



CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

870 SOUTH MAIN ST. ■ PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646

**CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING
WEDNESDAY, FEBRUARY 25, 2015 AT 7:00 P.M.
ROOM 135 – COMMISSIONERS ROOM
CHEBOYGAN COUNTY BUILDING, 870 S. MAIN ST., CHEBOYGAN, MI 49721**

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

PUBLIC HEARING AND ACTION ON REQUESTS

- 1.) **Dana Bush** - Requests a 3.5 ft. side setback variance, a 4.0 ft. rear setback variance from Giauque Beach Drive and an 8ft. rear setback variance from the rear lot line to construct a garage (24ft. x 28ft.) in a Lake and Stream Protection (P-LS) zoning district. The property is located at 542 Giauque Beach Drive, Mullett Township, Section 31, parcel #130-031-200-031-00. An 8 ft. side setback and a 12 ft. rear setback from Giauque Beach Drive and the rear lot line are required in this zoning district.
- 2.) **Gary DeVoe/Burdco Inc.** - Requests a variance from the required number of parking spaces for a medical clinic. The ordinance requires medical clinics/doctor offices to have 4 parking spaces per examination/treatment room plus 1 space per employee. A total of 132 parking spaces are required for the medical clinic as proposed. The applicant proposes to provide 70 parking spaces. The property is located at 3860 S. Straits Highway, Tuscarora Township, Section 24, parcel #161-024-400-225-00.

UNFINISHED BUSINESS

NEW BUSINESS

ZBA COMMENTS

PUBLIC COMMENTS

ADJOURN

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS MEETING & PUBLIC HEARING
WEDNESDAY, OCTOBER 22, 2014
ROOM 135 – COMMISSIONER’S ROOM - CHEBOYGAN COUNTY BUILDING

Members Present: Charles Freese, Ralph Hemmer, John Moore, Chris Brown, Mary Street

Members Absent: None

Others Present: Scott McNeil, Neil Marzella, Tony Matelski, Rob Soeder, Joe Bahmer Sue Bahmer, Russell Crawford, Cheryl Crawford, Mike Ridley, Phil Chamberlain, Clay Warner, Mary Jo Warner, Gretchen Chamberlain, Greg Elliott, Michael Lebutt, Vicki Lebutt

The meeting was called to order by Chairperson Freese at 7:00pm.

PLEDGE OF ALLEGIANCE

Chairperson Freese led the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda was presented. **Motion** by Mr. Moore, seconded by Mr. Brown, to accept the agenda as presented. Motion carried unanimously.

APPROVAL OF MINUTES

Minutes from the September 24, 2014 Zoning Board of Appeals meeting were presented. **Motion** by Mr. Hemmer, seconded by Ms. Street, to approve the minutes as presented. Motion carried unanimously.

PUBLIC HEARING & ACTION ON REQUESTS

Greg Elliott and Christopher Sangster - Requests a 30.5 ft. front setback variance to reconstruct a dwelling. The property is located at 2167 Grand Resort Circle, Mullett Township, Section 3, parcel #130-G01-000-014-00 and is zoned Lake and Stream Protection (P-LS). A 40ft. front setback is required in this zoning district.

Mr. McNeil reviewed the site plan and noted that a 40ft. setback is required from the stream. Mr. McNeil stated the applicant is requesting to rebuild the dwelling 9.5ft. from the stream. Mr. McNeil explained that the applicant is requesting a 30.5ft. setback variance.

Mr. Elliott explained that he will be rebuilding in the same footprint.

Mr. Freese asked for public comments. There were no public comments. Public comment closed. There was no correspondence to be read.

Mr. Brown asked if part of the existing building will remain or if the building will be torn down completely. Mr. Elliott stated the building will be torn down completely. Mr. Elliott stated the building is on a cement slab and the Department of Building Safety requires footings under the structure if a wall will be changed.

Mr. Freese stated that this development was previously approved by the Planning Commission in 2008 with a stipulation that future changes had to be within the footprint of the existing buildings. Mr. Freese stated that the Zoning Board of Appeals approved a variance for the other half of the building.

The Zoning Board of Appeals reviewed the General Findings. The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

Clay Warner - Requests a 10ft. front setback variance to construct a dwelling. The property is located at 3620 Edgewater Drive, Beaupond Township, Section 4, parcel #041-A01-000-001-06. The site is zoned Lake and Stream Protection (P-LS). A 30ft. front setback is required for this lot in this zoning district.

Mr. McNeil stated that the applicant is requesting a 10ft. front setback variance. Mr. McNeil referred to the subdivision plat submitted by the applicant. Mr. McNeil stated that property owners access their lots through Edgewater Drive. Mr. McNeil noted that the subject parcel is not a water front lot due to Straits Park. Mr. McNeil noted the front of the parcel is Au Sable Lane and would require a 30ft. setback. Mr. McNeil stated the applicant is requesting a 10ft. front setback variance.

Mr. Marzella stated he is representing Clay and Mary Jo Warner. Mr. Marzella stated there is nothing wrong with the setback requirements in the Lake and Stream District and there is nothing wrong with this lot as it is a decent size lot. Mr. Marzella stated when determining what is the front and rear of the lot it results in a terrible situation in which everyone loses. Mr. Marzella stated the only way to fix this is to apply for a variance. Mr. Marzella stated the purpose of the Lake and Stream District is to protect the water. Mr. Marzella stated all of the cottages in this area are set back a great distance. Mr. Marzella stated there is a 16ft. wide alley that has never existed. Mr. Marzella stated it appears that there has been a misapplication of what is considered the front and what is considered the rear. Mr. Marzella stated the purpose of this district is to protect the lake and not the alley. Mr. Marzella stated if the area near the water is the rear we could be 12 1/2ft. from Straits Park and 30ft. from the road. Mr. Marzella stated there would then be a problem of being way in front of the other houses in the areas and cutting off the view of the neighbors. Mr. Marzella stated Point Nipigon Association and the Building Department want all of the houses to be in a straight line. Mr. Marzella stated that they are okay with this requirement. Mr. Marzella stated the previous cottage was closer than 20ft. to the alley. Mr. Marzella stated the nearest house on the left is only 7ft. from the alley and the house next to that is 20ft. from the alley. Mr. Marzella stated the alley has been treated as the back and the lake side has been treated as the front. Mr. Marzella stated that by switching the front and rear setback requirements and by applying for a 10ft. setback variance, they will satisfy Point Nipigon Association, the neighbors and the applicants are happy. Mr. Marzella stated that when applying the five standards, all of the neighbors will benefit from this structure being closer to the road. Mr. Marzella stated the 10ft variance request will allow the residence to be in a line with the other houses.

Mr. Brown asked if this is a dedicated plat. Mr. Marzella explained that this is a dedicated plat that is made up of four platted subdivisions. Mr. Marzella stated that he also represents the association with 70 property owners. Mr. Brown asked if these are all private roads. Mr. Marzella stated yes the roads are all private. Mr. Marzella stated Edgewater Drive has a 66ft. right of way but he does not know if it was ever dedicated to the public. Discussion was held. Mr. Marzella stated this past summer the owners voted to get rid of Au Sable Lane and to vacate it. Mr. Marzella stated the problem is that owners are not able to vote to vacate. Discussion was held. Mr. Marzella explained how the applicant accesses the parcel.

Mr. Freese asked for public comments. Mr. Chamberlain stated he is Mr. Warner's neighbor and he owns lot 17 and 70ft. of lot 5. Mr. Chamberlain stated that the road has been closed for 45 years. Mr. Chamberlain stated that he has reviewed Mr. Warner's plan and the proposed dwelling will be even with buildings on other properties in the area and there will be access to the lot on the side. Mr. Chamberlain stated the resort and the neighbors approved the plans. Public comment closed.

There was no correspondence to be read.

Mr. Freese stated that the Zoning Board of Appeals is not granting a variance that is any different than what is existing in this area. Mr. Freese stated he might have reservations if the building would encroach further. Ms. Street stated the definition of front and back is skewed. Mr. Moore stated he finds the use of the of the definition in this request troublesome. Mr. Brown stated there are not many situations like this in the county.

The Zoning Board of Appeals added "Point Nipigon Resort is a unique situation as far as the access to the lots." as #8 in the General Findings. The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Brown, seconded by Mr. Moore, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

Margaret Soeder - Requests a variance from Section 17.2.2.d.1) which requires fences within a waterfront setback to have opacity of no more than 50% of the fence surface area. The property is located at 3370 Nabanois Trail, Tuscarora Township, Section 19, parcel #162-I41-005-009-00 and is zoned Lake and Stream Protection (P-LS). Fences located in a required waterfront setback shall have an opacity of no more than fifty percent (50%) of the fence surface area (the area calculated between the surface of the ground and the top of the fence posts) as determined within each eight (8) feet segment of the fence. A 40ft. water front setback is required in this zoning district. The proposed fence is a solid privacy fence with 100% opacity.

Mr. McNeil stated that Ms. Soeder is requesting a variance from the opacity requirement for fences. Mr. McNeil stated the ordinance allows fences, up to 8ft. in height, to be put into setback areas. Mr. McNeil explained that there is a caveat that requires fences in a water front setback to be at least 50% opaque as measured in each 8ft. section. Mr. McNeil stated the applicant is requesting approval for a solid fence in the waterfront setback.

Mr. Soeder stated this used to be private property and noted that the township put in a public boat launch. Mr. Soeder stated the public boat launch is 6-7ft. off of the water and Ms. Soeder's dock is 18in. off of the water. Mr. Soeder stated everyone was using their property to park their boats and to go to the public launch. Mr. Soeder explained there has been property damage and altercations with their young children. Mr. Soeder stated they need to put in a fence down to the river to prevent people from coming on the property. Mr. Soeder stated that as cars come through the parking lot the headlights come through to the cottage.

Mr. Freese asked for public comments. Mr. Ridley stated that Tuscarora Township does not have any problems with this request. Mr. Ridley stated the township split the cost of the fence with the Soeders as they understand that there is a problem. Public comment closed. There was no correspondence to be read.

Mr. Freese stated the fence regulation was established to help with disturbing the sight of neighbors. Mr. Freese stated this is a unique circumstance where the neighbor is actually a public parking lot that is used all hours of the day. Mr. Brown noted that a berm would be required if the parking lot was a commercial property.

The Zoning Board of Appeals reviewed the General Findings. The Zoning Board of Appeals reviewed and approved the Specific Findings of Fact under Section 23.5.4. **Motion** by Mr. Moore, seconded by Mr. Hemmer, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.

UNFINISHED BUSINESS

No comments.

NEW BUSINESS

No comments.

ZBA COMMENTS

Mr. Moore stated that the definition of front lot line should be reviewed by the Planning Commission. Mr. Freese stated this definition applies in 95% of the cases and the Zoning Board of Appeals will review variance requests from the other 5%.

Discussion was held regarding rescheduling the November and December Zoning Board of Appeals meetings.

PUBLIC COMMENTS

No comments.

ADJOURN

Motion by Mr. Hemmer, to adjourn. Motion carried. Meeting adjourned at 7:38pm.

Mary Street, Secretary

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Dana Bush

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (3 Pages)
4. Mailing List (2 Pages)
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.

Note: Zoning Board of Appeals members have exhibits 1 and 2.

**CHEBOYGAN COUNTY
PLANNING & ZONING DEPT.**
870 South Main St., PO Box 70
Cheboygan, MI 49721
(231) 627-8489 (Telephone)
(231) 627-3646 (Fax)

DIMENSIONAL VARIANCE APPLICATION

\$100.00 APPLICATION FEE

RECEIPT #:	4339
CASH/CHECK:	✓ # 3281 \$100.00
ACTION /DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address 542 Giauque Beach Drive	City / Village Indian River	Township / Sec. Mullett, 31	Zoning District P-SL
Property Tax I.D. (Parcel) Number 130-031-200-031-00	Subdivision or Condo. Name / Plat or Lot No.		

APPLICANT

Name Dana Bush	Telephone 586-907-5091	Fax	
Address 11311 Old Bridge Road	City & State Grand Blanc, MI	Zip Code 48439	E-Mail drbush001@gmail.com

OWNER (If different from applicant)

Name	Telephone	Fax	
Address	City & State	Zip Code	

Detailed directions to site, including nearest crossroad:

From Cheboygan go South on M27 past Topinabee, turn East on Giauque Beach Road, at the tee in the road go South on Giauque Beach Drive and my home is the third house from the end of the street.

Please Note: All applicable questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. Property Information

- A. List all known deed restrictions: none known
- B. This property is unplatted, platted, will be platted. If platted, name of plat _____
- C. Present use of the property is: residential
- D. A previous appeal has has not (circle one) been made with respect to these premises in the last one (1) year. If a previous appeal, rezoning or special use permit application was made, state the date _____, nature of action requested _____, and the decision _____.
- E. Attach a site plan drawn per the attached directions.

II. Detailed Request and Justification

1. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance.

On a 75' wide by 40' deep section of my property I plan to build a garage and a raised septic absorption bed.

A dimensional variance is required to allow enough room to build both of these on the limited space available.

2. A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following. All variance decisions made by the Zoning Board of Appeals are based on the following five (5) standards of the Cheboygan County Zoning Ordinance. **Please explain how the request meets each standard.**

a. That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

The variance is requested to allow enough room on a 75' wide by 40' deep section of my property to build a new garage and install a new raised bed septic absorption bed.

b. That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

The variance is due to the location of Giauque Beach Drive and is not the result of actions by me or the previous property owners.

c. That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome

The strict compliance with the set-back requirements will not allow me to build a garage of any usable size, and to allow enough area for the new rasied sepic absorption bed.

d. That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

The requested variance is reasonable and similar to other properties on my street.

e. That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

The variance to the back of my property will have no effect on the Rails-to-Trails path, the variance to the side will have no effect on my neighbor's raised septic absorption bed, and the variance to the road will have no effect on the limited traffic driving on the private dead end road.

The Zoning Board of Appeals members will visit the site prior to the public hearing. Please clearly stake the corners of the proposed building or addition and the nearest property line. **Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes?** Yes No

Owner's Signature Dana Bush

Date 12/21/14

AFFADAVIT

The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.

Applicant's Signature Dana Bush

Date 12/21/14

SITE PLAN INFORMATION Please include the following on your site plan:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. Property Line dimensions and Property shape. 2. Front, Rear, & Side setback dimensions. 3. Location, shape & size of all existing & proposed buildings on property. 4. Location of all drives and parking areas. 5. Rivers, lakes, wetlands, or streams within 500 ft. | <ol style="list-style-type: none"> 6. Parcels under separate ownership therein. 7. Road Right-Of-Way (ROW); access or utility easements. 8. The existing and intended use of the lot and structures. 9. Place North arrow in space provided. 10. Other essential zoning information. |
|---|---|

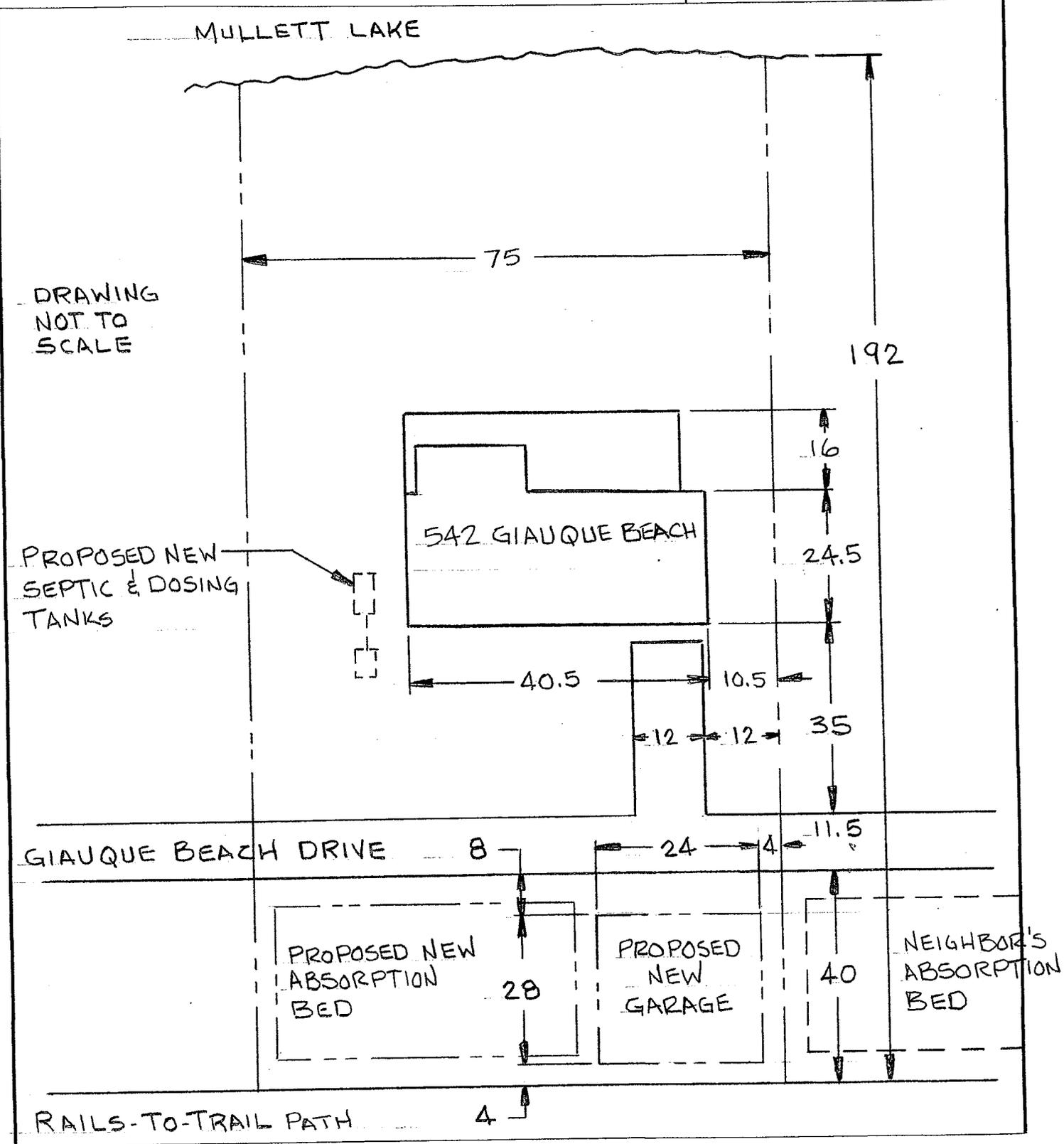
Distance from property line to proposed structure:

Front: 8' Rear: 4' Side: 4' Side: _____

Zoning District:

P-LS

North:



Bush Mailing List

16-130-031-100-032-00
MICHIGAN DEPT OF NATURAL RES
PO BOX 30722
LANSING MI 48909

16-130-031-200-035-00
WOODSIDE PARK OWNERS ASSN
PO BOX 313
TOPINABEE MI 49791

16-130-031-200-026-00
RASMUSSEN, BARBARA A, TRUSTE
680 HERNANDO DR
MARCO ISLAND FL 34145

16-130-031-200-036-00
SHERMAN, JOSEPH M ET UX
1040 NOKOMIS WAY
WATERFORD MI 48328

16-130-031-200-027-00
SCHWARTZ, MARTIN F ET UX
22307 ALEXANDER
SAINT CLAIR SHORES MI 48081

16-130-031-200-036-03
SCHLICKAU, DONALD & NANCY H/
561 N STRAITS HWY
INDIAN RIVER MI 49749

16-130-031-200-028-00
ELLIS, ROBERT R ET UX
23073 FARMINGTON RD
FARMINGTON MI 48336

16-130-S23-000-008-00
BRENNER, JAMES RAYMOND
43922 ARLINGTON
CANTON MI 48187

16-130-031-200-029-00
HART, ELAINE M L/EWPTS, THEN T
PO BOX 314
INDIAN RIVER MI 49749

16-130-S23-000-009-00
ELLIS, WILLIAM & THERESA H/W
33928 GLENVIEW DR
FARMINGTON MI 48335

16-130-031-200-030-00
GARLICK, ROBERT N ET UX TRUST
PO BOX 258
TOPINABEE MI 49791

16-130-S23-000-015-00
CHEVALIER, SUSAN C
898 RANCH RD
INDIAN RIVER MI 49749

16-130-031-200-031-00
BUSH, DANA & CAROL H/W
11311 OLD BRIDGE RD
GRAND BLANC MI 48439

16-130-S23-000-016-00
ROGERS, RONALD & KARYN H/W
2019 E LAKEVIEW LN
ALANSON MI 49706

16-130-031-200-032-00
KRIEGER, G RICHARD ET UX
33644 WOOD DR
LIVONIA MI 48154

16-130-S23-000-017-00
MURPHY, PATRICK & ARLENE H/W
973 MINOR
MEMPHIS MI 48041

16-130-031-200-033-00
WEE SIX, LLC
6666 G ROAD
ESCANABA MI 49829

16-130-S23-000-018-00
FLORY, KEVAN & KATHLEEN H/W
PO BOX 113
TOPINABEE MI 49791

16-130-031-200-034-00
WEE SIX, LLC
6666 G ROAD
ESCANABA MI 49829

16-130-S23-000-019-00
LANCASTER, ALLAN & CECILIA H/
48205 MALLARD
NEW BALTIMORE MI 48047

16-130-031-200-026-00
OCCUPANT
632 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-031-200-036-03
OCCUPANT
5241 WOODSIDE PARK
TOPINABEE, MI 49791

16-130-031-200-027-00
OCCUPANT
622 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-S23-000-008-00
OCCUPANT
5366 WOODSIDE PARK DR
INDIAN RIVER, MI 49749

16-130-031-200-028-00
OCCUPANT
598 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-S23-000-009-00
OCCUPANT
5340 WOODSIDE PARK DR
INDIAN RIVER, MI 49749

16-130-031-200-029-00
OCCUPANT
574 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-S23-000-016-00
OCCUPANT
5347 WOODSIDE PARK DR
INDIAN RIVER, MI 49749

16-130-031-200-030-00
OCCUPANT
558 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-S23-000-017-00
OCCUPANT
5311 WOODSIDE PARK DR
INDIAN RIVER, MI 49749

16-130-031-200-031-00
OCCUPANT
542 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-S23-000-018-00
OCCUPANT
5295 WOODSIDE PARK DR
INDIAN RIVER, MI 49749

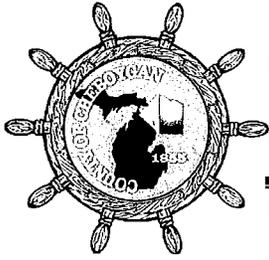
16-130-031-200-032-00
OCCUPANT
530 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-S23-000-019-00
OCCUPANT
5285 WOODSIDE PARK DR
INDIAN RIVER, MI 49749

16-130-031-200-033-00
OCCUPANT
518 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-031-200-034-00
OCCUPANT
506 GIAUQUE BEACH DR
TOPINABEE, MI 49791

16-130-031-200-035-00
OCCUPANT
494 GIAUQUE BEACH DR
TOPINABEE, MI 49791



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

DIMENSIONAL VARIANCE STAFF REPORT

Item: Request for an 8 ft. rear setback variance, a 4 ft. side setback variance and a 4 ft. rear setback variance from Giauque Beach Drive for construction of a garage. The property is zoned Lake and Stream Protection District (P-LS)	Prepared by: Scott McNeil
Date: February 17, 2015	Expected Meeting Date February 25, 2015

GENERAL INFORMATION

Applicant: Dana Bush

Property Owner: Dana Bush

Contact person: Same

Phone: 586-907-5091

Requested Action: Allow an 8 ft. rear setback variance, a 4 ft. side setback variance ft. and a 4 ft. rear setback variance from Giauque Beach Drive for construction of a 24 ft. x 28 ft. garage. A rear setback of 12' is required from Giauque Beach Drive. A 7.5 ft. side setback and a 12 ft. setback from the rear lot line is also required.

BACKGROUND INFORMATION

The subject parcel contains approximately 192 ft. of depth with a width of 75 ft. based on the application submitted by the applicant. The property is currently improved with a residence. The lot is dissected by Giauque Beach Drive. The applicant is seeking to construct a 24 ft. x 28 ft. garage and a new drain field on the portion of the lot lying west of Giauque Beach Dr. The applicant is indicating a depth of 40' from the westerly side of Giauque Beach Dr. to the rear lot line. The applicant is seeking a variance to allow placement of the garage 4 ft. from the rear lot line, 4 ft. from the side lot line and 8 feet from Giauque Beach Drive.

A 12 ft. required rear set back is applied to Giauque Beach and the rear lot line. A side setback of 7.5 feet is required for the subject lot.

Attached you will find an index with past rear setback variance decisions of the board relative to Giauque Beach Drive.

Surrounding Zoning:

West: P-LS, Lake and Stream Protection District.

South: Same

North: Same

East: Mullett Lake

Surrounding Land Uses:

Residential land uses surround the subject property to the north and south. North Central State Trail is located directly to the west. Mullett Lake to the east.

Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain)

Public Comments:

1. None

VARIANCE CONSIDERTIONS

Please note that all of the conditions listed below must be satisfied in order for a dimensional variance to be granted.

General Findings

1. The property is located in a Lake and Stream Protection (P-LS) zoning district. A 12 foot setback from Giauque Beach Dr., a 12 setback is required from the rear lot line and a 7.5 foot side setback is required in this zoning district.
2. Giauque Beach Dr. is a private road which bisects the subject lot. The portion of the lot lying westerly of Giauque Beach Drive is 40 feet deep.
3. The applicant is proposing to construct a garage measuring 24 ft. wide and 28 ft. deep and a new drain field on the portion of the lot lying westerly of Giauque Beach Drive.
4. The applicant is seeking an 8 ft. rear lot line setback variance, a 4 foot setback variance from Giauque Beach Drive and a 3.5 ft. side set back variance to construct the garage.
5. The rear of the subject lot abuts the North Central State Trail.
6. The subject lot is 75 feet wide.
7. An existing dwelling is located on the portion of the lot located easterly of Giauque Beach Dr.
- 8.
- 9.

23.5.4. (Rev. 09/11/04, Amendment #36)

A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following;

23.5.4.1 That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

Regarding setback from Giauque Beach Dr.;

The property is bisected by Giauque Beach Dr., which is a unique physical condition and is not due to the applicant's personal or economic difficulty.

OR, there are no unique circumstances or physical conditions and/or the circumstances are due to the applicant's personal difficulty

Regarding setback from rear lot line;

The property is bisected by Giauque Beach Dr., which is a unique physical condition and is not due to the applicant's personal or economic difficulty.

OR, there are no unique circumstances or physical conditions and/or the circumstances are due to the applicant's personal difficulty

Regarding setback from side lot line;

The property is bisected by Giauque Beach Dr., which is a unique physical condition and is not due to the applicant's personal or economic difficulty.

OR, there are no unique circumstances or physical conditions regarding width of the lot and/or the circumstances relative to the side setback is due to the applicant's personal difficulty

23.5.4.2 That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

Regarding setback from Giauque Beach Dr.;

The need for the requested variance is due to Giauque Beach Dr. bisecting the lot and is not the result of actions of the property owner or previous property owners.

OR, the need for the variance due to relocation of an existing garage and is the result of actions of previous property owners.

Regarding setback from rear lot line;

The need for the requested variance is due to Giauque Beach Dr. bisecting the lot and placement of a drain field and is not the result of actions of the property owner or previous property owners.

OR, the need for the variance due to a proposed location of a 24 ft. deep and 28 ft. wide garage and is the result of actions of the property owner

Regarding setback from side lot line;

The need for the requested variance is due to Giauque Beach Dr. bisecting the lot and is not the result of actions of the property owner or previous property owners.

OR, the need for the variance due to the proposed location of an existing garage and is the size result of actions of previous property owners.

23.5.4.3 That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Regarding setback from Giauque Beach Dr.;

Due to the location of by Giauque Beach Dr., the proposed garage to will require a variance and conformity with setback regulations is deemed unnecessarily burdensome.

OR, conformance with setback regulations will allow a garage to be located in the subject area and conformity with setback regulations is not unnecessarily burdensome.

Regarding setback from rear lot line;

Due to the location of Giauque Beach Dr., the proposed garage to will require a variance and conformity with setback regulations is deemed unnecessarily burdensome.

OR, conformance with setback regulations will allow a garage to be located in the subject area and conformity with setback regulations is not unnecessarily burdensome.

Regarding setback from side lot line;

Due to the location of Giauque Beach Dr., the proposed drain field the garage to will require a variance and conformity with setback regulations is deemed unnecessarily burdensome.

OR, conformance with setback regulations will allow a functional garage with less width to be located in the subject area and conformity with side setback regulations is not unnecessarily burdensome.

23.5.4.4 That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

Regarding setback from Giauque Beach Dr.;

Due to the location of by Giauque Beach Dr., the variance request represents the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

OR, the variance request does not represent the minimum necessary and/or will not do substantial justice to other property owners in the district.

Regarding setback from rear lot line;

Due to the location of by Giauque Beach Dr., the variance request represents the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

OR, the variance request does not represent the minimum necessary and/or will not do substantial justice to other property owners in the district.

Regarding setback from side lot line;

Due to the location of by Giauque Beach Dr. and the location of a proposed drain field the variance request represents the minimum necessary to grant reasonable relief and do substantial justice to other property owners in the district.

OR, the variance request for a 28 ft. wide garage does not represent the minimum necessary and/or will not do substantial justice to other property owners in the district.

23.5.4.5 That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Regarding setback from Giauque Beach Dr.;

Granting the variance will provide an 8 ft. rear setback contiguous to Giauque Beach Dr, and will not cause an adverse impact on surrounding property, property values or the use and enjoyment of property in the neighborhood or zoning district.

OR, the requested variance to allow an 8 ft. rear setback will cause an adverse impact on surrounding property and/or on property values and/or on the use and enjoyment of property in the neighborhood or zoning district.

Regarding setback from rear lot line;

Granting the variance will provide and 4 ft. rear setback contiguous to the North Central State Trail, and will not cause an adverse impact on surrounding property, property values or the use and enjoyment of property in the neighborhood or zoning district.

OR, the requested variance to allow a 4 ft. rear setback will cause an adverse impact on surrounding property and/or on property values and/or on the use and enjoyment of property in the neighborhood or zoning district.

Regarding setback from side lot line;

Granting the variance will provide and 3.5 ft. side setback, and will not cause an adverse impact on surrounding property, property values or the use and enjoyment of property in the neighborhood or zoning district.

OR, the requested variance to allow a 3.5 ft. side setback will cause an adverse impact on surrounding property and/or on property values and/or on the use and enjoyment of property in the neighborhood or zoning district.

SUPPLEMENTAL STAFF-SUPPLIED ATTACHMENTS

Index of past decisions regarding rear setback variance applications relative to Giauque Beach Drive.

Index to past rear setback decisions of the ZBA on Giaouque Beach Drive.

<p>07/06/04 Kandahar Building/Dave Clark</p>	<p>Mr. Shepard appeared and explained the request for a 7' rear variance for a new garage. The property is located at 726 Giaouque Beach Dr, Mullett Twp, section 31, parcel #130-031-200-018-00, and is zoned Lake and Stream.</p>	<p>Motion by Mr. Edman, supported by Ms. Street to approve a 7' rear variance for a new garage based on the findings. Motion carried unanimously.</p>
<p>10/04/04 Don Warren</p>	<p>Mr. Cherven, contractor, appeared and explained the request for a 4' rear variance for a new garage. The property is located at 690 Giaouque Beach Dr, Mullett Twp, section 31, parcel #130-031-200-021-00, and is zoned Lake and Stream.</p>	<p>Motion by Mr. Hemmer, supported by Ms. Street to approve the request for a 4' rear variance for a new garage based on the five standards of section 23.5.3. Motion carried. 4 Ayes (Hemmer, Street, Brown, Edman), 0 Nays, 1 Absent (Freese)</p>
<p>08/24/05 John R. Rasmussen</p>	<p>Requests 7' road and rear setback variances for a garage. The property is located at 632 Giaouque Beach Dr, Mullett Twp, section 31, parcel 130-031-200-026-00, and is zoned Lake and Stream.</p>	<p>Motion by Ms. Street, seconded by Mr. Hemmer to approve the request based on the five standards of section 23.5.4. Motion carried unanimously.</p>
<p>10/28/09 Robert Ellis</p>	<p>Requests a variance for 7ft. from the required rear setback along the DNR trail, 3ft. 4in. from the rear setback along the easement, and 5ft. variance from the side setback on the south property line to build a garage (26' x 32"). The property is located at 598 Giaouque Beach Dr., Mullett Township, section 31, parcel #130-031-200-028-00 and is zoned Lake and Stream Protection District (P-LS).</p>	<p>Motion by Mr. Moore, seconded by Mr. Brown, to approve a 3ft. 4in front variance and 7ft. rear variance and deny the 5ft. side variance based on the General Findings and the Findings of Fact Under Section 23.5.4. Motion carried unanimously.</p>
<p>09/26/12 Tracy McMath/Wager Builders PV12-0010</p>	<p>Requests an 8ft. rear setback variance to relocate a garage (22ft x 22ft.). The property is located at 752 Giaouque Beach Dr., Mullett Township, Section 31, parcel #130-031-200-016-00 and is zoned Lake and Stream Protection (P-LS). A 12ft. rear setback is required in this zoning district.</p>	<p>Motion by Mr. Moore, seconded by Mr. Brown, to approve the variance request based on the General Findings and the Specific Findings of Fact under Section 23.5.4. Motion carried unanimously.</p>

CHEBOYGAN COUNTY ZONING BOARD OF APPEALS

Gary E. Devoe / Michael R. Brown – Burdco Incorporated

Exhibit List

1. Cheboygan County Zoning Ordinance
2. Cheboygan County Master Plan
3. Variance Application (4 Pages)
4. Medical Office Building Parking Study (4 Pages)
5. Site Plan Dated 02/03/15 (1 Page)
6. Grading Plan Dated 02/03/15 (1 Page)
7. Detail Sheet Dated 02/03/15 (1 Page)
8. Preliminary Medical Building Floor Plan Dated 02/03/15 (1 Page)
9. Preliminary Medial Building East Elevation Dated 02/04/15 (1 Page)
10. Mailing List (6 Pages)
- 11.
- 12.
- 13.
- 14.
- 15.
- 16.
- 17.
- 18.

Note: Zoning Board of Appeals members have exhibits 1 and 2.

CHEBOYGAN COUNTY
 PLANNING & ZONING DEPT.
 870 S. Main St., PO Box 70
 CHEBOYGAN, MI 49721
 (231) 627-8489 (TELEPHONE)
 (231) 627-3646 (FAX)

USE VARIANCE APPLICATION

\$100.00 APPLICATION FEE

RECEIPT #:	
CASH/CHECK:	
ACTION /DATE:	

PLEASE PRINT

PROPERTY LOCATION

Address 3860 S. Straits Hwy	City / Village Indian River	Township / Sec. Tuscarora /	Zoning District
Property Tax I.D. (Parcel) Number 16102440022500	Subdivision or Condo. Name / Plat or Lot No. T35N-R3W		

APPLICANT

Name Michael R. Brown- Burdco Incorporated	Telephone 231-218-4923	Fax 231-947-9135	
Address 1222 Veterans	City & State Traverse City	Zip Code 49684	E-Mail mbrown@burdco.com

OWNER (If different from applicant)

Name Gary E Devoe	Telephone 313-300-9600	Fax 313-388-8090	
Address 19076 Park Lane	City & State Grosse Ile, MI	Zip Code 48138	

Detailed directions to site, including nearest crossroad:
 Corner of Straits Highway and Burchfield in Indian River

Please Note: All applicable questions must be answered completely. If additional space is needed, number and attach additional sheets.

I. Property Information

- A. List all known deed restrictions: None
- B. This property is unplatted, platted, will be platted. If platted, name of plat _____.
- C. Present use of the property is: Vacant Property.
- D. A previous appeal has / has not (circle one) been made with respect to these premises in the last one (1) year. If a previous appeal, rezoning or special use permit application was made, state the date _____, nature of action requested _____, and the decision _____.
- E. Attach a site plan drawn per the attached directions. - *See attached site plan.*

II. Detailed Request and Justification

1. State exactly what is intended to be done on, or with the property which necessitates a variance from the Zoning Ordinance.
See Attached

2. Where owing to special conditions, a literal enforcement of the provisions of this Ordinance would involve practical difficulties or cause unnecessary hardships within the meaning of this Ordinance, the Board shall have power upon appeal in specific cases to authorize such variation or modification as may be in harmony with the spirit of this Ordinance, will assure that public health, safety and welfare is secured and substantial justice done. No such variance for the use provisions of this Ordinance shall be granted unless all of the following facts and conditions exist. All use variance decisions made by the Zoning Board of Appeals are based on the following five (5) standards of the Cheboygan County Zoning Ordinance. Please explain how the request meets each standard.

a. There are exceptional or extraordinary circumstances or conditions applicable to the property or to its use that do not apply generally to other properties or uses in the same district.
See Attached

b. Such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity.
See Attached

c. The granting of the variance will relate only to the property under control of the appellant.
See Attached

d. The granting of the variance will not adversely affect the purposes or objectives of the Zoning Plan of the County.
See Attached

e. The granting of the variance or modification will not be materially detrimental to the public welfare or materially injurious to other property or improvements in the district in which the property is located.
See Attached

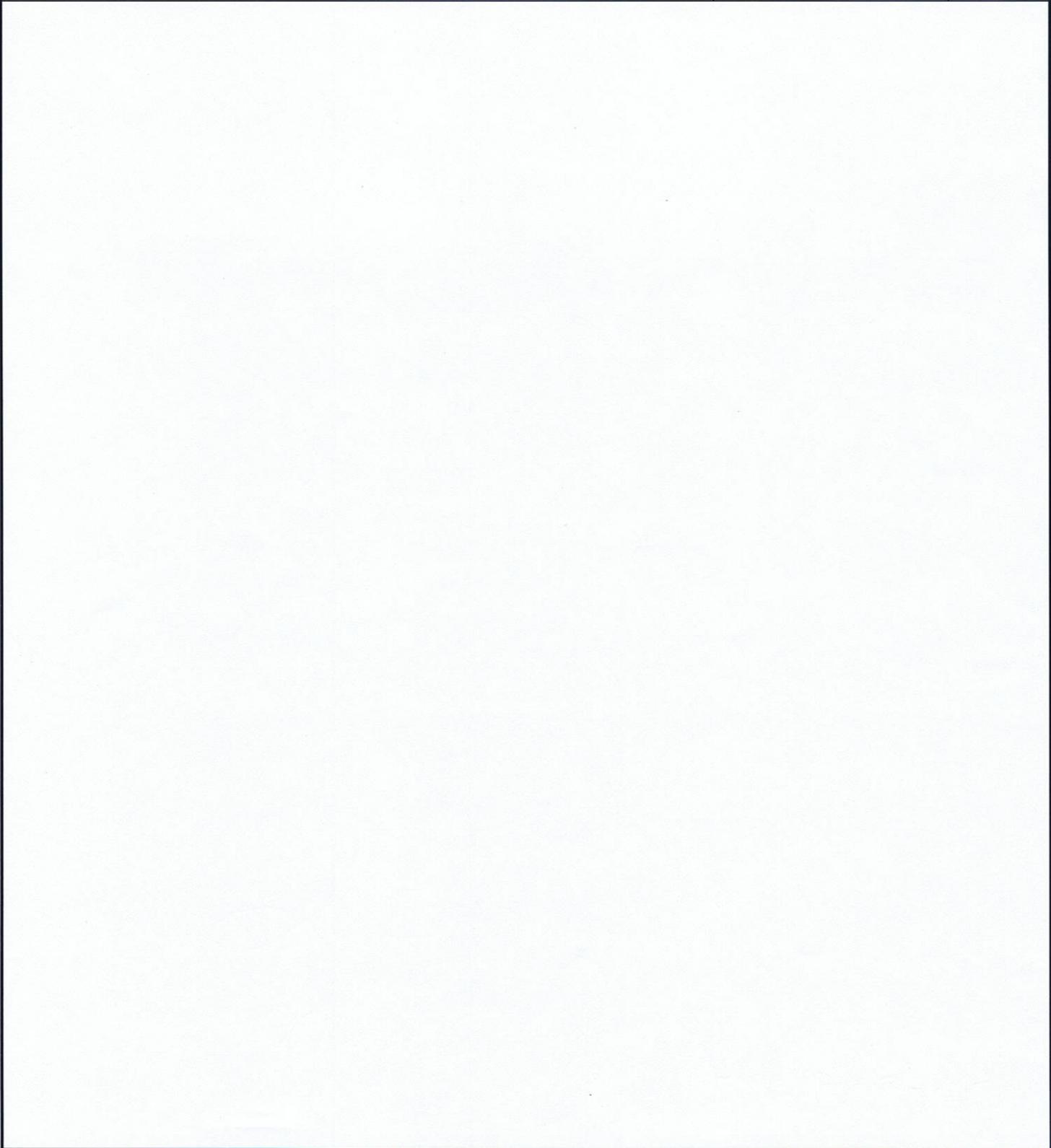
The Zoning Board of Appeals members will visit the site prior to the public hearing. Please clearly stake the corners of the proposed building or addition and the nearest property line. Does the property owner give permission for County zoning officials to enter his or her property for inspection purposes? Yes No
Owner's Signature [Signature] Date 2/3/2015

AFFIDAVIT
The undersigned affirms that the information and plans submitted in this application are true and correct to the best of the undersigned's knowledge.
Applicant's Signature [Signature] Date 2-2-15

SITE PLAN INFORMATION Please include the following on your site plan:

- | | |
|---|---|
| 1. Property Line dimensions and Property shape. | 6. Parcels under separate ownership therein. |
| 2. Front, Rear, & Side setback dimensions. | 7. Road Right-Of-Way (ROW); access or utility easements. |
| 3. Location, shape & size of all existing & proposed buildings on property. | 8. The existing and intended use of the lot and structures. |
| 4. Location of all drives and parking areas. | 9. Place North arrow in space provided. |
| 5. Rivers, lakes, wetlands, or streams within 500 ft. | 10. Other essential zoning information. |

Distance from property line to proposed structure: Front: <u>25</u> Rear: <u>10</u> Side: <u>10</u> Side: <u>10</u>	Zoning District:	North:
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USE VARIANCE APPLICATION ATTACHMENT
3860 S. Straits Hwy
Indian River
02-04-15

II. Detailed Request and Justification

1. The applicant specializes in the design and construction of Medical Office facilities in Northern Michigan. It is the applicants desire to erect a Medical Office on the property with sufficient parking to service the needs of the proposed building per the attached site plan. We are proposing to provide 26 employee parking spaces and 44 patient parking spaces for a total of 70 parking spaces. This proposed number of spaces (5.7 spaces/1000 GSF* or 1 space per 176 GSF) is more than sufficient based on applicants experience and significantly exceeds industry standards. (Note: Industry standards are 4.5 spaces per 1,000 GSF or 1 space per 222 GSF. See attached Medical Office Building (MOB) Parking Study by Walker Parking Consultants).

The zoning ordinance asks for 1 parking space for each employee and 4 parking spaces for each exam or treatment room. Based on this formula 24 employee spaces would be required and 108 patient parking spaces would be required for a total of 132 parking spaces. This would equate to 10.7 spaces per 1,000 GSF or 1 space per 93 GSF.

Applicant is requesting a variance for installing 62 extra parking spaces that will not be used and are unnecessary to the use of the proposed building.

2.
 - a. Most uses within the district have parking requirements that coincide with industry and national standards. The Medical Office zoning requirement does not.
 - b. Medical Office Buildings throughout Northern Michigan generally utilize parking ratios in the range of 4.5 to 5 parking spaces per 1,000 GSF. This equates to between 1 space per 200 GSF and 1 space per 181 GSF
 - c. The applicant is only requesting a variance for the property in question.
 - d. The granting of the variance will not adversely affect the purposes or objectives of the Zoning Plan of the County. On the contrary it will provide for greenspace in lieu of unneeded asphalt while also accomplishing the goals of the zoning ordinance in terms of sufficient parking spaces for the intended building use.
 - e. The granting of the variance will not be materially detrimental to the public welfare as the proposed parking plan would provide adequate parking to the public. The granting of the variance would not be materially injurious to other property or improvements in the district but would actually be of benefit by providing for greenspace in lieu of unneeded asphalt pavement.

***Note: GSF is Gross Square Feet of Building Area**
Number of parking spaces are often measured in either a) spaces per 1,000 Gross Square Feet of Building Area or b) 1 space per Gross Square Feet of Building Area

Parking Requirements for Medical Office Buildings

RESEARCH WAS CONDUCTED WITH THE FOLLOWING KEY OBJECTIVES: COLLECT PRIMARY AND SECONDARY DATA DESCRIBING MEDICAL OFFICE BUILDING PARKING NEEDS; IDENTIFY MUNICIPAL CODE REQUIREMENTS FOR THOSE BUILDINGS SURVEYED; AND SUMMARIZE FINDINGS BY MEAN AND 85TH-PERCENTILE VALUES. PROVIDING 4.5 SPACES PER 1,000 GROSS SQUARE FEET OF BUILDING SPACE IS GENERALLY SUFFICIENT TO MEET MEDICAL OFFICE BUILDING PEAK-HOUR NEEDS.

FIFTY MEDICAL OFFICE BUILDINGS (MOBs) located throughout the United States were studied to determine their parking requirements. Following is a summary of key findings and conclusions:

- A total of 4.5 parking spaces per 1,000 gross square feet (GSF) of building area should be provided for MOBs. This recommendation includes an effective supply cushion of spaces; this cushion is equal to about 10 percent of the supply and is necessary for a number of reasons, including but not limited to user convenience and to compensate for the temporary loss of spaces due to construction, maintenance and snow removal.
- The number of cars parked at MOBs during the 11 a.m. peak hour typically falls short of both the parking supplies and the number of parking spaces required by zoning ordinances.
 - This suggests that most zoning ordinances require more parking spaces than most MOBs need.
 - Ninety-two percent of this study's MOBs are legally required to provide more parking spaces than were occupied during the peak hour.
 - Sixty percent of this study's MOBs must comply with zoning ordinances that exceed this study's recommended parking capacity.
- The observed mean peak-hour parking accumulation rate for 50 MOBs is 3.23 spaces per 1,000 GSF of occupied building area. This is lower than the 3.53 spaces reported in the Institute of Transportation Engineers' (ITE) *Parking Generation, 3rd Edition* and the 4.11 spaces reported in ITE's *Parking Generation, 2nd Edition*.^{1,2}
- The observed 85th-percentile peak-hour parking accumulation rate for 50 MOBs is 4.21 parked cars per 1,000 GSF of occupied building area.

STUDY PURPOSE

The development of MOBs continues in response to the aging population and consequent increases in demands for health care. One particular challenge for planners is to properly determine the number of parking spaces needed for MOBs. In response to this challenge, a study was conducted to document the parking requirements of MOBs. A major component of this study included new primary research.

Most municipal zoning ordinances base MOB parking requirements on the amount of GSF rather than the number of physicians, employees, or patients/visitors. This study gathers data from various MOBs, calculates parking demand ratios per 1,000 GSF and provides a database that can be used for project planning purposes. This research project had the following objectives:

- To identify and reference historical MOB peak-hour parking demand ratios;
- To create a database of MOB peak-hour parking demand ratios that employ the number of parking spaces needed per 1,000 GSF, the variable most commonly referenced by municipal codes;
- To compile a comparative list of municipal code requirements for those MOBs surveyed; and
- To summarize findings by mean and 85th-percentile values.

Meeting these objectives provides information useful to planners who project MOB parking demand.

METHODOLOGY

Prior to beginning primary research, secondary sources of data were researched. The second and third editions of *Parking Generation* contained a summary of several MOB parking demand studies. To complete the primary research, the following steps were performed:

BY JOHN W. DORSETT, AICP AND MARK J. LUKASICK

- A sample of 50 stand-alone MOB's located throughout the United States was selected.
- The following variables were researched for each MOB:
 - city and state;
 - number of floors;
 - building GSF;
 - building occupancy rate;
 - number of suites;
 - municipal code parking requirements (number of spaces per 1,000 GSF); and
 - parking space supply.
- The number of parking spaces required by zoning ordinance was calculated.
- The supply of parking spaces was inventoried and the number of spaces provided per 1,000 GSF was calculated.
- The number of parked vehicles during the peak time of the day was counted.
- The number of spaces per 1,000 GSF was determined based on the occupied building GSF and the numbers of vehicles counted at the peak accumulation or occupancy.
- The mean and 85th percentile, by spaces per 1,000 GSF of occupied building space, were summarized for the following:
 - code requirements;
 - parking space supply; and
 - observed peak-hour parking occupancy.

ITE PARKING GENERATION RATES

ITE updated its *Parking Generation* publication in 2004. Table 1 provides a comparison between these published data and the primary data collected for this study.

DATA COLLECTION RESULTS

Number of Buildings by State

Fifty free-standing MBOs were surveyed on Mondays and Wednesdays from March through August, during what was believed to represent typical activity levels for MOB's. Suburban locations were selected to allow a clean computation of the parking demand ratio, without the influence of adjacent land uses present in an urban environment and without the influence of mass transit.

A convenience sample was drawn based

	Walker data collection	ITE Parking Generation, 3rd Edition
Peak period	10:00 a.m.–12:00 p.m.	10:00 a.m.–12:00 p.m. 2:00 p.m.–5:00 p.m.
Number of study sites	50	18
Average size of study sites (GFA)	62,427	43,000
Average peak-period parking demand	3.23 spaces per 1,000 sf	3.53 spaces per 1,000 sf
85th-percentile parking demand	4.21 spaces per 1,000 sf	4.30 spaces per 1,000 sf
Range of rates	1.38–8.90 spaces per 1,000 sf	2.34–5.35 spaces per 1,000 sf

Note: Peak occurred mid-week.

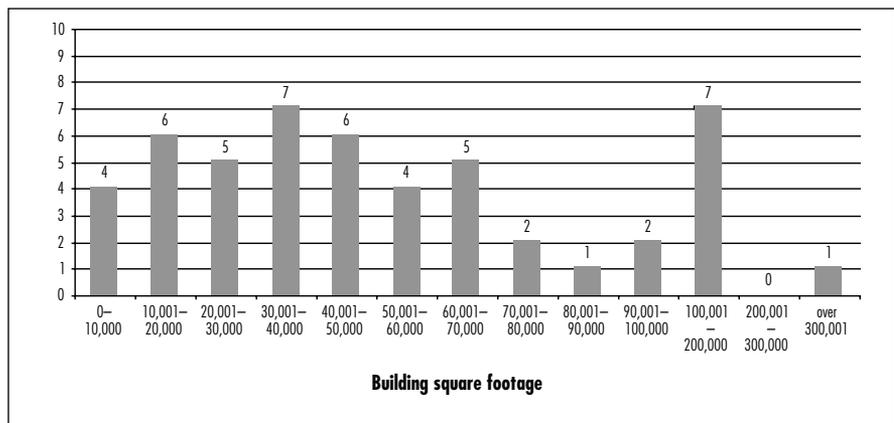


Figure 1. Number of MOB's by size.

on geographic proximity of individuals collecting the data to the MOB's. Twenty of the MOB's surveyed were located in Illinois. The remaining 30 properties surveyed were located in the following states: California (6), Florida (3), Georgia (3), Indiana (9), Massachusetts (3), Minnesota (3) and Pennsylvania (3).

The average number of parking spaces per 1,000 GSF ranged from 2.78 for the three Georgia MOB's studied to 5.60 for the three Pennsylvania MOB's surveyed. Following is the supply of parking spaces per 1,000 GSF, by state:

- Illinois: 4.47
- Florida: 5.24
- Indiana: 5.36
- Minnesota: 4.39
- California: 3.20
- Pennsylvania: 5.60
- Georgia: 2.78
- Massachusetts: 4.69

Number of Buildings by Size

The MOB's identified then were compared on the basis of occupied GSF. As

shown in Figure 1, about three-fourths of the buildings surveyed were 70,000 GSF or less.

Municipal Code Requirements

Thirty-one locations, or 62 percent of those MOB's surveyed were required by code to provide 4.01 or more parking spaces per 1,000 GSF. Table 2 illustrates the number of parking spaces required by municipal zoning ordinances.

Parking Supply

Each individual MOB's parking supply was inventoried. Out of the 50 MOB's surveyed, 27 facilities, or approximately 54 percent, supplied 4.01 or more parking spaces (rounded to nearest whole number) per 1,000 GSF.

Figure 2 illustrates the number of parking spaces supplied per 1,000 GSF. Most of the facilities surveyed provided or nearly provided the number of code-required spaces. In some cases, the parking space supply fell short of the code requirement.

Parking Demand

Parking occupancy counts were taken for the MOB parking spaces to determine parking utilization during the 11 a.m.

peak hour. These counts were compared to the occupied GSF of the building. The peak hour was determined based on the consultants' experience with hundreds of

studies over the last 30 years. A majority of the facilities surveyed had peak-hour parking occupancies of 4.0 or fewer spaces per 1,000 GSF. This statistic fell significantly below both the legally required number of parking spaces and the observed parking supplies.

The following shows the total number of parking facilities surveyed (at the peak hour) by range of occupied parking spaces per 1,000 GSF:

Spaces per 1,000 GSF	Number of Facilities
1.00 to 2.00	7
2.01 to 3.00	18
3.01 to 4.00	14
4.01 to 5.00	9
5.01 to 6.00	0
6.01 to 7.00	1
7.01 to 8.00	0
8.01 to 9.00	1

Number of parking spaces required by code	Number of facilities	
1.00 to 2.00 / 1,000 sf	1	2 percent
2.01 to 3.00 / 1,000 sf	6	12 percent
3.01 to 4.00 / 1,000 sf	12	24 percent
4.01 to 5.00 / 1,000 sf	20	40 percent
5.01 to 6.00 / 1,000 sf	6	12 percent
6.01 to 7.00 / 1,000 sf	1	2 percent
7.01 to 8.00 / 1,000 sf	2	4 percent
8.01 to 9.00 / 1,000 sf	1	2 percent
9.01 to 10.00 / 1,000 sf	1	2 percent
	50	100 percent

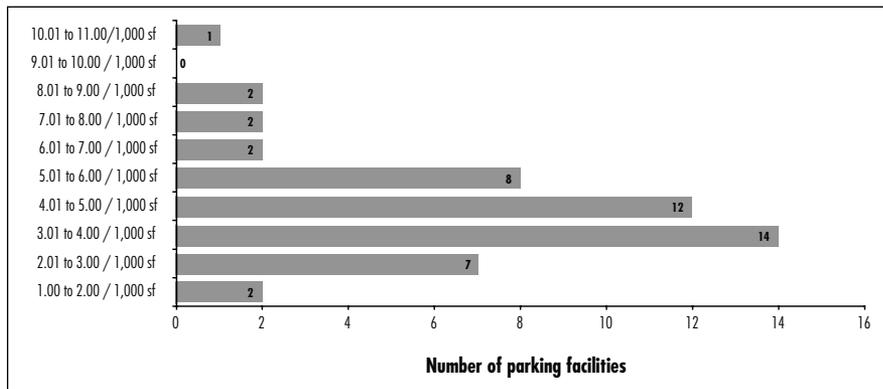


Figure 2. Parking supply provided by MOBs.

Figure 3 shows each parking facility's parking demand in descending order. Observed peak-hour parking demand for the sample ranged from 1.38 to 8.90 spaces per 1,000 GSF. The observed mean and median peak-hour parking demand rates were 3.23 and 3.03, respectively. The 85th-percentile rate was 4.21 spaces per 1,000 GSF.

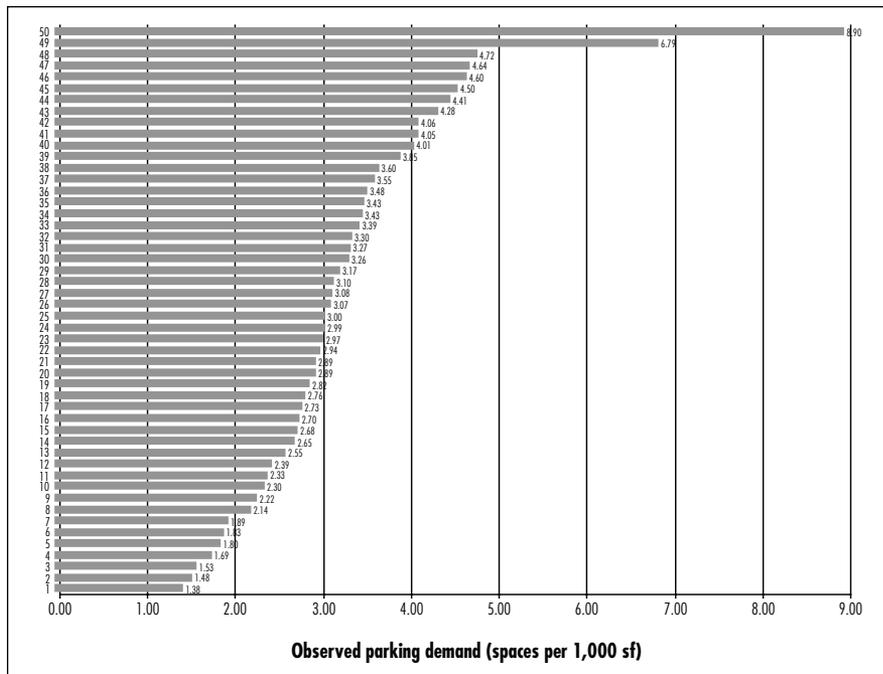


Figure 3. Observed peak-hour parking demand by MOB.

CONCLUSIONS

Fifty MOBs were surveyed as part of this research. Following is a summary of findings:

- The most common code requirement for the MOBs surveyed was 5.0 parking spaces per 1,000 GSF. Nineteen MOBs, or 38 percent of the sample, were required to provide 5.0 parking spaces per 1,000 GSF.
- The mean and median number of parking spaces provided per 1,000 GSF was 4.50 and 4.39, respectively.
- ITE calculated a mean demand of 3.53 parking spaces per 1,000 GSF (*Parking Generation, 3rd Edition*) compared to 3.23 parking spaces per 1,000 GSF found in this study.
- ITE's 85th-percentile demand of 4.30 parking spaces per 1,000 GSF (*Parking Generation, 3rd Edition*) is comparable to the 85th-percentile peak-hour

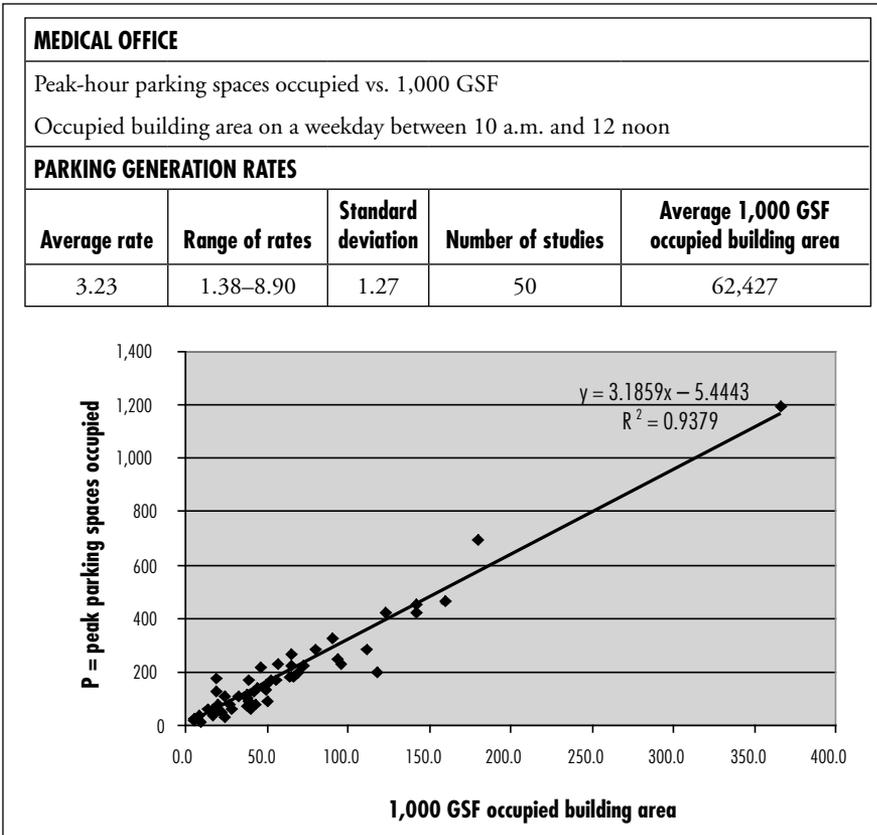


Figure 4. Data plot and statistical summary.

observation of 4.21 parking spaces per 1,000 GSF found in this study.

- Based on these findings, designing parking facilities to accommodate 4.5 spaces per 1,000 GSF of building space should be sufficient to meet the peak-hour parking demands of most medical office buildings. This recommendation is an 85th-percentile recommendation, which is consistent with other recognized and published industry standards, including the landmark November 2005 *Shared Parking* publication issued by the Urban Land Institute and the International Council of Shopping Centers. Sixty percent, or 30 of the 50 MOB, are located in municipalities that now require more parking than the recommended 4.5 spaces per 1,000 GSF. ■

References

- Parking Generation, 3rd Edition*. Washington, DC, USA: Institute of Transportation Engineers (ITE), 2004.
- Parking Generation, 2nd Edition*. Washington, DC: ITE, 1987.



JOHN W. DORSETT,
AICP, is a senior vice president and shareholder of Walker Parking Consultants. He directs the firm's Consulting Resources Group, which specializes in parking-related engagements including access and revenue control systems, airport landside planning, financial, functional design planning, operations and traffic engineering.



MARK J. LUKASICK
is a parking consultant with Walker Parking Consultants. He has more than 20 years of experience in hands-on parking operations and parking consulting. He may be contacted at mark.lukasick@walkerparking.com with any questions pertaining to this article.

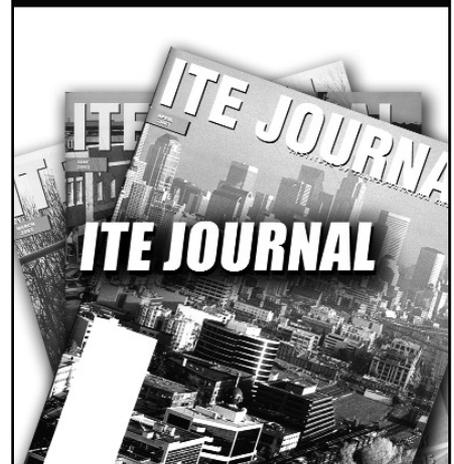
* Note: Opinions expressed herein are those of the authors and do not reflect official ITE Journal policy unless so stated.

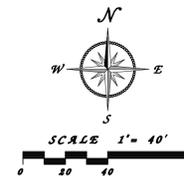


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SITE PLAN

3860 S. Straits Highway

PART OF THE SE 1/4 OF SECTION 24, T35N, R3W
TUSCARORA TWP., CHEBOYGAN COUNTY, MI

SITE NOTES - Phase I:

- SITE ZONING: D-CM
- AREA: +/- 4.86 AC.
- PROPOSED USE: PROFESSIONAL MEDICAL OFFICES
- GROSS BUILDING AREA: 12,339 SFT
- PARKING PROVIDED: 70 SPACES INCLUDING 4 BARRIER FREE (5.7 PKG SPACE per 1,000 GROSS SFT OF BUILDING AREA)
- WATER: NEW WELL
- SEWER: CONNECT TO SANITARY SEWER
- SITE DRAINAGE: AS SHOWN
- SOIL EROSION: PLACE SILT FENCE AS SHOWN.
- SIGNAGE: LOCATION AS SHOWN and TO BE IN ACCORDANCE WITH COUNTY ZONING REQUIREMENTS.
- LIGHTING: AS SHOWN and IN ACCORDANCE WITH COUNTY ZONING REQUIREMENTS.
- LANDSCAPING: TO BE IN ACCORDANCE WITH COUNTY ZONING REQUIREMENTS.

LEGEND:

- FOUND SURVEY IRON
- ⊗ COMPUTED POINT
- ⊕ UTILITY POLE w/ GUY
- ⊙ WELL
- ⊠ TELEPHONE PEDESTAL
- ⊡ CABLE TV PEDESTAL
- SIGN
- MANHOLE
- ⊞ CATCH BASIN
- ⊙ MONITOR WELL
- FENCE
- PROPERTY LINE
- ZONING SETBACK LINE
- (D) DEED BEARING & DISTANCE
- (M) MEASURED THIS SURVEY
- OVERHEAD POWER LINE
- TREELINE
- ▨ EX. PAVED SURFACE
- ▩ EX. CONC. SURFACE
- ▨ PROPOSED PAVED SURFACE
- ▩ PROPOSED CONCRETE SURFACE
- ⊙ PROPOSED LIGHT POLE

NOTES:

The Boundary Survey is based upon land described in Liber 1055, Page 410, and monuments found in the field. The Topographic Survey is only for a portion of the overall property.

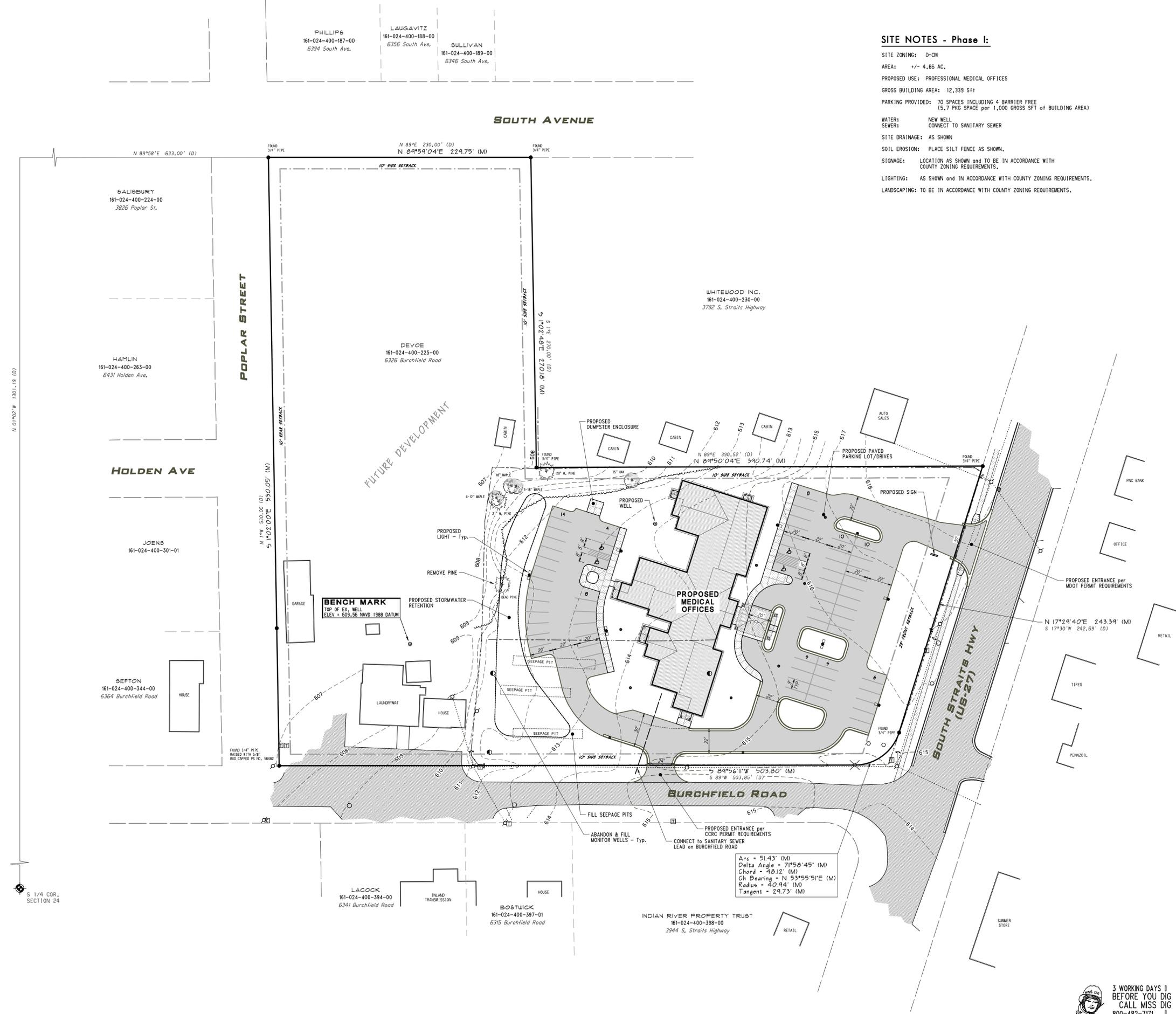
The property description was furnished, and no check of title relative to ownership, gaps, overlaps or occupation has been performed as part of this sketch. Basis of Dealing was taken from the unrecorded plat of Pinecrest.

This is a professional opinion concerning the location of the property boundaries depicted hereon, based upon the appropriate boundary law principles governed by the facts and evidence gathered and evaluated during the course of this survey. Monuments, that in the opinion of this surveyor represent the true and correct corners of the property being surveyed, have been found or set as indicated hereon. As a professional opinion, this survey carries with it no guarantee or warranty, expressed or implied.

ZONING REQUIREMENTS:

VERIFY WITH LOCAL ZONING OFFICE

ZONING DISTRICT: D-CM
 SETBACKS: FRONT = 25' (On Address Side)
 REAR = 10'
 SIDE = 10'



BURDCO
INCORPORATED
 DESIGN-BUILD-FINANCE

1222 VETERANS DRIVE, SUITE A
 TRAVERSE CITY, MI 49684

TELEPHONE: 231-941-9074
 FACSIMILE: 231-947-9135
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ENGINEERING
 INC.

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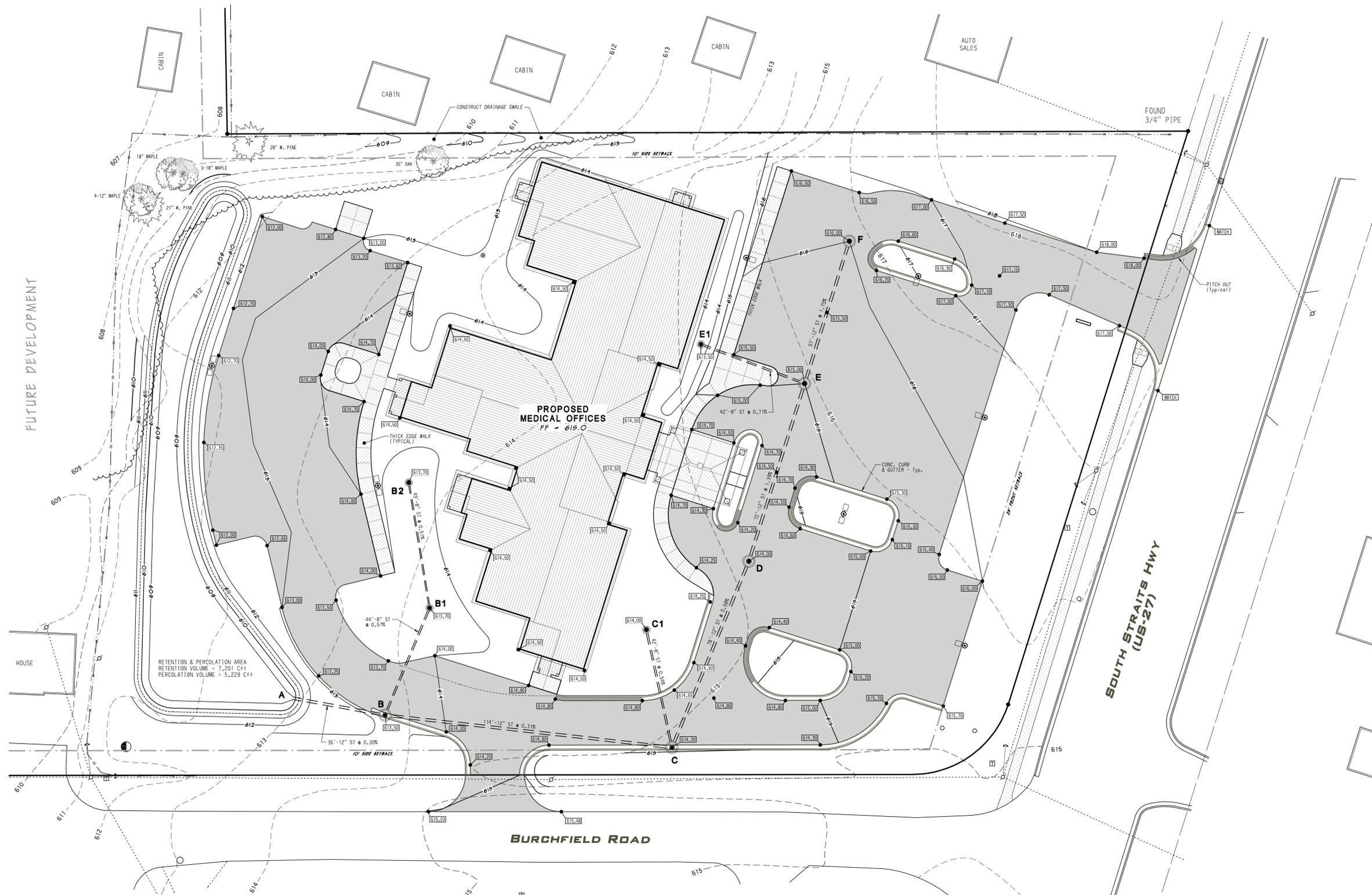
607 E. LANE ST.
 HARBOR SPRINGS, MICHIGAN 49740
 PHONE (231) 526-2199 FAX (231) 526-7257
 benchmark607@gmail.com

Client: Burdco Inc.
 Project Mgr: R. E. OELKE
 Drawn By: B. NOLAN
 Field By: WINTER-WILSON
 CAD File: SP BURDCO 14-388.Gxd
 Job #: 14-388
 Sheet #: 1 OF 3

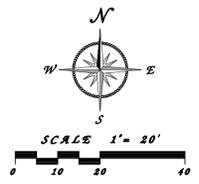
Date: (revisions)	by
FEB. 3, 2015	

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3860 S. STRAITS HIGHWAY, INDIAN RIVER, MI
SITE PLAN - PROPOSED MEDICAL FACILITY



- LEGEND:**
- FOUND SURVEY IRON
 - ⊗ COMPUTED POINT
 - ⊕ UTILITY POLE w/ GUY
 - ⊙ WELL
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ CABLE TV PEDESTAL
 - ⊙ SIGN
 - ⊙ MANHOLE
 - ⊕ CATCH BASIN
 - ⊕ MONITOR WELL
 - FENCE
 - PROPERTY LINE
 - ZONING SETBACK LINE
 - (D) DEED BEARING & DISTANCE
 - (M) MEASURED THIS SURVEY
 - OVERHEAD POWER LINE
 - TREELINE
 - █ EX. PAVED SURFACE
 - █ EX. CONC. SURFACE
 - █ PROPOSED PAVED SURFACE
 - █ PROPOSED CONCRETE SURFACE
 - PROPOSED GRADE
 - PROPOSED STORM SEWER
 - ⊕ PROPOSED LIGHT POLE



GRADING PLAN
3680 S. Straits Highway
 PART OF THE SE 1/4 OF SECTION 24, T35N, R3W
 TUSCARORA TWP., CHEBOYGAN COUNTY, MI

DRAINAGE CALCULATIONS

RAINFALL INTENSITY = 3.4" (25 Yr., 24 Hr.)
 RAINFALL INTENSITY = 2.0" (2 Yr., 24 Hr.)
 EXISTING SOILS: USDA GRAPPLING & AU GRES SAND
 EXISTING RUN-OFF COEFFICIENT = 0.10
 DEVELOPED RUN-OFF COEFFICIENT = 0.30
 ASSUMED PERCOLATION RATE = 12"/24 HR

SITE CONDITIONS:
 PROPOSED HARD SURFACE AREA = 51,924 SF
 CALCULATED RETENTION VOLUME: (V1)
 EXISTING RUN-OFF, V1 = 0.10 x 2/12 x 51,924 SF = 865 CF
 DEVELOPED RUN-OFF, V1 = 0.30 x 3,4/12 x 51,924 SF = 13,241 CF

RETENTION VOL. REQUIRED = V2 - V1
 = 13,241 - 865
 = 12,376 CF

RETENTION VOLUME PROVIDED = 7,201 CF
 PERCOLATION VOLUME PROVIDED @ 12"/24 Hr = 5,229 CF

TOTAL RETENTION & PERC. VOLUME PROVIDED = 12,430 CF

STORM STRUCTURES

STORM "A" 12" DIA. OUTFALL 12" END SECTION INV 12" E = 609.00	STORM MH "B" 4" DIA. MANHOLE EJW 7000, M2 GRATE & T1 BACK RIM ELEV = 613.50 INV 12" W = 609.10 INV 12" E = 609.20 INV 8" NE = 609.50	STORM MH "C" 4" DIA. CATCH BASIN EJW 7000, M2 GRATE & T1 BACK RIM ELEV = 614.30 INV 12" W & NE = 609.55 INV 8" N = 609.75	STORM MH "D" 4" DIA. CATCH BASIN EJW 1040 FRAME, M1 GRATE RIM ELEV = 614.00 INV 12" SW & NE = 610.00 INV 12" SW & NE = 611.00 INV 8" NW = 611.20	STORM MH "E" 4" DIA. CATCH BASIN EJW 1040, M1 GRATE RIM ELEV = 616.00 INV 12" SW = 612.00	STORM MH "B1" 2" DIA. CATCH BASIN EJW 1040 FRAME, N GRATE RIM ELEV = 613.70 INV 8" SW & NW = 609.75 INV 8" SE = 610.00	STORM MH "B2" 2" DIA. CATCH BASIN EJW 1040 FRAME, N GRATE RIM ELEV = 613.70 INV 8" SW & NW = 610.00 INV 8" S = 610.00	STORM MH "C1" 2" DIA. CATCH BASIN EJW 1040 FRAME, N GRATE RIM ELEV = 614.00 INV 8" S = 610.00	STORM MH "E1" 2" DIA. CATCH BASIN EJW 1040 FRAME, N GRATE RIM ELEV = 613.50 INV 8" SE = 611.50
---	---	---	---	--	--	---	--	---

12" STORM SEWER SHALL BE HDPE ADS N12 (Or Approved Equivalent)
 2" DIA. CATCH BASIN SHALL BE PRECAST CONC. (Or Approved Equivalent)

BURDCO INCORPORATED
 DESIGN - BUILD - FINANCE

**1222 VETERANS DRIVE, SUITE A
 TRAVERSE CITY, MI 49684**
 TELEPHONE: 231-941-9074
 FACSIMILE: 231-947-9135
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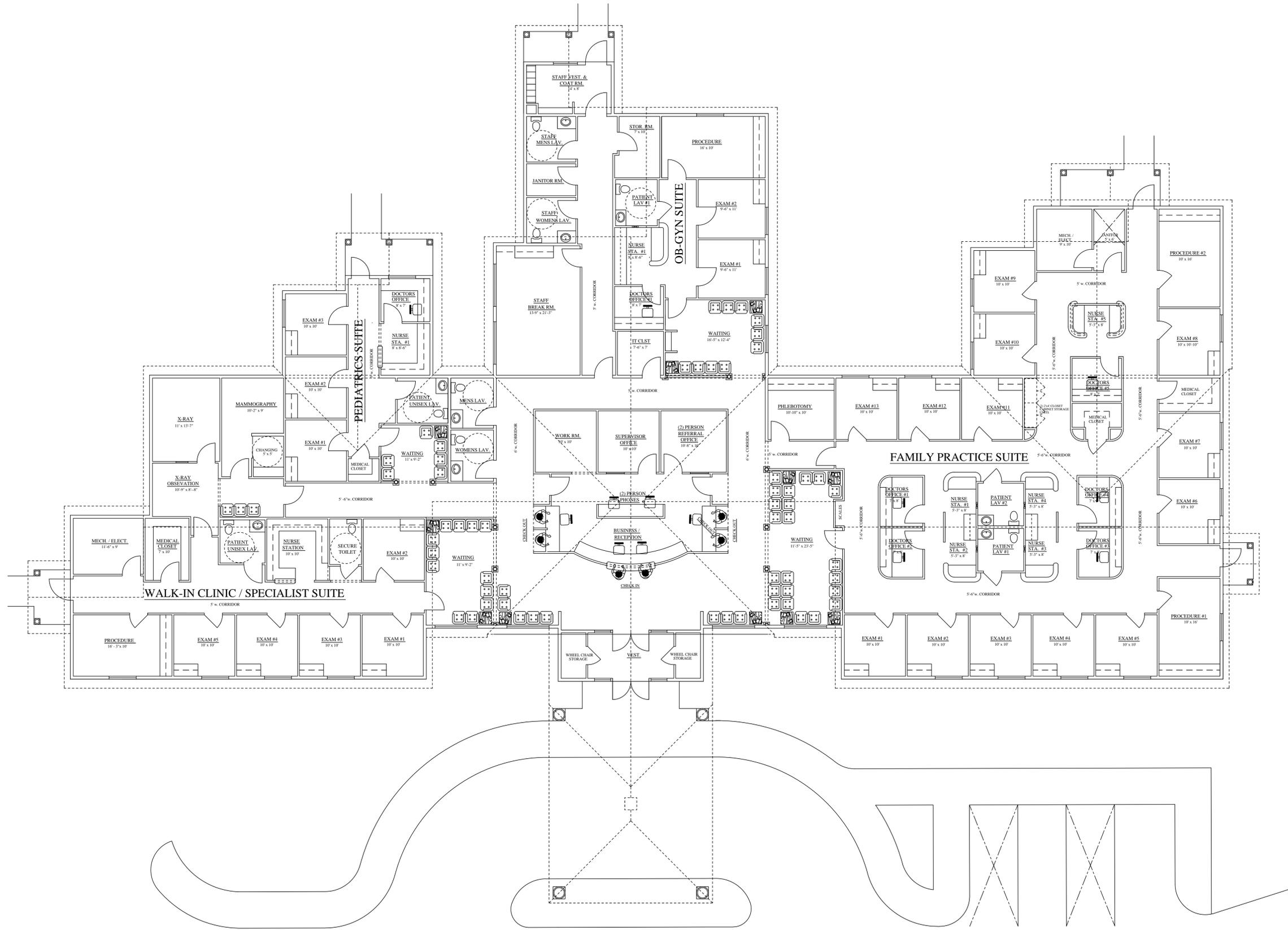
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 HARBOR SPRINGS, MICHIGAN 49740
 PHONE (231) 526-2119 FAX (231) 526-7257
 benchmark607@gmail.com

Client: Burdco Inc.	Date: (revisions) by
Project Mgr: B. NOLAN	FEB. 3, 2015
Drawn By: B. NOLAN	
Field By: WINTER-WILSON	
CAD File: GP BURDCO 14-388.Gxd	
Job #: 14-388	
Sheet #: 2 OF 3	

3680 S. STRAITS HIGHWAY, INDIAN RIVER, MI
GRADING PLAN - PROPOSED MEDICAL FACILITY

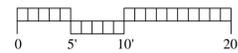


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PRELIMINARY MEDICAL BUILDING FLOOR PLAN

SCALE: 1/8" = 1'-0"
 BUILDING AREA = 12,340 GROSS SQ. FT.



Issued For:

- PRELIM. REVIEW
12.16.14
- REVISED / REVIEW
12.17.14
- REVISED / REVIEW
01.12.15
- REVISED / REVIEW
01.16.15
- REVISED / REVIEW
01.27.15
- REVISED / REVIEW
01.29.15

Builder:

Burdco, Inc.

Project:

Proposed Medical
 Office
 Building

Indian River, Michigan

Sheet Title:

Preliminary
 Building
 Floor Plan

Project Number: 14-016

Drawn: CI

Checked: PN/PA

Date: 12.16.14

Sheet Number:

A2

Issued For:
PRELIM. REVIEW
02.02.15
REVISED / P.C. REVIEW
02.04.15



PRELIMINARY MEDICAL BUILDING EAST ELEVATION
SCALE: 1/8" = 1'-0"

Builder:
Burdco, Inc.

Project:

Proposed Medical
Office
Building

Indian River, Michigan

Sheet Title:

Preliminary
Building
Elevations

Project Number: 14-016

Drawn: CI

Checked: PN/PA

Date: 12.16.14

Sheet Number:

A3

*Devoe/Burdeco
Mailing List*

16-161-024-400-147-00
PFEFFER, JOHN M, TRUSTEE
225 EAST GRAND RIVER, STE 104
BRIGHTON MI 48116

16-161-024-400-149-00
PFEFFER, JOHN & KRISTINE H/W
225 E GRAND RIVER, STE 104
BRIGHTON MI 48116

16-161-024-400-150-00
HOMACEK, CHARLES & JULIE H/W
24296 WARRINGTON COURT
NOVI MI 48374

16-161-024-400-151-00
PHILLIPS, JEFFEREY & BARBARA H
PO BOX 1168
INDIAN RIVER MI 49749

16-161-024-400-152-00
PHILLIPS, JEFFEREY & BARBARA H
PO BOX 1168
INDIAN RIVER MI 49749

16-161-024-400-153-00
PHILLIPS, JEFFEREY & BARBARA H
PO BOX 1168
INDIAN RIVER MI 49749

16-161-024-400-154-01
CHAMPAGNE, PETER, PAUL, &
834 TITABAWASSEE
SAGINAW MI 48604

16-161-024-400-154-02
SULLIVAN, ANDREA F
PO BOX 195
INDIAN RIVER MI 49749

16-161-024-400-154-03
PIOTROWSKI, DAVID A
4449 JOAN DR
CLIO MI 48420

16-161-024-400-158-00
OLSON, KRISTINE L, TRUSTEE
6304 SOUTH AVE, PO BOX 176
INDIAN RIVER MI 49749

16-161-024-400-158-01
DURSTON, DAVID M
6312 SOUTH AVE, PO BOX 2161
INDIAN RIVER MI 49749

16-161-024-400-162-00
BUKOSKY, DUSTIN
717 RIDGECREST ST
FENTON MI 48430

16-161-024-400-181-00
OBRANOVIC, LORA A, TRUSTEE
24779 PICARA
NOVI MI 48374

16-161-024-400-182-00
BARANOWSKI, EDWIN & DONNA H
111 CARNEY DR
DUNDEE MI 48131-9546

16-161-024-400-183-00
SMITH, DAN & CHERYL H/W
2100 VALLEY GATE
MILFORD MI 48380

16-161-024-400-185-00
DACH, MICHAEL; DIANE DACH; M
12293 WOODSIDE DR #3
GRAND BLANC MI 48439

16-161-024-400-187-00
PHILLIPS, BARBARA &
PO BOX 1168
INDIAN RIVER MI 49749

16-161-024-400-188-00
LAUGAVITZ, RALPH & ADRIANE H/
2229 E LAKE RD
CLIO MI 48420

16-161-024-400-189-00
SULLIVAN, ANDREA F
PO BOX 195
INDIAN RIVER MI 49749

16-161-024-400-190-00
BLONDIN, JOAN AND
5395 DORCHESTER DR
FLUSHING MI 48433

16-161-024-400-191-00
MAYER, JOSEPH AND
25 BERG CT
MANDEVILLE LA 70471

16-161-024-400-192-00
DURSTON, DAVID M
PO BOX 2161
INDIAN RIVER MI 49749

16-161-024-400-194-00
OLSON, KRISTINE L, TRUSTEE
6304 SOUTH AVE, PO BOX 176
INDIAN RIVER MI 49749

16-161-024-400-195-00
PENDLETON, CHERYL T
6294 SOUTH AVE
INDIAN RIVER MI 49749

16-161-024-400-196-00
CONNELLY, MICHAEL & ERIN REES
3630 OLD OINE WAY
WEST BLOOMFIELD MI 48324

16-161-024-400-219-00
MEIXNER, EDWIN & ROSEMARY H/
41360 FOX RUN RD, APT 407
NOVI MI 48377

16-161-024-400-220-00
REHN, DAVID & KAREN H/W
14305 GARFIELD
REDFORD MI 48239

16-161-024-400-221-00
DIROFF, ROBERT & SUSAN H/W
620 CHEVIOT CT
APOPKA FL 32712

16-161-024-400-222-00
DAWLEY, LAIL K & NANCY H/W
3462 HAZELTON AVE
ROCHESTER MI 48307

16-161-024-400-223-00
BADOUR, EDWARD & ANNA, TRUS
2174 E STEWART RD
MIDLAND MI 48640

16-161-024-400-224-00 SALISBURY GARY & NANCY H/W 1/ 15115 CHAMPAIGN RD ALLEN PARK MI 48101	16-161-024-400-301-02 JOENS, PATRICIA J 36911 HIGHVIEW ST NEW BALTIMORE MI 48047	16-161-024-400-395-00 BENSON, THEODORE & PATRICIA 2496 EAST MULLETT LAKE RD INDIAN RIVER MI 49749
16-161-024-400-225-00 DEVOE, GARY E, TRUSTEE 1276 FORT ST LINCOLN PARK MI 48146	16-161-024-400-339-00 WAGNER, ROBERT JR & ARDIS H/W 4142 EMERALD DR BRIDGEPORT MI 48722	16-161-024-400-397-01 BOSTWICK, PAUL & CAROL, CO-TT 8105 E WOODSBORO AVE ANAHEIM CA 92807
16-161-024-400-230-00 WHITEWOOD, INC PO BOX 1030 INDIAN RIVER MI 49749	16-161-024-400-341-00 SMITH, LORI SMITH PO BOX 432 INDIAN RIVER MI 49749	16-161-024-400-398-00 INDIAN RIVER PROPERTY TRUST PO BOX 51 INDIAN RIVER MI 49749
16-161-024-400-258-00 NIDA FAMILY REVOC TRUST 6438 HOLDEN AVE INDIAN RIVER MI 49749	16-161-024-400-343-00 SMITH, CHARLES & CAROLYN H/W PO BOX 986 INDIAN RIVER MI 49749	16-161-024-400-436-00 JOHNSON, VICKY L PO BOX 211 INDIAN RIVER MI 49749
16-161-024-400-259-00 RENTSCHLER, EDWARD & TAMAR 1586 SUMMERWOOD LN BELVIDERE IL 61008	16-161-024-400-344-00 SEFTON, LISA A 10651 STEVES DR MACKINAW CITY MI 49701	16-161-024-400-438-00 LACOCK, SYLVIA M (MARINO) PO BOX 2321 MILL VALLEY CA 94941
16-161-024-400-262-00 DRENNING, WILLIAM & KRISTINE 20931 REDMOND EASTPOINTE MI 48021	16-161-024-400-387-00 HOWE, WILLIAM & SUSAN H/W PO BOX 186 INDIAN RIVER MI 49749	16-161-024-400-441-00 LACOCK, SYLVIA M (MARINO) PO BOX 2321 MILL VALLEY CA 94941
16-161-024-400-263-00 HAMLIN, NEAL & COLLEEN H/W 3668 SOUTHGATE MIDLAND MI 48640	16-161-024-400-388-00 JOHNSON, VICKY L PO BOX 211 INDIAN RIVER MI 49749	16-161-024-400-444-00 STOEL, ANNETTE K & JANA D CAL PO BOX 1195 INDIAN RIVER MI 49749
16-161-024-400-297-00 MCGOVERN, KATHLEEN & 6441 HOLDEN AVE INDIAN RIVER MI 49749	16-161-024-400-390-00 LACOCK, SYLVIA M (MARINO) PO BOX 2321 MILL VALLEY CA 94941	16-161-024-400-560-00 PNC BANK 303 E WACKER DR, STE 1040 CHICAGO IL 60601
16-161-024-400-299-00 JOENS, PATRICIA J 36911 HIGHVIEW ST NEW BALTIMORE MI 48047	16-161-024-400-393-00 LACOCK, SYLVIA M (MARINO) PO BOX 2321 MILL VALLEY CA 94941	16-161-024-400-565-00 FIRST FEDERAL OF NORTHERN MI 100 SOUTH SECOND AVE ALPENA MI 49707
16-161-024-400-301-01 YOST, JOHN & DIANE H/W 1095 BROOKLAWN DR TROY MI 48084	16-161-024-400-394-00 LACOCK, SYLVIA M (MARINO) PO BOX 2321 MILL VALLEY CA 94941	16-161-024-400-566-00 VIZINA, JASON PO BOX 806 INDIAN RIVER MI 49749

16-161-024-400-567-01
POLLARD, CARL & LORI H/W
340 ELLINGER RD
ALANSON MI 49706

16-161-M55-039-008-01
SMITH, CHARLES TRUST
2576 SHERIDAN RD
PETOSKEY MI 49770

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POLLARD, CARL K
340 ELLINGER RD
ALANSON MI 49706

16-161-M55-039-009-00
NORTHERN MICH REGIONAL HOSP
748 S MAIN ST
CHEBOYGAN MI 49721

16-161-024-400-573-00
STANLEY, GERALD & PATRICIA H/
PO BOX 626
INDIAN RIVER MI 49749

16-161-024-400-574-00
STANLEY, GERALD & PATRICIA H/
PO BOX 626
INDIAN RIVER MI 49749

16-161-024-400-576-02
HEALY, SCOTT & GINA H/W
6069 WATERWAY LN
INDIAN RIVER MI 49749

16-161-024-400-580-00
TUSCARORA, TOWNSHIP OF
PO BOX 220
INDIAN RIVER MI 49749

16-161-M55-039-006-00
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2576 SHERIDAN RD
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HOLDEN AVE
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INDIAN RIVER, MI 49749

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OCCUPANT
6315 BURCHFIELD RD
INDIAN RIVER, MI 49749

16-161-024-400-568-00
OCCUPANT
6074 WATERWAY LN
INDIAN RIVER, MI 49749

16-161-024-400-341-00
OCCUPANT
6424 BURCHFIELD RD
INDIAN RIVER, MI 49749

16-161-024-400-398-00
OCCUPANT
3944 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-024-400-573-00
OCCUPANT
3927 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-024-400-343-00
OCCUPANT
6406 BURCHFIELD RD
INDIAN RIVER, MI 49749

16-161-024-400-436-00
OCCUPANT
6442 E DOROTHY ST
INDIAN RIVER, MI 49749

16-161-024-400-574-00
OCCUPANT
3933 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-024-400-344-00
OCCUPANT
6364 BURCHFIELD RD
INDIAN RIVER, MI 49749

16-161-024-400-438-00
OCCUPANT
6416 E DOROTHY ST
INDIAN RIVER, MI 49749

16-161-024-400-576-02
OCCUPANT
6069 WATERWAY LN
INDIAN RIVER, MI 49749

16-161-024-400-387-00
OCCUPANT
6443 BURCHFIELD RD
INDIAN RIVER, MI 49749

16-161-024-400-441-00
OCCUPANT
6348 E DOROTHY ST
INDIAN RIVER, MI 49749

16-161-M55-039-006-00
OCCUPANT
3785 S STRAITS HWY
INDIAN RIVER, MI 49749

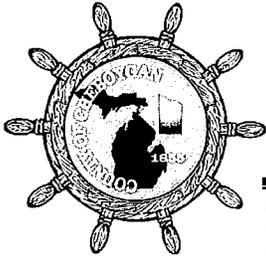
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OCCUPANT
3801 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-M55-039-007-01
OCCUPANT
3797 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-M55-039-008-00
OCCUPANT
6140 CRESSY L ST
INDIAN RIVER, MI 49749

16-161-M55-039-008-01
OCCUPANT
3805 S STRAITS HWY
INDIAN RIVER, MI 49749

16-161-M55-039-009-00
OCCUPANT
6135 CRESSY L ST
INDIAN RIVER, MI 49749



CHEBOYGAN COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

CHEBOYGAN COUNTY BUILDING ■ 870 S. MAIN STREET, PO BOX 70 ■ CHEBOYGAN, MI 49721
PHONE: (231)627-8489 ■ FAX: (231)627-3646
www.cheboygancounty.net/planning/

DIMENSIONAL VARIANCE STAFF REPORT

Item: A Variance Request to allow 70 parking spaces where 132 are required for a medical clinic. The property is zoned Commercial Development District (D-CM)	Prepared by: Scott McNeil
Date: February 13, 2015	Expected Meeting Date: February 25, 2015

GENERAL INFORMATION

Applicant: Michael Brown – Burdco Inc.

Property Owner: Gary DeVoe

Contact person: Michael Brown

Phone: 231-218-4923

Requested Action: A Variance Request to allow 70 parking spaces where 132 are required for a medical clinic per section 17.6.

BACKGROUND INFORMATION

Section 17.6 relative to medical clinics provides for 1 parking space per employee largest working shift and 4 spaces for each examination/treatment room. Based on the floor plan submitted I have identified eight 23 examination rooms and 4 procedure rooms which requires 108 parking spaces. The applicant has indicated that there will be 24 employees which require 24 parking spaces. As a result, a total of 132 parking spaces are required. The site plan provides for 70 parking spaces.

The applicant has provided information relative to a parking study for medical offices as published in ITE Journal/August 2007 with the application. I have also enclosed information relative to medical office parking requirements of other neighboring jurisdictions and example standards from Parking Standards publication by the American Planning Association. I have written the number of parking spaces that would be required for the subject based on each of the parking standards listed in the Parking Standards publication for your information.

Surrounding Zoning:

West: D-CM Commercial Development District

East: Same

South: Same

North: Same

Surrounding Land Uses:

Commercial uses to the east and west. Commercial and residential uses to the north and south.

Environmentally Sensitive Areas: (steep slopes, wetlands, woodlands, stream corridor, floodplain)

There are no known environmentally sensitive areas on the subject property

Public Comments:

None

VARIANCE CONSIDERTIONS

Please note that all of the conditions listed below must be satisfied in order for a dimensional variance to be granted.

General Findings

1. The subject property is in a Commercial Development (D-CM) zoning district.
2. The applicant is seeking a variance to allow 70 parking spaced for a medical clinic where 132 are required per section 17.6.
3. Medical Clinic is a permitted use in a D-CM zoning district per sections 6.2.1 and 5.2.6.
4. The applicant has provided information relative to a parking study for medical offices as published in ITE Journal/August 2007.
- 5.
- 6.

23.5.4. (Rev. 09/11/04, Amendment #36)

A dimensional variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that practical difficulty exists by showing all of the following:

23.5.4.1 That the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, or topography and is not due to the applicant's personal or economic difficulty.

The subject property contains an existing laundry facility and the remaining portion of the parcel is too narrow to provide the required parking for the proposed use which is a unique condition.

Or, There are no unique conditions or circumstances relative to the applicant's request.

23.5.4.2 That the need for the requested variance is not the result of actions of the property owner or previous property owners (self-created).

The narrowness of the parcel and the nature of the business create a need for the requested variance, and are not self-created.

Or, The need for the variance is self created.

23.5.4.3 That strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Strict compliance with parking regulations would prevent the property owner from using the property for a permitted purpose due to the nature of the business and narrowness of the lot. Conformity with parking regulations will be unnecessarily burdensome.

Or, compliance with parking regulations will not unreasonably prevent the applicant from using the property for a permitted purpose and compliance with parking regulations are not deemed unnecessarily burdensome.

23.5.4.4 That the requested variance is the minimum variance necessary to grant the applicant reasonable relief as well as to do substantial justice to other property owners in the district.

Due to the narrowness of the property and the nature of the business the requested variance represents the minimum necessary to grant reasonable relief.

Or, 70 parking spaces do not represent the minimum necessary.

23.5.4.5 That the requested variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Granting the requested variance will not cause an adverse impact on surrounding property.

Or, Granting the requested variance will cause an adverse impact on surrounding property.

SUPPLEMENTAL STAFF-SUPPLIED ATTACHMENTS

Example parking requirements from Parking Standards publication by the American Planning Association and neighboring zoning jurisdictions.

- 6 spaces per 1,000 square feet with a minimum of 6 spaces (*Costa Mesa, Calif., pop. 108,724*)
Minimum: 1 per 400 square feet of gross floor area
Maximum: 1 per 100 square feet of gross floor area (San Antonio, Tex., pop. 1,144,646)
Minimum: 1 per 300 square feet of gross floor area
Maximum: 1 per 200 square feet of gross floor area (Glenville, N.Y., pop. 28,183)

mausoleum (see also *cemetery; columbarium; crematorium*)

- Parking area equal to ground floor area (*Spartanburg, S.C., pop. 39,673*)
- 1 space per 4 seats in the chapel but not less than 20 spaces (*Yonkers, N.Y., pop. 196,086*)
- 2 spaces and 1 per 4 seats provided for any place of assembly (*Noblesville, Ind., pop. 28,590*)
- 2 parking spaces per acre, plus 1 for each employee (*San Mateo, Calif., pop. 92,482*)

meat-packing facility (see also *food packing and manufacturing facility; food storage locker; manufacturing uses*)

- 0.6 per employee (*Hickory, N.C., pop. 37,222*)
- 1 space per 1,000 square feet (*Lufkin, Tex., pop. 32,709*)
- 1 space per employee on largest shift (*Omaha, Nebr., pop. 390,007*)
- 1 per 800 square feet of gross floor area (*Ft. Lauderdale, Fla., pop. 152,397*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

medical office (see also *clinic; healthcare facility*)

- 1 per 250 square feet of gross floor area (*Provo, Utah, pop. 105,166*) *60*
- 1 space per each 300 square feet (*Columbia, Mo., pop. 84,531*) *47*
- 1 space per each 200 square feet (*Columbia, Mo., pop. 84,531, Sunnyvale, Calif.*) *62*
- 3.3 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*) *41*
- 3.5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*) *44*
- 5 per 1,000 square feet of gross floor area (*Tampa, Fla., pop. 303,447*) *62*
- 5 per 1,000 square feet (*Hickory, N.C., pop. 37,222*) *62*
- 5 spaces for each doctor. (*Coconino County, Ariz., pop. 18,617*) *40*
- 6 spaces per doctor or dentist (*Raleigh, N.C., pop. 276,093*) *42*
Minimum: 3.9 spaces per 1,000 square feet of floor area *48*
Maximum: 4.9 spaces per 1,000 square feet of floor area (Gresham, Ore., pop. 90,205) *61*

- Minimum: 1 space for each 250 square feet of gross floor area* *50*
- Maximum: 1 space for each 150 square feet of gross floor area (Jefferson County, Ky., pop. 693,604)* *83*
- Minimum: 2.5 per examination room* *57*
- Maximum: 4 per examination room (Glenville, N.Y., pop. 28,183)* *92*



- Bicycle Parking Standard:** 0.4 spaces per 1,000 square feet of floor (*Gresham, Ore., pop. 90,205*)
- Bicycle Parking Standard:** 1 per 20 vehicle spaces which are 4 spaces for each patient room or 1 space per 200 square feet (*Grand Junction, Colo., pop. 41,498*)

medical support facilities use (see also *home health agency*)

- 1 parking space for each 250 square feet of gross floor area (*Shasta County, Calif., pop. 163,256*)

meeting hall (see *assembly hall; auditorium; banquet hall*)

megachurch (see *church*)

mental health facility (see also *clinic; hospital*)

- 1 parking space shall be provided for each 4 beds (*Park Ridge, Ill., pop. 37,775*)
Minimum: 1 space for each 6 beds
Maximum: 1 space for each 2 beds (Jefferson County, Ky., pop. 693,604)
Minimum: 1 per 3 beds
Maximum: 1 per 2 beds (Glenville, N.Y., pop. 28,183)

messenger service office (see *delivery service*)

microbrewery (see also *brew pub; brewery*)

- 1 space per 600 square feet of gross floor area (*Yonkers, N.Y., pop. 196,086*)
- 9 spaces per 1,000 square feet (*West Hollywood, Calif., pop. 35,716*)
Minimum: 1 per 2 seats
Maximum: 1 per 1.5 seats (San Antonio, Tex., pop. 1,144,646)

migrant agricultural labor housing

- 0.5 per bed (*Charleston County, S.C., pop. 309,969*)
- 1 per 4 workers (*Washington, N.C., pop. 9,583*)

mining operation (see also *quarry*)

- 1 for every 1,000 square feet (*Cincinnati, Ohio, pop. 331,285*)
- 1 space for each employee on the maximum shift (*Coconino County, Ariz., pop. 116,320*)
- 2 per each 3 employees (*Racine, Wisc., pop. 81,855*)
- 2.5 parking spaces per 1,000 square feet of gross floor area (*Naperville, Ill., pop. 128,358*)

Doctors office and Medical Clinic parking requirements.

-- City of Cheboygan:

Professional offices of doctors, dentists or similar professions	One for each 100 square feet of usable floor area in waiting rooms, and one for each examining room, dental chair or similar use area
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-- Otsego County:

Doctor or Dentist Office. 1 per 50 sq. ft. of waiting room plus 1 per service chair

-- Emmet County:

Offices of doctors, dentists or similar Professions; One (1) for each fifty (50) sq. ft. of useable floor area in the waiting room, plus one (1) for each examining room or dental chair. Three (3) stacking spaces are required for each service bay, window or pedestal.

-- Village of Mackinaw City

Medical or Dental Clinics, Professional Offices Doctors, Dentist or Similar Professions. One (1) space for each one hundred-seventy of five(175) sq. ft. of gross floor area

-- City of Petoskey;

Professional offices of doctors, dentists or similar professions.	1 for each 150 square feet of usable floor area.
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