

**Zoning Board of Appeals
March 25, 2015 Regular Meeting**

STAFF REPORT

ZBA15-004, 3010 Hickory Lane

Summary:

Brent Schomaker is requesting action by the Zoning Board of Appeals to allow construction of the northeast corner of a proposed 3,533 sq ft tennis building into the front setback. This will require a variance from Chapter 55, Section 5:25 (Front Setback Requirement) of 7 feet from the front setback requirement of 40 feet.

Description and Discussion:

The Racquet Club is a private athletic club and the petitioner proposes removing the existing tennis facility building as it is not handicap accessible and requires numerous upgrades and constructing a single-story 3,533-square foot tennis facility building further to the east. This new location places the northeast corner of the building into the front setback.

The parcel is zoned AG (Agriculture District) and is located on the southeast corner of Geddes Ave and Hickory Lane. The subject parcel is conforming for lot area; the required minimum lot area for AG is 100,000 square feet and the subject parcel is 340,373 square feet.

The proposed northeast corner of the tennis building encroaches approximately 7 feet into the required 40-foot front setback off Huron Parkway entrance ramp and requires a setback variance from the Zoning Board of Appeals. This Huron Parkway entrance ramp is no longer used by vehicles and has been converted into a pedestrian walkway.

As part of the 1997 site plan approval for the pool expansion at this site, variances were approved to waive parking lot lighting requirements and to encroach ten feet into the front setback to expand the pool.

Standards for Approval- Variance

The Zoning Board of Appeals has all the power granted by State law and by Section 5:99, Application of the Variance Power from the City of Ann Arbor Zoning Ordinance. The following criteria shall apply:

- (a). That the alleged hardships or practical difficulties, or both, are exceptional and peculiar to the property of the person requesting the variance, and***

result from conditions which do not exist generally throughout the City.

The subject parcel is fronted by 3 public rights-of-way with the eastern right-of-way no longer used by vehicular traffic. This Huron Parkway entrance ramp has since been closed and converted to a pedestrian walkway.

- (b). ***That the alleged hardships or practical difficulties, or both, which will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.***

The variance is being requested for the new building and interior site sidewalk connections to be ADA accessible and employing sound storm water drainage on site.

- (c). ***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 a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.***

Although the proposed addition would extend into the required front setback, it is minimal in total size as it is approximately 7 feet of the northeast corner of the proposed building. The building will not be extended any closer to the side property line or adjacent neighbors.

- (d). ***That the conditions and circumstances on which the variance request is based shall not be a self imposed hardship or practical difficulty.***

This site was originally used as a farm and it was zoned AG (Agriculture District) due to the lot size, private recreational use, and location of the surrounding golf course and single-family uses. The subject parcel is surrounded by 3 frontages. The petitioner proposes the location of this building into the front setback to accommodate both ADA accessibility and to properly drain storm water away from this area.

- (e). ***A variance approved shall be the minimum variance that will make possible a reasonable use of the land or structure***

The variance, if approved, will permit construction of the northeast corner of the building within the front setback. The proposed building will have a minimal impact to the surrounding neighborhood. The size of the encroachment into the front setback is minimal.

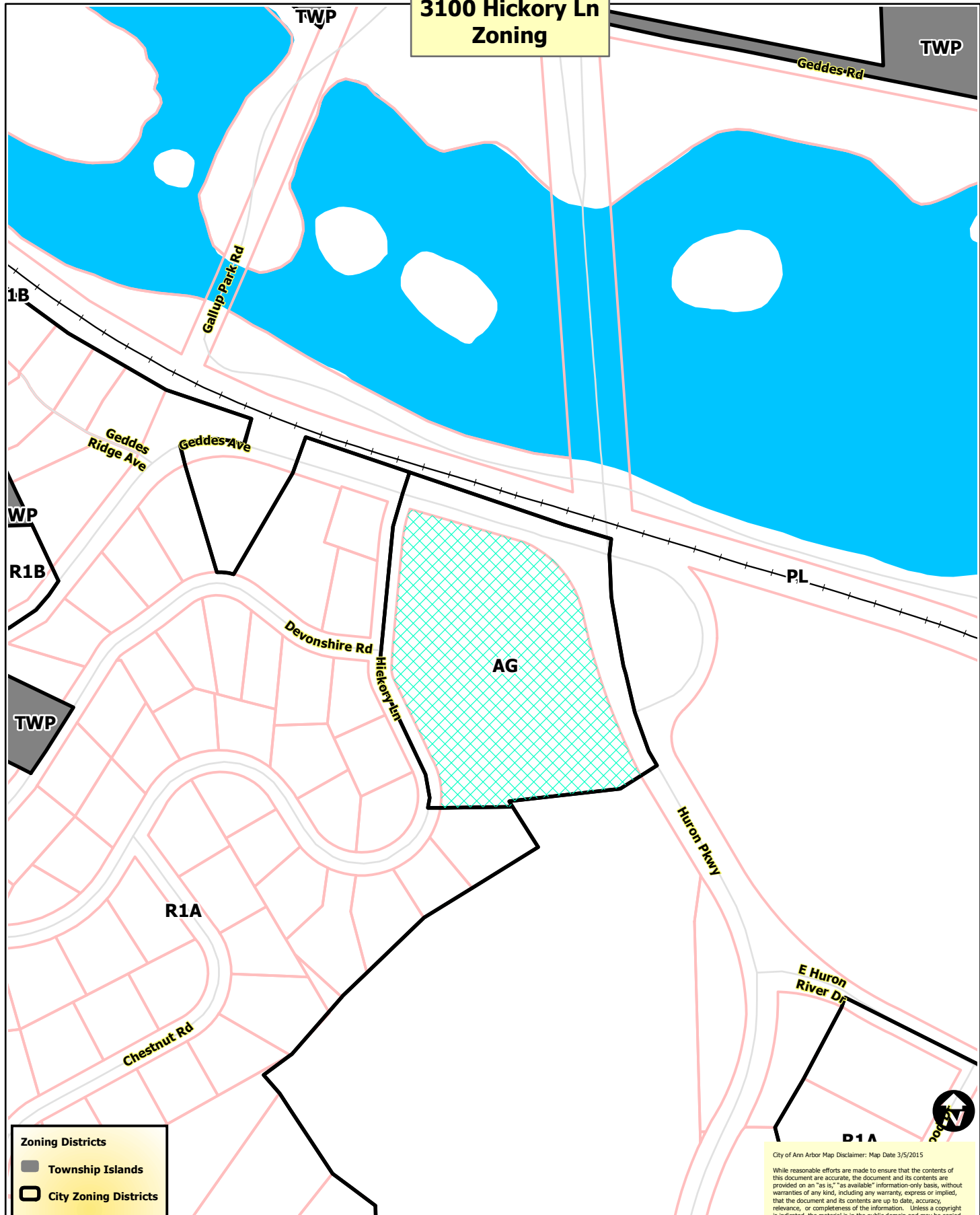
Staff does not feel that the requested variance would negatively affect any surrounding property. The subject building is located in an area away from the neighborhood and allows the facility to be ADA compliant. The expansion will allow the petitioner to improve their property while respecting the intent of the Zoning Ordinance.

Respectfully submitted,

Chris Cheng

Chris Cheng, AICP
City Planner

3100 Hickory Ln Zoning



Zoning Districts

- Township Islands
- City Zoning Districts
- Railroads
- Parcels
- Huron River

City of Ann Arbor Map Disclaimer: Map Date 3/5/2015

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3100 Hickory Ln Aerial



 Railroads
 Parcels



City of Ann Arbor Map Disclaimer: Map Date 3/5/2015

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

Section 1: Applicant Information

Name of Applicant: ANN ARBOR RACQUET CLUB
Address of Applicant: 3010 HICKORY LAKE 48108
Daytime Phone: 734-216-0579
Fax: _____
Email: BSCHOMAKER@AARC.COM
Applicant's Relationship to Property: MANAGER

Section 2: Property Information

Address of Property: 3010 HICKORY LAKE
Zoning Classification: AG
Tax ID# (if known): 09-09-26-301-004
*Name of Property Owner: ANN ARBOR RACQUET CLUB

**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:

CH 55, ART 3, 5:25

Required dimension:

40' FRONT

PROPOSED dimension:

33.11

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)

CONSTRUCT NEW TENNIS BUILDING. LENGTH OF SIDEWALK NECESSARY FOR ADA REQUIREMENTS (SEE SITE PLAN)

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?

SEE ATTACHED

2. Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return? (explain)

SEE ATTACHED

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

SEE ATTACHED

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?

SEE ATTACHED

5. Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

SEE ATTACHED

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)



RESPONSES

1. There are hardships that are unique to this site including the fact that the site is enveloped with three front setbacks and the front setback that is in question, while once a roadway, is now merely a bike path.
2. The hardships are caused by an attempt to conform to ADA sidewalk standards while still employing sound drainage practices of the site.
3. None.
4. The relationship in grade between the existing facilities (tennis courts to pool building) make it difficult to properly drain away from the buildings and maintain ADA standards for sidewalks.
5. The condition that prevents compliance is the fact that we are working among other existing facilities that were not sited in compliance with current design codes which makes it very difficult to comply today when we are contemplating reconstruction of one of the facilities in essentially the same location. .

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.

734-216-0579
 Phone Number
BRENT SCHOMAKER
 Email Address

Brent Schomaker
 Signature
B.SCHOMAKER@AZRACQUET.COM
 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.

Brent Schomaker
 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.

Brent Schomaker
 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.**

Brent Schomaker
 Signature

On this 25th day of Feb., 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.

Vita M. Ciemiorek
 Notary Public Signature

Dec. 15, 2016
 Notary Commission Expiration Date

VITA M. CIEMIOREK
 Print Name

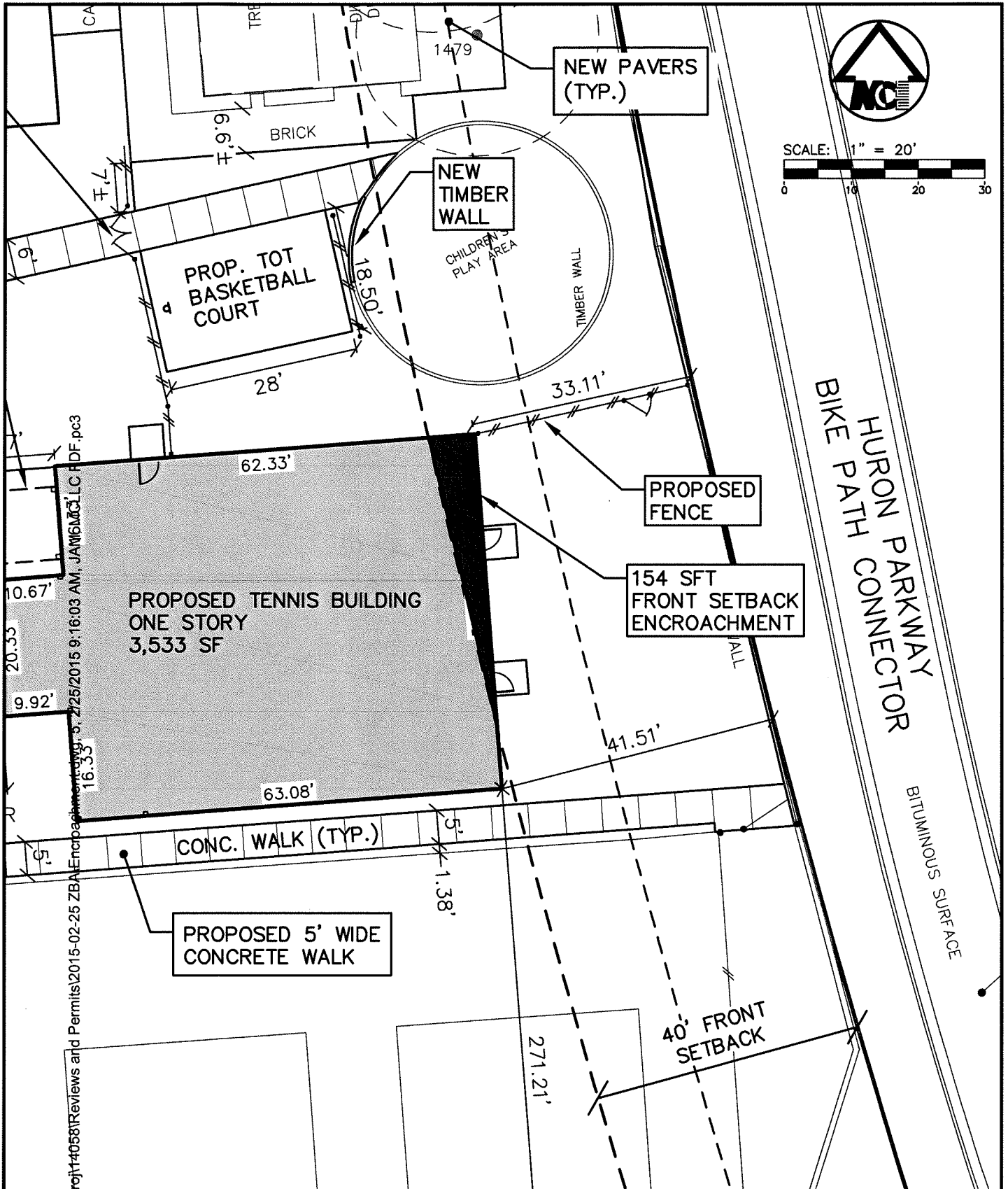
VITA M. CIEMIOREK
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF WASHTENAW

MY COMMISSION EXPIRES Dec 15, 2016
 ACTING IN COUNTY OF

Staff Use Only

Date Submitted: 2/25-15
 File No.: ZBA15-004
 Pre-filing Staff Reviewer & Date _____
 Pre-Filing Review: _____
 Staff Reviewer & Date: _____

Fee Paid: 600⁰⁰
 Date of Public Hearing 3/25-2015
 ZBA Action: _____



MIDWESTERN CONSULTING



Civil, Environmental and
Transportation Engineers
Planners, Surveyors
Landscape Architects

3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

RACQUET CLUB OF ANN ARBOR
ZBA EXHIBIT

DATE: 2/25/2015 JOB NO.: **14058**

SCALE: 1" = 20'



SHEET 1 OF 1

The underground utilities shown have been located from field survey information and existing records. The areas shown are in the exact location indicated. The surveyor does not certify that they are located as shown or as indicated on this drawing.



JOB No.	14058	DATE:	1/23/15
REVISIONS:		SHEET	3 OF 3
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		PK:	SWB
		TECH:	
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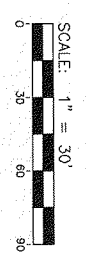
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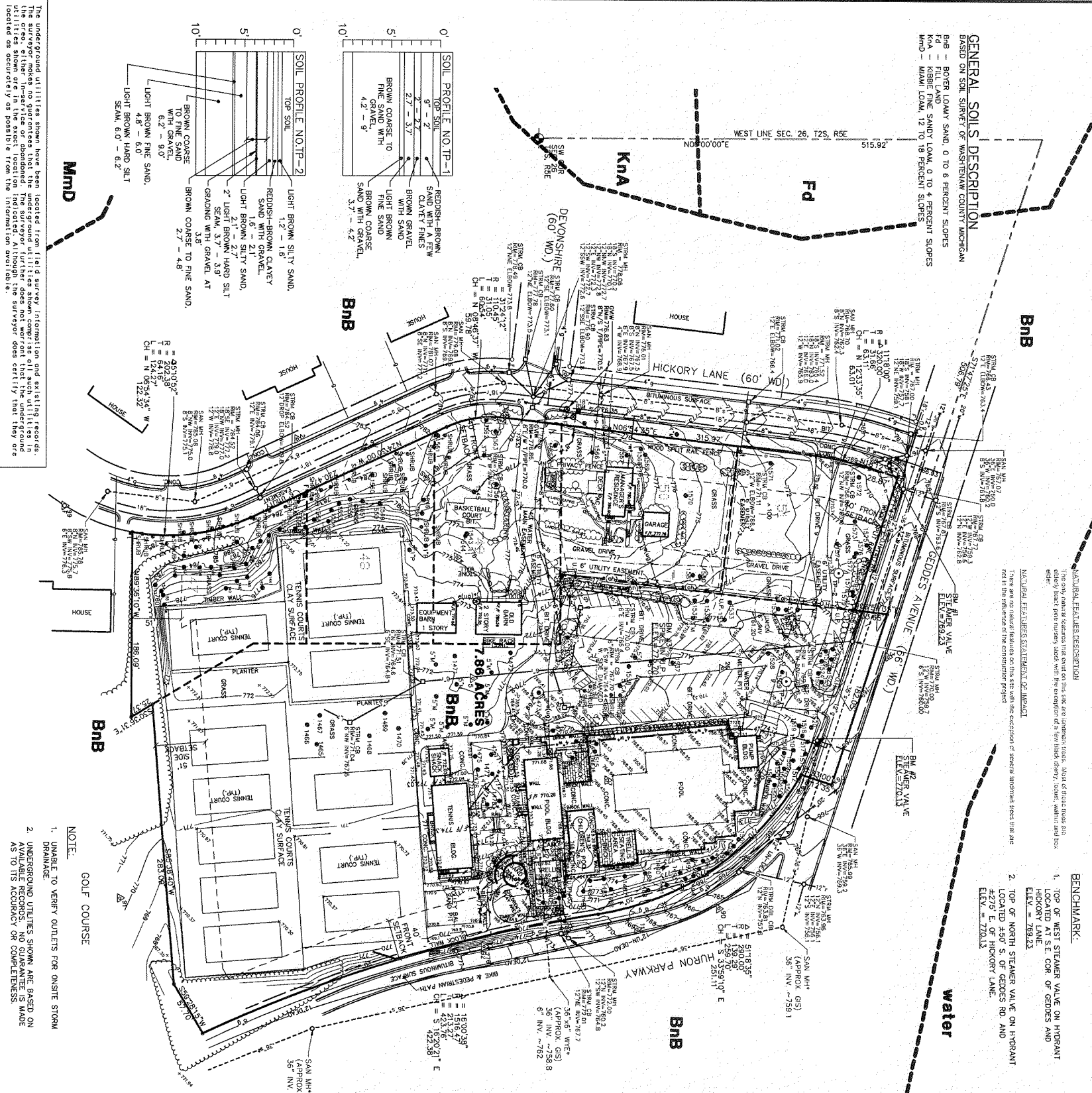
RACQUET CLUB OF ANN ARBOR
SITE PLAN
REMOVAL PLAN

CLIENT
RACQUET CLUB OF ANN ARBOR
3010 HICKORY LANE
ANN ARBOR, MI 48104
BRENT SCHOMAKER
(734) 216-0579

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
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3815 Plaza Drive
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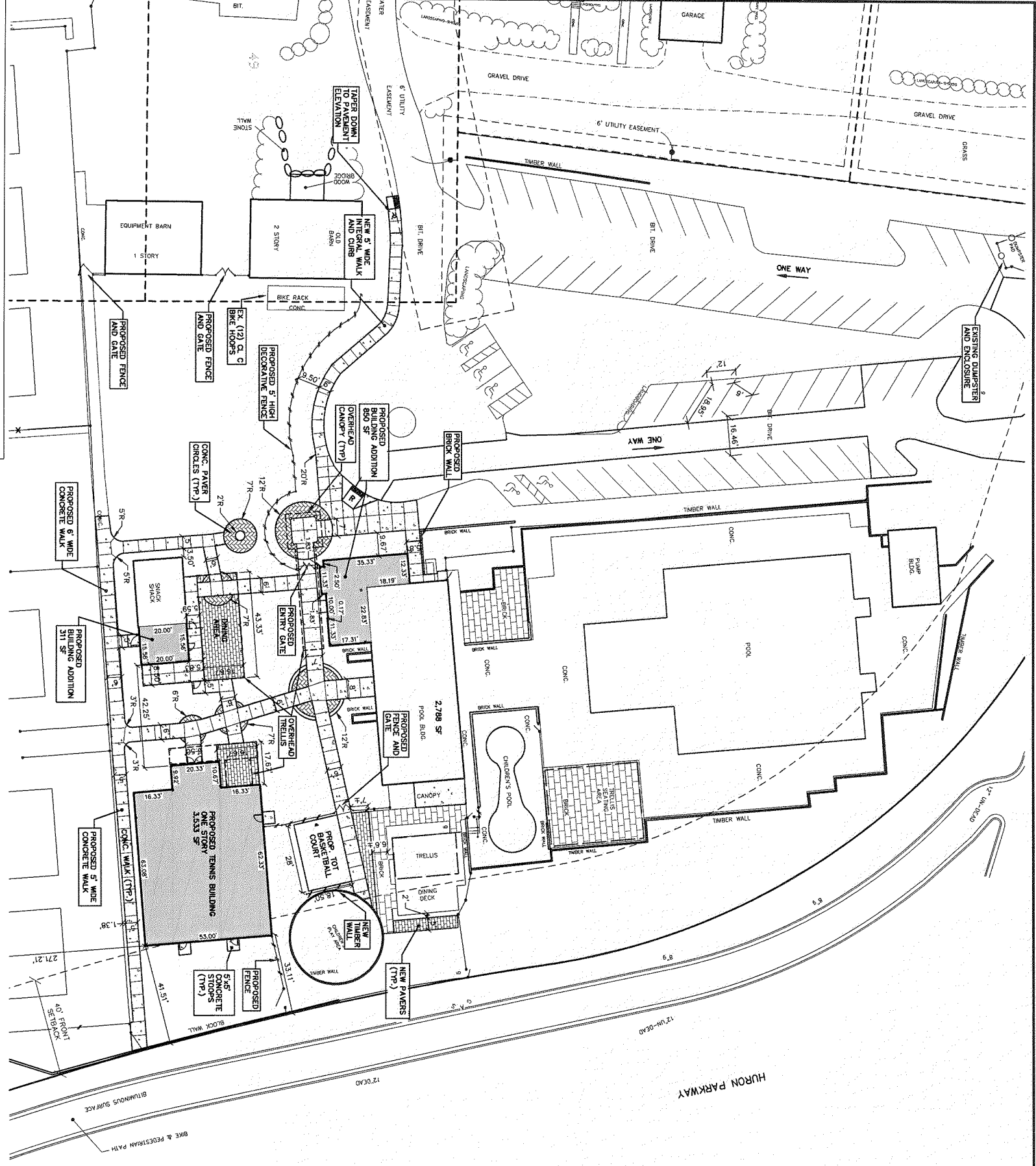
- LEGEND**
- 773-773.9 EXIST. CONTOUR
 - x-778.9 EXIST. SPOT ELEVATION
 - o-UP EXIST. UTILITY POLE
 - o-UP EXIST. GUY POLE
 - EXIST. TRANSFORMER
 - EXIST. OVERHEAD UTILITY LINE
 - EXIST. LIGHT POLE
 - EXIST. TELEPHONE LINE
 - EXIST. ELECTRIC LINE
 - EXIST. GAS LINE
 - EXIST. WATER MAIN
 - EXIST. HYDRANT
 - EXIST. GATE VALVE IN BOX
 - EXIST. GATE VALVE IN WELL
 - EXIST. STORM SEWER
 - EXIST. CATCH BASIN OR INLET
 - EXIST. SANITARY SEWER
 - SIGN
 - MAILBOX
 - TELEPHONE RISER
 - CABLE TELEVISION RISER
 - ELECTRIC METER
 - WATER METER
 - GAS METER
 - POST
 - WELL
 - FENCE
 - SINGLE TREE
 - EXIST. BOULDER
 - EXIST. SPRINKLER HEAD
 - SECTION CORNER
 - FOUND IRON PIPE
 - FOUND IRON ROD
 - CONTROL PT.
 - REMOVALS
 - XXXXXXX SITE REMOVALS
 - XXXXXXX BRICK REMOVAL





STATION	COMPARISON	DEPTH	TYPE	STATUS	SCALE	DATE
1+00	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
1+05	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
1+10	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
1+15	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
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5+90	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
5+95	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+00	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+05	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+10	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+15	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+20	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+25	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+30	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+35	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+40	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+45	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+50	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+55	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+60	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+65	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+70	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+75	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+80	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+85	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+90	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
6+95	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+00	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+05	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+10	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+15	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+20	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+25	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+30	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+35	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+40	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+45	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+50	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+55	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+60	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+65	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+70	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+75	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+80	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+85	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+90	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
7+95	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+00	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+05	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+10	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+15	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+20	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+25	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+30	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+35	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+40	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+45	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+50	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+55	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+60	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+65	12" DIA. WATER MAIN	12"	W	EXIST	1:1	1/23/15
8+70	12"					

The underground utilities shown have been located from field survey information and existing records. The survey information is shown in the drawing as shown or as shown in the exact location indicated. Although the surveyor does certify that they are located as shown, the surveyor does not warrant that the underground utilities are shown as shown or as shown in the exact location indicated.



LEGEND

- 773 - EXIST. CONTOUR
- 768.9 - EXIST. SPOT ELEVATION
- UP - EXIST. UTILITY POLE
- GP - EXIST. GUY POLE
- OH - ELEC. TRANSFORMER
- OH - EXIST. OVERHEAD UTILITY LINE
- 1 - EXIST. LIGHT POLE
- 1 - EXIST. TELEPHONE LINE
- 1 - EXIST. ELECTRIC LINE
- 1 - EXIST. GAS LINE
- W - EXIST. WATER MAIN
- W - EXIST. HYDRANT
- W - EXIST. GATE VALVE IN BOX
- W - EXIST. GATE VALVE IN WELL
- W - EXIST. STORM SEWER
- W - EXIST. CATCH BASIN OR INLET
- W - EXIST. CLEANOUT
- W - EXIST. SANITARY SEWER
- 1 - SIGN
- 1 - MAILBOX
- 1 - TELEPHONE RISER
- 1 - CABLE TELEVISION RISER
- 1 - ELECTRIC METER
- 1 - WATER METER
- 1 - GAS METER
- 1 - POST
- 1 - WELL
- 1 - FENCE
- 1 - SINGLE TREE
- 1 - EXIST. BOULDER
- 1 - EXIST. SPRINKLER HEAD
- 1 - SECTION CORNER
- 1 - FOUND IRON PIPE
- 1 - FOUND MONUMENT
- 1 - FOUND IRON ROD
- 1 - CONTROL PT.

SCALE: 1" = 20'

SITE DATA ANALYSIS

I. Site Use

- Existing Zoning
- Proposed Zoning
- Gross Site Area
- Total Site Area
- Timber Wall Area
- Manure Storage
- Manure Storage (SF)
- Enhanced Stock Shack
- New Tennis Building

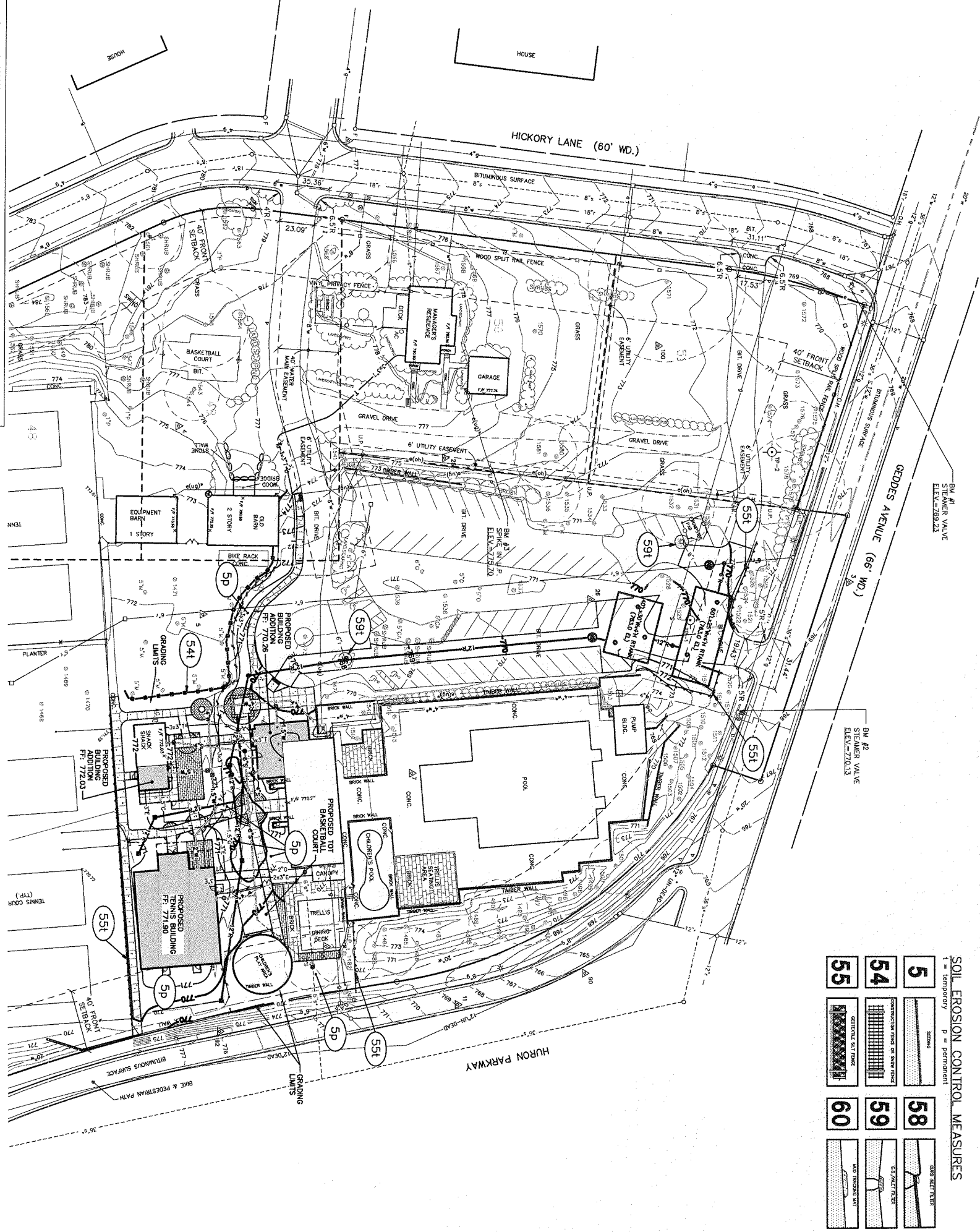
II. Zoning Comparison Information

Requirement	Required	Provided
Minimum Area per Dwelling Unit	100,000 SF	342,382 SF
Front Setback (Min. Ave.)	30-40 FT	33.11 FT
Rear Setback	30 FT	N/A
Side Setback (South)	10 FT	27.12 FT
Maximum Building Height	30 FT	22.5 FT
Minimum Lot Size	100,000 SF	342,382 SF
Minimum Lot Width	200 FT	515 FT

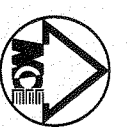
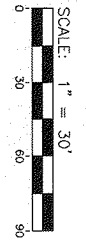
III. Parking Requirements

Requirement	Required	Provided
1 space per 200 SF - required =	38	59
Barrier Free Spaces	2	5
1 bicycle space per 1,000 SF	8	12
100% CL C	0	12

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee as to the accuracy of the utility locations shown on this drawing. The user of this drawing is advised that the utility locations shown are not to be used as a basis for any excavation or construction work. The surveyor does not warrant that the underground facilities are accurately as shown on this drawing.



Symbol	Measure
[Symbol]	5 Temporary
[Symbol]	5 Permanent
[Symbol]	54
[Symbol]	55
[Symbol]	58
[Symbol]	59
[Symbol]	60



LEGEND

- 838-838 EXIST. CONTOUR
- 838-2 PROP. CONTOUR
- 36.60 EXIST. SPOT ELEVATION
- 36.60 PROP. SPOT ELEVATION
- UP EXIST. UTILITY POLE
- UP EXIST. GUY POLE
- OUT. WIRE OVERHEAD
- EXIST. OVERHEAD UTILITY LINE
- EXIST. LIGHT POLE
- PROP. LIGHT POLE
- EXIST. TELEPHONE LINE
- EXIST. ELECTRIC LINE
- EXIST. GAS LINE
- EXIST. WATER MAIN
- PROP. WATER MAIN
- PROP. HYDRANT
- EXIST. GATE VALVE IN BOX
- PROP. GATE VALVE IN BOX
- EXIST. GATE VALVE IN WELL
- PROP. GATE VALVE IN WELL
- EXIST. STORM SEWER
- EXIST. STORM BASIN OR INLET
- PROP. STORM BASIN OR INLET
- EXIST. SANITARY SEWER
- EXIST. SANITARY CLEANOUT
- PROP. CLEANOUT
- SIGN
- MAILBOX
- TELEPHONE RISER
- CABLE TELEVISION RISER
- CABLE TELEVISION WIRE
- WATER METER
- GAS METER
- POST
- WELL
- SINGLE TREE
- FENCE
- TREE OR BRUSH LIMIT
- EXIST. BOULDER
- EXIST. SPRINKLER HEAD
- SECTION CORNER
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD
- CONTROL PT.

- BENCHMARK:**
- TOP OF WEST STEAMER VALVE ON HYDRANT LOCATED AT S.E. COR. OF GEDDES AND HICKORY LANE. ELEV. = 759.23
 - TOP OF NORTH STEAMER VALVE ON HYDRANT LOCATED E.S. OF GEDDES RD. AND 4275' E. OF HICKORY LANE. ELEV. = 770.13
- NOTES:**
- SEE SHEET FOR SOIL EROSION CONTROL NOTES AND DETAILS.



JOB No.	14058
DATE:	1/23/15
SHEET	5 OF
REV. DATE	
REV. DATE	
REV. DATE	
REV. DATE	
REV. DATE	

5

RACQUET CLUB OF ANN ARBOR
SITE PLAN
OVERALL GRADING & SOIL EROSION CONTROL PLAN

CLIENT
RACQUET CLUB OF ANN ARBOR
3010 HICKORY LANE
ANN ARBOR, MI 48104
BRENT SCHOMAKER
(734) 216-0579

MIDWESTERN CONSULTING
Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3615 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.955.0200
Fax 734.955.0599

Xin Jing, M.D. and Leilei Lin

3003 Hickory Lane

Ann Arbor, MI 48104

March 13, 2015

Zoning Board of Appeals

C/O Mia Gale

301 East Huron

Ann Arbor, MI 48104

RE: ZBA15—004; 3010 Hickory Lane

Dear Sir/Madam,

It is too bad that we won't be able to attend the hearing held on March 25, 2015 since we will be out of town. We appreciate the opportunity to express our opinion.

We are totally against any project that affects the side of Hickory Lane due to the following risks:

- 1) Loss of many old/mature trees in our front yard
- 2) Loss of our front yard/land
- 3) Decrease of our property value
- 4) Decrease of our standard of living

Thanks for your attention. We look forward to hearing from you.

Sincerely,



Xin Jing and Leilei Lin