

**AGENDA**  
**TRAVERSE CITY BOARD OF ZONING APPEALS**  
**REGULAR MEETING**  
**TUESDAY, JANUARY 13, 2015**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

- 1. CALL MEETING TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES-** Approval of the December 9, 2014 regular meeting minutes.
- 4. REQUEST 15-BZA-01 – A REQUEST FROM DAVID GLEASON, 1435 BARLOW STREET, TRAVERSE CITY, MICHIGAN for:**  
  
A dimensional variance of 2.5 feet to allow for the construction of a 3 ½ -story rear addition to be on the property line along Cass Street for the property commonly known as **201 East Front Street**, Traverse City, Michigan.
- 5. PUBLIC COMMENT**
- 6. ELECTION OF OFFICERS**
- 7. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4481, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**MINUTES  
TRAVERSE CITY BOARD OF ZONING APPEALS  
REGULAR MEETING  
TUESDAY, DECEMBER 9, 2014  
7:00 P.M.**

**Committee Room, Governmental Center, 2<sup>nd</sup> Floor  
400 Boardman Avenue  
Traverse City, Michigan 49684  
231-922-4464**

**PRESENT:** Members Bergman, Szajner, Jones, Lomasney, Donaldson, Hanley and Vice-Chairperson Callison and Chairperson Cockfield.

**ABSENT:** Raferty.

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 7:00 p.m.*

**2. APPROVAL OF MINUTES-** Approval of the July 8, 2014 regular meeting minutes.

*Motion by member Callison, seconded by member Donaldson to approve the July 8, 2014 regular meeting minutes as presented. Upon vote the motion carried 8-0.*

**3. REQUEST 14-BZA-10 – A REQUEST FROM PAUL SCHMUCKAL, SCHMUCKAL OIL COMPANY, 1516 BARLOW STREET, TRAVERSE CITY, MICHIGAN for:**

A dimensional variance to allow for the cooler addition (12' x 32'-8") to be located on the rear (north) property line, have an impervious ratio (lot coverage) of 99 percent and not bring the parking lot into compliance with Chapter 1374, *Circulation and Parking*, of the City of Traverse City Zoning Code located at the property commonly known as **501 East Eighth Street**, Traverse City, Michigan (Marathon Gas Station).

*Paul Schmuckal presented drawings and answered questions from the Board*

*There was no public comment.*

*Motion by member Donaldson, seconded by member Callison to grant a dimensional variance to allow for the cooler addition (12' x 32'-8") to be located on the rear (north) property line, have an impervious ratio (lot coverage) of 99 percent and not bring the parking lot into compliance with Chapter 1374, *Circulation and Parking*, of the City of Traverse City Zoning Code located at the property commonly known as 501 East Eighth Street, Traverse City, Michigan based on the Statement of Conclusions and Finding of Fact contained in the Order Granting for Variance No. 14-BZA-10. Upon vote the motion carried 8-0.*

4. **REQUEST 14-BZA -11- A REQUEST FROM ANDREW KOHLMAN, OWNER OF IMAGE 360, 1702 BARLOW STREET, TRAVERSE CITY, MICHIGAN for:**

An exception from the Sign Ordinance to allow for the installation of a freestanding sign with an area of 120 square feet and a height of 8 feet located at the property commonly known as **722 Munson Avenue**, Traverse City Michigan (East Bay Plaza).

*Andrew Kohlman presented drawings and answered questions from the Board.*

*There was no public comment.*

*Motion by member Lomasney, seconded by member Donaldson to grant an exception from the Sign Ordinance to allow for the installation of a freestanding sign with an area of 120 square feet and a height of 8 feet located at the property commonly known as 722 Munson Avenue, Traverse City Michigan (East Bay Plaza) provided no additional freestanding signs are permitted on 722 and 748 Munson Avenue based on the Statement of Conclusions and Finding of Fact contained in the Order Granting for Exception No. 14-BZA-11. Upon vote the motion carried 8-0.*

5. **PUBLIC COMMENT**

*There was no public comment.*

6. **ADJOURNMENT**

*The meeting was adjourned at 7:40 p.m.*

Respectfully submitted,

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David Weston, Planning and Zoning Administrator

Date: \_\_\_\_\_

**CITY OF TRAVERSE CITY  
ORDER AUTHORIZING  
VARIANCE NO. 14-BZA-10**

Pursuant to the City of Traverse City Code of Ordinances § 1324.05(d), Variances, the Board of Zoning Appeals hereby authorizes a dimensional variance for the following:

Street Address: 501 East Eighth Street, Traverse City, Michigan  
Property Description: S 75 FT OF LOT 16 & PART OF LOT 15 COM AT SW COR TH N 75 FT TH E 9.61 FT TH S 14.62 FT TH S 32 DEG 14' E 14.68 FT TH S 52 DEG 55' E 6.78 FT TH S TO 8TH ST TH W TO POB BLK 16 ORIGINAL PLAT  
Variance Granted: A dimensional variance to allow for a cooler addition (12' x 32'-8") to be located on the rear (north) property line, have an impervious ratio (lot coverage) of 99 percent and not bring the parking lot into compliance with Chapter 1374, Circulation and Parking, of the City of Traverse City Zoning Code.  
Applicant/Owner: Paul Schmuckal.

It is determined that the Applicant has demonstrated a hardship as well as showing of good and sufficient cause authorizing a variance by the City of Traverse City Code of Ordinances. The findings of fact and reasons upon which this determination is based are as follows:

1. The attached Statement of Conclusions and Finding of Fact are incorporated herein by reference.
2. The procedures and requirements for variance decisions by law and ordinance have been followed.

This Order shall not be deemed to be City approval for anything other than the variance authorized by this order and shall not relieve the owner or occupier of the land from obtaining any other license, permit or approval required by law or ordinance.

I hereby certify that the above Order was adopted on \_\_\_\_\_, \_\_\_\_\_, at a regular meeting of the Board of Zoning Appeals for the City of Traverse City at the County Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Date: \_\_\_\_\_

\_\_\_\_\_  
David Weston, Planning and Zoning  
Administrator

**Note:** A decision of the Board of Zoning Appeals shall be final. However, any party having a substantial interest affected by an order, determination or decision by the Board of Zoning Appeals may appeal to the Circuit Court, if made to the Court within twenty-eight (28) days after rendering the final decision or upon grant by the Court of leave to appeal. Codified Ordinances of Traverse City Michigan §1324.07(a).

## STATEMENT OF CONCLUSION AND FINDINGS OF FACTS 14-10

The following are the Statements of Conclusions supported by evidence submitted to the Board of Zoning Appeals in connection with a request for a dimensional variance, Request No. 14-BZA-10, for the property commonly known as **501 East Eighth Street**, Traverse City, Michigan, from Paul Schmuckal.

1. Practical Difficulty. There are exceptional or extraordinary circumstances or physical conditions that do not generally apply to other properties or used in the same district.
2. In granting the variance, the spirit of the Zoning Code is observed, public safety is secured and substantial justice is done.
3. No substantial adverse effect on property values in the immediate vicinity or in the district where the property is located will occur as a result of granting this variance.
4. The difficulty presented by the applicant in support of the request for a variance is not so general or recurrent in nature that a formulation of a general regulation for such condition is preferable.
5. The practical difficulty is unique to the property and not to the general neighborhood and shall apply only to property under control of the applicant.
6. Granting the variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.
7. The difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.
8. The difficulty was not the result of an act of the applicant or a person in privity or concert with the applicant.

**The foregoing Statement of Conclusions is supported by the following Findings of Fact No 14-10:**

1. There is an existing shed where that addition is proposed.
2. There are many nonconformities associated with the site.
3. Trying to reach any sort of compliance with the site would create a practical difficulty for the property.
4. The site is contaminated and is required to be sealed.
5. The neighbor to the east offered the applicant a drainage easement.

**CITY OF TRAVERSE CITY  
ORDER AUTHORIZING  
EXCEPTION NO. 14-BZA-11**

Pursuant to the City of Traverse City Code of Ordinances § 1476.15(b)(3), Exceptions, the Board of Zoning Appeals hereby grants an exception for the following:

Street Address: 722 Munson Avenue, Traverse City, Michigan  
Property Description: THT PRT OF THE SW 1/4 OF NW 1/4 SEC 7 T27N R10W DES AS COM AT NW COR TH S 574.18 FT TO IND TR BLVD TH SE'LY ALONG BLV 521.46 FT TO AVE B TH NE'LY ALONG AVE 739.84 FT TO MUNSON AVE TH NW'LY 420.28 FT M/L TO N LINE OF SW 1/4 OF NW 1/4 TH W'LY ALG LINE 483.29 FT M/L TO POB EXC THEREFROM SW'LY 130 FT AS DESC IN L:292 P:516  
Exception Authorized: An exception from the Sign Ordinance to allow for the installation of a freestanding sign with an area of 120 square feet and a height of 8 feet provided no additional freestanding signs are permitted on 722 and 748 Munson.  
Applicant: Credit Union One, 1407 S. Division Street, Traverse City, Michigan.

It is determined that the Applicant has demonstrated a unique circumstance when the evidence in the official record of the exception supports all of the affirmative findings as required in §1467.15(b)(3). The findings of fact and reasons upon which this determination is based are as follows:

1. The attached Statement of Conclusions and Finding of Fact are incorporated herein by reference.
2. The procedures and requirements for exception decisions by law and ordinance have been followed.

This Order shall not be deemed to City approval for anything other than the exception authorized by this order, and shall not relieve the owner or occupier of the land from obtaining any other license, permit or approval required by law or ordinance.

I hereby certify that the above Order was adopted on \_\_\_\_\_, \_\_\_\_\_, at a regular meeting of the Board of Zoning Appeals for the City of Traverse City at the Commission Chamber, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Date: \_\_\_\_\_  
David Weston, Planning and Zoning Administrator

**Note:** A decision of the Board of Zoning Appeals shall be final. However, any party having a substantial interest affected by an order, determination or decision by the Board of Zoning Appeals may appeal to the Circuit Court, if made to the Court within twenty-eight (28) days after rendering the final decision or upon grant by the Court of leave to appeal. Codified Ordinances of Traverse City Michigan §1324.07(a).

## STATEMENT OF CONCLUSION AND FINDINGS OF FACTS 14-BZA-11

The following are the Statements of Conclusions supported by evidence submitted to the Board of Zoning Appeals in connection with a request for an exception, Request 14-BZA-11, for the property commonly known as **722 Munson Avenue**, Traverse City, Michigan.

- a) The circumstances were exceptional and peculiar to the property, and result from conditions which do not exist generally throughout the City.
- b) The alleged consequences resulting from a failure to grant the exception include substantially more than mere inconvenience, or mere inability to attain a higher financial return.
- c) Allowing the exception will result in substantial justice being done, considering the public benefits intended to be secured and will be contrary to the public purpose and general intent and purpose of Chapter 1476, Signs of the City of Traverse City Code of Ordinances.

**The foregoing Statement of Conclusions are supported by the following Findings of Fact No 14-BZA-11:**

1. The property is allowed to have three freestanding signs with an area of 40 square feet each and a height of 8 feet.
2. There are no separation requirements in the Sign Ordinance for permanent freestanding signs.
3. The property owner could place three freestanding signs, 40 square feet, 8 feet tall, not connected in a row by right at the proposed location.
4. The posted speed limit on this part of Division Street is 45 m.p.h.
5. The applicant agreed to not place any additional freestanding signs on 722 and 748 Munson Avenue.



## Communication to the Board of Zoning Appeals

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FOR THE MEETING OF:            JANUARY 13, 2015

FROM:                            DAVID WESTON, ZONING ADMINISTRATOR *DMW*

SUBJECT:                        REQUEST 15-BZA-01

DATE:                            JANUARY 9, 2015

A request from David Gleason, 1435 Barlow Street, Traverse City, Michigan for relief from the zoning regulations (1346.04(a)) to allow for 3 ½ story rear addition to be in the front yard setback along Cass Street located at the property commonly known as **201 East Front Street**, Traverse City Michigan (northeast corner of Front and Cass Streets).

The property mentioned is zone C-4b (Regional District) and buildings are required to have a front yard setback of 2.5 feet. The proposed addition will have a 0 foot front yard setback along Cass Street. The applicant will be requesting a dimensional variance of 2.5 feet to allow for the building addition to be located on the property line along Cass Street.

A similar variance was granted to the property located at 156 East Front Street (The Franklin) on July 9, 2013. I have attached those minutes for you review.



City of Traverse City

APPLICATION FEE: \$240.00	Date of Application: <u>12-17-14</u>
Check Number: <u>153 50</u>	Date of Public Hearing: <u>1-13-15</u>
Receipt Number: <u>18 474</u>	Case Number: <u>15-132A-01</u>

### TRAVERSE CITY BOARD OF ZONING APPEALS APPLICATION

for Variance, Exception, Appeal, Ordinance Interpretation or  
Reconsideration

**PROPERTY DESCRIPTION** (legal description AND property address): 201 E. Front St.

**REQUEST AND PROPOSED PROJECT:**

Exemption from 2'-6" setback along Cass St. to allow addition to align with existing building.

**TO BE COMPLETED BY ZONING ADMINISTRATOR:**

Request:	Appeal for Administrative Decision	_____
	Interpretation of Ordinance	_____
	Exception	_____
	Variance	_____

Name: David Gleason Phone: (231) 313 8088 Fax: (231) 941-3481

Address: 1435 Barlow Traverse City Mi 49686

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: Contractor

**APPLICATIONS MUST BE RECEIVED A MINIMUM OF 21 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED.**

**REPRESENTATION AT HEARING:** THE APPLICANT OR THE APPLICANT'S AUTHORIZED AGENT MUST BE PRESENT AT THE PUBLIC HEARING TO PROPERLY ANSWER QUESTIONS CONCERNING THE APPEAL. IF THE APPLICANT OR AGENT IS NOT PRESENT, THE APPEAL MAY BE DEFERRED UNTIL THE NEXT MEETING OR DISMISSED AT THE DISCRETION OF THE BOARD.  
\*\*\* PLEASE NOTE THE REVERSE SIDE FOR SITE PLAN REQUIREMENTS \*\*\*

*Motion by Member Wegener, seconded by Member Donaldson to grant a dimensional variance of 4.80 feet to allow for a 6,560 square foot building addition and parking area expansion to be constructed in the front yard setback along North Aero Park Court, located at the property commonly know as 2749 Aero Park Drive, Traverse City, Michigan based on the Statement of Conclusions and Finding of Fact contained in the Order Granting for Variance No. 13-BZA-10. Upon vote the motion carried 7-1, with Chairperson Cockfield voting in opposition.*

4. **REQUEST 13-BZA-11 – A REQUEST FROM WILLIAM CLOUS, 213 SOUTH AIRPORT ROAD. W., TRAVERSE CITY, MICHIGAN, for:**

An exception to allow for the installation of a freestanding sign (84 s.f. and 18' in height) to exceed the height and area requirements of the City of Traverse City Sign Ordinance for the property commonly known as **461 Munson Avenue**, Traverse City, Michigan.

*The applicant was not at the meeting. No action was taken.*

5. **REQUEST 13-BZA-12 – A REQUEST FROM JOHN DANCER WITH CORNERSTONE ARCHITECTS, 122 SOUTH UNION STREET, SUITE 200, TRAVERSE CITY, MICHIGAN, for:**

A dimensional variance of 2.5 feet to allow for the construction of a 2-story, 6,400 square foot building to be constructed on the property line along Cass Street for the property commonly known as **156 East Front Street**, Traverse City, Michigan.

*John Dancer presented drawings and answered question from the Board. Motion by Member Chalker-Soltysiak, seconded by Member Halbert to grant a dimensional variance of 2.5 feet to allow for the construction of a 2-story, 6,400 square foot building to be constructed on the property line along Cass Street for the property commonly known as 156 East Front Street, Traverse City, Michigan based on the based on the Statement of Conclusions and Finding of Fact contained in the Order Granting for Variance No. 13-BZA-12. Upon vote the motion carried 8-0.*

**CITY OF TRAVERSE CITY  
ORDER AUTHORIZING  
VARIANCE NO. 13-BZA-12**

Pursuant to the City of Traverse City Code of Ordinances § 1324.05(d), Variances, the Board of Zoning Appeals hereby authorizes a dimensional variance for the following:

Street Address: 156 East Front Street  
Property Description: W 1/2 OF LOT 10 BLOCK 5 EXC E 9.5 IN & EXC W 8.5 IN ORIGINAL PLAT EXC PARTY WALL RIGHTS.  
Variance Granted: A dimensional variance of 2.5 feet to allow for the construction of a 2-story, 6,400 square foot building to be constructed on the property line along Cass Street  
Applicant: John Dancer, 122 South Union Street, Traverse City, Michigan.

It is determined that the Applicant has demonstrated a hardship as well as showing of good and sufficient cause authorizing a variance by the City of Traverse City Code of Ordinances. The findings of fact and reasons upon which this determination is based are as follows:

1. The attached Statement of Conclusions and Finding of Fact are incorporated herein by reference.
2. The procedures and requirements for variance decisions by law and ordinance have been followed.

This Order shall not be deemed to be City approval for anything other than the variance authorized by this order and shall not relieve the owner or occupier of the land from obtaining any other license, permit or approval required by law or ordinance.

I hereby certify that the above Order was adopted on August 13, 2013, at a regular meeting of the Board of Zoning Appeals for the City of Traverse City at the County Committee Room, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

Date: 8-13-13

  
\_\_\_\_\_  
David Weston, Planning and Zoning  
Administrator

**Note:** A decision of the Board of Zoning Appeals shall be final. However, any party having a substantial interest affected by an order, determination or decision by the Board of Zoning Appeals may appeal to the Circuit Court, if made to the Court within twenty-eight (28) days after rendering the final decision or upon grant by the Court of leave to appeal. Codified Ordinances of Traverse City Michigan §1324.07(a).

## STATEMENT OF CONCLUSION AND FINDINGS OF FACTS 13-BZA-12

The following are the Statements of Conclusions supported by evidence submitted to the Board of Zoning Appeals in connection with a request for a dimensional variance, Request No. 13-BZA-12, for the property commonly known as **156 East Front Street**, Traverse City, Michigan, from John Dancer.

1. Practical Difficulty. There are exceptional or extraordinary circumstances or physical conditions that do not generally apply to other properties or used in the same district.
2. In granting the variance, the spirit of the Zoning Code is observed, public safety is secured and substantial justice is done.
3. No substantial adverse effect on property values in the immediate vicinity or in the district where the property is located will occur as a result of granting this variance.
4. The difficulty presented by the applicant in support of the request for a variance is not so general or recurrent in nature that a formulation of a general regulation for such condition is preferable.
5. The practical difficulty is unique to the property and not to the general neighborhood and shall apply only to property under control of the applicant.
6. Granting the variance is necessary for the preservation of a substantial property right possessed by other properties in the same zoning district.
7. The difficulty is not solely economic and is based on the reasonable use of a particular parcel of land.
8. The difficulty was not the result of an act of the applicant or a person in privity or concert with the applicant.

**The foregoing Statement of Conclusions are supported by the following Findings of Fact No 13-BZA-12:**

1. The parcel is a long narrow corner lot.
2. The existing building at 116 Cass Street (Passageway Travel) will be preserved.
3. The Passageway Travel building is built to the property line along Cass Street.
4. There are provisions in the Zoning Code that allow for the extension of an existing sidewall that encroaches in a side yard setback but not a front yard setback on a corner lot.
5. There will be no foundation encroachments in the R.O.W.
6. The roof will be a flat roof. Ice, snow and stormwater will be maintained within the boundaries of the property.
7. The building located at 161, 201 and 208 East Front Street are all located on the front property line.
8. There was no public comment regarding the request.

**KUHN ROGERS PLC  
LAW OFFICES**

412 SOUTH UNION STREET  
P.O. BOX 987  
TRAVERSE CITY, MICHIGAN 49685-0987  
TELEPHONE 231-947-7900  
FACSIMILE 231-947-7321

R. EDWARD KUHN  
TERRY C. ROGERS  
A. BROOKS DARLING  
EDGAR ROY III  
JOSEPH E. QUANDT  
GREGORY J. DONAHUE  
GREGORY L. JENKINS  
GINA A. BOZZER  
TROY W. STEWART  
MATTHEW L. BOYD  
CHRISTOPHER G. ROGERS  
MARC S. MCKELLAR, II

Other Location  
Lansing, Michigan

CHARLES H. MENMUIR  
1903-1987  
-----  
Of Counsel:  
LEWIS G. GATCH

January 8, 2015

Traverse City Board of Zoning Appeals  
400 Boardman Avenue  
Traverse City, MI 49684

Re: Variance Request for 201 E. Front Street

Dear Members of the Board of Appeals:

Our firm represents Ted and Linda Jourbran, owners of the property located at 205 E. Front Street immediately adjoining the subject property. Our clients have serious reservations regarding the project in general as set forth below. As to the variance itself, there does not appear to be any basis for concluding that there are practical difficulties associated with compliance with the ordinance set back. Consequently, granting the request appears to be unwarranted.

Our clients primary concern with the proposed addition is that it will intrude on the alley way blocking access to large trucks and could aggravate the sub-surface problems in the immediate area. Our clients' tenants require the ability to accept shipments from large trucks which access our clients' building from the alley way. The proposed extension of the building to the north appears to intrude into the alley way and could potentially block off large truck access to the remainder of the block. This would create a serious problem for our clients and other adjoining businesses.

Perhaps more concerning is the prospect that the proposed construction will raise additional issues with the sub-surface support for all of the buildings in the block. As you probably are aware, there have been a number of events in the immediate vicinity regarding sub-surface instability and construction of this proposed addition so close to the river could very well seriously affect the sub-surface support for existing buildings. The unexplained problems at Red Ginger and the sink hole which appeared last year along the alley suggest that further disturbance of the sub-surface without further study as to the source of these difficulties could be very dangerous.

Our clients are also concerned that the proposed addition will block several windows which currently open to the west side of our clients buildings. Obviously these windows would have to be properly closed off and the cost of doing so should not be born by our clients.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Edward Kuhn", with a large, sweeping flourish at the end.

R. Edward Kuhn  
[rekuhn@krlawtc.com](mailto:rekuhn@krlawtc.com)

REK/cmp

LINE ESTABLISHED BY DESCRIPTION  
REC. IN L. 133, P. 120

5.00'  
SETBACK

BLD LINE

PROPOSED  
ADDITION

BLOCK 24  
ORIGINAL PLAT OF  
TRAVERSE CITY

151.67'

39.70'

2.50'  
SETBACK

154.50'

201  
FRONT

31.50'

2.50'  
SETBACK

FRONT ST. (66')

CASS ST. (66')

- LEGEND
- - IRON FOUND
  - - IRON w/CAP SET
  - ⊙ - MONUMENT w/CAP SET
  - ⊕ - NAIL FOUND
  - △ - NAIL SET
  - (R) - RECORD

31.81'

LINE OF  
BUILDING  
ABOVE

LINE OF  
EXISTING  
BUILDING



site plan

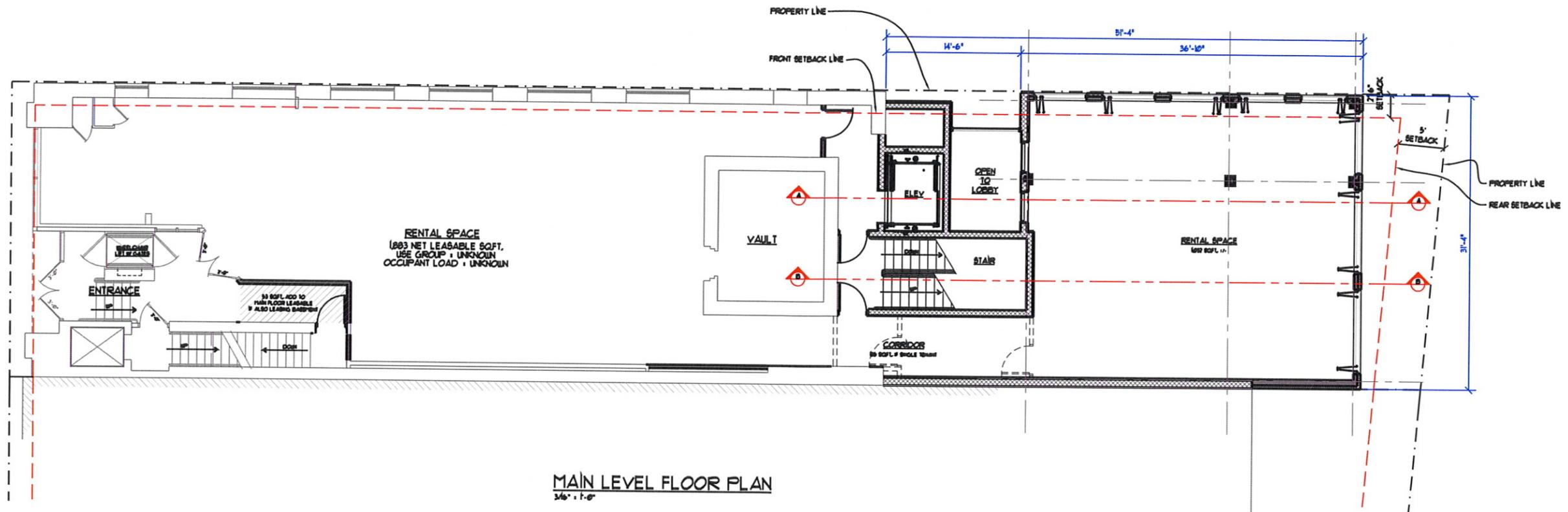
Addition to 201 E. Front St.  
Traverse City, MI

**NorthStar Designs**  
3078 Northstar  
Traverse City, Michigan 49606  
231/537-3343

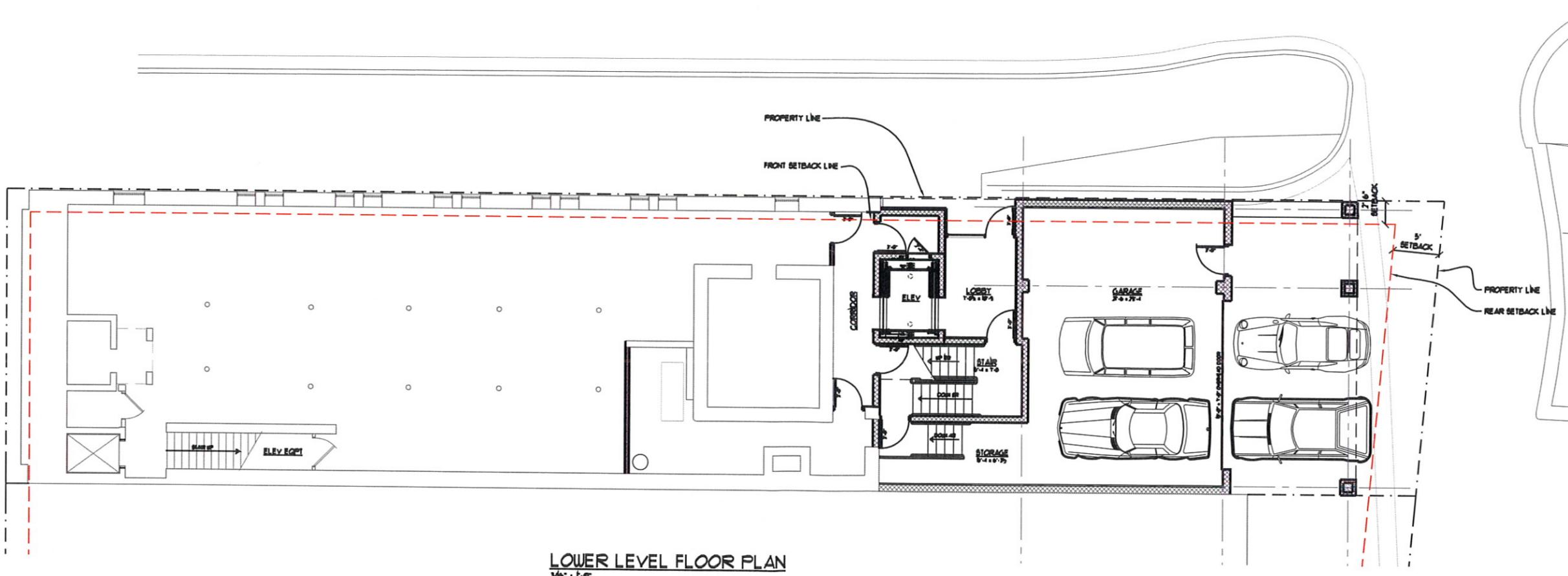
Revisions:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date:  
Dec. 15, 2014

Sheet No.  
**C1**



**MAIN LEVEL FLOOR PLAN**  
3/6" = 1'-0"



**LOWER LEVEL FLOOR PLAN**  
3/6" = 1'-0"

Main & Lower Floor Plan  
201 E. Front St.  
Traverse City, Michigan

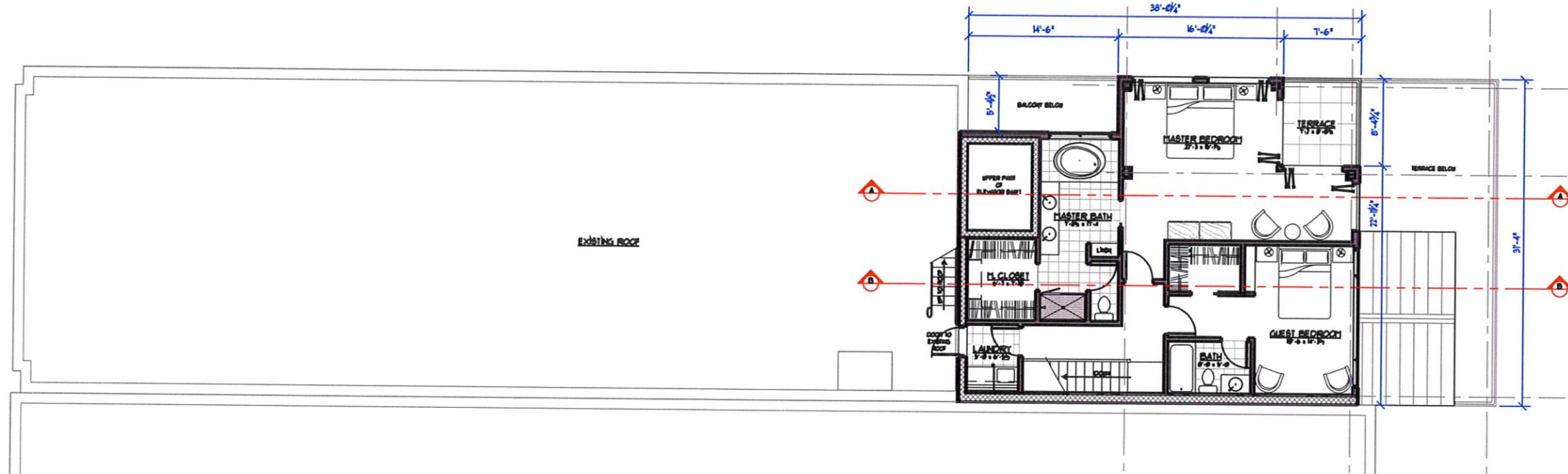
NorthStar Designs  
5075 Michigan Ave.  
Traverse City, Michigan 49686  
231/937-3343

Revisions

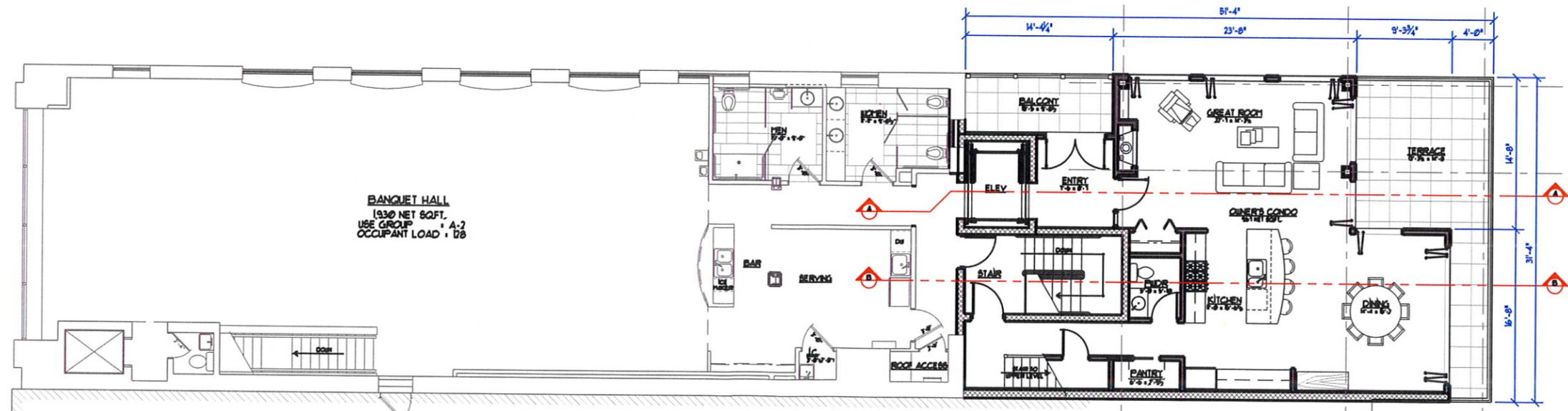
Date:  
March 30, 2014

Sheet No.

**A1**



3rd FLOOR PLAN  
3/8" = 1'-0"



2nd FLOOR PLAN  
3/8" = 1'-0"

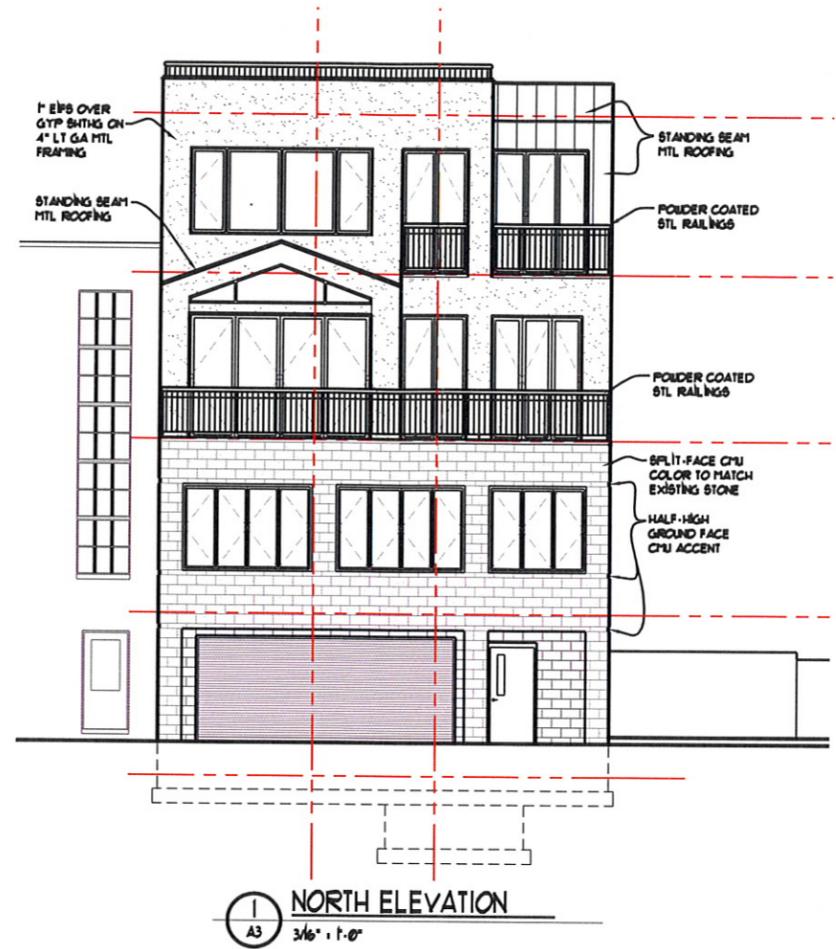
2nd Floor & 3rd Floor Plan  
201 E. Front St.  
Traverse City, Michigan

NorthStar Designs  
3078 Hamphrester  
Traverse City, Michigan 49606  
231/537-3343

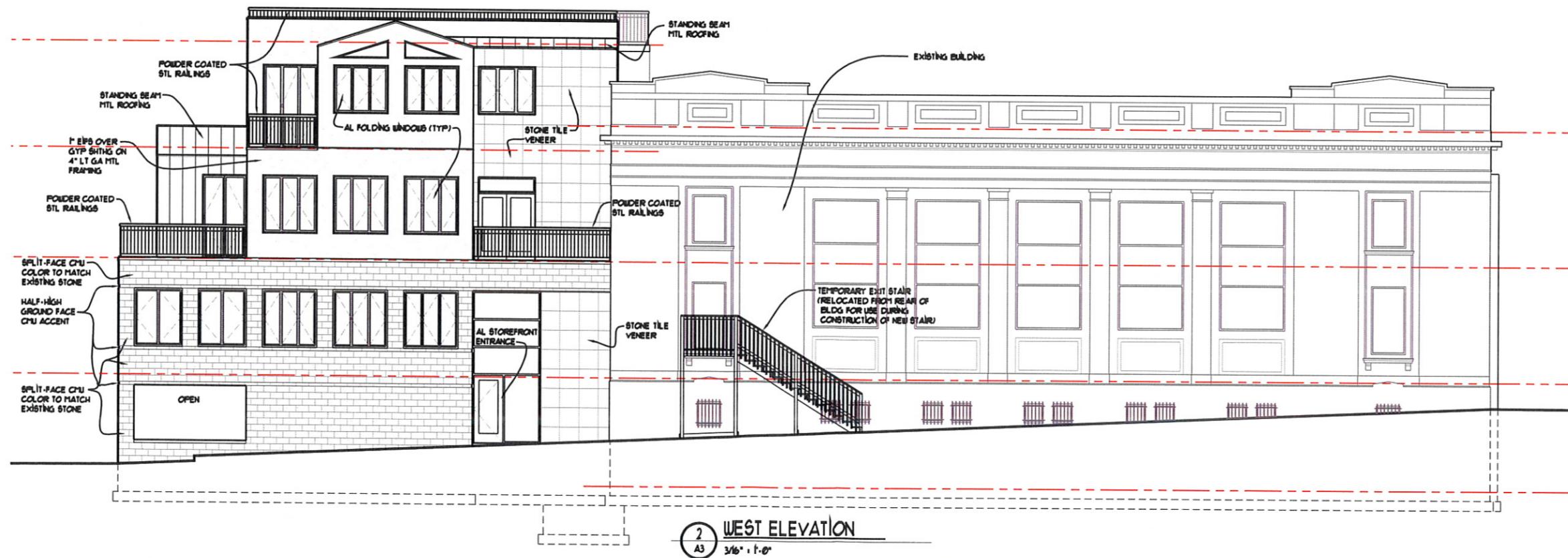
Revisions

Date:  
March 30, 2014

Sheet No.  
A2



1 NORTH ELEVATION  
A3 3/16" = 1'-0"



2 WEST ELEVATION  
A3 3/16" = 1'-0"

BUILDING ELEVATIONS

ADDITION TO 201 E. FRONT ST.  
TRAVERSE CITY, MICHIGAN.



Revision: 1/23/14

Date: November 11, 2014

Sheet No.

A3



