

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
April 12, 2012**

Blue Sky Session – 7:00 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the March 8, 2012 Meeting Minutes

Old Business

New Business

4. **Livingston Center of Allergy, Sinus & Asthma P.C. of 8546 W. Grand River, Brighton, MI 48116** is proposing 16 square feet of ground signage on an existing ground sign located at 8550 W. Grand River. **Section 66-91 (a) (14) (s)** prohibits off-premises signs. A variance to allow an off premise sign is being requested.
5. **Ricky R. DeBruyne of 5617 Crooked Lake Road, Howell MI 48843** is requesting a use variance for 301 Appian Way to allow a live professional theatre use in an LIP, Light Industrial Park zoning district. **Section 98-687 (a) (4)** states the Board of Appeals may permit variation in the use and location of buildings on any lot abutting a different zoning district, provided that the use or location shall not have an undesirable effect upon the more restricted district and provided further that the yard requirements cannot be less than 50 percent of the requirements for the more restricted district, and provided further that the variation shall not extend more than 50 feet into the more restricted district.

The applicant is proposing to occupy the existing building at 301 Appian Way with a live professional theatre use. The proposed use and the neighboring tenants require 158 on-site parking spaces per Section 98-85 of the Zoning Ordinance and the proposed on-site parking spaces will total 75. **Section 98-85 Parking Space Requirements** states that a theatre use requires one parking space for each three seats plus one for each two employees on the largest work shift, a manufacturing, utility, research, and development facility requires one parking space for each employee on the largest work shift plus one for each 200 square feet of office reception area and general business office uses require one parking space per 200 square feet of GFA. **Section 98-81** states any building, structure or use of land that is constructed, established or enlarged, or which use changes, shall provide on-site, well-designed, landscaped and illuminated vehicle parking and loading areas that meet the following minimum provisions. A variance of 83 parking spaces is being requested.

6. Staff Updates
7. Call to the Public
8. Adjournment