Standards for Non-Use Variances

1. Special or unique conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures or buildings in the same district.

2. A literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance; and that the variance is the minimum necessary.

3. The special conditions and circumstances do not result from the actions of the applicant.

4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.

5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.

6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.

RECOMMENDED FORM FOR MOTIONS GRANTING
OR DENYING REQUESTS FOR DIMENSIONAL VARIANCES

MOVE TO GRANT THE VARIANCE REQUESTED:

I. PRELIMINARY FINDINGS: The variance would:

A. Not be contrary to public interest; and

B. Does not permit the establishment of a prohibited use within a zoning district; and

C. Does not cause an adverse effect to properties in the immediate vicinity or zoning district; and

D. Relates only to property described in the application for variance.

II. SPECIAL FINDINGS:

A. The petitioner has any of the following practical difficulties:

1. No reasonable use can be made of the property; or

2. Public health, safety and welfare would be negatively affected; or

3. Conforming is unnecessarily burdensome. Variance is not excessive.

AND

B. These practical difficulties result from the following unusual characteristics of the property:

1. (size – e.g.)

2. (location – e.g.)

3. (configuration – e.g.)

ALTERNATIVE TO A AND B

C. The following significant natural features or resources would be destroyed:

1.

2.

3.

*This is a two stage motion. The first stage is to make all the findings under I. If you cannot make all the findings under I, you must deny the variance and state why

If all the preliminary findings are met under I, then you must make special findings under II. This requires that the petitioner demonstrate A(1) or A(2) or A(3) and B. If the purpose of the variance is to preserve natural features, only C applies under II. Therefore to grant a variance you need:

I (A) (B) (C) (D) + II (A) (B)

Or

I (A) (B) (C) (D) + II (C)

MOVE TO DENY VARIANCE REQUESTED

I. PRELIMINARY FINDINGS

A. It would be contrary to public interest; or

B. It would permit the establishment of a prohibited use as the principal use within a zoning district; or

C. It causes an adverse effect to properties in the immediate vicinity; or

D. Relates to property not described in the application for the variance.

(If any of the above, you must state the facts for the finding.)

OR

II. SPECIAL FINDINGS

A. The petitioner has not demonstrated any practical difficulty; or

B. The petitioner's problem or practical difficulties do not result from any unusual characteristics of the property because:

1. They are the result of the proposed use and not the property – e.g.

2. They are economic alone – e.g.

3.

OR

C. No significant natural features or resources are negatively affected.

RECOMMENDED FORM FOR MOTIONS GRANTING OR
DENYING REQUESTS TO EXPAND NONCONFORMING USES

MOVE TO GRANT EXPANSION OF NONCONFORMING USE:

I. PRELIMINARY FINDINGS: Expansion would

A. Not be contrary to public interest; and

B. Does not cause an adverse effect to properties in the immediate vicinity or zoning district; and

C. Relates only to property described in the application for variance.

II. SPECIAL FINDINGS:

A. The petitioner has a hardship due to the following exceptional conditions applying to the property:

1. Expansion is necessary to implement the spirit of the ordinance because . . . . (state facts).

OR

2. Expansion is necessary to insure public safety because . . . . (state facts).

OR

3. Expansion is necessary to accomplish substantial justice because . . . .

AND

B. Expansion is necessary for the preservation and enjoyment of substantial property rights possessed by the subject property because . . . . (state facts).

III. CONDITIONS:

Expansion is conditioned upon petitioner complying with all requirements of the City Code applicable to the subject use as if the use was in the proper zoning district.

MOVE TO DENY EXPANSION OF A NONCONFORMING USE:

I. PRELIMINARY FINDINGS:

A. It would be contrary to the public interest because . . . . (state facts) <u>or</u>

B. It would cause an adverse effect to properties in the immediate vicinity because . . . . (state facts) <u>or</u>

C. Relates to property not described in the application for expansion.

<u>OR</u>

II. SPECIAL FINDINGS:

A. The petitioner has not demonstrated a hardship;

<u>OR</u>

B. The petitioner's problem or hardship does not result from exceptional conditions applying to the property because:

1. The problem is the result of the proposed use – e.g.

2. The problem is economic alone – e.g.

<u>OR</u>

C. Expansion is not necessary for the preservation and enjoyment of substantial property rights possessed by the subject property because: (state facts).

BOARD OF ZONING APPEALS

The Board of Zoning Appeals is a group of seven of your neighbors or peers appointed by City Council to pass judgment on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Petitioners must indicate a hardship or practical difficulty running with the land that would warrant the granting of the variance.

PROCEDURE

The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chairman will verify that the petitioner is present. Then the City Administration will summarize the facts of the case. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

After the petitioner makes their presentation, and answers any questions that the Board may have, the Chairman will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairman, come up to the podium and sign in on the sheet provided. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairman. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairman to speak at one time.

At the conclusion of public comments the Chairman will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or table (delay action) the request. In order for the request to pass a minimum of four votes for approval are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

INTRODUCTIONS

Chairman introduces staff and Board members. Suggest starting with Recording Secretary and go counterclockwise.

BOARD OF ZONING APPEALS
MEETING AGENDA
REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

David Lambert, Chair, and Michael Bartnik, Vice Chair
Glenn Clark, Kenneth Courtney, Donald L. Edmunds
William Fisher, A. Allen Kneale

December 21, 2010 **7:30 P.M.** **Council Chamber**

---

1. ROLL CALL – Excuse Absent Members if necessary

2. APPROVAL OF MINUTES – November 16, 2010

3. HEARING OF CASES

   A. **VARIANCE REQUEST, CAMELIA SANDULACHE, 405 E. MAPLE** – In order to enlarge the existing building proposed to be used as a dental office: 1) A 16 foot variance from the required 20 foot side yard (east yard) setback, 2) An 11 foot variance from the required 30 foot yard front yard (west yard) setback, and 3) A 10 foot variance from the requirement that the proposed handicapped ramp be set back 20 feet from the west property line.

   SECTIONS: 1) and 2) 30.20.01, 3) 41.45.00

4. COMMUNICATIONS

5. PUBLIC COMMENT

6. MISCELLANEOUS BUSINESS

   A. **APPROVAL OF PROPOSED 2011 BOARD OF ZONING APPEALS MEETING SCHEDULE**
   B. **POLICY ON EXCUSING ABSENT MEMBERS**

7. ADJOURNMENT

NOTICE: *People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*

The Board of Zoning Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on November 16, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Michael Bartnik
Glenn Clark
Kenneth Courtney
Donald L. Edmunds
William Fisher
A. Allen Kneale
David Lambert

Also Present:
Paul Evans, Zoning and Compliance Specialist
Christopher Forsyth, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

Mr. Clark apologized for his absence at the October 19, 2010 Regular meeting. He said he was on call at work and had no prior knowledge that he would not be able to make the meeting.

Resolution # BZA 2010-11-050
Moved by Clark
Seconded by Bartnik

MOVED, To reconsider Resolution #BZA 2010-10-049 relating to the unexcused absence of Member Clark at the October 19, 2010 Regular meeting and to let the record show the absence as excused.

Yes: All present (7)

MOTION CARRIED

Resolution # BZA 2010-11-051
Moved by Courtney
Seconded by Fisher

MOVED, To excuse Member Clark from attendance at the October 19, 2010 meeting.

Discussion on the motion on the floor.

Several Board members commented on the viability and reasonableness of contacting City Hall in the event of an unscheduled absence.

Mr. Clark said he was on call at work and was called out of the area and very busy that evening. Mr. Clark believes the absence is not in conflict with any ordinance or Board ethics or procedures, and said he would appreciate an affirmative vote to excuse his absence.

Vote on the motion on the floor.

Yes: All present (7)

MOTION CARRIED

2. APPROVAL OF MINUTES

Mr. Bartnik suggested to strike from the minutes the responses from the Assistant City Attorney to questions posed by Mr. Edmunds, under Agenda item #7, Miscellaneous Business. He stated that because there was no motion technically on the table to constitute any action by the Board, the discussion is not germane or pertinent to any matter before the Board. Mr. Bartnik also stated that responses by the Assistant City Attorney were not official legal opinions requested by the majority of the Board, and if they were, most likely an executive session would have been called.

Resolution # BZA 2010-11-
Moved by Bartnik
Seconded by

MOVED, To amend the October 19, 2010 Regular meeting minutes with a correction that the discussion on pages 7 and 8, relating to questions posed by Mr. Edmunds, are stricken from the minutes, and that the minutes simply read: "Mr. Motzny addressed questions posed by Mr. Edmunds."

Discussion.

There was general discussion regarding the Board's history of obtaining legal opinions, whether having a pending motion was pertinent, that the Board was not taking any particular action relative to the comments, and the necessity of having the information in the minutes for the benefit of the public and City Council.

Mr. Forsyth said the purpose of minutes is to reflect the actions of a particular board and not necessarily reflect any detailed description of a discussion. Mr. Forsyth said he does not however see any problem with what was written into the October 19th minutes and sees no need to add any clarifying language. Mr. Forsyth said approval of the minutes, either way, is the Board's discretion.

Mr. Kneale referenced page 4 with respect to a reply by the Assistant City Attorney to his question relating to whether the Board can consider impact of an aesthetic issue to the property as part of its determination. He expressed uncertainty that the reply, as written in the minutes, adequately summarizes the intent of the Assistant City Attorney's reply.

Motion on the floor failed because of lack of support.

Resolution # BZA 2010-11-052
Moved by Edmunds
Seconded by Courtney

MOVED, To approve the October 19, 2010 Regular meeting minutes as published.

Discussion on the motion on the floor.

Mr. Bartnik offered the following amendment to the motion on the floor.

Resolution # BZA 2010-11-053
Moved by Bartnik
Seconded by Lambert

MOVED, To amend the motion by inserting the following additional language on page 8 immediately after the sections discussed earlier and after Paul Evans' comments, to read: "Board Members discussed the above without any Resolution."

Discussion on the motion on the floor.

Mr. Edmunds asked for an opinion from the Assistant City Attorney.

Mr. Forsyth replied that the Zoning Enabling Act states that minutes should be a record of proceedings and Robert's Rules of Order states that minutes should reflect the actions that a Board takes. Mr. Forsyth stated approval of the minutes is the Board's discretion as to what level of detail it would like the minutes to reflect, as long as the public has an idea of what was discussed at the meeting.

Vote on the motion to amend the original motion.

Yes: Bartnik, Courtney, Edmunds, Fisher, Kneale, Lambert
No: Clark

MOTION CARRIED

Vote on original motion as amended.

Resolution # BZA 2010-11-052 (as amended)
Moved by Edmunds
Seconded by Courtney

MOVED, To approve the October 19, 2010 Regular meeting minutes as amended, by inserting the following additional language on page 8 immediately after the sections discussed earlier and after Paul Evans' comments, to read: "Board Members discussed the above without any Resolution."

Yes: All present (7)

MOTION CARRIED

3. POSTPONED ITEMS

A. **REVIEW AND APPROVAL REQUEST, ROBERT AND GENOVEVA RASCOL, 635 HARTLAND** – A request to allow the temporary outdoor parking of a commercial vehicle (stake truck) in a one family residential district.

ORDINANCE SECTION: 43.74.00

Mr. Evans gave a brief report on the request to park a commercial vehicle at 635 Hartland. He addressed location, adjacent zoning, types of commercial vehicles allowed in residential districts and Board of Zoning Appeals history with this matter at this location. Mr. Evans stated the item was postponed from the October Regular meeting at the request of the petitioner to have an opportunity of a full board present this month.

There was discussion on the following:

- Potential to build garage (based on City Assessor's figures).
  - Detached garage - 1356 square feet.
  - Attached garage - 645 square feet.
- Sidewalks not constructed along road.
- Street width of the pavement (based on GIS estimation).
  - 22 feet (approximately).
- Distance between homes of applicant and neighbors (based on GIS estimation).
  - 21 feet (approximately) to the west.
  - 30 feet (approximately) to the east.
- Orientation of applicant-provided photograph containing a deck.

Robert Rascol of 635 Hartland was present. Mr. Rascol stated the request continues to meet both criteria standards "b" and "c" for parking commercial vehicles in residential districts. He identified the photograph with the deck is taken from his neighbor's deck. Mr. Rascol estimated the distance from the neighbor's deck to the side of the vehicle closest to the deck is approximately 8 feet, the width of the pine tree.

Mr. Rascol said he would have no problem parking the truck anywhere on his property. He noted the truck appears to be less visible where he currently parks it. Mr. Rascol said he operates a trim trimming business out of his house, and the truck is parked on the property mostly during evening hours and weekends. Mr. Rascol said he has received no complaints from neighbors. He said the house in the photograph with the deck has a side window, from which his parked truck is visible.

Mr. Rascol said he has not specifically looked for alternative locations to park his truck.

Mr. Courtney encouraged the applicant to ask his neighbor where he would like the truck parked, should the Board grant approval this evening.

PUBLIC HEARING OPENED

No one was present to speak. Chair Lambert noted there is one communication in support of the variance request on file.

PUBLIC HEARING CLOSED

Mr. Edmunds said the proximity of the applicant's home to the neighbor on the west, where the truck is parked, is extremely close. Mr. Edmunds noted that the written communication in support of the request is not the applicant's direct neighbor.

Resolution # BZA 2010-11-054
Moved by Courtney
Seconded by Clark

MOVED, To grant the request for a two-year period.

- The location on the site does not appear to be a problem with the adjacent residential property.
- The request does not negatively impact pedestrian or vehicular movement along the frontage.
- The petitioner has investigated a garage on this site and it cannot reasonably be constructed to accommodate the commercial vehicle.
- The request meets criteria standards "b" and "c" of the Zoning Ordinance.

Discussion on the motion on the floor.

Mr. Bartnik said he is opposed to granting the request. He believes the evidence does not support criteria standard "c" in that parking a commercial vehicle on the premises will negatively impact the adjacent residential properties and negatively impact pedestrian and vehicular movement along the street. He addressed previous approvals of parked commercial vehicles by the Board.

Mr. Courtney thinks satisfying criteria standard "c" is self-evident since there are no objections to the request. He said the commercial vehicle has been there for some time now with no complaints, is not easily visible from the street, and has not negatively impacted vehicular movement.

Mr. Edmunds said he is not comfortable in continuing the applicant's request. He addressed the history of the applicant's file, the applicant's lack to explore alternative sites to park the commercial vehicle, and the responsibility of the Board to hold the Zoning Ordinance to a high standard.

Mr. Bartnik addressed the potential negative impact to vehicular and pedestrian traffic with a commercial vehicle entering and exiting a relatively narrow street. He believes that is a violation of the Zoning Ordinance and the spirit of the Ordinance.

Mr. Clark stated he is in favor of the request. Mr. Clark said he has driven the street many times. It is his assessment the street is not narrow and traffic flows at a fast pace. Mr. Clark said the parked truck is not visible from the street. He addressed the economic downturn with respect to operating a business and previous approvals of parked commercial vehicles by the Board.

Vote on the motion on the floor.

Yes: Clark, Courtney, Fisher, Lambert
No: Bartnik, Edmunds, Kneale

MOTION CARRIED

Chair Lambert suggested the applicant consider other alternatives for parking the commercial vehicle in the future, given he barely received approval this evening.

4. HEARING OF CASES

A. **VARIANCE REQUEST, ROBERT WALDRON OF PRO ENTERPRISES INC., PRO CAR WASH WEST, 3785 ROCHESTER ROAD** – In order to modify the front of and construct an addition to the rear of the existing car wash, the following variances are requested: 1) A 1 foot variance to the required 40 foot front yard setback, 2) an 8 foot variance to the required 75 foot rear yard setback, 3) a variance from the requirement that two trees be provided along the front of the property, and 4) a 1,539 square foot variance to the requirement that 10% of the site area be landscaped (10% of the site area is 2,927 square feet).

ORDINANCE SECTIONS: 30.20.07, 30.20.07 (note G), 39.70.02 and 39.70.04

Mr. Evans gave a brief report on the proposed variances for Pro Car Wash West, 3785 Rochester Road, with respect to the Rochester Road right of way, setback requirements and landscape requirements.

Mr. Evans said there is an active Special Use and Preliminary Site Plan application before the Planning Commission. As a result of the Rochester Road widening, the petitioner is proposing to enlarge the existing car wash facility and is required to obtain Special Use approval.

Mr. Forsyth provided general background information on the Rochester Road widening project. He addressed the condemnation proceeding, the taking of approximately 35 feet of right of way, and its affect on the Pro Car Wash facility to which the petitioner is seeking the proposed variances.

Mr. Evans confirmed the proposed landscaping is just under 50% of the required landscaping.

The petitioner, Robert Waldron of Pro Car Wash West, 3785 Rochester Road, was present. Mr. Waldron said the Rochester Road widening is the principal reason he is in front of the Board requesting the four variances. He addressed the hardship imposed on the car wash facility with respect to the elimination of the acceleration lane, building layout for line production, conveyors and drying area, and limited property for landscaping. Mr. Waldron said they have always been short on landscaping.

Mr. Edmunds said there is a very attractive mature spruce tree as you enter the car wash facility. He addressed the similarity of the proposed variance request to the variance granted for the car wash facility on the east side of Rochester Road.

PUBLIC HEARING OPENED

No one was present to speak. Chair Lambert noted there is no written correspondence on file.

PUBLIC HEARING CLOSED

Resolution # BZA 2010-11-055
Moved by Bartnik
Seconded by Edmunds

MOVED, To grant the variances as requested.

Preliminary Findings:
- That the variances would not be contrary to the public interest.
- That the variances do not permit the establishment of a prohibited use within a zoning district.
- That the variances do not cause any adverse effect to properties in the immediate vicinity or immediate zoning district.
- That the variances relate only to the property described in the application.

Special Findings:
The petitioner has the following practical difficulties as disclosed in the record and the complete documentation provided, and is part of the record:

- No reasonable use can be made of the property as desired by the existing business without unnecessarily burdensome conformance.
- Practical difficulties result from the unusual characteristics as described in the petition and by the petitioner in his presentation this evening, relating to the size, location, narrowness of the lot and configuration.

Discussion on the motion on the floor.

Chair Lambert said he is very sympathetic with the issues before the petitioner, and the City of Troy is happy the applicant is staying and operating his business in the City.

Vote on the motion on the floor.

Yes: All present (7)

MOTION CARRIED

5. COMMUNICATIONS

Chair Lambert acknowledged receipt of a communication received from Paul Evans on the revised Board of Zoning Appeals Application.

6. PUBLIC COMMENT

There was no one present who wished to speak.

7. MISCELLANEOUS BUSINESS

There was discussion on the following items:

- Downloading agenda packet from City website and external website.
- Budget monies available for training.
- Status of Zoning Ordinance re-write.

8. ADJOURNMENT

The Board of Zoning Appeals meeting adjourned at 8:42 p.m.

Respectfully submitted,

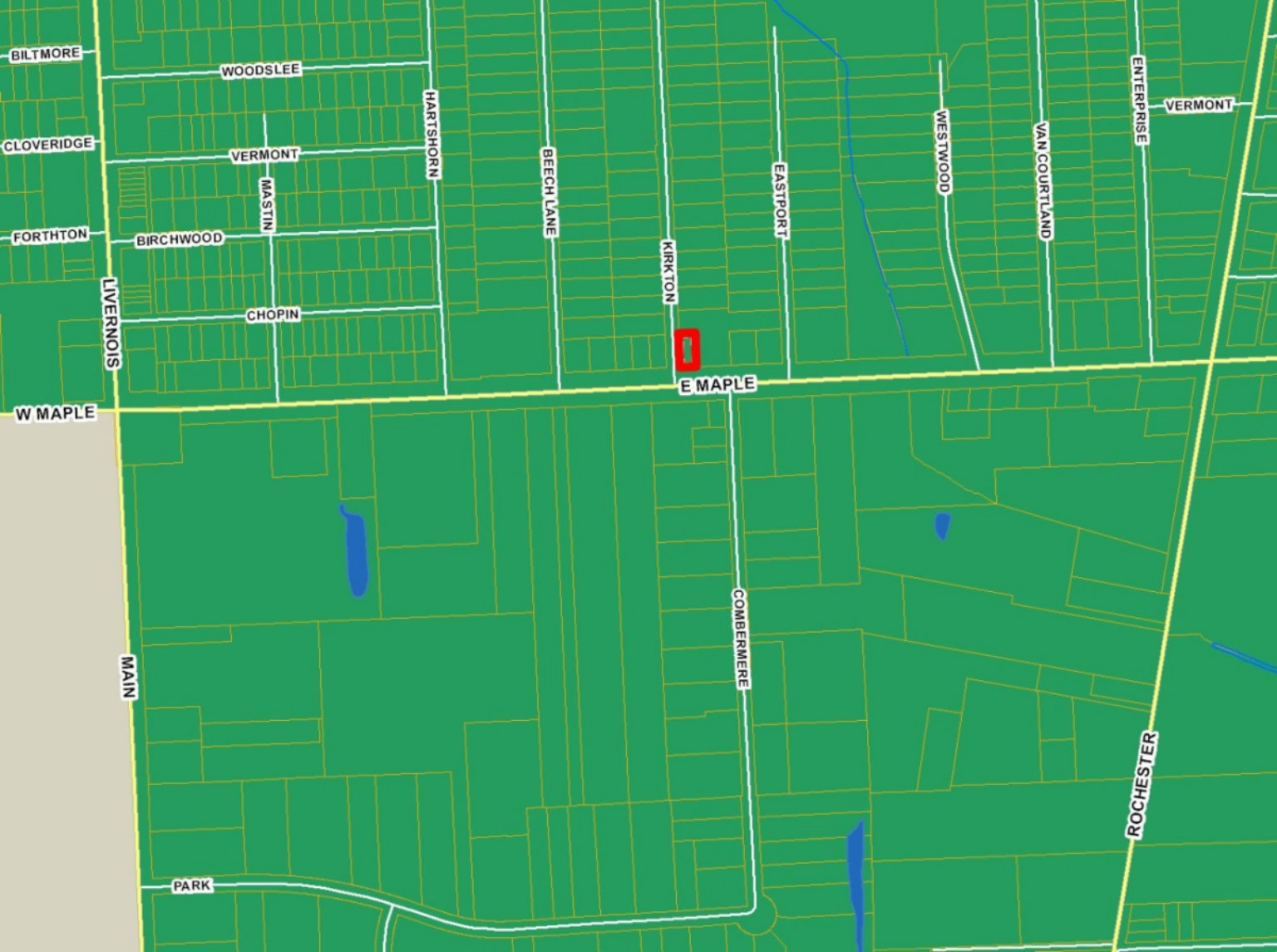
_____
David Lambert, Chair

_____
Kathy L. Czarnecki, Recording Secretary

G:\BZA\Minutes\Draft\11-16-10 BZA Meeting_Draft.doc

A. **<u>VARIANCE REQUEST, CAMELIA SANDULACHE, 405 E. MAPLE</u>** – In order to enlarge the existing building proposed to be used as a dental office: 1) A 16 foot variance from the required 20 foot side yard (east yard) setback, 2) An 11 foot variance from the required 30 foot yard front yard (west yard) setback, and 3) A 10 foot variance from the requirement that the proposed handicapped ramp be set back 20 feet from the west property line.

SECTIONS: 1) and 2) 30.20.01, 3) 41.45.00


BILTMORE
WOODSLEE
CLOVERIDGE
VERMONT
FORTHTON
BIRCHWOOD
CHOPIN
MASTIN
HARTSHORN
BEECH LANE
KIRKTON
EASTPORT
WESTWOOD
VAN COURTLAND
ENTERPRISE
VERMONT
LIVERNOIS
W MAPLE
E MAPLE
COMBERMERE
MAIN
ROCHESTER
PARK

1663
1664
1661
1653
1633
415
KIRKTON
EASTPORT
343
369
395
405
435
455
E MAPLE
COMBERMERE
430
386
440
510

1663
1653
1664
(R-1E)
1661
1633
415
KIRKTON
(O-1)
EASTPORT
343
369
395
405
435
455
E MAPLE
COMBERMERE
430
(M-1)
386
440
510

CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov
http://www.troymi.gov/Planning

FILE NUMBER_____
LOCATION_____
REGULAR MEETING FEE ($150.00)_____
VARIANCE RENEWAL ($35.00)_____
SPECIAL MEETING ($750.00)_____

NOTICE TO THE APPLICANT

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 **TWENTY-SEVEN (27) DAYS BEFORE** THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 405 E. MAPLE ROAD

   LOT NO. 3 SUBDIVISION COUNCIL HEIGHTS

   LOCATED ON THE NORTH SIDE OF (ROAD) MAPLE RD.

   BETWEEN ROCHESTER RD. AND LIVERNOIS RD.

   ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-27-378-018

3. ZONING ORDINANCE SECTIONS THAT ARE APPLICABLE TO THIS APPEAL: SECTION 30.20.00 MIN. YARD SETBACKS

4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action.*

5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: UNKNOWN

6. APPLICANT INFORMATION:

NAME CAMELIA Sandulache

COMPANY All Macomb Dentistry

ADDRESS 15760 19 Mile Rd suite A

CITY Clinton Twp STATE MI ZIP 48038

TELEPHONE 1 586 412 1144

E-MAIL info @ Allmacombdentistry.com

7. RELATIONSHIP OF APPLICANT TO THE OWNER OF THE SUBJECT PROPERTY:

PENDING OWNER

8. OWNER OF SUBJECT PROPERTY:

NAME RONALD ROBOVITSKY

COMPANY

ADDRESS 2561 JUDAH RD.

CITY ORION STATE MI. ZIP 48359

TELEPHONE 248-736-4116

E-MAIL

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, RONALD ROBOVITSKY (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 Camelia **DATE** 10-11-2010

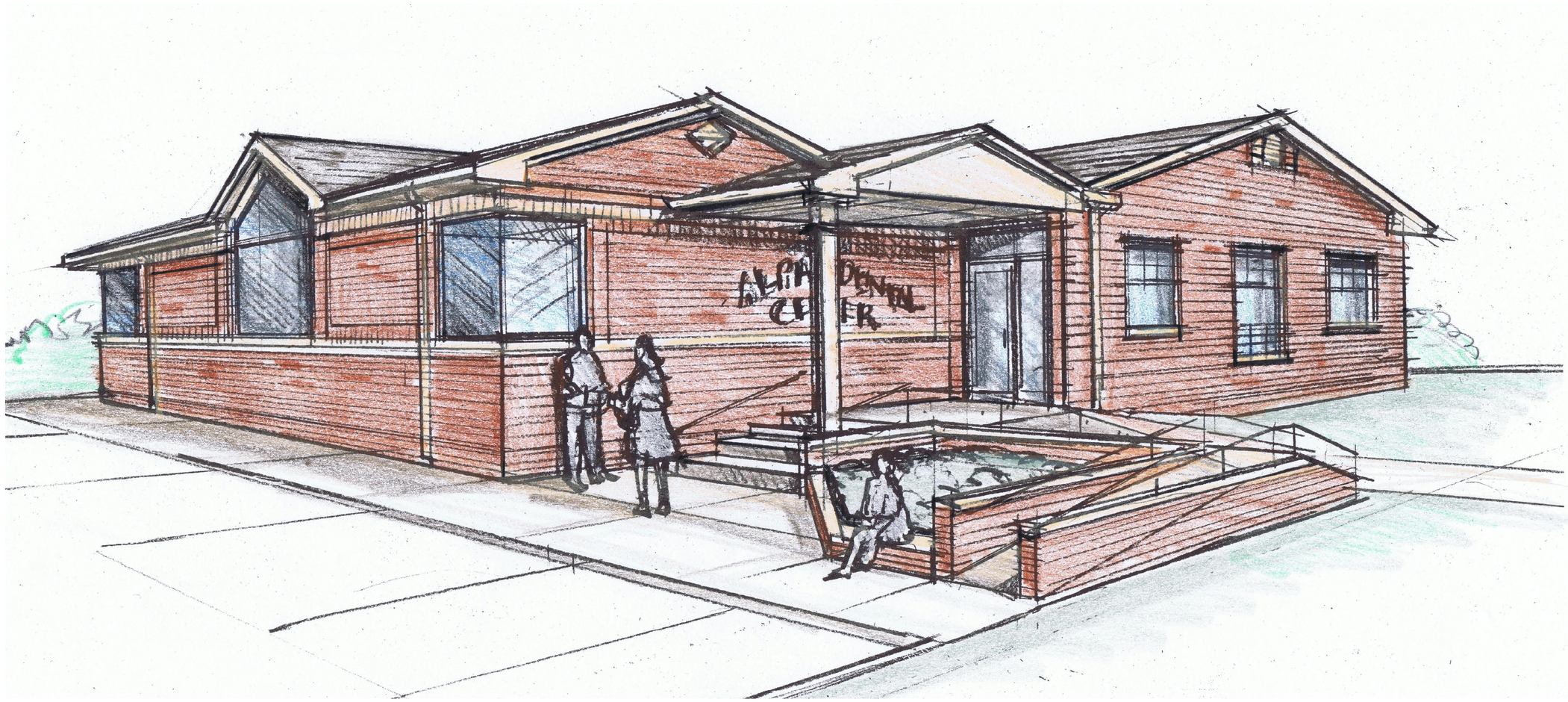
PRINT NAME: Camelia Sandulache

SIGNATURE OF PROPERTY OWNER Ronald Robovitsky **DATE** 10-11-2010

PRINT NAME: RONALD S. ROBOVITSKY

ALPHA DENTAL CENTER

405 E MAPLE RD, TROY MI 48083



CONTACT PERSONNEL

ARCHITECT:
ARTHUR E. KALAJIAN & ASSOCIATES

ARTHUR E. KALAJIAN

1871 AUSTIN DRIVE
TROY, MICHIGAN 48083
EMAIL:aekalajian@sbcglobal.net
PH.248-524-3616
FAX 248-524-0217

CIVIL ENGINEER:
J.J. ASSOCIATES, INC.

JIM JONES

44444 MOUND RD. SUITE 100
STERLING HEIGHTS, MI 48314
EMAIL: www.jjassociates.net
PH. 586-726-9111
FAX 586-726-9112

SHEET INDEX

SHT. NO.	SHEET DESCRIPTION
C-0	COVER SHEET
C-1	TOPOGRAPHIC SURVEY
SP-1	PROPOSED SITE PLAN, BUILDING AND SITE DATA
SP-2	PHOTOMETRIC SITE PLAN
L-1	LANDSCAPED SITE PLAN AND DETAILS
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS

ARTHUR E. KALAJIAN
& ASSOC. INC.
ARCHITECTS

1871 AUSTIN DRIVE
TROY MICHIGAN
48083

OFFICE: 248-524-3616
FAX: 248-524-0217
aekalajian@sbcglobal.net

PROPOSED
DENTAL CLINIC

RENOVATION AND ADDITION TO EXISTING BUILDING

OWNER AND
CONTACT PERSON

CAMILIA
SANDULACHE

586-412-1144
586-873-0455

ALPHA DENTAL CENTER
405 E MAPLE
TROY MI 48083

DESCRIPTION:
COVER SHEET

JOB NO.
ADC-1010

SEAL:

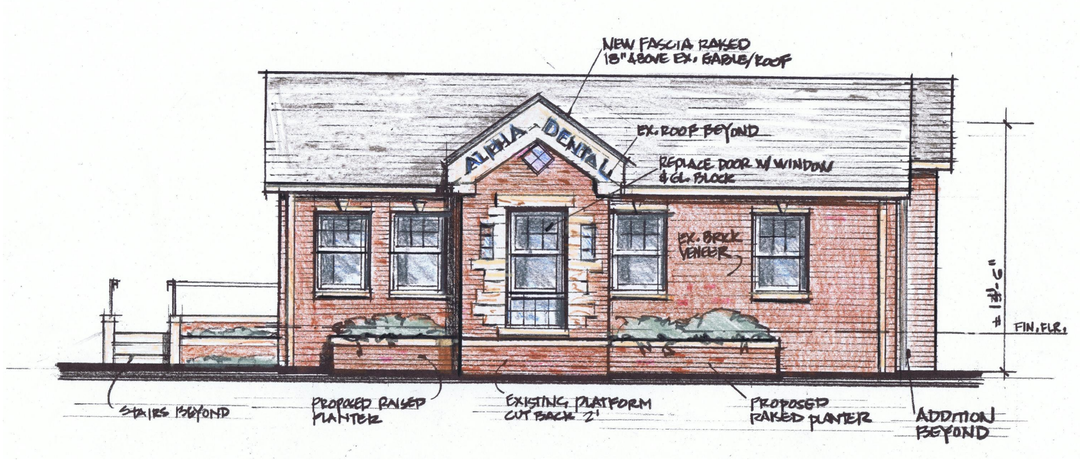
DATE	ISSUE	DESIGN	DRAWN	
10-05-10	RVW.	AEK	MA	

SHEET NO.

C-0

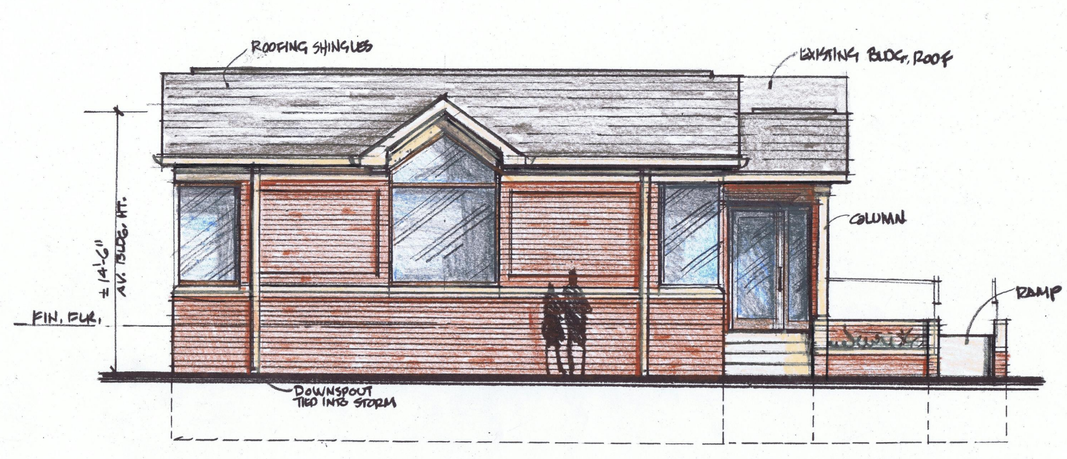
COPYRIGHT © 2010

THIS DOCUMENT & SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENITY FOR WHICH IT WAS PREPARED AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARTHUR E. KALAJIAN & ASSOCIATES INC.



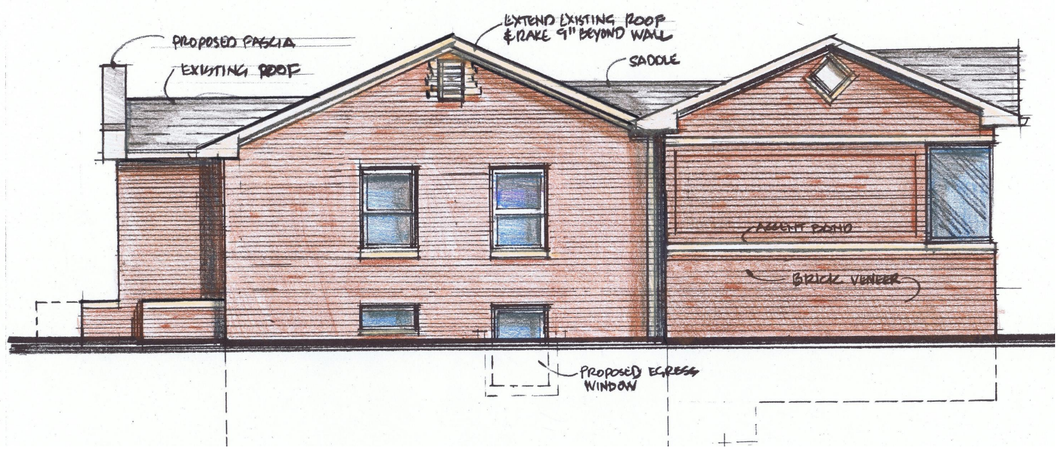
SOUTH ELEVATION

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



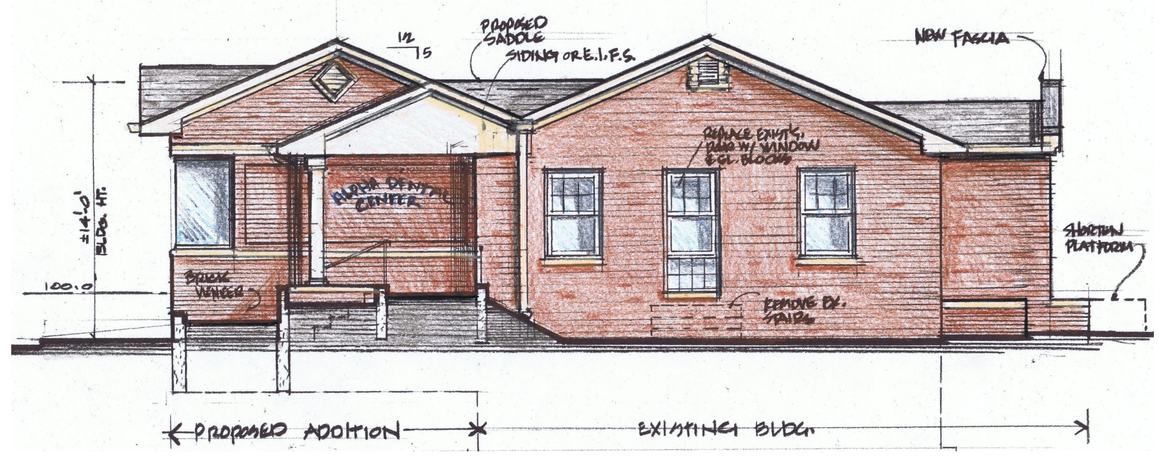
NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

ARTHUR E. KALAJIAN & ASSOC. INC.
ARCHITECTS

1671 AUSTIN DRIVE
TROY MICHIGAN
48083

OFFICE: 248-524-5216
FAX: 248-524-5217
aekalajian@sbcglobal.net

PROPOSED
DENTAL CLINIC

RENOVATION AND ADDITION TO EXISTING BUILDING

OWNER AND CONTACT PERSON

CAMILIA SANDULACHE

586-412-1144
586-573-0455

ALPHA DENTAL CENTER
405 E MAPLE
TROY MI 48083

DESCRIPTION:
BUILDING ELEVATIONS

JOB NO.
ADC-1010

SEAL:

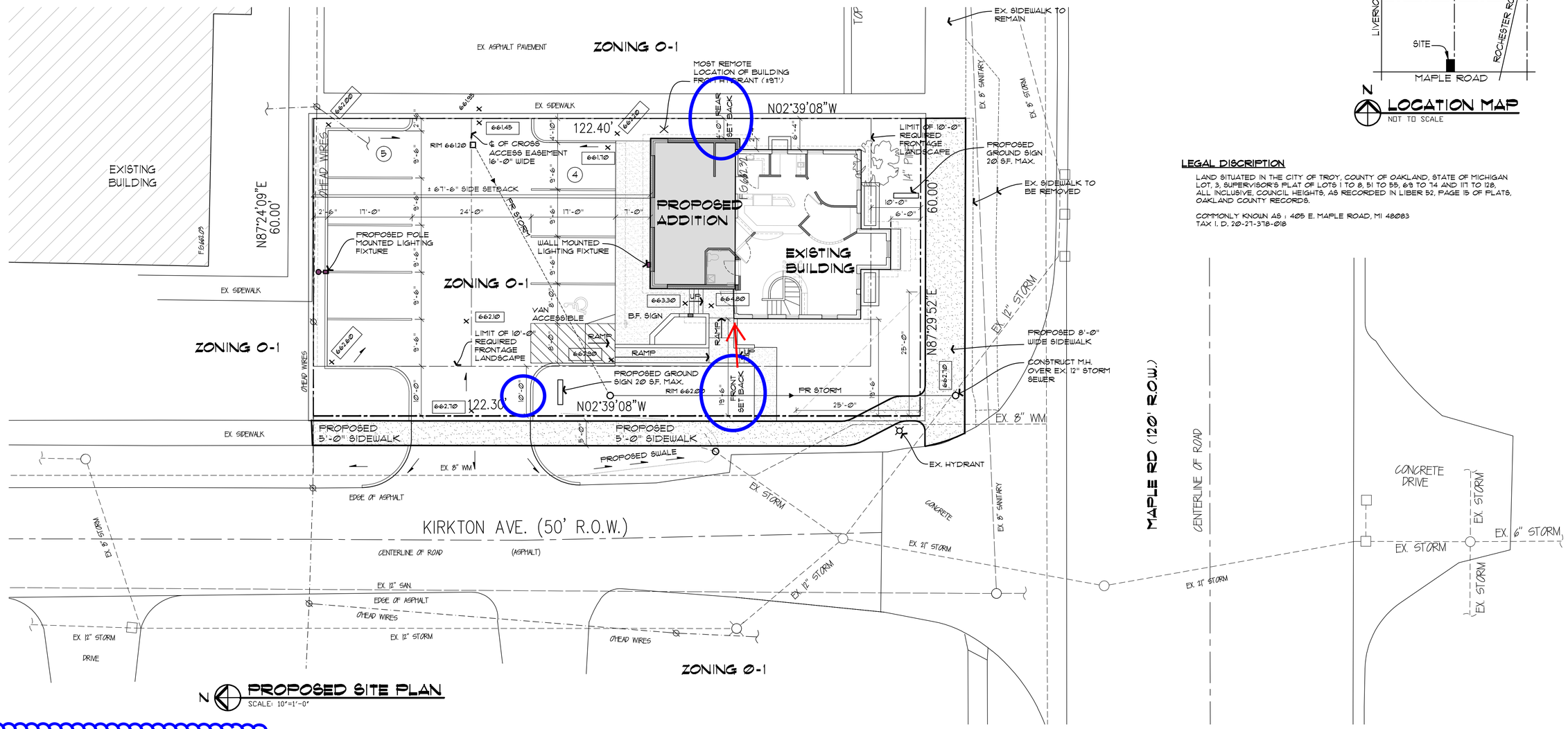
DATE	ISSUE	DESIGN	DRAWN
10-05-10	REVIS	AEK	MA

SHEET NO.

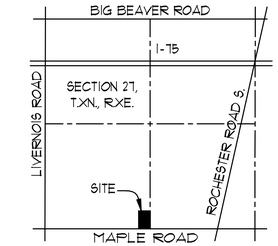
A-2

COPYRIGHT © 2010

THIS DOCUMENT & SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENITY FOR WHICH IT WAS PREPARED AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARTHUR E. KALAJIAN & ASSOCIATES INC.



N **PROPOSED SITE PLAN**
SCALE: 10'=1'-0"



N **LOCATION MAP**
NOT TO SCALE

LEGAL DISCRIPTION

LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN LOT, 3, SUPERVISOR'S PLAT OF LOTS 1 TO 8, 51 TO 55, 69 TO 74 AND 117 TO 128, ALL INCLUSIVE, COUNCIL HEIGHTS, AS RECORDED IN LIBER 52, PAGE 15 OF PLATS, OAKLAND COUNTY RECORDS.

COMMONLY KNOWN AS : 405 E. MAPLE ROAD, MI 48083
TAX I. D. 20-27-378-018

VARIANCES:
EAST YARD SETBACK (BUILDING)
REQUIRED: 20 FEET
PROPOSED:4 FEET
VARIANCE: 16 FEET
WEST YARD SETBACK (BUILDING)
REQUIRED: 30 FEET
PROPOSED:19' (19'6" actual)
VARIANCE : 11 FEET
WEST YARD SETBACK (HANDICAP RAMP)
REQUIRED: 20 FEET
PROPOSED:10 FEET
VARIANCE: 10 FEET

GENERAL INFORMATION

MAX. BLDG. HT. ALLOWED 3 STORIES, 36" HIGH
PROPOSED 1 STORY, 14'-6" AVG. HT.

ZONING DISTRICT O-1

CONSTRUCTION TYPE V B

SETBACKS

FRONT
REQ'D. 30.0'
PROVIDED: SOUTH SIDE (EXISTING) = 6'-0"
WEST SIDE (EXISTING AND PROPOSED ADDITION) = 19'-6",

REAR
REQUIRED 20-0'
PROVIDED 6'-0" (EXISTING),
4'-0" (PROPOSED ADDITION EAST SIDE

SIDES
REQUIRED 20.0'
PROVIDED NORTH SIDE = ± 67'-6"

BUILDING AREA:

EXISTING BUILDING 1st FLOOR	915 G.S.F.
EXISTING BUILDING BASEMENT	915 G.S.F.
PROPOSED BUILDING	522 G.S.F.
TOTAL BUILDING AREA	2,352 G.S.F.
NON USABLE 1ST FLOOR AREA	600 G.S.F.
NON USABLE BASEMENT AREA	915 G.S.F.
TOTAL NET USABLE 1ST FLOOR AREA (EXCLUDING BASEMENT AREA AND FIRST FLOOR EXTERIOR WALLS, CORRIDOR, MECHANICAL AND RESTRM. AREAS). SEE SHEET A-1	817 G.S.F.

PARKING REQUIREMENTS:

1ST FLOOR NET AREA = 817 S.F./ 100 = 8 CARS
PROVIDED = 9 CARS (INCLUDING (1) B.F. ACCESSIBLE SPACE)

BASEMENT IS NOT AN ADDITIONAL OCCUPIED AREA, USED EXCLUSIVELY FOR STORAGE, MECHANICAL & STAFF PERSONAL OCCUPYING THE UPPER LEVELS.

VARIANCES REQUIRED

- EAST SIDE YARD SETBACK OF 4'-0" REQUIRED 16'-0" VARIANCE.

  PROPOSED ADDITION STARTS AT 2'-2 1/2" EAST OF EXISTING BUILDING.

- WEST SIDE SET BACK OF 19'-6" REQUIRED 10'-6" VARIANCE (DUE TO CORNER LOT STREET FRONTAGE (MATCHING EXISTING BUILDING).

LANDSCAPE AREA

TOTAL REQUIRED 10% OF SITE NET AREA= 561.7 = 562 S.F.

TOTAL PROVIDED = 676 S.F.
(SEE SHEET L-1 FOR MORE INFO.)

GENERAL SITE ENGINEERING NOTES

1) STORM WATER DETENTION

PAVEMENT AREA TO HAVE CATCH BASINS AND DETENTION PER CITY OF TROY ENGINEERING STANDARDS. DETENTION TO BE DETAINED WITHIN THE PROPOSED PAVEMENT AREA AND WITH UNDERGROUND PIPING AS REQUIRED.

2) SANITARY SYSTEM

TO BE INSTALLED PER CITY OF TROY ENGINEERING STANDARDS.

3) WATER MAIN

MAX. DISTANCE OF CLOSEST HYDRANT TO MOST REMOTE AREA OF BUILDING IS 97'.

4) UTILIZE EXISTING WATER MAIN TAP ALONG ROW AND PROVIDE SHUT OFF VALVE AS REQUIRED.

5) ALL UTILITY LINES TO BE INSTALLED CLEAR OF ANY EXISTING OR PROPOSED TREES OR SHRUBS THAT ARE TO REMAIN. SEE LANDSCAPE DWG.

6) SOIL EROSION AND SEDIMENTATION CONTROL MEASURES ARE TO BE PROVIDED DURING CONSTRUCTION.

7) A SOIL EROSION PERMIT FROM THE CITY OF TROY & ENGINEERING DEPARTMENT IS REQUIRED.

ARTHUR E. KALAJIAN & ASSOC. INC.
ARCHITECTS

1871 AUSTIN DRIVE
TROY MICHIGAN
48083

OFFICE: 248-524-3616
FAX: 248-524-0217
aekalajian@abcglobal.net

PROPOSED DENTAL CLINIC TO EXISTING BUILDING

OWNER AND CONTACT PERSON

CAMILIA SANDULACHE

586-412-1144
586-873-0455

ALPHA DENTAL CENTER
405 E MAPLE
TROY MI 48083

DESCRIPTION:
SITE PLAN AND PRELIMINARY ENGINEERING

JOB NO.
ADC-1010

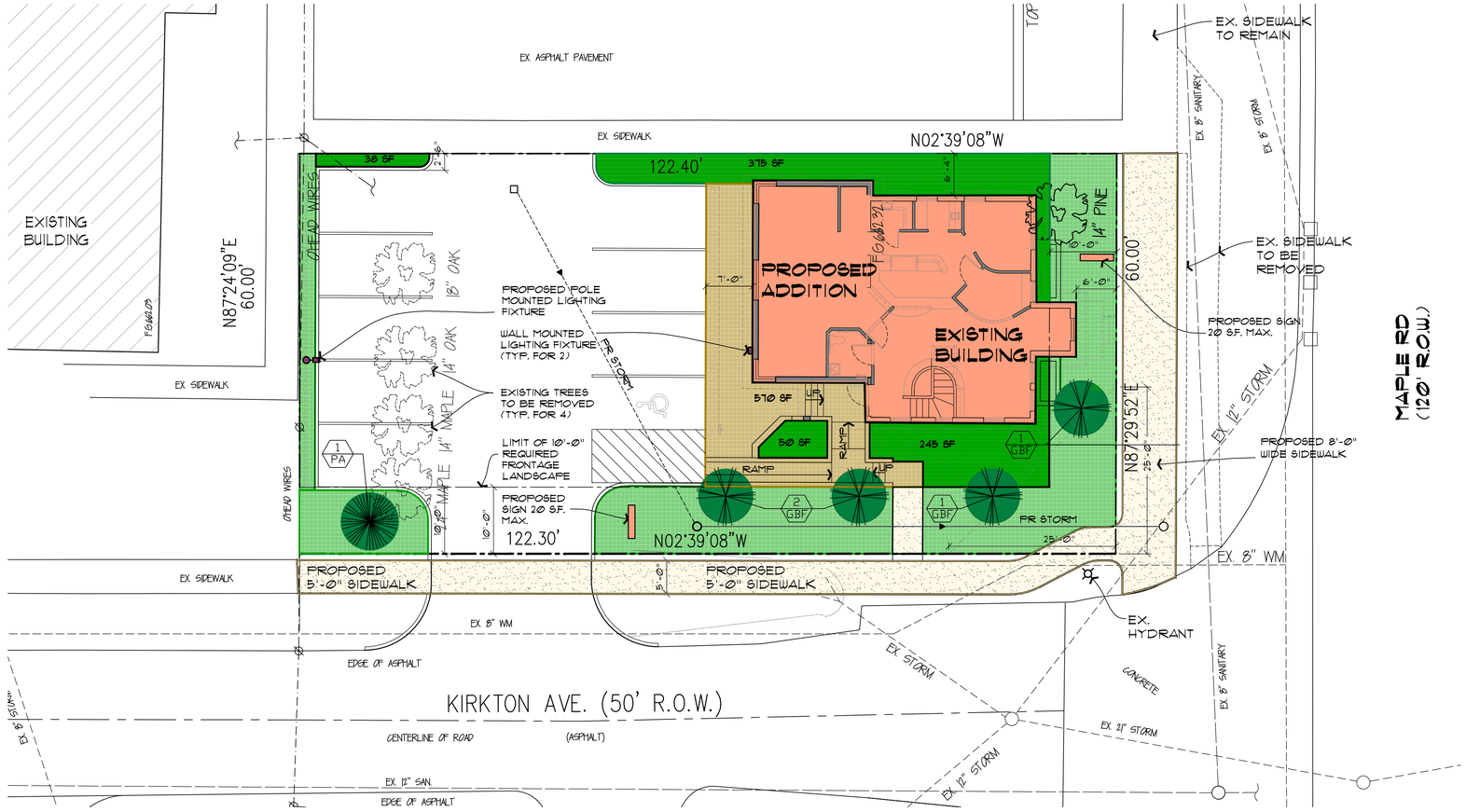
SEAL:

DATE	ISSUE	DESIGN	DRAWN
10-05-10	RVW	AEK	MA

SHEET NO.
SP-1

COPYRIGHT © 2010

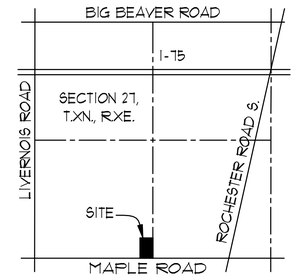
THIS DOCUMENT & SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENITY FOR WHICH IT WAS PREPARED AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARTHUR E. KALAJIAN & ASSOCIATES INC.



N

PROPOSED SITE PLAN

SCALE: 10"=1'-0"



N

LOCATION MAP

NOT TO SCALE

- PROPOSED ORGANIC LANDSCAPE AREA
- REQUIRED FRONTAGE LANDSCAPED AREA
- NON ORGANIC PART OF LANDSCAPE AREA
- NON ORGANIC AREA
- BUILDING

LANDSCAPE AREA REQUIREMENT

- TOTAL SITE AREA — 7,341 S.F.
- NET SITE AREA (MINUS 10' FRONTAGE) — 5617.2 S.F.
- REQUIRED LANDSCAPE AREA= 10% OF SITE NET AREA — 562 S.F.
- TOTAL PROP. ORGANIC AREA — 708 S.F.
- TOTAL NON ORGANIC AREA — 570 S.F.
- 20% REQUIRED LANDSCAPE AREA TO BE NON ORGANIC AREA — 102 S.F.
- TOTAL LANDSCAPAED AREA PROVIDED = 708+102 = 810 S.F.

TREE REQUIREMENT

- NUMBER OF REQUIRED FRONTAGE TREES = FRONTAGE (FT.) /30 PER CITY OF TROY ZONING ORDINANCE SEC 39.10.02

  SOUTH FRONTAGE = 60'-0" /30 = 2 TREES REQUIRED
  WEST FRONTAGE = 122'-4" /30 = 4 TREES REQUIRED
- TOTAL NUMBER OF TREES REQUIRED = 6 TREES
- TOTAL NUMBER OF TREES PROVIDED = 6 TREES (1 EXISTING + 5 PROPOSED)
  SEE SCHEDULE BELOW)

NOTE

NO EXISTING TREES TO BE PRESERVED BETWEEN 4"- 10" CALIPER PER CITY OF TROY LANDSCAPE DESIGN & PRESRVATION STANDARD SECTION 2.04-A.1 AND 2.

LANDSCAPE NOTES AND PLANTING SPECIFICATIONS:

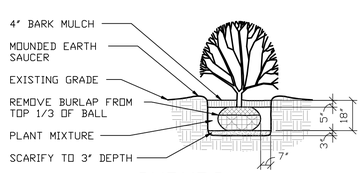
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE COMPLETELY PLANTED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE MATERIAL.
2. ALL LANDSCAPE MATERIAL EXCEPT TREES SHALL BE MAINTAINED SO AS NOT TO EXCEED (3) FEET IN HEIGHT.
3. ALL PLANT AND GRASS MATERIALS TO BE IN COMPLIANCE WITH THE CITY ORDINANCE AND CONFORM TO THE STANDARDS OF THE MICHIGAN ASSOC. OF NURSERYMEN.
4. ALL PLANT MATERIAL SHALL RECEIVE (3) PARTS TOPSOIL TO (1) PART PEAT MOSS PLANTING MIX.
5. ALL PLANTING BEDS SHALL RECEIVE A 4" LAYER OF SHREDDED BARK MULCH. ALL BEDS SHALL RECEIVE A PRE-EMERGE WEED KILLER PRIOR TO INSTALLATION OF MULCH. ALL BEDS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HR. PERIOD AFTER PLANTING.
6. PLANT MATERIAL (B & B) SHALL BE BALLED WITH ORIGINAL SOIL, INTACT WITH THE FIBROUS ROOTS TO INSURE MAX. RECOVERY AFTER PLANTING.
7. ANY BARE AREAS OF 12" OF LARGER DIA. SHALL BE RESEEDED AND INCLUDED IN MAINTENANCE PERIOD.
8. ALL NURSERY STOCK SHALL BE PLANTED PER APPLICABLE STANDARDS INCLUDING THE INSTALLATION STANDARDS BY THE MICHIGAN STATE HIGHWAY DEPT. AND SIZED AS SHOWN IN THE PLANTING SCHEDULE.
9. LANDSCAPING SHALL BE PLANTED IN A SOUND WORKMAN LIKE MANNER AND ACCEPTED GOOD PLANNING PROCEDURES. THE LANDSCAPE AREAS TO BE PROTECTED FROM VEHICULAR ENCROACHMENT.
10. MAINTENANCE TO THE LANDSCAPING SHALL BE PERFORMED SUCH AS TO KEEP THE LANDSCAPE IN GOOD CONDITION WITH A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN (1) YEAR OR PART OF THE NEXT PLANTING PERIOD WHICHEVER IS FIRST.
11. SEE SHEET A FOR LOCATION OF PLANT MATERIAL

PLANT SCHEDULE

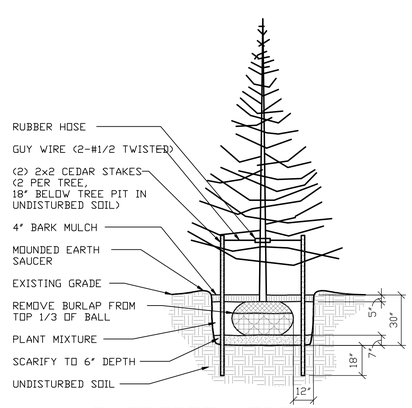
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2	PA	NORWAY SPRUCE	Picea abies	6'-8' H.	
3	GBF	FASTIGIATE MAIDENHAIR TREE	Gingko biloba 'FASTIGIATA' (male only)	3" cal. B&B	20' ON CENTER

EX. TREE SCHEDULE

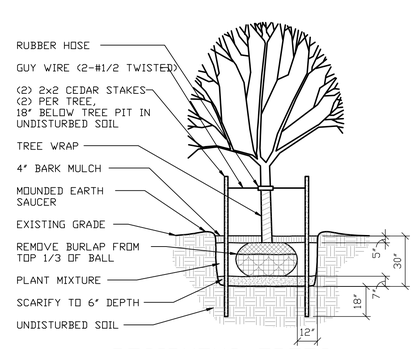
ID. NO.	SIZE	TREE TYPE	CONDITION	NOTES
1	18"	OAK	GOOD	TO BE REMOVED
2	14"	OAK	GOOD	TO BE REMOVED
3	14"	MAPLE	GOOD	TO BE REMOVED
4	24"	MAPLE	GOOD	TO BE REMOVED



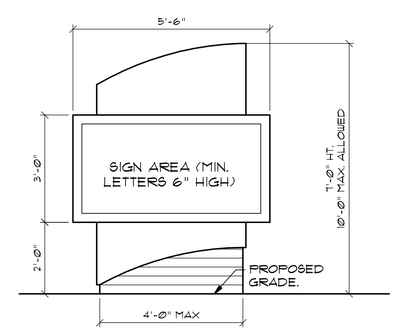
SHRUBS



EVERGREEN TREES



DECIDUOUS TREES



GROUND SIGN DETAIL

SCALE: NONE

NOTE:
MAX. SIZE GRD SIGN 20' SQ. FT. 10' HIGH
PROPOSED 20 SQ. FT. 5' HIGH

LEGEND

- DETAIL NO. / SHT. NAME
- QUANTITY / COMMON NAME
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED DECIDUOUS TREES
- PROPOSED EVERGREEN TREES OR SHRUBS

ARTHUR E. KALAJIAN & ASSOC. INC.
ARCHITECTS
1871 AUSTIN DRIVE
TROY MICHIGAN 48083
OFFICE: 248-524-3616
FAX: 248-524-0217
aekalajian@aboglobal.net

PROPOSED DENTAL CLINIC TO EXISTING BUILDING

OWNER AND CONTACT PERSON

CAMILIA SANDULACHE

586-412-1144
586-873-0455

ALPHA DENTAL CENTER
105 E MAPLE
TROY MI 48083

DESCRIPTION:
LANDSCAPE SITE PLAN AND DETAILS

JOB NO. ADC-1010

SEAL:

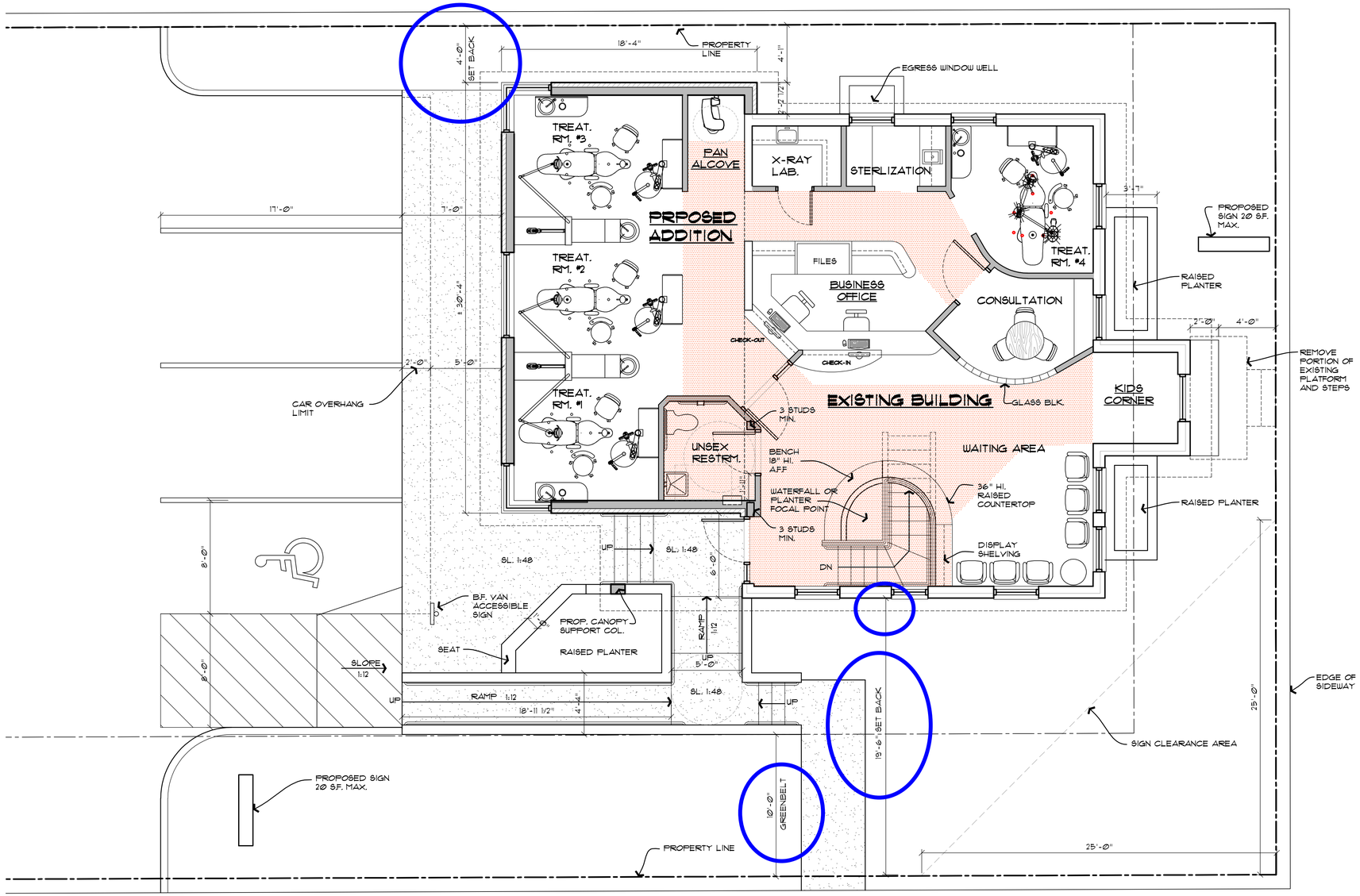
DATE	ISSUE	DESIGN	DRAWN
10-05-10	REVIEW	AEK	MA

SHEET NO.

L-1

COPYRIGHT © 2010

THIS DOCUMENT & SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENITY FOR WHICH IT WAS PREPARED AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARTHUR E. KALAJIAN & ASSOCIATES INC.



N

PROPOSED 1ST FLOOR PLAN

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

NON USABLE 1ST FLOOR AREA

EXTERIOR WALLS, CORRIDOR, MECHANICAL & RESTRM. AREAS TO BE EXCLUDED.

BUILDING AREA:

EXISTING BUILDING 1st FLOOR	915	G.S.F.
EXISTING BUILDING BASEMENT	915	G.S.F.
PROPOSED BUILDING	522	G.S.F.
TOTAL BUILDING AREA	2,352	G.S.F.
NON USABLE 1ST FLOOR AREA	600	G.S.F.
NON USABLE BASEMENT AREA	915	G.S.F.
TOTAL NET USABLE 1ST FLOOR AREA (EXCLUDING BASEMENT AREA AND 1st EXTERIOR WALLS, CORRIDOR, MECHANICAL AND RESTRM. AREAS).	817	G.S.F.

THE EXISTING BUILDING BASEMENT OF (915) GSF WILL REMAIN AS A NON PUBLIC ACCESSIBLE AREA USED EXCLUSIVELY FOR PRIVATE USE AND WILL NOT INCREASE THE BUILDING OCCUPANT LOAD.
THE PRIMARY USE WILL BE FOR MECHANICAL EQUIPMENT AND STORAGE AREA.
THE PROPOSED ADDITION WILL HAVE A CRAWL SPACE ACCESSIBLE THROUGH THE EXISTING BASEMENT.

ARTHUR E. KALAJIAN & ASSOC. INC.
ARCHITECTS

1671 AUSTIN DRIVE
TROY MICHIGAN
48083

OFFICE: 248-524-3616
FAX: 248-524-0217
aekalajian@sbcglobal.net

PROPOSED DENTAL CLINIC

RENOVATION AND ADDITION TO EXISTING BUILDING

OWNER AND CONTACT PERSON

CAMILIA SANDULACHE

586-412-1144
586-873-0455

ALPHA DENTAL CENTER
405 E MAPLE
TROY MI 48083

DESCRIPTION:
FLOOR PLAN

JOB NO.
ADC-1010

SEAL:

DATE	ISSUE	DESIGN	DRAWN
10-05-10	RVW.	AEK	TLA

SHEET NO.

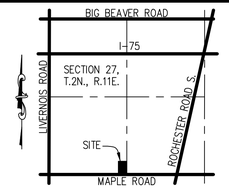
A-1

COPYRIGHT © 2010

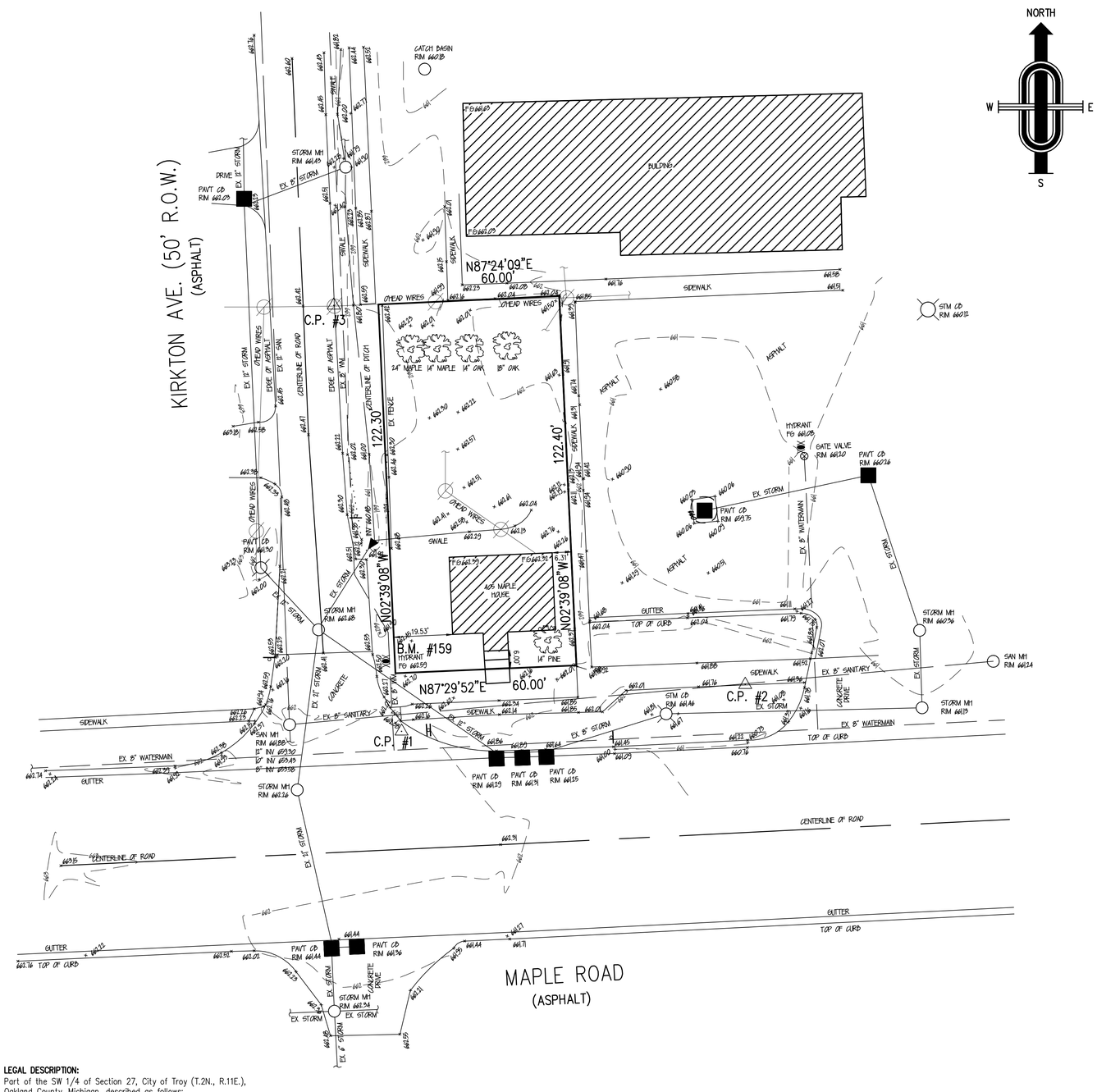
THIS DOCUMENT & SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENITY FOR WHICH IT WAS PREPARED AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARTHUR E. KALAJIAN & ASSOCIATES INC.

"ALPHA DENTAL CENTER"

PART OF THE SW 1/4 OF SECTION 27,
T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.



LOCATION MAP
NOT TO SCALE



PRIMARY BENCHMARK

ARROW ON TOP OF HYDRANT LOCATED AT THE
NORTHEAST CORNER OF MAPLE ROAD AND KIRKTON AVE.
ELEVATION 664.65

BENCHMARKS:

NUMBER	NORTHING	EASTING	ELEVATION
159	384573	13454040.73	664.65

CONTROL POINTS: △

NUMBER	NORTHING	EASTING	ELEVATION
1	384549.79	13454044.59	661.86
2	384565.27	13454158.41	661.55
3	384690.90	13454040.73	664.65

LEGAL DESCRIPTION:
Part of the SW 1/4 of Section 27, City of Troy (T.2N., R.11E.), Oakland County, Michigan, described as follows:
Lot 3, "Supervisors Re-Plat of Lots 1 to 8, 51 to 55, 69 to 74, and 117 to 128, all inclusive, Council Heights" as recorded in L.52, P.15 of Plats, Oakland County Records.

LEGEND

- △ CONTROL POINT
- FIRE HYDRANT
- GATE VALVE
- MANHOLE – AS INDICATED
- CATCH BASIN
- PAVEMENT CATCH BASIN
- SIGN
- TOP OF BANK
- ℄ OF DRAIN
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- TREE
- EXISTING PAVEMENT

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

© 2008 – JJ ASSOCIATES, INC. ALL RIGHTS RESERVED. THESE PLANS AND DRAWINGS ARE OWNED BY AND THE SOLE PROPERTY OF JJ ASSOCIATES, INC. ANY REPRODUCTION, COPYING, REUSE OR DISTRIBUTION OF THESE PLANS AND DRAWINGS IS STRICTLY PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF JJ ASSOCIATES, INC.

JJ ASSOCIATES, INC.
Civil Engineering and Surveying
44444 Mound Road – Suite 100, Sterling Heights, MI 48314
Telephone: (586) 726-9111 Fax: (586) 726-9112
Website: www.jjassociates.net

REV.	DATE	DESCRIPTION

DATE 09/15/2010
DRAWN BY J.J.J.
CHECKED BY J.J.J.

"ALPHA DENTAL CENTER"
PART OF THE SW 1/4 OF SECTION 27,
T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

TOPOGRAPHIC SURVEY

SCALE 1" = 20'
CITY #
DRAWING C-1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	WB	1	LITHONIA #WST 175M WT	ARCHITECTURAL SCONCE WITH WIDE THROW DISTRIBUTION WITH CLEAR, FLAT GLASS LENS. CLEAR LAMP.	ONE 175-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTL11070.IES	12800	0.75	213
	HB	1	LITHONIA #KAD 175M SR4SC (SINGLE - 20' POLE HTG)	AREA LIGHT WITH HIGH PERFORMANCE SR4SC OPTICS, CLEAR FLAT GLASS.	ONE 175-WATT CLEAR BT-28 METAL HALIDE, HORIZONTAL POSITION.	89492.ies	12000	0.75	213

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING & DRIVE AREA - VALUES AT GRADE	+	1.1 fc	3.9 fc	0.4 fc	9.0:1	2.8:1
SITE VALUES AT GRADE	+	0.5 fc	5.8 fc	0.0 fc	N / A	N / A

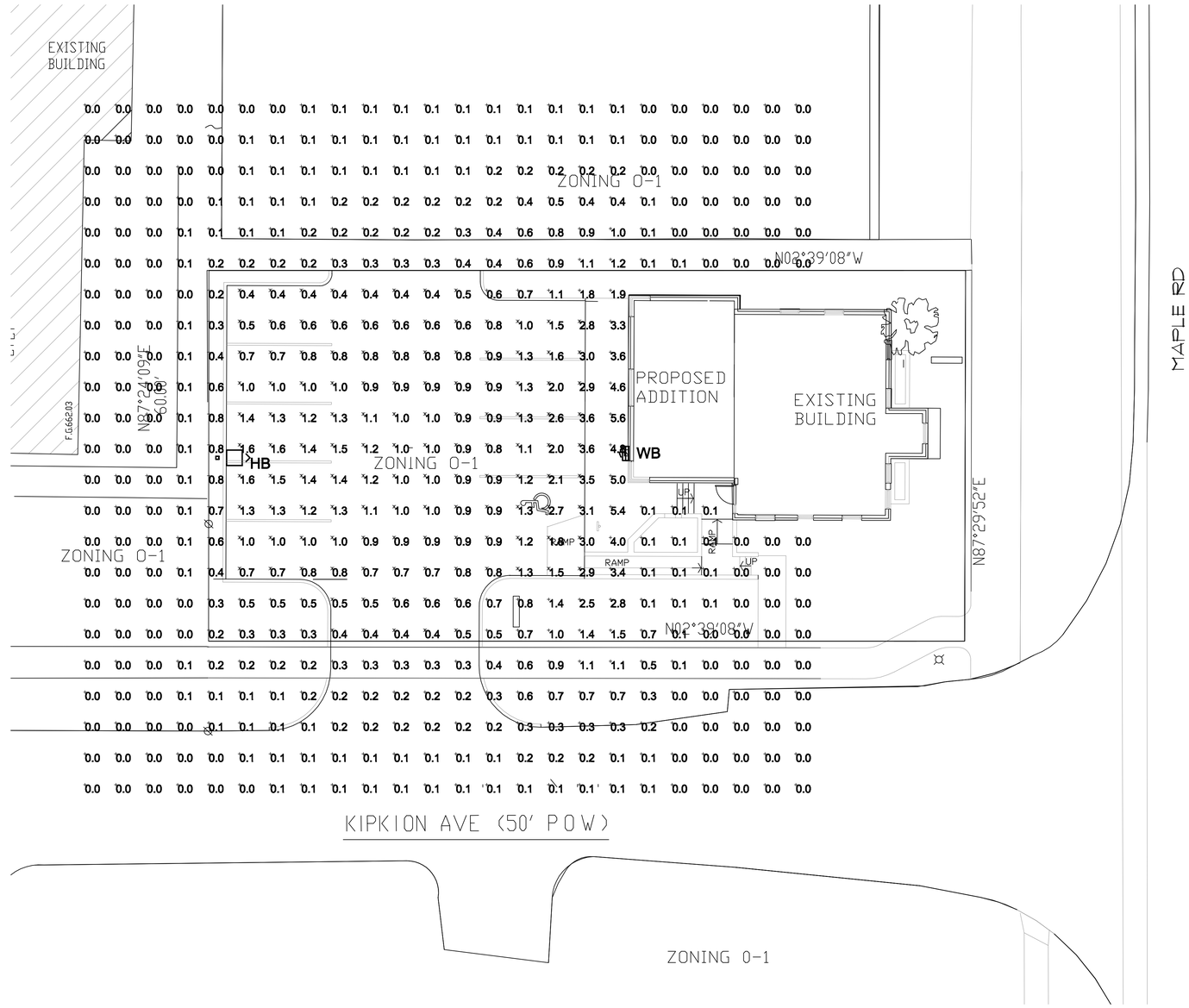
LUMINAIRE LOCATIONS

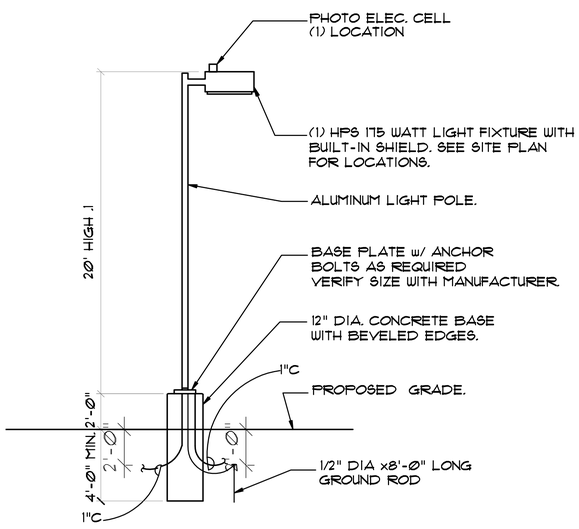
No.	Label	Location X	Location Y	Location Z	MH	Orientation	Tilt
1	WB	-79.0	1323.9	15.0	15.0	270.0	0.0
2	HB	-145.1	1323.2	22.5	20.0	90.0	0.0

NOTES

1. SEE MH COLUMN OF LUMINAIRE LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. GBA DOES NOT ACT AS THE CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS. POLES SPECIFICATIONS ARE NOT INCLUDED WITH EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.



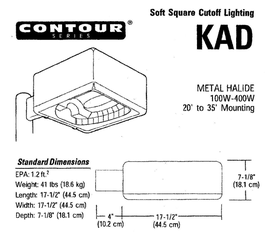


TYPICAL PARKING LOT LUMINAIRE DETAIL

SCALE: NOT TO SCALE

LIGHT FIXTURE TYPE-WB

NOT TO SCALE



LIGHT FIXTURE TYPE-HB

NOT TO SCALE

N

PHOTOMETRIC SITE PLAN

SCALE: 10'=1'-0"

SITE PARKING LOT LTG VALUES AT GRADE
PREPARED FOR:
ARTHUR E. KALAJIAN & ASSOCIATES
GASSER BUSH ASSOCIATES

Designer LAK/JAB Date OCT 06 2010
Drawing No. GBA10-24771-V1

ARTHUR E. KALAJIAN & ASSOC. INC.
ARCHITECTS

1871 AUSTIN DRIVE
TROY MICHIGAN
48083

OFFICE: 248-524-3616
FAX: 248-524-0217
aekalajian@abcglobal.net

PROPOSED DENTAL CLINIC

RENOVATION AND ADDITION TO EXISTING BUILDING

OWNER AND CONTACT PERSON

CAMILIA SANDULACHE

586-412-1144
586-873-0455

ALPHA DENTAL CENTER
405 E MAPLE
TROY MI 48083

DESCRIPTION:
PHOTOMETERIC SITE PLAN

JOB NO.
ADC-1010

SEAL:

DATE	ISSUE	DESIGN	DRAWN
10-05-10	RVW	AEK	MA

SHEET NO.

SP-2

COPYRIGHT © 2010

THIS DOCUMENT & SUBJECT MATTER CONTAINED THEREIN IS PROPRIETARY AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENITY FOR WHICH IT WAS PREPARED AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARTHUR E. KALAJIAN & ASSOCIATES INC.

Arthur E.Kalajian & assoc. inc, architects 1871 AUSTIN ST., TROY, MI. 48083
248-524- 3616 (FAX) 248-524- 0217 (E MAIL) aekalajian@sbcglobal.net

November 24, 2010

City of Troy
500 W. Big Beaver Rd.
Troy, Mi.48084

Attn: Zoning Board of Appeals

Re: Proposed Dental Office , "Alpha Dental Center", 405 E. Maple Rd. Troy, Mi.
Applicant : Alpha Dental Center, Camelia Sandulache
Project Architect : Arthur kalajian

Subject : Proposed Addition & Renovation To Existing Building
Parcel ID# 20-27-378-018

The following outline is an explanation of our request and the impact to the neighboring area:

A. Our proposal meets all of the site plan requirements including parking and landscaping, other than the proposed building addition with the exterior ramp, front and side setbacks.

- The proposed addition will match the existing building west setback of 19.5', and requires a 10.5' setback variance.

  The proposed addition also requires a 16' variance on the east side, which will project approximately 2'-4" beyond the existing building east side. This east side building setback encroachment backs up towards the adjacent property off street parking lot and facility which is of similar use.

  The existing building front setback is proposed to be cut back from 0' to 6' back from the property line.

  The exterior barrier free accessible ramp is integral with the adjacent barrier free accessible space and stairs and needs to be approximately 24' long in order to provide handicap accessibility into the existing and proposed building addition. The ramp will have a curb and railing above grade and incorporate an exterior landscape planter and seat as a decorative feature. Placing the ramp 10' further into the site is not feasible due to the required parking area width and sidewalk clearance.
  The overall appearance will enhance and dramatize the new entrance yet not be obtrusive to the site.
  If the ramp is considered part of the porch structure per section 41.45.00, then a 10' variance in the front setback would be required.

- The site is only 60.0' in width and being a corner site has (2) front, 30' wide setbacks and 20' side setback. When applying all the required setbacks, there is only a 10' wide building possible which this makes any addition functional and economical impractical.

- Without any significant addition, the project would not be feasible because of its size of only 915 gsf. and requires variances to the building setbacks to make it more viable. The intended Dental use requires a minimum of (4) treatment rooms to be functional.

The following outline, are reasons justifying the request for the setback variances and expansion to a non-conforming existing building setback:

A. The proposal is not contrary to the public interest
   - The proposed building is similar in height to the existing and is designed architecturally to enhance the existing residential building and transform the site to a more appropriate office type development that will enhance the property.

   - The site directly to the north and east is a O-1 medical office building. The site across the street to the west is a residential type building also a O-1 office.

B. The project is not a prohibited use within the zoning of the site.

   - This proposal is a dental medical facility which is within the allowed O-1 zoning use.
   - The Applicant desires to be relocated within the City of Troy.

C. This proposal should not cause substantial adverse effects to the properties in the immediate vicinity and zoning district.

   - The proposed building addition and the renovation of the existing building will complement each other and enhance the surrounding area and add a positive influence to the neighborhood area by improving the tired, rundown deteriorating structure.

   - There are no significant natural features or resources on the site. The 4 existing trees along the rear will be replaced with 5 trees which are to be planted along the front landscaped greenbelt. The proposed landscaping will more effectively enhance the property and its surroundings.

   - This project will have minimal impact to the area and will be a positive use to the property which is severely restrictive in its current state.

Sincerely,

Arthur E. Kalajian R.A, NCARB.

PRELIMINARY SITE PLAN REVIEW

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 965) – Proposed Alpha Dental Center, 405 E. Maple Road, Northeast Corner of Maple and Kirkton, Section 27, Currently Zoned O-1 (Office Building) District

Mr. Branigan presented a summary of the proposed Preliminary Site Plan application for Alpha Dental Center. He addressed the variances relating to the nonconforming setbacks that the petitioner is required to obtain prior to Preliminary Site Plan approval. Mr. Branigan noted the photometric plan appears to exceed the minimum lighting limitation. He indicated the concern could be addressed prior to Final Site Plan approval, or the petitioner might address it prior to coming back before the Planning Commission.

Mr. Branigan expressed support for the proposed project. He recommended the Planning Commission take no action on the site plan this evening, to allow the applicant to pursue the required setback variances.

There was a brief discussion on the building design and parking layout with respect to the existing trees on site. Mr. Branigan said the design layout is the best possible, given the small property size. Mr. Branigan confirmed there would be no berm on the north side.

It was noted that the landscape plan appeared to have a label error on the types of trees provided.

The petitioner, Dr. Carmelia Sandulache, was present.

Chair Hutson stated the item would be scheduled on a Board of Zoning Appeals agenda.

CARLISLE/WORTMAN ASSOCIATES, INC.
Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

Date: November 4, 2010

Preliminary Site Plan Review
For
City of Troy, Michigan

Applicant:	Camelia Sandulache
Project Name:	Alpha Dental Center
Plan Date:	October 10, 2010
Location:	405 East Maple Road
Zoning:	O-1, Office Building District
Action Requested:	Preliminary Site Plan Approval
Required Information:	Deficiencies noted

PROJECT AND SITE DESCRIPTION

We are in receipt of a preliminary site plan which includes a site plan, landscaping plan, topographic survey, lot survey, photometric plan, perspective drawing, proposed floor plan, and exterior elevations.

Location of Subject Property:
The property is located on the north side of Maple Road between Rochester Road and Livernois Road, on the corner of Maple Road and Kirkton Avenue.

Size of Subject Property:
The parcel is 0.17 acres in size.

Proposed Uses of Subject Parcel:
The applicant proposes to build an addition to an existing building for the purpose of housing a new dental office with its own parking lot. The building is currently 915 square feet, and the proposed addition would add 522 square feet.

Current Use of Subject Property:
The subject property is currently an existing single family home.

Current Zoning:
The property is currently zoned O-1, Low Rise Office.

Zoning Classification of Adjacent Parcels and Current Land Use:
North: O-1, Low Rise Office; office building
South: (across Maple Road) M-1, Light Industrial District; single family home, industrial building (former U.S. Computer Exchange)
East: O-1, Low Rise Office; office building
West: O-1, Low Rise Office; office building

BUILDING LOCATION AND SITE ARRANGEMENT

The existing building is located at the corner of the site near the street, with a typical residential rear yard behind. The proposed layout adds square footage to the rear (north) side of the building, and a parking area in what is currently the rear yard. This rear yard parking area would have access to Kirkton Avenue and cross access to the existing office building complex that wraps around the property on the north and east sides. The preservation of the existing building necessitates this design, which effectively uses the small area available on this site.

Items to be Addressed: *None.*

AREA, WIDTH, HEIGHT, SETBACKS

Required and Provided Dimensions:
Section 30.20.00 requires the following setbacks and height limits:

For this project, there are two front yards, on Kirkton Avenue and Maple Road, both of which require a front yard setback. Given that this single family home was rezoned for office use, there are legal existing nonconformities with regard to setbacks. The front yard setback on Maple Road is unaffected, given that no improvements are proposed along that frontage. However, the Kirkton Avenue front yard and the side yard along the east property boundary will be affected by the proposed addition. Consequently, all the setback requirements are not met. The applicant must obtain variances for the new addition, which encroaches into the front yard setback on the west side and the side yard setback on the east side.

	Required:	Provided:
Front (to Maple Road R.O. W)	30 Feet	6 feet (previously existing legal nonconformity)
Front (existing building) (to Kirkton Drive R.O.W)	30 Feet	19 Feet, 6 inches 6 feet (previously existing legal nonconformity)
Front (addition) (to Kirkton Drive R.O.W)	30 Feet	**25 Feet, 6 inches**
Rear (to north property line)	20 Feet	67 Feet, 6 inches
Side (to east property line)	20 Feet	**4 Feet**
Building Height	Maximum of 3 stories or 36 feet.	1 story; 14 feet, 6 inches

Items to be Addressed: *Obtain variances for nonconforming setbacks.*

PARKING

Proposed Parking:
The site plan shows 9 parking spaces, including a barrier free space.

Parking Calculations:
The parking calculations provided by the applicant are as follows.

Required	Provided
One (1) space per 100 S.F. of Usable Area 817/100=8 spaces	8 spaces plus (1) Barrier Free space= 9 spaces

The applicant has provided an extra parking space. The proposed plan meets minimum parking requirements.

Items to be Addressed**:** *None.*

SITE ACCESS AND CIRCULATION

Proposed Circulation:
The site will be accessed from two proposed entrances; one on Kirkton Avenue and a second, which will access the existing parking area for the adjacent office property to the east and north. This configuration is acceptable and provides adequate access to the small parking area in a challenging space.

Sidewalks:
The applicant is proposing two sidewalks around the west (Kirkton Avenue) and south (Maple Road) frontages. The south sidewalk is 8 feet in width, as required, and the west sidewalk is 5 feet, also as required. These sidewalks continue existing sidewalks in the vicinity and provide sufficient pedestrian access across the site. The site plan also includes new paved area and a walkway connecting the main entrance of the office to the parking area and the Kirkton Avenue sidewalk.

Items to be Addressed: *None.*

NATURAL RESOURCES

The site is an existing single family home with typical residential landscaping. The rear yard does have four existing trees that would be removed in order to allow for the installation of the parking lot. The landscape plan includes the installation of 5 new trees to meet minimum landscaping requirements. The proposed plan would not impact any protected natural features.

Items to be Addressed: *None.*

LANDSCAPING

A landscape plan has been provided identifying how Ordinance requirements are being met in accordance to the City of Troy Landscape Design and Tree Preservation Standards.

Article 39.20.02 states *"All land use buffers, landscaping, screening and open space areas required under the terms of this Chapter shall be reviewed by the Planning Department as to compliance with the intent of this Chapter, and by the Department of Parks and Recreation as to compliance with the Landscape Design and Tree Preservation Standards."*

Trees:
The landscape plan appears to show 5 existing trees, one of which is along Maple and does not appear to be proposed for removal, although it is not identified on the "existing tree schedule" on sheet L-1. There are 4 existing trees that will be removed for the new parking area, but 5 new trees will be installed to meet minimum landscaping requirements for the street frontage requirements for Kirkton Avenue and Maple Road. The 5 proposed trees, paired with the single existing tree to be preserved (mentioned above) meet the minimum frontage tree requirements.

Greenbelt:
A ten (10) foot wide greenbelt has been provided along the public street frontages.

Minimum landscaped area:
The proposed landscape plan provides 810 total square feet of landscaped area, and 562 square feet are required. The plan exceeds Ordinance requirements.

Items to be Addressed*: None.*

LIGHTING

The applicant has provided a photometric plan and detail of proposed lighting and indicated the proposed location for parking lot luminares on site plan. Lighting is sufficient for the site as shown in the preliminary plan, although we are concerned that some light levels appearing on the photometric plan which encroach into the adjacent property to the north and east may be excessive. This encroachment would need to be eliminated prior to final site plan review to comply with Section 40.25.11, which states:

All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed only onto the parking area and the property which it serves. Parking structures shall be designed so that all architectural and vehicular lighting is shielded or screened from view from adjacent properties. No lighting shall be so located or visible as to be a hazard to traffic safety.

Items to be Addressed*: Eliminate lighting encroachment prior to final site plan approval.*

ELEVATION

Proposed floor plans and elevations have been provided by the applicant. Building materials include brick veneer, typical residential shingles, and E.I.F.S. or saddle siding for a small detail over entrances. Materials are suitable to this type of building.

Items to be Addressed*: None.*

SUBMITTAL REQUIREMENTS

Section 3.43.01 establishes the requirements for preliminary site plan approval. Required elements and detail sufficient to review the preliminary site plan have been provided.

Items to be Addressed*: None.*

RECOMMENDATIONS

We support the proposed project, however there are two variances required to permit the project to proceed as designed. We recommend the Planning Commission take no action on the site plan as submitted to allow the applicant to pursue these variances and resubmit a site plan addressing our comments noted above.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

#225-02-10125

CITY OF TROY

MICHIGAN

PUBLIC NOTICE

ZONING BOARD OF APPEALS

Notice is hereby given that the City of Troy Board of Zoning Appeals will hold meetings on the third Tuesday of each month at 7:30 p.m. in the Council Chamber at Troy City Hall, 500 W. Big Beaver Road, Troy, Michigan, 48084, (248) 524-3364, on the following dates:

2011 ZONING BOARD OF APPEALS MEETING DATES

January 18	July 19
February 15	August 16
March 15	September 20
April 19	October 18
May 17	November 15
June 21	December 20

This notice is hereby posted as required by Section 4 of the Open Meetings Act, (MCLA 15.261 et seq.).

_____

Paul Evans, Zoning and Compliance Specialist

Posted: [date], 2011

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the Planning Department at 248-524-3364 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.