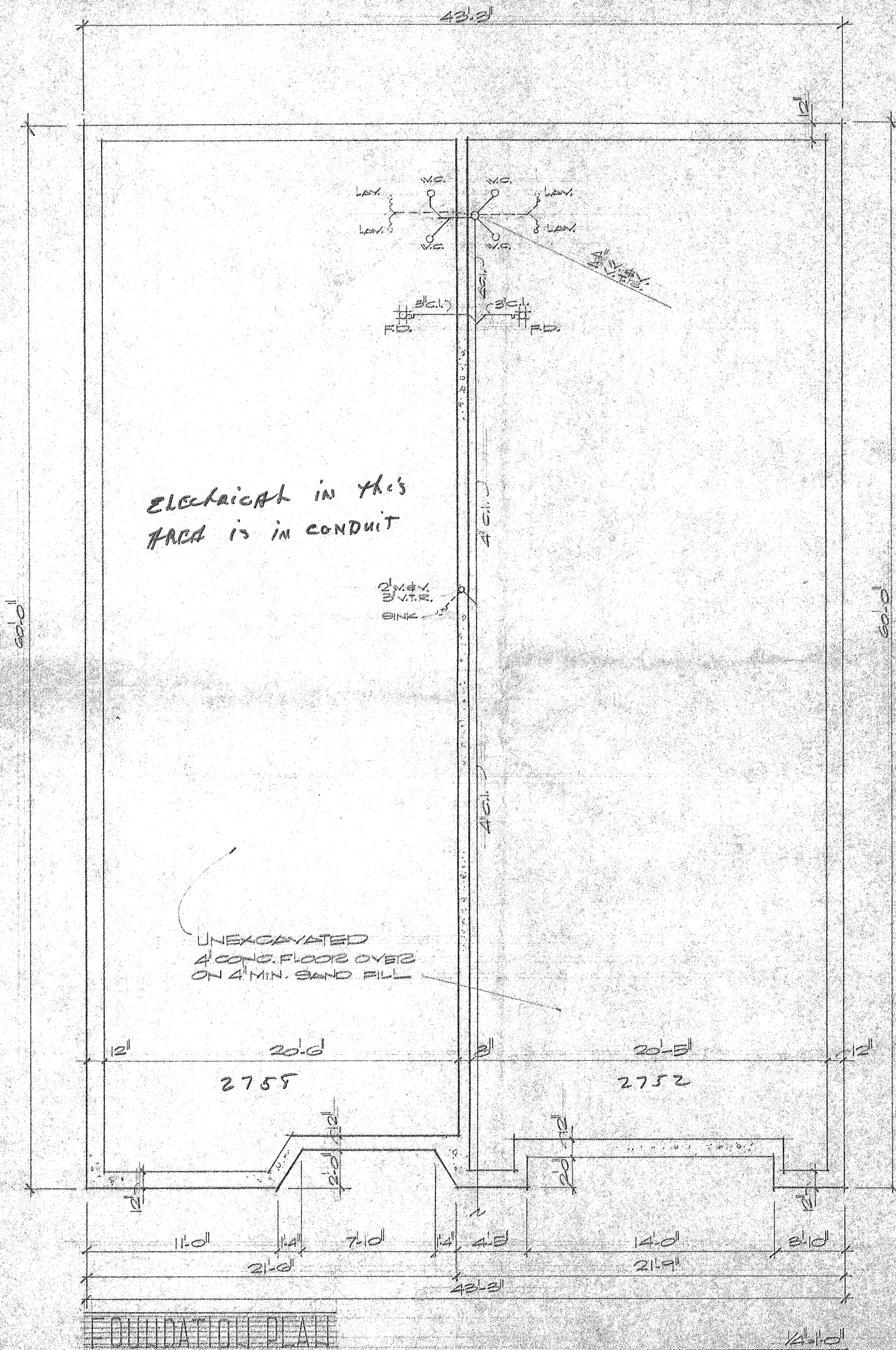
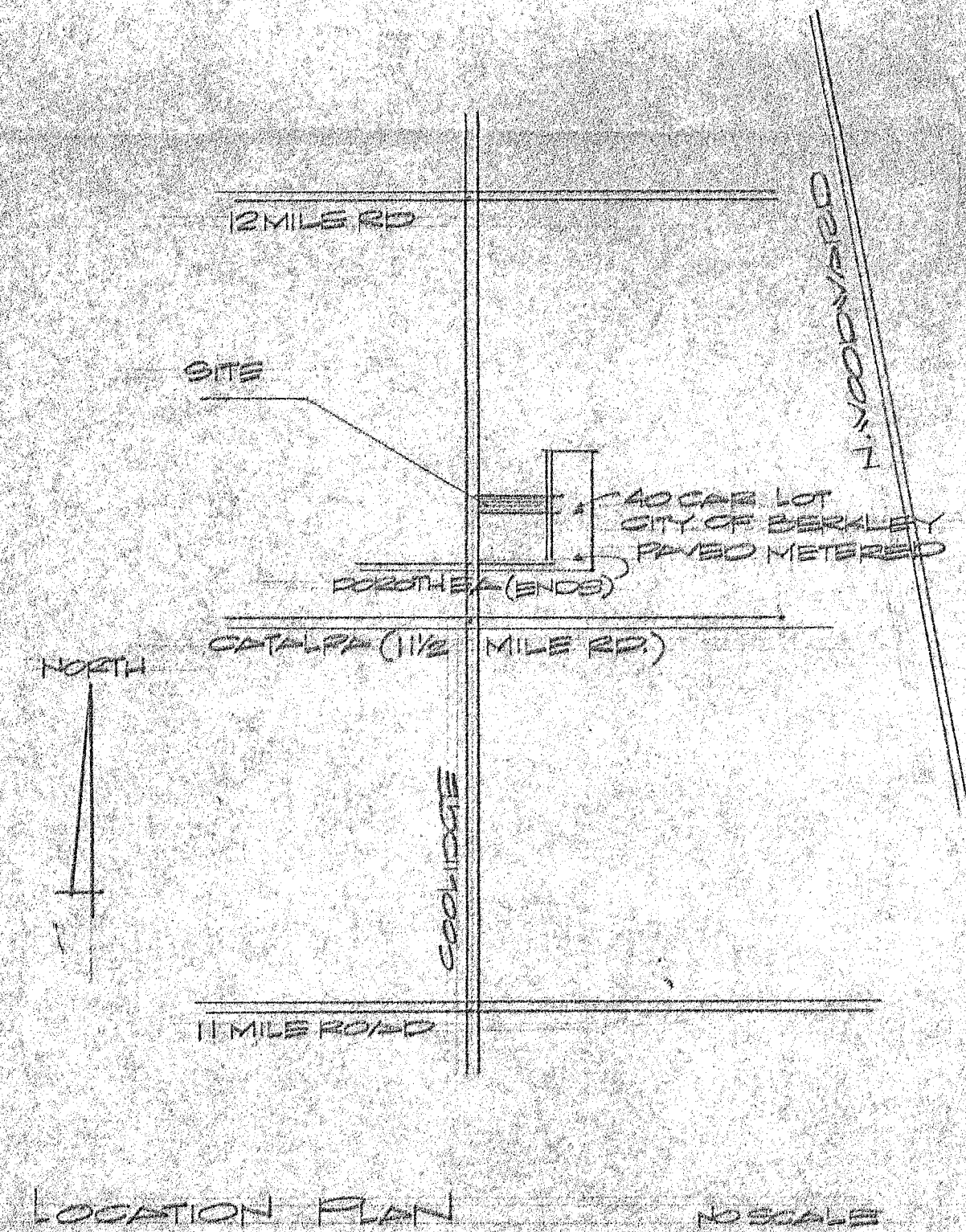
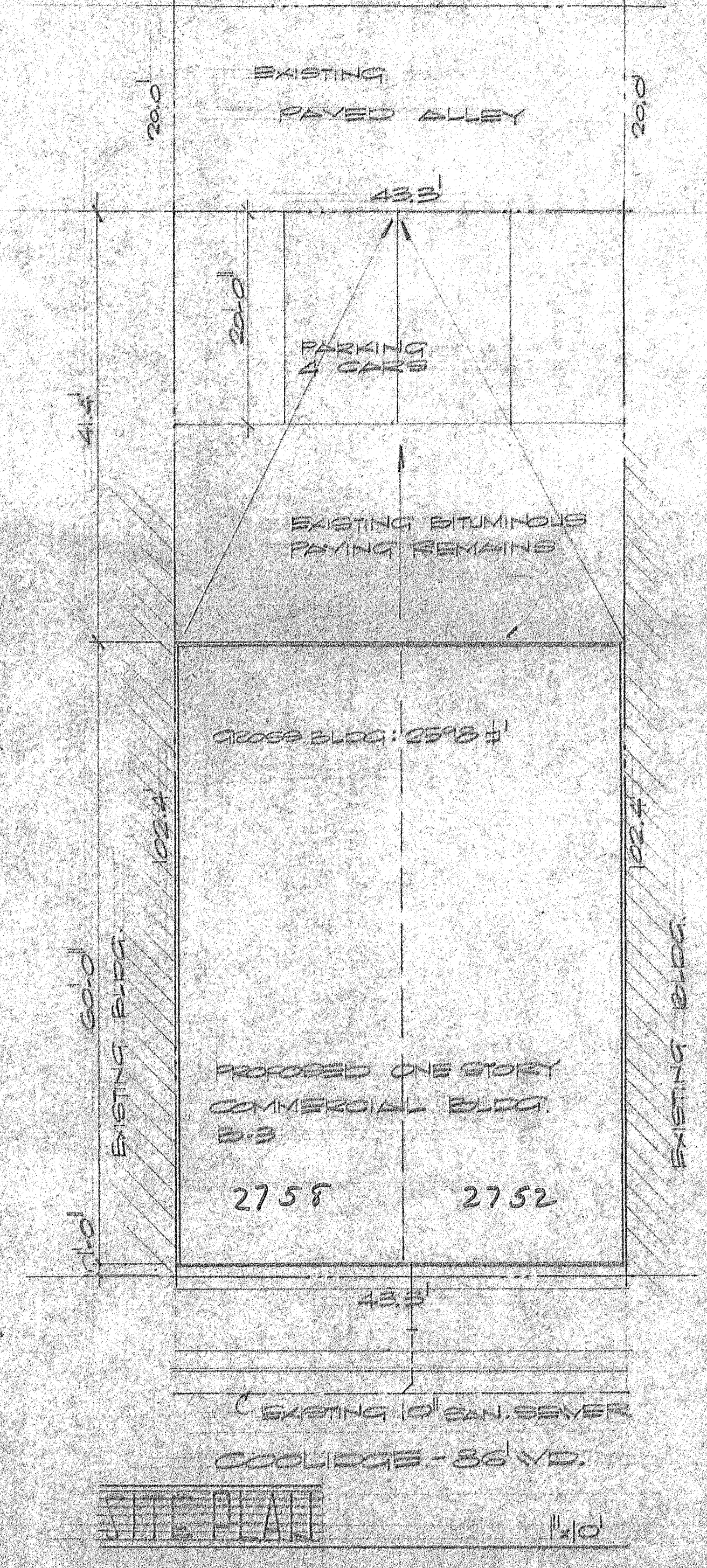


Building Department.
 1- FOUR (4) EXIT LIGHTS ONE OVER
 EACH DOOR AT PER CODE



SITE:
 LOT NO. 129 + N. 3.3' OF 144
 BROOKLINE HILLS SUBDIVISION
 CITY OF BERKLEY,
 OAKLAND CO, MICHIGAN



SITE PLAN



CITY OF BERKLEY
COMMUNITY DEVELOPMENT
3338 COOLIDGE HWY, BERKLEY, MICHIGAN 48072

APPLICATION FOR SPECIAL LAND USE REVIEW

NOTICE TO APPLICANT: Applications for Special Land Use review by the Planning Commission must be submitted to the City of Berkley Building Department in **substantially complete form** at least 30 days prior to the Planning Commission’s meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fee.

The Planning Commission will hold the required *public hearing* and will make a recommendation to the City Council. Special Land Use approval shall be obtained from the City Council.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072. The City Council meets the first and third Mondays of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Special Land Use Review and provide the following information to assist in the review:

Project Name: Upper Michigan Land Company Headquarters

Applicant: Daniel Haberman (Haberman Real Estate/Upper Michigan Land Co

Mailing Address: 1061 Badder Dr., Troy, MI 48083

Telephone: [REDACTED]

Email: [REDACTED]

Property Owner(s), if different from Applicant: Susan Rogal (Detroit Urban Design Studio, LLC)

Mailing Address: 790 W. Lincoln St., Birmingham, MI 48009

Telephone: [REDACTED]

Email: [REDACTED]

Applicant’s Legal Interest in Property: Haberman Real Estate has contracted to purchase the s
property. Daniel Haberman is the manager of both HRE & UMLC. UMLC will be the eventual occupant.

LOCATION OF PROPERTY:

Street Address: 2758 Coolidge Hwy,

Nearest Cross Streets: Franklin to the North, Dorothea to the South

Sidwell Number(s): 04-25-17-155-031

PROPERTY DESCRIPTION:

Provide lot numbers and subdivision: Brookline Hills Subdivision; Lot No. 129

Property Size (Square Feet): 1281 sq ft .05 acres (Acres): 1281 sq ft .05 acres

EXISTING ZONING DISTRICT *(please check):*

- | | | |
|-------------------------------|--|--|
| <input type="checkbox"/> R-1A | <input type="checkbox"/> Local Business | <input type="checkbox"/> Coolidge |
| <input type="checkbox"/> R-1B | <input type="checkbox"/> Office | <input checked="" type="checkbox"/> Downtown |
| <input type="checkbox"/> R-1C | <input type="checkbox"/> Community Centerpiece | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> R-1D | <input type="checkbox"/> Woodward | <input type="checkbox"/> Cemetery |
| <input type="checkbox"/> RM | <input type="checkbox"/> Eleven Mile | <input type="checkbox"/> Parking |
| <input type="checkbox"/> RMH | <input type="checkbox"/> Twelve Mile | |

Present Use of Property: Retail

Proposed Use of Property: Office

Is the property located within the Downtown Development Authority? Yes No

PROJECT DESCRIPTION:

Applicant seeks to convert 2758 to office, maintaining the beautiful look of the facade and making very few interior changes other than closing an open wall section

between 2752 & 2758. The office space will be clean, modern and visually appealing.

Does the proposed project / use of property require Site Plan Approval? Yes No

Does the proposed project require Variance(s) from the Zoning Board of Appeals? Yes No

If yes, describe the variances that will be required: n/a

PLEASE COMPLETE THE FOLLOWING CHART:

Type of Development	Number of Units	Gross Floor Area	Number of Parking Spaces On Site	Number of Employees on Largest Shift
Attached Residential				
Office	1	1281 sq ft	2	1
Commercial				
Industrial				
Other				

STANDARDS FOR SPECIAL LAND USE APPROVAL:

To be considered for Special Land Use approval, the Planning Commission and City Council shall consider the following standards. Please address **how** the proposed use satisfies each standard, as specified in Section 138-653.

1. The proposed use will promote the use of land in a socially and economically desirable manner.

The proposed use will add to the beauty of the Downtown District while making Berkley the new home for a successful Michigan small business.

2. The proposed use is necessary for the public convenience at that location.

The proposed use will be convenient for those looking to purchase Michigan forest land in a comfortable environment. It will also lessen the nearby parking demand, making it even easier for the public to park, shop and dine in Berkley.

3. The proposed use is compatible with adjacent land uses.

The propose use is a minor change from the current use and will easily fit in with adjacent land uses which include food/beverage, retail and office.

4. The proposed use is designed so that the public health, safety and welfare shall be protected.

The proposed use, which is a lowering of intensity while preseving the high level of character and charm, is, by its very nature, protective of the public health, safety and welfare.

- 5. The proposed use will not cause injury to other property in the neighborhood.

The proposed use will not cause injury to other properties in the neighborhood. Rather, the desire to be a part of the Berkley community, in this most attractive stretch of Coolidge, is a driving force in the decision to relocate the company's HQ to Berkley. Indeed, it is a perfect fit for UMLC to join the excellent mix of existing businesses in the neighborhood.

PROFESSIONALS WHO PREPARED PLANS:

A. Name: N/a

Mailing Address: _____

Telephone: _____

Email: _____

Design Responsibility (engineer, surveyor, architect, etc.): _____

B. Name: _____

Mailing Address: _____

Telephone: _____

Email: _____

Design Responsibility: _____

SUBMIT THE FOLLOWING:


- 1. Ten (10) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, or surveyor. If copies are submitted simultaneously for Site Plan Review, then submittal of ten (10) additional copies is not necessary.
- 2. A pdf file of the plan and any supporting documents, emailed to the Community Development Director.
- 3. Proof of property ownership (title insurance policy or registered deed with County stamp).


PLEASE NOTE: The applicant, or a designated representative, **MUST BE PRESENT** at all scheduled meetings, or the Special Land Use request may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Special Land Use application or to revoke any permits granted subsequent to the Site Plan Approval.

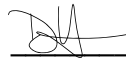
We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission and City Council meetings are recorded and televised.


PROPERTY OWNER'S APPROVAL: (Initial each line)

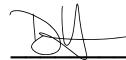
 I hereby authorize and give permission for the City of Berkley to install one or more temporary signs on my property, in order to notify the public of the required public hearing related to the Special Land Use request.

 I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above referenced property in relation to the above request.

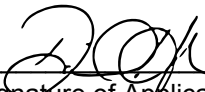
APPLICANT'S ENDORSEMENT: (Initial each line)

 All information contained therein is true and accurate to the best of my knowledge.

 I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted.

 I acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this Special Land Use application.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.

 2/1/2024
Signature of Applicant Date

Daniel Haberman
Applicant Name (Print)

Signature of Applicant Date

Applicant Name (Print)

 dotloop verified
02/01/24 7:39 AM EST
SZI9-SXKS-RQUI-UZVI

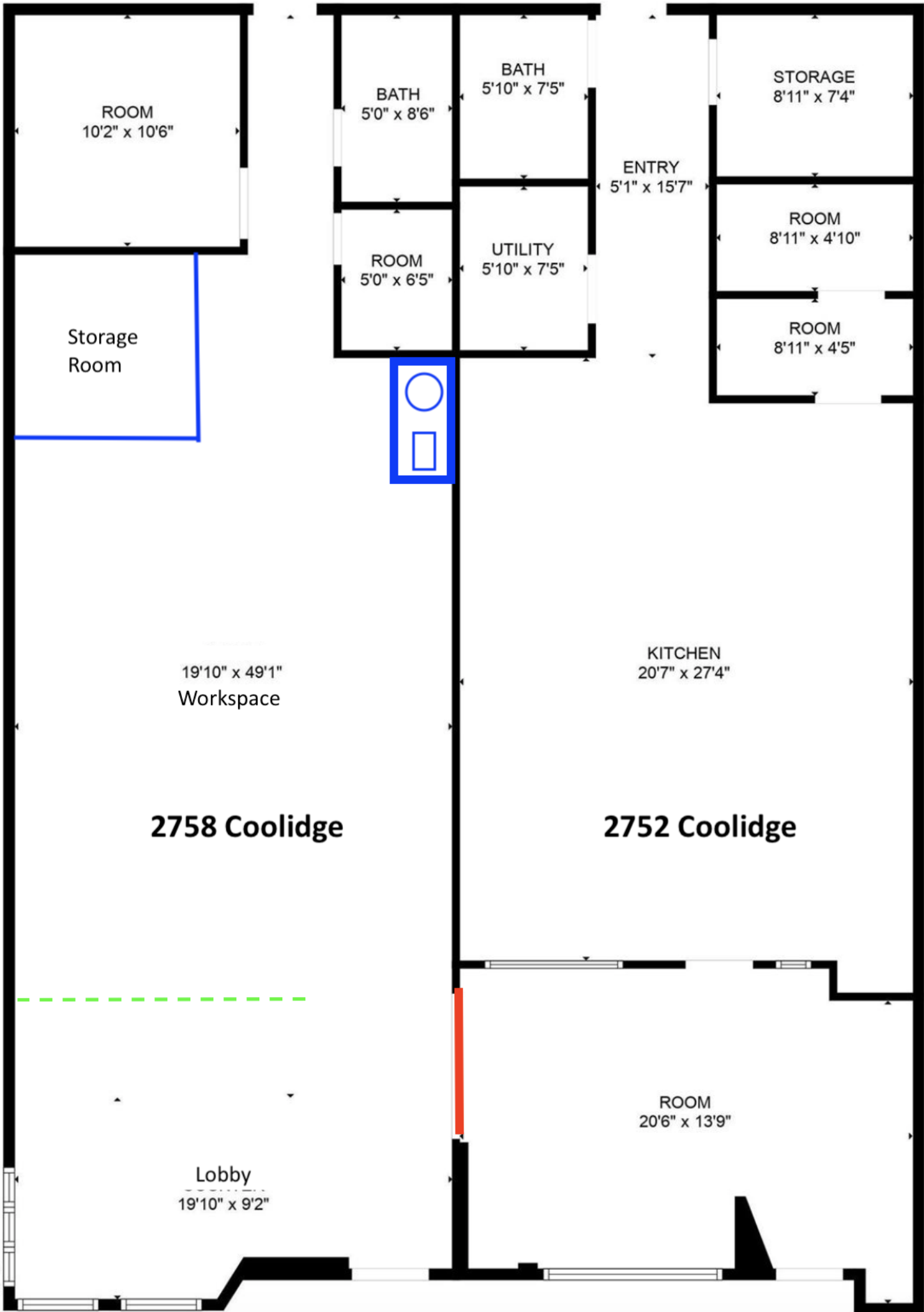
Signature of Property Owner Authorizing this Application Date

Susan Rogal
Property Owner Name (Print)

OFFICE USE ONLY

Received _____ Receipt # _____ Meeting Date _____ Case # _____

Fee: Special Land Use \$1,000.00



ROOM
10'2" x 10'6"

Storage
Room

19'10" x 49'1"
Workspace

2758 Coolidge

Lobby
19'10" x 9'2"

BATH
5'0" x 8'6"

BATH
5'10" x 7'5"

ROOM
5'0" x 6'5"

UTILITY
5'10" x 7'5"

ENTRY
5'1" x 15'7"

STORAGE
8'11" x 7'4"

ROOM
8'11" x 4'10"

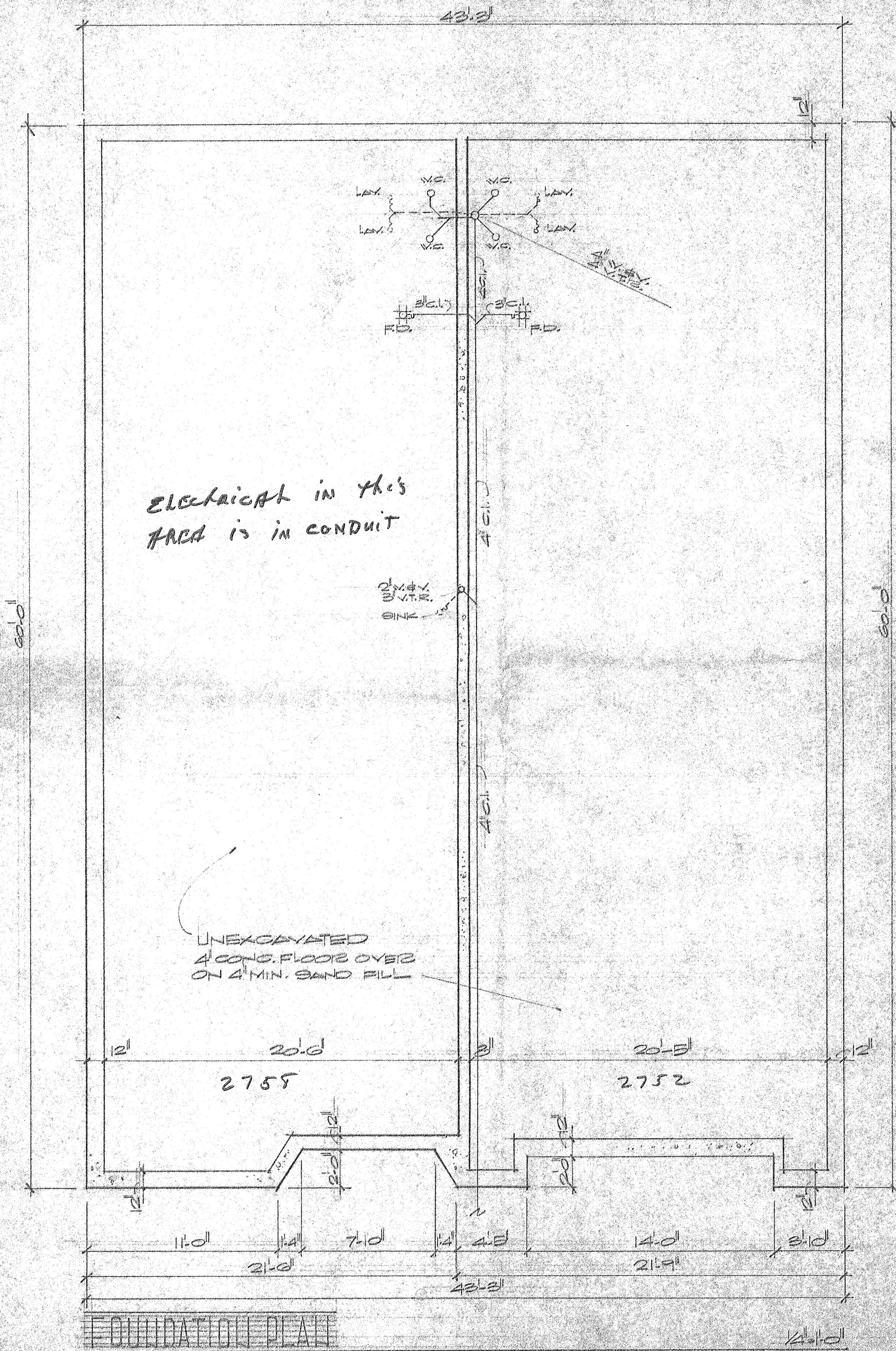
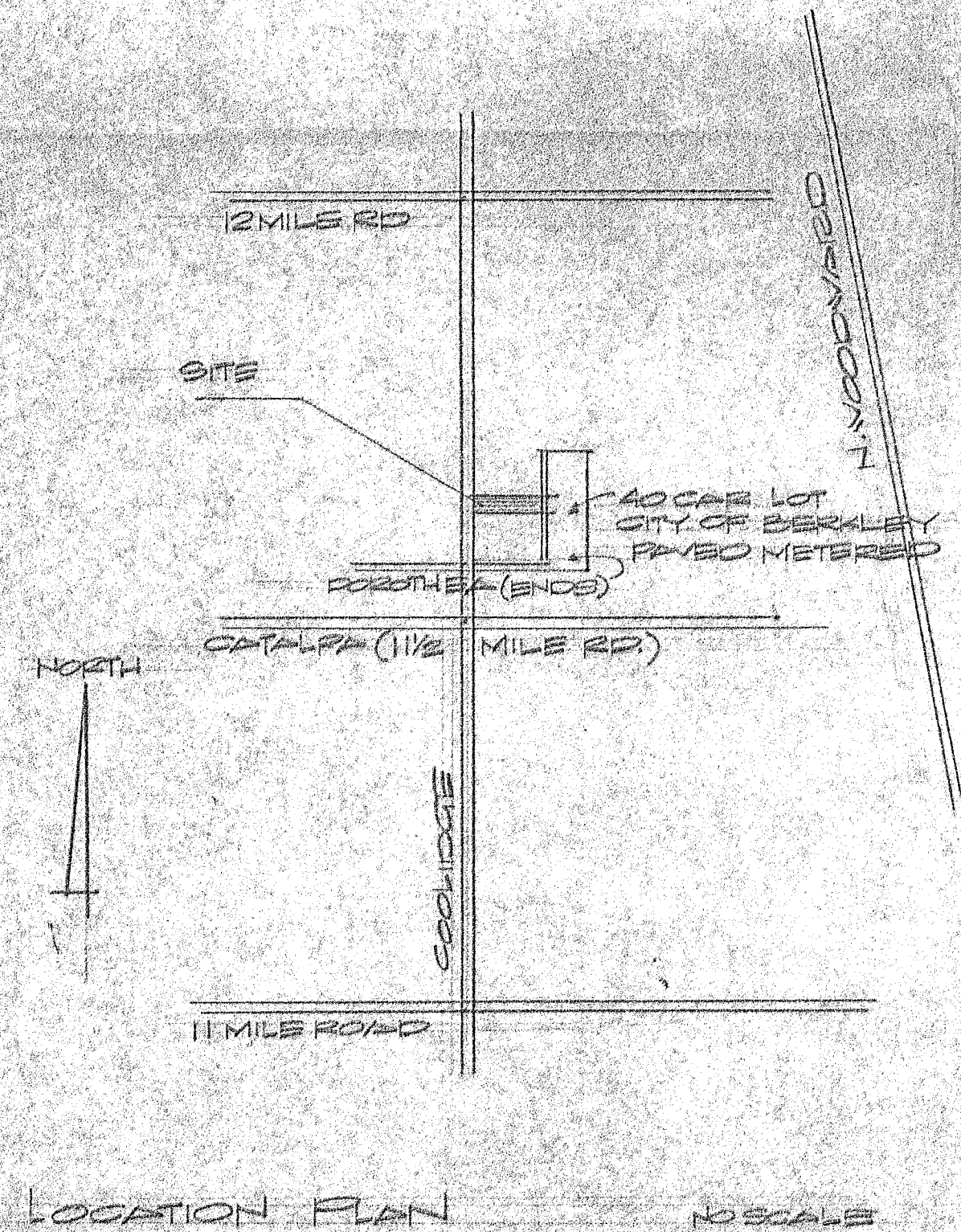
ROOM
8'11" x 4'5"

KITCHEN
20'7" x 27'4"

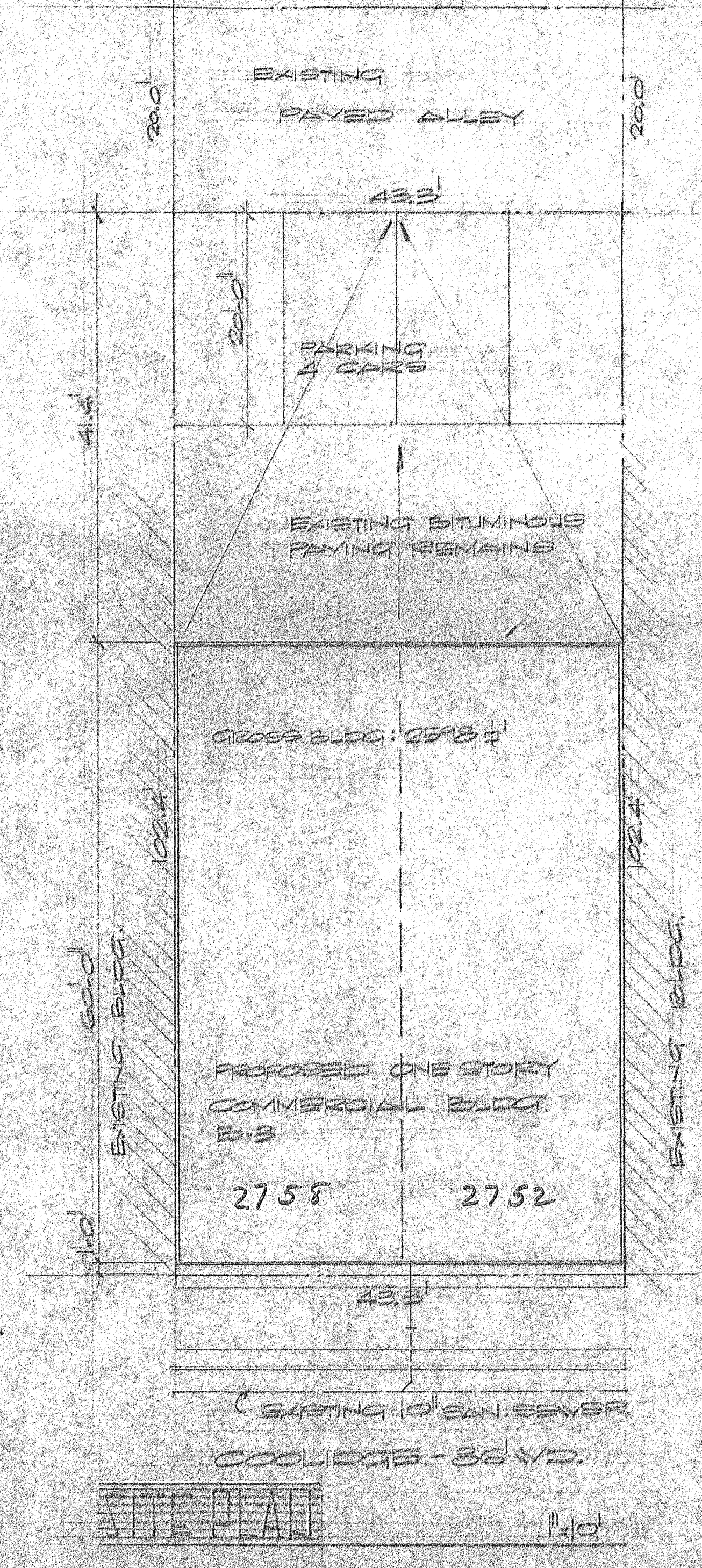
2752 Coolidge

ROOM
20'6" x 13'9"


Building Department.
 1- FOUR (4) EXIT LIGHTS ONE OVER EACH DOOR AT PER CODE



SITE:
 LOT NO. 129 + N. 2.3' OF 144
 BROOKLINE HILLS SUBDIVISION
 CITY OF BERKELEY,
 OAKLAND CO., MICHIGAN




ge Hwy Coolidge Hwy Coolidge Hwy Coolidge

 Balanced Health & Wellness

 VITRINE

2766

 Mi Meals
Health food store

