



Agenda
Board of Zoning Appeals Regular Meeting
Tuesday, January 13, 2026 - 7:30 PM
151 Martin Street, Birmingham, MI
City Commission Room 205

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ANNOUNCEMENTS**
- 4. APPROVAL OF THE MINUTES**
 - a) December 9, 2025 Minutes
- 5. APPEALS**

Address	Petitioner	Appeal	Type/Reason
655 Hawthorne	Nick Freund	25-31	Dimensional
236 Pleasant	Victoria Pollicicchio	26-01	Dimensional
952 Brookwood	Taylor Calero	26-03	Dimensional
350 Shirley	Jason Scott	26-04	Dimensional
550 S Glenhurst	Mark Pytiak	26-05	Dimensional

- 6. CORRESPONDENCE**
- 7. GENERAL BUSINESS**
- 8. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA**
- 9. ADJOURNMENT**

City boards and committees meet in person, and most have a virtual option available to the public. Members of the public may attend the Board of Zoning Appeals meeting in person at Birmingham City Hall or attend virtually.

Link to Access Virtual Meeting: <https://zoom.us/j/96343198370>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 963 4319 8370

City Hall is open to the public during regular business hours, Monday through Friday from 8 a.m. – 5 p.m. The

Police Department lobby entrance on the east side of City Hall on Pierce Street operates as the after-hours public entrance.

Individuals requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

Persons who require mobility, visual, hearing, or other assistance for effective participation in this public meeting should contact the City Clerk's Office at (248) 530-1880, or (248) 644-3405 (TDD) at least one day before the meeting to request help.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)

Title VI

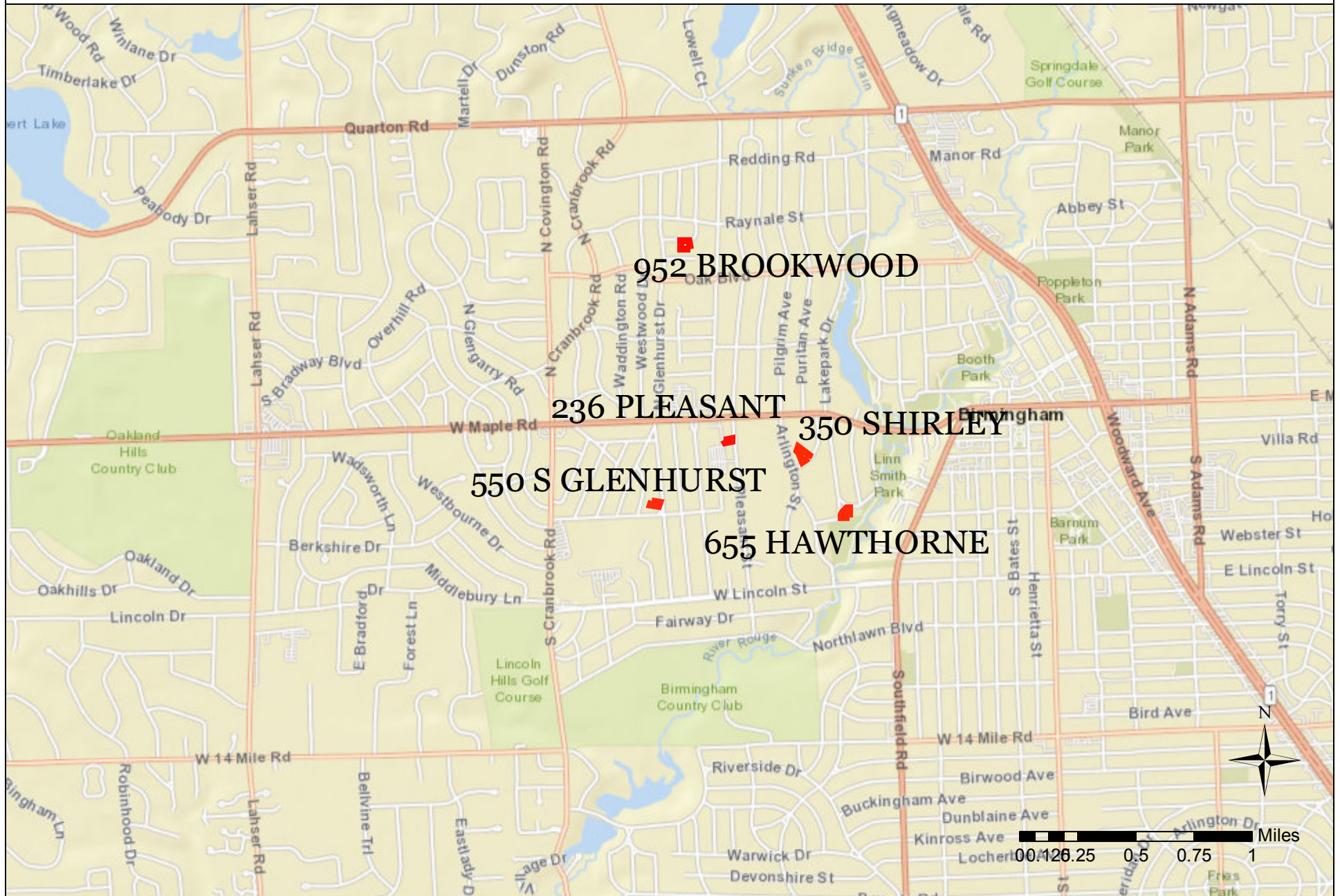
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-3405 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964)

The public entrance during non-business hours is through the police department at the Pierce Street entrance only. Individuals requiring assistance entering the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street

La entrada pública durante horas no hábiles es a través del Departamento de policía en la entrada de la calle Pierce solamente. Las personas que requieren asistencia entrando al edificio debe solicitar ayudan a través del sistema de intercomunicación en la puerta de entrada de estacionamiento en la calle de Henrietta

JANUARY BZA MAP



**Birmingham Board Of Zoning Appeals Minutes
December 9, 2025
City Commission Room
151 Martin Street, Birmingham, Michigan**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on December 11, 2025. The meeting was convened at 7:30 p.m.

2. ROLL CALL

Present: Chair Erik Morganroth; Board Members Kevin Hart, Carl Kona, Richard Lilley, John Miller, Ron Reddy; Alternate Board Member Donald Rogers

Absent: Vice Chair Jason Canvasser; Alternate Board Member Susan Shacket

Staff: Building Official Zielke; City Planner Aldred-Arens, Planning Director Dupuis, City Transcriptionist Eichenhorn, Assistant Building Official Erickson, Assistant Building Official Morad

3. ANNOUNCEMENTS

Announcements may be found in the evening's agenda packet.

4. APPROVAL OF THE MINUTES OF THE BZA MEETINGS OF OCTOBER 28, 2025

Motion by Lilley

Seconded by Kona to approve.

Motion carried, 7-0.

VOICE VOTE

Yeas: Rogers, Morganroth, Hart, Miller, Lilley, Kona, Reddy

Nays: None

5. APPEALS

- 1) 1061 Forest
Appeal 25-28**

Mr. Hart noted his recusal from this case due to a business relationship, and exited the room.

ABO Morad presented the item, explaining that the owner of the property known as 1061 Forest was requesting the following variances to construct an addition on the rear of the home. The proposed addition will be attached to the rear of the home and connected to the existing detached garage:

- A. Chapter 126, Article 2, Section 2.06.2** of the Zoning Ordinance requires a minimum rear yard setback of 30.00 feet. The existing is 52.50 feet. The proposed is 9.80 feet. Therefore, a variance of 20.20 feet is being requested.
- B. Chapter 126, Article 4, Section 4.61(A)** A corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. A covered porch and stairs is being proposed. The required setback is 29.50 feet the proposed is 21.50 feet. Therefore, an 8.00 feet variance is being requested.

Staff answered questions from the Board.

John Van Brouck, representative for the appellant, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Board members raised the following points during discussion:

- It is generally expected that a design would remain within the building envelope when creating a home with an attached garage.

Motion by Miller

Seconded by Reddy with regard to A. Appeal 25-28, Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires a minimum rear yard setback of 30.00 feet. The existing is 52.50 feet. The proposed is 9.80 feet. Therefore, a variance of 20.20 feet is being requested; and B. Chapter 126, Article 4, Section 4.61(A) A corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. A covered porch and stairs is being proposed. The required setback is 29.50 feet the proposed is 21.50 feet. Therefore, an 8.00 feet variance is being requested.

Mr. Miller moved to approve variances A and B and tied approval to the plans as submitted. Due to the unique conditions of the lot and the structures that were relocated on it, this would not set a precedent. The front and side yard designations make it very challenging to improve this property. The provisions of the zoning ordinance, if strictly applied, would unreasonably prevent the property owner from using the property in a reasonable way. This would also result in an unnecessary hardship. Granting these variances would still align with the spirit and intent of the zoning ordinance. Since part of the home serves as the front for most purposes, adding a porch to that area was a reasonable request. This would allow for substantial justice to the property owner and the neighbors.

The Chair thought it reasonable for the appellant to have a porch comparable to their neighbors' that would still meet front setback requirements, even though it would be on the side of the home in this case. For the garage, different requirements exist for attached and detached garages, and this proposal did not align with either requirement. The desire to expand the home did not require attaching to a garage located at a meaningful distance from the building envelope. If the home were built new, an attached garage would not be permitted this near to the side yard. For these reasons, the Chair could not support the motion.

Motion carried, 4-2.

ROLL CALL VOTE

Yeas: Miller, Lilley, Reddy, Rogers

Nays: Kona, Morganroth

**2) 925 Larchlea
Appeal 25-29**

ABO Erickson presented the item, explaining that the owner of the property known as 925 Larchlea was requesting the following variance to construct an addition to the existing home:

- A. Chapter 126, Article 2, Section 2.06.2** of the Zoning Ordinance requires that a minimum total combined side yard setbacks to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 18.75 feet. The proposed is 13.90 feet. Therefore, a variance of 4.85 feet is being requested

Staff answered questions from the Board.

Tammis Donaldson, architect, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Board members raised the following points during discussion:

- If the appellant were to build along the inset to conform with the setback, the roof below would need to be redone. This would also require a variance.

Public Comment

Donna Klein opposed the proposed variance.

Motion by Hart

Seconded by Rogers with regard to Appeal 25-29, A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that a minimum total combined side yard setbacks to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 18.75 feet. The proposed is 13.90 feet. Therefore, a variance of 4.85 feet is being requested.

Mr. Hart moved to approve the variance and tied approval to the plans as submitted. He said the appellant explained the difficulties of the site and was cognizant not to expand the footprint of the encroachment. If the second story was constructed to be compliant with the setback the existing roof structure to the south would have to be

reconstructed and would also require a variance. This proposal achieves substantial justice for the neighborhood by not expanding the footprint beyond the extant encroachment. It also keeps this older home viable.

Mr. Miller supported the motion, noting that this variance would bring this house into alignment with the neighboring houses to the north and south, which both have second floors above the garages. When this house was built in 1950, it was built slightly out of alignment with the neighboring homes at the time.

The Chair supported the motion, concurring with his colleagues. He added that allowing the variance creates symmetry without expanding the pre-existing non-conformity. Requiring the second floor to be pulled back in order to comply to the ordinance would look unusual and would not do justice to the homeowner.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Kona, Morganroth, Hart, Miller, Lilley, Reddy, Rogers

Nays: None

**3) 36977 Woodward
Appeal 25-30**

CP Alred-Arens presented the item, explaining that the owner of the property known as 36977 Woodward was requesting the following variances to construct a new three story commercial building:

- A. Chapter 126, Article 2, Section 2.46.2** of the Zoning Ordinance requires that the building façade shall be built to within 5.00 feet of the front lot line for a minimum of 75.00% of the street frontage length. The proposed building façade occupies 95.70 feet or 61.15% of the street frontage. Therefore, a variance of 13.85% or 21.68 feet is requested.
- B. Chapter 126, Article 2, Section 4.46.4** of the Zoning Ordinance requires that the maximum building height be no more than 42.00 feet and/or 4 stories. The proposed third (3rd) story greenhouse structure reaches to 45.00 feet. Therefore, a variance of 3.00 feet is requested.

Staff answered informational questions from the Board.

Jeff Klatt, architect for the appellant, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Board members raised the following points during discussion:

- Though an aesthetically-pleasing feature, the second variance request seemed to be more of a preference for the appellant than a necessity.
- Flat detail, reducing the height of the glass area, and/or a shallower pitch might also reduce or eliminate the need for the variance.

- The variance request for the width might be appropriate given the challenges with the lot's shape and driveway.
- It was difficult to understand how lowering the peak of the glass greenhouse structure would impact the HVAC or structural elements.
- The drawings seemed to indicate that the glass area would be taller than the adjacent building area.
- Since the heights between floors and the overall height are presently somewhat flexible, it seems it would be possible to create the glass peak at a maximum of 42 feet.
- The pitch of the glass does not need to be as steep as other materials would need to be in order to prevent water movement and drainage.
- The new Birmingham RH Building has a similar glass feature that is less pitched.
- If the building is measured by the midpoint of the highest point of the roof, and the glass element is considered part of a segmented the roof, the parameters of this request may or may not change. It would be helpful to determine whether the height of the glass feature might actually comply with the ordinance.
- If the glass element had been aligned with the front facade, it would likely have looked architecturally and aesthetically inappropriate.
- The appellant could request that the width of the building be voted on tonight and that a vote on the glass feature be postponed until engineering designs could provide more clarity on the required heights and dimensions.

Motion by Kona

Seconded by Rogers with regard to Appeal 25-30, A. Chapter 126, Article 2, Section 2.46.2 of the Zoning Ordinance requires that the building façade shall be built to within 5.00 feet of the front lot line for a minimum of 75.00% of the street frontage length. The proposed building façade occupies 95.70 feet or 61.15% of the street frontage. Therefore, a variance of 13.85% or 21.68 feet is requested; and B. Chapter 126, Article 2, Section 4.46.4 of the Zoning Ordinance requires that the maximum building height be no more than 42.00 feet and/or 4 stories. The proposed third (3rd) story greenhouse structure reaches to 45.00 feet. Therefore, a variance of 3.00 feet is requested.

Mr. Kona moved to approve variance A and to deny variance B. The unique shape of the lot required special consideration. The lot has been vacant for approximately 60 years, and it was likely challenging to devise ways to develop the lot. It would be an unnecessary hardship to deny variance A, would not be contrary to the spirit of the ordinance to approve variance A, and granting variance A would do substantial justice since it would allow a development on a previously vacant corner. For variance B, no hardship necessitating the variance was demonstrated. The drawings, proposed heights, and the overall height of the structure seemed to indicate that there would be ways to eliminate the need for variance B which still achieving a similar space. Denying variance B should not result in an unnecessary hardship since a similar space could be created, should still align with the spirit and purpose of the ordinance, and would not result in a substantial injustice.

Mr. Miller said variance B should be allowed as a minimal request that was inconsequential to the intent of the ordinance. Variance B would allow the creation of a reasonable and desirable feature for this gateway building. Allowing it would be a

positive element for the City and for the neighborhood. He said he would support variance A as well. For these reasons he could not support the present motion.

Mr. Hart said he did not support the present motion because he believed that the height proposal compiled or nearly complied with the ordinance in spirit and in letter. If one were to take the measurement from the midpoint of a gable, this would probably be conforming or close to it. This is an important lot for the City as it is located at an entrypt. The ordinance that would be varied from with variance B is to avoid being disproportionately tall for adjacent buildings, but in this particular case there are no adjacent buildings to the north or the west. This would be an exceptional feature for this building and the building should be allowed to differentiate itself.

Motion carried, 4-3.

ROLL CALL VOTE

Yeas: Kona, Morganroth, Reddy, Rogers

Nays: Hart, Miller, Lilley

6. CORRESPONDENCE

Any submitted correspondence was provided to the Board and the relevant appellants.

7. GENERAL BUSINESS

8. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

9. ADJOURNMENT

No further business being evident, the Board motioned to adjourn at 9:25 p.m.



Jeff Zielke, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

655 Hawthorne (25-31)

Hearing date: January 13, 2026

Appeal No. 25-31: The owner of the property known as **655 Hawthorne**, requests the following variance to construct an addition on the rear of the home:

- A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that a minimum distance between principal residential buildings on adjacent lots to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 41.74 feet. The proposed is 38.30 feet. Therefore, a variance of 3.44 feet is requested on the east side.

Staff Notes: The applicant is seeking a variance to construct a rear yard addition to the existing non-conforming home that was constructed in the 1940's. Variances were granted in both 1968 and 1987. See minutes attached.

This property is zoned R1 – Single family residential.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

655 HAWTHORNE MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org
APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	☐ Interpretation	☒ Dimensional	☐ Land Use	☐ Sign	☐ Admin Review
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I. PROPERTY INFORMATION:

Address: 655 Hawthorne Street	Lot Number: 42141	Sidwell Number: 08-19-35-277-044
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II. OWNER INFORMATION:

Name: Lauren Freund			
Address: 963 Warwick St	City: Birmingham	State: MI	Zip code: 48012
Email: * laurenfreund@gmail.com		Phone: 248-568-8080	

III. PETITIONER INFORMATION:

Name: Nick Freund		Firm/Company Name: Freund and Associates	
Address: 1750 Mapleawn Dr	City: Troy	State: MI	Zip code: 48064
Email: nick@freund.com		Phone: 248-302-7929	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is \$750.00 for single family residential; \$950.00 for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

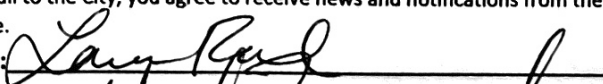
- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

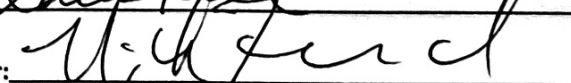
Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: 

Date: 11/10/25

X Signature of Petitioner: 

Date: 11/10/2025

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.

X 
Signature of Applicant

Lauren and Nicholas Freund
963 Warwick St.
Birmingham, MI 48009

November 10, 2025

To the Board of Zoning Appeals:

We are attempting to add space to our historic home at 655 Hawthorne, a home in which my grandparents lived from the early 1960's until their deaths in 2022. My mom was raised in this special home, and because I also grew up in Birmingham, I have been enjoying this property since I was born. My husband and I hope to raise our three children in the same beloved home where I celebrated a lifetime of holidays, birthdays, and spent countless family dinners and overnights.

To create our "forever home," Nick and I are endeavoring to maintain the aesthetic and tone of the history of this special place, while also making more space for our large family and bringing the house into this century. We have designed a house that maintains the existing façade, and focuses on enlarging the back of the house toward the rear of our property.

Special Conditions Applicable to 655 Hawthorne

The property itself is unique – two pie-shaped lots on a curved corner - that present unusual challenges. The original house is situated on an angle (in order to face the curved street), as compared to the neighboring house which faces the street on a traditional rectangular lot. Our property also has a fairly steep grade (a bonus growing up at the house – a great sledding hill!). These special conditions are not taken into consideration by the governing ordinance, whose calculation is one-size-fits-all. Indeed, the property's special conditions cause the minimum required distance to a neighboring structure to be much larger than should be required.

The Ordinance

The Zoning Ordinance in question, "Distance Between Buildings," requires that each residential lot shall provide a minimum distance between principal residential buildings on adjacent lots of 14 feet or 25% of the total lot width, whichever is larger.

The Unnecessary Hardship

For our uniquely shaped property, the ordinance creates an unnecessary hardship by requiring our structure to be further from the neighbor's house than they are required to be from ours. The way the "width" is calculated for the purpose of this ordinance for our property is by dividing the *cord*, which is like the hypotenuse of our triangular lot (and not a traditional width of a rectangular lot), by 0.25. The cord length is 166.96, yielding a required distance to the neighbor's house of 41.74 feet. ($166.96 \times 0.25 = 41.74$)

However, our neighbor's property, at 633 Hawthorne, using the same formula, must only be 25 feet from our proposed addition. ($100 \times 0.25 = 25$)

Our current architectural plans place our proposed addition 38.3 feet from the neighbor's. To that end, we are seeking a variance of 3.44 feet for the distance between the two structures. Accordingly, literal enforcement of the Zoning Ordinance will result in unnecessary hardship, forcing us to build a further distance away from our neighbor than they would need to from us.

Granting the Variance Maintains the Spirit and Purpose of the Ordinance

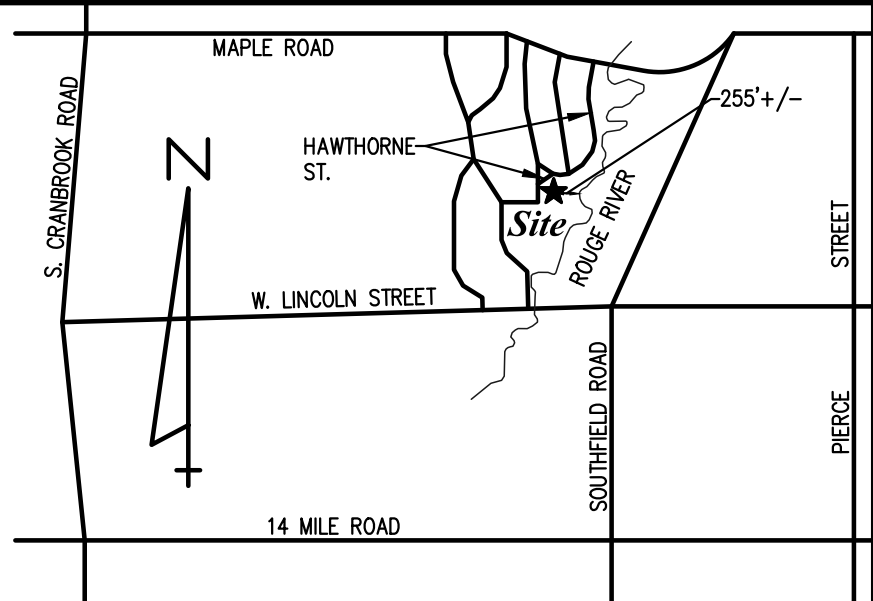
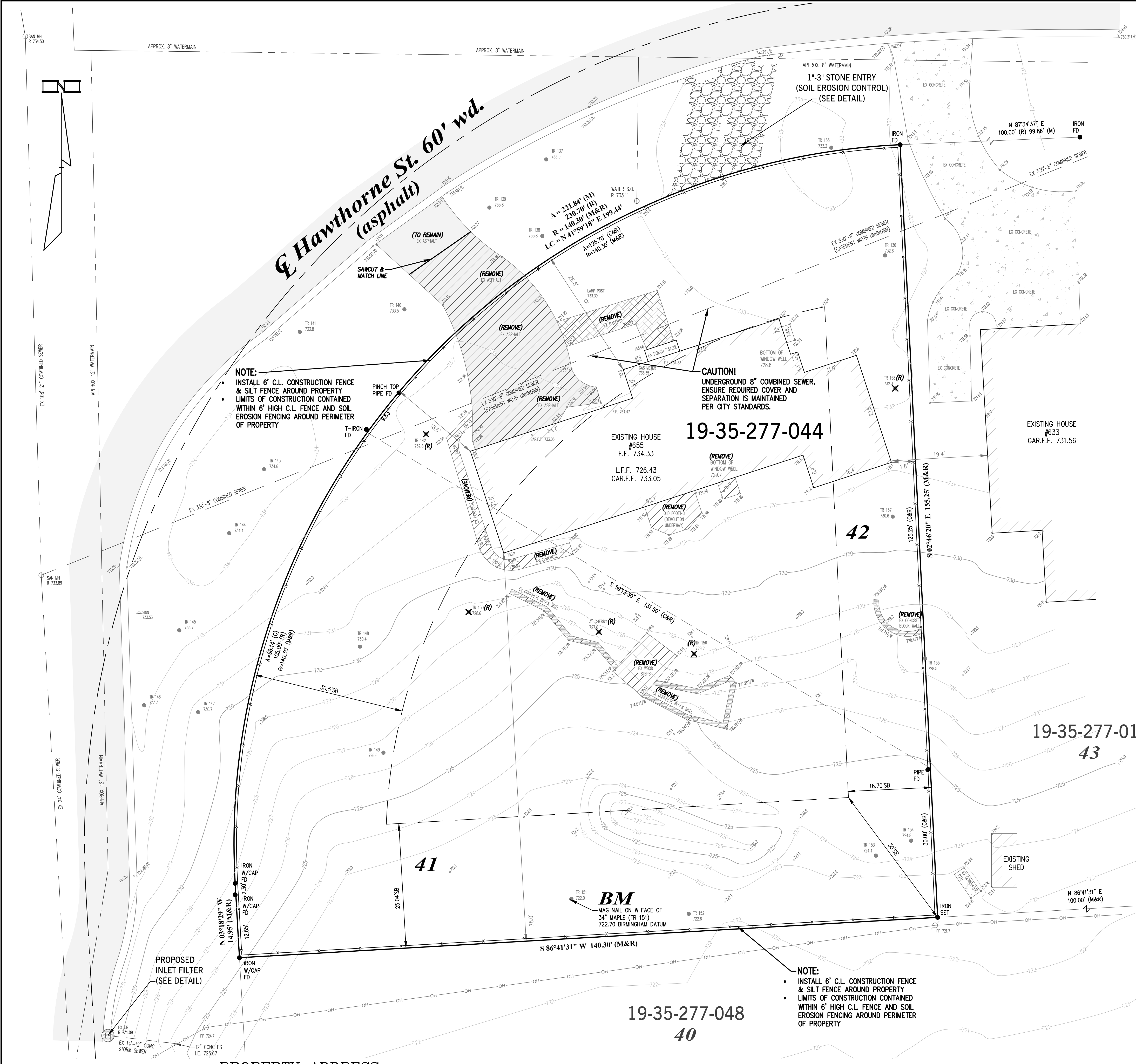
The granting of our variance request will not be contrary to the spirit and purpose of the Ordinance. The homes are currently only 19.3 feet apart. Maintaining a distance of more than 38 feet between the houses after the proposed addition is completed will not encroach on the neighbor's use or enjoyment of their property – the proposed addition is on their garage side of their house and will be fully landscaped between properties. It will not affect the property's drainage, as both properties slope downhill to municipal property, which includes the Rouge River.

The granting of the variance will result in substantial justice to our family and the neighbors, as we will be greatly improving this historic home, bringing it up to code, and raising our friendly family in the neighborhood.

Thank you for your consideration and support. We are eager to move forward with this meaningful project!

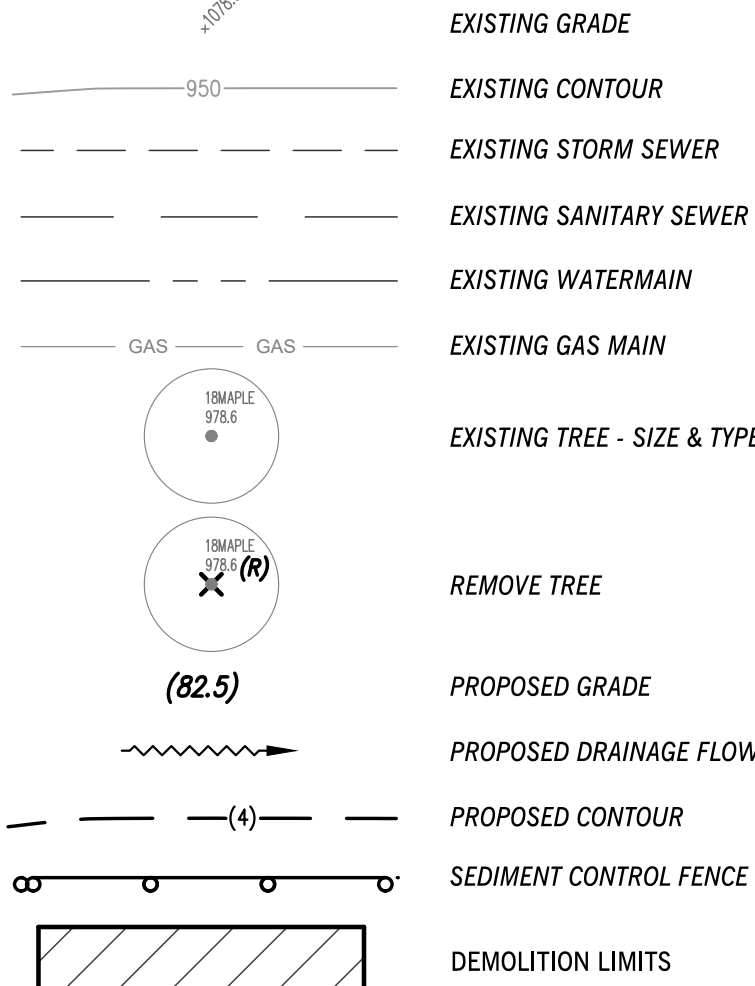
Sincerely,

Lauren and Nick Freund



Location Map
SCALE: 1" = 2000'

LEGEND



Tree List

(R) = REMOVE TREE

Tag No.	Size/Species	Drip Radius (ft)	Condition
135	27" Poplar	30	Good
136	20" Poplar	25	Good
137	18" Horse Chestnut	11	Good
138	4" Apple	8	Good
139	10" Japanese Maple	15	Good
140	12" Apple	14	Good
141	4" Sweetgum	6	Good
142 (R)	Tw 6" 8" Apple	15	Good
143	16" Spruce	16	Good
144	18" Spruce	18	Fair
145	6" Walnut	10	Good
146	10" Maple	15	Good
147	12" Spruce	15	Poor
148	16" Spruce	10	Good
149	18" Pin Oak	16	Poor
150 (R)	32" Maple	28	Good
151	34" Maple	30	Good
152	26" Spruce	22	Good
153	18" Spruce	12	Poor
154	24" Spruce	12	Poor
155	18" Maple	16	Good
156 (R)	12" Japanese Maple	18	Good
157	8" Sycamore	15	Good
158 (R)	22" Pine	18	Poor

Notes:

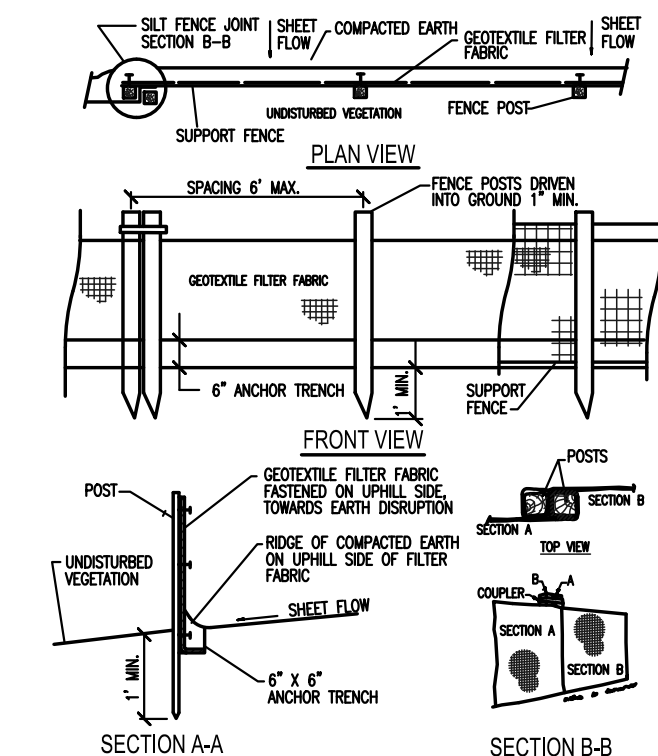
- ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.
- ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS WITH CITY OF BIRMINGHAM.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF TITLE WORK

Site Benchmark:

MAG NAIL ON WEST FACE OF 34" MAPLE (TR 151)
ELEVATION - 722.70 BIRMINGHAM DATUM

City Benchmark #32:

SOUTH SIDE OF MAPLE, WEST OF BLADWIN,
17.4' WEST OF SE CORNER OF BRIDGE (ON HEADWALL)
ELEVATION - 728.314 BIRMINGHAM DATUM



SEDIMENT CONTROL FENCING
NOT TO SCALE

START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1	2	INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
3	10	CLEAR AND ROUGH GRADE SITE.
5	20	EXCAVATE FOR BASEMENT, INSTALL FOOTINGS AND INSTALL BASEMENT WALLS.
20	45	INSTALL SANITARY SEWER LEAD SLUMP DISCHARGE LEAD, STORM SEWER AND WATER SERVICE, BACKFILL BASEMENT.
60	170	INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CLE TV).
90	350	COMPLETE BUILDING CONSTRUCTION.
330	340	FINISH GRADE AND PAVE DRIVE.
340	360	ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOD. REMOVE ALL SOIL EROSION CONTROL DEVICES.

NOTES:

- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
- SITE WILL BE RESTORED WITH SEED AND MULCH.
- ON-SITE SOIL TYPES ARE 63A & 68 PER USDA MAPPING.
- PARCEL LOCATED 255' WEST OF THE ROUGE RIVER.
- 0.39 ACRES OF DISRUPTION.

PROPERTY IS ZONED R1
SINGLE FAMILY RESIDENTIAL:

SETBACKS:

FRONT - AVERAGE DISTANCE FROM THE FRONT LOT LINE OF HOMES WITH FRONTAGE ON THE SAME SIDE OF THE STREET WITHIN 200 FEET, IF NO HOMES WITHIN 200 FEET, THEN 25 FEET
EAST:
#633 - 34.0 FEET
#607 - 27.0 FEET
TOTAL = 61.0 FEET
61.0 / 2 = 30.5 FEET
USE 30.5 FEET AS FRONT SETBACK
SIDE - 9 FEET OR 10% OF TOTAL LOT WIDTH WHICHEVER IS LARGER FOR ONE SIDE YARD
166.96 x 0.10 = 16.70 FEET
- 14 FEET OR 25% OF TOTAL LOT WIDTH WHICHEVER IS LARGER FOR BOTH SIDE YARDS
166.96 x 0.25 = 41.74 FEET
- NO SIDE YARD SHALL BE LESS THAN 5 FEET
REAR - 30 FEET
MINIMUM COMBINED FRONT & REAR SETBACKS - 55 FEET
MAXIMUM BUILDING HEIGHT - 30 FEET TO MIDPOINT FOR SLOPED ROOFS; 24 FEET FOR FLAT ROOFS ONLY; 2 STORIES; 24 FEET FOR EAVES.
MAXIMUM LOT COVERAGE - 30%
MINIMUM OPEN SPACE - 40%

Sheet Index:

- EXISTING CONDITIONS / DEMOLITION PLAN
- SITE PLAN FOR HOUSE & GARAGE ADDITION

This is to certify that I, William J. Norman II, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 19-35-277-044

LOT 41 & 42, "BIRMINGHAM PARK ALLOTMENT" A SUBDIVISION OF PARTS OF THE E 1/2 OF THE NE 1/4 OF SECTION 35, AND THE WEST 1/2 OF THE NW 1/4 OF SECTION 36, T2N, R10E, BLOOMFIELD TOWNSHIP AND THE VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 23 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

EXISTING CONDITIONS / DEMOLITION PLAN

PARCEL NO. 19-35-277-044

CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 10'

SHEET 1 OF 2

KE 2024.247

DATE	REV.	REAR	ISSUE
9-27-2024	REV. REAR PATIO, DECK & GRADES PER CLIENT		
10-10-2024	REV. DRIVE PER CLIENT		
11-25-2024	REV. PATIO & REAR YARD GRADING PER CLIENT		
12-30-2024	REV. PER CITY REVIEW		
6-18-2025	REV. PER CITY REVIEW		

PROPRIETOR:
NICHOLAS FREUND BUILDING LLC.
P.O. BOX 2367
BIRMINGHAM, MI 48012
(313) 819-1371

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PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS

5852 SOUTH MAIN STREET, SUITE 1, CLARKSTON, MICHIGAN 48346

PHONE (248) 625-5251

www.kiefteng.com

FAX (248) 625-7110

DATE	9-24-2024	CKD.	BY	DATE
DRAWN	JM			
DESIGN	WJN			
SECTION	35	T	2 - N, R	10 - E



72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
(800) 482-7171
OR 811



AREA CALCULATIONS

Calculation of Front Open Space

Minimum Front Open Space 65%

- FRONT LOT AREA = 6,487 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,832 SQ. FT.
- TOTAL COVERED AREA = 1,832 SQ. FT.
- TOTAL OPEN SPACE = 4,655 SQ. FT.
- PERCENTAGE OF OPEN SPACE - 4,655 / 6,487 = 71.76%, OK!

AREA CALCULATIONS

Calculation of Coverage

Maximum Lot Coverage 30%

- LOT AREA = 17,670 SQ. FT.
- EXISTING HOUSE, GARAGE & PORCH = 1,972 SQ. FT.
- PROPOSED HOUSE & GARAGE ADDITION = 1,888 SQ. FT.
- PROPOSED REAR PATIO = 579 SQ. FT.
- TOTAL COVERED AREA = 4,439 SQ. FT.
- PERCENTAGE OF LOT COVERAGE - 4,439 / 17,670 = 25.12%, OK!

Calculation of Open Space

Minimum Open Space 40%

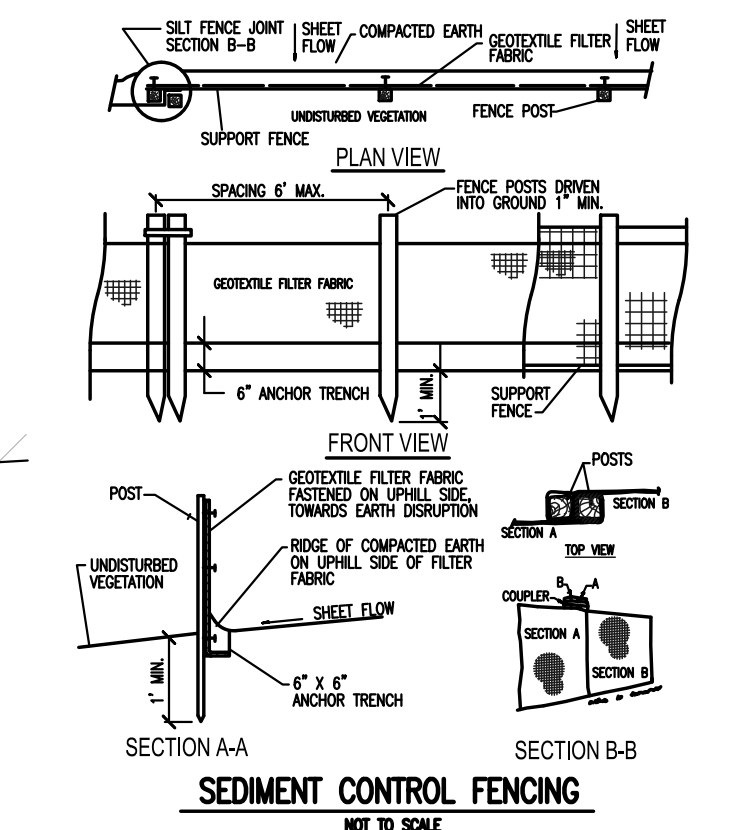
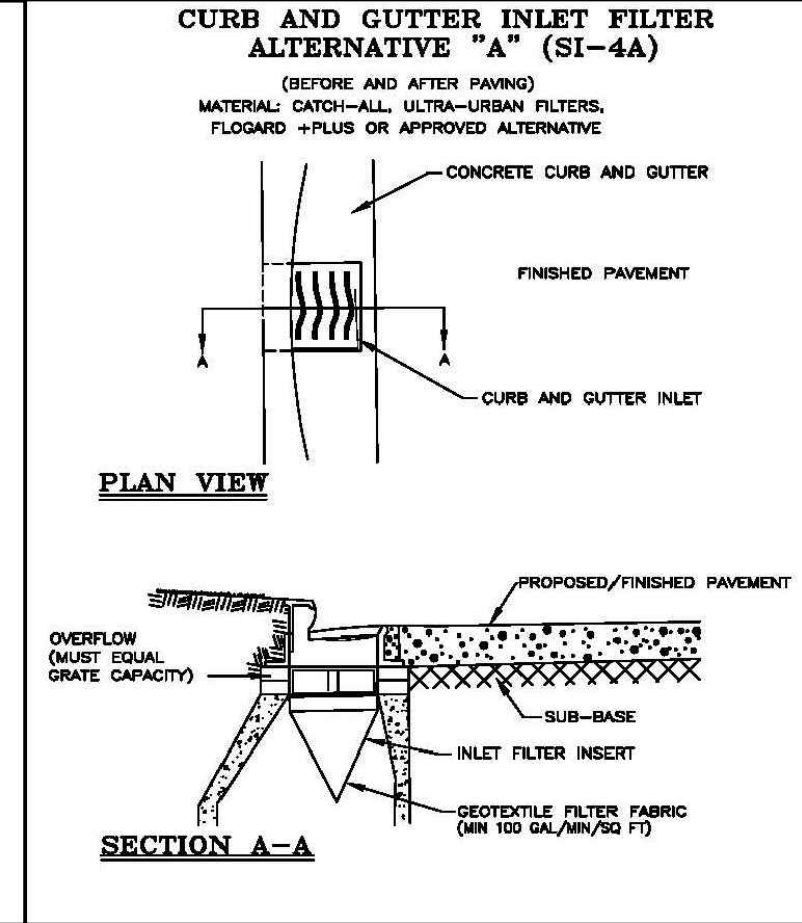
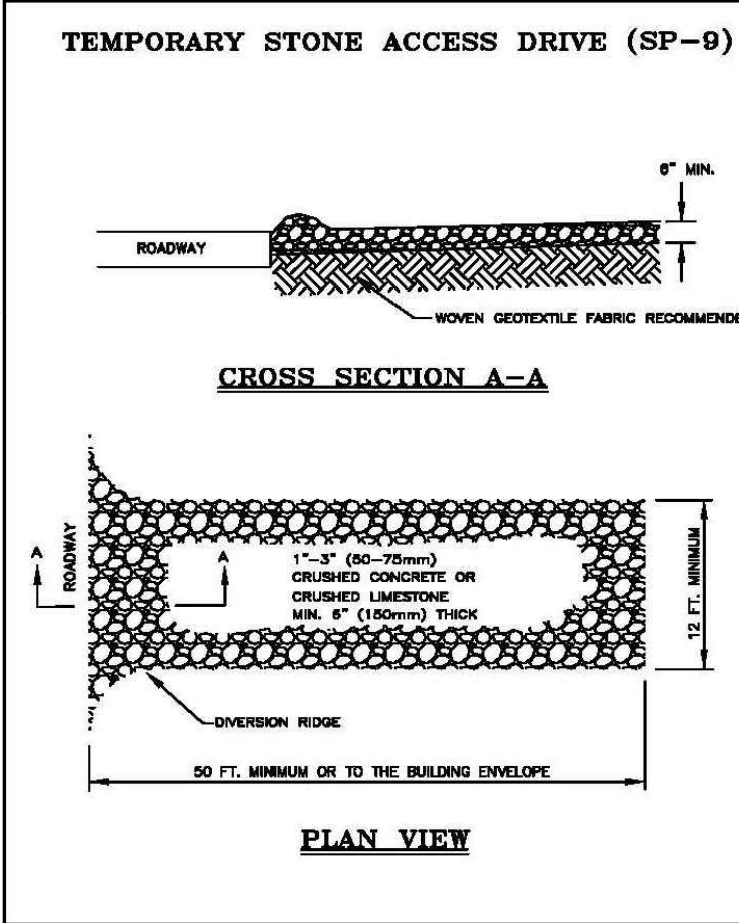
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- PROPOSED REAR PATIO = 579 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,895 SQ. FT.
- PROPOSED CONCRETE PAD, STEPS & PATIO STEPS = 29 SQ. FT.
- PROPOSED RETAINING WALL = 15 SQ. FT.
- TOTAL COVERED AREA = 6,378 SQ. FT.
- TOTAL OPEN SPACE = 11,292 SQ. FT.
- PERCENTAGE OF OPEN SPACE - 11,292 / 17,670 = 63.90%, OK!

Location Map

SCALE: 1" = 2000'

LEGEND

	EXISTING GRADE
	EXISTING CONTOUR
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING GAS MAIN
	EXISTING TREE - SIZE & TYPE
	REMOVE TREE
	PROPOSED GRADE
	PROPOSED DRAINAGE FLOW
	PROPOSED CONTOUR
	SEDIMENT CONTROL FENCE



PROPERTY IS ZONED R1

SINGLE FAMILY RESIDENTIAL:

SETBACKS:

- FRONT** - AVERAGE DISTANCE FROM THE FRONT LOT LINE OF HOMES WITH FRONTAGE ON THE SAME SIDE OF THE STREET WITHIN 200 FEET, IF NO HOMES WITHIN 200 FEET, THEN 25 FEET
- EAST** - 30 FEET
- REAR** - 30 FEET
- MINIMUM COMBINED FRONT & REAR SETBACKS** - 55 FEET
- MAXIMUM BUILDING HEIGHT** - 30 FEET TO MIDPOINT FOR SLOPED ROOFS; 24 FEET FOR FLAT ROOFS ONLY; 2 STORIES; 24 FEET FOR EAVES.
- MAXIMUM LOT COVERAGE** - 30%
- MINIMUM OPEN SPACE** - 40%

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SITE PLAN FOR HOUSE & GARAGE ADDITION

PARCEL NO. 19-35-277-044

CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 10'

SHEET 2 OF 2

KE 2024.247

PROPERTY ADDRESS:

655 HAWTHORNE ST.
BIRMINGHAM, MI 48009

PROPRIETOR:

NICHOLAS FREUND BUILDING LLC.
P.O. BOX 2367
BIRMINGHAM, MI 48012
(313) 819-1371

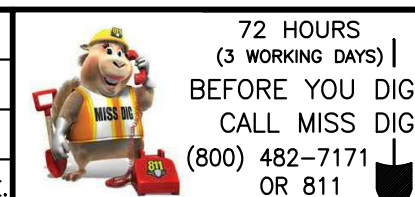
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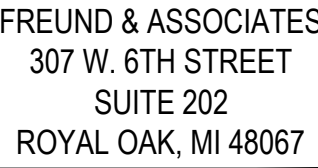
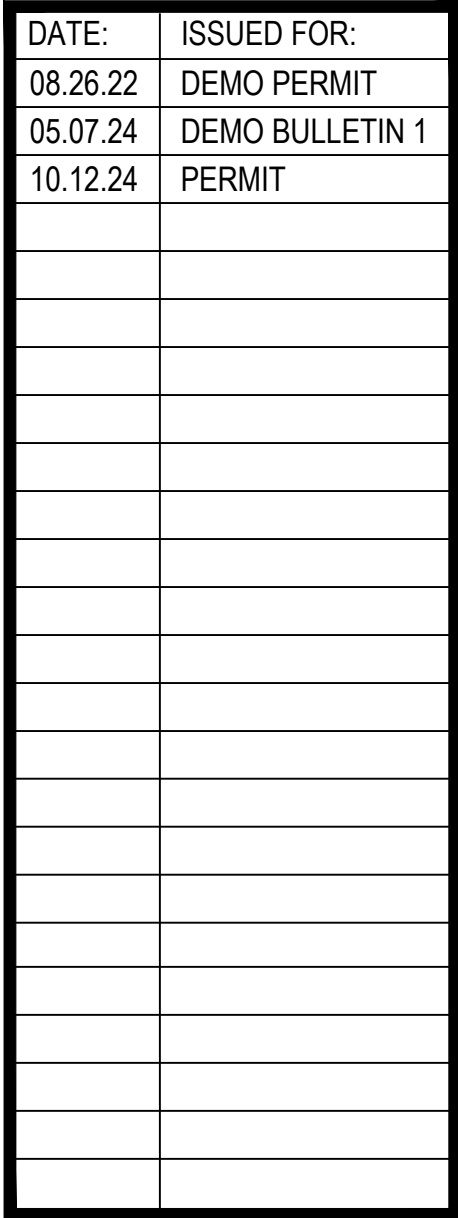
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PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 9-24-2024	CKD. BY	DATE
DRAWN JM		
DESIGN WJN		
SECTION 35	T- 2 -N, R- 10 -E	



72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG (800) 482-7171 OR 811





SEAL

SHEET INDEX

PROJECT:
655 HAWTHORNE

ADDRESS:
655 HAWTHORNE STREET
BIRMINGHAM, MI 48009

DRAWING TITLE:
Cover Sheet

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PERMISSION PER NON-DISCLOSURE
AGGEMENT.

DO NOT SCALE THIS PRINT.
USE FIGURED DIMENSIONS
ONLY.

DRAWN: _____ N

PLOT DATE & TIME:
Sep 14, 2025 - 2:42pm

PROJECT NUMBER: 22.HAW.01

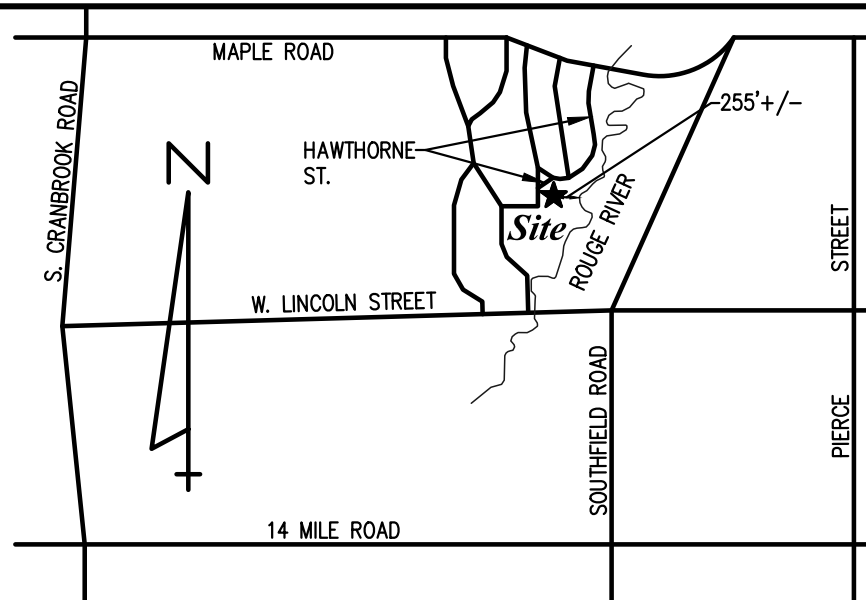
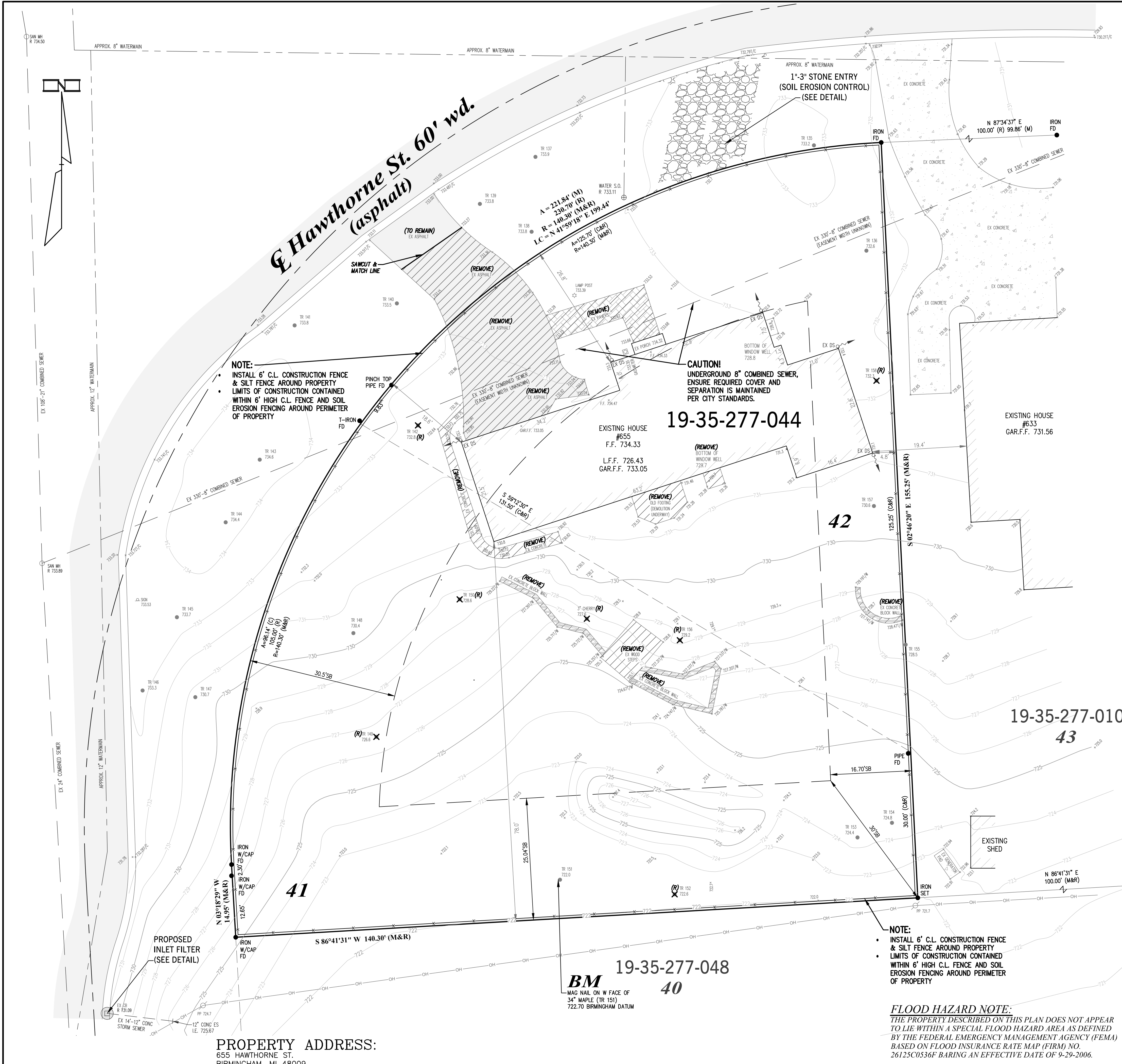
G - 001

ZONING	BUILDING HEIGHT
R1 SINGLE FAMILY RESIDENTIAL	ALLOWED: 30'-0"
LOT NUMBER: 42141	PROPOSED FRONT: 20'-0"
PROPERTY ID (SIDWELL NO.): 08-19-35-277-044	PROPOSED REAR: 29'-4-1/2"

DIMENSIONS/ DATA				
FLOOR AREA (SQUARE FEET)	EXISTING	ALTERATIONS	NEW	HABITABLE
BASEMENT	863	1,473	2,336	—
FIRST FLOOR	1,383	1,524	2,907	2,046
SECOND FLOOR	1,452	1,384	2,836	1,211
GARAGE	467	184	651	—
TOTAL	4,165	4,565	8,730	3,257

Per MCL 339.2012:

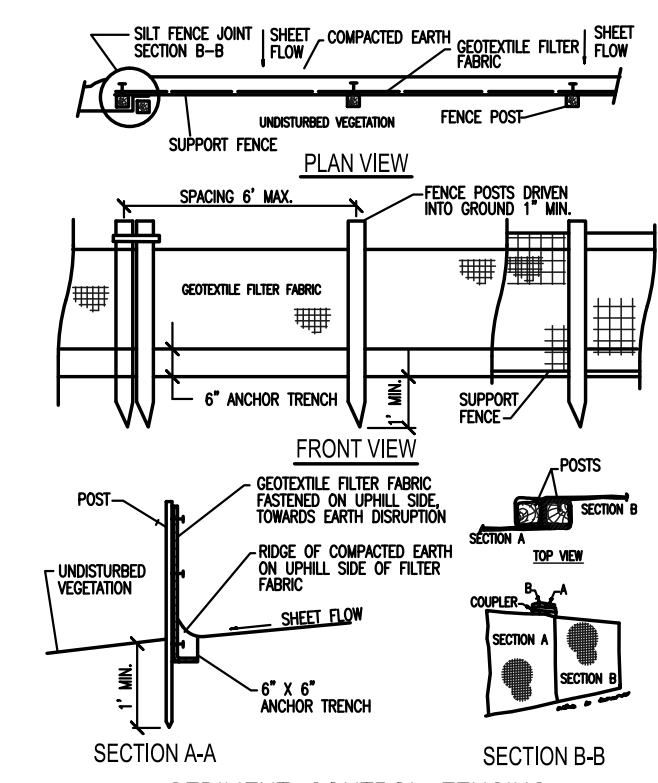
"Habitatable space" means space in a building used for living, sleeping, eating, or cooking. Habitable space does not include a heater or utility room, a crawl space, a basement, an attic, a garage, an open porch, a balcony, a terrace, a court, a deck, a bathroom, a toilet room, a closet, a hallway, a storage space, and other similar spaces not used for living, sleeping, eating, or cooking.



Location Map
SCALE: 1" = 2000'

LEGEND

- EXISTING GRADE
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING TREE - SIZE & TYPE
- REMOVE TREE
- PROPOSED GRADE
- PROPOSED DRAINAGE FLOW
- PROPOSED CONTOUR
- SEDIMENT CONTROL FENCE
- DEMOLITION LIMITS



SEDIMENT CONTROL FENCING
NOT TO SCALE

START DAY	END DAY	SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1	2	INSTALL SILT FENCE AS SHOWN ON THIS PLAN.
3	10	CLEAR AND ROUGH GRADE SITE.
5	20	EXCAVATE FOR BASEMENT, INSTALL FOOTINGS AND INSTALL BASEMENT WALLS.
20	45	INSTALL SANITARY SEWER LEAD SLUMP DISCHARGE LEAD, STORM SEWER AND WATER SERVICE, BACKFILL BASEMENT.
60	110	INSTALL ALL PUBLIC UTILITIES (GAS, ELECTRIC, TELEPHONE, AND CLE TV).
90	350	COMPLETE BUILDING CONSTRUCTION.
330	340	FINISH GRADE AND PAVE DRIVE.
340	360	ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS WITH TOPSOIL AND SEED OR SOID. REMOVE ALL SOIL EROSION CONTROL DEVICES.

- NOTES:
- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT, BY THE BUILDER.
 - SITE WILL BE RESTORED WITH SEED AND MULCH.
 - ON-SITE SOIL TYPES ARE 63A & 68 PER USDA MAPPING.
 - PARCEL LOCATED 255' WEST OF THE ROUGE RIVER.
 - 0.39 ACRES OF DISRUPTION.

PROPERTY IS ZONED R1
SINGLE FAMILY RESIDENTIAL:

SETBACKS:
FRONT - AVERAGE DISTANCE FROM THE FRONT LOT LINE OF HOMES WITH FRONTAGE ON THE SAME SIDE OF THE STREET WITHIN 200 FEET, IF NO HOMES WITHIN 200 FEET, THEN 25 FEET
EAST:
#633 - 34.0 FEET
#607 - 27.0 FEET
TOTAL = 61.0 FEET
61.0 / 2 = 30.5 FEET
USE 30.5 FEET AS FRONT SETBACK
SIDE - 9 FEET OR 10% OF TOTAL LOT WIDTH WHICHEVER IS LARGER FOR ONE SIDE YARD
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MAXIMUM LOT COVERAGE - 30%
MINIMUM OPEN SPACE - 40%

NOTE:
• INSTALL 6" C.L. CONSTRUCTION FENCE & SILT FENCE AROUND PROPERTY
• LIMITS OF CONSTRUCTION CONTAINED WITHIN 6" HIGH C.L. FENCE AND SOIL EROSION FENCING AROUND PERIMETER OF PROPERTY

FLOOD HAZARD NOTE:
THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0536F BARING AN EFFECTIVE DATE OF 9-29-2006.

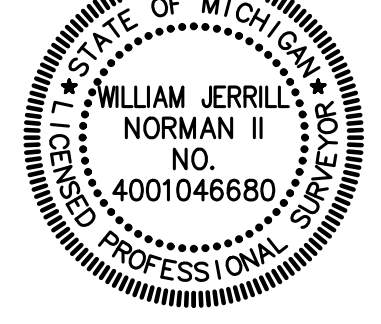
Notes:
1. ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

2. ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS WITH CITY OF BIRMINGHAM.

3. SURVEY PERFORMED WITHOUT THE BENEFIT OF TITLE WORK

Site Benchmark:
MAG NAIL ON WEST FACE OF 34" MAPLE (TR 151)
ELEVATION - 722.70 BIRMINGHAM DATUM

City Benchmark #32:
SOUTH SIDE OF MAPLE, WEST OF BLADWIN,
17.4' WEST OF SE CORNER OF BRIDGE (ON HEADWALL)
ELEVATION - 728.314 BIRMINGHAM DATUM



DATE	REV.	REAR	ISSUE
9-27-2024	REV. REAR	PATIO, DECK & GRADES	PER CLIENT
10-10-2024	REV. DRIVE	PER CLIENT	
11-25-2024	REV. PATIO & REAR	YARD GRADING	PER CLIENT
12-30-2024	REV. PER CITY	REVIEW	
6-18-2025	REV. PER CITY	REVIEW	
7-29-2025	REV. PER CITY	REVIEW	
8-19-2025	REV. PER CITY	REVIEW & UPDATED HSE PLANS	PER CLIENT

PROPRIETOR:
NICHOLAS FREUND BUILDING LLC.
P.O. BOX 2367
BIRMINGHAM, MI 48012
(313) 819-1371

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DATE 9-24-2024	CKD. BY	DATE
DRAWN JM		
DESIGN WJN		
SECTION 35	T- 2 -N, R- 10 -E	



EXISTING CONDITIONS / DEMOLITION PLAN
PARCEL NO. 19-35-277-044
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

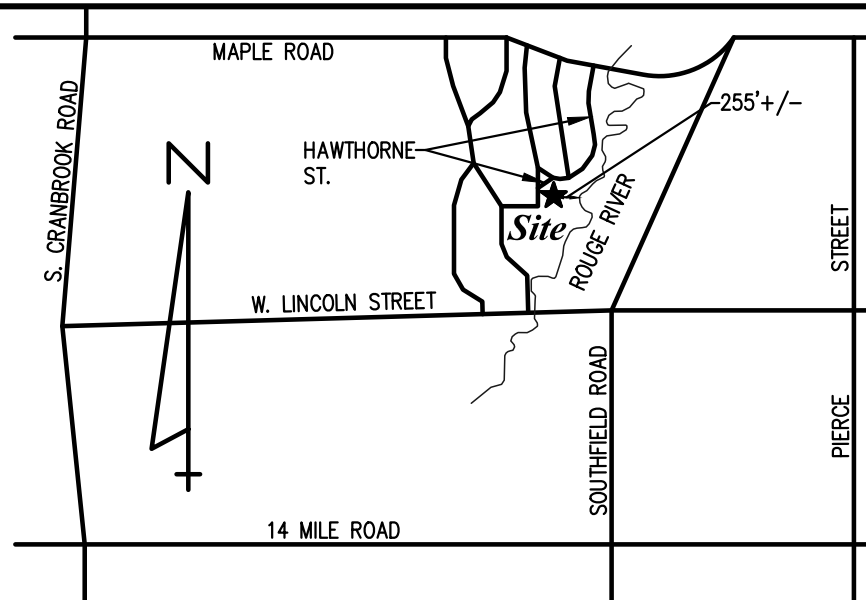
SCALE 1" = 10'
SHEET 1 OF 3
KE 2024.247

AREA CALCULATIONS
Calculation of Front Open Space
Minimum Front Open Space 65%
- FRONT LOT AREA = 6,487 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,832 SQ. FT.
- TOTAL COVERED AREA = 1,832 SQ. FT.
- TOTAL OPEN SPACE = 4,655 SQ. FT.
- PERCENTAGE OF OPEN SPACE -
4,655 / 6,487 = 71.76%, OK!

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- LOT AREA = 17,670 SQ. FT.
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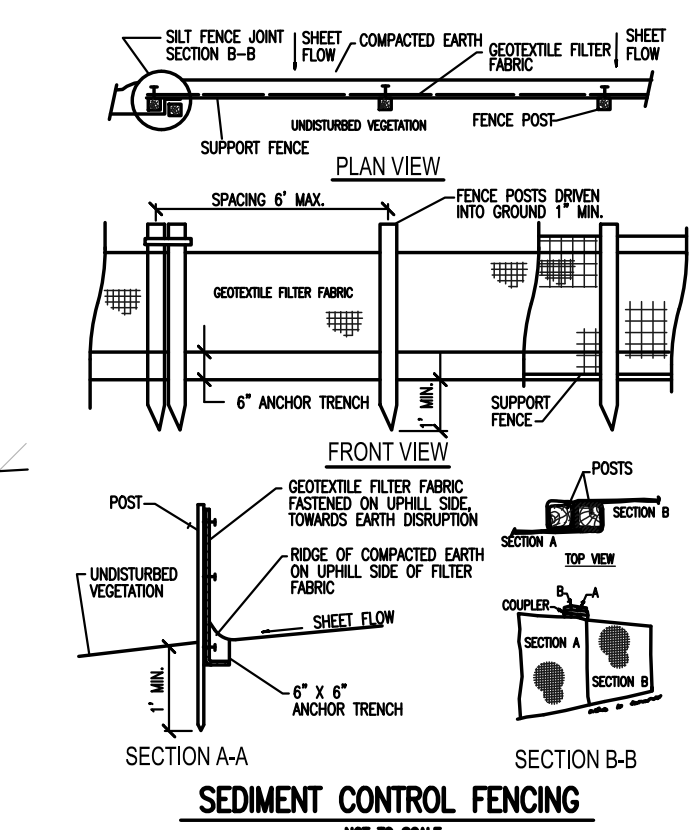
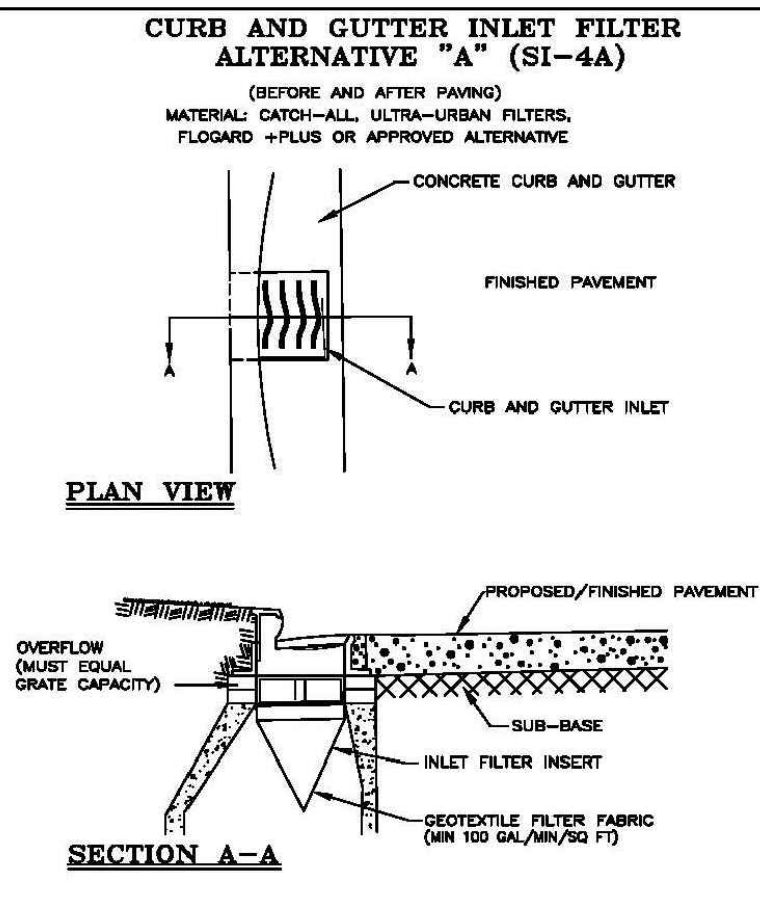
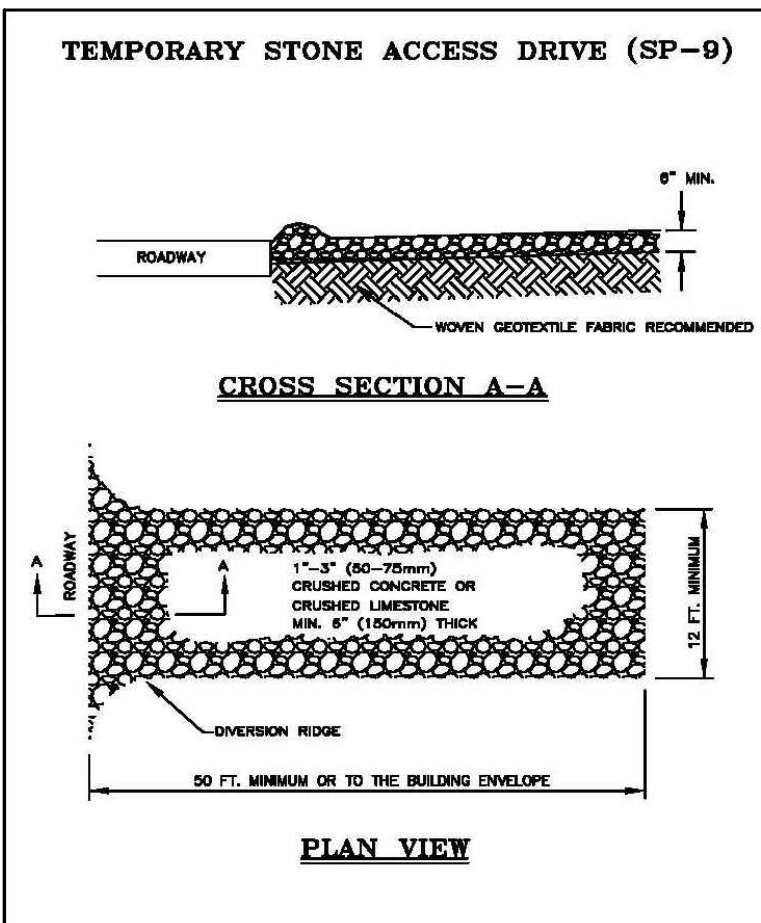
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Minimum Open Space 40%
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- PROPOSED HOUSE & GARAGE ADDITION = 1,888 SQ. FT.
- PROPOSED REAR PATIO & STEPS = 438 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,895 SQ. FT.
- TOTAL COVERED AREA = 6,193 SQ. FT.
- TOTAL OPEN SPACE = 11,477 SQ. FT.
- PERCENTAGE OF OPEN SPACE -
11,477 / 17,670 = 64.95%, OK!



Location Map
SCALE: 1" = 200'

LEGEND

- EXISTING GRADE
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING TREE - SIZE & TYPE
- REMOVE TREE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- DOWNSPOUT & FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED CONTOUR
- SEDIMENT CONTROL FENCE



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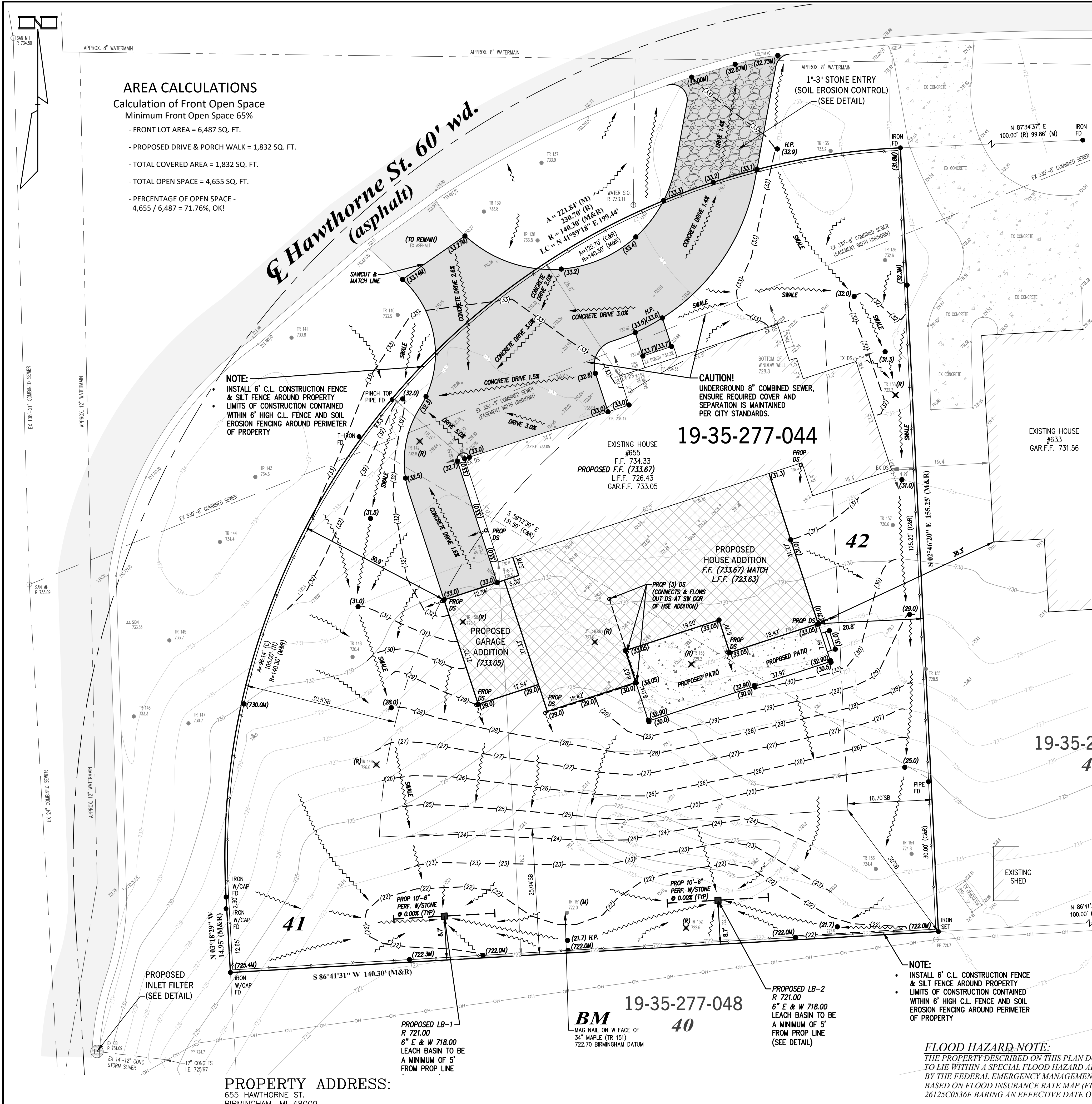
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- SITE PLAN FOR HOUSE & GARAGE ADDITION
- STORM CALCULATIONS & DETAILS

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PROPERTY ADDRESS:
655 HAWTHORNE ST.
BIRMINGHAM, MI 48009

PROPRIETOR:
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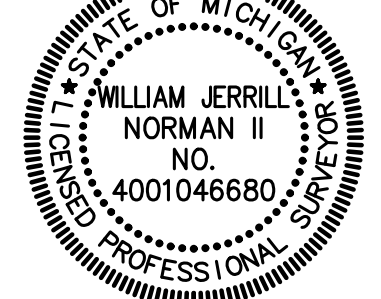
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DATE 9-24-2024 CKD. BY DATE
DRAWN JIM
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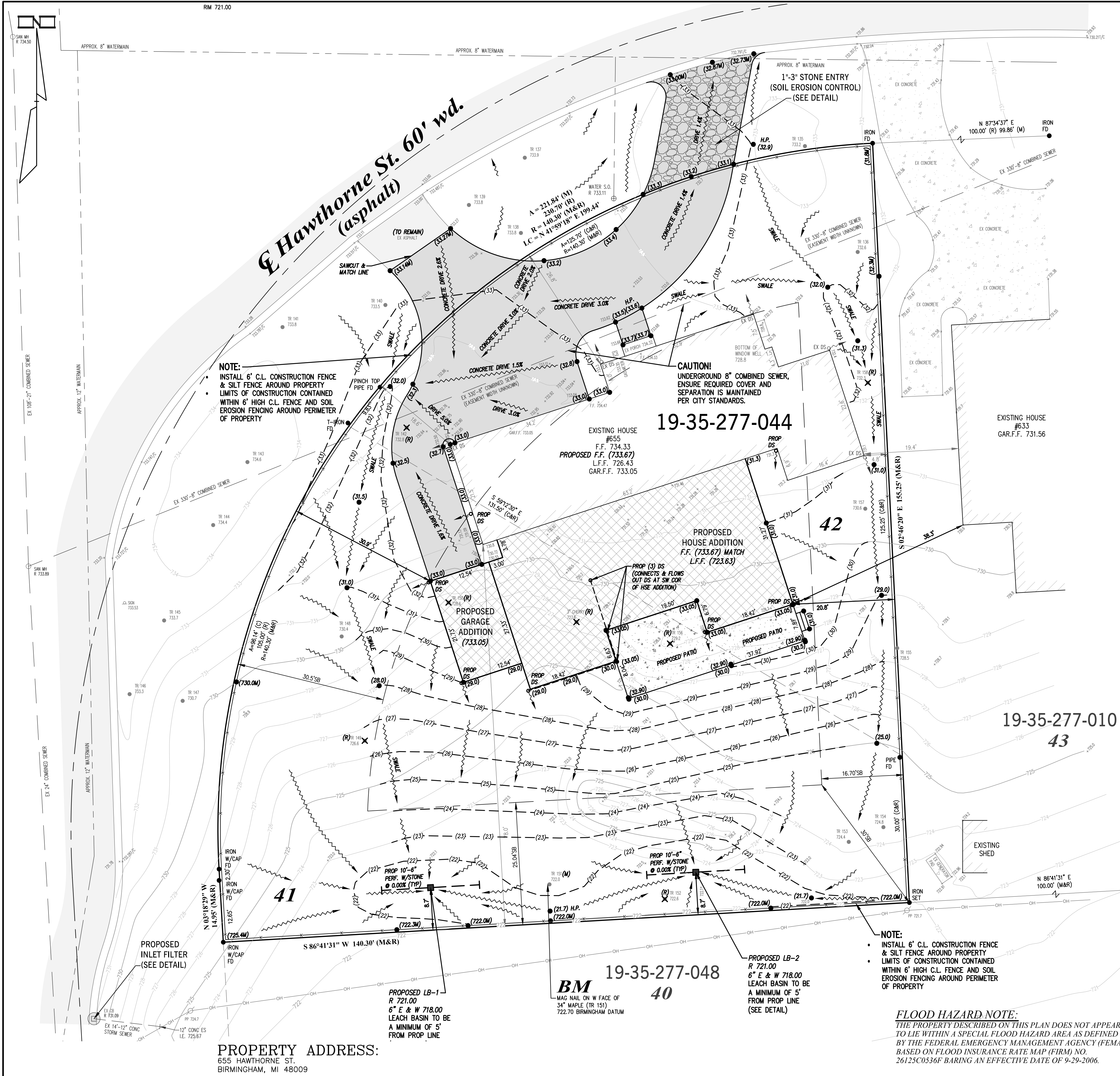
SITE PLAN FOR HOUSE & GARAGE ADDITION
PARCEL NO. 19-35-277-044
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 10'
SHEET 2 OF 3
KE 2024.247



DATE	REV.	REAR PATIO, DECK & GRADES PER CLIENT	ISSUE
9-27-2024	REV. DRIVE PER CLIENT		
10-10-2024	REV. PATIO & REAR YARD GRADING PER CLIENT		
12-30-2024	REV. PER CITY REVIEW		
6-18-2025	REV. PER CITY REVIEW		
7-29-2025	REV. PER CITY REVIEW		
8-19-2025	REV. PER CITY REVIEW & UPDATED HSE PLANS PER CLIENT		

NICHOLAS HAWTHORNE ST. SITE PLAN



DRAINAGE CALCULATIONS

EXISTING "C"
LOT AREA = 17,670 SF (0.41 ACRES)
TOTAL IMPERVIOUS AREA = 2,934 SF @ C = 0.95
GREENBELT AREA = 14,736 SF @ C = 0.20
 $EXISTING\ C" = \left(\frac{2,934\ SF \times 0.95}{17,670\ SF} \right) + \left(\frac{14,736\ SF \times 0.20}{17,670\ SF} \right) = 0.325 = \underline{0.33}$

PROPOSED "C"
LOT AREA = 17,670 SF (0.41 ACRES)
TOTAL IMPERVIOUS AREA = 6,193 SF @ C = 0.95
GREENBELT AREA = 11,292 SF @ C = 0.20
 $PROPOSED\ C" = \left(\frac{6,193\ SF \times 0.95}{17,670\ SF} \right) + \left(\frac{11,292\ SF \times 0.20}{17,670\ SF} \right) = \underline{0.46}$

THUS INCREASE "C" = 0.46 - 0.33 = 0.13

"PERCOLATION CALCULATION"

*ASSUMED PERCOLATION RATE = 6"/HOUR
ABSORPTION = $(6"/12"x1"x1") = 0.50\ CF$ / 3600 SECONDS = 0.0001389 CFS/SF
AVAILABLE SF: USE 4" WIDE TRENCH WITH 1' OF GRAVEL
UNDER 6" PERFORATED PVC PIPE BOTTOM YIELDING 5.25 SF/LF:
TRENCH LF = 40 LF
 $40\ LF(5.25\ SF/LF) = 210\ SF$
THUS THE PERCOLATION = 0.0001389 CFS/SF x 210 SF = 0.029 CFS PROVIDED

10 YEAR DETENTION BASIN CALCULATIONS

ONSITE CONTRIBUTING AREA = 0.41 ACRES
OFFSITE CONTRIBUTING AREA = -
TOTAL CONTRIBUTING AREA = 0.41 ACRES
INCREASE IN RUNOFF COEFFICIENT (C) = 0.14
 $Q_A = (0.029)(0.41\ ACRES) = \underline{0.01189\ C.F.S.}$
 $Q_0 = \frac{Q_A}{(A)(C)} = \frac{0.01189}{(0.41)(0.14)} = \underline{0.2071}$
 $T = -25 + \sqrt{\frac{6,562.50}{Q_0}} = \underline{152.99\ MINUTES}$
 $V_S = \frac{10,500\ T}{T + 25} - 40\ Q_0\ T = \underline{7.758\ CF/ACRE}$
 $V_T\ REQ'D = V_S\ (C)(A) = (7.758)(0.13)(0.41) = 414\ CF\ REQ'D.$

VOLUME PROVIDED:

6" PIPE: (40 LF) (0.196 CF/LF) = 7 CF

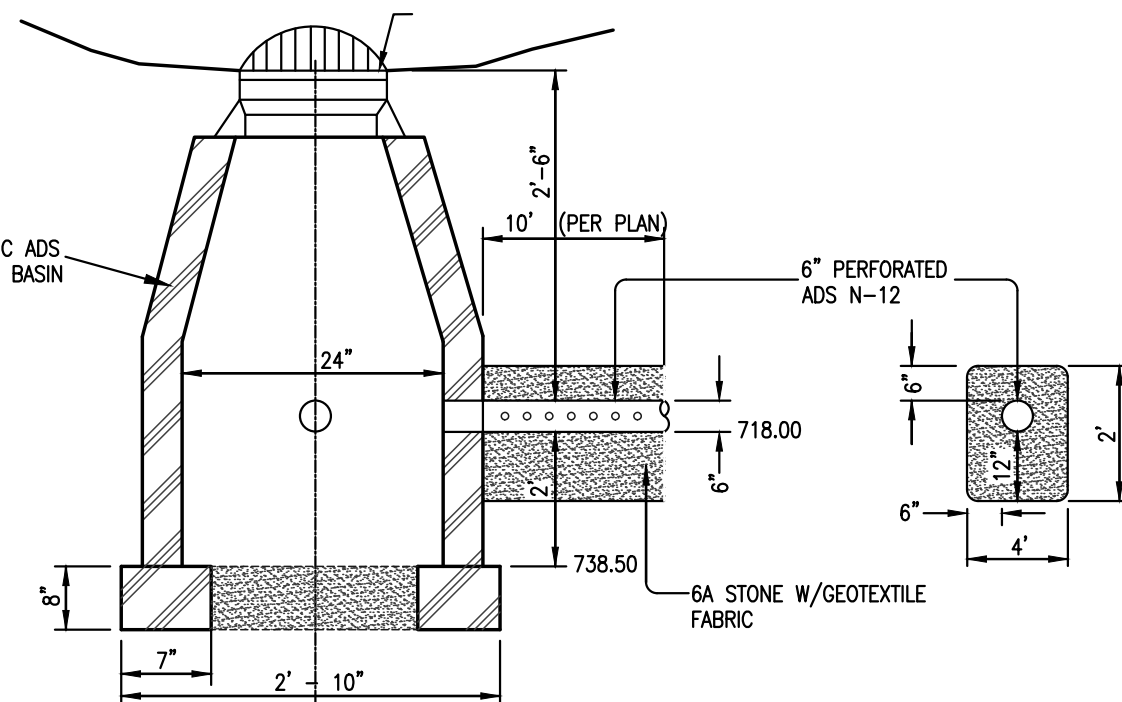
(2) LEACH BASIN (2' DIA.) = 9 CF x 2 EA. = 18 CF

LB 1 AREA
@ 721.00 = 5 SF $\Rightarrow$ 230 SF AV. x 1' DEPTH = 230 CFS
@ 722.00 = 455 SF

LB 2 AREA
@ 721.00 = 5 SF $\Rightarrow$ 245 SF AV. x 1' DEPTH = 245 CFS
@ 722.00 = 485 SF

TOTAL STORAGE VOLUME = 230 CF + 245 CF + 7 CF + 18 CF = 500 CF PROVIDED (414 REQ.), OK!

TIME TO PERCOLATE INTO GROUND = 414 CF / 0.029 CFS = 14,276 SECONDS
14,276 SECONDS / 3,600 SEC / HR = 3.97 HOURS



LEACHING BASIN DETAIL 1 & 2
NO SCALE

Site Benchmark:
MAG NAIL ON WEST FACE OF 3/4" MAPLE (TR 151)
ELEVATION - 722.70 BIRMINGHAM DATUM

City Benchmark #32:
SOUTH SIDE OF MAPLE, WEST OF BLADWIN,
17.4' WEST OF SE CORNER OF BRIDGE (ON HEADWALL)
ELEVATION - 728.314 BIRMINGHAM DATUM

Sheet Index:

- EXISTING CONDITIONS / DEMOLITION PLAN
- SITE PLAN FOR HOUSE & GARAGE ADDITION
- STORM CALCULATIONS & DETAILS

This is to certify that I, William J. Norman II, a Professional Land Surveyor, have this date made a survey of a parcel of land described as follows:

PARCEL 19-35-277-044
LOT 41 & 42, "BIRMINGHAM PARK ALLOTMENT" A SUBDIVISION OF PARTS OF THE E 1/2 OF THE NE 1/4 OF SECTION 35, AND THE WEST 1/2 OF THE NW 1/4 OF SECTION 36, T2N, R10E, BLOOMFIELD TOWNSHIP AND THE VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 23 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

FLOOD HAZARD NOTE:

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0536F BARRING AN EFFECTIVE DATE OF 9-29-2006.

- NOTE:**
- INSTALL 6" C.L. CONSTRUCTION FENCE & SILT FENCE AROUND PROPERTY
 - LIMITS OF CONSTRUCTION CONTAINED WITHIN 6' HIGH C.L. FENCE AND SOIL EROSION FENCING AROUND PERIMETER OF PROPERTY

PROPOSED LB-2
R 721.00
6" E & W 718.00
LEACH BASIN TO BE A MINIMUM OF 5' FROM PROP LINE (SEE DETAIL)

BM 19-35-277-048
40
MAG NAIL ON W FACE OF 3/4" MAPLE (TR 151)
722.70 BIRMINGHAM DATUM

PROPOSED LB-1
R 721.00
6" E & W 718.00
LEACH BASIN TO BE A MINIMUM OF 5' FROM PROP LINE

PROPERTY ADDRESS:
655 HAWTHORNE ST.
BIRMINGHAM, MI 48009

DATE	ISSUE
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8-19-2025	REV. PER CITY REVIEW & UPDATED HSE PLANS PER CLIENT

PROPRIETOR:
NICHOLAS FREUND YARD LLC.
P.O. BOX 2367
BIRMINGHAM, MI 48012
(313) 819-1371

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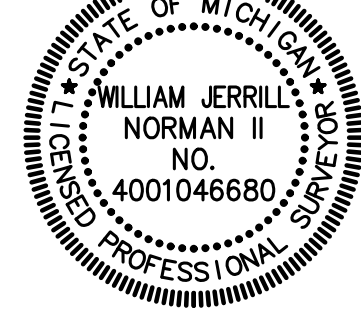
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PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

DATE 9-24-2024	CKD. BY	DATE
DRAWN JMN		
DESIGN WJN		
SECTION 35	T- 2 -N, R- 10 -E	



STORM CALCULATIONS & DETAILS
PARCEL NO. 19-35-277-044
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SCALE 1" = 10'
SHEET 3 OF 3
KE 2024.247



NICHOLAS HAWTHORNE ST. SITE PLAN

DEMOLITION GENERAL NOTES

1. ALL DEMOLITION SHALL BE COORDINATED WITH OWNER AND GENERAL CONTRACTOR. OWNER HAS FIRST RIGHT OF REFUSAL OF ALL ITEMS REMOVED.

2. ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND THE REQUIREMENTS OF THE LANDLORD. EACH TRADE IS RESPONSIBLE FOR REMOVING THEIR DEMOLITION DEBRIS FROM THE BUILDING INTO THE DUMPSTER PROVIDED BY THE GENERAL CONTRACTOR.

3. MECHANICAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL MECHANICAL DUCTWORK, CONTROLS, AND ASSOCIATED PIPING AS NEEDED FOR THE NEW SCOPE OF WORK.

4. ELECTRICAL CONTRACTOR SHALL REMOVE ALL EXISTING UNUSED CONDUIT, WIRING, AND ELECTRICAL FIXTURES. ELECTRICAL CONTRACTOR SHALL PROVIDE TEMP. POWER AND LIGHTING AS REQUIRED.

5. ANY HAZARDOUS MATERIALS FOUND SHALL BE REPORTED TO THE OWNER, ARCHITECT, AND GC IMMEDIATELY. DO NOT COMMENCE WORK UNTIL MITIGATION IS COMPLETE AND CERTIFIED.

6. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL TRADES TO MARK ITEMS THEY NEED TO REMAIN BEFORE DEMOLITION BEGINS.
7. EACH TRADE IS TO PROVIDE DUST CONTROL AND IS RESPONSIBLE FOR PROTECTING ADJACENT SURFACES TO REMAIN AROUND DEMOLITION AREAS.

8. DASHED LINES DENOTE ITEMS TO BE REMOVED. DEMOLITION DRAWINGS ARE NOT EXHAUSTIVE IN DETAIL, BUT GENERAL IN NATURE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS BEFORE STARTING DEMOLITION. SEE LEGEND.

9. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.

10. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL PLUMBING RELATED SYSTEMS (PIPE, HANGERS, FIXTURES, EQUIPMENT, ETC.) AS REQUIRED TO COMPLETE THE NEW WORK.

11. EXISTING MATERIALS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. EXISTING BUILDING MATERIALS OR FINISHES THAT ARE DAMAGED SHALL BE REPAIRED AND/OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.

12. DO NOT REMOVE ANY INDICATED OR NOTED STRUCTURAL ELEMENTS WITHOUT FIRST OBSERVING THE EFFECT UPON THE STRUCTURAL INTEGRITY OF CONSTRUCTION TO REMAIN. ANY QUESTIONABLE CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S AND CONSTRUCTION MANAGER'S ATTENTION IMMEDIATELY.
13. REMOVAL OF FLOOR AND WALL FINISHES SHALL INCLUDE REMOVAL OF ADHESIVE, BACKING, FASTENING, ETC. ASSOCIATED WITH THE FINISHED MATERIAL TO BE REMOVED. EXISTING SUBSTRATES TO REMAIN SHALL BE PATCHED AND REPAIRED FOR THE PROPER INSTALLATION OF NEW FINISHES.

14. COORDINATE WITH CONSTRUCTION MANAGER ON ANY EXISTING ITEMS (E.G., MILLWORK, VISUAL DISPLAY BOARDS, SHELVING, EQUIPMENT, ETC.) NOT SPECIFICALLY NOTED ON THE DRAWINGS THAT THE OWNER MAY WISH TO SALVAGE. GIVE THE OWNER ADEQUATE NOTICE AND TIME TO RESPOND PRIOR TO START OF DEMOLITION OPERATIONS.

15. REMOVE MISCELLANEOUS WALL MOUNTED ACCESSORIES (E.G., SIGNAGE, MARKER BOARDS, TACK BOARDS, CLOCKS, COAT HOOKS, ETC.). OWNER HAS RIGHT OF FIRST REFUSAL. RETURN ITEMS TO OWNER IF REQUESTED. PATCH AND REPAIR GYP BD AT REMOVED ANCHORS AND FINISH TO MATCH.

16. MAINTAIN INTEGRITY OF SMOKE AND FIRE BARRIERS DURING CONSTRUCTION.

DEMOLITION LEGEND

- EXISTING WALL TO REMAIN
- EXISTING DOOR & FRAME TO REMAIN
- EXISTING PARTITION TO BE REMOVED IN ITS ENTIRETY OR AS NOTED
- EXISTING DOOR & FRAME TO BE REMOVED

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING CARPETING, WALL BASE, ADHESIVE, ETC. - TYPICAL THROUGHOUT AREA OF WORK - PREP SURFACE FOR NEW FLOORING AS REQUIRED

7 REMOVE EXISTING BORROWED LITE/ SIDE LITE
- 2 REMOVE EXISTING TILE FLOORING, WALL BASE, ADHESIVE, ETC. - PREP SURFACE FOR NEW FLOORING AS REQUIRED

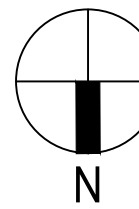
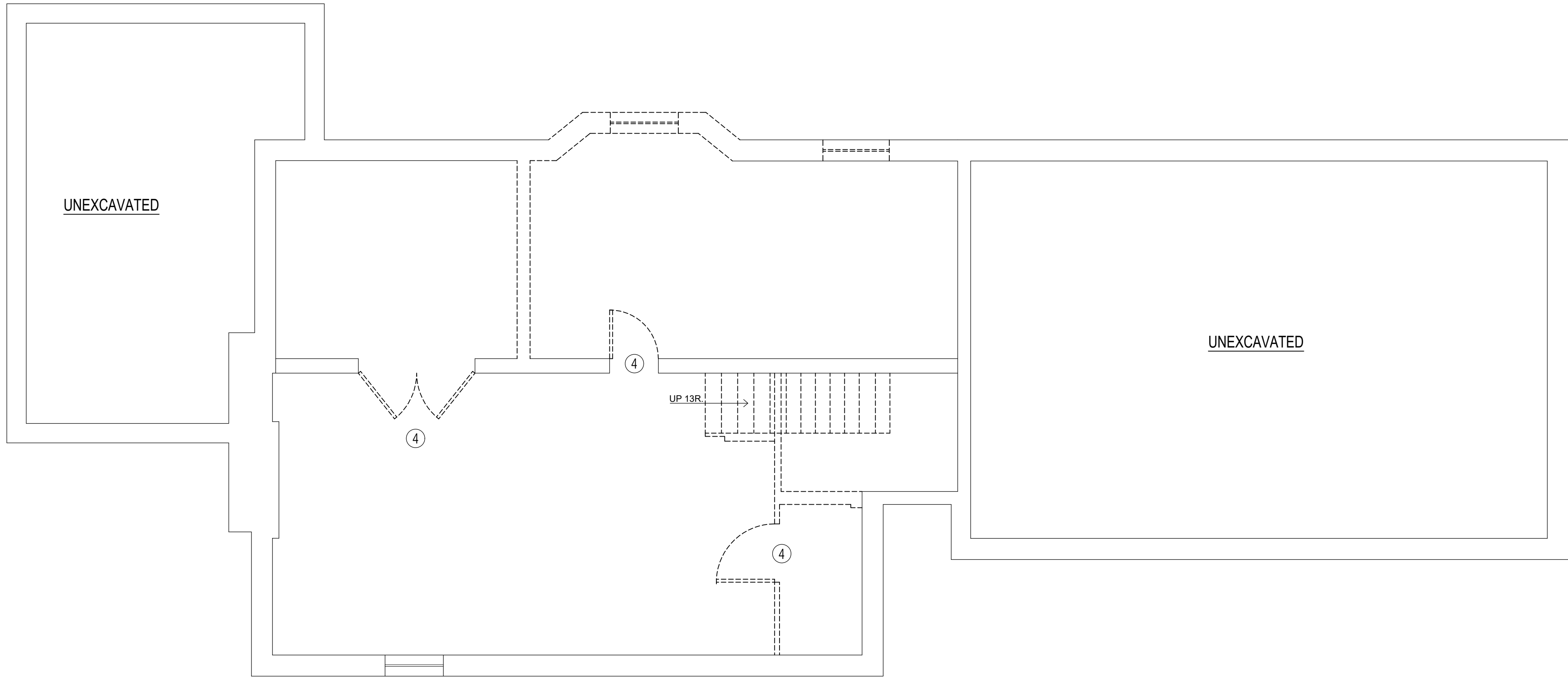
8 REMOVE EXISTING SHELVING
- 3 REMOVE EXISTING HARDWOOD FLOORING, WALL BASE, ADHESIVE, ETC. - PREP SURFACE FOR NEW FLOORING AS REQUIRED

9 CUT IN NEW WINDOW OPENING IN EXISTING EXTERIOR BRICK WALL - SEE ELEVATIONS - CONFIRM ROUGH OPENING SIZE WITH WINDOW SUPPLIER
- 4 REMOVE EXISTING DOOR/ FRAME/ HARDWARE

10 REMOVE EXISTING EXTERIOR WINDOWS
- 5 REMOVE EXISTING PLUMBING FIXTURE - CUT AND CAP PLUMBING AS REQUIRED

11 REMOVE PORTION OF EXISTING EXTERIOR BRICK WALL AS REQUIRED
- 6 REMOVE EXISTING MILLWORK

12 REMOVE EXISTING STOVE TOP AND RELATED EXHAUST HOOD
- 13 REMOVE EXISTING HANDRAILS



DEMO BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



FREUND & ASSOCIATES
307 W. 6TH STREET
SUITE 202
ROYAL OAK, MI 48067

SEAL

PROJECT:
655 HAWTHORNE

ADDRESS:
655 HAWTHORNE STREET
BIRMINGHAM, MI 48009

DRAWING TITLE:
DEMO BASEMENT
FLOOR PLAN

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22.HAW.01

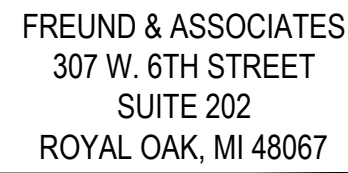
SHEET NUMBER:

AD - 100

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6	REMOVE EXISTING MILLWORK	12	REMOVE EXISTING STOVE TOP AND RELATED EXHAUST HOOD
		13	REMOVE EXISTING HANDRAILS

[illegible]

The seal of the National Endowment for the Arts is a circular emblem. It features a central shield with a stylized eagle or bird. Above the shield is a banner with the word "ARTS". The entire seal is encircled by a border containing the text "NATIONAL ENDOWMENT FOR THE ARTS".

ADDRESS:
655 HAWTHORNE STREET
BIRMINGHAM, MI 48009

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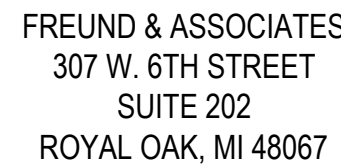
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[illegible]

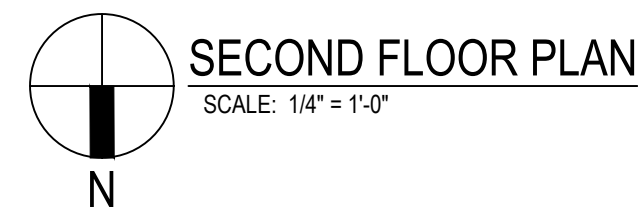
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DRAWING TITLE:
DEMO SECOND
FLOOR PLAN

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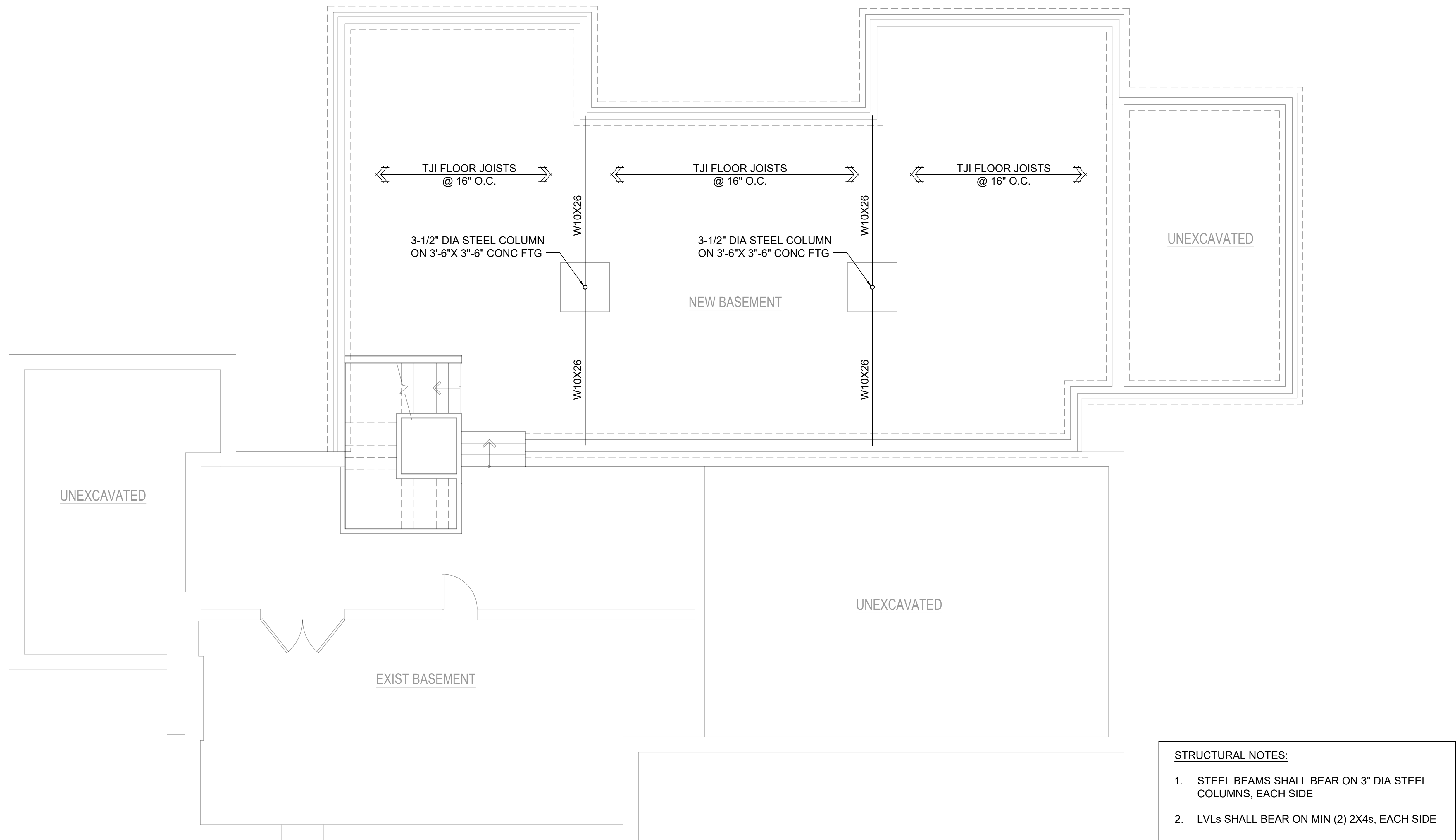


<u>PROJECT:</u> 655 HAWTHORNE	
<u>ADDRESS:</u> 655 HAWTHORNE STREET BIRMINGHAM, MI 48009	
<u>DRAWING TITLE:</u> SECTIONS	
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<u>CHECKED:</u>	
<u>PLOT DATE & TIME:</u> Sep 14, 2025 - 2:35pm	
<u>DRAWN DATE :</u>	08.24.22
<u>PROJECT NUMBER:</u>	22.HAW.01
<u>SHEET NUMBER:</u>	
A - 301	

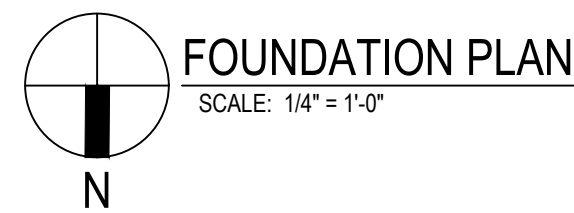
1
A-102

SECTION
SCALE: 3/8" = 1'-0"

PROJECT: 655 HAWTHORNE	
ADDRESS: 655 HAWTHORNE STREET BIRMINGHAM, MI 48009	
DRAWING TITLE: FOUNDATION PLAN	
THIS DRAWING IS CONDITIONALLY ISSUED AND REPRODUCTION OR USE OF ITS CONTENT IS FORBIDDEN WITHOUT SPECIFIC WRITTEN PERMISSION PER NON-DISCLOSURE AGREEMENT.	
DO NOT SCALE THIS PRINT. USE FIGURED DIMENSIONS ONLY.	
DRAWN:	NH
CHECKED:	
PLOT DATE & TIME: Sep 14, 2025 - 2:39pm	
DRAWN DATE :	08.24.22
PROJECT NUMBER:	22.HAW.01
SHEET NUMBER:	
S - 1	



- ### STRUCTURAL NOTES:
1. STEEL BEAMS SHALL BEAR ON 3" DIA STEEL COLUMNS, EACH SIDE
 2. LVLs SHALL BEAR ON MIN (2) 2X4s, EACH SIDE
 3. FLOOR LOADING SHALL BE 40 PSF LIVE LOAD AND 20 PSF DEAD LOAD = 60 PSF TOTAL
 4. BEDROOM LOADING SHALL BE 30 PSF LIVE AND 30 PSF DEAD = 60 PSF TOTAL
 5. DEFLECTION CRITERIA FOR FLOOR JOISTS SHALL BE L/480





FREUND & ASSOCIATES
307 W. 6TH STREET
SUITE 202
ROYAL OAK, MI 48067

PROJECT:
655 HAWTHORNE

ADDRESS:
655 HAWTHORNE STREET
BIRMINGHAM, MI 48009

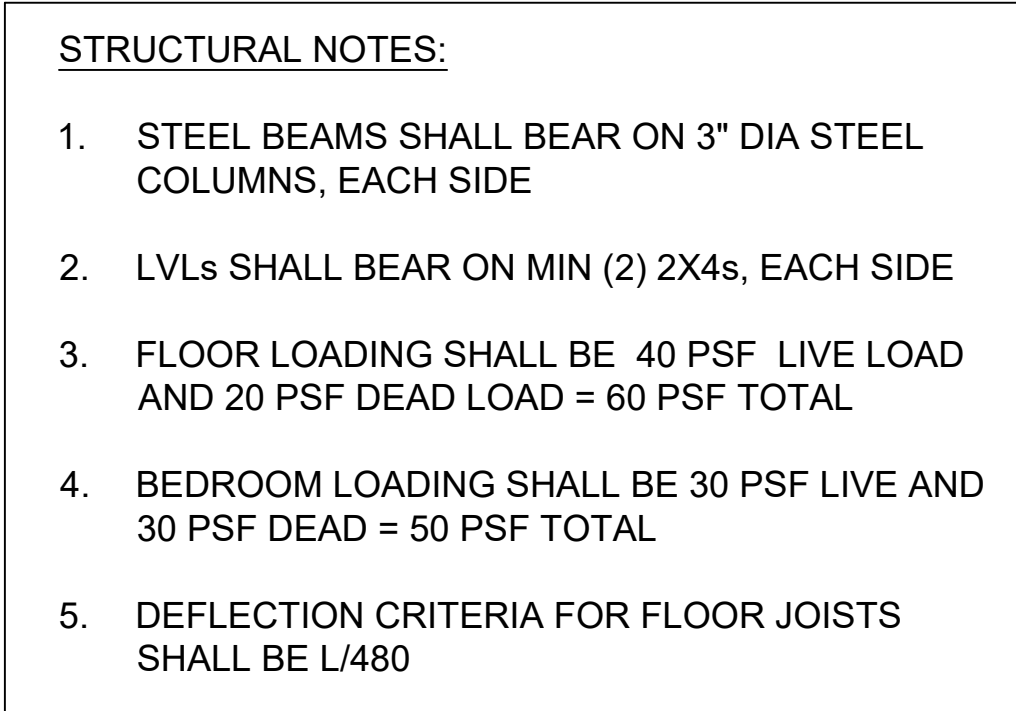
DRAWING TITLE:
ROOF FRAMING
PLAN

DO NOT SCALE THIS PRINT.
USE FIGURED DIMENSIONS
ONLY.

CHECKED:

DRAWN DATE : 08/24/22

SHEET NUMBER:



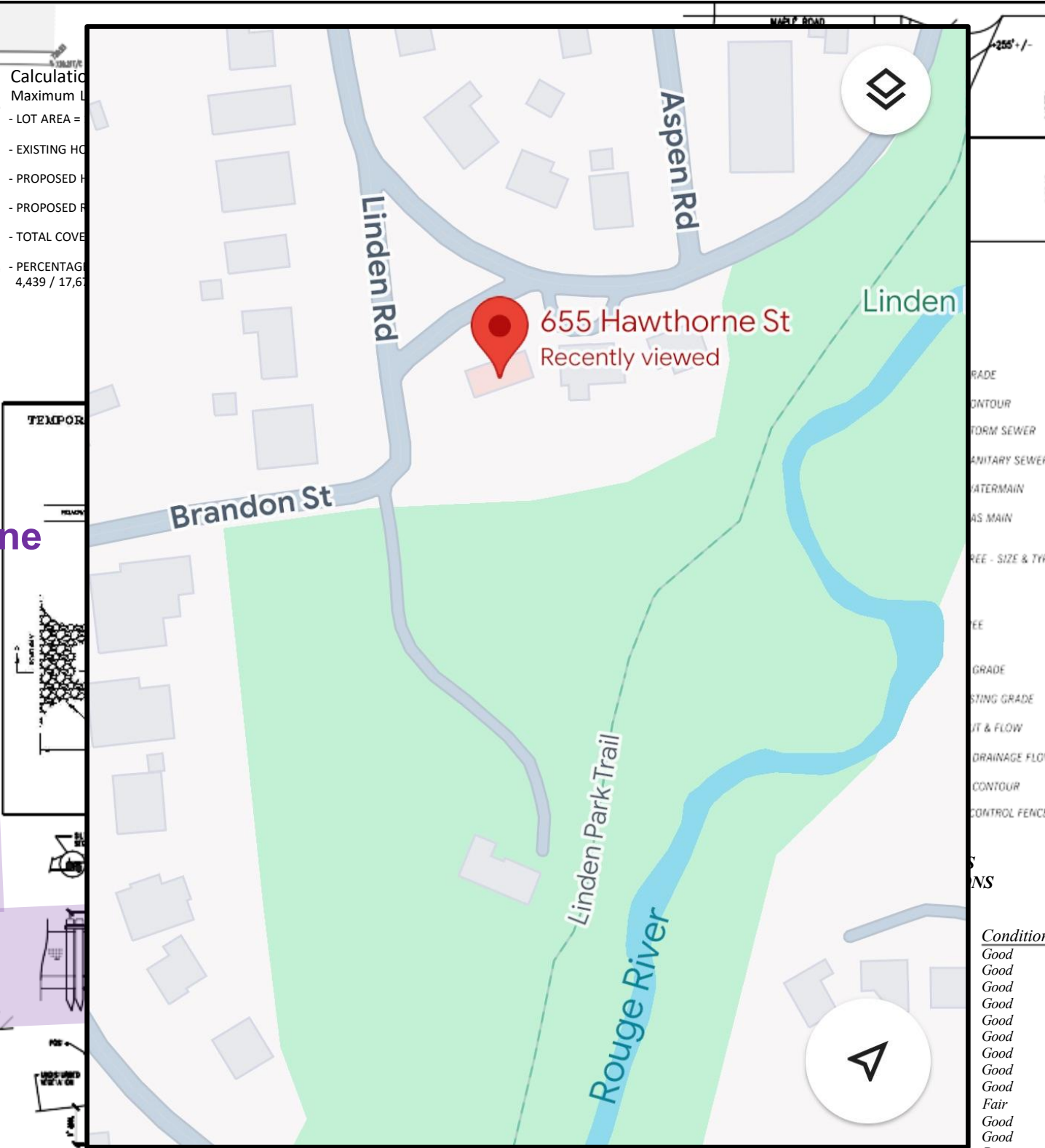
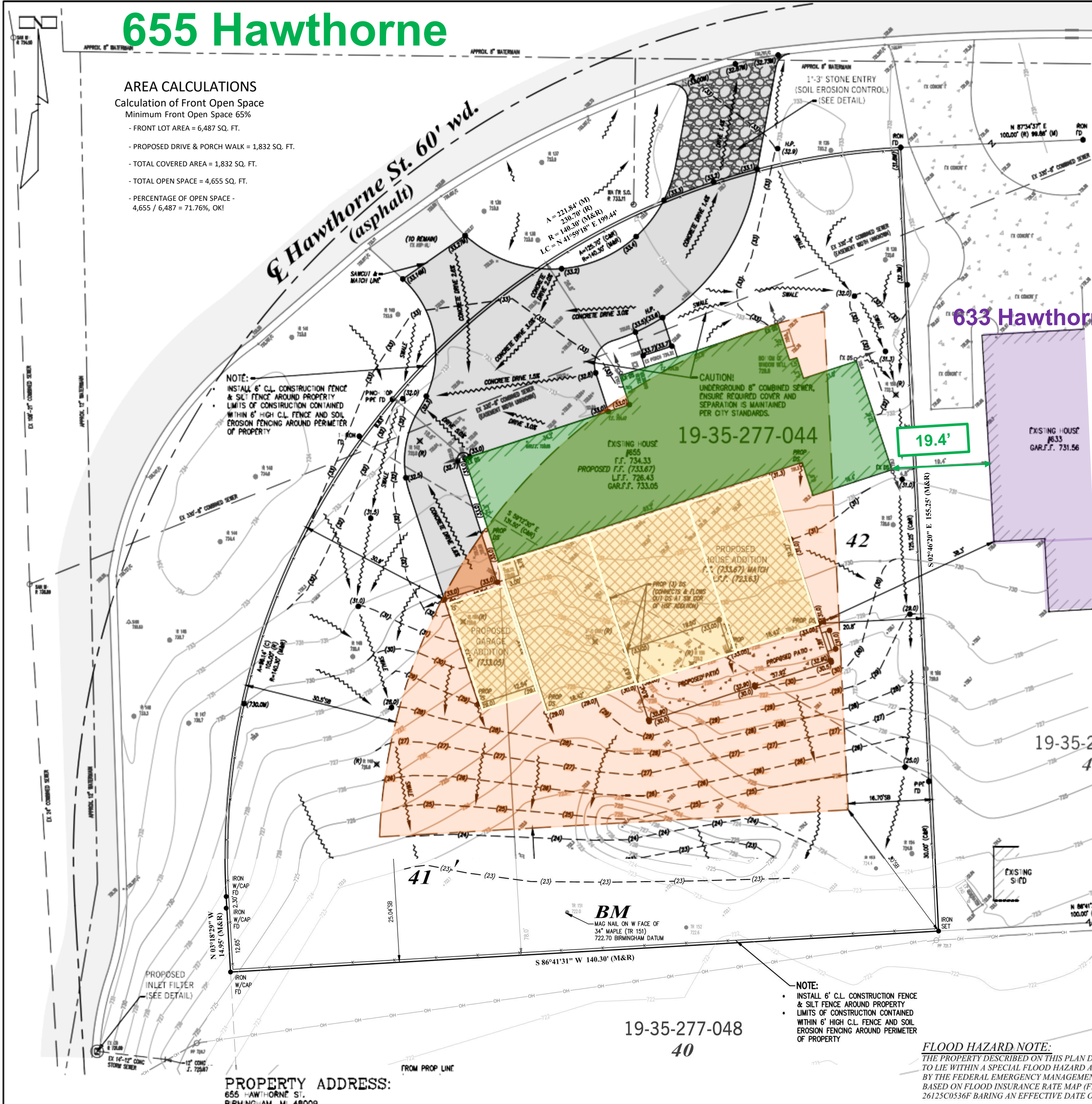
Page 40 of 116

655 Hawthorne Variance Request



655 Hawthorne

AREA CALCULATIONS
Calculation of Front Open Space
Minimum Front Open Space 65%
- FRONT LOT AREA = 6,487 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,832 SQ. FT.
- TOTAL COVERED AREA = 1,832 SQ. FT.
- TOTAL OPEN SPACE = 4,655 SQ. FT.
- PERCENTAGE OF OPEN SPACE -
4,655 / 6,487 = 71.76%, OK!



- Unique Aspects of Property / Hardships:
- 1. Curved on one side
 - 2. Large setback
 - 3. Backs up to municipal property/Rouge River
 - 4. No neighbor to the west or south
 - 5. House is oriented on an angle due to the shape of the lot

DATE: 8-27-2024
REV: 01
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 02
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 03
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 04
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 05
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 06
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 07
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 08
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 09
BY: JMM
CHK: JMM
DATE: 8-27-2024
REV: 10
BY: JMM
CHK: JMM

PROPRIETOR:
NICHOLAS FREUND BUILDING LLC
P.O. BOX 2367
BIRMINGHAM, MI 48012
(313) 819-1371

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KIEFT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS
5852 SOUTH MAIN STREET, SUITE 1, CLARKSON, MICHIGAN 48346
PHONE (248) 625-5251 www.kiefteng.com FAX (248) 625-7110

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CHECKED: JMM
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REV: 01
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CHK: JMM
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REV: 05
BY: JMM
CHK: JMM
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DATE: 8-24-2024
REV: 07
BY: JMM
CHK: JMM
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CHK: JMM
DATE: 8-24-2024
REV: 09
BY: JMM
CHK: JMM
DATE: 8-24-2024
REV: 10
BY: JMM
CHK: JMM

72 HOURS
BEFORE YOU DO
CALL MISS D.G.
(800) 452-7171
OR 811

SITE PLAN FOR HOUSE & GARAGE ADDITION
PARCEL NO. 19-35-277-044
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 10'
SHEET 2 OF 3
KE 2024.247

NICHOLAS HAWTHORNE ST. SITE PLAN



655 Hawthorne

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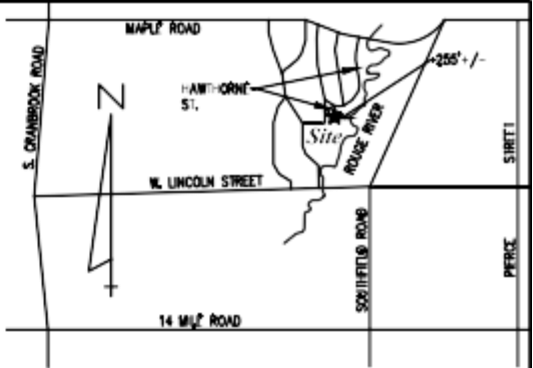
AREA CALCULATIONS

Calculation of Coverage

- Maximum Lot Coverage 30%
- LOT AREA = 17,670 SQ. FT.
- EXISTING HOUSE, GARAGE & PORCH = 1,972 SQ. FT.
- PROPOSED HOUSE & GARAGE ADDITION = 1,888 SQ. FT.
- PROPOSED REAR PATIO = 579 SQ. FT.
- TOTAL COVERED AREA = 4,439 SQ. FT.
- PERCENTAGE OF LOT COVERAGE - 4,439 / 17,670 = 25.12%, OK!

Calculation of Open Space

- Minimum Open Space 40%
- LOT AREA = 17,670 SQ. FT.
- EXISTING HOUSE, GARAGE & PORCH = 1,972 SQ. FT.
- PROPOSED HOUSE & GARAGE ADDITION = 1,888 SQ. FT.
- PROPOSED REAR PATIO & STEPS = 438 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,895 SQ. FT.
- TOTAL COVERED AREA = 6,193 SQ. FT.
- TOTAL OPEN SPACE = 11,477 SQ. FT.
- PERCENTAGE OF OPEN SPACE - 11,477 / 17,670 = 64.95%, OK!



Location Map

SCALE: 1" = 2000'

LEGEND

- EXISTING GRADE
- EXISTING CONTOUR
- EXISTING STORM SEWER

633 Hawthorne

Distance Between Buildings

Each residential lot shall provide a minimum distance between principal residential buildings on adjacent lots of 14 feet or 25% of the total lot width, whichever is larger.

166.96' x 0.25 = 41.74 feet
Proposed distance: 38.3 feet
Variance amount: 3.44 feet

PROPERTY IS ZONED R1

SINGLE FAMILY RESIDENTIAL:

SETBACKS:

FRONT - AVERAGE DISTANCE FROM THE FRONT LOT LINE OF HOMES WITH FRONTAGE ON THE SAME SIDE OF THE STREET WITHIN 200 FEET, IF NO HOMES WITHIN 200 FEET, THEN 25 FEET

EAST:

#633 - 34.0 FEET
#607 - 27.0 FEET
TOTAL = 61.0 FEET
61.0 / 2 = 30.5 FEET

USE 30.5 FEET AS FRONT SETBACK

SIDE - 9 FEET OR 10% OF TOTAL LOT WIDTH WHICHEVER IS LARGER FOR ONE SIDE YARD
166.96 x 0.10 = 16.70 FEET

- 14 FEET OR 25% OF TOTAL LOT WIDTH WHICHEVER IS LARGER FOR BOTH SIDE YARDS
166.96 x 0.25 = 41.74 FEET

- NO SIDE YARD SHALL BE LESS THAN 5 FEET

REAR - 30 FEET

MINIMUM COMBINED FRONT & REAR SETBACKS - 55 FEET
MAXIMUM BUILDING HEIGHT - 30 FEET TO MIDPOINT FOR SLOPED

Notes:

1. ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION, AND RECORD MAPPING, WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS OF OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ACTIVITIES.

2. ARCHITECT/BUILDER IS RESPONSIBLE FOR CONFIRMING BUILDING SETBACKS WITH CITY OF BIRMINGHAM.

3. SURVEY PERFORMED WITHOUT THE BENEFIT OF TITLE WORK

149(R)	16" Spruce	16	Poor
150(R)	18" Pin Oak	28	Good
151	32" Maple	30	Good
152(R)	26" Spruce	22	Poor
153	18" Spruce	12	Poor
154	24" Spruce	12	Good
156(R)	18" Japanese Maple	18	Good
157	8" Sycamore	15	Good
158(R)	22" Pine	18	Poor

Requested Variance

Required

Existing

Proposed

Variance Amount

Distance Between Buildings (in feet)

41.74

19.4

38.3

3.44

BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BASED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0536F BARING AN EFFECTIVE DATE OF 9-29-2006.

SECTION 25, AND THE WEST 1/2 OF THE NW 1/4 OF SECTION 25, T25N, R25E, DISCOUNTED TOWNSHIP AND THE VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 23 OF PLATS, PAGE 25, OAKLAND COUNTY RECORDS.

PROPERTY ADDRESS:
655 HAWTHORNE ST.
BIRMINGHAM, MI 48009

PROPRIETOR:
NICHOLAS FREUND BUILDING LLC.
P.O. BOX 2367
BIRMINGHAM, MI 48012
(313) 819 1371

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DATE: 8-24-2024
DRAWN BY: JIM
DESIGN BY: MUN
SECTION: 35
T-2 N.R. 10 F.



SITE PLAN FOR HOUSE & GARAGE ADDITION
PARCEL NO. 19-35-277-044
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 10'
SHEET: 2 OF 3
KE 2024.247

655 Hawthorne

AREA CALCULATIONS

Calculation of Front Open Space

Minimum Front Open Space 65%

- FRONT LOT AREA = 6,487 SQ. FT.
- PROPOSED DRIVE & PORCH WALK = 1,832 SQ. FT.
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- TOTAL OPEN SPACE = 4,655 SQ. FT.

- PERCENTAGE OF OPEN SPACE -
4,655 / 6,487 = 71.76%, OK!

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Calculation of Coverage

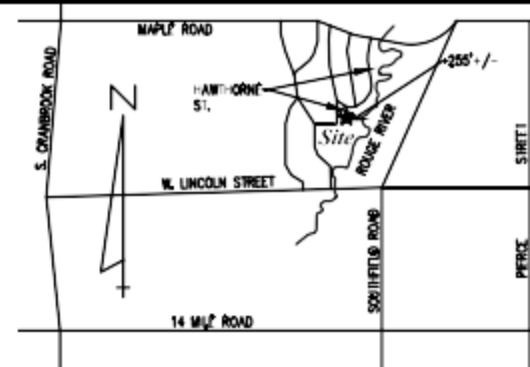
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11,477 / 17,670 = 64.95%, OK!



Location Map

SCALE: 1" = 2000'

LEGEND

- EXISTING GRADE
- EXISTING CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS MAIN
- EXISTING TREE - SIZE & TYPE
- REMOVE TREE
- PROPOSED GRADE
- MATCH EXISTING GRADE
- DOWNSPOUT & FLOW
- PROPOSED DRAINAGE FLOW
- PROPOSED CONTOUR
- SEDIMENT CONTROL FENCE

633 Hawthorne

19-35-277-044

EXISTING HOUSE
F.F. 734.33
PROPOSED F.F. 733.67
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED HOUSE ADDITION
F.F. 733.67
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED GARAGE ADDITION
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED PATIO
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED DRIVE
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED PORCH
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED STEPS
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED WALK
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED FENCE
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED SILT FENCE
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED EROSION FENCE
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED SEDIMENT CONTROL FENCE
F.F. 733.05
L.F.F. 726.43
GAR.F.F. 733.05

PROPOSED TEMPORARY STONE ACCESS DRIVE (SP-G)

PROPOSED CURB AND GUTTER INLET FILTER ALTERNATIVE "A" (SI-4A)

PROPOSED CROSS SECTION A-A

PROPOSED PLAN VIEW

PROPOSED SECTION A-A

PROPOSED SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION

PROPOSED NOTES

PROPOSED PROPERTY IS ZONED R1 SINGLE FAMILY RESIDENTIAL

PROPOSED SETBACKS

PROPOSED FRONT - AVERAGE DISTANCE FROM THE FRONT LOT LINE OF HOMES WITH FRONTAGE ON THE SAME SIDE OF THE STREET WITHIN 200 FEET, IF NO HOMES WITHIN 200 FEET, THEN 25 FEET

PROPOSED EAST - 34.0 FEET

PROPOSED TOTAL - 61.0 FEET

PROPOSED SIDE - 9 FEET OR 10% OF TOTAL LOT WIDTH WHICHEVER IS LARGER FOR ONE SIDE YARD

PROPOSED REAR - 30 FEET

PROPOSED MINIMUM COMBINED FRONT & REAR SETBACKS - 55 FEET

PROPOSED MINIMUM BUILDING HEIGHT - 30 FEET TO MIDPOINT FOR SLOPED ROOFS; 24 FEET FOR FLAT ROOFS ONLY; 2 STORIES: 24 FEET FOR EAVES

PROPOSED MAXIMUM LOT COVERAGE - 30%

PROPOSED MINIMUM OPEN SPACE - 40%

PROPOSED SHEET INDEX

PROPOSED FLOOD HAZARD NOTE

PROPOSED PROPERTY ADDRESS

PROPOSED PROPRIETOR

PROPOSED KIEFT ENGINEERING, INC.

PROPOSED SITE PLAN FOR HOUSE & GARAGE ADDITION

PROPOSED PARCEL NO. 19-35-277-044

PROPOSED CITY OF BIRMINGHAM, OKLAHOMA COUNTY, MICHIGAN

PROPOSED SCALE 1" = 10'

PROPOSED SHEET 2 OF 3

PROPOSED KE 2024.247

PROPOSED DATE 10/24/2024

PROPOSED DRAWN BY J.M.

PROPOSED DESIGN BY J.M.

PROPOSED SECTION 35

PROPOSED 2 - 2 - N.R. 10 - F.

PROPOSED 72 HOURS BEFORE YOU DIG CALL M.S.S. D.G. (800) 482-7171 OR 811

PROPOSED STATE OF MICHIGAN PROFESSIONAL LAND SURVEYOR WILLIAM J. FARRAR, JR. NO. 4001046680

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PROPOSED 72 HOURS BEFORE YOU DIG CALL M.S.S. D.G. (800) 482-7171 OR 811

PROPOSED STATE OF MICHIGAN PROFESSIONAL LAND SURVEYOR WILLIAM J. FARRAR, JR. NO. 4001046680

PROPOSED NICHOLAS HAWTHORNE ST. SITE PLAN

PROPOSED DATE 10/24/2024

PROPOSED DRAWN BY J.M.

PROPOSED DESIGN BY J.M.

PROPOSED SECTION 35

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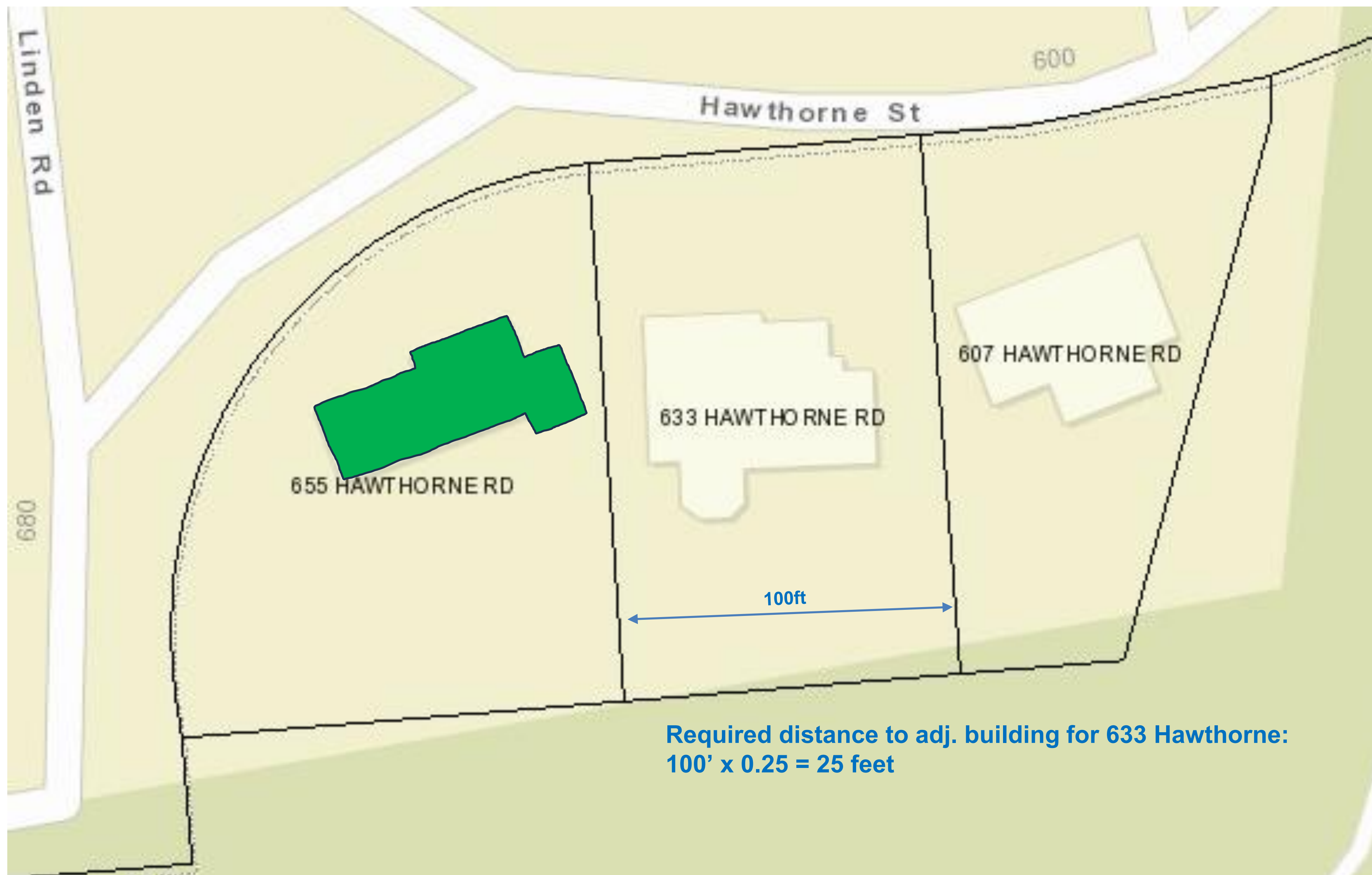
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PROPOSED NICHOLAS HAWTHORNE ST. SITE PLAN

PROPOSED DATE 10/24/2024

PROPOSED DRAWN BY J.M.

PROPOSED DESIGN BY J.M.



Required distance to adj. building for 633 Hawthorne:
 $100' \times 0.25 = 25 \text{ feet}$

MINUTES OF THE BOARD OF ZONING APPEALS MEETING HELD MAY 14, 1968
AT 8:00 P.M.

The meeting was called to order at 8:05 by the Chairman, Mr. Mullen.

Present: Coley, Gare, Meyer, Miller, Mullen, Ring

Absent: Skrubb

Also Present: Mr. Howard C. Weber, Building Official

The minutes of the meeting of April 9, 1968 were received. Mr. Meyer requested that some minor corrections be made.

Moved by Mr. Miller,

Seconded by Mr. Gare, that the minutes of the Board of Zoning Appeals meeting held April 9, 1968 be approved as corrected.

Mr. Mullen briefly explained the functions of the Board of Zoning Appeals to the audience, and stated that the Board is only able to grant variances on the basis of a hardship.

Appeal #7-68 - Dr. Glenn B. Carpenter, 655 Hawthorne

This appeal was adjourned from the meeting of April 9, 1968, because of Dr. Carpenter's absence and also because the Board needed additional information. The appeal is for the addition to a porch on the side of Dr. Carpenter's residence.

With the use of a sketch, Mr. Weber explained that Mr. William T. Killeen, City Engineer, had at the Board's request, computed the square footage of the two lots in question and submitted his calculations of approximately 9,250 sq.ft. for Lot 41 and 8,000 sq.ft. for Lot 42. He stated that Mr. Killeen had informed him that the entire plat, as originally prepared, undoubtedly contains numerous errors but that his calculations would probably be correct within 2 - 5%.

Mr. Weber explained that at the setback line the parcel width is approximately 175 ft., which means that a minimum side setback of 17.5 ft. must be maintained. The present porch is now non-conforming and the proposed addition would increase it. The addition would place the porch within 5 ft. of the lot line at the nearest point.

Mr. Coley believed that platting should dominate and the setback should be based on one lot. Mr. Weber explained if this could be done it would reduce the minimum setback to approximately 8 ft.

Mr. Ring questioned whether the vacant lot is a buildable lot. It was explained that sufficient lot area would have to be added to Lot 42 in order to bring it up to 9,000 sq.ft. and that this may reduce the other lot and make it unbuildable. However, if the vacant lot was under a separate ownership it would be a buildable lot.

Dr. Carpenter was present and submitted a letter from his next door neighbor, Mr. Kennedy, in which he stated he had no objection to Dr. Carpenter's addition. Dr. Carpenter pointed out that Mr. Kennedy's driveway is adjacent to his lot. He further stated that he felt he was being penalized by owning the extra lot and thereby requiring the larger minimum side setback.

The Board discussed possible ways that the lots could be split in order to obtain the needed lot area to supply the side setback.

Mr. Gare inquired about the date of Dr. Carpenter's lot survey and mentioned his knowledge of the errors in the original plat. He inquired if the house is entirely on Lot 42. Mr. Weber stated he felt it was according to the mortgage survey and his own observation of the site.

Mr. Ring asked Dr. Carpenter what he planned to do with the vacant lot in the future. Dr. Carpenter stated he plans to maintain both lots as one parcel and has no plan to sell the vacant parcel.

Mr. Mullen explained to Dr. Carpenter that he would abstain from voting on this appeal because they are neighbors and friends, and that it would take the remaining 5 Board members to grant the variance.

Moved by Mr. Gare,

Seconded by Mr. Ring, that the variance be granted contingent upon adequate area from Lot 41 being added to Lot 42 to bring it up to 9,000 sq.ft., and further that the side yard space on the west side of the house be such to meet the requirements of the Zoning Ordinance.

Yeas: Coley, Gare, Meyer, Miller, Ring

Abstained: Mullen, for reasons noted above

Appeal granted.

living together serving a community service, i.e., security and companionship along with meal service.

Following discussion between the Board and the appellants, it was determined that further information should be submitted regarding the total parking spaces required for employees, loading zone problems, egress onto Adams Road, etc. The Board felt an adjournment to provide these items would be in the best interest of everyone concerned.

Motion by Sights

Seconded by Conlin to adjourn to date to provide further information as follows: (1) entrance and exit from the building onto Adams Road; (2) measurement of 18' on south side; (3) increase length of loading space; (4) can the Board place the congregate care restrictions on the variance.

Yeas: Conlin, Mullen, Mayer, Girard, Sights

Nays: None

Motion carried - adjourned to October 13, 1987

Amended Appeal 87-42 (Adjourned from August 22, 1987) Mr. and Mrs. Glenn Carpenter owners of the property known as 655 Hawthorne, Birmingham, are requesting a variance in order to construct an addition to their existing garage.

Section 5.160, Chapter 39, Birmingham City Code, requires the front setback to be 32.5' with 13.8' proposed, or a variance of 18.7' required.

Mrs. Carpenter appeared and stated they wish to increase the size of their garage from one car to two car. If the variance is granted, all of the setbacks in that area will be approximately the same. The proposed addition is the only practical way to increase the size of the garage both architecturally and financially.

Motion by Sights

Seconded by Mayer to grant a variance of 18.7' in order to construct an addition to the existing garage at the residence. The reason is it is continuous with the existing building and there would be no other way to provide a larger garage without doing this. This motion is tied to the plans as submitted.

Yeas: Mullen, Mayer, Girard, Sights

Nays: Conlin

Motion carries - variance granted.

CASE DESCRIPTION

236 Pleasant (26-01)

Hearing date: January 13, 2026

Appeal No. 26-01: The owner of the property known as **236 Pleasant**, requests the following variance to construct an addition to the existing home:

- A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that a minimum distance between principal residential buildings on adjacent lots to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 14.00 feet. The proposed is 11.20 feet. Therefore, a variance of 2.80 feet is requested on the north side.

Staff Notes: The applicant is requesting a variance to construct a rear addition on the existing non-conforming home that was constructed in the 1940's.

This property is zoned R1-A Single family residential.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

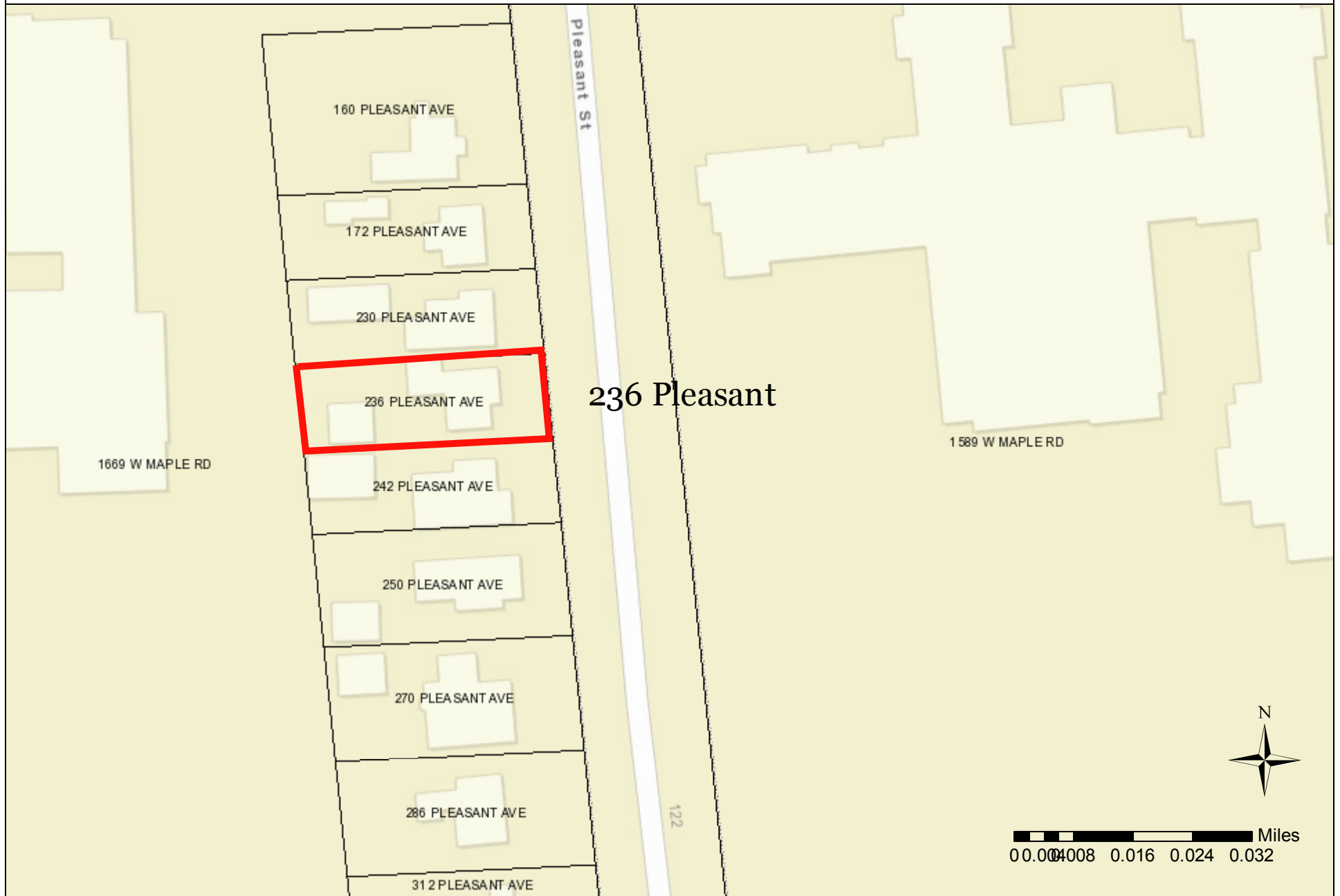
8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

236 PLEASANT MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org
APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	☒ Interpretation	☒ Dimensional Dimensional	☒ Land Use	☒ Sign	☒ Admin Review
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I. PROPERTY INFORMATION:

Address: 236 Pleasant Street	Lot Number: 35	Sidwell Number: 08-19-35-201-010
---------------------------------	-------------------	-------------------------------------

II. OWNER INFORMATION:

Name: Victoria Pollicchio			
Address: 236 Pleasant Street	City: Birmingham	State: MI	Zip code: 48009
Email:*		Phone:	

III. PETITIONER INFORMATION:

Name: Victoria Pollicchio		Firm/Company Name:	
Address: 236 Pleasant Street	City: Birmingham	State: MI	Zip code: 48009
Email: vickipollicchio@gmail.com		Phone: 2483766266	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$750.00** for single family residential; **\$950.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Varience Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____

Date: 11/30/25

Signature of Petitioner: _____

Date: 11/30/25

**CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE**

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
 5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
 2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.
-

3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

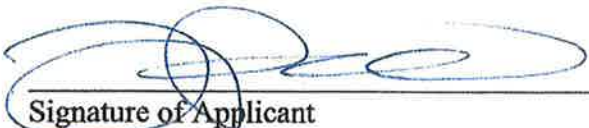
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
-

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.


Signature of Applicant

LETTER OF PRACTICAL DIFFICULTY AND HARDSHIP

TO: City of Birmingham Board of Zoning Appeals

RE: Application for Dimensional Variance – 236 Pleasant Street

DATE: November 30, 2025

Dear Members of the Board of Zoning Appeals:

I respectfully request a dimensional variance to permit the construction of a rear addition to my home at 236 Pleasant Street. This request is necessitated by practical difficulties created by the unique circumstances of my property, which was constructed in 1938—decades before current zoning requirements were established. I make this request with the support of the Birmingham Master Plan 2040.

NATURE OF THE REQUEST

I seek a variance from current lot width requirements to allow construction of a rear addition that will extend the existing footprint of my home toward the backyard. The proposed addition will follow the existing building line on the North side but will not affect the South side.

PRACTICAL DIFFICULTIES JUSTIFYING THE VARIANCE

1. Unique Property Circumstances Not Shared by Neighbors

My home was constructed in 1938, making it a legal pre-existing nonconforming structure. The practical difficulty arises from the unique circumstance that my property predates current zoning standards by nearly a century. Unlike newer construction in the neighborhood, my home's original footprint was established when different dimensional requirements applied.

2. The Need for Variance is Not Self-Created

The dimensional nonconformity exists due to the home's 1938 construction date, not from any action I have taken. The proposed addition merely extends the existing building line toward the rear yard—I am not creating or exacerbating the existing nonconformity.

3. Minimum Variance Necessary

The requested variance is the minimum necessary to allow reasonable use of my property. The addition follows the existing home's footprint rather than expanding the width, and the actual construction area fully complies with current five-foot setback requirements from my neighbor's property. The requested variance is to overcome an 8.6 sq ft area of the northeast corner of my home that does not comply with current

ordinances. The rest of the home is within the current zoning allowances. My house, and both my abutting neighbors' houses are all built on an angle, creating the noncompliant portion that renders a spacing between houses of 4.8 feet solely at the northeast corner, whereas the rest of the property measures at 5.33 feet.

4. No Feasible Alternative Design

The proposed addition design is dictated by the structural realities of my home, and those constraints make any alternative addition designs either impossible or prohibitively risky to the home's integrity. The practical difficulty is compounded by these unique structural circumstances that limit design flexibility and necessitate the current approach.

5. Compliance with Spirit of Ordinance and Public Safety

The variance aligns with the spirit of the zoning ordinance while securing public safety:

- **No Impact on Adjacent Properties:** The addition would maintain a proper setback. The existing nonconforming area remains unchanged, ensuring no additional impact on neighboring properties' light, air, or property values. In fact, the home would mirror my northside neighbor's addition, therefore it would not negatively impact them at all.
- **Drainage Considerations:** The existing drainage system will be extended only a few feet in the same area. There have been no historical water problems, and the addition will not alter drainage patterns or create new issues for neighbors.
- **Shared Driveway:** While I share a driveway with my southern neighbor that doesn't meet current spacing requirements, the proposed addition is located on the opposite side of the home and will have no impact on this existing arrangement. It is worth noting that the walls of my home do comply on the south side, but the fireplace portion of the wall does not.

6. Demonstrates Good Faith Compliance

To show my commitment to compliance where possible, I will relocate my existing city-approved generator to ensure it meets the five-foot setback requirement from the home.

7. Birmingham Master Plan 2040

Granting this variance directly supports the vision outlined in the Birmingham Master Plan 2040, which encourages additions to existing homes as a means of meeting evolving market demands while preserving neighborhood character. The Master Plan recognizes that older homes, like mine, often lack features such as additional bathrooms, larger kitchens, and modern amenities that today's families need. Rather than resorting to

demolition and new construction—which the Plan identifies as wasteful and disruptive to the community fabric—my proposed addition represents a thoughtful renovation that maximizes the utility of my property without eroding the established character of the neighborhood. By approving this variance, the Board would be advancing the Plan’s recommendations to facilitate reasonable, context-sensitive improvements through policies such as streamlined approvals and increased flexibility for ground-level additions. This approach not only benefits individual homeowners but also strengthens neighborhood stability and aligns with the City’s long-term goals for sustainable, resident-focused development.

CONCLUSION

This variance request addresses practical difficulties created by my home's 1938 construction date and unique structural constraints—circumstances that cannot be remedied through strict ordinance compliance. The combination of pre-existing nonconformity and structural limitations creates a situation where the requested variance is the only viable path to make reasonable use of my property for its permitted residential purpose.

In Birmingham's current real estate market, maximizing the utility of existing residential properties serves the community's interest in maintaining neighborhood stability and allowing longtime residents to adapt their homes to changing needs without displacement, as highlighted in the Birmingham Master Plan 2040.

The proposed addition represents thoughtful development that respects both my property rights and my neighbors' interests while maintaining the essential character of our neighborhood.

I respectfully request that you grant this variance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Victoria Policicchio', with a stylized, cursive script.

Victoria Policicchio
Property Owner

(attachment below)

Ch 3. Retain Neighborhood Quality

Retain Housing Character

Retain Housing Character

The value of properties in Birmingham has risen such that the cost of purchasing and demolishing existing homes is viable. Some parts of the City have already been significantly rebuilt and the trend is moving into other neighborhoods. Many residents feel that the scale of new homes are overwhelming and out of character with their neighborhoods, the result of both trends in building larger homes and a lack of coordination between the existing housing character and zoning standards. While the City has implemented progressive design standards for garage placement and overall construction management, many of the new houses are, in fact, oversized for their lots and often negatively impact surrounding households. Except in historic districts, new houses are not evaluated for the appropriateness of their architectural design or building materials by a review board or committee. New house plans are only reviewed for compliance with building codes and required site engineering regulations.

House design and consumer preferences have changed since Birmingham's neighborhoods were first developed. The original prewar houses were usually modestly designed and downplayed the home-owners wealth or lack thereof. Large houses and manors were broken up into a series of smaller volumes which effectively disguised their overall volume and, with commensurate architectural details, gave them the appearance of matching the scale of neighboring houses. Most of Birmingham's original houses were constructed with quality craftsmanship and designed with architectural massing and details intended to blend into the neighborhood rather than command attention. Following trends in

today's housing market, many new homes are designed to stand out and be noticed, rather than harmonize with and complement neighboring houses.

Additions to existing homes should be encouraged as a way to accommodate changes that the market desires without eroding neighborhood character. Often the driver of new construction is market demand for additional bathrooms, a master suite, closet space, larger kitchens, and larger garages, which tend to be lacking in older homes. While it is often easier to tear down an existing home and build a new one, this is a destructive process that creates significant waste and impacts neighborhood character. Renovation and addition could be encouraged through a number of policies such as: a fast-tracked approval process (requiring a slowing down of new construction approvals), waived fees for review and inspection, and increased lot coverage allowances at the ground level (not second story). While additions and renovation cannot be required, they may be encouraged.

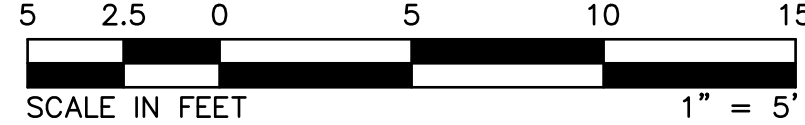
Leveraging historic districts is another means of controlling the pace of demolitions, providing review of the scale and character of new housing, and encouraging renovation. Expanding existing historic districts and landmarks, and establishing new districts would provide oversight of new construction and renovation in many areas of the city. The Historic District Commission (HDC) should actively study and establish new historic districts and landmarks throughout the city. Additionally, HDC review authority should be strengthened in consideration of demolitions and renovations.

Lastly, light intensity and color is an often overlooked quality of Birmingham's neighborhood streets. Some new homes have been built with lighting that is too intense, degrading the calm character of Birmingham's neighborhood fabric. Lighting should be subdued generally, avoid spillover onto neighboring properties, and be oriented downward not outward. Luminaires should be shielded to eliminate glare and limited in individual intensity. Multiple bulbs of lower intensity can provide the same light coverage without glare or hot spots. Color temperature is also keenly important. Light that is towards the blue end of the spectrum, higher color temperature, disrupts natural human cycles when used at nighttime. Color temperature should not exceed 3500 Kelvin after dusk. Currently the Zoning Ordinance uses Illuminating Engineering Society of North America (IESNA) standards



Figure 40. Historic home with a sign marketing demolition for a larger home.

236 PLEASANT AVE.
PART OF THE N.E. 1/4 OF SECTION 35,
TOWN 2 NORTH, RANGE 10 EAST,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN



NOTE:
REFERENCE SURVEY BY GLA JOB
NO.: 3723-0035 DATED
10-17-17.

SITE DATA:

ZONED R1-A

FRONT SETBACKS:

#160: 39.6'
#172: 29.0'
#230: 29.4'
#242: 31.0'
#250: 29.7'
#270: 40.6'
AVERAGE: 33.2'

SIDE SETBACKS:

LEAST 9', OR 10% OF LOT WIDTH WHICHEVER IS LARGER FOR ONE SIDE:
LOT WIDTH: 44.25 FT; 10% = 4.4 FT.
TOTAL 14' OR 25% OF LOT WIDTH WHICHEVER IS LARGER: 44.25' X 25% = 11.1 FT.

REAR SETBACK: 30 FT.
COMBINED FRONT & REAR 55' MIN
REAR SETBACK: 30'

LOT AREA: 5,744 S.F.
MINIMUM OPEN SPACE: 40% OR 2,298 S.F.
OPEN SPACE PROVIDED: 3,002 S.F. OR 52.3%

MAXIMUM LOT COVERAGE: 30%
LOT COVERAGE PROPOSED: 1,475 S.F./5,744 S.F. = 25.6%

MINIMUM FRONT OPEN SPACE: 65%
AREA OF FRONT YARD: 1,469 S.F.
FRONT YARD OPEN SPACE: 1,105 S.F. / 1,469 S.F. = 75.2%

MAXIMUM BUILDING HEIGHT:
28 FT. TO MIDPT FOR SLOPED ROOFS;
24 FT. FOR FLAT ROOFS;
2 STORIES;
24 FT. FOR EAVES

NOTES:

- * IT IS THE CLIENTS RESPONSIBILITY TO REVIEW THIS DRAWING FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO) ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND, THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION, SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.
- * FOUNDATION DIMENSIONS SHOWN SHOULD BE USED FOR BASEMENT EXCAVATION PURPOSES ONLY. FOUNDATION CONTRACTOR SHALL USE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OR FOUNDATIONS.
- * TREES IN RIGHT OF WAY SHALL BE PROTECTED DURING CONSTRUCTION.

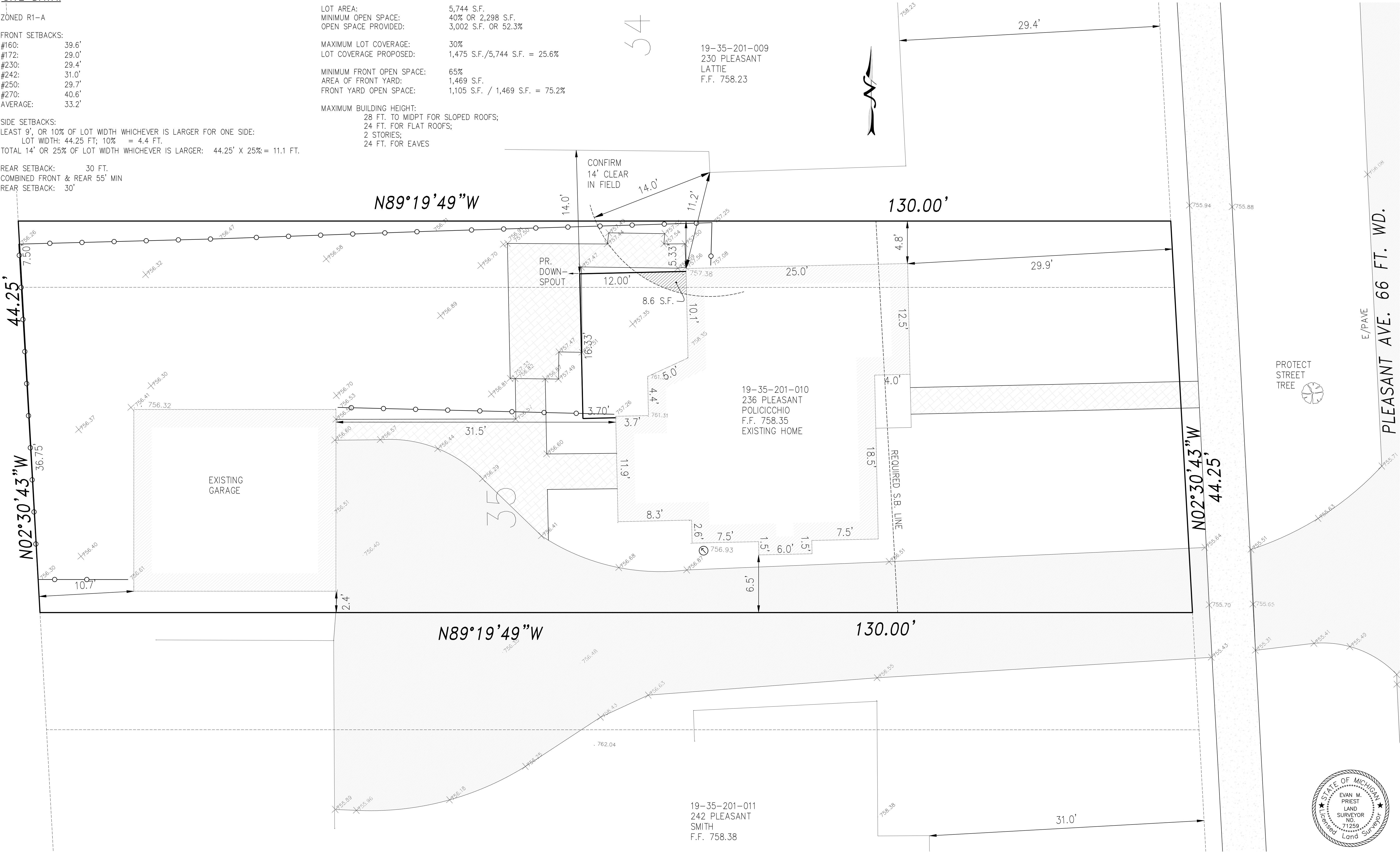
BENCHMARK:

HYDRANT ARROW EAST SIDE OF
PLEASANT AVE. ACROSS FROM #242
ELEV: 757.74 NAVD88

PER CITY BENCHMARK MAP, ADD ONE
FOOT TO GET TO CITY DATUM

PROPERTY DESCRIPTION:

SOUTH 7.5 FEET OF LOT 34 AND NORTH 36.75
FEET OF LOT 35 OF PLEASANT MEADOW
RESUBDIVISION OF BLOCK 4 OF INGLEWOOD FARMS
SUBDIVISION BEING A PART OF THE NORTHEAST 1/4
OF SECTION 35, T.2N., R.10E, VILLAGE OF
BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND
COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF
PLATS, PAGE 30, OAKLAND COUNTY RECORDS.



CLIENT:	DATE: 11-19-2025	JOE NO. 2025 74	STATUS:	REVISIONS:	Michael L. Priest & Associates, Inc. 40655 Koppertick Road, Canton, MI 48187 phone: (734) 459-8560 fax: (734) 459-2585
	ENG: EMP	2025 1119 REV PER BUILDER	2025 1119	2025 1119	
POLICICCHIO BUILDING		1407 SOUTHERLAND RD		BIRMINGHAM, MI 48009	
JOHN POLICICCHIO 313 819 1164		JOHN POLICICCHIO 313 819 1164		JOHN POLICICCHIO 313 819 1164	
1" = 5'		1" = 5'		1" = 5'	

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.

236 PLEASANT AVE.
CITY OF BIRMINGHAM
PART OF THE N.E. 1/4 OF SECTION 35, T.2N., R.10E.
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

SHEET
01

GENERAL CONTRACTOR:
POLICICCHIO BUILDING CORP.
PHONE: (313) 819-1164 (734) 479-4450
FAX: (248) 792-6911
EMAIL: John@pbconstruction.com

COPYRIGHT © 2025
THIS DOCUMENT & SUBJECT
MATTER CONTAINED THEREIN IS
THE PROPERTY OF POLICICCHIO
BUILDING CORP. AND IS NOT TO
BE USED OR REPRODUCED WITHOUT
THE WRITTEN PERMISSION OF
T. FOUGHT & ASSOCIATES LLC

PROJECT
RESIDENCE ADDITION
236 PLEASANT ST.,
BIRMINGHAM, MI 48009

SUBJECT
**SITE, FLOOR, ROOF &
FRAMING PLANS, ELEVATIONS,
& WALL SECTION.**

ARCHITECTS
T. FOUGHT & ASSOCIATES LLC-AIA
29895 GREENFIELD RD. SUITE 103 SOUTHFIELD, MI 48076
(248) 514-7612 toughtarchitectllc@gmail.com

ISSUED:
BIDS & PERMITS
11/03/2025

DRAWN A.A.B.
CHECKED T.J.F.
APPROVED T.J.F.
BIDS
CONSTR.

DO NOT SCALE
PRINTS - USE
FIGURED
DIMENSIONS ONLY

JOB NO.
2025102

SHEET
A.1
RESIDENCE
ADDITION

RESIDENCE ADDITION

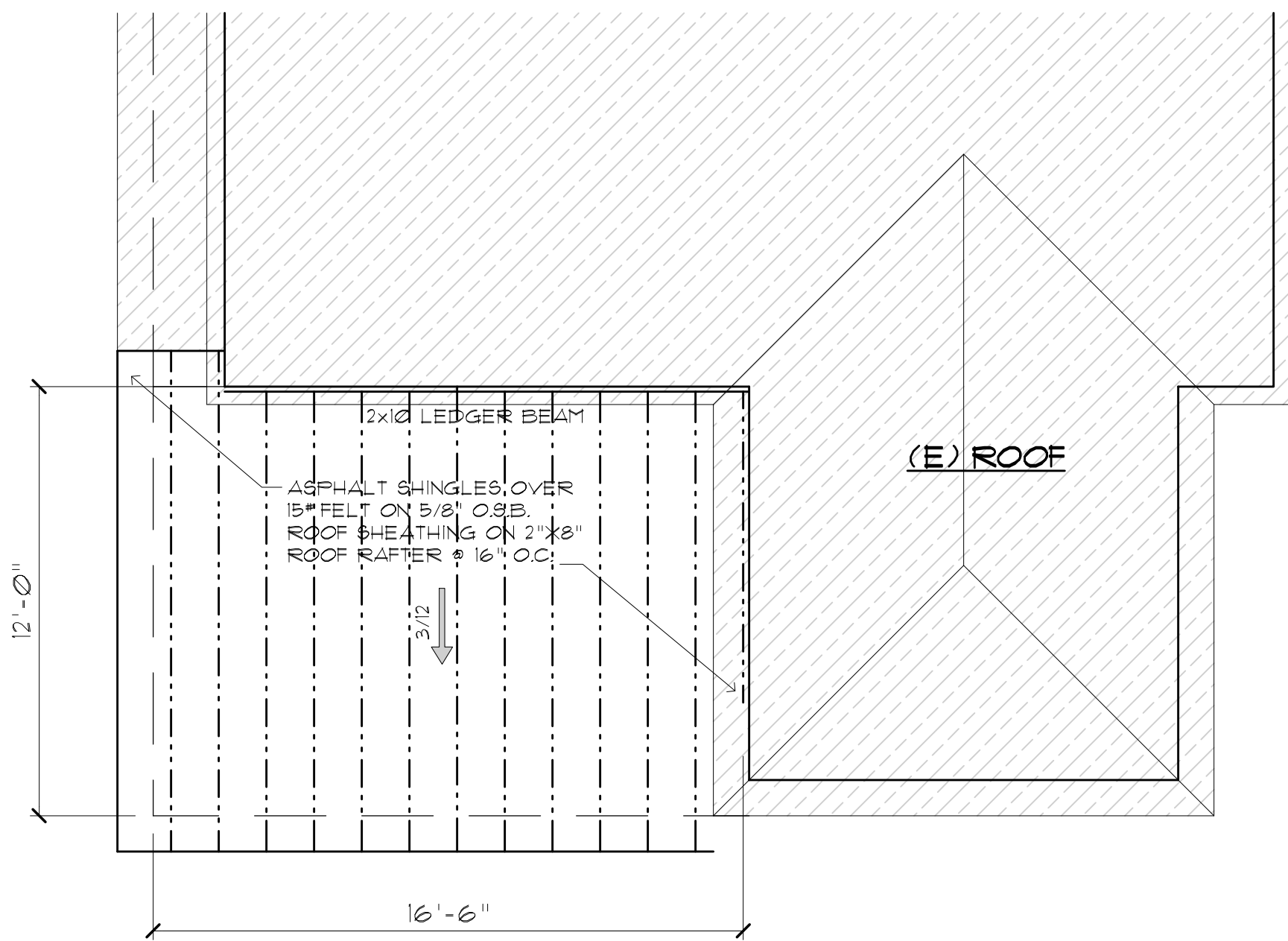
236 PLEASANT ST., BIRMINGHAM, MI. 48009

PROJECT INFORMATION:
THE PROPOSED ADDITION IS AN EXTENSION TO THE MAIN LEVEL, CONSISTING OF 181 SQUARE FEET.
THE ADDITION WILL INCLUDE AN EGRESS DOOR & WINDOW.

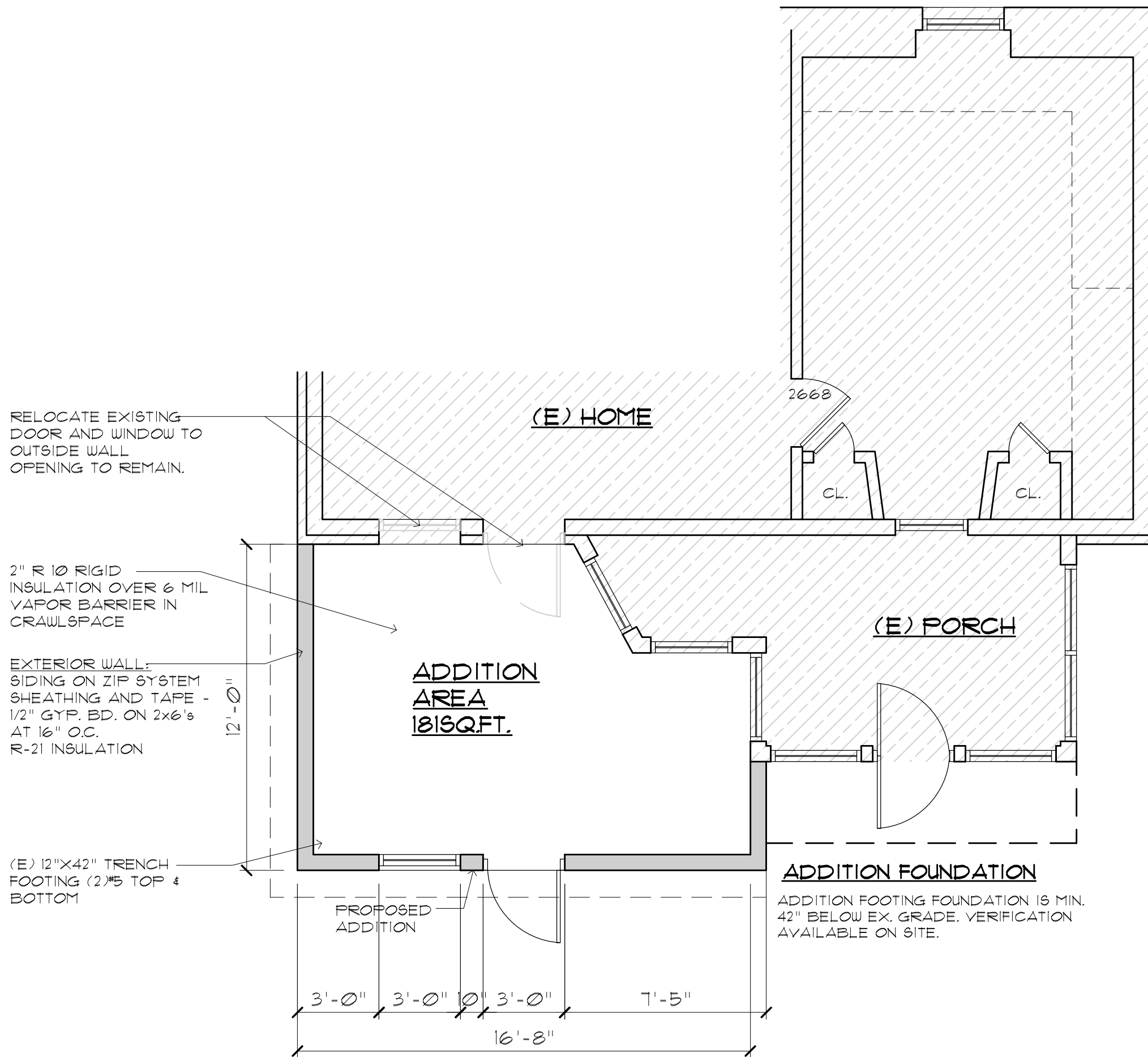
BUILDING CODE:
MICHIGAN 2021 RESIDENTIAL BUILDING CODE

BUILDING DATA:
BUILDING TYPE R RESIDENTIAL
FIRE SUPPRESSION NON-SPRINKLED
CONSTRUCTION TYPE 5B (MBC 2012 TABLE 601)

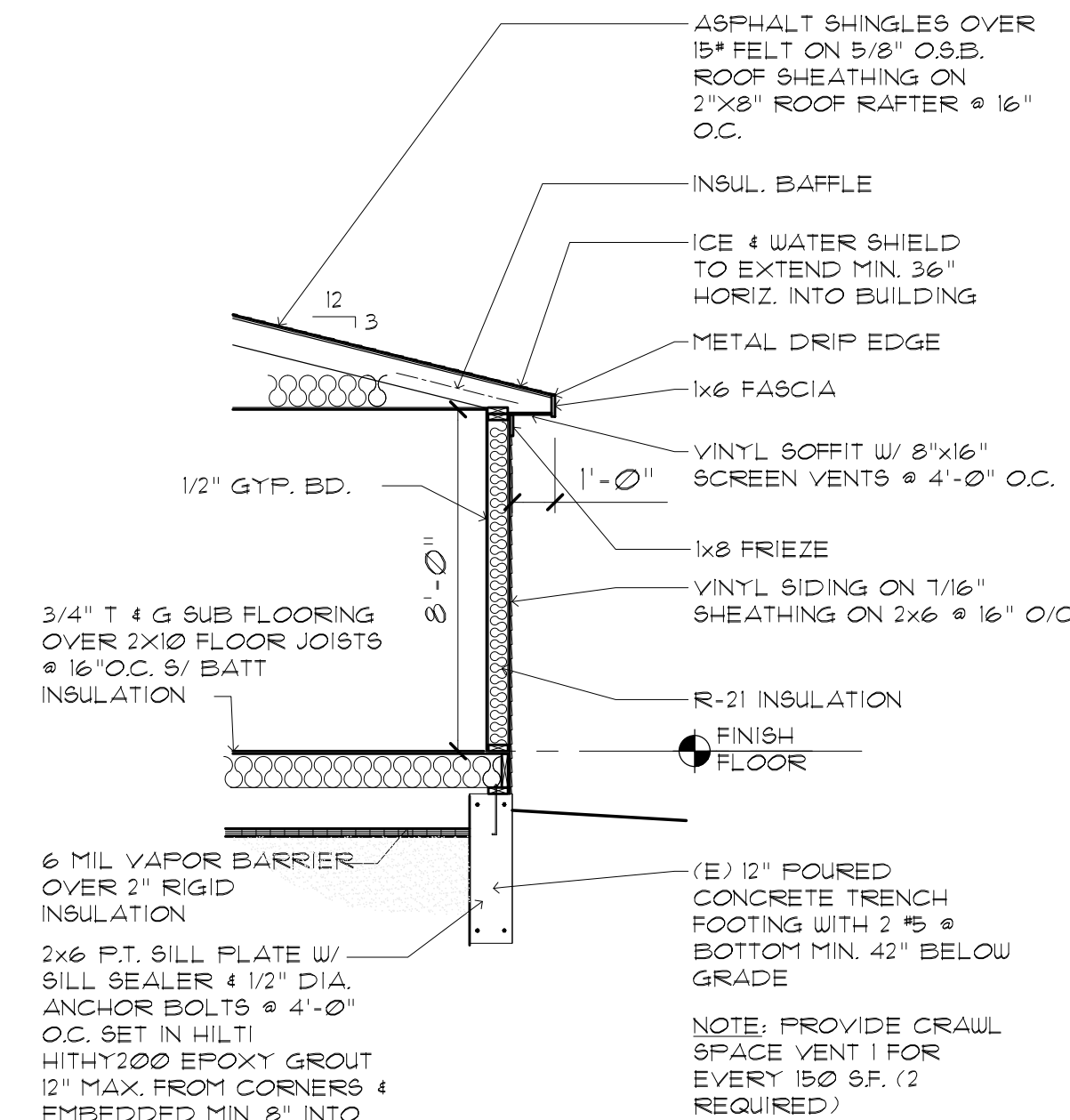
PROJECT AREA:
ADDITION AREA 181 SF



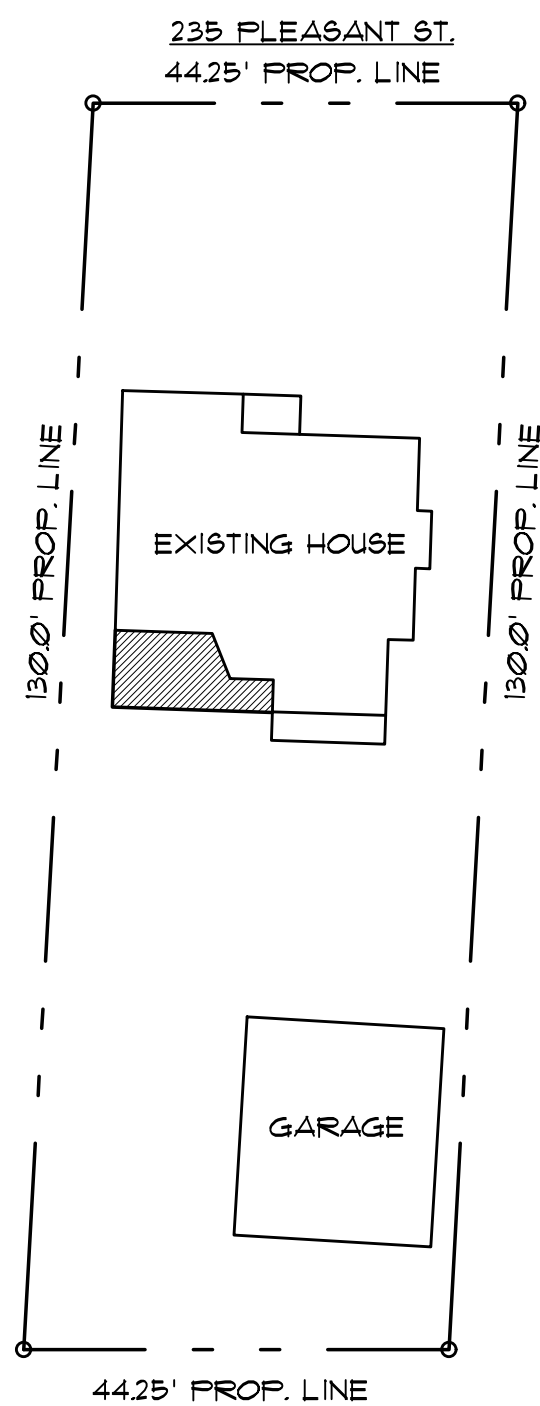
NORTH
PARTIAL SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



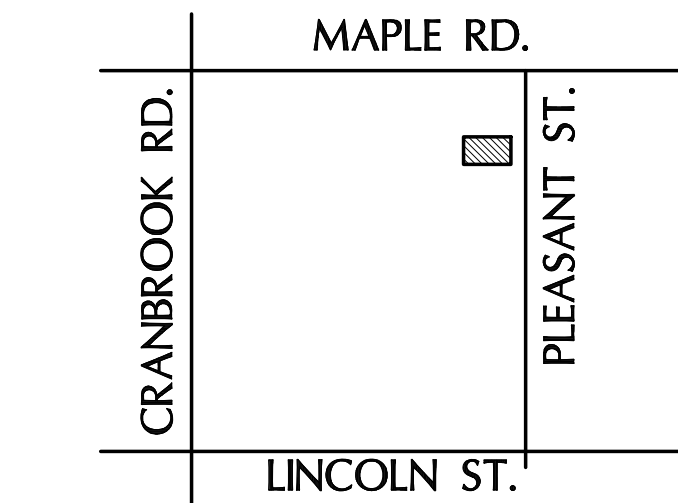
NORTH
EXISTING PARTIAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



WALL SECTION
SCALE: 1/4" = 1'-0"



NORTH
SITE PLAN
SCALE: 1" = 20'-0"



NORTH
LOCATION MAP
SCALE: N.T.S.



REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

CASE DESCRIPTION

952 Brookwood (26-03)

Hearing date: January 13, 2026

Appeal No. 26-03: The owner of the property known as **952 Brookwood**, requests the following variance to construct a covered patio on the rear of the house:

- A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that a minimum distance between principal residential buildings on adjacent lots to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 39.37 feet. The proposed is 27.40 feet. Therefore, a variance of 11.97 feet is requested on the east side.

Staff Notes: The applicant is seeking a variance to construct a pergola to an existing patio. The existing non-conforming home was built in 1950. A Variance was granted in 2005. See minutes attached.

This property is zoned R1 – Single family residential.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

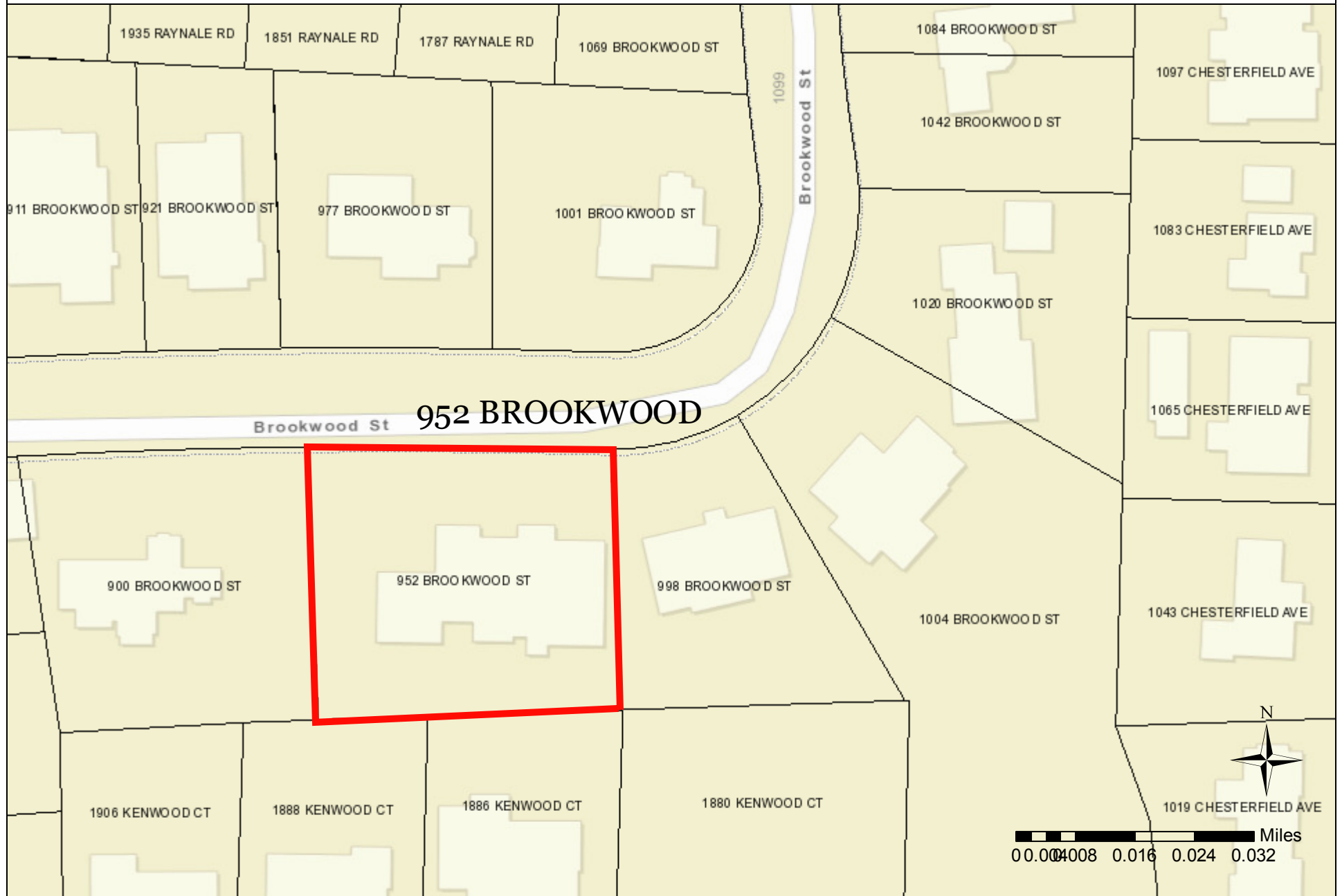
8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

952 BROOKWOOD MAP



12/12/25 Jue

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org
APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	☐ Interpretation	☒ Dimensional	☐ Land Use	☐ Sign	☐ Admin Review
--------------------------	---	---	-----------------------------------	-------------------------------	---------------------------------------

I. PROPERTY INFORMATION:

Address: 952 Brookwood	Lot Number:	Sidwell Number:
------------------------	-------------	-----------------

II. OWNER INFORMATION:

Name: Terry Bishop			
Address: 952 Brookwood	City: Birmingham	State: MI	Zip code: 48009
Email: * tbishop@trilogyninc.com		Phone: 248 506 7842	

III. PETITIONER INFORMATION:

Name: Taylor Calero	Firm/Company Name: Skyview Detroit		
Address: 2605 Oakley Park Rd Suite 103	City: Commerce	State: MI	Zip code: 48390
Email: production@skyviewdetroit.com		Phone: 248 798 6634	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. Applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$360.00** for single family residential; **\$560.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example				
Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

- One original and nine copies of the signed application
- One original and nine copies of the signed letter of practical difficulty and/or hardship
- One original and nine copies of the certified survey
- 10 folded copies of site plan and building plans including existing and proposed floor plans and elevations
- If appealing a board decision, 10 copies of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

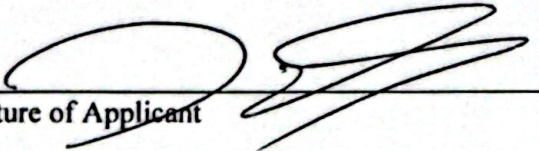
By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: Terry BishopDate: 10/25/25Signature of Petitioner: [Signature]Date: 10/10/25

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.


Signature of Applicant

ZBA Variance Letter – 952 Brookwood St, Birmingham

Request: 11.97' variance into the the required 39.37' separation between adjacent buildings to allow construction of a pergola that will be 27.4' from the neighboring home.

1. Special conditions applicable to the property make strict application of the ordinance unreasonable

The property at 952 Brookwood St contains an existing home that is already situated within the required building separation distance. The northeast corner of the home is 22.2' from the neighboring house, making the property legally non-conforming with respect to the current 39.37' required separation.

Because the existing home already encroaches into this setback, the strict application of the ordinance prevents the property owner from making reasonable use of their rear patio, which is a permitted residential use. Because the patio and outdoor kitchen occupy their existing location, there are no alternative placement options for a pergola that would be functional or meet the homeowner's reasonable use needs. These circumstances—specifically the pre-existing placement of the home—are conditions unique to this property and not self-created.

2. Literal enforcement of the ordinance would result in unnecessary hardship

If the ordinance were applied literally, the property owner would be prohibited from installing a simple, open-air pergola over the existing patio / outdoor kitchen, despite the fact that:

- The pergola would be farther from the neighbor's house (27.4') than the existing home already is (22.2').
- The improvement does not add enclosed living space or increase building mass.
- There is no alternative feasible placement for the pergola given the configuration of the house and yard and existing outdoor kitchen patio space.

Requiring the full 39.37' separation would impose a hardship by preventing the owner from using their outdoor space in a customary and permitted residential manner. This hardship is not self-imposed, as the home is already legally nonconforming and dictates the only practical location for the pergola.

3. Granting the variance will not be contrary to the spirit or purpose of the zoning ordinance, nor harmful to public health, safety, or welfare

The purpose of building separation requirements is to maintain adequate spacing for fire safety, light, air circulation, and neighborhood character. This request remains fully consistent with those goals because:

- The pergola is open-air, non-habitable, and significantly less impactful than an enclosed addition.
- The pergola will be located 5.2' farther away from the neighbor's home than the existing home already is.
- The proposal does not reduce safety, block light or ventilation, or affect emergency access.

- The overall spacing between homes will remain consistent with the existing development pattern in the neighborhood.

By improving only the usability of an existing patio and not intensifying the property's built footprint, the variance supports the ordinance's intent rather than undermining it.

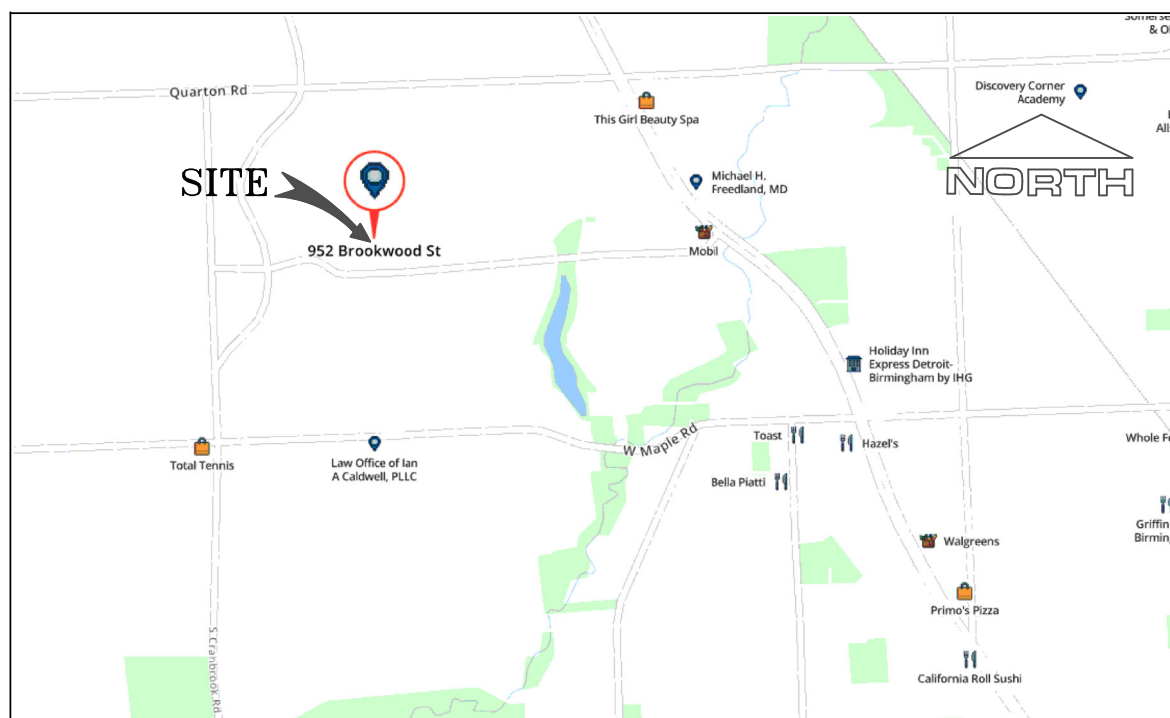
4. Granting the variance will result in substantial justice to the property owner, neighbors, and the public

Approving the variance allows the homeowner to make reasonable use of their property while maintaining greater separation from the neighbor's home than the existing house already provides. The pergola will not impose adverse effects on adjacent properties or the public.

Additionally, the affected east neighbor has indicated they have no objection to the pergola's proximity and will be providing a written letter of support. This demonstrates that the request does not negatively impact surrounding property owners.

Denying the variance would prevent customary residential enjoyment of an existing patio based solely on a non-conformity that the homeowner did not create. Granting the variance ensures fairness and allows the property to be used similarly to others in the neighborhood.

PLOT PLAN



VICINITY MAP (NOT TO SCALE)

GENERAL NOTES

-Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.

-All measurements as shown herein are existing.

-All symbols as shown herein are not to scale.

-All measured bearings are related to TRUE NORTH.

-All measured elevations are expressed in City of Birmingham Vertical Datum. (COBVD)

-AB-SB Land Survey, P.C. retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
Copyright © 2025 AB-SB Land Survey, P.C.

BENCH MARK INFORMATION

(CITY OF BIRMINGHAM VERTICAL DATUM)
Primary Bench Mark: BM#19 (Per City of Birmingham):
Top of Brass Disc at the NE Corner of Oak Street and Chesterfield Avenue.
EL=767.49' (City of Birmingham Vertical Datum)

Site Bench Mark No. 1:

Top of chiseled "X" in south side of the concrete pavement of Brookwood Street, being 4 feet east off the west side of site entrance.
EL=771.45' (COBVD).

Site Bench Mark No. 2:

Finish floor at the rear of the house in front of the patio.
EL=774.83'

LEGAL DESCRIPTION

#952 Brookwood Street, Birmingham, MI, 48009

Part of the NW 1/4 of Section 26, Town 2 North, Range 10 East, City of Birmingham, Oakland County, Michigan, being more particularly described as follows:
Lots: 83 and 84 and the EAST 15 feet of LOT 85 of Harrowgate Subdivision, as being recorded in Liber 50 of Plats, on Page 9, Oakland County Records.
Containing: 21,800 Square Feet---0.5000 Acres, more or less. Parcel Identification Number:# 19-26-179-057.
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

FLOOD NOTE

Subject property as depicted herein, DOES NOT LIE in a Special Flood Hazard Area (SFHA), according to Flood Insurance Rate Map (FIRM) No. 260168, Panel No. 0536, Suffix "F", being effective as of September 29, 2006.

LAND AREA
21,800 ± SQUARE FEET
0.500 ± ACRES
DIST. TO QUATRON LAKE
1=2.710 FT



Mende Bezanovski,
P.S.#4001049430
State of Michigan

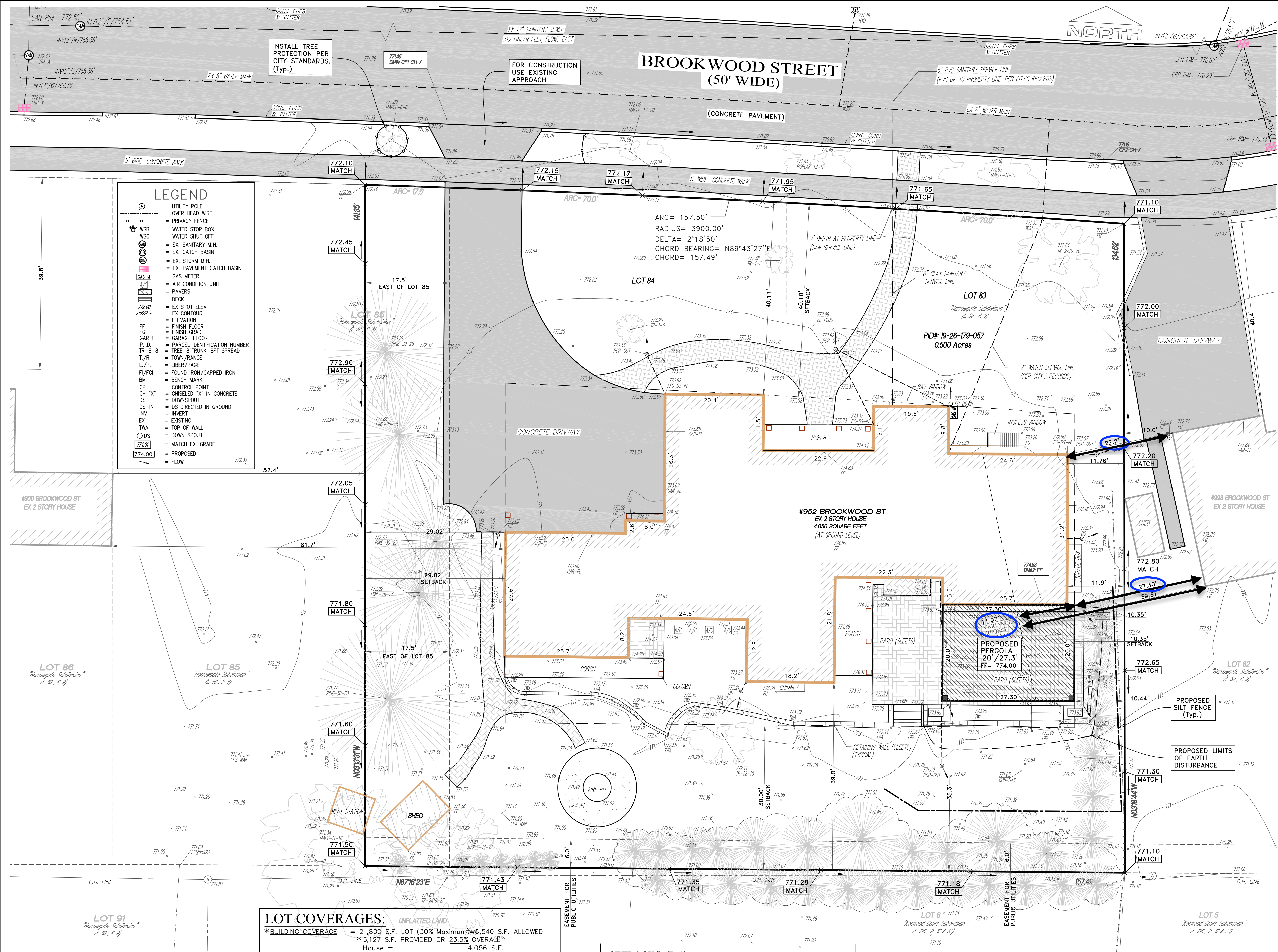


0' 5' 10' 20'

AB-SB
LAND SURVEY, P.C.
36636 North Pointe Dr. New Baltimore, MI 48064
TEL: (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com
www.ab-sb-landsurvey.com

SCALE: 1" = 10'
JOB NUMBER: 2025-11-06-250-CW
FIELD: MB
REVISIONS: MB
CLIENT: Mr. & Mrs. Terrence & LeighAnn Bishop
ADDRESS: 952 Brookwood Street
Birmingham, MI, 48009
PAGE: 1 OF 2
DRAWN: ILKE (Civil Eng)
CHECKED: MB
DATE: 12-09-2025
TEL: (248) 939-6499
FAX:

NOTE:
RESTORE ALL DISTURBED AREAS,
DRIVEWAYS, LAWNS, ETC., TO A
CONDITION AT LEAST EQUAL TO
EXISTING.



LOT COVERAGES:

*BUILDING COVERAGE = 21,800 S.F. LOT (30% Maximum)=6,540 S.F. ALLOWED
*5,127 S.F. PROVIDED OR 23.5% OVERALL
House = 4,056 S.F.
Shed = 100 S.F.
Front covered Porch = 123 S.F.
Rear covered Porch = 142+160 = 302 S.F.
Proposed Pergola = 546 S.F.
Total = 5,127 S.F.

*IMPERVIOUS COVERAGE = 21,800 SQ. FT. LOT (30% Maximum)=6,540 S.F. ALLOWED
*3,534 SQ. FT. PROVIDED OR 16.2% OVERALL
Driveway = 2,144 S.F.
Walkway = 1,010 S.F.
Patio = 380 S.F.
Total = 3,534 S.F.

*OPEN AREA = 21,800 S.F. LOT (40% Minimum) = 8,720 Minimum
*13,139 S.F. PROVIDED OR 60.3% OVERALL

SETBACKS: (R-1)

	Required	Proposed
FRONT SETBACK: Average	40.1'	40.11'(to existing)
SIDE SETBACKS:		
Minimum Side Setbacks:		
14 feet or 25% of total lot width whichever is larger for both side yards		
25% x 157.49' = 39.37' (total)		
West Side	29.02'	29.02'(to existing)
East Side	10.35'	10.35'(to pergola)
REAR SETBACK	30.00'	35.30'(to pergola)

DISTANCE BETWEEN BUILDINGS:

	Required	Proposed
Each residential lot shall provide minimum distance between principal residential buildings on adjacent lots of 14 feet or 25% of the total lot width, whichever is larger.	39.37'	27.40'
25% x 157.49' = 39.37'		
VARIANCE REQUEST---11.97'		

AVERAGE FRONT SET BACKS ALONG BROOKWOOD ST.

1. #900 Brookwood St. : 39.8'
2. #998 Brookwood St. : 40.4'
Total = 80.2'
Average 80.2' : 2 = 40.1'

October 17, 2025

date issued

952 Brookwood St

address

A 101	Cover Page
A 102	Top View
A 103	Gutter View
A 104	Section A-A
A 105	Section B-B
A 106	Louver Detail
A 107	Corner Detail
A 108	Gutter Detail
A 109	Fan Beam Detail
A 110	Pass Thru Detail
A 1011	Post Detail
A 1012	Footer Detail
A 1013	Wall Attach Detail

table of contents

0331

project #

01

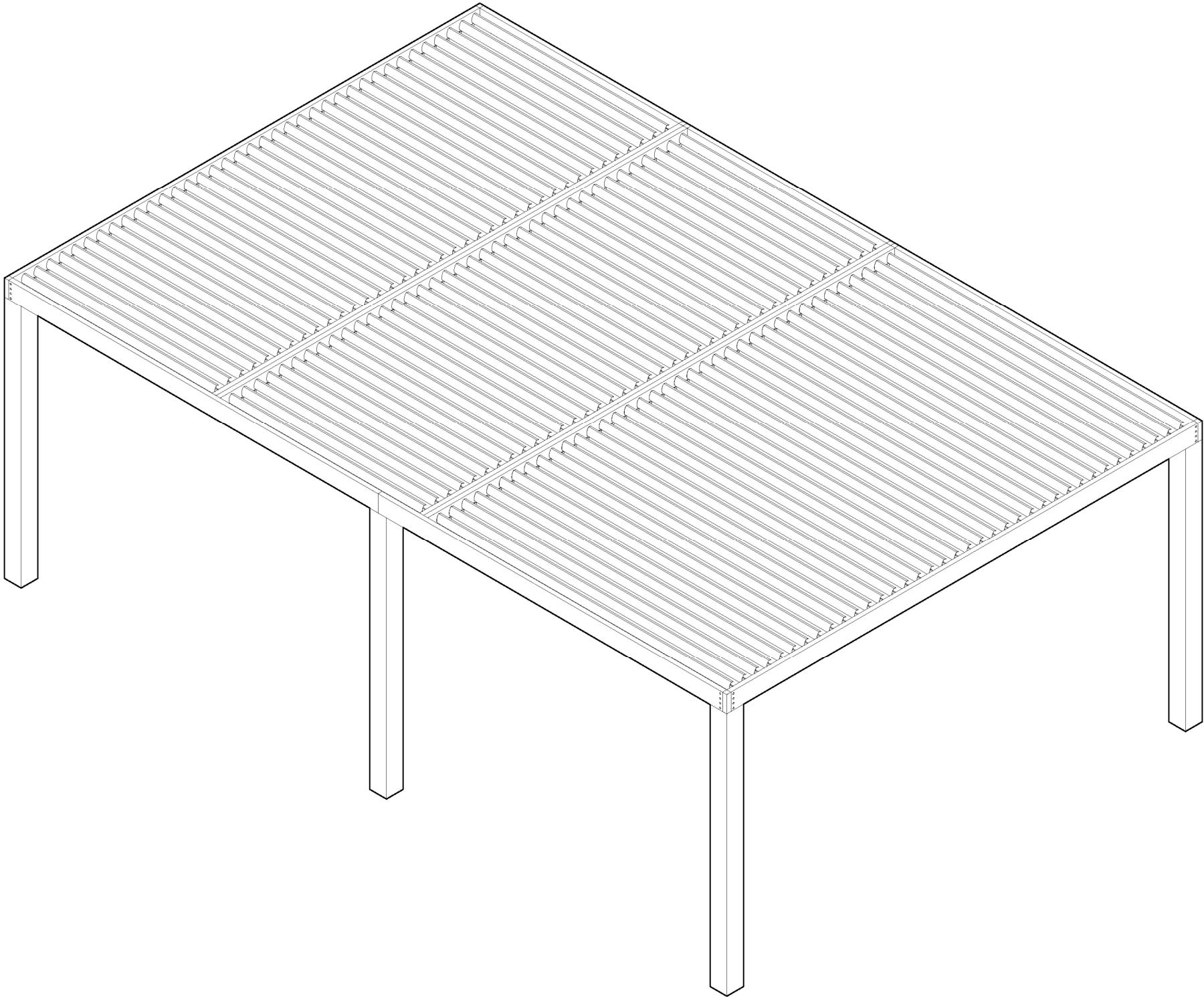
drawing #

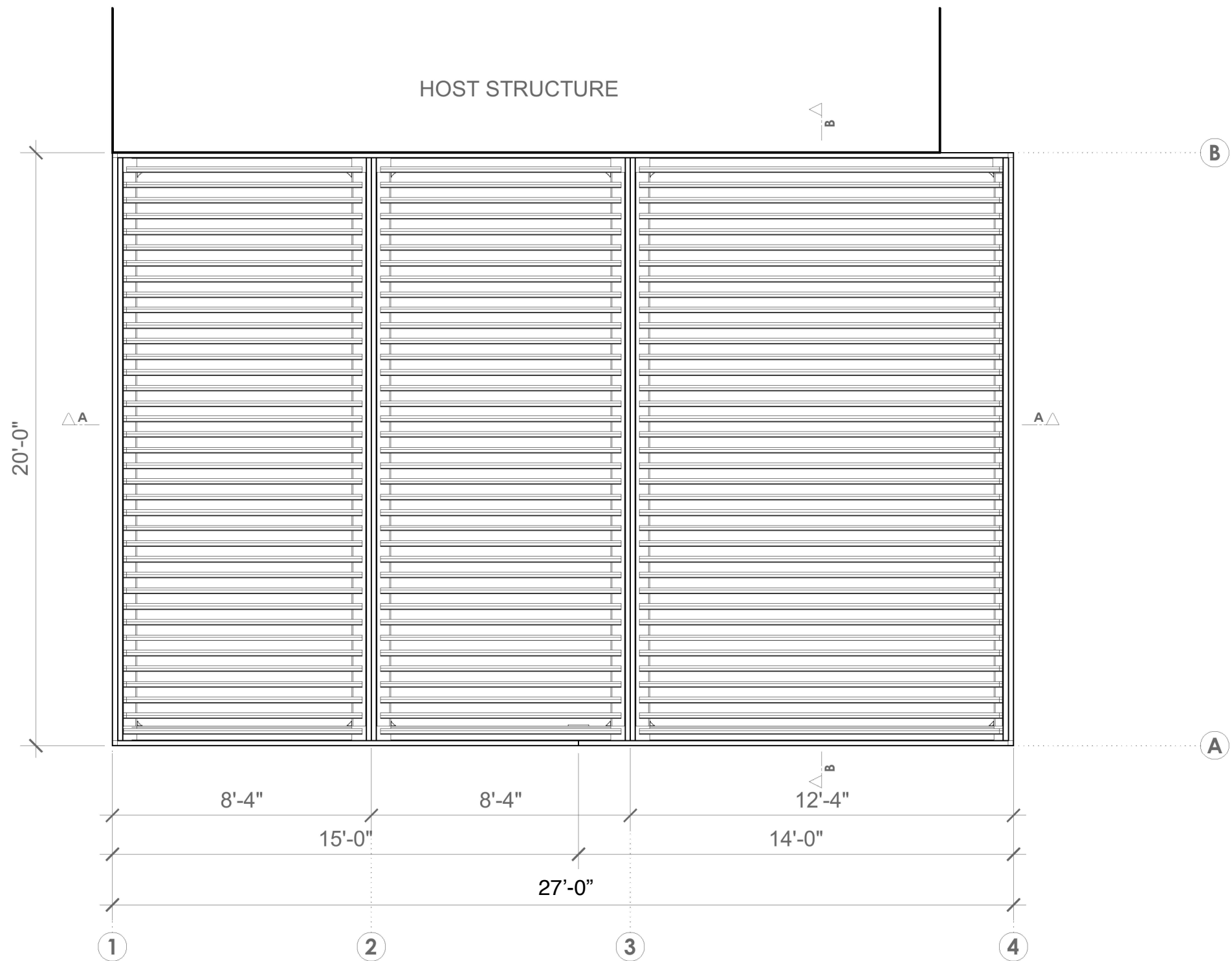
Cover Page

page name

A101

page #





Top View
Scale: 1" = 6' 0"



2605 Oakley Park Rd,
Commerce Charter Twp, MI 48390
presented by

October 17, 2025
date issued

952 Brookwood St
address

0330 project # 02 drawing #

Top View page name A102 page #

Louvers 6063-T5
All others components 6063-T6
aluminium type



NOTICE OF MEETING
CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
952 BROOKWOOD (05-68)

Notice is hereby given that the Board of Zoning Appeals will meet on Tuesday, December 13, 2005, at 8:00 p.m. in the Commission Room of the Municipal Building, 151 Martin Street, Birmingham, Michigan, to hear the following appeal of Zoning Ordinance requirements:

The owners of the property known as **952 Brookwood**, request the following variance to re-construct an existing non-conforming sunroom:

Article 4.65 (SS-01 C) requires the distance between principal residential buildings to be a minimum of 39.4', with 26.0' existing and proposed (East side); therefore, a variance of 13.4' is requested.

This property is zoned R-1 single family residential.

This notice is being sent to all property owners and occupants within 300 feet of the subject property. Additional information may be reviewed at the Community Development Department during normal business hours. Any written comments may be directed to the Board of Zoning Appeals, P.O. Box 3001, 151 Martin Street, Birmingham, Michigan 48012-3001, before 4:00 p.m., on December 12, 2005. You may also appear at the meeting and be heard.



Scott Worthington
Building Inspector

Notice: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk's Office at (248) 644-1800, ext 282 (voice) or (248) 644-5115 (TDD) at least one day in advance to request mobility, visual, hearing or other assistance.

Chairman Lillie noted for the record that the petitioner was before the board last month and based on board members' comments has removed the part of the previous presentation that was troubling to them.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Conlin, Koseck, Force, Hughes, Judd, Lillie, Stamps

Nays: None

Absent: Lyon

12-119-05

**952 BROOKWOOD
(Appeal 05-68)**

The owners of the property known as 952 Brookwood request the following variance to re-construct an existing non-conforming sunroom:

- A. Article 4.65 (SS-01 C) requires the distance between principal residential buildings to be a minimum of 39.4 ft., with 26 ft. existing and proposed (east side); therefore, a variance of 13.4 ft. is requested.

This property is zoned R-1 Single-Family Residential.

A petition has been received from six homeowners along Brookwood who have no objections to the proposed variance.

Mr. Cooper explained the petitioner plans to remove an existing sunroom and re-build it in order to make it suitable for year-around use. It will be 1 ft. taller than what is existing. The petitioner's lot is very wide at 157 ft., which is causing the problem with distance between principal residential buildings. The house is not centered on the lot, as it definitely favors the east property line.

Ms. Glenda Meads with Swanson Meads Architects spoke on behalf of the petitioners, David and Christine Provost. The width of their lot relative to the more normal width of the next lot is creating the practical difficulty for the Provosts to even improve parts of their existing structure. They would like to re-build the sunroom which is in disrepair and not up to the quality of the home. They plan to build the new structure on the existing foundation and add a little head height in order to get proper insulation and proper heating and tie into the architecture of the house. This house is located quite far to the east on the lot. Not only is fully half the sunroom in non-conformance, but also a good portion of the living room and the bedrooms above. They are proposing to re-construct a flat roof, which would require the least amount of construction into the non-conforming area, and a railing around that ties in with the front.

They feel the neighbors would not be adversely affected because the distance they would require between principal structures to do anything to their house would still be maintained because of their smaller lot.

There was no one left in the audience to speak to this appeal at 9:10 p.m.

Motion by Mr. Hughes

Seconded by Mr. Force in the matter of Appeal 05-68, property located at 952 Brookwood, that the variance as requested and advertised be granted subject to the information provided tonight, including the drawings submitted in support of the application for the variance. There is a practical difficulty arising from the placement of the building on the existing lot which has 157.5 ft. frontage, and the relationship of the placement of the subject building on its lot, relative to the adjacent lot on the east. The proposal is simply to tear down and re-build on the existing footprint a porch on the east side of the building in the rear. It will not in any way affect the neighbor to the east and will simply be an appropriate addition to the building on already existing foundations. For those reasons, Mr. Hughes moves that the variance as requested and advertised be granted.

Mr. Conlin indicated he would vote for the request because he feels it has merit.

Motion carried, 7-0.

ROLL CALL VOTE

Yeas: Hughes, Force, Conlin, Judd, Koseck, Lillie, Stamps

Nays: None

Absent: Lyon

12-120-05

Correspondence

Board members discussed a letter they received from Mr. Jay Vinton of 1721 Holland saying the board is being far too charitable in approving over 90 percent of the requests this year. They also discussed the building official's response to that letter.

Ms. Ferrario indicated in her response that the Building Department meets with each applicant and may inform them of possible alternatives to their plans which would not require a variance, or of their possibility of prevailing at the board. Should the applicant wish to proceed to the board, they are told that they will be required by Ordinance and State Law to prove practical difficulties or unnecessary hardships as noted in Section 126-675 of the City Ordinance. Approvals of variances by the BZA indicate in their motions the reason for approval as applied to this Ordinance section.

CASE DESCRIPTION

350 Shirley (26-04)

Hearing date: January 13, 2026

Appeal No. 26-04: The owner of the property known as **350 Shirley**, requests the following variance to construct an addition to the second story of the existing home:

- A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that a minimum distance between principal residential buildings on adjacent lots to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 34.87 feet. The proposed is 26.38 feet. Therefore, a variance of 8.49 feet is requested on the north side.

Staff Notes: The applicant is seeking a variance to add a front to back gable design roof. The existing non-conforming home that was constructed in 1971.

This property is zoned R1-A Single family residential.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

350 SHIRLEY MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	☒ Interpretation	☐ Dimensional	☐ Land Use	☐ Sign	☐ Admin Review
-------------------	--	--------------------------------------	-----------------------------------	-------------------------------	---------------------------------------

I. PROPERTY INFORMATION:

Address: 350 SHIRLEY DR.	Lot Number: 5	Sidwell Number: 19-35-226-017
-----------------------------	------------------	----------------------------------

II. OWNER INFORMATION:

Name: Matthew Shane			
Address: 1090 Lincoln	City: Birmingham	State: MI	Zip code: 48009
Email:* matt.shane@sfcapitalgroup.com		Phone: 248-797-5874	

III. PETITIONER INFORMATION:

Name: Jason Scott		Firm/Company Name: Scott Quality Homes	
Address: 30665 Northwestern Hwy.	City: Farmington Hills	State: MI	Zip code: 48334
Email: jmaascott@comcast.net		Phone: 2483432962	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$750.00** for single family residential; **\$950.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____

Date: 12.12.2025

Signature of Petitioner: _____

Date: 12/12/2025

**CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE**

ARTICLE I: Appeals

A: Appeals may be filed under the following conditions:

- 1: A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance;
- 2: A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance;
- 3: Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article VIII, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.

B: Procedures of the Board of Zoning Appeals (BZA) are as follows:

- 1: Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
- 2: All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
- 3: All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
- 4: See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
- 5: In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
 2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.
-

3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

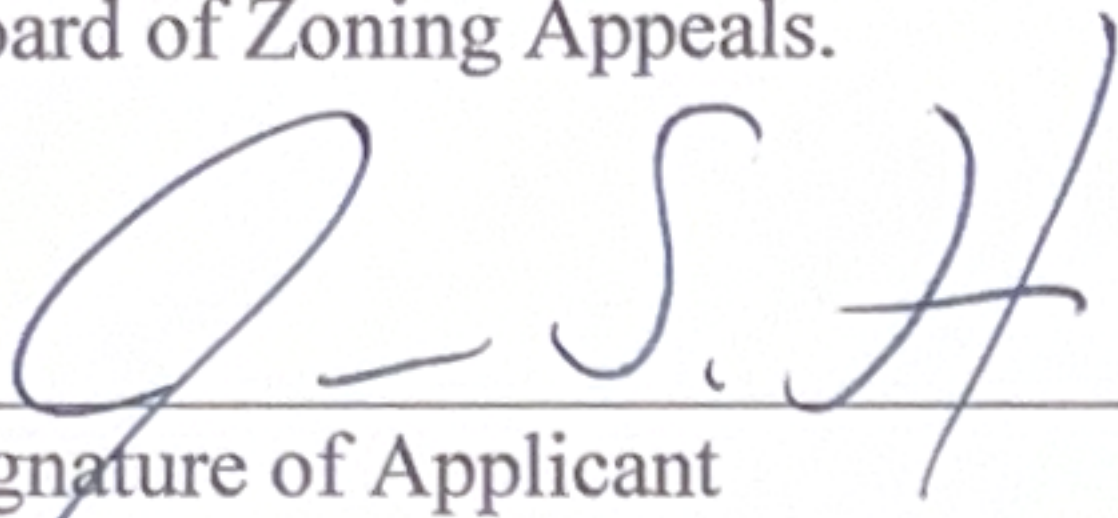
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
-

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.



Signature of Applicant



December 12, 2025

To the ZBA board,

We propose a full renovation at 350 Shirley, Birmingham MI. The plan includes replacing the non-conforming two-car garage with a conforming three-car garage and updating the home's architectural style to be more modern. While the north side of the house remains non-conforming due to current zoning regulations for building separation, no changes are planned for that section's foundation or exterior walls. We will remove the existing non-conforming sunroom at the rear north end. The new roof on the north side will shift from a hip to a front-to-back gable design, with a small area requiring a variance due to its non-conformity; however, this will not increase the existing non-conforming footprint. Please refer to the attached drawings and site plan for details on the proposed roof's location and encroachment.

Thank you for your consideration.

Thank you,
Paul Samartino
Martini - Samartino Design Group
920 E. Long Lake
Suite 200
Troy MI, 48085
P.248.524.0445
F.248.524.0447

LOT 1, BLOCK 5 PARCEL NO. 19-35-226-018

LOT 2, BLOCK 5 PARCEL NO. 19-35-226-019

LOT 3, BLOCK 5 PARCEL NO. 19-35-226-008

LOT 5, BLOCK 5 PARCEL NO. 19-35-226-017

PART OF LOT 4, BLOCK 5 PARCEL NO. 19-35-226-017

REMAINDER OF LOT 4, BLOCK 5 PARCEL NO. 19-35-226-016

LOCATION MAP SCALE: 1"=1000'

PROPERTY DESCRIPTION

PARCEL NO. 19-35-226-017
THE EASTERLY PART OF LOT 4, MEASURING 20 FEET ON THE SOUTHWESTERLY LOT LINE AND 20 FEET ALONG THE NORTHWESTERLY LOT LINE, ALSO ALL OF LOT 5, BLOCK 5 OF "ASSESSOR'S REPLAT OF CORYELL PARK", VILLAGE OF BIRMINGHAM (PART OF CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 49 OF PLATS, PAGE 39 OF OAKLAND COUNTY RECORDS.

LEGEND

EXISTING BUILDING FOOTPRINT AREAS TO REMAIN
PROPOSED NEW BUILDING FOOTPRINT AREAS

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to properly locate and preserve any and all underground utilities. The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-462-7171 (TOLL FREE) for the location of underground utilities

SITE CRITERIA

- ADDRESS: 8350 SHIRLEY DRIVE
- PARCEL ID NO.: 19-35-226-017
- ZONING: R-1A, SINGLE FAMILY RESIDENTIAL
- EXISTING FRONT SETBACK = 60.7'
- REQUIRED FRONT SETBACK = 33'
- REQUIRED MINIMUM CORNERED FRONT AND REAR SETBACK = 55'
- LOT WIDTH, MEASURED AT FRONT SETBACK LINE = 138.49'
- REQUIRED MINIMUM SIDE SETBACK = 5'
- REQUIRED MINIMUM SIDE SETBACK, ONE SIDE = 138.49' x 108' = 13.85'
- REQUIRED TOTAL SIDE SETBACK = 138.49' x 2.08 = 34.87'
- REQUIRED DISTANCE BETWEEN STRUCTURES = 34.87'
- PARCELS AREA: 25,032 S.F. (0.575 ACRES)
- LOT COVERAGE ALLOWED = 30% = 7,509 S.F. (16.8%)
- LOT COVERAGE PROPOSED = 4,153 S.F. (16.6%)

NOTES

- SURVEY AND TOPOGRAPHY IS AS PERFORMED AND PROVIDED BY ALTEC LAND SURVEYS INC., JOB NO. 25-073, DATED AUGUST 16, 2025.

BENCHMARKS

CITY BENCHMARK #2
ELEVATION = 751.76 (CITY DATUM)
FOUND BENCH MARK IN CONCRETE WALK LOCATED AT THE NORTHWEST CORNER OF LAKE PARK DRIVE AND MARLE ROAD.
SITE BENCHMARK
ELEVATION = 768.55 (CITY DATUM)
COMBINED SIGHT MANHOLE #104 LOCATED IN THE ASPHALT PAVEMENT OF SHIRLEY DRIVE. MANHOLE IS JUST SOUTHWEST OF THE EASTERLY DRIVEWAY APPROACH OF 8350 SHIRLEY DRIVE (SUBJECT PROPERTY).

SITE BENCHMARK
ELEVATION = 768.55 (CITY DATUM)
COMBINED SIGHT MANHOLE #104 LOCATED IN THE ASPHALT PAVEMENT OF SHIRLEY DRIVE. MANHOLE IS JUST SOUTHWEST OF THE EASTERLY DRIVEWAY APPROACH OF 8350 SHIRLEY DRIVE (SUBJECT PROPERTY).

CLIENT: SOUTHERN LAND MANAGEMENT, LLC
10000 HUNTERS HILL, SUITE 100
HUNTERSVILLE, IN 46224
(317) 842-8900

SEAL:

PROJECT: **Lot 5 & Part of Lot 4, Block 5**
"Assessor's Replat of Coryell Park"
#350 SHIRLEY DRIVE
PARCEL NO. 19-35-226-017
PART OF THE N.E. 1/4 OF SECTION 26, T2N, R1E,
RANGE 14E, TOWNSHIP 2N, RANGE 14E, COUNTY OF OAKLAND, STATE OF INDIANA

DATE: 12/18/25
DRAWN BY: JAC

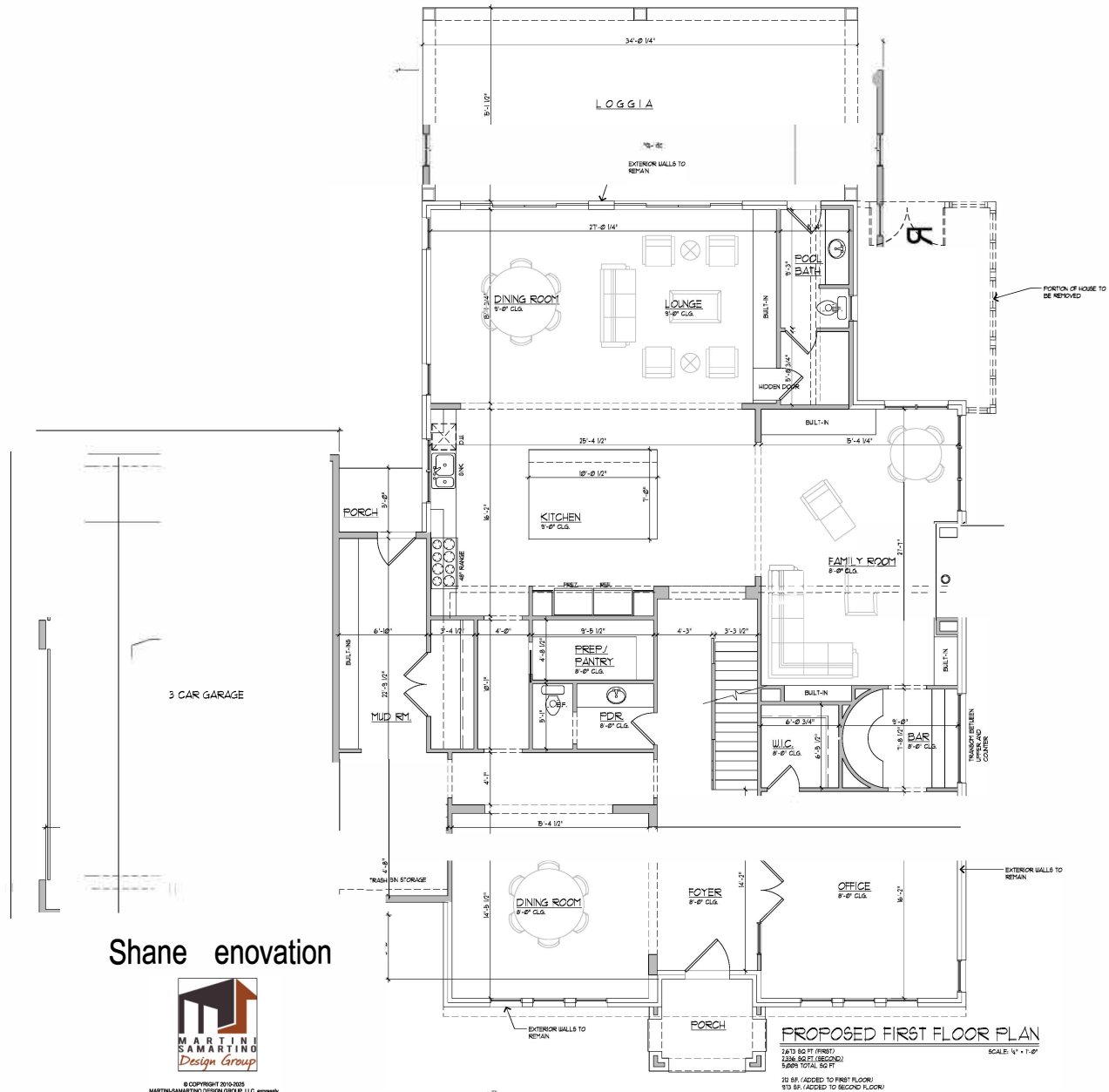
REVISIONS:

JOB NO: 25-055
JOB DATE: 12/18/25

HORIZON
ENGINEERING LLC
ONE CONSIDERING BEE FURNACE & LAND DEVELOPMENT CORP. LINE
P.O. Box 182255, Indianapolis, IN 46218
Phone: 586.653.8900

SITE PLAN

SHEET: **1** OF **1**
MUNICIPAL REVIEW NUMBERS



Shane enovation



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350 SHIRLEY

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Permit Set:
Revisions:
Final Set:
Drawn By:
Checked By:

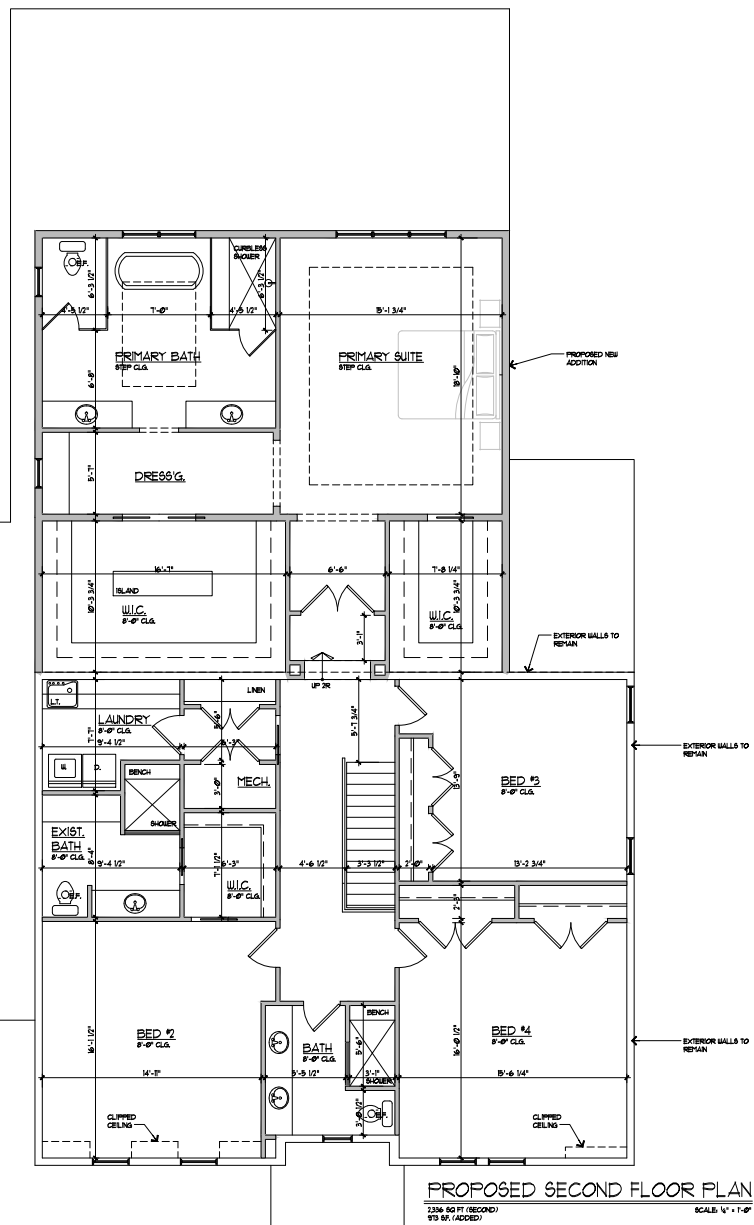
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25- 67

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Shane Renovation



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SHANE RENOVATION

350 SHIRLEY
BIRMINGHAM, MI

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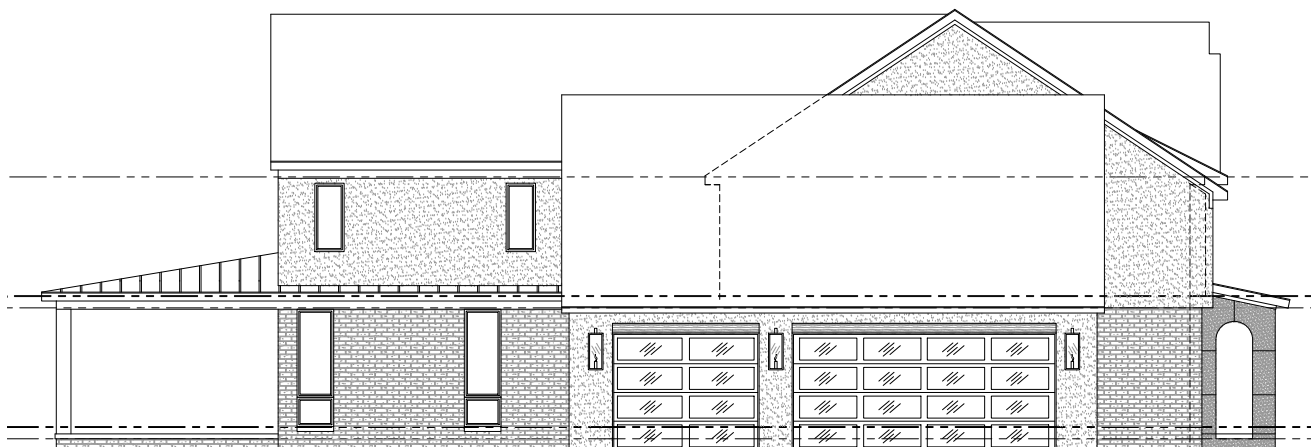
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Sheet No: 2 OF 8



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



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SHANE RENOVATION

350 SHIRLEY
BIRMINGHAM, MI

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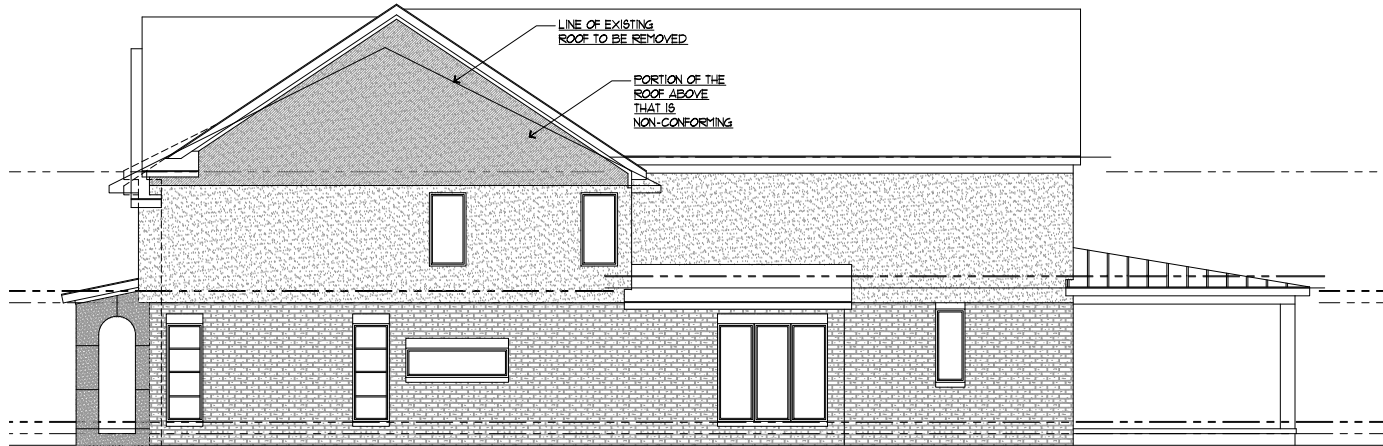
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3 OF 8

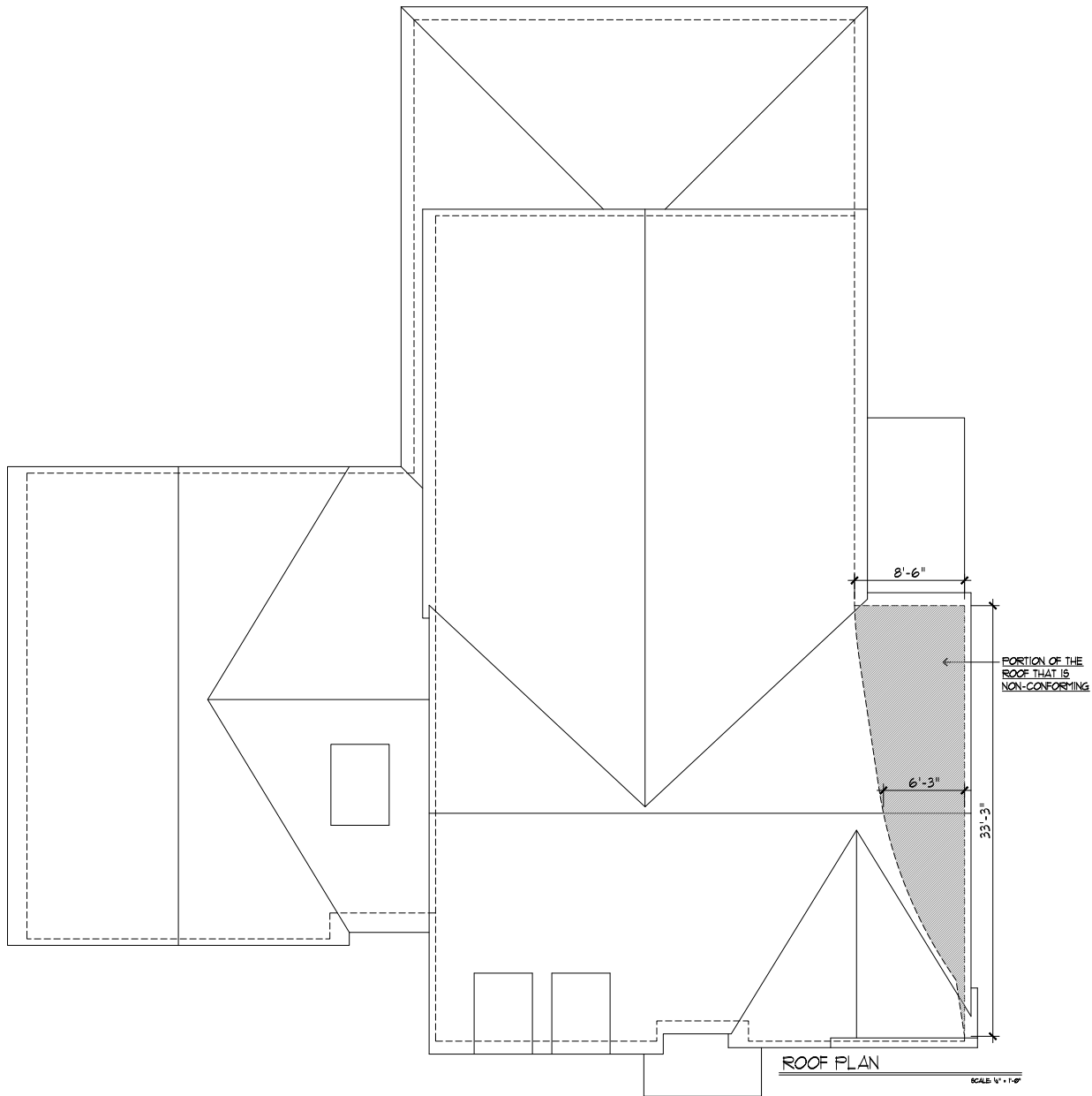


PROPOSED RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

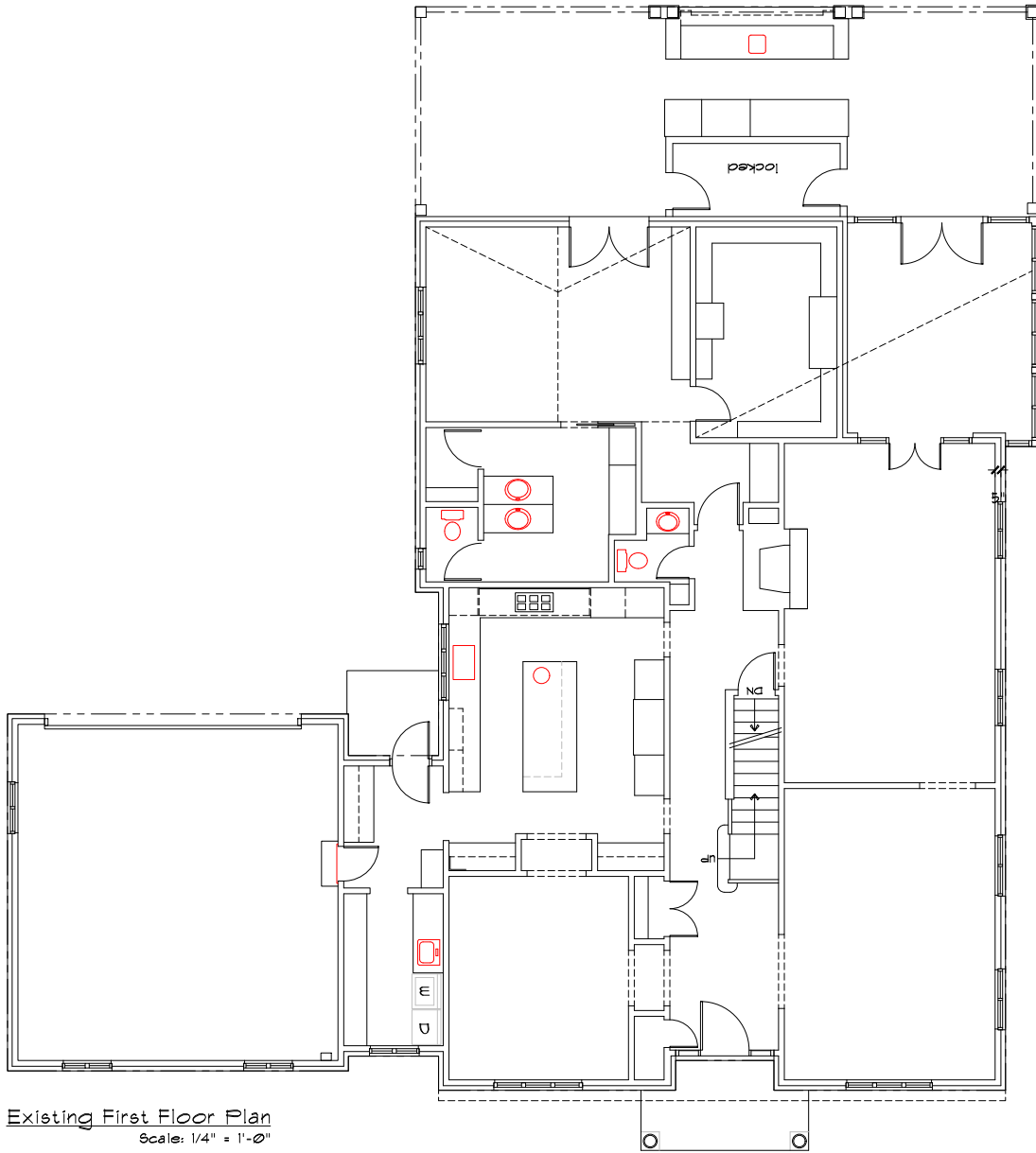


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

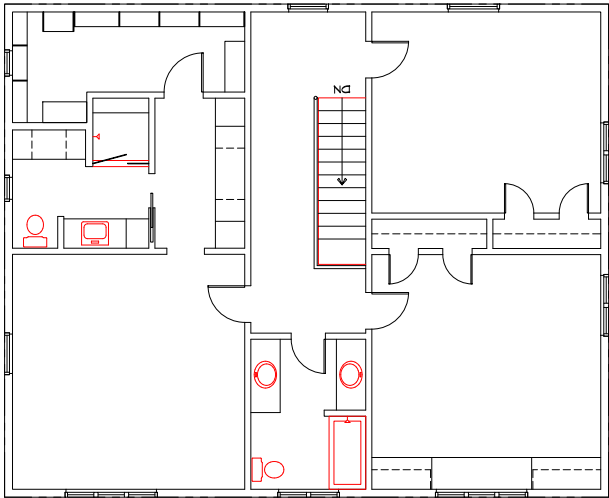
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Existing First Floor Plan
Scale: 1/4" = 1'-0"



Existing Second Floor Plan
Scale: 1/4" = 1'-0"

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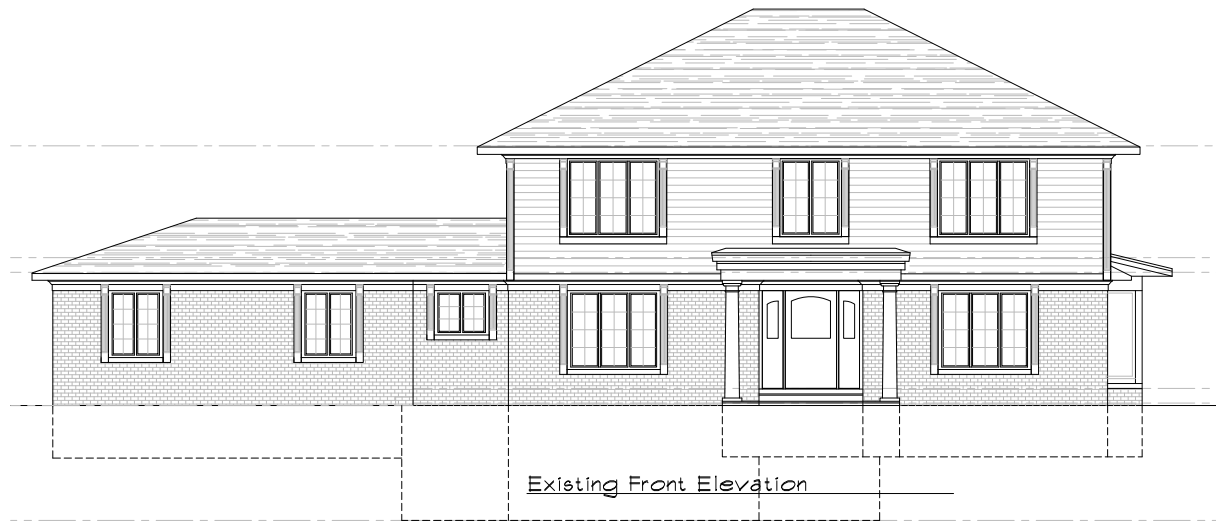
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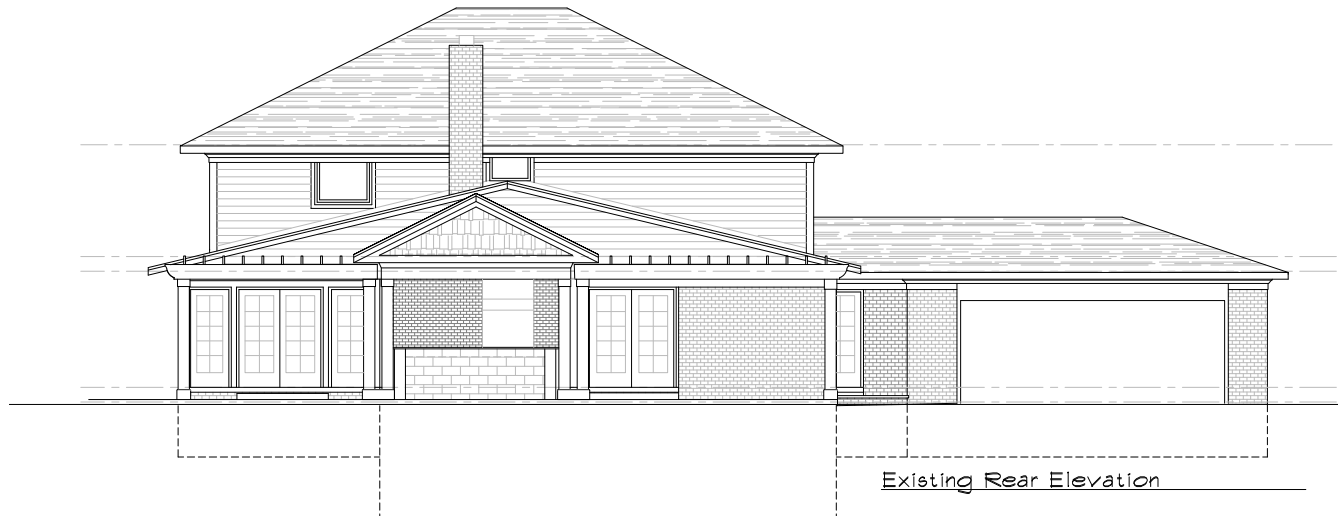
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BIRMINGHAM, MI

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Job No:	25-367
Sheet No:	8 OF 8

CASE DESCRIPTION

550 S Glenhurst (26-05)

Hearing date: January 13, 2026

Appeal No. 26-05: The owner of the property known as **550 S Glenhurst**, requests the following variance to construct an addition to the right side of the existing home:

- A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that a minimum total combined side yard setbacks to be 14.00 feet or 25% of the lot width, whichever is larger. The required is 17.89 feet. The proposed is 14.51 feet. Therefore, a variance of 3.38 feet is being requested

Staff Notes: The applicant is seeking a variance to construct an addition to the right side of the existing non-conforming home that was constructed in 1948.

This property is zoned R1 – Single family residential.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

550 S GLENHURST MAP



CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	☒ Interpretation	☒ Dimensional	☐ Land Use	☐ Sign	☐ Admin Review
Setbacks					

I. PROPERTY INFORMATION:

Address: 550 S Glenhurst	Lot Number: 40	Sidwell Number: 19-35-127-028
------------------------------------	--------------------------	---

II. OWNER INFORMATION:

Name: Mark and Laura Pytiak			
Address: 550 S Glenhurst	City: Birmingham	State: MI	Zip code: 48009
Email: * mark@pytiakdb.com / lauracnaput@gmail.com		Phone: 2484258523	

III. PETITIONER INFORMATION:

Name: Mark and Laura Pytiak		Firm/Company Name:	
Address: 550 S Glenhurst	City: Birmingham	State: MI	Zip code: 48009
Email: mark@pytiakdb.com / laurachaput@gmail.com		Phone: 2484258523	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$750.00** for single family residential; **\$950.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

- Please provide the following in your electronic submission:**
- Completed and signed application
 - Signed letter of practical difficulty and/or hardship
 - Certified survey
 - Building plans including existing and proposed floor plans and elevations
 - If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board meeting

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____ 	Date: <u>12/12/25</u>
Signature of Petitioner: _____	Date: _____

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
 5. In variance requests, applicants must provide a statement that clearly sets forth all special conditions that may have contributed to a practical difficulty that is preventing a reasonable use of the property.

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).

C. The order of hearings shall be:

1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
4. Rebuttal by applicant.
5. The BZA may make a decision on the matter or request additional information.

D. Motions and Voting

1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.

3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration of five (5) days from the date of entry of such orders or unless the Board shall find that giving the order immediate effect is necessary for the preservation of property and/or personal rights and shall so certify on the record.
- C. Whenever any variation or modification of the Zoning Ordinance is authorized by resolution of the BZA, a Certificate of Survey must be submitted to the Community Development Department with the building permit application. A building permit must be obtained within one year of the approval date.
- D. Failure of the appellant, or his representative, to appear for his appeal hearing will result in the appeal being adjourned to the next regular meeting. If, after notice, the appellant fails to appear for the second time, it will result in an automatic withdrawal of the appeal. The appellant may reapply to the BZA.
- E. Any applicant may, with the consent of the Board, withdraw his application at any time before final action.
- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

ARTICLE III - Rehearings

- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
-

B. Application or rehearing of a case shall be in writing and subject to the same rules as an original hearing, clearly stating the new evidence to be presented as the basis of an appeal for rehearing.

I certify that I have read and understand the above rules of procedure for the City of Birmingham Board of Zoning Appeals.



Signature of Applicant

Board of Zoning Appeals
Community Development – Building Department
151 Martin Street
Birmingham, MI 48009

Re: 550 S Glenhurst – BZA Practical Difficulties Response

Zoning Board Members,

Thank you for your consideration of our Variance requests. Below are responses to the prompts from the ZBA Variance Standards Form.

1. Strict application of the zoning ordinance unreasonably prevents petitioner from using their property for a permitted use.

Strict compliance will not prevent the Owner from using the property as a single family residence but it will be unnecessarily burdensome for the following reasons:

The current home's footprint is an existing non-conforming condition as it relates to the north and side yard setbacks. The applicant did not create this condition as the home was constructed well before they purchased it.

Strict compliance is unnecessarily burdensome because any expansion, modification, or improvements to the exterior massing and volume of the home would be restricted without the granting of a variance(s). The owner is looking to add onto and renovate the existing home and garage to better suit the needs of their family and to provide a more functional attached garage with adjoining mudroom and enlarged family room. The existing garage ceiling and doors are quite low, limiting their functionality. Moreover, the lack of mudroom and pantry are not aligned with modern house designs and result in hazardous clutter around the stairs to the basement. At this stage in the owner's lives, all of these items are becoming a requirement as they plan to make this house their "forever home" and the home in which their kids will grow up in. This addition will greatly increase their quality of life, into the future, while having no negative or expanded impact on the surrounding neighbors.

Another issue is the current exterior design of the garage massing and house detailing is becoming outdated and not keeping up with the current design trends in the neighborhood and surrounding area. The granting of these variances will allow the owners to update the exterior appearance of their home to keep up with the continual architectural progress that is being made in the community which will also help in maintaining property values in the area.

The addition to the garage will bring the front of the garage towards the front of the property but still behind the required front yard setback and maintaining the required 5' setback from the furthest setback portion of the house itself. The neighbor on the garage side (to the north) may be slightly

impacted by the new garage design as the walls and roofs of the new garage will be taller and will minimally hinder views and sight lines. However, they have been notified of the proposed changes and their response will be presented to the zoning board during the hearing.

All of the previous items are permitted uses for a single family residence and therefore not against the spirit and purpose of the zoning ordinance.

2. Strict enforcement of the zoning ordinance will result in unnecessary hardship.

The applicant is simply looking to renovate the existing aesthetic and design and sensibly add onto the existing footprint of the garage [in the side yard area] which is slightly askew to the property line to create a more functional home for their family. Due to the slight angle in which the house was built in relation to the side property lines and the existing non-conformance with the minimum required side yard and total side yard setbacks, any additions or significant renovations to the existing house would present an unnecessary hardship as the owner would not be able to receive a building permit and therefore the requirement of a variance(s) is needed. Additionally, If the owners are unable to renovate and update the home, they will be unnecessarily burdened by a house/property that 1) does not suit their needs, 2) is outdated and may negatively impact property values, and 3) could be considered an outlier/unique when compared to other properties in the area due to its site layout.

3. Granting the requested variances would not be contrary to the spirit and purpose of the zoning ordinance, nor contrary to the public health, safety, and welfare.

The house itself was built at a skewed angle to the side lot line forcing a portion of the house into the side yard setback. In addition, when expanding the front of the garage and following the established existing askew footprint (as we are proposing), the proposed garage addition moves away from the side yard set back line. If we built the rear addition in the same style, the proposed house would encroach further into the side yard set back than it already does. Therefore, the proposed design removes a corner of the existing non-conforming footprint and steps in around 2' in order to not cross the established setback line.

The requested variances would also not impact the public health, safety, and welfare in any way as the general public will not use the site for any purposes and the house will not encroach into any public right-of-ways that would affect the public welfare. The new construction will, in fact, improve any impact on the public welfare because portions of the house, particularly the garage, are not built up to current code standards, therefore any new construction will require the owners to follow these standards which will result in a safer and more stable building.

4. Granting the requested variances will result in substantial justice to petitioner, owners of the properties in the area, and to the general public.

Granting of these variances will result in substantial justice to the petitioner because they will no longer be unnecessarily burdened by existing conditions they did not create. The petitioner will also be granted justice by allowing them to build a home that can sustain their family from both an interior living space and outdoor functionality standpoint.

The owners of surrounding properties and the general public will also be given substantial justice because they will have a precedent to follow and reference if they too are unnecessarily burdened by similar conditions they did not create on their properties. Granting of these variances will also allow for an addition/modification to the exterior of the house to improve the overall aesthetic and functionality of the property and neighborhood which should improve/maintain property values of the surrounding area.

5. The practical difficulty is not self-created.

The condition was not self-created. The home was constructed well before the applicant purchased the property. The applicant was unaware of the non-conforming issues until obtaining the survey of the property that pinpointed the non-conformity.

**550 Glenhurst Drive
Birmingham, MI 48009**

1. Construction of (2) story addition to existing residence and alterations to existing front porch and floor plan

1. Michigan Residential Code 2015

**ADDRESS / LOT # : 550 S GLENHURST DR /
PARCEL #19-35-127-028**

ZONED : R1 (SINGLE-FAMILY RESIDENTIAL)

Pytiak Design Build
7805 Cooley Lake Rd, #300
West Bloomfield Township, MI 48324
P: 248.363.8520

Krieger | Klatt Architects Inc. (Jeff Klatt R.A.)
400 E Lincoln Ave, Suite A
Royal Oak, MI 48067
P: 248.414.9270

Reichert Surveying Inc.
140 Flumerfelt Ln
Rochester, MI 48306
248.651.0592

T.B.D.

SD.001

LOT WIDTH (AT FRONT SETBACK) = 71.57
 $71.57(0.25) = \underline{17.89'}$

Proposed Addition
PROPOSED (1.5) STORY ADDITION
AREA: 958 SQ. FT.

Existing House
EXISTING (2) STORY RESIDENCE
AREA: 1,378 SQ. FT.

Proposed Front Porch
(BEHIND SETBACK - NO FOOTPRINT CHANGE)
AREA: 95 SQ. FT.

Setbacks and Dimensions:

- 44.58' PROPOSED REAR YARD SETBACK
- 30.00' REQ'D REAR YARD SETBACK
- 8.89' REQ'D SIDE YARD SETBACK
- 5.51' PROPOSED SIDE YARD SETBACK
- 17.89' MIN. SEPARATION BETWEEN BUILDINGS
- 17.99' PROPOSED SEPARATION BETWEEN BUILDINGS
- 71.67' LOT WIDTH AT FRONT SETBACK
- 29.24' REQ'D FRONT YARD SETBACK
- 31.18' PROPOSED FRONT YARD SETBACK
- 9.00' REQ'D SIDE YARD SETBACK
- 9.00' PROPOSED SIDE YARD SETBACK
- 17.00' PROPOSED SIDE YARD SETBACK

Lot Dimensions:

- N 81° 38' 59" W 129.94'
- S 16° 50' 30" W 87.00'
- S 78° 56' 08" E 140.05'

Other Features:

- EXISTING UNCOVERED DECK
- EXISTING A/C UNIT
- EXISTING WALKWAY TO REMAIN
- EXISTING CHIMNEY (ALLOWED ENCROACHMENT)
- EXISTING BUILDING
- HATCHED AREA INDICATES PORTION OF DEMO'D HOUSE
- HIGHLIGHTED REGION REPRESENTS AREA OF REQUESTED VARIANCES
- PROPOSED DRIVEWAY

1" = 10'-0"

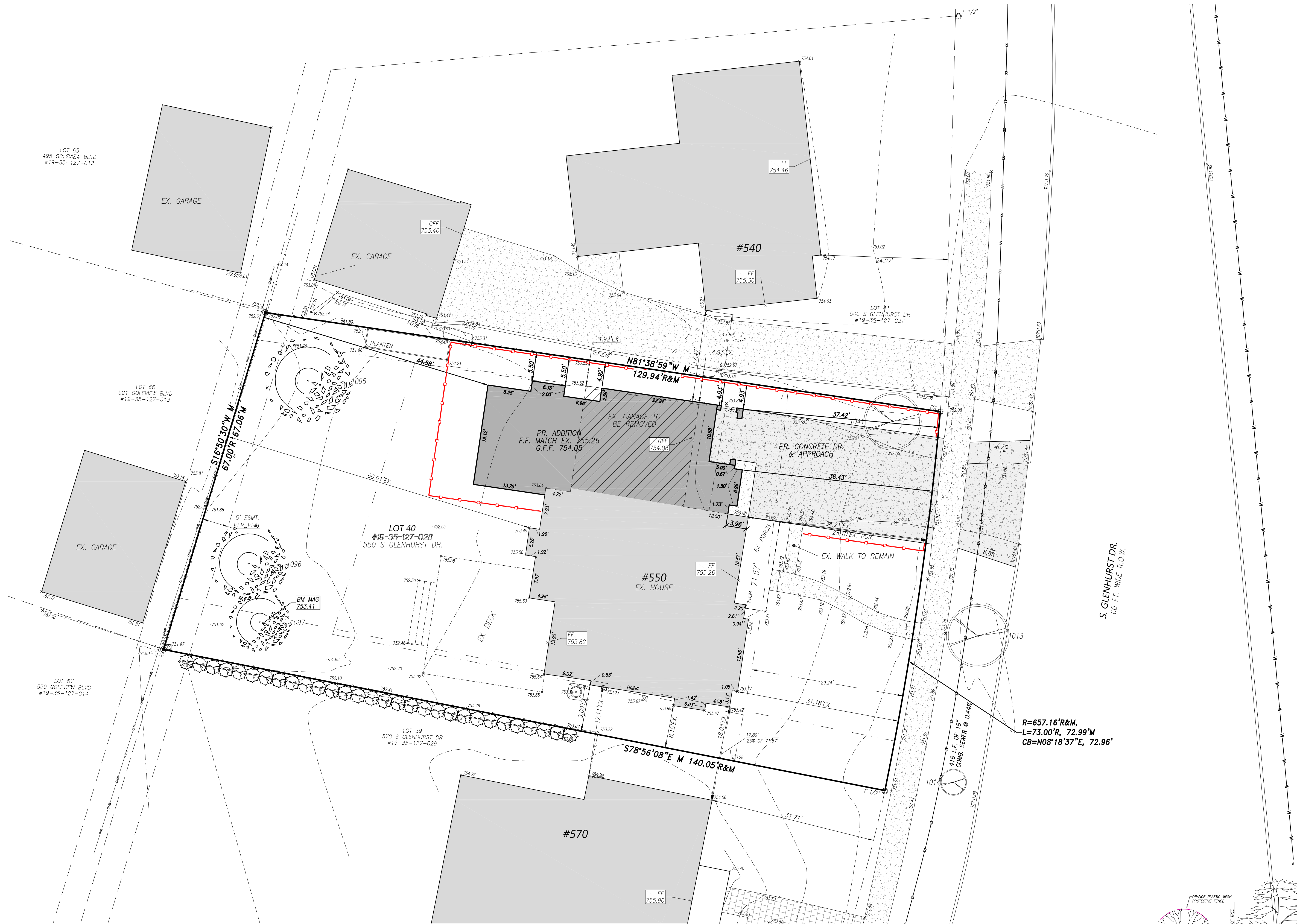
Sheet Number:

ZBA SITE PLAN

LEGAL DESCRIPTION:

LOT 40 OF "THE MEYERING LAND COMPANY'S BIRMINGHAM HIGHLANDS SUBDIVISION" OF PART OF THE N.W. 1/4 OF SEC. 35, T.3N., R.10E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.43 OF PLATS, P.37, OAKLAND COUNTY RECORDS.
ADDRESS: 550 GLENHURST DR., BIRMINGHAM, MI 48009
PARCEL #: 19-35-127-028

TREE TABLE		
#	DESC.	ELEV.
1013	12" MAPLE	752.28
1014	5" MAPLE	751.51
1041	11" MAPLE	753.26
1095	4" 6" 7" BIRCH	751.86
1096	4" 5" 6" BIRCH	751.75
1097	5" 7" BIRCH	751.87

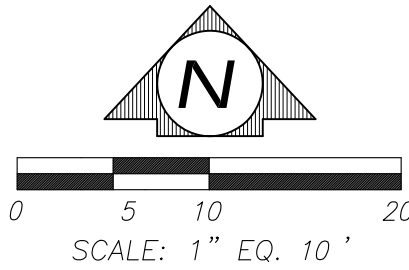


Area Table	
Parcel #	Area
EX. LOT 40	9,461.31S.F.
PR. HOUSE	2,422.98S.F.
EX. HOUSE	1,941.03S.F.
EX. DRIVE, WALKS	947.50S.F.
PR. DRIVE	808.23S.F.
EX. DECK	535.10S.F.
EX. SIDEWALK TO REMAIN	117.07S.F.

LOCATION OF EXISTING UNDERGROUND WATERMAIN
GAS MAIN ELECTRICAL AND TELEPHONE LINES
WERE OBTAINED FROM EXISTING CITY RECORDS
AND NO GUARANTEE CAN BE MADE TO THE
COMPLETENESS, OR EXACTNESS OF LOCATION AND
DEPTH. FIELD VERIFY ALL LOCATION.

3 FULL WORKING DAYS
BEFORE YOU DIG CALL

811
Know what's below
Call before you dig
MISSDG System, Inc.
1-800-482-7171 www.missdg.net
(TOLL FREE)



LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- EXISTING GRAVEL
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING WELL
- x 655.00
- 100.00
- PR. GRADE
- PR. CONCRETE
- PR. BUILDING
- PR. SILT FENCE
- PR. DRAINAGE ARROW
- PR. MAJOR CONTOURS
- PR. MINOR CONTOURS

ZONING:

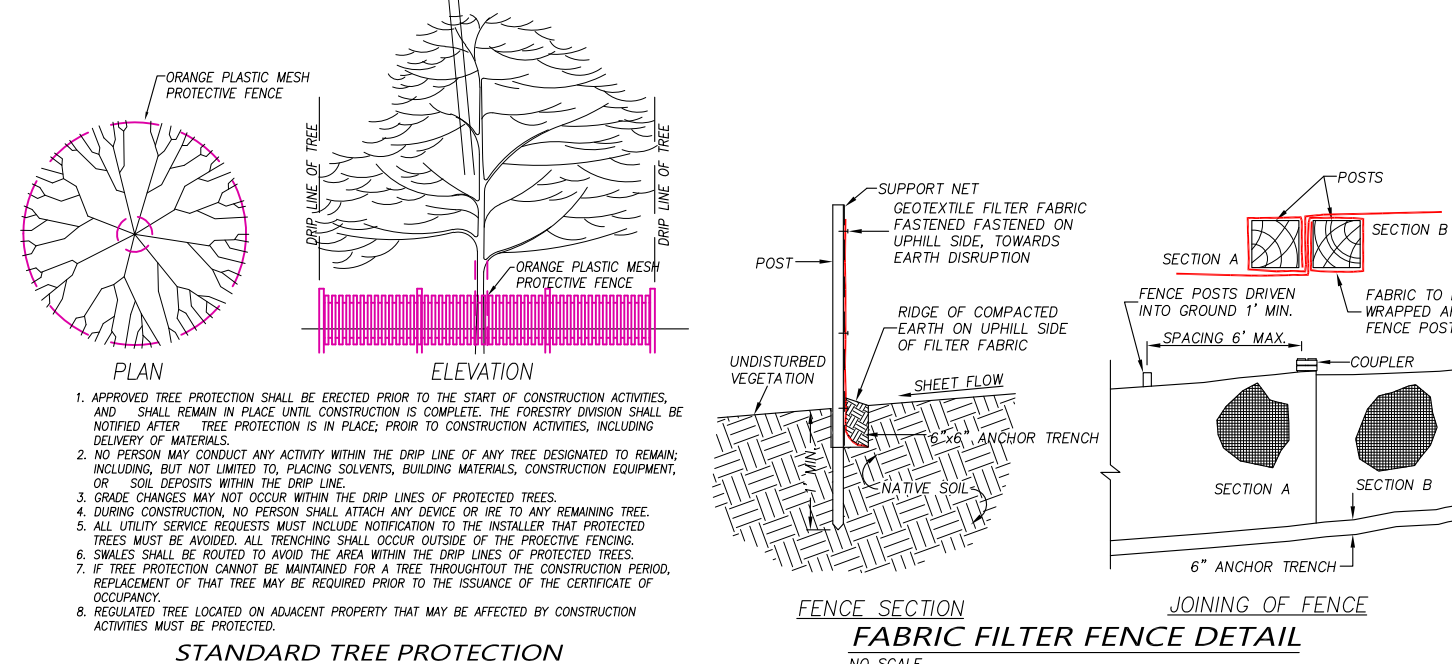
ZONING: R-1 - SINGLE FAMILY RESIDENTIAL
SETBACK:
FRONT: CALCULATED: 29.24'
AVERAGE OF HOMES WITHIN 200 FT.,
IF NO HOMES WITHIN 200 FT., THEN
25 FEET
SIDE: LOT WIDTH AT SETBACK: 71.57'
5 FT. MIN. / 14 FT. TOTAL
ONE: 9 FEET OR (7.16') 10% OF
TOTAL LOT WIDTH WHICHEVER IS
LARGER FOR ONE SIDE YARD
TOTAL: 14 FEET OR (17.89') 25% OF
TOTAL LOT WIDTH WHICHEVER IS
LARGER FOR BOTH SIDE YARDS
REAR: 30 FT.
MIN. COMBINED: 55 FT.
HEIGHT: 30 FT. TO MID ROOF
MINIMUM LOT AREA: 9,000 SQ FT PER UNIT
MINIMUM OPEN SPACE: 40%
MAXIMUM LOT COVERAGE: 30%

BENCHMARK:

SITE BM: MAG NAIL IN THE EAST SIDE OF TREE
#1097: A 5" & 7" BIRCH LOCATED AT THE S.W.
CORNER OF LOT 40, 550 S. GLENHURST DR.
ELEVATION: 753.41 CITY DATUM

JOB BM: CITY BM #22 NORTHWEST CORNER OF
LAKEPARK & MAPLE
ELEVATION: 753.760 CITY DATUM

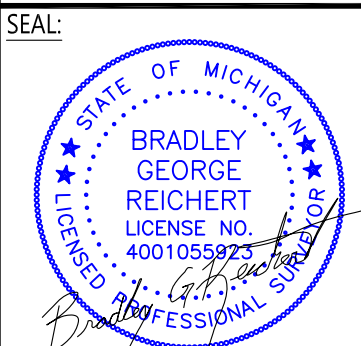
ALL GRADES, BENCHMARKS, ELEVATIONS, DATUM
REFERENCES, ETC. MUST BE PROVIDED BASED ON THE
CITY OF BIRMINGHAM'S DATUM



REICHERT
SURVEYING INC.
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane
Rochester, MI 48306

SITE PLAN
LOT 40 OF "THE MEYERING LAND COMPANY'S BIRMINGHAM HIGHLANDS
SUBDIVISION" OF PART OF THE N.W. 1/4 OF SEC. 35, T.3N., R.10E.,
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN
L.43 OF PLATS, P.37, OAKLAND COUNTY RECORDS.
ADDRESS: 550 GLENHURST DR., BIRMINGHAM, MI 48009
PARCEL #: 19-35-127-028

PREPARED FOR:
PYTIK DESIGN BUILD, LLC
7805 COOLEY LAKE ROAD SUITE 500
WEST BLOOMFIELD, MI 48324
(248) 363-8520



BY	
DESCRIPTION	
DATE	
NO.	
SCALE: 1"=10'	DRAWN: B.G.R.
DATE: 12/10/25	CHECK: G.H.R.
JOB # 25-103	SHEET: 1 OF 1

**550 Glenhurst Drive
Birmingham, MI 48009**

1. Construction of (2) story addition to existing residence and alterations to existing front porch and floor plan

1. Michigan Residential Code 2015

**ADDRESS / LOT # : 550 S GLENHURST DR /
PARCEL #19-35-127-028**

ZONED : R1 (SINGLE-FAMILY RESIDENTIAL)

Pytiak Design Build
7805 Cooley Lake Rd, #300
West Bloomfield Township, MI 48324
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400 E Lincoln Ave, Suite A
Royal Oak, MI 48067
P: 248.414.9270

Reichert Surveying Inc.
140 Flumerfelt Ln
Rochester, MI 48306
248.651.0592

T.B.D.

SD.001

Page 109 of 116

krieger klatt
ARCHITECTS
architecture interiors consulting
400 E. Lincoln Ave, Suite A | Royal Oak, MI 48067
P: 248.414.9270
www.kriegerklatt.com

Client:

**Laura and Mark
Pytiak**

Project:

Pytiak Residence
550 Glenhurst Drive
Birmingham, MI 48009

Issued:

[illegible]

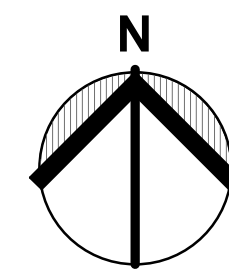
Seal:



Note:

Do not scale drawings.
Use calculated dimensions only.
Verify existing conditions in field.
Exterior dimensions are calculated
from outside of sheathing.

North Arrow:



Sheet Title:

Architectural Site Plan

Project Number:

25-138

Sheet Number:



Rear (West) As-Built Elevation

$$1/4'' = 1'-0''$$

Name	Area
First Floor	2310 SF
Second Floor	1322 SF
Finished Lower Level	848 SF
	4480 SF
Total Building Area	4480 SF

Project:

Pytiak Residence
550 Glenhurst Drive
Birmingham, MI 48009

[illegible]

Seal:



The seal is circular with a serrated outer edge. Inside the circle, the text "STATE OF MICHIGAN" is at the top, "JEFFREY GERALD KATT" is in the center, and "LICENSED ARCHITECT" is at the bottom. The date "10/19/1999" is printed below the name. A large, stylized signature is written across the seal.

Note:

Do not scale drawings.
Use calculated dimensions only.
Verify existing conditions in field.
Exterior dimensions are calculated
from outside of sheathing.

North Arrow:

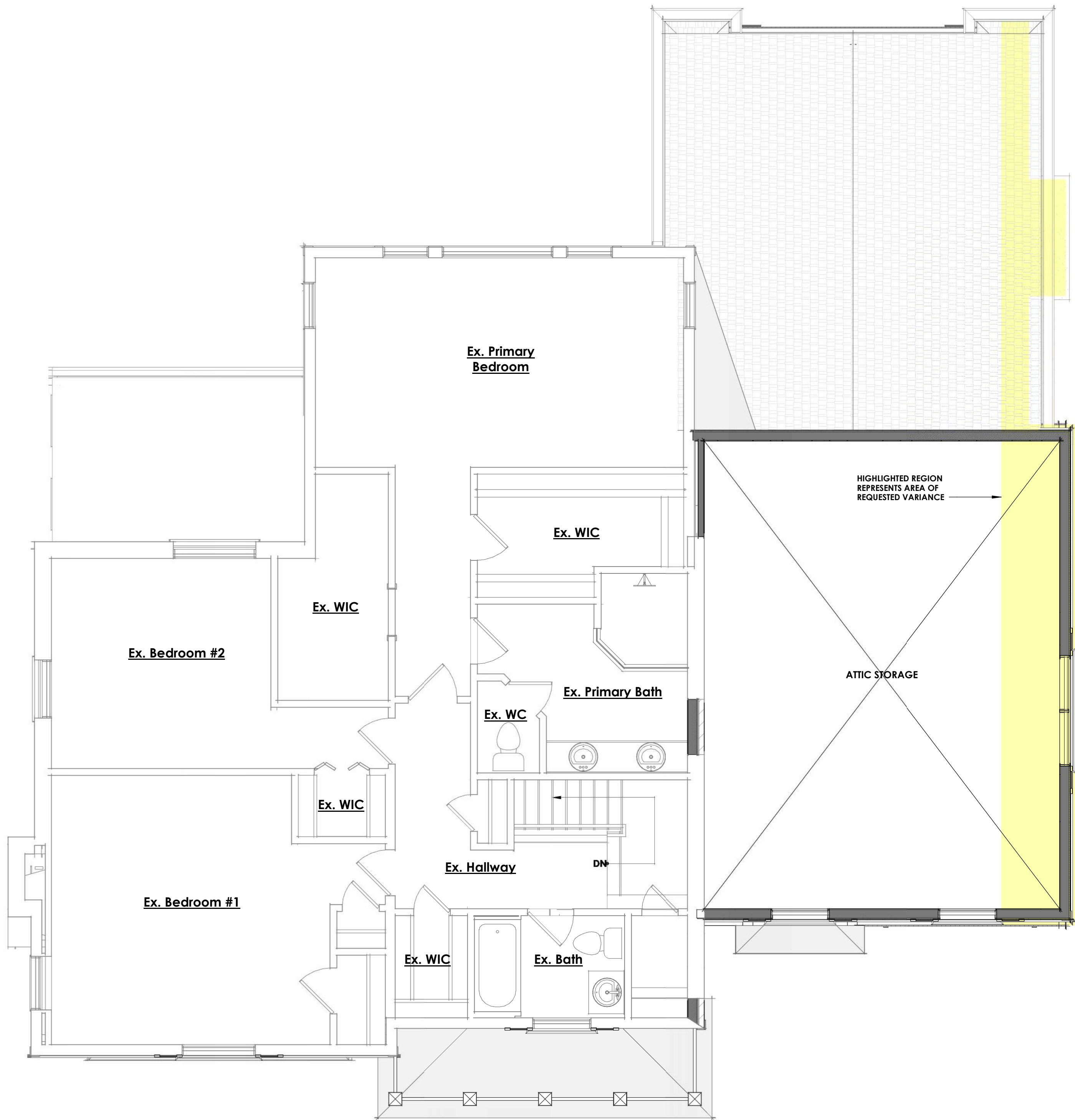
Sheet Title:

Proposed Floor Plans

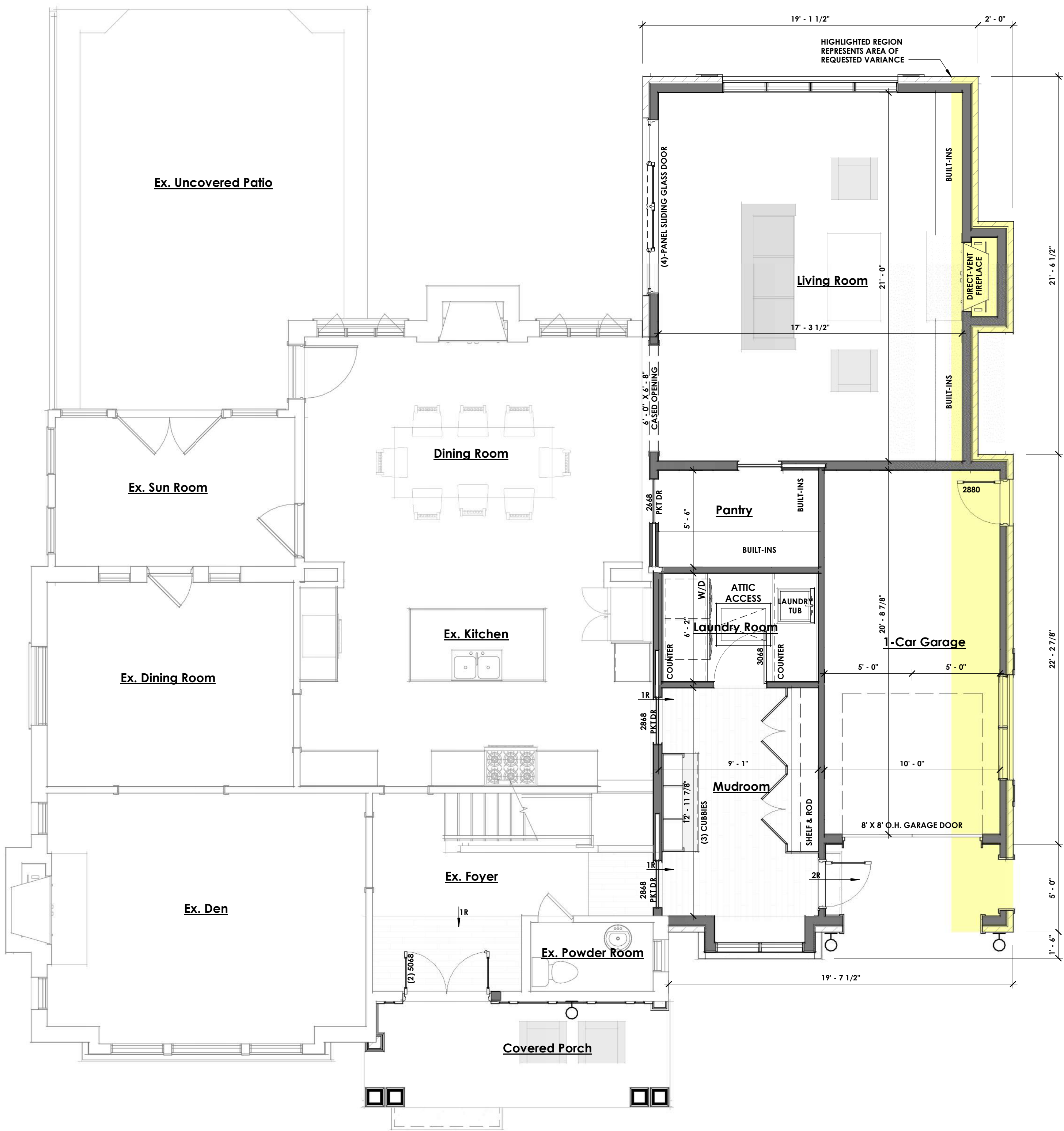
Project Number: _____
25-138

Sheet Number:

SD.101



Proposed Second Floor Plan

$$1/4" = 1'-0"$$


Proposed First Floor Plan

$$1/4" = 1'-0"$$

Client:

**Laura and Mark
Pytiak**

Project:

Pytiak Residence
550 Glenhurst Drive
Birmingham, MI 48009

Issued:

[illegible]

Seal:



Note:

Do not scale drawings.
Use calculated dimensions only.
Verify existing conditions in field.
Exterior dimensions are calculated
from outside of sheathing.

North Arrow:

Sheet Title:

Exterior Renderings

Project Number:

25-138

Sheet Number:

SD.401



View from Street



View from Driveway