



# CITY OF MADISON HEIGHTS ZONING BOARD OF APPEALS APPLICATION

Application No.:

12BA23-0011

Date Filed:

8-7-23

(This application must be typed)

SUBMIT TWO ORIGINAL COPIES

1. **Petitioner:** Name: 876 Horace Brown LLC  
Address: 876 Horace Brown Drive  
City: Madison Heights State: MI Zip: 48071  
Telephone: 313-580-2261 Fax: \_\_\_\_\_  
Email: niko@mmdco.com
2. **Petitioner's Interest in Property:** Owner
3. **Property Owner:** (Attach list if more than one owner)  
Name: 876 Horace Brown LLC  
Address (Street): 876 Horace Brown Drive  
City: Madison Heights State: MI Zip: 48071  
Telephone: 313-580-2261  
Email: niko@mmdco.com
4. **Property Description:**  
Address: 876 Horace Brown Drive, Madison Heights MI 48071  
Tax Parcel #: 44 - 25- - 11- -201- -032  
Legal Description - Attach if metes and bounds description.  
If in a subdivision: Lot #: N/A  
Subdivision name: N/A  
Lot size: 4.01 acres  
Size of proposed building or addition: N/A
5. **Present Zoning of Property:** O1 Office **Present Use:** Office
6. **Action Requested:** (Check the appropriate section and attach response on separate sheets)

☐ **APPEAL OF AN ADMINISTRATIVE DECISION (Administrative Review)**

The applicant requests the Board of Appeals to reverse/modify the \_\_\_\_\_  
decision/interpretation of Article \_\_\_\_\_, Section \_\_\_\_\_. The decision should be  
reversed/modified because: (On a separate sheet describe in detail the nature of the problem, the  
reason for the request and the desired remedy)

## ZONING BOARD OF APPEALS APPLICATION

6. **Action Requested:** (Continued) (Check the appropriate section and attach response on separate sheets)

☐ **VARIANCE**

Request is hereby made for permission to erect ☐ alter ☐ convert ☐ or use ☐ a

Contrary to the requirements of Section(s) \_\_\_\_\_ of the Zoning Ordinance  
 \_\_\_\_\_ of the Zoning Ordinance  
 \_\_\_\_\_ of the Zoning Ordinance

The following questions must be answered fully on a separate sheet of paper:

- A. Clearly explain the variance desired and how the proposed building and/or use is contrary to the Zoning Ordinance.
- B. Explain the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district. (Note: Your district includes all areas of the City sharing a zoning designation with your property. If your zoning classification were B-1 (Local Business) your district would include all City lands zoned B-1.)
- C. Explain why the literal interpretation of the provisions of this ordinance deprives you of rights commonly enjoyed by others in the same zoning district.
- D. Did the special conditions and/or circumstances result from your actions?
- E. Can you use the property in a manner permitted by the Ordinance if a variance is not granted? Is this the minimum variance you need to use the property in the way you want?
- F. Will granting the variance change the essential character of the area?

☐ **TEMPORARY PERMIT**

Applicant is requesting a Temporary Use ☐ and/or a Temporary Structure ☐

Describe in detail the proposed use or structure and the length of time requested.

☐ **INTERPRETATION OF ORDINANCE LANGUAGE IN SECTION** \_\_\_\_\_

Describe in detail the nature of the requested interpretation.

☐ **PUBLIC UTILITY BUILDING**

Describe in detail the proposed use or structure.

☒ **OTHER ACTION**

Describe in detail action requested.

7. **CASE HISTORY**

Have you been denied a permit for a building, sign or use on this property? Yes ☐ No ☒

Has there been any previous appeal involving these premises? Yes ☐ No ☒

(If yes, provide character and disposition of previous appeals.)

# ZONING BOARD OF APPEALS APPLICATION

Application No.:

ZBA23-0011

Applicant(s) and property owner(s) hereby consent to city staff, board and commission members, and contractors to access the property for purposes of evaluating the site for the requested action(s).

**FOR THE OWNER:**

Signature

Printed Name 876 Horace Brown LLCDate 8/7/2023**FOR THE APPLICANT IF NOT THE OWNER:**

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

Note: A notarized letter of authority or a power of attorney may be substituted for the original signature of the owner.

Notices are to be sent to the Applicant ☒ Owner ☐

**ATTACHED HERETO, AND MADE PART OF THIS APPLICATION, ARE THE FOLLOWING:** (All required items must be submitted with this application)

- ☐ 1. Two copies of drawings of Site Plan (no larger than 11"x 17") drawn to scale and containing all necessary dimensions and all features involved in this appeal, including measurements showing open space on abutting properties. PDF
- ☐ 2. Dimensioned elevations of all buildings involved in the requested variance.
- ☐ 3. All required responses to above items.
- ☐ 4. Building permit application if applicable.
- ☐ 5. Letter of authority if applicable
- ☐ 6. Applicable fees:
  - A. Variance Review (Single Family) \$300.00
  - B. Variance Review (Dimensional) \$400.00 plus \$300 per variance
  - C. Use Variance Review \$1,000.00
  - D. Appeal of Administrative Decision \$400.00

## OFFICE USE ONLY

**APPROVALS**

Approved for hearing by City Attorney \_\_\_\_\_

Approved for hearing by C.D.D. \_\_\_\_\_

Reviewed by Site Plan Committee \_\_\_\_\_

**INTER-DEPARTMENTAL NOTIFICATION**

Community Development Department \_\_\_\_\_

Fire Department \_\_\_\_\_

Department of Public Services \_\_\_\_\_

**ZONING BOARD OF APPEALS**

APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

FEE: \$ 1000PAID: 8-7-23

RECEIPT NO. \_\_\_\_\_

Dear Zoning Appeals Committee,

I hope this email finds you well. I am writing to formally request permission to continue the existing usage of the event space at 876 Horace Brown Drive, which we purchased on April 1, 2022.

It has come to our attention that the event space at this address is considered a non-conforming use according to Section 10.503 6c of the Code of Ordinances. However, the building has a historical precedent of being utilized for such purposes. The former owner, United Food and Commercial Workers, operated this space not only as union hall offices but also extensively used the large adjoining area for union meetings. Furthermore, this space has served as a venue for numerous events, including Chamber of Commerce meetings and similar community functions.

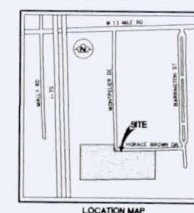
Building on this legacy, we are keen to continue employing the area as an event space, catering to City events, private functions, and more. We also aim to offer catering services and alcohol availability during these events, ensuring a comprehensive experience for our attendees.

Understanding and respecting community norms and standards, we are committed to exercising prudence in our operations. We pledge to adhere to a reasonable time restriction with events concluding by 11pm. Additionally, we will ensure that any outdoor activities or noise is maintained at levels that do not disturb our neighbors or violate any existing regulations.

We sincerely hope that our request aligns with the community's vision for the development and utilization of spaces within our beautiful city. We are more than willing to discuss any concerns or suggestions you may have and work towards a mutually beneficial arrangement.

Thank you for considering our request, and we look forward to hearing from you soon.



[illegible]

**ALTA / NSPS**  
**Land Title Survey**

PROFESSIONAL



STATE OF MICHIGAN  
KEVIN  
CHRISTOPHER  
NAVAROLI  
License No.  
4001053503

DRAWN BY:  
**A.G.**

APPROVED BY  
**K.N./R.FRAUS**

EMAIL:  
**rfraus@nfc-engr.com**

DATE ISSUED  
**01-11-2022**

SCALE:  
**1"= 30'**


NFC JOB NO. SHEET NO.  
**M773 1 of 1**



# Untitled Map

876 Horace Brown Drive

## Legend

 876 Horace Brown Dr



Google Earth

© 2023 Google

6.32 ft






# Untitled Map

876 Horace Brown Drive

## Legend

 876 Horace Brown Dr



Google Earth

© 2023 Google

6.52 ft





**Erin Bourdic**

---

**From:** Erin Bourdic <erin.bourdic650@gmail.com>  
**Sent:** Monday, August 7, 2023 10:48 AM  
**To:** Erin Bourdic



Sent from my iPhone



**Erin Bourdic**

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**From:** Erin Bourdic <erin.bourdic650@gmail.com>  
**Sent:** Monday, August 7, 2023 10:48 AM  
**To:** Erin Bourdic

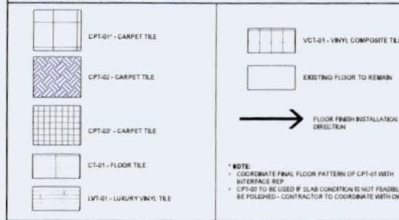


Sent from my iPhone

# **FINISH GENERAL NOTES**

- ALL FINISHES INDICATED ARE SABS OF DESIGN.
- ALL FINISHES SHALL BE PROVIDED AS SPECIFIC, NO SUBSTITUTIONS, U.O.N.
- ANY NOTE REFERRING TO "WATCH EXISTING" REQUIRES EXISTING FINISH DETAILS TO BE REPLICATED IN FULL UPON COMPLETION OF THE WORK IN THE GIVEN AREA.
- DISCREPANCIES IN THE FINISH DESIGNATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR CLARIFICATION.
- WIRING, ACCESS PANELS, MECHANICAL DEVICES, ETC. SHALL BE FINISHED TO MATCH ADJACENT SURFACES U.O.N.
- PATCH AND REPAIR ALL EXISTING FINISHES / SURFACES THAT MAY BE AFFECTED BY NEW CONSTRUCTION.
- REPAIRS LOCATED IN CEILING AND NOT TO CEILING APPLICABLE TO MATCH CEILING SUSPENSION SYSTEM.
- REFER TO ROOM FINISH SCHEDULE AND MATERIAL LEGEND FOR ADDITIONAL FINISH INFORMATION.
- REFER TO ROOM FINISH SCHEDULE AND MATERIAL LEGEND INTERIOR ELEVATIONS FOR SP-AT PRELIMINARY GLASS FIRM LOCATIONS.

## **FLOOR FINISH LEGEND**

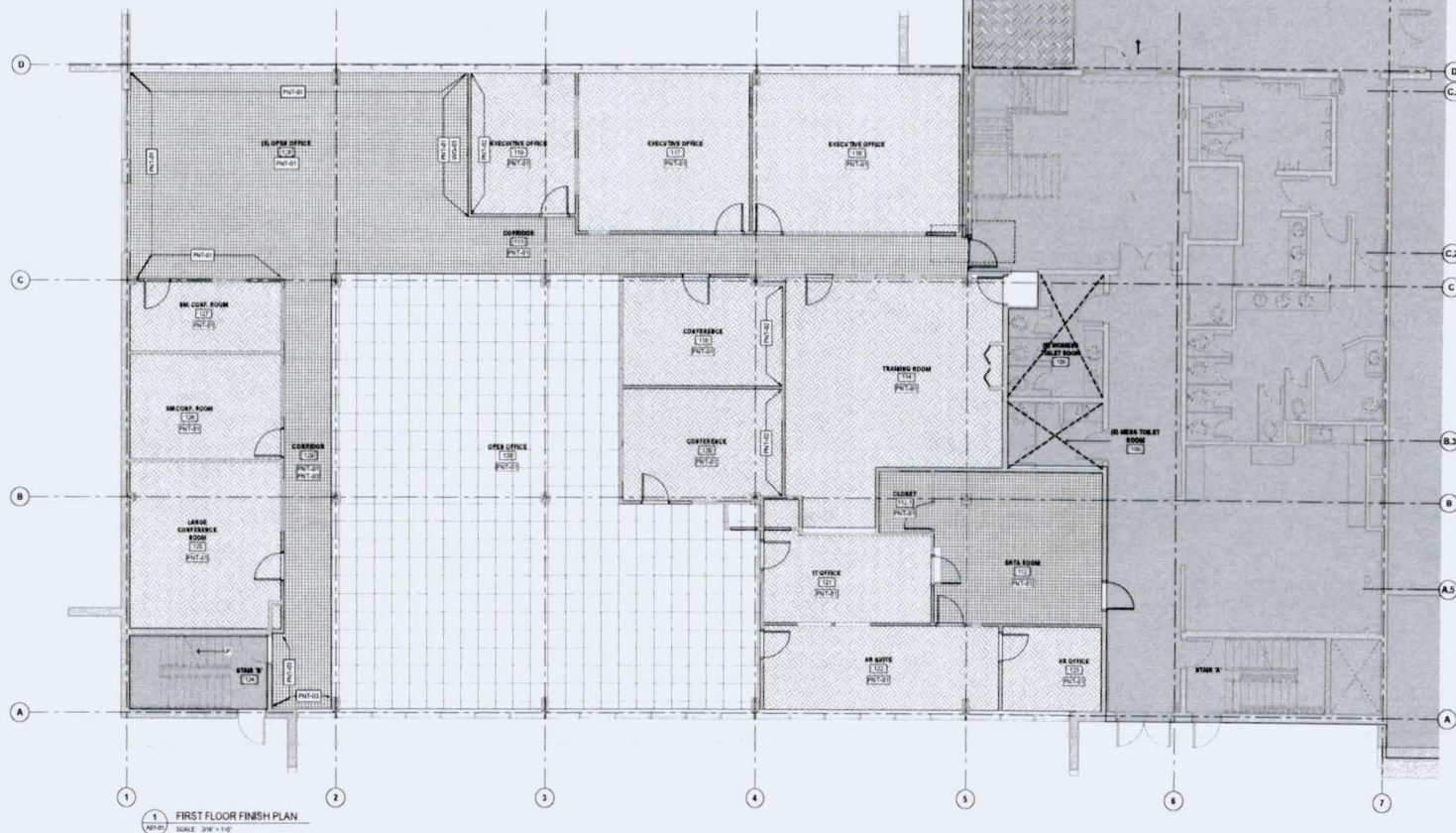


# **PAINT NOTES**

- ALL GYPSON BOARD CEILING & SOFFIT SCHEDULED TO RECEIVE PAINT SHALL RECEIVE A FLAT FINISH U.O.N.
- WET AREA CEILING TO RECEIVE PAINT SHALL RECEIVE SEMI-GLOSS FINISH (E.G. TOILET ROOMS) U.O.N.
- WALLS SCHEDULED TO RECEIVE PAINT AND ALL COLUMNS SHALL RECEIVE AN EGGSHELL FINISH U.O.N.
- ALL DOORS AND FRAMES TO RECEIVE PAINT SHALL RECEIVE A SEMI-GLOSS FINISH.
- TYPICAL CONDITIONS HAVE BEEN INDICATED ON DRAWINGS BUT DO NOT EXPRESS ALL CONDITIONS. THE LOCATION OF PAINTING JOBS NOT PRELUDE PAINTING ON OTHER AREAS NOT INDICATED ON DRAWINGS. REFER TO ROOM FINISH SCHEDULES.
- PROVIDE ACCENT PAINT COLOR WORKING FOR ARCHITECT APPROVAL OF ACCENT PAINT COLOR AND LOCATIONS.
- REFER TO ROOM FINISH SCHEDULE, FINISH FLOOR PLANS, AND ELEVATIONS FOR LOCATIONS OF ACCENT PAINT COLOR.
- ALL EXPOSED CEILING TO BE PAINTED AS INDICATED ON ROOM FINISH SCHEDULE AND REFLECTED CEILING PLANS U.O.N.
- SURFACES SCHEDULED TO RECEIVE PAINT SHALL RECEIVE PAINT BEHIND BUREAU, TACK BOARD, MARKER BOARD, AND OTHER APPLIED SURFACES.
- ALL COLUMNS TO RECEIVE PAINT FINISH U.O.N.

## **FLOORING NOTES**

- REFER TO FINISH PLANS FOR FLOOR PATTERN INTENT.
- EXTEND FLOORING INTO THE SPACES AND KNEE SPACES AS NEEDED.
- ALL GROUT JOINTS TO ALIGN UNLESS NOTED OTHERWISE. CONTRACTOR TO SUBMIT PROPOSED GROUT / TILE LAYOUT TO ARCHITECT FOR REVIEW & APPROVAL.
- PREPARE ALL FLOORING SUBSTRATES TO RECEIVE NEW FLOORING MATERIAL. MAKE ALL TRANSFERS FLUSH AND CLEAN AS REQUIRED TO RECEIVE NEW FLOORING MATERIAL.
- INSTALL FLOORING MATERIAL UNDER ALL FLOOR MOUNTED EQUIPMENT.
- FLOORING CONTRACTOR TO SUBMIT DRAINAGE & INSTALLATION PATTERNS TO ARCHITECT FOR ACCEPTANCE PRIOR TO INSTALLATION.
- TERMINATE FLOORING MATERIAL AT CENTER OF DOOR WHERE ADJACENT FINISH AND / OR COLOR IS DIFFERENT U.O.N.
- TRANSITION STRIP SHALL BE USED AT MATERIAL HEIGHT DIFFERENCES OR AT DIFFERENT MATERIAL, INCLUDING TRANSITIONS AT CENTER OF CORRIDOR OR OPENING U.O.N.
- REFER TO ROOM FINISH SCHEDULES AND FLOOR FINISH PLANS FOR WALL BASE LOCATIONS, WALL BASE PROFILE, INFORMATION IN MATERIAL LEGEND.
- RAMP ON TO BE PREPARED AND FINISHED TO RECEIVE CARPET TILE FLOORING.
- W-B-01 TO BE INSTALLED AT ALL CORE PERIMETERS AND CORRIDORS U.O.N.





Adapted from *Journal of the American Academy of Child and Adolescent Psychiatry*, 37(12):1393-1400, 1998. Copyright © 1998 by Williams & Wilkins.

## PAINT NOTES

- [illegible]

## FLOORING NOTES

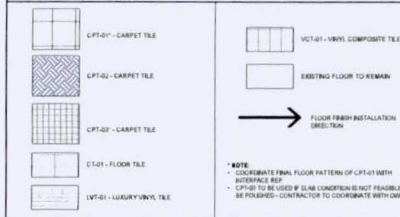
91. FURNISH CONTRACTOR TO FURNISH PLANS FOR FLOOR PATTERNS MINIMUM
92. EXTEND FLOORING INTO THE SPACES AND KNEE SPACES AS NEEDED.
93. ALL JOINTS MUST TO ALIGN UNLESS NOTED OTHERWISE. CONTRACTOR TO SUBMIT DOWNSHED GRID/TILE LAYOUT TO ARCHITECT FOR REVIEW & APPROVAL.
94. PROVIDE ALL JOINTS TO BE PROTECTED TO PREVENT FLOORING MATERIAL, MAKE ALL TRANSITIONS FLOOR AND CEILING TO PREVENT FLOORING MATERIAL.
95. INSTALL FLOORING MATERIAL UNDER ALL FLOOR MOUNTED EQUIPMENT.
96. FURNISH CONTRACTOR TO SUBMIT DOWNSHED & INSTALLATION PATTERNS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
97. TERMINATE FLOORING MATERIAL AT CENTER OF ROOM WHERE ADJACENT FINISHES AND FOR COLOR & DIRECTIONAL USE.
98. TRANSITION STRIPS SHALL BE USED AT FLOORING HEIGHT DIFFERENCES OR AT DISCREPANCY MATERIAL. INCLUDING TRANSITION STRIPS OF COLOR OR OF FINISH OR OF OPENING USE.
99. CONTRACTOR TO PROVIDE FINISHES IN FLOORING PLANS FOR WALL BASE LOCATIONS WALL BASE PROFILE INFORMATION IN MATERIALS LOGS.
100. SAMPLES TO BE PREPARED AND FINISHED TO REPRESENT CARETAKER FLOORING.



# FINISH GENERAL NOTES

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- UNDESIRABLES IN THE FINISH DESIGNATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESELECTION OR CORRECTION.
- WIRING, ACCESS PANELS, MECHANICAL DEVICES, ETC. SHALL BE FINISHED TO MATCH ADJACENT SURFACE U.O.N.
- PATCH AND REPAIR ALL EXISTING FINISHES/SURFACES THAT MAY BE AFFECTED BY NEW CONSTRUCTION.
- DIFFUSERS LOCATED IN ACT-01 AND ACT-02 CEILING APPLICATIONS TO MATCH LEASING SUSPENSION SYSTEM.
- REFER TO ROOM FINISH SCHEDULE AND MATERIAL LEGEND FOR ADDITIONAL FINISH INFORMATION.
- REFER TO ROOM FINISH SCHEDULE AND MATERIAL LEGEND INTERIOR ELEVATIONS FOR SP-01 PRIORITY GLASS FLOW LOCATIONS.

## FLOOR FINISH LEGEND

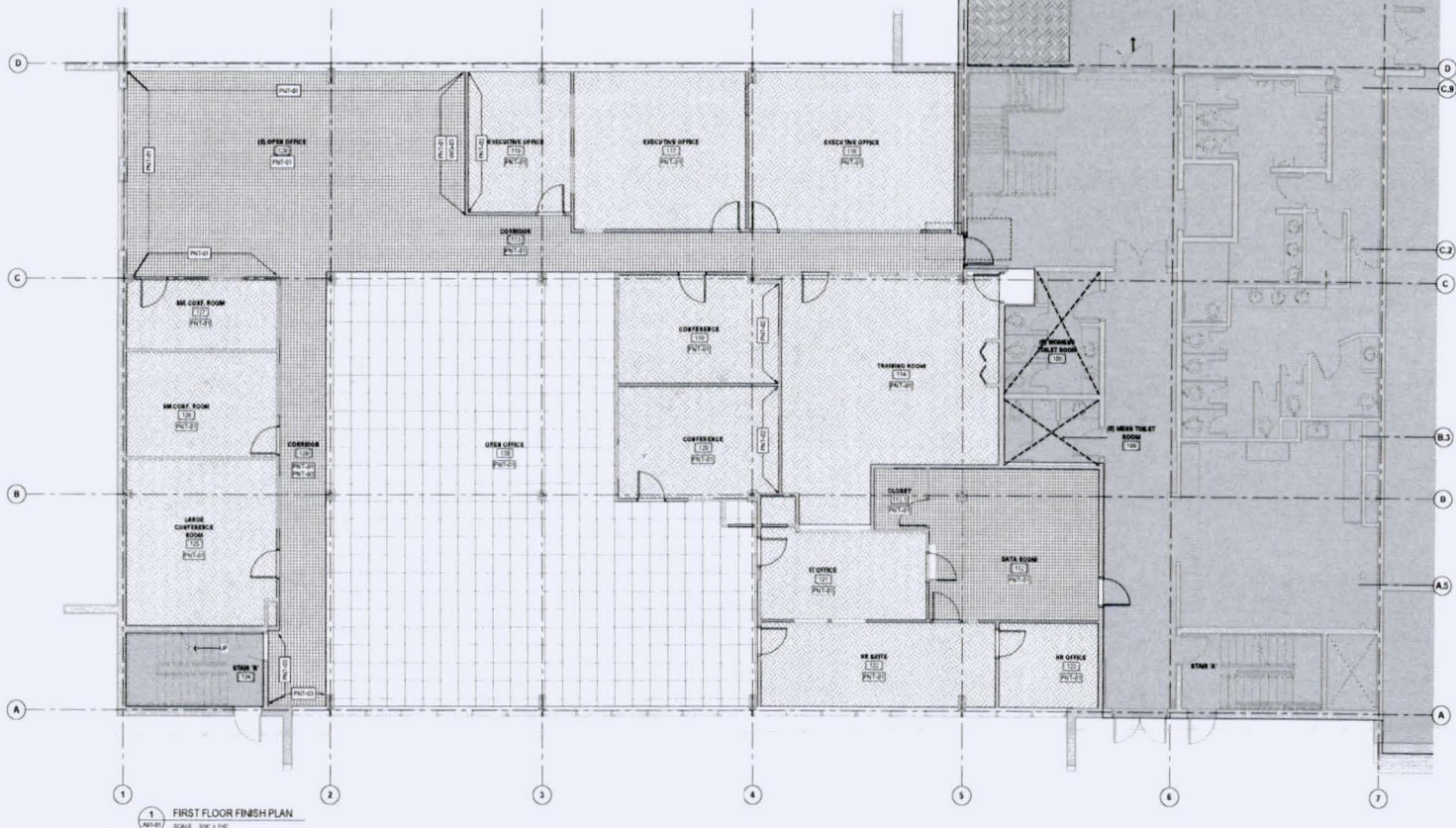


# PAINT NOTES

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- PROVIDE ACCENT PAINT COLOR WORKUP FOR ARCHITECT APPROVAL OF ACCENT PAINT COLORS AND LOCATIONS.
- REFER TO ROOM FINISH SCHEDULE, FINISH FLOOR PLANS, AND ELEVATIONS FOR LOCATIONS OF ACCENT PAINT COLORS.
- ALL EXPOSED CEILING TO BE PAINTED AS INDICATED ON ROOM FINISH SCHEDULE AND REFLECTED CEILING PLANS U.O.N.
- SURFACES SCHEDULED TO RECEIVE PAINT SHALL RECEIVE PAINT BEHIND SCREENING, TACK BOARD, MARKER BOARD, AND OTHER APPLIED SURFACES.
- ALL COLUMNS TO RECEIVE PAINT FIN-01 U.O.N.

# FLOORING NOTES

- REFER TO FINISH PLANS FOR FLOOR PATTERN/INTENT.
- EXTING FLOORING INTO THE SPACES AND MAKE SPACES AS NEEDED.
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- TERMINATE FLOORING MATERIAL AT CENTER OF DOOR WHERE ADJACENT FINISH AND FLOOR COLOR IS DISCREPANT U.O.N.
- TRANSITION STRIPS SHALL BE USED AT MATERIAL HEIGHT DIFFERENCES OR AT DISCREPANT MATERIAL, INCLUDING TRANSITIONS AT CENTER OF GOREWAY OR OPENING U.O.N.
- REFER TO ROOM FINISH SCHEDULE AND FLOOR FINISH PLANS FOR WALL BASE LOCATIONS. WALL BASE PROFILE INFORMATION IN MATERIAL LEGEND.
- RAMP ON TO BE PREPARED AND FINISHED TO RECEIVE CARPET TILE FLOORING.
- WALLS TO BE INSTALLED AT ALL CORE PERIMETERS AND CORRIDORS, U.O.N.



DATE	ISSUED FOR	REV
04/10/2023	NO REVIEW	1
04/10/2023	NO REVIEW	2
04/10/2023	NO REVIEW	3

This drawing shall not be used for construction purposes until the seal appearing herein is signed and dated by the Architect or Engineer.

## Project Information

### Key Plan

Consultants:  
 Civil: LSA  
 Landscape: LSA  
 Architectural: LSA  
 Mechanical: OSBORN ENGINEERING  
 Electrical: OSBORN ENGINEERING

## Seal



## NORR

1500 Jefferson Avenue, Suite 1500  
 Baltimore, MD 21202  
 Tel: 410.528.1000



20200 Telegraph Road, Suite 200  
 Englewood, CO 80155  
 Tel: 303.755.0000

Project Manager	N. DENNIS
Design Lead	N. DENNIS
Design	N. DENNIS
Client	OSBORN ENGINEERING

## Project

**INTERIOR OFFICE RENOVATIONS**  
 615 Howard Street Dr.  
 Baltimore, Maryland 21202

## Drawing Title

**FIRST FLOOR FINISH PLAN**

## Scale

As indicated

## Project No.

JC0723-0006

## Drawing No.

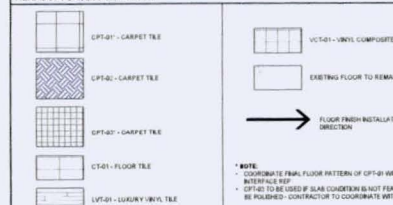
A91-01



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- WIREWAYS, ACCESS PANELS, MECHANICAL DEVICES, ETC. SHALL BE FINISHED TO MATCH ADJACENT SURFACE U.O.N.
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- DIFFUSERS LOCATED IN ACT-01 AND ACT-02 CEILING APPLICATIONS TO MATCH CEILING SUSPENSION SYSTEM.
- REFER TO ROOM FINISH SCHEDULE AND MATERIAL LEGEND FOR ADDITIONAL FINISH INFORMATION.
- REFER TO ROOM FINISH SCHEDULE AND MATERIAL LEGEND FOR UP-01 FINISH GLASS FILM LOCATIONS.

## FLOOR FINISH LEGEND



# PAINT NOTES

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- ALL COLUMNS TO RECEIVE PAINT UP U.O.N.

## FLOORING NOTES

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- REFER TO ROOM FINISH SCHEDULE AND FLOOR FINISH PLANS FOR WALL BASE LOCATIONS WALL BASE PROFILE INFORMATION IN MATERIAL LEGEND.
- RAMP ON TO BE PREPARED AND FINISHED TO RECEIVE CARPET TILE FLOORING.
- WBS-01 TO BE INSTALLED AT ALL CORE PERIMETERS AND CORRIDORS U.O.N.

