



**SPECIAL MEETING
ZONING BOARD OF APPEALS
Thursday, January 20, 2022 at 5:00 p.m.
City of New Buffalo
224 W. Buffalo Street
New Buffalo MI 49117**

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Previous Minutes- August 26, 2021
5. Public Comment
6. Public Hearing
 - a. Variance Request 207 N. Whittaker Street – Allow variance to continue the existing 3-foot rear setback to the existing building and new addition; to continue the existing 1-foot west side setback to the property line, on existing building; and to allow for a 1-foot side yard setback on the east side of the new building.
7. Unfinished Business
8. New Business
 - a. Variance Request 207 N. Whittaker Street – Allow variance to continue the existing 3-foot rear setback to the existing building and new addition; to continue the existing 1-foot west side setback to the property line, on existing building; and to allow for a 1-foot side yard setback on the east side of the new building.
9. Adjournment

Call to Order at 5:02 p.m.

Pledge of Allegiance – ZBA Board members led the Pledge of Allegiance.

Roll Call: Pokuta, Borg, Parelo, Smith

Absent: Cooper, Gabryszewski, Joseph

City Staff Present: City Manager, Darwin Watson; City Clerk, Amy Fidler; Building Official, Ted Hanson.

Approval of Agenda. Motion by Borg, seconded by Pokuta to approve the agenda:

Roll call vote:

AYES: Pokuta, Borg, Parelo, Smith

NAYES:

ABSENT: Gabryszewski, Joseph, Cooper

ABSTAINED:

Motion Carried, 4-0.

Approval of Previous Minutes- June 23, 2021. Motion by Borg, seconded by Parelo to approve the previous minutes from June 23, 2021:

Roll call vote:

AYES: Pokuta, Borg, Parelo, Smith

NAYES:

ABSENT: Joseph, Cooper, Gabryszewski

ABSTAINED:

Motion Carried, 4-0.

Public Comment: None

Public Hearing- Chair Smith opened the public hearing for 318 W. Mechanic Street

No public comment during the Public hearing.

318 W. Mechanic Street -

Variance Request – Allow variance for the required front yard setback of 30 feet and the required side yard setback of 10 feet, and lot size of 15,000 sq. feet and lot width of 100 feet.

Chair Smith closed the public hearing for 318 W. Mechanic Street.

New Business

Variance Request 318 W. Mechanic Street – Allow variance for the required front yard setback of 30 feet and the required side yard setback of 10 feet, and lot size of 15,000 sq. feet and lot width of 100 feet.

Motion by Borg, seconded by Parello to approve the front yard setback as presented:

Roll call vote:

AYES: Borg, Parello, Pokuta

NAYES: Smith

ABSENT: Cooper, Gabryszewski, Joseph

ABSTAINED:

Motion Carried, 3-1.

Motion by Smith, seconded by Borg to approve the required side yard setback as presented:

Roll call vote:

AYES: Parello, Pokuta, Borg, Smith

NAYES:

ABSENT: Cooper, Gabryszewski, Joseph

ABSTAINED:

Motion Carried, 4-0.

Motion by Borg, seconded by Parello to approve variance as current existing lot size of record:

Roll call vote:

AYES: Pokuta, Borg, Parello, Smith

NAYES:

ABSENT: Cooper, Gabryszewski, Joseph

ABSTAINED:

Motion Carried, 4-0.

Motion by Borg, seconded by Parello to approve current lot width of record.

Roll call vote:

AYES: Pokuta, Borg, Parello, Smith

NAYES:

ABSENT: Cooper, Gabryszewski, Joseph

ABSTAINED:

Motion Carried, 4-0.

Board Members Comments: None

Motion by Smith, seconded by Parelo at 5:45 p.m. to adjourn the meeting:

Roll call vote:

AYES: Parelo, Pokuta, Borg, Smith

NAYES:

ABSENT: Cooper, Gabryszewski, Joseph

ABSTAINED:

Motion Carried, 4-0.

Adjournment at 5:45 PM.

af

Tom Smith, Chair

Ann M. Fidler, City Clerk



**City of New Buffalo
Zoning Board of Appeals
Staff Report**

Hearing Date: January 20th 2022 (Thursday 5pm)

Project Number: PZ21-0012

Applicant: Julie Fisher Rosenthal (Architect)

Owner: Benjamin Holland

Zoning District: CBD

Current Zoning: Central Business District

Subject Property Address: 207 N Whittaker Street, New Buffalo, MI 49117

Nature of the Request: Variance Request for:

- To continue the existing 3 foot rear setback to the existing building and new addition.
- To continue the existing 1 foot west side setback to the property line, on existing building.
- To allow for a 1 foot side yard set back on the east side of the new building.

OVERVIEW

The owner Benjamin Holland of 207 N Whittaker is looking to develop this property into a Restaurant with outdoor seating. This would include a re-purpose of current existing building with addition of new attached building. The applicant Julie Rosenthal of FC Studio Inc. has submitted a very complete and detailed application.

The Zoning administrator has included sections of the New Buffalo Zoning ordinance that pertain to the Variance request for this project.

Recommendation: Upon review of the application materials, validation of the facts reported, site inspection and evaluation of each of the criteria required for review and noted in this staff report, it is the recommendation of the Zoning Administrator that a proper amount of information has been provided to the Zoning Board of Appeals to render a decision on this appeal request.

Respectfully submitted,

Ted Hanson
Building Official
City of New Buffalo

City Staff
Use Only

Project Name Birdies
 Project Number P221-0012
 Review Fee Paid \$500
 Escrow Fee Paid

Variance

APPLICATION TO: PLANNING COMMISSION ZONING BOARD OF APPEALS

224 W Buffalo St, New Buffalo, MI 49117 City Hall: 269-469-1500 Building Dept: 269-469-7144 Facsimile: 269-469-7917

Instructions: Fill-in all blanks and 'X' applicable boxes (). Incomplete applications cannot be processed.

I. Applicant and Owner Information CBD

A) Applicant(s) principal contact:

Name Benjamin Holland

Address

Telephone
email

E) Property owner(s) principal contact:

Name Benjamin Holland

Address

Telephone
email

B) Applicant(s) secondary contact:

Name Julie Fisher Rosenthal

Address

Telephone
email

F) Architect (if applicable):

Name Julie Rosenthal- FC Studio Inc.

Address

Telephone
email

C) Agent or Attorney (if applicable):

Name

Address

Telephone
email

G) Engineer (if applicable):

Name

Address

Telephone
email

Derk Walkotten - Abonmarche

D) Is the property held in Trust*:

Yes - Answer below

No - Skip below

Name of Trust _____

Address _____

Telephone _____

email _____

H) Applicant is (circle one):

Property owner

Attorney

Agent

Engineer

Other: Architect

* Trusts: Provide an attached statement from the trustee verifying the names of all the beneficial owners.

Proceed to Next Page

- | | | |
|-----|--|---|
| 29. | Specialty retail stores including: books/news/magazine (non-adult), stationery, jewelry, hobby/toys, gift/novelty, luggage/leather, sewing/needlework, tobacco, music/compact discs/tapes, and musical instruments | X |
| 30. | Apparel, including shoes and clothing accessories | X |
| 31. | Hardware stores | X |

RECREATION, LEISURE, HOTELS, AND MOTELS

- | | | | |
|-----|--|---|---|
| 32. | Bowling alley, with or without the sale of food and alcoholic beverages | | X |
| 33. | Miniature golf | | X |
| 34. | Indoor movie theater or performing arts theater (not including adult entertainment) | | X |
| 35. | Lodge halls, social clubs, fraternal organizations, banquet halls, and other similar uses not involving residential occupancy or adult entertainment | | X |
| 36. | Municipal parks | X | |
| 37. | Hotels | | X |
| 38. | Motels | | X |
| 39. | Bed-and-breakfast | | X |

MISCELLANEOUS

- | | | | |
|-----|--|--|---|
| 40. | Public utility buildings and uses, but not including storage yards | | X |
| 41. | Educational institution offices or facilities | | X |
| 42. | Open-air businesses | | X |
| 43. | Parking structures | | X |
| 44. | Residential dwellings | | X |
| 45. | Religious institutions | | X |

Section 10-3 Site development requirements.

All permitted uses and special land uses are subject to the following site development requirements:

- A. Site plan review is required in accordance with Article 19.
- B. Parking is required in accordance with Article 15.
- C. Signs are permitted in accordance with the requirements of Article 16.
- D. Setbacks, height, area, and lot dimensions are required as noted below.
[Amended 3-18-2003 by Ord. No. 141]

CBD SETBACK, HEIGHT, AREA AND LOT REQUIREMENTS

Minimum lot size	8,000 square feet
Minimum lot width	66 feet
Maximum building height	35 feet
Front yard setback	None required
Side yard setback	<u>When abutting nonresidentially used or zoned property: 10 feet, however, the Planning Commission may approve up to a zero setback if it can be demonstrated that the lesser setback will not adversely affect adjoining properties, and specifically light availability to existing or proposed buildings. Where abutting lots have buildings employing a common party wall no side yard shall be required.</u>
Rear yard setback	When abutting residentially zoned property: 30 feet 25 feet
Maximum lot coverage	70% of the total lot area

Section 21-1 Creation and membership.

There is hereby created a Zoning Board of Appeals, herein referred to as the "Board of Appeals," the membership, powers and duties of which are prescribed in this ordinance.

Section 21-2 Composition.

The Board of Appeals shall consist of seven members, one of whom shall be a citizen member of the Planning Commission with appointment by the City Council coinciding with that persons term on the Planning Commission, and six members who shall be appointed by the City Council. In the latter instance and for initial appointments, two of said members shall be appointed for a one-year term, and two of said members shall be appointed for a two-year term, and two members shall be appointed for a full three-year term. After initial appointments each member shall serve three-year terms. In addition, the City Council may appoint two alternate members who shall serve three-year terms. All of the regular and alternate members of the Board shall be citizens of the United States and primary residents of the City of New Buffalo. No elected officer or employee of the City of New Buffalo shall be a member of the Board. Any vacancy in the Board shall be filled by the City Council for the remainder of the unexpired term.

Section 21-3 Rules of procedure.

The Board shall annually elect its own Chairman, Vice Chairman and Secretary. Meetings of the Board shall be held at the call of the Chairman and at such times as the Board may determine by rule. All meetings of the Zoning Board of Appeals shall be open to the public.

Section 21-4 Meetings.

- A. Meetings. All meetings of the Zoning Board of Appeals shall be held at the call of the Chairman and at such times as such Board of Zoning Appeals may determine. All hearings conducted by the Board of Zoning Appeals shall be open to the public. The City Zoning Administrator or his/her representative, shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact; and shall also keep records of its hearings and other official action. Four members of the Zoning Board of Appeals shall constitute a quorum for the conduct of its business. The Zoning Board of Appeals shall have the power to subpoena and require the attendance of witnesses, administer oaths, compel testimony and the production of books, papers, files and other evidence pertinent to the matters before it.
- B. Hearings. The Zoning Board of Appeals shall make no decision regarding a variance except after a public hearing is conducted by the Zoning Board of Appeals. Notification of hearings shall be in accordance with the following requirements:
 - 1. Public notice of the appeal shall be sent by regular mail or personally delivered at least 15 days prior to the scheduled hearing to all persons owning real property within 300 feet of the premises in question, and to the occupants of single and multiple-family dwellings within 300 feet.
 - 2. The public notice shall be addressed to the respective owners and tenants at the address given in the last assessment roll. If the tenant's name is not known, the term "occupant" may be used.
 - 3. An affidavit of mailing shall be maintained.
 - 4. The applicant shall be notified by certified mail at least 15 days prior to the scheduled hearing.

Section 21-5 Jurisdiction.

The Zoning Board of Appeals shall not have the power to make any change in the terms of this ordinance, but does have power to act on those matters where this ordinance provides for an administrative review, interpretation, and to authorize a variance as defined in this section and the laws of the State of Michigan. The Zoning Board of Appeals shall not have the authority to hear appeals from a decision made in respect to any special land use, planned unit development, or rezoning. The powers of the Zoning Board of Appeals include:

- A. Hearing of appeals. To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by the Zoning Administrator or any other administrative official in carrying

out or enforcing any provisions of this ordinance.

- B. Granting of variances. A variance from the specific requirements of this ordinance may be granted by the Zoning Board of Appeals in accordance with the requirements and procedures of this article.
- C. Zoning ordinance interpretation. The Zoning Board of Appeals may interpret the provisions of this ordinance to carry out the intent and purposes of the Zoning Ordinance where the meaning of the provisions is uncertain.
- D. Granting of temporary uses and buildings.
 - 1. The Zoning Board of Appeals may permit, upon proper application, temporary uses or buildings not otherwise permitted in the district, not to exceed 12 months and to provide up to a twelve-month extension when appropriate.
 - 2. The Zoning Board of Appeals, in granting permits for temporary uses and buildings, shall do so under the following conditions:
 - a. The granting of the temporary use or building shall in no way constitute a change in the basic uses permitted in the district nor on the property where the temporary use or building is permitted.
 - b. The granting of the temporary use or building shall be issued in writing, stipulating all conditions as to time, nature of development permitted and arrangements for removing the use at the termination of the temporary permit.
 - c. All setbacks, land coverage, off-street parking, lighting and other requirements shall be made at the discretion of the Zoning Board of Appeals.
 - d. The use or building shall be in harmony with the general character of the district.
 - e. No temporary permit shall be granted without first giving notice to owners of adjacent property of the time and place of a public hearing to be held as provided for in this ordinance.
 - f. Prior to granting a temporary permit the Board may seek the review and recommendation of the Planning Commission.

Section 21-6 Decisions.

- A. Procedure. An appeal may be taken by a person aggrieved, or by an officer, department, or board of the City. Such appeal shall be taken within 21 days, as prescribed by the rules of the Zoning Board of Appeals, by the filing with the officer or body from whom the appeal is taken and with the Zoning Board of Appeals of a notice of appeal specifying the grounds for the appeal.
- B. Filing. The party from whom the appeal is taken shall immediately transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed was taken. These papers shall include a completed application form and site plan along with staff review comments. Said site plan shall include the following information:
 - 1. Project Information, including:
 - a. The applicant's name;
 - b. North arrow;
 - c. Complete and current legal description and size of property in acres;
 - d. Size of property in acres or square feet;
 - e. A survey shall be required for dimensional variance.
 - 2. Existing features.
 - a. Property lines and dimensions;
 - b. Zoning and current land use of applicant's property and all abutting properties and of properties across any public or private street from the site;

- c. Lot lines and all structures on the property;
 - d. The Zoning Board of Appeals may require buildings and structures within 100 feet of the site's property lines to also be shown.
 3. Proposed construction.
 - a. Building footprints, setbacks, and building height; and
 - b. Location and dimensions of parking spaces (if applicable).
 4. Additional information may be required by the Zoning Board of Appeals, including, but not limited to:
 - a. Existing and proposed topography;
 - b. Location and method of screening waste dumpsters;
 - c. A landscaping plan;
 - d. Details of exterior lighting;
 - e. Details of site circulation and access design;
 - f. Any information specified in Section 19-6 which the Zoning Board of Appeals determines to be necessary in order to properly evaluate the request and render a decision.
 5. A completed application form, supplied by the Zoning Administrator, and an application fee.
- C. Stay of proceedings. An appeal stays all proceedings in furtherance of the action appealed from unless the officer or body from whom the appeal is taken certifies to the Zoning Board of Appeals, after the notice of appeal is filed, that by reason of facts stated in the certificate, a stay would, in the opinion of the officer or body, cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order. This restraining order may be granted by the Zoning Board of Appeals or Circuit Court on application or notice to the officer or body from whom the appeal is taken and due cause shown.
- D. Decisions.
1. The concurring vote of a majority of the membership of the Board shall be required to reverse an order, requirement, decision, or determination of an administrative official or body, or to decide in favor of the applicant a matter upon which the Board is required to pass, or to effect a variation in the ordinance; except that a concurring vote of 2/3 of the membership shall be necessary to grant a use variance.
 2. The Zoning Board of Appeals shall render its decision upon any appeal or application submitted to it within 60 days after the hearing thereon.
 3. All decisions of the Zoning Board of Appeals shall become final five days after the date of entry of an order, unless the Board shall find, and so certify on the record, that it is necessary to cause such order to have immediate effect, in order to preserve property or personal rights.
 4. Any variance granted by the Board shall only be valid for a period of 12 months from the date of approval, unless substantial construction, as determined by the Board, has occurred and is progressing meaningfully toward completion. The Board may grant up to an additional twelve-month extension, if requested by the property owner in writing prior to the expiration of the original twelve-month period, upon showing that the expiration of the variance will cause an undue hardship on the owner.
- E. Record of actions. For each decision of the Zoning Board of Appeals, a record shall be prepared. Such record shall include, at a minimum, the following items:
1. Description of the applicant's request.
 2. The Zoning Board of Appeal's motion including an explanation of how the request meets each standard outlined in Section 21-8B, for non-use variances, or Section 21-8C, for use variances, or conversely, an explanation of how the request does not meet each said applicable standard.

3. The Board's vote on the motion.
 4. A summary or transcription of all relevant material and evidence presented at hearing; and
 5. Any conditions attached to an affirmative decision.
- F. Appeals to circuit court. The decision of the Zoning Board of Appeals shall be final. However, a person having an interest affected by the decision of the Zoning Board of Appeals may appeal to the Circuit Court. Upon appeal, the Circuit Court shall review the record in accordance with the requirements of the City/Village Zoning Act.^[1] The court may affirm, reverse, or modify the decision of the Zoning Board of Appeals, or may remand the decision to the Zoning Board of Appeals for further hearings or action.
- [1] *Editor's Note: See now the Michigan Zoning Enabling Act, MCLA § 125.3101 et seq.*
- G. Resubmission. No variance request which has been decided by the Zoning Board of Appeals shall be submitted for reconsideration within a one-year period from the date of the original application unless the Board finds that at least one of the following conditions exist:
1. That the conditions involving all of the reasons for the original denial have been significantly altered.
 2. That new conditions or circumstances exist which change the nature of the original request.

Section 21-7 Conditions of approval.

- A. The Zoning Board of Appeals may impose reasonable conditions in conjunction with approval of an appeal, variance, or any other decision which they are required to make.
- B. Conditions shall be imposed in a manner in accordance with the City/Village Zoning Act^[1] and related to the standards by which the decision is reached.
- [1] *Editor's Note: See now the Michigan Zoning Enabling Act, MCLA § 125.3101 et seq.*
- C. The Zoning Administrator shall prepare within five days of the Board meeting, a written statement of each of the Board's actions, specifying the motion, vote, and conditions imposed. This statement shall be signed and dated by the applicant.
- D. The Board of Appeals may require that the applicant demonstrate compliance with all required conditions prior to the issuance of a building permit by the Building Official and/or require a performance guarantee in accordance with Section 22-3B.

Section 21-8 Variance procedures.

- A. Authority for variances. The Zoning Board of Appeals, after public hearing, shall have the power to grant requests for variances from the provisions of this ordinance where it is proved by the applicant that there are practical difficulties or unnecessary hardship in the way of carrying out the strict letter of the ordinance relating to the construction, equipment, or alteration of buildings or structures so that the spirit of the ordinance shall be observed, public safety secured and substantial justice done.
- B. Granting of non-use variances. A non-use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of practical difficulty in the official record of the hearing and that all of the following conditions are met:
1. That there are exceptional or extraordinary circumstances or conditions applying to the property in question that do not apply generally to other properties in the same zoning district;
 2. That the condition or situation of the specific piece of property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations. Unique circumstances include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this article, or by reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure or by reason of the use or development of the property immediately adjoining the property in question, the literal enforcement of the requirements of this article would involve practical difficulties;
 3. That such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial

return shall not of itself be deemed sufficient to warrant a variance;

4. The variance will not be significantly detrimental to adjacent property and the surrounding neighborhood;
 5. The variance will not impair the intent and purpose of this ordinance;
 6. The immediate practical difficulty causing the need for the variance request was not created by any action of the applicant.
- C. Granting of use variances. A use variance may be allowed by the Zoning Board of Appeals only in cases where there is reasonable evidence of unnecessary hardship in the official record of the hearing that all of the following conditions are met:
1. That the building, structure, or land cannot be reasonably used for any of the uses permitted by right or special approval in the zone district in which it is located.
 2. That the condition or situation of the specific piece of property or the intended use of such property for which the variance is sought is not of so general or recurrent a nature as to make reasonably practical the formulation of a general regulation for such conditions or situations. Unique circumstances include: exceptional narrowness, shallowness or shape of a specific property on the effective date of this article, or by reason of exceptional topographic conditions or other extraordinary situation on the land, building or structure or by reason of the use or development of the property immediately adjoining the property in question, the literal enforcement of the requirements of this article would cause unnecessary hardship.
 3. That the proposed use will not alter the essential character of the neighborhood.
- D. Prior to Zoning Board of Appeals hearing on a request for a use variance, the Planning Commission shall consider such request and forward a report to the Zoning Board of Appeals. For this report the Planning Commission shall consider the Master Plan, the ability of the property owner to use the property for a use already permitted under the existing zoning classification, the effect of the request on the essential character of the neighborhood, and other such factors as the Planning Commission may deem relevant.

Section 21-9 Fees.

The City Council may prescribe and amend by resolution a reasonable schedule of fees to be charged to applicants for appeals to the Zoning Board of Appeals.

Section 21-10 Appeals of special land uses and planned unit developments.

The Board of Appeals is not authorized to receive, hear, nor act on appeals of special land uses and planned unit developments.

City of New Buffalo

224 W Buffalo St

New Buffalo, MI 49117

(269) 469-1500

(269) 469-7917

Invoice For Permit: PZ21-0012

Print Date: 12/13/2021

Pay by Account In Full



Pay by Account In Full

\$ 500.00

Bright Pearl LLC

Invoice No	Invoice Date	Permit Number	Address	Amount Due
00001666	12/13/21	PZ21-0012	207 N Whittaker ST	\$ 500.00

Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Variance - Commercial	\$500.00	\$ 500.00

Total Amount Due

\$ 500.00

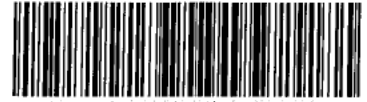
City of New Buffalo

224 W Buffalo St
New Buffalo, MI 49117
(269) 469-1500
(269) 469-7917

Invoice For Permit: PZ21-0012

Print Date: 12/14/2021

Pay by Account In Full



Pay by Account In Full

\$ 0.00

Bright Pearl LLC



Invoice No	Invoice Date	Permit Number	Address	Amount Due
00001666	12/13/21	PZ21-0012	207 N Whittaker ST	\$ 0.00

Fee Details:	Quantity	Description	Amount Cost	Balance
	1.000	Variance - Commercial	\$500.00	\$ 0.00

Total Amount Due	\$ 0.00
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II. Purpose of Application

A) This application is a request for the following action:

Rezoning of Property

Subdivision Approval

~~Site Plan Approval~~

Rezoning Amendment

Variance(s) Approval

Special Use Approval

Lot Split – Subdivision or Land Division

Other: _____

B) The reasons for the requested action(s) are as follows:

A site plan review is required in accordance with Article 19 for all permitted uses in the Central Business District.

Specific approvals are being requested for the following;

- Accessory Structure (Outdoor Bar & Toilets) set back less than 6' from the front lot line.

- Existing rear setback is 3'.

- Existing side setback is 1'

- Allowance for the off-street parking requirement to be met through existing community parking lots.

C) The specific section(s) of the City Zoning Ordinance or City General Ordinances which addresses the amendment, variance, or other action which is being requested:

*Article 10, Section 10-3 (Site Development Requirements)

*Article 3, Section 3-2 (Accessory Building Structures and Uses)

*Article 15, Section 15-3.4 (General Requirements - Parking Location Standards)

D) The following two questions are only for applications which contain a request for a zoning variance:

1. Are the conditions which prevent the development of the property the result of action by an individual who has or had a property interest in the subject property: Yes No

2. If the conditions were self-imposed (not hardship), explain why the variance should be granted:

III. Site and Surrounding Property Information

A) Common address or property location of subject property:

207 N Whittaker Street, New Buffalo, MI 49117

B) Legal description (attach an additional sheet if necessary):

The Southwesterly 100.00 feet of Lots 7 and 8, Block 4, Village Plat of New Buffalo, City of New Buffalo, Berrien County, Michigan, according to the Plat thereof, recorded April 28, 1835, in Volume C of Deed, Page 105, lying Southeasterly of the Amtrack Railroad right of way.C) Permanent Real Estate Tax Identification Number: 62-0340-0043-01-4

D) Parcel Size:	<u>9,900</u>	Square feet
	<u>.25</u>	Acres
	<u>100'</u>	Dimension of lot frontage
	<u>99'</u>	Dimension of lot depth

E) What are the current land uses and zoning on the property and the adjoining properties:

	Current zoning	Current land use
1. On Site:	<u>Central Business District</u>	<u>Restaurant/ Office</u>
2. Adjoining property:		
a) North of Site	<u>Central Business District</u>	<u>Offices</u>
b) South of Site	<u>Central Business District</u>	<u>Offices/ Retail</u>
c) East of Site	<u>Central Business District</u>	<u>Recreation</u>
d) West of Site	<u>Central Business District</u>	<u>Misc. (Residential Dwelling)</u>

F) Describe any existing structures or other improvements and physical attributes of the site:

The site includes an existing 2400 sf single-story structure, two existing curb cuts, and seven existing parking spaces. There is an existing 3' setback from the rear property line to the rear wall of the existing structure. There is a 1' setback from the side property line to the existing West wall of the existing structure.

IV. Description of the Proposed Development

A) Please describe the proposed use of the land and/or building assuming approval of the request:

The existing structure will be re-purposed into a restaurant/bar & include new exterior and interior finishes, new mechanical, electrical, and plumbing work, and new toilet rooms. The proposed addition connected to the existing structure will include new kitchen equipment, new mechanical, electrical and plumbing work, new BOH storage, new stair and mezzanine level. The proposed outdoor bar will be a free-standing 1-story building consisting of new kitchen equipment, new mechanical, electrical and plumbing work, and new toilet rooms. (3) new parallel parking spots will be made available directly in front of the site.

B) What is the proposed time frame for the build-out of this development: Spring 2021 - Fall 2021

C) For each intended use please fill-in the number of buildings, square footage of each building, the total square footage of the development, and the required number of parking spaces; as well as the number and size of the water and the sewer connections:

Building Use	Number of Buildings	Building Area (sq ft)	Total Building (sq ft)	Required Parking Spaces	Water Connections and Sizes	Sewer Connections and Sizes
Single Family R-1						
Two Family R-2						
Mufty-Family R-3						
Central Business CBD	2	(1):3,685 (2):327	(1):4,329 (2):327	*75	2" (Proposed)	4" (Existing)
Gen. Commercial GCD						
Waterfront Marina WM						
General Industrial I-1						
TOTAL	2	4,012	4,656	*75	2" (Proposed)	4" (Existing)

*Exemption being requested for required parking spaces per Article 15, Section 15-3.4

D) If this application is for a development please provide information concerning the amount of traffic and the proposed road configuration it will have:

1) Average daily traffic count for the proposed development: _____

2) Peak traffic flow count for the proposed development: _____

3) How many lineal feet of roadway is proposed to be developed: _____

4) How many cul-de-sacs will be constructed as part of this project: _____

5) How many curb cuts to City, County or State roads are proposed: _____

E) Does the request contemplated in this application concern any hazardous materials:

☒ No

Yes – describe the type and quantity of materials (attach extra pages if necessary):

V. Attachments

- A) X Plat of Survey with legal description. (See Exhibit A, Attached)
- B) X Site plan of proposed use of project showing traffic patterns, parking locations and court, drainage patterns including detention areas, landscaping plans, exterior lighting locations and illumination pattern, building facade portrait and building size and location dimensions.
- C) X Floodplain map (engineer's drawing or FEMA map showing location of subject property).
- D) X Application fee in the amount of \$ 350 (Sent Via Mail).
- E) N/A High Risk Dune Area Designation and/or Soil Conservation Analysis (if applicable).
- F) N/A Application for permits (specify type):
- 1) Michigan DOT _____
 - 2) County Road Commission _____
 - 3) County Health Department _____
 - 4) State Dept. of Public Health _____
 - 5) Michigan DEQ _____
 - 6) Others _____
- G) N/A Sand Dune Permit for Construction (if applicable).

VI. Additional Information - Please describe the reasons this petition should be granted and include any additional comments or pertinent information (attach additional pages if necessary):

The proposed addition (which will sit beyond the required rear and side yard setbacks) accommodates the required kitchen and storage square footage needed to allow for the proper functioning of the restaurant and planned outdoor seating.

Regarding the rear setback requirements; the proposed design does not change the existing rear setback. The proposed addition continues along the existing 3' rear setback. As the rear property line abuts the Amtrak rail, pedestrian and vehicle traffic will not be impacted. If the 25' rear setback guideline were to be implemented, much of the site would be unusable especially considering the negative impact the Amtrak rail has on the site.

Regarding the side yard setback requirements; the proposed design of the addition and exterior cooler reduces the existing east side yard setback from 39' to 1'. This side of the property abuts an undeveloped parcel of land.

Regarding the parking requirements; by allowing permission for the off-street parking requirement to be met through existing community parking. The current parking area on site can be used to better accommodate other programming for residents and visitors such as exterior seating and an easily accessible event space that will be utilized year round.

The proposed outdoor bar structure will work to help activate a prominent corner in downtown New Buffalo as outlined in the Special Use Application.

VII. Signature and Declaratory Statement

A) Required attendance at public hearing(s) and/or meeting(s): The Planning Commission and Zoning Board of Appeals (ZBA) have established a policy requiring the applicant or a designated representative of the applicant to be present at any meeting or public hearing at which their application is to be considered. Failure of the applicant or designee of the applicant to appear may postpone consideration of the application by the Planning Commission or ZBA.

B) Declaratory Statement:

I, Julie Fisher Rosenthal, hereby certify that all information contained in this application and accompanying documentation is true and correct to the best of my knowledge and further, I acknowledge the required attendance of the applicant as set forth in paragraph A above. I furthermore grant permission for identified members of the City of New Buffalo's Planning Commission or Zoning Board of Appeals to visit the site(s) referenced in this application.

C) Applicant Signature: _____

Date: 1-10-2022

D) Notary Public Certification Statement:

I, Cindy Henriquez, Notary Public in and for the State of ~~Michigan~~ ^{ILLINOIS} this 10 day of January, 2022 the above captioned applicant appeared before me and under oath, stated that all matters contained in this application are true.

My commission expires: 05/07/2023

[Signature]

**VIII. City Staff Review**

A) Fire Department approval of Site and Building Plans, except for single family dwellings: This application and associated documentation must be reviewed by the Fire Chief or his designee, which can be arranged by calling the Fire Department: 269-469-4993.

Review Date: _____

Approval: Yes No Signature: _____

Conditions: Attached None Title: _____

B) Note to applicant: The original application must be filed in the Office of the Zoning Administrator, where the following signatures are required for verification that this is a complete and valid application to be considered by the Planning Commission or the Zoning Board of Appeals.

Building Inspector: _____

Date: _____

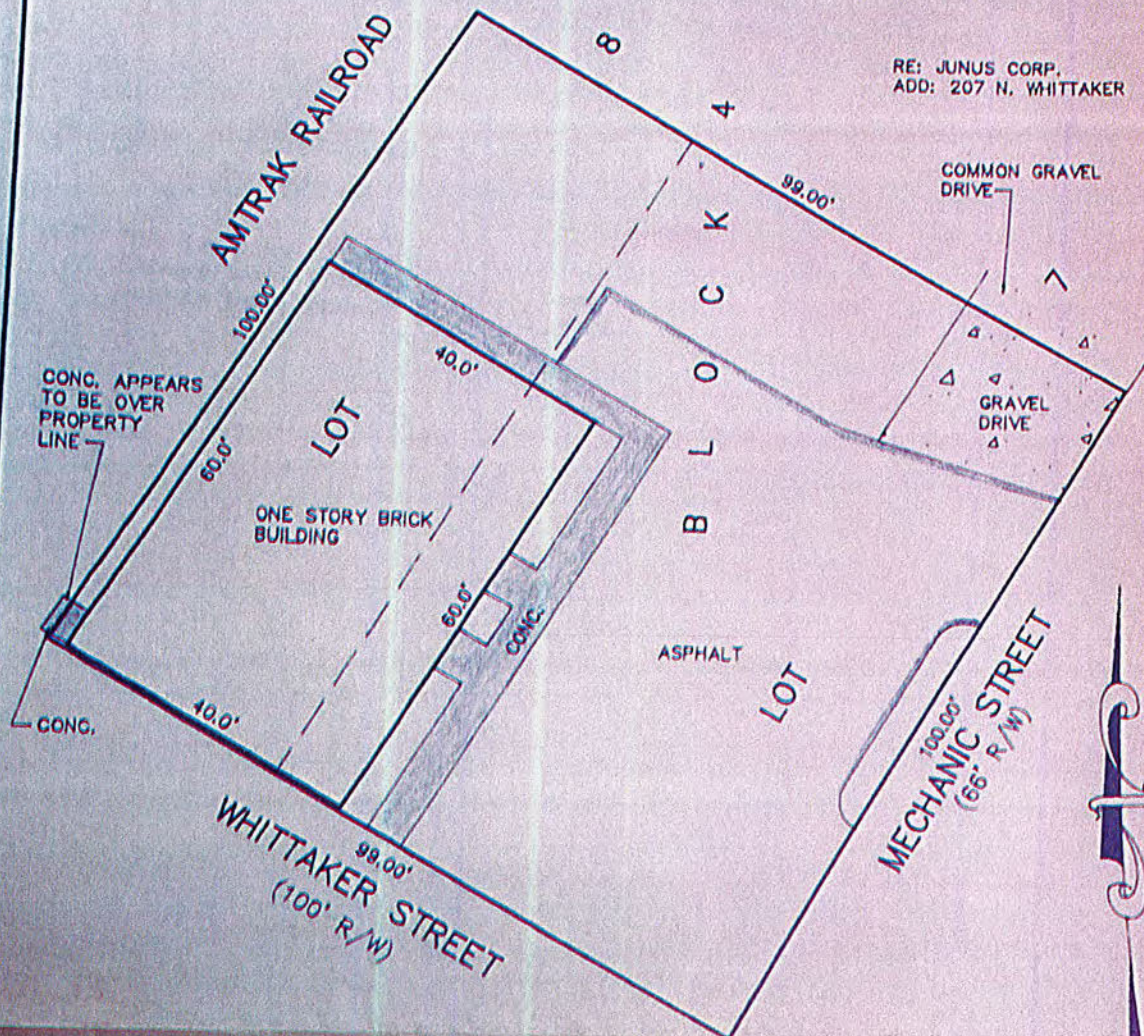
Zoning Administrator: _____

Date: _____

Initial meeting date: _____

MORTGAGEE'S INSPECTION

I HEREBY CERTIFY TO ALLIANCE BANK
 THAT I HAVE EXAMINED THE PREMISES DESCRIBED BELOW AND THAT THE EXISTING BUILDINGS
 ARE LOCATED AS SHOWN HEREON. THAT THIS EXAMINATION WAS PREPARED FOR THE MORTGAGEE
 IN CONNECTION WITH A NEW MORTGAGE AND IS NOT INTENDED OR REPRESENTED TO BE A LAND
 OR PROPERTY LINE SURVEY; THAT NO PROPERTY CORNERS WERE SET; THAT IT IS NOT TO BE USED
 OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING, OR OTHER IMPROVEMENT
 LINES. NO RESPONSIBILITY IS EXTENDED HEREWITH TO THE PRESENT OR FUTURE LAND OWNER
 OR OCCUPANT.



CITY OF NEW BUFFALO

THE SOUTHWESTERLY 100.00 FEET OF LOTS 7 AND 8, BLOCK 4, VILLAGE PLAT OF NEW BUFFALO, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 28, 1835 IN VOLUME "C" OF DEEDS PAGE 105, LYING SOUTHEASTERLY OF THE AMTRAK RAILROAD RIGHT OF WAY; CITY OF NEW BUFFALO, BERRIEN COUNTY, MICHIGAN.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

EXHIBIT A

FOR: NEW BUFFALO REALTY
 DATE: 8/12/95 (950916)
 SCALE: 1" = 20'
 DRAWN BY: AIR
 CHECKED BY: [Signature]



[Signature]
 MICHAEL A. FREEHLING PS 40159

WIGHTMAN & ASSOCIATES, INC.
 920 BROAD STREET
 ST. JOSEPH, MICHIGAN 49085

BIRDIES

207 N WHITTAKER ST, NEW BUFFALO, MI 49117



ARCHITECT
fc STUDIO inc
2545 W DIVERSEY AVE STE. 236
Chicago, IL 60647
(T) 312-850-0850
fcstudioinc.com

FOOD SERVICE
Trimark
6100 W 73rd ST
BEDFORD PARK, IL 60638
(T) 708-496-1700
trimarkusa.com

ENGINEERS
Abonmarche
95 W MAIN ST
BENTON HARBOR, MI 49022
(T) 269-927-2295
abonmarche.com

OWNER
Benjamin Holland

ARCHITECT: JULIE FISHER ROSENTHAL

2545 W DIVERSEY AVE STE. 236
Chicago, IL 60647
(T) 312-850-0850
fcstudioinc.com

FC
ST
UD
IO



4
A400 EXTERIOR RENDERING - WEST FACADE
N.T.S



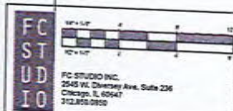
3
A400 EXTERIOR RENDERING - SOUTHWEST CORNER
N.T.S



2
A400 EXTERIOR RENDERING - SOUTHEAST CORNER
N.T.S



1
A400 EXTERIOR RENDERING - NORTHWEST CORNER
N.T.S



BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

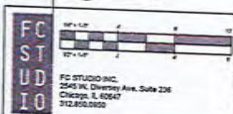
EXTERIOR RENDERINGS

DATE: 12/03/21
DRAWN BY:

REVISION:
PRINT SIZE: 36X24

NO.	DATE	ISSUE:

A400



BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

THE
BUE POWER RACING

EXTERIOR RENDERINGS

DATE: 12/02/21

REVISION:

DRAWN BY:

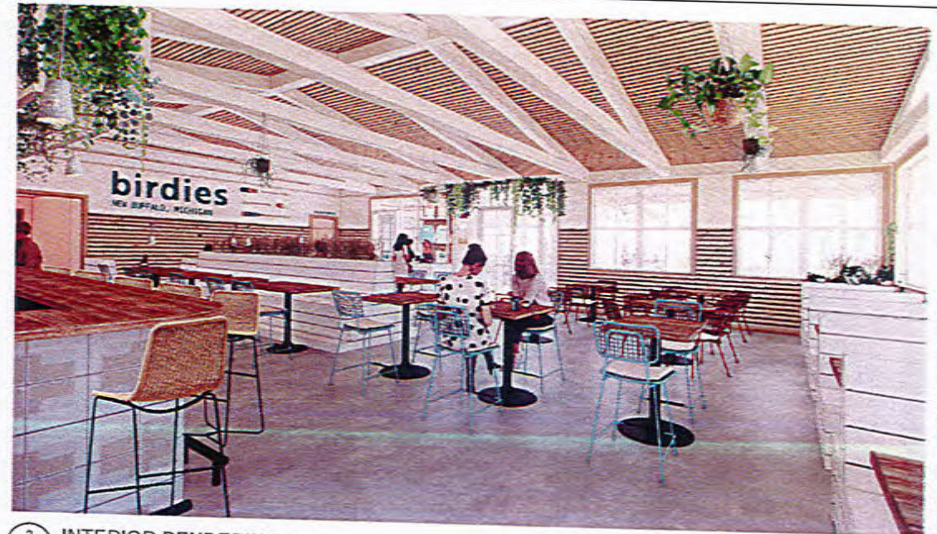
PRINT SIZE: 36X24

NO.	DATE	ISSUE:
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A401



4 INTERIOR RENDERING
A402 N.T.S



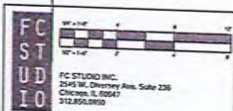
3 INTERIOR RENDERING
A402 N.T.S



2 INTERIOR RENDERING
A402 N.T.S



1 INTERIOR RENDERING
A402 N.T.S



BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

SCALE: 1/4" = 1'-0"

INTERIOR RENDERINGS

DATE: 12/03/21

DRAWN BY:

REVISION:

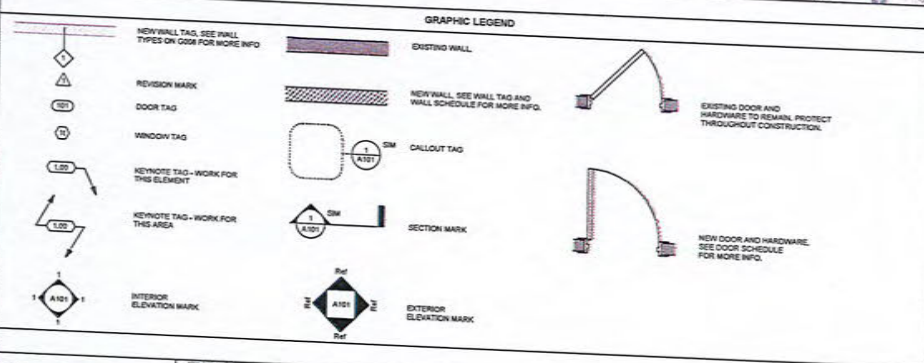
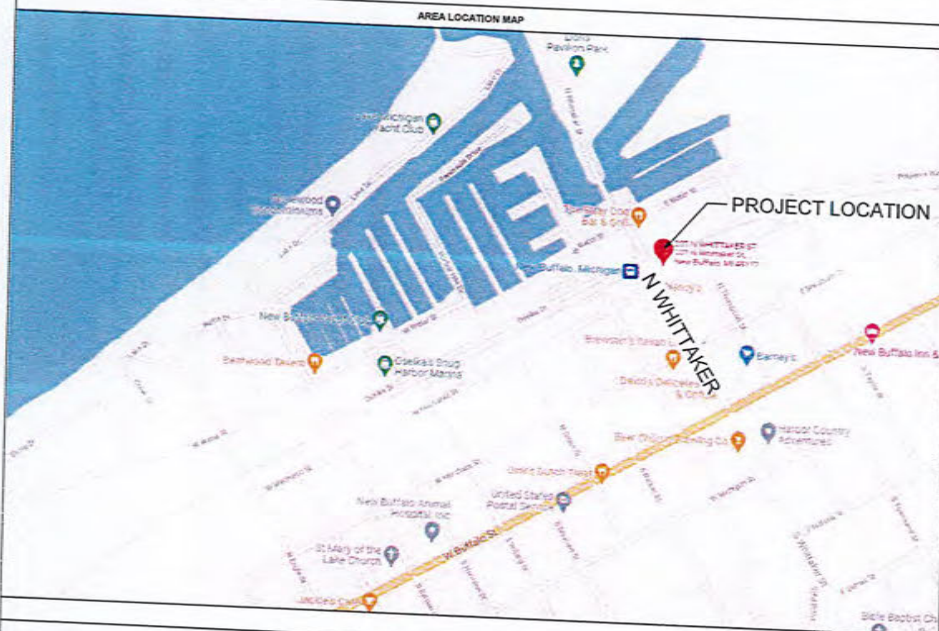
PRINT SIZE: 36X24

NO. DATE ISSUE:

A402

BIRDIES

207 N WHITTAKER ST, NEW BUFFALO, MI 49117



DESCRIPTION OF WORK

INTERIOR BUILD-OUT OF EXISTING STRUCTURE INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN EQUIPMENT, NEW MECHANICAL, ELECTRICAL AND PLUMBING WORK, AND NEW TOILET ROOMS. NEW ADDITION CONNECTED TO EXISTING STRUCTURE INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN PLUMBING WORK, NEW BOB STORAGE, NEW STAIR AND BUILDING INCLUDING NEW INTERIOR AND EXTERIOR FINISHES, NEW KITCHEN EQUIPMENT, NEW MECHANICAL, ELECTRICAL AND PLUMBING WORK, AND NEW TOILET ROOMS. (2) NEW EXTERIOR COOLERS, NEW EXTERIOR TRELLIS STRUCTURES, NEW PAVING AND PLANTERS, NEW CURB CUTS.

- GENERAL NOTES**
1. GC TO VERIFY IN FIELD ALL DIMENSIONS.
 2. ALL INTERIOR FINISHES TO BE CLASS 1 / ALL FLOOR COVERINGS TO BE CLASS A.
 3. EGRESS DOORS SHALL NOT HAVE KEYED LOCKS ON THE INTERIOR SIDE, UNLESS NOTED OTHERWISE.
 4. ALL EXISTING STRUCTURAL ELEMENTS AND RELATED FIRE RATED CONSTRUCTION TO REMAIN.

ZONING NOTES	
OCCUPANCY	ASSEMBLY GROUP A-2
ZONING DISTRICT	CENTRAL BUSINESS DISTRICT
TENANT LEASED AREA	4656 SF
LOT AREA	9900 SF
TOTAL BUILDING AREA	4656 SF
BUILDING HEIGHT / NUMBER OF FLOORS	22' / 2 FLOORS
OFF STREET LOADING	1 SPACE
OFF STREET PARKING	3 SPACES - 80 COMMUNAL SPACES WITHIN 300' OF PROPERTY LINE

CONSTRUCTION TYPE & BUILDING CODES	
BUILDING CLASS	V-B
BUILDING CODE	MICHIGAN BUILDING CODE 2015
PLUMBING CODE	MICHIGAN PLUMBING CODE 2015
MECHANICAL CODE	MICHIGAN MECHANICAL CODE 2015
ELECTRICAL CODE	NATIONAL ELECTRIC CODE 2017
ENERGY CODE	ASHRAE 90.1 COMMERCIAL ENERGY CODE
ACCESSIBILITY CODE	MICHIGAN BUILDING CODE 2015, ICC/ANSI A117.1 2009

DRAWING INDEX	
G000	COVERSHEET
G001	PROJECT INFORMATION
G003	FEMA FLOODPLAIN MAP
G004	COMMUNAL PARKING COUNT DIAGRAM
D100	DEMOLITION PLAN
A000	EXISTING SITE PLAN
A001	PROPOSED SITE PLAN
A003	SITE LIGHTING PLAN
A101	FIRST FLOOR ARCHITECTURAL PLAN
A102	MEZZANINE FLOOR PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A302	EXTERIOR ELEVATIONS
A303	EXTERIOR ELEVATIONS
A304	EXTERIOR ELEVATIONS
A400	EXTERIOR RENDERINGS
A401	EXTERIOR RENDERINGS
A402	EXTERIOR RENDERINGS

FC STUDIO
FC STUDIO INC.
2540 W. Chippewa Ave., Suite 236
Chicago, IL 60647
312.870.0850

BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

PROJECT INFORMATION

DATE: 12/03/21

REVISION:

DRAWN BY:

PRINT SIZE: 36X24

NO.	DATE	ISSUE

G001

This mail is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly those flood damaged structures or small areas. The community map repository should be consulted for precise updated or additional flood hazard information.

To obtain more updated information on areas where Base Flood Elevations (BFEs) are not available, the Federal Emergency Management Agency (FEMA) and the Office of Water (OW) have developed a new Flood Insurance Study (FIS) report. The new FIS report, which the Flood Insurance Study (FIS) report is a product of the National Flood Insurance Program (NFIP), provides the most current BFEs available for a community. The new FIS report is a product of the NFIP, which is a federal program that provides flood insurance to property owners in communities that participate in the program. The new FIS report is a product of the NFIP, which is a federal program that provides flood insurance to property owners in communities that participate in the program. The new FIS report is a product of the NFIP, which is a federal program that provides flood insurance to property owners in communities that participate in the program.

Boundaries of the Basins were not compared at cross sections and identified between some sections. The footways were closed on both sides, considering with regard to requirements of the National Flood Insurance Program. Floodway width and other pertinent footway data are provided in the Flood Insurance Study report to the jurisdiction.

Defect must not be a "latent defect" which may be protected by deed covenants. See in Section 24 "Title Insurance Company" of the "Title Insurance Study" report for information on that critical provision for the protection.

The problems posed in the preparation of the map was Morgan Shue says South Korea felt (PUSANG 2010). The historical debate restricted Chinese in daily, economic practices in some areas Korea used in the position of force for additional boundaries may result in some political differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the map.

Fixed structures on the map are referenced to the National Geodetic Vertical Datum of 1929. These fixed structures must be corrected to reduce non-printed elevations referenced to the geoid-vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov.

For the following information, please contact the National Committee
Security at the following locations:

- For the Information Systems Division
Information Operations Security, NSA/CSS
- Signal Center, Walter Reed
1111 Jefferson Highway
Silver Spring, Maryland

To obtain current statistics concerning AIDS-related information for
breakdowns shown on this page, please contact the Information
Services Branch of the General Services Administration at (202) 715-4042 or visit
its website at <http://www.gsa.gov>

State Mass. attorney, Stuart on Jan. 1980 was provided a letter dated by Essex County Planning and Zoning. The information was photocopied and placed in a case of 12/10/80 and was sent photocopied dated 1980.

Only those shown on a previous filing are included. The companies and locations that were transferred from the previous form may have been assumed to continue to have new stream-gauged contributions. As a result, the Great Lakes and Missouri River basins may reflect several regional transfers that differ from what is shown on this map.

Please refer to the separately printed Map Index for an overview map of the study showing the layout of the study plots. Community map developers and all users of the Community Map Index should refer to the separately printed Map Index for an overview map of the study showing the layout of the study plots. Community map developers and all users of the Community Map Index should refer to the separately printed Map Index for an overview map of the study showing the layout of the study plots.

For more information, call the Federal Housing Finance Board at 1-800-368-6622. For assistance in applying, please contact the local office of the FHFB. For more information, please contact the local office of the FHFB.

¹ For more questions about this map or comments concerning the National Health Insurance Program in general, please call 1-877-FEDRA MAP or 1-877-362-2477, or visit our FEDRA website at www.fedra.gov.

FC
ST

100m 100m

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

DATE: 12/01/04

REVISION:

DRAWN BY:

PRINT SIZE: 36X24

[illegible]

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 8230C

FIRM

FLOOD INSURANCE RATE MAP

**BERRIEN COUNTY,
MICHIGAN**

(ALL JURISDICTIONS)

PANEL 130 OF 40

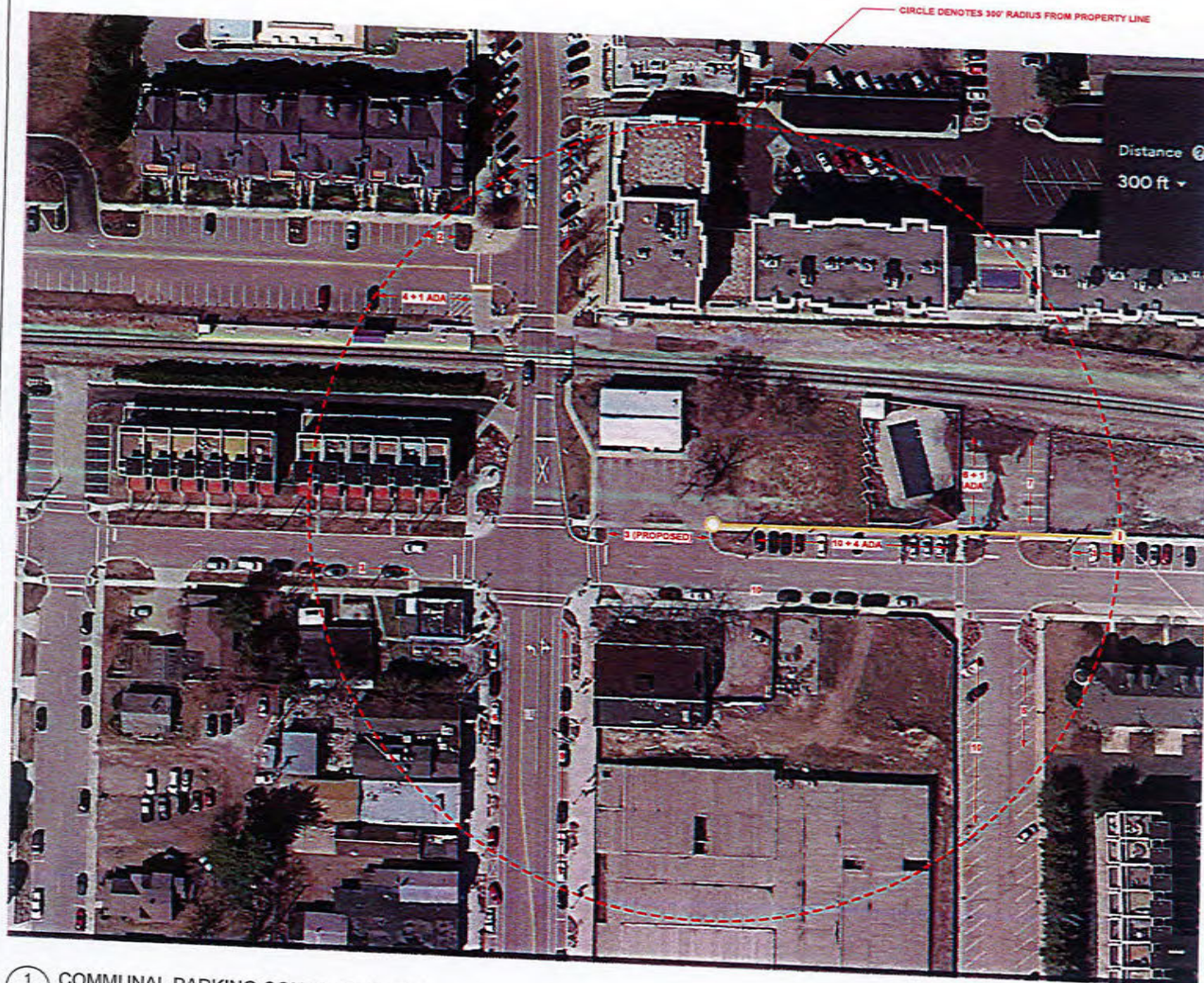
USE MAP INDEX FOR PANEL LOCATION

COUNTY	SHEET	DATE
CLATSOP	1	1-1-79

Map Number: 28627C43360
Effective Date: APRIL 17, 2005

Federal Emergency Management Agency

G003



TOTAL COMMUNAL PARKING COUNT WITHIN 300'
RADIUS FROM PROPERTY LINE: 22
ADA: 5
NOW ADA: 24

1 COMMUNAL PARKING COUNT DIAGRAM
G004 N.T.S.



BIRDIES
207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

COMMUNAL PARKING COUNT DIAGRAM

DATE: 12/03/21

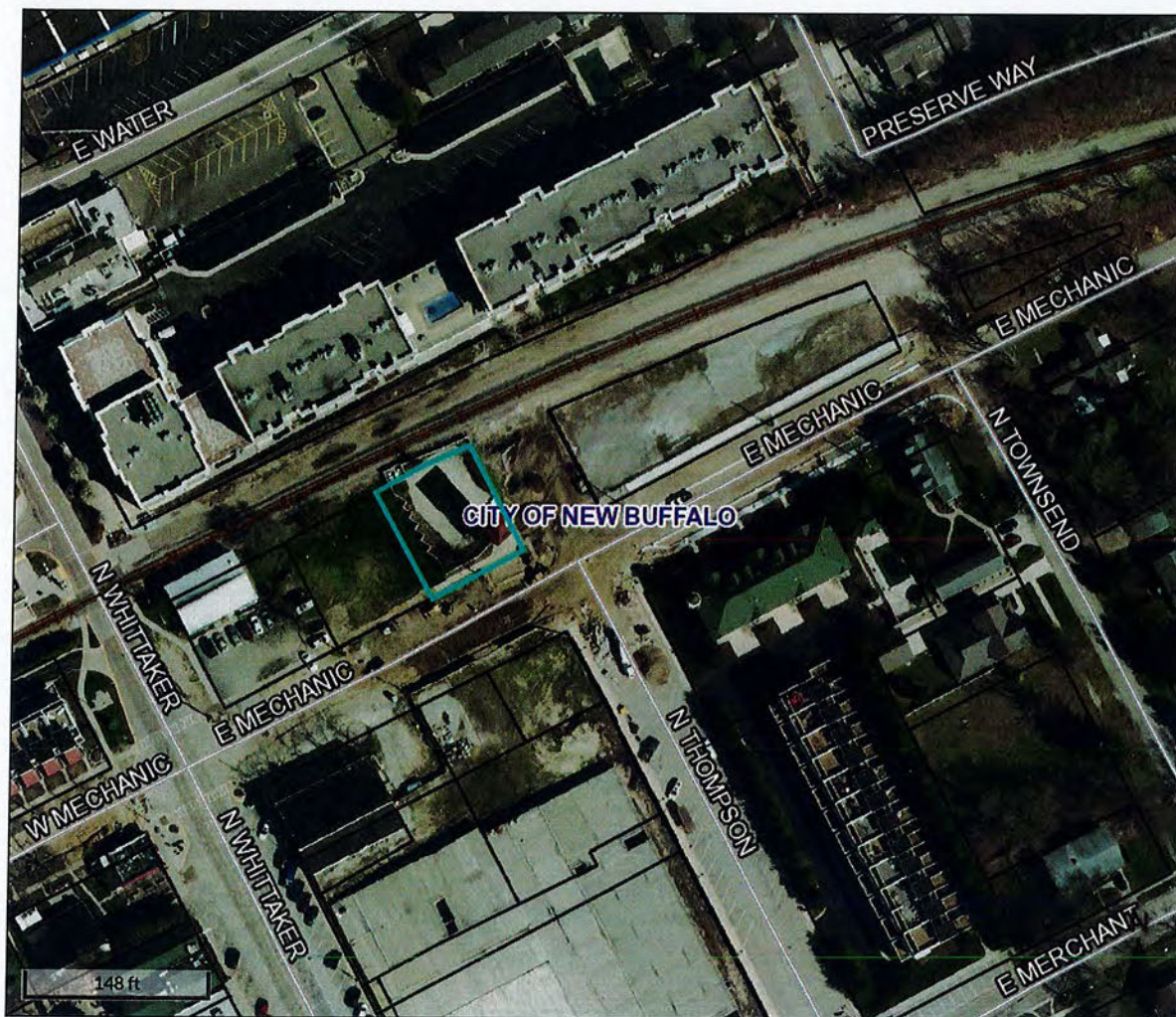
REVISION:

DRAWN BY:

PRINT SIZE: 36X24

NO.	DATE	ISSUE

G004



Overview



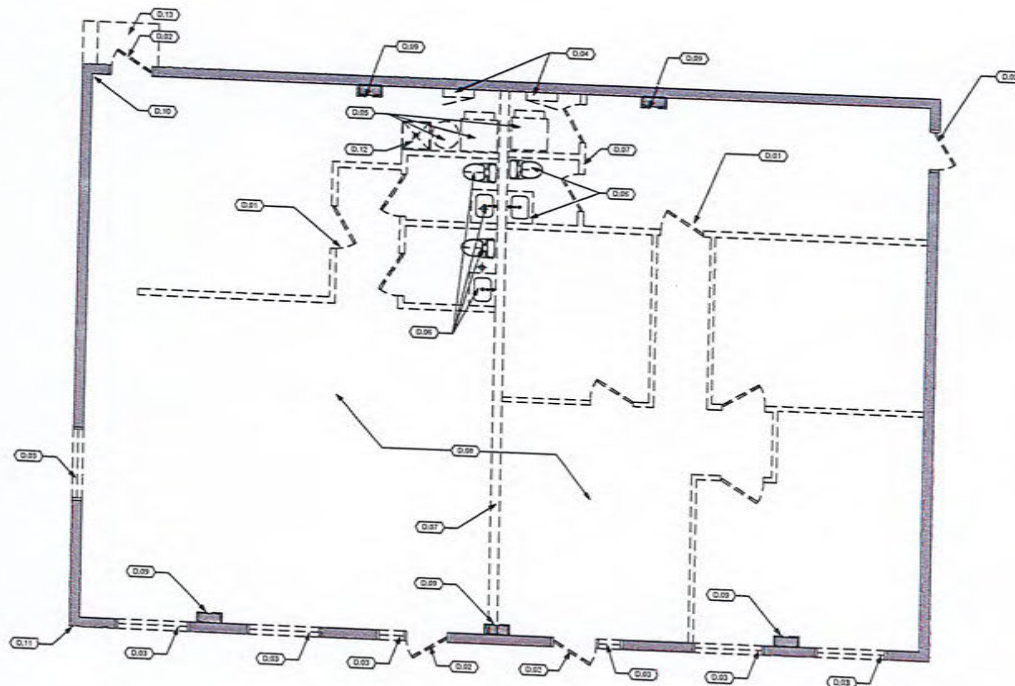
Legend

-  City and Villages
-  Railroads
- Roads**
 -  <all other values>
 -  Interstate
 -  Major Arterial
 -  Minor Arterial
 -  Roads
-  Parcels
-  Lakes
-  Rivers
-  Parcel
-  Lake Michigan

Parcel ID	11-62-0340-0042-01-8	Alternate ID	n/a	Owner Address	LAKEFRONT POOL INC
Sec/Twp/Rng	n/a	Class	201		PO BOX 432
Property Address	20 E MECHANIC ST	Acreage	n/a		NEW BUFFALO, MI 49117
	NEW BUFFALO				
District	11200				
Brief Tax Description	THE NELY 82' OF LOTS 5 & 6 BLK 4 ORIGINAL PLAT OF CITY OF NEW BUFFALO LYING SELY OF AMTRAK RR R/W				
	(Note: Not to be used on legal documents)				

Date created: 1/7/2022
Last Data Uploaded: 1/7/2022 1:39:27 AM

Developed by  **Schneider**
GEOSPATIAL



DEMO GENERAL NOTES	
1.	REMOVE ALL DEMOLISHED MATERIALS FROM SITE IMMEDIATELY
2.	MAINTAIN EXIT AND ACCESS WAYS IN A CLEAN, UNOBSTRUCTED MANNER AT ALL TIMES
3.	PROVIDE TEMPORARY ENCLOSURES TO INSURE THAT NO WATER LEAKAGE OR DAMAGE OCCURS TO THE INTERIOR AREAS OR STRUCTURE.
4.	CONTRACTOR TO PROVIDE BRACING / SHORING AS BEARING WALLS ARE REMOVED OR ALTERED

KEYNOTES	
D.01	REMOVE ALL EXISTING INTERIOR DOORS, TYP.
D.02	REMOVE ALL EXISTING EXTERIOR DOORS, TYP.
D.03	REMOVE EXISTING STOREFRONT WINDOW
D.04	REMOVE EXISTING ELECTRICAL PANELS, COORDINATE W/ ARCHITECT ON REUSE.
D.05	REMOVE EXISTING MECHANICAL EQUIPMENT, COORDINATE W/ ARCHITECT ON REUSE.
D.06	REMOVE EXISTING RESTROOM FIXTURES, COORDINATE W/ ARCHITECT ON REUSE.
D.07	REMOVE ALL EXISTING INTERIOR PARTITIONS, TYP.
D.08	REMOVE ALL EXISTING INTERIOR FLOOR FINISHES TO EXISTING SUBFLOOR THROUGHOUT
D.09	REMOVE EXISTING BUILD-OUT AT COLUMN
D.10	REMOVE INTERIOR WALL FINISHES AT THE PERIMETER WALLS THAT ARE TO REMAIN
D.11	REMOVE EXTERIOR WALL CLADDING AT ALL PERIMETER WALLS, TYP.
D.12	REMOVE EXISTING MOP SINK
D.13	DEMOLISH EXISTING CONCRETE STAIRS

DEMO PLAN GRAPHIC LEGEND	
---	WALL OR ELEMENT TO BE DEMOLISHED
---	EXISTING WALL TO REMAIN
---	EXISTING DOOR AND ASSOCIATED HARDWARE TO BE REMOVED.

1
D100 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

FC STUDIO
 2545 W. Diversey Ave. Suite 226
 Chicago, IL 60647
 312.850.0950

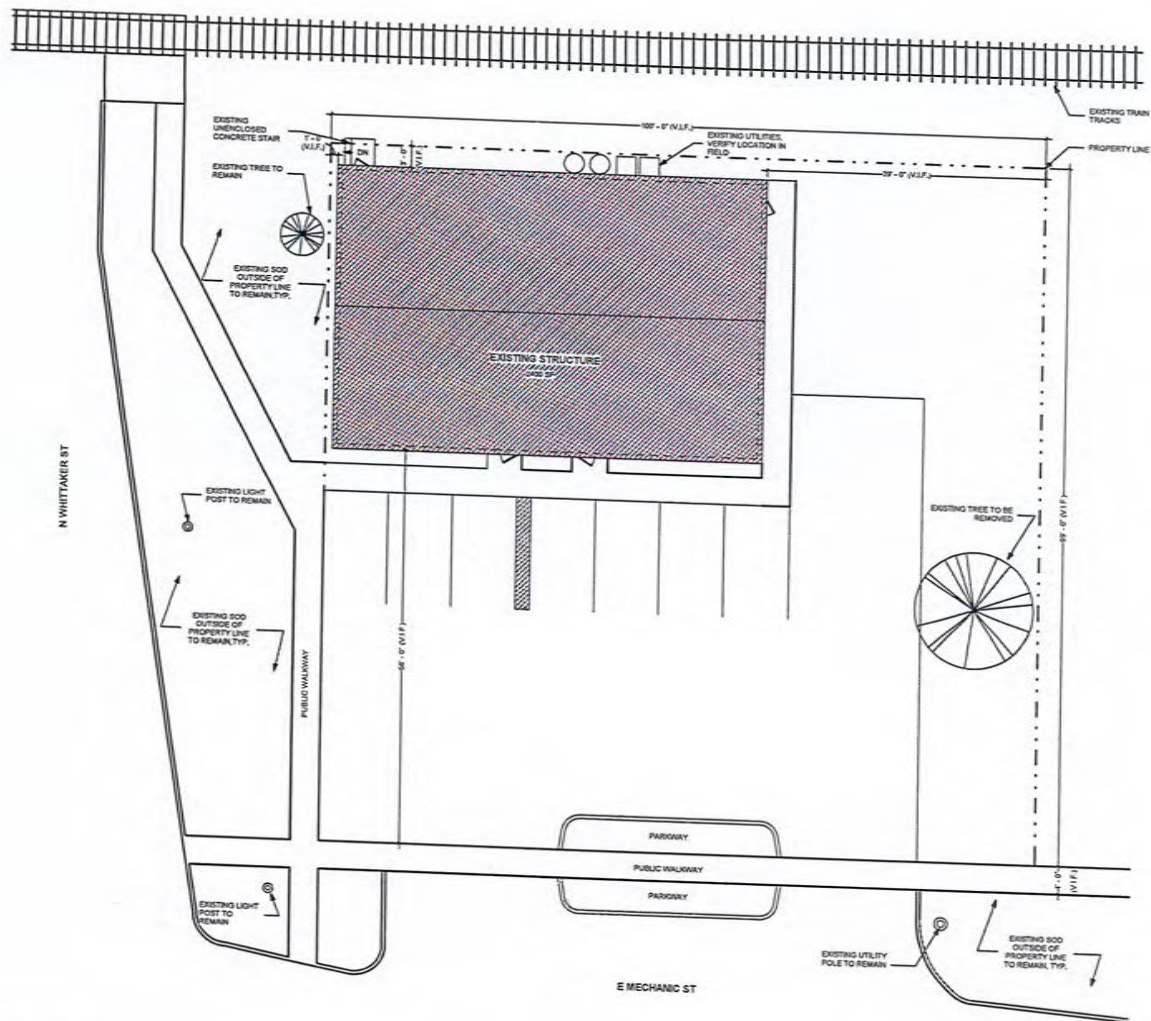
BIRDIES
 207 N WHITTAKER ST, NEW
 BUFFALO, MI 49117

DEMOLITION PLAN

DATE: 12/03/21
 DRAWN BY:
 REVISION:
 PRINT SIZE: 36X24

NO.	DATE	ISSUE

D100



1
A000
EXISTING SITE PLAN
1/8" = 1'-0"

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 FC STUDIO INC.
 2543 W. Diversy Ave. Suite 206
 Chicago, IL 60647
 312.850.0850

BIRDIES
 207 N WHITTAKER ST, NEW
 BUFFALO, MI 49117

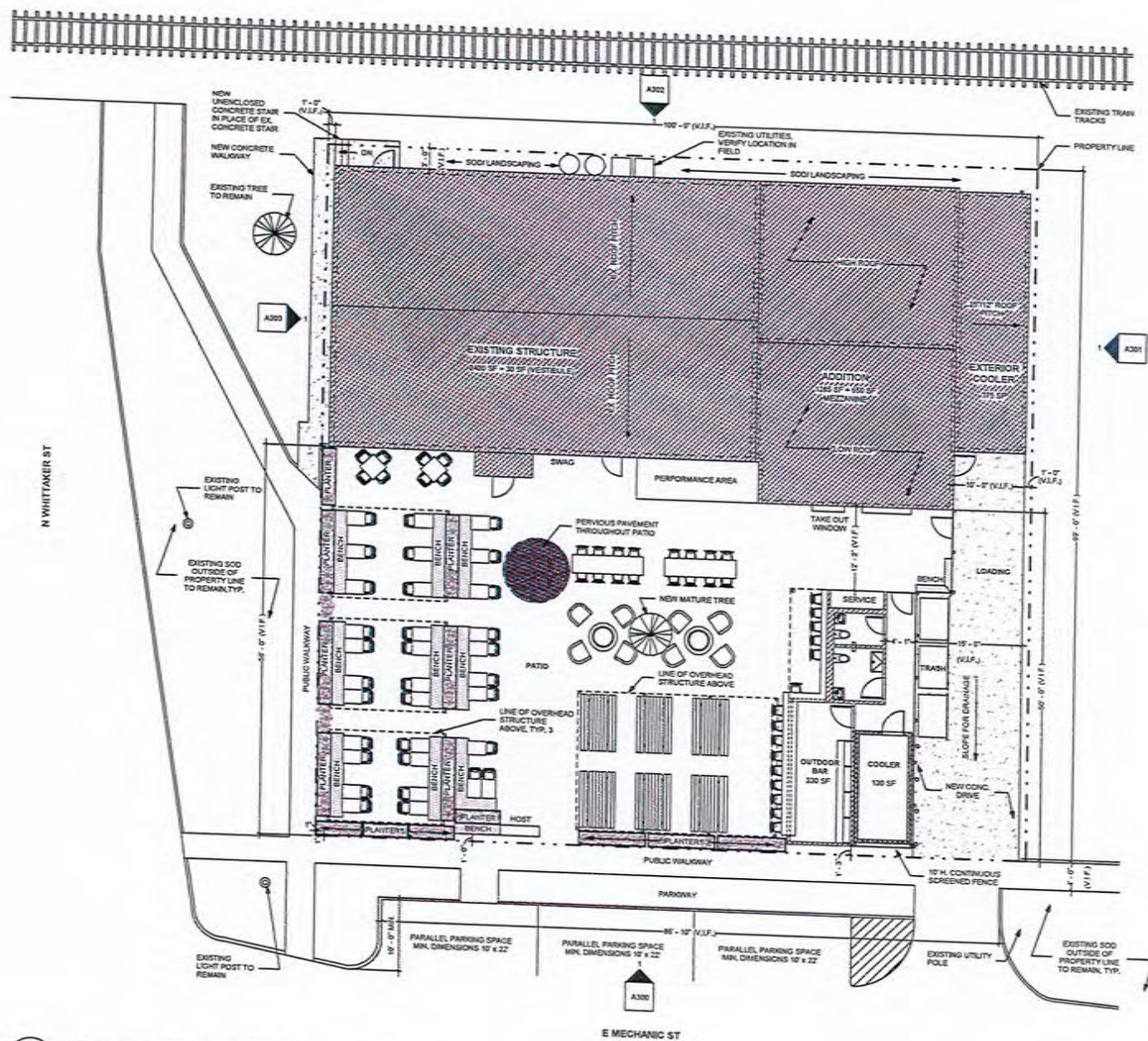
NO. 100-100-100-100

EXISTING SITE PLAN

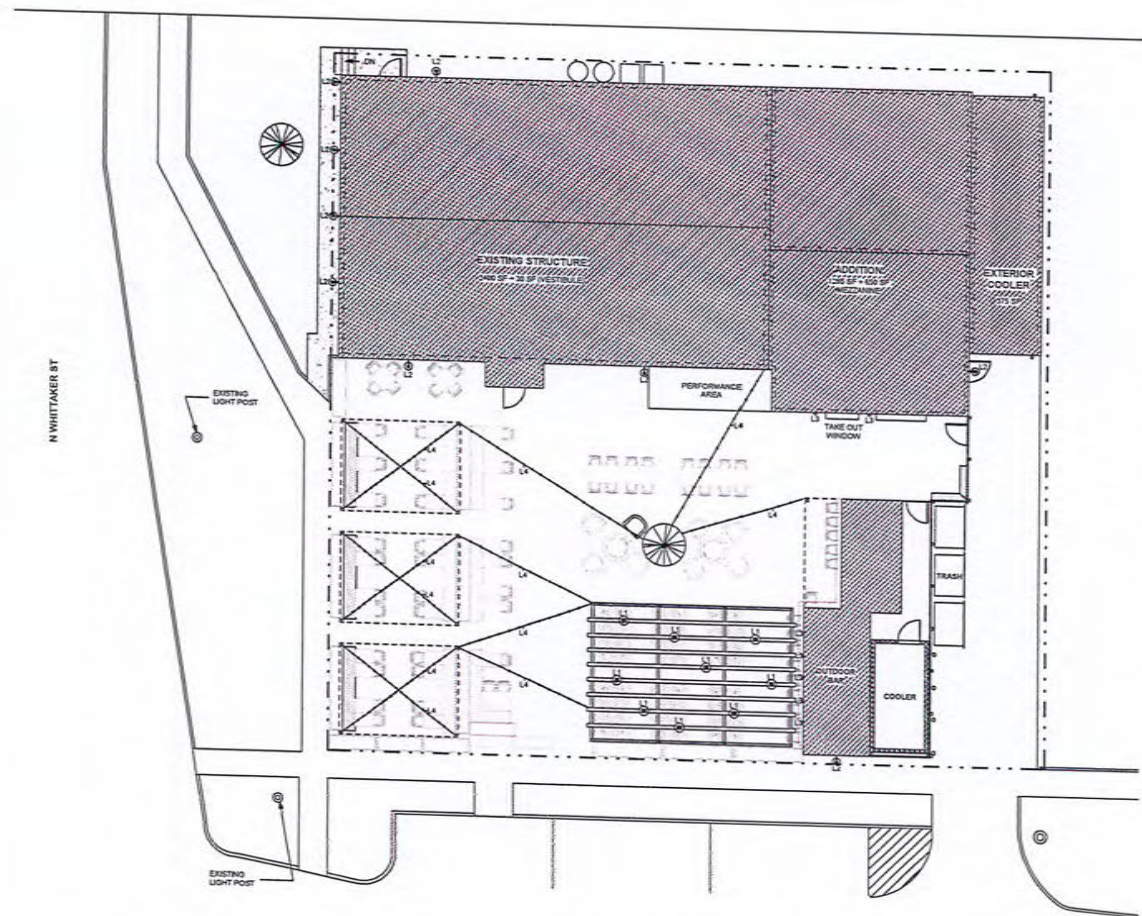
DATE: 12/03/21
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 REVISION:
 PRINT SIZE: 36X24

NO.	DATE	ISSUE

A000



LIGHTING FIXTURE SCHEDULE										
TAG	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	QTY	VOLTS	MOUNT HEIGHT	LAMP	PROVIDED BY	COMMENTS
								QTY PER TYPE	WATTS	
L1	SUMMERLAND OUTDOOR BELL PENDANT - LARGE	EXTERIOR TRELLIS	AGEMA & LAY	SUMMERLAND OUTDOOR BELL PENDANT - LARGE, COLOR: LIGHT DUNE	8		8' - 7"	1 TYPE A - E26 BULB	ADW	2700K, BULB NOT INCLUDED
L2	WOODENOCK OUTDOOR SCORCE - LARGE	BUILDING EXTERIOR	SPRINGS OF LIGHT	SPRINGS OF LIGHT, COLOR: BLACK	11			1 US MEDIUM - E26 BULB	1750W	2700K, BULB NOT INCLUDED
L3	PIN TALLE 1.055C DROPLET SCORCE	BUILDING EXTERIOR	AGEMA	SPRINGS OF LIGHT, COLOR: BLACK	7	110-120		1 LED	17.5W	2700K
L4	EXTERIOR LED LIGHT STRING	OVERHEAD PATIO LIGHTING	CELESTIAL LIGHTING	HYDRA STL SERIES EXTERIOR LED LIGHT STRING	250 LF	120	1/1.5'	1 LED MEDIUM BASE BULB	2VULAMP	2700K, FROSTED BULB, 18" BULB SPACING



1 SITE LIGHTING PLAN
A003 1/8" = 1'-0"

FC STUDIO
 240 W. Division Ave. Suite 206
 Chicago, IL 60607
 312.850.0910

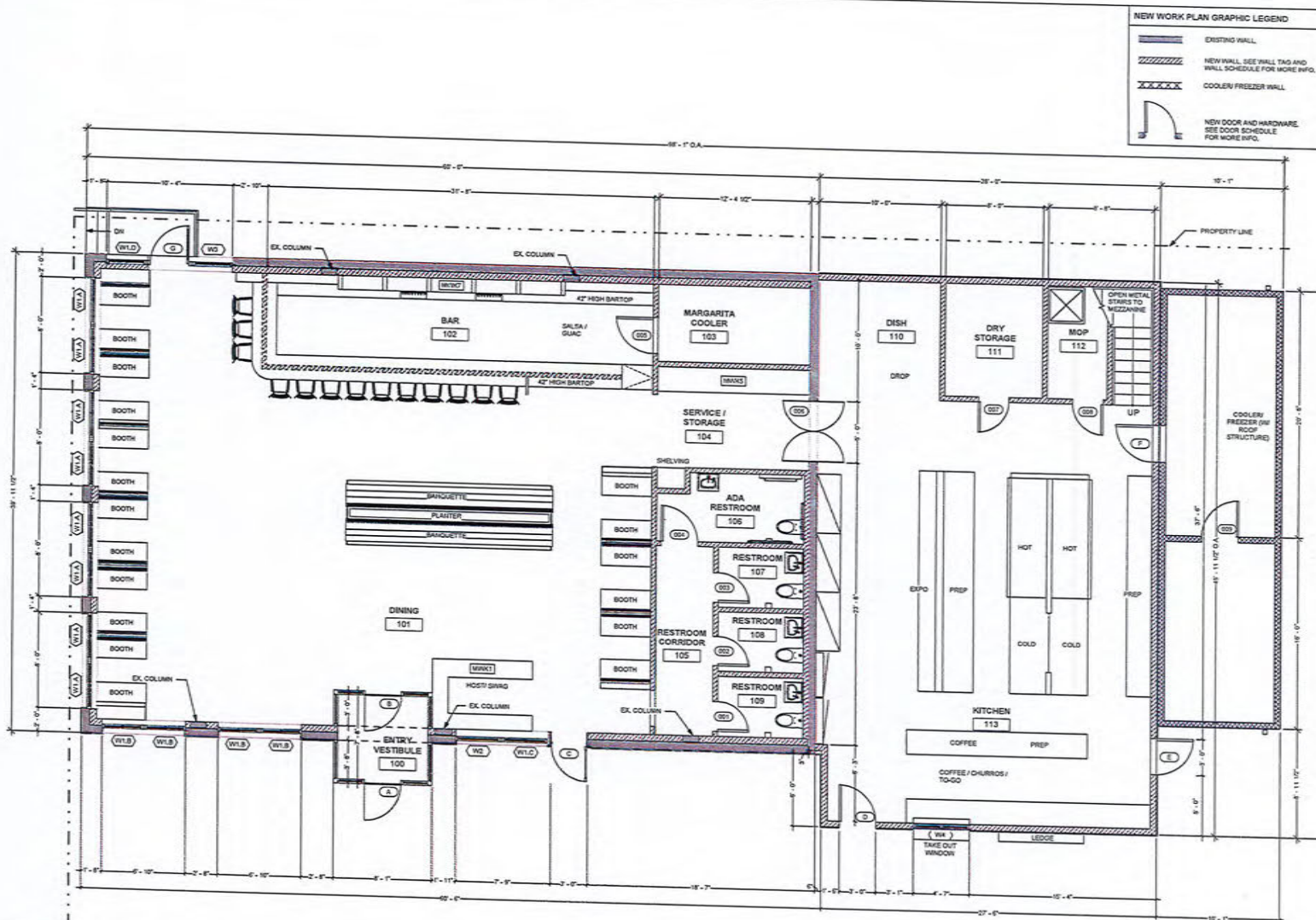
BIRDIES
 207 N WHITTAKER ST., NEW
 BUFFALO, MI 49117

SITE LIGHTING PLAN

DATE: 12/03/21
 DRAWN BY:
 REVISION:
 PRINT SIZE: 36X24

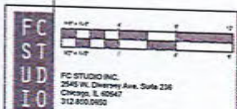
NO.	DATE	ISSUE:

A003



NEW WORK PLAN GRAPHIC LEGEND	
	EXISTING WALL
	NEW WALL, SEE WALL TAG AND WALL SCHEDULE FOR MORE INFO.
	COOLER/FREEZER WALL
	NEW DOOR AND HARDWARE, SEE DOOR SCHEDULE FOR MORE INFO.

1
A101
FIRST FLOOR PLAN
1/4" = 1'-0"



BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

FIRST FLOOR ARCHITECTURAL PLAN

DATE: 12/03/21

REVISION:

DRAWN BY:

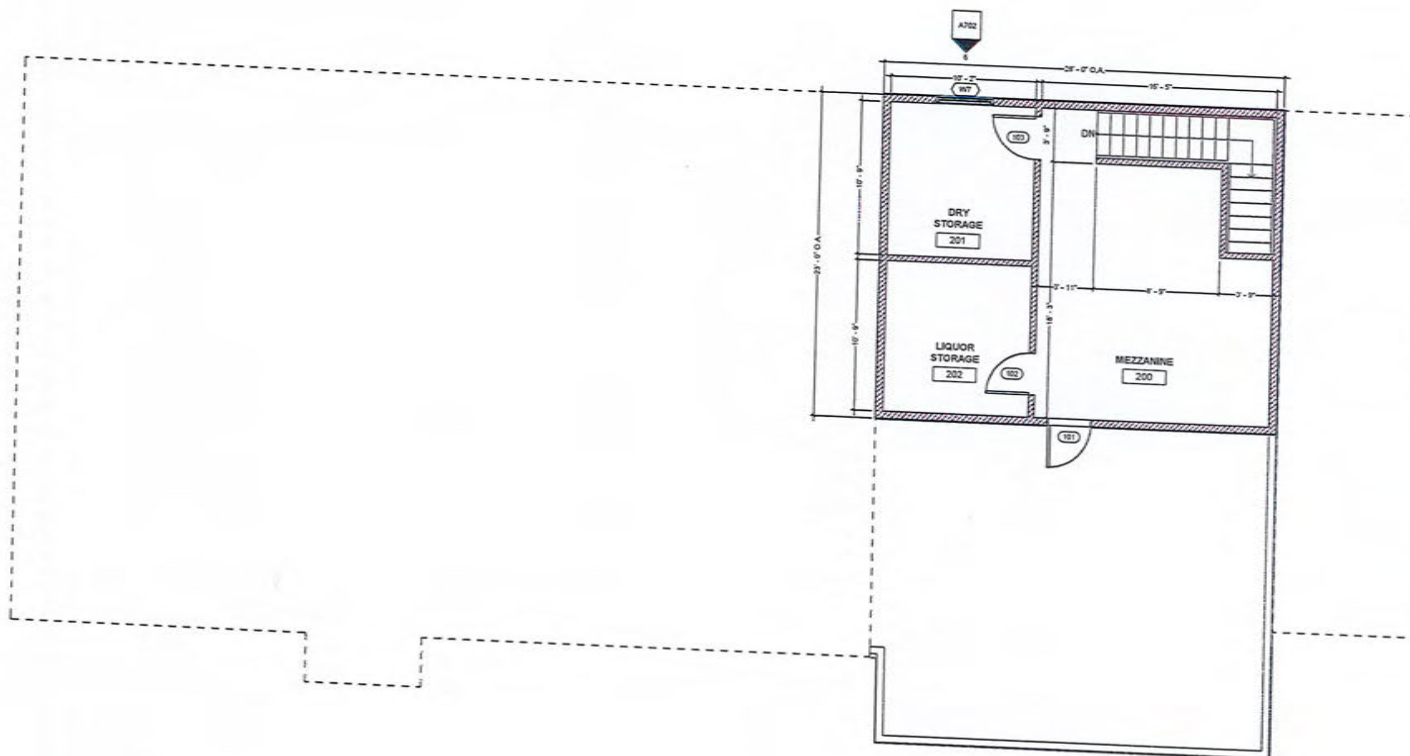
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NO.	DATE	ISSUE

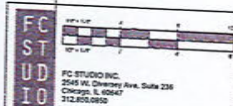
A101

NEW WORK PLAN GRAPHIC LEGEND	
	EXISTING WALL
	NEW WALL, SEE WALL TAG AND WALL SCHEDULE FOR MORE INFO.
	COOLER/FREEZER WALL
	NEW DOOR AND HARDWARE, SEE DOOR SCHEDULE FOR MORE INFO.

NEW WORK GENERAL NOTES	
1.	
2.	
3.	
4.	
5.	
6.	
KEYNOTES	



1
A102
MEZZANINE FLOOR PLAN
1/4" = 1'-0"



BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

MEZZANINE FLOOR PLAN

DATE: 12/03/21

REVISION:

DRAWN BY:

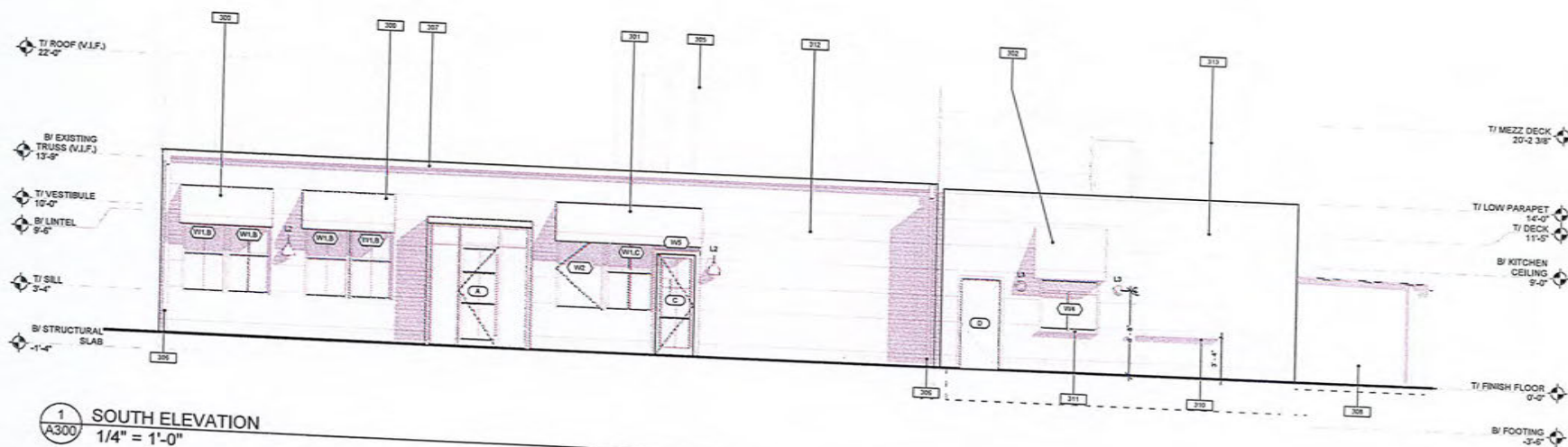
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NO. DATE ISSUE:

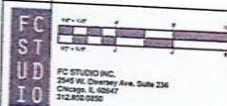
A102

WINDOW SCHEDULE				
TAG	STYLE	HEIGHT	WIDTH	COLOR
W1.A	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.B	DOUBLE HUNG	6'-2"	3'-11"	WHITE
W1.C	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.D	DOUBLE HUNG	6'-2"	3'-3"	WHITE
W2	CASEMENT	6'-2"	3'-6"	WHITE
W3	FIXED	5'-5"	3'-3"	WHITE
W4	PASS THRU	4'-0"	4'-6"	WHITE
W5	FIXED	1'-3"	3'-4"	WHITE
W6	FIXED	2'-1"	3'-4"	WHITE
W7	FIXED	3'-5"	4'-0"	WHITE

KEYNOTES	
300	FABRIC AWNING, 3'-0" H.X.3'-0" D.X.7'-3" L.
301	FABRIC AWNING, 3'-0" H.X.3'-0" D.X.11'-3" L.
302	FABRIC AWNING, 4'-0" H.X.2'-6" D.X.5'-4" L.
305	STANDING SEAM METAL ROOF, COLOR: BLACK
306	DOWNSPOUT, COLOR: WHITE
307	GUTTER, COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
310	84" L.X.10" D. WOODEN LEDGE, SPECIES: TBD
311	55" L.X.10" D. WOODEN LEDGE, SPECIES: TBD
312	EXTERIOR WOOD CLADDING, 4" H.X.1" D.; SPECIES: TBD; FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" H.X.1" D.; SPECIES: TBD; FINISH: NATURAL



1 SOUTH ELEVATION
1/4" = 1'-0"



BIRDIES
PROJECT ADDRESS
207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

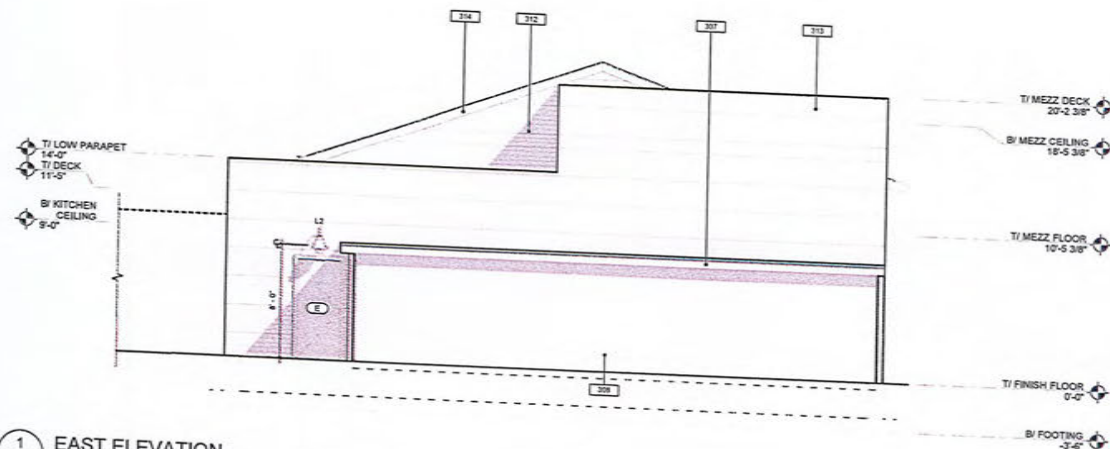
EXTERIOR ELEVATIONS

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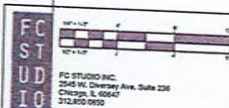
NO.	DATE	ISSUE:

A300

KEYNOTES	
307	GUTTER; COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
312	EXTERIOR WOOD CLADDING, 4" H.X 1" D.; SPECIES: TBD; FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" H.X 1" D.; SPECIES: TBD; FINISH: NATURAL
314	WOOD TRIM BOARD, 8" H.X 1" D.; SPECIES: TBD; FINISH: PAINTED (WHITE)



1
A301 EAST ELEVATION
1/4" = 1'-0"



BIRDIES
207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

TBD
FABRICATOR ACCEPTANCE

EXTERIOR ELEVATIONS

DATE: 12/03/21

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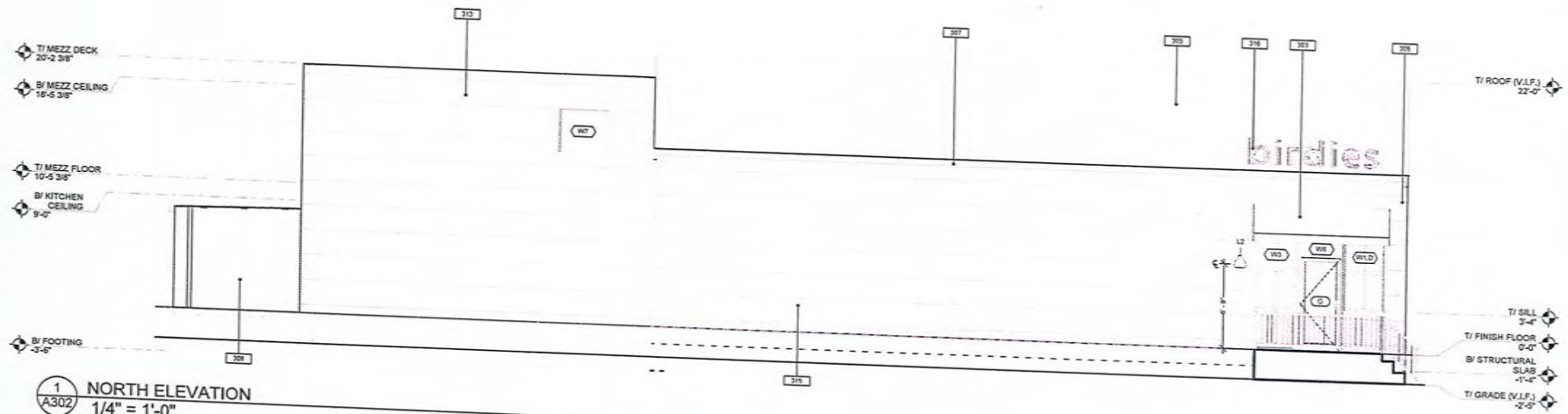
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A301

WINDOW SCHEDULE				
TAG	STYLE	HEIGHT	WIDTH	COLOR
W1.A	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.B	DOUBLE HUNG	6'-2"	3'-11"	WHITE
W1.C	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.D	DOUBLE HUNG	6'-2"	3'-3"	WHITE
W2	CASEMENT	6'-2"	3'-6"	WHITE
W3	FIXED	9'-5"	3'-3"	WHITE
W4	PASS THRU	4'-0"	4'-6"	WHITE
W5	FIXED	1'-3"	3'-6"	WHITE
W6	FIXED	2'-1"	3'-6"	WHITE
W7	FIXED	3'-6"	4'-0"	WHITE

KEYNOTES	
303	FABRIC AWNING, 3'-0" Hx3'-0" Dx10'-10" L
305	STANDING SEAM METAL ROOF, COLOR: BLACK
306	DOWNSPOUT, COLOR: WHITE
307	GUTTER, COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
313	EXTERIOR WOOD CLADDING, 4" Hx 1" D, SPECIES: T&O, FINISH: NATURAL
315	EXISTING CMU, PAINTED (WHITE)
316	CHANNEL LIT SIGN PERMITTED BY OTHER, EXACT DESIGN & CONSTRUCTION T&O



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FC STUDIO INC.
2545 W. Chestnut Ave., Suite 226
Chicago, IL 60647
312.850.0890

BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

THIS DRAWING IS A REVISION

EXTERIOR ELEVATIONS

DATE: 12/03/21

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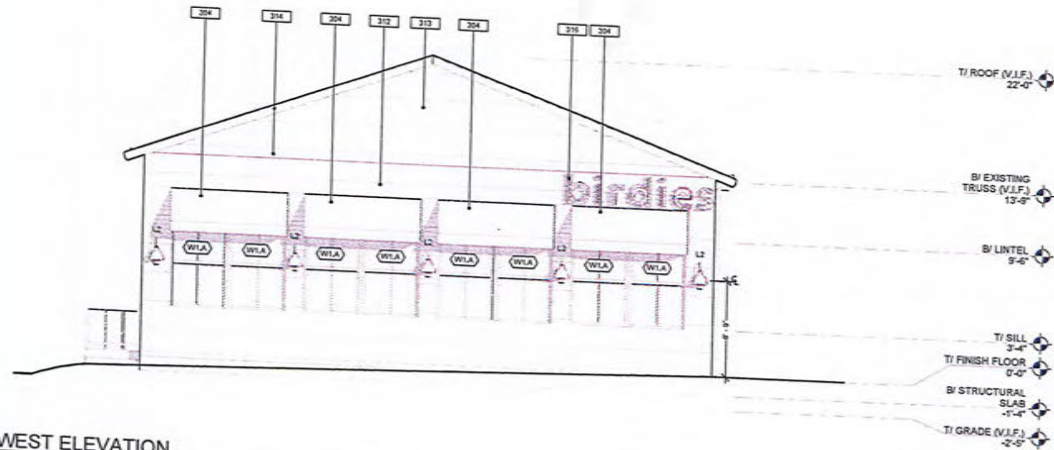
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NO. DATE ISSUE

A302

WINDOW SCHEDULE				
TAG	STYLE	HEIGHT	WIDTH	COLOR
W1.A	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.B	DOUBLE HUNG	6'-2"	3'-11"	WHITE
W1.C	DOUBLE HUNG	6'-2"	3'-4"	WHITE
W1.D	DOUBLE HUNG	6'-2"	3'-3"	WHITE
W2	CASEMENT	6'-2"	3'-4"	WHITE
W3	FIXED	9'-8"	3'-3"	WHITE
W4	PASS THRU	4'-0"	4'-6"	WHITE
W5	FIXED	1'-3"	3'-6"	WHITE
W6	FIXED	2'-1"	3'-6"	WHITE
W7	FIXED	3'-6"	4'-0"	WHITE

KEYNOTES	
304	FABRIC AWNING, 3'-0" Hx3'-0" D, 1/2" L
312	EXTERIOR WOOD CLADDING, 4" Hx 1" D, SPECIES: TBD, FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" Hx 1" D, SPECIES: TBD, FINISH: NATURAL
314	WOOD TRIM BOARD, 8" Hx 1" D, SPECIES: TBD, FINISH: PAINTED (WHITE)
316	CHANNEL LIT SIGN PERMITTED BY OTHER, EXACT DESIGN & CONSTRUCTION TBD



1 WEST ELEVATION
A303 1/4" = 1'-0"

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ST
UDIO
IO

FC STUDIO INC.
2545 W. Cermak Ave. Suite 226
Chicago, IL 60647
312.456.2900

BIRDIES

207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

TOTAL
AREA: 10,000 SQ. FT.

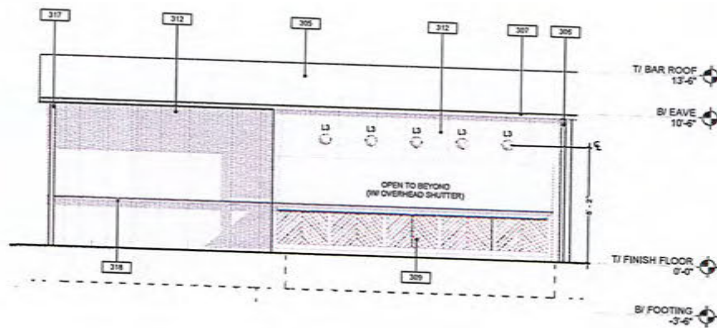
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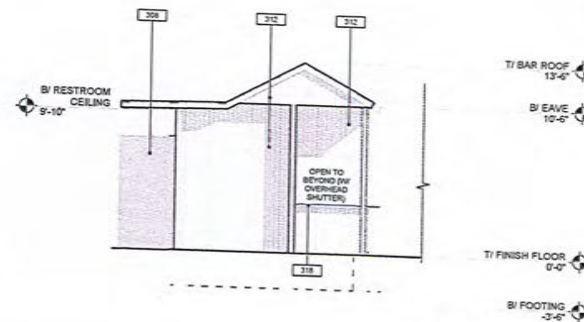
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NO.	DATE	ISSUE

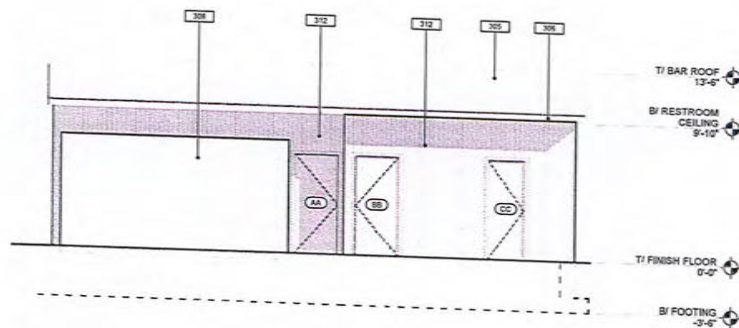
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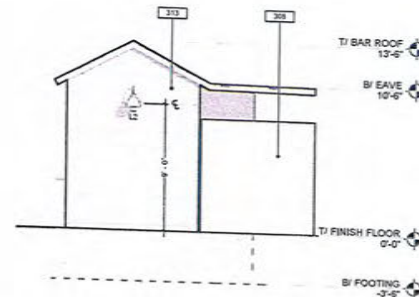
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A304 WEST ELEVATION - OUTDOOR BAR
1/4" = 1'-0"



3
A304 NORTH ELEVATION - OUTDOOR BAR
1/4" = 1'-0"

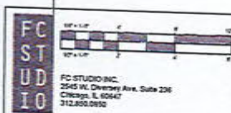


2
A304 EAST ELEVATION - OUTDOOR BAR
1/4" = 1'-0"



1
A304 SOUTH ELEVATION - OUTDOOR BAR
1/4" = 1'-0"

KEYNOTES	
305	STANDING SEAM METAL ROOF, COLOR: BLACK
306	DOWNSPOUT, COLOR: WHITE
307	GUTTER, COLOR: WHITE
308	WALK-IN COOLER W/ OVERHEAD ROOF STRUCTURE
309	3" Hx 1" D WOOD HERRINGBONE PATTERN, SPECIES: T&O
312	EXTERIOR WOOD CLADDING, 4" Hx 1" D, SPECIES: T&O, FINISH: WHITE WASHED
313	EXTERIOR WOOD CLADDING, 4" Hx 1" D, SPECIES: T&O, FINISH: NATURAL
317	4"x4" WOODEN POST
318	10" D, WOODEN DRINK RAIL, SPECIES: T&O



BIRDIES
207 N WHITTAKER ST, NEW
BUFFALO, MI 49117

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A304