



CITY OF HILLSDALE
Variance Request Application

Variance Request fee: \$300.00

RECEIVED

JAN 22 REC'D

HILLSDALE CITY ASSESSOR

Name of Applicant: Grant G. Baker

Address of Applicant: 195 W. Bacon St.

Telephone and Fax: 517 4399709 Fax 437-2274

E-Mail Address: None

Address of Property: 115 E. Carelton Rd.

Variance Requested: SECTION: 36-150 "green space & 36.277.01 windows/transpraency

Owner of Property (if not Applicant): _____

A variance to the Zoning Ordinance is requested for the following reasons (all reasons must be answered).

1. The property in question is not physically suitable for use under the limitations of the zoning district in which it is located because: It is an old industrial site dating back to the "1800" and differant occupants/owners have made changes to accomodate their needs.
2. The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of the property and in this use district because: We are trying to blend the "old" with the "new" and the use and occupancypregulations have change yet the site has remained the same.
3. The variance would not change the character of the district because: We are on the edge of the central business distric and the uses around us are esentially the same.

NOTICE TO APPLICANT: The applicant or his representative **MUST BE PRESENT** when this comes before the Zoning Board of Appeals, or it will not be considered.

Signature of Applicant: _____

Section 36-91: Orders; term of validity.

- a) No order of the board of appeals permitting the erection or alteration of a building shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.
- b) No orders of the board of appeals permitting a use of a building or premises shall be valid for a period longer than one year unless such use is established within such period; provided, however, that where such use permitted is dependent upon the erection or alteration of a building, such order shall continue in force and effect if a building permit for the erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

Notes to the Application:

Re: Green Space

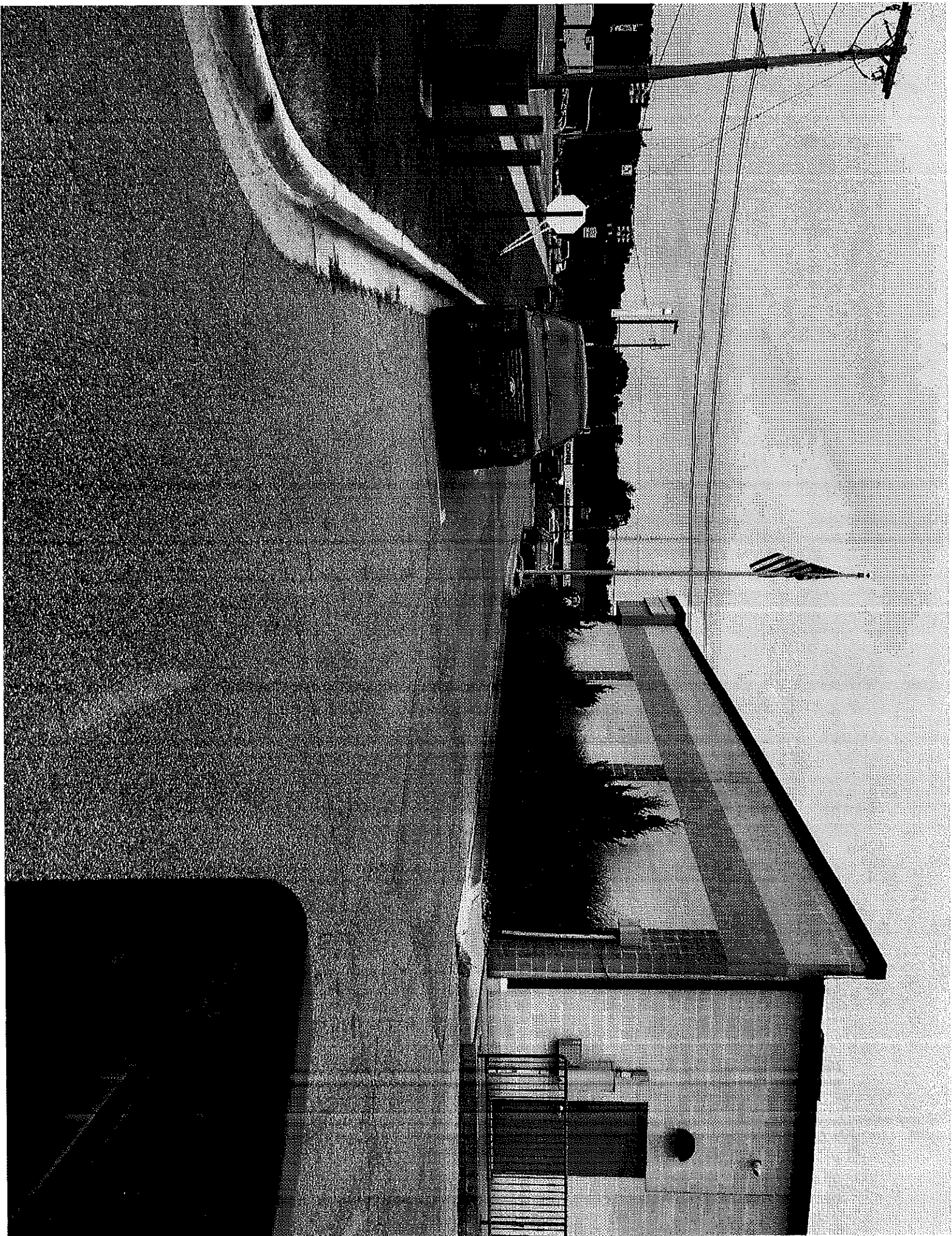
The South side of the building was built on its property line. The North area behind the building was an old railroad spur, and the remnants of an old storage building which adjoins the rail tracks.

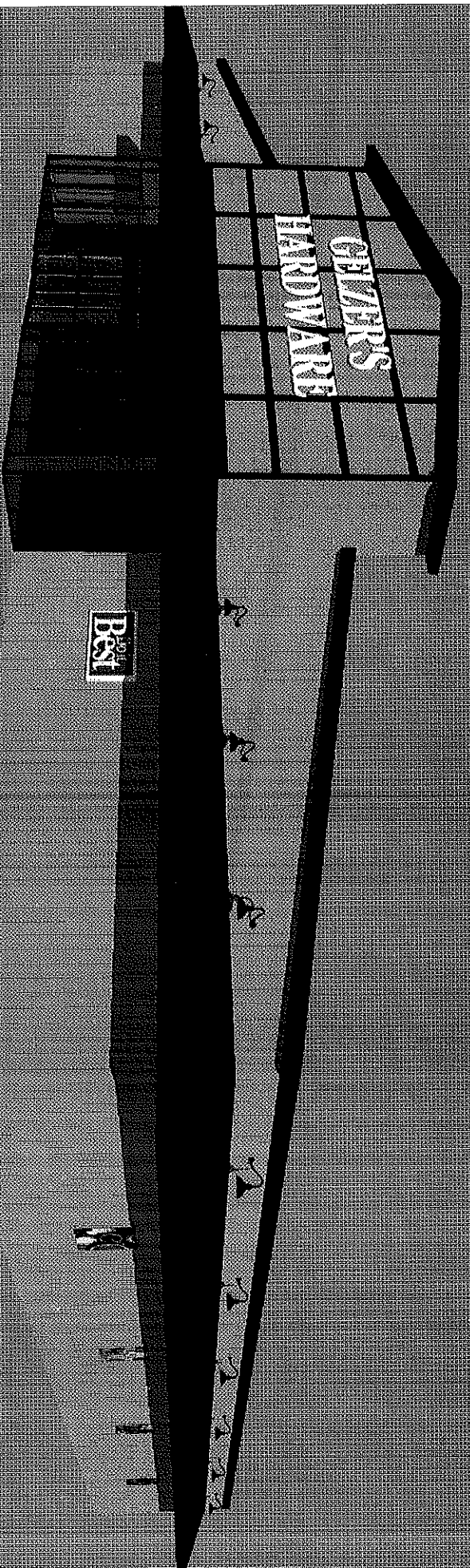
Neither of these conditions facilitate the accommodation of grass areas; but efforts will be made to "soften" the area with plantings. (see attachment)

Re: Windows & Transparency

Our glass area on the front is approximately 44%, the requirement being 75%, but the design of the entry should add to this element. (see attachment)







SHEET NO.	DESCRIPTION
1.	TITLE SHEET
2.	EXISTING CONDITION/REMOVAL PLAN
3.	PROPOSE SITE PLAN
4.	DETAIL SHEET

GELZER'S HARDWARE

CONSTRUCTION PROJECT

**115 E. CARELTON ROAD
HILLSDALE, MI 49242**

OWNER

GRANT BAKER
195 W BACON RD.
HILLSDALE, MI 49242
(517) 437-7439

CONTRACTOR

K.A. HODGE CONSTRUCTION
92 HILLSDALE ST.
HILLSDALE, MI 49242
(517) 398-3339

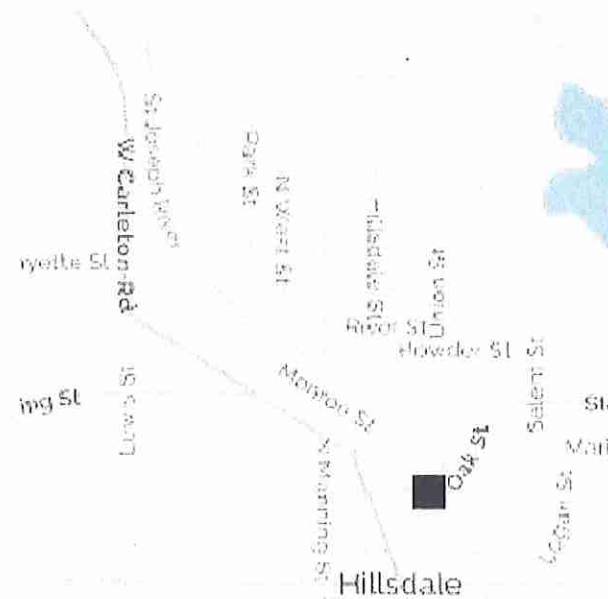
PROPERTY DESCRIPTIONS:

PARCEL ID: 30-006-126-157-05 (115 E. CARELTON ST.) PROPERTY CLASS 201
LIBER/PAGE: 1397/810-1397/809-918/993
ZONING 64COM.WARD 4 COMMERCIAL
W-1 COM 269.02 FT SELY OF THE INT OF ELY LN UNION ST AND NLY LN OF CARELTON RD TH SELY 271.72 ON NLY OF E CARELTON TO INT OF CARELTON AND OAK N NELY ON W LN OF SD OAK ST 117.3 FT, TH NWLY 152.77 FT, TH NLY 3.5 FT, TH NWLY 87 FT, TH NELY TO S LN PC RR, TH NWLY ALG SD RR 35 FT TO, TH SWLY 175 FT TO POB BEING PART OF LOTS 192 AND 193 MC COLLUMS NORTH ADDN FIRST WARD. TOG WI 20 FT WIDE ESMNT

PARCEL ID: 30-006-126-157-03 (20 OAK ST)
PROPERTY CLASS 201
LIBER/PAGE: 1218/951-1173/736-1165/169
BEG ON W LN OAK ST (FKA WELCH ST) AT A PT 117.3 FT N31 DEG 30 MIN E FROM INT WITHN LN CARELTON RD TH N59 DEG 10 MIN W 152.77 FT TH N30 DEG 50 MIN E 3.5 FT TH N59 DEG 10 MIN W 87 FT TH N30 DEG 50 MIN E TO SLY LN RR ROW TH SELY ALG SD ROW TO WLY LN OAK ST TH S TO POB 0.2A+/- PT LOTS 192 AND 193 AND WAREHOUSE ALLEY JOEL MC COLLUMS NORTH ADDN SEC 26 T6S R3W FOURTH WARD (REDISTRICTED FROM FIRST WARD)

*NOTE:

PARCELS TO BE COMBINED FOR A TOTAL AREA OF APPROX. 1.01 ACRES.



VICINITY MAP



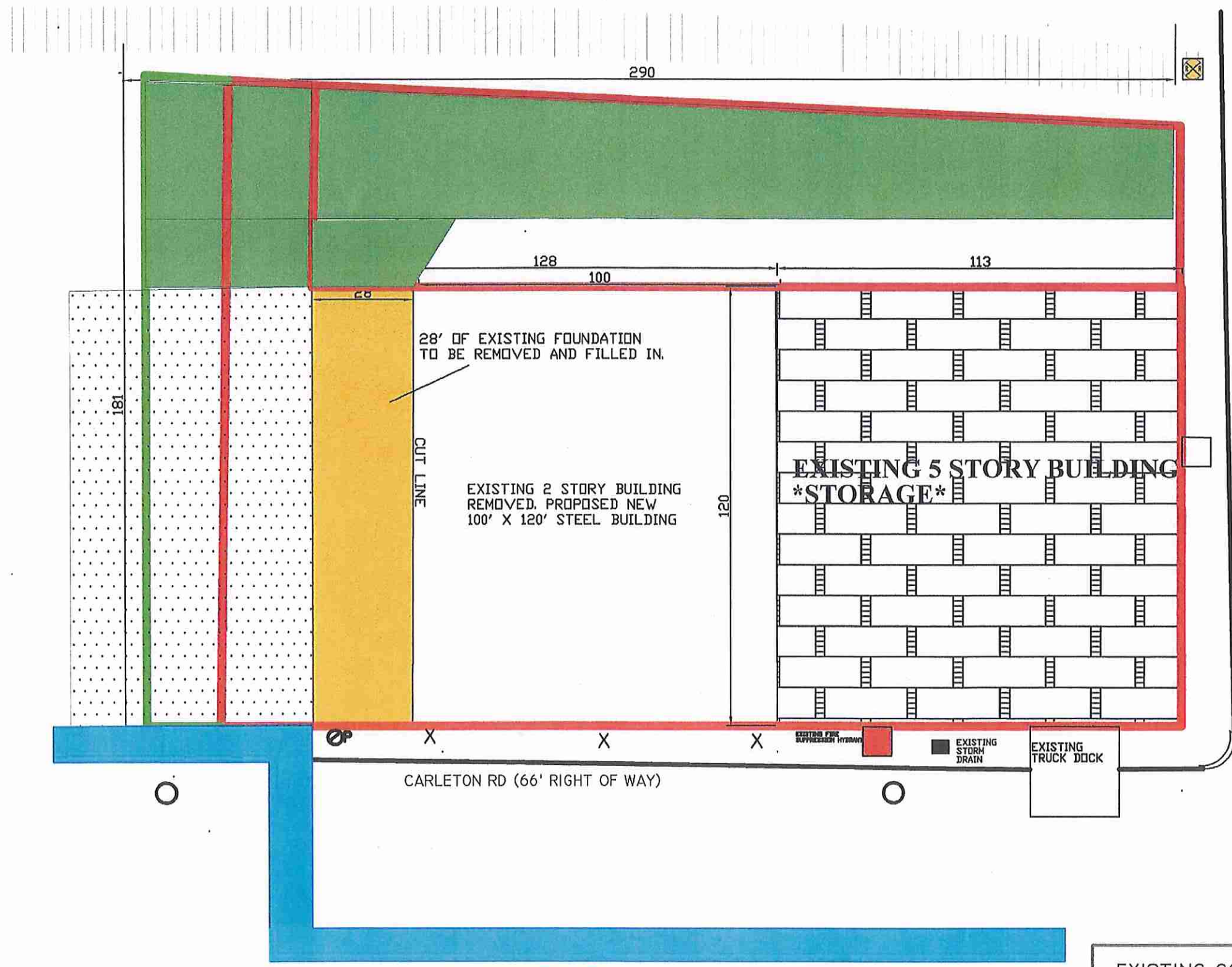
NOT TO SCALE

*SITE PLANS FOR CONSTRUCTION OF THE FUTURE GELZER'S HARDWARE BUILDING..INCLUDING REMOVAL OF EXISTING 2 STORY STRUCTURE ALONG WITH 28' OF EXISTING FOUNDATION, ERECTION OF NEW STEEL STRUCTURE WITHIN EXINTING FOOTPRINT, IMPROVEMENTS TO ROAD RIGHT OF WAY BY PROVIDING MDOT 'M' TYPE DRIVE OPENINGS, CURB & GUTTER; INSTALLATION OF ONE IN-CURB STORM DRAIN, RELOCATION OF EXISTING BIKE PATH, RECONSTRUCTION OF EXISTING PAVEMENT SECTION AND CONSTRUCTIION OF NEW PARKING LOT WIHT AGGREGATE BASE AND HMA PAVEMENT.

MORAN ENGINEERING SERVICE LLC
440 WOODLAND TERRACE
BROOKLYN, MI 49230
(517) 812-5277

SHEET 1 OF 4

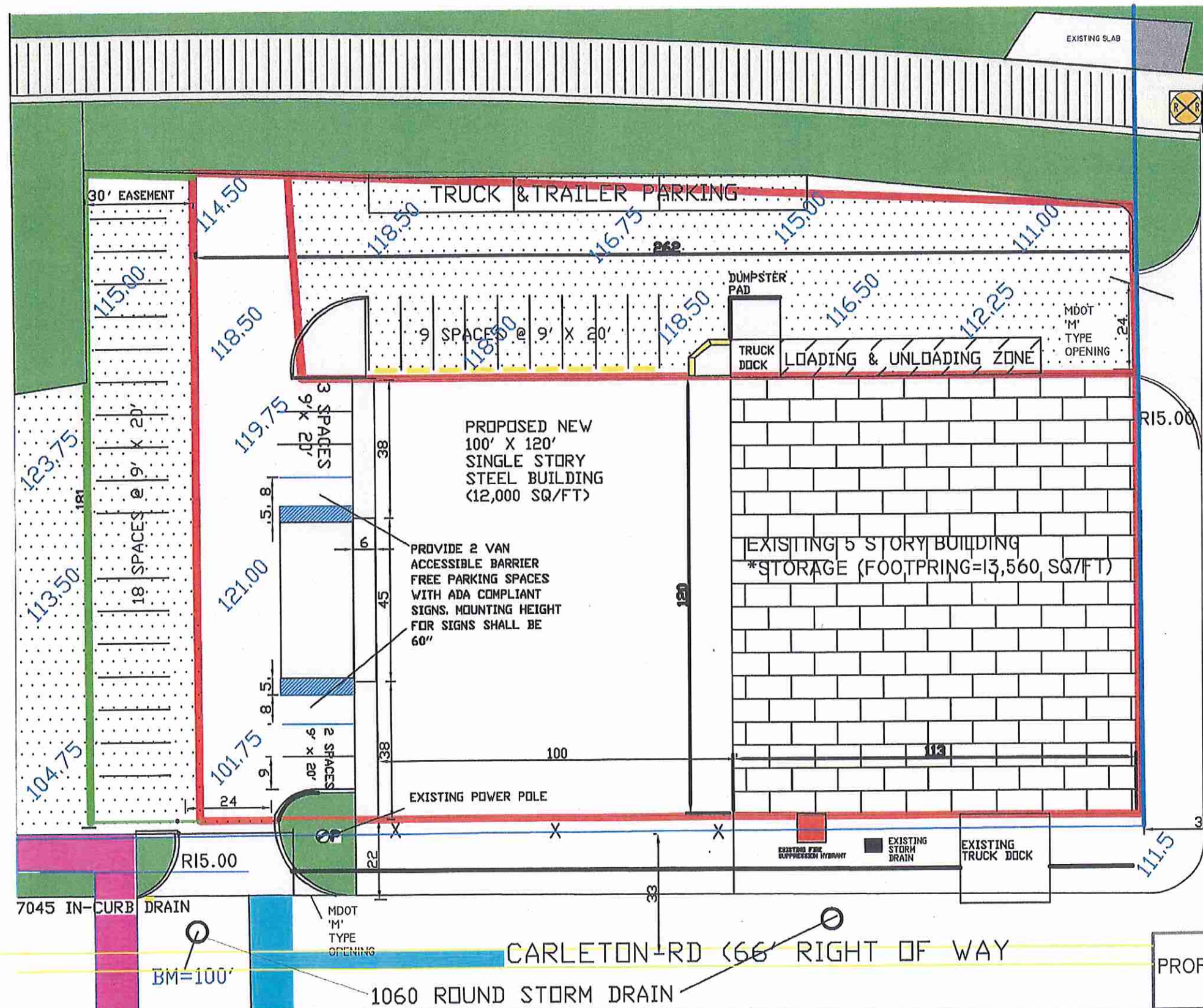
06/13/2018



- NORTH
- ### LEGEND
- PROPERTY LINE
 - EASEMENT
 - CONCRETE CURB
 - RAILROAD CROSSING
 - 7045 IN-CURD DRAIN
 - 1060 RND. STORM DRAIN
 - POWER POLE
 - CONCRETE DRIVE
 - ASPHALT DRIVE
 - EXISTING BIKE PATH
 - PROPOSED BIKE PATH
 - GRASS
 - EXISTING STORM DRAIN (SQUARE)
 - FIRE SUPPRESSION HYDRANT (EXISTING)
 - X TILE/DOWNSPOUT CONNECTION
- DAK ST. 166' RIGHT OF WAY

NOTE:
 DEMOLITION OF 2 STORY BUILDING HAS ALREADY BEEN COMPLETED.
 28' OF THE EXISTING FOUNDATION TO BE REMOVED AND FILLED/COMPACTED TO PROVIDE ADEQUATE PARKING SPACES.
 *CONTRACTOR SHALL PROVIDE 3-6" SOLID TILE DRAIN CONNECTIONS ON SOUTH SIDE (CARLETON RD) OF NEW BUILDING TO ACCOMMODATE FOR ROOF WATER RUNOFF...DOWNSPOUT LOCATIONS MARKED X TILE TO BE DIRECTED TOWARD NORTH SIDE (BACK) OF BUILDING.

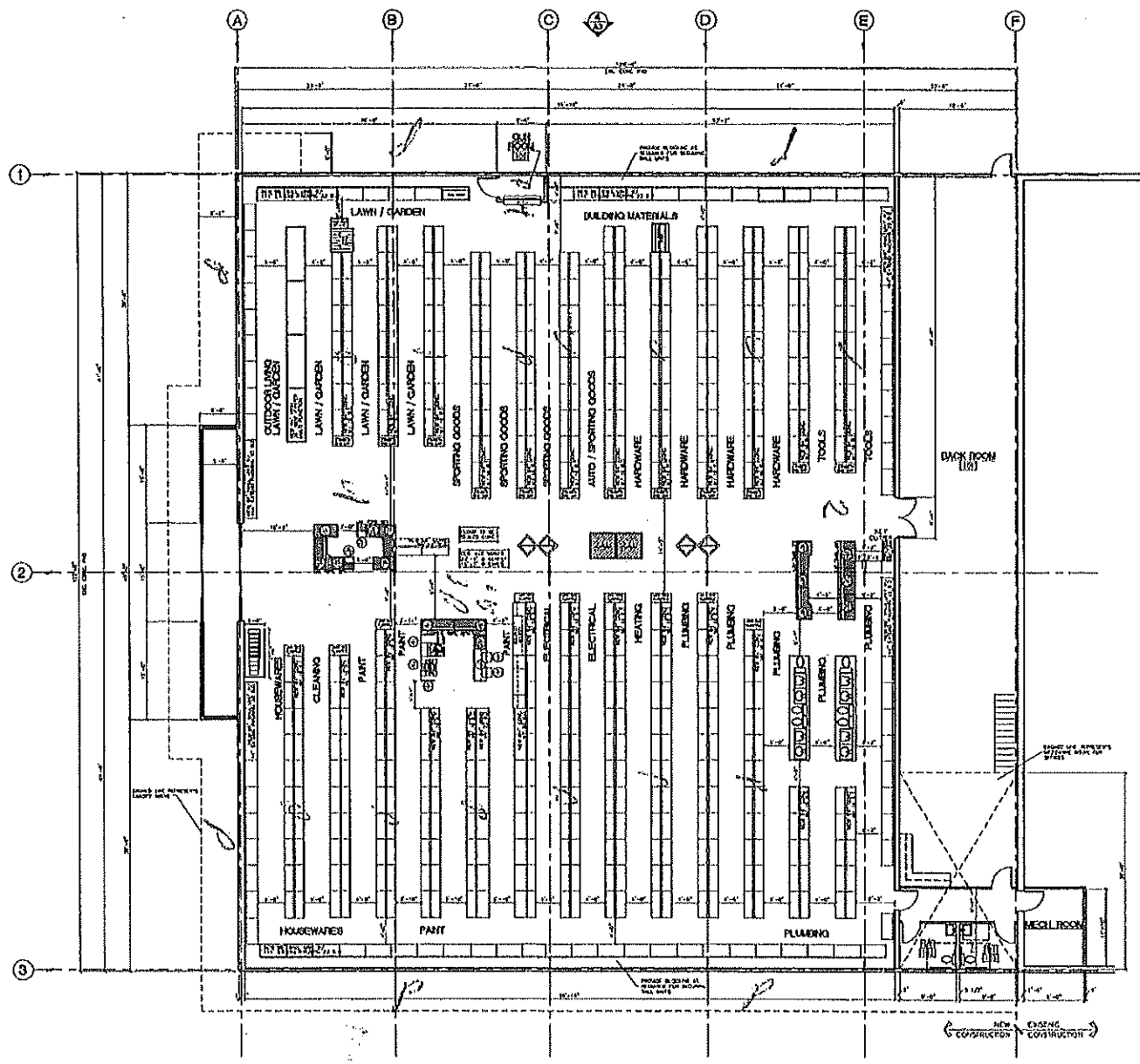
EXISTING CONDITIONS & REMOVAL PLAN		2
MORAN ENGINEERIN 440 WOODLAND TERRACE BROOKLYN, MI 49230 (517) 812-5277		
OWNER:	SHEET 2 OF 4 06/13/2018	
GRANT BAKER 195 W BACON ST HILLSDALE, MI 49242	GELZER'S HARDWARE CONSTRUCTION PROJECT	
	SCALE 1" = 40'	



- NORTH
- ### LEGEND
- PROPERTY LINE
 - EASEMENT
 - CONCRETE CURB
 - X RAILROAD CROSSING
 - 7045 IN-CURB DRAIN
 - 1060 RND. STORM DRAIN
 - POWER POLE
 - CONCRETE DRIVE
 - ASPHALT DRIVE
 - EXISTING BIKE PATH
 - PROPOSED BIKE PATH
 - GRASS
 - EXISTING STORM DRAIN (SQUARE)
 - FIRE SUPPRESSION HYDRANT (EXISTING)
 - X TILE/DOWNSPOUT CONNECTION
 - PARKING BUMPER
 - RIGHT OF WAY

- CONSTRUCTION NOTES:**
1. MDDOT 'M' TYPE DRIVEWAY OPENINGS TO BE CONSTRUCTED PER MDDOT STANDARD DETAIL R-29-1.
 2. ALL CONCRETE CURB 7 GUTTER SHALL BE F4 CURB PER MDDOT STANDARD DETAIL R-30-G.
 3. PROVIDE BARRIER FREE PARKING AND ADA COMPLIANT BARRIER FREE SIGNS.
 4. CONTRACTOR SHALL COORDINATE WITH THE CITY OF HILLSDALE FOR ALL CURB & GUTTER, DRIVE OPENINGS, CURB DRAIN LOCATION, AS WELL AS ANY OTHER WORK WITHIN THE R.O.W.
 5. PROVIDE 37 PARKING SPACES PER CITY ORDINANCE 2017-006.
 6. PROVIDE 1 OFF STREET LOADING/UNLOADING ZONE PER ORDINANCE 2017-004.
 7. INSTALL TILE/DOWNSPOUT CONNECTIONS (3 LOCATIONS) TO DIVERT (SOUTH) FRONT SIDE ROOF WATER RUNOFF TO (NORTH) REAR OF BUILDING.
- BENCHMARK DATA:**
 BM #1 = SET TO TOP COVER OF STORM DRAIN ON CARLETON RD. NEAR THE SOUTHWEST CORNER OF PROPERTY.
 ELEVATION=100.00 (ASSUMED) *SPOT ELEVATIONS AT DECIMAL POINT.

PROPOSED SITE PLAN		3
MORAN ENGINEERIN 440 WOODLAND TERRACE BROOKLYN, MI 49230 (517) 812-5277		
OWNER:	SHEET 2 OF 4	06/13/2018
GRANT BAKER 195 W BACON ST HILLSDALE, MI 49242	GELZER'S HARDWARE CONSTRUCTION PROJECT	
SCALE 1" = 40'		



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

Interior Finishes - Member Brand

- SW 8119 Antique White
- Do It Best Core-Grey
- Paint to Match Member's Unique Color
- Congoleum AL178 Sable
- Congoleum AL118 Sable
- Scufftek #4048 Smoke Ridge stain
- Scufftek #0206 Ash Vibe stain

MEMBER BRANDED MILLWORK SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY
F-1	Cashier Lull Hand	36 H
F-2	Cashier Right Hand	36 H
F-3	Cashier Lull Hand	42 H
F-4	Cashier Right Hand	42 H
F-5	Counter - 24 L	36 H
F-6	Counter - 36 L	36 H
F-7	Counter - 42 L	36 H
F-8	Counter - 48 L	36 H
F-9	Counter - 24 L	42 H
F-10	Counter - 36 L	42 H
F-11	Counter - 42 L	42 H
F-12	Counter - 48 L	42 H
F-13	Privacy Panel - 24 L	36 H
F-14	Privacy Panel - 36 L	36 H
F-15	Privacy Panel - 42 L	36 H
F-16	Privacy Panel - 48 L	36 H
F-17	Counter w/Drawer/Support	12 H
F-18	Check Writer	36 H
F-19	Counter w/Drawer	36 H
F-20	Counter w/Drawer	42 H
F-21	Counter w/Drawer	42 H
F-22	Counter w/Drawer	42 H
F-23	Counter w/Drawer	42 H
F-24	Counter w/Drawer	42 H
F-25	Counter w/Drawer	42 H
F-26	Counter w/Drawer	42 H
F-27	Counter w/Drawer	42 H
F-28	Counter w/Drawer	42 H
F-29	Counter w/Drawer	42 H
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F-41	Counter w/Drawer	42 H
F-42	Counter w/Drawer	42 H
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F-94	Counter w/Drawer	42 H
F-95	Counter w/Drawer	42 H
F-96	Counter w/Drawer	42 H
F-97	Counter w/Drawer	42 H
F-98	Counter w/Drawer	42 H
F-99	Counter w/Drawer	42 H
F-100	Counter w/Drawer	42 H

COLOR BAR MILLWORK SCHEDULE

ITEM NO.	DESCRIPTION	QUANTITY
F-1-2B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-4B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-6B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-8B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-10B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-12B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-14B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-16B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-18B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-20B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-22B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-24B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-26B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-28B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-30B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-32B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-34B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-36B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-38B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-40B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-42B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-44B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-46B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-48B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-50B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-52B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-54B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-56B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-58B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-60B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-62B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-64B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-66B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-68B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-70B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-72B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-74B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-76B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-78B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-80B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-82B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-84B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-86B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-88B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-90B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-92B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-94B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-96B	Service Module (right) 42" H x 60" W (S.S. Top)	1
F-1-98B	Service Module (left) 42" H x 60" W (S.S. Top)	1
F-1-100B	Service Module (right) 42" H x 60" W (S.S. Top)	1

NOTE: * CHECK THE DESIGN MANUAL FOR ALL SPECIFICATIONS AND CODES.

NOTE: * ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES.

NOTE: * MEMBER TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL ELECTRICAL COMPONENTS.

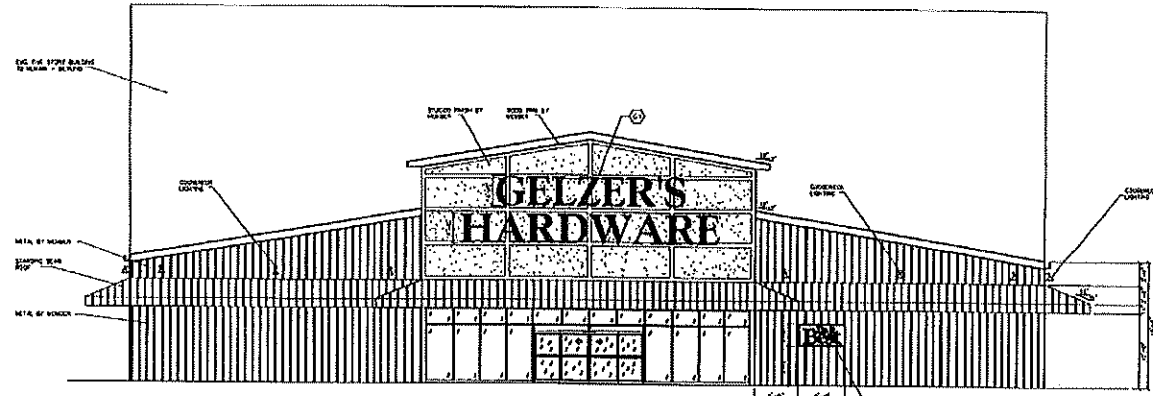
NOTE: * ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES.

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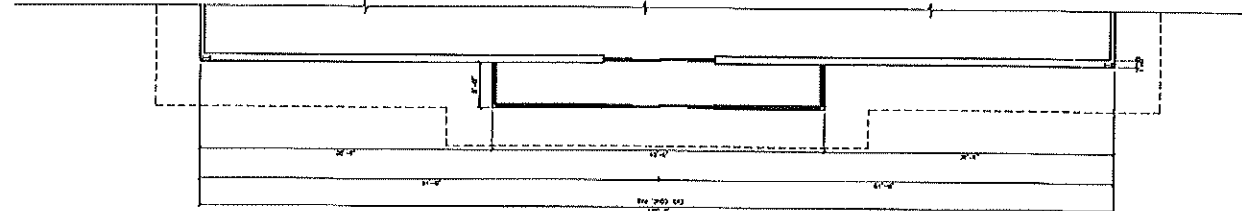
Store Development
Design
Signature

Signature
GELZER'S HARDWARE
Store No. 0025
115 E. Carleton Road
Hillsdale, MI 49242

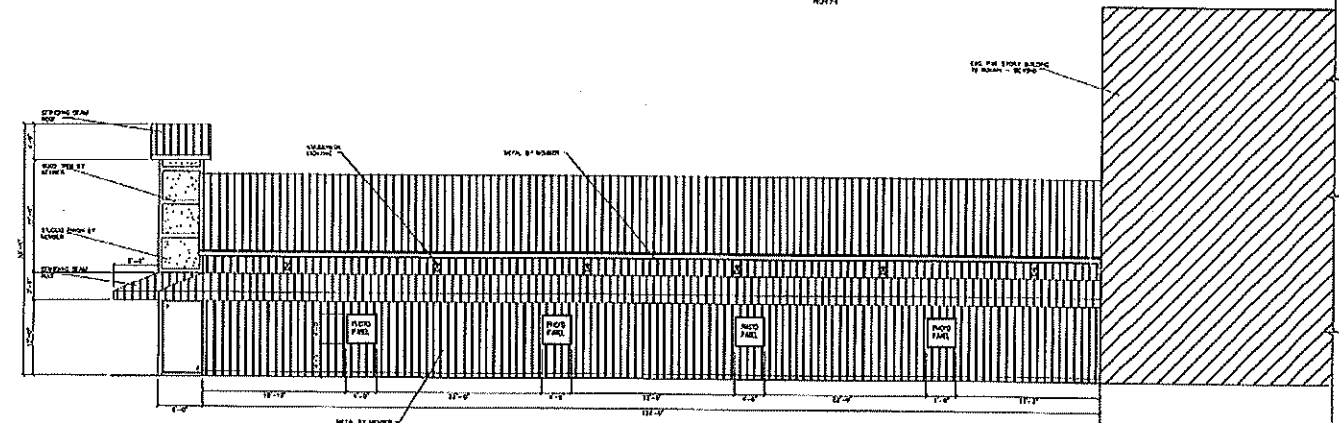
Signature
SUPPORTIVE, PLEASE READ
BASIC FLOOR PLAN NOTE
DATE REVISIONS & NOTES
DATE: 11/22/17
DRAWN BY: JVS/AS
DESIGNED BY: JVS
FILE NAME: 0025-A1
Floor Plan
PLOT DATE: 11/22/17
SHEET: A1



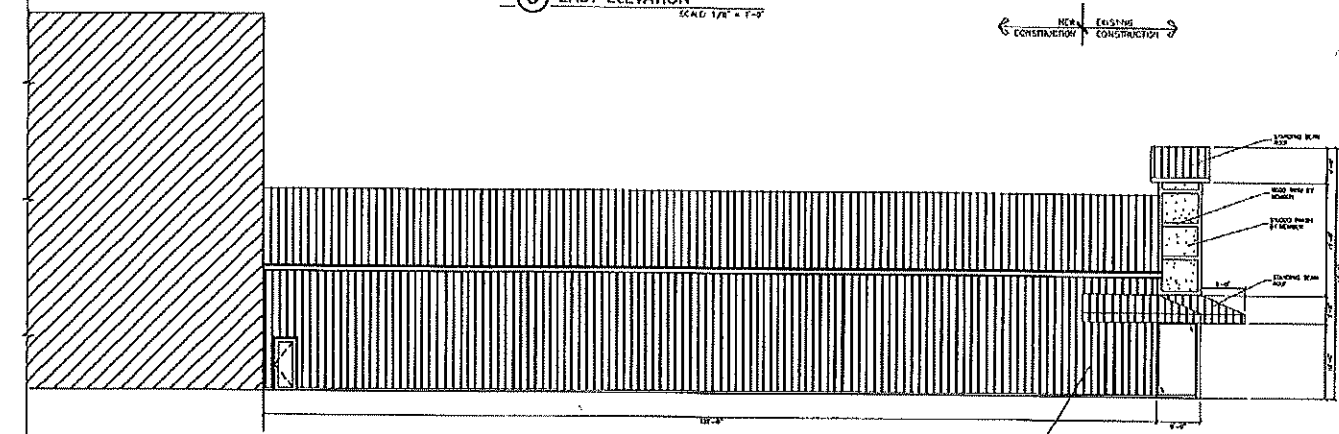
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 PARTIAL FLOOR PLAN
SCALE 1/8" = 1'-0"



3 EAST ELEVATION
SCALE 1/8" = 1'-0"



4 WEST ELEVATION
SCALE 1/8" = 1'-0"

MEMBER BRANDED EXTERIOR FINISHES

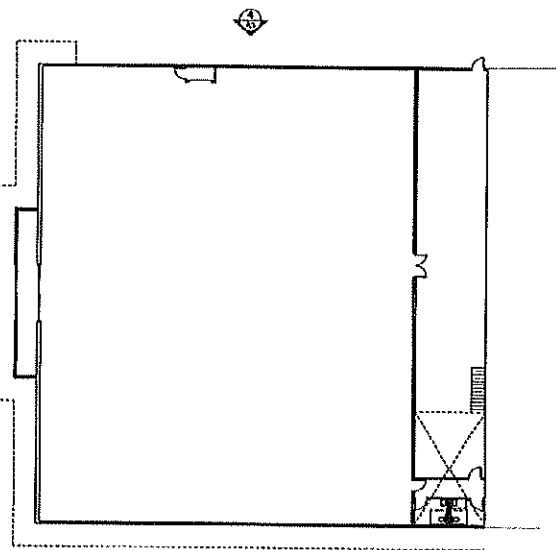
METAL SPECIFICATIONS
 M1 ALUMINUM COATED STEEL RIBBED PANEL IN 24 GA. STEEL W/ A GALVALUME BLENDED, SMOOTH TEXTURE & CLEAR FINISH TO MATCH ALUMINUM COLOR
 M2 SPCE COLORED 24 GA. STEEL W/ #400 FINISH TO MATCH ALUMINUM COLOR
 M3 600 GIBBY GRAY IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH
 M4 PAINT ORP 1072 RIBBED PANEL IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)
 M5 PAINT ORP 1072 FLAT PANEL IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)
 M6 600 GIBBY GRAY IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)
 M7 600 GIBBY GRAY IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)
 M8 600 GIBBY GRAY IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)
 M9 600 GIBBY GRAY IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)
 M10 600 GIBBY GRAY IN 24 GA. STEEL W/ A GALVALUME SUBSTRATE, SMOOTH TEXTURE & PVDF FINISH (NUMBER TO PAINT)

SEALOFLEX SPECIFICATIONS
 S1 100% BUTYL ADHESIVE
 S2 100% BUTYL ADHESIVE
 S3 100% BUTYL ADHESIVE
 S4 100% BUTYL ADHESIVE
 S5 100% BUTYL ADHESIVE
 S6 100% BUTYL ADHESIVE
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NOTE:
 * PRIOR TO ORDERING ANY COMPONENTS, MEMBER TO CONFIRM THAT ALL RELEVANT DIMENSIONS AND QUANTITIES ARE ACCURATE. FAILURE TO CONFIRM DIMENSIONS AND QUANTITIES BEFORE ORDERING COMPONENTS MAY CAUSE THE MEMBER TO INCUR ADDITIONAL COSTS AND UNNECESSARY DELAYS.
 * OWNER/ARCHITECT/CONTRACTOR RESPONSIBLE FOR MATERIALS AND DETAILS FOR CLOSING OFF TOP OF ALL ARCHES SHOWN.

StoreDevelopment
Design
 1115 E. Carleton Road
 Hillsdale, MI 49242
 (248) 837-1115
 www.storedevelopment.com

Signature
GELZER'S HARDWARE
 Store No. 0025
 115 E. Carleton Road
 Hillsdale, MI 49242

Signature
 1115 E. Carleton Road
 Hillsdale, MI 49242
 (248) 837-1115
 www.storedevelopment.com

DATE REVISIONS & NOTES
 11/22/17
 11/22/17
 11/22/17

STORE: GELZER HARDWARE
CONTACT: GRANT BAKER
DATE: 11/22/17
DESIGNED BY: TMS
FILE NAME: 0025-A3

Elevation Plan
PLOT DATE: 11/22/17
SHEET: A3

An aerial photograph of a residential area with several parcels outlined in yellow. A large parcel in the center is outlined in red. The parcel is roughly rectangular and contains a house. The surrounding area includes other parcels, some with blue numbers (103, 26, 75, 96) and a blue stream. A yellow road labeled 'OAK ST' runs diagonally from the bottom right towards the top right. Another yellow road labeled 'TH ST' runs horizontally across the bottom left. The text 'PARCEL ID: 30-006-126-157-05 (115) &' is overlaid on the red-outlined parcel.

PARCEL ID: 30-006-126-157-05 (115)
&

PARCEL ID: 30-006-126-157-03 (20)

TH ST *OWNER SHALL COORDINATE WITH THE
CITY OF OF HILLDALE TO JOIN PARCELS.



Alan Beeker

From: Grieser, Brittney <bgrieser@hillsdale.net>
Sent: Thursday, January 24, 2019 3:36 PM
To: Alan Beeker
Subject: Re: public notice
Attachments: CityofHillsdale.pdf

Alan,

Good Afternoon. Sorry it took awhile to respond, been a busy day! I have attached your proof. I have this set to publish on Saturday the 26th. Cost will be \$80.25.

Thank You,

Brittney Grieser
Classified Account Manager
The Hillsdale Daily News
Tip-Off Shopping Guide
Ph: 517.437.7351
Cell: 517-320-1832
Fax: 517.437.3963
www.hillsdale.net
www.tipoffonline.com

On Thu, Jan 24, 2019 at 11:54 AM Alan Beeker <abeeker@cityofhillsdale.org> wrote:

Hi Britney,

I need to have you publish the attached public notice in the paper no later than January 28, 2019 but before would be better. I will also need a receipt and affidavit.

Thank you.

Alan C. Beeker, MCAT

Zoning Administrator

City of Hillsdale

PUBLIC NOTICE

City of Hillsdale
Legal Notice

PETITION TO APPEAL PLANNING COMMISSION DECISION

A petition has been filed by Grant G. Baker, owner of the property located at 115 E. Carleton St., Hillsdale, Michigan. The proposed request is to appeal the decision of the Zoning Administrator regarding Zoning Permit PZ2018-015.

The Hillsdale City Zoning Board of Appeals will meet and conduct a Public Hearing at 5:30 pm, Wednesday, February 13, 2019 in the Hillsdale City Council Chambers, Hillsdale City Hall Building, Hillsdale, Michigan. The Zoning Board of Appeals may take such proper action thereon.



January 24, 2019

To: Property Owner, Tenant or Occupant

Subject: Zoning Board of Appeals, 5:30 pm, Wednesday, February 13, 2019 in the City Council Chambers, City Hall Building, 97 North Broad Street, Hillsdale, Michigan.

PETITION TO APPEAL PLANNING COMMISSION DECISION

A petition has been filed by Mr. Grant Baker, owner of the property located at 115 E. Carleton St., Hillsdale, Michigan. The proposed request is to appeal the decision of the City Planning Commission regarding Zoning Permit PZ2018-015.

The appeal is requesting a variance to the transparency requirement of **Sec. 36-277.01 (b)**.

Facade components and materials. *Windows and transparency.* A minimum of 75 percent of the ground floor story front facade between one foot and eight feet above the sidewalk shall be comprised of transparent, non-reflective windows into the nonresidential space.

And the open space requirement of **Sec. 36-150 (4)**.

B-2 parcels in which the building occupies 90 percent or more of the lot shall be exempt from the landscape requirement. For all other B-2 parcels, ten percent of the site shall be in landscaped open space with one evergreen tree or shrub for every 1,000 square feet, or portion thereof, plus one small or large deciduous tree for every 2,000 square feet, or portion thereof. Plant materials existing on the site prior to development may be included as part of the fulfillment of these requirements.

The Zoning Board of Appeals will meet and conduct a Public Hearing at 5:30 pm, Wednesday, February 13, 2019 in the City Council Chambers, City Hall Building, 97 North Broad Street, Hillsdale, Michigan. The Zoning Board of Appeals will make a decision regarding the appeal immediately following the Public Hearing.

YOU ARE BEING NOTIFIED AS A PROPERTY OWNER, TENANT OR OCCUPANT WITHIN 300 FEET OF THE INDICATED SITE.

If you cannot attend the meeting, comments may be sent by phone or mail to the Zoning Administrator, City Hall, 97 North Broad Street, Hillsdale, Michigan. 517.437.6440.

Thank you,

A handwritten signature in black ink that reads "Alan C. Beeker". The signature is written in a cursive style.

Alan Beeker
Zoning Administrator



ZBA Staff Report

ALAN C. BEEKER
ZONING ADMINISTRATOR
97 NORTH BROAD STREET
HILLSDALE, MICHIGAN 49242-1695
(517) 437-6449 FAX: (517) 437-6450

On June 19, 2018, Grant Baker, owner of 115 E. Carleton Rd., submitted plans to the Planning Commission for Site Plan Review. The site plan was approved pending resolution of two items: landscape plan and signage calculations. The signage calculations were within the allowable guidelines but the landscaping will require a variance.

The zoning district ordinance for the B-2 district was amended in 2017 to become a form-based ordinance. That allows the City Planning Commission to regulate land use and exterior appearance of new development so that it is sensitive to the existing historic fabric. The zoning district is separated into two areas; downtown core and downtown edge. The area in which 115 E. Carleton is located is in the downtown edge area.

SEC. 36-150 (4) B-2 PARCELS IN WHICH THE BUILDING OCCUPIES 90 PERCENT OR MORE OF THE LOT SHALL BE EXEMPT FROM THE LANDSCAPE REQUIREMENT. FOR ALL OTHER B-2 PARCELS, TEN PERCENT OF THE SITE SHALL BE IN LANDSCAPED OPEN SPACE WITH ONE EVERGREEN TREE OR SHRUB FOR EVERY 1,000 SQUARE FEET, OR PORTION THEREOF, PLUS ONE SMALL OR LARGE DECIDUOUS TREE FOR EVERY 2,000 SQUARE FEET, OR PORTION THEREOF. PLANT MATERIALS EXISTING ON THE SITE PRIOR TO DEVELOPMENT MAY BE INCLUDED AS PART OF THE FULFILLMENT OF THESE REQUIREMENTS.

SEC. 36-275.02. - DOWNTOWN EDGE (DE).

PURPOSE. THE DOWNTOWN EDGE CATEGORY PROVIDES A MIX OF COMMERCIAL, OFFICE, AND RESIDENTIAL USES, INTEGRATED INTO THE EXISTING BUILT FORM. IT SERVES AS A TRANSITION BETWEEN THE INTENSELY DEVELOPED DOWNTOWN CORE AND THE RESIDENTIAL NEIGHBORHOODS.

DISTINGUISHING CHARACTERISTICS. RETAIL AND WORKPLACE ACTIVITIES MIXED WITH DETACHED AND ATTACHED HOUSING TYPES SUCH AS TOWNHOMES AND MANSION APARTMENTS; LIMITED OFF-STREET PARKING.

GENERAL CHARACTER. MIDSIZE DETACHED BUILDINGS WHICH MAY HAVE MORE THAN ONE UNIT AND/OR MORE THAN ONE USE; BALANCE BETWEEN LANDSCAPE AND BUILDINGS; PRESENCE OF PEDESTRIAN AMENITIES SUCH AS SIDEWALKS AND PEDESTRIAN SCALE LIGHTING.

<i>DESIRED FORM</i>	
VARIETY OF 1 STORY COMMERCIAL BUILDINGS AND 2 TO 3 STORY RESIDENTIAL AND MIXED USE BUILDINGS	
<i>LOT PROPERTIES</i>	
AREA	NONE
WIDTH	NONE

DEPTH	NONE
<i>BUILDING PLACEMENT</i>	
CLOSE TO RIGHT-OF-WAY WITH OR WITHOUT A LANDSCAPED GREENBELT	
FRONT BUILD-TO LINE	25'
SIDE STREET BUILD-TO LINE, CORNER LOT	25'
SIDE SETBACK	0' FROM PROPERTY LINE; IF OPENINGS IN BUILDING, 10' FROM PROPERTY LINE
REAR SETBACK	LOADING SPACE ONLY
<i>BUILDING FRONTAGE</i>	
FRONTAGE TYPES	SHOPFRONT, STOOP, PORCH
BUILDING FRONT FACADE AS % OF LOT WIDTH (MINIMUM)	N/A
SIDE STREET FACADE AS % OF LOT WIDTH (MINIMUM)	N/A
<i>HEIGHT</i>	
BUILDING MAXIMUM (STORIES/HEIGHT)	2.5 STORIES/35'
BUILDING MINIMUM (STORIES/HEIGHT)	1 STORY/12'
DIFFERENCE BETWEEN ADJACENT BUILDINGS (STORIES, MAX)	1
FIRST FLOOR HEIGHT	MINIMUM 10' MAXIMUM 12'
UPPER FLOOR HEIGHT	MINIMUM 8' MAXIMUM 12'
<i>COVERAGE</i>	
IMPERVIOUS SURFACE (MAX)	85%
LANDSCAPED (MIN)	15%
<i>PARKING</i>	
PUBLIC	ON-STREET, PUBLIC LOTS
PRIVATE	PUBLIC LOTS, LIMITED OFF-STREET PARKING BY PARCEL
<i>TRANSPORTATION MODES</i>	
PRIMARY	PEDESTRIAN, BICYCLE, CAR
SECONDARY	TRUCK, BUS
<i>OPEN SPACE TYPE</i>	
PLAZAS, SQUARES, POCKET PARKS, ROW LANDSCAPING AMENITIES	

The building occupies 84% of the site. The landscape ordinance requires that 10% or more of the lot be landscaped open space. Although the site is not required to supply on-site parking, loading docks and ADA compliant parking require are being provided and require more than 6% of the remaining space. Mr. Baker is supplying some landscaping but is asking for a variance to the required landscaped open space requirement.

SEC. 36.277.01 (2) (B) *WINDOWS AND TRANSPARENCY*. A MINIMUM OF 75 PERCENT OF THE GROUND FLOOR STORY FRONT FACADE BETWEEN ONE FOOT AND EIGHT FEET ABOVE THE SIDEWALK SHALL BE COMPRISED OF TRANSPARENT, NON-REFLECTIVE WINDOWS INTO THE NONRESIDENTIAL SPACE.

Façade requirements for the downtown edge area were not established, an oversight during the drafting of the new ordinance. Due to the lack of downtown edge guidelines, the downtown core guidelines become the guidelines for the entire downtown district. The façade requirements for the first floor façade call for 75% transparency. The proposed structure will have only 44%. Mr. Baker is requesting a variance to the transparency requirement.

Staff Recommendation:

Variance 1: Landscape Open Space variance. Staff recommends that the Zoning Board of Appeals grant the variance requested by Mr. Baker. The original site development occurred prior to City site development zoning guidelines. As such, the historic nature of the site as it is existing is legal non-conforming and would require an unrealistic amount of demolition to meet the current zoning requirements. It is Staff's recommendation to grant the variance to the landscape requirements listed in Sec. 36-150 and Sec. 36-275.02.

Variance 2: Transparency variance. Staff recommends that the Zoning Board of Appeals grant the variance requested by Mr. Baker. The guidelines in Sec. 36-277.01 are clearly created for the downtown core area in which the buildings are constructed under different criteria than downtown edge buildings, Add to that fact downtown edge building criteria was not established, it is staff's recommendation that a variance for transparency requirements as dictated in Sec. 36-277.01 (2) (B) be granted.



Zoning Board of Appeals
97 North Broad Street
Hillsdale, Michigan 49242-1695
(517) 437-6449 Fax: (517) 437-6450

Zoning Board of Appeals Agenda
February 13, 2019

I. Call to Order 5:30pm

- A. Pledge of Allegiance
- B. Roll Call

II. Consent Items/Communications

Approval of agenda - **Action**

III. Public Comment – agenda items

IV. New Business

- A. Appeal filed by Mr. Grant Baker, owner of the property located at 115 E. Carleton St., Hillsdale, Michigan. The proposed request is to appeal the decision of the Planning Commission regarding Zoning Permit PZ2018-015.
 - a. Public Questions and Comments: each citizen is to be given no more than 5 minutes unless the Board feels further time is required.
 - b. Finding of Facts
 - c. Vote

V. Public Comment – other items

VI. Adjournment