



CRESTFIELD

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TANNER

VIRGILIA

W WATTLES

E WATTLES

LAWSON

MIRACLE

ELIZABETH

SCOTTSDALE

BARBARA

WENDELTON

RUTHLAND

KIRK

LIVERSOIS

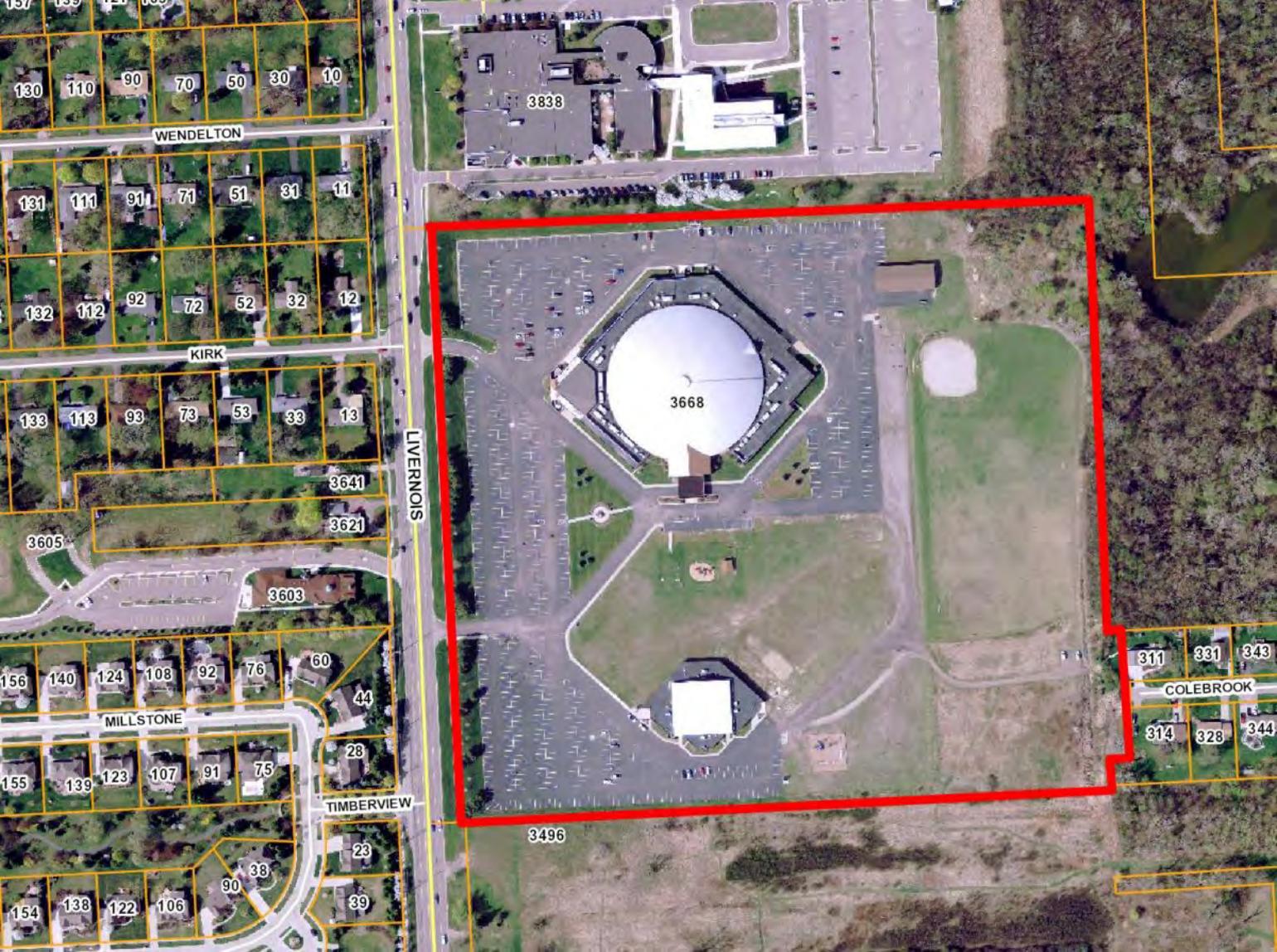
MILLSTONE

TIMBERVIEW

CHERISHED VIEW

COLEBROOK

TROMBLEY



WENDELTON

KIRK

LIVERNOIS

MILLSTONE

TIMBERVIEW

COLEBROOK

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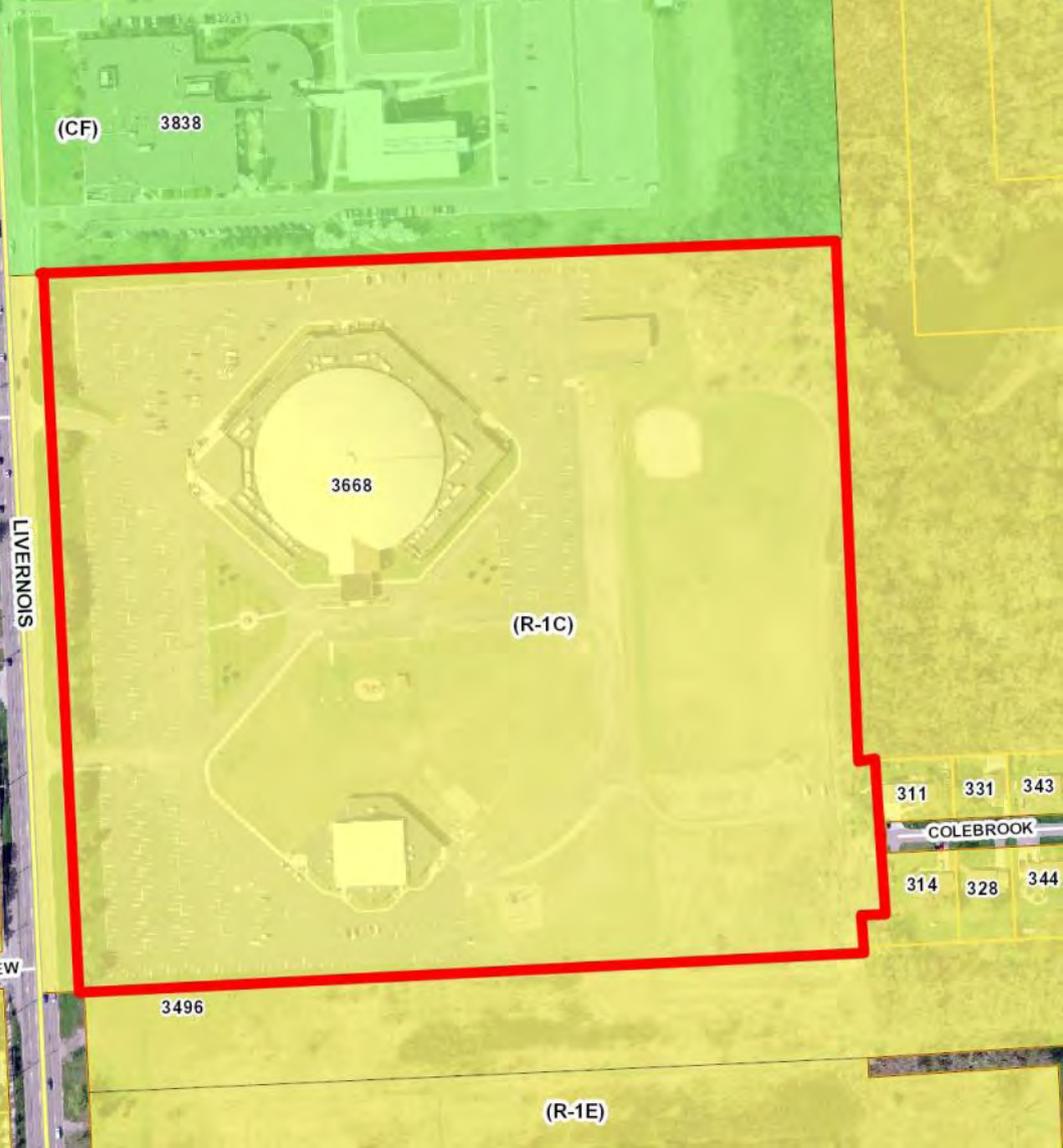
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ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



REGULAR MEETING FEE **\$150.00**
SPECIAL MEETING FEE **\$650.00**

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 3668 Livernois, Troy, MI 48083
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-22-101-034
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: 7.13.I.4 7.13.I.3
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: June 21, 2011
6. APPLICANT INFORMATION:
NAME Tom Kaszubski
COMPANY North Woodward Community Foundation
ADDRESS 1120 E. Long Lake Road
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-740-7600
E-MAIL nwcf@um.att.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Renter

8. OWNER OF SUBJECT PROPERTY:
NAME Richard Ramsdell - Business Manager
COMPANY Zion Christian Church Foundation
ADDRESS 3668 Livernois
CITY Troy STATE MI ZIP 48082
TELEPHONE 248-524-2400 ext.228
E-MAIL richard.ramsdell@zionchristian.org

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto

I, Richard Ramsdell (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  EXEC. DIR. DATE 5-2-2012

PRINT NAME: TOM KASZUBSKI

SIGNATURE OF PROPERTY OWNER  DATE 5/2/2012

PRINT NAME: RICHARD L. RAMSDELL
BUSINESS ADMINISTRATION EXECUTIVE

**REQUEST OF ZONING BOARD OF APPEALS
FOR
TROY FAMILY DAZE FESTIVAL**

ARTICLE 7 GENERAL PROVISIONS, 7.13 I OUTDOOR SPECIAL EVENTS

Relief from 7.13 I 4, the maximum duration of four (4) consecutive days to allow for eight (8) days for set-up, the festival and teardown of this event.

Set-up	Monday, September 10, 2012 – Wednesday, September 12, 2012
Festival	Thursday, September 13, 2012 – Sunday, September 16, 2012
Teardown	Monday, September 17, 2012

Relief from 7.13 I 3, the hours of operation for the end times for an Outdoor Special Event in a residential district:

Thursday	4 pm - 9 pm	instead of 8 pm
Friday	4 pm - 11 pm	instead of 10 pm
Saturday	11 am - 11 pm	instead of 10 pm
Sunday	9 am* - 9 pm	instead of 8 pm

* Pancake Breakfast 9am -1pm, Festival open at 1 pm

JUSTIFICATION OF REQUEST

Duration of the Festival

- This event is unique to other events that are held in the City of Troy as it is a large scale community event. Most individuals or groups would not be asking for an event of this magnitude.
- It is not possible to set up such an event, hold the festival and tear down within the four (4) days duration for an Outdoor Special Event.
- Arnold Amusement Company will begin to arrive early Monday morning September 10, 2012. They will require Monday, Tuesday and Wednesday to set up the carnival rides.
- The tents and trailers will also arrive on Monday, September 10, 2012 to allow adequate time for the remainder of the set-up around these structures by the volunteers to be ready for an opening on Thursday.
- The fence will be installed on Monday, September 10, 2012 to secure the area.
- For the event to cover all costs for the overhead associated with the festival four days, Thursday September 13th through Sunday, September 16th are needed.
- The festival will end on Sunday night and tear down begins.
- Arnold Amusement departs on Monday, September 17, 2012.
- Tents Trailers and fencing are removed from the site on Monday, September 17, 2012.
- By the end of the day Monday the site is restore to the before festival condition.

Hours of the Festival

- There are few sites within the City large enough to accommodate a community event of this scale
- The City indicated that City parks could not be used for this type of event.

- Church sites are one of the few sites within the City with enough acreage to handle the event and provide on-site parking. Church sites are also under utilized for the majority of the week thus allowing this type of activity to take place.
- Unfortunately church sites are mainly located in Residential zoning thus imposing stricter hours of operation than other zoning classifications. We are not requesting hours of operation that would be allowed in any other zoning classification.
- We selected a site that had the least impact on the adjoining properties
 - Property to North is zoned CF and is Walsh College. Walsh College also offered their parking as overflow parking.
 - Property to the East is zoned R4. We located the carnival rides over 600 feet from the property line
 - Property to the South is zoned R4 and is vacant as it was to be developed into a City park
 - Property to west is zoned R3. The makeup is a residential neighborhood and St. Mark's Coptic Church. These properties are west of Livernois. The rear property line for the residences is a minimum of 170 feet from the closest carnival ride.
 - We have indicated to the ride vendor to locate the children and smaller adult rides to the west and the spectacular rides further to the east thus reducing the impact on the residences to the west.
 - The west property line of the site has a landscaped berm that will also assist at reducing the impact.
- We plan on the parking entrance and admission to close as follows

Thursday	8:30 pm
Friday	10 pm
Saturday	10 pm
Sunday	8:30 pm
- There is no charge for parking or for riding the shuttles from Walsh or St. Nick's so there is no reason to park down subdivision streets, again reducing the impact on the neighbors.
- If a sponsor is found for the fireworks they are planned for Saturday evening with the back-up date being Sunday. At that time of year it is not even dark enough on Sunday to begin the fireworks until 8:30 pm.
- We are planning an event that is a clean, fun event for the entire family. We would like the teens to be able to be enjoy the festival also, especially those who work on Friday and Saturday. By allow the extended hours that would be allowed in any other zoning classification everyone has the opportunity to enjoy this event.

In 2011, the North Woodward Community Foundation along with the use of the grounds of Zion Christian Church and the volunteers brought back the festival for the community. A safe, family oriented and profitable event was held with no incidents. We are requesting the same variances, as was granted in 2011, for this year's festival. Help us to continue to make this event successful by granting these variances.

Property: Zion Christian Church

Parcel Number: 88-20-22-101-034

Legal Description: T2N, R11E, SEC 22 SW ¼ OF NW ¼ EXC S 5 ACRES, ALSO EXC THAT PART PLATTED INTO "SUPERVISOT'S PLAT NO. 6", ALSO EXC W 60 FT THEROF TAKEN FOR LIVERNOIS RD, ALSO EXC BEG AT NW COR OF 'CLOVERDALE FARMS', TH S 89-44-00 W 15 FT, TH S 00-33-00 W 136 FT, TH N 90-44-00 E 15 FT, TH N 00-33-00 W 136 FT TO BEG 33.38 A 4-15-98 FR 031

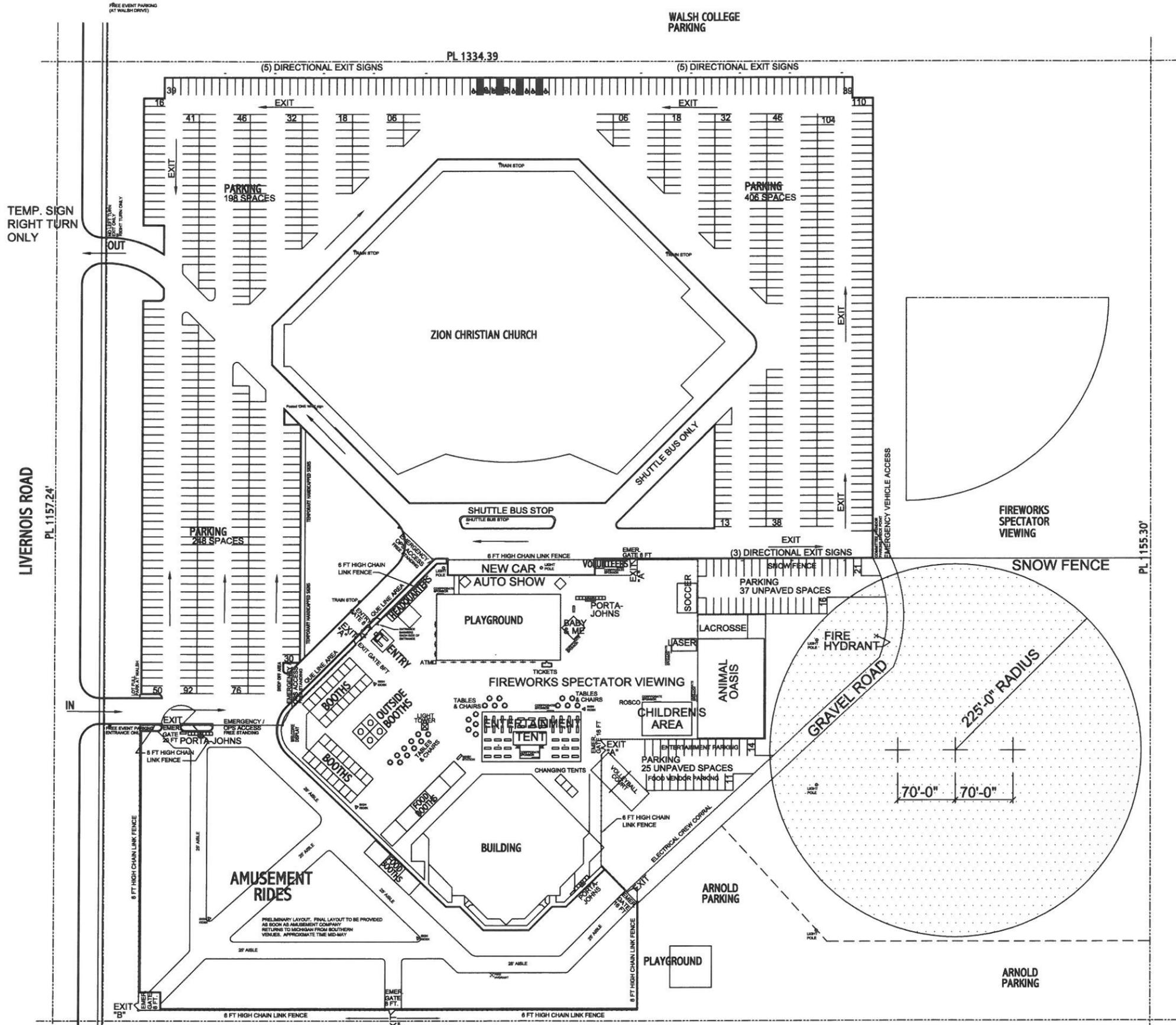
Containing 35.56 Acres

Property: Zion Christian Church

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Containing 35.56 Acres



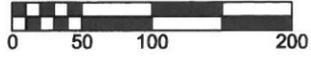
PARKING ON SITE	852 PAVED SPACES 8 PAVED HCP 62 UNPAVED SPACES
WALSH	900 PAVED SPACES
TOTAL	1,822 SPACES
ST. NICK'S	OVERFLOW

TEMP. SIGN
RIGHT TURN ONLY

LIVERNOIS ROAD
PL 1157.24'

PL 1155.30'

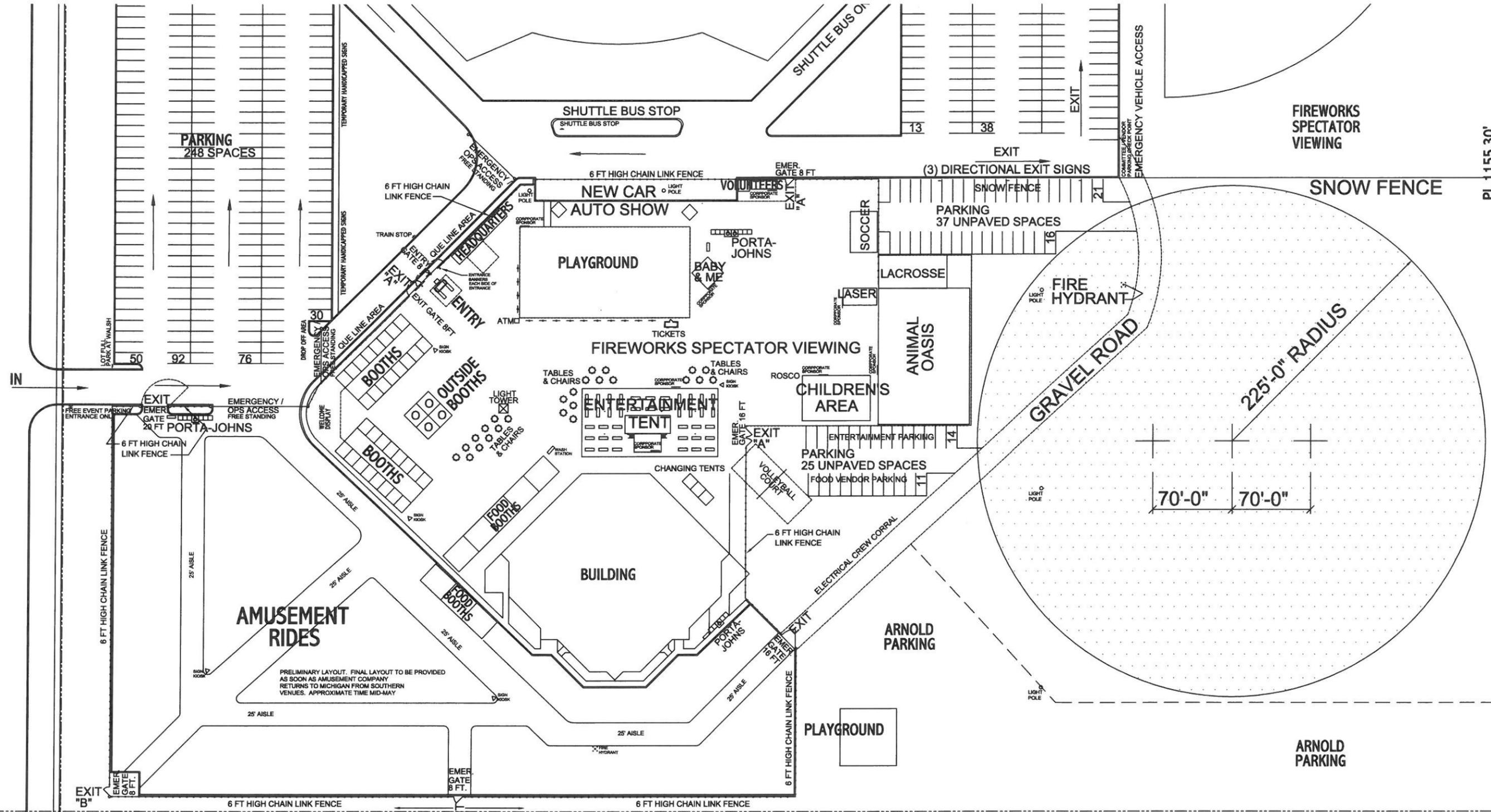
PL 1327.14'
FINAL LOCATION OF THIS GATE WILL BE DETERMINED AS SOON AS WE RECEIVE FINAL LAYOUT FROM AMUSEMENT COMPANY WILL BE WITHIN THE AREA DEFINED BY ARROWS



LIVERNOIS ROAD

PL 1157.24'

PL 1155.30'



PRELIMINARY LAYOUT. FINAL LAYOUT TO BE PROVIDED AS SOON AS AMUSEMENT COMPANY RETURNS TO MICHIGAN FROM SOUTHERN VENUES. APPROXIMATE TIME MID-MAY

FINAL LOCATION OF THIS GATE WILL BE DETERMINED AS SOON AS WE RECEIVE FINAL LAYOUT FROM AMUSEMENT COMPANY. WILL BE WITHIN THE AREA DEFINED BY ARROWS



**TROY FAMILY DAZE
SITE PLAN 2012**

