



## City of Rochester

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400 Sixth Street  
Rochester, MI 48307  
P: (248) 651-9061  
F: (248) 651-2624  
[www.rochestermi.org](http://www.rochestermi.org)

### ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

*Chairman William Thomas*

*Zoning Board of Appeals Members: Denis Fleming,  
David Gassen, Cody Smith & Frederick VanDame  
Alternates: Ray Thietten*

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400 Sixth Street	May 28, 2025	7:00 p.m.
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1. Call to Order.
2. Roll Call.
3. Approval of the regular meeting minutes of April 23<sup>rd</sup>, 2025.
4. Mr. Micah Wiersma, Project Manager for AKA Architects, representing the owners of 265 E. 2<sup>nd</sup> Street, the Rochester Downtown Development Authority, is seeking two variances in order to convert the former Animal Hospital to the Maker + The Graham, an Indoor Community gathering space with a new outdoor Stage. Changes were necessary to be made to the originally approved plan that has resulted in the need for two additional variances. The specific variances being sought are as follows:

A waiver of 10 ft. of a required side-yard setback (5 ft. proposed, 15 ft. required) to square off the proposed building addition, and a waiver of 13 ft. of a required front yard setback (12 ft. proposed, 25 ft. required) in order to construct a new shade awning over the outdoor patio area, in the I-1 (Industrial 1) Zoning Classification.

SIDWELL NO: 15-14-108-015,019

LOCATION: 265 E. 2<sup>nd</sup> Street

5. Chris Bayer and Rosario Rivel, owners of 125 Albertson St., are seeking two variances in order to remove an existing non-conforming garage in order to construct a new garage in its place. The specific variances being sought are as follows:



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A variance of 4.5 feet of the required minimum side yard setback for a detached accessory building (5 feet required, 6 inches proposed) and 2.5 of the required rear yard setback for a detached accessory building (3 feet required, 6 inches proposed) within the R-1 (One-Family Residential) zoning classifications.

SIDWELL NO: 15-10-476-016

LOCATION: 125 Albertson St.

6. Mrs. Meredith Mannino, owner of Central Bark, 200 Second St., is seeking a variance to install a second identification sign (a ground sign) at their site. The Sign Ordinance only allows one business identification sign per building within the I-1, Industrial 1 zoning classification. The specific variance being sought is as follows:

A variance to allow a second business identification sign within the I-1, Industrial 1 zoning classification.

SIDWELL NO: 15-14-176-028

LOCATION: 200 Second St.

7. Miscellaneous
8. Adjourn

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-651-9061 forty-eight (48) hours prior to the meeting. Staff will be pleased to make the necessary arrangements to provide necessary reasonable accommodations, including auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting.

ZONING BOARD OF APPEALS  
CITY OF ROCHESTER  
400 SIXTH STREET  
ROCHESTER, MI 48307

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REGULAR MEETING  
April 23<sup>rd</sup>, 2025  
7:00 P.M.

### **1. CALL TO ORDER**

Chair Thomas calls to order at 7:00 p.m.

### **2. ROLL CALL**

PRESENT: Chair William Thomas, Cody Smith, Ray Thietten

ABSENT: David Gassen, Denis Fleming, Fred VanDame

OTHERS PRESENT: City Manager Nik Banda. Planning & Zoning Coordinator Jeremy Peckens.

### **3. MINUTES**

Regular Meeting Minutes of the meeting held September 25, 2024.

MOTION: Motion to approve the minutes as presented, Smith moves to approve, Thietten seconded.

VOTE: YES: Thomas, Smith, Thietten

NO: None.

Motion Carried.

**4. Mr. Stefano Grassi of PEG Construction, representing the owner of 302 Glendale, Mr. Thomas Delpup, is seeking two variances in order to construct a new home that will face Pine Street while having a Glendale Ct. address. The property currently has an existing home on it that faces Glendale Ct. and a garage in the rear of the property. The property is located on the northwest corner of Pine Street and Glendale Ct., Sidwell 15-10-276-013, Zoned R-1, One-Family Residential. The specific variances being sought are as follows:**

- A variance of 4 feet from Section 2102 (b) – Accessory Buildings, which requires an attached garage to be setback a minimum of 4 feet from the Principal Building, (4 feet required, 0 feet proposed) and a variance of 60% of the allowable width of the garage doors on a front facing garage (40% allowed, 100% proposed, located in the R-1, One-Family Residential zoning classifications.

With regard to the existing land use, the site is currently occupied with a home and detached garage. The owners are looking to demolish the existing structures and construct a new home with an attached garage that faces Pine Street. They have declared their front yard to front Glendale Ct., hence the 302 Glendale Ct. address, even though the front door will face Pine Street.

- SIDWELL NO: 15-15-276-013
- LOCATION: 302 Glendale

Chair Thomas outlines the case and the applicant's ask for the variance.

Mr. Banda discusses the applicant's case. They met with the City Building Official Randy McClure to discuss their options. There are other locations with similar circumstances to the current case; one being at Ludlow and 7th - they had to declare the Ludlow side the front yard. According to current zoning, you can declare the front side of the house. 7th and Madison has a Madison address but their house faces 7th so this serves as another example of having done this before. This would not be setting precedent. This allows the applicant to have a garage. It doesn't have to be a Glendale facing home.

Thomas Delpup of 302 Glendale speaks. They are seeking the variance to allow them to build the garage on the south side of the structure. They want it that way to have the ability to build the house for their needs while not cutting off the access to the yard from the residential portion of the home. They want to be able to keep an eye on their yard which would be difficult if they had to put the garage on the north side of the house. It is more conducive to have an attached garage which makes it both more valuable and livable. Their concern is meeting their needs for square footage. They don't believe it will draw a negative impact from the neighborhood and this would not set precedent given existing examples.

Mr. Banda mentioned that Mr. Fleming discussed with him his concerns.

Mr. Thomas states his concern is there is living space above the accessory structure which should make it adhere to the accessory structure rules and asks why are they calling it an accessory building?

Mr. Banda answers it is declared as a garage.

Mr. Thietten asks for the 60-40 rule.

Mr. Thomas gives example of a 100ft long structure- 40ft can be a garage, 60ft can be a house. Declaring your front yard allows to you to follow setback rules easier, Thomas clarifies.

Mr. Banda states that Mr. Grassi's original drawing wasn't following the setback rule and 30% lot coverage rule so they redesigned to adhere.

Mr. Smith asks about the 2102.B ordinance; front entry garage doors, he states this is not a front entry garage deal, this is a side door entrance. The variance is not necessarily applicable because this isn't a front facing garage.

Mr. Thomas said it matters on the garage unit itself. Previous building inspector's interpreted it in

Rochester Zoning Board of Appeals

April 23<sup>rd</sup>, 2025

Page 3 of 4

a different way.

Mr. Smith said 2102.B isn't being applied. Thomas agrees.

Mr. Banda replies there is no front door to even need a waiver for if that is argued by the Board. Because the doors are not there, there is no need for the 60-40 rule and only rule on the 4ft setback.

Mr. Thietten wishes for future projects this would be clarified.

Mr. Thomas said this is the right design for the lot given the rules they can follow. Corner lots make this a problem.

Mr. Smith asks about the house on 7th and Ludlow, clarifying that was purely for the driveway being short and nothing to do with the 60-40 rule. Mr. Banda confirms this.

Mr. Thietten asks for the setback on that one, Smith answers it was an 8ft 10 inch variance.

Mr. Smith thinks they can get around the 60-40 rule, and this is on the 4ft decision. Why can't the house be pushed back 4ft?

Mr. Thomas agrees asking to push everything back 4ft.

The Board sees they are 9ft back on the plans and ask why do they not meet the 4ft rule? Glendale is the front wall says Mr. Banda.

Mr. Smith believes the plans meet the specifications and no variance is needed. Thomas asks if this applies to corner lots.

Mr. Banda said the Board can overrule administration and see it that no variance is needed. They could say the ordinance does not apply.

The Board does not find the rule applicable given the interpretation of ordinance 2102.B.

Mr. Smith asks if it is Glendale Court or Avenue. Banda said Oakland County calls it Court.

MOTION: Mr. Smith makes a motion that the Board does not agree with the City's interpretation of Ordinance 2102.B given the garage door faces Pine Street and not Glendale so the applicant meets the 4ft setback and the 60-40 rule. Seconded by Thietten.

VOTE: YES: Thomas, Smith, Thietten

NO: None.

Motion Carried.

**5. Meeting Calendar**

MOTION: Mr. Smith makes a motion to accept the meeting calendar as presented. Thietten seconds the motion.

VOTE: YES: Thomas, Smith, Thietten

NO: None.

Motion Carried.

**6. MISCELLANEOUS**

Mr. Banda outlines potential upcoming cases.

Mr. Smith asks in reviewing 2102 of the Zoning Code -- under A for detached garage, they have a picture of an attached garage which should be under B.

Mr. Thomas asks that front porches are taken out of lot coverage. Building should also be 30ft high as well.

Mr. Banda says the Planning Commission will visit all these suggested changes.

**7. ADJOURN**

Thomas adjourns at 7:40 p.m.

Respectfully submitted,

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Brian D'Annunzio, Deputy City Clerk



## City of Rochester

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www.rochestermi.org

### ZONING BOARD OF APPEALS APPLICATION FOR HEARING

Date Filed: 05.01.2024 Amount of Fee Paid: \$ \$500

Location of Property: 265 East 2nd Street, Rochester MI

APPELLANT: Micah Wiersma - AKA Architects

Address: 303 E 3rd St #100, Rochester, MI 48307

Phone: (616) 214-6371 E-MAIL: m.wiersma@aka-architects.net

OWNER: Ben Giovanelli - The Rochester Downtown Development Authority

Address: 431 S Main St, Rochester, MI 48307

Phone: (248) 656-0060 E-MAIL: bg@angellcap.com

#### DEADLINES:

- The completed Application for Hearing must be received by the City Clerk no later than Noon, three (3) weeks prior to the next regular meeting of the Zoning Board of Appeals.
  - If the time limit is met, the City will make a reasonable effort to schedule consideration of said plan during the next regular meeting of the Zoning Board of Appeals.
  - Submittals received after the cut-off time will be placed on the agenda of the subsequent meeting.
- Note: The Zoning Board of Appeals normally meets the fourth Wednesday of each month at 7:00 P.M. in the Municipal Building, 400 Sixth Street. Please check the City website for the date of each meeting.*

#### REQUIREMENTS:

- Provide all required documentation and check to the City Clerk.
- Provide DIGITAL & 10 COPIES of the blueprint drawings of the site plan (pre-folded to ¼ size with the blueprint seal on the outside).
- Provide DIGITAL & 10 COPIES of the completed Application.
- Provide DIGITAL & 10 COPIES of correspondence and any written documents.
- Provide a check payable to the City of Rochester in the amount of \$500.00.
- Provide DIGITAL blueprints, application, correspondence and any written documents to the City Manager's Office at citymanager@rochestermi.org.

#### APPEARANCE IS REQUIRED:

APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE ZONING BOARD OF APPEALS MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE ZBA MEMBERS.

  
Where you live.

FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE ZONING BOARD OF APPEALS MEETING MAY RESULT IN TABLING CONSIDERATION OF THE APPEAL OR DENIAL OF THE APPEAL.

Complete the appropriate section below. Additional information is to be supplied on separate sheets if the space provided on this form is inadequate. Attach plans, drawn to scale, showing shape and dimension of lots, buildings and lines of proposed building to be erected, altered or changed, also indicating setbacks, relationship to neighborhood lots and other pertinent information.

**SECTION 1. Interpretation or Administrative Review**

The appellant respectfully requests that an interpretation be made by the Board of Appeals of Article \_\_\_\_\_, Section \_\_\_\_\_, of the City Zoning Ordinance.

An appeal is requested for a review of a determination made by the Zoning Ordinance enforcing officer. (See Section 3002a)

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An appeal is made for an interpretation of the Zoning Map as follows. (Article 1, Section 100)

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An interpretation of the Zoning map is requested for the following reasons:

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**SECTION 2. Variance** (A variance is for a structure otherwise prohibited by the ordinance and can be granted only in showing an undue hardship or practical difficulty. See Article 30, Section 3001b.)

The appellant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of his property because the following peculiar or unusual conditions are present which justify a variance:  
See Attached Letter

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The following unnecessary hardship will result if the variance is not granted:  
See Attached Letter

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By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

Signature of Owner: 

BEN GIOVANELLI - ODA CHAIR  
(Print Name)

Date: 5/1/2025

Signature of Applicant (if not Owner): \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Date: \_\_\_\_\_

**REVIEWED AND CONFIRMED VARIANCE IS NEEDED:**

\_\_\_\_\_  
**CITY OF ROCHESTER CODE INSPECTOR**

Date: \_\_\_\_\_

April 30, 2024

City of Rochester  
Department of Economic & Community Development 400  
Sixth Street  
Rochester, Michigan 48307

**Attention:** Mr. Nik Banda  
Economic & Community Development Director

**Subject:** Change List for Zoning Board of Appeals Meeting #2  
Site Plan Approval Request Letter  
Market + The Graham – 265 E 2nd St.  
Parcel ID 15-14-108-019 and 15-14-108-015  
Zoning: Industrial - I

Dear Mr. Banda and Zoning Board of Appeals Member:

The following letter is in response to comments made during the proceeding Rochester Planning Commission meetings. The list of changes is as follows:

1. The city requested that the loss of parking spaces be kept to a minimum after the number of parking spaces was reduced. This reduction was due to the parking space size being adjusted to city standards (While the Parking Lot layout is unchanged from the last submitted plan, it maximizes the parking spaces at t
2. Lighting in the packages that was not downward shielded has been removed and replaced with previously approved fixtures (and similar downlight at the front awning location. See fixtures "E" and "M" on sheets P.1 & P.2.
3. The Landscaping plan now shows plantings within a peninsula at the Northeast corner of the stage. The enlarged plan includes a note: "This area is planned as a native planting Pollination Garden: final plantings (besides tree) to be determined in coordination with donors." See sheet L.1 & L.2.
4. Additional dimension added to Site Plan about the east setback distance. See ASP.1.

Regards,



Micah Wiersma  
Project Manager  
AKA Architects, Inc.



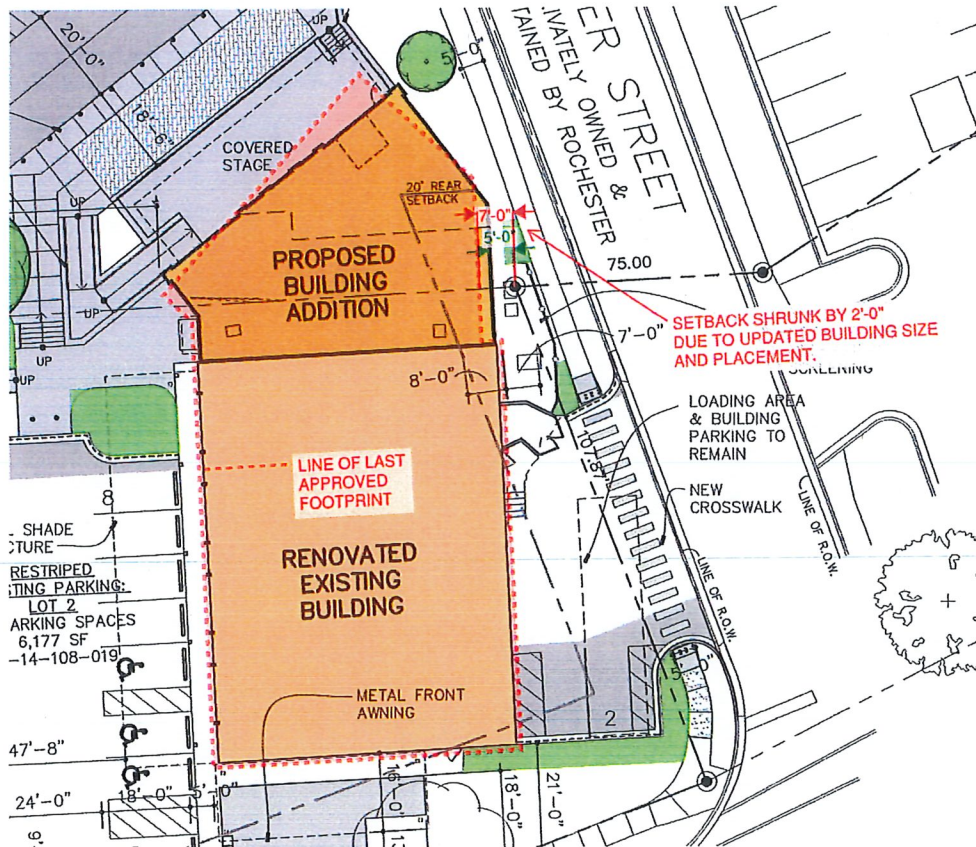


Fig.2: Comparison with last approved plan.

**The following unnecessary hardship will result if the variance is not granted:**

**Variance 1:**

The setback requires that the building addition is offset from the existing building's structure, resulting in less-ideal interior spaces. It decreases the amount of space available outside for event staging, decreases the pedestrian area in front of the stage from 18'-6" to 8' and limits the flow of crowds between sites from 22' to 10'.

**Variance 2:**

Although no particular unnecessary hardship would result, the proposed awning represents an opportunity to shade and shelter more public users during events while providing entrance shelter.

The appellant respectfully requests that you accept this application and consider these reasonings for our eventual presentation to the board.

Regards,

Micah Wiersma  
Project Manager  
AKA Architects, Inc.

In order to continue the existing building's structure and to provide ample space for the corridor between public parking sites, it is advantageous to the owner and public to continue the nonconforming profile of the building.

**Variance 2:**

The client had intended to keep the existing full-length front shade awning but a structural study necessitated its demolition. The proposed replacement awning is a freestanding metal awning supported by steel that would serve as shelter for the new main entrance and shade for the public during events. The variance of the old awning was 7', while this new awning requires a 12' variance (a 5' difference).

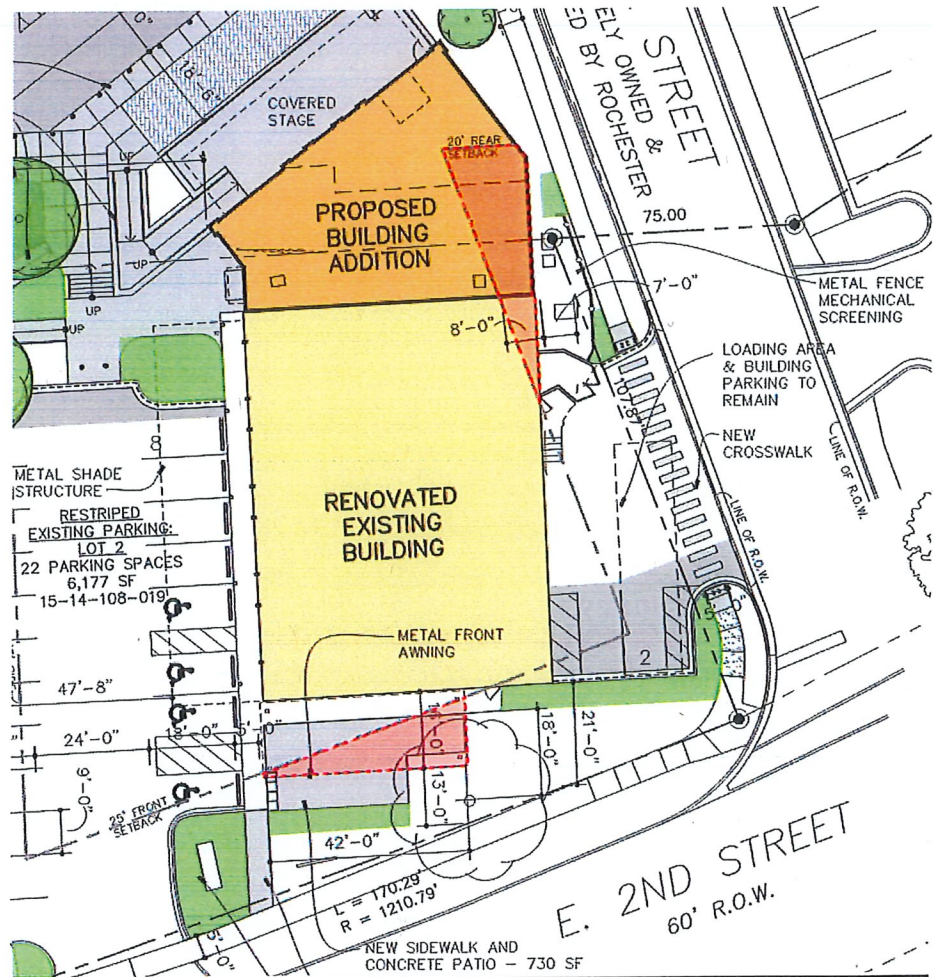


Fig.1: Areas of nonconformity marked in red: See ASP.1.

August 30, 2024

City of Rochester  
Department of Economic & Community Development 400  
Sixth Street  
Rochester, Michigan 48307

**Attention:** Mr. Nik Banda  
Economic & Community Development Director

**Subject: Response to Plan Review**  
Site Plan Approval Request Letter  
Market + The Graham – 265 E 2nd St.  
Parcel ID 15-14-108-019 and 15-14-108-015  
Zoning: Industrial - I

Dear Mr. Banda and Zoning Board of Appeals Members:

Per the request of the zoning board of appeals application for a hearing, the following letter respectfully outlines the unusual conditions and unnecessary hardships under which the following two variances are requested:

**Variance 1:** A 10' Variance to the building setback along Water Street for a building addition.

**Variance 2:** A 12' Variance to the structure setback along the front property line for a metal awning. The intent is to protect the front entrance and shade the front patio.

(The previous variance 2 is no longer needed. The metal parking shelters have been moved within setbacks.)

See the details below:

**The appellant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of his property because the following peculiar or unusual conditions are present which justify a variance:**

**Variance 1:**

**The requested variance has been expanded by 2 feet. This discrepancy from the last plan was caused by multiple factors, including a more accurate site plan, changes in wall assembly in the proposed building, and replacement of the existing building's exterior walls.**

The existing building was purchased by the DDA with the intent to build an addition that connected to the existing building. However, the existing building is nonconforming and encroaches significantly onto the Water Street yard setback. Other unusual circumstances include the fact that the adjacent property is owned by the city, and the Water Street is a private road maintained by the city.



**FOUNDED 1994**  
**AUGER KLEIN ALLER**  
**ARCHITECTS INC.**

303 E. THIRD STREET, STE. 100  
ROCHESTER, MI 48307  
248.814.9160

WWW.AKA-ARCHITECTS.NET



## City of Rochester

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May 12, 2025

TO: Zoning Board of Appeals

RE: Staff Report - ZBA Case 265 E. Second Street

Mr. Micah Wiersma, Project Manager for AKA Architects, representing the owners of 265 E. 2<sup>nd</sup> Street, the Rochester Downtown Development Authority, is seeking two variances in order to convert the former Animal Hospital to the Market + The Graham, an Indoor Community gathering space with a new outdoor stage. Changes were necessary to be made to the originally approved site plan that has resulted in the need for two additional variances. The property is located on the north side of 2<sup>nd</sup> Street between Water Street and the East Alley, Sidwell's 15-14-108-015 and 019, Zoned I-1, Industrial 1. The specific variances being sought are as follows:

- A waiver of 10 ft. of a required side-yard setback (5 ft. proposed, 15 ft. required) to square off the proposed building addition, and a waiver of 13 ft. of a required front-yard setback (12 ft. proposed, 25 ft. required) in order to construct a new shade awning over the outdoor patio area, in the I-1 (Industrial 1,) Zoning Classification.

With regard to the existing land use, the parcels are occupied by the former Animal Emergency Center on the south parcel and the north parcel is developed with the DDA owned "Farmers Market free parking lot".

1. The site contains 1.95 acres of land, with a frontage of 170.29 feet along 2<sup>nd</sup> Street, and has a varying depth of approximately 330 feet. The DDA actually owns a portion of the City's Fire Station lot and has an easement for the south end of Water Street running through the property. The City Planner has taken the stance that the easement acts as a property line and has made the existing former Animal Emergency Center non-conforming as a result of the interpretation.
2. At their August 28, 2024, meeting, the Zoning Board of Appeals approved two setback variances based on the Site plan that was approved by the City's Planning Commission earlier. During the due diligence period that the DDA was going through to obtain building permits, circumstances arose that led to them having to modify their previously approved site plan, which resulted in them obtaining a new modified site plan by the Planning Commission. The new approved plan created two new variances that arose and are before you for consideration at this time.
3. In order to square off a portion of the new building addition, they are seeking a variance of 10 feet of the required side-yard setback along the Water Street portion of the site. And after

having to reconsider the building façade materials, they decided to eliminate the carport like shade structures they previously were granted a side yard setback waiver for and plan to install an attached awning to the east façade of the building (which will cover the overhead doors permanently) and have proposed to add an awning structure over the outdoor dining patio area facing Second Street, that encroaches 13 feet into the required front yard setback, hence the waiver being sought.

Staff recommends **approval** of both variance requests for the following reasons:

1. The petitioner previously was approved for the side yard waiver along Water Street based on the fact that they were not negatively affecting an adjacent property owner, as they own the property on both sides of the Water Street easement. They are adding on to the existing non-conforming building but only in a minor way to square off the building for efficiency reasons.
2. The front yard waiver is a minimal request, as there is already a patio approved for the area and the proposed awning will provide much needed shade and balance off the conforming awning that will be placed on the west façade of the building. It also faces 2<sup>nd</sup> Street and does not directly affect and adjacent property owner to the
3. Your approval of the variances being sought by the petitioner could be based on items B, E, F, G, I, J, K, L and M from your ZBA Variance Checklist.

Sincerely,

*Nik Banda*

Nik Banda  
City Manager

**Scope of Work Summary for Zoning Board of Appeals Property Address:** 125 Albertson Street, Rochester, MI 48307

**Proposed Project:** The project involves the demolition of an existing, non-conforming detached one-car garage located at the southwest corner of the property and the construction of a new detached one-car garage.

**Existing Conditions:**

- The current garage is non-conforming, positioned very close to the adjacent alley and over the property line to the south.
- The garage is in poor condition due to significant structural issues, including:
  - A compromised foundation caused by tree roots.
  - Water infiltration issues due to yard grading.
  - A deteriorated roof that is beyond repair. ↓
- Photos of the existing garage are provided to illustrate its condition.

**Proposed Improvements:**

- The existing garage will be demolished.
- A new detached one-car garage will be constructed, adhering to modern standards and sited 6 inches from both the east and south property lines for improved compliance.

This project is necessary to address the significant structural deficiencies of the existing garage and to ensure safety, functionality, and adherence to zoning requirements.



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### ZONING BOARD OF APPEALS APPLICATION FOR HEARING

Date Filed: 4.22.25 Amount of Fee Paid: \$ 500.<sup>00</sup>  
Location of Property: 125 Albertson St, Rochester MI 48307  
APPELLANT: Chris Bayer & Rosario Rivel  
Address: 125 Albertson St. Rochester MI 48307  
Phone: 810.228.4748 E-MAIL: cmbayern@gmail.com  
OWNER: Chris Bayer & Rosario Rivel  
Address: 125 Albertson St. Rochester MI 48307  
Phone: 810.228.4748 E-MAIL: cmbayern@gmail.com

#### DEADLINES:

- The completed Application for Hearing must be received by the City Clerk no later than **Noon, three (3) weeks prior** to the next regular meeting of the Zoning Board of Appeals.
- If the time limit is met, the City will make a reasonable effort to schedule consideration of said plan during the next regular meeting of the Zoning Board of Appeals.
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*Note: The Zoning Board of Appeals normally meets the fourth Wednesday of each month at 7:00 P.M. in the Municipal Building, 400 Sixth Street. Please check the City website for the date of each meeting.*

#### REQUIREMENTS:

- Provide all required **documentation and check** to the **City Clerk**.
- Provide **DIGITAL & 16 COPIES of the blueprint** drawings of the site plan (pre-folded to 1/4 size with the blueprint seal on the outside).
- Provide **DIGITAL & 16 COPIES of the completed Application**.
- Provide **DIGITAL & 16 COPIES of correspondence and any written documents**.
- Provide a check payable to the **City of Rochester** in the amount of **\$500.00**.
- Provide **DIGITAL blueprints, application, correspondence and any written documents** to the City Manager's Office at **citymanager@rochestermi.org**.

#### APPEARANCE IS REQUIRED:

**APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE ZONING BOARD OF APPEALS MEETING** IN ORDER TO ANSWER ANY QUESTIONS BY THE ZBA MEMBERS.

**FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE ZONING BOARD OF APPEALS MEETING MAY RESULT IN TABLING CONSIDERATION OF THE APPEAL OR DENIAL OF THE APPEAL.**

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**SECTION 1. Interpretation or Administrative Review**

The appellant respectfully requests that an interpretation be made by the Board of Appeals of Article \_\_\_\_\_, Section \_\_\_\_\_, of the City Zoning Ordinance.

An appeal is requested for a review of a determination made by the Zoning Ordinance enforcing officer. (See Section 3002a)

\_\_\_\_\_

\_\_\_\_\_

An appeal is made for an interpretation of the Zoning Map as follows. (Article 1, Section 100)

\_\_\_\_\_

\_\_\_\_\_

An interpretation of the Zoning map is requested for the following reasons:

\_\_\_\_\_

\_\_\_\_\_

**SECTION 2. Variance** (A variance is for a structure otherwise prohibited by the ordinance and can be granted only in showing an undue hardship or practical difficulty. See Article 30, Section 3001b.)

The appellant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of his property because the following peculiar or unusual conditions are present which justify a variance:

\_\_\_\_\_

\_\_\_\_\_

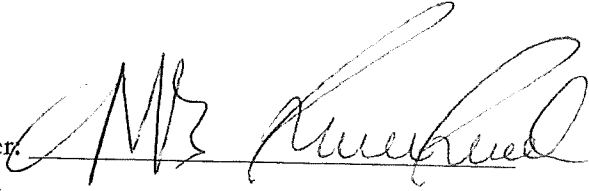
The following unnecessary hardship will result if the variance is not granted:

\_\_\_\_\_

\_\_\_\_\_

By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

Signature of Owner:



Chris Bayler

(Print Name)

ROSARIO RIVEL

Date: 4-22-25

Signature of Applicant (if not Owner): \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Date: \_\_\_\_\_

**REVIEWED AND CONFIRMED VARIANCE IS NEEDED:**

\_\_\_\_\_  
**CITY OF ROCHESTER CODE INSPECTOR**

Date: \_\_\_\_\_



## City of Rochester

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F: (248) 733-3170  
[www.rochestermi.org](http://www.rochestermi.org)

4/17/2025

Christopher Bayer  
125 Albertson  
Rochester, MI 48307

RE: 125 Albertson

The plans you submitted for the above referenced project have been reviewed for compliance with the MRC/MBC 2015 and the City of Rochester Zoning Ordinance. The following items were found to be deficient in the drawings and need to be provided to our office.

1. Must meet required setbacks of 5 feet on the side yard and 3 feet on rear yard.

Please feel free to contact me at (248) 606-5238 with any questions.

Thank you,

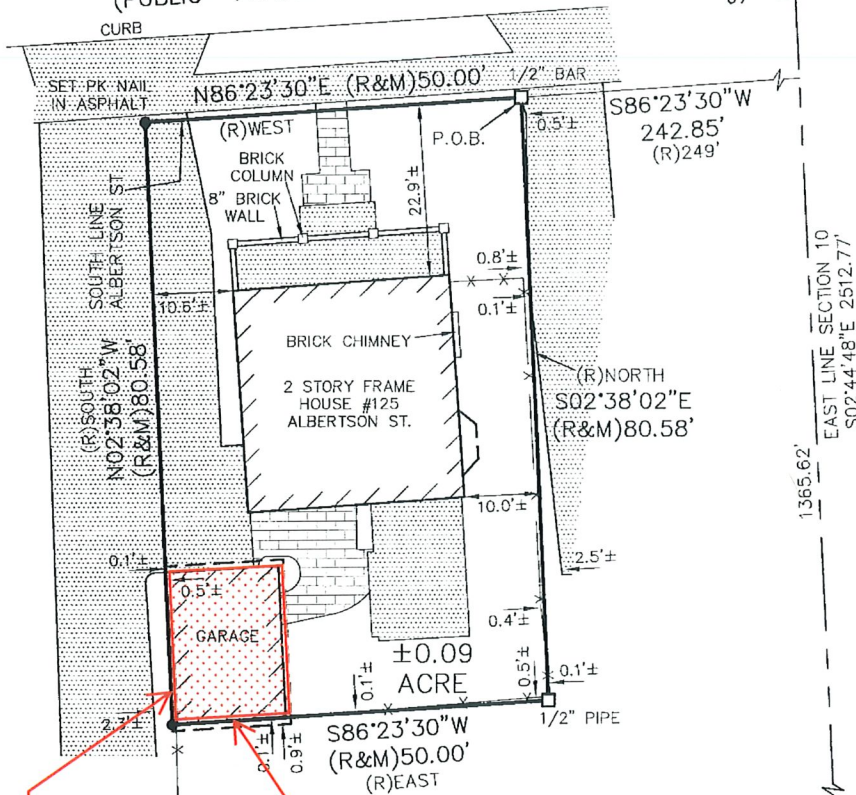
Randy McClure  
City of Rochester  
Building Official

# CERTIFIED BOUNDARY SURVEY

FOR: CHRIS BAYER & ROSIE RIVEL



**ALBERTSON STREET**  
(PUBLIC- PLATTED 50' WIDE R.O.W.)



6" setback at south and west property line.

New 16'X21 Detached Garage

**NOTES:**

1. EASEMENTS, IF ANY, NOT SHOWN
2. ALL DIMENSIONS ARE AS MEASURED UNLESS NOTED OTHERWISE

**LEGEND**

- = Building Overhang
- = Asphalt, Concrete, Deck
- = Brick
- (M) = Measured Dimension
- (R) = Recorded Dimension
- = Set 1/2" Bar with Cap
- = Found Iron as Noted
- = Survey Boundary Line
- = Distance Not to Scale
- x-x- = Fence
- ± = Denotes Distance to the Survey Line

All Dimensions are in Feet and Decimals Thereof.

SCALE 1" = 20'



**KEBS, INC.** KYES ENGINEERING  
BRYAN LAND SURVEYS

2116 HASLETT ROAD, HASLETT, MI 48840  
PH. 517-339-1014 FAX. 517-339-8047

13432 PRESTON DRIVE, MARSHALL, MI 49068  
PH. 269-781-9800 FAX. 269-781-9805

DRAWN BY AN	SECTION 10, T3N, R11E
FIELD WORK BY NW/HS	JOB NUMBER:
SHEET 1 OF 2	103914.BND

# CERTIFIED BOUNDARY SURVEY

CERTIFICATE OF SURVEY:

I hereby certify only to the parties named hereon that we have surveyed at the direction of said parties, a parcel of land previously described as:

TAX ID: 68-15-10-476-016

T3N, R11E, SEC 10 PART OF SE 1/4 BEG 249 FT W OF SE COR 'ALBERTSON'S ADD', TH W 50 FT, TH S 80.58 FT, TH E 50 FT, TH N 80.58 FT TO BEG

and that we have found or set, as noted hereon, permanent markers to all corners and angle points of the boundary of said parcel and that the more particular legal description of said parcel is as follows:

A parcel of land in the Southeast 1/4 of Section 10, T3N, R11E, Arvon Township, Oakland County, Michigan, the surveyed boundary of said parcel described as: Commencing at the East 1/4 corner of said Section 10; thence S02°44'48"E along the East line of said Section 10 a distance of 1147.15 feet to the South line of Albertson Street and said line extended; thence S86°23'30"W along said South line and said line extended 242.85 feet to the point of beginning of this description; thence S02°38'02"E 80.58 feet; thence S86°23'30"W parallel with said South line 50.00 feet; thence N02°38'02"W 80.58 feet to said South line; thence N86°23'30"E along said South line 50.00 feet to the point of beginning; said parcel containing 0.09 acre, more or less; said parcel subject to all easements and restrictions, if any.

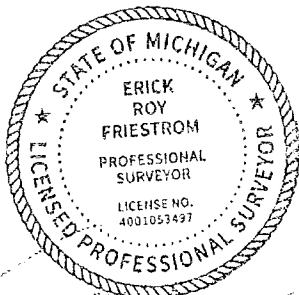
### WITNESSES TO SECTION CORNERS:

East 1/4 corner, Section 10, T3N, R11E, Liber 21656, Page 113  
Found Oakland County remon bar & cap #24598 in mon box  
Found "X" in Northeast bolt of light pole base, S41°W, 56.80'  
Top centerline of hydrant, N64°W, 57.95'  
Centerline of traffic signal manhole, S37°E, 67.03'  
Centerline of traffic signal manhole, N29°E, 62.45'

Southeast corner, Section 10, T3N, R11E, Liber 22064, Page 420  
Found 5/8" rerod in mon box  
Southwest corner of catch basin, N35°E, 44.13'  
Westerly corner of catch basin, S40°E, 56.23'  
Easterly corner of catch basin, S30°W, 67.08'  
Southeast corner of catch basin, N49°W, 51.43'


I certify that the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within the limits accepted by the professional practice of surveying.

All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.

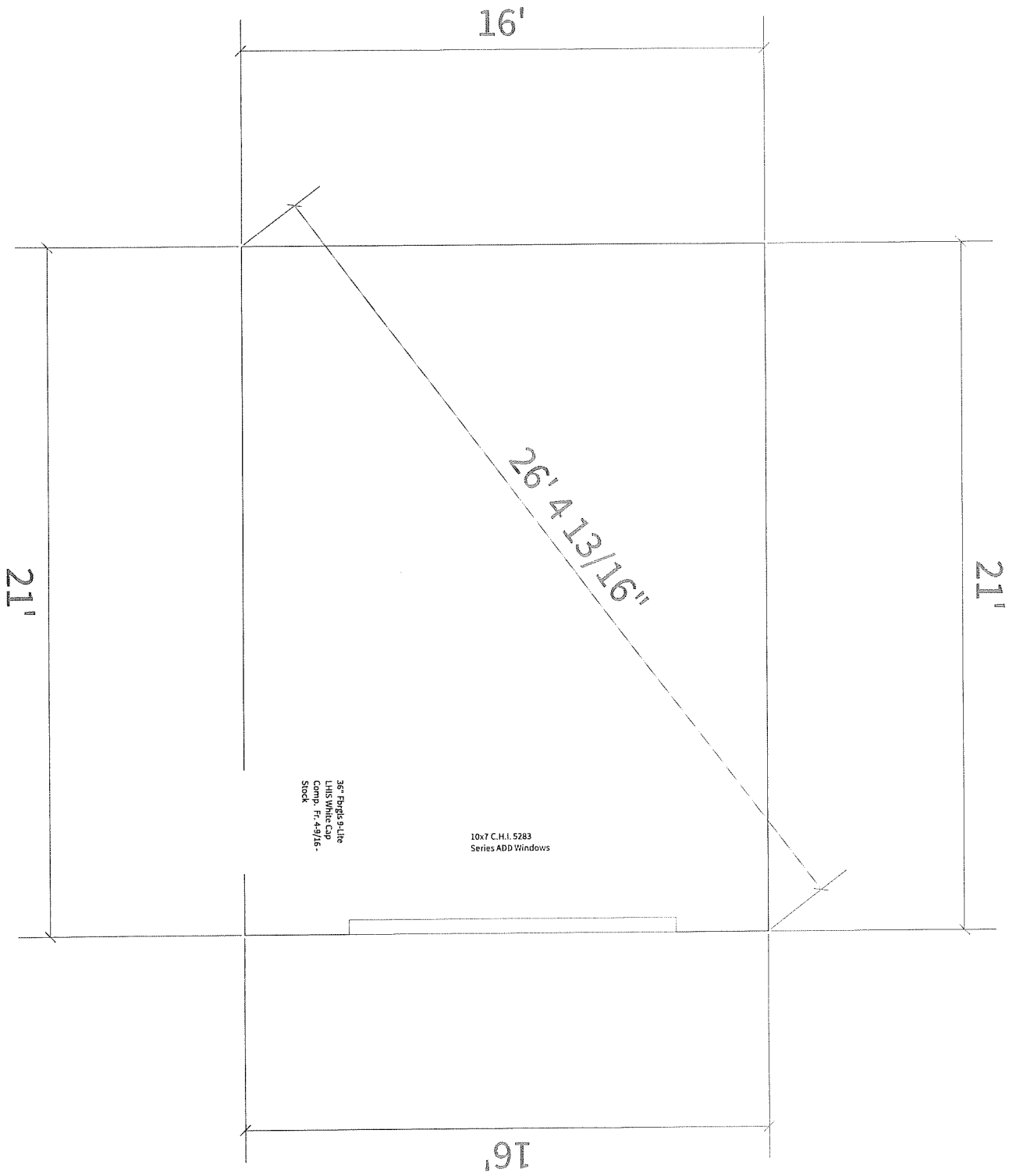


*E. Friestrom*  
Erick R. Friestrom  
Professional Surveyor No. 53497

Date: 07-18-2005

 <b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS 2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805		
		DRAWN BY AN
FIELD WORK BY NW/HS	JOB NUMBER:	
SHEET 2 OF 2	103914.BND	

**Post Layout**



# Cross Section - EXT-1

ROOF MATERIAL: Onyx Black OC Tru-Def Duration  
 PURLINS: Framing Material Calculator (NONE) Flat  
 SUBFASCIA: Spruce 2x6  
 FASCIA: 5 1/2" FASCIA  
 SOFFIT: G-Rib Soffit

TOP PLATE: Spruce 2x6  
 VERY TOP PLATE: Spruce 2x6

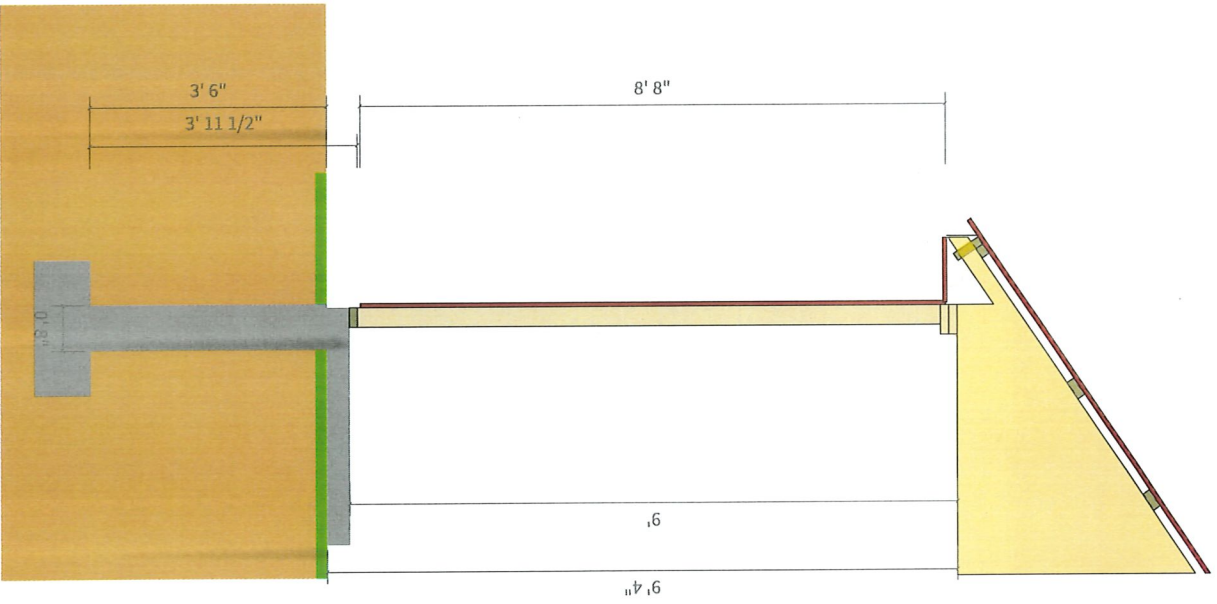
WALL MATERIAL: White Board & Batton-10 Inch-26 Ga

TOP OF WALL: Soffit Channel Residential/G-rib Siding

EXTERIOR WALL GIRTS: (none)

STUDS: Spruce 2x4 16 IN. O. C.

BOTTOM PLATE: Treated 2x4



8/12 TRUSS SYSTEM  
 HEEL HEIGHT: 0' 9 15/16"  
 TRUSS SPACING: 24 IN. O. C.  
 BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS  
 TRUSS LOADING: 35-5-5

SLAB DEPTH 0' 4"  
 FOUNDATION NOTES:  
 STEM WALL: 0' X 0' 8" WIDTH  
 SPREAD FOOTING: 0' 10" X 2' WIDTH  
 UPLIFT: (none)  
 POST TO FOUNDATION: (none)  
 POST BASE: (none)

# Cross Section - EXT-3

ROOF MATERIAL: Onyx Black OC Tru-Def Duration

PURLINS: Framing Material Calculator (NONE) Flat

SUBFASCIA: Spruce 2x6

FASCIA: 5 1/2" FASCIA

SOFFIT: G-Rib Soffit

TOP PLATE: Spruce 2x6

VERY TOP PLATE: Spruce 2x6

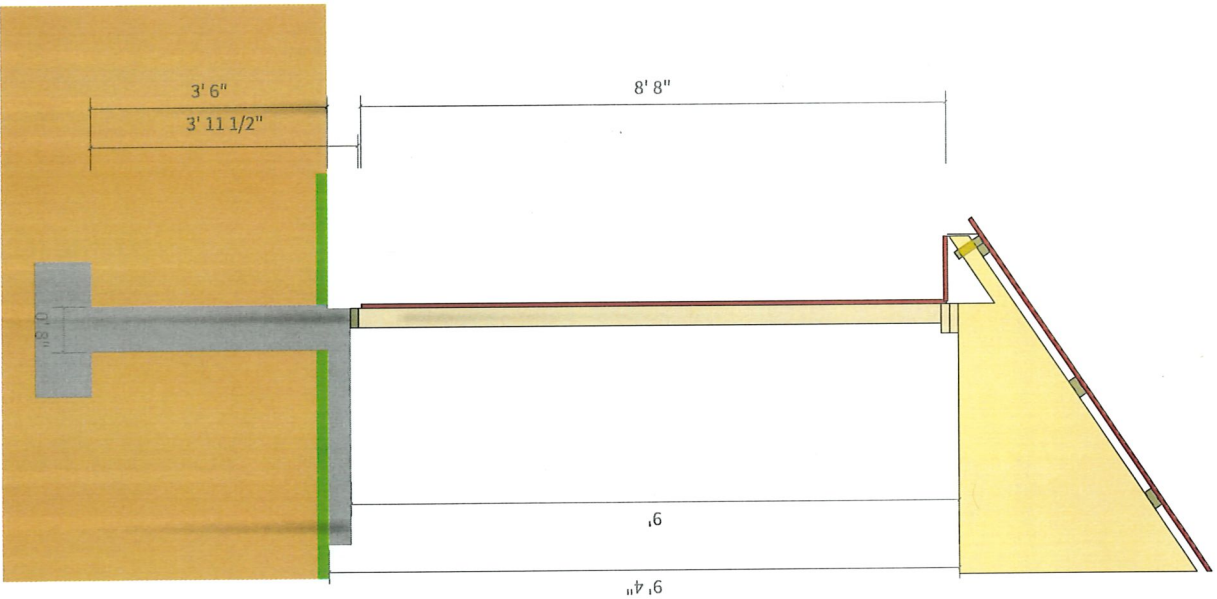
WALL MATERIAL: White Board & Batton-10 Inch-26 Ga

TOP OF WALL: Soffit Channel Residential/G-rib Siding

EXTERIOR WALL GIRTS: (none)

STUDS: Spruce 2x4 16 IN. O. C.

BOTTOM PLATE: Treated 2x4



8/12 TRUSS SYSTEM  
HEEL HEIGHT: 0' 9 15/16"  
TRUSS SPACING: 24 IN. O. C.

BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS  
TRUSS LOADING: 35-5-5

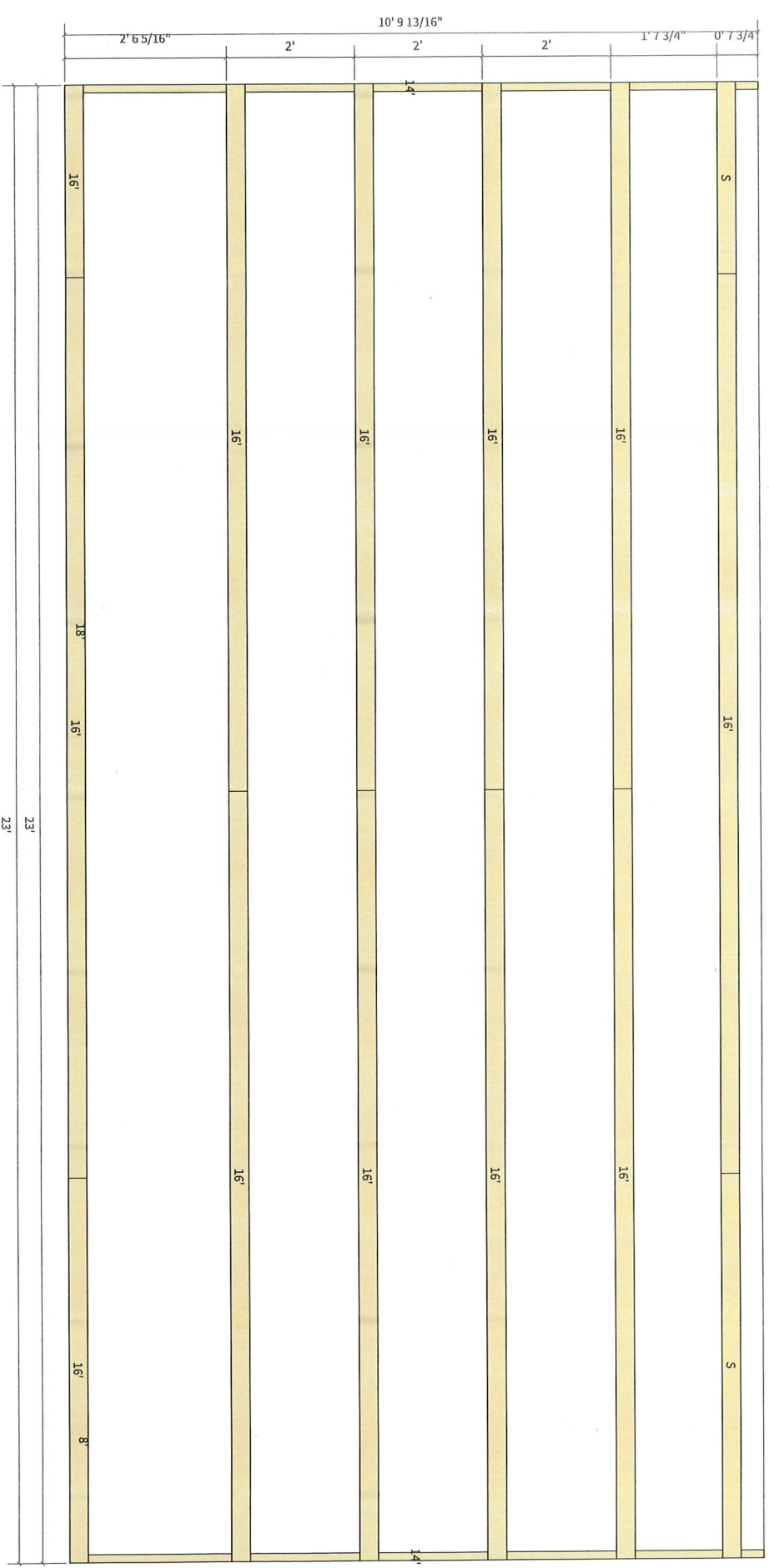
SLAB DEPTH 0' 4"

FOUNDATION NOTES:  
STEM WALL: 0' X 0' 8" WIDTH  
SPREAD FOOTING: 0' 10" X 2' WIDTH  
UPLIFT: (none)  
POST TO FOUNDATION: (none)  
POST BASE: (none)

# Assembly Drawing - ROOF-1

## Materials

Usage	Material
Purlin	Framing Material Calculator (NONE)

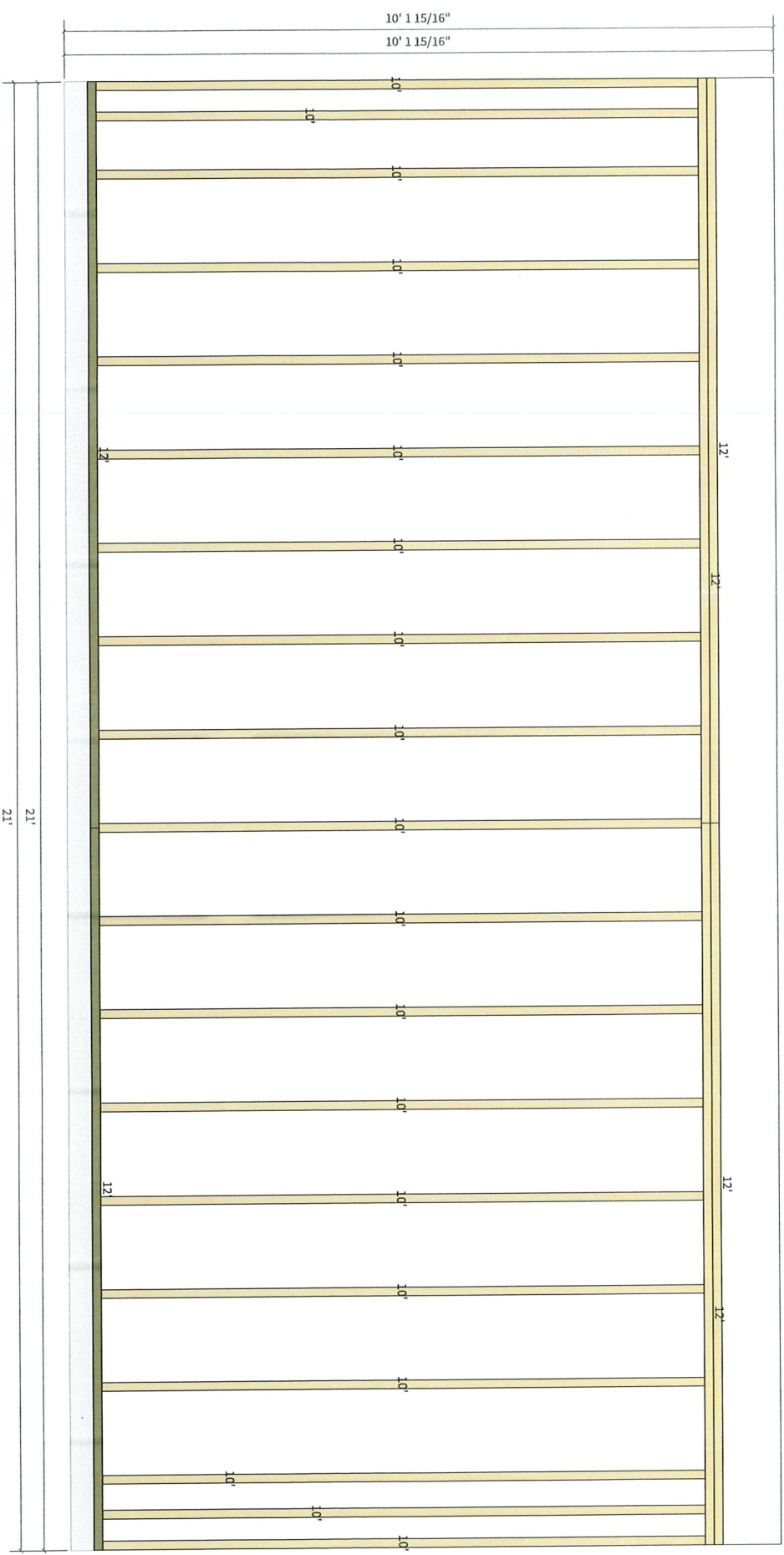




# Assembly Drawing - EXT-1

## Materials

Usage	Material
Stud	Spruce 2x4

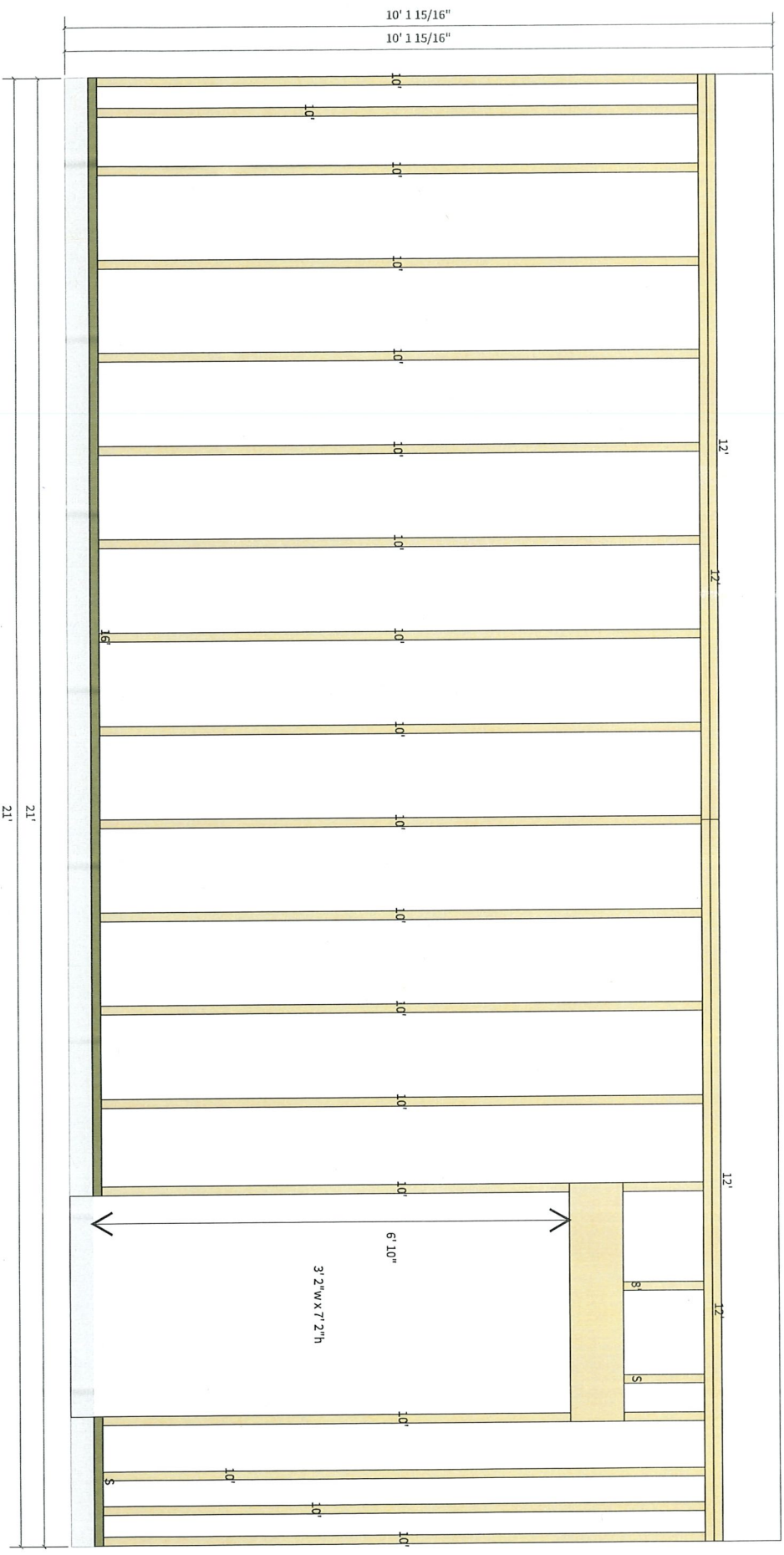




# Assembly Drawing - EXT-3

## Materials

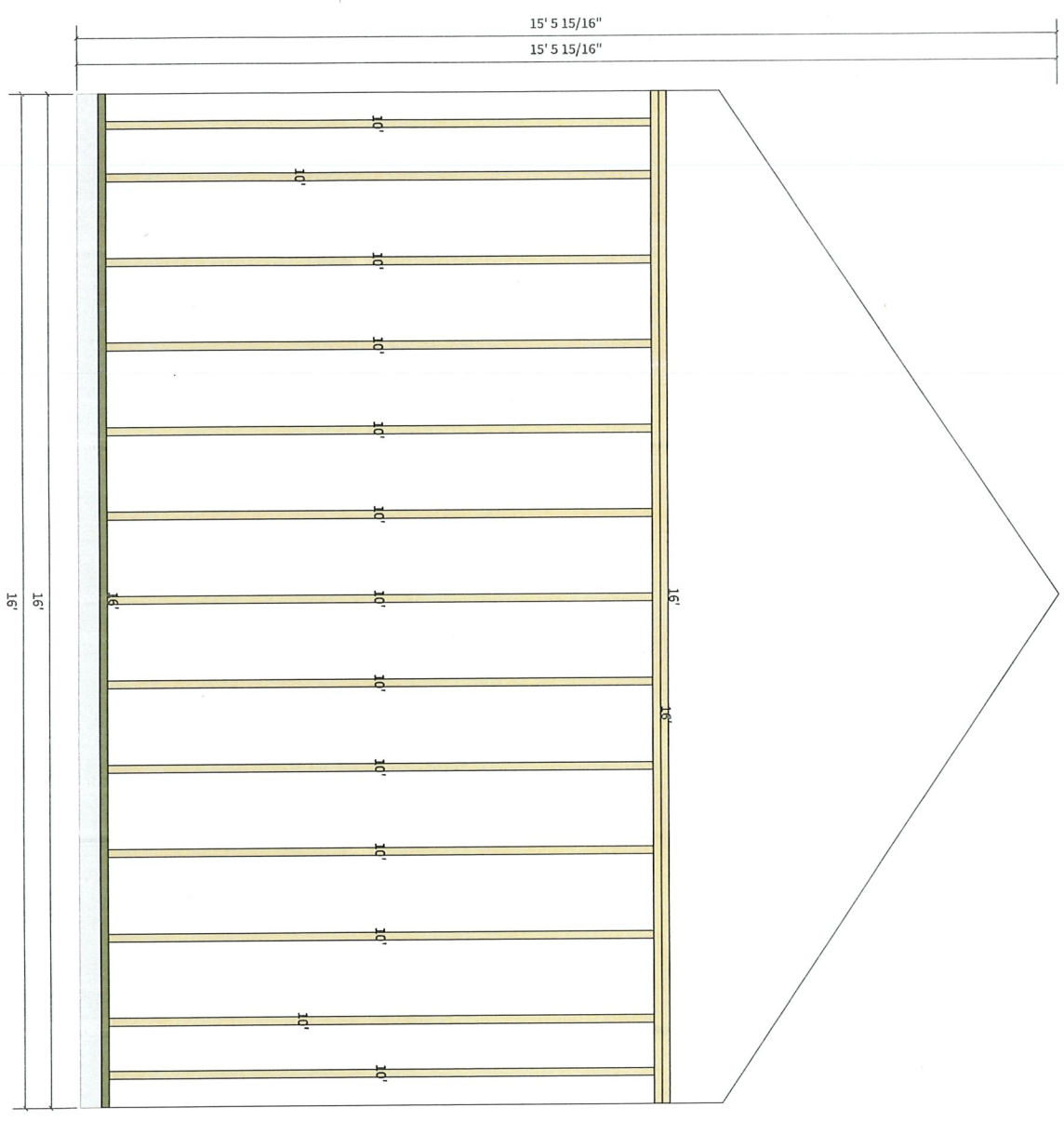
Usage	Material
Stud	Spruce 2x4



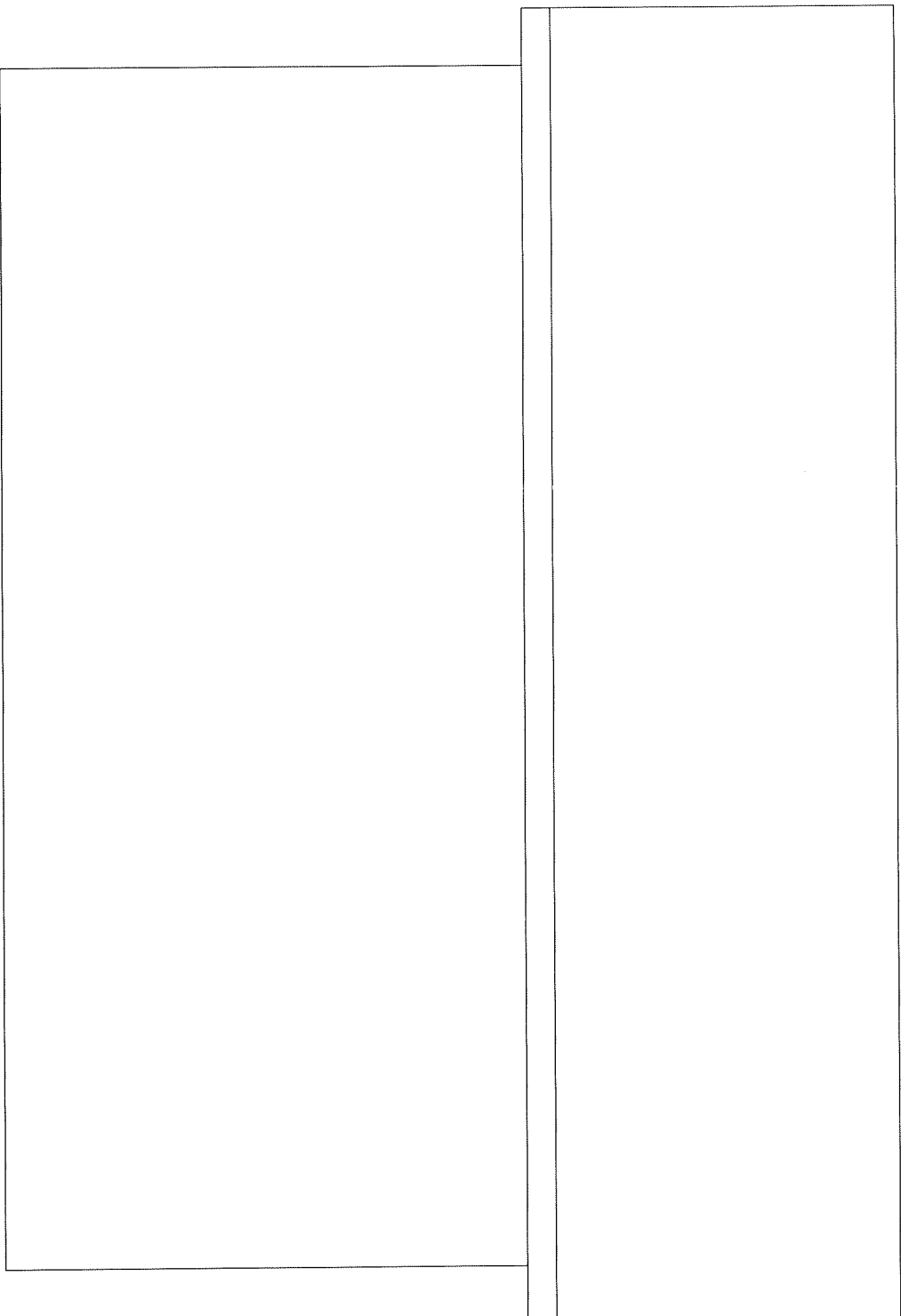
# Assembly Drawing - EXT-4

## Materials

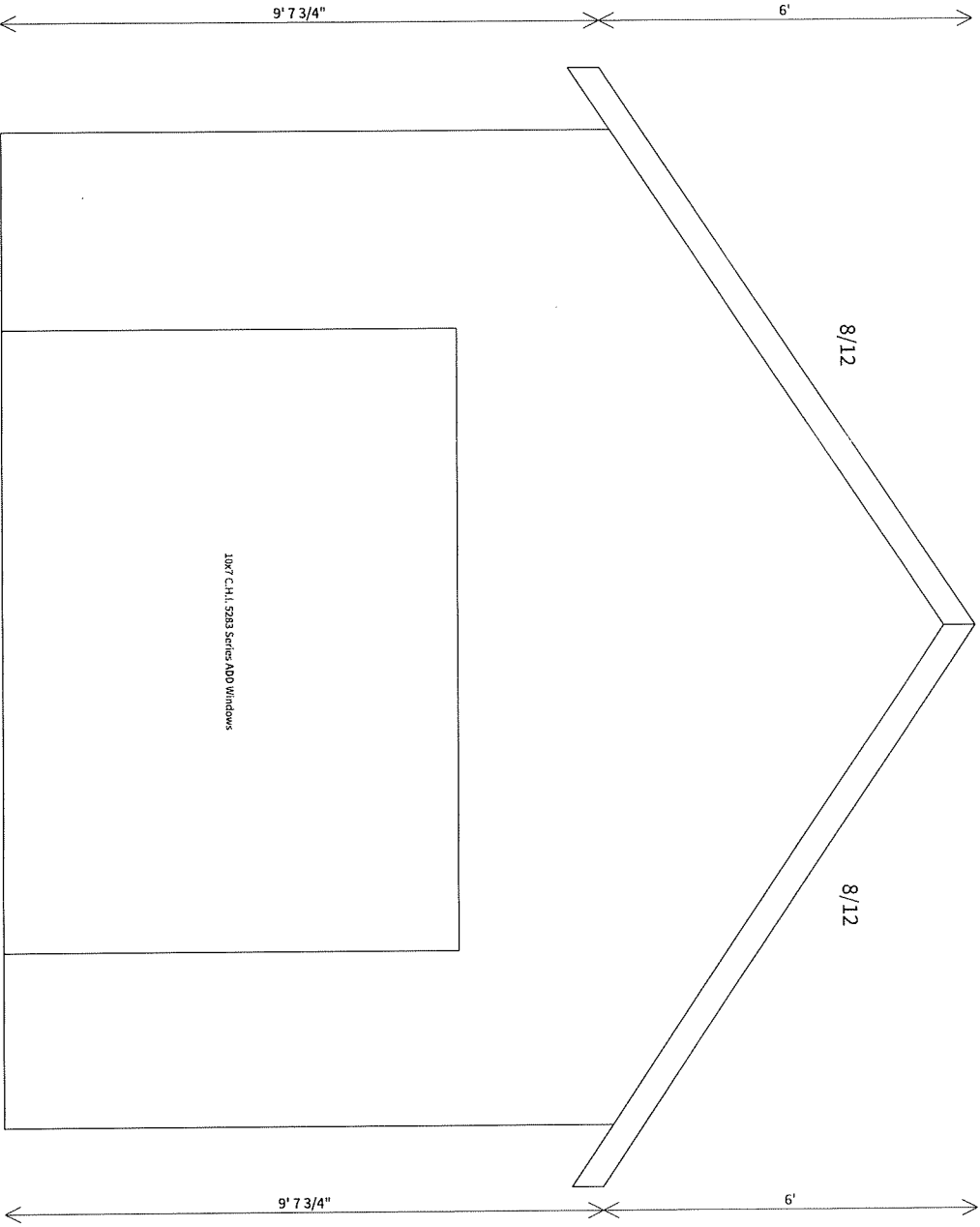
Usage	Material
Stud	Spruce 2x4



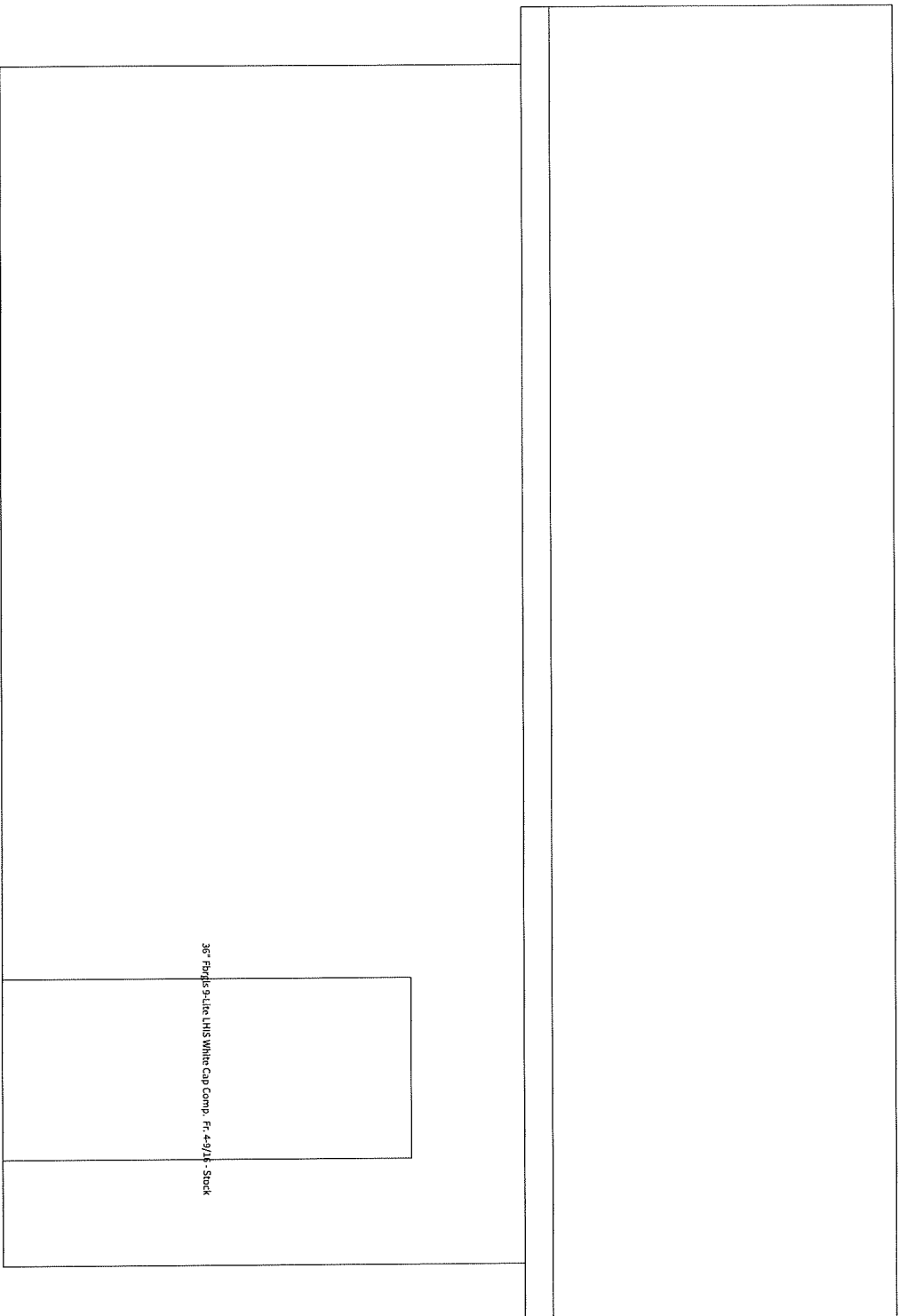
**Left Elevation**



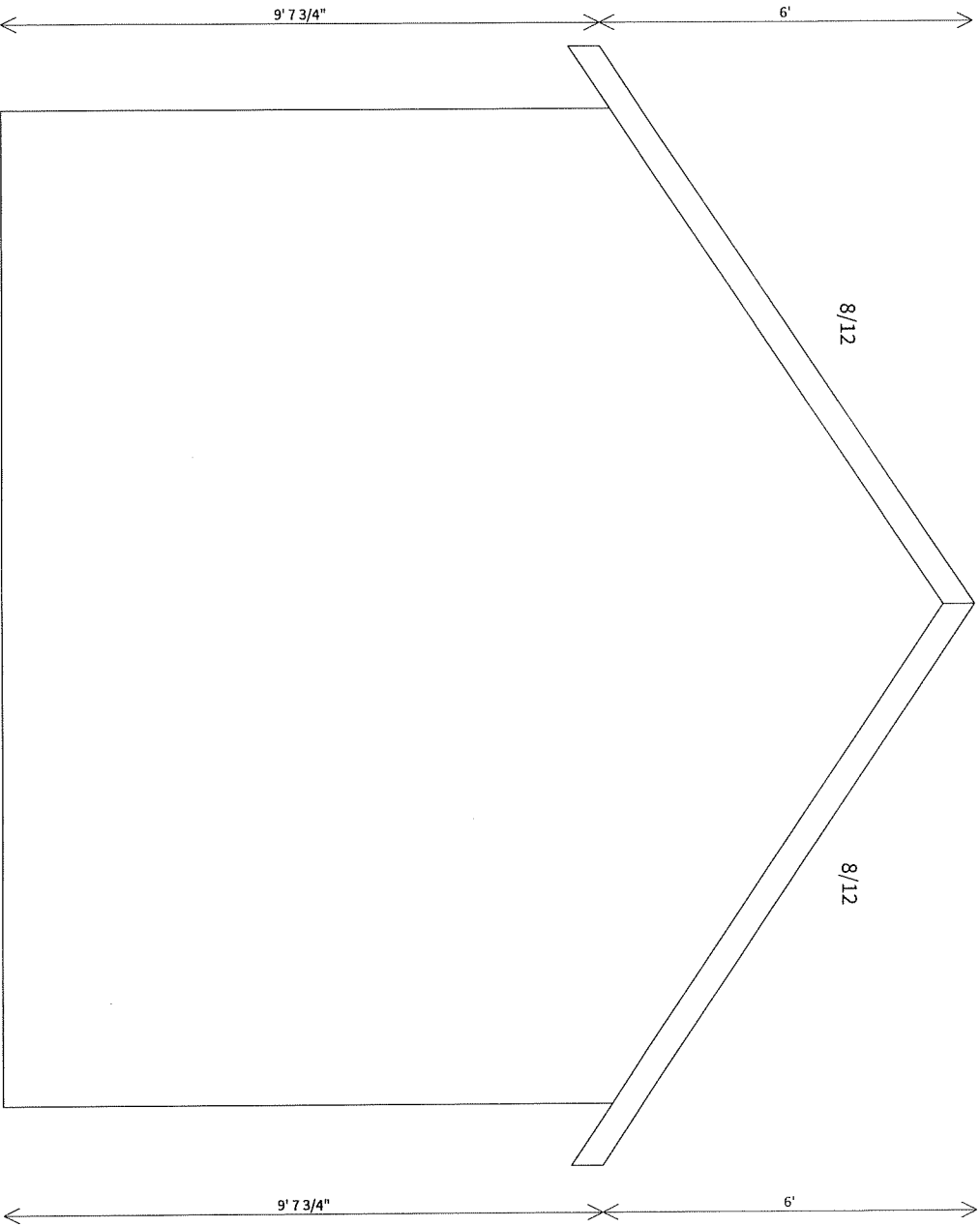
**Front Elevation**



# Right Elevation



# Back Elevation

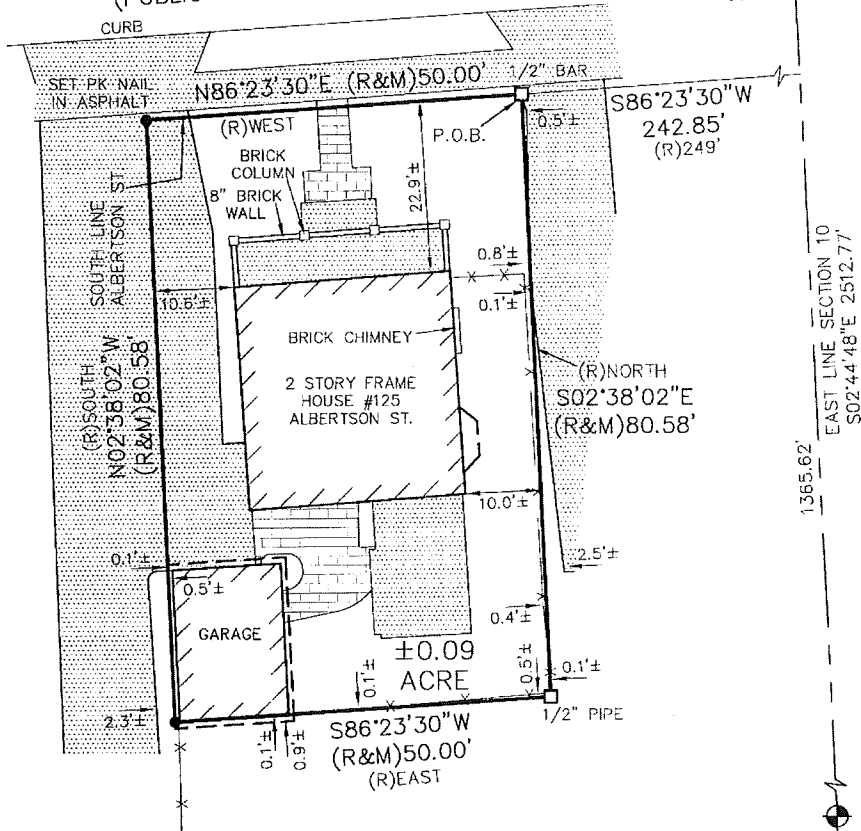


# CERTIFIED BOUNDARY SURVEY

FOR: CHRIS BAYER & ROSIE RIVEL



**ALBERTSON STREET**  
(PUBLIC- PLATTED 50' WIDE R.O.W.)



EAST 1/4  
CORNER  
SECTION 10,  
T3N, R11E

EAST LINE SECTION 10  
S02°44'48\"/>

SOUTHEAST  
CORNER  
SECTION 10,  
T3N, R11E

NOTES:  
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SHEET 1 OF 2	103914.BND

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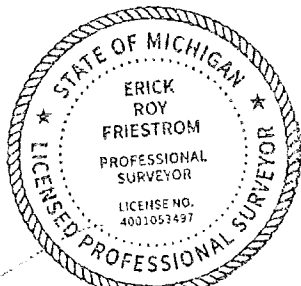
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*Erick R. Friestrom*  
 Erick R. Friestrom Date: 07-28-2005  
 Professional Surveyor No. 53497

<b>KEBS, INC.</b> KYES ENGINEERING BRYAN LAND SURVEYS	
2116 HASLETT ROAD, HASLETT, MI 48840 PH. 517-339-1014 FAX. 517-339-8047 13432 PRESTON DRIVE, MARSHALL, MI 49068 PH. 269-781-9800 FAX. 269-781-9805	
DRAWN BY AN	SECTION 10, T3N, R11E
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SHEET 2 OF 2	103914.BND



# ASCEND<sup>®</sup>

COMPOSITE CLADDING SYSTEM



**Alside**<sup>®</sup>

# THERE'S NEVER BEEN CLADDING LIKE THIS.

Introducing ASCEND® Composite Cladding by Alside, a first-of-its-kind solution that brings together beauty, performance and easy installation for one of the best overall values on the market.

With tall exposures and the deeply grained look of real wood, ASCEND captures the high-end aesthetics today's homeowners demand. But with ASCEND, installation is quicker and easier than fiber cement, engineered wood and other composite panels. In fact, ASCEND can typically be installed with less labor required.

After it's installed, ASCEND doesn't just perform . . . it lasts. And lasts. And lasts. Keeping that "just-installed" look for years to come with little maintenance needed.

And that's just the beginning of the new heights ASCEND reaches.

REACH NEW HEIGHTS.



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VIRTUALLY MAINTENANCE-FREE



## EXCLUSIVE (GP)<sup>2</sup> TECHNOLOGY<sup>®</sup>

ASCEND is the world's first composite cladding engineered with a combination of **G**lass-Reinforced **P**olymer and **G**raphite-Infused **P**olystyrene. This exclusive (GP)<sup>2</sup> Technology was developed to achieve superior performance, meeting or exceeding industry test standards and criteria<sup>1</sup> for windload, workability, flame spread/smoke development and weatherability. With (GP)<sup>2</sup>, ASCEND boasts:

**Class A Fire Rating  
for both flame spread  
and smoke development**

**Impressive thermal and  
impact resistance**

**Superior windload  
performance**

ASCEND's (GP)<sup>2</sup> compound contains glass fibers for added structural stability, strength and heat resistance, while titanium dioxide protects against ultraviolet degradation, and impact modifiers help resist dents and dings. (GP)<sup>2</sup>'s integral weatherable pigments provide strong fade resistance, even on ASCEND's dark colors, and its non-moisture-absorbing materials prevent rotting, warping, shrinking and swelling. The Graphite-Infused Polystyrene helps ASCEND achieve an R-value of 2.0, improving overall energy efficiency and helping to reduce thermal bridging.\*

**REINFORCED NAIL HEM**  
for secure wall attachment and  
greater windload resistance

**FORGIVING HANG**  
helps conceal minor wall imperfections

**STACK LOCK**  
for easy installation

**7" FLAT FACE AND  
CEDAR MILL GRAIN**  
recreates the natural look of wood

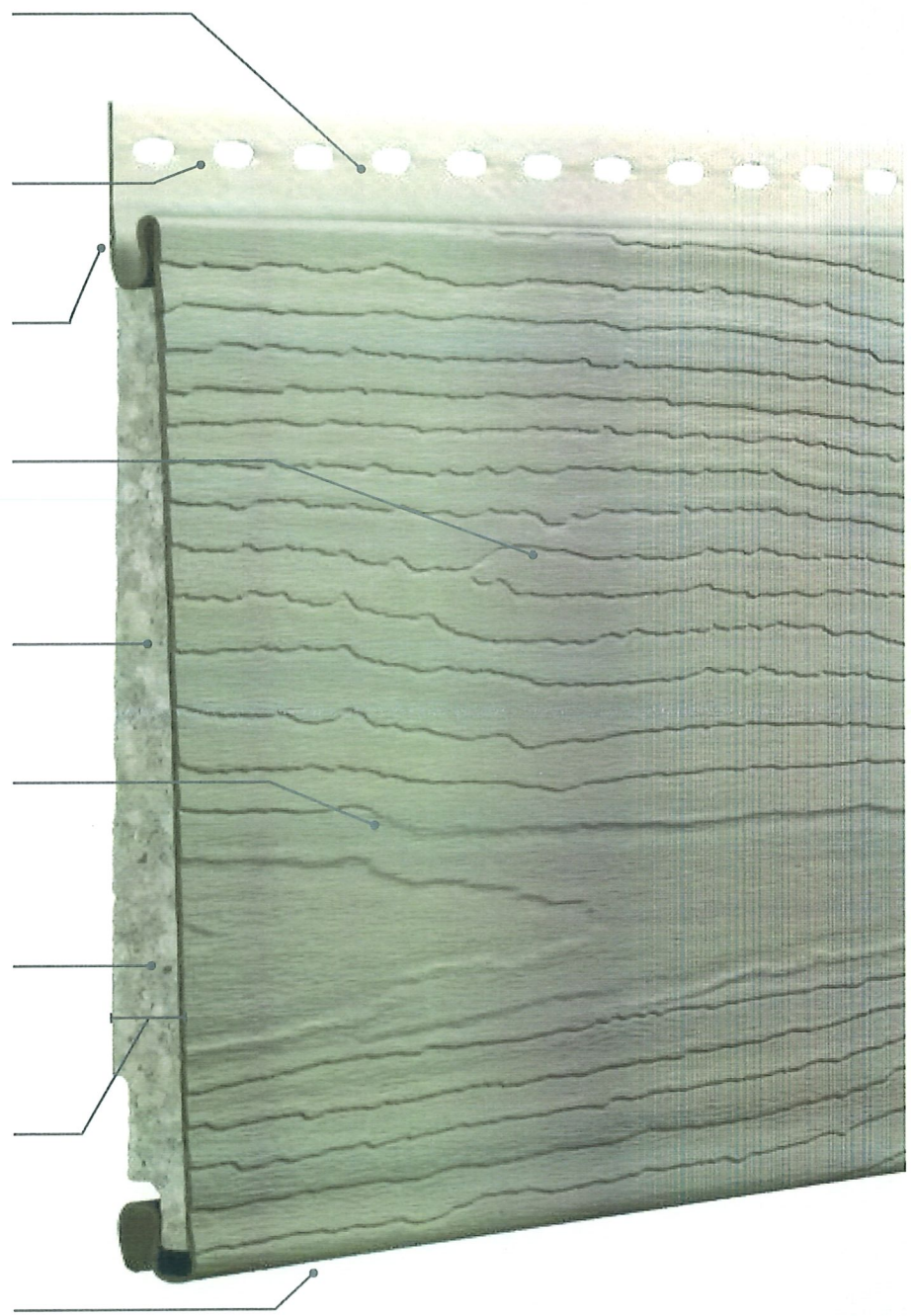
**INSULATING DESIGN**  
for improved thermal performance

**20 LOW-GLOSS AND  
LOW-MAINTENANCE COLORS**  
to match any homeowner's style

**(GP)<sup>2</sup> TECHNOLOGY**  
for a Class A Fire Rating and  
lower expansion

**VERSATILE 3/4" PROJECTION**  
is compatible with both standard  
and architectural accents

**SHARP BUTT EDGE**  
better replicates the look of real wood



**ENGINEERED TO  
OUTPERFORM  
AT EVERY LEVEL.**



Glacier White



Almond



Monterey Sand



Pebble



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Rustic Timber



Cape Cod Gray



Sterling Gray



Storm



Ageless Slate



Charcoal Smoke



Cast Iron



Laguna Blue



Harbor Blue



Midnight Blue



Riviera Dusk



Mountain Fern



Deep Moss



Fired Brick

# THE LOOK OF REAL WOOD. THE PERFORMANCE OF SOMETHING BETTER.

With ASCEND, superb aesthetics, workability and performance come together – installing easily and providing homeowners with a lifetime of minimal maintenance. It's time to reach new heights. **It's time to ASCEND.**



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Landmark PRO,  
shown in Max Def Moiré Black

# Landmark<sup>®</sup> PRO

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Landmark PRO improves upon the reliable CertainTeed Landmark shingle and is designed specifically for the professional roofing contractor that takes pride in providing more to their customer. We started by adding more weathering asphalt to the industry's toughest fiberglass mat to provide more protection. Then we incorporated our Maximum Definition color blend technology to give the product more vibrancy on the roof.

### Max Def Colors


Look deeper. With Max Def, a new dimension is added to shingles with a richer mixture of surface granules. You get a brighter, more vibrant, more dramatic appearance and depth of color. And the natural beauty of your roof shines through.



Scan code for  
more information

### The Lasting Beauty of Landmark PRO

Landmark PRO offers the industry's strongest warranty. Protecting your reputation and safeguarding homeowners from manufacturing and aesthetic defects. Optimal performance, durability, and curb appeal backed by CertainTeed's **industry-leading, lifetime-limited warranty.**

- **UL 2218 Class 3 Impact Rated** 
- **10-year SureStart protection**  
Includes materials and labor costs.
- **15-year 110 MPH wind warranty**  
Upgrade to 130 MPH available.
- **CertaSeal<sup>®</sup> seals roofs tight** against wind and weather.
- **StreakFighter<sup>®</sup> 30-year algae resistance.**
- **QuadraBond<sup>®</sup> four adhesive strips for increased resistance to wind and weather damage.**
- **NailTrak<sup>®</sup> wider nailing area** for a more accurate installation.

# LANDMARK® PRO COLOR PALETTE



Max Def Cobblestone Gray



Max Def Colonial Slate



Max Def Georgetown Gray



Max Def Weathered Wood



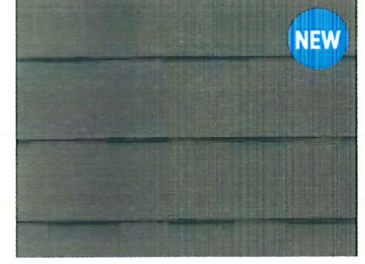
Max Def Driftwood



Max Def Pewter



Max Def Moiré Black



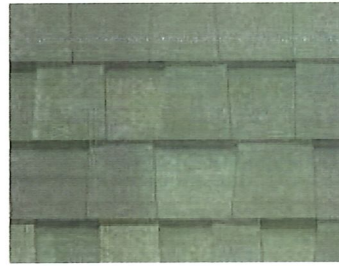
Max Def Espresso



Max Def Heather Blend



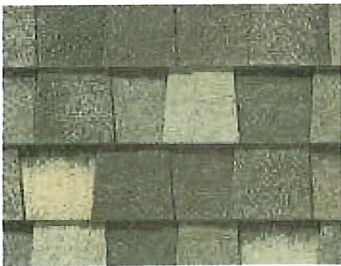
Max Def Shenandoah



Max Def Prairie Wood



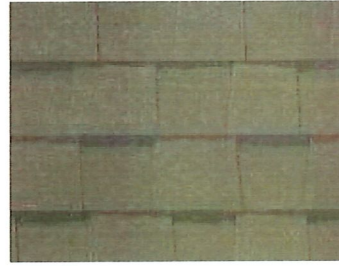
Max Def Burnt Sienna



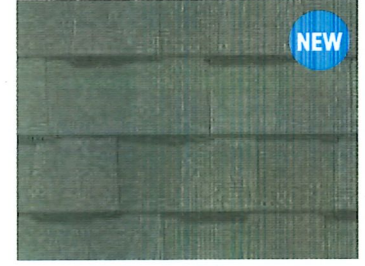
Max Def Resawn Shake



Max Def Coastal Blue



Max Def Red Oak



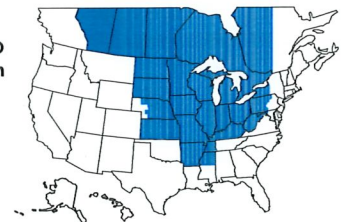
Max Def Evergreen



Scan code for more information

*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*

Landmark® PRO available in areas shown







## City of Rochester

---

400 Sixth Street  
Rochester, MI 48307  
P: (248) 651-9061  
F: (248) 651-2624  
[www.rochestermi.org](http://www.rochestermi.org)

May 12, 2025

TO: Zoning Board of Appeals

RE: Staff Report - ZBA Case 125 Albertson St.

Chris Bayer and Rosario Rivel, owners of 125 Albertson St., are seeking two variances in order to remove an existing non-conforming garage in order to construct a new garage in its place. The property is located on the South side of Alberson Street between Main Street and Pine Street, Sidwell parcel 15-10-476-016, Zoned R-1, One-Family Residential. The specific variances being sought are as follows:

A variance of 4.5 feet of the required minimum side yard setback for a detached accessory building (5 feet required, 6 inches proposed) and 2.5 of the required rear yard setback for a detached accessory building (3 feet required, 6 inches proposed) within the R-1 (One-Family Residential) zoning classifications.

With regard to the existing land use, the property is occupied by a home and non-conforming detached garage.

1. The site contains 0.09 acres of land, with a frontage of 50.0 feet along Albertson Street, and has a depth of 80.58 feet. The westerly property line is adjacent to an abandoned City alley that is 16 feet wide that the adjacent home uses as their driveway. The lot is also non-conforming by virtue of not meeting the 6,000 sq. ft minimum lot size as well as the allowed 30% lot coverage, within the R-1 Zoning classification.
2. The petitioner is proposing to remove the existing non-conforming one-car garage with a new one-car garage that is 16' x 21' or 336 sq. which is the approximate size of the existing garage. The existing garage encroaches into the City's alley right-of-way to the west and actually encroaches onto the adjacent property to the south.
3. The new garage is proposed to be constructed entirely on the petitioner's property but only 6 inches off of the south and west property line, versus the requirement of 3 feet in the rear yard (south) and 5 feet on the least side of the property (west). The replacement garage is not larger than the existing garage, so it is not increasing their existing lot coverage which presently exceeds the allowable 30%.
4. They outline that not only is the existing garage encroaching on neighboring properties, but it has a compromised foundation, a deteriorating roof beyond repair and water infiltration

issues due to yard grading. The new garage would be built to existing building code requirements and allow them to adjust the grade as needed.

Staff recommends **approval** of both variance requests for the following reasons:

1. The petitioner is removing a substandard existing garage and replacing it with a new structure that while not able to meet the required rear and side yard setbacks, it reduces the existing non-conforming encroachments onto neighboring properties to the west and south.
2. The proposed structure does not increase the lot coverage non-conformity that exists on the property today nor does it increase the non-conforming lot coverage.
3. The new garage will allow for a safe and functional garage that is a necessity in today's homeownership needs, especially on our smaller lots within the City.
3. Your approval of the variances being sought by the petitioner could be based on items A, B, E, F, G, I, J, K, L and M from your ZBA Variance Checklist.

Sincerely,

*Nik Banda*

Nik Banda  
City Manager



**PAID**

APR 24 2025

**City of Rochester**

**CITY OF ROCHESTER**

400 Sixth Street  
Rochester, MI 48307  
P: (248) 651-9061  
F: (248) 651-2624  
www.rochestermi.org

**ZONING BOARD OF APPEALS**  
**APPLICATION FOR HEARING**

Date Filed: \_\_\_\_\_ Amount of Fee Paid: \$ \_\_\_\_\_

Location of Property: 200 South St., Rochester

APPELLANT: Meredith Mannino (Central Bark)

Address: 200 South Street, Rochester, MI 48307

Phone: 248-672-2344 E-MAIL: mmanino@centralbarkusa.com

OWNER:  
Meredith Mannino (Central Bark)

Address: Same

Phone: Same E-MAIL: Same

**DEADLINES:**

- The completed Application for Hearing must be received by the City Clerk no later than **Noon, three (3) weeks prior** to the next regular meeting of the Zoning Board of Appeals.
- If the time limit is met, the City will make a reasonable effort to schedule consideration of said plan during the next regular meeting of the Zoning Board of Appeals.
- Submittals received after the cut-off time will be placed on the agenda of the subsequent meeting.

*Note: The Zoning Board of Appeals normally meets the fourth Wednesday of each month at 7:00 P.M. in the Municipal Building, 400 Sixth Street. Please check the City website for the date of each meeting.*

**REQUIREMENTS:**

- Provide all required documentation and check to the City Clerk.
- Provide DIGITAL & 10 COPIES of the blueprint drawings of the site plan (pre-folded to 1/4 size with the blueprint seal on the outside).
- Provide DIGITAL & 10 COPIES of the completed Application.
- Provide DIGITAL & 10 COPIES of correspondence and any written documents.
- Provide a check payable to the City of Rochester in the amount of \$500.00.
- Provide DIGITAL blueprints, application, correspondence and any written documents to the City Manager's Office at citymanager@rochestermi.org.

**APPEARANCE IS REQUIRED:**

**APPLICANT OR A REPRESENTATIVE FOR THE APPLICANT MUST ATTEND THE ZONING BOARD OF APPEALS MEETING IN ORDER TO ANSWER ANY QUESTIONS BY THE ZBA MEMBERS.**

**FAILURE OF THE APPLICANT OR APPLICANT REPRESENTATIVE TO ATTEND THE ZONING BOARD OF APPEALS MEETING MAY RESULT IN TABLING CONSIDERATION OF THE APPEAL OR DENIAL OF THE APPEAL.**

Complete the appropriate section below. Additional information is to be supplied on separate sheets if the space provided on this form is inadequate. Attach plans, drawn to scale, showing shape and dimension of lots, buildings and lines of proposed building to be erected, altered or changed, also indicating setbacks, relationship to neighborhood lots and other pertinent information.

**SECTION 1. Interpretation or Administrative Review**

The appellant respectfully requests that an interpretation be made by the Board of Appeals of Article \_\_\_\_\_, Section \_\_\_\_\_, of the City Zoning Ordinance.

An appeal is requested for a review of a determination made by the Zoning Ordinance enforcing officer. (See Section 3002a)

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An appeal is made for an interpretation of the Zoning Map as follows. (Article 1, Section 100)

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An interpretation of the Zoning map is requested for the following reasons:

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**SECTION 2. Variance** (A variance is for a structure otherwise prohibited by the ordinance and can be granted only in showing an undue hardship or practical difficulty. See Article 30, Section 3001b.)

The appellant respectfully requests that an adjustment of the terms of the Zoning Ordinance be made in the case of his property because the following peculiar or unusual conditions are present which justify a variance:

The building is visually blocked off by the building to the west of 200 South Street when driving east on South street. As a new business, people should be able to easily find our building when driving on South street. Right now, only half of all traffic can see our building is Central Bark.

The following unnecessary hardship will result if the variance is not granted:

Many people will get lost when trying to find our building. I myself got lost when I came for my first real estate viewing because I could not tell which building 200 South was.

By signing this application, the undersigned hereby grants full authority to the City of Rochester, its agents, employees, representatives and/or appointees to enter upon the undersigned lands and properties for the purpose of inspection and examination incidental hereto.

Signature of Owner:  \_\_\_\_\_

Meredith Manino  
\_\_\_\_\_  
(Print Name)

Date: 04/21/2025

Signature of Applicant (if not Owner): \_\_\_\_\_

\_\_\_\_\_  
(Print Name)

Date: \_\_\_\_\_

**REVIEWED AND CONFIRMED VARIANCE IS NEEDED:**

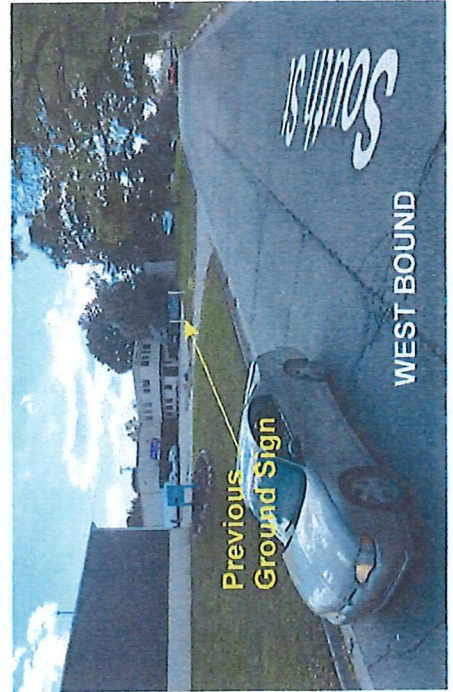
\_\_\_\_\_  
**CITY OF ROCHESTER CODE INSPECTOR**

Date: \_\_\_\_\_

Building Sign is obstructed by  
Next Door Building and Trees



East bound traffic will not see the wall  
sign till they are almost in front of the  
building.



200 South St., Rochester

Rochester  
**SignShop**  
714 N. MAIN UNIT 102  
ROCHESTER, MI 48307  
PH: (248) 652-2750  
FAX: (248) 652-1667



Non-illuminated  
Double Sided Sign

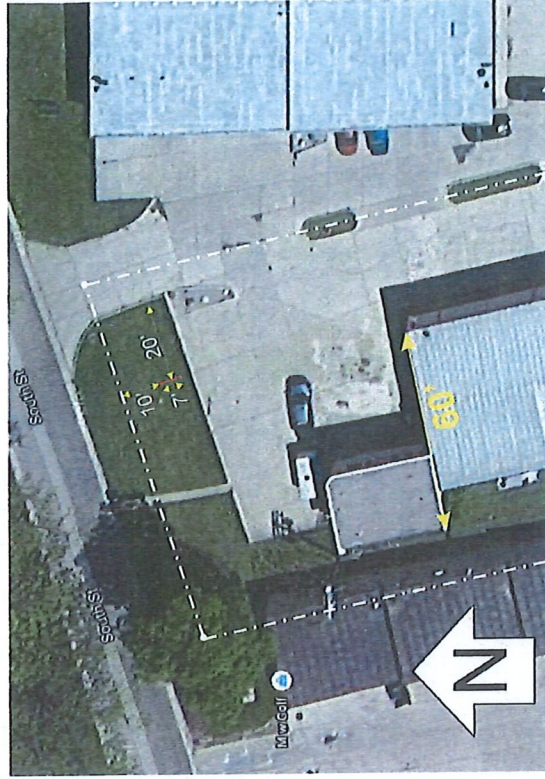


OLD SIGN



Existing Wall Sign" 4' x 16' = 64 sq.ft.

Proposed Ground Sign: 4' x 6' = 24 sq.ft.



## 200 South St., Rochester

Rochester  
**Sign Shop**  
714 N. MAIN UNIT 102  
ROCHESTER, MI 48307  
PH: (248) 652-2750  
FAX: (248) 652-1667

**Non-illuminated  
Wall Sign**

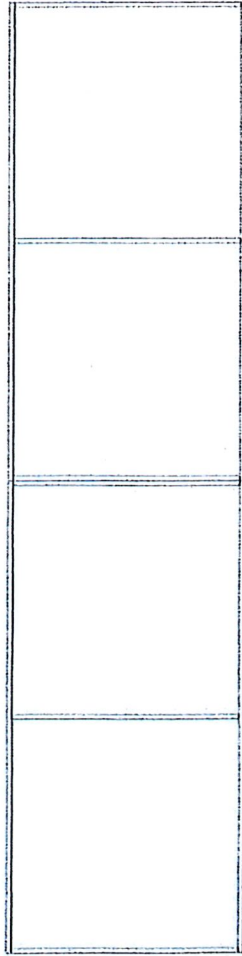
*OCAD*  
*2/29/25*

**Building: 23' x 70' = 1610 sq.ft.**  
**Sign: 48" X 198" = 66 sq.ft.**

1/2" White PVC  
Dimensional Lettering 1/8" ACM Face 1/2" PVC  
Dimensional Logo



16'-0"

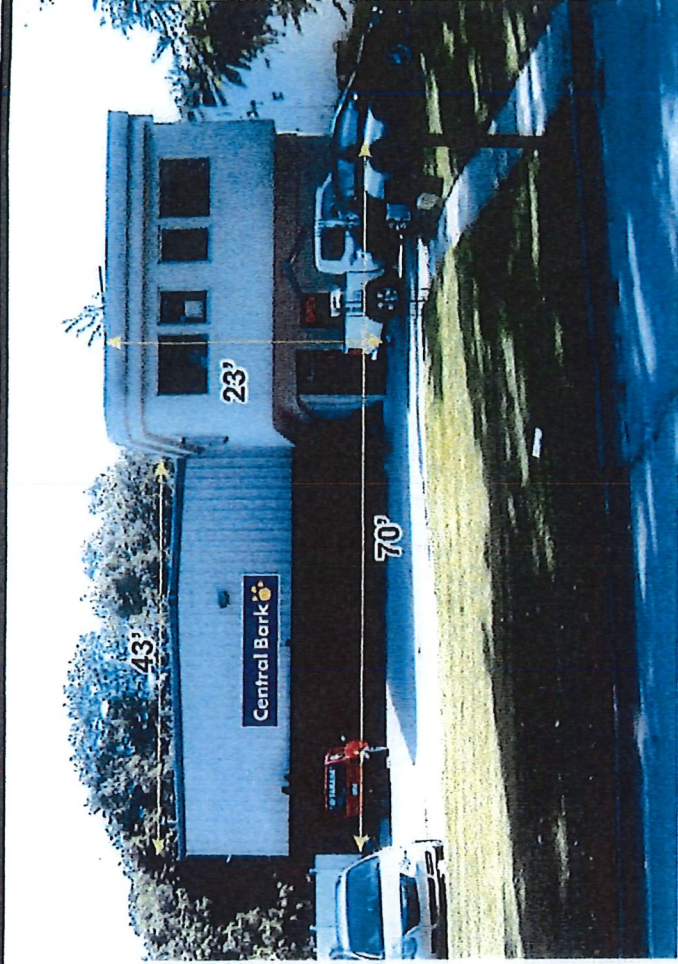


2"

1" x 2" Galv. Tube Frame  
(Painted Black)

4'-0"

**200 South St  
Rochester**



Rochester  
**Sign Shop**  
714 N. MAIN UNIT 102  
ROCHESTER, MI 48307  
PH: (248) 652-2700  
FAX: (248) 652-1607

File Name: Central Bark Date: 1/30/25 Revised: 2/18/25 Artwork By: Scott Jones Scale: 1/4" = 1'-0"



## City of Rochester

---

400 Sixth Street  
Rochester, MI 48307  
P: (248) 651-9061  
F: (248) 651-2624  
[www.rochestermi.org](http://www.rochestermi.org)

May 12, 2025

TO: Zoning Board of Appeals

RE: Staff Report - ZBA Case 200 South Street

Ms. Meredith Mannino, owner of Central Bark, 200 Second St., is seeking a variance to install a second identification sign (a ground sign) at their site. The Sign Ordinance only allows one business identification sign per building within the I-1, Industrial 1 zoning classification. The property is located on the south side of South Street east of Diversion, Sidwell Parcel 15-14-176-028. The specific variance being sought is as follows:

To allow a second business identification sign within the I-1, Industrial 1 zoning classification.

With regard to the existing land use, the property is occupied by the new Central Bark Dog facility which recently opened and has a conforming wall sign on it at present. They are seeking to install a second sign (a ground sign) in the front yard along the South Street frontage.

1. There previously was a ground sign for the Wet Noses Dog Hotel that Central Bark is proposing to replace in the same location. Wet Noses chose to only have a ground sign versus a wall sign when they occupied the building.
2. The petitioner outlines in their application that customers are having a tough time locating the building when approaching from the west due to the existing adjacent building to the west protruding north towards South Street, as their building is set back significantly to the south.
3. If the second ground sign were to be approved, they would be within the allowable sq. footage (100 sq. feet) for a building located within the Industrial 1 zoning district. Their existing wall sign is 66 sq. feet. The new ground sign would be an additional 24 sq. feet which would bring the total to 90 sq. feet.

Staff recommends **approval** of the variance request for the following reasons:

1. The request for a ground sign is reasonable due to the existing buildings setback from South Street whose vision is impeded by the existing building to the west making it difficult to identify their facility when approaching their driveway from the west. The existing approved wall sign is set back a significant distance from South Street creating this situation.

2. The Zoning Board of Appeals has approved second signs for individual buildings within the I-1 District in multiple instances based on site line hardships, so this approval would not set a precedent if approved.

3. Your approval of the variances being sought by the petitioner could be based on items A, B, E, F, I, J, K, L and M from your ZBA Variance Checklist.

Sincerely,

*Nik Banda*

Nik Banda  
City Manager





**OWNER**  
 ROCHESTER DOWNTOWN DEVELOPMENT AUTHORITY  
 431 S. MAIN STREET  
 ROCHESTER, MI 48307  
 PHONE: (248) 656-0060

**PROJECT DESCRIPTION**

THE DDA OF ROCHESTER IS PROPOSING A 2,416 SF ADDITION TO AN EXISTING BUILDING INTO A VEHICULAR PARKING LOT, CREATING A COMBINED LOT THAT FEATURES PUBLIC PARKING AND AN EVENT STAGING AREA. THE EXISTING 5,268 SF BUILDING IS TO BE RENOVATED TO BE ONE OPEN-AIR EVENT SPACE. THE NEW 2,390 SF ADDITION WILL FEATURE LOCKABLE RESTROOMS (AVAILABLE FOR PUBLIC EVENTS INDOOR AND OUTDOOR), STORAGE SPACE, AND AN ADDITIONAL 860 SF MECHANICAL / STORAGE AREA. THE PROJECT ALSO PROPOSES SEVERAL SITE IMPROVEMENTS INCLUDING AN OUTDOOR COVERED EVENT STAGE, A PUBLIC PLAZA, ADA ACCESSIBLE ROUTES BETWEEN THE SITES, AND LANDSCAPING. THE NORTHERN PUBLIC PARKING LOT IS TO BE REFINISHED AND RESTRIPEDED, AND GIVEN A NEW SIDEWALK ROUTE THROUGH THE SITE.

**LEGAL DESCRIPTION**

TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.: NCS-1149361-MICH. LAND IN THE CITY OF ROCHESTER, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS: PART OF LOTS 7 AND 8 OF "EAST THIRD STREET URBAN RENEWAL PLAT", A SUBDIVISION OF PART OF SECTION 14, TOWN 3 NORTH, RANGE 11 EAST, RECORDED IN LIBER 129 OF PLATS, PAGES 31, 32 AND 33, OAKLAND COUNTY RECORDS, SAID PART BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 8, THENCE NORTH 87 DEGREES 22 MINUTES 45 SECONDS WEST, 9.41 FEET TO THE WESTERLY LINE OF WATER STREET AND THE POINT OF BEGINNING; THENCE SOUTH 15 DEGREES 00 MINUTES 16 SECONDS EAST, ALONG THE WESTERLY LINE OF WATER STREET, 107.87 FEET TO THE NORTHERLY LINE OF SECOND STREET; THENCE WESTERLY ALONG A CURVE 170.29 FEET, SAID CURVE HAVING A DELTA OF 8 DEGREES 03 MINUTES 31 SECONDS, RADIUS OF 1210.79 FEET AND CHORD BEARING A DISTANCE OF SOUTH 75 DEGREES 06 MINUTES 47 SECONDS WEST 170.15 FEET; THENCE NORTH 02 DEGREES 22 MINUTES 35 SECONDS EAST, 153.97 FEET TO THE NORTH LINE OF SAID LOT 8; THENCE SOUTH 87 DEGREES 22 MINUTES 45 SECONDS EAST, 129.82 FEET ALONG SAID LINE TO THE POINT OF BEGINNING.

**COMMON DESCRIPTION**

265 E 2ND STREET, ROCHESTER, MI 48307

**CONSTRUCTION TIMELINE**

THE CONSTRUCTION SCHEDULE IS ESTIMATED TO BE 14 MONTHS FROM THE DATE OF BUILDING PERMIT APPROVAL.

Schedule of Regulations I-1 (Section Adheres to B-1)			
Lot Use	Event Staging Building & Vehicular Parking		
STANDARD	REQUIRED	PROPOSED	COMPLIANCE
Lot Area	10,000 SF MIN	LOT 1: 65,570 SF LOT 2: 19,470 SF TOTAL: 85,040 SF	YES
Lot Coverage	NO REQUIREMENT	10,360 SF*** -- 15.8%	YES
Yard Setbacks	Front (South): 25.00 FT MIN	22.50 FT (EXIST. BUILDING) 18.00 FT (EXIST. AWNING) 13.00 FT (NEW AWNING)	NO
	Side (West): 15.00 FT MIN	59.66 FT (BUILDING) 47.66 FT (STRUCTURE)	YES
	Side (East): 15.00 FT MIN	7.00 FT	NO
	Rear (North): 20.00 FT MIN	138.50 FT	YES
Building Height	50'-0" MAX	28'-4" (FROM AVERAGE GRADE TO HALFWAY POINT OF FACADE RIDGE)	YES

\*\*\*SF INCLUDES STAGE AND OVERHANGS

**SITE LIGHTING GENERAL NOTES**

LIGHTING TO COMPLY WITH SECTION 27.11 "LIGHTING GENERAL NOTE REGULATIONS" LIGHT SHALL NOT EXCEED 0.3 FOOT CANDLES MEASURED ALONG SITE LOT LINES ADJACENT TO RESIDENTIAL PROPERTIES, OR 1.0 FOOTCANDLES ALONG NON-RESIDENTIAL SITE LOT LINES. LIGHT IN PARKING LOT AREAS SHALL AVERAGE 0.9 FOOTCANDLES OVER THE ENTIRE AREA, MEASURED 5 FEET ABOVE THE SURFACE. REQUIRED SITE LIGHTING SHALL BE TURNED ON DAILY FROM ONE-HALF HOUR AFTER SUNSET TO ONE-HALF HOUR BEFORE SUNRISE.

**GENERAL NOTES**

- SITE IS CURRENTLY ZONED "INDUSTRIAL-1"
- HAZARDOUS MATERIALS DO NOT EXIST, NOR ARE THEY STORED ON THIS SITE.
- THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS IN THE WETLANDS PROTECTION ORDINANCES AND AS SUCH SHALL NOT POLLUTE, IMPAIR OR DESTROY WETLANDS.
- ALL NEW UTILITY LINES WILL BE BURIED UNDERGROUND.
- BUILDING IS EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SUPPRESSION SPRINKLER SYSTEM.
- FINAL NUMBER AND LOCATION OF FIRE LANE SIGNAGE AND FIRE HYDRANTS SHALL BE COORDINATED WITH THE CITY OF ROCHESTER FIRE DEPARTMENT.
- SIGNAGE, LOCATION, APPEARANCE AND AREA CALCULATIONS WILL BE PROVIDED WITHIN THE FINAL PLAN SUBMITTAL. A SIGNAGE PERMIT WILL BE APPLIED FOR WITH THE FINAL PLAN SUBMITTAL.
- NEW LANDSCAPED AREAS & NEW TREES ARE MARKED WITH GREEN ON THE SITE PLAN. SEE LANDSCAPING PLANS FOR MORE DETAILS.
- SITE OPERATIONS OF STAGE AND AUDIO EQUIPMENT WILL ABIDE BY ALL CITY ORDINANCE AND REGULATION REGARDING SOUND LEVEL.

Parking Load Calculations				
STANDARD	EXISTING	PROPOSED	REQUIRED	COMPLIANCE
Current Market Parking Lot (Lot 1)	87 SPACES	76 SPACES		
Current Building Parking Lot (Lot 2)	28 SPACES	23 SPACES	ASSEMBLY / STORAGE USE:	
Total Parking	115 SPACES	88 SPACES	352 OCCUPANTS, 1 SPACE PER 4 = 88 SPACES	YES (SEE NOTES 1 & 2)
Loading & Unloading	ADEQUATE SPACE FOR STANDING, LOADING, AND UNLOADING SERVICES	1 12' X 36' LOADING AREA & DOCK	PROVIDED	YES
Accessible Parking	2	4	4	YES

**PARKING NOTES**

- BOTH PARKING LOTS ARE TO BE AVAILABLE FOR FREE PUBLIC PARKING WHEN NOT IN USE FOR EVENTS. DURING EVENTS NO PARKING WILL BE AVAILABLE DURING EVENTS AS INDIVIDUALLY APPROVED BY THE CITY.
- THE 360 OCCUPANT COUNT FOR THE EVENT BUILDING IS BASED OFF OF MICHIGAN BUILDING CODE CALCULATIONS FOR ASSEMBLY (TABLES & CHAIRS) & STORAGE USE USING THE GROSS SQUARE FOOTAGE OF THE EXISTING AND BUILDING ADDITION. EVENT STAGE & OTHER OUTDOOR FEATURES ARE NOT TAKEN INTO ACCOUNT.
- THE PROPOSED PUBLIC PARKING LOT 1 CONTINUES THE EXISTING NONCOMPLYING PARKING AISLE DIMENSIONS & LACK OF LANDSCAPING ISLANDS FROM THE EXISTING LAYOUT. THE RESURFACED PARKING LOT IS TO MATCH THE EXISTING LAYOUT EXCEPT WHERE SITE IMPROVEMENTS REQUIRE A CHANGE.
- THE LOADING ZONE SERVES THE ENTIRE BUILDING AND STAGE.



**SITE PLAN LEGEND**

- NEW VEGETATION & LANDSCAPING AREAS. SEE LANDSCAPING PLAN
- NEW HARDSCAPE
- RESURFACED EXISTING PARKING LOT
- RE-USED ANTIQUE BRICK PAVERS
- EXISTING BUILDING
- NEW BUILDING ADDITION



**AUGER KLEIN ALLER ARCHITECTS INC.**  
 303 E. THIRD STREET SUITE 100  
 ROCHESTER, MI 48307  
 248.814.9160

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**PROJECT**  
 Market + The Graham  
 265 E. Second St.  
 Rochester, MI

DATE ISSUED	ISSUED FOR
05.10.2024	Site Plan Approval
06.10.2024	Site Plan Approval #2
08.09.2024	ZBA Approval
03.05.2024	Design Review
03.05.2025	Site Plan Approval #3

DRAWN	MW
CHECKED	MW
APPROVED	SA

**SHEET**  
 Architectural Site Plan

scale as shown

**FILE NUMBER**  
 2411

**SHEET NUMBER**  
 ASP.1

1  
 Architectural Site Plan  
 SCALE: 1" = 20'  
A.101



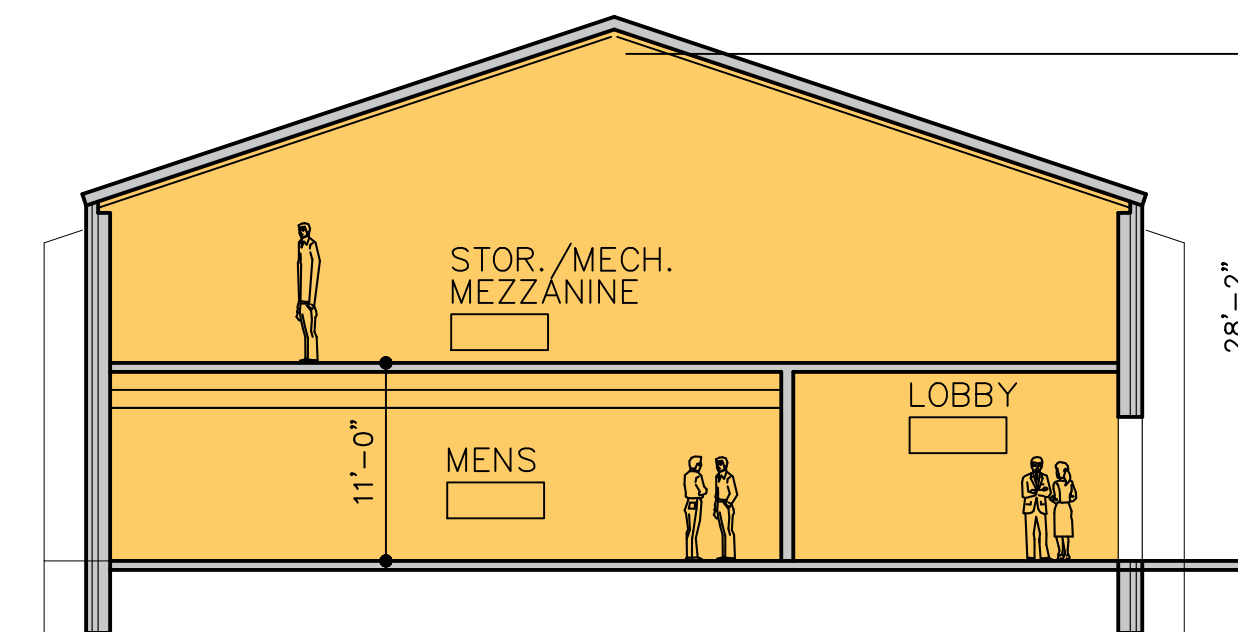
PROPOSED 6 BIKE LOOP RACKS



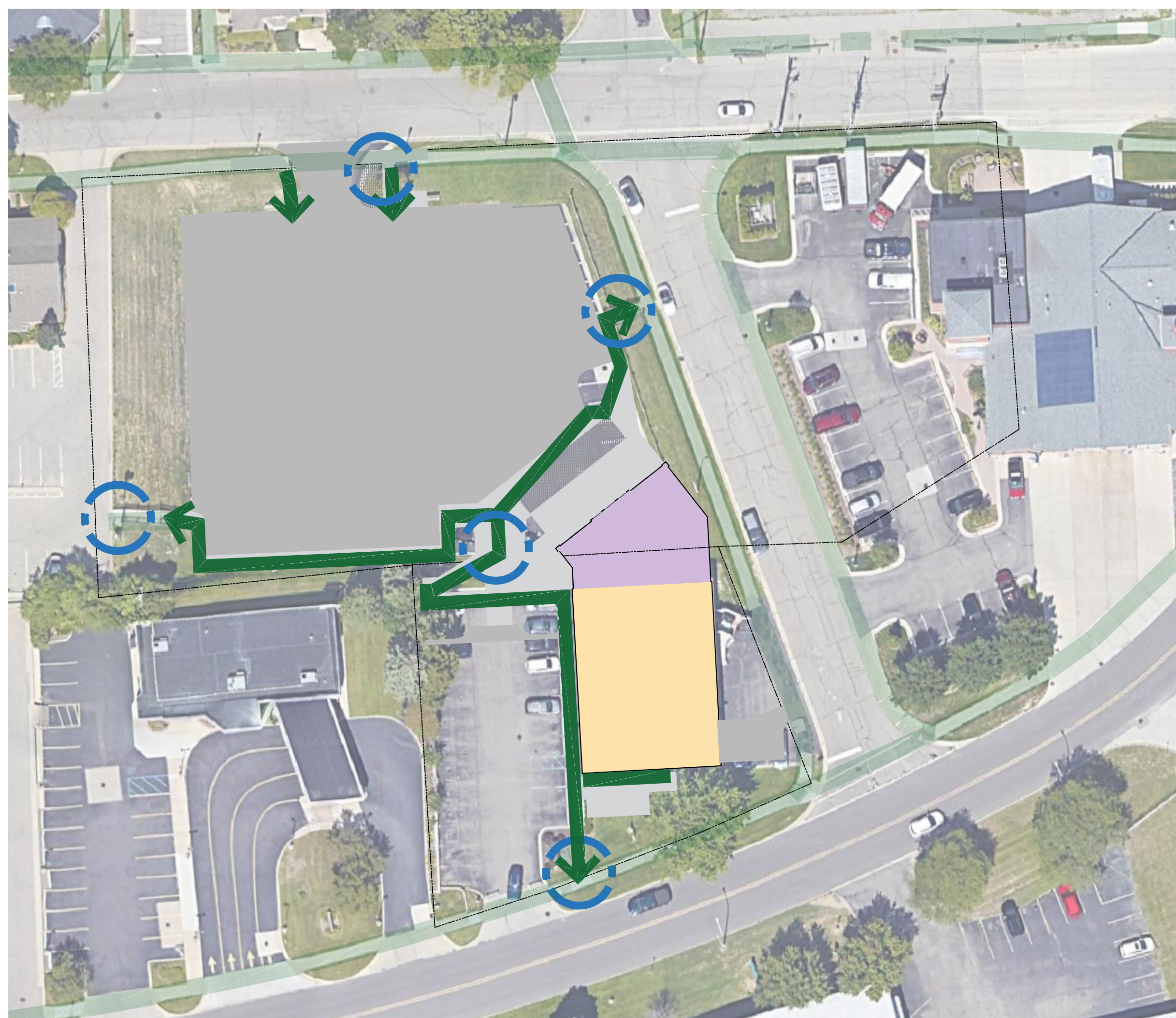
PROPOSED PEDESTRIAN BENCH. REF.: ROCHESTER MUNICIPAL BENCHES



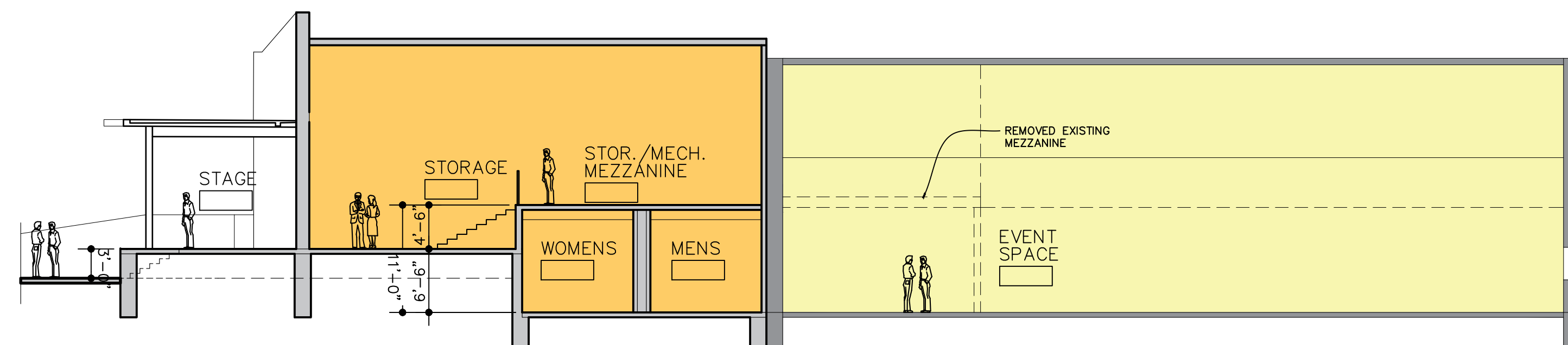
ALUMINUM MECHANICAL SLAT SCREEN FENCE REFERENCE



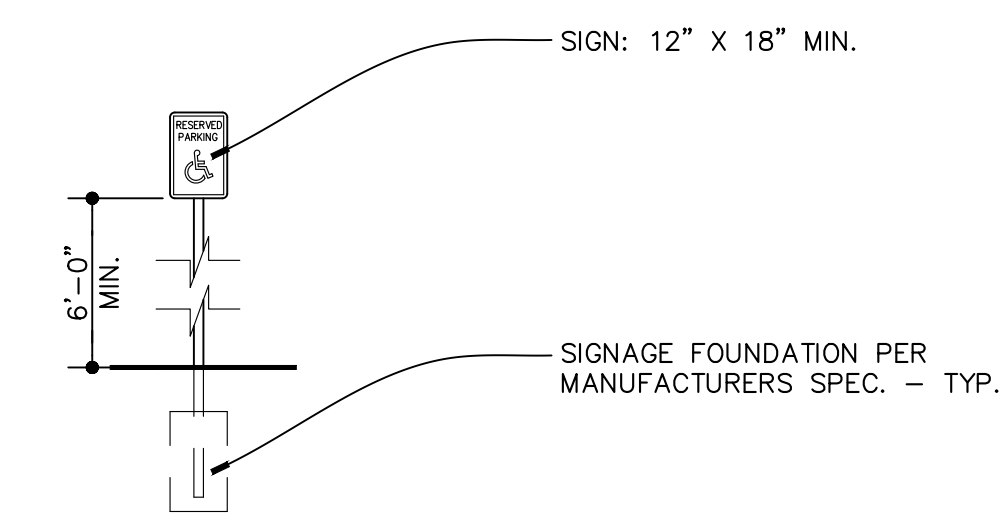
5 Proposed Building Section  
ASP.2 SCALE: 3/32" = 1'-0"



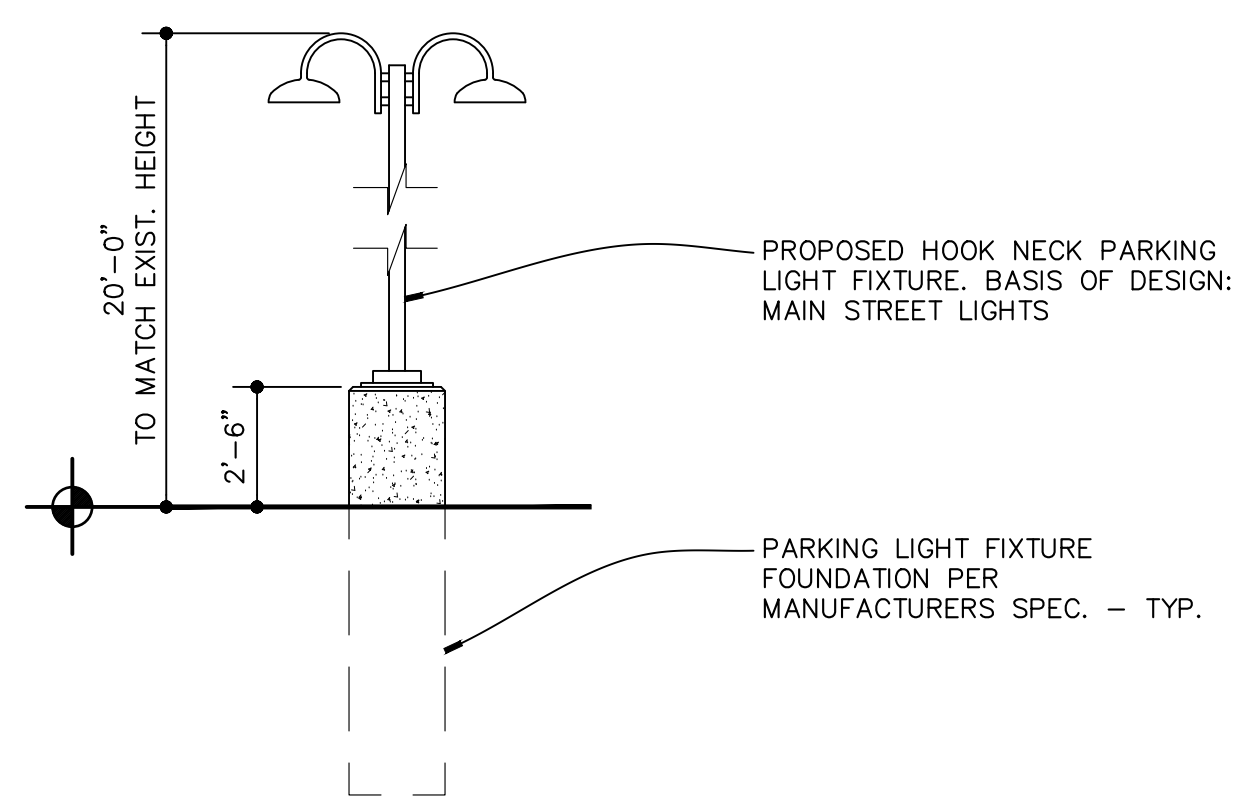
7 Walkability Diagram  
ASP.2 NOT TO SCALE



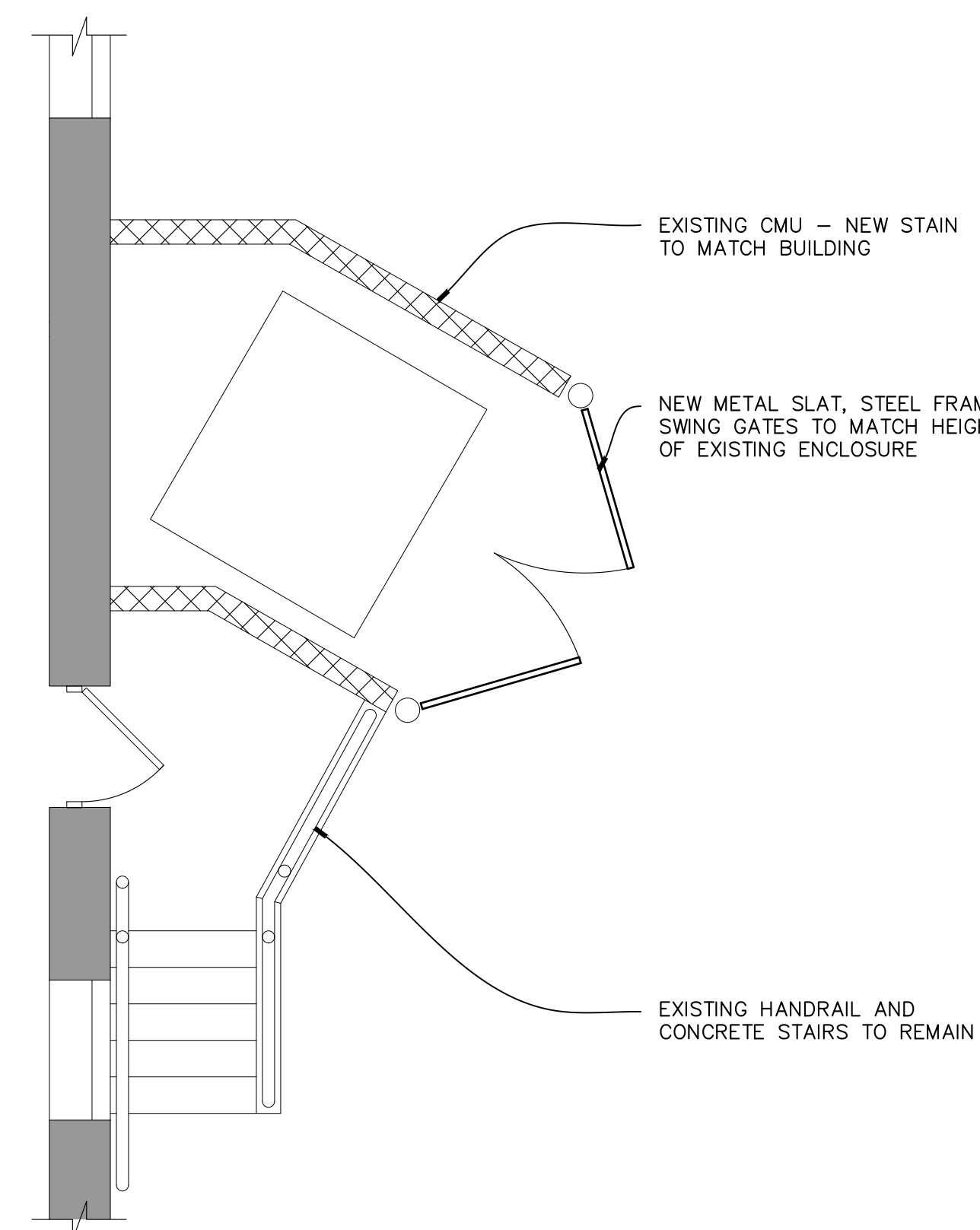
4 Proposed Building Section  
ASP.2 SCALE: 3/32" = 1'-0"



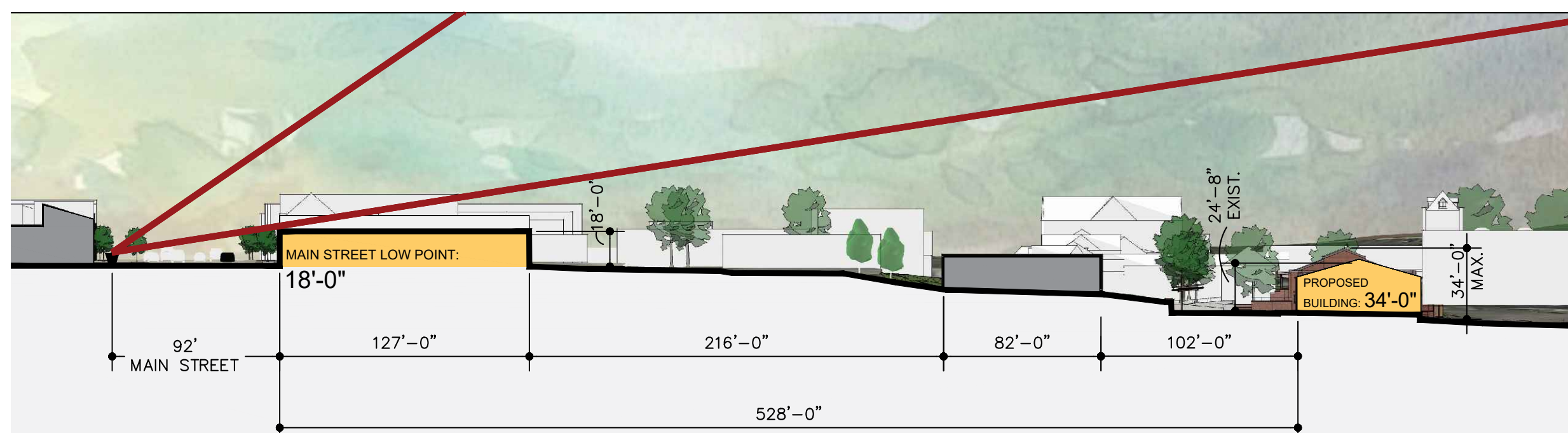
3 Typical Parking Lot Accessible Signage Detail  
ASP.2 SCALE: 1/4" = 1'-0"



2 Typical Parking Lot Light Pole Detail  
ASP.2 SCALE: 1/4" = 1'-0"



1 Loading Stair Plan Detail  
ASP.2 SCALE: 1/4" = 1'-0"



6 Site Section Diagram  
ASP.2 SCALE: 1/64" = 1'-0"



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303 E. THIRD STREET SUITE 100  
ROCHESTER, MI 48307  
248.814.9160

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PROJECT  
**Market + The Graham**  
265 E. Second St.  
Rochester, MI

DATE ISSUED ISSUED FOR  
05.10.2024 Site Plan Approval  
06.10.2024 Site Plan Approval #2  
08.09.2024 ZBA Approval  
03.05.2025 Site Plan Approval #3

DRAWN MW  
CHECKED MW  
APPROVED SA

SHEET  
**Site Details**

scale as shown

FILE NUMBER

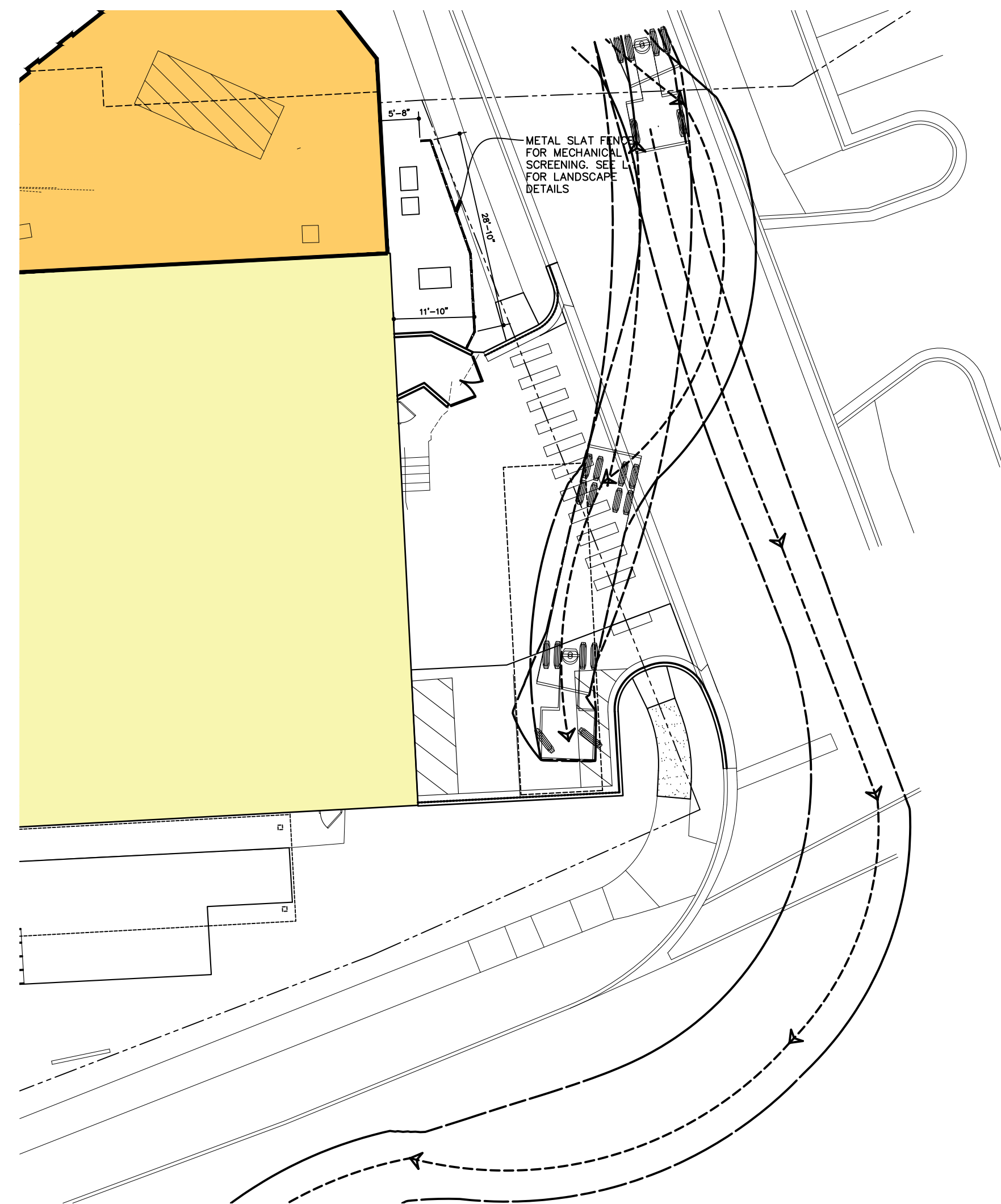
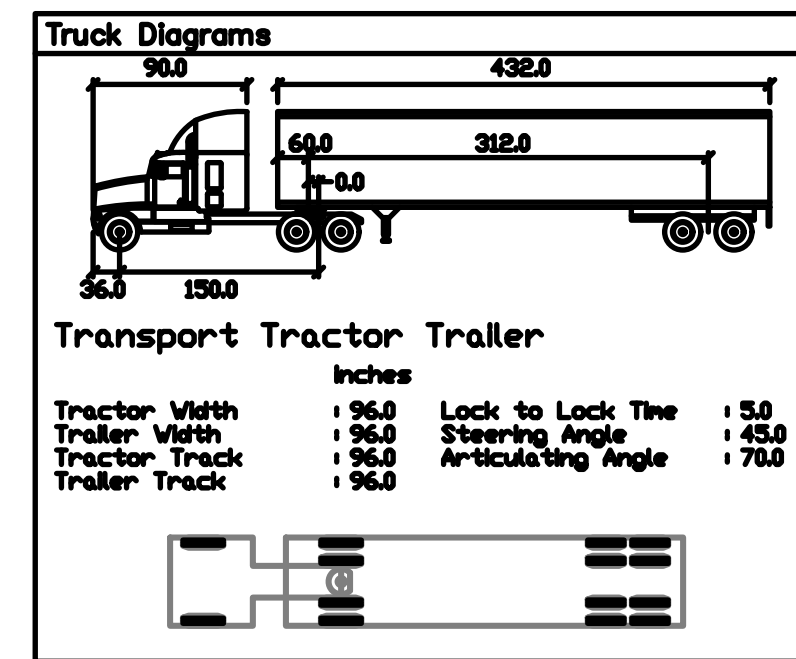
**2411**

SHEET NUMBER

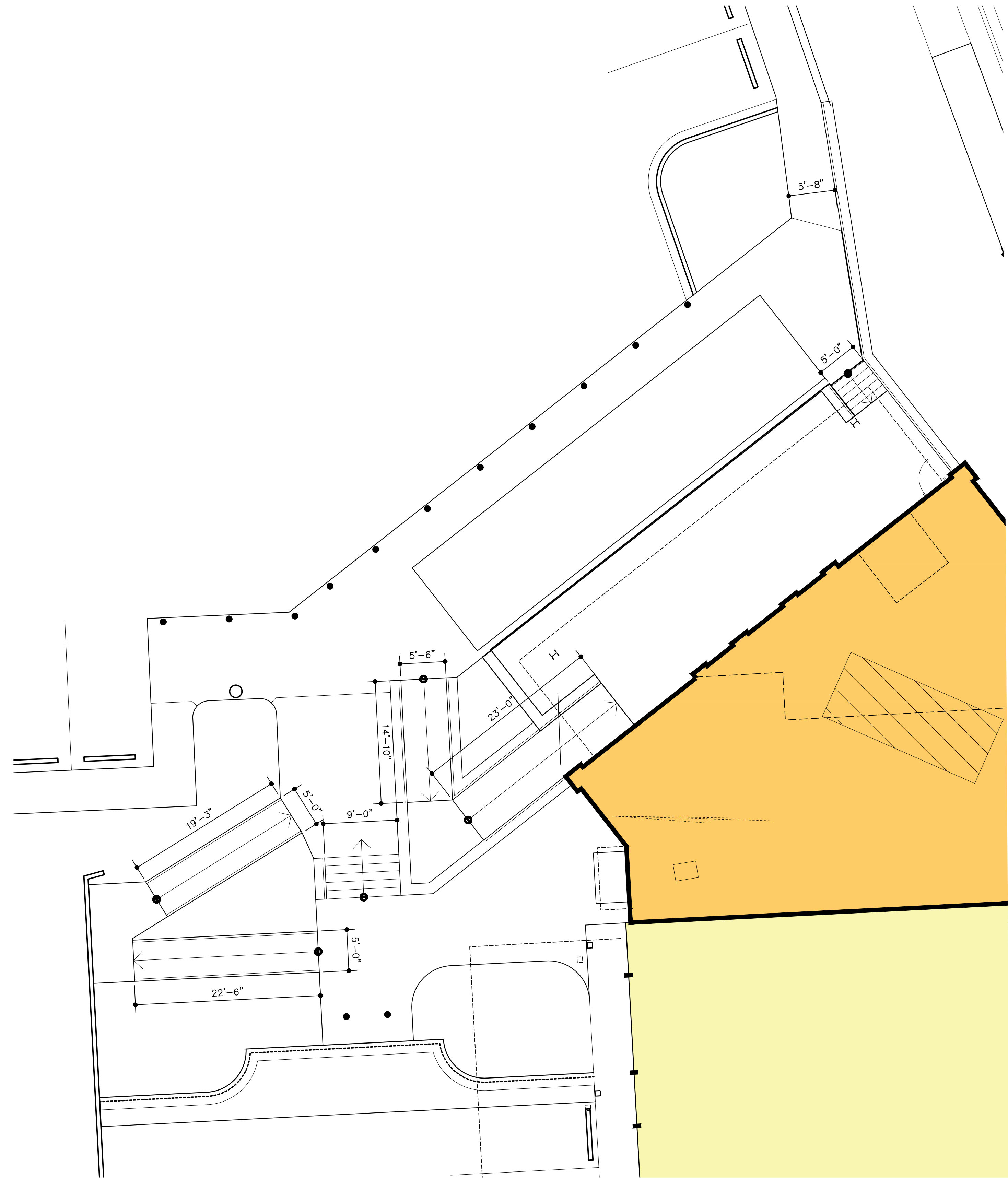
**ASP.2**



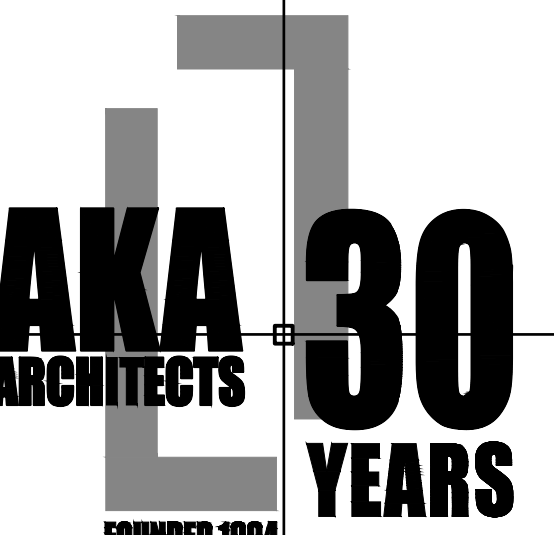
PROPOSED OUTDOOR FURNITURE.  
BASIS-OF-DESIGN REF.



2 Truck Turning Diagram  
ASP.3 Not To Scale



1 Enlarged Ramp Plan  
ASP.3 SCALE: 1/8" = 1'



**AUGER KLEIN ALLER ARCHITECTS INC.**

303 E. THIRD STREET SUITE 100  
ROCHESTER, MI 48307  
248.814.9160

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PROJECT

Market +  
The Graham

265 E. Second St.  
Rochester, MI

DATE ISSUED ISSUED FOR

- 05.10.2024 Site Plan Approval
- 06.10.2024 Site Plan Approval #2
- 08.09.2024 ZBA Approval
- 03.05.2025 Site Plan Approval #3

DRAWN MW  
CHECKED MW  
APPROVED SA

SHEET  
Site Details

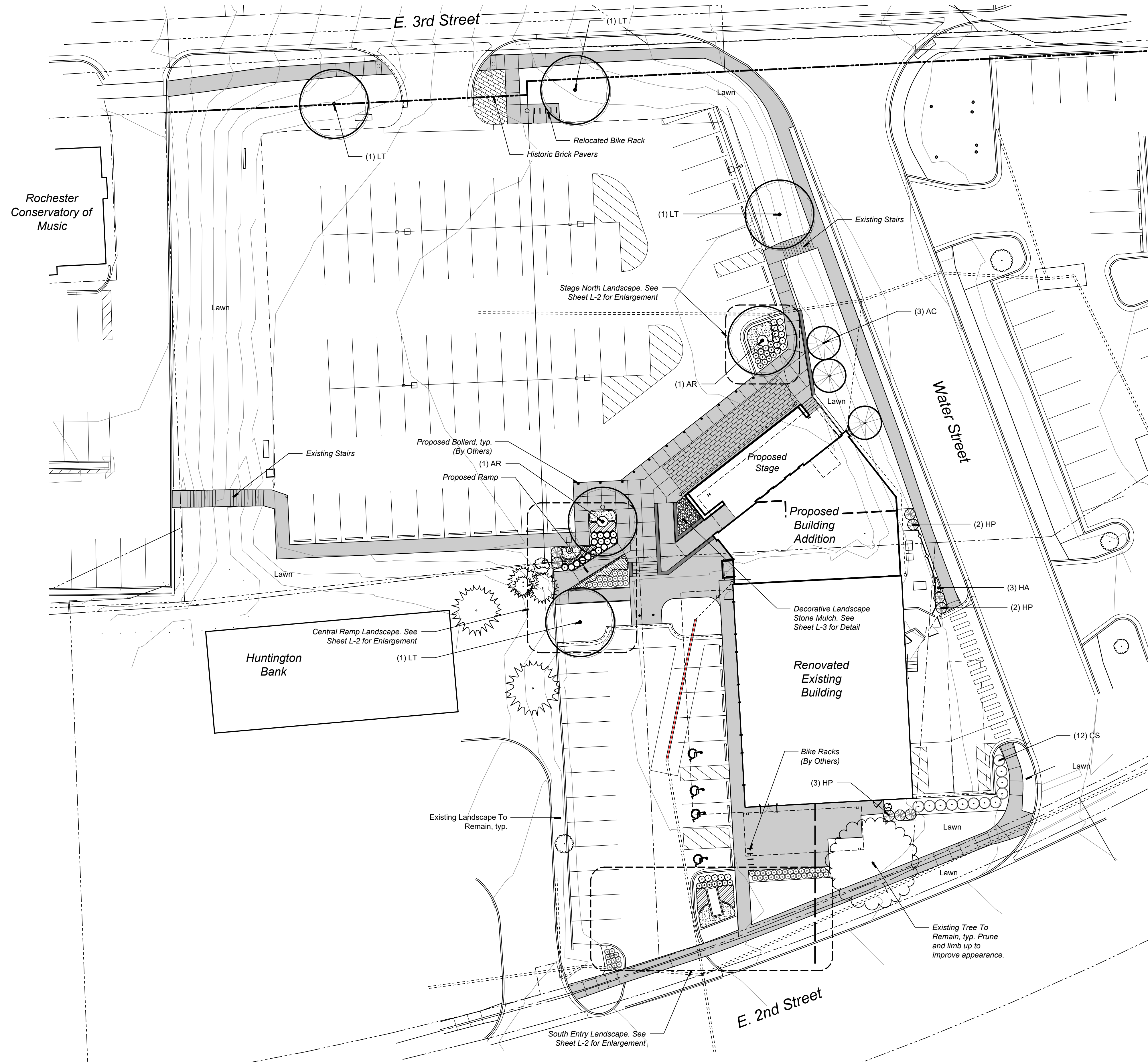
scale as shown

FILE NUMBER

2411

SHEET NUMBER

ASP.3



### Plant Schedule This Sheet

Trees						
sym.	qty.	botanical name	common name	size	spacing	root
AC	3	<i>Abies concolor</i>	White Fir	8' ht.	per plans	B&B
AR	2	<i>Acer rubrum 'Franksred'</i>	Red Sunset Maple	2.5" cal.	per plans	B&B
LT	4	<i>Liriodendron tulipifera</i>	Tulip Tree	2.5" cal.	per plans	B&B

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
CS	12	<i>Cornus stolonifera 'Arctic Fire'</i>	Arctic Fire Redtwig Dogwood	No. 3	48" o.c.	cont.
HP	7	<i>Hydrangea paniculata 'Little Quickfire'</i>	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.

Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
HA	3	<i>Hemerocallis 'Always Afternoon'</i>	Always Afternoon Daylily	No. 1	18" o.c.	cont.

### Utility Note

Landscape Contractor shall field verify all existing utilities and easements on site prior to landscape installation.



sheet title:

## Overall Landscape Plan

project title:

## Market + Graham

City of Rochester, Michigan

prepared for:

Auger Klein Aller Architects Inc.  
303 E. Third Street - Suite 100  
Rochester, MI 48307

Phone: 248.814.9160

job number:

24013

date:

05.08.2024

drawn by:

EMJ

checked by:

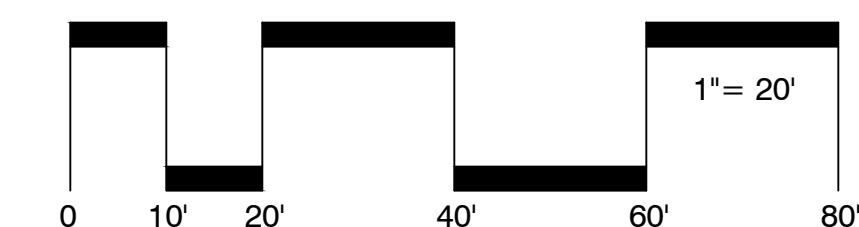
WTK

revisions:

06.05.2024	Per Municipal Review
07.26.2024	Per Site Plan Revisions
03.03.2025	Per Site Plan Revisions
04.09.2025	Per Landscape Additions

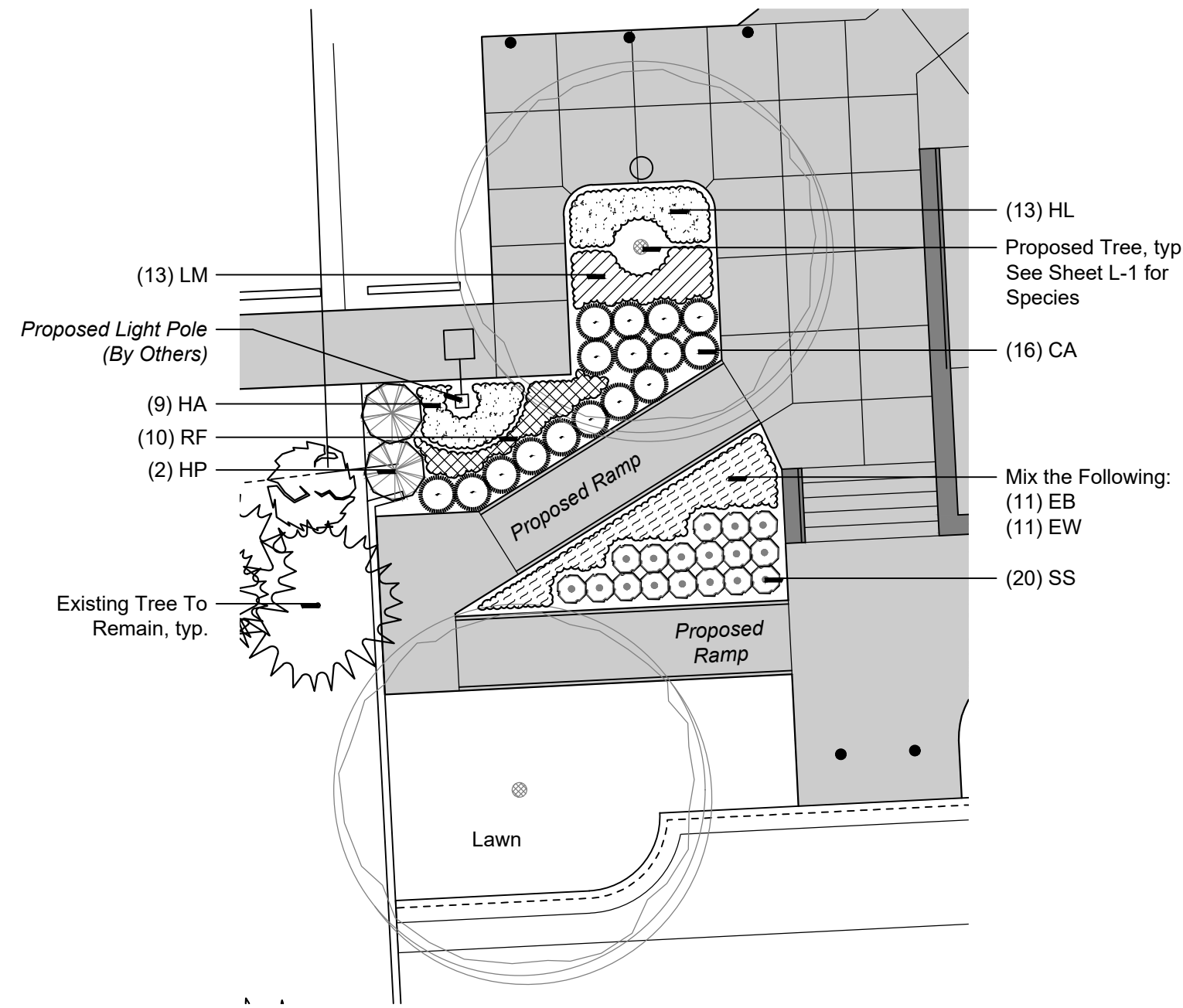


Know what's below.  
Call before you dig.

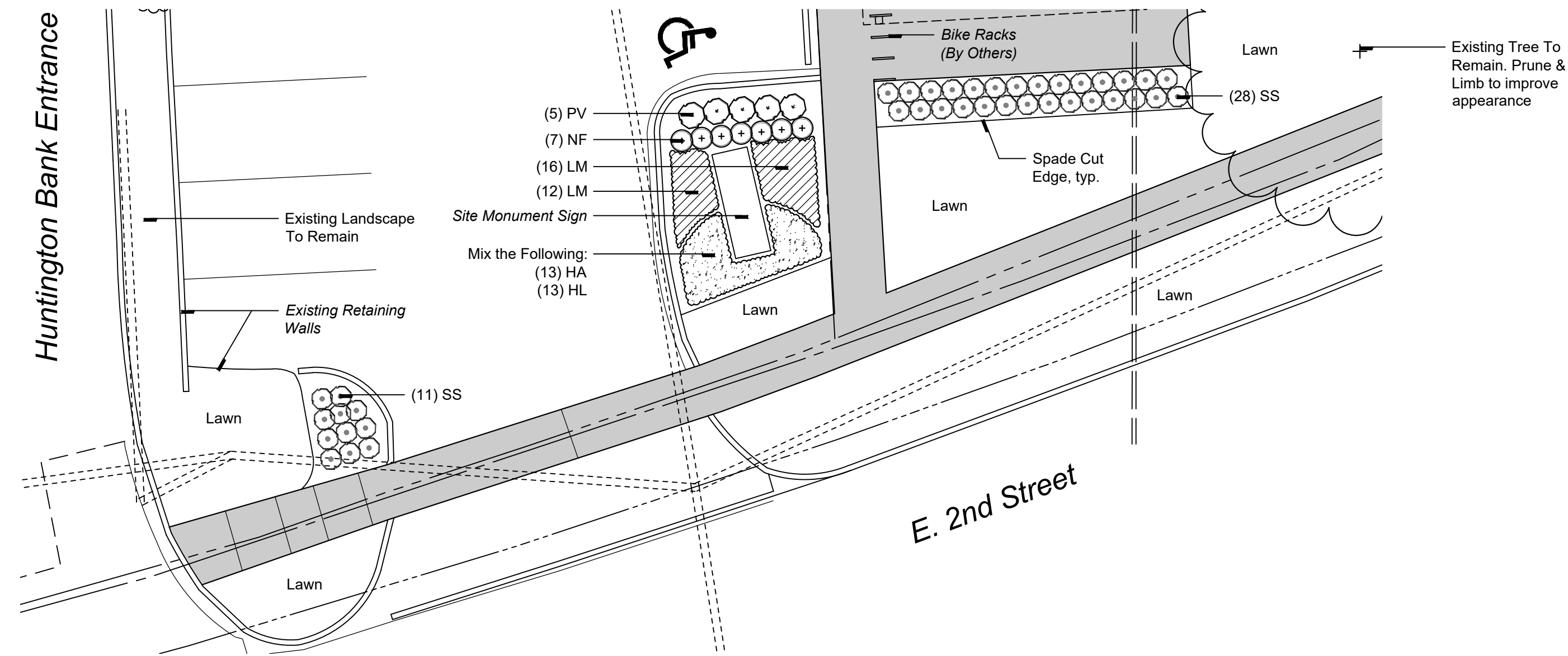


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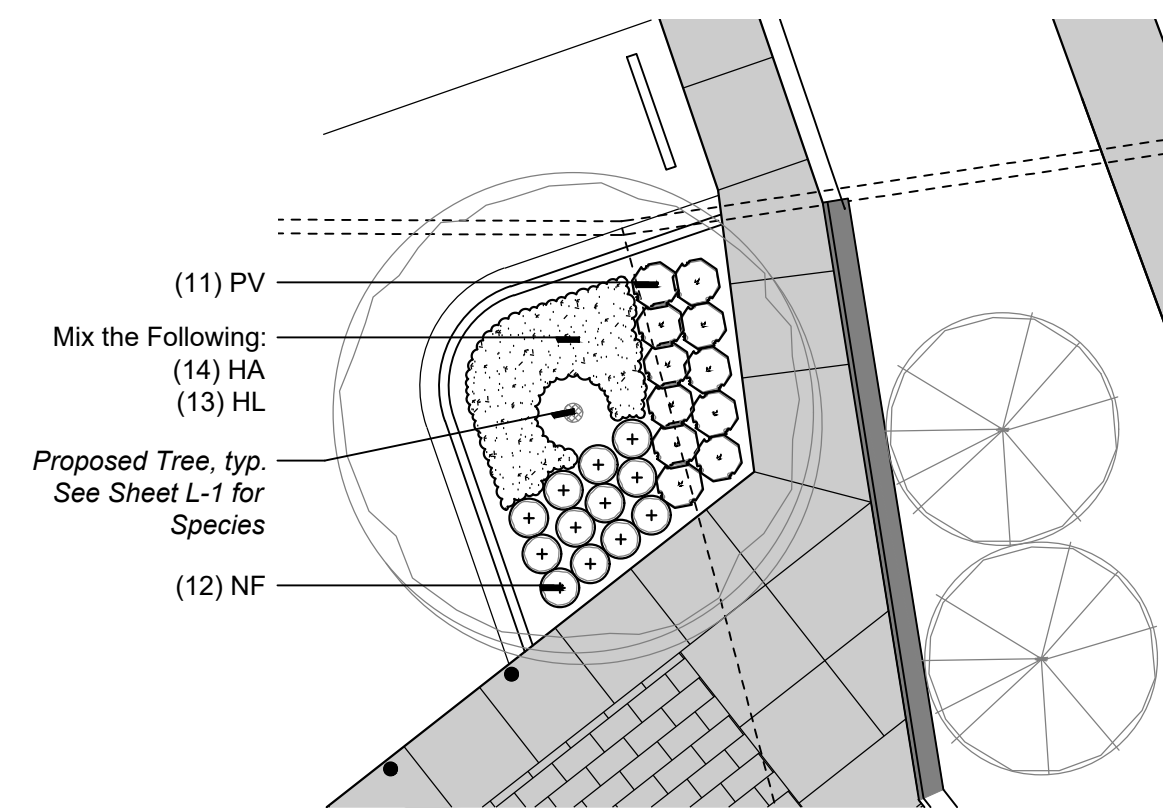
L-1



Central Ramp Landscape Enlargement Plan



South Entry Landscape Enlargement Plan

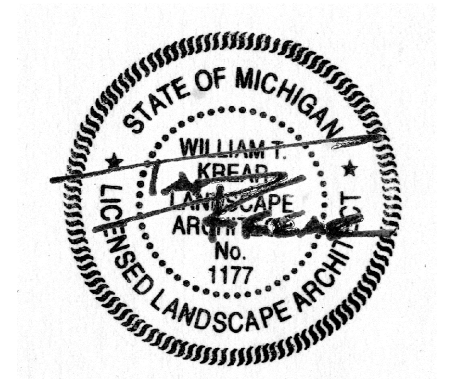


Stage North Landscape Enlargement Plan\*

\*This area is planned as a native planting Pollination Garden: final plantings (besides tree) to be determined in coordination with donors.

Plant Schedule This Sheet

Shrubs						
sym.	qty.	botanical name	common name	size	spacing	root
HP	2	<i>Hydrangea paniculata</i> 'Little Quickfire'	Little Quickfire Panicle Hydrangea	No. 3	48" o.c.	cont.
Ornamental Grasses, Perennials & Bulbs						
sym.	qty.	botanical name	common name	size	spacing	root
CA	16	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	No. 2	30" o.c.	cont.
EB	11	<i>Echinacea purpurea</i> 'Powwow Berry'	PowWow Berry Purple Coneflower	No. 1	18" o.c.	cont.
EW	11	<i>Echinacea purpurea</i> 'Powwow White'	PowWow White Purple Coneflower	No. 1	18" o.c.	cont.
HA	36	<i>Hemerocallis</i> 'Always Afternoon'	Always Afternoon Daylily	No. 1	18" o.c.	cont.
HL	39	<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	No. 1	18" o.c.	cont.
LM	41	<i>Liriope muscarii</i> 'Big Blue'	Big Blue Lilyturf	No. 1	18" o.c.	cont.
NF	19	<i>Nepeta x faassenii</i> 'Walker's Low'	Walker's Low Catmint	No. 1	24" o.c.	cont.
PV	16	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass	No. 2	30" o.c.	cont.
RF	10	<i>Rudbeckia fulgida</i> 'Little Goldstar'	Little Goldstar Black-eyed Susan	No. 1	18" o.c.	cont.
SS	59	<i>Schizachyrium scoparium</i> 'Carousel'	Carousel Little Bluestem	No. 2	24" o.c.	cont.



sheet title:

Landscape Enlargement Plans

project title:

Market + Graham

City of Rochester, Michigan

prepared for:

Auger Klein Aller Architects Inc.  
303 E. Third Street - Suite 100  
Rochester, MI 48307

Phone: 248.814.9160

job number:

24013

date:

05.08.2024

drawn by:

EMJ

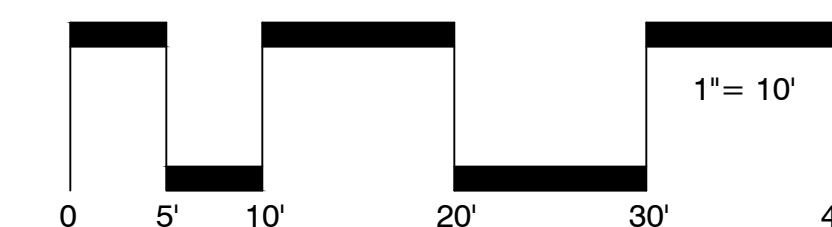
checked by:

WTK

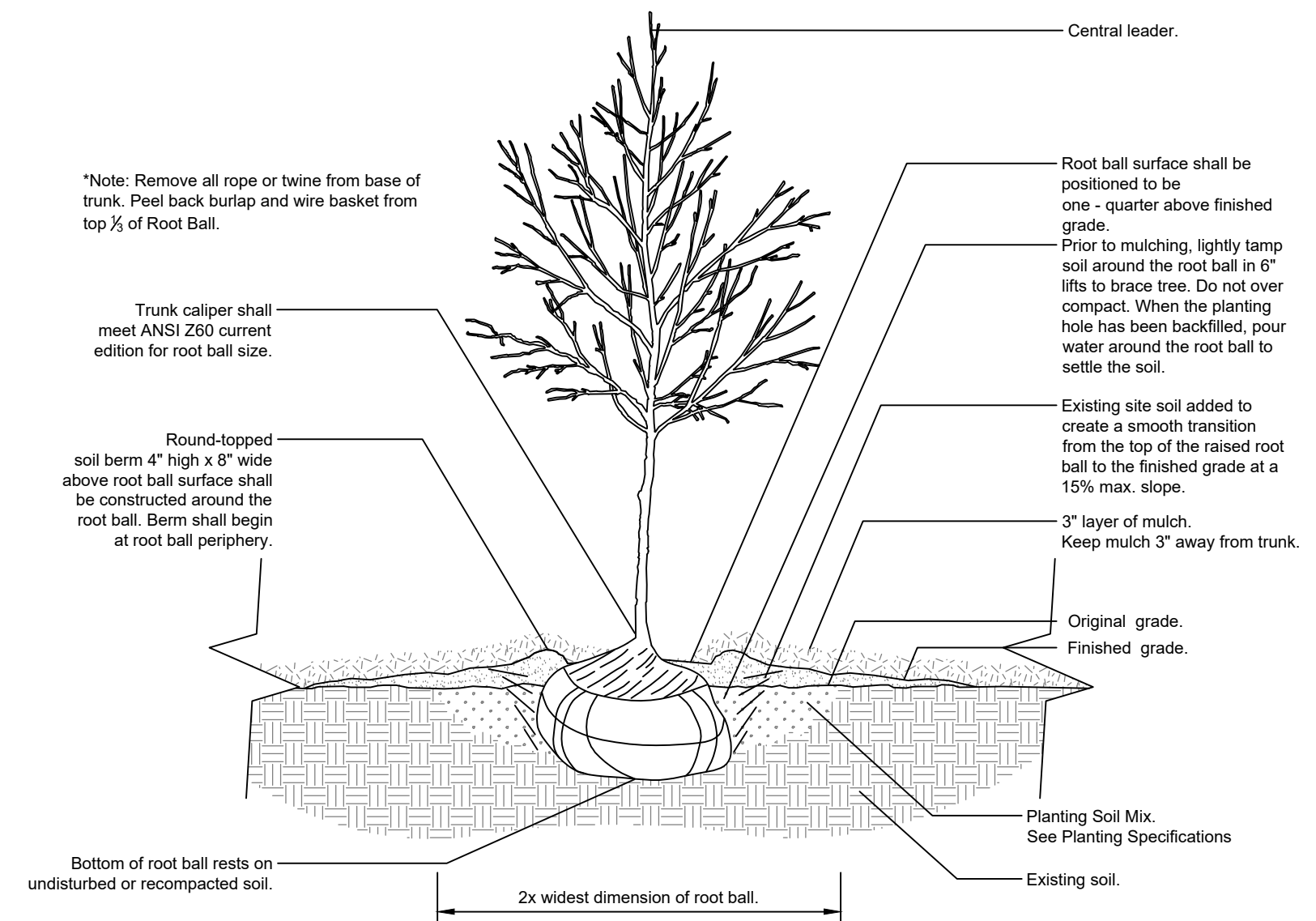


Know what's below.  
Call before you dig.

revisions:		
06.05.2024	Per Municipal Review	
07.26.2024	Per Site Plan Revisions	
03.03.2025	Per Site Plan Revisions	
04.09.2025	Per Landscape Additions	

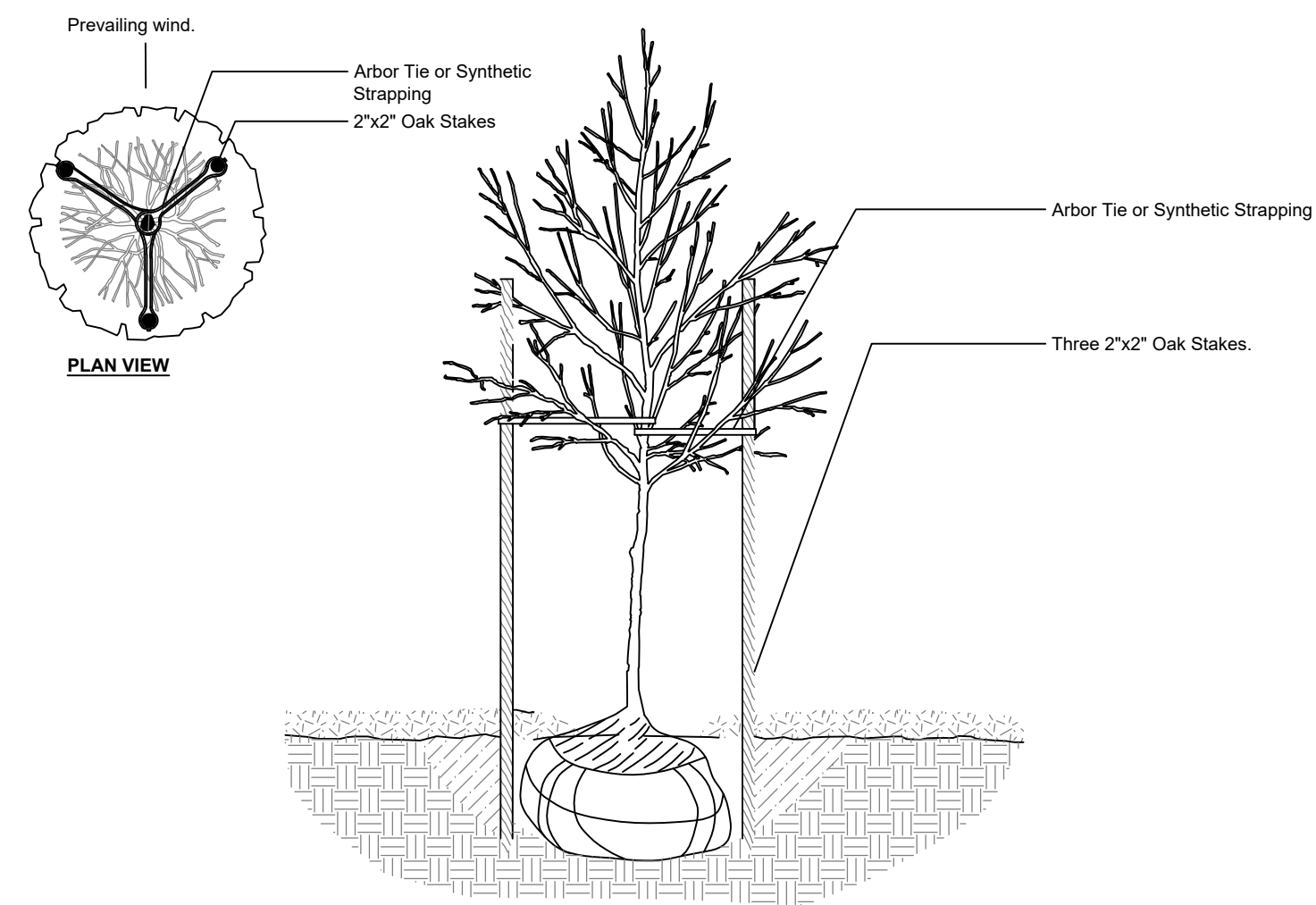


sheet no.  
**L-2**



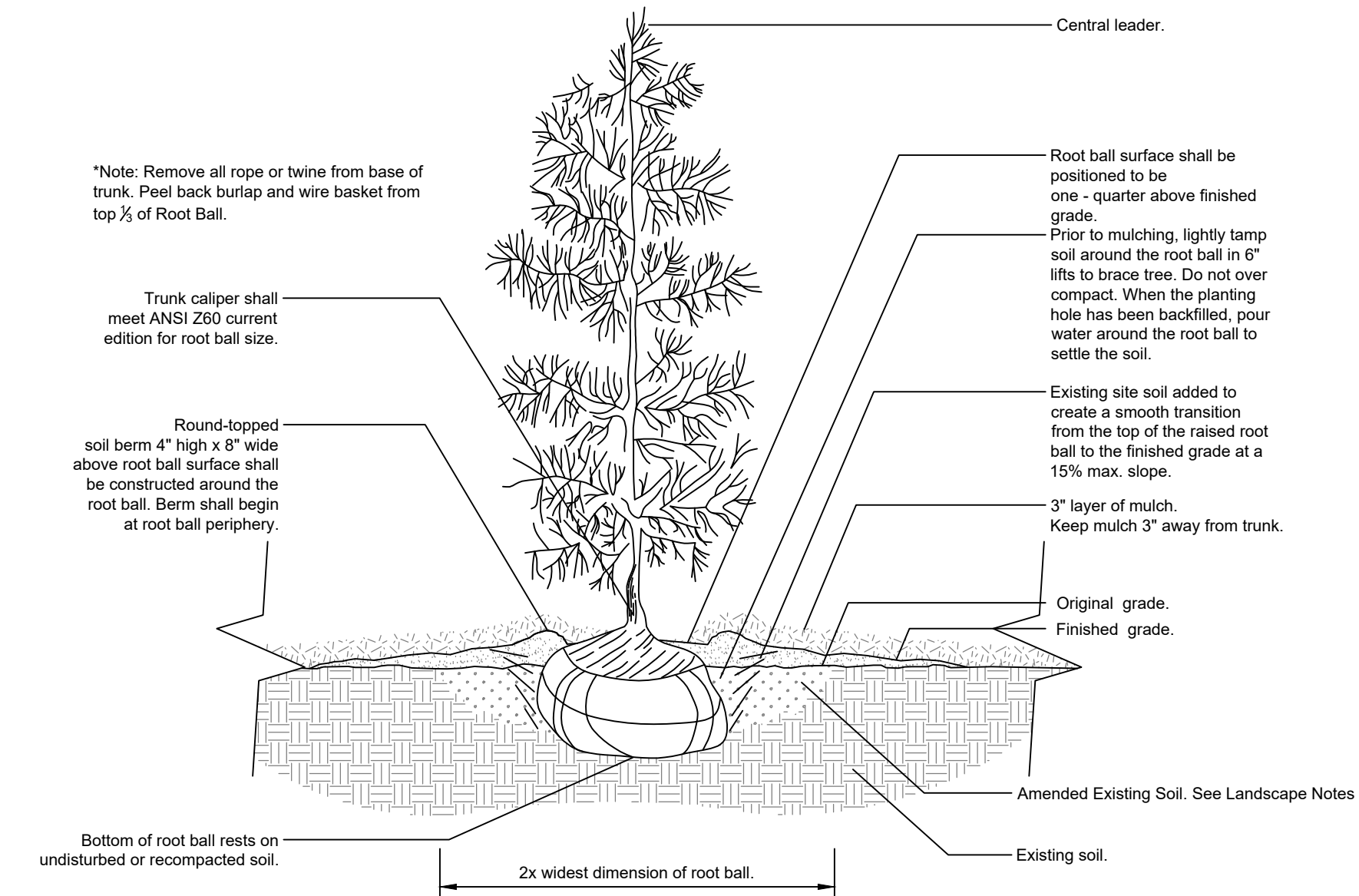
Tree in Plant Bed Detail

NTS



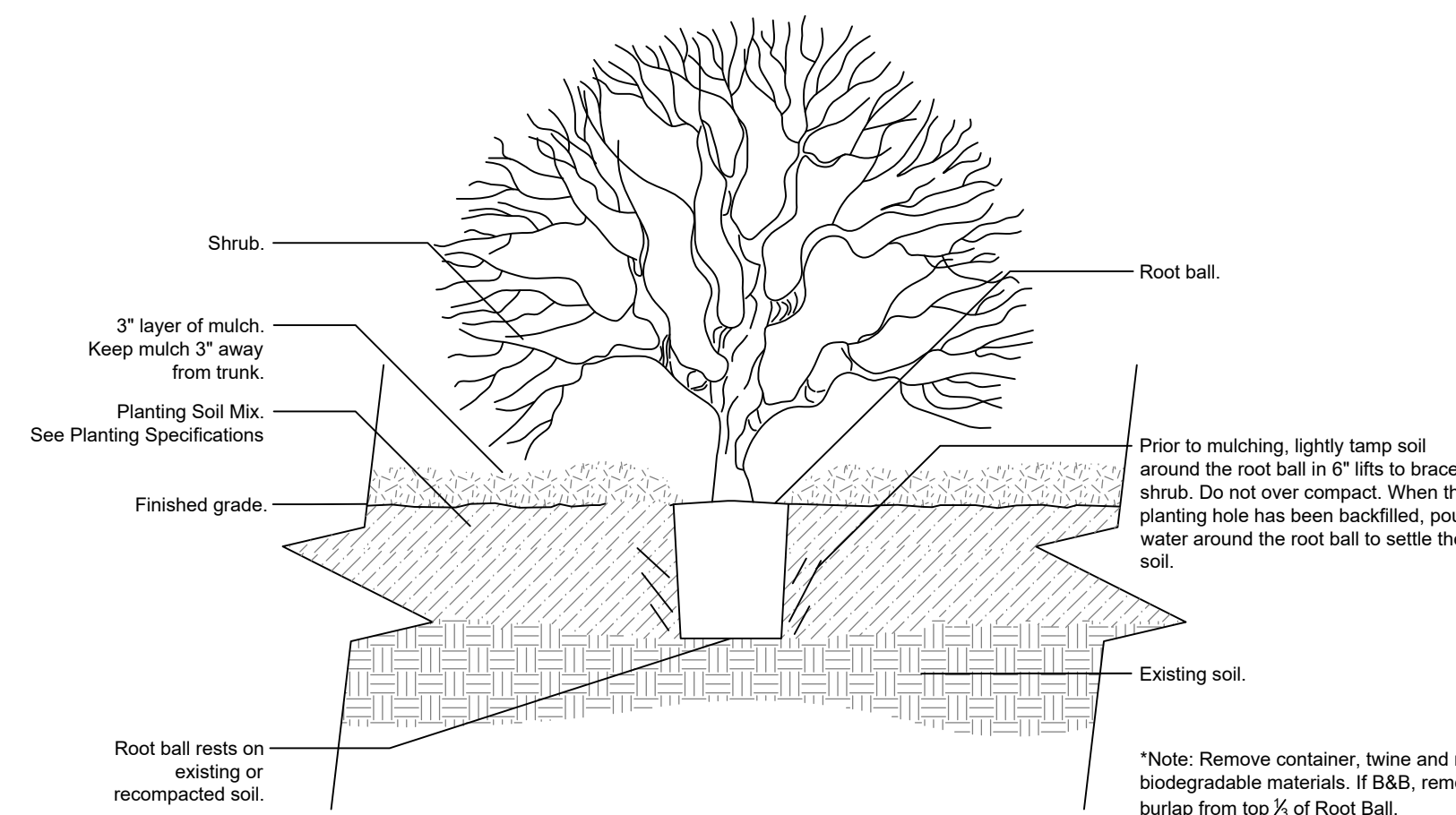
Tree Staking Detail

NTS



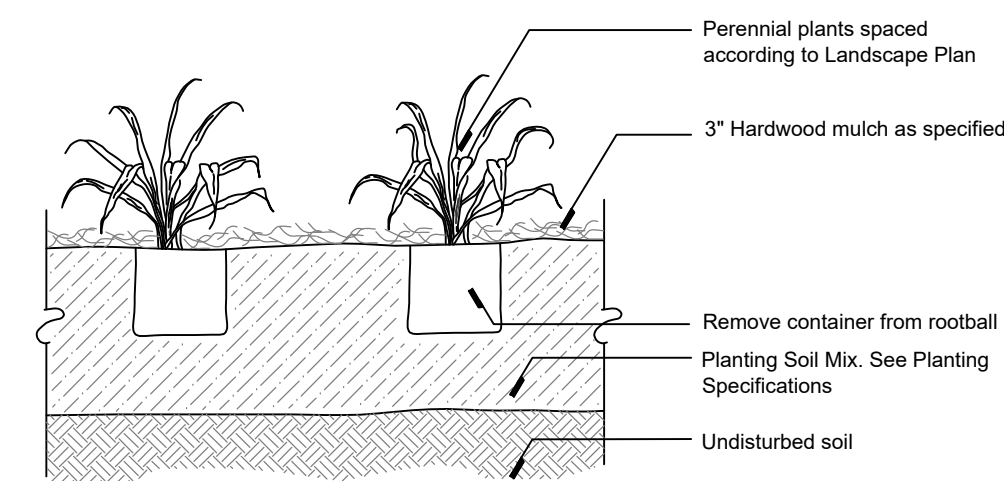
Evergreen Tree Planting Detail

Scale: NTS



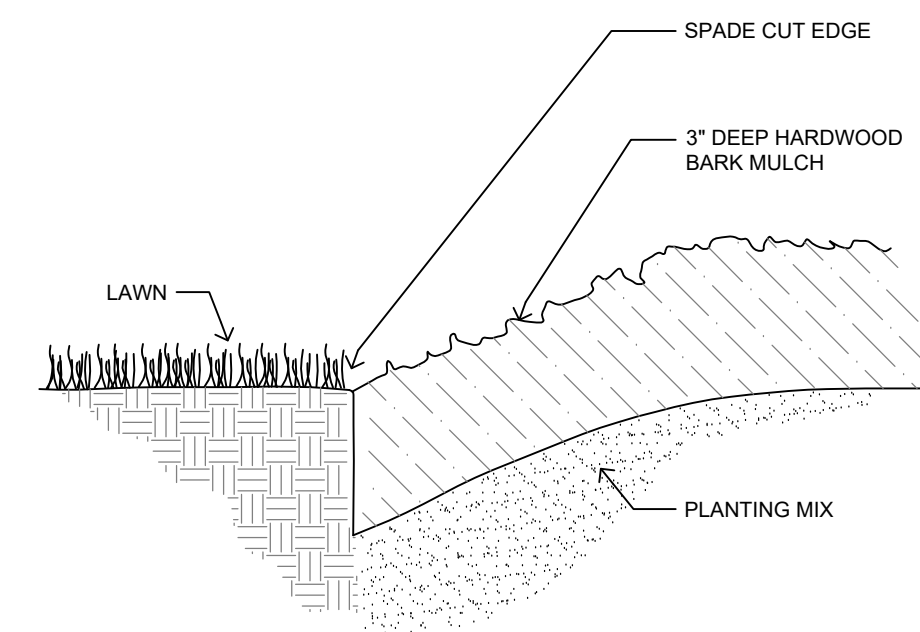
Shrub in Planting Bed Detail

NTS



Perennial Planting / Groundcover Detail

NTS



Spade Cut Edging Detail

NTS



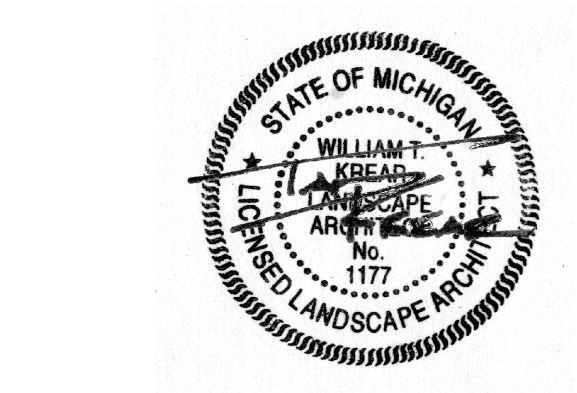
Decorative Stone Mulch Detail

Available From: Main's Landscape Supply  
21355 Telegraph Road  
Southfield, MI 48033  
248.356.8660

Product: Egg Rock: 1"-3" Decorative Stone  
Notes: Place stone over geotextile fabric layer

Landscape Notes

- All landscaping and landscape elements shall be planted, and earth moving or grading performed, in a sound workmanlike manner, according to accepted planting and grading procedure.
- Landscaping required by this Ordinance shall be maintained in a reasonably healthy condition, free from refuse and debris.
- All landscaped areas shall be provided with irrigation or a readily available and acceptable water supply. Irrigation systems shall include separate zones for Lawn and Plants.
- Topsoil removed during construction shall be stockpiled in an appropriate manner to prevent erosion, and shall be redistributed on regraded surfaces to be landscaped, and provide a minimum of four (4) inches of even cover.
- Plants shall be mulched with shredded hardwood bark mulch at a depth of three (3) inches. Mulch is to be free from debris and foreign material and shall contain no pieces of inconsistent size.
- All plant material shall be true to name and free from physical damage and wind burn.
- Plants shall be full, well-branched, and in a healthy, vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized, and mulched and shall be guaranteed to exhibit a normal growth cycle for at least one (1) full year following planting.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, or stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand, and 1/3 peat.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect or Owner's representative.
- The Landscape Architect shall be notified of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right at any stage of the installation to reject any work or material that does not meet the requirements of the plan and specifications, if requested by the owner.
- The Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly to all planting beds prior to mulching.
- The Owner and Landscape Architect reserve the right to change location of plant material and alter plant species/variety at the time of installation based upon availability and quantity of material as well as site conditions. Materials will be of similar size, appearance and growth habit.
- All Lawn areas shall be Seeded or Sodded



sheet title:  
**Landscape Details & Notes**

project title:

**Market + Graham**

City of Rochester, Michigan

prepared for:

Auger Klein Aller Architects Inc.  
303 E. Third Street - Suite 100  
Rochester, MI 48307

Phone: 248.814.9160

job number:      date:

24013                      05.08.2024

drawn by:              checked by:

EMJ                      WTK

revisions:	date:	description:
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Know what's below.  
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sheet no.

**L-3**

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT 1	+	1.5 fc	5.4 fc	0.4 fc	13.5:1	3.8:1	0.3:1
PARKING LOT 2	+	1.8 fc	5.9 fc	0.2 fc	29.5:1	9.0:1	0.3:1
STAGE	+	45 fc	82 fc	23 fc	3.6:1	2.0:1	0.5:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Mounting Height
○	A	4	Lumenpulse	ALG-120/277-CSL-M90-40K-CRI 80-55	Allegra Medium	LED	1	7369	0.9	64	20'-0"
○	B	4	Lumenpulse	ALG-120/277-CSL-M90-40K-CRI 80-4	Allegra Medium	LED	1	6764	0.9	64	20'-0"
○	B/HS	3	Lumenpulse	ALG-120/277-CSL-M90-40K-CRI 80-4 BLS	Allegra Medium	LED	1	3602	0.9	64	20'-0"
⊗	C	7	Lithonia Lighting	VCPG LED P6 40K TSM MVOLT	VCPG LED WITH P6 - PERFORMANCE PACKAGE, 4000K, TSM OPTIC TYPE	LED	1	13864	0.9	107.69	15'-6"
⊞	E	5	Lithonia Lighting	DSXW1 LED 10C 350 40K TFM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFFM OPTIC, 4000K, @ 350mA	LED	1	1515	0.9	13.3	12'-0"
○	EX.1	2	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7369	0.5	64	UNKNOWN
⊞	EX.2	1	EXISTING	EXISTING	EXISTING	UNKNOWN	1	7189	0.5	51.34	UNKNOWN
⊞	H	3	Gotham Architectural Lighting	ICO AD3 40/30 6ACT20 25 120 (40DEG TILT)	6" INCITO RECESSED ADJUSTABLE DOWNLIGHT, 4000K, 3000LM, 25DEG BEAM, 40DEG TILT	LED	1	2252	0.9	48.58	15'-6"
○	M	2	Lithonia Lighting	LDN5CL 40/25 L06 AR LD FCM	6IN LDN CYLINDER, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180	LED	1	2244	0.9	28.25	12'-0"

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
  - SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 5' - 0".

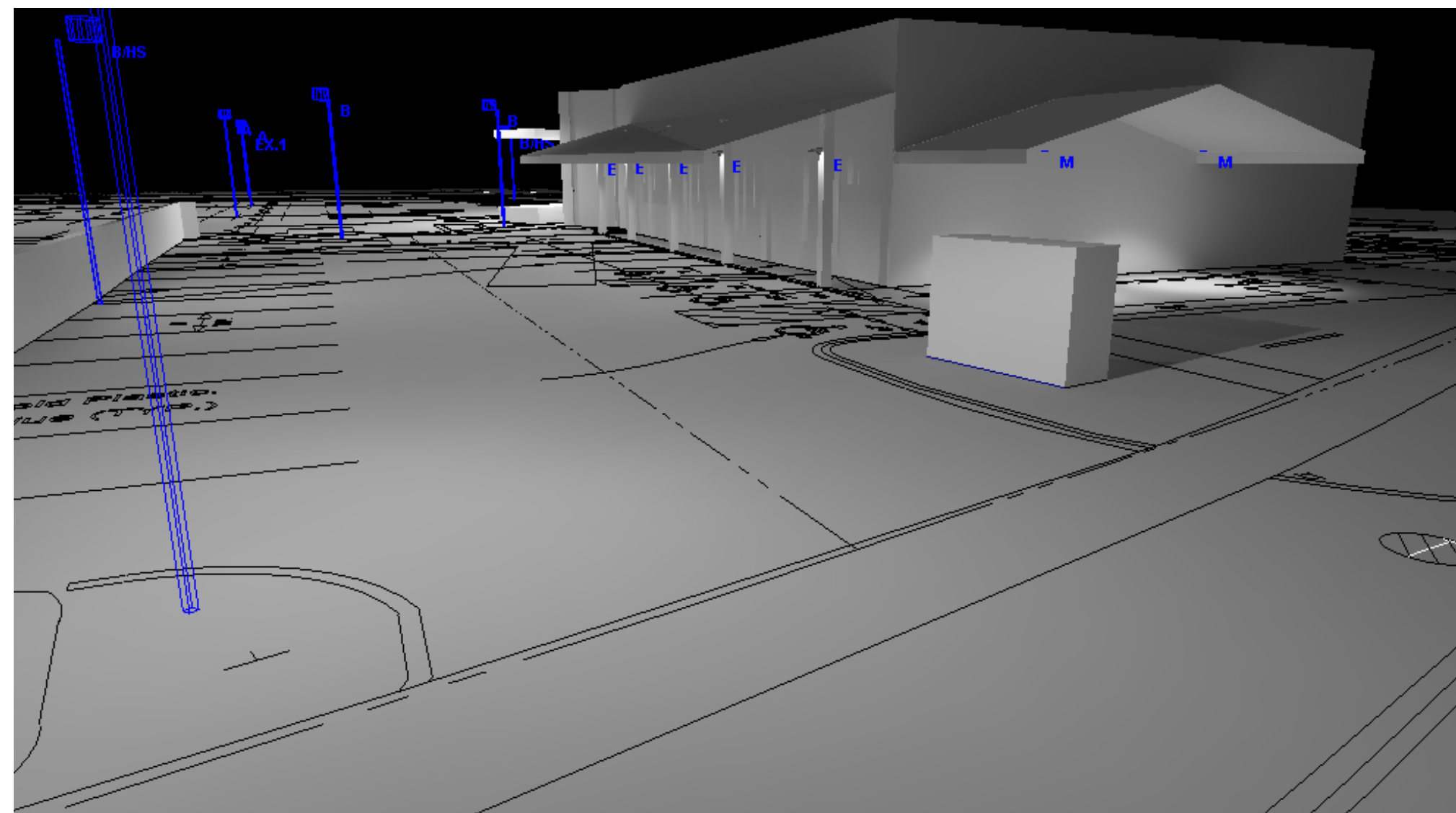
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

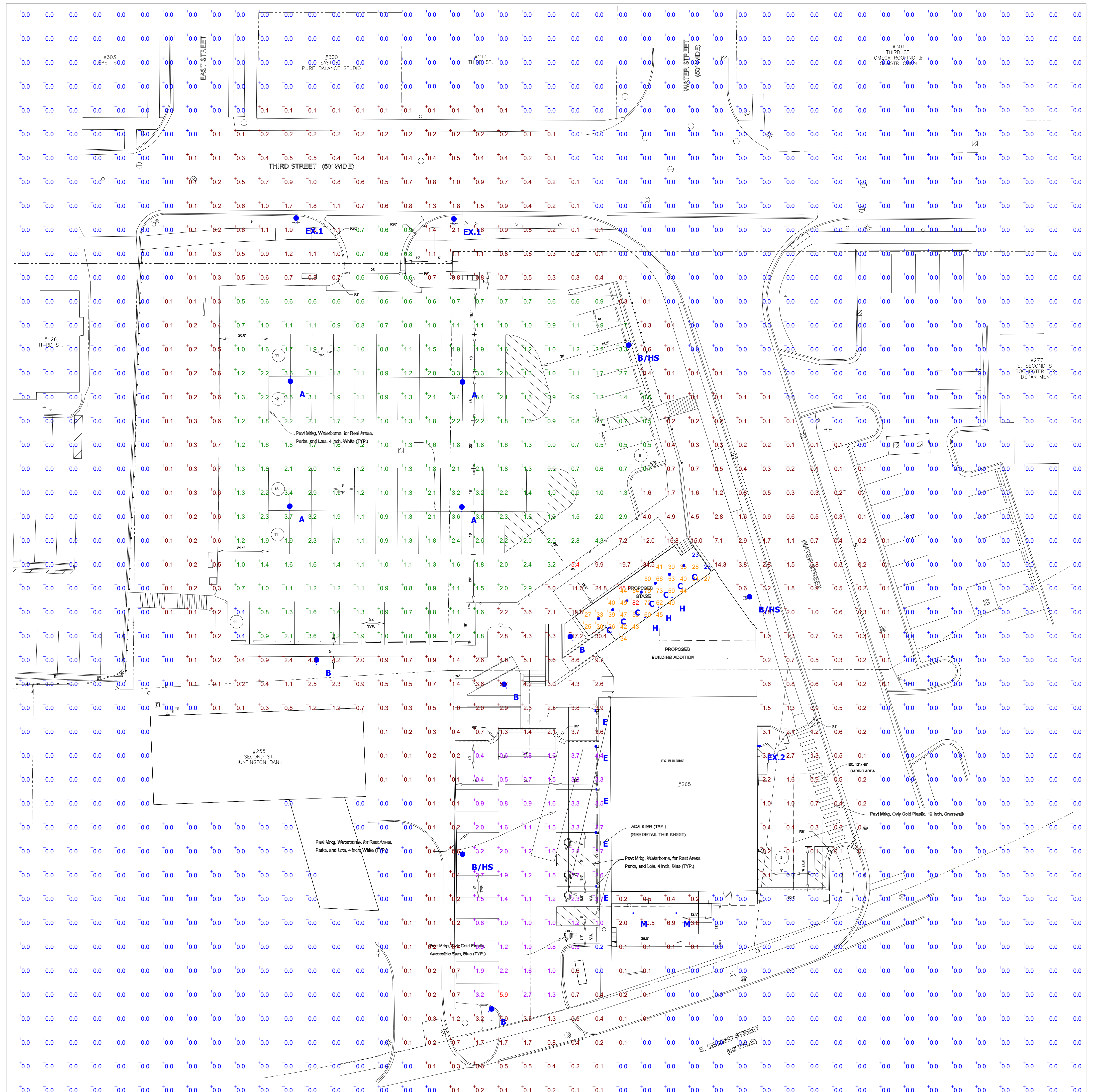
**Ordering Note**  
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

**Drawing Note**  
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.



**View #1**

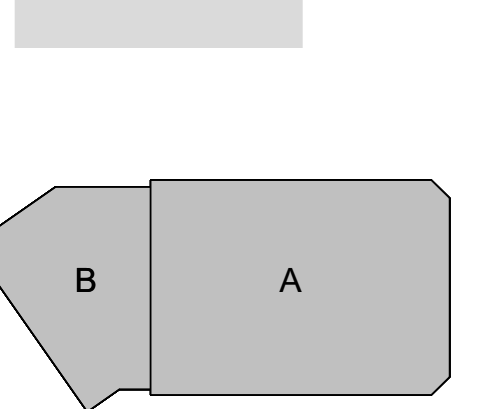
**Plan View**  
Scale - 1" = 20ft



MARKET + THE GRAHAM  
PHOTOMETRIC SITE PLAN  
GASSER BUSH ASSOCIATES  
PREPARED FOR: AUGER KLEIN ALLER ARCHITECTS INC.  
WWW.GASSERBUSH.COM

Designer  
DB/KB  
Date  
5/17/2024  
rev. 6/6/2024  
rev. 7/29/2024  
rev. 1/14/2025  
rev. 2/27/2025  
rev. 4/24/2025  
Scale  
Not to Scale  
Drawing No.  
#24-29554-V6  
1 of 2





KEY PLAN



AKA ARCHITECTS  
FOUNDED 1994  
AUGER KLEIN ALLER  
ARCHITECTS INC.

303 E. THIRD STREET SUITE 100  
ROCHESTER, MI 48307  
248.814.9160

WWW.AKA-ARCHITECTS.NET

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PROJECT  
The Market + Graham

265 E. Second St.  
Rochester, MI

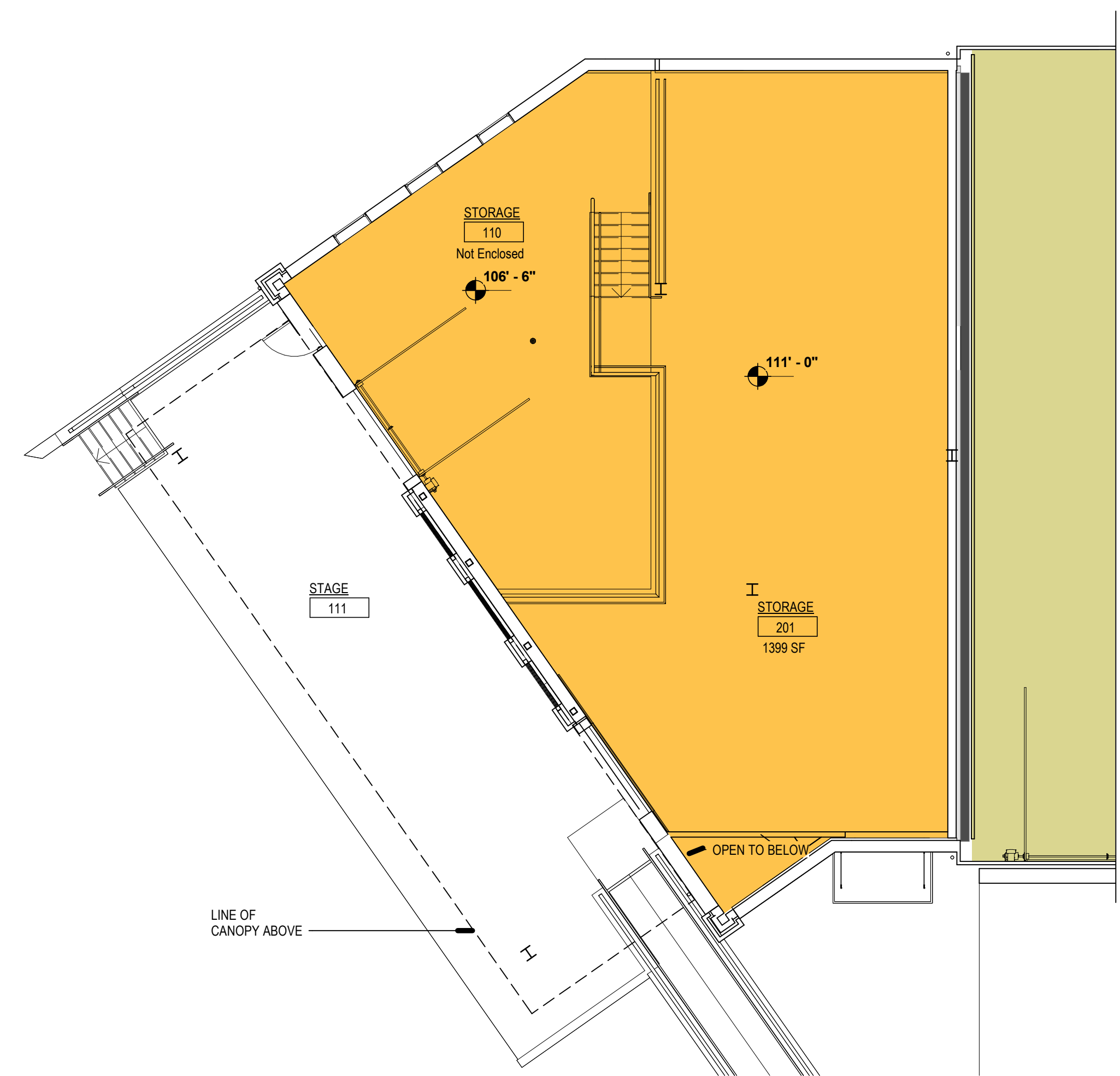
DATE ISSUED      ISSUED FOR  
05.10.2024      Site Plan Approval  
06.10.2024      Site Plan Approval #2  
08.09.2024      ZBA Approval  
03.05.2025      Site Plan Approval #3

DRAWN      AKA  
CHECKED      Checker  
APPROVED      Approver

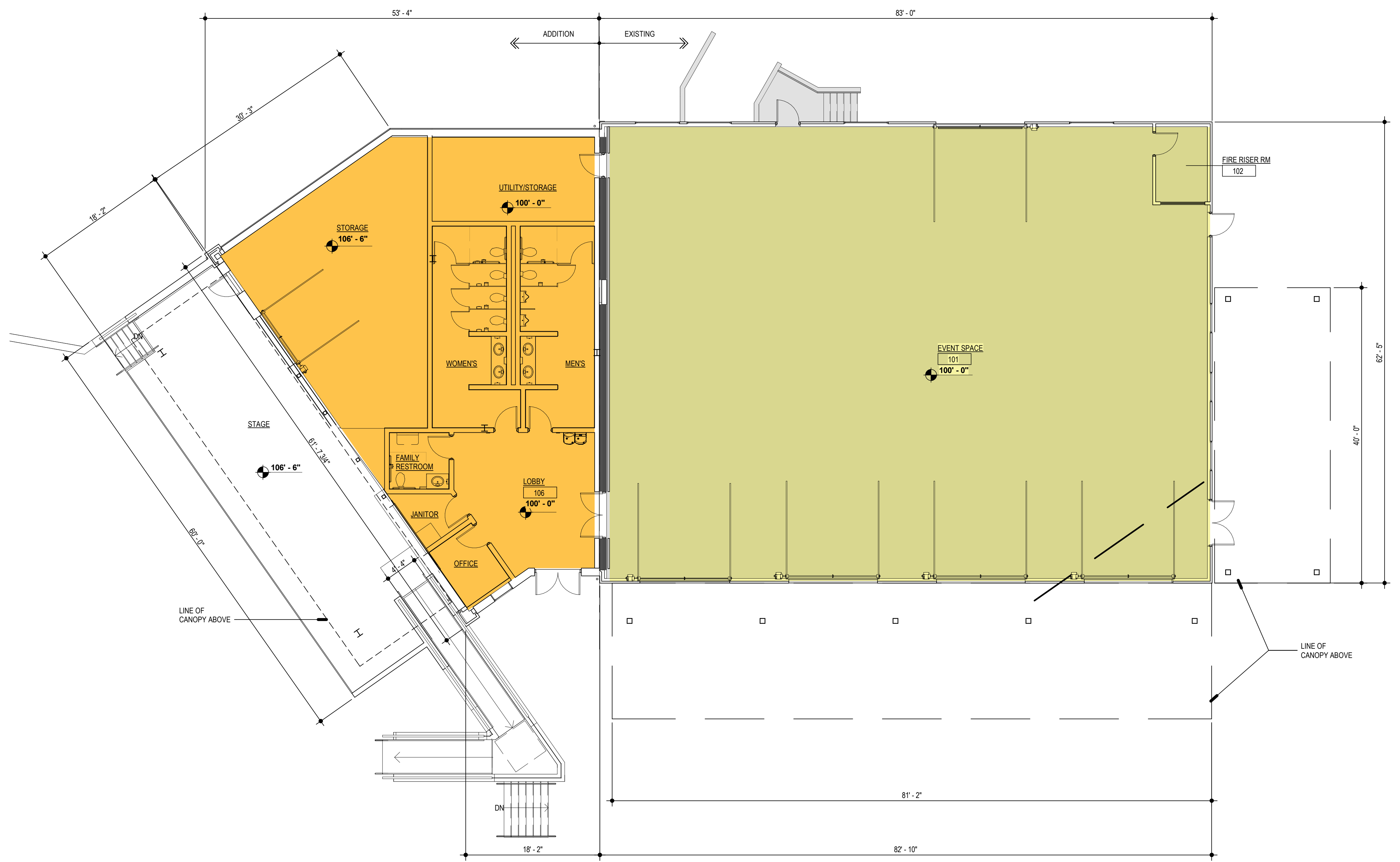
SHEET  
SPA Temporary Plan

FILE NUMBER  
2411

SHEET NUMBER  
A.101



2 Second Floor Mezzanine Plan  
A.109 SCALE: 1/8" = 1'-0"



1 Composite First Floor Plan  
A.109 SCALE: 1/8" = 1'-0"





1  
A.202  
Perspective of Loading Area  
NOT TO SCALE



2  
A.202  
Perspective of Ramp  
NOT TO SCALE



3  
A.202  
Perspective of Stage  
NOT TO SCALE



4  
A.202  
Perspective of Parking  
NOT TO SCALE



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PROJECT  
**Market +  
The Graham**

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Rochester, MI

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DRAWN	NC
CHECKED	MW
APPROVED	SA

SHEET  
**Building  
Perspectives**

scale as shown

FILE NUMBER  
**2411**

SHEET NUMBER  
**A.202**