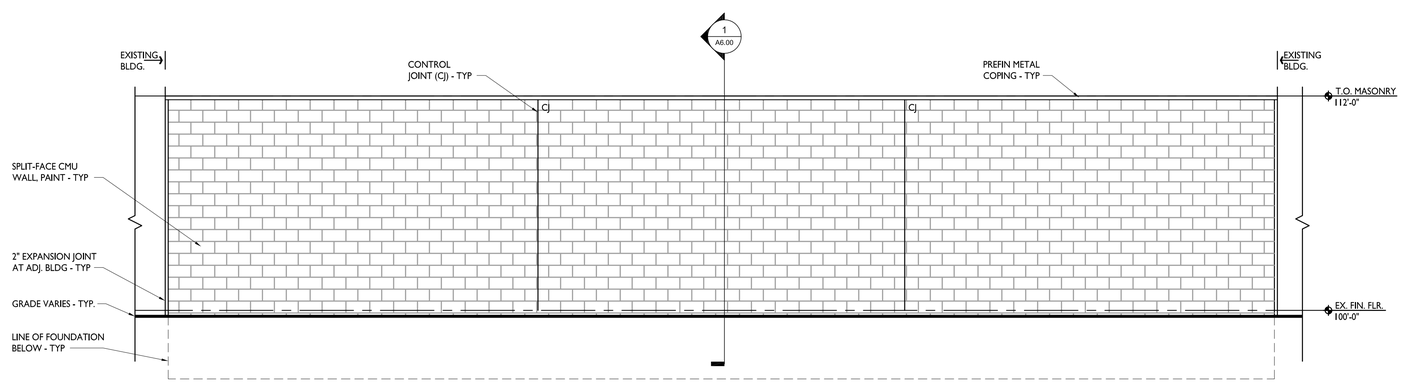


1 A5.00 | A1.00 WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 A5.00 | A1.00 EAST ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: VERIFY EXIST. BUILDING FINISH FLOOR HEIGHTS. LINK FINISH FLOOR TO MATCH ADJACENT BUILDING FINISH FLOOR. NOTIFY ARCHITECT OF ANY DISCREPANCY

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CONSULTANT + NAME

PROJECT + INFORMATION

WITZENMANN
1305 Stephenson Highway
Troy, MI 48083

PROJECT + NUMBER

13-606

ISSUE + DATE

3 OCT 2013	REVIEW
7 OCT 2013	BIDDING

SHEET + TITLE

ELEVATIONS

13606a500.dwg

SHEET + NUMBER

A5.00

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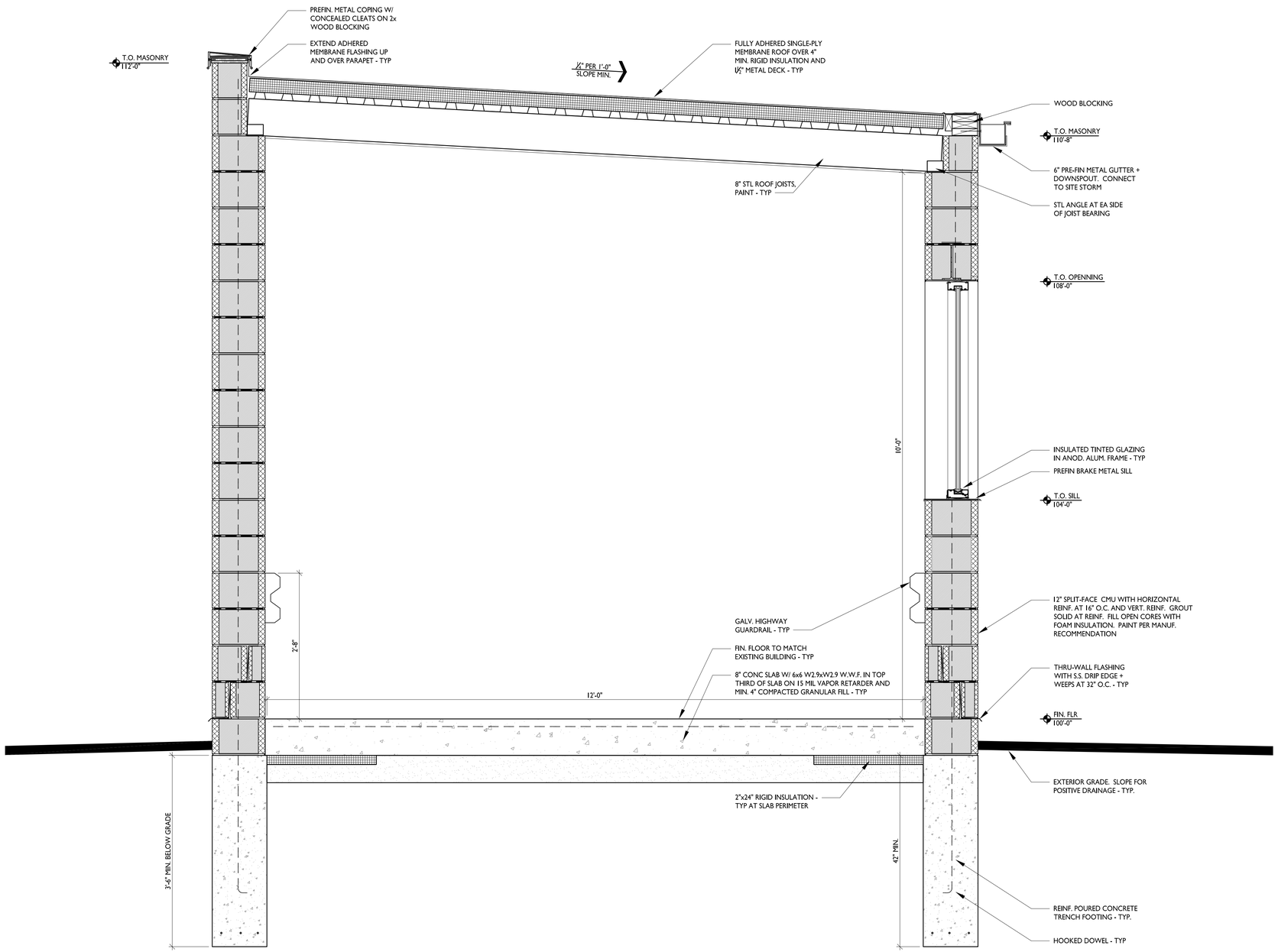

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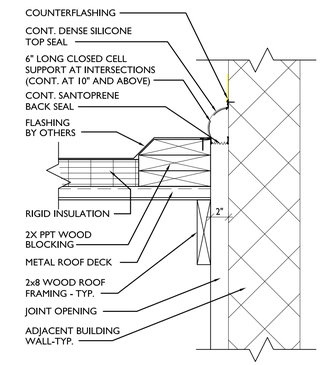

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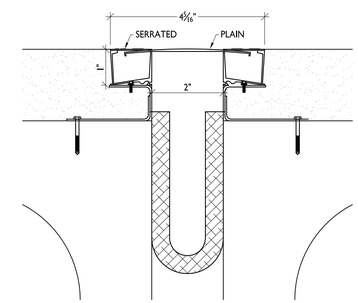

3 FLR. TO FLR. EXP. JOINT DETAIL
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SCALE: 6" = 1'-0"

BOWERS+ASSOCIATES
ARCHITECTURE DESIGN
2400 SOUTH HURON PARKWAY + ANN ARBOR, MI 48104
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WWW.BOWERSINC.COM

CONSULTANT + NAME

PROJECT + INFORMATION
WITZENMANN
1305 Stephenson Highway
Troy, MI 48083

PROJECT + NUMBER
13-606

ISSUE + DATE
3 OCT 2013 REVIEW
7 OCT 2013 BIDDING

SHEET + TITLE
BUILDING SECTION
13606a600.dwg

SHEET + NUMBER
A6.00

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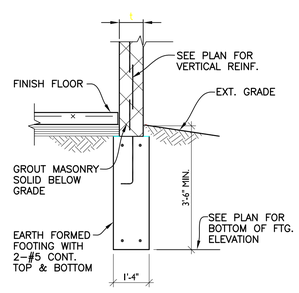
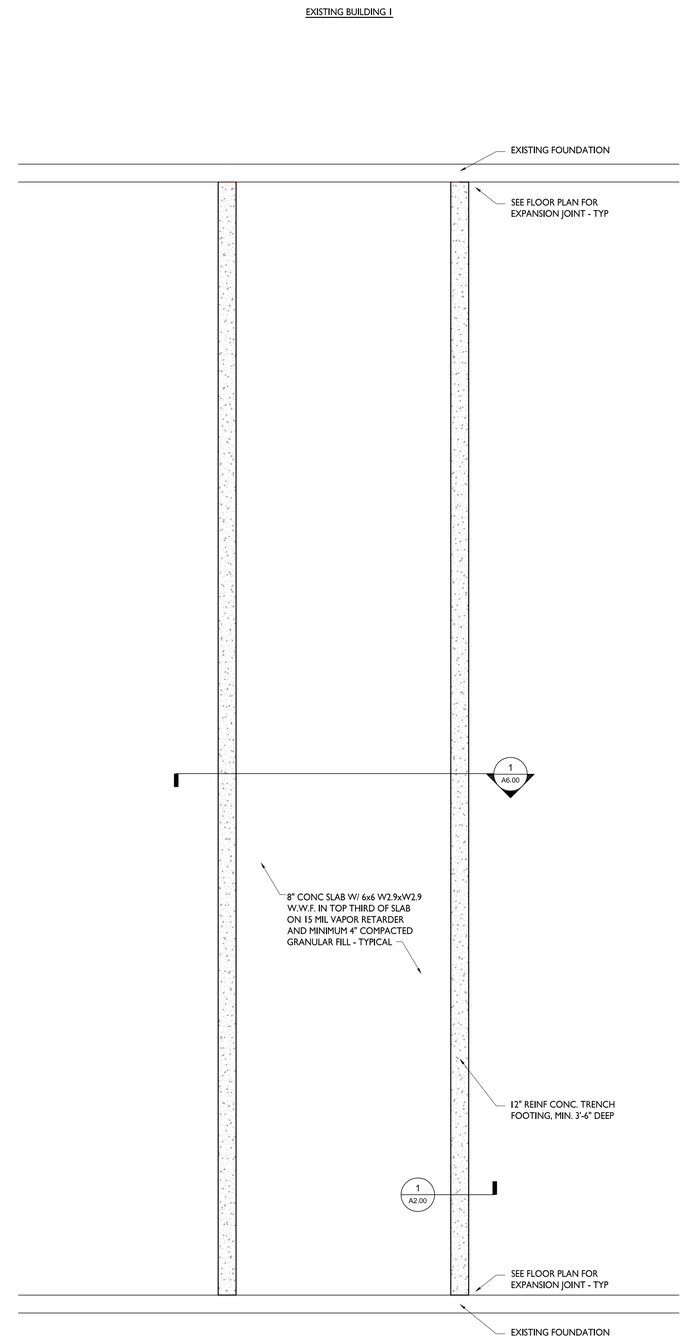


1
S1.00

TYPICAL EXTERIOR WALL PAD FOOTING

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



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

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Consultant + Name

Project + Information

WITZENMANN
1305 Stephenson Highway
Troy, MI 48083

Project + Number

13-606

Issue + Date

3 OCT 2013	REVIEW
7 OCT 2013	BIDDING

Sheet + Title

FOUNDATION PLAN

13606foundation.dwg

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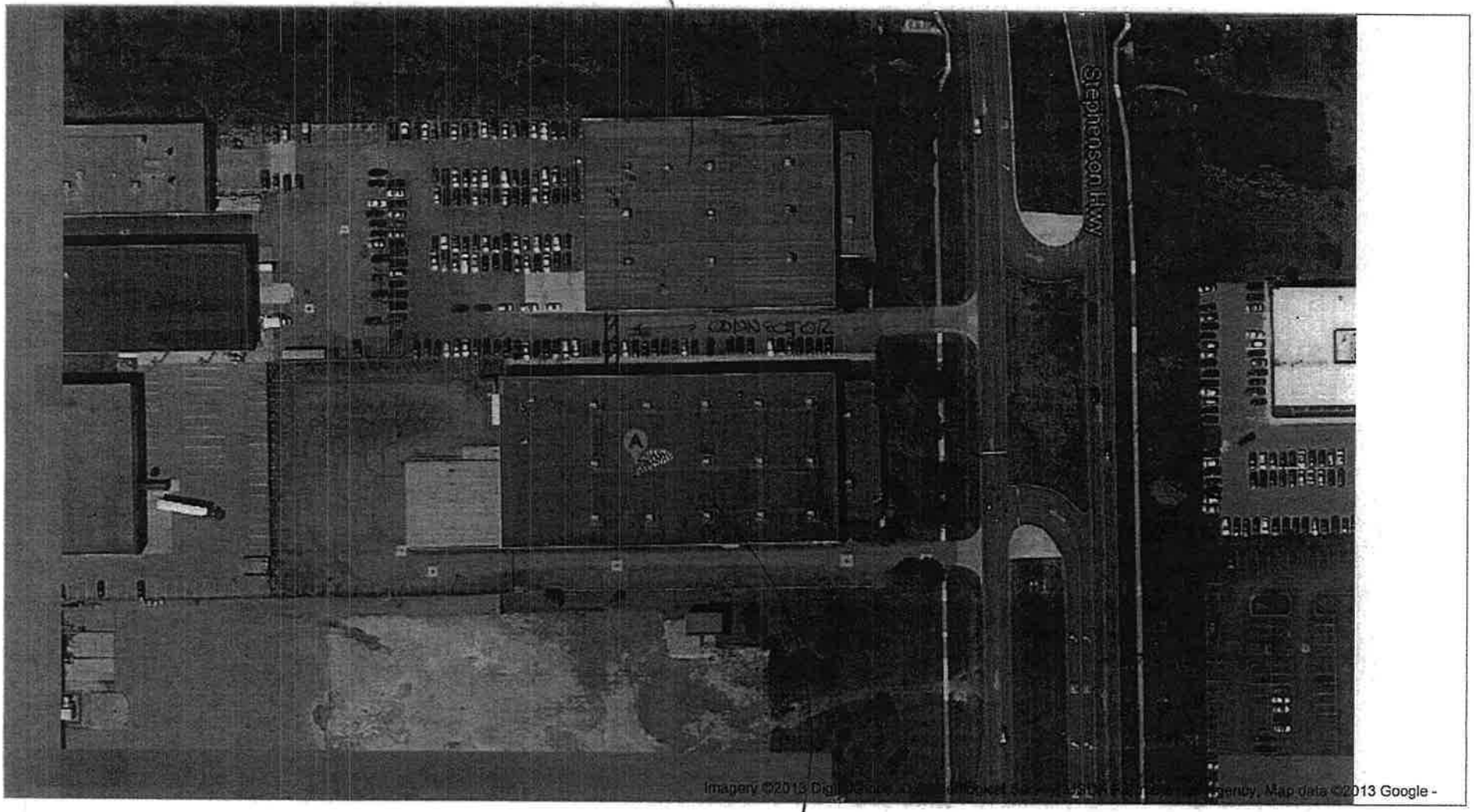
1305



1201

Google

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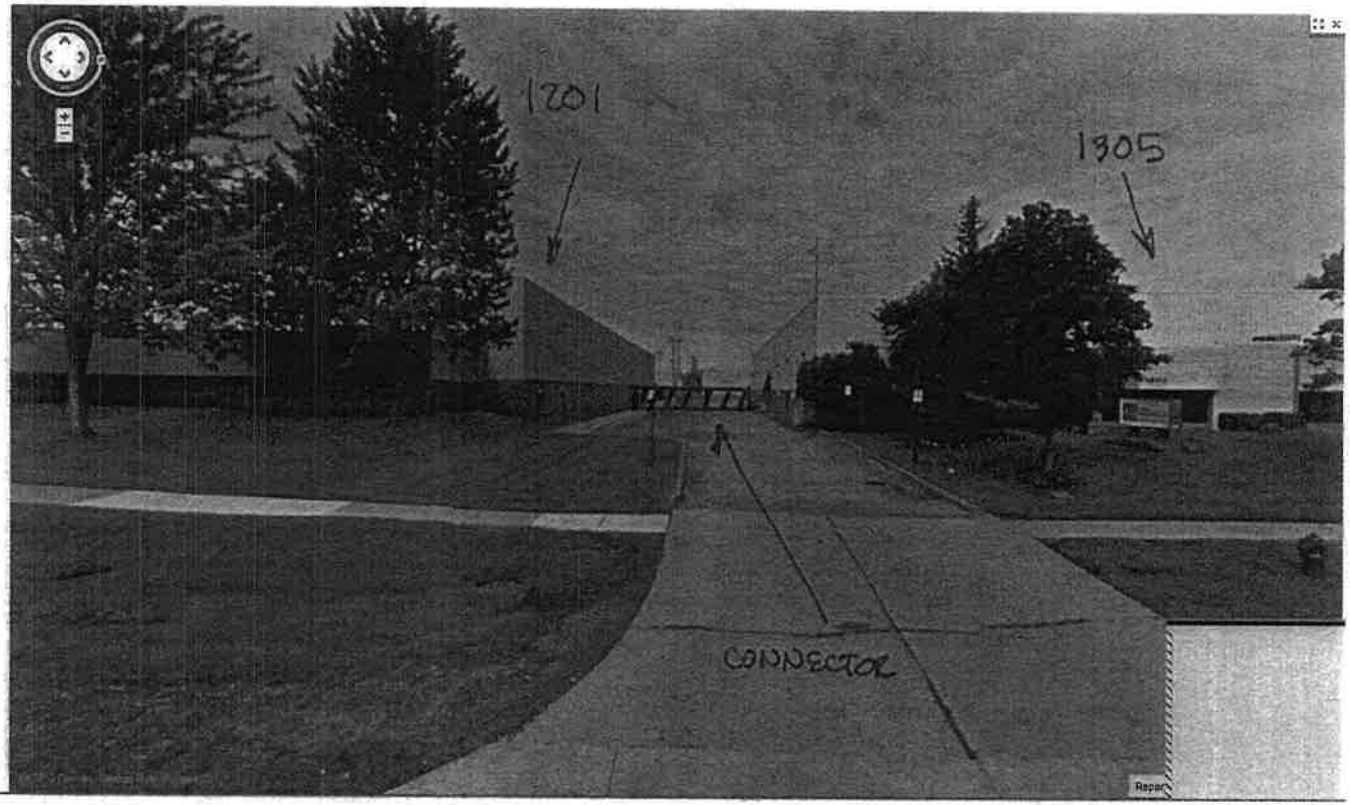

STATEMENT OF PRACTICAL DIFFICULTY

VARIANCE REQUEST

The applicant, Witzenmann seeks two non-use (dimensional) variances from Section 4.15(C) of the City of Troy Zoning Ordinance to reduce side yard setback, for two abutting properties (1201 and 1305 Stephenson Highway), from 10 feet to 0 feet (variance of 10 feet per lot) to allow for the construction of a 62 foot long by 14 foot wide "breezeway" addition adjoining the two existing buildings to allow for uninterrupted access between the contiguous buildings.

BACKGROUND/HISTORY OF THE PROJECT

Witzenmann

With its corporate roots dating back to 1885, Witzenmann USA is a global leader in the design and manufacturing of flexible metal components, such as metal hoses, expansion joints, and metal exhaust bellows used in automotive manufacturing. As a result of its success in the industry, Witzenmann has experienced significant growth in its operations and workforce over the past several years, which includes investments in additional facilities.

Witzenmann's move into Troy

Within past three years, Witzenmann has relocated its facilities to the City of Troy, where it currently employs 152 individuals full time. As part of its relocation to Troy, Witzenmann entered into two long-term lease agreements with two separate landlords for two contiguous industrial buildings located at 1201 and 1305 Stephenson Highway, respectively (hereinafter collectively the "Properties"). Witzenmann currently operates its automotive supply manufacturing operations out of the Properties and is currently in negotiations to lease a third facility within the City of Troy for its research and development, sales, engineering and warehouse operations. Due to Witzenmann's success in the marketplace, its business continues to grow necessitating its need to expand its operations facilitates.

Proposed Breezeway Project

In response to growing concerns regarding its business's efficiencies and productivity, Witzenmann began efforts to address its need to expand its operations facilities' capabilities, including streamlining its transportation and delivery of certain parts within the two buildings located on the Properties. Specifically, as a result of the lack of connectedness between the two buildings, in order to transport parts from one building to the other, Witzenmann is forced to load

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parts onto trucks at this 1201 Stephenson location and drive, by way of Stephenson Highway, to the other facility located in the immediately abutting parcel at 1305 Stephenson Highway. Once at the other building, Witzenmann has to unload the parts from the truck and bring them into its other facility. This practice results in significant additional time and costs (tangible and intangible) associated with its manufacturing processes.

Witzenmann seeks to remedy the inefficiency and added expense described above by creating a breezeway addition that connects the two buildings. This addition would enable the seamless transition and delivery of parts from one facility to the next, without the need to load and unload multiple trucks a day.

VARIANCE REVIEW STANDARDS

Whether exceptional characteristics of the property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district.

As an initial matter, it's important to note that, as in all variances, the principal review standard is whether the variance is needed to relieve a practical difficulty caused by the unique conditions present on the property. To this end, unlike the properties bordering on the North and South, the Properties are both too shallow in depth (from Stephenson Highway) to permit the expansion or construction of another facility without violating the rear setback requirements. Moreover, given that the parcels directly abutting the Properties to the West are both developed and built upon, it is not possible for Properties to be expanded into these rear lots. As a result, the property owners cannot, in a practical or pragmatic manner, expand the use and utility of the existing structures, thereby diminishing the economic potential of the lots. Consequently, the economic utility of the Properties is diminished and, in an industrial-zoned district where a large percentage of the properties are leased, there is a corresponding lack of marketability and depressed lease rates.

Whether the characteristics which make compliance with dimensional requirements difficult are related to the premises for which the variance is sought, and not some other location.

Both requested variances directly relate and seek to attenuate the characteristics of each respective lot which create the aforementioned practical difficulties.

Whether the characteristics which make compliance with dimensional requirements difficult are not of a personal nature.

The characteristics which make compliance difficult are not of a personal nature, rather they are due to the original shape of each parcel.

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Whether the characteristics which make compliance with dimensional requirements difficult have not been created by the current or a previous owner.

The characteristics which make compliance difficult have not been created by the current or a previous owners, rather they are due to the original shape of each parcel.

Whether the proposed variance will be harmful or alter the essential character of the area in which the property is located.

The proposed breezeway addition will not diminish the essential character of the area in which the Properties are located, which is largely industrial zoned, for several reasons. First, the proposed addition will be situated nearly 300 feet back from Stephenson Highway, making it nearly imperceptible to the surrounding properties or individuals traversing the public road. Second, the proposed addition will actually complement each of Witzenmann's two buildings, as it will be aesthetically pleasing and creates an ambiance of uniformity between the two structures. Third, the proposed addition will eliminate the necessity for Witzenmann to have to deliver parts between its two structure by way of traveling on Stephenson Highway, thereby reducing traffic and congestion on public roads. Finally, connecting the two structures will increase the economic utility of the Properties, and enhance the surrounding area by virtue of increasing property values and lease rates.

Whether the proposed variance will impair an adequate supply of light and air to adjacent property, unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety.

The proposed breezeway addition will not impair an adequate supply of light and air to adjacent properties, rather it will have a negligible physical impact given its location nearly 300 feet back from Stephenson Highway. Moreover, given that the proposed addition would connect and span the gap between the two structures located on 1201 and 1305 Stephenson Highway, the addition will not encroach upon the air space of the adjacent properties whatsoever. Importantly, the proposed addition will actually diminish congestion in public streets as it would eliminate the necessity for Witzenmann to have to deliver parts between its two structure by way of traveling on Stephenson Highway. Finally, the proposed addition will not result in an increase of danger of fire or otherwise endanger the public safety as the structure will be built safely and up to code in all other material ways. To this end, the projected costs associated with this addition exceeds $120,000, a considerable investment in the structures.

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Whether the proposed variance will unreasonably diminish or impair established property value within the surrounding area or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

The proposed breezeway addition will actually increase the established property values in several ways. First, by connecting the two structures and increasing the economic utility of the Properties, the proposed addition will enhance the surrounding area by virtue of increasing property values and lease rates. Second, by permitting the proposed addition, Witzenmann will be in a position to execute long-term extensions of its respective lease agreements, thereby creating continual occupancy of buildings, which will likewise increase property values and lease rates. Third, the proposed addition will actually diminish congestion in public streets as it will eliminate the necessity for Witzenmann to have to deliver parts between its two structure by way of traveling on Stephenson Highway, thereby improving the public health, safety, comfort and welfare of the citizens of Troy. Lastly, permitting the proposed addition and expansion of its facilities will allow for Witnzenmann to continue its growing investment within the city of Troy. Again, Witzenmann currently operates two facilities in Troy and is in negotiations to acquire a third Troy location. To date, the City of Troy has been very helpful in encouraging business development and review of this Zoning Board of Appeals' decisions for the past several years on variance requests to permit business expansion has confirmed the same. Witzenmann's continued investment in Troy translates directly to tax revenue for the City and a positive spillover effect for business and services located nearby.

Without the ability to move forward with the proposed addition, Witzenmann will be forced to reconsider its operations, including the location of its facilities and may likely relocate out of the City of Troy into a structure that accommodates its growing needs.

Marvin Pisarczyk

Marvin Pisarczyk
Managing Director
Witzenmann USA
November 19, 2013

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Date: January 14, 2014

To: Zoning Board of Appeals

From: Paul Evans, Zoning and Compliance Specialist

Subject: Variance request 1201 & 1305 Stephenson Highway

At the December 17, 2013 ZBA meeting, the Board requested information explaining how the City addressed the setbacks for the pedestrian bridges that connect the Somerset Collection sites on Big Beaver, and the Beaumont sites on Dequindre.

The pedestrian bridge connecting the Somerset Collection was addressed through consent judgment.

On May 15, 2007, the Board of Zoning Appeals granted Beaumont a variance to construct the pedestrian bridge. A summary of that action is attached.

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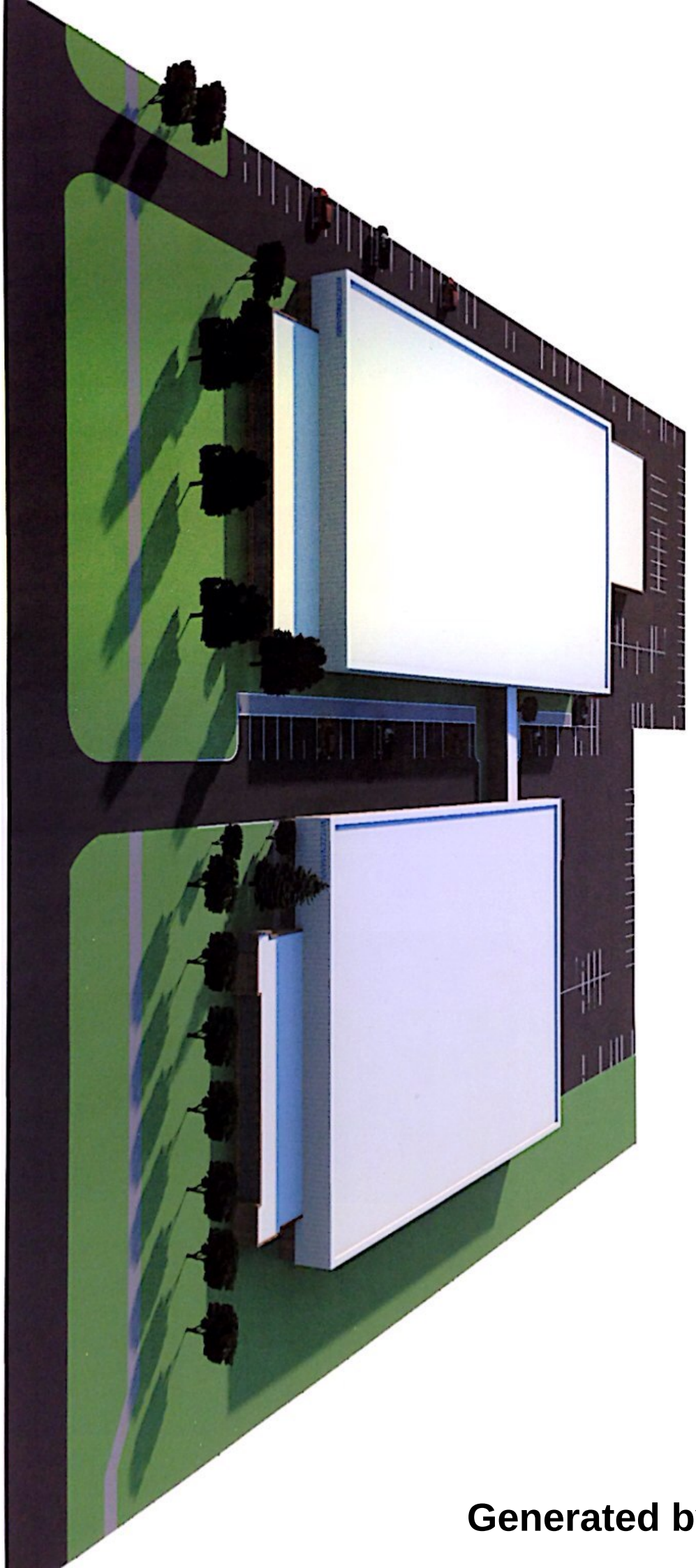

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City of Troy

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Troy, Michigan 48084
Fax: (248) 524-0851
www.ci.troy.mi.us

Area code (248)

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524-3344

Bldg. Maintenance
524-3368

City Clerk
524-3316

City Manager
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Community Affairs
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524-3383

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Real Estate & Development
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Treasurer
524-3334

General Information
524-3300

May 21, 2007

Jason Bell
Beaumont Services Company LLC
44201 Dequindre
Troy, MI 48098-1128

RE: Variance Request – Pedestrian Bridge Addition
William Beaumont Hospital – 44201 Dequindre

Mr. Bell:

Your request for relief of the Zoning Ordinance was heard before the Board of Zoning Appeals on Tuesday, May 15, 2007.

The following is from the minutes of that meeting:

MOVED, to grant Jason Bell of Beaumont Services Company, LLC representing William Beaumont Hospital, 44201 Dequindre, relief of the Ordinance to construct a pedestrian bridge across Dequindre that will go right out to (and over) the front property line along Dequindre with the support tower located 18' from the property line, where Paragraph D of Section 18.30.04 requires that a main building be located no closer than 200' to a public street.

- Bridge will increase staff and patient safety.
- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

Yeas: 4 – Wright, Courtney, Gies, Maxwell
Absent: 2 – Clark, Kovacs

MOTION TO GRANT VARIANCE CARRIED

On variances that are approved, failure to obtain a Building Permit within one year of meeting date will render the relief granted invalid.

Sincerely,

Mark Stimac

Mark Stimac
Director of Building & Zoning
MS/pp