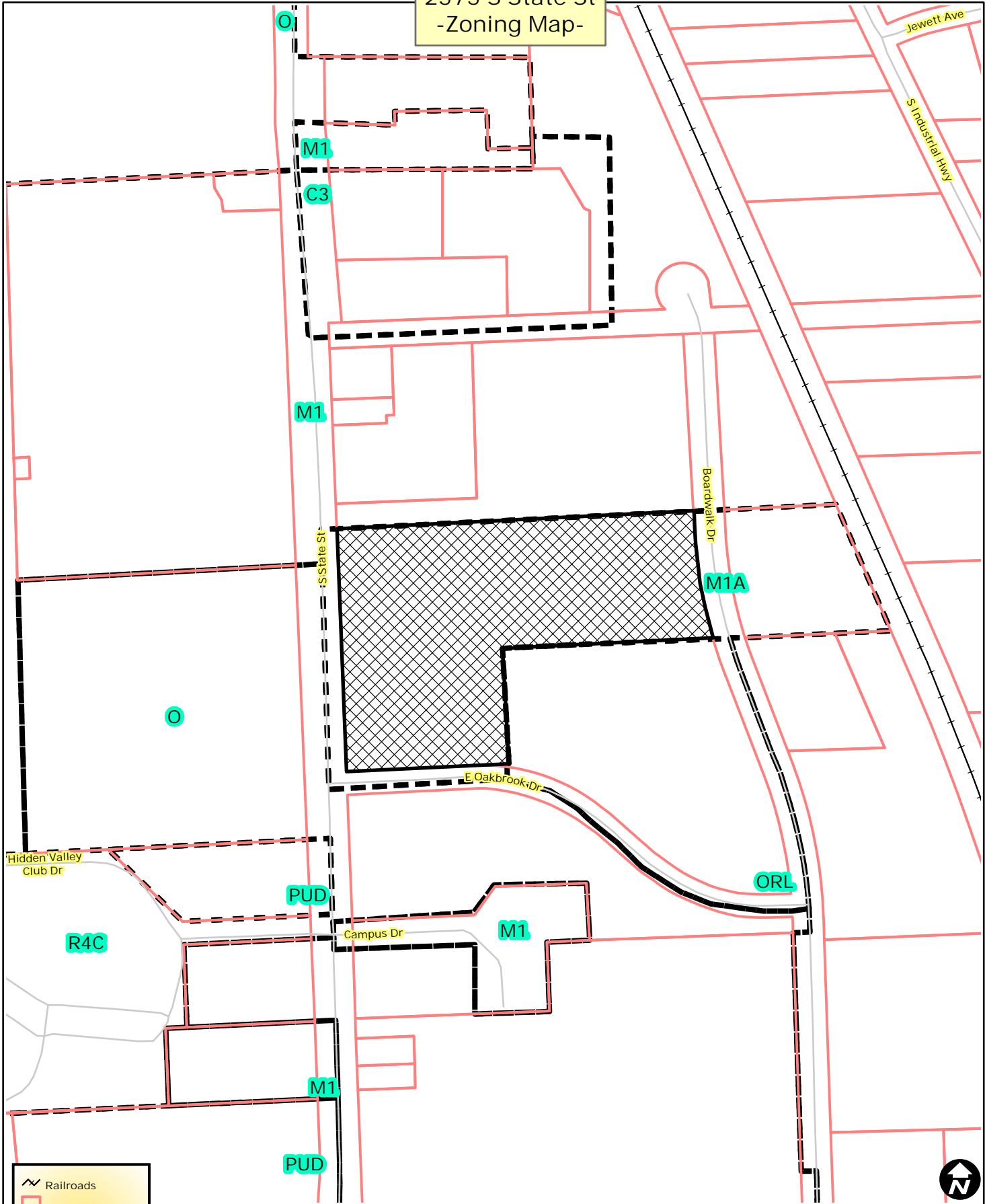


2575 S State St
-Zoning Map-



Railroads
 Parcels
 Zoning
 Township Islands
 Zoning Districts



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 Map Created: 8/16/2013

2575 S State St
-Aerial Map-



 Railroads
 Parcels



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2575 S State St -Aerial Map-



- Railroads
- Parcels



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Map Created: 8/16/2013

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

Section 1: Applicant Information

Name of Applicant: WASHTENAW ENGINEERING COMPANY
 Address of Applicant: 3526 W. LIBERTY RD, SUITE 400, ANN ARBOR, MI 48103
 Daytime Phone: 734-761-8800
 Fax: 734-761-9530
 Email: RJW@WENGCO.COM
 Applicant's Relationship to Property: AGENT FOR OWNER

Section 2: Property Information

Address of Property: 2575 SOUTH STATE STREET
 Zoning Classification: MIA
 Tax ID# (if known): 09-12-04-300-056,
 *Name of Property Owner: CAR GER MI ANN ARBOR 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:

CHAPTER 59 SECTION 5:168
CHAPTER 59 SECTION 5:167

Required dimension: 8'X16' SPACE WITH 20' AISLE
 PROPOSED dimension: 3 STACKED SPACES-TOTAL OF 48' PARKING BAYS WITH 20' AISLES
AUTOMOBILE DEALERSHIP SPACE COUNT PER MFR REQUIREMENT

Example: Chapter 55, Section 5:26

Example: 40' front setback

Example: 32'

SEE ATTACHED SHEET FOR CHAPTER & SECTION
 Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

- WANT TO EXPAND VEHICLE STORAGE AREAS BEHIND BUILDINGS. ORDINANCE DOES NOT ALLOW STACKED PARKING FOR VEHICLE STORAGE. VARIANCE REQUESTS ONLY APPLY TO VEHICLE & DISPLAY STORAGE, NOT CUSTOMER OR EMPLOYEE VEHICLE PARKING. (SEE ATTACHED SHEET)

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...)

ATTACHMENT

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

Section 3: REQUEST INFORMATION (continued from application)

Chapter(s) and Sections(s) from which a Variance is requested

Required dimension:

PROPOSED dimension:

CHAPTER 59 SECTION 5:168

SMALLER CARS GREATER
THAN 30% IN SALES AREA

40% SMALL CARS IN
SALES AREA

Give a detailed description of the work you are proposing and why it will require a variance (continued from application)

2. Current ordinance does not have rules for automobile dealerships that include vehicle storage, which would only be used by employees. Plan calls for increased density of storage to minimize impervious surface.

Section 4: VARIANCE REQUEST (continued from application)

Request a variance to provide greater than 30% of parking spaces as small spaces (40%, 10% over 30% limit) in the sales area of the site (see attached diagram).

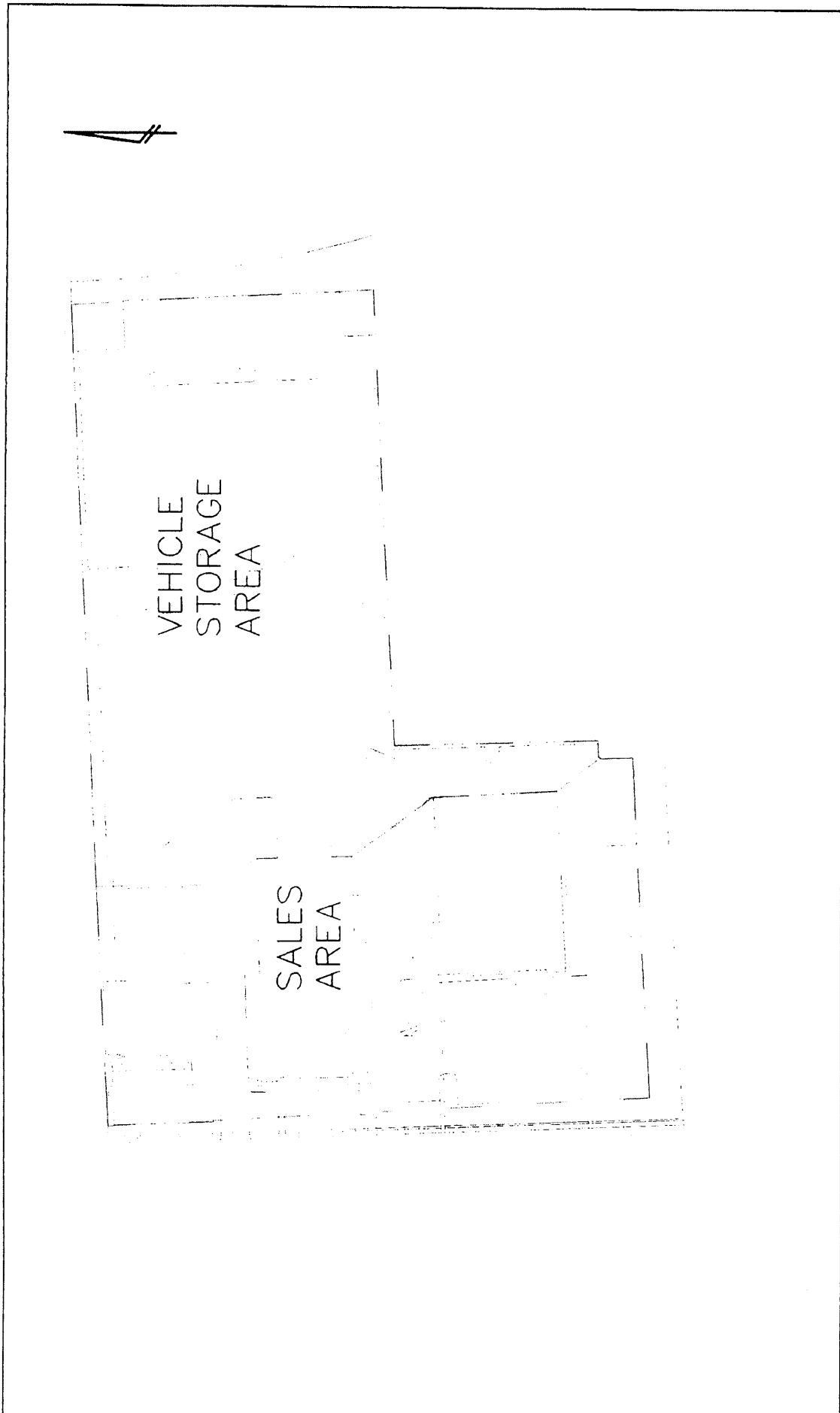
1. The ordinance does not have specific requirements for Automobile dealerships. The larger percentage of small spaces is for display and temporary storage of vehicles in the sales areas with less impervious surface required. Spaces for customer and employee parking will be mostly regular-sized spaces.


2. The hardship is in the form of requiring more impervious surface to meet the 30% requirement. The dealerships need to display vehicles in the areas open to customers, and to meet the 30% requirement, fewer vehicles could be displayed there, making the operation less efficient. As the display spaces are not intended for customer use, other than to view the vehicles, requiring larger spaces creates a hardship for the dealerships.

3. Granting this variance will not have any negative effect on neighboring properties, as it won't result in any more physical area being occupied by automobile inventory in customer-accessible areas than if the 30% rule were maintained. The cars will just be more tightly spaced.

4. The physical limitations of the site are its size. There is no room for expansion beyond its current boundaries to meet the vehicle inventory requirements of its automakers. Granting the variance would allow the required vehicles to be stored on the current site without the need to occupy more land elsewhere.

5. The condition came about due to the requirements of the dealerships' automakers. The request for a variance is to help them response to those requirements without increasing impervious surfaces any more than is necessary.





 3526 W. LIBERTY ROAD
 SUITE 400
 ANN ARBOR, MI 48103
 (T) 734-761-8600
 (F) 734-761-9530
www.washtenawengineering.com

CLIENT: GERMAIN OF ANN ARBOR
 PROJECT: CAMPUS IMPROVEMENTS
 SHEET: VEHICLE PARKING AREA DIAGRAM
 SCALE: 1 INCH = 150 FEET
 DATE 9-30-13 JOB 31667

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 IS DUE TO LACK OF DEFINED REQUIREMENTS FOR AUTOMOBILE DEALERSHIPS. LARGE SIZE OF PRODUCTS AND MANUFACTURER INVENTORY REQUIREMENTS MAKE CONFORMING TO PARKING LOT DESIGN AND LANDSCAPING REQUIREMENTS INEFFICIENT FOR A LARGE DEALERSHIP.

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain) IF STRICT ADHERENCE TO REQUIRED PARKING LOT DESIGN AND LANDSCAPE REQUIREMENTS WERE FOLLOWED, IT WOULD RESULT IN MORE IMPERVIOUS SURFACE FOR THE OPERATIONAL REQUIREMENTS OF THE DEALERSHIPS THAN IS PROPOSED.

3. What effect will granting the variance have on the neighboring properties? NONE. IT IS SURROUNDED BY COMMERCIAL ENTERPRISES AND NO SIGNIFICANT ADDITIONAL TRAFFIC IS PROJECTED WITH THESE IMPROVEMENTS.

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 PROPERTY IS CONFINED BY BOUNDARIES SUCH THAT NO ADDITIONAL VEHICLE STORAGE IS POSSIBLE BEYOND WHAT IS PROPOSED. IF THE ORDINANCE WAS STRICTLY FOLLOWED, ADDITIONAL PROPERTY WOULD HAVE TO BE BOUGHT AND PAVED AND EMPLOYEES AND VEHICLES WOULD HAVE TO BE SHUFFLED BETWEEN THE PROPERTIES.

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about? THE CONDITION HAS BEEN ONGOING. AUTO MANUFACTURERS HAVE INVENTORY REQUIREMENTS THAT THE INDIVIDUAL DEALERSHIPS NEED TO PROVIDE TO CONTINUE THEIR REQUIRED LACK OF PERFORMANCE.

Section 5: ALTERATION TO A NON-CONFORMING STRUCTURE

Current use of the property _____

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)

Existing Condition

Code Requirement

Lot area _____

Lot width _____

Floor area ratio _____

Open space ratio _____

Setbacks _____

Parking _____

Landscaping _____

Other _____

Describe the proposed alterations and state why you are requesting this approval:

The alteration complies as nearly as is practicable with the requirements of the Chapter and will not have a detrimental effect on neighboring property for the following reasons:

Wherefore, Petitioner requests that permission be granted from the above named Chapter and Section of the Ann Arbor City Code in order to permit _____

Section 6: 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 Zoning 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.** (Continued.....)

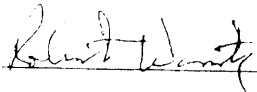
- Survey of the property including all existing and proposed structures, dimensions of property, and area of property.
- Building floor plans showing interior rooms, including dimensions.
- Photographs of the property and any existing buildings involved in the request.
- Any other graphic or written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

Section 7: Acknowledgement

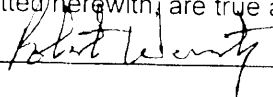
SIGNATURES MUST BE SIGNED IN PRESENCE OF NOTARY PUBLIC

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

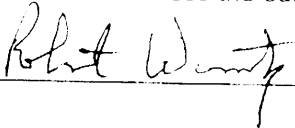
734-761-8800
 Phone Number
R.JW@WENGCO.COM
 Email Address


 Signature
ROBERT WANTY
 Print Name

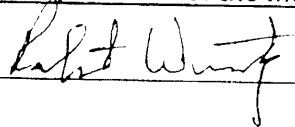
I, the applicant, hereby depose and say that all of the aforementioned statements, and the statements contained in the materials submitted herewith, are true and correct.


 Signature

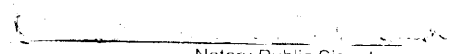
Further, I hereby give City of Ann Arbor Planning & Development Services unit staff and members of the Zoning Board of Appeals permission to access the subject property for the purpose of reviewing my variance request.


 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.**


 Signature

On this 16 day of DECEMBER, 2013 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.


 Notary Public Signature

7/22/2014
 Notary Commission Expiration Date

DEBORAH L. MOORE
 Print Name

Staff Use Only

Date Submitted: _____ Fee Paid: _____
 File No.: _____ Date of Public Hearing: _____
 Pre-filing Staff Reviewer & Date: _____ ZBA Action: _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____