CITY OF SOUTHGATE

Board of Zoning Appeals

AGENDA

MONDAY, November 9th, 2026

5:30 PM

I. CALL TO ORDER

II. ROLL CALL

Anderson, Foucher, Grupczynski, Maloney, Poirier, Stephan, Victory

III. APPROVAL OF AGENDA

IV. MINUTES

1. Minutes of regular Board of Zoning Appeals meeting date September 14th, 2026.

V. ADMINISTRATIVE REPORTS

VI. PUBLIC HEARINGS

1. Dimensional variance request from section 1298.04, Accessory uses, 16202 Helen
2. Multiple dimensional variance requests, 13536 Dix-Toledo

VII. NEW BUSINESS

1. Dimensional variance request from section 1298.04, Accessory uses, 16202 Helen
2. Multiple dimensional variance requests, 13536 Dix-Toledo

VIII. OLD BUSINESS

IX. ANNOUNCEMENTS

X. ADJOURNMENT

City of Southgate
Board of Zoning Appeals
SEPTEMBER 14, 2026

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, September 14, 2026 and called to order by Pat Poirier, Chairperson at 5:30 p.m.

PRESENT: Pat Poirier, Jill Stephan, Tim Foucher, Ray Grupczynski, Alan Victory, Barb Maloney

ABSENT: Patricia Anderson (excused)

ALSO PRESENT: City Planner Joe Pezzotti, City Administrator Dan Marsh, City Attorneys Ed Zelenak and Amelia Zelenak

Agenda:

Moved by Foucher, supported by Poirier, to approve the agenda of the Board of Zoning Appeals Meeting as submitted. Motion Carried Unanimously.

Minutes:

Moved by Foucher, supported by Poirier, to approve the minutes of the Board of Zoning Appeals Meeting dated May 11, 2026. Motion Carried Unanimously.

Administrative Reports:

None.

Public Hearing/New Business:

1. Jenice Choate, 14901 Coventry Drive, Southgate, MI, Dimensional Variance from Section 1268.03. BZA 06-2026

A PUBLIC HEARING WAS HELD FOR JENICE CHOATE, 14901 COVENTRY DRIVE, SOUTHGATE, MI., DIMENSIONAL VARIANCE FROM SECTION 1268.03.

Notices were sent out.

Moved by Foucher, supported by Grupczynski, to open the Public Hearing.

The City is in receipt of a Board of Zoning Appeals (BZA) application for the above address. The applicant is requesting a dimensional variance from Section 1268.03; Uses Permitted Subject to Special Conditions, to allow the establishment of an adult foster care/assisted living home, with a resident count ranging from seven (7) to eleven (11). The proposed number of residences exceeds the number of allowed residents permitted by the Zoning Ordinance for a foster care home based on lot area.

Based on the findings presented above, we recommend denial of the requested variance due to not all five

variance criteria being met.

The applicant stated they are requesting to allow more than six residents to be in the space as this property was once licensed for 11 and it has 8 physical bedrooms. Some residents will be bedbound and more into the home to receive end of life care and will rarely come out of their room or go into common areas. They will be licensed with the State of Michigan.

Several residents living on Bedford Dr., Coventry Dr., Dorset Ct., Oxford Ct., Manor Dr. were present and against this project with concerns such as parking issues, this is a residential neighborhood, safety and unsafe conditions issues, and more traffic.

Moved by Foucher, supported by Stephan, to close the Public Hearing.

Moved by Foucher, supported by Victory, to DENY the request by Jenice Choate, 14901 Coventry Drive, Southgate, MI, for a Dimensional Variance from Section 1268.03. Not all five variance criteria have been met as noted in the Planning Consultant's Report.

Ayes: Poirier, Foucher, Grupczynski, Victory Maloney
Nays: Stephan
Absent: Anderson
MOTION CARRIED TO DENY.

<u>Announcements:</u>

None.

Moved by Foucher, supported by Maloney, that this meeting of the Board of Zoning Appeals be adjourned at 6:23 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
September 14, 2026

RETURN TO:
Building Department
City of Southgate
14400 Dix-Toledo Road
Southgate, MI 48185

Form No. 02

Case No. BZA 08.2026

Date Received 9-2-2026

CITY OF SOUTHGATE
APPLICATION FOR BOARD OF ZONING APPEALS

Concerning an appeal to vary or modify certain regulations established in TITLE SIX, commonly referred to as the Zoning Code for the City of Southgate:

TO BE COMPLETED BY THE APPLICANT: Chill274@comcast.net

Owner/Applicant	Agent
Name CHRIS HILL	Name
Address 16202 HELEN	Address
SOUTHGATE (City) MI (State) 48195 (Zip)	(City) (State) (Zip)
Telephone 734-286-8677	Telephone

Information regarding the site:

Street Address: 16202 HELEN

Major Cross Streets: PENNSYLVANIA & FORT

Parcel No. 53 028 99 0048 000

Acreage: ± .93 Dimensions of Parcel: Frontage:

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 C-2 C-3 M-1 MH PD P-1

Current Use:

Requested action:

☐ Dimensional Variance Requested Variance:
(For example – Front yard setback from 25 feet to 20 feet.)

☐ Interpretation of the Zoning Ordinance or Map

☐ Appeal from the Planning Commission or Zoning Administrator

☑ Other ADDITIONAL
Please Specify ACCESSORY BUILDING

ATTACH TO YOUR BZA APPLICATION
AND RETURN TO:
Building Department
City of Southgate
14400 Dix-Toledo Road
Southgate, MI 48195

Form No. 02A

Case No. BZA 08.2026

Date Received 9.2.2026

APPLICATION FOR BOARD OF ZONING APPEALS
DIMENSIONAL VARIANCE

The City of Southgate Board of Zoning Appeals is required by state law to support its decisions with evidence of "practical difficulty." In order to prove your property is entitled to a variance, please provide answers to the following questions:

1. Why compliance with the Ordinance results in a practical difficulty?
ALLOWS STORAGE OF LAWN EQUIPMENT & YARD FURNITUE FREEING UP SPACE IN GARAGE FOR VEHICLE PARKING

2. Why the problem requiring the variance is unique to your property and not shared by properties in the same zoning district?
MANY PROPERTIES HAVE AN ATTACHED GARAGE TO DWELLING TO USE FOR PARKING FREEING UP ACCESSORY BUILDING FOR STORAGE

3. Why the problem is not self-inflicted?
EXISTING ACCESSORY BUILD WAS BUILT PROBABLY SOMEWHERE IN THE 1950'S OR EARLIER, BEFORE HOUSE WAS BUILT, PART OF ORIGINAL FARM.

4. That the variance is the minimum necessary to permit reasonable use of the property?
ALLOWS FOR THE POSSIBILITY OF FUTURE REMODEL OR REMOVAL OF EXISTING BUILDING

5. That the variance, if granted, would not compromise the public health, safety and welfare?
SITUATED COMPLETEY ON MY PROPERT, NOT EFFECTING ADJOINING NEIGHBORS OR PUBLIC

Information regarding request:
I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

ADDITIONAL ACCESSORY BUILDING FOR STORAGE TO ALLOW FIRST ACCESSORY BUILDING TO BE USED FOR VEHICLE PARKING. SHED IS 34" OFF PROPERTY LINE ON PERMITTED CONCRETE SLAB & 20' FROM NEAREST BUILDING

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. IF REQUESTING A DIMENSIONAL VARIANCE, FORM 02A MUST BE ATTACHED.

The Applicant / Agent must appear before the Board of Zoning Appeals on _____
(Date)

THE OWNER / AGENT OF THE PROPERTY DESCRIBED ON THIS APPLICATION SUBMIT THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS PROVIDED ARE TRUE.

Signature – Owner / Agent: Chris Hill **Date:** 8/25/26

To review your application properly, Board of Zoning Appeals members may need access to the property in question. Please initial if permission is given for property access. INITIALS CH

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

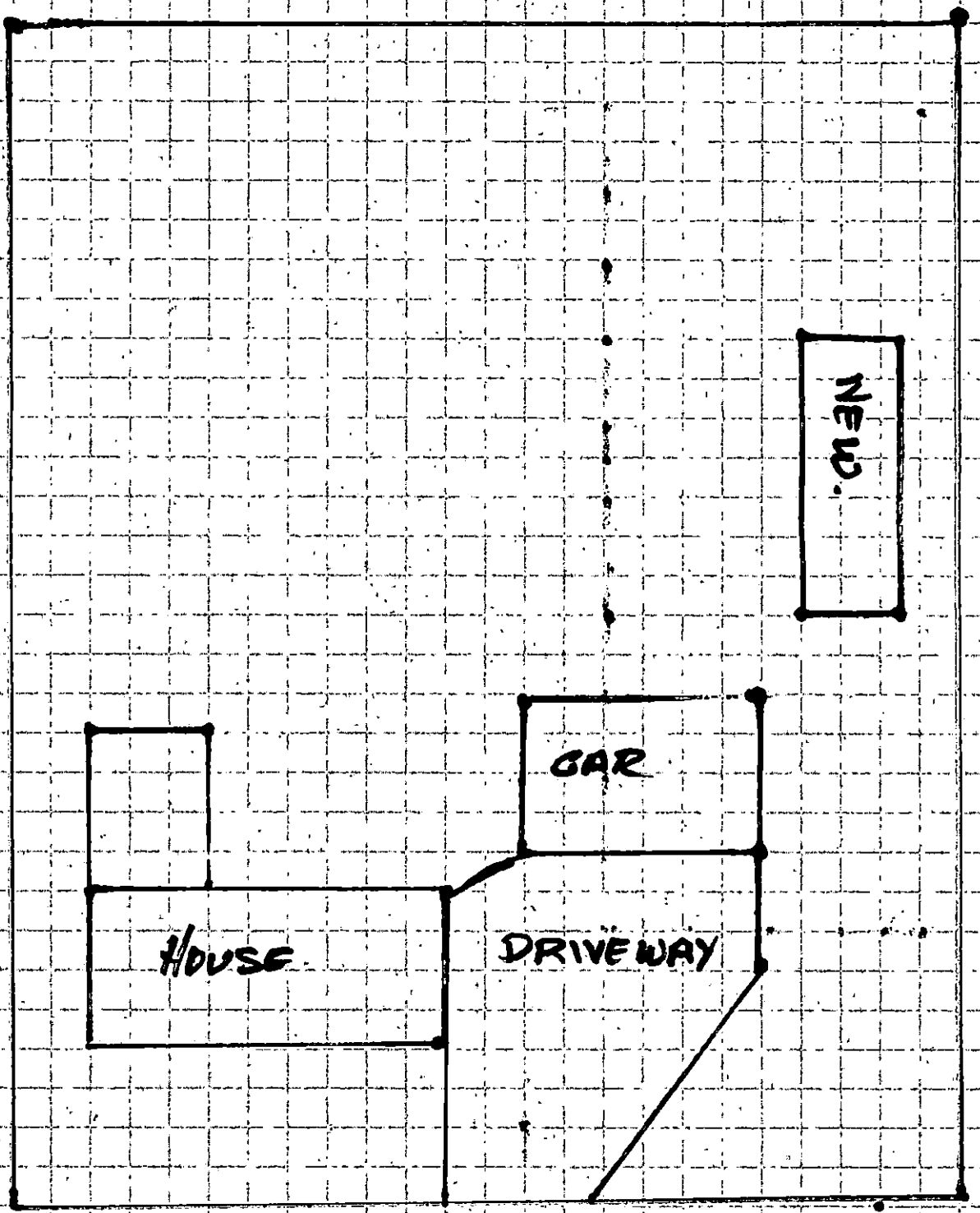
Date Received:_____ Received By:_____
(Staff's Name)

Fee Charged:_____

Check No.:_____ Receipt No.:_____

HOLNAM

.93 ACRE



Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 30, 2026

VARIANCE ANALYSIS
FOR
THE CITY OF SOUTHGATE

APPLICANT INFORMATION

Applicant: Chris Hill

Property Address: 16202 Helen
Southgate, MI 48195

Parcel Number: 53 028 99 0048 000

Zoning: R-1A, One Family Residential

Requested Variance: Dimensional variance from Section 1298.04

VARIANCE REQUEST

The City is in receipt of a Board of Zoning Appeals (BZA) application for the above address. The applicant is requesting a dimensional variance to allow for the construction of an additional detached accessory building on the property, which currently houses an existing detached garage.

Section 1298.04(a)(2) states, *"In a Residential District, no detached accessory building shall occupy more than twelve percent of the total lot area. No accessory building shall exceed the ground floor area of the main residence. However,* ***only one accessory building*** *on lots under 9,000 square feet in Residential Districts shall be allowed for each single-family residence, and such building shall not exceed 600 square feet in gross floor area. On lots over 9,000 square feet an additional size increase will be permitted as allowed in paragraph (a)(3) hereof."*

The applicant states in their application that the additional accessory building will act as storage to allow the larger detached garage to be used for off-street vehicle parking. The subject property is over the 9,000 square foot measurement mentioned in Section 1298.04(a)(2), however the one (1) accessory building limit still applies.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1 – Aerial View



Source: Nearmap, date of photo: September 2026

VARIANCE CONSIDERATIONS

Section 1264.04 of the City of Southgate Zoning Ordinance states the Board of Zoning Appeals shall have the power to vary or modify any ordinance provision whenever there are practical difficulties or unnecessary hardships imposed on the property owner if the strict letter of the ordinance is carried out. The Board of Zoning Appeals shall decide appeals in such a manner that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

Furthermore, dimensional, and other non-use variances shall not be granted by the Board of Zoning Appeals unless it can be determined that all the following facts and conditions exist as listed by section 1264.06. In the Board's decision-making process, the following conditions below must be determined to exist:

a) That compliance with the ordinance results in a practical difficulty:

CWA Comment: *Compliance with the dimensional provisions of this Ordinance would allow the applicant to maintain one (1) detached accessory building on the property. The applicant states the additional structure would allow for more off-street parking for vehicles. We note the current driveway configuration allows for at least (4) vehicles to be adequately parked off Helen Street. The property's lot size (≈40,510 square feet) also allows for a total of 1,400 square feet of detached building space. The new accessory building could be attached to the existing garage and still meet both the square footage and number of accessory buildings requirements, while potentially meeting both the applicant's goals.*

b) That the problem requiring the variance is unique to the applicant's property and is not shared by properties in the same zoning district:

CWA Comment: *There do not appear to be any physical characteristics that are unique to the property that is not shared with other properties in the R-1A district. The property shares a similar size (0.93 acres/40,510 square feet) and orientation to that of neighboring properties within the same district.*

c) That the problem is not self-inflicted:

CWA Comment: *The problem is self-inflicted, as the accessory building appears to have been built based on the applicant's desire for a preferred arrangement of vehicle parking and accessory storage, rather than an existing physical condition of the property. In addition, the second accessory building was built without proper approvals/permits being granted by the City Building Department.*

d) That the variance is the minimum necessary to permit reasonable use of the property:

CWA Comment: *The requested variances may not represent the minimum relief necessary to permit reasonable use of the property. As mentioned above, the applicant could achieve both additional off-street parking capability and provide additional storage space if an addition were to be constructed off the existing garage.*

e) That the variance, if granted, would not compromise the public health, safety, and welfare:

CWA Comment: *The requested variance, if granted, does not appear to compromise the public health, safety, and welfare of the City. The second accessory building currently meets the side yard setback requirement for accessory buildings and is located in the rear yard.*

RECOMMENDATION

Based on the findings presented above, we recommend denial of the requested variance due to not all five variance criteria being met.

We recommend the Board of Zoning Appeals discuss the considerations provided in this review prior to acting on this variance is appropriate. The BZA's findings should be the ground for their decision and should be incorporated into the motion.

CARLISLE/WORTMAN ASSOC., INC.
Paul Montagno, AICP
Principal

CARLISLE/WORTMAN ASSOC., INC.
Joe Pezzotti, AICP
Community Planner

RETURN TO:
Building Department
City of Southgate
14400 Dix-Toledo Road
Southgate, MI 48185

Form No. 02

Case No. BZA 07-2026

Date Received 8-18-2026

CITY OF SOUTHGATE
APPLICATION FOR BOARD OF ZONING APPEALS

Concerning an appeal to vary or modify certain regulations established in TITLE SIX, commonly referred to as the Zoning Code for the City of Southgate:

TO BE COMPLETED BY THE APPLICANT: Sarhad03@gmail.com

Owner/Applicant	Agent
SARHAD DADO	
Name HERMZ REAL ESTATE, LLC	Name
Address 4628 WOODBINE CIR	Address
WEST BLOOMFIEL, MI 48323	
(City) (State) (Zip)	(City) (State) (Zip)
Telephone 810-434-8543	Telephone

Information regarding the site:

Street Address: 13536 DIX TOLEDO RD, SOUTHGATE, MI 48195

Major Cross Streets: FORDLINE & DIX TOLEDO RD

Parcel No. 53-009-0009-301

Acreage: .42 Dimensions of Parcel: 236 FT - 100 FT DEPTH Frontage: 236 FT

Current Zoning (please circle): RE R-1 R-1A R-1B RM RO C-1 (C-2) C-3 M-1 MH PD P-1

Current Use: RETAIL - EXISTING

Requested action:

☒ Dimensional Variance — Requested Variance: REMOVE ALLY SET BACKS AND SIDEWALK SETBACKS
(For example – Front yard setback from 25 feet to 20 feet.)

☐ Interpretation of the Zoning Ordinance or Map

☐ Appeal from the Planning Commission or Zoning Administrator

☐ Other
Please Specify

Information regarding request:
I hereby request a hearing before this body to:

(Please supply detailed information. For example, why you are requesting the proposed action, a complete description of the project, how the request is compatible with adjacent land uses and zoning districts, any information you feel is pertinent to your application, etc. Feel free to attach additional documents to this application if it will help describe your project or if you need more room than is provided below.)

I am proposing to demolish the front portion of the building and adding on to create a 5,755 sq ft building, as showing on the attached site plan. The setback variance is needed to move the building back, improve parking and traffic circulation, and align the building with the neighboring buildings. the project requires relief for the Landscape and parking requirments because of existing site conditions and limited space. this will improve safty and allow property to function properly.

A SKETCH CLEARLY DEPICTING THE REQUEST MUST BE ATTACHED TO THIS APPLICATION FOR IT TO BE VALID. IF REQUESTING A DIMENSIONAL VARIANCE, FORM 02A MUST BE ATTACHED.

The Applicant / Agent must appear before the Board of Zoning Appeals on _____
(Date)

THE OWNER / AGENT OF THE PROPERTY DESCRIBED ON THIS APPLICATION SUBMIT THAT ALL STATEMENTS HEREIN AND IN THE DOCUMENTS PROVIDED ARE TRUE.

Signature – Owner / Agent: _____ **Date:** 8-17-26

To review your application properly, Board of Zoning Appeals members may need access to the property in question. Please initial if permission is given for property access. INITIALS_____

Fees must be paid at the same time this application is submitted to the City.

OFFICE USE:

Date Received:_____ Received By:_____
(Staff's Name)

Fee Charged:_____

Check No.:_____ Receipt No.:_____

ATTACH TO YOUR BZA APPLICATION
AND RETURN TO:
Building Department
City of Southgate
14400 Dix-Toledo Road
Southgate, MI 48195

Form No. 02A

Case No. BZA_____

Date Received_____

APPLICATION FOR BOARD OF ZONING APPEALS
DIMENSIONAL VARIANCE

The City of Southgate Board of Zoning Appeals is required by state law to support its decisions with evidence of "practical difficulty." In order to prove your property is entitled to a variance, please provide answers to the following questions:

1. Why compliance with the Ordinance results in a practical difficulty?
the lot is small and irregularly shaped. Meeting both the 10% Landscaping requirements and the 38-space parking minimum isn't possible without removing space needed for the building and customer parking

2. Why the problem requiring the variance is unique to your property and not shared by properties in the same zoning district?
the lot's triangler shape, depth and former alley running through it, make it smaller and harder to build on than the typical rectangler deep C-2 lot nearby.

3. Why the problem is not self-inflicted?
The lot's shape and the existing building were developed before current owner. Current owner did not create this problem.

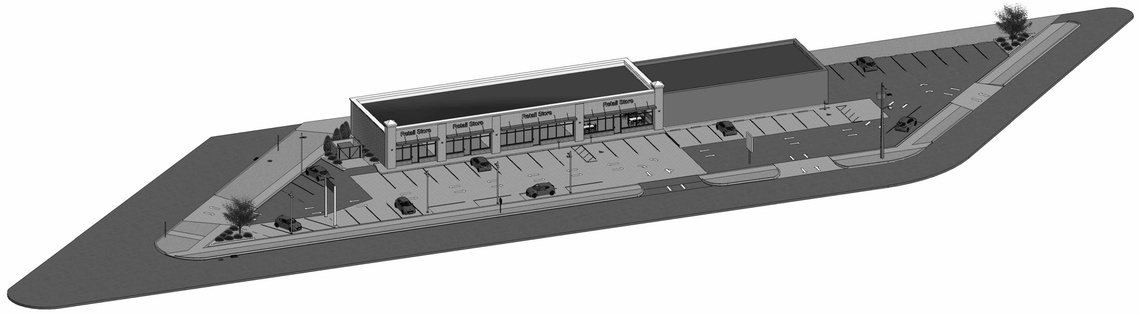
4. That the variance is the minimum necessary to permit reasonable use of the property?
Yes. These are minimum reductions needed to accommodate the addition while still providing on-site parking, required drive aisles, and ADA-compliant access for the retail and restaurant customers and tenants.

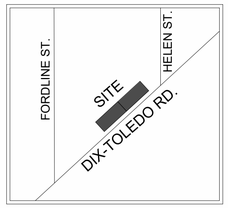
5. That the variance, if granted, would not compromise the public health, safety and welfare?
No. the proposed landscape plan still provides shrub and tree planting, and provide 26 parking spaces including two ADA are sufficent for anticipated retail and customer volume. The reduced ratios do not affect site drainage, fire/emergency access, or pedestrain circulation, and grading/drainage and site utilities are unchged so public health, ~~safety~~ Saftey, and welfare are Preserved.

Created on February 15, 2007
Revision Record:

Retail Stores Addition

13536 Dix Toledo Rd.,Southgate , MI 48195





LOCATION MAP
NO SCALE

SITE INFORMATION

Parcel ID: 53 999 00 3430 013 & 53 999 00 0829 000 | Zoning: C-2 General Business District |

MBC & Southgate Zoning Ord. Ch. 1292/1298

Total Site Area	36,161 S.F. (0.83 Ac.)	**Total Combined GFA**	8,961 S.F. (B1: 3,208 + B2: 5,753)
Lot Coverage	24.78% (Complies, C-2)	**Construction Type**	Type II-B, Non-Combustible CMU
Occupancy Groups	Group M (Mercantile) & A-2/B	**Total Occupant Load**	140 Occupants (MBC Table 1004.5)
Parking Required / Provided	54 Req. / 47 Prov. — 7-Space Shortfall	**ADA Parking**	3 Spaces (1 Van) — Exceeds Min.
Landscaping	4,268 S.F. / 11.8% (Min. 10% Req.)	**Building Height**	~14.0 Ft. (Max. 35.0 Ft. Allowed)

SETBACK COMPLIANCE (C-2 DISTRICT)

Setback	Required	Provided	Status
Front	25.0 Ft.	57.1 Ft.	Compliant
Side (North)	0.0 / 10.0 Ft.	70.2 Ft.	Compliant
Side (South)	0.0 Ft.	0.0 Ft.	2-Hr Fire Wall, Zero Openings Req.
Rear	20.0 Ft.	10.0 Ft.	Alley Exception Sec. 1298.01(j)

Master Project Parameters & Compliance Matrix

Building & Site Element	Specification / Data	Ordinance & Code Reference	Status / Requirements
Project Location	13536–13500 Dix Toledo Rd, Southgate, MI	City of Southgate Zoning	C-2 General Business District
Existing Retained Structure Building (1)	3,208 S.F.	Field Survey Baseline	Existing
Building (2) Demolition Scope	2,435 S.F.	Architectural Demo Plan	Partial building removal
Proposed Addition to Building(2)	1,659 S.F.	Building Expansion	Footprint addition
Total Post-Expansion GFA Building (2)	**5,753 S.F.**	Final Gross Floor Area	4,094 Retained + 1,659 Addition
Group M (Retail)	3,163 S.F.	MBC Occupancy Classification	Primary commercial use
Group A-2/B (Restaurant/Support)	1,255 S.F.	MBC Occupancy Classification	Carry-out food service & service space
Support / Core Space	1,335 S.F.	Building Circulation	Restrooms, utilities, storage, walls
Total Site Occupant Load For Building (1)&(2)	**140 Occupants**	MBC Chapter 10 Egress	Calculated life safety capacity
Construction Type	Type II-B Non-Combustible	MBC Chapter 6 Standards	Exterior CMU / Structural Framing
Landscaping Area	4,268 S.F. (11.8% of parcel)	Southgate Zoning Sec. 1298.09	**Compliant** (Exceeds 10% minimum)
Provided Parking	47 Spaces (incl. 3 ADA / 1 Van)	Chapter 1292 Off-Street Parking	**7-Space ZBA Variance Requested**
South Side Interior Setback	0-Foot Interior Side Yard	MBC Table 602 / Sec. 705	2-Hour Fire-Rated Unpierced Wall exterior wall using a 12-inch CMU back-up with brick veneer, zero openings or penetrations, and a listed assembly such as UL U938, satisfying MBC Table 602.
Rear Yard Setback	10-Foot Rear Yard	Section 1298.01(j)	Alley

Scope of Work

The project Consists of Demolishing 2,435 S.F. of the existing Building(2) at 13536 Dix Toledo Road and Replacing that demolished area with New Retail Store Construction, Resulting in a total Building(2) Gross Floor Area of 5,753 S.F.
The New Building(2) will Contain 3,163 S.F. of Group M Retail Space for three Tenant Stores, plus 865 S.F. Restaurant sales/customer Area, 390 S.F. kitchen/prep Area, and 1,335 S.F. of restrooms, storage, utilities, circulation, and walls.
The Building will be Type II-B non-combustible construction with a Calculated Occupant load of 140, MBC-compliant Egress, and Site improvements including 47 total parking spaces, 3 ADA spaces, and 4,268 S.F. of Landscaping.
Zoning is C-2 General Business; the 0-ft south interior side wall will be a 2-hour fire-rated unpierced exterior wall, the 10-ft rear setback is alley exception under Section 1298.01(j), and a 7 Space Parking Variance is Required from the ZBA.

Applicable Codes

- 2021 Michigan Rehabilitation Code for Existing Buildings (MREB)
- 2021 Michigan Mechanical Code
- 2021 Michigan Plumbing Code
- 2023 Michigan Electrical Code, Part 8 (based on NEC, with State of Michigan amendments)
- 2021 Michigan Uniform Energy Code (based on 2021 IECC)
- Fire / Life Safety Applicable NFPA standards (e.g., NFPA 13, 72, 101) per Bureau of Fire Services current adoption
- Accessibility Standard ICC A117.1, Accessible and Usable Buildings and Facilities.

Sheet Collection

Sheet No~	*Sheet Name*
SP-01	Existing Site &Demo. Plan
SP-02	Proposed Site Plan
A-101	Proposed Floor Plan
A-102	Elevations 1
A-103	Elevations 2

Rev. Date: 09/15/2026

A & M Consultants

Consultant: Adnan Al-Saati - P.E
Address: 835 Mason St.Suite B, Dearborn,MI 48124
Phone: 313 - 583 0022
Mobile: 313 - 613 9335
E-mail: aboled@yahoo.com

Owner: Sarhad Dado

Sheet Name: Cover Sheet

Project number	#113-25
Date	07/23/26
Drawn by	A.H
Approved by	Adnan Al-Saati

C100

Scale: As indicated

Legend site information Copy 1
1/2" = 1'-0"

SITE INFORMATION

13536–13500 Dix Toledo Road, Southgate, MI 48195 | Commercial Building Permit Submittal
Parcel ID: 53 999 00 3430 013 & 53 999 00 0829 000 | Zoning: C-2 General Business District

> *All analysis is conducted under the Michigan Building Code (MBC) and City of Southgate Zoning Ordinance Chapters 1292 and 1298.*

1. Property Identification & Comprehensive Master Site Data

The subject property consists of two consolidated parcels located on the east side of Dix Toledo Road. The property support two existing one-story commercial structures undergoing partial demolition and expansion to accommodate multi-tenant retail and carry-out restaurant operations.

Parameter / Design Element	Engineering Value / Specification	Code Reference / Ordinance Notes
Property Address	13536–13500 Dix Toledo Road, Southgate, MI 48195	City of Southgate Jurisdiction
Assessor Parcel ID (PIN)	53 999 00 3430 013 & 53 999 00 0829 000	Wayne County Assessor Records
Zoning District	C-2 General Business District	City of Southgate Zoning Ordinance
Legal Description	*25C69 TO 77* LOTS 69 TO 74 INCL ALSO SLY 1/2 ADJ VAC ALLEY ALSO LOTS 75 TO 77 INCL & NLY 11.76FT LOT 75	Subdivision Plat Dix-Toledo Hwy Sub T3S R10E L55 P94 WCR
Total Site / Parcel Area	36,161 S.F. (0.83 Acres)	Boundary Survey Verification
Building 1 Area (B1)	3,208 S.F.	Existing 1-Story Retail Structure
Building 2 Baseline Area (B2)	4,094 S.F.	Existing Footprint (2,435 S.F. Demolition fully replaced)
Building 2 Addition Area	1,659 S.F.	Proposed Expansion Footprint
Total Proposed Building 2 GFA	5,753 S.F.	Combined B2 Post-Expansion Footprint (3,163 Retail + 2,590 Rest/Support)
Total Combined Site GFA	8,961 S.F.	B1 (3,208 S.F.) + B2 (5,753 S.F.) Total Floor Area
Building Ratio (Lot Coverage)	24.78%	8,961 / 36,161 S.F. (Complies with C-2 limits)
Occupancy Use Group	Group M (Mercantile) & Group A-2/B	Michigan Building Code Chapter 3
Construction Type	Type II-B (Non-Combustible)	CMU Walls, Steel Joists, No Wood Partitions
Calculated Occupant Load	140 Occupants	MBC Table 1004.5 (23 B1 + 117 B2)

Parameter / Design Element	Engineering Value / Specification	Code Reference / Ordinance Notes
Parking Provided	47 Spaces (Includes 3 ADA / 1 Van)	Meets ADA Tier; 7-Space Variance / Joint-Use required
Landscaping Provided	4,268 S.F. (11.8% Open Space)	Exceeds 10% Mandatory Requirement (3,616 S.F.)

2. Step 1: Building Area & Footprint Reconciliation

A rigorous audit of the building areas resolves prior plan set confusion regarding Building 2 demolition and addition squa footages. The exact floor area breakdown is structured as follows:

Building 1 (Existing Retail Structure)

- Retail Sales Area: 1,400 S.F.
- Walk-In Cooler & Support Areas: 1,808 S.F.
- Total Building 1 Gross Floor Area (GFA): 3,208 S.F.

Building 2 (Retail & Restaurant Expansion)

- Existing Footprint Baseline: 4,094 S.F.
- Demolition Area: 2,435 S.F. (Fully replaced by proposed building addition)
- Proposed Expansion Addition: 1,659 S.F.
- Store 1 (Retail): 839 S.F.
- Store 2 (Retail): 881 S.F.
- Store 3 (Retail): 1,443 S.F. (Total Retail Area = 3,163 S.F.)
- Restaurant Sales & Customer Area: 865 S.F.
- Restaurant Kitchen & Prep Area: 390 S.F.
- Restrooms, Utilities, Storage, Circulation, Walls: 1,335 S.F.
- Total Building 2 Gross Floor Area (GFA): 3,163 + 865 + 390 + 1,335 = 5,753 S.F.

Total Site Floor Area & Lot Coverage:

The total combined Gross Floor Area (GFA) for the entire commercial parcel is:

Total Site GFA = 3,208 S.F. (B1) + 5,753 S.F. (B2) = 8,961 S.F.

Lot Coverage Ratio = (8,961 S.F. GFA / 36,161 S.F. Lot Area) = 24.78%

3. Step 2: Occupancy Classification & Occupant Load Analysis

Under Chapter 3 of the Michigan Building Code (MBC), the primary use group is Group M (Mercantile) for retail operatio with Group A-2 (Assembly) or Group B applicable to the carry-out restaurant based on dining area configuration. Constru Type is Type II-B (Unprotected Non-Combustible CMU walls and open-web steel joists).

Occupant load calculations are established per MBC Table 1004.5 (Floor Area Allowances Per Occupant):

Building / Sector	Designated Function / Use	Floor Area (S.F.)	MBC Load Factor	Calculated Occupants
Building 1	Usable Retail Sales	1,400 S.F.	60 S.F. / Gross	23.33 (23 Occupants)
Building 1	Cooler & Support	1,808 S.F.	N/A (Storage/Service)	Included in Retail/Support
Building 2	Retail Stores 1, 2, 3	3,163 S.F.	60 S.F. / Gross	52.72 Occupants
Building 2	Restaurant Prep / Kitchen	390 S.F.	60 S.F. / Gross	6.50 Occupants
Building 2	Restaurant Dining / Sales	865 S.F.	15 S.F. / Net (Tables)	57.67 Occupants
Building 2	Restrooms / Support / Walls	1,335 S.F.	N/A (Accessory)	Serves Primary Occupants
TOTAL SITE	**Combined Site Capacity**	**8,961 S.F.**	MBC Table 1004.5	139.62 -> 140 Occupants

4. Step 3: Dimensional Zoning & Setback Verification

Dimensional compliance was evaluated against the City of Southgate Zoning Ordinance C-2 District regulations:

Yard / Setback	C-2 Code Standard	Existing / Provided Setback	Compliance Status & Engineering Action Required
Front Yard	25.0 Feet Min.	57.1 Feet	COMPLIANT. Substantially exceeds minimum requirement.
Side Yard 1 (North)	0.0 or 10.0 Feet	70.2 Feet	COMPLIANT. Provides ample buffer to north property line.
Side Yard 2 (South)	0.0 Feet (Interior)	0.0 Feet	CONDITIONALLY COMPLIANT. Permitted for interior side yards provided exterior wall has ZERO openings and carries 2-HR Fire Rating per MBC Table 602.
Rear Yard	20.0 Feet Min.	10.0 Feet	SETBACK FLAG / VARIANCE. Must verify Section 1298.01(j) alley exists as a vacated alley; otherwise, this is a nonconformity.
Building Height	35.0 Feet Max.	~14.0 Feet (1-Story)	COMPLIANT. Well within 1-story height limit.

CRITICAL ZONING COMPLIANCE ACTION ITEMS

1. Side Wall Fire Rating: The architectural plans must explicitly detail the 0.0-ft interior side wall as an unpierced 2-Hour Fire-Resistance Rated Exterior Wall compliant with MBC Table 602 and IBC Section 705.
2. Rear Setback Documentation: Clarify on Sheet C-1 whether the 10.0-ft rear setback abuts an improved vacated public alley under Section 1298.01(j) to secure setback reduction credit.

5. Step 4: Parking Ratios, Variance Analysis & ADA Compliance

Off-street parking requirements were analyzed under Southgate Zoning Code Chapter 1292 using both the Gross Floor Area (GFA) method and Usable Floor Area (UFA) method:

Method A: Standard Commercial GFA Parking Ratio

- Building 1 Retail (3,208 S.F. GFA @ 1 space / 200 S.F.): 16 Spaces
- Building 2 Retail (4,008 S.F. GFA @ 1 space / 200 S.F.): 20 Spaces
- Building 2 Restaurant (1,745 S.F. Area @ 1 space / 100 S.F.): 18 Spaces
- Total Standard Required Parking = 16 + 20 + 18 = 54 Spaces

Provided Parking & Deficit Evaluation

The site layout provides 47 Total Parking Spaces (including 3 ADA Accessible Spaces).

- Deficit vs. Standard GFA Requirement (54 Spaces): 7 Spaces Shortage*(Apply for a formal Zoning Board of Appeals (ZBA) Parking Variance)*

ADA Barrier-Free Accessibility

Per Michigan Accessibility Code and ICC A117.1, parking facilities providing 26 to 50 total spaces require a minimum of 2 barrier-free accessible spaces (at least 1 van-accessible space with an 8-foot wide access aisle).

Provided Accessibility: The site plan includes 3 dedicated ADA accessible spaces (including 1 van-accessible space), fully satisfying and exceeding Michigan accessibility mandates.

6. Step 5: Egress, Life Safety & Building Code Verification

Life safety design must adhere to MBC Chapter 10 provisions:

- **Egress Door Count:** Exterior Egress Doors: Each retail unit and restaurant space is provided with a minimum of two remote exterior egress doors (1 front entrance/exit, 1 rear service/egress exit).
- **Exit Separation:** Per MBC Section 1007.1.1, exit doors must be separated by a distance not less than 1/3 the maximum overall diagonal dimension of the area served for sprinklered buildings (1/2 for non-sprinklered).
- **Travel Distance:** Maximum exit access travel distance shall not exceed 200 feet for Type II-B mercantile occupancies without automatic sprinkler systems.
- **Door Hardware & Swing:** All egress doors serving an occupant load greater than 50 must swing in the direction of exit travel and be equipped with panic hardware per MBC Section 1010.1.10.
- **Emergency Lighting & Signs:** Internally illuminated LED exit signs with 90-minute emergency battery backup must be located at all exit doors and along exit access corridors.

7. Step 6: Landscaping & Site Development Standards

Site landscaping and utility features comply with City of Southgate Zoning Ordinance Chapters 1292 and 1298:

- Mandatory Requirement: Minimum 10% of gross parcel area = 0.10 x 36,161 S.F. = 3,616.1 S.F.
- Provided Landscaping: Front Greenbelt (704 S.F.) + Side/Rear Open Space (3,564 S.F.) = 4,268 S.F. (11.8% of parcel area) Fully Compliant.
- Trash Enclosure Screening: Dumpster pad must be screened by a 6-foot heavy-duty masonry wall matching the main building façade, fitted with opaque reinforced gates per Section 1298.06.
- Mechanical Screening: Rooftop and ground-mounted HVAC units must be completely screened from view at adjacent public right-of-ways per Section 1298.07.
- Existing Site Lighting: All exterior parking lot fixtures must be downward-facing LED cut-off luminaires preventing light trespass onto adjacent properties (max 0.5 foot-candles at property lines).
- Existing Stormwater Management: Site drainage plan must obtain Wayne County Water Resources Commissioner (WCWRC) storm water discharge permits prior to civil plan approval.

8. Step 7: Recommended Site Plan Cover Sheet Notes

To streamline municipal review, insert the following turn-key engineering notes onto Sheet C-1 of the permit submittal set:

GENERAL SITE PLAN NOTES (FOR SHEET C-1)

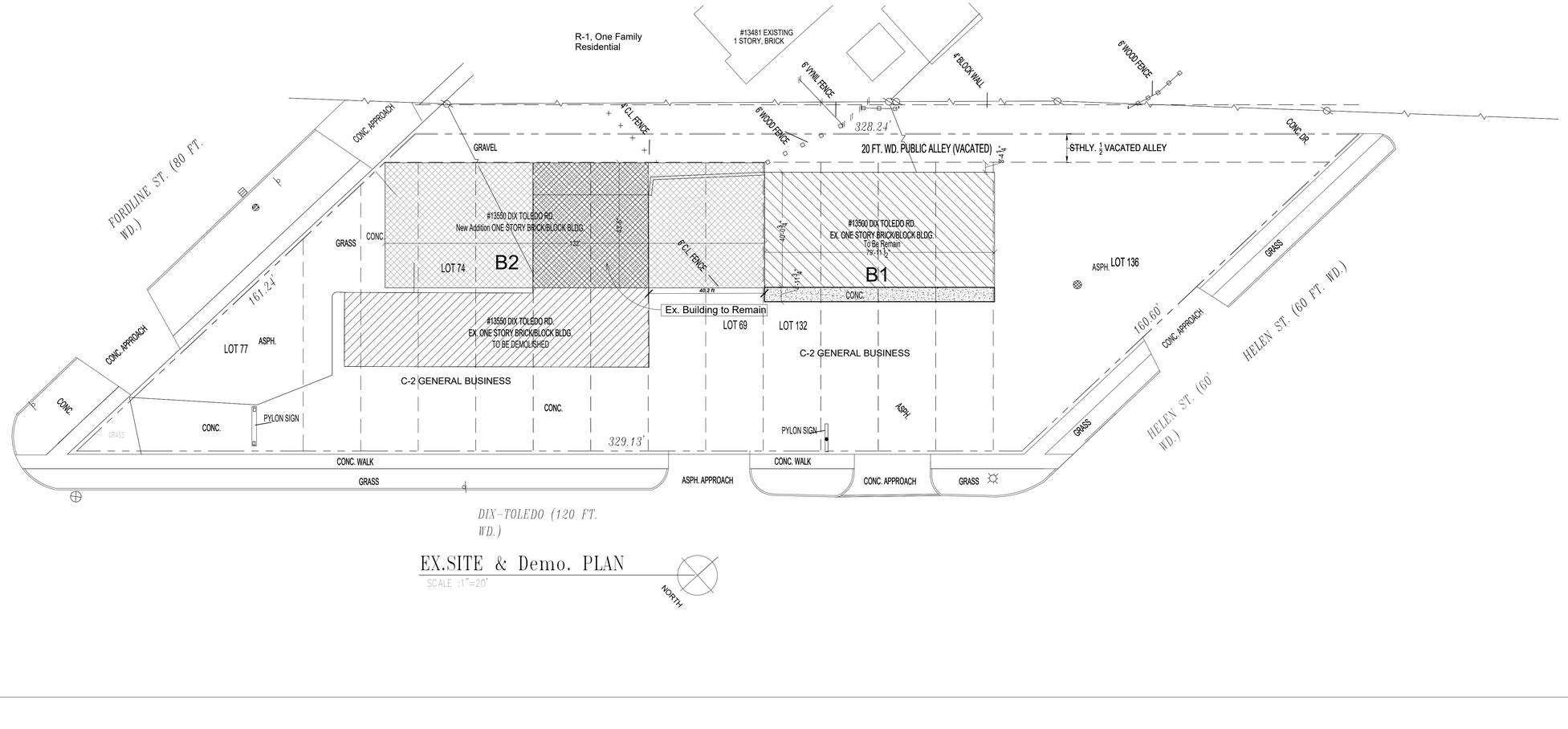
***1. GENERAL PROJECT DESCRIPTION**: Site development includes the expansion of Building 2 at 13536–13500 Dix Toledo Road, Southgate, MI (Parcel IDs: 53 999 00 3430 013 & 53 999 00 0829 000). Building 2 footprint calculations reflect an existing structure footprint of 4,094 S.F. with a proposed 1,659 S.F. addition fully replacing the 2,435 S.F. demolished area, resulting in a total proposed Building 2 Gross Floor Area (GFA) of 5,753 S.F. Total combined site GFA is 8,961 S.F. across 36,161 S.F. lot area (24.78% lot coverage).*

***2. BUILDING CODE & OCCUPANCY**: Proposed structure designed under 2018/2021 Michigan Building Code (Type II-B Construction, Unprotected Non-Combustible). Occupancy Groups: Group M (Mercantile) and Group A-2/B (Carry-out Restaurant). Calculated Total Site Occupant Load = 140 Occupants per MBC Table 1004.5.*

***3. ZONING & SETBACK COMPLIANCE**: Zoning District C-2 General Business. Front Setback = 57.1 ft (25 ft req.); North Side Setback = 70.2 ft; South Side Setback = 0.0 ft (Interior side wall constructed as 2-Hour Fire-Resistance Rated exterior wall with zero openings per MBC Table 602); Rear Setback = 10.0 ft (Existing Legal Nonconformity / Alley Exception per Sec. 1298.01(j)).*

***4. PARKING & VARIANCE:** Total required off-street parking per C-2 standard is 54 spaces. Provided parking is 47 spaces (including 3 ADA accessible spaces, 1 van-accessible). Applicant requests a 7-space parking variance from the Zoning Board of Appeals (ZBA) / Shared Parking Agreement under Sec. 1292.01(c).*

***5. LANDSCAPING:** Total provided landscaped open space is 4,268 S.F. (11.8% of site area), exceeding the 10% minimum requirement (3,616 S.F.) per Southgate Zoning Code Section 1298.09.*



A & M Consultants

Adnan Al-Saati - P.E

Address: 835 Mason St.- B290,Dearborn, MI 48124
Phone : 313 - 583 0022
Cell: 313 - 613 9335
e-mail: aboled@yahoo.com

Project Name

Retail Stores Addition

Project Location

13536 Dix Toledo Rd.,Southgate , MI 48195

Revisions

08/10/2026
09/15/2026

Owner: *Sarhad Dado*

Sheet Name:
Existing Site& Demo. Plan

Project number	#113-25
Date	07/23/26
Drawn by	A.H
Approved by	A.S

SP-01

Scale: As indicated

Seal

Legend site information prop. Site
1/2" = 1'-0"

SITE INFORMATION

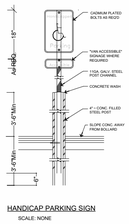
Parcel ID: 53 999 00 3430 013 & 53 999 00 0829 000 | Zoning: C-2 General Business District |

MBC & Southgate Zoning Ord. Ch. 1292/1298

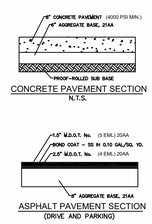
Total Site Area	36,161 S.F. (0.83 Ac.)	**Total Combined GFA**	8,961 S.F. (B1: 3,208 + B2: 5,753)
Lot Coverage	24.78% (Complies, C-2)	**Construction Type**	Type II-B, Non-Combustible CMU
Occupancy Groups	Group M (Mercantile) & A-2/B	**Total Occupant Load**	140 Occupants (MBC Table 1004.5)
Parking Required / Provided	54 Req. / 47 Prov. — 7-Space Shortfall	**ADA Parking**	3 Spaces (1 Van) — Exceeds Min.
Landscaping	4,268 S.F. / 11.8% (Min. 10% Req.)	**Building Height**	~14.0 Ft. (Max. 35.0 Ft. Allowed)

SETBACK COMPLIANCE (C-2 DISTRICT)

Setback	Required	Provided	Status
Front	25.0 Ft.	57.1 Ft.	Compliant
Side (North)	0.0 / 10.0 Ft.	70.2 Ft.	Compliant
Side (South)	0.0 Ft.	0.0 Ft.	2-Hr Fire Wall, Zero Openings Req.
Rear	20.0 Ft.	10.0 Ft.	Alley Exception Sec. 1298.01(j)

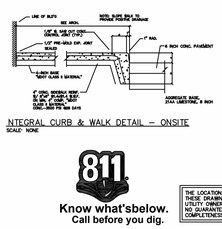


HANDICAP PARKING SIGN
SCALE: NONE

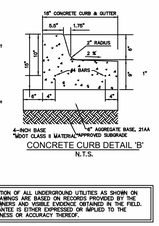


CONCRETE PAVEMENT SECTION
N.T.S.

ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



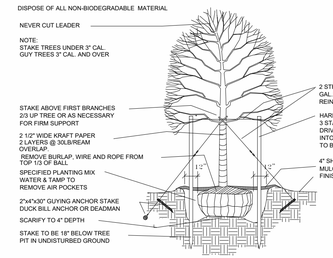
INTEGRAL CURB & WALK DETAIL – ONSITE
SCALE: NONE



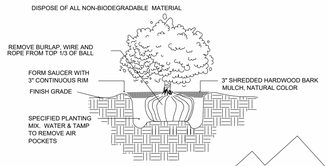
CONCRETE CURB DETAIL 'B'
N.T.S.

Know what's below.
Call before you dig.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



DECIDUOUS
TREE PLANTING
SCALE: NOT TO SCALE



SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE

LANDSCAPE NOTES:

1. OWNER/CONTRACTOR MUST CONFORM TO ALL LANDSCAPING AND SCREENING REQUIREMENTS OF CITY OF SOUTHGATE . REFER TO THE CITY OF SOUTHGATE ZONING ORDINANCE

2.INSTALL 4" DEEP SHREDDED BARK MULCH TO ALL PLANTING AREAS/BEDS AND TREE SAUCERS (NO POLY-FILM).

3.OWNER/CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.

4.ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE. OWNER/CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

5.OWNER/CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.

6.SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.

7.OWNER/CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. OWNER/CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.

8. OWNER/CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

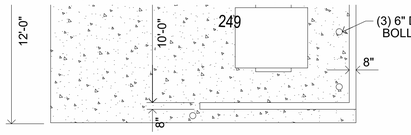
9.ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.

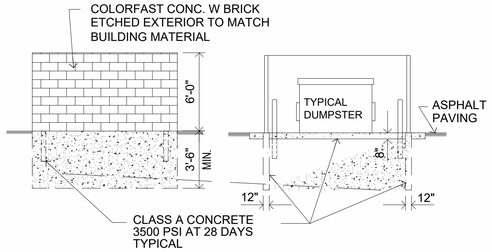
10.ALL PROPOSED TREES OVER 2" CAL. SHALL BY GUYED/STAKED SECURE, SEE EVERGREEN TREE PLANTING/GUYING DETAIL, OR DECIDUOUS TREES PLANTING/STAKING DETAIL WHERE APPLICABLE.

11.ALL PLANTING BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE. OWNER/CONTRACTOR SHALL INSURE THAT PROPOSED PLANT MATERIAL IS RESISTANT TO THE HERBICIDE PROPERTIES AND THAT HERBICIDE APPLICATION FOLLOWS THE MANUFACTURER'S SPECIFICATIONS AND IS APPLIED IN ACCORDANCE WITH SOUND HORTICULTURAL PRACTICES.

12.OWNER/ CONTRACTOR MUST INSTALL AND UNDERGROUND IRRIGATION SYSTEM.

PLANT #	QUANT	BOTANICAL NAME	COMMON NAME .	SIZE
1	3	ACER RUBRUM	RED MAPLE	2" CAL./B.&B.
2	22	EUONYNUS ALATUS 'COMPACTA'	-DWARF BURNING BUSH	2' HIGH 2'-2 1/2" B.B.





DUMPSTER ENCLOSURE DETAIL
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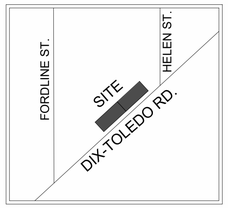
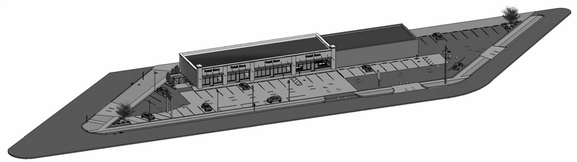


LOCATION MAP
NO SCALE



1 Propose Site Plan
1" = 20'-0"

A & M Consultants

Adnan Al-Saati - P.E

Address: 835 Mason St.- B290,Dearborn, MI 48124
Phone : 313 - 583 0022
Cell: 313 - 613 9335
e-mail: aboled@yahoo.com

Project Name

Retail Stores Addition

Project Location

13536 Dix Toledo Rd.,Southgate , MI 48195

Revisions

08/10/2026
09/15/2026

Owner: *Sarhad Dado*

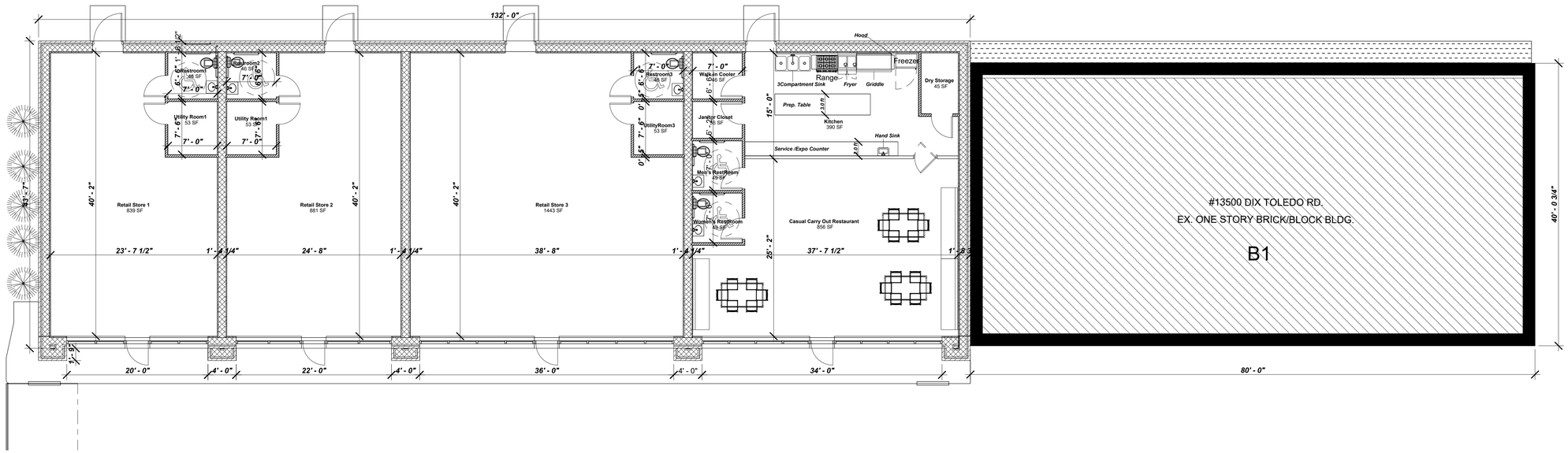
Sheet Name:
Proposed Site Plan

Project number	#113-25
Date	07/23/26
Drawn by	A.H
Approved by	A.S

SP-02

Scale: As indicated

Seal



1 Proposed First Floor
1/8" = 1'-0"

A & M Consultants

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Revisions

08/10/2026
09/15/2026

Owner: *Sarhad Dado*

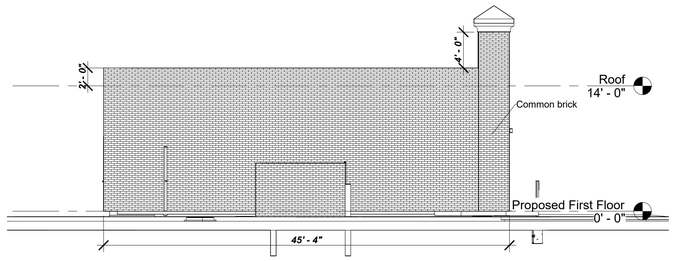
Sheet Name:
Prop. First Floor

Project number	#113-25
Date	07/23/26
Drawn by	A.H
Approved by	A.S

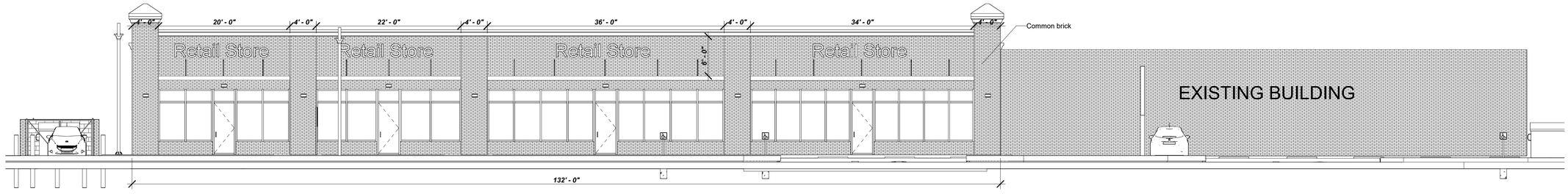
A-101

Scale 1/8" = 1'-0"

Seal



2 West
1/8" = 1'-0"



1 South
1/8" = 1'-0"

A & M Consultants

Adnan Al-Saati - P.E

Address: 835 Mason St.- B290,Dearborn, MI 48124
Phone : 313 - 583 0022
Cell: 313 - 613 9335
e-mail: aboled@yahoo.com

Project Name

Retail Stores Addition

Project Location

13536 Dix Toledo Rd.,Southgate , MI 48195

Revisions

08/10/2026
09/15/2026

Owner: *Sarhad Dado*

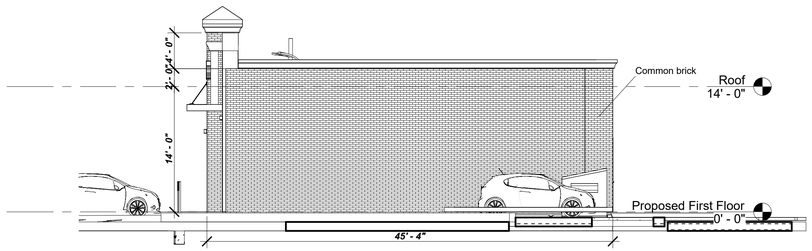
Sheet Name:
Elevations1

Project number	#113-25
Date	07/23/26
Drawn by	Author
Approved by	Checker

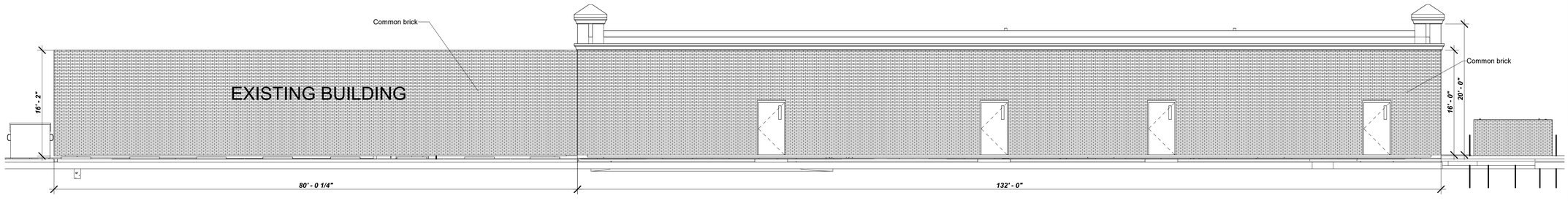
A102

Scale 1/8" = 1'-0"

Seal



1 East
1/8" = 1'-0"



2 North
1/8" = 1'-0"

A & M Consultants
Adnan Al-Saati - P.E
Address: 835 Mason St.- B290,Dearborn, MI 48124
Phone : 313 - 583 0022
Cell: 313 - 613 9335
e-mail: aboled@yahoo.com

Project Name

Retail Stores Addition

Project Location

13536 Dix Toledo Rd.,Southgate , MI 48195

Revisions

08/10/2026
09/15/2026

Owner: *Sarhad Dado*

Sheet Name:
Elevations 2

Project number	#113-25
Date	07/23/26
Drawn by	Author
Approved by	Checker

A103

Scale 1/8" = 1'-0"

Seal

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: October 12, 2026

VARIANCE ANALYSIS
FOR
THE CITY OF SOUTHGATE

APPLICANT INFORMATION

Applicant: Sarhad Dado

Property Address: 13536 Dix Toledo Road
Southgate, MI 48195

Parcel Number: 53 009 03 0069 301

Zoning: C-2, General Business

Requested Variance: Multiple dimensional variances as noted below

VARIANCE REQUEST

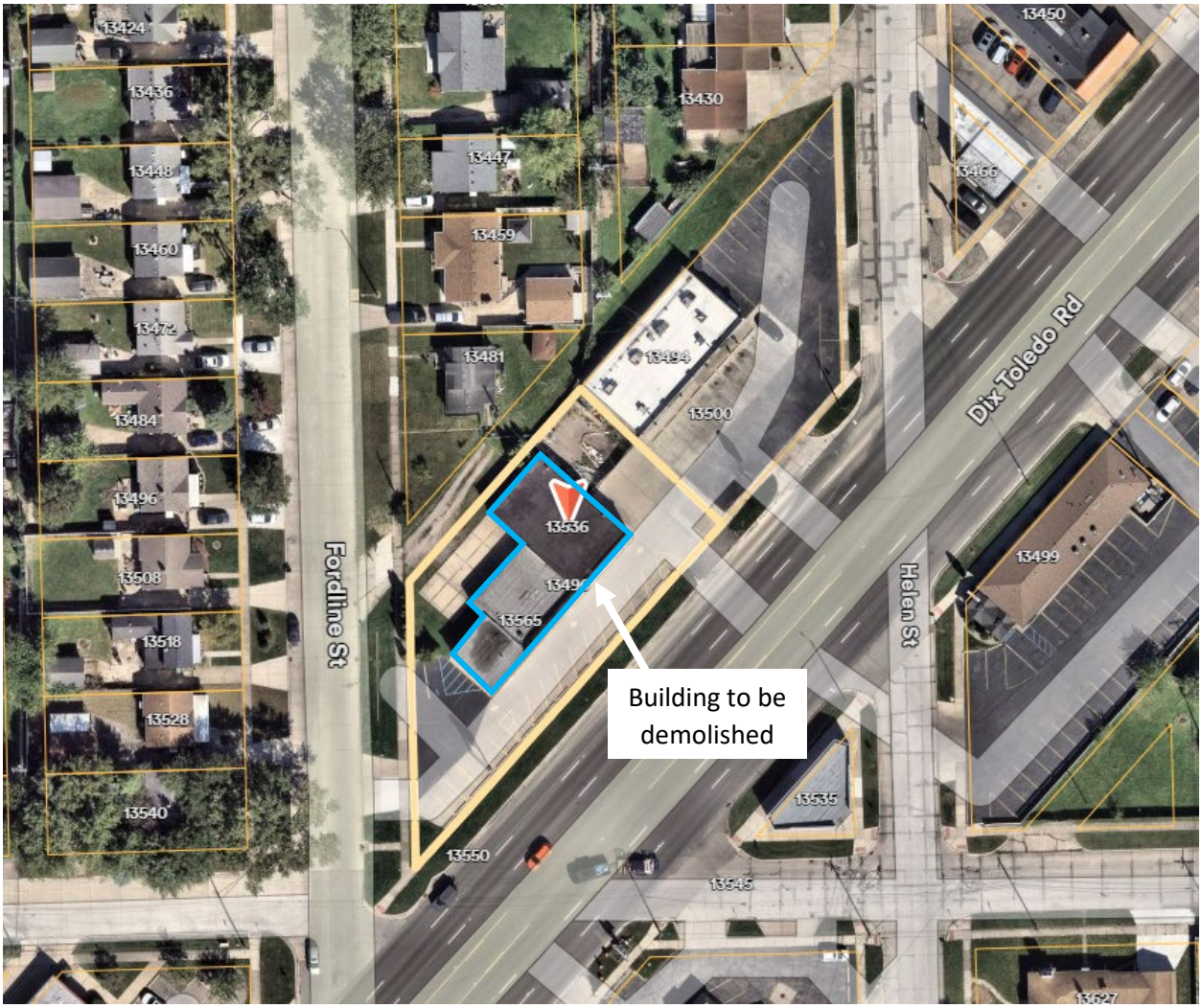
The City is in receipt of a Board of Zoning Appeals (BZA) application for the above address. The applicant is requesting multiple dimensional variances as noted below to allow for the redevelopment of the property, which includes the demolition/replacement of an existing building with three (3) new retail spaces and a carry-out restaurant. The applicant also owns the adjacent parcel (13494 Dix-Toledo). Both parcels will be considered a zoning lot for the purpose of this review.

Variances requested:

- Section 1298.01, twenty-five (25) foot relief from required side yard setback distance (25 feet required)
- Section 1298.01, ten (10) foot relief from required rear yard setback distance (20 feet required)
- Section 1298.01, footnote (g), ten (10) foot relief from required parking space setback distance in front yard (10 feet required)
- Section 1292.02, twenty (20) parking space relief from required parking spaces (67 spaces)
- Section 1292.03, one (1) foot relief from parallel parking space length (23 feet required)
- Section 1292.03, unspecified relief from 90-degree parking space maneuvering lane width (22 feet required)

Benjamin R. Carlisle, *President* John L. Enos, *Vice President*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal* Brent Strong, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* Craig Strong, *Principal* Douglas J. Lewan, *Principal*
Richard K. Carlisle, *Past President/Senior Principal* R. Donald Wortman, *Past Principal*

Figure 1 – Aerial View



Source: Nearmap, date of photo: September 2026

VARIANCE CONSIDERATIONS

Section 1264.04 of the City of Southgate Zoning Ordinance states The Board of Zoning Appeals shall have the power to vary or modify any ordinance provision whenever there are practical difficulties or unnecessary hardships imposed on the property owner if the strict letter of the ordinance is carried out. The Board of Zoning Appeals shall decide appeals in such a manner that the spirit of the ordinance is observed, public safety secured, and substantial justice done.

Furthermore, dimensional and other non-use variances shall not be granted by the Board of Appeals (BZA) unless it can be determined that all the following facts and conditions exist as listed by section 1264.06. In the Board's decision-making process, the following conditions must be determined to exist:

a) That compliance with the ordinance results in a practical difficulty:

CWA Comment: *Compliance with the dimensional provisions of this Ordinance would require the applicant to construct the proposed commercial building twenty-five (25) feet from the Fordline property line and twenty (20) feet from the northern property line, a now vacated alley. Parking lot construction would require parking spaces along Fordline, Dix-Toledo, and Helen to be located ten (10) feet off the respective property lines. Maneuvering lanes near the Fordline and Helen entrances would also be required to be at least twenty-two (22) feet wide. Sixty-seven (67) parking spaces would also be required based on the square footage provided for the zoning lot. A practical difficulty has not been sufficiently demonstrated, as a reduction in the proposed building footprint or modification of the site layout may allow the development to achieve greater compliance with the applicable setback and off-street parking requirements. The applicant has not provided a site plan demonstrating how the site may be developed complying with the regulations for comparison.*

b) That the problem requiring the variance is unique to the applicant's property and is not shared by properties in the same zoning district:

CWA Comment: *Many commercial properties along Dix-Toledo Road, also zoned C-2, contain frontage along more than one road and share comparable lot size to the subject property. No natural features, water courses, or similar characteristics are present on the property. We note other properties within the C-2 District may contain building setbacks less than current ordinance requirements as existing legal nonconformities.*

c) That the problem is not self-inflicted:

CWA Comment: *The problem is self-inflicted, as the desired building footprint/size is proposed by the applicant as part of a conceptual site plan.*

d) That the variance is the minimum necessary to permit reasonable use of the property:

CWA Comment: *The requested variances may not represent the minimum relief necessary to permit reasonable use of the property, as a reduction in the proposed building footprint could reduce or remove the need for relief from the required setback and off-street parking requirements. The Board should consider whether alternative building configurations/locations could achieve greater compliance with the Zoning Ordinance. The applicant should also demonstrate the requested variances are the minimum necessary to permit reasonable use of the property.*

e) That the variance, if granted, would not compromise the public health, safety, and welfare:

CWA Comment: *The requested variance, if granted, may compromise the public health, safety, and welfare of the City. If the proposed building is constructed in accordance with the presented site plan, limited sight distance would be available for motorists and pedestrians using the Fordline sidewalk. Narrower maneuvering lanes near the Helen and Fordline entrances would result in tighter traffic patterns. Granting relief from the required number of parking spaces could provide greater flexibility to improve circulation patterns and maneuvering lanes. The Board of Zoning Appeals should consider the individual and cumulative impacts of each requested variance on pedestrian and motorist safety.*

RECOMMENDATION

Based on the findings presented above, we recommend denial of the requested variances due to not all five variance criteria being met.

We recommend the Board of Zoning Appeals discuss the considerations provided in this review prior to determining whether approval of any of the requested variances is appropriate. In making its decision, the Board can decide to grant a specific variance while denying others or grant partial relief of any request.

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