

# Letter from Victor Begg, representing the Muslim Center, to the Township of Bloomfield - pg. 1 of 2

**MUSLIM CENTER OF BLOOMFIELD HILLS, INC.**  
1830 West Square Lake Road  
Bloomfield, MI 48302

October 20, 1993

Township of Bloomfield  
c/o Mr. Fred Korzon, Township Supervisor  
4200 Telegraph Road  
Bloomfield Hills, MI 48013

**Subject:** Site Plan Approval for House of Worship at 1830 W. Square Lake Road

Dear Mr. Korzon:

Per our on-going discussions and meetings with the Township and various neighborhood associations, we request Site Plan Approval for a house of worship (church or mosque) on the property at 1830 W. Square Lake Road, formerly the Irving Elementary School. This request was previously submitted under the name of the American Society for Religious & Cultural Understanding. However, the request is hereby updated, and resubmitted under the name of the Muslim Center of Bloomfield Hills, Inc. at the request of the Township and the neighborhood associations to more accurately and completely reflect the intended uses as more clearly defined through the above-referenced dialogue and meetings.

As previously indicated, the subject property of 10.8 acres (gross), is zoned R1 Single Family Residential District, as is adjoining and nearby property. The proposed use is a "Principal Use Permitted Subject to Special Conditions" in accordance with Section 401(2) of the Zoning Ordinance.

### Objectives and Background

Ownership: The above-referenced property has been purchased by a limited liability company ("I-Comp, L.L.C") which will own the property, and long term lease it to the Muslim Center of Bloomfield Hills, Inc. The Muslim Center is a Michigan non-profit religious (ecclesiastical) organization which has applied for Section 501(c)3 status. The organization was formed specifically to operate this mosque, and most of the anticipated attendance at the facility will be by residents within a seven mile radius.

Building: The sole use of the building will be a house of religious worship of the Muslim faith. This will not involve:

- outside amplification, speakers or bells;

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- additional outdoor lighting except for parking. That lighting will be directed downward so as not to glare into neighbors' homes;
- tennis or racquetball courts;
- swimming pool (inside or outside); or
- expansion of building.

While there will be ancillary uses which are customarily incidental to a church, there will be no business enterprises such as:

- receptions;
- pre-school; or
- day-care;

unless said activities are incidental to normal church activities. The proposed uses are intended to result in a peak maximum of 300 persons in conjunction with the noon prayer on Fridays. Daily usage of the building will also be expected. That usage is anticipated to be nominal, and will be limited to normal church-type activities.

All of the proposed activities will be conducted within the building, except for accessory and incidental outdoor play activities in the existing play areas. There will be no outdoor lighting except as necessary for parking, driveways, building entrances, sign, and building security. There will be no outdoor sound amplification or nighttime outdoor events.

Balance of property: The balance of the property will be divided into 7 lots as indicated on the proposed site plan. Those lots will be separated from the proposed mosque by a berm of approximately 20-30 feet which will be covered by a green belt as indicated on the site plan. The lots will have a minimum of 150-160 feet of frontage, and will be approximately 190-250 feet deep as indicated on the site plan. One of the lots on Sunset will have 200 feet of frontage. The homes on Maplewood will be a minimum of 4,000 square feet, and the homes on Sunset will be a minimum of 3,500 square feet. All of these homes will have side entry garages, and will be subject to the rules of the Square Lake Neighborhood Association. As such, all building plans for the homes will be submitted to said Association.

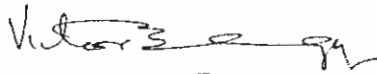
Parking and Access: We estimate that the peak occupancy will be 300 persons in conjunction with high holy day services which take place at noon on Friday. This occupancy would require 100 parking spaces in accordance with Section 1504 of the Zoning Ordinance. We propose to modify the existing parking lot, and to construct a new parking lot west of the building. Handicap and staff parking will also be provided as per the site plan.

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The total parking will be 100 to 110 spaces. The contract drawings for the parking lot will be converted to a loop drive as illustrated in the enclosed site plan. All of the above will be completed by November 1, 1994. We propose interim use of the existing parking lot until that time.

We request approval of this Site Plan so that we may begin building renovation and occupancy this fall. We closed on the purchase from the Pontiac School District on September 30, 1993. The organization appreciates the amenities of this lovely residential area, and we intend to be good neighbors and an asset to the community.

Sincerely yours,



Victor Begg  
President

Enclosure: Site Plan and Supporting Documentation