



BBA15-028

11-12-15

City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — CONSTRUCTION SERVICES

Mailing: 301 E. Huron St. P.O. Box 8647 Ann Arbor, Michigan 48107-8647
p. 734.794.6263 f. 734.994.8460 building@a2gov.org

APPLICATION FOR VARIANCE - BUILDING BOARD OF APPEALS

Section 1: Applicant Information
Name of Applicant: Bill Brinkerhoff
Address of Applicant: 325 W. Liberty, Ann Arbor, MI 48103
Daytime Phone: 734-846-6663 Fax: None
Email: bill@argusfarmstop.com
Applicant's Relationship to Property: Owner

Section 2: Property Information
Address of Property: 325 W. Liberty, Ann Arbor, MI 48103
Zoning Classification: D2
Tax ID# (if known): 46-5289030
\*Name of Property Owner: Bill Brinkerhoff
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:
Section 602; specifically 602.1 and Table 602 30' or greater 0'
705.5 & 705.8
Example: 2003 Building Code, Section 5:26 Example: 7' Ceiling Clearance Example: 6'5" under landing
Give a detailed description of the work you would need this variance for (attach additional sheets if necessary)
See attached description

#### Section 4: Variance Request

The City of Ann Arbor Building Board of Appeals has the powers granted by State law and Building Codes. A variance may be granted by the Building 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 Building Board of Appeals.

1. **Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the home compared to other homes in the City?**

To limit visual impacts of the addition (benefits expressed elsewhere in this application), an all glass structure was decided to be the most appropriate. A two-hour fire resistance rating in accordance with Table 602 of the building code, which for the most part, prohibits using glass along the property line.

2. **Are the hardships or practical difficulties more than mere inconvenience or inability to obtain a higher financial return, or both? (explain)** Two-hour rated glazing is a highly specialized building material and as such, is extremely expensive. Other fire rated options that are affordable, such as masonry, are opaque and obstruct the visual connection to the downtown, which is a valued feature of this location on the edge of a residential neighborhood.

3. **What effect will granting the variance have on the neighboring properties?** \_\_\_\_\_

The transparency afforded by the fully glazed greenhouse will maintain the current openness of the gathering area on this small corner site. Several residences will not have part of their view of downtown blocked.

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 Code?**

The site is small and placing the enclosure in another location would affect site accessibility: block the entry, block pedestrian movement, and/or complicate vehicular parking. The proposed building location is on the east side the least active area and currently a gathering location.

5. **Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?** The original site design of the former gas station limits the location for this proposed greenhouse. From the onset of the project, the primary design feature of the structure has centered around the desire to be as transparent as possible; to be seen as a window to downtown instead of a barrier.

#### Section 5: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an **incomplete application** and will delay staff review and Building Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application. All materials must be provided on **8 1/2" by 11" sheets**. ***If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.***

- State proposed use of property, size of lot and size and type of proposed changes.
- Building floor plans showing interior rooms, including dimensions. (continued....)
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written materials that support the request.
- Letter of Authority if being represented by someone other than the property owner.

**Section 6: 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 Applicable City Code and/or 2006 Michigan Residential Code and/or 2006 Michigan Building Code for the stated reasons, in accordance with the materials attached hereto.

734-846-6663  
Phone Number  
bill@argusfarmstg.com  
Email Address

William F. Brinkhoff  
Signature  
WILLIAM F. BRINKHOFF  
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 and have received all coversheets with dates, deadlines and instructions. Applicant acknowledges that they are aware of these meeting dates and will not receive further notification of meeting dates and times. All applicants are expected to know when and where the meeting is and to appear to present their appeal in a timely fashion:

William F. Brinkhoff  
Signature

Further, I hereby give City of Ann Arbor Planning and Development Services unit staff and members of the Building Board of Appeals permission to access the subject property for the purpose of reviewing my variance request. As a condition of granting any variance, the property owner is also responsible for reinstating, paying fees for or acquiring new permits to inspect and final out any outstanding work at this property:

William F. Brinkhoff  
Signature

On this 10 day of November, 2015, 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.

Victoria Rose Brewer  
Notary Public Signature

9.14.2017  
Notary Commission Expiration Date

VICTORIA ROSE BREWER  
Print Name

**STAFF USE ONLY**

Date Submitted: 11-12-15 Fee Paid: \$500.00  
File No.: BBA15-028  
Pre-Filing Review Person & Date: \_\_\_\_\_  
Secondary Staff Review Person & Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
BBA Action: \_\_\_\_\_  
OUTSTANDING PERMITS: \_\_\_\_\_

## **Variance Request Background and Description**

Argus Farm Stop is a relatively new market providing locally sourced food and products to consumers. The overwhelming response from the community and our customers has provided the opportunity to expand our business and provide a meeting and training location. We have received site plan approval for the addition of a greenhouse structure off the front of our existing building adjacent to the property line. Code would require the greenhouse wall adjacent to the existing property line to be 2-hr fire rated.

The former gas station is located along the east property line on this small corner site with currently active on-site open areas created by the existing original customer vehicular access areas on the north and west of the existing building. With the increase in popularity of the business as a gathering spot for patrons and passersby's, a need for a new four-season congregating space became apparent. In an effort to maintain the open areas that currently support the building entrance, pedestrian circulation, visibility, produce deliveries, vehicular parking, and various outdoor activities, a relatively quiet location currently used for seating along the east property line became the logical spot for the four-season enclosure. To limit the visual impact of the addition, an all-glass greenhouse structure was selected. Being on the fringe of a residential neighborhood, views of the city to the east are an important visual link from the Argus Farm Stop to the downtown. 100% building transparency has always been a major design concern for this project.

Consistent with past variances, we are respectfully asking to waive the current 2-hr fire rating until such time that the adjacent property use changes requiring us to comply with the 2-hr fire rating. At that time Argus Farm Stop would comply with the 2-hr fire rating required.

The variance requested is similar, but on a much smaller scale, to several others that the city approved for 101 North Main, 301 E. Liberty, and Sloan Plaza. At the time they were built, all three had sufficient fire separation from any adjacent buildings to mitigate fire leaping from the new building to the existing adjacent building. The variances were approved by the BBA with the stipulation that if any new structures were built on the adjacent property that the variance properties would block up their openings. We are asking for the same consideration.



**CITY OF ANN ARBOR, MICHIGAN**  
Community Services Area  
Planning & Development Services Unit  
301 E. Huron St, P.O. Box 8647, Ann Arbor, Michigan 48107-8647  
www.a2gov.org  
1-734-794-6263

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November 16, 2015

Building Board of Appeals  
City of Ann Arbor

Re: New Greenhouse Addition  
Argus Farm Stop  
325 W. Liberty St.  
Ann Arbor, MI 48103

Applicant: Bill Brinkerhoff  
325 W. Liberty St.  
Ann Arbor, MI 48103

Dear Board Members:

The City has received an application requesting that the Building Board of Appeals consider an exception to the 2012 Michigan Building Code described as follows:

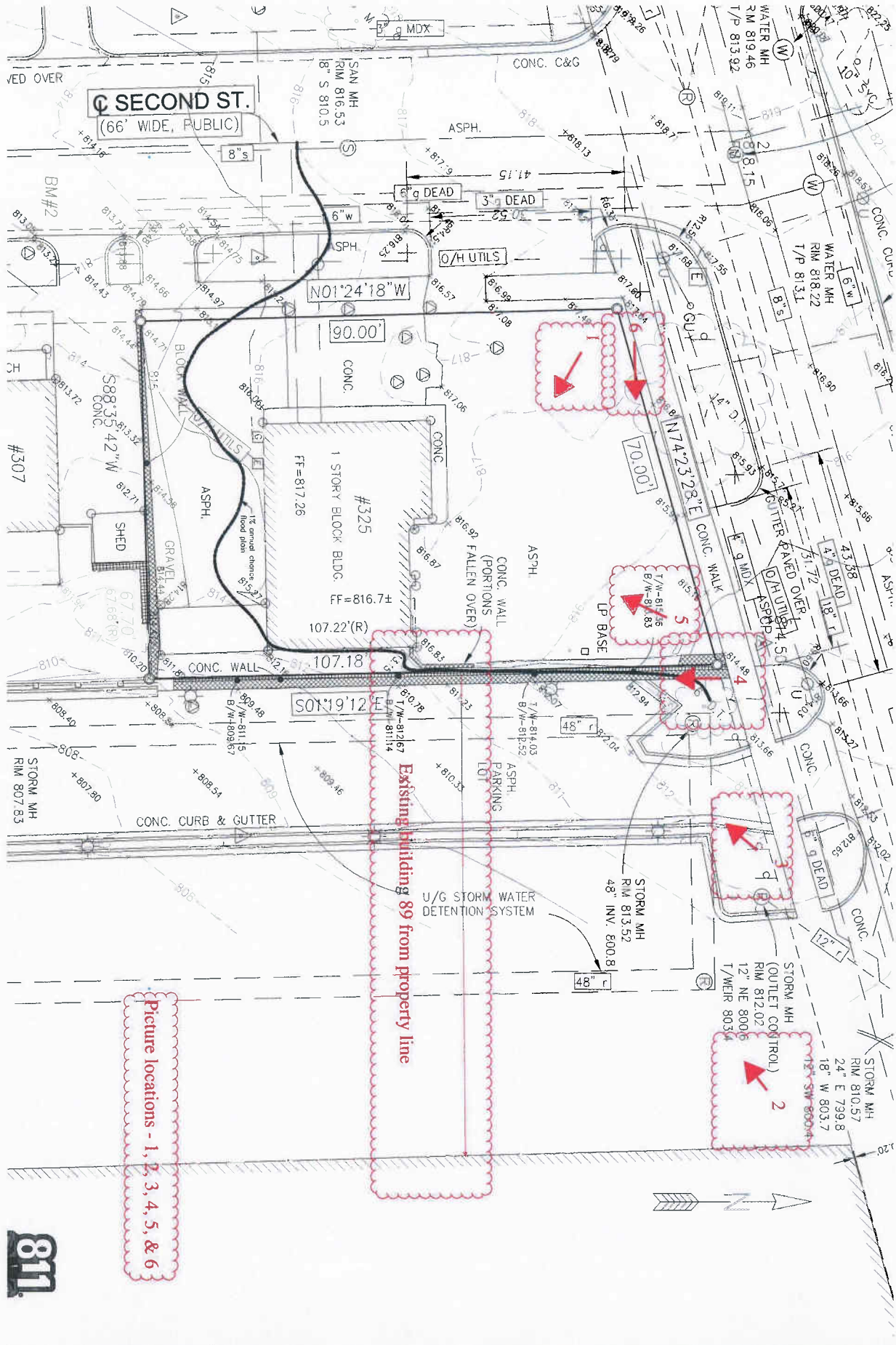
Chapter 6, Table 602 requires mercantile buildings to be set back at least 30' from an adjacent property line without requiring the exterior wall of the building to be fire rated construction. Per the enclosed site plan, the neighboring adjacent lot has a parking lot at the property line and the nearest building is approximately 89' away from the proposed greenhouse. The applicant has received site plan approval from the Planning Commission to construct their greenhouse up to the lot line and is now asking the BBA to grant an exception to the Building Code with regard to fire separation. Granting this variance would effectively exclude the applicant from complying with the 30' setback requirement.

Based on earlier variances granted for zero lot line construction against lots with no buildings, and if the Board considers approving this variance, I would suggest the following stipulation: If the owner of the adjacent property decides to construct a building on their lot then it shall be the applicants responsibility to properly rate the exterior of the greenhouse per the Code in effect at that time.

If you have any questions, please call me at 734 652-6813.

Sincerely,

Craig E. Strong, Building Official  
City of Ann Arbor



Picture locations - 1, 2, 3, 4, 5, & 6

Existing building 89 from property line

811

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

<ul style="list-style-type: none"> <li>SECTION CORNER</li> <li>FOUND IRON PIPE</li> <li>FOUND IRON ROD</li> <li>SET IRON PIPE</li> <li>SET MAG NAIL</li> <li>FOUND MAG NAIL</li> <li>CONTROL POINT</li> <li>MEASURED DIMENSION</li> <li>RECORDED DIMENSION</li> <li>SURFACE FLOW</li> <li>MONITORING WELL</li> </ul>	<ul style="list-style-type: none"> <li>WATER MANHOLE</li> <li>FIRE HYDRANT</li> <li>GATE VALVE</li> <li>BEEHIVE CATCH BASIN</li> <li>CURB CATCH BASIN</li> <li>STORM MANHOLE</li> <li>QUVERT / END SECTION</li> <li>SANITARY MANHOLE</li> <li>LIGHT POLE</li> <li>UTILITY POLE</li> <li>TELEPHONE RISER</li> <li>GAS MAIN RISER</li> </ul>	<ul style="list-style-type: none"> <li>ELECTRIC LINE</li> <li>GAS MAIN</li> <li>WATER MAIN</li> <li>STORM LINE</li> <li>SANITARY LINE</li> <li>CABLE TV LINE</li> <li>PHONE LINE</li> <li>CHAIN LINK FENCE</li> <li>WOOD FENCE</li> <li>BARBED WIRE FENCE</li> </ul>
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CLIENT: CORNERSTONE DESIGN  
**TOPOGRAPHIC SURVEY**  
 #325 W. LIBERTY ST.  
 IN THE SW 1/4 OF SECTION 29  
 T2S, R6E, CITY OF ANN ARBOR,  
 WASHTENAW COUNTY, MICHIGAN

SCALE 1 INCH = 10 FEET  
 JOB No. \_\_\_\_\_  
 SHEET 1



Picture #1



Picture #2





Picture #3



Picture #11



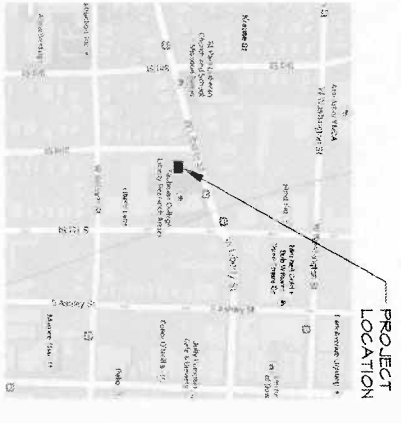
Picture #5



Picture #6

# PROJECT INFORMATION

1. **Development Program:**
  - a. The addition will be located on the southeast corner of the Liberty Street and Second Street intersection. Zoned D2, the 1,270 square foot former gas station is currently being used as a farm shop produce market and coffee cafe. The addition will be used for food service seating in an area now used for seasonal seating. No increase in available parking is proposed. The addition will be located on the southeast corner of the intersection of Second Street and Liberty Street. The property to the west, on the opposite side of Second Street, is zoned R1C. Parking on-site will be reduced from about 7 to 3 designated spaces (one of which is barrier-free). No grading changes are proposed.
  - b. No firewalls are required or will be provided.
  - c. No firewalls are required or will be provided. Probable construction cost is estimated to be \$130,000.
2. **Community Analysis:**
  - a. Impact of proposed development on public schools: None.
  - b. Impact of proposed development on public transit: None.
  - c. Impact of proposed development on the proposed development: None.
  - d. Impact of proposed development on the surrounding area: There will be no negative impact on water quality. There will be no negative impact on natural features. There will be no negative impact on air quality.
  - e. Impact of the proposed use on historic sites or structures within the local historic district: None.
  - f. Impact of the proposed use on the surrounding area: The addition will provide a high level of transparency allowing a view through the addition to surrounding buildings and the small portion of the existing farm shop building that will be covered by the addition.
3. **General:**
  - a. The nature and extent of endangered species habitat: None.
  - b. The location of any 1% annual chance flood plain: The 1% ACF, at 314.25, borders the southeast corner of the building's foundation. It is below the finish floor elevation of the addition at 81.25. No work is proposed in the flood plain. The addition will be located on the southeast corner of the intersection of Second Street and Liberty Street. The location, size and species of all landmark trees, none on the property, A 14' American Beech is within the ROW along Liberty.
  - c. The location of all steep slopes: None.
  - d. The location of all steep slopes: None.
  - e. The boundary and character of all wetlands: None.
  - f. The location, size and species of all landmark trees: None on the property, A 14' American Beech is within the ROW along Liberty.
  - g. None.
  - h. None.
  - i. Traffic impact: The site is served by adjacent streets, and the addition will not increase the site per hour nor will it increase the site per peak hour.
4. **Existing Conditions:**
  - a. The building was originally designed as a gas station, was abandoned for several years, suffered a failed attempt to use a medical marijuana dispensary, and now provides farm fresh produce and coffee sales inside seating for 5 and outside seating for 10. Outside seating is provided on the east side of the building. The outdoor bar, stools and patio furniture are located on the east side of the building.
  - b. Natural features location: Flood plain and roadway at southeast corner of existing building.
  - c. Soil Types: Fox Gray's loam, classified as hydraulic soils group B with a typical clay content.
  - d. Topography: The site slopes slightly from north to south. 1 foot contours are shown on the survey.
  - e. Existing and proposed vehicle, pedestrian and bicycle ways and access points: The existing and proposed vehicle, pedestrian and bicycle ways and access points are shown on the survey. The existing and proposed vehicle, pedestrian and bicycle ways and access points are shown on the survey. The existing and proposed vehicle, pedestrian and bicycle ways and access points are shown on the survey.
  - f. The location, size and species of all landmark trees: None on the property, A 14' American Beech is within the ROW along Liberty.
  - g. None.
  - h. None.
  - i. Traffic impact: The site is served by adjacent streets, and the addition will not increase the site per hour nor will it increase the site per peak hour.



VICINITY MAP  
NOT TO SCALE

Comparison Chart of Existing, Proposed and Planned Conditions			
Zoning Classification(s)	Existing	Proposed	Planned
Character use	D2	D2	D2
Character overlay	First Street	First Street	First Street
Permitted use	Retail	Retail	Retail
Lot area (SF)	6,644	6,644	None
Floor area (FAR)	19%	27%	20%
Floor area (SF)	1,270	1,823	195,000
Open space	30%	22%	14.0%
Search - front (feet)	41	30.5	14.0%
Search - front (feet) 2nd	20	20	15.0%
Search - side (feet)	5	5	0
Search - rear (feet)	15	22	0
Height (feet)	12	15	60
Street width (feet)	1	1	24.0, 3.0%
Off street vehicle parking	7	3	0
Bicycle parking	0	3	0

# Argus Farm Stop Addition

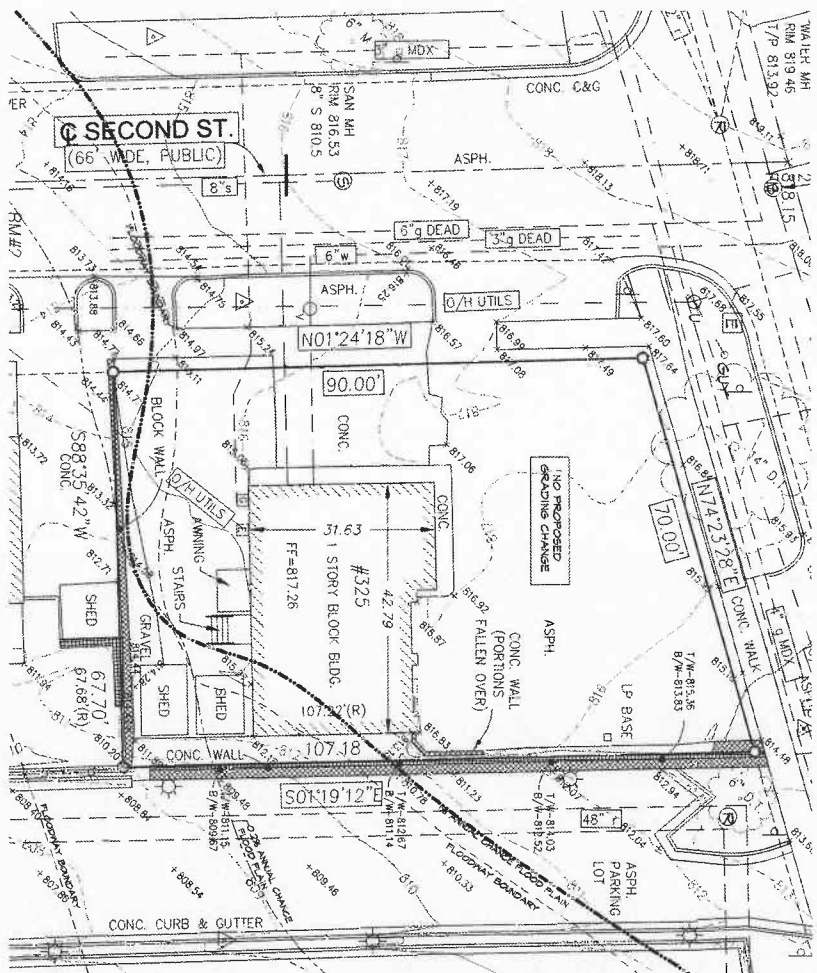
325 W. Liberty, Ann Arbor, MI 48104

Owner/Planner: Bill Brinkerhoff

534 Glendale  
Ann Arbor, MI 48103  
734-846-6663

Agent/Architect: Cornerstone Design Inc  
Richard Heras  
310 Depot Street  
Ann Arbor, MI 48104  
734-663-7580

Surveyor: Arbor Land Consultants, Inc.  
Kevin Gingras  
2936 Medtronic Ct.  
Ann Arbor, MI 48103  
734-669-2960



EXISTING CONDITIONS  
NO PROPOSED GROUND CHANGE

SHEET INDEX	
SP-1	TITLE SHEET / VICINITY MAP / NOTES
SP-2	FOUNDATION PLAN
SP-3	LAYOUT PLAN
SP-4	FLOOR/WALLER/PAVING PLAN
SP-5	BUILDING ELEVATIONS

LEGEND:	
+	SECTION CORNER
○	FOUND IRON PIPE
○	FOUND IRON ROD
○	FOUND WOOD NAIL
○	FOUND WOOD LATH
○	SET WOOD LATH
(R)	RECORDED DIMENSION
(M)	MEASURED DIMENSION
---	1% ANNUAL CHANCE FLOODPLAIN
---	10% ANNUAL CHANCE FLOODPLAIN (FRM)
---	100-YEAR SOAKAWAY (FRM)

Title Sheet,  
Vicinity Map,  
Notes

SP-1

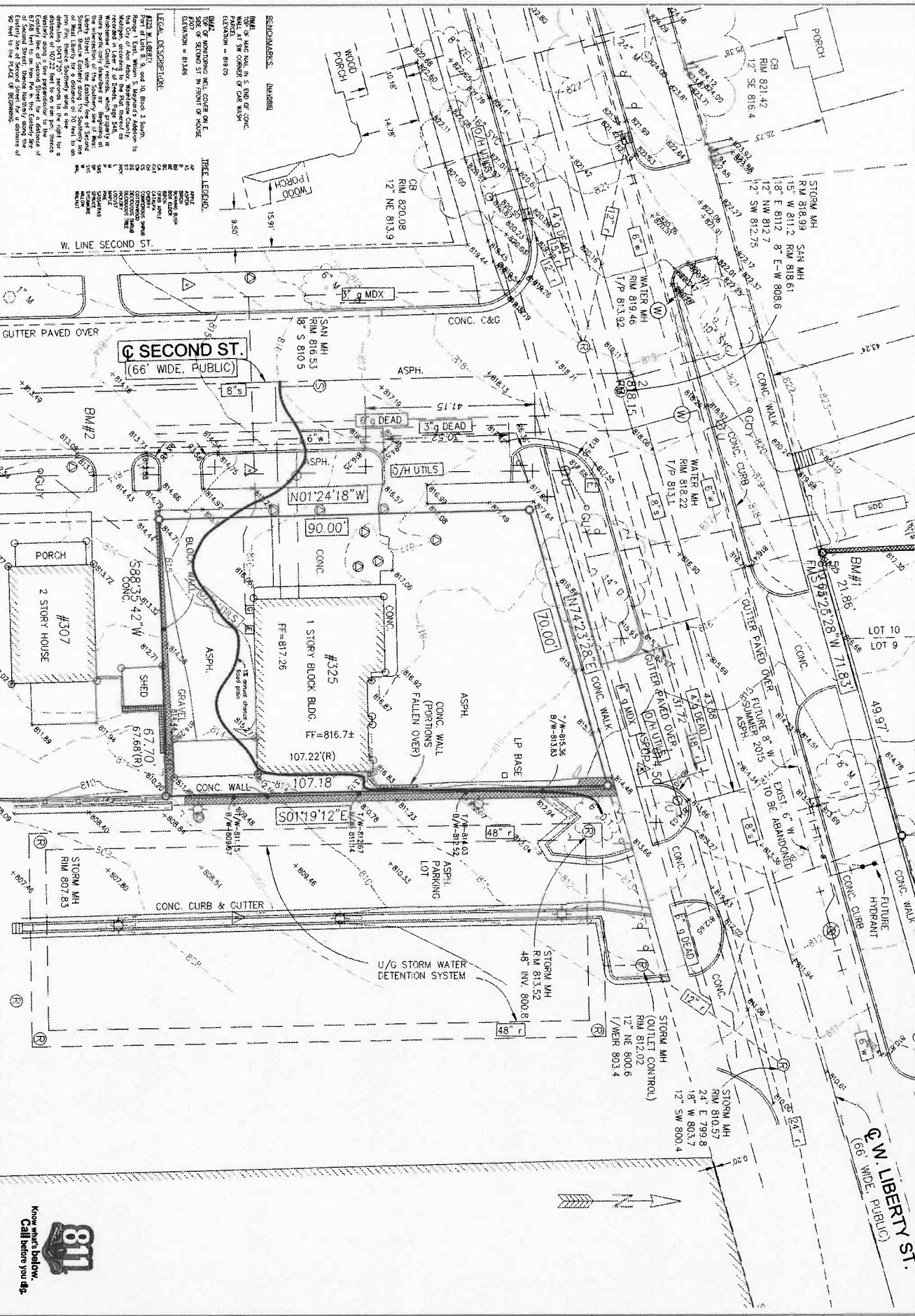
Cornerstone  
Design  
Inc

Bill  
Brinkerhoff

Argus Farm  
Stop  
Addition

325 W. Liberty  
Ann Arbor, MI 48103

Drawn: JWH/ML  
Date: 7/27/21  
Project: RLD  
Project No.: 201518  
Scale: AS SHOWN  
Applicant: AS SHOWN  
No change or design work  
has been made since the  
last revision or since the  
initial permit.  
Drawing Title:



**LEGEND**

● SURVEY POINT  
○ MONITORING WELL  
○ SURFACE FLOW  
○ CHAIN LINK FENCE  
○ WOOD FENCE  
○ BARBED WIRE FENCE  
○ PHANE LINE  
○ CABLE TV LINE  
○ STORM LINE  
○ WATER MAIN  
○ GAS MAIN  
○ FIRE HYDRANT

**LEGAL DESCRIPTION:**

Part of the SW 1/4 of Section 29, Township 12S, Range 2E, County of Washtenaw, Michigan, containing 0.25 of an acre, more or less, as shown on the plan attached to a plat of subdivision recorded in the office of the County Clerk of Washtenaw County, Michigan, and more particularly as shown on the plan attached to a plat of subdivision recorded in the office of the County Clerk of Washtenaw County, Michigan, to which reference is hereby made.

**BECHMANN'S, DAMAGED**

THE TOP OF MONITORING WELL COVER ON E. SIDE OF SECOND ST. IN FRONT OF HOUSE, ELEVATION = 81.69

THE TOP OF MONITORING WELL COVER ON W. SIDE OF SECOND ST. IN FRONT OF HOUSE, ELEVATION = 81.68

**THREE LEGEND:**

▲ MONITORING POINT  
○ SURFACE FLOW  
○ CHAIN LINK FENCE  
○ WOOD FENCE  
○ BARBED WIRE FENCE  
○ PHANE LINE  
○ CABLE TV LINE  
○ STORM LINE  
○ WATER MAIN  
○ GAS MAIN  
○ FIRE HYDRANT

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

**SP-2**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION SHOWN IS ACCURATE. THE SURVEYOR DOES NOT WARRANT THE EXACT LOCATION PROPOSED AS SHOWN ON THIS PLAN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INDICATED HEREON.

**CLIENT:** CORNERSTONE DESIGN

**TOPOGRAPHIC SURVEY**  
#325 W. LIBERTY ST.  
IN THE SW 1/4 OF SECTION 29  
T2S, R2E, CITY OF ANN ARBOR,  
WASHTENAW COUNTY, MICHIGAN

JOB No. 1453  
SHEET 1 OF 1  
DATE: 7-14-2019  
DESIGNER:

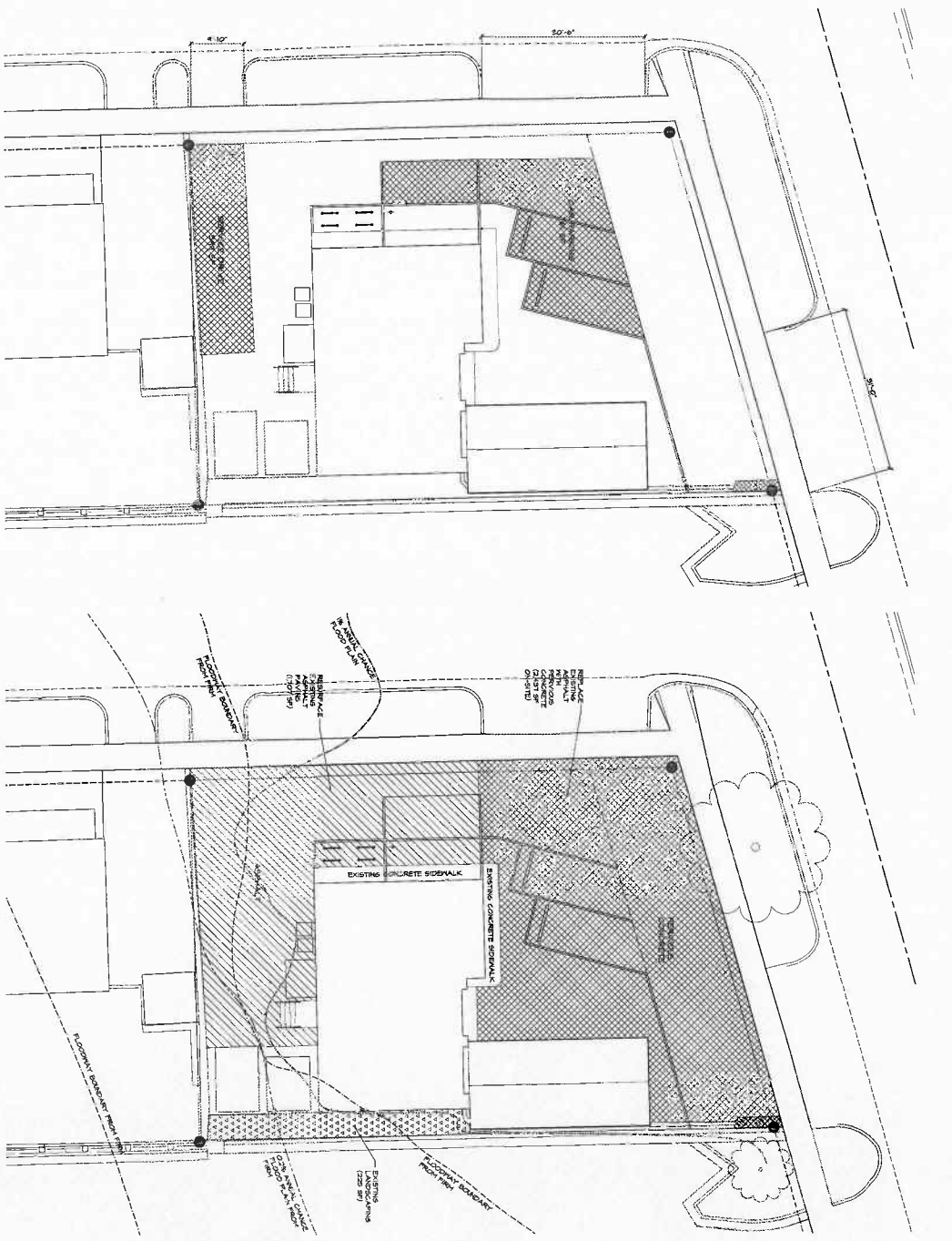
**Arbor Land Consultants, Inc.**  
Professional Land Surveyors

2936 Madison Ct.  
Ann Arbor, MI 48103  
Tel 1-734-669-7986  
Fax 1-734-669-2091



Date:	7/27/15
Drawn:	RLH
Project No.:	201518
Scale:	AS SHOWN
Approved:	[Signature]
All drawings and designs copyright Cornestone Design Inc. No reproduction or reuse allowed without written permission.	
Drawing Title:	

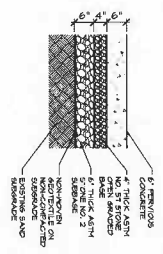
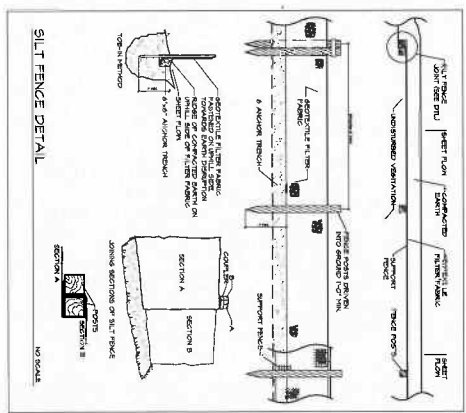
**LEGEND:**  
 --- 18 ANNUAL STORM FLOOR PLAN  
 --- 24 ANNUAL STORM FLOOR PLAN (PROV)  
 --- FLOODWAY BOUNDARY (PROV)



**VEHICULAR USE PLAN**  
 CUSTOMER USE: 1279 SF SERVICE DRIVE, 394 SF TOTAL, 2278 SQUARE FEET  
 1"=40'-0"

**STORMWATER/PAVING PLAN**  
 NO STORMWATER MANAGEMENT SYSTEMS REQUIRED.  
 IMPERVIOUS AREA IS LESS THAN 5000 SF.  
 1"=40'-0"

PLANNET THREE BRICKS: 4100 S 201 ST - 44100  
 TOTAL: 4100 S 201 ST - 44100



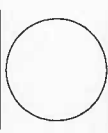
**PERVIOUS PAVEMENT SECTION**

**SILT FENCE**  
 4\"/>

- SEQUENCE OF CONSTRUCTION:**
1. SOIL REMOVAL NEARING FINISH GRADE
  2. PERVIOUS PAVEMENT
  3. REMOVE PAVING AT ADDITION SITE
  4. PERVIOUS PAVEMENT
  5. PLACE CONCRETE FOOTINGS BEHIND RETAINING WALL
  6. PERVIOUS PAVEMENT
  7. REMOVE PAVING TO BE REPLACED
  8. PERVIOUS PAVEMENT
  9. REMOVE SOIL EXPOSED CORNERS

NOTE: TOTAL SOIL REMOVED FROM SITE APPROXIMATELY 22 TONS



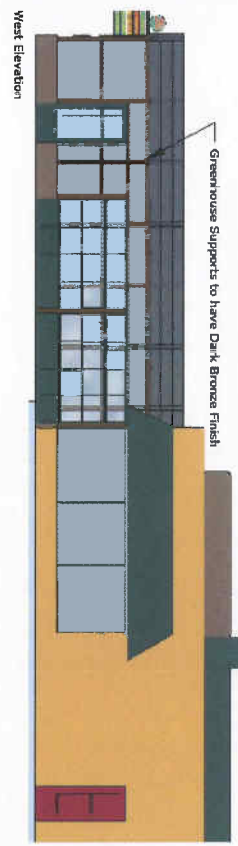
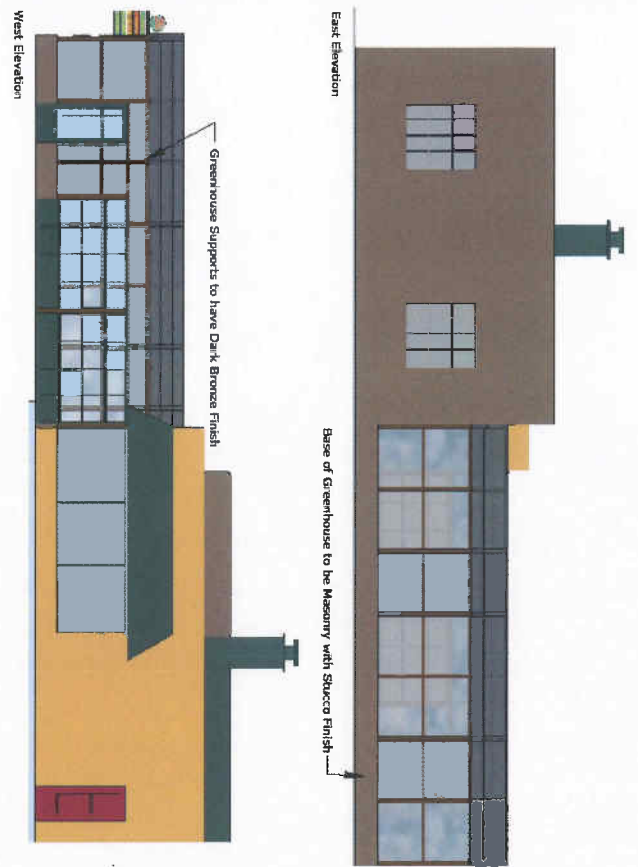


Owner/Client:  
**Bill  
Brinkerhoff**

334 Glenade  
Ann Arbor, MI 48103  
Project:  
**Argus Farm  
Stop  
Addition**

325 W. Liberty  
Ann Arbor, MI 48103  
REVISED:  
DATE: 7/27/15  
DRAWN: KJL  
CHECKED: JLD  
SCALE: AS SHOWN  
APPROVED: AS SHOWN

All drawings and designs created  
by VVL Design are the property of  
VVL Design and shall remain  
the property of VVL Design.  
Drawing Title:  
**Addition  
Elevations**

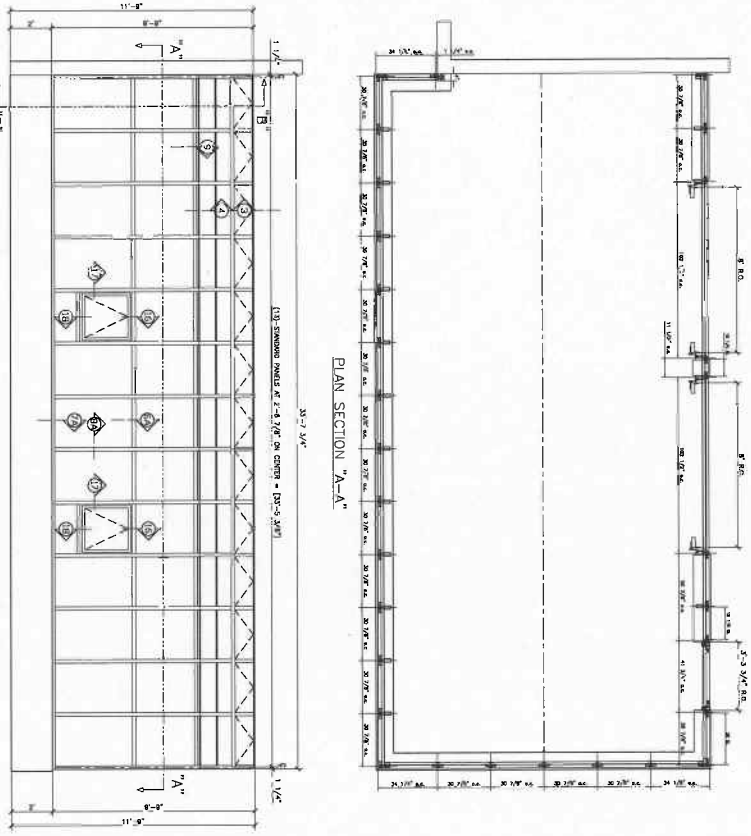


**ADDITION ELEVATIONS**  
THE ADDITION IS A GLASS AND ALUMINUM STRUCTURE. IT  
SITS ON A WOODEN DECK THAT IS FINISHED IN STUCCO.

1/4"=1'-0"



REV	DESCRIPTION	DATE	APPROVED



**Solariums**  
 649 AVIATION, 2A YD.  
 GEORGETOWN, S.C.  
 29440  
 TEL: (803) 558-7428  
 FAX: (803) 558-4808

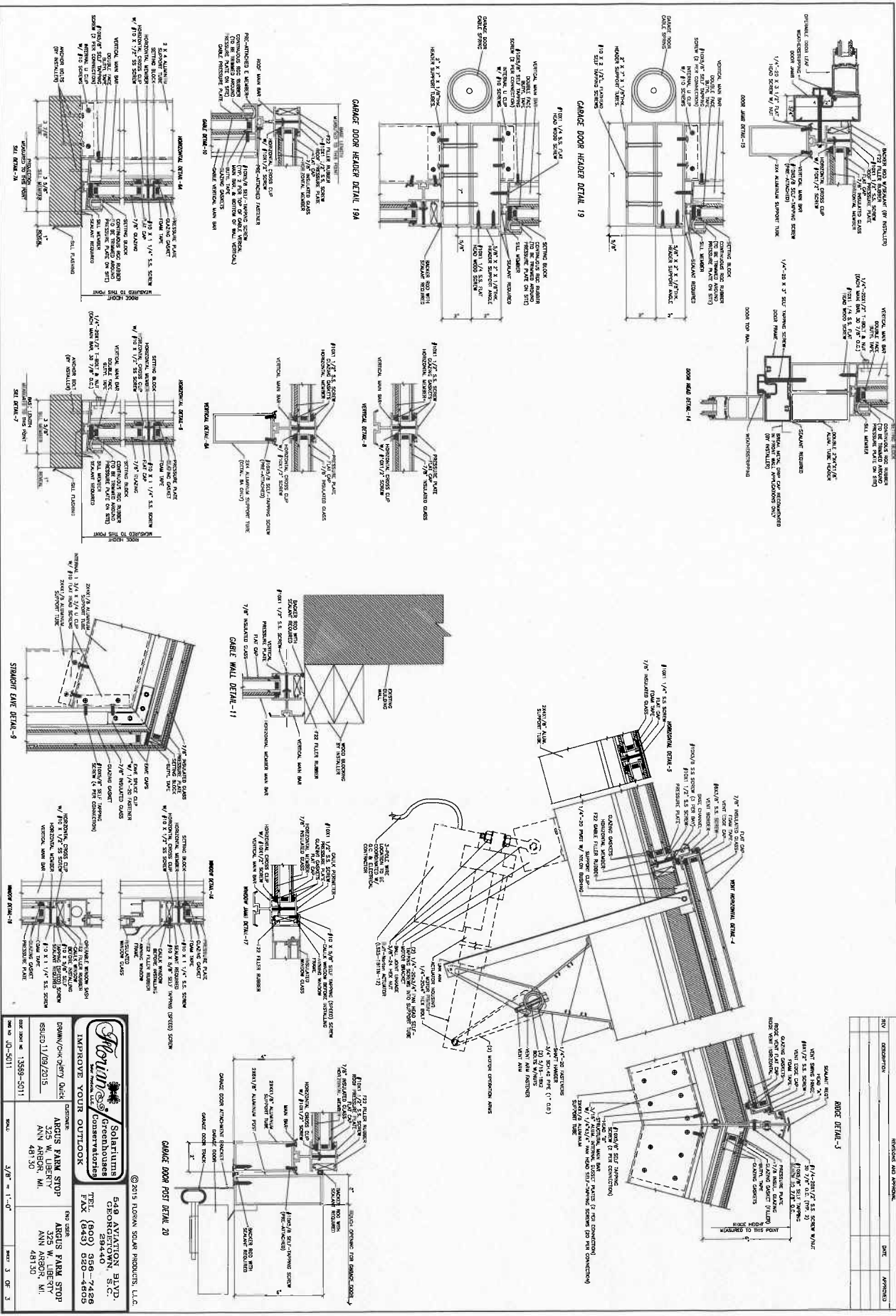
© 2015 GLOBAL SOLAR PRODUCTS, L.L.C.

Customer: **ARGOS FARM STOP**  
 ANN ARBOR, MI 48130

Job Name: **ARGOS FARM STOP**  
 ANN ARBOR, MI 48130

Drawn/Check/Rev: **DLJ**  
 Date: 11/09/2015  
 Issue: 10/30/11

Sheet: 2 of 3



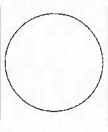
**Solariums**  
 Greenhouses  
 Commercial  
 ©2015 ROMA SOLAR PRODUCTS, L.L.C.

548 NAVIGATION BLVD.  
 SEBASTIAN, MO 64540  
 TEL: (800) 956-7488  
 (417) 335-1000  
 FAX: (848) 956-4808

DRAWN/CHECKED BY: ARGIS FARM STOP  
 225 ARBOR LN  
 ANN ARBOR, MI 48130  
 DATE: 11/09/2015  
 DESIGNED BY: ARGIS FARM STOP  
 225 ARBOR LN  
 ANN ARBOR, MI 48130  
 DATE: 10-2011  
 SCALE: 3/8" = 1'-0"  
 SHEET: 3 OF 3

NO.	DESCRIPTION	DATE	APPROVED

318 CHERRY  
ANN ARBOR, MI 48104  
734.663.7599 • FAX 734.663.1190



Owner/Client:

Bill  
Brinkerhoff

634 Glendale  
Ann Arbor, MI 48103  
Project:

Argus Farm  
Stop  
Addition

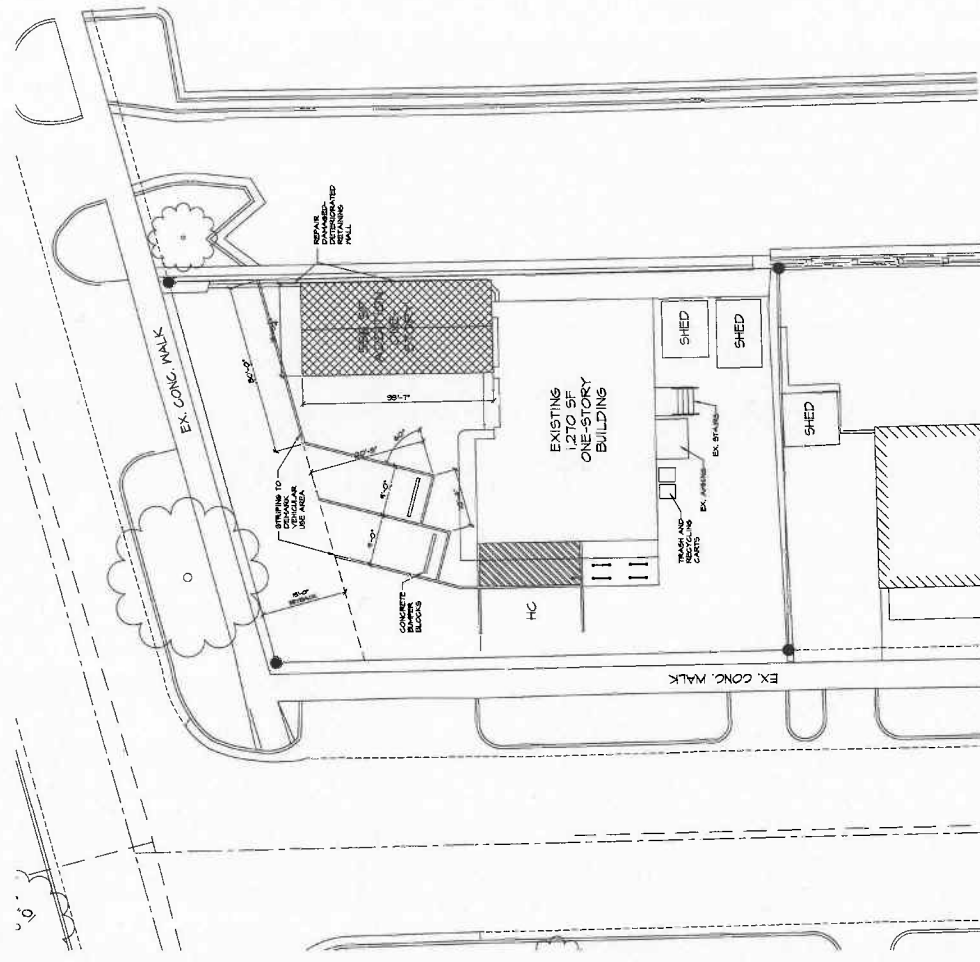
325 W. Liberty  
Ann Arbor, MI 48103  
Residences:  
City Comments: 8/25/15

Date: 7/27/15  
Drawn: RLH  
Project No.: 2015116  
Scale: AS SHOWN  
Notes: All drawings and design copyright © 2015 by Cornerstone Design, Inc. All rights reserved. No part of these drawings may be reproduced or transmitted in any form or by any means, without permission.  
Drawing Title:

Layout  
Plan

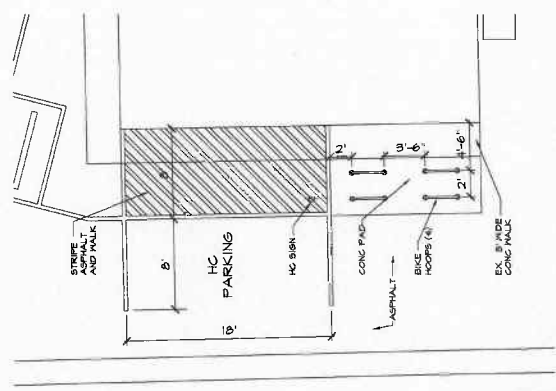
Sheet No.:  
**SP-3**

SIDEWALK REPAIR AND MAINTENANCE NOTE PER CHAPTER 48, SECTION 4-59 OF CITY CODE, ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME. PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS IN NEED OF REPAIR MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.



LAYOUT PLAN

**SAFARI FROM OFFSET MITIGATION**  
 1. REMOVE 4' X 4' CONC. FROM EXISTING SIDEWALK  
 2. ASPHALT 4' X 4' FROM EXISTING SIDEWALK  
 3. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 4. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 5. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 6. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 7. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 8. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 9. CONCRETE 4' X 4' FROM EXISTING SIDEWALK  
 10. CONCRETE 4' X 4' FROM EXISTING SIDEWALK



HC AND BIKE PARKING DETAIL

PK



**CITY OF ANN ARBOR, MICHIGAN**

Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6261  
Fax: (734) 994-8460

December 7, 2015

Bill Brinkerhoff  
325 West Liberty Street  
Ann Arbor, MI 48103

Re: 325 West Liberty Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-225-022

Dear Mr. Brinkerhoff:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your variance request in regards to the 2hr fire resistance separation at 325 West Liberty.

The meeting will take place on Friday, December 18, 2015 at 1:30 PM in the Basement of City Hall. Please bring materials and interested parties to the meeting for your presentation of the variance request if needed.

Sincerely,

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
cstrong@a2gov.org



## CITY OF ANN ARBOR, MICHIGAN

Community Services Area  
Planning & Development Services Unit  
301 East Huron, P.O. Box 8647,  
Ann Arbor, Michigan 48107-8647  
Phone: (734) 794-6261  
Fax: (734) 994-8460

January 4, 2016

Bill Brinkerhoff  
325 West Liberty Street  
Ann Arbor, MI 48103

Re: 325 West Liberty Street, Ann Arbor, Michigan  
Parcel Identification Number ("PIN"): 09-09-29-225-002

Dear Mr. Brinkerhoff:

Please consider this as a reminder to attend the Ann Arbor Building Board of Appeals meeting for your variance hearing for 325 West Liberty Street.

The meeting will take place on **Wednesday, January 13, 2016 at 1:30 PM on the 2<sup>nd</sup> floor of City Hall in the City Council Chambers.** Please bring materials and interested parties to the meeting for your presentation to the Board if needed.

Sincerely,

Craig Strong, Building Official  
City of Ann Arbor Construction Services  
cstrong@a2gov.org  
(734)794-6261