

## 9. ZBA: Re: Grace Immanuel Bible Church

We are of the opinion that the parking requirements for a church facility should be based on the seating capacity of the main unit/area of worship, the Nave or Chapel area of the facility. This is because the other areas of the facility, such as the rest rooms, foyer, sunday school room or utility/coffee room are not in use simultaneously while the worship service is in session. Therefore, we believe that the 30 parking spaces currently on site are sufficiently adequate for the proposed new chapel, giving it a seating capacity of 90 people, at one parking space per every 3 seats.

Our proposed floor plan shows 168 lineal feet of seating or 84 seats giving us a cushion of 6 seats in regards to parking requirements. The square footage of the seating area in the chapel is 584 sq.ft. divided by 7 sq.ft per person gives you 83.4 persons, divided by 3 = 27.8 or 28 parking spaces required. The area of the aisles and the raised platform area are not taken into account. The Pastor and the musicians that speak or perform up on the platform come forward from seats in the congregation, thus there is no seating in these areas.

One of the reasons for the proposed expansion of the chapel is to raise and enlarge the chancel area with room for a full submersion baptistery and worship team musicians; to create an aisle space in front of the chancel for the congregation to come forward for prayer and communion distribution and to expand the worship area for a better flow of congregants down the larger center aisle, the added side aisles and the larger rear aisle off of the foyer. With this added aisle space we will provide the congregation with a more appropriate means of ingress and egress during and after worship services, as well as in the case of emergencies.

The current church is in use during Sunday morning services for a few hours and on Wednesday evenings for a prayer service of about an hour. Sunday morning services usually number around 58 people and the Wednesday evening service has even fewer attendees. Cars in the parking lot for recent Sunday morning services averaged around 19. We would have to gain quite a few new members to fill the existing parking lot on a Sunday morning.

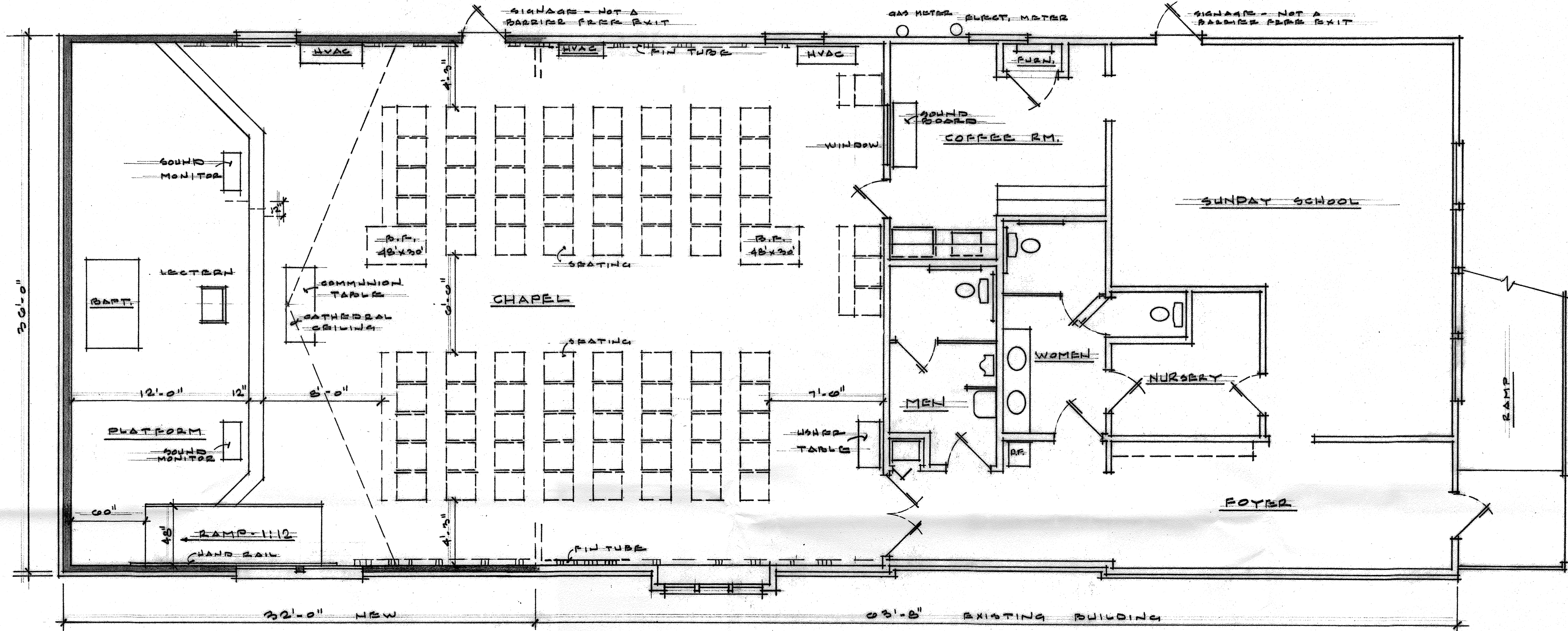
Another reason for wanting a variance is that our church facility sits in a beautiful park-like setting and we take a great deal of pride in maintaining our beautiful grounds. If we are required to remove a lot of the new and more mature trees and shrubs and pave over the grounds with asphalt, it would be a travesty especially since these extra parking spaces are not required by the number of people attending our services. We are ecology minded and would like to maintain as much green space as possible around our church, and we are sure that our neighbors appreciate this as well.

Additionally, there are easily another 6 or so parking spaces next to the house on the north side of our property that are gravel and cannot be counted in the total spaces required, but that could be used periodically by some members of our congregation.

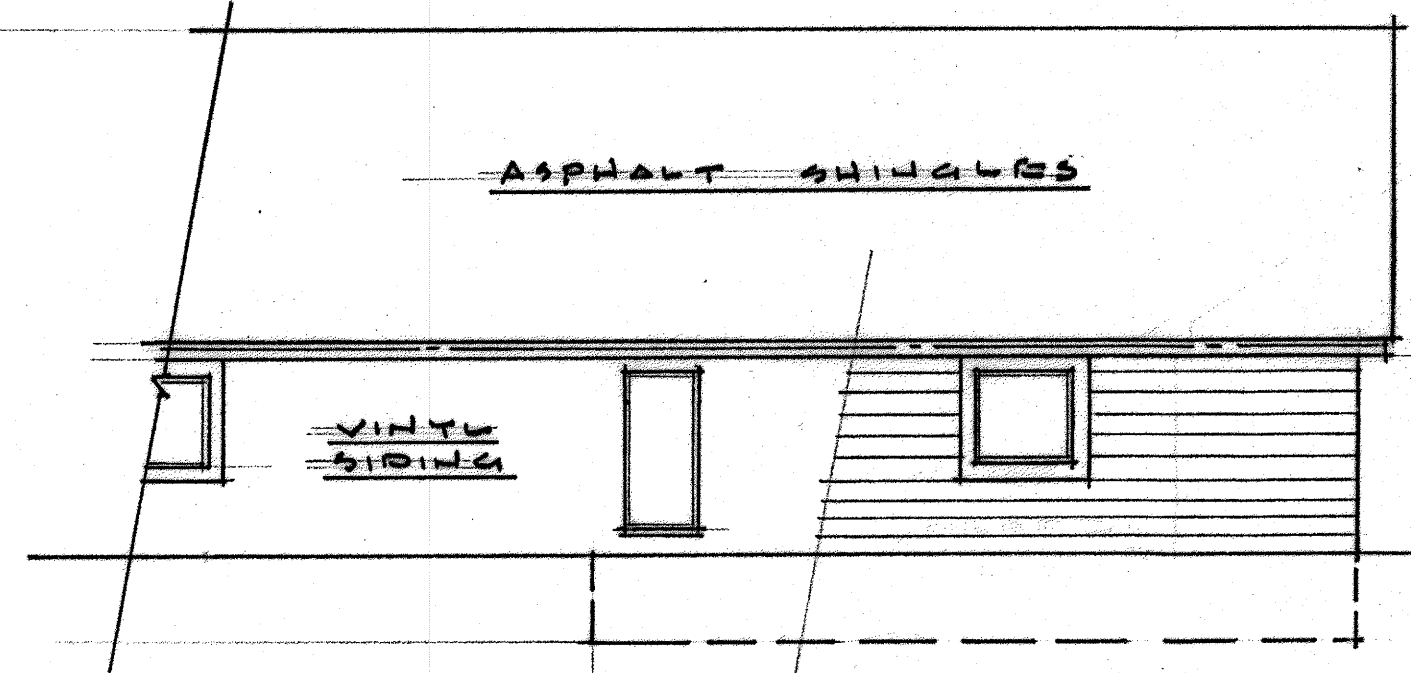
Lastly, we have never experienced any over-crowding of our parking lot, even on the most well attended holiday services. And yet, the current site plan occupant capacity shows a number for the existing facility of 122 which is one more than the Building Division has currently established for occupancy which is 121.

Therefore, if the parking has been sufficient for a capacity of 122 it should be sufficient for an occupant capacity of 121, because the parking requirement should be based on the "seating capacity in the main unit of worship."

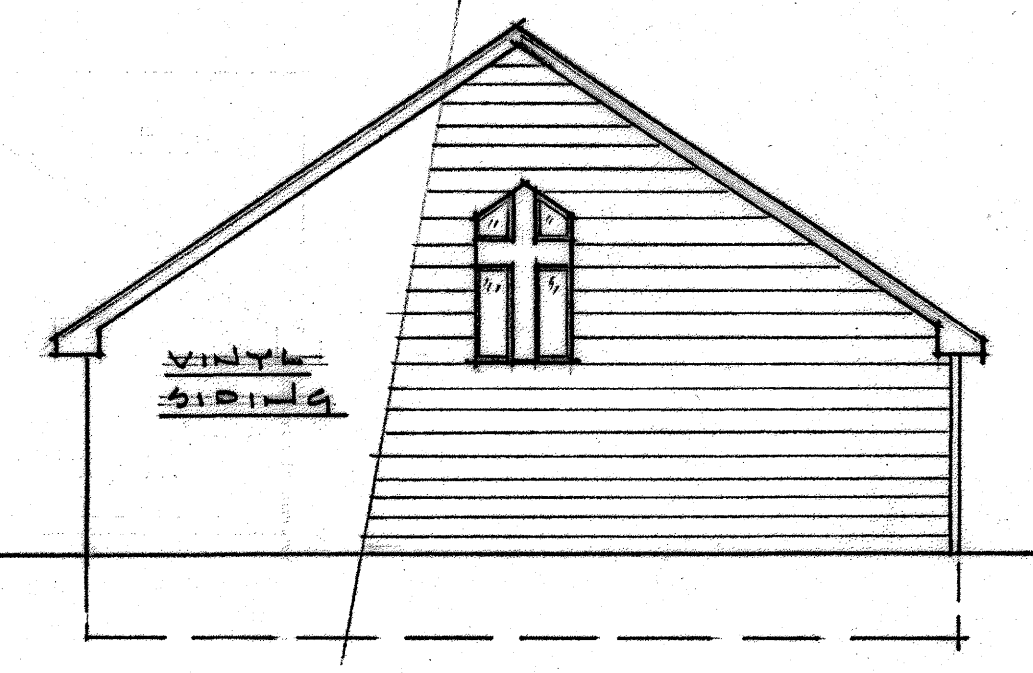




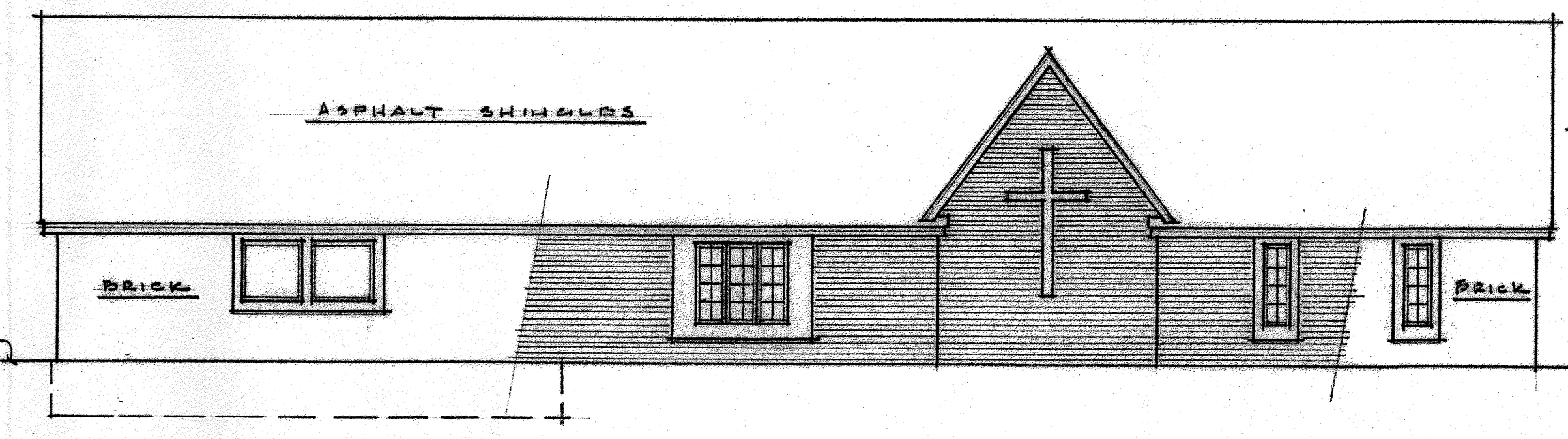
PROPOSED FLOOR PLAN 1/4" = 1'-0"  
 SHARP WALLS ARE NEW



EAST ELEV. 1/8" = 1'-0"



NORTH ELEV.



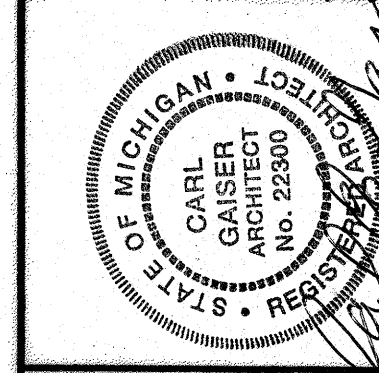
WEST ELEVATION 1/8" = 1'-0"  
 \* MATCH EXISTING BRICK AND SIDING



Grace Immanuel Bible Church  
 21900 - 21950 Meadowbrook  
 Novi, Michigan

DESIGNED	DRAWN	CHECKED	APPROVED	DATE
				0-15-10

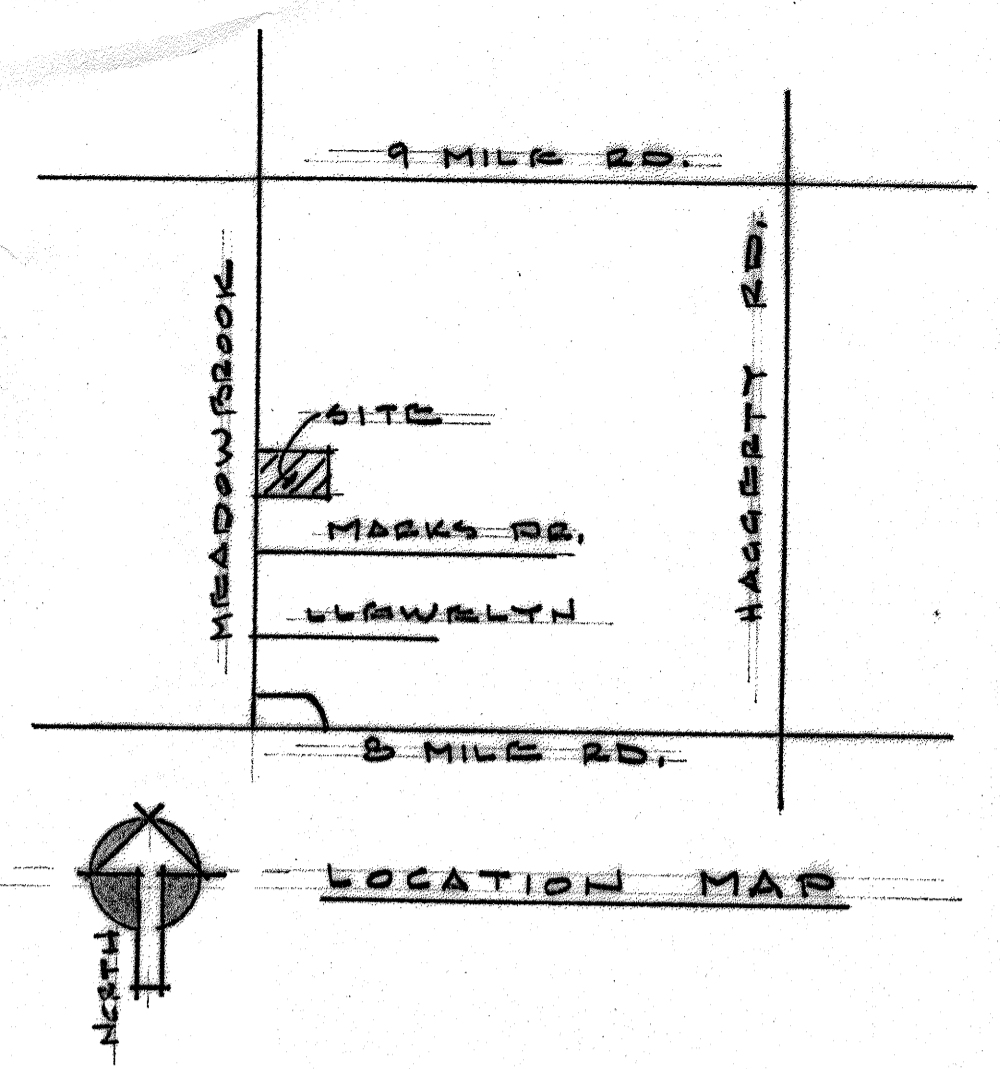
Carl E. Gaiser Architect  
 474-7022  
 33018 GRAND RIVER  
 FARMINGTON, MICHIGAN  
 48334



DESIGN NO. 108-10  
 SHEET NO. A-1



**Grace Immanuel Bible Church**  
 21900 - 21950 Meadowbrook  
 Novi, Michigan



**LEGAL DESCRIPTION:**  
 T11, P2E, SEC 20 PART OF  
 NW 1/4 PRIN. AT 911.92 FT. ON W 2ND  
 LINE DIST. 5111.92 FT. FROM NW  
 COR. THEN N 410.48 FT.,  
 THEN S 299 FT. ALG W 2ND L.  
 TO BEGIN. 2.180 A  
 TAX ID - 50-02-20-151-015  
 SIOBULL No. - 50-151-015  
 ALSO KNOWN AS PARC. M10220

**GRACE IMMANUEL BIBLE CHURCH**  
 21900 MEADOWBROOK ROAD  
 NOVI, MICHIGAN

- NOTES:**
- \* ZONING - R-3 LOT SIZE - 2.45 ACRES
  - \* USE GROUP - A-3 CONSTRUCTION TYPE 5B
  - \* EXISTING CHURCH - 2,245 SQ. FT.
  - \* PROPOSED CHURCH - 3,395 SQ. FT.
  - \* CHURCH SEATING - 24 (PARKING = 84 ± 3 = 28)
  - \* PARKING SPACES PROVIDED - 28
  - \* PARKING SPACES PROVIDED - 20 BARRIER FREE VAN - 1 TYPICAL 9'x19' SPACE - 28
  - \* PARKING REQUIREMENTS ARE BASED ON THE SEATING CAPACITY OF THE CHURCH AREA, THE AREA OF THE SUNDAY SCHOOL ROOM IS NOT REQUIRED IN THE CALCULATION.
  - \* FACILITY USE SCHEDULE:  
 SUNDAY CHURCH SERVICES - 9:00 AM - 11:00 PM  
 WEDNESDAY BIBLE STUDY - 6:30 PM - 9:00 PM

- 1) POSSIBLE ADDITIONAL PARKING SPACES IF REQ'D. BASED ON BUILDING DEPT. DETERMINED OCCUPANT LOAD FOR ENTIRE BUILDING OF 121 PEOPLE
- \* ADDITIONAL PARKING SPACES REQUIRED ALONG LANDSCAPING TO BE 9'x17'

**PARKING LOT PAVEMENT SECTION**

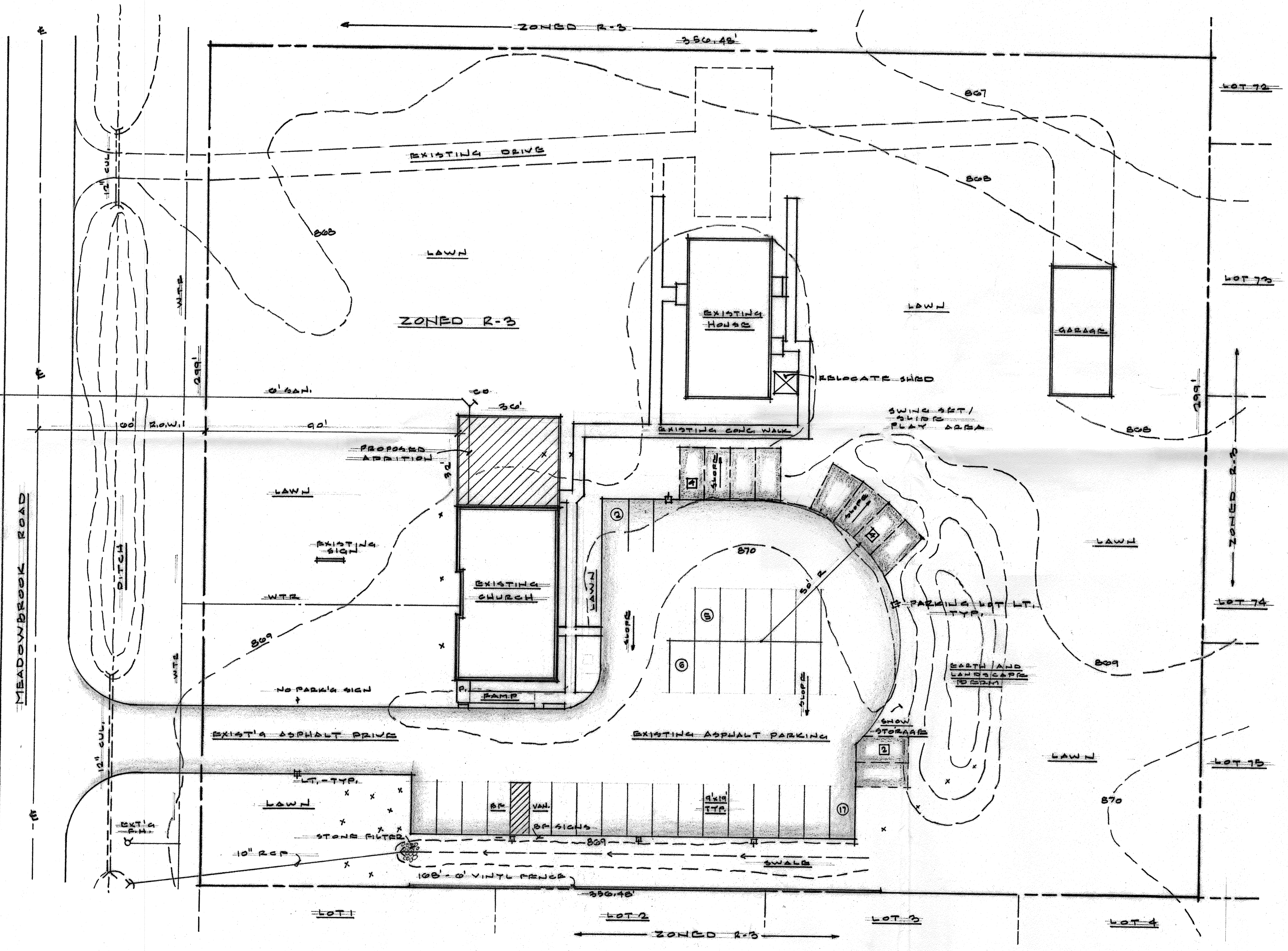
**ITEMIZED COST:**  
 2" ASPHALT + 6" BASE; 1,500 SQ. FT. @ \$4.25 = \$6,375.00  
 ALL WORK TO MEET CITY OF NOVI STANDARDS & SPEC'S

DESIGNED	DRAWN	CHECKED	APPROVED	DATE
				9-1-10
				9-3-10

DESIGNED: \_\_\_\_\_  
 DRAWN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_  
 DATE: 9-15-10

*Carl E. Gaiser Architect*  
 245 - 475-7023  
 33018 GRAND RIVER  
 FARMINGTON, MICHIGAN 48335

DESIGN NO. 108-10  
 SHEET NO. SITE PLAN



**SITE PLAN**

SCALE 1" = 20'-0"

LANDSCAPE PLAN ON SEPARATE SHEET

CONTACT IN CHARGE - CARL E. GAISER, ARCHITECT

