

CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING AGENDA  
5151 MARSH ROAD, OKEMOS, MI 48864-1198  
(517) 853-4000  
WEDNESDAY, September 28, 2016 6:30 PM  
TOWN HALL ROOM

A. CALL MEETING TO ORDER

B. APPROVAL OF AGENDA

C. CORRECTIONS, APPROVAL & RATIFICATION OF MINUTES

- o Wednesday, September 14, 2016

D. UNFINISHED BUSINESS

E. NEW BUSINESS

1. ZBA CASE NO. 16-09-28-1 (STUDIO INTRIGUE), 1114 S. WASHINGTON ST., LANSING, MI 48910

|                  |                  |
|------------------|------------------|
| DESCRIPTION:     | 4675 Okemos Road |
| TAX PARCEL:      | 21-409-009       |
| ZONING DISTRICT: | C-2 (Commercial) |

The applicant is requesting a variance to construct an addition to a non-conforming structure at 4675 Okemos Road.

- ☞ Variance requests may be subject to change or alteration upon review of request during preparation of the staff memorandum. Therefore, Sections of the Code of Ordinances are subject to change. Changes will be noted during public hearing meeting.

F. OTHER BUSINESS

G. PUBLIC REMARKS

H. BOARD MEMBER COMMENTS

I. ADJOURNMENT

J. POST SCRIPT - CAROL OHLROGGE

Information regarding the request may be examined at the Department of Community Planning and Development, 5151 Marsh Road, Okemos, Michigan 48864-1198, between the hours of 8:00 am and 5:00 pm, Monday through Friday. Comments may be made in writing addressed to the Zoning Board of Appeals at 5151 Marsh Road, Okemos, MI 48864 or may be made at the hearing.

BRET DREYFUS, CMMC  
TOWNSHIP CLERK

## ZONING BOARD OF APPEALS PUBLIC HEARING PROCEDURE

Persons wishing to address the topic of a scheduled public hearing are encouraged to present their remarks during the public hearing portion of the Zoning Board of Appeals meeting. **If you do intend to speak before the Zoning Board of Appeals please sign in at the door.** During a public hearing, the following order shall be used:

1. Township Staff Review
2. Comments by the applicant or applicant's designee(s)
3. Comments by other persons
4. Applicant rebuttal
5. ZBA members discuss the case. If necessary, the applicant may be asked to respond to questions from the ZBA members
6. Action by the ZBA

Persons wishing to appeal a decision of the Zoning Board of Appeals shall do so in accordance with Michigan Court Rules of Appeals to Circuit Court MCR 7.101.

G:\Community Planning & Development\Planning\ZBA\ZBA AGENDAS\2016 ZBA AGENDAS

**CHARTER TOWNSHIP OF MERIDIAN  
ZONING BOARD OF APPEALS MEETING MINUTES \*\*\*DRAFT\*\*\*  
5151 MARSH ROAD, OKEMOS MI 48864-1198  
517.853.4000  
WEDNESDAY, September 14, 2016**

PRESENT: Members Jackson, LeGoff, Chair Beauchine, Alternate Members Ballard, Rios  
ABSENT: Member Ohlrogge  
STAFF: Mark Kieselbach, Director of Community Planning and Development

**A. CALL MEETING TO ORDER**

Chair Beauchine called the meeting to order at 6:30 p.m.

**B. APPROVAL OF AGENDA**

MEMBER JACKSON MOVED TO APPROVE THE AGENDA AS WRITTEN.

SECONDED BY MEMBER LEGOFF.

VOICE VOTE: Motion carried unanimously.

**C. CORRECTIONS, APPROVAL, & RATIFICATION OF MINUTES**

Wednesday, August 24, 2016

MEMBER LEGOFF MOVED TO APPROVE THE MINUTES OF WEDNESDAY, August 24, 2016 AS WRITTEN.

SECONDED BY MEMBER JACKSON.

VOICE VOTE: Motion carried unanimously.

**D. UNFINISHED BUSINESS**

None.

**E. NEW BUSINESS**

**1. ZBA CASE NO. 16-09-14-1 (RUSSELL BULDERS, INC.), 2149 HAMILTON RD, OKEMOS**

DESCRIPTION: 1749 Hamilton Rd  
TAX PARCEL: 22-404-001  
ZONING DISTRICT: PO (Professional and Office)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-686(2) b., which states a wall sign shall not exceed 20 square feet in surface display area.

The applicant is requesting a variance to construct a wall sign thirty square feet in size at 1749 Hamilton Rd in Okemos.

Director Kieselbach outlined the case for discussion and referenced a letter from the property owner at 4598 Seneca Drive. (letter on file).

Chair Beauchine asked if the applicant wanted to add to Director Kieselbach's presentation.

John Russell, Russell Builders, 2060 Riverwood, Okemos stated when he purchased the building, a sign had been removed and the removal process damaged the exterior brick wall. He indicated the property adjacent to the subject parcel is zoned C-1 (Commercial) which allows for a forty percent (40%) larger sign. Mr. Russell clarified if the subject parcel was located 100 feet to the east he would be allowed a larger sign as it would be within a different zoning district.

Chair Beauchine opened and closed public remarks.

Member Jackson asked Mr. Russell to explain his statement that if his building were located one hundred feet to the east it would be located in a different zoning district.

John Russell replied he was not aware the zoning district adjacent to his property was C-1 (Commercial) until Director Kieselbach pointed it out this evening.

Director Kieselbach stated C-1 (Commercial) allows for one square foot of signage for every linear foot of building width. In this case, the north side of the building is 40 foot wide. If the property were located in a commercial zoning district, Mr. Russell would be allowed up to 40 square feet for a sign.

Member Jackson inquired if the rationale for the subject property's zoning designation of PO (Professional and Office) is based on the PO zoning across the street.

Director Kieselbach replied in the affirmative.

Chair Beauchine stated the concept of stepdown zoning exists so the usage is less intense than the C-1 (Commercial) zoning district. He added the Zoning Board of Appeals (ZBA) must stay consistent with Township zoning district standards.

Member Jackson read review criteria one, which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. She stated this was true in the case before them.

Member Jackson read review criteria two, which states these special circumstances are not self-created. She agreed this was true in this case.

Member Jackson read review criteria four, which states the alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome. She could not agree this standard had been met, and added the aesthetic issue is also not a problem.

Member Jackson asked Mr. Russell if the existing holes in the brick wall would affect the integrity of the building.

Mr. Russell responded structural integrity of the brick wall is not an issue but there is aesthetic value to covering the holes in the brick with a larger sign.

Member Jackson referred to review criteria four stating she could not find a practical difficulty and could not agree review criteria four was applicable in this case.

Member Jackson read review criteria five, which states granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice. She stated a 20 square foot sign is the minimum action necessary.

Member Jackson reread review criteria one, noting that although Mr. Russell's argument concerning aesthetic value may apply, but the ZBA must maintain and support the township zoning standards.

Member Jackson read review criteria seven, which states the conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable. She stated criteria seven is met in this specific circumstance.

Member Jackson read review criteria eight, which states granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance. She stated this is a "good reason".

Chair Beauchine stated that based on the inability of the applicant to meet criteria four and five, he could not support the variance request. He added 20 square feet for the sign is more appropriate than the variance request for a 28 or 30 square foot sign.

Chair Beauchine inquired of Director Kieselbach about other options for coverage outside of a larger sign, such as a frame/border around the sign.

Member Jackson also inquired of Director Kieselbach if adding a separate panel for an address would be considered signage.

Director Kieselbach responded anything that draws attention or frames a sign is considered signage. He indicated an address is not viewed as part of a sign.

Member LeGoff asked why a "grandfather" clause could not be used in this case. She added if the larger sign was appropriate 15 years ago, it should be appropriate today.

Member Rios agreed with Member LeGoff's statement. He added Mr. Russell is making improvements to the building and property and wants to enhance the appearance of the property with a larger sign. He stated he was in favor of the variance.

Chair Beauchine requested an explanation from staff as to when the property was zoned PO and what size of signage was originally allowed on this building. He also asked staff to discuss the "grandfather" clause and how it affects a new owner.

Director Kieselbach replied the building was built in 1972 and since 1970, the Zoning Ordinance allowed up to a 20 square foot wall sign. He indicated there was no permit or sign variance on record for the property. He added if a variance had been approved, the next owner would be allowed the same size sign.

Chair Beauchine asked Director Kieselbach if the original sign was a legal nonconforming sign. He also inquired if the new property owner would be allowed to keep the sign if the original sign had received a variance.

Director Kieselbach replied if the sign had received a variance, it could have been repaired and maintained as long as the sign remained the same size and in the same location. He noted that in order for a sign to be legal nonconforming, it had to be in compliance when it was installed.

MEMBER RIOS MOVED TO APPROVE THE VARIANCE REQUEST.

SECONDED BY MEMBER LEGOFF.

ROLL CALL VOTE: YES: Members Rios, LeGoff  
NO: Members Ballard, Jackson, Chair Beauchine  
Motion failed 2-3.

MEMBER JACKSON MOVED TO DENY THE VARIANCE REQUEST.

SECONDED BY CHAIR BEAUCHINE.

Member Jackson noted the ZBA must support Township Ordinances and in this case there is no compelling reason not to support the Township's sign requirement.

Chair Beauchine stated he had compassion and respect for what the applicant is attempting to do; however, the fact remains the variance request does not meet review criteria number four or five.

ROLL CALL VOTE: YES: Members Ballard, Jackson, Chair Beauchine  
NO: Members LeGoff, Rios  
Motion carried 3-2.

**2. ZBA CASE NO. 16-09-14-2 (MUNCIE), 2787 EASTWAY DR., OKEMOS**

DESCRIPTION: 2787 Eastway Drive  
TAX PARCEL: 29-128-001  
ZONING DISTRICT: RR (One Family Rural Residential)

The applicant is requesting a variance from the following section of the Code of Ordinances:

- Section 86-565(1), which states no accessory building shall project into any front yard.

The applicant is requesting a variance to construct an accessory structure in the front yard at 2787 Eastway Drive in Okemos.

Director Kieselbach outlined the case for discussion and referenced several letters submitted from property owners in the applicant's neighborhood (letters on file).

Glen Muncie, applicant, 2787 Eastway Drive, Okemos, stated he purchased the shed with the intent of placing it on the north side of the house which is the largest portion of the property. He learned later the location is actually the front yard. Mr. Muncie added the storage shed would be convenient and eliminate the use of his garage for storage and allow them to store the car in the garage during the winter.

Mr. Muncie further stated he choose the north side because on the south side of the house there was limited space. He added the shed matches the roof and siding of their house and there were existing shrubs and evergreen trees along the north side of property that provided some blockage from the view on Fairlane Drive.

Chair Beauchine opened the floor for public comment.

Sheng-mei Ma, 4455 Eastway Drive, Okemos, spoke in opposition to the variance request stating as he had concern over the aesthetics of the subdivision and how the north location affected the view from his home.

Patrick Healey, 4440 Eastway Drive, Okemos, spoke in favor of the request and agreed the shed should be located on the north side of Mr. Muncie's property. He added trees on the north side of the property provide a suitable barrier along Fairlane Drive.

John Seeterlin, 2777 Eastway Drive, Okemos, expressed concern over 80 percent of Mr. Muncie's property is classified as a front yard. He spoke in favor of the request even though the shed would be placed adjacent to his property line.

Tom Valli, 2767 Eastway Drive, Okemos, stated there are other alternatives for the location of the shed besides the front yard. He added the side yard on the south would have less visual impact to surrounding properties. Mr. Valli noted he did not believe a practical difficulty exists to justify Mr. Muncie's request, as other options are available. He noted if the variance is granted, the Township may wish to consider amending its ordinance regarding classification of both yards on corner lots as front yards.

Chair Beauchine asked Mr. Muncie if he wished to provide a rebuttal to the public comments.

Mr. Muncie stated he agreed the shed could be placed on the south side of the house; however, it would cut down on their existing outdoor living area. He believed the existing vegetation provides a barrier to the view from Fairlane Drive.

Member Jackson asked Director Kieselbach to provide a definition of front yard for the ZBA.

Director Kieselbach stated in this case it is the location of the house that determines the front yard, noting the area between the leading edge of the house and the established right-of-way is designated as front yard. He explained the difference between front yard setback and front yard, which is the distance from the right-of-way. He added if the house had been built in another location, then the front yard would change based on the position of the house on the parcel.

Member Jackson repeated for clarification that the front yard is defined by the relationship of the leading edge of the house to the street.

Chair Beauchine asked Director Kieselbach if the applicant could construct a small shed attached to the north side of the house without requesting a variance.

Director Kieselbach responded in the affirmative, noting it would need to become part of the structure. He indicated accessory structures less than 200 square feet do not need a building permit, but must meet all setback requirements. Mr. Kieselbach noted if a shed is 200 square feet or larger, or attached to the principle structure, a building permit would be required.

Chair Beauchine inquired as to when an "object" is considered an accessory structure.

Director Kieselbach replied it would be looked at by staff on a case-by-case basis.

Chair Beauchine asked if a six (6) foot by six (6) foot building would be viewed as a structure.

Director Kieselbach responded in the affirmative.

Chair Beauchine summarized the situation by stating the intent of the ordinance is to protect the view. If the ZBA granted a variance, there is no guarantee the visual barrier of trees and vegetation in the front yard will be there in the future.

Director Kieselbach stated the ZBA may grant a variance with conditions. He added one of the conditions could pertain to buffering if the ZBA deemed it necessary.

Member Jackson read review criteria one, which states unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district. She stated there are other similar designed properties in the Township. Member Jackson indicated this was not a unique situation, and exceptions would have to be made for other land or structures in the Township if the ZBA approved a variance in this situation. She noted there were other options available and the ZBA needs to maintain the established standards.

Member Jackson read review criteria two, which states these special circumstances are not self-created. She noted the circumstances were self-created. Member Jackson indicated that because there were other options available to the applicant, review criteria three, four and five cannot be met.

Member Jackson read review criteria six, which states granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property. She stated granting the variance would adversely affect adjacent land and the character of the community.

Chair Beauchine stated even though he is in favor of Mr. Muncie having the shed, the Zoning Ordinance explicitly provides a definition of front yard. He noted an applicant must meet all eight (8) review criteria in order to receive approval from the ZBA. He indicated the Zoning Ordinance language provides guidelines in how to measure a front yard and the ZBA needs to meet the intent of the Township's ordinances.

Member Jackson asked Director Kieselbach if safety was a factor in the guidelines for measuring a front yard.

Director Kieselbach replied in this case, being able to see cars coming around the curve in the road is a safety consideration.

Chair Beauchine asked if the vegetation on the curve could be addressed by the Ingham County Road Department (ICRD) if it is outside the setback.

Director Kieselbach stated if the trees are between the property line and the road ICRD could remove trees if determined dangerous or an obstruction.

Chair Beauchine asked Mr. Muncie if he had anything to add before the ZBA made their final decision.

Mr. Muncie inquired if any of the ZBA members had come out to view his site.

Chair Beauchine stated he had visited the site prior to tonight's meeting.

Member Rios stated he had viewed it from the Google street view application.

Member Jackson stated she had also visited the site.



Mr. Muncie indicated it was not his intention to create "turmoil" in the neighborhood. He added the reason the north side of the house was chosen was to keep the integrity of his back yard living space by not placing the shed in that location.

MEMBER RIOS MOVED TO DENY THE VARIANCE REQUEST.

SECONDED BY MEMBER JACKSON.

ROLL CALL VOTE: YES: Members Ballard, Jackson, Rios, Chair Beauchine  
NO: Member LeGoff  
Motion carried 4-1.

**F. OTHER BUSINESS**

None.

**G. PUBLIC REMARKS**

Chair Beauchine opened the floor for public remarks.

Sheng-mei Ma, 4455 Eastway Drive, Okemos, invited his neighbors to come to his house and view the proposed location of the shed from his property.

Chair Beauchine closed public remarks

**H. BOARD MEMBER COMMENTS**

Member Jackson informed Member Rios that signs are an ongoing issue in the Township and with the help of the Planning Commission and staff, they are working on updating the ordinance.

Chair Beauchine reminded everyone the Meridian Farmers Market is scheduled for Saturday morning, September 17<sup>th</sup>.

**I. ADJOURNMENT**

Chair Beauchine adjourned the meeting at 7:50 p.m.

**J. POST SCRIPT – NONE**

Respectfully Submitted,

Rebekah Lemley  
Recording Secretary

## VARIANCE APPLICATION SUPPLEMENT

### A variance will be granted, if the following Review Criteria are met:

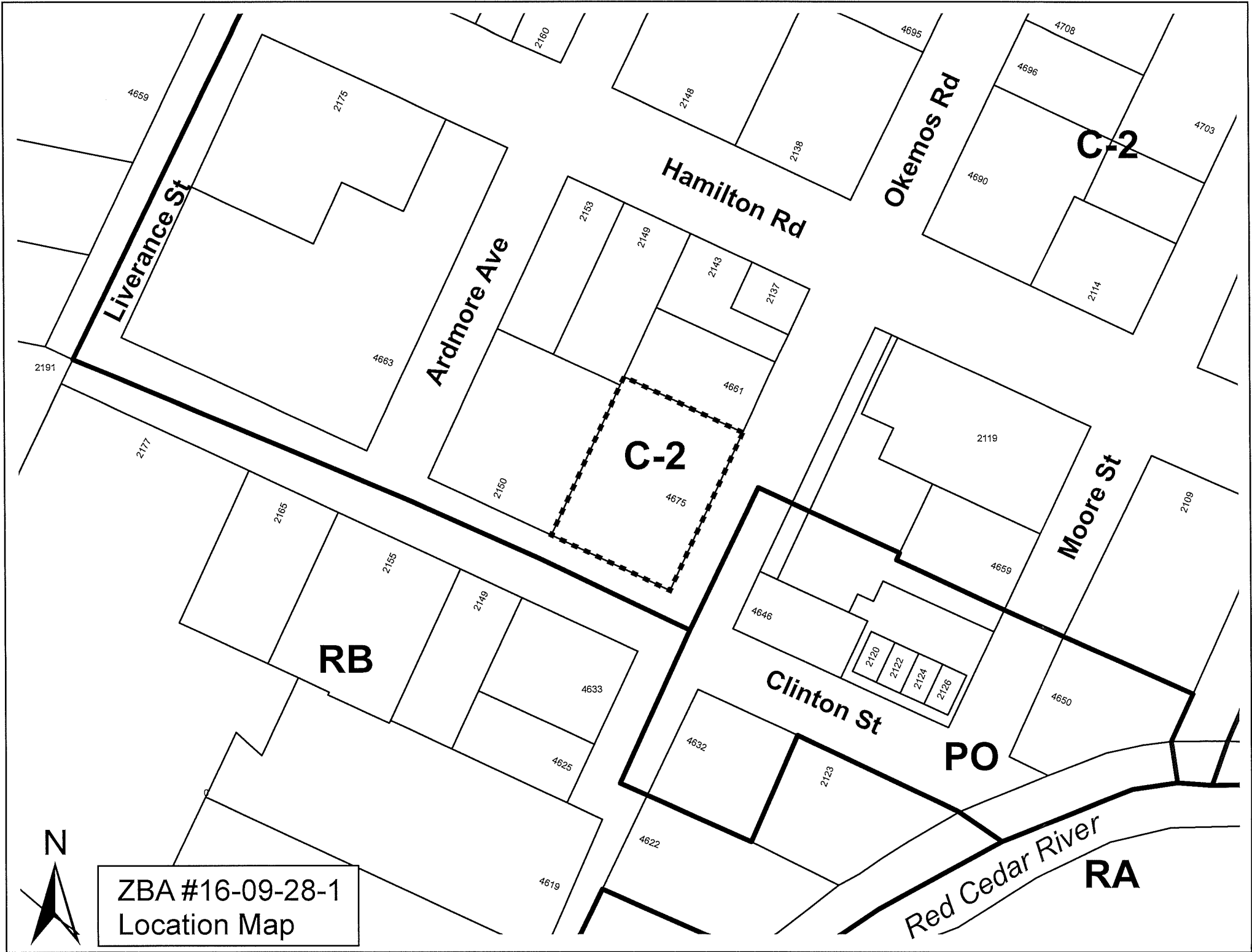
1. Unique circumstances exist that are peculiar to the land or structure that are not applicable to other land or structures in the same zoning district.
2. These special circumstances are not self-created.
3. Strict interpretation and enforcement of the literal terms and provisions of the Ordinance would result in practical difficulties.
4. The alleged practical difficulties, which will result from a failure to grant the variance, would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome.
5. Granting the variance is the minimum action that will make possible the use of the land or structure in a manner which is not contrary to the public interest and which would carry out the spirit of this zoning ordinance, secure public safety, and provide substantial justice.
6. Granting the variance will not adversely affect adjacent land or the essential character in the vicinity of the property.
7. The conditions pertaining to the land or structure are not so general or recurrent in nature as to make the formulation of a general regulation for such conditions practicable.
8. Granting the variance will be generally consistent with public interest, the purposes and intent of this Zoning Ordinance.

### Effect of Variance Approval:

1. Granting a variance shall authorize only the purpose for which it was granted.
2. The effective date of a variance shall be the date of the Zoning Board of Appeals approves such variance.
3. A building permit must be applied for within 24 months of the date of the approval of the variance, and a Certificate of occupancy must be issued within 18 months of the date the building permit was issued, otherwise the variance shall be null and void.

### Reapplication:

1. No application for a variance, which has been denied wholly or in part by the Zoning Board of appeals, shall be resubmitted until the expiration of one (1) year or more from the date of such denial, except on grounds of newly discovered evidence or proof of changed conditions found by the Zoning Board of Appeals to be sufficient to justify consideration.



ZBA #16-09-28-1  
Location Map

4659

2175

2160

2148

4695

4708

4696

4703

Okemos Rd

C-2

4690

2114

Hamilton Rd

2153

2149

2143

2137

Liverance St

Ardmore Ave

2191

4663

4661

C-2

2177

2150

4675

2119

Moore St

2109

RB

2165

2155

2149

4633

4646

2120

2122

2124

2126

Clinton St

PO

4650

4625

4632

2123

4622

4619

Red Cedar River

RA

# MEMORANDUM

TO: Zoning Board of Appeals

FROM:   
Peter Menser  
Senior Planner

DATE: September 21, 2016

RE: ZBA Case No. 16-09-28-1

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**ZBA CASE NO.** 16-09-28-1 STUDIO INTRIGUE, 1114 S. WASHINGTON ST. #100, LANSING, MI 48910  
**DESCRIPTION:** 4675 Okemos Road  
**TAX PARCEL:** 21-409-009  
**ZONING DISTRICT:** C-2 (Commercial)

The applicant is requesting a variance from following section of the Code of Ordinance:

- Section 86-618(2), which states nonconforming structures, other than single-family structures, may be altered, expanded, or modernized without prior approval of the zoning board of appeals; provided, that structural alterations or extensions shall not increase the area, height, bulk, use, or extent of the structure and shall satisfy all other applicable site development regulations.

The applicant is proposing to construct a 1,700 square foot addition to the existing approximate 3,000 square foot one-story building at 4675 Okemos Road. The proposed addition will be on the north and west sides of the building. Application materials indicate the building addition is to update an outmoded building footprint to make it useful for a future tenant. The future use of the building has not been identified, however application materials indicate this building will be part of a forthcoming mixed use planned unit development.

The building is non-conforming because it does not meet the required 100 foot front yard setback from the center of the Okemos Road right-of-way. The building is located 57 feet from the center of the Okemos Road right-of-way. The proposed addition will encroach approximately one foot into the required 15 foot side yard setback at the north property line as well, which will result in the building being 14 feet from the north property line. Seven parking spaces will be eliminated along the north side of the building for the addition, leaving a total of 30 parking spaces on the property. The parking standard for a retail tenant is five parking spaces per 1,000 gross square feet, which results in 19 required parking spaces. A restaurant user would require one parking space for each 75 square feet of usable floor area (plus one space for every four seats), or one parking space per 37.5 square feet of usable floor area, whichever is greater. At this time the amount of usable floor area is not identified.

## **ZBA Case No. 16-09-28-1**

### **Page 2**

For now, since a use is not identified, the ZBA is only reviewing the building in the context of its existing non-conformity with the front and side yard setbacks. Typically, a project will proceed through site plan review prior to requesting variances from the Zoning Board of Appeals (ZBA). In this case, the applicant is requesting the variance to add to a non-conforming building first. If the variance is approved, the applicant will move on to site plan review. Site details such as but not limited to parking, lot coverage, landscaping, and circulation will be discussed during site plan review. If sufficient parking, landscaping, lot coverage, or any other provision of the ordinance is not met, the property owner will have to come back to the ZBA for a variance.

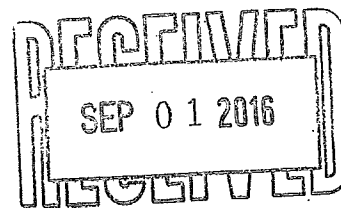
#### Site History

- The building was built in 1954.
- The property was sold by Meridian Township to Okemos TNT, LLC in 2015.
- The former Central Fire Station building located at 2150 Clinton Street was demolished in late 2015.
- The property at 2150 Clinton Street (west of the subject property) was rezoned from RB (Single Family, High Density) to C-2 (Commercial) in 2014.
- A demolition permit was issued in March 2016 to facilitate renovation of the building.

#### **Attachments**

1. Application and supplements
2. Site Location Map
3. Site plan

CHARTER TOWNSHIP OF MERIDIAN  
PLANNING DIVISION  
5151 MARSH ROAD, OKEMOS, MI 48864  
(517) 853-4560



VARIANCE APPLICATION

A. Applicant David C. VanderKlok, Studio Lintrigue Architects  
Address of Applicant 1114 S. Washington #100  
Lansing, MI 48210  
Telephone (Work) 517-372-8804 Telephone (Home) 517-282-9954  
Fax 372-8805 Email address: David@studiointrigue.com  
Interest in property (circle one): Owner Tenant Option Other\*

B. Site address/location 4675 Okemos Rd.  
Zoning district 62 Parcel number 23-02-02-21-409-009

- C. Nature of request (Please check all that apply):
- Request for variance(s)
  - Request for interpretation of provision(s) of the "Zoning Ordinance" of the Code of Ordinances
  - Review an order, requirements, decision, or a determination of a Township official charged with interpreting or enforcing the provisions of the "Zoning Ordinance" of the Code of Ordinances

Zoning Ordinance section(s) 86-367 (100'-0" front yard setback)  
86-504(d) - structural encroachment

- D. Required Supporting Material Supporting Material if Applicable
- Property survey -Architectural sketches
  - Legal description -Other
  - Proof of property ownership or approval letter from owner
  - Site plan to scale
  - Written statement, which demonstrates how all the review criteria will be met (See next page)

[Signature] David C. VanderKlok 08/31/16  
Signature of Applicant Print Name Date

Fee: \$450.00 Received by/Date: 09/01/16  
Peter Menden 9-1-16

I (we) hereby grant permission for members of the Charter Township of Meridian Zoning Board of Appeals, Township staff members and the Township's representatives or experts the right to enter onto the above described property (or as described in the attached information) in my (our) absence for the purposes of gathering information including but not limited to the taking and the use of photographs. (Note to Applicant(s): This is optional and will not affect any decision on your application.)

[Signature] 08/31/16  
Signature of Applicant(s) Date

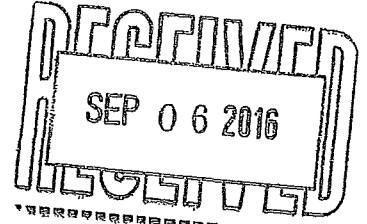
\_\_\_\_\_  
Signature of Applicant(s) Date

\* - authorized owner representative

**Peter Menser**

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**From:**  
**Sent:** Tuesday, September 06, 2016 7:30 AM  
**To:** Peter Menser; Mark Kieselbach  
**Subject:** Re: 4675 Okemos Road Variance Application Supplement



This property is non-conforming and sits in Okemos "downtown" where the majority of the buildings have zero lot lines. This building is part of a property/project that will be submitted soon for a PUD Mixed use Development. We are proposing a small addition that will make this outdated building design/footprint useful again for its intended purpose, retail. The improvements fit well within the property envelope and won't negatively impact the adjacent property.