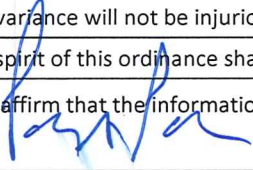
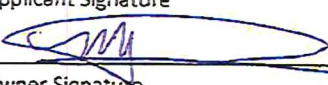


VIENNA TOWNSHIP ZONING BOARD OF APPEALS APPLICATION

I. PROPERTY INFORMATION															
Address or Parcel Number: 5338 W. Vienna Rd., Clio, MI 48420 25-18-17-300-089			Site Plan Included: ☒ Y ☐ N <i>(Please Include some form of site plan)</i>												
Description of General Location:															
Current Zoning: C-1 (I1 Pending)	Lot Size: 190 ft x 760 ft	Current Use: Sports Workout Facility													
Requesting: ☒ Variance ☐ Interpretation ☐ Administrative Appeal															
Type of Variance(s): ☒ Setbacks ☐ Signage ☐ Parking ☐ Other (Describe Below) Minimum lot size; setbacks															
Reason / Description of Request: To allow conversion of existing building to a Trade School															
II. APPLICANT INFORMATION															
Name: Dolan Drive Corporation		Phone: Patric A. Parker - (810) 235-9000													
Mailing Address: 4070 Dolan Drive	City: Flint	State: MI	Zip: 48504												
III. PROPERTY OWNER INFORMATION (if different from applicant)															
Owner Name: All Star Lineup, LLC		Owner Phone: George Rizik (810) 953-6000													
Owner Address: 5092 W. Vienna Rd Ste: 2	City: Clio	State: MI	Zip: 48420												
IV. CHECKLIST (Please answer each question to the best of your ability & explain your answer on next page)															
1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.			☒ Yes ☐ No												
2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.			☒ Yes ☐ No												
3. The special conditions and circumstances do not result from the actions of the applicant.			☒ Yes ☐ No												
4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.			☒ Yes ☐ No												
5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.			☒ Yes ☐ No												
6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.			☒ Yes ☐ No												
I hereby affirm that the information provided for this hearing is accurate to the best of my knowledge.															
Applicant Signature 		Date 8-18-2026													
		Patric A. Parker - Attorney for Dolan Drive													
Owner Signature		Date													
		Michael Davidson - All Star Lineup													
		Owner Name Printed													
OPTIONAL: By signing below, I hereby grant permission for Vienna Township Officials and/or Zoning Board of Appeals Members to enter my property for on-site inspection related to this application. (Failure to grant permission will not affect any decision on your application)															
Owner Signature		Date													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="4">Office Use Only: Fees Paid: ☒ Y ☐ N Amount Paid: 500 Date Paid: 8/18/24 Hearing Date: _____</td> </tr> <tr> <td colspan="4">Decision: ☐ Approved ☐ Denied Determination: _____</td> </tr> <tr> <td>Vienna Township ZBA Signature</td> <td>Date</td> <td colspan="2">Vienna Township ZBA Name Printed</td> </tr> </table>				Office Use Only: Fees Paid: ☒ Y ☐ N Amount Paid: 500 Date Paid: 8/18/24 Hearing Date: _____				Decision: ☐ Approved ☐ Denied Determination: _____				Vienna Township ZBA Signature	Date	Vienna Township ZBA Name Printed	
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3. The special conditions and circumstances do not result from the actions of the applicant.			☒ Yes ☐ No												
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5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.			☒ Yes ☐ No												
6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.			☒ Yes ☐ No												
I hereby affirm that the information provided for this hearing is accurate to the best of my knowledge.															
Applicant Signature 		Date 8-18-26	Patric A. Parker - Attorney for Dolan Drive Applicant Name Printed Michael Davidson - All Star Lineup Owner Name Printed												
Owner Signature		Date													
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Vienna Township ZBA Signature	Date	Vienna Township ZBA Name Printed													

V. PLEASE EXPLAIN YOUR ANSWERS FROM THE CHECKLIST IN SECTION IV. (NON-USE / DIMENSIONAL)

1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.

2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.

3. The special conditions and circumstances do not result from the actions of the applicant.

4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.

5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.

6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.

A drawing of the site/property must be included with the application showing any pertinent details and dimensions necessary.

SCHEDULE 1 TO ZONING BOARD OF APPEALS APPLICATION

Detail of answers from the checklist in section IV:

1. Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district.

The proposed use of the property is a "trade school" as permitted in Article 15 titled LIMITED INDUSTRIAL DISTRICTS in the Vienna Township zoning ordinance (the "Ordinance"). The specific use is a joint training center for sheet metal apprenticeship and training programs, described in more detail on the attached sheet titled "Proposed Land Use". Article 15 is the only section of the Ordinance that specifically permits a trade school.

There are two specific limitations in the Ordinance that are impossible to meet for this trade school (the "Limitations"):

"A. Any use permitted herein shall be developed only on sites of at least 40 acres in area, and shall not be permitted on any portion of a recorded subdivision plat.

B. Buildings and other uses of land, except landscape passive areas, shall have setbacks of at least 100 feet."

Those two specific limitations both make sense for a general "industrial" operation, which might feature loading and unloading of trucks, exporting of finished industrial products, external operations, parking of multiple employees, substantial noise, extended hours of operation. None of those concerns will be present in this operation. This is a classroom operation conducted only during the day, and only inside the building. The expected attendance, including both trainees and instructors, is expected to be approximately 20.

These special situations clearly constitute "Special or unique conditions and circumstances exist which are not generally applicable to other lands, structures, or buildings in the same district".

2. The provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district; and that the variance is the minimum necessary.

With the Limitations and without the variance requested, this property would become unusable as a trade school, which is a use as of right in this district. These requested variances are the minimum necessary.

3. The special conditions and circumstances do not result from the actions of the applicant.

Applicant has taken no actions causing the request for relief from the Limitations.

4. The granting of the variance will be in harmony with the general purpose and intent of this ordinance.

The granting of the variance will allow the trade school use that is completely in harmony with this ordinance.

5. The variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.

The proposed use will generate less traffic, have shorter hours of operation, and make less noise than the present use as a sports workout facility.

6. The spirit of this ordinance shall be observed, public safety secured and substantial justice done.

The proposed use will be a use and operation that fully complies with the spirit of the ordinance, and granting the requested variance will result in substantial justice done.