



AGENDA
BIRMINGHAM HISTORIC DISTRICT COMMISSION
WEDNESDAY – NOVEMBER 6, 2024
BIRMINGHAM CITY HALL, 151 MARTIN ST., COMMISSION ROOM #205
******* 7:00 PM*******

- 1) Roll Call**
- 2) Approval of the HDC Minutes of [June 5, 2024](#)**
- 3) Courtesy Review**
- 4) Historic Design Review**
- 5) Sign Review**
- 6) Study Session**
 - A. [Historic Preservation Master Plan](#)**
- 7) Miscellaneous Business and Communication**
 - A. Pre-Application Discussions**
 - B. Draft Agenda**
 - 1. [November 20, 2024](#)**
 - C. Staff Reports**
 - 1. [Administrative Sign Approvals](#)**
 - 2. [Administrative Approvals](#)**
 - 3. [Demolitions](#)**
 - 4. [Action List 2024](#)**
 - D. Communications**
- 8) Adjournment**

*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., OR may attend virtually at:

Link to Access Virtual Meeting: <https://zoom.us/j/91282479817>
Telephone Meeting Access: 877 853 5247 US Toll-free
Meeting ID Code: 912 8247 9817

NOTICE: Due to Building security, public entrance during non-business hours is through the Police Department — Pierce St. Entrance only. Individuals with disabilities requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta St.

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 (TDD) 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) 644-5115 (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).

**Historic District Commission
Minutes Of June 5, 2024**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Historic District Commission ("HDC") held June 5, 2024. The meeting was called to order at 7:00 p.m.

1) Roll Call

Present: Chair John Henke, Vice Chair Dustin Kolo; Board Members Gigi Debbrecht, Keith Deyer, Natalia Dukas, Michael Willoughby; Alternate Board Member Mary Jaye

Absent: Board Member Patricia Lang; Alternate Board Member Steven Lemberg

Staff: Planning Director Dupuis; City Transcriptionist Eichenhorn

2) Approval of the HDC Minutes of May 1, 2024

06-11-24

Motion by Ms. Jaye

Seconded by Mr. Deyer to approve the HDC Minutes of May 1, 2024 as amended.

Motion carried, 7-0.

VOICE VOTE

Yeas: Henke, Debbrecht, Dukas, Kolo, Jaye, Deyer, Willoughby

Nays: None

3) Courtesy Review

4) Historic Design Review

A. 137 W. Maple – Field Building (Postponed from May 1, 2024)

PD Dupuis presented the item and answered informational questions from the HDC.

Chris Longe, architect, and Ken Kojian, owner, spoke on behalf of the project.

HDC members made the following comments in the course of discussion:

- The massing, proportion, and scale may prevent the project from complying with Secretary of the Interior Standard for Rehabilitation (SOR) nine. The entirety of the downtown should not be five stories, the addition would be a fifth story in this case, and it would be inappropriate to add a fifth story to this building. Approaching from the south side, this building would look to be five stories.
- The two-story buildings on the south side of Maple are not obsolete, and an addition of this height is not necessitated for market viability. Additionally, market viability is not a factor for the HDC to consider under either SORs two or nine.
- Alternatively, the massing did not present an issue. The addition was well-distinguished from the historic building, and was stepped very far back. The proposed addition was a

worthwhile solution. There was no reason to be concerned about a fifth floor if one was not concerned about the fourth floor. It is possible to respect a historic property while allowing it to be built to the extent of the zoning ordinance. This could create a beneficial precedent.

- The proposed addition would appear odd in the middle of a block of shorter buildings.
- The AT&T building behind this building is also large. The HDC is charged with making sure any addition is subordinate to the historic building. The canopy does draw a lot of attention to the addition. The addition would not necessarily be too obtrusive because it is stepped back so far it looks like infill.
- Mr. Kojian's offer to remove the canopy could make the addition less overwhelming.
- It might be more appropriate to remove the fifth floor. The canopy could be retained or removed.
- Since this addition is stepped back, it would not establish a precedent allowing for additions aligned with the front facades along Maple. Preservation brief 14 speaks to the benefits of allowing increased density in already dense urban environments.
- This addition in the context of this block would not be aesthetically pleasing.
- The canopy might be more appropriate if its projection were halved.
- It might be appropriate to approve the addition without the canopy if Mr. Kojian restored the historic portion and brought it up to code. This could help preserve the historic portion's longevity.

06-12-24

Motion by Ms. Dukas

Seconded by Mr. Willoughby to approve the Design Review application and issue a Certificate of Appropriateness for 137 W. Maple – Field Building. The proposed work will meet the Secretary of the Interior Standards for Rehabilitation numbers one, two, five, nine, and 10 with the following conditions:

- 1. The canopy on the fifth floor will be significantly modified or eliminated; and,**
- 2. There is a commitment for a historically-appropriate rehabilitation of the historic portion of the building, adhering to standards for renovation, where any historic material should be preserved or repaired if at all possible.**

Motion carried, 5-2.

VOICE VOTE

Yeas: Debbrecht, Dukas, Kolo, Deyer, Willoughby

Nays: Henke, Jaye

5) Sign Review

6) Study Session

A. Historic Preservation Master Plan

PD Dupuis provided an update on the item and answered informational questions from the HDC.

7) Miscellaneous Business and Communication

A. Pre-Application Discussion

B. Draft Agenda

C. Staff Reports

- 1. Administrative Sign Approvals**
- 2. Administrative Approvals**
- 3. Demolitions**
- 4. Action List**

D. Communications

- 1. Proposed Expansion of State Tax Credits**

PD Dupuis summarized the item. The HDC expressed support for the proposal.

8) Adjournment

No further business being evident, the HDC motioned to adjourn at 7:55 p.m.



Nick Dupuis, Planning Director



Laura Eichenhorn, City Transcriptionist



MEMORANDUM

Planning Division

DATE: November 6, 2024

TO: Historic District Commission Members

FROM: Nicholas Dupuis, Planning Director

SUBJECT: Historic Preservation Master Plan (Reset)

As a part of the City of Birmingham's Historic District Commission's (HDC) larger preservation goals, the HDC and City Staff has determined that there is a need for an organized, holistic, and long-range approach that has been lacking in the City up to this point. To do this, the HDC will begin to develop a Historic Preservation Master Plan (HPMP).

According to the National Parks Service, preservation planning is the rational, systematic process by which a community develops a vision, goals, and priorities for the preservation of its historic and cultural resources. The community seeks to achieve its vision through its own actions and through influencing the actions of others. Goals and priorities are based on analyses of resource data and community values.

The Historic District Commission has been discussing various aspects of the HPMP over the course of the last year. Up to this point, the following tasks have been completed:

- Review of Example Plans – [August 2, 2023](#)
- Presentation at Long Range Planning – [January 20, 2024](#)
- Presentation at NEXT – [July 30, 2024](#)
- Survey #1 Closed – [August 5, 2024](#)

At this time, the Planning Department would like to review the project timeline and prepare for the next steps for the HPMP.



Historic Preservation Master Plan
Project Schedule
DRAFT: 11/6/24

	2024						2025											
Meeting/Event	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Presentation @ NEXT - July 30	✓																	
Community Survey #1 - Close		✓																
September 18 – HDC			✓															
-				-														
November 6 - HDC					✓													
December 4 - HDC						x												
January 15 - HDC							x											
February 19 - HDC								x										
Community Survey #2 - Open								x										
March 19 - HDC									x									
25% Draft										x								
April 16 - HDC										x								
DPS Open House											x							
May 21 - HDC											x							
Community Survey #2 - Close												x						
June 18 - HDC												x						
50 % Draft												x						
Historic Property Owner Round Tables												x	x					
July 16 - HDC													x					
July 23 – Joint HDC & Planning Board													x					
August 20 - HDC														x				
September 17 - HDC															x			
75% Draft																		
October 15 - HDC																x		
November 19 - HDC (Recommendation)																	x	
December 9 – City Commission (Adoption)																		x

Ongoing Activities

Around Town E-News						x		x		x	x	x			x			
Birmingham Beat News											x							
Social Media																		
Misc. Publications																		

Key			
Public Engagements	✓ (Complete)	x (Incomplete)	HDC – Historic District Commission



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BIRMINGHAM CITY HALL, 151 MARTIN STREET, COMMISSION ROOM 205, BIRMINGHAM, MI
******* 7:00 PM*******

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 - B. Draft Agenda
 1. **December 4, 2024**
 - C. Staff Reports
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 2. **Administrative Approvals**
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Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

IDEAL BUILDERS AND REMODELI
6931 CHASE CT
WEST BLOOMFIELD MI 48322-329

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

Permit Number:

PD24-0040
JDSF24-0011

Applied: 05/03/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1978 HENRIETTA ST 08-19-36-378-031 Zoning District: Special District:	IDEAL BUILDERS AND REMODELING IN 6931 CHASE CT WEST BLOOMFIELD MI 48322-3292 Phone: Fax:	IDEAL BUILDERS AND REMOD 6931 CHASE CT WEST BLOOMFIELD MI 48322-3 Phone: (248) 470 9877 Email: potashbr@gmail.com

Work Description: Demo single family residence & detached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0011

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 05/03/2024





CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE		☐ HOUSE AND ATTACHED GARAGE	
☐ EXTERIOR		☐ INTERIOR NON-LOAD BEARING	
☒ HOUSE AND DETACHED GARAGE		☐ DETACHED GARAGE	
☐ SHED		☐ COMMERCIAL BUILDING	
☐ OTHER _____			
ADDRESS 2694 Dorchester		PROPERTY IDENTIFICATION NUMBER (SIOWELL NO.) 08-20-30-477-005	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Alimoff Building		ADDRESS P.O. Box 281	
CITY Birmingham	STATE MD	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code) 248-775 1111
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS alimoffhomes@gmail.com	
B. Owner or Lessee			
NAME AB Homes LLC		ADDRESS Same — 11 —	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS Same — 11 —	
Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Bedient Construction		ADDRESS 2573 Leach Rd	
CITY Rochester Hills	STATE MI	ZIP CODE 48309	TELEPHONE NUMBER (Include Area Code) 248-853 0810
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			



\$2900





Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

Invision Group LLC
11795 Bannister Ct
SHELBY TWP MI 48315

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0045
JDSF24-0018

Applied: 05/16/2024

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1494 SHIPMAN BLVD 08-19-36-305-008 Zoning District: Special District:	MEGAN M NADOLSKI LIVING TRUST 221 N MAIN ST APT 407 ROYAL OAK MI 48067-4139 Phone: Fax:	Invision Group LLC 11795 Bannister Ct SHELBY TWP MI 48315 Phone: (586) 703 7918 Email: jim@invvg1.com

Work Description: Demolition of house and attached garage with new home foundation to start immediately.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0018

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 05/16/2024











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

ARMANDO GIUSEPPE INC
3675 W. Tienken Rd.
Rochester MI 48306

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

Permit Number:

PD24-0047
JDSF24-0027

Applied: 05/23/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1084 BROOKWOOD ST 08-19-26-179-001 Zoning District: Special District:	AB BROOKWOOD VENTURES LLC 3770 S ROCHESTER RD ROCHESTER HILLS MI 48307 Phone: (248) 852 8004 Fax: 112@bolyardlumber.com	ARMANDO GIUSEPPE INC 3675 W. Tienken Rd. Rochester MI 48306 Phone: (248) 830 6679 Email: agdesignbuildinc@gmail.

Work Description: Demolish existing home, foundations and garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0027

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 05/23/2024







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: <https://www.accessmygov.com>

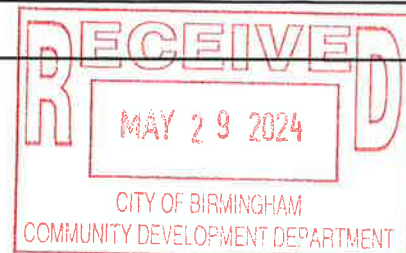
Fax: 248-530-1290 / www.bhamgov.org

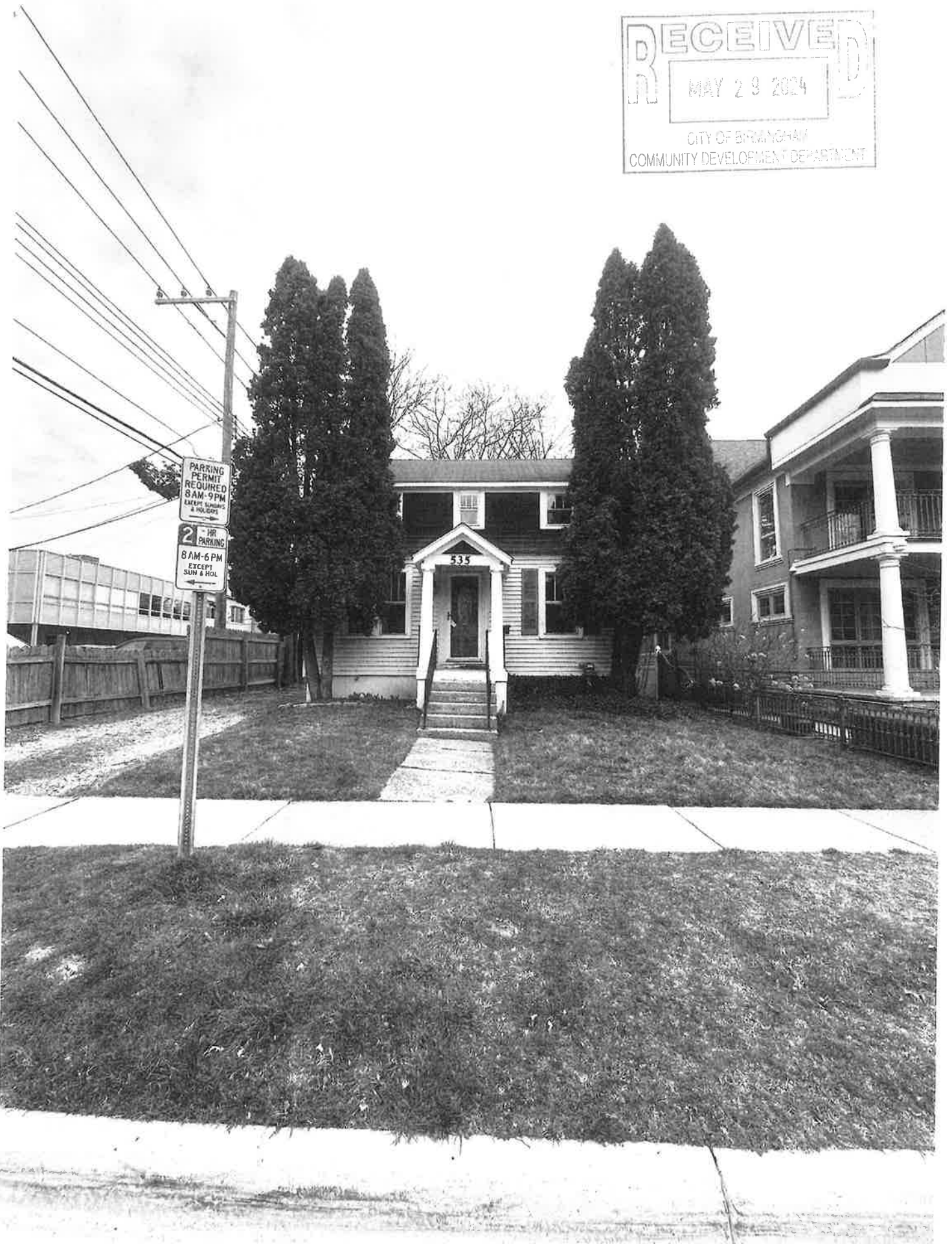
Permit # _____

Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☒ HOUSE ☒ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING ☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS 535 Henrietta Street		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-19-36-179-005	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Orchard Development & Construction, Inc.		ADDRESS 7031 Orchard Lake Road, Suite 105	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) (248) 757-1981
CELL PHONE NUMBER (Include Area Code) N/A	FAX NUMBER (Include Area Code) N/A	EMAIL ADDRESS info@orchardbuilding.com	
B. Owner or Lessee			
NAME Thomas Shaffou		ADDRESS 7031 Orchard Lake Road, Suite 105	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) (248) 757-1981
CELL PHONE NUMBER (Include Area Code) N/A	FAX NUMBER (Include Area Code) N/A	EMAIL ADDRESS info@orchardbuilding.com	
C. Architect or Engineer			
NAME Sujak Engineering, PLC		ADDRESS 4031 Coolidge Highway	
CITY Troy	STATE MI	ZIP CODE 48098	TELEPHONE NUMBER (Include Area Code) (248) 885-8431
CELL PHONE NUMBER (Include Area Code) Same As Telephone	FAX NUMBER (Include Area Code) (248) 885-8432	EMAIL ADDRESS SujakEngineering@Comcast.net	
LICENSE NUMBER 6201046896		EXPIRATION DATE 8/31/2024	
D. Contractor			
NAME Orchard Development & Construction, Inc.		ADDRESS 7031 Orchard Lake Road, Suite 105	
CITY West Bloomfield	STATE MI	ZIP CODE 48322	TELEPHONE NUMBER (Include Area Code) (248) 757-1981
CELL PHONE NUMBER (Include Area Code) Same As Telephone Number	FAX NUMBER (Include Area Code) N/A	EMAIL ADDRESS info@orchardbuilding.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101082455		EXPIRATION DATE 5/31/2026	
COMPANY BUILDERS LICENSE NUMBER 2102192960		EXPIRATION DATE 5/31/2026	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 41-2171783			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Wolf Pack Insurance Agency, LLC			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 2070504			









Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

LYNCH CUSTOM HOMES
24395 NANTUCKET
NOVI MI 48374

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0051
JDSF24-0021

Applied: 06/12/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1380 PIERCE ST 08-19-36-329-017 Zoning District: Special District:	DJL1 LLC 24395 NANTUCKET DR NOVI MI 48374-2841 Phone: Fax:	LYNCH CUSTOM HOMES 24395 NANTUCKET NOVI MI 48374 Phone: (248) 361 8226 Email: dustin@lynchcustomhom

Work Description: Demolish Single Family Home and Detached Garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0021

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 06/12/2024











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0050
JDSF24-0015

Applied: 06/11/2024

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 211 PURITAN AVE 08-19-26-454-028 Zoning District: Special District:	BOUCHARD, LISA 851 HAZELWOOD ST BIRMINGHAM MI 48009-3823 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition of home with attached garage.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0015

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 06/11/2024





CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

PD24-0049
Permit #

JDSF23-0045
Project #

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE	☐ HOUSE AND ATTACHED GARAGE	☒ HOUSE AND DETACHED GARAGE	☐ DETACHED GARAGE
☐ EXTERIOR	☐ INTERIOR NON-LOAD BEARING	☐ SHED	☐ COMMERCIAL BUILDING
ADDRESS: 238 Catalpa		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.): 08-19-36-45-011	LOT NUMBER:
II. Applicant / Project Contact Information			
A. Applicant			
NAME: Alimoff Building		ADDRESS: P.O. Box 281	
CITY: Birmingham	STATE: MI	ZIP CODE: 48012	TELEPHONE NUMBER (Include Area Code): 248-7751111
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code):	EMAIL ADDRESS: alimoffhomes@gmail.com	
B. Owner or Lessee			
NAME: AB Homes LLC		ADDRESS:	
CITY:	STATE:	ZIP CODE: Same	TELEPHONE NUMBER (Include Area Code):
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code):	EMAIL ADDRESS:	
C. Architect or Engineer			
NAME:		ADDRESS:	
CITY:	STATE:	ZIP CODE:	TELEPHONE NUMBER (Include Area Code):
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code):	EMAIL ADDRESS:	
LICENSE NUMBER:		EXPIRATION DATE:	
D. Contractor			
NAME: Alimoff Building		ADDRESS:	
CITY:	STATE:	ZIP CODE: Same	TELEPHONE NUMBER (Include Area Code):
CELL PHONE NUMBER (Include Area Code):	FAX NUMBER (Include Area Code):	EMAIL ADDRESS:	
INDIVIDUAL BUILDERS LICENSE NUMBER:		EXPIRATION DATE:	
COMPANY BUILDERS LICENSE NUMBER:		EXPIRATION DATE:	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption):			
WORKERS COMP INSURANCE CARRIER (or reason for exemption):			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption):			







Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

JR VERVISCH BUILDING COMPAN
583 MADISON ST
BIRMINGHAM MI 48009

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

Permit Number:

PD24-0056
JDSF23-0053

Applied: 07/31/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 684 MADISON AVE 08-19-25-476-002 Zoning District: Special District:	MADISON REALTY PARTNERS LLC 1486 EDGEWOOD RD BIRMINGHAM MI 48009-3632 Phone: Fax:	JR VERVISCH BUILDING COMP 583 MADISON ST BIRMINGHAM MI 48009 Phone: (248) 515 6730 Email: JIM@VERVISCHHOMES

Work Description: Demolition of single family home and 2 car detached garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF23-0053

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 07/31/2024













Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

LYNCH CUSTOM HOMES
24395 NANTUCKET
NOVI MI 48374

Demolition

Permit Number:

PD24-0055
JDSF24-0020

Applied: 07/29/2024

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

DEMO SINGLE FAMILY

LOCATION	OWNER	CONTRACTOR
0 751 ANN ST 08-19-36-253-013 Zoning District: Special District:	DANLEY, JAMES 210 S OLD WOODWARD AVE STE 200 BIRMINGHAM MI 48009-6120 Phone: Fax:	LYNCH CUSTOM HOMES 24395 NANTUCKET NOVI MI 48374 Phone: (248) 361 8226 Email: dustin@lynchcustomhom

Work Description: Demolish Single Family Home without a garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0020

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 07/29/2024







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850
Inspection Request & Online Application Site: www.bsaonline.com
Fax: 248-530-1290 / www.bhamgov.org

JDSF 24-0036
Project #

APPLICATION FOR DEMOLITION PERMIT

PD^H 24-0054
Permit #

I. Project Type / Location			
☐ HOUSE ☒ HOUSE AND ATTACHED GARAGE ☒ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER			
ADDRESS 1243 HUMPHREY AVE		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO) 20-31-302-035	
		LOT NUMBER 426	
II. Applicant / Project Contact Information			
A. Applicant			
NAME FRANCO MANCINI		ADDRESS 53200 VAN DYKE	
CITY SHELBY TWP	STATE MI	ZIP CODE	TELEPHONE NUMBER (Include Area Code) 586-726-1501
CELL PHONE NUMBER (Include Area Code) 586-291-1011	FAX NUMBER (Include Area Code) 586-726-1007	EMAIL ADDRESS FRANCO.MANCINI.CHAMPAGNE@GMAIL.COM	
B. Owner or Lessee			
NAME BRAD AL BRIGHT		ADDRESS 231 CROSSROADS LN APT 0104	
CITY TROY	STATE MI	ZIP CODE 48083	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) 586-909-3036	FAX NUMBER (Include Area Code)	EMAIL ADDRESS BRADLEY.ALBRIGHT@COMCAST.NET	
C. Architect or Engineer			
NAME FRANK SALAMONE		ADDRESS 48701 HAYES RD	
CITY SHELBY TWP	STATE MI	ZIP CODE 48315	TELEPHONE NUMBER (Include Area Code) 586-532-0091
CELL PHONE NUMBER (Include Area Code) 586-899-3337	FAX NUMBER (Include Area Code) 586-254-1016	EMAIL ADDRESS FSALAMONE@FSARCHITECT.COM	
LICENSE NUMBER 48199	EXPIRATION DATE 6/31/2025		
D. Contractor			
NAME CHAMPAGNE BLDG CO		ADDRESS 53200 VAN DYKE AVE SUITE 200	
CITY SHELBY TWP	STATE MI	ZIP CODE 48316	TELEPHONE NUMBER (Include Area Code) 586-726-1501
CELL PHONE NUMBER (Include Area Code) 586-291-1011	FAX NUMBER (Include Area Code) 586-726-1007	EMAIL ADDRESS FRANCO.MANCINI.CHAMPAGNE@GMAIL.COM	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101078214		EXPIRATION DATE 5/31/2026	
COMPANY BUILDERS LICENSE NUMBER 2102130228		EXPIRATION DATE 5/31/2026	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-3135583			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) TRAVELERS INSURANCE			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			

RECEIVED

JUL 26 2024

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

\$2900













CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location

☐ HOUSE ☒ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____

ADDRESS **1183 Puritan Avenue, Birmingham, MI, 48009** PROPERTY IDENTIFICATION NUMBER (SIOWELL NO.) **08-19-26-207-019** LOT NUMBER _____

II. Applicant / Project Contact Information

A. Applicant

NAME **Orchard Development & Construction, Inc.** ADDRESS **7031 Orchard Lake Road, Suite 105**
CITY **West Bloomfield** STATE **MI** ZIP CODE **48322** TELEPHONE NUMBER (Include Area Code) **(248) 757-1981**
CELL PHONE NUMBER (Include Area Code) **N/A** FAX NUMBER (Include Area Code) **N/A** EMAIL ADDRESS **info@orchardbuilding.com**

B. Owner or Lessee

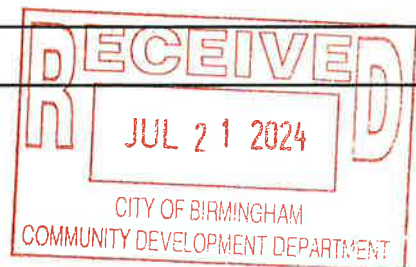
NAME **Thomas Shaffou** ADDRESS **7031 Orchard Lake Road, Suite 105**
CITY **West Bloomfield** STATE **MI** ZIP CODE **48322** TELEPHONE NUMBER (Include Area Code) **(248) 757-1981**
CELL PHONE NUMBER (Include Area Code) **N/A** FAX NUMBER (Include Area Code) **N/A** EMAIL ADDRESS **info@orchardbuilding.com**

C. Architect or Engineer

NAME **Sujak Engineering, PLC** ADDRESS **4031 Coolidge Highway**
CITY **Troy** STATE **MI** ZIP CODE **48098** TELEPHONE NUMBER (Include Area Code) **(248) 885-8431**
CELL PHONE NUMBER (Include Area Code) **Same As Telephone** FAX NUMBER (Include Area Code) **(248) 885-8432** EMAIL ADDRESS **SujakEngineering@Comcast.net**
LICENSE NUMBER **6201046896** EXPIRATION DATE **8/31/2024**

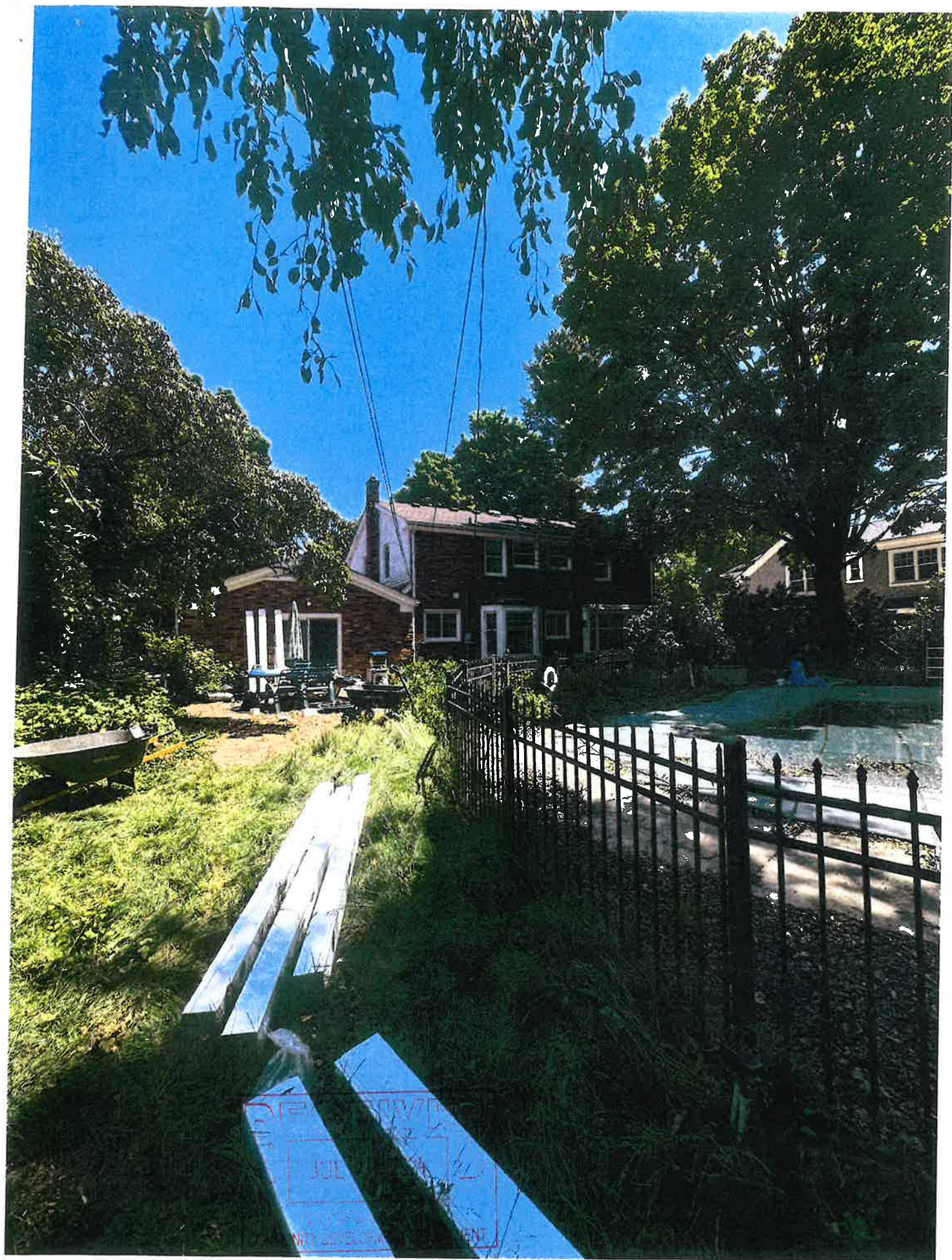
D. Contractor

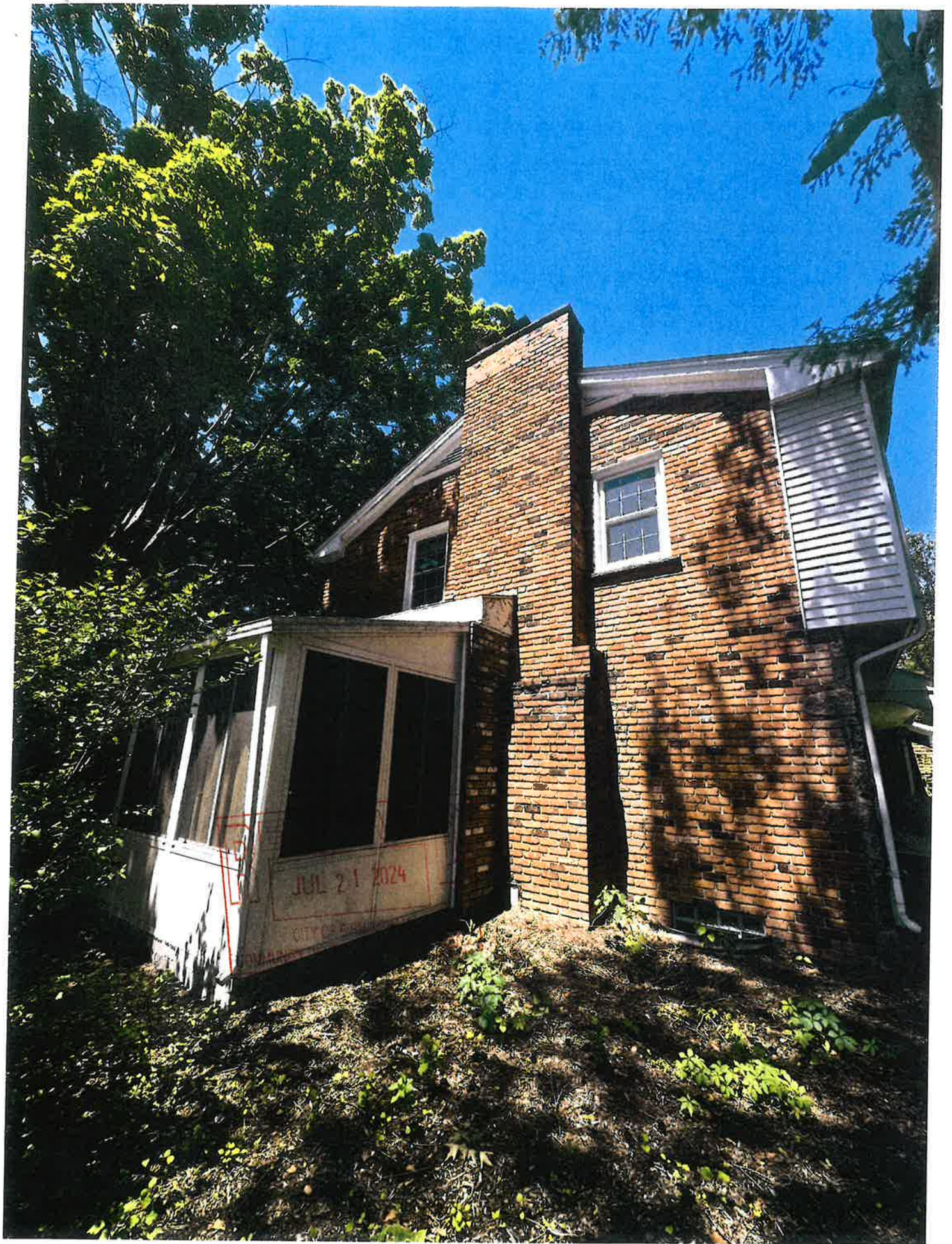
NAME **Orchard Development & Construction, Inc.** ADDRESS **7031 Orchard Lake Road, Suite 105**
CITY **West Bloomfield** STATE **MI** ZIP CODE **48322** TELEPHONE NUMBER (Include Area Code) **(248) 757-1981**
CELL PHONE NUMBER (Include Area Code) **Same As Telephone Number** FAX NUMBER (Include Area Code) **N/A** EMAIL ADDRESS **info@orchardbuilding.com**
INDIVIDUAL BUILDERS LICENSE NUMBER **2101082455** EXPIRATION DATE **5/31/2026**
COMPANY BUILDERS LICENSE NUMBER **2102192960** EXPIRATION DATE **5/31/2026**
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) **41-2171783**
WORKERS COMP INSURANCE CARRIER (or reason for exemption) **Wolf Pack Insurance Agency, LLC**
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) **2070504**

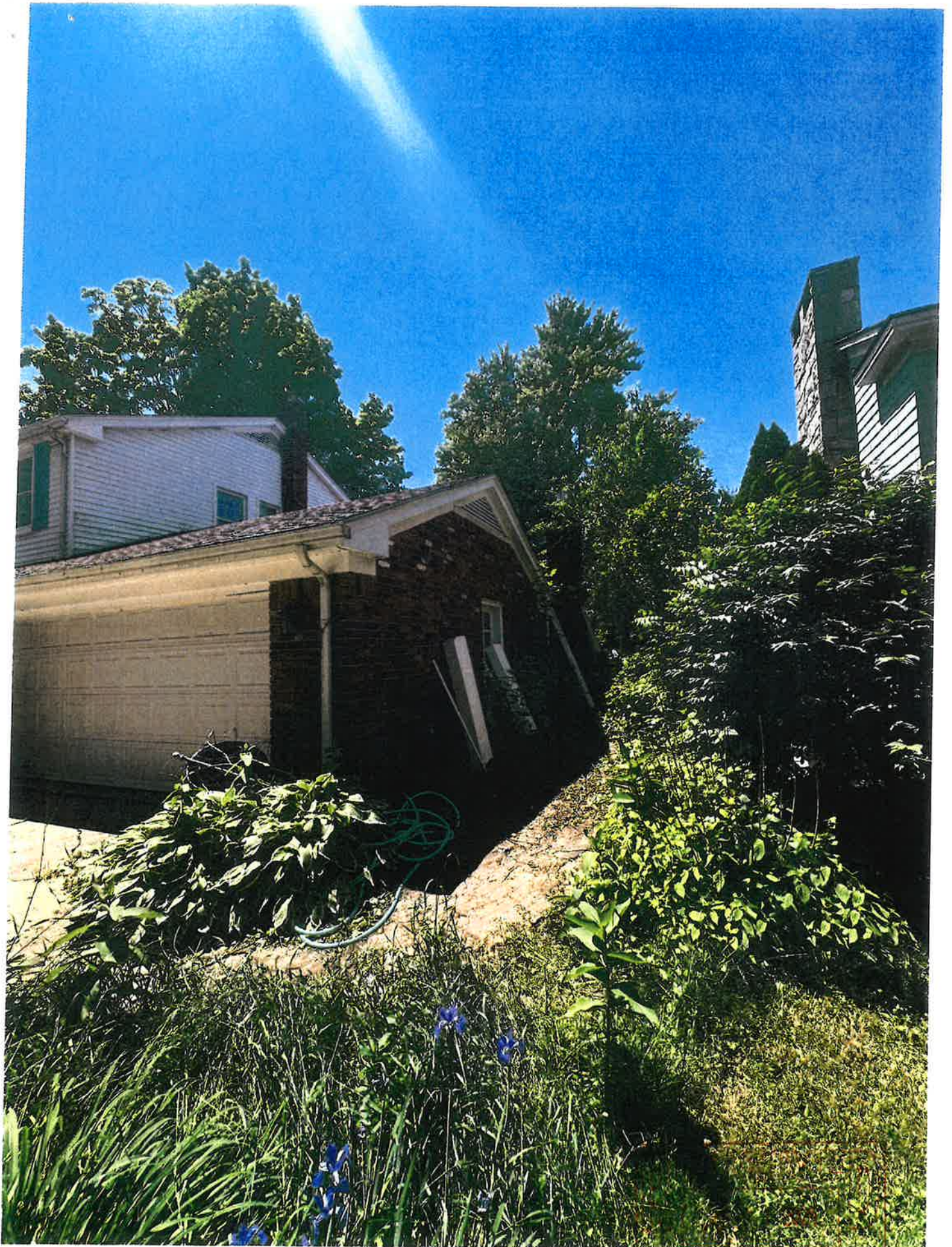




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JUL 21 2024
CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPARTMENT







RECEIVED

JUL 21 2024

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

Permit # PDR4-0053

Project # JDSF04-003

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
☒ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING ☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____					
ADDRESS <u>1292 Holland</u>			PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.)		LOT NUMBER
II. Applicant / Project Contact Information					
A. Applicant					
NAME <u>Ammar. Youcisif</u>			ADDRESS <u>4081 Rockingham Dr</u>		
CITY <u>Troy</u>	STATE <u>MI</u>		ZIP CODE <u>48085</u>	TELEPHONE NUMBER (Include Area Code) <u>480-200-6003</u>	
CELL PHONE NUMBER (Include Area Code) <u>480-200-6003</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>Store199@hotmail.com</u>	
B. Owner or Lessee					
NAME <u>Ammar. Youcisif</u>			ADDRESS <u>4081 Rockingham Dr</u>		
CITY <u>Troy</u>	STATE <u>MI</u>		ZIP CODE <u>48085</u>	TELEPHONE NUMBER (Include Area Code) <u>480-200-6003</u>	
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS	
Architect or Engineer					
NAME <u>Kevin Heard</u>			ADDRESS <u>405 S Eton St</u>		
CITY <u>Birmingham</u>	STATE <u>MI</u>		ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code) <u>248-885-8897</u>	
CELL PHONE NUMBER (Include Area Code) <u>248-496-7363</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>KevinHeardAssociate@Sbcglobal.net</u>	
LICENSE NUMBER			EXPIRATION DATE		
D. Contractor					
NAME <u>Ammar. Youcisif</u>			ADDRESS <u>4081 Rockingham Dr</u>		
CITY <u>Troy</u>	STATE <u>MI</u>		ZIP CODE <u>48085</u>	TELEPHONE NUMBER (Include Area Code) <u>480-200-6003</u>	
CELL PHONE NUMBER (Include Area Code) <u>480-200-6003</u>		FAX NUMBER (Include Area Code)		EMAIL ADDRESS <u>Store199@hotmail.com</u>	
INDIVIDUAL BUILDERS LICENSE NUMBER <u>803126068</u>			EXPIRATION DATE <u>12-31-2028</u>		
COMPANY BUILDERS LICENSE NUMBER <u>262300833</u>			EXPIRATION DATE <u>5-31-26</u>		
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>803126068</u>					
WORKERS COMP INSURANCE CARRIER (or reason for exemption)					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)					

III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description: Demo and Build Approx 2650 SQ
Single family home

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE. **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.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT

TYPE OR PRINT

DATE

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

SIGNATURE OF OWNER'S AGENT (Permit Holder)

TYPE OR PRINT

DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE









Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

JR VERVISCH BUILDING COMPAN
583 MADISON ST
BIRMINGHAM MI 48009

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

Permit Number:

PD24-0069
JDSF24-0026

Applied: 08/27/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1291 WASHINGTON BLVD 08-19-36-327-009 Zoning District: Special District:	KUNZ, DONALD J 1157 W GLENGARRY CIR BLOOMFIELD HILLS MI 48301-2225 Phone: Fax:	JR VERVISCH BUILDING COMP 583 MADISON ST BIRMINGHAM MI 48009 Phone: (248) 515 6730 Email: JIM@VERVISCHHOMES

Work Description: Demolition of single family home and one car garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0026

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 08/27/2024







Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

GEORGES, ALEXI
2713 MANCHESTER RD
BIRMINGHAM MI 48009-5899

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0066
JDSF24-0029

Applied: 08/19/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 2713 MANCHESTER RD 08-20-30-427-020 Zoning District: Special District:	GEORGES, ALEXI 2713 MANCHESTER RD BIRMINGHAM MI 48009-5899 Phone: (586) 944 1659 Fax: a.georges@sbcglobal.net	Phone: (586) 944 1659 Email:

Work Description: Complete demo of house and garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0029

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 08/19/2024













Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

Status: HOLD (FEE)

Demolition

DEMO SINGLE FAMILY

Permit Number:

PD24-0063
JDSF24-0031

Applied: 08/14/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 975 PILGRIM AVE 08-19-26-253-017 Zoning District: Special District:	ULNICK, M SCOTT 975 PILGRIM AVE BIRMINGHAM MI 48009-1212 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition with attached garage.

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0031

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00

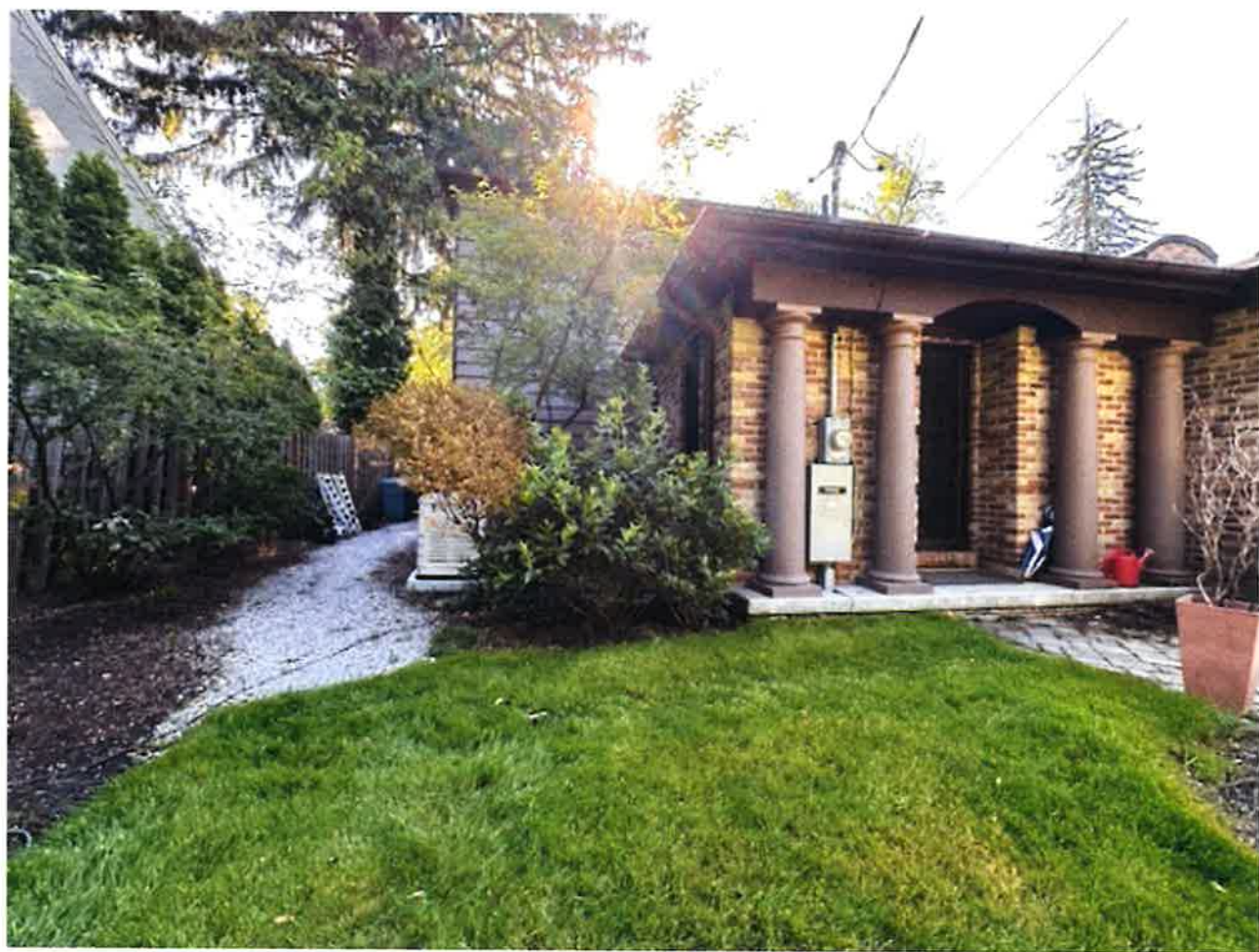


Building Official Approval: _____

Date: 08/14/2024









Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

GREAT LAKES CUSTOM BUILDER
2525 INDUSTRIAL ROW DR
TROY MI 48084-7037

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0062
JDSF24-0024

Applied: 08/14/2024

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 1221 FAIRFAX AVE 08-19-26-204-015 Zoning District: Special District:	GREAT LAKES CUSTOM BUILDER LLC 2525 INDUSTRIAL ROW DR TROY MI 48084-7037 Phone: (248) 268 1914 Fax: glr@glroofinginc.com	GREAT LAKES CUSTOM BUILD 2525 INDUSTRIAL ROW DR TROY MI 48084-7037 Phone: (248) 268 1914 Email: glr@glroofinginc.com

Work Description: Tear down home and attached garage

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0024

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 08/14/2024







Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

HRH CONSTRUCTION LLC
1233 MARYLAND BLVD
BIRMINGHAM MI 48009

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0060
JDSF24-0032

Applied: 08/14/2024

Issued:

Expires:

Finalized:

Status: HOLD (FEE)

LOCATION	OWNER	CONTRACTOR
0 431 BALDWIN RD 08-19-25-351-005 Zoning District: Special District:	SANCTUARY CENTRO TRUST 1301 W LONG LAKE RD STE 250 TROY MI 48098-6326 Phone: Fax:	HRH CONSTRUCTION LLC 1233 MARYLAND BLVD BIRMINGHAM MI 48009 Phone: (248) 644 4910 Email: jill@hunterrobertshomes.com

Work Description: Demolition of home and detached garage to build new home.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0032

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 08/14/2024





CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

Inspection Request & Online Application Site: www.bsaonline.com

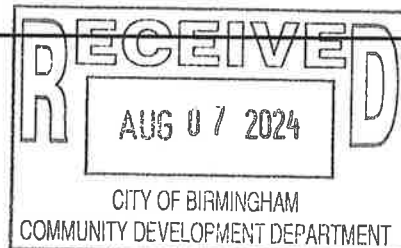
Fax: 248-530-1290 / www.bhamgov.org

PD24-0059
Permit #

JDSF 24-0030
Project #

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE ☒ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS <u>568 Lakeside</u>		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) <u>0819-26-427-011</u>	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME <u>HUGHES BUILDING INC</u>		ADDRESS <u>30100 Telegraph Rd. Suite 270</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48025</u>	TELEPHONE NUMBER (Include Area Code) <u>248-570-4343</u>
CELL PHONE NUMBER (Include Area Code) <u>248-570-4343</u>		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS <u>BRAND@HUGHESBUILDING.NET</u>			
B. Owner or Lessee			
NAME <u>JANET VALLEE</u>		ADDRESS <u>568 LAKESIDE</u>	
CITY <u>BIRMINGHAM</u>	STATE <u>MI</u>	ZIP CODE <u>48009</u>	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code) <u>248-416-0010</u>		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS <u>JANETVALEE@GMAIL.COM</u>			
C. Architect or Engineer			
NAME <u>N/A</u>		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS			
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME <u>KEN JACKSON</u>		ADDRESS <u>2873 LEACH RD.</u>	
CITY <u>ROCHESTER HILLS</u>	STATE <u>MI</u>	ZIP CODE <u>48069</u>	TELEPHONE NUMBER (Include Area Code) <u>248-852-1430</u>
CELL PHONE NUMBER (Include Area Code) <u>248-709-5599</u>		FAX NUMBER (Include Area Code)	
EMAIL ADDRESS <u>INFO@JACKSONCLEANUP.COM</u>			
INDIVIDUAL BUILDERS LICENSE NUMBER <u>2102205002</u>		EXPIRATION DATE <u>5-31-2025</u>	
COMPANY BUILDERS LICENSE NUMBER <u>2102205002</u>		EXPIRATION DATE <u>5-31-2025</u>	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) <u>46-2296033</u>			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) <u>LIBERTY MUTUAL Co.</u>			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			















Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

IDEAL BUILDERS AND REMODELI
6931 CHASE CT
WEST BLOOMFIELD MI 48322-329

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Status: HOLD (FEE)

Permit Number:

PD24-0058
JDSF24-0039

Applied: 08/05/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 748 BENNAVILLE AVE 08-19-36-430-058 Zoning District: Special District:	BR CUSTOM HOMES 748 BENNAVILLE AVE BIRMINGHAM MI 48009-3664 Phone: Fax:	IDEAL BUILDERS AND REMOD 6931 CHASE CT WEST BLOOMFIELD MI 48322-3 Phone: (248) 470 9877 Email: potashbr@gmail.com

Work Description: Demo house with detached garage

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0039

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 08/05/2024







IDEAL BUILDERS
AND REMODELING

248.425.0321

www.idealbuildersmi.com









Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

BLOOMINGDALE HOMES INC
1393 WHEATON #700
Troy MI 48083

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO TWO FAMILY

Permit Number:

PD24-0057
JDSF24-0038

Applied: 08/05/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 592 LAKESIDE RD 08-19-26-427-010 Zoning District: Special District:	592 LAKESIDE DR LLC 1393 WHEATON DR STE 700 TROY MI 48083-1919 Phone: Fax:	BLOOMINGDALE HOMES INC 1393 WHEATON #700 Troy MI 48083 Phone: (248) 651 6701 Email: john@builtbybh.com

Work Description: Demo existing house located at 592 Lakeside.

Stipulations:

Primary Constructions Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0038

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			202.00
Amount Paid:			0.00
Balance Due:			202.00



Building Official Approval: _____

Date: 08/05/2024







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

RECEIVED

AUG 16 2024

CITY OF BIRMINGHAM
COMMUNITY DEVELOPMENT DEPT.

Permit #

PD24-0065

Project #

JDSF24-0022

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☒ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS 1782 Stanley		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) LOT NUMBER	
II. Applicant / Project Contact Information			
A. Applicant			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677-8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com	
B. Owner or Lessee			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code) 586 201 2500	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com	
C. Architect or Engineer			
NAME DAS		ADDRESS 7341 Triangle Dr	
CITY Sterling Heights	STATE MI	ZIP CODE 48314	TELEPHONE NUMBER (Include Area Code) 586 803 1410
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Live Well Custom Homes		ADDRESS 626 E 4th Street	
CITY Royal Oak	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code) 248 677 8484
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS rick@rcmgroups.com	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER 210219 8565		EXPIRATION DATE 5/31/2025	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 27-2803385			
WORKERS COMP INSURANCE CARRIER (or reason for exemption) Frankenmuth			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) 1639014			

III. Construction Documents Required

Complete sets of construction documents as specified below are required with each application for a permit, unless waived by the building official when code compliance can be determined based on the description in the application.

Construction Documents Required:

Commercial: 4 sets of plans; 3 original site plans/certified surveys.

IV. Project Description

Provide a description of buildings/structures to be demolished including their size in cubic feet.

Work Description:

demo house and detached
garage

V. Signature

I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN. ALL INFORMATION SUBMITTED ON THIS APPLICATION IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

**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.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

SIGNATURE OF APPLICANT

TYPE OR PRINT

DATE

Richard Merlini

SIGNATURE OF OWNER (Required)

TYPE OR PRINT

DATE

Richard merlini

SIGNATURE OF OWNER'S AGENT (Permit holder)

TYPE OR PRINT

DATE

Expiration of Permit: A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within 180 days after issuance of the permit or if the authorized work is suspended or abandoned for a period of 180 days after the time of commencing the work.

All demolition permit fees and bond monies are due at the time the application is submitted.

VI. Department Use Only

FEE DESCRIPTION	AMOUNT		TOTAL
DEMOLITION PERMIT FEE HOUSE	\$		
DEMOLITION PERMIT FEE GARAGE	\$		
DEMOLITION PERMIT BOND HOUSE	\$		
DEMOLITION PERMIT BOND GARAGE	\$		
COMMERCIAL PERMIT FEE	\$		
COMMERCIAL PERMIT BOND	\$		
		TOTAL	\$
CONTRACTOR REGISTRATION FEE	\$		\$
		PERMIT FEE TOTAL	\$

VII. Department Use Only**APPROVAL SIGNATURE**

TITLE

DATE











Community Development Department
151 Martin Street
Birmingham, MI 48012-3001
(248) 530-1850

Inspection Requests: www.bsaonline.com

Applicant:

1587 S BATES LLC
40950 WOODWARD AVE #300
Bloomfield Hills MI 48304

Status: HOLD (FEE)

DEMOLITION ONLINE

DEMO SINGLE FAMILY

Permit Number:

PD24-0072
JDSF24-0037

Applied: 09/18/2024

Issued:

Expires:

Finalized:

LOCATION	OWNER	CONTRACTOR
0 1587 S BATES ST 08-19-36-332-013 Zoning District: Special District:	1587 S BATES LLC 40950 WOODWARD AVE #300 Bloomfield Hills MI 48304 Phone: (646) 463 4922 Fax: info@1587sbates.com	Phone: (646) 463 4922 Email:

Work Description: Demo of residential home

Stipulations:

Primary Construction Type:

Primary Zoning District:

Primary Use Group:

Project: JDSF24-0037

Permit Item	Work Type	Fee Basis	Item Total
ONLINE APPLICATION FEE	BUILDING PERMITS	1.00	\$2.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
DEMO - 3,000 TO 5,000 CUBIC FEET	BUILDING PERMITS	1.00	\$200.00
Fee Total:			402.00
Amount Paid:			0.00
Balance Due:			402.00



Building Official Approval: _____

Date: 09/18/2024









CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

AMG Inspection Request Site: <https://www.accessmygov.com>

Fax: 248-530-1290 / www.bhamgov.org

Permit #

Project #

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location			
☐ HOUSE ☒ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING			
☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____			
ADDRESS 1909 W Melton		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 08-20-31-328-019	LOT NUMBER
II. Applicant / Project Contact Information			
A. Applicant			
NAME Alimoff Building		ADDRESS P.O. Box 281	
CITY Birmingham	STATE MI	ZIP CODE 48012	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
B. Owner or Lessee			
NAME Victor Pliskin		ADDRESS 1368 Bird	
CITY Birmingham	STATE MI	ZIP CODE 48067	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS*	
Architect or Engineer			
NAME		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
LICENSE NUMBER		EXPIRATION DATE	
D. Contractor			
NAME Alimoff Building		ADDRESS	
CITY	STATE	ZIP CODE	TELEPHONE NUMBER (Include Area Code)
CELL PHONE NUMBER (Include Area Code)	FAX NUMBER (Include Area Code)	EMAIL ADDRESS	
INDIVIDUAL BUILDERS LICENSE NUMBER		EXPIRATION DATE	
COMPANY BUILDERS LICENSE NUMBER		EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption)			
WORKERS COMP INSURANCE CARRIER (or reason for exemption)			
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption)			







CITY OF BIRMINGHAM
Community Development - Building Department
151 Martin Street, Birmingham, MI 48009
Community Development: 248-530-1850
AMG Inspection Request Site: <https://www.accessmygov.com>
Fax: 248-530-1290 / www.bhamgov.org

PD 24-0070
Permit # _____

JDSF24-0035
Project # _____

APPLICATION FOR DEMOLITION PERMIT

I. Project Type / Location					
☐ HOUSE ☐ HOUSE AND ATTACHED GARAGE ☐ HOUSE AND DETACHED GARAGE ☐ DETACHED GARAGE ☐ COMMERCIAL BUILDING ☐ EXTERIOR ☐ INTERIOR NON-LOAD BEARING ☐ SHED ☐ OTHER _____					
ADDRESS 2693 Pembroke		PROPERTY IDENTIFICATION NUMBER (SIDWELL NO.) 20-30-401-021		LOT NUMBER 440	
II. Applicant / Project Contact Information					
A. Applicant					
NAME Stewart Building		ADDRESS 49480 VANDYKE			
CITY Utica	STATE MI	ZIP CODE 48317	TELEPHONE NUMBER (Include Area Code) 248-930-1965		
CELL PHONE NUMBER (Include Area Code) 248-930-1965		FAX NUMBER (Include Area Code)		EMAIL ADDRESS Pat@StewartBuilder	
B. Owner or Lessee					
NAME MI HOME		ADDRESS 3781 Darlington			
CITY Bloomfield Hills	STATE MI	ZIP CODE	TELEPHONE NUMBER (Include Area Code) 248-321-3471		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS* SCC371@comcast.net	
C. Architect or Engineer					
NAME Robert Likpo		ADDRESS P.O. Box 351			
CITY Grayline	STATE MI	ZIP CODE 48730	TELEPHONE NUMBER (Include Area Code) 586-350-5959		
CELL PHONE NUMBER (Include Area Code)		FAX NUMBER (Include Area Code)		EMAIL ADDRESS Robert@RLStudio.com	
LICENSE NUMBER 6201021871				EXPIRATION DATE 5/31/26	
D. Contractor					
NAME Stewart Building		ADDRESS 49480 VANDYKE			
CITY Utica	STATE	ZIP CODE 48317	TELEPHONE NUMBER (Include Area Code)		
CELL PHONE NUMBER (Include Area Code) 248-930-1965		FAX NUMBER (Include Area Code)		EMAIL ADDRESS Pat@StewartBuilder.com	
INDIVIDUAL BUILDERS LICENSE NUMBER 2101072269				EXPIRATION DATE 5/31/26	
COMPANY BUILDERS LICENSE NUMBER 2102085760				EXPIRATION DATE 5/31/26	
FEDERAL EMPLOYER ID NUMBER (or reason for exemption) 38-2848783					
WORKERS COMP INSURANCE CARRIER (or reason for exemption) NO EMPLOYEE					
UNEMPLOYMENT INSURANCE AGENCY EMPLOYER ACCOUNT NUMBER (or reason for exemption) NO EMPLOYEE					











Historic District Commission Action List – 2024

Historic District Commission	Quarter Goals	In Progress	Complete
Historic District Ordinance Enforcement	1 st (January-March)	☒	☐
Historic Plaques & Bates St. Signage	2 nd (April-June)	☒	☐
HDC Training	3 rd (July-September)	☐	☐
Historic Preservation Master Plan	4 th (October-December)	☒	☐