

January 22, 2024

Re: Conditional Use Request for MI Premier Dance Co. LLC

Dear Sir/Madam,

As the owner and artistic director of MI Premier Dance Co., I am writing this letter for request of conditional use for my small, boutique dance studio. Our entire student body consists of approximately 30 students. All of our students attend the studio a few days a week. Our class sizes range from 1-3 students for private lessons and 8 students maximum for group lessons. The majority of our classes have 4-8 students in attendance. Students generally attend 2 hours of class time before the arrival one or two new students for the next set of classes.

We provide a unique experience to families as we do not strive for large classes to focus on personal dance training with small class sizes. Additionally, our program offers a modeling program for young, upcoming models in the metro Detroit area.

Clientele: We are happy that our clientele travel from several cities which include the following: Novi, Royal Oak, Waterford, Troy, Oakland Township, Pontiac and Rochester/Rochester Hills.

Schedule: Our schedule for group classes is as follows: Mondays 5:30-9:45pm; Tuesdays 7:00-8:45pm; Wednesdays 5:30-9:15pm; and Thursdays 5:15-9:00pm.

Studio: The studio has a front lobby, two restrooms, a preschool dance room and main dance room. We have two members on staff, including myself.

Parking: Our dancers are dropped off at the studio and picked up at the end of class at the front of the building. Our employees park at the back of the facility. There is always ample parking available as most businesses in the surrounding area have already closed for the evening. Due to the age of participants, parents generally do not wait in parking lot or lobby during their child's lesson.

If you have questions or need additional information, I welcome your contact. I may be reached via email at mipremierdanceco@gmail.com or by telephone at 248-934-7034.

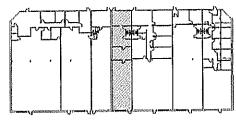
Sincerely Yours,

Candice Durham, BSA MI Premier Dance Co. Phone: 248-934-7034

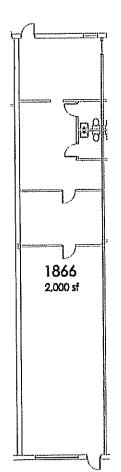
Email: mipremierdanceco@gmail.com

Enclosure(s) 1866 Star Batt Dr. Floor Plan Site Plan Parking

EXHIBIT A







Construction Key

EXISTING WALLS
WALL TO BE BUILT
REMOVE WALLS

V 4000 1000 100 100 100

Notes

USEABLE AREA: 2,000 SF RENTABLE AREA: 2,000 SF

LANDLORD'S WORK

* Suite to be taken as is.

Date: 10-12-2020



1866 FLOOR PLAN

SCALE: NONE

MI Premier Dance Co.

RH BUSINESS PARK 1866 STAR-BATT DRIVE ROCHESTER HILLS, MI 48309



PROPERTY DESCRIPTION

Tax Id Namberfalt: 15-28-177-022 Land shutted in the County of Ookland in the State of Nil Porcel. The State of Nil Porcel in The County of Ookland in the State of Nil Porcel in The Cost 50 feet of Let 2, at of Lots 3 through 5, inclusive, and the West 78 feet of Lot 5, inclusive, according to the plot thereof, as recorded in Liber 198 of Porcs, Pope VI, Ookland County Records.

Parcel 2: Lats 7 through 11, inclusive, and the East 22 feet of Lnt 5, industroples, occording to the plot thereof, as recorded in Liber 168 of Plats, Page 14, Ockland County Records.

Client Reference: 1804 Stor-Borr Dr., Rochester Hills, Mt 48309-3709

TITLE EXCEPTIONS

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ITEM 17. DECLARATION OF ESMT. IMPRESS-ECRESS & PARKING L.11549, P.353. BLANKET EXSENT

ITTÁ IR. DECLARATION OF ESÁT. LAKRESS-EGRESS A PARCINCI LÁSSIG. P.614.
RANCE FASTADAT

STEM 19. STORM WATER ESAT, LISOSA, P.578. NOT DIS SURVEY PROPERTY STEM 20. WATER WAN ESHT, 1.16338, P.1091 NOT ON SURVEY PROPERTY

STEM 21. NATER MAN ESAT, L39786, P.221 SHOWN CH SARVEY

THES SURVEY IS BASED UPON A COMMITMENT FOR TITLE INSURANCE BY ALBENCE BIG. DESER No. 84341817 Datase March 15, 2018

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ACCORDING TO FIRM 2112SCANAST, EXTECTIVE BUT SEPTEMBER 29, 2008, THES PROPERTY DOES NOT FALL WITHOUT SEPTEMBER 51,000 ZONE A OR AE.

MAPPING IN PRILATION TO PLAT OF RECORD.

THE BRADINGS AND ALL SUPPLYVEINDITS HAVE SEEN FRALY CONSTRUCTED.

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CROSS (AND AREA: PARCEL 1 = 3.456 ACRES
FARCEL 2 = 4.342 ACRES
TOTAL AREA = 7.608 ACRES

NORTH HAMIN ROAD SITE SCALE: 1"-40' 28 LOCATION MAP

ALTA/NSPS LAND
TITLE SURVEY
PART OF THE N.W. 14 OF SECTION 28
I.S.M. R. 165., ROUTH, WICKERS HILLS,
DARCAND COUNTY, WICKERS

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IRCEL -022

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ISS CHIRON ST. SUITE 240
XIR-SSG-036 (1887-2410 PARCEL

> LAND
> CONSULTANTS ©
> CONSULTANTS ©
> CONSULTANTS IN SUPPOSE 585 731-8030 585 731-2605 PHONE TAX

Surveyor's Certifications

To Star-Bell, No. AlibiOc/Communicity. The is a received a star in a centry rad with map or job and the survey on shich it is beened your mode in excendent with the 2014 Medium Starche Deck Depresentating or ASA/SPS (and Itals Surveys, jointy established and adopted by AUA and InCRs, and include Starre 12/AS/PaS and 16 of Table At thereof. The field yet accompleted the Sey 16, 2013.

DRAFT - 1

BEFORE YOU DIG CALL MISS DIG 1-800-482-7171

