

**Zoning Board of Appeals
February 22, 2017 Regular Meeting**

STAFF REPORT

Subject: ZBA17-002; 3500 Washtenaw Avenue

Summary: Bright Star Signs is requesting two (2) variances for a fifteen (15) foot tall multi-tenant ground mounted sign to be located in front of a shopping plaza. The variances are from Chapter 61 Signs & Outdoor Advertising Section 5:502 (2)(b) Ground signs.

Background:

The requested variances are twenty-three (23) feet six (6) inches from Washtenaw Avenue and one (1) foot nine (9) inches from Yost Boulevard. The shopping center is zoned C3, Fringe Commercial.

Chapter 61 addresses sign height and setback requirements in the following sections:

5:502 Exterior Business Signs.

(2) (b) Ground Signs.

Signs not structurally attached to a building shall be at least 5 feet from all property lines. Such signs are permitted a maximum height of 1 foot for each 2 feet the sign is set back from the nearest property line, provided the height of any such sign shall not exceed 25 feet.

Standards for Approval - Variance

The Sign Board of Appeals has the power granted by State law and by

Section 5:517(4), Application of the Variance Power from the City of Ann Arbor Sign Ordinance. The following criteria shall apply:

(a) That the alleged hardships or practical difficulties, or both, are peculiar to the property of the person requesting the variance and result from conditions which do not exist generally throughout the city.

The petitioner states that the right of way along Washtenaw Avenue includes a twenty (20) foot wide public sidewalk and a twenty-two (22) foot public right of way. A fifteen (15) foot tall sign requires a thirty (30) foot setback. Therefore, a seventy-two (72) foot setback would effectively place the proposed sign in the parking lot according to the applicant.

(b) That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this Chapter, the individual hardships that will be suffered by the failure of the Board to grant a variance and the rights of others whose property would be affected by the allowance of the variance.

Applicant contends that complying with the ordinance will decrease the advertising benefit for the tenants of the property. If the variance is denied and the sign is located in the parking lot than the visibility of the sign will be compromised and will have a negative impact on the potential customers that drive by the center and the tenants.

(c) Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

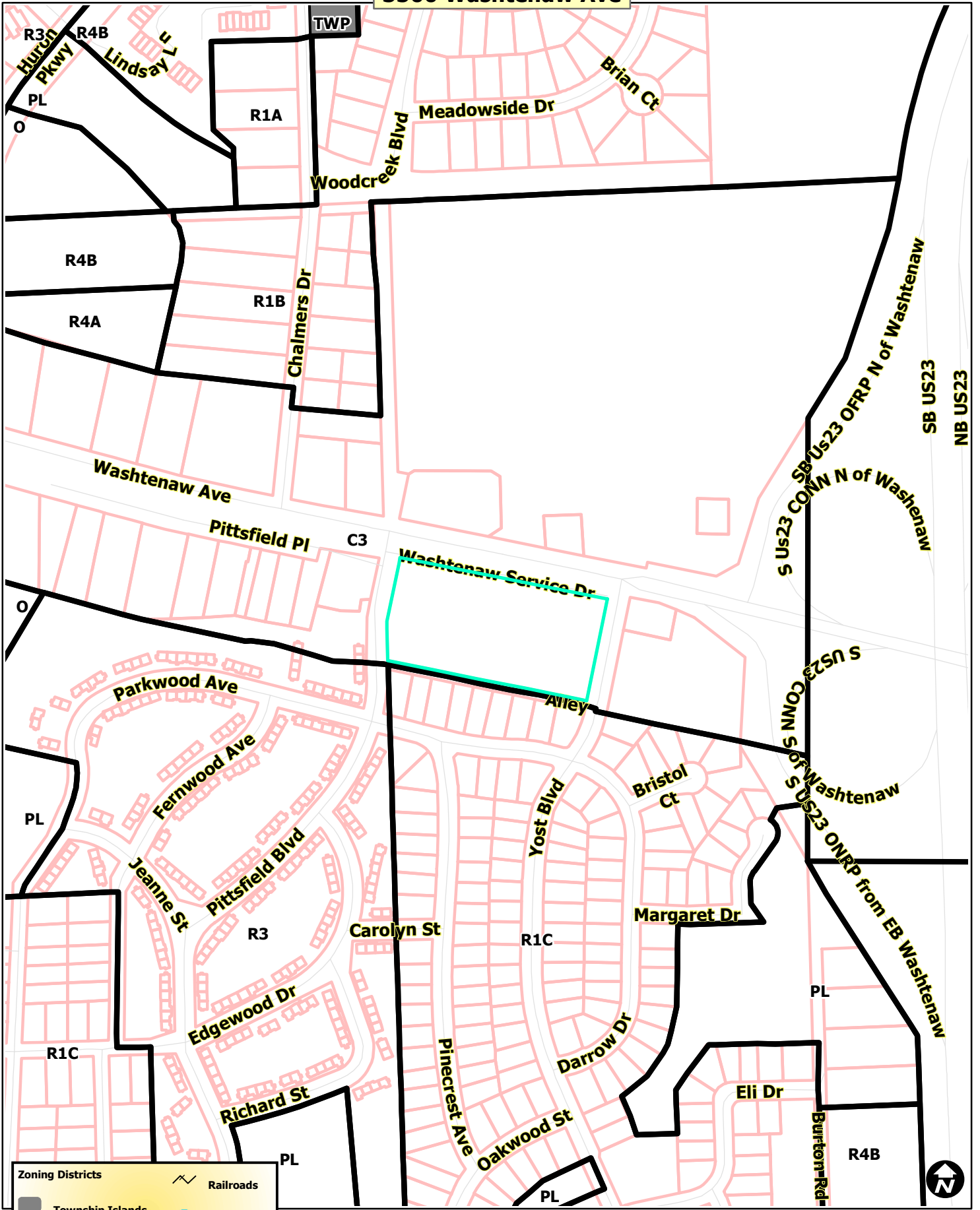
The applicant states that the conditions are not self-imposed and are a result of municipal planning.

Respectfully submitted,

A handwritten signature in blue ink that reads "Jon Barrett". The signature is stylized with large, overlapping loops for the letters "J" and "B".

**Jon Barrett
Zoning Coordinator**

3500 Washtenaw Ave





Map date 1/26/2017
 Any aerial imagery is circa 2015 unless otherwise noted
 Terms of use: www.a2gov.org/terms



3500 Washtenaw Ave






- Railroads
- Huron River
- Tax Parcels



Map date 1/26/2017
Any aerial imagery is circa 2015
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3500 Washtenaw Ave



-  Railroads
-  Huron River
-  Tax Parcels



Map date 1/26/2017
Any aerial imagery is circa 2015
unless otherwise noted
Terms of use: www.a2gov.org/terms

APPLICATION FOR VARIANCE OR NON-CONFORMING STRUCTURE
ZONING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: Bright Star Signs
Address of Applicant: 13300 Foley Street
Daytime Phone: 313-468-5111
Fax: _____
Email: 4techsigns@gmail.com
Applicant's Relationship to Property: Sign Contractor

Section 2: Property Information

Address of Property: 3500 Washtenaw
Zoning Classification: C-3
Tax ID# (if known): 47-1532786
*Name of Property Owner: Washtenaw Commons, LLC

**If different than applicant, a letter of authorization from the property owner must be provided.*

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:

Required dimension:

PROPOSED dimension:

5.502 – Ground Signs

30 feet from ROW

6.60' from ROW or

23.4' total variance request

Example: Chapter 55, Section 5:26

Example: 40' front setback

Example: 32'

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

We want to install our road sign 6.60' from the ROW versus 30' from the ROW

Section 4: VARIANCE REQUEST (If not applying for a variance, skip to section 5)

The City of Ann Arbor Zoning Board of Appeals has the powers granted by State law and City Code Chapter 55, Section 5:98. A variance may be granted by the Zoning Board of Appeals only in cases involving practical difficulties or unnecessary hardships when **ALL** of the following is found **TRUE**. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Zoning Board of Appeals. (continued...)

1. Are there hardships or practical difficulties to complying with the ordinance? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City? **Hardship – Per the City ordinance our road sign would need to be placed in our parking lot which would severely limit the visibility from the road, eliminate parking spaces or block a drive isle, and leave the sign susceptible to damage from vehicles. (See Exhibit 1A)**

Our property is unique since we have a 20 foot wide public sidewalk out front and then a 22' "right of way". This would effectively put our sign 72 feet back (See Exhibit 2) from Washtenaw Ave if we were to conform to the current ordinance.

I would also like to point out that we did receive a permit for the sign pictured in Exhibit 1 and did fabricate it along with excavating the foundations.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain) **Locating a road sign in our parking lot will most definitely decrease the advertising benefit we are trying to provide to our tenants. Every vehicle that passes by is a potential customer so if the "road sign" visibility is compromised it will subsequently correlate into lost revenue for our tenants over the years.**

3. What effect will granting the variance have on the neighboring properties? **I can think of no adverse effects for neighboring properties**

4. What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the ordinance?

The 20' public walkway along Washtenaw along with the 22' ROW are both characteristics are unique to our property and make it difficult to comply with the ordinance.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about? **It is not self-imposed since the public sidewalk and 22 foot ROW is a result of municipal planning.**

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property Retail Shopping Center

The proposed change is allowed in accordance with Structure Non-Conformance, Section 5:87 (1) (a) & (b), which reads as follows:

- (1) A non-conforming structure may be maintained or restored, but no alteration shall be made to a non-conforming structure unless one of the following conditions is met:
- a. The alteration is approved by the Zoning Board of Appeals upon finding that it complies as nearly as practicable with the requirements of this Chapter and that it will not have a detrimental effect on neighboring property.
 - b. The alteration conforms to all the requirements of this Chapter and is made to a building which will be a single-family dwelling on completion of the alteration and is located in an R1,R2, R3, or R4 district.
 - c. The structure is considered non-conforming due to the following reasons

(continued)

- %o Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- %o Building floor plans showing interior rooms, including dimensions.
- %o Photographs of the property and any existing buildings involved in the request.
- %o Any other graphic or written materials that support the request.

Section 7: Acknowledgement

SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the Ann Arbor City Code for the stated reasons, in accordance with the materials attached hereto.

248-593-6200
 Phone Number
Pbrown6@JUNNA.com
 Email Address

Pete Brown Signature
PETE BROWN DIRECTOR OF OPERATIONS - WASHINGTON COMMONS LLC
 Print Name

I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.

Pete Brown
 Signature

Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.

Pete Brown
 Signature

I have received a copy of the informational cover sheet with the deadlines and meeting dates and acknowledge that **staff does not remind the petitioner of the meeting date and times.**

Pete Brown
 Signature

On this 25th day of JANUARY, 2017, before me personally appeared the above named applicant and made oath that he/she has read the foregoing application by him/her subscribed and knows the contents thereof, and that the same is true as to his/her own knowledge except as to those matters therein stated to be upon his information and belief as to those matters, he/she believes them to be true.

February 18, 2020
 Notary Commission Expiration Date

Christine S. Brown
 Notary Public Signature

Christine S. Brown
 Print Name



Staff Use Only

Date Submitted: 1/25-17 Fee Paid: 600.00
 File No.: ZBA17-002 Date of Public Hearing: 2/22-17
 Pre-filing Staff Reviewer & Date: _____ ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____

A. F. JONNA
DEVELOPMENT AND MANAGEMENT CO.

January 25, 2017

City Of Ann Arbor
Building Department
301 E Huron Street
Ann Arbor, MI 48104

RE: Sign Variance

SUBJECT: 3500 Washtenaw

To whom it may concern,

Please be advised that Pete Brown our "Director of Operations" has the authority to submit for the sign variance at our above property. Thank you.

Sincerely



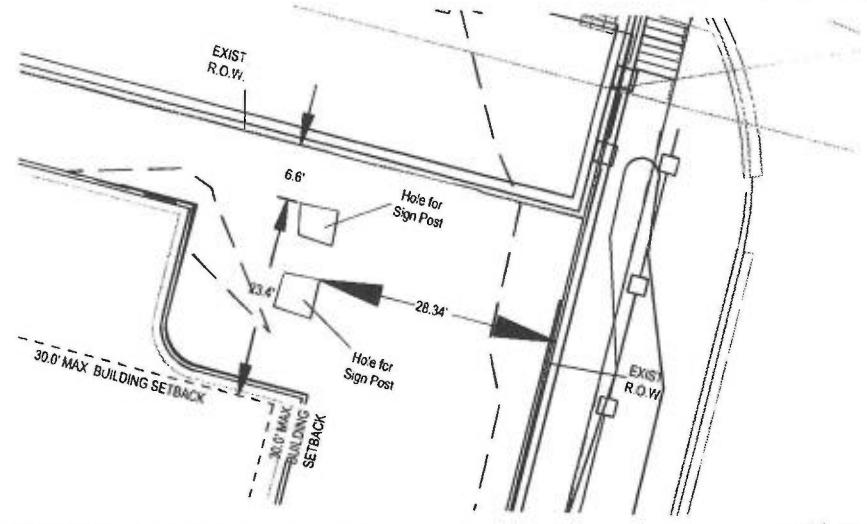
Scott Jonna
Principal

A.F Jonna Development and Management i/c/o Washtenaw Commons L.L.C.

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THESE TREES
 VIABILITY FOR

**ZONED
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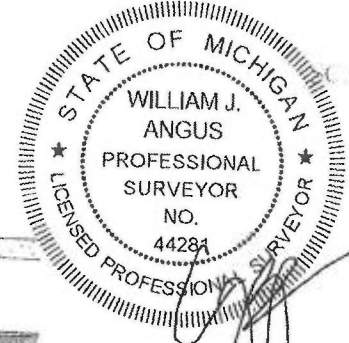


SIGN POST DETAIL: 1" = 20'

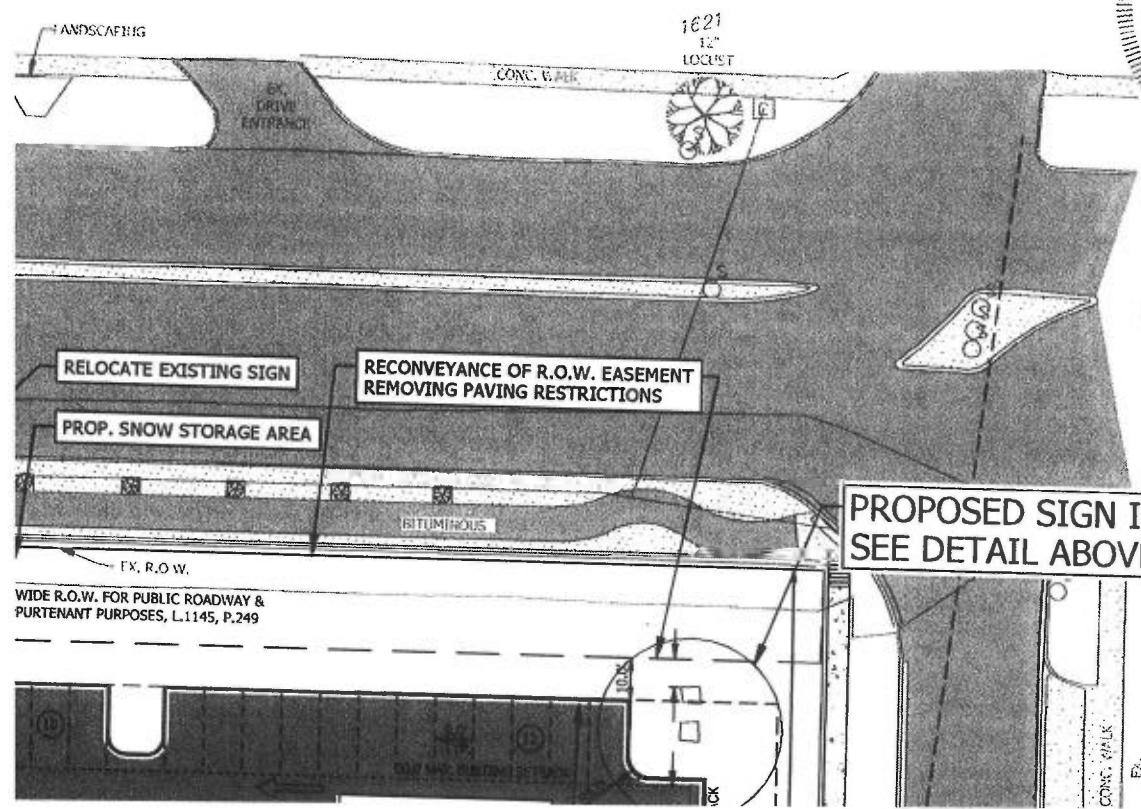


LEGEND

	EX. BITUMI
	PROP. BITU
	PROP. CONC
	EX. CONCRE



I HEREBY CERTIFY THAT THE
 DIMENSIONS SHOWN IN THIS
 DETAIL ARE BASED ON FIELD
 MEASUREMENTS TAKEN ON
 1/19/17



**PROPOSED SIGN INSTALLATION
 SEE DETAIL ABOVE**

**ZONED
 C3**

SITE PLAN NOTES

- BUILDING ADDRESS SHALL BE CLEARLY VISIBLE WHEN / ADDRESS NUMBERS SHALL BE PROVIDED ON ALL SOUTH
- GARBAGE AND RECYCLING BINS WILL BE LOCATED WITH ENCLOSURE LOCATED AT THE CENTER REAR OF THE PRI
- SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD LAND ADJACENT TO AND ABUTTING THE SAME, PRIOR T CERTIFICATE OF OCCUPANCY FOR THIS SITE. ALL EXIS REPAIR MUST BE REPAIRED IN ACCORDANCE WITH THE
- ANY SIDEWALK OR RAMP CONSTRUCTED WITHIN THE PI ALL REQUIREMENTS AS SET FORTH IN THE ADA STAND
- SITE DIMENSIONS ARE TO FACE OF CURB OR FACE OF W
- THE CONSTRUCTION OF THE SITE WILL BEGIN IMMEDIA AND PERMITS. THE PROJECT WILL BE COMPLETED IN 20
- THE PROJECT WILL BE COMPLETED IN 1 PHASE.
- THE PROPOSED PROJECT IS NOT LOCATED WITHIN THE

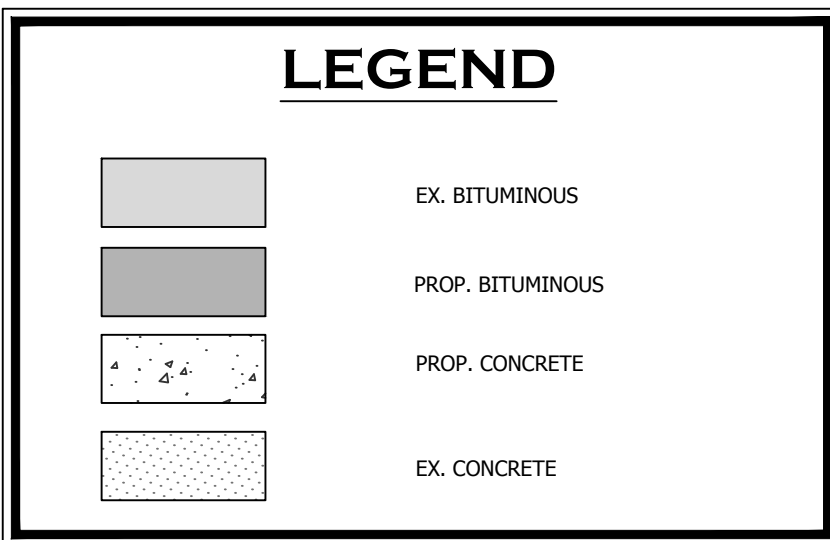
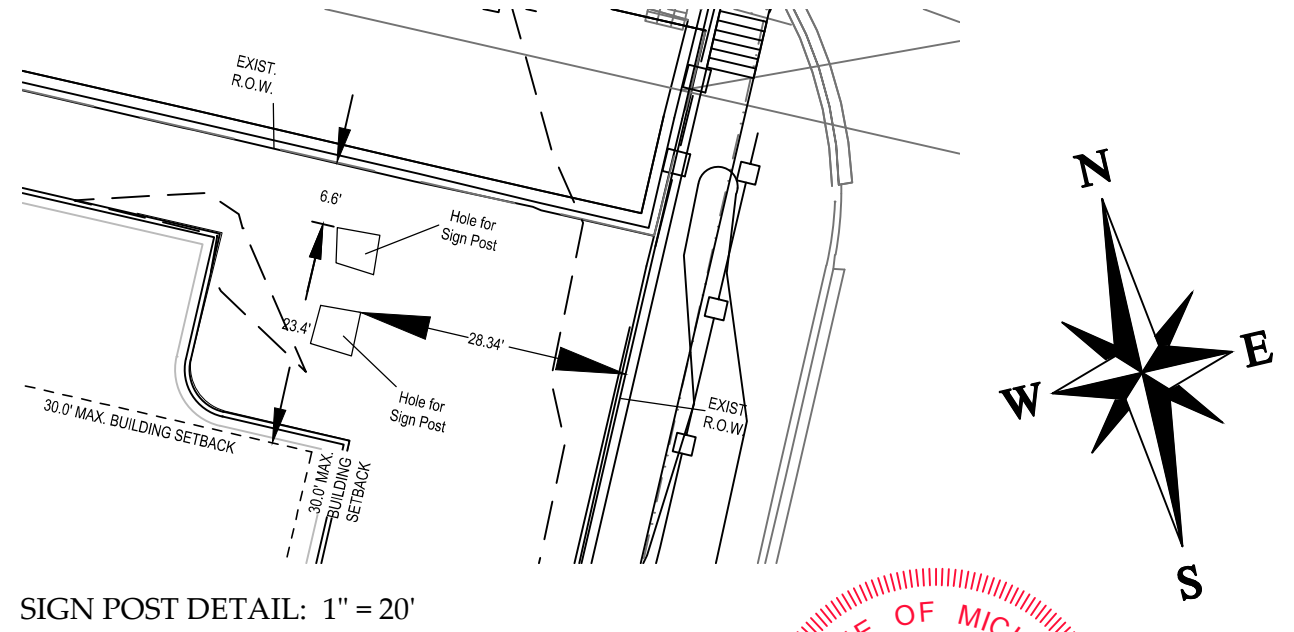
CONSTRUCTION N

- ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INC BE IN ACCORDANCE WITH THE MDOT CONSTRUCTION AN (LATEST EDITION) AND THE ORDINANCES OF THE CITY. ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY

WIDE R.O.W. FOR PUBLIC ROADWAY & PURTENANT PURPOSES, L1145, P.249

NATURAL FEATURES IMPACT STATEMENT

1. THE LANDMARK TREES ARE IMPACTED BY THE COMBINATION OF 5 INDIVIDUAL PARCELS INTO ONE PARCEL AFFECTING THE PARKING LAYOUT AND DRIVE LOCATION TO PROVIDE A HARMONIOUS VEHICULAR CIRCULATION AND PEDESTRIAN SAFETY. THE LANDMARK TREES ARE ALSO IMPACTED DUE TO THE RELOCATION OF THE PUBLIC SIDEWALK, SITE GRADING, AND UTILITIES BOTH IN THE PUBLIC R.O.W. AND PARKING AREAS AS DIRECTED BY THE CITY.
2. THE 22" SYCAMORE AND 18" RED PINE ARE LOCATED IN THE RIGHT-OF-WAY AREA OF PITTSFIELD BLVD. THESE TREES ARE MARKED FOR REMOVAL DUE TO LIMITED AREA TO PROVIDE ADEQUATE TREE PROTECTION AND THE VIABILITY FOR THE TREES TO SURVIVE DURING CONSTRUCTION.
3. THE CRITICAL ROOT ZONES FOR LANDMARK TREES ARE PROVIDED ON THE PLAN BELOW.

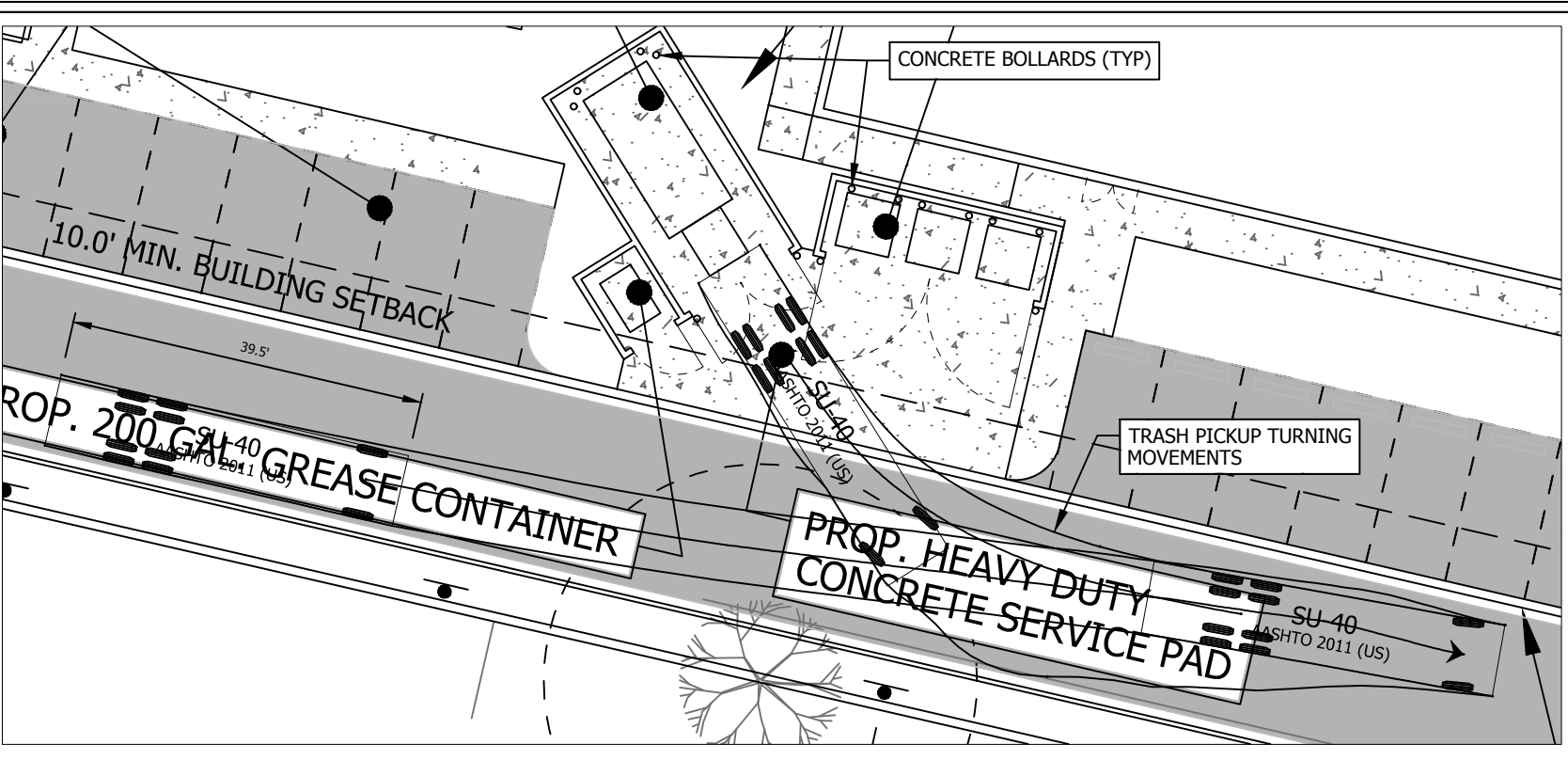


SITE PLAN NOTES

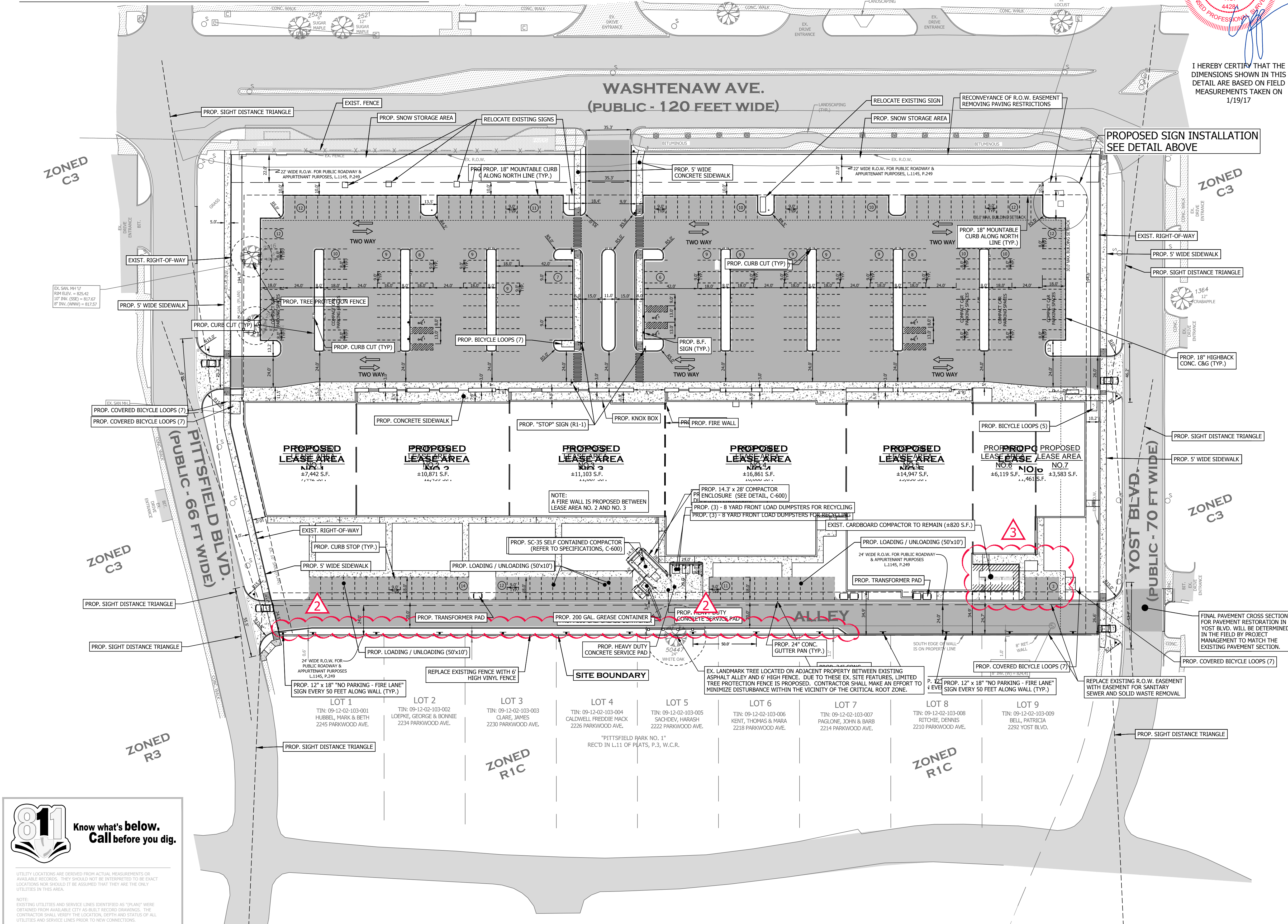
1. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE WHEN APPROACHING THE BUILDING. ADDRESS NUMBERS SHALL BE PROVIDED ON ALL SOUTH ALLEY DOORS
2. GARBAGE AND RECYCLING BINS WILL BE LOCATED WITHIN THE NEW DUMPSTER ENCLOSURE LOCATED AT THE CENTER REAR OF THE PROPOSED BUILDING.
3. SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME, PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE. ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH THE CITY STANDARDS.
4. ANY SIDEWALK OR RAMP CONSTRUCTED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE ADA STANDARDS FOR ACCESSIBLE DESIGN.
5. SITE DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALK, UNLESS OTHERWISE NOTED.
6. THE CONSTRUCTION OF THE SITE WILL BECOME IMMEDIATELY PENDING CITY APPROVALS AND PERMITS. THE PROJECT WILL BE COMPLETED IN 2015.
7. THE PROJECT WILL BE COMPLETED IN 1 PHASE.
8. THE PROPOSED PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAN.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDING FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE MOST CONSTRUCTION AND MATERIALS SPECIFICATIONS (LATEST EDITION) AND THE ORDINANCES OF THE CITY. WHERE CONFLICTS OCCUR IN THE ABOVE, THE CITY SHALL BE THE GOVERNING AUTHORITY.
2. SOIL BORINGS HAVE BEEN PERFORMED BY THE DEVELOPER AND SHALL BE PROVIDED TO THE CONTRACTOR. VARIATION IN EXISTING SOIL CONDITIONS MAY IMPACT THE EARTHWORK QUANTITIES IF UNDESIRABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING WATER AND SEWERAGE SYSTEM RESULTING FROM NON-COMFORMANCE WITH THE APPLICABLE STANDARDS OR THROUGH GENERAL NEGLIGENCE.
4. ALL WORK, INCLUDING INSPECTIONS AND TESTING COST REQUIRED FOR REMOVAL, RELOCATION OR NEW CONSTRUCTION FOR PRIVATE OR PUBLIC UTILITIES, WILL BE DONE BY AND AT THE EXPENSE OF THE CONTRACTOR AND INCLUDED IN THE BID PRICE FOR THE VARIOUS WORK ITEMS UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE CITY AND ANY OTHER AGENCY FOR ALL WORK DONE BY THE CONTRACTOR.
5. ANY DEFECTS IN THE CONSTRUCTION, INCLUDING MATERIALS OR WORKMANSHIP, SHALL BE REPAIRED OR CORRECTED BY REMOVAL AND REPLACEMENT OR OTHER APPROVED METHODS PRIOR TO ACCEPTANCE BY THE CITY OR OWNER WITHOUT ANY ADDITIONAL COST TO THE CITY OR OWNER.
6. ALL LAWN AREAS REMOVED OR DISTURBED SHALL BE REPLACED WITH TOPSOIL AND SOO WHERE NEEDED AND SHALL BE RESTORED AND MULCHED TO SATISFACTORY RE-ESTABLISHMENT OF LAWN DOES NOT APPLY.
7. ALL PUNCH LIST AND DEFICIENCY WORK SHALL BE COMPLETED WITHIN 1 YEAR OF THE END OF CONSTRUCTION.
8. THE CONTRACTOR SHALL OBTAIN A STREET OPENING PERMIT FROM THE CITY BEFORE BEGINNING WORK WITHIN ANY PUBLIC STREET RIGHT-OF-WAY.
9. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES.
10. THESE PLANS HAVE BEEN DEVELOPED FOR ELECTRONIC FIELD LAYOUT. DIMENSIONS SHOWN ARE FOR GRAPHIC REPRESENTATION ONLY AND SHOULD NOT BE USED FOR LAYOUT. CONTACT THE ENGINEER IF ANY DISCREPANCIES BETWEEN THE PLAN AND ELECTRONIC DATA ARE DISCOVERED.
11. THE WORK LIMITS SHOWN ON THESE PLANS ARE FOR PHYSICAL CONSTRUCTION ONLY. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LIGHTS, BARRICADES, FLAGMEN, ETC. AS REQUIRED TO PERFORM THE REQUIRED WORK. THE INSTALLATION AND OPERATION OF ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES AS REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR WHETHER INSIDE OR OUTSIDE THESE WORK LIMITS. THE CONTRACTOR SHALL FURNISH, ERECT, MAINTAIN AND SUBSEQUENTLY REMOVE SUCH ADDITIONAL TRAFFIC CONTROL DEVICES LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION AS ARE REQUIRED ON THOSE STREETS WHICH ARE USED AS DETOURS, INCLUDING "ROAD CLOSED" SIGNS AND BARRICADES AT THE POINT WHERE THE ROAD IS CLOSED TO THROUGH TRAFFIC.
12. THE CONTRACTOR SHALL PROTECT LOCATION OF ALL PROPERTY PINS AND BENCHMARKS.
13. ALL WORK CONTEMPLATED SHALL AT ALL TIMES BE SUBJECT TO THE DIRECT INSPECTION OF THE CITY, OWNER AND THEIR REPRESENTATIVES. THE CITY AND OWNER RESERVES THE RIGHT TO HALT ALL CONSTRUCTION ACTIVITY FOR NON-COMFORMANCE OF PLANS, SPECIFICATIONS AND OTHER APPLICABLE STANDARDS OR REGULATIONS.
14. PRICES BID PER FOOT FOR ALL PIPES IS COMPACTED IN PLACE REGARDLESS OF SOIL OR ROCK CONDITIONS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SIGNS, BARRICADES AND SAFETY FENCES TO DETER PEOPLE FROM ENTERING THE WORK AREA AND FOR MAINTAINING AND PROTECTING THE FLOW OF VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE JOB SITE. TRAFFIC CONTROLS SHALL BE COORDINATED WITH THE POLICE DEPARTMENT AND THE CITY.
16. PRIOR TO ANY CONSTRUCTION OR GRADING, A PROTECTIVE BARRIER, FENCE, POST AND/OR SIGNS CLEARLY INDICATING LIMITS OF WORK/DISTURBANCE SHALL BE INSTALLED INDICATING NO TREE REMOVAL OR DISTURBANCES OUTSIDE LIMITS. THE CITY AND OWNER SHALL BE CONTACTED UPON DETERMINATION OF LIMITS TO THE FIELD.
17. ALL ROAD SURFACES, EASEMENTS OR RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION OF ANY PART OF THIS IMPROVEMENT ARE TO BE RESTORED COMPLETELY TO THE SATISFACTION OF THE CITY AND THE OWNER.
18. NO PARKING OF CONTRACTOR OR CONTRACTOR EMPLOYEE'S VEHICLES ON ANY PUBLIC STREETS SHALL BE PERMITTED.
19. ALL DISTURBED SIGNS, GUARDRAILS, MAIL BOXES, AND DRIVEWAYS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY AND THE OWNER.
20. DUST CONTROL: THE CONTRACTOR SHALL SUPPLY ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY SUCH AS CALCIUM CHLORIDE, WATER OR A MOTORIZED DUST-FREE STREET SWEEPING DEVICE TO MAINTAIN ALL ROADWAYS BEING USED FOR ACCESS TO THE CONSTRUCTION SITE AND SHALL ADHERE TO ALL ORDINANCES OF THE CITY, COUNTY, MONROE OR ANY OTHER GOVERNING AUTHORITY.
21. ALL SEWERS, MANHOLES, JUNCTION CHAMBERS AND INLET BASINS MUST BE CLEANED BEFORE ACCEPTANCE BY THE CITY AND OWNER.
22. IF MUD, SOIL OR OTHER DEBRIS IS DEPOSITED ON ADJACENT STREETS, ROADS OR OTHER PROPERTY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH AT THE END OF EACH WORK DAY OR AS REQUIRED DURING THE WORK DAY.
23. ADJUST TO GRADE OR RECONSTRUCT TO GRADE WORK SHALL INCLUDE THE REMOVAL AND REPLACEMENT OF ANY EXISTING CONCRETE BLOCKOUT PAVEMENT. DAMAGED PAVEMENT DOWELS OR OTHER SUCH LOAD TRANSFERS DEVICES SHALL BE REPLACED AS DIRECTED BY THE CITY AND THE ENGINEER.
24. ALL EXISTING CASTINGS FOR STRUCTURES TO BE ADJUSTED OR RECONSTRUCTED TO GRADE SHALL BE FIELD CHECKED AT THE TIME OF CONSTRUCTION AND MARKED SUITABLE FOR SALVAGE AND REUSE OR REPLACED.
25. COMPACTED PREMIUM BACKFILL (MOOT CLASS II SAND) WILL BE REQUIRED AT ALL FILL AREAS OR ANY STREETS WHERE REMOVAL AND REPLACEMENT OF PAVEMENT IS REQUIRED AND FOR ALL UNDERGROUND CONSTRUCTION UNDER ANY DRIVEWAY OR PAVEMENT INCLUDING THE 45 DEGREE ANGLE OF INFLUENCE FROM THE OUTSIDE EDGE OF PAVEMENT OR TOP OF CURB. COMPACTION TESTS SHALL BE REQUIRED EVERY 50 FEET UNDER PAVEMENT. PAVEMENT INCLUDES, BUT NOT LIMITED TO, ROADWAY SURFACES, SIDEWALKS, BIKE WAYS, DRIVEWAYS, SHOULDERS, BUILDINGS, ETC.
26. NO BUILDING MATERIAL, EQUIPMENT, VEHICLES OR CHEMICALS SHALL BE STORED OR PLACED OUTSIDE LIMITS OF WORK/DISTURBANCE.
27. STORMWATER POLLUTION PREVENTION ITEMS SHALL BE IN PLACE PRIOR TO COMMENCING CLEARING OPERATIONS, EARTHWORK GRADING, OR ANY OTHER TYPE OF CONSTRUCTION ACTIVITY.
28. ROOF DRAINS, FOUNDATION DRAINS AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.



COMPACTOR SERVICE TRUCK TURNING MOVEMENTS



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY RECORDS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

www.nederveld.com
800.222.1868

ANN ARBOR
3025 Miller Road
Ann Arbor, MI 48103
PHONE: 734.929.6963

CHICAGO
1082 National Parkway
Schaumburg, IL 60173
PHONE: 312.878.3897

COLUMBUS
6355 Old Avery Road, Suite A
Dublin, OH 43016
PHONE: 614.899.1127

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
PHONE: 616.575.5190

HOLLAND
347 Hoover Boulevard
Holland, MI 49423
PHONE: 616.393.0449

INDIANAPOLIS
8459 Castlewood Dr., Suite B
Indianapolis, IN 46250
PHONE: 317.288.3762

Site Layout Plan

PITTSFIELD RETAIL ADMINISTRATIVE AMENDMENT

PART OF THE NE 1/4 OF SECTION 2, T2S, R6E, CITY OF ANN ARBOR, WASHTENAW COUNTY, MICHIGAN

A.F. JONNA DEVELOPMENT

Attention: **A.F. Jonna**

4036 Telegraph Road, STE 201
Bloomfield Hills, MI
Phone: (248) 593-6200

no.	comment	date	checked by
1	ADMINISTRATIVE AMENDMENT SUBMITTED TO CITY OF ANN ARBOR	07/19/16	JNR
2			
3			
4			
5			
6			
7			
8			

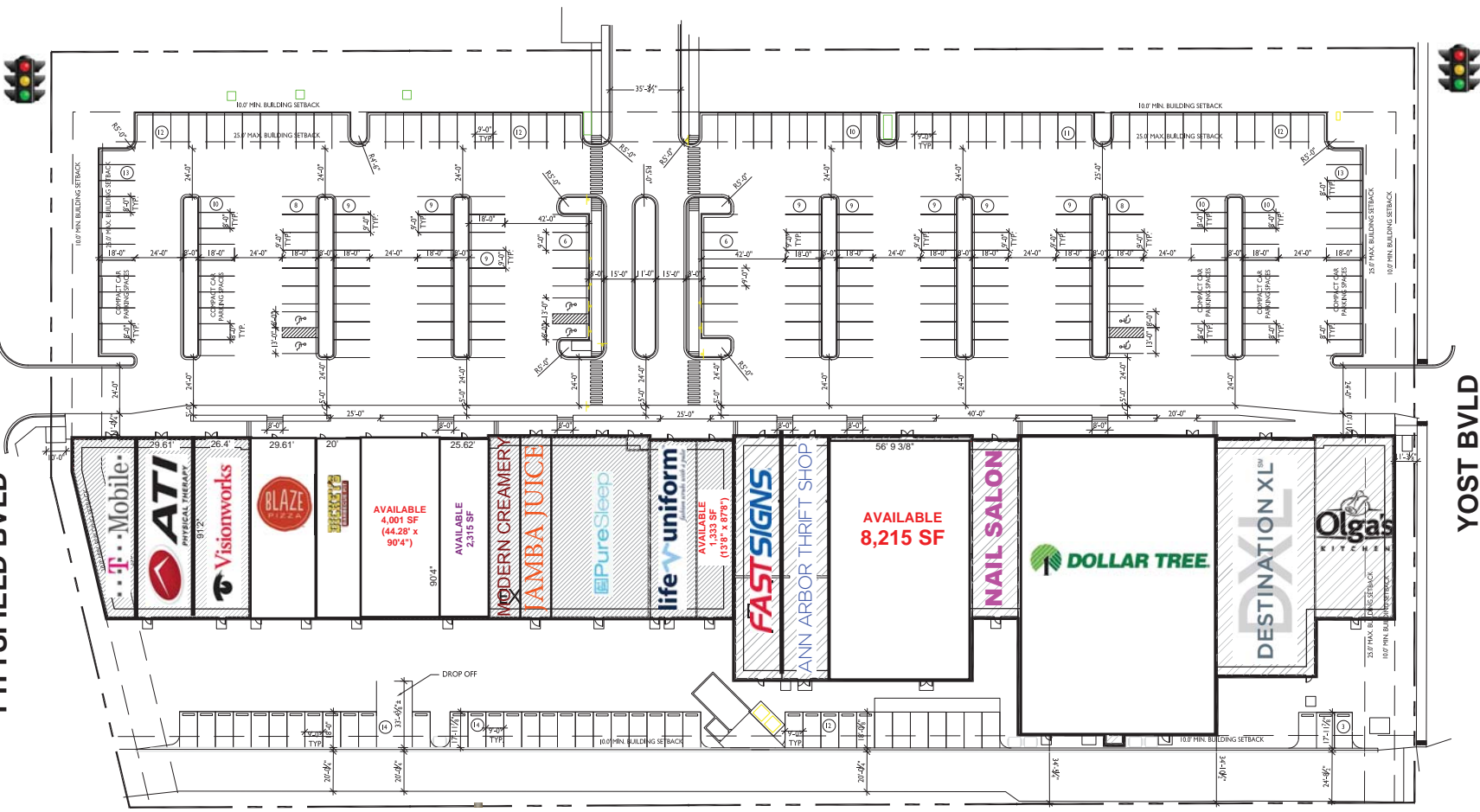
project no.: 14500104

C-205

sheet no.: 4 OF 23

© 2015 Nederveld, Inc.

PITTSFIELD BLVD



YOST BULD

 **SITE PLAN**
SCALE: 1" = 30'

BOWERS ASSOCIATES
2400 South Harbor Parkway • Ann Arbor, MI 48106
P: 734.975.2400 • F: 734.975.2410
WWW.BOWERSA.COM

CONSULTANT + NAME

PROJECT + INFORMATION
**WASHTENAW RETAIL
ANN ARBOR THRIFT SHOP**
ANN ARBOR, MI

PROJECT + NUMBER
14-311

ISSUE + DATE
20 NOV 2014 O. REV.
FEB 19 2015 PRELIM.
24 APR 2015 PERMIT

SHEET + TITLE
SITE PLAN

14311sp100.dwg

SHEET + NUMBER
SP1.00



WASHTENAW COMMONS

Type: Lease

SWQ OF WASHTENAW AVE & US-23
(BETWEEN YOST BLVD & PITTSFIELD BLVD)
ANN ARBOR MI
WASHTENAW COUNTY

PROPERTY TYPE: Shopping Center

DATE AVAILABLE: Now available!

RENT: \$28.00-36.00/SF NNN

NNN EXPENSE: \$6.50/SF

AVAILABLE SPACE: From 1,600 to as large as 8,200 SF

IMPROVEMENTS: "White Box" or "Warm Shell" deliveries

TRAFFIC COUNT: Washtenaw Avenue = 41,900 cpd
US-23 = 94,100 cpd

CONTACT: Michael Lippitt – mlippitt@landmarkcres.com
Scott Sonenberg – ssonenberg@landmarkcres.com

DESCRIPTION:

Washtenaw Commons is Ann Arbor's newest and most modern shopping center strategically located on the south side of Washtenaw Ave between Yost Blvd and Pittsfield Blvd, directly across from Arborland Center. This project is a combination of existing and new retail space reconfigured into one cohesive shopping center of the highest quality. Join DXL, Dollar Tree, Pure Sleep, Life Uniform, T-Mobile, Olga's Kitchen, Blaze Pizza, Visionworks, Dickey's BBQ, and Fast Signs. New spaces available from 1,600 SF to as large as 8,200 SF can still be accommodated. Spaces are deliverable this summer! Please call to discuss your specific requirements.

Radius:	3 Mile	5 Mile	7 Mile
Pop. Density:	75,908	180,142	245,532
Avg. HH Income:	\$72,276	\$70,851	\$73,950



Exhibit 2
Sign Placement Per Code

3500 Washtenaw Ann Arbor











Running Fit
 Sur La Table
 Madewell
 ARHAUS
 lululemon
 athletica

Anthropologie
 The North Face
 Brooks Brothers
 Paper Source

Ann Arbor
 Thrift Shop
 Life Uniform
 Fast Signs

Ann Arbor, MI



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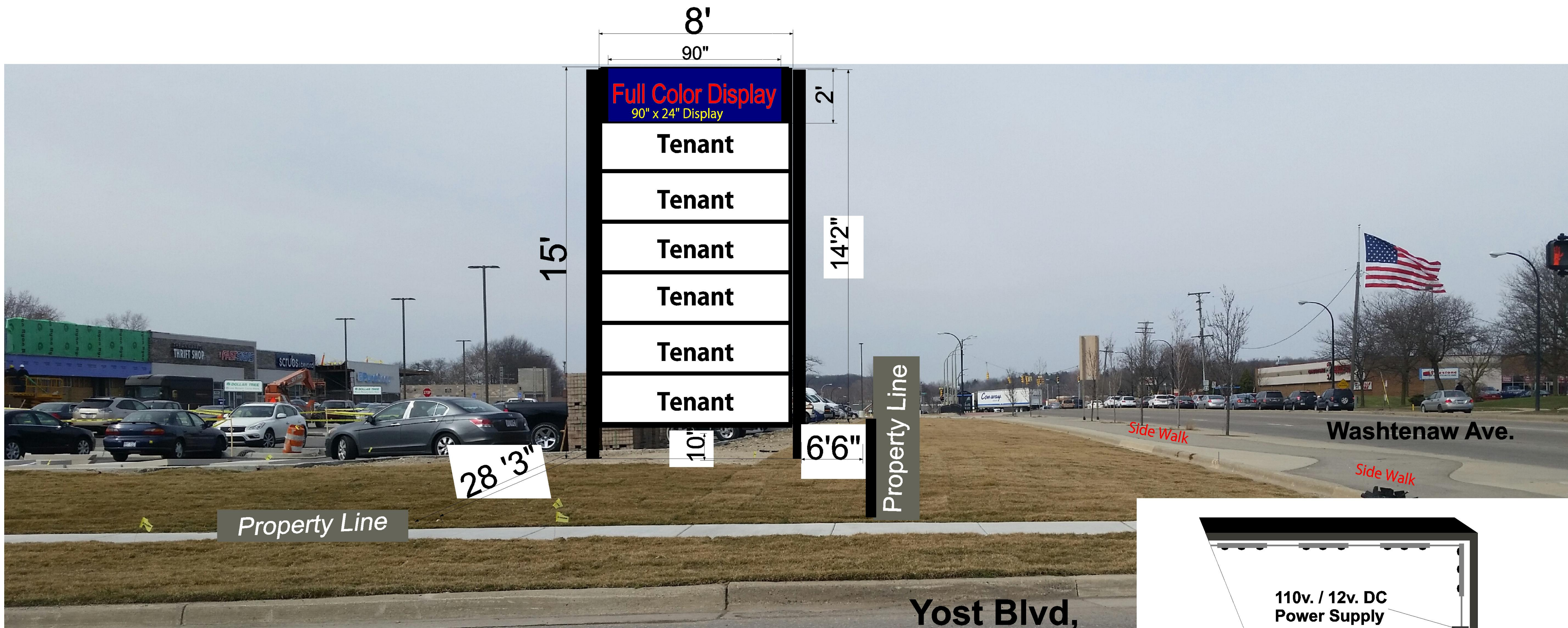


Ann Arbor
Thrift Shop
Life Uniform
Fast Signs

Ann Arbor, MI



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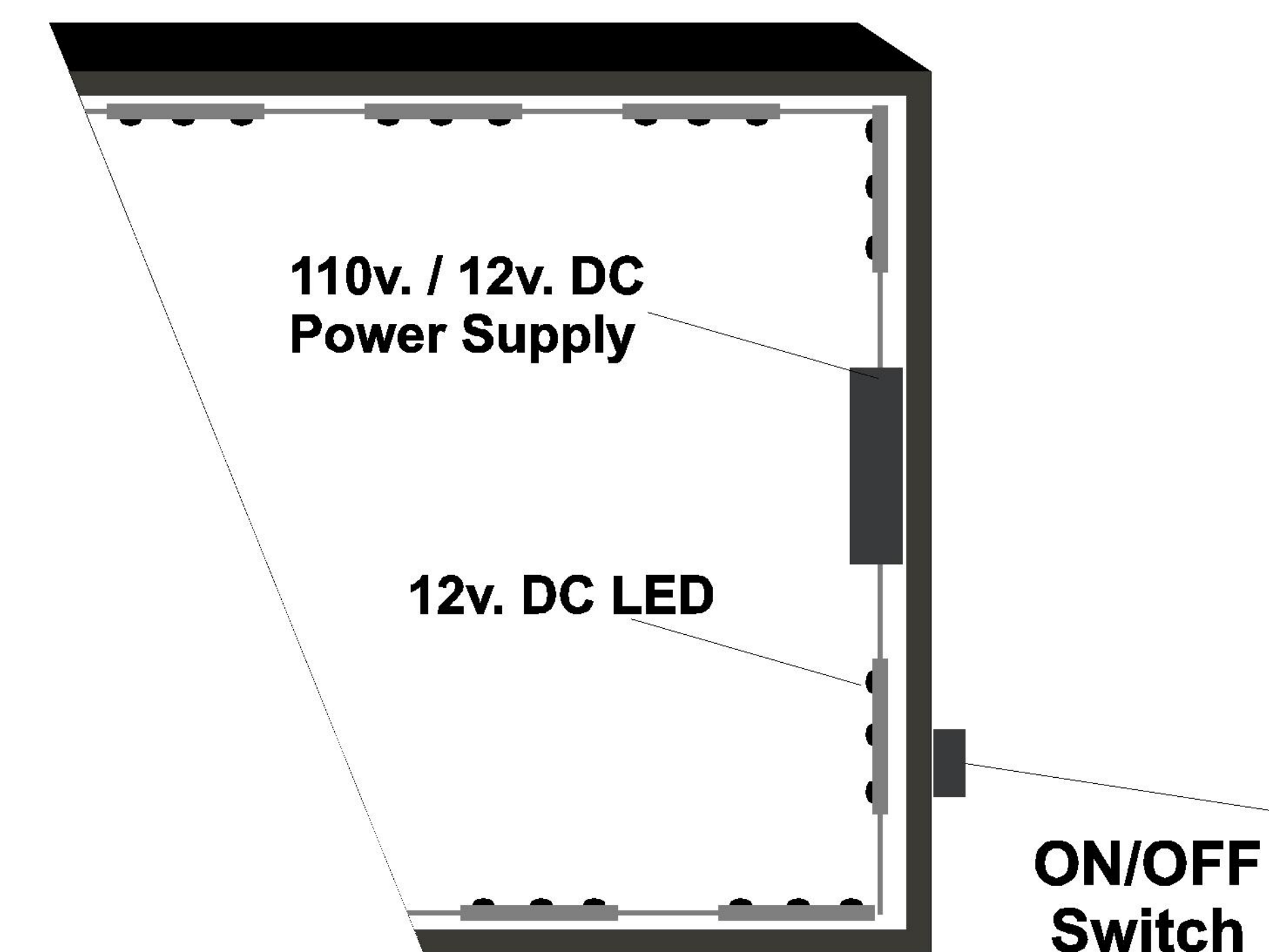


Sign Distance from Property line from Yost Blvd 28'3"
 Sign Distance from Property line from Washtenaw side 6'6"

Total Signage: 113.33 Sqft

LED Message Reader Board 90" x 24" Display

Internally LIT using
 12v. UL approved LED mo
 UL Approved Power Supp
 and UL Approved ON/OFF



4TECH SIGNS T. 313-933-4460
 F. 313-933-4461
 4TechSigns@gmail.com
 13300 Foley St., Detroit, MI 48227

File name : **Washtenaw Plaza**

Address : 3500 Washtenaw
 Ann Arbor

Date: **Mar, 2016**

Sales Rep:

Job specs.: **Mon. Sign**

"This Sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign" / SWITCH to be installed in HOT SIDE of line

This Product Complies with **UL48** & Bears the mark 

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.2567/-83.6957

RF1

Washtenaw Ave & Huron Pkwy

Ann Arbor, MI 48104

1 mi radius 2 mi radius 3 mi radius 5 mi radius

	1 mi radius	2 mi radius	3 mi radius	5 mi radius	
POPULATION	2016 Estimated Population	7,913	41,262	89,525	183,178
	2021 Projected Population	7,933	41,438	89,796	184,439
	2010 Census Population	7,887	41,148	87,531	179,511
	2000 Census Population	7,687	41,361	88,207	176,862
	Projected Annual Growth 2016 to 2021	0.1%	0.1%	0.1%	0.1%
	Historical Annual Growth 2000 to 2016	0.2%	-	0.1%	0.2%
HOUSEHOLDS	2016 Estimated Households	3,565	19,171	37,258	78,327
	2021 Projected Households	3,702	19,875	38,637	81,466
	2010 Census Households	3,447	18,551	35,251	74,298
	2000 Census Households	3,332	18,186	34,536	71,207
	Projected Annual Growth 2016 to 2021	0.8%	0.7%	0.7%	0.8%
	Historical Annual Growth 2000 to 2016	0.4%	0.3%	0.5%	0.6%
AGE	2016 Est. Population Under 10 Years	10.0%	10.4%	7.7%	9.0%
	2016 Est. Population 10 to 19 Years	10.4%	10.8%	16.2%	14.6%
	2016 Est. Population 20 to 29 Years	18.5%	22.2%	32.8%	27.8%
	2016 Est. Population 30 to 44 Years	21.2%	19.5%	15.6%	17.6%
	2016 Est. Population 45 to 59 Years	19.1%	17.6%	13.0%	15.2%
	2016 Est. Population 60 to 74 Years	14.3%	13.7%	10.2%	11.1%
	2016 Est. Population 75 Years or Over	6.5%	5.8%	4.5%	4.8%
	2016 Est. Median Age	37.6	35.6	30.9	32.6
MARITAL STATUS & GENDER	2016 Est. Male Population	50.5%	48.1%	49.2%	49.3%
	2016 Est. Female Population	49.5%	51.9%	50.8%	50.7%
	2016 Est. Never Married	33.4%	40.9%	58.6%	51.4%
	2016 Est. Now Married	47.8%	40.5%	28.2%	34.1%
	2016 Est. Separated or Divorced	16.5%	14.6%	10.2%	11.2%
	2016 Est. Widowed	2.3%	4.1%	3.0%	3.3%
INCOME	2016 Est. HH Income \$200,000 or More	10.6%	9.7%	7.7%	8.5%
	2016 Est. HH Income \$150,000 to \$199,999	7.7%	6.3%	5.5%	6.5%
	2016 Est. HH Income \$100,000 to \$149,999	15.2%	12.0%	11.3%	13.5%
	2016 Est. HH Income \$75,000 to \$99,999	12.9%	10.6%	9.5%	10.8%
	2016 Est. HH Income \$50,000 to \$74,999	19.0%	16.3%	16.0%	15.7%
	2016 Est. HH Income \$35,000 to \$49,999	10.4%	13.0%	12.8%	11.7%
	2016 Est. HH Income \$25,000 to \$34,999	8.1%	11.0%	10.2%	9.4%
	2016 Est. HH Income \$15,000 to \$24,999	7.0%	10.6%	10.7%	9.6%
	2016 Est. HH Income Under \$15,000	9.1%	10.6%	16.3%	14.3%
	2016 Est. Average Household Income	\$93,489	\$85,271	\$75,390	\$81,637
	2016 Est. Median Household Income	\$81,962	\$68,678	\$59,031	\$65,836
	2016 Est. Per Capita Income	\$42,909	\$39,893	\$32,410	\$35,609
2016 Est. Total Businesses	647	2,793	7,567	12,761	
2016 Est. Total Employees	6,292	29,820	85,378	151,742	

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Lat/Lon: 42.2567/-83.6957

RF1

Washtenaw Ave & Huron Pkwy

Ann Arbor, MI 48104

1 mi radius 2 mi radius 3 mi radius 5 mi radius

	1 mi radius	2 mi radius	3 mi radius	5 mi radius	
RACE	2016 Est. White	70.8%	64.8%	66.9%	66.9%
	2016 Est. Black	11.6%	16.1%	12.3%	13.3%
	2016 Est. Asian or Pacific Islander	11.9%	12.2%	14.9%	14.2%
	2016 Est. American Indian or Alaska Native	0.2%	0.3%	0.3%	0.3%
	2016 Est. Other Races	5.5%	6.7%	5.6%	5.3%
HISPANIC	2016 Est. Hispanic Population	390	2,672	5,071	9,821
	2016 Est. Hispanic Population	4.9%	6.5%	5.7%	5.4%
	2021 Proj. Hispanic Population	6.4%	8.1%	7.0%	6.7%
	2010 Hispanic Population	4.2%	5.6%	5.0%	4.7%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	5,694	28,007	48,846	109,355
	2016 Est. Elementary (Grade Level 0 to 8)	1.0%	1.5%	1.6%	1.5%
	2016 Est. Some High School (Grade Level 9 to 11)	2.6%	3.7%	3.5%	3.2%
	2016 Est. High School Graduate	10.7%	11.2%	10.6%	10.5%
	2016 Est. Some College	17.3%	16.0%	15.7%	15.6%
	2016 Est. Associate Degree Only	5.9%	6.2%	6.2%	5.8%
	2016 Est. Bachelor Degree Only	25.7%	26.0%	27.8%	27.4%
	2016 Est. Graduate Degree	36.8%	35.5%	34.7%	35.9%
HOUSING	2016 Est. Total Housing Units	3,668	19,705	38,310	80,595
	2016 Est. Owner-Occupied	60.1%	45.5%	36.1%	42.9%
	2016 Est. Renter-Occupied	37.1%	51.8%	61.2%	54.3%
	2016 Est. Vacant Housing	2.8%	2.7%	2.7%	2.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	4.4%	3.0%	2.9%	3.3%
	2010 Homes Built 2000 to 2004	3.4%	5.0%	5.3%	5.9%
	2010 Homes Built 1990 to 1999	11.0%	11.8%	11.5%	13.7%
	2010 Homes Built 1980 to 1989	7.6%	10.5%	11.6%	11.7%
	2010 Homes Built 1970 to 1979	11.3%	22.8%	22.5%	18.5%
	2010 Homes Built 1960 to 1969	23.0%	19.0%	17.4%	15.1%
	2010 Homes Built 1950 to 1959	19.4%	11.9%	11.4%	12.3%
	2010 Homes Built Before 1949	20.0%	16.0%	17.4%	19.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	2.1%	1.4%	1.1%	0.8%
	2010 Home Value \$500,000 to \$999,999	4.6%	6.8%	6.1%	4.6%
	2010 Home Value \$400,000 to \$499,999	3.5%	3.9%	3.4%	3.4%
	2010 Home Value \$300,000 to \$399,999	5.3%	7.1%	7.5%	10.2%
	2010 Home Value \$200,000 to \$299,999	18.4%	18.2%	19.4%	21.9%
	2010 Home Value \$150,000 to \$199,999	20.2%	16.0%	17.5%	17.5%
	2010 Home Value \$100,000 to \$149,999	15.8%	17.9%	18.5%	16.5%
	2010 Home Value \$50,000 to \$99,999	23.1%	19.2%	17.6%	15.8%
	2010 Home Value \$25,000 to \$49,999	3.5%	4.9%	4.7%	5.0%
	2010 Home Value Under \$25,000	3.6%	4.6%	4.2%	4.2%
	2010 Median Home Value	\$165,892	\$173,823	\$176,894	\$183,512
	2010 Median Rent	\$770	\$715	\$814	\$798

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RF1

Washtenaw Ave & Huron Pkwy		1 mi radius	2 mi radius	3 mi radius	5 mi radius
Ann Arbor, MI 48104					
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	6,674	34,714	79,130	157,816
	2016 Est. Civilian Employed	63.6%	63.6%	56.8%	61.9%
	2016 Est. Civilian Unemployed	1.5%	2.3%	2.2%	2.1%
	2016 Est. in Armed Forces	-	-	-	-
	2016 Est. not in Labor Force	35.0%	34.1%	41.0%	36.1%
	2016 Labor Force Males	50.1%	47.5%	49.0%	49.0%
	2016 Labor Force Females	49.9%	52.5%	51.0%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,109	20,681	39,904	86,235
	2010 Mgmt, Business, & Financial Operations	16.7%	14.1%	12.8%	13.5%
	2010 Professional, Related	44.1%	36.0%	36.5%	38.5%
	2010 Service	15.0%	19.0%	19.9%	17.8%
	2010 Sales, Office	15.2%	20.8%	21.4%	20.8%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	2.8%	2.6%	2.6%	2.8%
	2010 Production, Transport, Material Moving	6.1%	7.3%	6.5%	6.4%
	2010 White Collar Workers	76.0%	70.9%	70.8%	72.8%
	2010 Blue Collar Workers	24.0%	29.1%	29.2%	27.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.5%	74.2%	64.7%	68.5%
	2010 Drive to Work in Carpool	6.9%	8.7%	7.7%	7.7%
	2010 Travel to Work by Public Transportation	9.4%	6.7%	7.5%	6.4%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%	0.2%
	2010 Walk or Bicycle to Work	3.1%	5.2%	14.6%	11.7%
	2010 Other Means	0.2%	0.3%	0.3%	0.4%
	2010 Work at Home	3.9%	4.9%	5.3%	5.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	31.3%	35.4%	40.2%	37.0%
	2010 Travel to Work in 15 to 29 Minutes	47.3%	42.6%	39.6%	40.8%
	2010 Travel to Work in 30 to 59 Minutes	18.5%	18.4%	17.0%	18.4%
	2010 Travel to Work in 60 Minutes or More	2.9%	3.5%	3.2%	3.8%
	2010 Average Travel Time to Work	18.3	17.2	16.3	17.1
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$238 M	\$1.19 B	\$2.12 B	\$4.72 B
	2016 Est. Apparel	\$8.36 M	\$41.9 M	\$74.6 M	\$166 M
	2016 Est. Contributions, Gifts	\$18.0 M	\$88.7 M	\$152 M	\$344 M
	2016 Est. Education, Reading	\$10.3 M	\$50.8 M	\$89.1 M	\$200 M
	2016 Est. Entertainment	\$13.4 M	\$67.1 M	\$119 M	\$265 M
	2016 Est. Food, Beverages, Tobacco	\$35.3 M	\$179 M	\$322 M	\$711 M
	2016 Est. Furnishings, Equipment	\$8.40 M	\$41.5 M	\$72.9 M	\$164 M
	2016 Est. Health Care, Insurance	\$20.2 M	\$103 M	\$185 M	\$407 M
	2016 Est. Household Operations, Shelter, Utilities	\$73.5 M	\$370 M	\$659 M	\$1.46 B
	2016 Est. Miscellaneous Expenses	\$3.44 M	\$17.3 M	\$31.2 M	\$69.0 M
	2016 Est. Personal Care	\$3.06 M	\$15.4 M	\$27.6 M	\$61.2 M
	2016 Est. Transportation	\$43.7 M	\$219 M	\$392 M	\$872 M

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SIGN PERMIT

CITY OF ANN ARBOR

BUILDING DEPARTMENT
 301 E Huron St, P.O. Box 8647
 Ann Arbor, MI 48104
 Phone: (734) 794-6267
 Fax: (734) 994-8460

PLEASE VISIT THE CITY WEB SITE TO SCHEDULE YOUR INSPECTION - WWW.A2GOV.ORG/eTRAKIT

Permit Number: **SIGN16-0104**

Construction Type:

Use Group:

Work Type: **SIGN**

WASHTENAW PLAZA-Ground pole sign

Stipulations:

LOCATION	OWNER
3500 WASHTENAW AVE 09-12-02-103-021	WASHTENAW COMMONS, LLC & 4036 TELEGRAPH ROAD SUITE 201 Bloomfield Hills, MI 48302
<p>Approved plans must be retained on job and this card kept posted until final inspection has been made. Permits and inspection notices must be posted at a single location on site (electrical panel, etc.). Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been approved. Minimum 24 hour notice required for inspection. You must request inspection.</p>	CONTRACTOR
	<p>Bright Star Signs 13300 Foley St. Detroit, MI 48227 (313) 468-5111</p>

Permit Item	Account Number	Fee Basis	Amount
PLAN EXAMINATION	0026-033-3330-0000-434	0	88.00
BUILDING PERMIT FEE	0026-033-3330-0000-431	0	220.00
MISC SIGN COPY CHANGE/REFACING	0026-033-3330-0000-431	0	30.00

Craig Strong
 Building Official

Date Issued: **11/01/2016**
 Date Expires: **04/30/2017**

Fee Total: \$338.00
Amount Paid: \$338.00

BALANCE DUE: \$0.00

I agree this permit is only for the work described and does not grant permission for additional work which requires separate permits. I understand that this permit will become invalid, and null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced, and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as authorized agent. I agree to conform to all applicable laws of the State of Michigan and local jurisdiction. All information on the permit application is accurate.

Payment of permit fee constitutes acceptance of above terms.



ELECTRICAL PERMIT

CITY OF ANN ARBOR

BUILDING DEPARTMENT
 301 E Huron St, P.O. Box 8647
 Ann Arbor, MI 48104
 Phone: (734) 794-6267
 Fax: (734) 994-8460

PLEASE VISIT THE CITY WEB SITE TO SCHEDULE YOUR INSPECTION - WWW.A2GOV.ORG/permits

Permit Number: **ELEC16-1223**

Construction Type:

Use Group:

Work Type: **ELECTRICAL**

WASHTENAW PLAZA-Ground pole sign

Stipulations:

LOCATION	OWNER
3500 WASHTENAW AVE 09-12-02-103-021	WASHTENAW COMMONS, LLC & 4036 TELEGRAPH ROAD SUITE 201 Bloomfield Hills, MI 48302
Approved plans must be retained on job and this card kept posted until final inspection has been made. Permits and inspection notices must be posted at a single location on site (electrical panel, etc.). Where a Certificate of Occupancy is required, such building shall not be occupied until final inspection has been approved. Minimum 24 hour notice required for inspection. You must request inspection.	CONTRACTOR
	Bright Star Signs 13300 Foley St. Detroit, MI 48227 (313) 468-5111

Permit Item	Account Number	Fee Basis	Amount
BASE FEE - INCLUDES 1 INSPECTION	0026-033-3330-0000-431	0	50.00

Craig Strong
 Building Official

Date Issued: **11/01/2016**
 Date Expires: **04/30/2017**

Fee Total: \$50.00
Amount Paid: \$50.00

BALANCE DUE: \$0.00

I agree this permit is only for the work described and does not grant permission for additional work which requires separate permits. I understand that this permit will become invalid, and null and void if work is not started within 180 days, or if work is suspended or abandoned for a period of 180 days any time after work has commenced, and that I am responsible for assuring all required inspections are requested in conformance with the applicable code.

I hereby certify that the proposed work is authorized by the owner, and that I am authorized by the owner to make this application as authorized agent. I agree to conform to all applicable laws of the State of Michigan and local jurisdiction. All information on the permit application is accurate.

Payment of permit fee constitutes acceptance of above terms.