	<p style="text-align: center;">Our Waterfront Community Escanaba <i>Soak it Up!</i></p>	<p style="text-align: center;">Board of Appeals Regular Meeting February 27, 2013, 6:00 p.m.</p>
<p style="text-align: center;">Brian Black, Board Member</p>	<p style="text-align: center;">Vacancy</p>	
<p style="text-align: center;">Ralph Blasier, Board Member</p>		
<p style="text-align: center;">James Hellerman, Board Member</p>	<p style="text-align: center;">James V. O'Toole, City Manager</p>	
<p style="text-align: center;">Jon Liss, Board Member</p>	<p style="text-align: center;">Brady Nelson, City Council Liaison</p>	
<p style="text-align: center;">Philip Strom, Board Member</p>	<p style="text-align: center;">Blaine R. DeGrave, Ex-Officio</p>	

Dear Board of Appeals Member:

A Regular Meeting of the Escanaba Board of Appeals has been scheduled for **Wednesday, February 27, 2013, 6:00 p.m.** at the Escanaba City Hall, 410 Ludington Street, Escanaba, Michigan. The following items will be on the agenda:

- Call to order
- Roll call
- Approval of the August 29, 2012, Meeting Minutes
- Approval/adjustments to the agenda
- Conflict of Interest Declarations

UNFINISHED BUSINESS

None.

Election of Chairperson and Vice Chairperson

Nominations for Chairperson and Vice Chairperson of the Escanaba Board of Appeals will take place.

PUBLIC HEARING(S)

1. **Public Hearing - 405 North Lincoln Road - Variance Request - Zoning Ordinance.**
A hearing on a request from AutoZone, Inc. for a variance to Section 1907.1.A Building Orientation as the front door will not face North Lincoln Road.

NEW BUSINESS

1. Adoption of the 2013 Meeting Date Schedule
2. Public Comment
3. Member/Staff Comment and Announcement
4. Adjournment

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba by writing or calling the City of Escanaba at (906) 786-9402.

Sincerely,

Blaine R. DeGrave, Ex-Officio
Zoning Board of Appeals

**ESCANABA ZONING BOARD OF APPEALS
ROOM C101, CITY HALL, ESCANABA, MI
AUGUST 29, 2012**

A Special Meeting of the Escanaba Zoning Board of Appeals was held on Wednesday, August 29, 2012, at 6:00 p.m. in Room C101, City Hall, 410 Ludington Street, Escanaba, MI 49829

PRESENT: Board Members Brian Black, Ralph Blasier, James Hellerman, Jon Liss, and Philip Strom.

ALSO PRESENT: City Council Member Brady Nelson, Blaine DeGrave, Officio, and Katie Rydquist, Confidential Secretary.

The meeting was called to order at 6:00 p.m. by Acting Chairperson Brian Black.

ROLL CALL:

Katie Rydquist, Confidential Secretary, conducted the roll call. All of the Members of the Zoning Board of Appeals were present for the meeting.

Approval/Corrections to the September 14, 2010 and September 23, 2010 Zoning Board of Appeals' meeting minutes

A motion was made by Board Member James Hellerman and seconded by Board Member Philip Strom to approve the September 14, 2010 and the September 23, 2010 Zoning Board of Appeals' Meeting Minutes.

Ayes were unanimous.

Approval/Adjustments to the Agenda

None.

Conflicts of Interest Declaration

None.

UNFINISHED BUSINESS

1. Election of Officers

Acting Chairperson Brian Black asked for nominations to fill the Chairperson and Vice Chairperson positions on the Escanaba Zoning Board of Appeals.

A motion was made by Board Member Philip Strom and seconded by Board Member James Hellerman to nominate Acting Chairperson Brian Black as Chairperson of the Escanaba Zoning Board of Appeals.

A motion was made by Board Member Philip Strom and seconded by Acting Chairperson Brian Black to nominate Ralph Blasier as Vice Chairperson of the Escanaba Zoning Board of Appeals.

Ayes were unanimous.

PUBLIC HEARING(S)

- 1. Public Hearing – 530 South 17th Street, Escanaba, MI – Variance Request – Zoning Ordinance.**

Blaine DeGrave, Ex-Officio, stated that a hearing on a request from Jason Dubord, DBA Acubuilt Construction Company, for a variance to allow a structure, located in a Residential “A” Zoning District, to be built exceeding the maximum allowable sq. ft. of building area of 35 percent, according to the City Ordinance 507.1.2. Area Percentage.

Mr. DeGrave said that the front (505.1.1. Front Yard requirements) and side yard requirements (505.2.2. Side Yard requirements) are also being exceeded. The Zoning Code language requires that there be a front and a side yard. Mr. DeGrave stated that the size of the lot is 62.5’ x 50’, and the front yard requirement is 25 feet. Mr. DeGrave said with the existing building already there, this exceeds the maximum allowable square feet.

POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS – Section 305

Mr. DeGrave stated the Zoning Board of Appeals shall have the power to hear and decide on appeals where it is alleged that there is an error in any order, requirement, decision, determination or interpretation by the Code Official. The Zoning Board of Appeals may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination of appeal from and shall make an order, requirement, decision, or determination as in the Board’s opinion ought to be made. If there are practical difficulties or an unnecessary hardship in carrying out the strict letter of the ordinance, the Zoning Board of Appeals may, in passing on appeals, grant a variance in any of the provisions relating to the construction, or structural changes in equipment or alteration of buildings or structures, or the use of land, buildings or structures so that the spirit of the ordinance shall be observed, public safety secured, and substantial justice done. The Zoning Board of Appeals shall not have the power to vary a standard for a Planned Unit Development or a Special Land Use Permit.

Variance Review Criteria (305.4)

Mr. DeGrave said this states the Board shall have the power to authorize specific variances or departures from this Zoning Code, if all of the basic conditions are satisfied, and if there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Zoning Code. A variance from the dimensional requirements of this Zoning Code may only be granted if it is determined that all basic conditions have been satisfied and there is a practical difficulty in carrying out the requirement. A variance from the use requirements of this Zoning Code may only be granted if it is determined that all basic conditions have been satisfied and that there is an unnecessary hardship created by those use restrictions.

Basic Conditions (305.4 and 305.5)

Any variance granted from this Zoning Code shall meet the following basic conditions:

- A. The spirit of the Zoning Code shall be observed, public safety secured and substantial justice done.
- B. There is no substantial adverse effect upon property values in the immediate vicinity or in the district in which the property of the applicant is located.
- C. The difficulty or hardship relating to the property is not so general or recurrent in nature that the formulation of a general regulation for such conditions is preferable.
- D. The practical difficulties or unnecessary hardships are unique to the property under consideration and not to the general neighborhood, and shall apply only to property that is under the control of the applicant.
- E. It shall be necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.
- F. There is a clear showing of an unnecessary hardship in that the property as a whole cannot reasonably be put to a use authorized by this Zoning Code.
- G. The alleged hardship or difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.
- H. It may be denied where the alleged practical difficulties or unnecessary hardships resulted from an act of the applicant, or a person in privity or concert with the applicant.

Practical Difficulties and Unnecessary Hardships (305.6)

In order to determine if there are practical difficulties or unnecessary hardships that prevent carrying out the strict letter of this Zoning Code, the following shall apply:

Dimensional Variance (305.6.1.) - A practical difficulty shall exist where there are exceptional or extraordinary circumstances or physical conditions, such as narrowness, shallowness, shape or topography of the property involved, that do not generally apply to other properties or uses in the same zoning district.

Background

Mr. DeGrave said the applicant is filing an application for zoning land use approval for property that currently has an existing structure on it. Under the request, the applicant is proposing to build a breezeway in an area that had been used as a deck leading into the home. The proposed area of the breezeway shall occupy the same sq. ft. area of the lot that the deck had occupied. Due to the unique size of the property, the applicant is seeking a variance to Front and Side Yard Requirements and the Area Percentage Requirements, which would allow him to repair the home and build the breezeway addition to the structure.

Mr. DeGrave stated that all fees and notification requirements of the Zoning Ordinance have been accommodated.

Staff Comment

Due to the unique size of the parcel and the fact that the proposed breezeway will replace what had already been a deck leading in to the home, staff believes a variance would be in line with

the spirit and intent of the Zoning Ordinance provisions under Sections 305.5 Basic Conditions, and 305.6 Practical Difficulties and Unnecessary Hardships, and 305.6.1. Dimensional Variance.

Jason Dubord, 530 South 17th Street, Escanaba, MI, stated he is requesting a variance to be able to build on 42 percent of his City lot. This involves construction of an enclosed breezeway where the damaged deck was previously located that would connect the garage to the house. Mr. Dubord said he would just be replacing the damaged structure.

Chairperson Brian Black said the breezeway would not extend beyond the existing garage. Jason Dubord said that was correct. Chairperson Brian Black said that architecturally, this is an attractive home and was pleased with the improvements Mr. Dubord was making since purchasing the home.

Vice Chairperson Ralph Blasier stated this request for a variance was not very controversial for several reasons: Under 305.5 (B) of the Zoning Code, there is no substantial adverse effects upon property values in the immediate vicinity and, in this case, would actually improve property values. With the former deck area being covered, would not be giving up any more area than what was there before.

A motion was made by Vice Chairperson Ralph Blasier and seconded by Board Member Philip Strom to approve the request for a variance submitted by Jason Dubord, 530 South 17th Street, Escanaba, MI to allow an enclosed breezeway, located in a Residential “A” Zoning District, to be built exceeding the maximum allowable sq. ft. of building area of 35 percent of the lot size.

Yeas

**Chairperson Brian Black
Vice Chairperson Ralph Blasier
Board Member James Hellerman
Board Member Jon Liss
Board Member Philip Strom**

The motion passed unanimously.

NEW BUSINESS

1. Public Comment

There were no public comments.

2. Member/Staff Comments and Announcements

Blaine DeGrave thanked Brian Black and Ralph Blasier for agreeing to serve as Chairperson and Vice Chairperson, respectively, on the Zoning Board of Appeals.

Adjournment

A motion was made by Board Member James Hellerman and seconded by Board Member Jon Liss. The meeting adjourned at 6:20 p.m.

Ayes were unanimous.

Brian Black, Chairperson
Escanaba Zoning Board of Appeals

Blaine DeGrave, Ex-Officio
City of Escanaba

City of Escanaba
ZONING BOARD OF APPEALS APPLICATION
Contact Person: James V. O'Toole (906) 786-9402

Pl 200-1-296567 2/18/13 (RD)

Date: 2-7-13

APPLICANT: Name: AutoZone Inc.
Address: 123 S. Front Street, Memphis, TN 38103
Phone Number: 901-495-8771

I, hereby make an application to Construct Auto Parts Retail building
(Construction, Enlarge, Alter, or Repair)

and does not fully conform with Ordinance Number 348. Nature of Variance requested: Building Orientation
Section 1907.1.A - Front Door does not face Street

PROPERTY:
Building on Lot #: _____, of Block _____, of Plat _____
Property Code #: _____ (parcel number)
Common Address: 405 NLR

I herewith submit plans and drawing of such proposed work prepared by: Wesley R Berlin, P.E. of
Professional Engineering Assoc., Inc., Architect: Civil Engineer
(In smaller projects a plot plan sketch indicating lot lines, other structure, etc. may be accepted in lieu of architect's plans.)

Cost: \$ Civil/site Total: \$680,000
Building: \$425,000 Kind of Building: Slab on grade
CMU Shell w/ Brick Facade Type: 5B Unprotected

Notice: Your signature on the above application form shall be construed to grant permission, upon proper notification, for members of the Zoning Board of Appeals to enter in or upon your premises, identified above, to investigate the site premises and neighborhood of your appeal. (If this is not your intent or if you wish special restriction on this permission, please notify the Community Development and Planning Director or Chairman of the Zoning Board of Appeals).

This application shall be submitted to the City of Escanaba Community Development and Planning Department. You will be notified of the date and time of the meeting of the Zoning Board of Appeals at which your request will be heard, (the Board meets the second Tuesday of the month at 6:00 p.m.). A decision will be rendered on your appeal at that meeting. Should the Board fail to meet or to achieve a quorum, then you may request a special meeting of the Board at the earliest possible opportunity, to consider the request or appeal.

Do not write below this line. To be filled out by the Director.

Date of approval: _____ or Date denied: _____

Subject to the following exceptions and limitations: _____

Signature: _____
James V. O'Toole, Community Development and Planning Department

NOTE: REVERSE SIDE TO BE COMPLETED BY APPLICANT

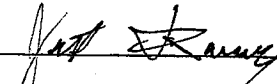
**Application for Zoning Board of Appeals
Part II**

Please complete each of the following questions...

1. Describe the reason (s) for requesting a variance from zoning ordinance requirements: Lot Shape is unique and specific to this site. The site narrows from N. to S. due to orientation of US-2. Due to narrowing site, if door faced East, there would be no room East of building for access and Parking. Consequently, all parking would be South of building and too few spaces would result. If site were rectangular (didn't narrow N. to S.), door facing East may be feasible. Additional Exhibits
2. Describe why the problem is not self-created: and discussions will occur at meetings
We have proposed to purchase additional property to the west and shift the site as far west as possible. The orientation of US-2 R.O.W., setbacks, parking requirements
3. Describe any negative impact to the adjacent parcel(s) that may result from granting of the variance: beyond our control.
None

4. Does the property possess unique characteristics (not common to the general area)? Yes. Orientation of US-2 causes narrowing of site from N. to S., limiting layout options.

By signing below I certify that the above information is true to the best of my knowledge and belief.

Signature:  JEFF KAUERZ for AUTOZONE Date: 2/7/13

INSTRUCTIONS:

1. Have your completed Application turned into the Community Development and Planning Department (410 Ludington Street, 2nd Floor) by the first Tuesday of the month with the \$200 fee paid.
2. Clearly state in your request exactly what you are asking the Board for (e.g. time extension, use variance, set-back variance, over-turnment, etc.)
3. If you are requesting a time extension from the Board, have a completion date in mind.
4. When you appear before the Zoning Board, have all evidence and documentation concerning your appeal with you (e.g. any drawings or plans of any proposed change. If requesting a variance from yard set-back requirements, submit a plot plan indicating all set-backs).
5. Keep in contact with the Community Development and Planning Department so you can minimize any possible oversights or errors.
6. The complete appeal process will consist of an administrative review and an appearance before the Zoning Board. All neighbors within 300 feet of your property will be notified of the public hearing and may appear before the Board to voice any objections, support, or to further inquire.

Parcel Number: 051-420-2825-200-031

Jurisdiction: City of Escanaba

County: Delta

Printed on

02/08/2013

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Libers & Page	Verified By	Prcnt. Trans.	
405 NORTH LINCOLN ROAD									
Owner's Name/Address	DIAL PROPERTIES 405 NORTH LINCOLN ROAD ESCANABA MI 49829								
Taxpayer's Name/Address	DIAL PROPERTIES 11506 NICHOLAS ST STE 200 OMAHA NE 68154								
Tax Description	COMM @ NE COR SE 1/4 NE 1/4 SEC 25 T39N R23W TH S 0D 04M W 95.87 FT TH S 88D 48M W 55.8 FT TO W ROW HWY TH NELY ALG CURVE TO RT CHORD N 6D 30M E 58.52 FT TO POB TH NELY ALG CURVE CHORD 186.29 FT TH N 89D 56M W 125.03 FT TH S 0D 04M W 181.64 FT								
	X	Improved		Vacant	Public Improvements				
	X				Dirt Road				
	X				Gravel Road				
	X				Paved Road				
	X				Storm Sewer				
	X				Sidewalk				
	X				Water				
	X				Sewer				
	X				Electric				
	X				Gas				
	X				Curb				
					Street Lights				
					Standard Utilities				
					Underground Utilis.				
					Topography of Site				
	X	Level							
	X	Rolling							
	X	Low							
	X	High							
		Landscaped							
		Swamp							
		Wooded							
		Pond							
		Waterfront							
		Ravine							
		Wetland							
		Flood Plain							
Who	When	What	Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
DRN	02/04/2013	Data Enter	2013	Tentative	Tentative	Tentative			Tentative
KD	09/20/2011	Inspected	2012	35,121	0	35,121			29,760C
KD	09/05/2008	Inspected	2011	32,084	0	32,084			28,978C
KD			2010	0	29,062	29,062			28,494C



The Equalizer. Copyright (c) 1999 - 2009.
Licensed To: City of Escanaba, County of
Delta, Michigan

*** Information herein deemed reliable but not guaranteed***

Exception: Where permitted, site and landscape regulations, building design criteria, off-street parking and loading requirements, and other regulations contained herein are either more or less restrictive than comparable conditions imposed by provisions contained in the City of Escanaba Zoning Ordinance or of any other law, ordinance, rule, resolution or regulations, the requirements that are more restrictive or which impose a higher standard shall govern.

Exception: Historically significant buildings. Existing historic buildings that express the history of Escanaba may, with Planning Commission approval, be exempted from the requirements of this section provided the condition of the building is preserved, upgraded, or rehabilitated to its original state and maintained in a safe and defect-free condition.

SECTION 1905 ADMINISTRATION, DUTIES AND RESPONSIBILITIES

1905.1. General. The administration of this Chapter shall be vested in the City Manager, Code Official, City Engineer, Building Inspector, Public Safety Fire Official, the City departments identified in Section (B), below and the City Planning Commission.

- A. It shall be the duty of the Code Official to be in charge of the day-to-day administration and interpretation of the development and design standards.
- B. All proposed site plans shall be forwarded to the following City Departments: City Engineering Department, Wastewater Department, Water Department, Public Safety Department, Recreation Department, Public Works Department and Electrical Department. These departments shall review each plan and make recommendations to approve, approve with conditions, or reject said plan to the City of Escanaba Planning Commission. These departments shall be responsive to applicants and their possible time constraints and shall expedite the review process to the extent possible.
- C. From time-to-time the design criteria may be amended, changed or deleted. Such action shall take place before the Escanaba Planning Commission in accordance with Public Act 207, 1921, as amended, Section MCL 125.584.a.b.c.d.

SECTION 1906 APPEALS

1906.1. General. Unless otherwise provided herein, appeals from the requirements contained in these standards shall be heard by the Escanaba Zoning Board of Appeals.

SECTION 1907 DEVELOPMENT STANDARDS FOR GRANTING PLAN APPROVAL

1907.1. General. A site development plan shall conform to all applicable requirements of the City of Escanaba, State and federal laws and local Ordinances and approval may be conditioned upon the applicant receiving necessary local, State and federal permits before final site plan approval or an occupancy permit is granted. In addition, a development shall conform to the requirements of Chapter 18 Site Plan and Sketch Plan Standards of the Zoning Ordinance in addition to the following general development standards which shall be reflected on the site plan:

- ~~A.~~ **Building orientation.** Primary structures shall be oriented so that their main entrance faces the street upon which the lot fronts. If the development is on a corner lot, the main entrance may be oriented to either street or to the corner.
- B. **Roof equipment.** All roof-mounted equipment, including satellite dishes and other communication equipment, must be screened from recreation trails or from a public sidewalk adjacent to the site by a parapet wall or similar architectural feature. (Exception: Solar energy collection panels do not require screening to allow maximum effectiveness.)
- C. **Visual and sound mitigation.** Reasonable visual and sound mitigation for all structures shall be provided. Fences, walls, barriers and landscaping shall be used appropriately for the protection and enhancement of property and for the privacy of its occupants.
- D. **Emergency access.** Every principal building or groups of buildings shall be so arranged as to permit emergency access by some practical means to all sides.
- E. **Street access.** Every development shall have legal access to a public or private street.
- F. **Circulation system.** The development, where possible, shall provide vehicular and pedestrian circulation systems which reflect and extend the pattern of streets, pedestrian and bicycle ways in the area. Travelways which connect and serve adjacent development shall be designed appropriately to carry the projected traffic.
- G. **Non-motorized circulation system.** A pedestrian and/or non-motorized vehicle circulation system shall be provided which is physically separated and insulated as reasonably possible from the vehicular circulation system.
- H. **Parking areas.** All parking areas shall be designed to facilitate safe and efficient vehicular, pedestrian and non-motorized vehicle traffic, pedestrian circulation, minimize congestion at points of access and egress to intersecting roads, to encourage the appropriate use of alleys and minimize the negative visual impact of such parking area.
- I. **Shared drives.** Where the opportunity exists, developments shall use shared drives. Unnecessary curb cuts shall not be permitted. Shared use access between two (2) or more property owners should be encouraged through the use of driveways constructed along property lines, connecting parking lots and construction of on-site of frontage roads and rear service drives; particularly within three hundred (300) feet of major intersections, for sites having dual frontage, at locations with site distance problems, and/or along roadway segments experiencing congestion or accidents. In such cases, shared access of some type may be the only access design allowed. In cases where a site is adjacent to an existing frontage road, parking lot of a compatible use, or rear service drive, a connection to the adjacent facility may be required by the Planning Commission through a mutual Access Easement Agreement. In cases where a site is adjacent to undeveloped property, the site should be designed to accommodate a future frontage road, parking lot connection, rear service drive or shared access drive. The applicant shall provide the City with letters of agreement or access easements from all affected property owners.
- J. **Loading, unloading and storage areas.** All loading and unloading areas and outside storage areas, including areas for the storage of trash, which are visible from residential districts or public rights-of-way shall be screened by a vertical screen consisting of structural and/or plant materials not less than six feet in height. Loading docks should be located at the side yard or rear yard of the building.

CITY OF ESCANABA BOARD OF APPEALS

At a regularly scheduled meeting of the Escanaba Board of Appeals on February 27, 2013, at 6:00 p.m. at the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829, the following matter will be on the agenda:

Public Hearing – Variance Request – Zoning Ordinance AutoZone, Inc., 405 North Lincoln Road, Escanaba, MI

A hearing on a request from AutoZone Inc., for a variance to Section 1907.1.A. Building Orientation as the front door will not face North Lincoln Road.

The public is invited to attend this meeting. If any member of the public has concerns, but is unable to attend this meeting, please submit your written concerns to the City Manager's Office, P. O. Box 948, Escanaba, MI 49829, prior to February 27, 2013. All written correspondence will be read into the public record.

Blaine DeGrave, Code Official
Board of Appeals



February 11, 2013

BOARD OF APPEALS
ESCANABA, MI 49829

Dear Property Owner/Occupant:

A regular meeting of the Board of Appeals has been scheduled for **Wednesday, February 27, 2013, at 6:00 p.m. in Room C101 at the Escanaba City Hall, 410 Ludington Street, Escanaba, MI 49829.** The following item will be on the agenda:

**Public Hearing – Variance Request – Zoning Ordinance
AutoZone, Inc., 405 North Lincoln Road, Escanaba, MI**

A hearing on a request from AutoZone, Inc., for a variance to Section 1907.1.A Building Orientation as the front door will not face North Lincoln Road.

You are cordially invited to attend this meeting should you have any comment concerning this agenda item. If you have concerns, but are unable to attend this meeting, please submit your written concerns to my attention prior to February 27, 2013. All written concerns will be read into the record.

The City of Escanaba will provide all necessary, reasonable aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting to individuals with disabilities at the meeting/hearing upon five (5) days notice to the City of Escanaba. Individuals with disabilities requiring auxiliary aids or services should contact the City of Escanaba at (906) 786-9402. A copy of the full application and background paperwork for the referenced case can be viewed at City Hall, Second Floor, 410 Ludington Street, Escanaba, MI.

Sincerely,

A handwritten signature in cursive script that reads "Blaine R DeGrave".

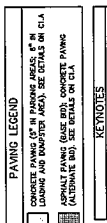
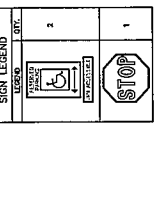
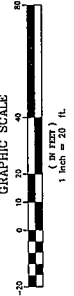
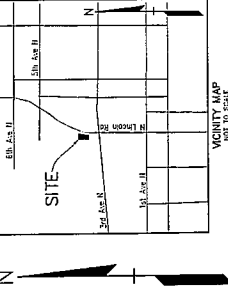
Blaine DeGrave, Ex-Officio
Escanaba Board of Appeals
(906) 786-9402

REVISIONS table with columns for date, description, and revision number.

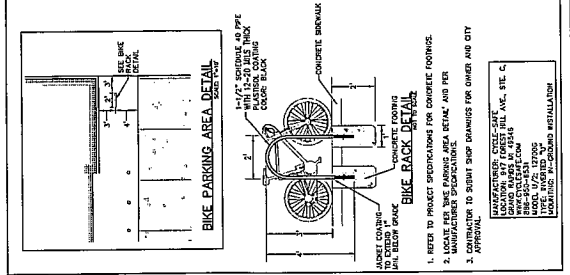
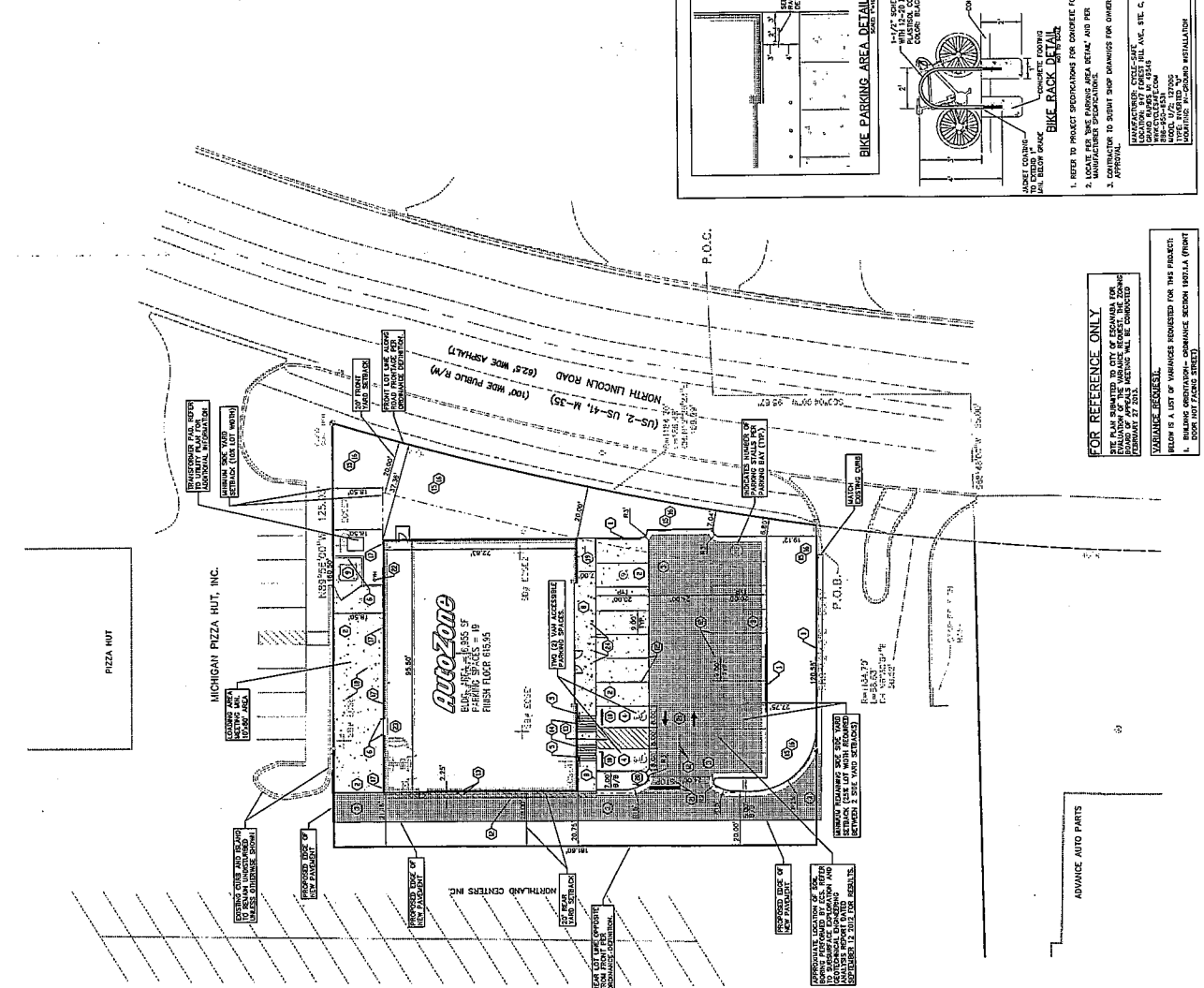
ATTENTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ESCANABA AND THE STATE OF MICHIGAN.

411 PROFESSIONAL ENGINEERING ASSOCIATES ESCANABA, MI #4357

PROJECT INFORMATION: AUTOZONE DEVELOPMENT CORP., 122 S FRONT ST, ESCANABA MI 49829. SITE PLAN, CITY OF ESCANABA, MI #4357. DATE: MAR 1, 2013.



- NOTES: 1. Concrete curb - see detail 1 & 7/CIA. 2. Concrete paving - see detail 1 & 7/CIA. 3. Asphalt paving (base bid) - see detail 7/CIA. 4. Handicap parking - see detail 1 & 7/CIA.



FOR REFERENCE ONLY: ADVANCE AUTO PARTS. SEE DRAWING FOR DETAILS AND SPECIFICATIONS.

GENERAL NOTES: 1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB OR FACE OF SIDEWALK... 2. ANY WORK UNDER THE MAINTENANCE ROAD SURFACE SHALL BE DONE BEFORE THE MAINTENANCE ROAD IS REOPENED.

BULK AREA REQUIREMENTS table with columns for item, quantity, and notes.

PARKING INFORMATION table detailing parking requirements, including vehicle and bicycle parking spaces.

- LEGEND: ① SHARED DRIVEWAY, ② DRIVEWAY, ③ DRIVEWAY CURB, ④ DRIVEWAY PAVEMENT, ⑤ DRIVEWAY SIDEWALK.

AMICUS MANAGEMENT INC
555 CASCADE WEST PARKWAY SE
GRAND RAPIDS, MI 49546

MCDONALDS CORP 021/0187
WILSON TIM/MCDONALDS
503 NORTH LINCOLN ROAD
ESCANABA, MI 49829

THOMPSON LOIS J TRUST
P O BOX 644
ESCANABA, MI 49829

ELMERS COUNTY MARKET INC
412 NORTH LINCOLN ROAD
ESCANABA, MI 49829

NORTHLAND CENTERS INC
2500 3RD AVENUE NORTH
ESCANABA, MI 49829

NORTHLAND CENTERS INC
C/O SUPER ONE FOODS
501 NORTH LINCOLN ROAD
ESCANABA, MI 49829

EL DORADO INV MI LLC
401 NORTH LINCOLN ROAD
ESCANABA, MI 49829

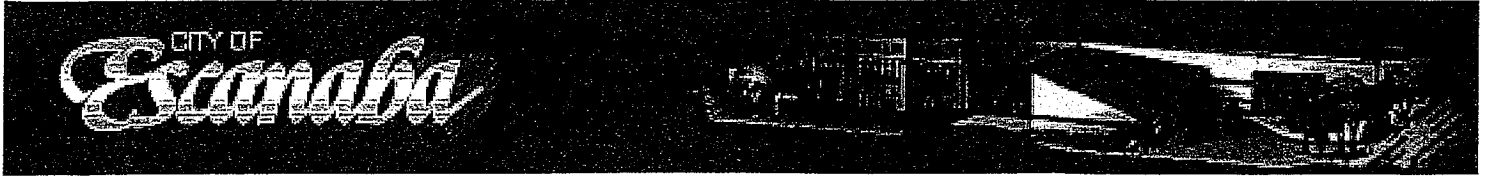
NORTHLAND CENTERS INC
MICHIGAN PIZZA HUT INC
2053 NILES ROAD
ST JOSEPH, MI 49085

BAYBANK
P O BOX 191
GLADSTONE, MI 49837

DIAL PROPERTIES
405 NORTH LINCOLN ROAD
ESCANABA, MI 49829

SPIRIT MASTER FUND II
408 NORTH LINCOLN ROAD
ESCANABA, MI 49829

UPPER PENINSULA STATE BANK
430 N LINCOLN ROAD
ESCANABA, MI 49829



**NOTICE OF REGULAR PUBLIC MEETINGS
BOARD OF APPEALS**

PLEASE TAKE NOTICE that the regular meetings of the Board of Appeals are scheduled for 6:00 p.m. in Room C101, the Council Chambers of the City Hall, 410 Ludington Street, in the City of Escanaba, MI, on the following dates as listed below:

**BOARD OF APPEALS MEETINGS – 2013
Room C101, City Hall, 6:00 p.m.**

January 23, 2013
February 27, 2013
March 27, 2013
April 24, 2013
May 22, 2013
June 26, 2013
July 24, 2013
August 28, 2013
September 25, 2013
October 23, 2013
November 27, 2013
December 18, 2013

Public notice will be given regarding any changes in the above meeting dates. Minutes of the Board of Appeals Meetings are available at the City Clerk's Office, City Hall, 410 Ludington Street. Phone (906) 786-1194.

Board Contact Person:
James O'Toole
410 Ludington Street
Escanaba, MI
(906) 786-9402