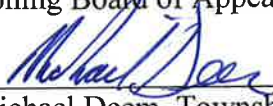


MEMORANDUM

To: Zoning Board of Appeals Members

From: 
Michael Deem, Township Planner

Date: August 3, 2010

Subject: **ZBA #10-1922 – 1330 Grand Pointe Court - Grand Blanc Care Center
PID # 12-07-626-009, GC (General Commercial)
Request: Variance for Elderly Housing without access to two (2) Arterial
Roads**

PURPOSE

The applicant is seeking relief from the Grand Blanc Township Zoning Ordinance to construct a Skill Nursing Facility without access to two (2) Arterial Roads located at 1330 Grand Pointe Court.

BACKGROUND

The subject site is zoned GC, General Commercial. The applicant has purchase Unit 4 of the Grand Pointe Condominium which is located at Hill Road and I-475. The one hundred and twenty (120) bed skilled nursing facility does not have direct access to two (2) arterial roads, however, it is within one (1) block of Hill Road and a quarter (¼) mile of I-475 Expressway.

REQUESTED VARIANCE

The applicant is seeking a variance from Article 4, Section 4.38 No. 3, Housing in Non-Single Family Districts.

STANDARDS FOR CONSIDERATION

Article 7.4.5.A states that the ZBA may authorize a variance from the strict application of the area or dimensional standard of this Ordinance when the applicant demonstrates all of the following conditions “i-v” or condition “vi” applies:

- i. Practical difficulty: This means that site conditions on the subject site exist to unreasonably prevent the proposed building from strict compliance with the Ordinance.

Please refer to the application for a statement of practical difficulty.

- ii. Unique situation: This means that the above-demonstrated practical difficulty results from exceptional circumstances or conditions applying to the subject site at the time the

Ordinance was adopted or amended which are different than typical properties in the same zoning district or the vicinity.

Please refer to the application for a statement of unique situation.

- iii. Not self-created: This means the applicant is not creating the problem.

Please refer to the application for a statement that the problem is not self-created.

- iv. Substantial justice: This means that granting these variances would provide property rights similar to those enjoyed by the majority of other properties in the vicinity and in the same zoning district.

Please refer to the application for a statement of substantial justice.

- v. Minimum variance necessary: This means that the requested variances are the minimum necessary to grant relief from the demonstrated practical difficulty.

Please refer to the application for a statement that this is the minimum variance necessary.

- vi. Compliance with other laws: This means that other local, state, or federal laws allow for less strict regulations.

To the best of staff's knowledge, no other local, state, or federal laws would allow for less strict regulations.