

**CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, MARCH 12, 2024
7:30 PM**

The meeting will be held in the City Commission Room at City Hall, 151 Martin St. Birmingham, MI 48009. Should you have any statement regarding any appeals, you are invited to attend the meeting in person or virtually through ZOOM:

**[https://zoom.us/j/963 4319 8370](https://zoom.us/j/96343198370) or dial: 877-853-5247 Toll-Free,
Meeting Code: 963 4319 8370**

You may also provide a written statement to the Board of Zoning Appeals, City of Birmingham, 151 Martin Street,
P.O. Box 3001, Birmingham MI, 48012-3001 prior to the hearing

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) February 13, 2024

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	508 W Lincoln	Richard Scheck	24-02	Dimensional
2)	705 Davis	Brian Neeper	24-03	Dimensional
3)	1982 Haynes	Armando Ybarra	24-04	Dimensional

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

9. ADJOURNMENT

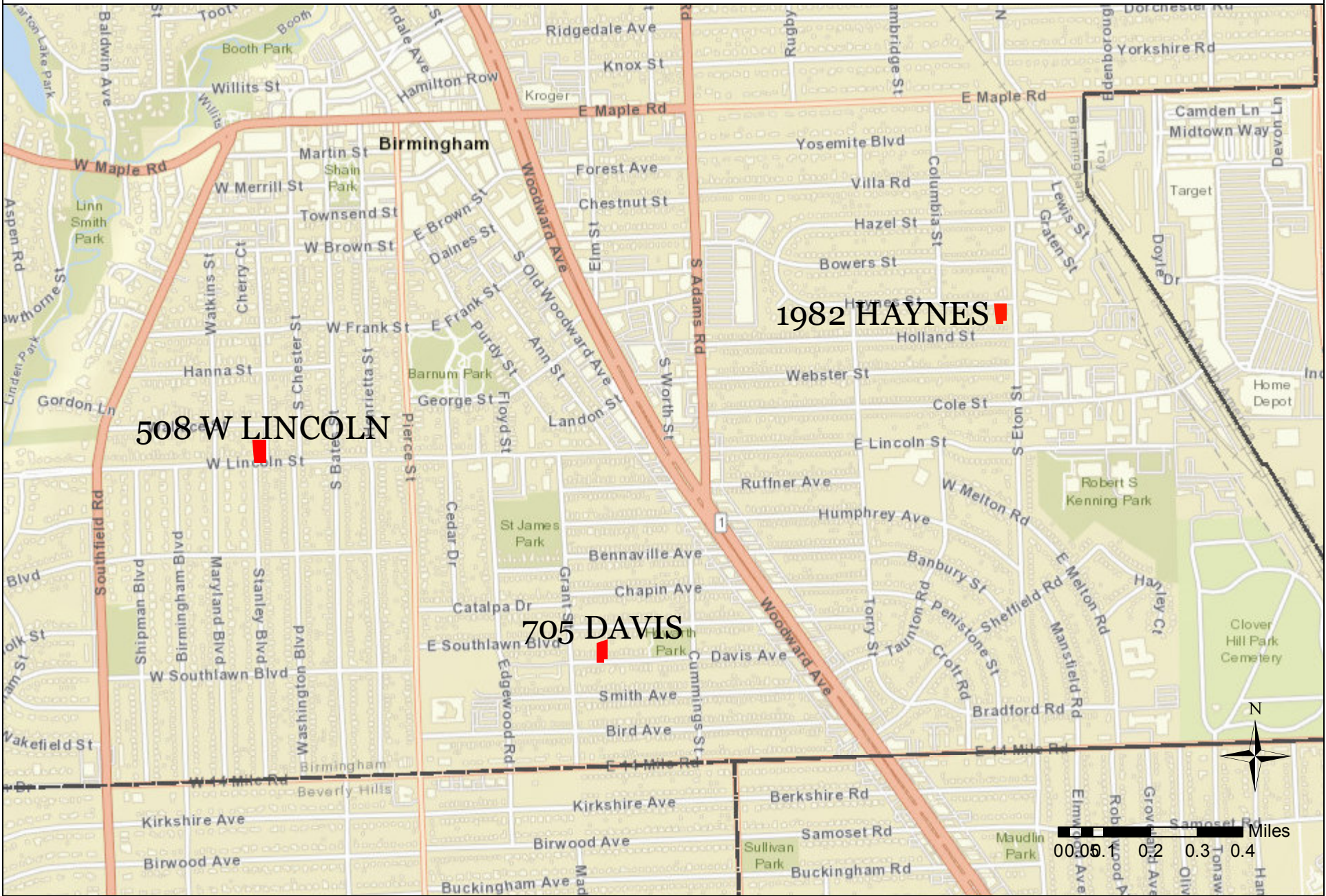
Title VI

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) 644-5115 (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) 644-5115 (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).

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.



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, February 13, 2024
City Commission Room
151 Martin Street, Birmingham, Michigan

1. Call To Order

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, February 13, 2024. The meeting was convened at 7:30 p.m.

2. Rollcall

Present: Chair Erik Morganroth, Vice Chair Jason Canvasser; Board Members John Miller, Ron Reddy, Pierre Yaldo; Alternate Board Member Carl Kona

Absent: Board Members Kevin Hart, Richard Lilley

Staff: Building Official Johnson; City Transcriptionist Eichenhorn, Assistant Building Official Morad, Assistant Building Official Zielke

Special Guest: Graham Kona

Chair Morganroth welcomed those present and reviewed the meeting's procedures. He noted that the members of the Board of Zoning Appeals are appointed by the City Commission and are volunteers who serve staggered three-year terms. They are a quasi-judicial board and sit at the pleasure of the City Commission to hear appeals from petitioners who are seeking variances from the City's Zoning Ordinance. Under Michigan law, a dimensional variance requires four affirmative votes from this board, and the petitioner must show a practical difficulty. A land use variance requires five affirmative votes and the petitioner has to show a hardship. He pointed out that this board does not make up the criteria for practical difficulty or hardship. That has been established by statute and case law. Appeals are heard by the board as far as interpretations or rulings. In that type of appeal the appellant must show that the official or board demonstrated an abuse of discretion or acted in an arbitrary or capricious manner. Four affirmative votes are required to reverse an interpretation or ruling.

Chair Morganroth took rollcall of the petitioners. All petitioners were in attendance.

3. Announcements

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

4. Approval Of The Minutes Of The BZA Meetings Of January 9, 2024

T# 02-07-24

Motion by Mr. Yaldo

Seconded by Mr. Kona to approve the minutes of the BZA meeting of January 9, 2024 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Canvasser

Nays: None

5. Appeals

T# 02-08-24

**1) 2428 Northlawn
Appeal 24-01**

ABO Zielke presented the item, explaining that the owner of the property known as 2428 Northlawn was requesting the following variance to construct a new home:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 30.00 feet. The proposed is 27.40 feet on the west side. Therefore, a variance of 2.60 feet is being requested.

Staff answered informational questions from the Board.

Kent Johnston, owner, reviewed the letter describing why this variance was being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Motion by Mr. Miller

Seconded by Mr. Reddy with regard to Appeal 24-01, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 30.00 feet. The proposed is 27.40 feet on the west side. Therefore, a variance of 2.60 feet is being requested.

Mr. Miller moved to approve the variance and tied approval to the plans, stating that the lot had special conditions and faced an unusual hardship due to the unique situation of the existing home on the lot. He said that granting the variance would not be contrary to either the spirit or the purpose of the zoning ordinance and would result in substantial justice to the property owner and the neighbors.

Mr. Kona concurred with Mr. Miller, noting that the location of the house on the property and the shape of the lot was a hardship. He added that the appellant would be reducing the existing nonconformity and improving the property overall.

The Chair noted that the plans would slightly compromise the functionality of one garage bay in order to meet the ordinances, unusual shape of the lot, and the setbacks. He said in this case that these were legitimate reasons to request a variance, and to receive a variance approval. The Chair offered support for the motion.

Motion carried, 6-0.

ROLL CALL VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Canvasser

Nays: None

6. Correspondence

All correspondence was provided to the Board members and the relevant applicants.

7. General Business

T# 02-09-24

Nomination by Mr. Yaldo

To nominate Jason Canvasser to service as Vice Chair.

Motion carried, 6-0.

VOICE VOTE

Yeas: Reddy, Miller, Yaldo, Kona, Morganroth, Canvasser

Nays: None

8. Open To The Public For Matters Not On The Agenda

Special guest Graham Kona received a warm welcome from the Board.

9. Adjournment

No further business being evident, the Board motioned to adjourn at 7:49 p.m.

Bruce R. Johnson, Building Official



Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

508 W Lincoln (24-02)

Hearing date: March 12, 2024

Appeal No. 24-02: The owner of the property known **508 W Lincoln**, requests the following variance to construct a swimming pool:

A. Chapter 126, Article 4, Section 4.03(D) of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed pool is 6.93 feet away from principal house. Therefore, a variance of 3.07 feet is being requested.

Staff Notes: This applicant is requesting a variance for the distance that a pool that is required to be setback from the principal building. This applicant was before the board for a similar variance in August 2023 (minutes attached).

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
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)

508 W LINCOLN 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

Application Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

Address: <u>508 W Lincoln</u>	Lot Number: <u>2</u>	Sidwell Number: <u>19-36-158-016</u>
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II. OWNER INFORMATION:

Name: <u>Robert Koru Feld</u>			
Address: <u>508 W Lincoln</u>	City: <u>Birmingham</u>	State: <u>MI</u>	Zip code: <u>48009</u>
Email: <u>RobKoruFeld@gmail.com</u>		Phone: <u>586-839-3648</u>	

III. PETITIONER INFORMATION:

Name: <u>Richard Scheck</u>		Firm/Company Name:	
Address: <u>1344 Bewaville</u>	City: <u>Birmingham</u>	State: <u>MI</u>	Zip code: <u>48009</u>
Email: <u>RScheck@TheALANGroup.com</u>		Phone: <u>248-505-0206</u>	

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.

Signature of Owner: <u>[Signature]</u>	Date: <u>1/24/2024</u>
Signature of Petitioner: <u>Richard Scheck</u>	Date: <u>1/23/24</u>

Robert Kornfeld
508 W. Lincoln Street
Birmingham, MI 48009

January 25, 2024

Board of Zoning Appeals
Birmingham, MI 48009

Subject: Variance request for 508 West Lincoln Street, Birmingham, MI 48009

We respectfully request a variance of 3.07' for the inground swimming pool that we are planning to have built in the north yard of the above mentioned property.

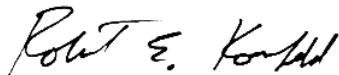
When our initial request for variance was denied in August of 2023, Mr. Miller stated he originally thought the location of the pool was limited by the power lines. During the permitting process our civil engineer discovered an existing sanitary line along the north edge of the property. This sanitary line is now dictating the location of the pool.

If we were to comply with the zoning ordinance of 10' from the sanitary line and 10' from the attached garage to the south; the pool would have a width of 7.22' making it impractical to use for swimming. If the garage was a detached structure, the 6.93' from the pool edge to the garage would not require a variance.

During the pool installation, we will relocate the sanitary lead from the house that currently runs to the north and run it to the east to the sanitary line on Stanley.

Your consideration is greatly appreciated.

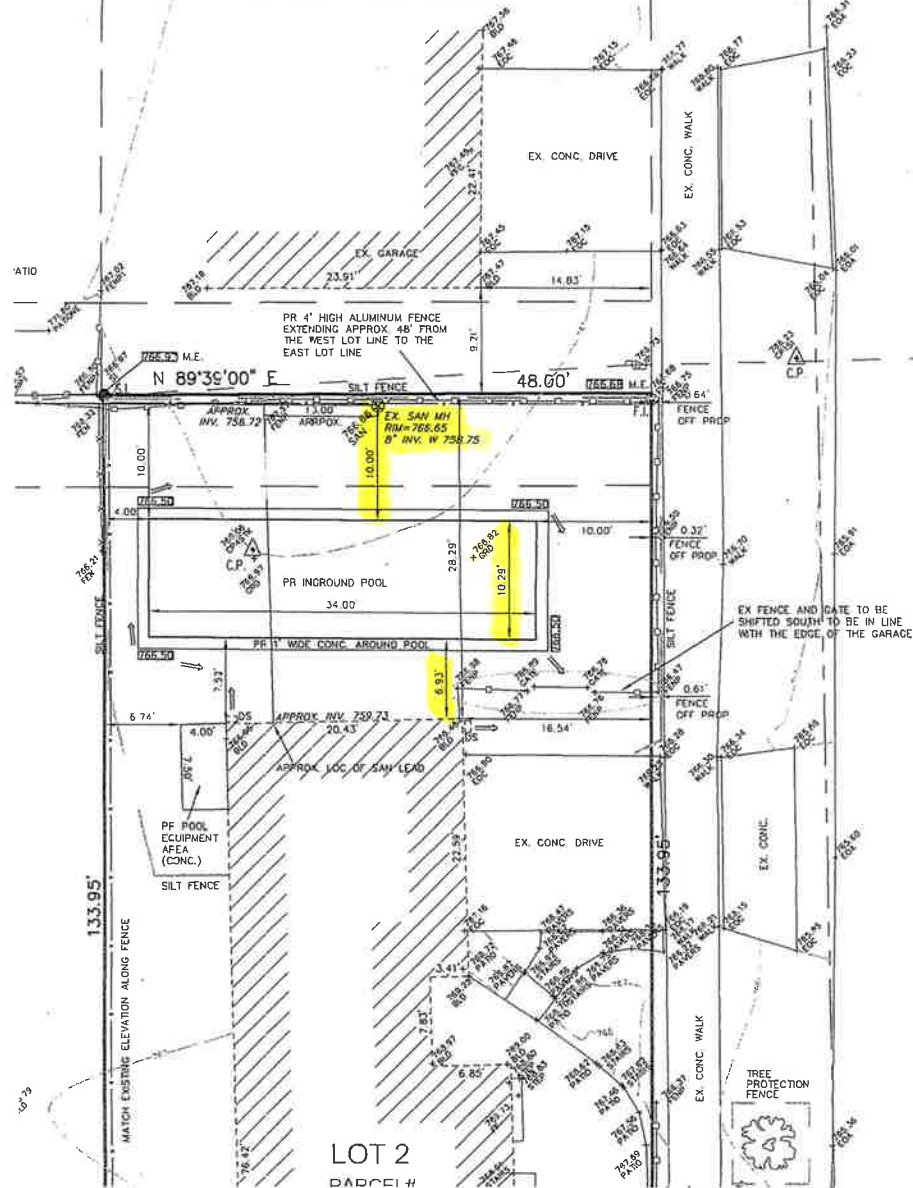
Sincerely,

A handwritten signature in black ink that reads "Robert E. Kornfeld". The signature is written in a cursive, slightly slanted style.

Robert E. Kornfeld
586-839-3648

ST.
CTION 9,
AM
N

LOT 23
PARCEL # 19-36-158-008



LOCATION MAP

NTS

OVERHEAD WIRES

SITE

SITE DATA

ZONING

R2 -- SINGLE-FAMILY RESIDENTIAL

EXISTING AREAS

LOT 6,429.49 SQ. FT.
HOUSE 1,630.21 SQ. FT.
PORCH & PATIO 496.97 SQ. FT.
PAVEMENT 383.90 SQ. FT.
POOL 0.00 SQ. FT.

LOT COVERAGE

EXISTING 25.36% (1,630.21 SQ. FT.)
PROPOSED 25.36% (1,630.21 SQ. FT.)
MAXIMUM 30.00% (3,763.13 SQ. FT.)

PROPOSED AREAS

LOT 6,429.49 SQ. FT.
HOUSE 1,630.21 SQ. FT.
PORCH & PATIO 496.97 SQ. FT.
PAVEMENT 383.90 SQ. FT.
POOL 608.00 SQ. FT.

OPEN SPACE

EXISTING 60.04% (3,918.41 SQ. FT.)
PROPOSED 51.49% (3,310.41 SQ. FT.)
MINIMUM 40.00% (2,571.80 SQ. FT.)

SWIMMING POOL REQUIREMENTS

ACCESSORY BUILDINGS/STRUCTURES MUST BE AT LEAST 3 FT FROM ANY LOT LINES

ACCESSORY BUILDINGS/STRUCTURES MUST BE AT LEAST 10 FT FROM THE PRINCIPAL BUILDING ON THE PROPERTY

THE NEAREST WATERWAY IS THE ROUGE RIVER, +/- 2015 FT TO THE NORTHWEST OF THE PROPERTY

AREA	REQUIRED	PROPOSED	AMOUNT OF VARIANCE
N. WALL OF GARAGE	10'	6.93'	3.07'

50' ROW

LAND
DEVELOPMENT
SERVICES
OF Michigan L.L.C.

Civil, Construction Management
& Surveying Services

Land Development Services
of Michigan L.L.C.
48597 Hayes
Shelby Twp, MI 48315
P: 586.844.7310
E: David@LDSofMichigan.com

PROJECT

508 W. LINCOLN AVE

CLIENT

Rob Kornfeld
508 W Lincoln
Birmingham, MI, 48009
586-839-3648
robkornfeld@gmail.com

SEAL

SHEET
PLOT PLAN

whichever is larger. The required is 18.75 feet on the west side. The proposed is 14.20 feet. Therefore, a variance of 4.55 feet is being requested.

Mr. Kona moved to deny Variances A and B. He noted there would be several alternative options, and there was insufficient information provided regarding the steps.

Mr. Miller supported the motion since the appellant had other options. He said the proposal and functions could largely be built while respecting the required setbacks.

The Chair said that reducing the width of the proposed garage would somewhat mitigate the variance request, and allow the garage to be substantially as functional. He said changing the depth of the garage would not change the usability of the garage, and that the mudroom could be reconfigured to add more depth to the garage if desired. The Chair agreed that there were likely other options that would mitigate the need for a variance. He said he did not see a practical difficulty necessitating the variances.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

T# 08-36-23

**5) 508 W. Lincoln
Appeal 23-25**

ABO Zielke presented the item, explaining that the owner of the property known as 508 W Lincoln was requesting the following variance to construct an in-ground pool:

- A. Chapter 126, Article 4, Section 4.03(D)** of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed is 8.00 feet. Therefore, a variance of 2.00 feet is being requested.

Staff answered informational questions from the Board.

Richard Scheck, contractor, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to Board inquiry, Mr. Scheck explained:

- The two feet variance being requested would make a difference for the usage of the pool;
- His understanding of the ordinance was that it was to keep the pool out of the area of influence of the foundation; and,
- The pool could be moved further north per the ordinance.

Board comment was as follows:

- The ordinance and the lot would not allow for a 12 foot pool;
- There are many elements allowed on the sides of a foundation; and,

- Regardless of the purpose of the ordinance, the BZA would need to hear why the ordinance could not be adhered to.

Motion by Mr. Reddy

Seconded by Mr. Kona with regard to Appeal 23-25, Chapter 126, Article 4, Section 4.03(D) of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed is 8.00 feet. Therefore, a variance of 2.00 feet is being requested.

Mr. Miller moved to deny the variance. He said that while he originally thought the location of the pool was limited by the power lines, since that was not ultimately the case, the request seemed to be self-created. He stated that the request was not due to unique circumstances of the property, and that adhering to the ordinance in this case would not be unnecessarily burdensome.

Mr. Reddy concurred with Mr. Miller.

The Chair supported the motion. He said there were a number of options available for mitigating the ordinance.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

T# 08-37-23

**6) 1115 Chapin
Appeal 23-26**

ABO Zielke presented the item, explaining that the owner of the property known as 1115 Chapin was requesting the following variances to construct a new detached garage:

- A. Chapter 126, Article 2, Section 2.10.1** of the Zoning Ordinance limits the lot coverage to a maximum of 30% of the lot. The required 30% is 1440.00 SF. The proposed is 32.95% (1581.90 SF). Therefore, a variance of 2.95% (141.90 SF) is being requested.
- B. Chapter 126, Article 4, Section 4.03(G)(1)(C)** of the Zoning Ordinance requires that the minimum building height on an accessory structure in the R3 zoning shall not exceed 14.50 feet to the mid-point. The proposed is 15.25 feet. Therefore, a variance of 0.75 feet is being requested.

Staff answered informational questions from the Board.

Frank Colasanti Jr., co-owner, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

In reply to Board inquiry, Mr. Colasanti explained that the appellants were advised that the structure could accommodate two vehicles, especially since one of the vehicles was smaller.

Board comments were as follows:

- The lot is limited by its size and the ordinances, and the BZA's decision could not be impacted by the amount of storage desired by the appellant;
- Since most or all of the structure would be used for storage, the width could be reduced by two feet in order to mitigate the need for a variance;
- A different style roof may change where the peak would be measured from. Reducing the width of the garage would also lower where the peak would be measured from; and,
- It would be difficult for the garage to accommodate two vehicles given the stairs.

Motion by Mr. Reddy

Seconded by Mr. Miller with regard to Appeal 23-26, Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance limits the lot coverage to a maximum of 30% of the lot. The required 30% is 1440.00 SF. The proposed is 32.95% (1581.90 SF). Therefore, a variance of 2.95% (141.90 SF) is being requested; and, Chapter 126, Article 4, Section 4.03(G)(1)(C) of the Zoning Ordinance requires that the minimum building height on an accessory structure in the R3 zoning shall not exceed 14.50 feet to the mid-point. The proposed is 15.25 feet. Therefore, a variance of 0.75 feet is being requested.

Mr. Reddy moved to deny the variances. He said slight modifications to the design would minimize or eliminate the requested variances. He noted that the modifications might also benefit the appellant.

Mr. Hart said there was hardship faced by the appellant in terms of the size of the garage. He said the appellant also tried to mitigate the extent of the variance. He said the garage could not be much smaller, and therefore represented a reasonable request. He said he would not support the motion.

Motion carried, 5-1.

ROLL CALL VOTE

Yeas: Lilley, Morganroth, Miller, Reddy, Kona

Nays: Hart

6. Correspondence

7. Open To The Public For Matters Not On The Agenda

8. Adjournment

No further business being evident, the Board motioned to adjourn at 9:44 p.m.



Bruce R. Johnson, Building Official



Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

705 Davis (24-03)

Hearing date: March 12, 2024

Appeal No. 24-03: The owner of the property known **705 Davis**, requests the following variances to construct additions to the front and rear of the existing non-conforming home:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total combined setbacks be 14 feet or 25% of the lot width, whichever is greater. The required is 14.00 feet. The proposed is 13.47 feet. Therefore, a variance of 0.53 feet is being requested.

B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard shall be less than 5.00 feet. The existing and proposed is 4.47 feet. Therefore, a variance of 0.53 feet is being requested.

C. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The existing and proposed is 13.83 feet. Therefore, a variance of 0.17 feet is being requested.

Staff Notes: This applicant is requesting variances to construct an addition to the front and rear of the existing non-conforming that was constructed in 1978.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
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)

705 DAVIS 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: 705 Davis Ave, Birmingham MI 48009	Lot Number: 982	Sidwell Number: 19-36-476-022
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II. OWNER INFORMATION:

Name: Titas and Margarita Laurinaitis			
Address: 705 Davis Ave, Birmingham MI 48009	City: Birmingham	State: MI	Zip code: 48009
Email:* titas@wayne.edu davydova@gmail.com		Phone: 248-224-7531	

III. PETITIONER INFORMATION:

Name: Brian Neeper	Firm/Company Name: Brian Neeper Architecture		
Address: 630 N Old Woodward	City: Birmingham	State: MI	Zip code: 48009
Email: Brian@brianneeper.com		Phone: 248 259 1784	

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 **\$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:

- 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: Titas Laurinaitis Margarita Laurinaitis Date: 1/12/2024

Signature of Petitioner: [Signature] Date: 2/12/24

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.

Titas Laurinaitis Margarita Laurinaitis

Signature of Applicant

Brian Neeper
ARCHITECTURE P.C.
630 N. Old Woodward, Suite 203 Birmingham, MI 48009
248. 259. 1784 - brianneeper.com



City of Birmingham
Board of Zoning Appeals
151 Martin St.
Birmingham, MI 48009

Re: 705 Davis Ave

February 12, 2024

Members of the Board,

On behalf of my clients, Margo and Titas Laurinaitis, I respectfully request your consideration for the approval of the required dimensional variances to allow the construction of the proposed additions to their existing residence. The existing home's non-conforming position and neighboring home's non-conformities provide some exceptional and unique challenges which make it substantially more difficult to meet all the zoning requirements of the current ordinance.

The proposed design sets all the additions in alignment with the existing structure. The goal of the design is to create seamless additions, so the home appears as a new cohesive structure and not a series of additions with small jogs and offsets in the construction. Structurally it is far more practical to tie into the existing foundations, wall frame and roof frame all in line.

Variance A– Side Yard Setback – West Side

The required setback is 5.0'

The proposed setback is 4.47'.

We are requesting a 0.53' variance.

Variance B– Total Side Yard Setback

The required setback is 14.0'

The proposed setback is 13.47'.

We are requesting a 0.53' variance.

Variance C– Distance Between Principal Structures

The required setback is 14.0'

The proposed setback is 13.83'.

We are requesting a 0.17' variance.

The design will be compliant with all other setback, lot coverage, open space and ordinance requirements.

We believe the existing conditions of the non-conforming house positions are causing the need for our small variances.

We believe a strict enforcement of the ordinance in this location would result in an unnecessary hardship. The resulting need for small offsets and the misalignment of structural elements will cause unnecessary practical difficulty in the construction process.

We believe the approval of this variance request will allow for the construction of a new home without any adverse impact to the adjacent neighbors or the neighborhood as a whole. The shape and design of the home will meet the spirit of the ordinance by allowing the project to continue the existing form of the home, without any adverse affect on the public health, safety or welfare.

We believe you will be doing substantial justice to my client and the neighbors with the approval of this variance by allowing a residence with seamless additions within its existing patterns.

Thank you for your consideration.

Sincerely,

Brian Neeper
AIA, NCARB, Architect

STRUCTURAL NOTES:

(2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

(2) 2x10 & LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM THE NUMBER OF HEADERS INDICATED ON DRAWINGS. ALL MEMBERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS PLYS, WHICH EVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL No. CLEARLY STAMPED & LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES & NUMBER REQ'D. AS SPECIFIED FOR EACH TYPE OF HANGER.

LVL DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 PSI (2.0 E)

WALL DIMENSION NOTE:

ALL WALL DIMENSIONS ARE TO THE ROUGH. INTERIOR PARTITIONS ARE 3 1/2" (2x4) UNLESS NOTED OR DIMENSIONED OTHERWISE.

EXTERIOR FRAME WALLS INCLUDE 1/2" NOMINAL DIMENSION FOR EXTERIOR SHEATHING. EXTERIOR FRAME WALLS ARE 6" (2x4) UNLESS NOTED OR DIMENSIONED OTHERWISE. BRICK LEDGE/ BRICK OR STONE EXTERIOR WITH AIR SPACE IS 4 1/2" UNLESS NOTED OR DIMENSIONED OTHERWISE.

-ADDITION ONLY-

SECTION 101.4.3. OF THE 2009 MUEC STATES - "AN ADDITION SHALL BE DEEMED TO COMPLY WITH THIS CODE IF THE ADDITION ALONE COMPLIES..."

MICHIGAN UNIFORM ENERGY CODE

BUILDERS OPTIONS FOR COMPLIANCE: CLIMATE ZONE 5A

A) PROVIDE INSULATION AND PERFORMANCE VALUES AS PRESCRIBED IN SECTION 302 (PRESCRIPTIVE) 2009 MUEC.

EXTERIOR ENCLOSURE	VALUE
WALL ASSEMBLIES	R-20
ROOF / CEILING	R-38
SLAB ON GRADE	R-10
CRAWL SPACE WALL (CONTINUOUS)	R-10
CRAWL SPACE WALL (CAVITY)	R-13
BASEMENT WALL (CONTINUOUS)	R-10
BASEMENT WALL (CAVITY)	R-13
FENESTRATION / OPENINGS	U-0.35
(AREA WEIGHTED AVERAGE OF THE TOTAL AREA OF FENESTRATION UNITS)	R-2.85
* SEE TABLE 402.11 FOR FOOTNOTES	

B) PROVIDE A SIMULATED ENERGY PERFORMANCE ANALYSIS (BY OTHERS) AS PRESCRIBED IN SECTION 405 (PERFORMANCE) PROVIDE INSULATION AND FENESTRATION VALUES AS REQUIRED.

VARIANCE CHART						
		REQUIRED	EXISTING	NEW	VARIANCE	Description
	A	5.0'	4.41'	4.41'	0.53'	MINIMUM SIDE YARD SETBACK. NON-CONFORMING STRUCTURE.
	B	14.0'	13.41'	13.41'	0.53'	TOTAL SIDE YARD SETBACKS
	C	14.0'	13.84'	13.83'	0.17'	DISTANCE BETWEEN PRINCIPLE STRUCTURES.

WALL LEGEND:

EXISTING WALL TO BE REMOVED

EXISTING WALL TO REMAIN

NEW WALL CONSTRUCTION

BRIAN NEEPER ARCHITECTURE P.C.

DESIGN - PLANNING - INTERIORS

630 North Old Woodward Suite 203

BIRMINGHAM, MICHIGAN

BRIANNEEPER.COM

248. 259. 1784

FOUNDATION PLAN

LAURINAITIS RESIDENCE

ADDITION

105 DAVIS AVENUE

BIRMINGHAM, MICHIGAN

PRELIMINARY

10-01-22

BIDS

02-13-23

PERMITS

11-7-23

FINAL

REVISIONS

12-13-23

BZA 2-12-23

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BRIAN NEEPER

ARCHITECTURE P.C.

JOB NUMBER

22066

DRAWN BY

EAF / RR

CHECKED BY

SHEET NUMBER

A-1

FOUNDATION PLAN

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

2) 2x8 HEADERS TO BEAR ON (1) ONE JACK STUD UNLESS NOTED OTHERWISE.

3) 2x10 LARGER HEADERS TO BEAR ON (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED HEADERS FRAMED PERPENDICULAR TO WALL LINE SHALL BEAR ON REQUIRED NUMBER OF STUDS TO MATCH WIDTH OF HEADER MATERIAL.

ALL PRE-ENGINEERED HEADERS FRAMED PARALLEL TO WALL LINE SHALL BEAR ON A MINIMUM (2) TWO JACK STUDS UNLESS NOTED OTHERWISE.

ALL PRE-ENGINEERED LUMBER HEADERS SHALL BE BUILT-UP FROM TWO OR MORE HEADERS INDICATED ON DRAWINGS. ALL HEADERS SHALL BE SECURED WITH NAILS OR BOLTS AS SPECIFIED BY THE MANUFACTURER FOR SIZES INDICATED.

ALL GIRDER TRUSSES TO BEAR ON (2) TWO STUDS MINIMUM OR AS REQUIRED TO MATCH NUMBER OF TRUSS FLYS, WHICH EVER IS GREATER.

TRUSS FABRICATOR/CONTRACTOR TO PROVIDE ALL HANGERS W/ MODEL NO. CLEARLY STAMPED / LAYOUT DRAWINGS CLEARLY INDICATING LOCATION OF VARIOUS HANGERS REQUIRED.

CARPENTER CONTRACTOR TO INSTALL NAIL SIZES / NUMBER REQ'D. AS SPECIFIED BY MANUFACTURER OF ALL HANGERS.

LVL DESIGN VALUES FOR MODULUS OF ELASTICITY (E) SHALL BE 1,600,000 PSI (2.0 E).

WALL DIMENSION NOTE:

ALL WALL DIMENSIONS ARE TO THE ROUGH. INTERIOR PARTITIONS ARE 3 1/2" (2x4) UNLESS NOTED OR DIMENSIONED OTHERWISE. EXTERIOR FRAME WALLS INCLUDE 1/2" NOMINAL DIMENSION FOR EACH SIDE OF EXTERIOR FRAME WALLS. EXTERIOR UNLESS NOTED OR DIMENSIONED OTHERWISE. "BRICK LEDGE" BRICK OR STONE EXTERIOR WITH AIR SPACE IS 4 1/2" UNLESS NOTED OR DIMENSIONED OTHERWISE.

SECTION 101.4.3. OF THE 2009 MUEC STATES - "AN ADDITION SHALL BE DEEMED TO COMPLY WITH THIS CODE IF THE ADDITION ALONE COMPLIES..."

BUILDERS OPTIONS FOR COMPLIANCE: CLIMATE ZONE 5A

- A) PROVIDE INSULATION AND PERFORMANCE VALUES AS PRESCRIBED IN SECTION 302 (PRESCRIPTIVE) 2009 M.U.E.C.

EXTERIOR ENCLOSURE	VALUE
WALL ASSEMBLIES	R-20
ROOF / CEILING	R-38
SLAB ON GRADE	R-10
CRAWL SPACE WALL (CONTINUOUS)	R-10
CRAWL SPACE WALL (CAVITY)	R-13
BASEMENT WALL (CONTINUOUS)	R-10
BASEMENT WALL (CAVITY)	R-13
FENESTRATION / OPENINGS	U-0.35
(AREA WEIGHTED AVERAGE OF THE TOTAL AREA OF FENESTRATION UNITS)	R-2.85

* SEE TABLE 402.11 FOR FOOTNOTES

- B) PROVIDE A SIMULATED ENERGY PERFORMANCE ANALYSIS
(BY OTHERS) AS PRESCRIBED IN SECTION 405 (PERFORMANCE)
PROVIDE INSULATION AND FENESTRATION VALUES AS REQUIRED



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



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

FIRST FLOOR PLAN

SQUARE FOOTAGE			
	EXISTING	ADDITION	TOTAL
1ST FLOOR	736 SQ FT	284 SQ FT	1,020 SQ FT
2ND FLOOR	785 SQ FT	248 SQ FT	1,033 SQ FT
ATTIC	N/A	253 SQ FT	253 SQ FT
TOTAL	1,521 SQ FT	736 SQ FT	2,304 SQ FT

LOT AREA = 4,800 SQ FT
30% COVERAGE = 1,440 SQ FT
BUILDING COVERAGE = 1,440 SQ FT



 EXISTING WALL TO BE REMOVED
 EXISTING WALL TO REMAIN
 NEW WALL CONSTRUCTION

	PRELIMINARY	10-01-22
	BIDS	02-13-23
	PERMITS	11-7-23
	FINAL	
	REVISIONS	12-13-23 BZA 2-12-23
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	JOB NUMBER	22066
	DRAWN BY	EAF / RR
	CHECKED BY	
	SHEET NUMBER	

WINDOW SILLS

IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4 INCH DIAMETER SPHERE CANNOT PASS. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM F 2004 OR F 2090.

OVERHANGS & DRAINAGE

PROVIDE GUTTERS & DOWNSPOUTS FOR DRAINAGE OF ROOF WATER. DOWNSPOUTS ARE TO BE LOCATED SO THAT THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKS OR DRIVES.

UNLESS NOTED OTHERWISE OVERHANG DIMENSIONS ARE 12" FROM FRAME, RAKE DIMENSIONS ARE 4" AT BRICK AND 6" AT SIDING.

STEEL LINTEL SCHEDULE

LOOSE STEEL LINTELS FOR MASONRY - EXTERIOR ANGLES FOR BRICK OR STONE (NO FLOOR LOAD)

MAX. CLEAR SPAN	LINTEL SIZE
5'-0" OR LESS	3 1/2" x 3 1/2" x 5/16"
7'-0" OR LESS	4" x 3 1/2" x 5/16"
8'-0" OR LESS	5" x 3 1/2" x 5/16"
9'-0" OR LESS	5" x 3 1/2" x 3/8"
10'-0" OR LESS	6" x 3 1/2" x 3/8"

NOTE: THIS SCHEDULE APPLIES UNLESS NOTED OTHERWISE ON THE PLANS AND/OR ELEVATIONS.

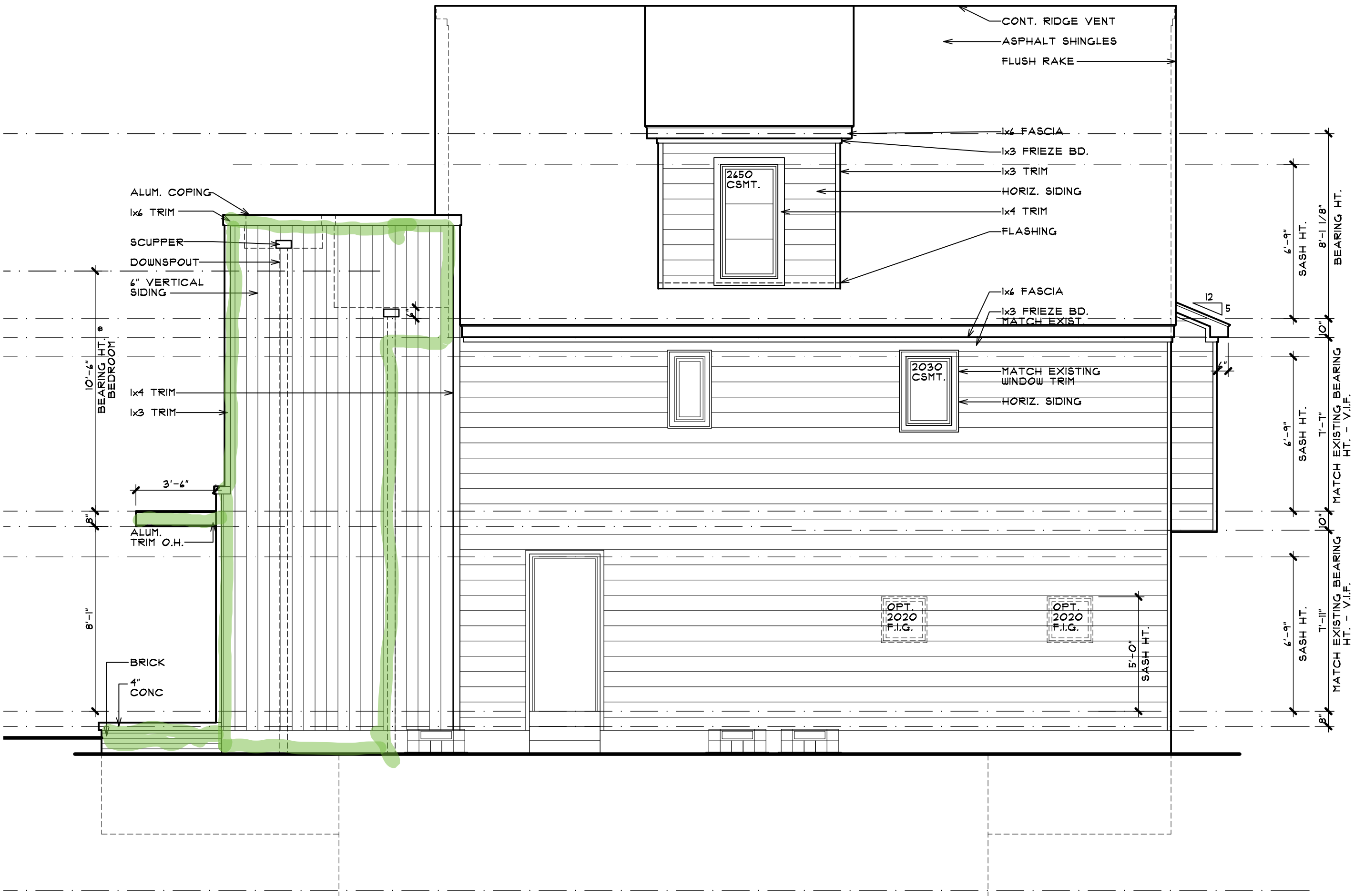
NOTE: STEEL ANGLE LINTELS REQUIRE A SHOP COAT OF RUST-INHIBITIVE PAINT EXCEPT FOR LINTELS MADE OF CORROSION-RESISTANT STEEL.

TYP. WINDOW DESIGNATION

GENERAL REFERENCE FOR WINDOW OPENING SIZES ONLY. CONSULT WITH WINDOW MANUFACTURER FOR EXACT WINDOW SIZES & REQUIREMENTS.

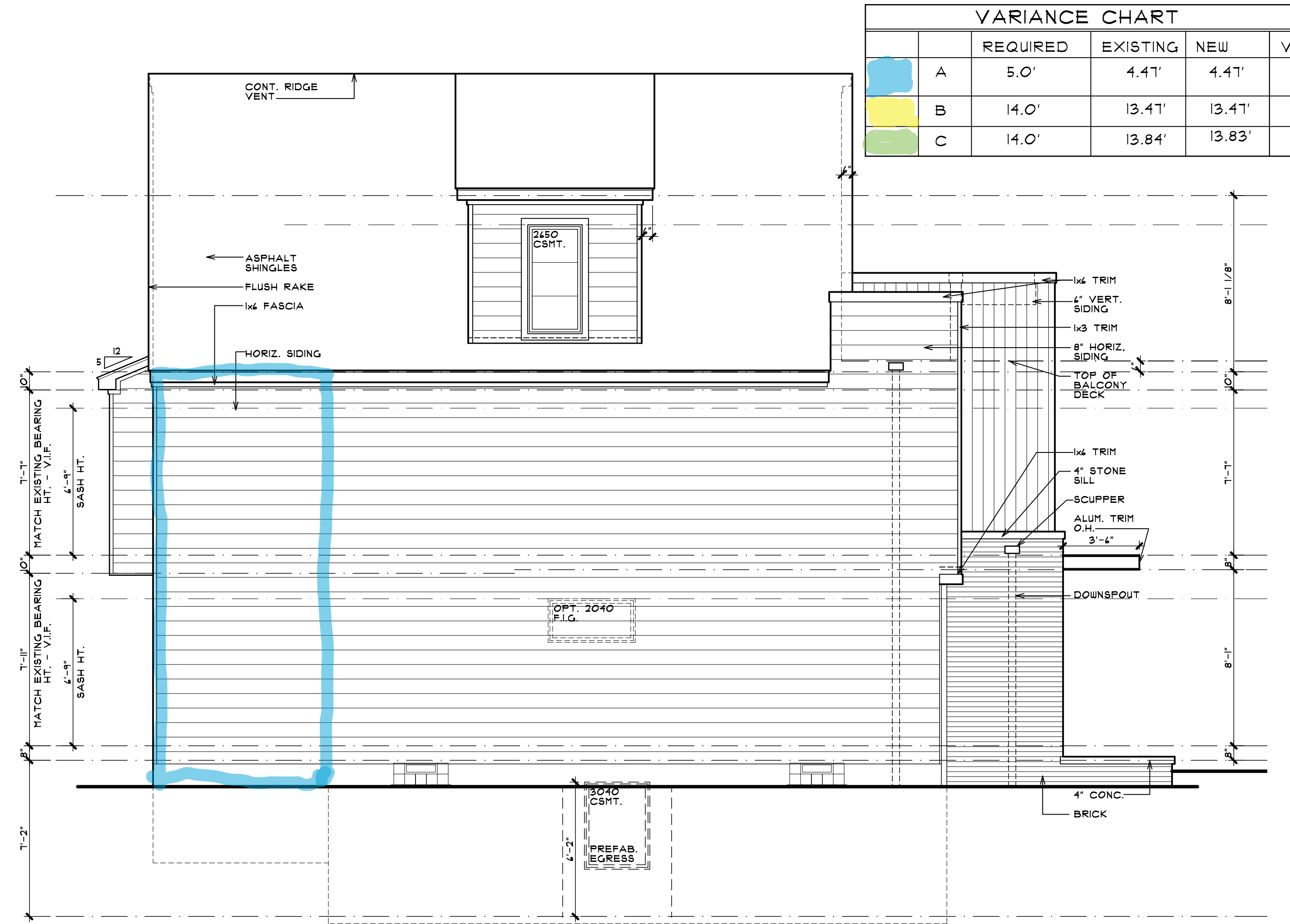
EGRESS WINDOW

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE WINDOW MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES AND WIDTH OF 20 INCHES.



RIGHT SIDE ELEVATION

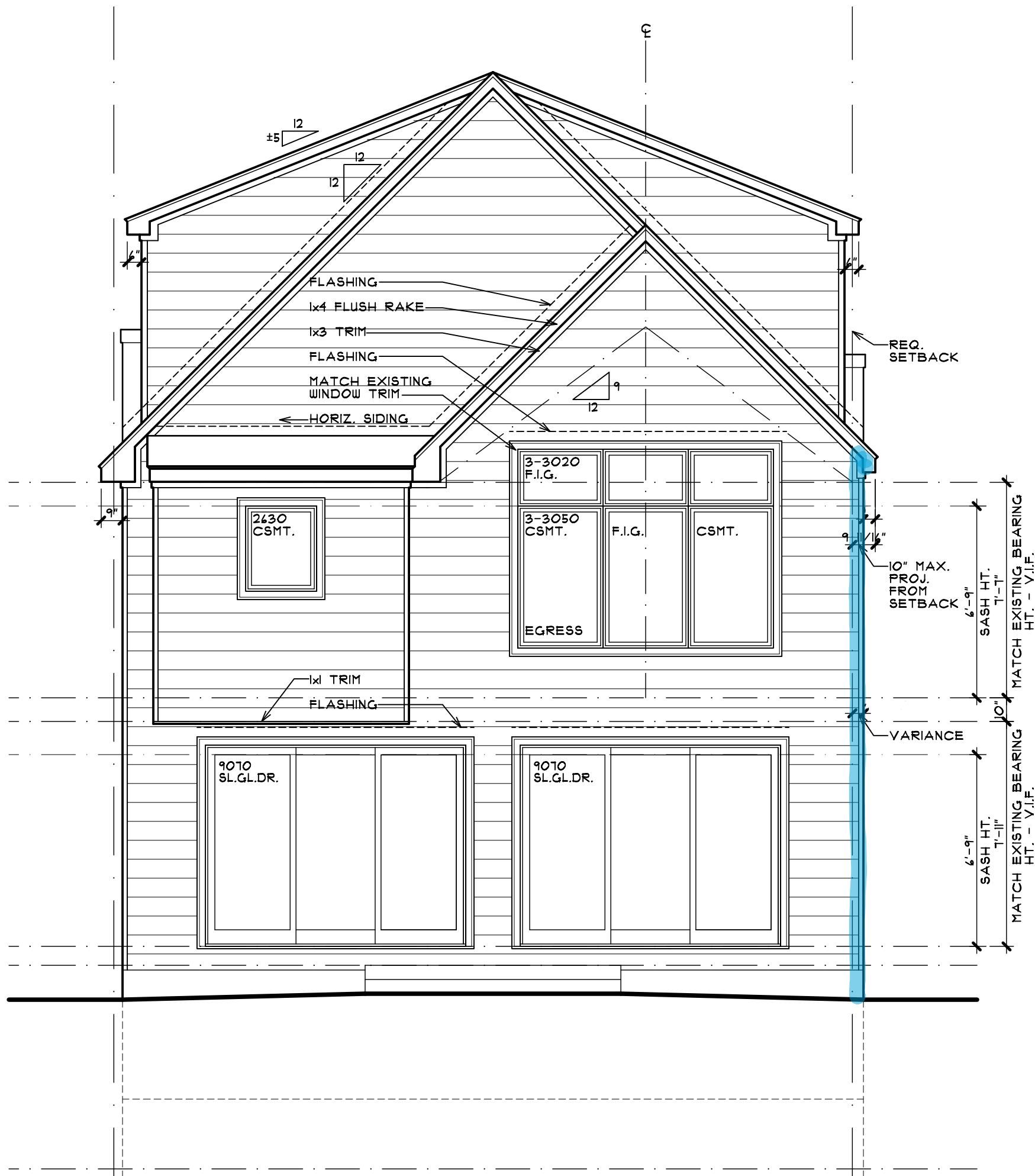
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

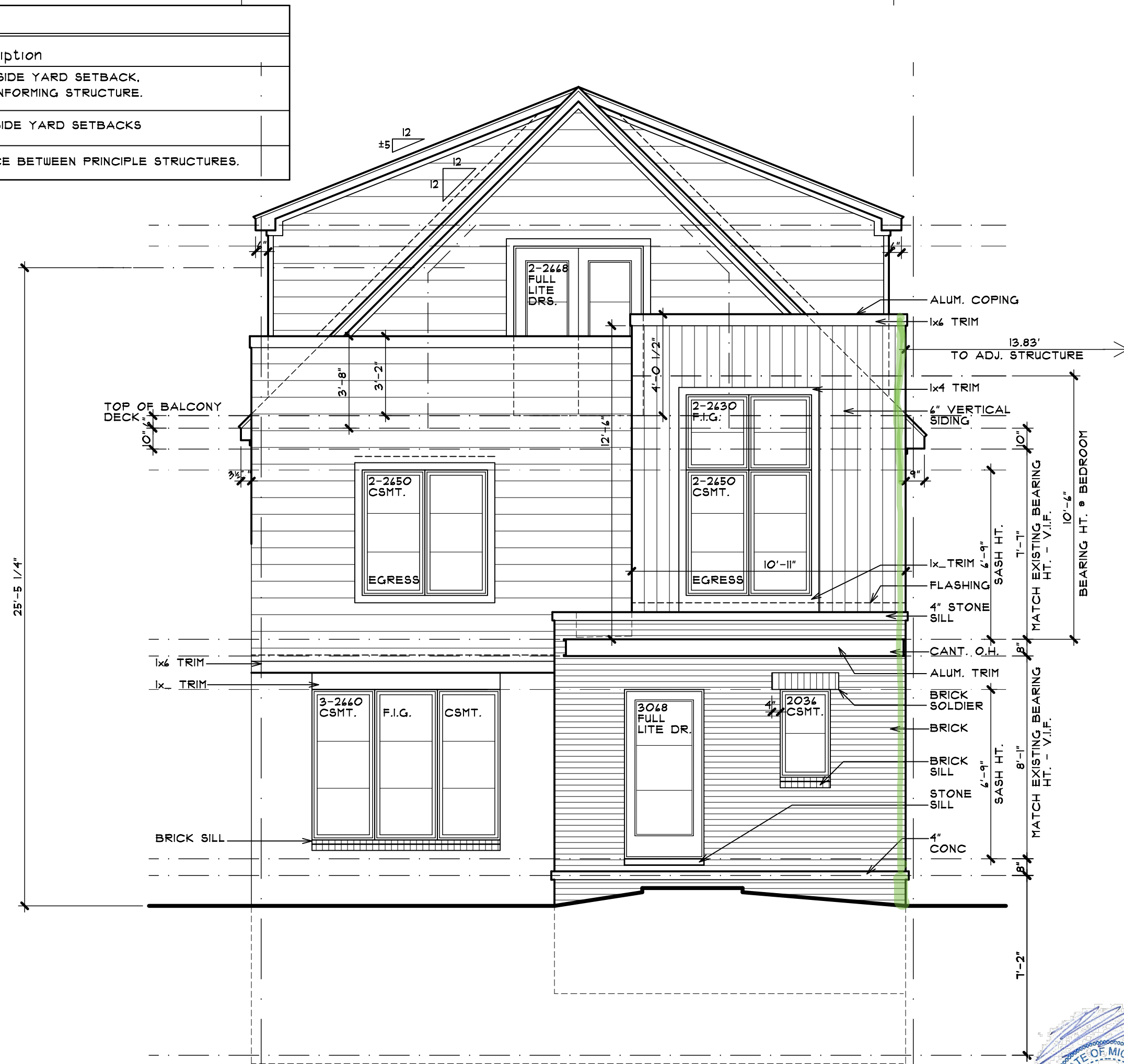
SCALE: 1/4" = 1'-0"

VARIANCE CHART					
	REQUIRED	EXISTING	NEW	VARIANCE	Description
A	5.0'	4.41'	4.41'	0.53' EXISTING	MINIMUM SIDE YARD SETBACK, NON-CONFORMING STRUCTURE.
B	14.0'	13.41'	13.41'	0.53'	TOTAL SIDE YARD SETBACKS
C	14.0'	13.84'	13.83'	0.17'	DISTANCE BETWEEN PRINCIPLE STRUCTURES.



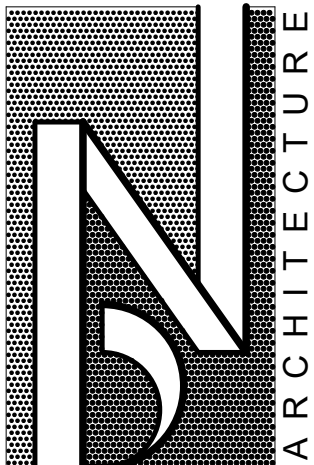
REAR ELEVATION

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



FRONT ELEVATION

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



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DESIGN - PLANNING - INTERIORS
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ELEVATIONS

LAURINAITIS RESIDENCE
ADDITION
105 DAVIS AVENUE
BIRMINGHAM, MICHIGAN

PRELIMINARY	10-01-22
BIDS	02-13-23
PERMITS	11-7-23
FINAL	
REVISIONS	12-13-23 BZA 12-13-23
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CHECKED BY	
SHEET NUMBER	A-3

GENERAL DEMOLITION NOTES

SHUT OFF UTILITIES AS REQUIRED TO MAINTAIN SAFE CONDITIONS DURING DEMOLITION. ALL ELECTRICAL, GAS, AND WATER LINES SHALL BE SAFELY CAPPED PRIOR TO RESTORING SERVICE.

CONSULT WITH ARCHITECT PRIOR TO PERFORMING DEMOLITION WHICH MAY AFFECT STRUCTURAL ELEMENTS OF THE BUILDING.

CAREFULLY HANDLE AND SAVE ALL MATERIALS WANTED BY OWNER AND STORE IN AREA PROVIDED BY OWNER.

CONTRACTOR SHALL DISPOSE OF ALL MATERIALS TO BE REMOVED FROM SITE.

LOCATIONS OF IN SLAB, UNDER SLAB ELECTRICAL, PLUMBING ECT., ARE UNKNOWN. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS.

TEMPORARILY CAP ALL FLOOR DRAINS DURING DEMOLITION.

SAWCUT CONCRETE SLABS AS REQUIRED FOR UNDERSLAB CONSTRUCTION.

REMOVE ELECTRICAL WIRING, CONDUIT, LIGHT FIXTURES, AND ACCESSORIES AS DETERMINED BY THE ELECTRICAL CONTRACTOR.

CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS AND LOCATION OF EXISTING STRUCTURES FOR COMPLIANCE TO NEW CONSTRUCTION SET BACK REQUIREMENTS.

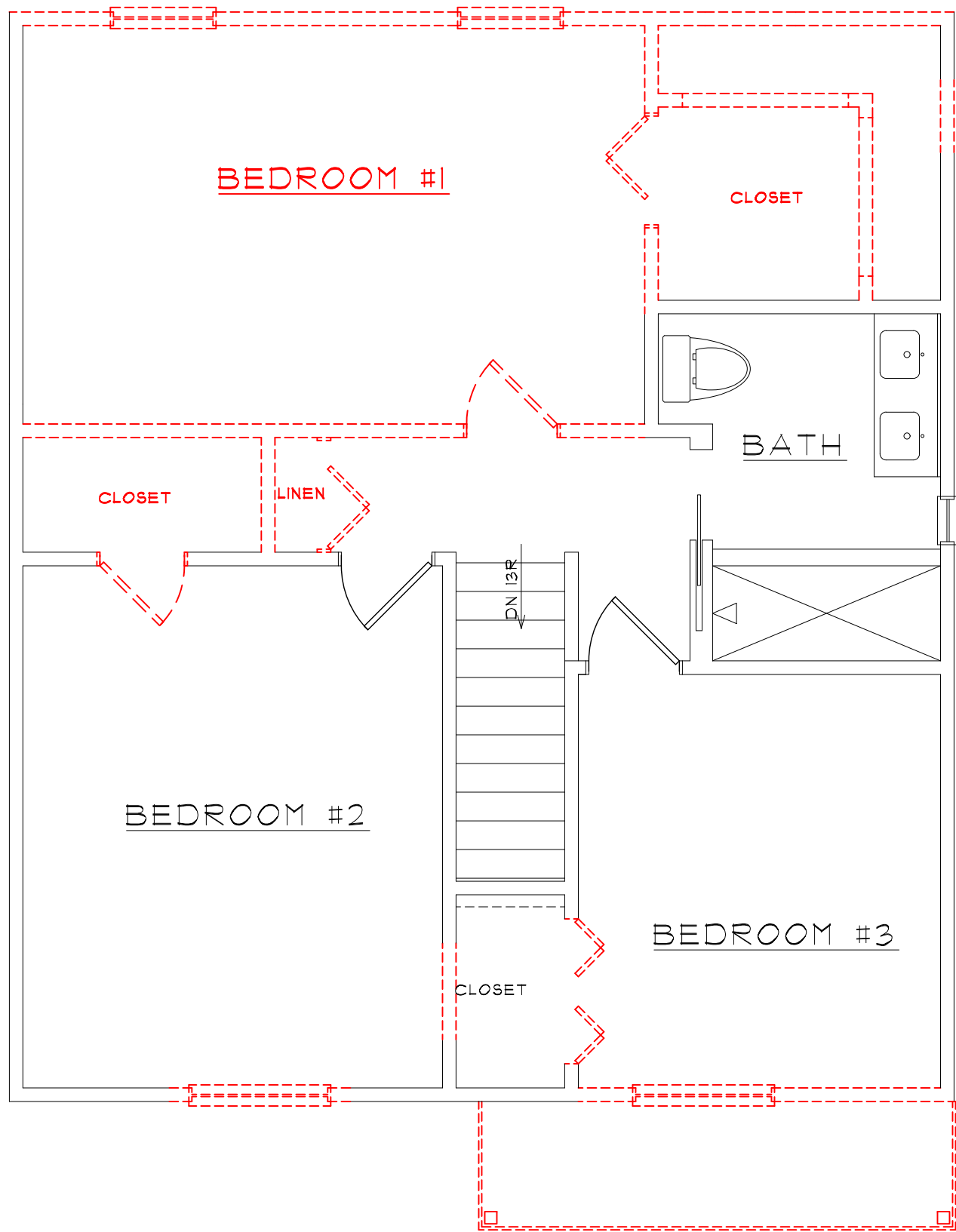
CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS FOR BOTH NEW AND EXISTING CONSTRUCTION PRIOR TO COMMENCING ANY WORK ON THE SITE.

CONTRACTOR SHALL VERIFY ALL EXISTING BEARING WALL LOCATIONS AND FRAMING DIRECTIONS AND SHALL NOTIFY ARCHITECT OF ANY CHANGES OR VARIATIONS FROM THOSE SHOWN OR ASSUMED.

ALL EXISTING CONSTRUCTION SHALL BE ADEQUATELY AND PROPERLY BRACED AND/OR SHORED PRIOR TO DEMOLITION IN ORDER TO MAINTAIN THE INTEGRITY OF THE EXISTING CONSTRUCTION.

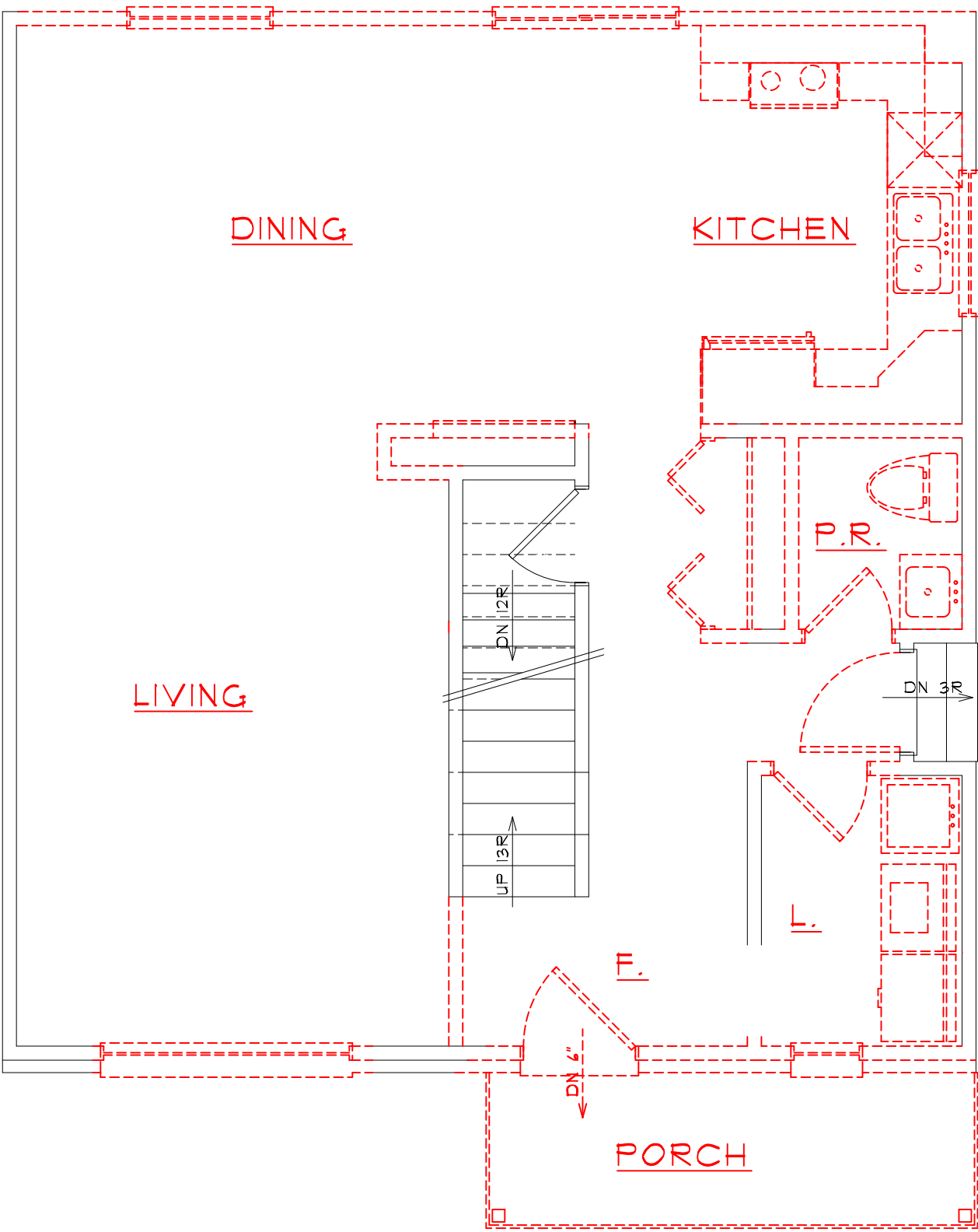
ALL NEW CONSTRUCTION BEING CONNECTED TO EXISTING CONSTRUCTION SHALL BE FINISHED TO MATCH SAME.

ALL NEW EXTERIOR MATERIALS AND FINISHES SHALL MATCH EXISTING MATERIALS (UNLESS NOTED OTHERWISE ON CONSTRUCTION DRAWINGS) FOR SIZE, COLOR, AND TEXTURES.



SECOND FLOOR PLAN

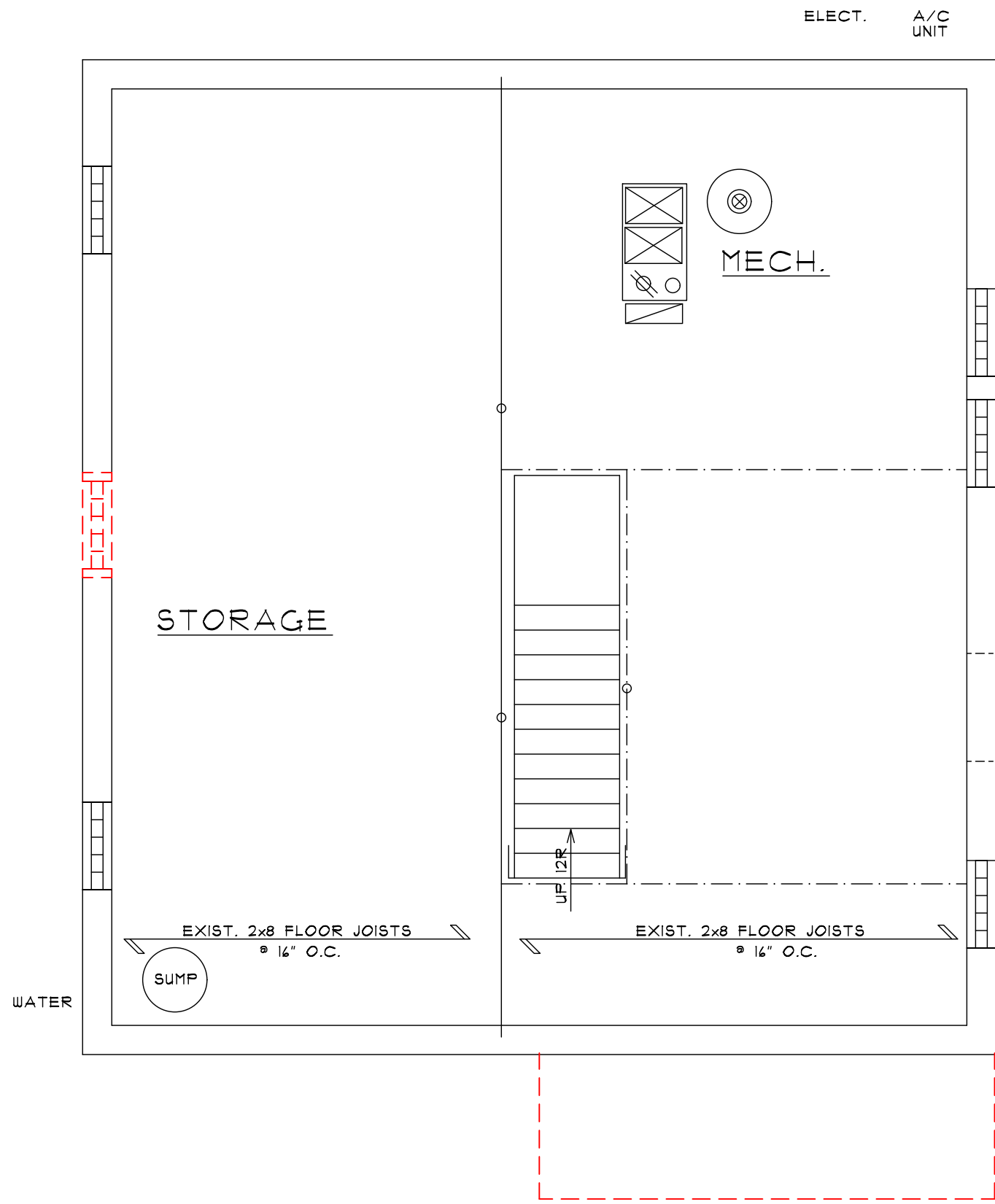
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE	
1ST FLOOR	734 SQ FT
2ND FLOOR	785 SQ FT
TOTAL	1,521 SQ FT

FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

WALL LEGEND:	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL CONSTRUCTION



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DESIGN - PLANNING - INTERIORS
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BIRMINGHAM, MICHIGAN
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248.259.1784

DEMOLITION PLANS

LAURINAITIS RESIDENCE

ADDITION
105 DAVIS AVENUE
BIRMINGHAM, MICHIGAN

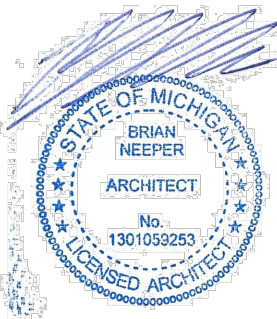
PRELIMINARY	10-01-22
BIDS	02-13-23
PERMITS	11-7-23
FINAL	

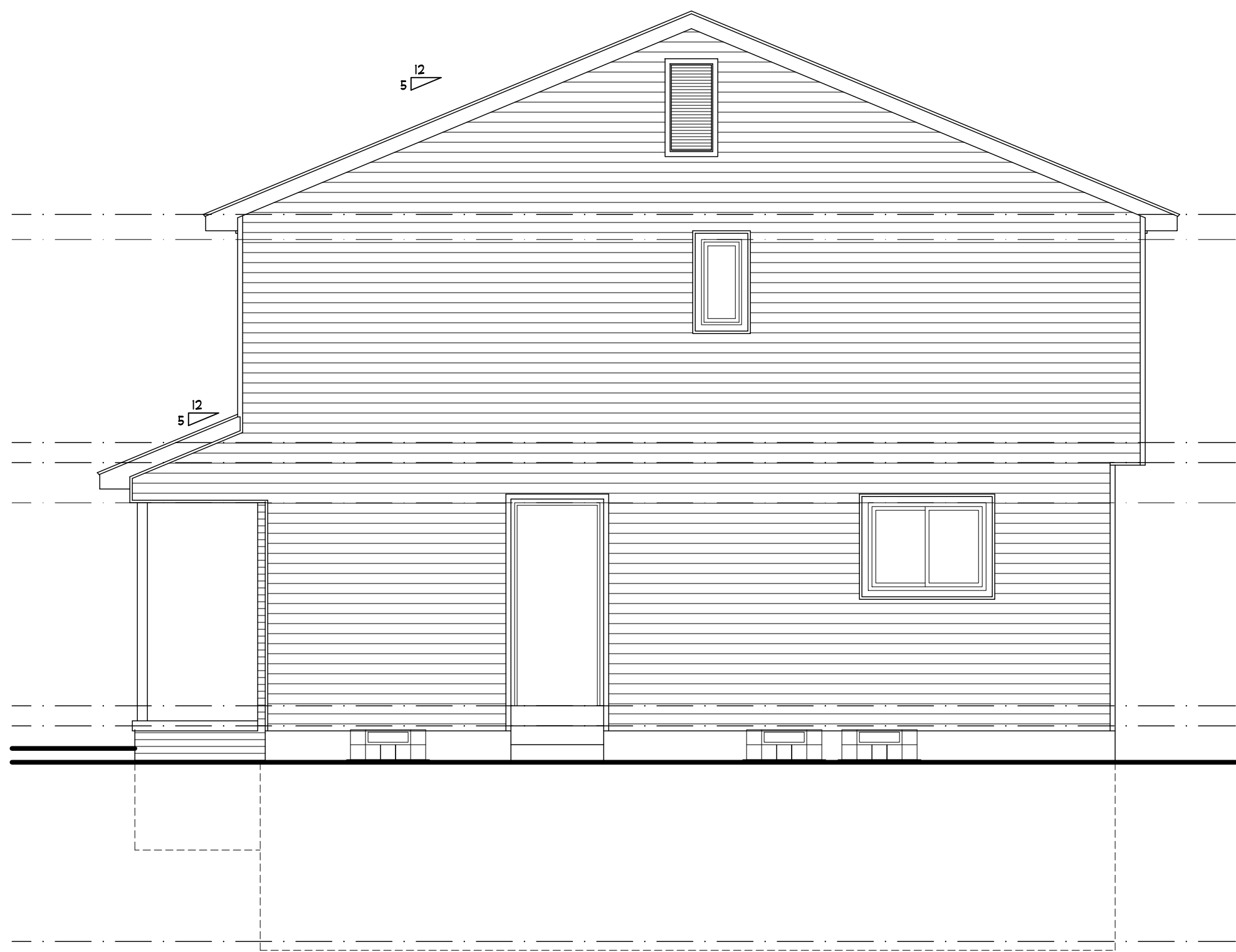
REVISIONS	12-13-23 BZA 2-12-23
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SHEET NUMBER

AD-1





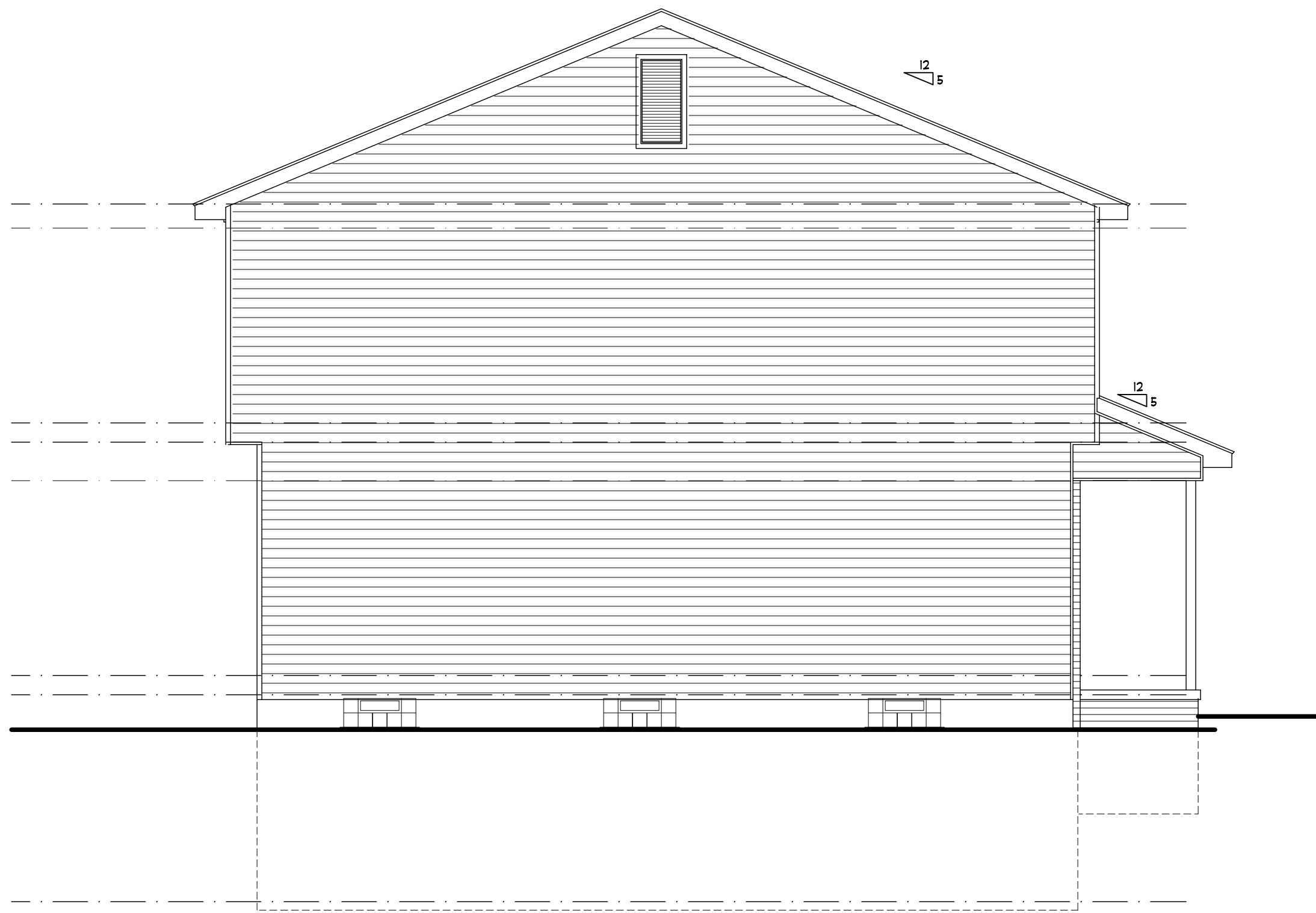
RIGHT SIDE ELEVATION

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



REAR ELEVATION

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



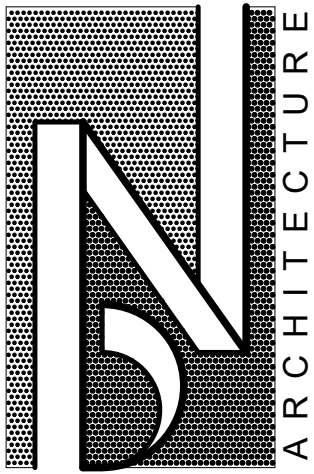
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



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630 North Old Woodward Suite 203
BIRMINGHAM, MICHIGAN
BRIANNEEPER.COM
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SHEET TITLE
AS-BUILT ELEVATIONS

CLIENT / PROJECT
LAURINAITIS RESIDENCE
ADDITION
705 DAVIS AVENUE
BIRMINGHAM, MICHIGAN

PRELIMINARY	10-01-22
BIDS	02-13-23
PERMITS	11-7-23
FINAL	
REVISIONS	12-13-23 BZA 2-12-23

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ARCHITECTURE P.C.
JOB NUMBER
22066
DRAWN BY
EAF / RR
CHECKED BY

SHEET NUMBER
AD-2



CASE DESCRIPTION

1982 Haynes (24-04)

Hearing date: March 12, 2024

Appeal No. 24-04: The owner of the property known **1982 Haynes**, requests the following variance to construct a new home with a detached garage:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.00 feet. Therefore, a variance of 2.00 feet is being requested.

Staff Notes: This applicant is requesting a variance for the distance from the adjoining principal building on the adjacent lot. There was a variance granted in October 2005 for the neighboring property (minutes attached).

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

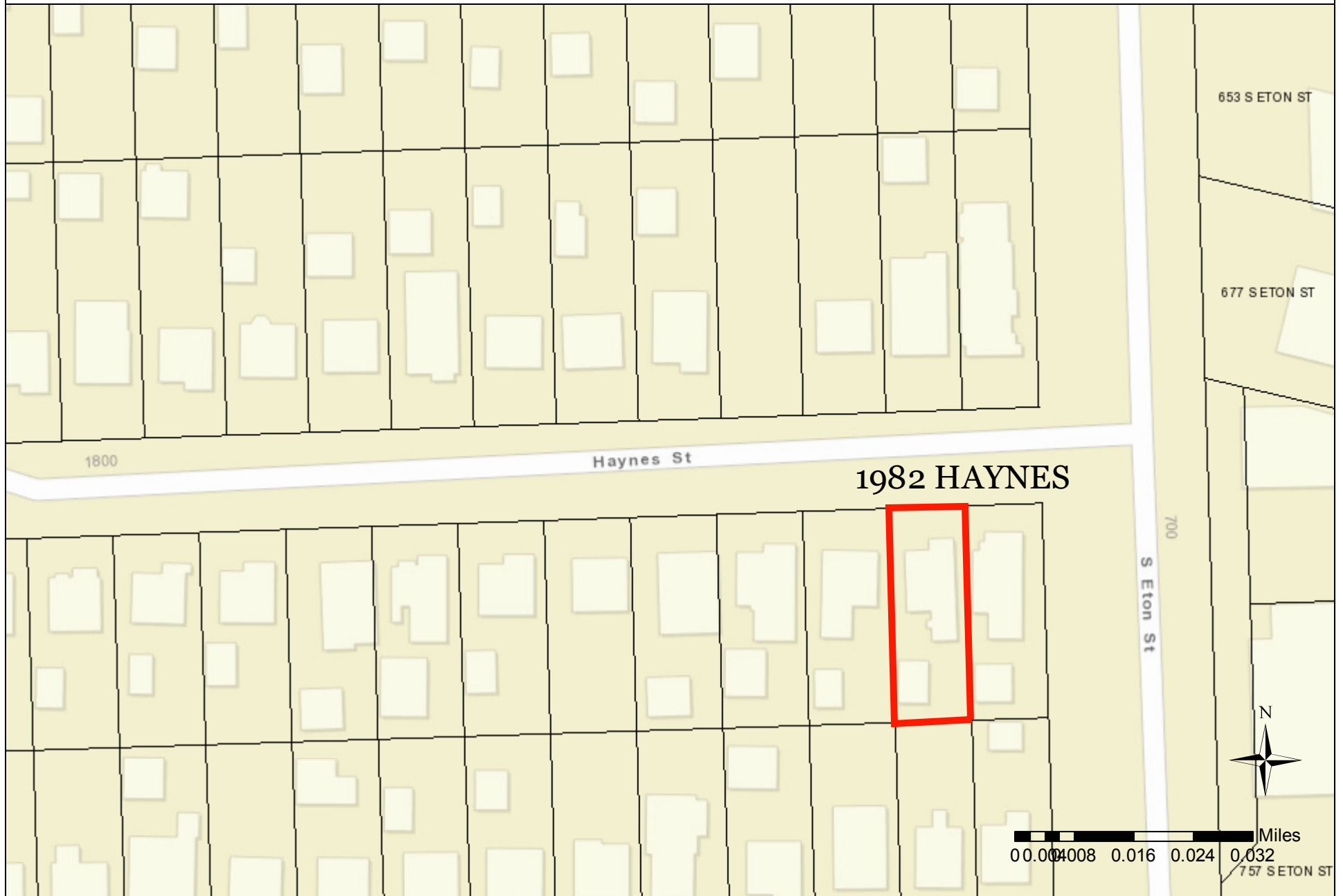
8.01 The Board of Zoning Appeals

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)

1982 HAYNES 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: 1982 HAYNES	Lot Number: 326	Sidwell Number: 20-31-177-024
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II. OWNER INFORMATION:

Name: ARMANDO GIUSEPPE INC			
Address: 3675 W TIENKEN RD	City: ROCHESTER HILLS	State: MI	Zip code: 48306
Email:* Donnaferro@outlook.com		Phone: 248-830-3023	

III. PETITIONER INFORMATION:

Name: ARMANDO G. YBARRA		Firm/Company Name: ARMANDO GIUSEPPE, INC.	
Address: 3675 Tienken Rd	City: Rochester Hills	State: MI	Zip code: 48306
Email: donnaferro@outlook.com		Phone: 248-830-3023	

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>2-12-24</u>
Signature of Petitioner: _____	Date: <u>2-12-24</u>

**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



REQUEST FOR APPEAL

1982 HAYNES, BIRMINGHAM MI 48009

February 9, 2024

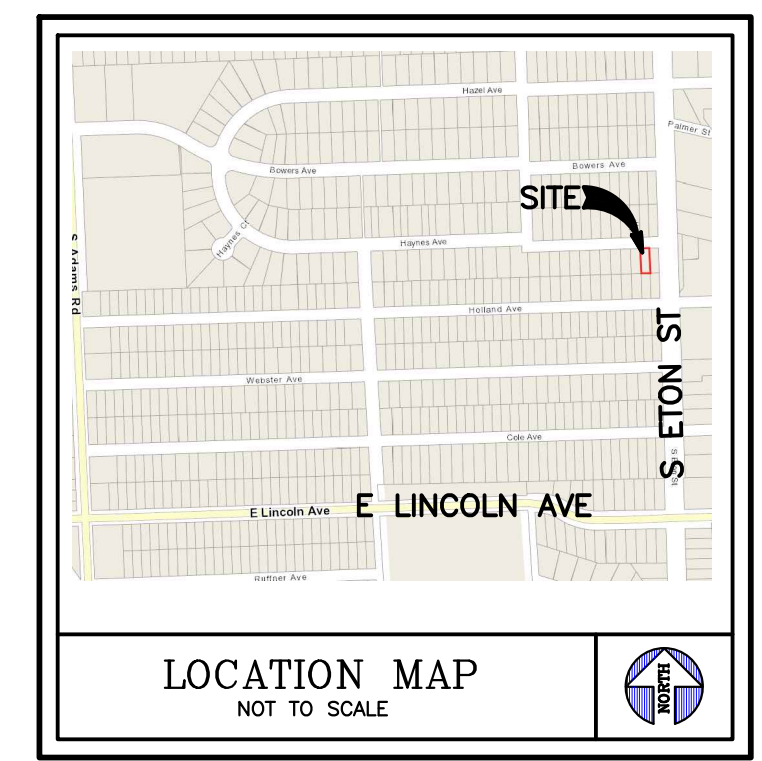
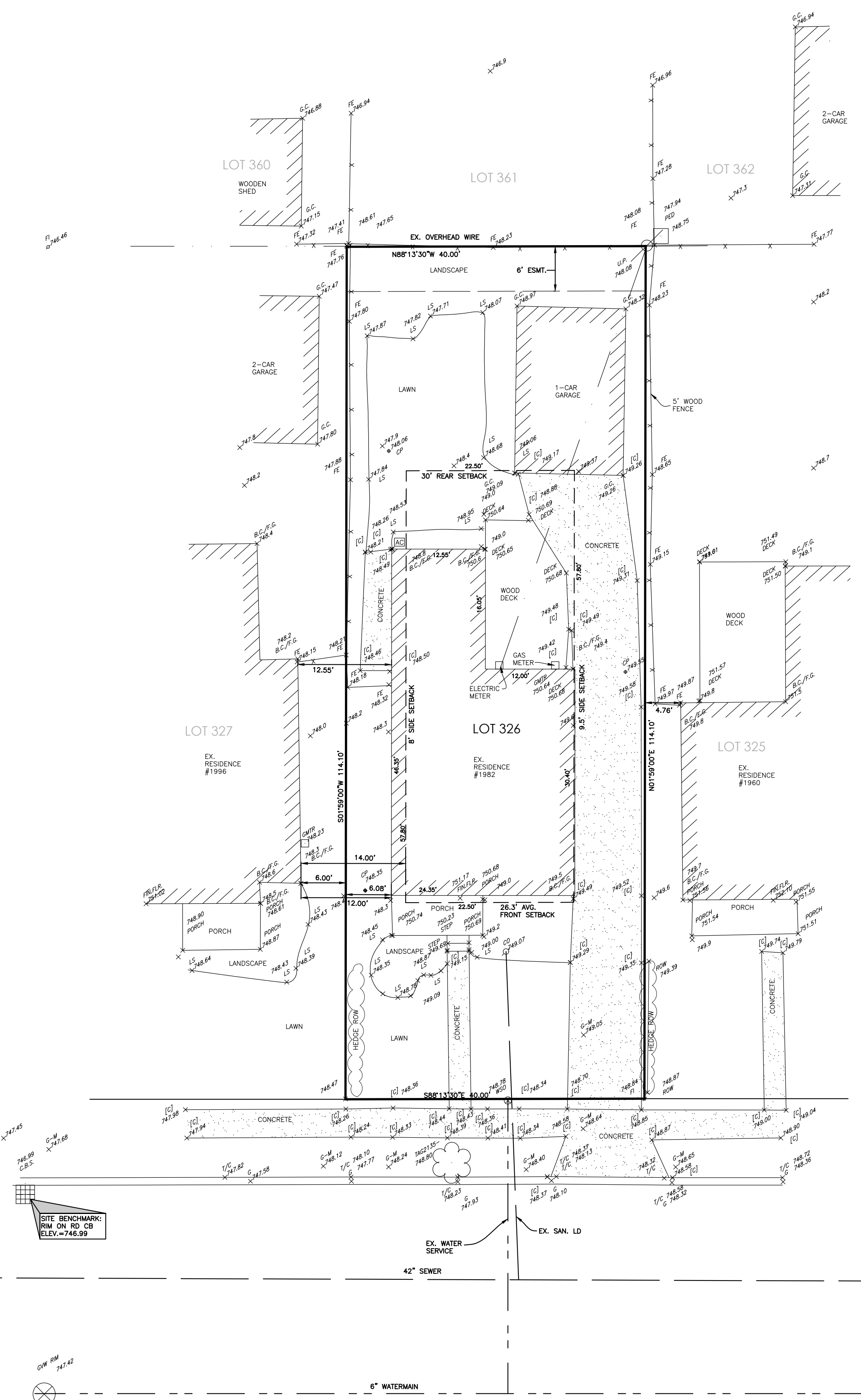
We are requesting a variance on the above property per the attached proposed plot plan. The existing home will be demolished and a new home will be built. Additionally, we are submitting a topo of the existing home for reference.

Currently the home to the east of our property, located at 1996 Haynes did not conform to the side yard set back requirements when it was built in 2006. Per the topo they were given a variance of 2' creating 12' between the structures. This now creates a hardship for the new home side setback requirements. We are, therefore, requesting that we maintain the approved variance on the east side, keeping it at 12'.

Armando Giuseppe, Inc. has built several new homes in the area and we would like to continue building and adding value to these neighborhoods on this site. Thank you for your consideration, we look forward to working together on this project.

Respectfully,

Armando G. Ybarra, President



NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

- LEGEND**
- SECTION IRON, MON., NAIL
 - FOUND IRON, MON., NAIL
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING DESCRIPTION**
- U.P. = UTILITY POLE
 - E.W.D.S. = EDGE OF WOODS
 - B.O.B.M. = BOTTOM OF BERM
 - T.B.M. = TOP OF BERM
 - (A) = EDGE OF ASPHALT
 - (C) = EDGE OF CONCRETE
 - C.M.P. = CORRUGATED METAL PIPE INVERT
 - T. WALL = TOP OF WALL
 - B. WALL = BOTTOM OF WALL
 - E.W. = EDGE OF WATER
 - B.C./F.G. = BUILDING CORNER/FINISHED GRADE
 - M.W.C. = MARKER
 - W.S.O. = WATER SHUT OFF
 - C.L. = CENTERLINE
 - SAN. MH. = SANITARY MANHOLE
 - C.B.B. = CATCH BASIN BEEHIVE
 - T.C. = TOP OF CURB
 - ST.M. MH. = STORM MANHOLE
 - T.B. = TOP OF BANK
 - B.O.B. = BOTTOM OF BANK
 - C.L. = CENTERLINE
 - C.B.S. = CATCH BASIN SQUARE
 - L.P. = LIGHT POLE
 - G.W. = GATE VALVE/Well
- PROPOSED GRADE**
- PR. 000.00 = PROPOSED GRADE
 - 000.00 = EXISTING GRADE
 - PR. 000.00 = PLAN PROPOSED GRADE NO LONGER APPLICABLE
- C.B. FILTER**
- C.B. FILTER
 - SILT FENCE

SETBACK INFORMATION
ZONING = R3
FRONT = 26.3' (AVG.)
SIDE = 5'(MIN.), 14'(TOTAL)
REAR = 30'
BUILDING TO BUILDING MIN. = 14'

PROPERTY DESCRIPTION
T2N, R11E, SEC 31 BIRMINGHAM GARDENS LOT 326

ADDRESS: 1982 HAYNES AVE
CITY BENCHMARK #13: BRASS DISC LOCATED AT THE SE CORNER OF ETON & HOLLAND, ELEVATION: 743.335 (CITY DATUM)

REVISIONS
2/7/24 ADDED DIMENSIONS

Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 10'
DATE: 5/31/23
CHECKED: JSR, PE
TOPOGRAPHIC MAPPING UPON 1982 HAYNES AVE
PART OF SECTION 31, T2N, R11E
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

CLIENT: AG DESIGN

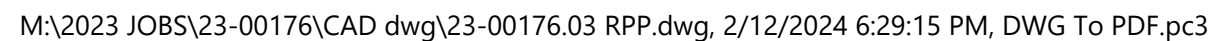
DRAWING NUMBER:
23-00176

EX. HOUSE #1996	EX. HOUSE #1982	EX. HOUSE #1980	EX. HOUSE #1948	EX. HOUSE #1936	EX. HOUSE #1924	EX. HOUSE #1900	EX. HOUSE #1880
26.1'	26.1'	26.1'	26.1'	26.1'	26.1'	26.1'	26.1'
HAYNES AVE AVERAGE SETBACK FROM R.O.W. = 26.3'							
AVERAGE SETBACK DETAIL NOT TO SCALE							

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's markings and/or plans provided. No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities. All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction. Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

CALL MISS DIG
72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)
CALL MISS DIG
1-800-482-7171
OR
811
(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

811
Know what's below.



GENERAL NOTES:

- DOUBLE EVERY JOIST UNDER CERAMIC TILE WHEN USING DIMENSIONAL LUMBER.
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
- ALL POURED CONCRETE FOOTING TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 P.S.F. MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
- UNEXCAVATED GARAGE SLAB SHALL COMPLY W/ TABLE R402.1 4" CONCRETE SLAB MIN 3500 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4" MIN WELL COMPACTED SAND BASE.
- ALL POURED CONCRETE WALLS WITH A BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED VERTICALLY WITH #5 BARS 32" O.C. AND HORIZONTALLY WITH ONE (1) #4 BAR # 12" FROM TOP AND # THE THIRD-POINT OF THE WALL UNLESS NOTED OTHERWISE ON DRAWINGS.
- TYPICALLY ALL PINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL INSPECTION.
- PROVIDE 4" PERIF. DRAIN TILE CONT. AT BASEMENT FTG. IN 2" (MIN) PEASTONE WITH 2" BELOW DRAIN TILE. CONNECT TO SUMP AND STORY SEWER AS REQUIRED.
- BUILDER AND SUB BRICK CONTRACTORS TO PROVIDE WEEP HOLES RESTING ON THE FLASHING SPACED 33" O.C. MAX. (24" PREFERRED) AT HEAD DETAILS OF: WINDOWS, DOORS, BASEMENT WINDOWS AND GARAGE DOORS. ALSO PROVIDE FLASHING TO FACE OF BRICK W/ MIN. 8" VERTICAL LEG AND FORM END DAPS (LAP UNDER AIR/MOISTURE BARRIER). MICHIGAN RESIDENTIAL CODE 2015 SEC. 103.15 - 103.2. A PRE-BRICK INSPECTION WILL BE REQ'D PRIOR TO BRICK INSTALLATION FOR FLASHING INSPECTION.
- ALL ENGINEERED WOOD FLOOR TRUSSES TO BE # DENSE KD. WITH 2" BY 6" CONTINUOUS RIBBON BRACING ON BOTTOM CHORD 8'-0" O.C. (MINIMUM 2' PER SPAN) WELL NAILED TO TRUSSES. PROVIDE DRAFTSTOPPING.
- ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
- ALL FLOOR JOISTS TO BE #2 OR BETTER HEM FIR WITH 1" X 3" GROSS BRIDGING 8'-0" O.C. (UNO.)
- PROVIDE 15 POUND FELT AT UNTREATED EXPOSED LUMBER.
- PROVIDE 2X6 VULCANIZED PRESSURE TREATED SILL PLATE ON SILL SEALER WITH 1/2" ANCHOR BOLTS # 6'-0" O.C. AND LOCATED NOT MORE THAN 12" INCHES AND NOT LESS THAN 31/2" INCHES FROM THE ENDS OF EACH PLATE SECTION. EXCEPTION: USE ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" ANCHOR BOLTS.
- PROVIDE METAL FLASHING, COUNTER FLASHING AND STEPPED FLASHING WHERE NOTED AND AT ALL PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS.
- PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MFG.
- DO NOT DRILL KITCHEN WINDOW DOUBLERS.
- PROVIDE A 1" MIN. SOLID CORE FIBERATED DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIBERATED R302.51.
- ALL WINDOW NUMBERS REFER TO GENERIC WINDOW SIZES. VERIFY SIZES WITH WINDOW MANUFACTURER USED. ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY.
- ALL BEDROOM WINDOWS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS, 12" ABOVE FINISH GRADE, SHALL HAVE THE BOTTOM OF THE OPENING LOCATED A MIN. OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015 SEC. R612.2.
- AREAS THAT REQUIRE TEMPERED GLASS:
 - FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
 - SHOWER AND BATHTUB DOORS AND ENCLOSURES (IF APPLICABLE).
 - PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ. FT. WITH LOWEST EDGE LESS THAN 8 INCHES ABOVE THE FINISHED FLOOR LEVEL.
 - ALL OTHER AREAS AS CODE REQUIRES PER 2015 MICHIGAN RESIDENTIAL CODE.

- PROVIDE UNDERSTAIR PROTECTION MRC 2015 ENCLOSED ACCESSIBLE SPACE UNDER SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHT IS TO BE NOT LESS THAN 34" AFF. AND MORE THAN 38" AFF. PER R311.11. GUARD RAIL IS TO BE NOT LESS THAN 36" AFF. PER R312. PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY PER SECTION R311.11 OF THE (MRC-2015) 2015 MICHIGAN RESIDENTIAL CODE. HANDRAIL GRIP TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE SECTION R311.13 HANDRAILS SHALL BE CONTINUOUS, WHERE ADJACENT TO WALLS SHALL HAVE A SPACE OF MIN 1 1/2" BETWEEN WALLS AND THE HANDRAIL. PER R311.12
- ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOT CANDLE OF LIGHT.
- 6'-8" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
- PROVIDE A BATH FAN WHERE SHOWN ON PLAN AND VENT FAN TO EXTERIOR AS REQUIRED. VENT MECHANICAL EXHAUST DIRECTLY OUTSIDE PER R303.3. (MRC-2015)
- TYPICAL ALL HABITABLE ROOMS TO HAVE PROPER LIGHT, VENTILATION AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODES.
- PROVIDE ELECTRICAL SMOKE DETECTORS IN ALL SLEEPING AREAS, HALLWAYS, AND MECHANICAL ROOMS ON ALL FLOOR LEVELS, INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED TOGETHER SO AS WHEN ONE SOUNDS THEY ALL SOUND AND HAVE BATTERY BACKUP PER SEC. R314 OF 2015 MICHIGAN RESIDENTIAL CODE.
- FIRESTOP ALL DROPS AND CHASES, ELECTRICAL, PLUMBING AND HVAC.
- VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK. VERIFY, ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE PRE-WIRING SECURITY. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER, AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL ELECTRICAL CODES.
- WHERE APPLICABLE, VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER.
- VERIFY SIZE OF FIREPLACE UNIT WITH BUILDER/OWNER. CONTRACTOR TO VERIFY ROUGH OPENING SIZE OF SELECTED UNIT, WITH MANUF. SPECS. PRIOR TO BUILDING. CONSTRUCT CHIMNEY PER CHAPTER 10 OF THE 2015 MRC.
- PROVIDE 5/8" DRYWALL ON THE GARAGE SIDE OF WALLS COMMON TO RESIDENCE AND GARAGE. APPLY 5/8" TYPE "X" DRYWALL TO GARAGE CEILING AREAS BELOW HABITABLE ROOMS PER MRC 2015 TABLE R302.6.
- LOWER LEVEL AREA CONSIDERED UNINHABITABLE. ANY FUTURE ALTERATIONS TO MODIFY LOWER LEVEL TO A HABITABLE SPACE WILL COMPLY STRICTLY TO THE 2015 MICHIGAN RESIDENTIAL CODE. EGRESS WINDOW(S) PROVIDED, AS REQUIRED, IN COMPLIANCE W/ MRC 2015 SEC. R3101 - R3105.

- CHIMNEY TERMINATION MUST PROJECT 2'0" ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'0" ABOVE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH THE ROOF.

- ROOF VENTILATION WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.

- NOT USED.

- NOT USED.

- PROVIDE FIBER-CEMENT, FIBER-MAT REINF. CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINF. GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALL TILES AND PANELS. BACKERS MUST COMPLY W/ ASTM C 1288, C 1325, C1718 OR C 1718 AND BE INSTALLED PER MANUF. RECOMMENDATIONS. MRC 2015 SEC. R102.4.2.
- PROVIDE NON-ABSORBENT FINISH TO THE SURFAC OF ALL BATHING AREAS W/ WALL MOUNTED SHOWER HEADS, A MIN. OF 6'-0" ABOVE FINISH FLOOR PER MRC 2015 SEC. R307.2.

- PROVIDE 2-LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 24" INSIDE BUILDING. 2-LAYERS MUST BE COFFSET TOGETHER. VERIFY WITH BUILDING DEPARTMENT.

- PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN) AS REQUIRED, VERIFIED BY CALCULATION 1/50 OF AREA VENTILATION REQ'D PER SEC. R206.2.

- FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R607.1 (1) WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING BUILDING MATERIALS OF 15/16 - 1/2" USE 6d COMMON NAIL (SUBFLOOR WALL) # 6" FROM EDGES 12" INTERMEDIATE SUPPORTS AND USE 8d COMMON NAILS FOR ROOF 6" FROM EDGES 12" INTERMEDIATE.

- BUILDER /OWNER TO PROVIDE WATERPROOFING TO CODE SUBMIT INFORMATION ON APPROVED PRODUCTS.

- ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHOULD REVIEW THE DRAWING AND INDICATE TO ARCHITECT PRIOR TO FABRICATION ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.

- THE ROOF TRUSS MANUFACTURER TO FURNISH SHOP DRAWING TO THE DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.

- ROOF TRUSS DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS.

- BUILDER/TRUSS MFG. TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2015 AND SHALL INCLUDE AT MINIMUM, THE INFORMATION SPECIFIED BELOW:
 - SLOPE OR DEPTH, SPAN, AND SPACING
 - LOCATION OF ALL JOINTS
 - REQUIRED BEARING WIDTHS
 - DESIGN LOADS AS APPLICABLE
 - TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
 - TOP CHORD DEAD LOAD
 - BOTTOM CHORD LIVE LOAD
 - BOTTOM CHORD DEAD LOAD
 - CONCENTRATED LOADS AND THEIR POINTS OF APPLICATION
 - CONTROLLING WIND AND EARTH QUAKE LOADS
 - ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE
 - EACH REACTION FORCE AND DIRECTION
 - JOINT CONNECTOR TYPE AND DESCRIPTION E.G. SIZE THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERFERENCE.
 - LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.

- CONNECTION REQUIREMENTS FOR:
 - TRUSS-TO-TRUSS GIRDER
 - TRUSS FLY TO FLY
 - FIELD SPLICES
- CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
- MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
- REQ'D PERMANENT TRUSS MEMBER BRACING, BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER.

- FIELD SPLICES
- CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
- MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
- REQ'D PERMANENT TRUSS MEMBER BRACING, BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER.

NOTE:
ALL CODES SHALL COMPLY WITH THE MICHIGAN BUILDING CODES, INTERNATIONAL BUILDING CODES WHERE APPLICABLE & 2015 MICHIGAN RESIDENTIAL CODE. THEY SHALL ALSO COMPLY WITH ANY JURISDICTION CODES IN THEIR RESPECTIVE COUNTY, CITY, VILLAGE, OR TOWNSHIP AND THEIR PROVISIONS AND ORDINANCES.

NOTE:
GENERAL NOTES INDICATED ABOVE ARE JUST A SMALL PORTION OF OUR STANDARD NOTES & THE 2015 MICHIGAN RESIDENTIAL CODE BUT THE CODE IS MUCH BROADER & SHOULD BE STRICTLY FOLLOWED BY BUILDERS, TRADES & CRAFTSMAN.

DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. BUILDER RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED BUILDER IS TO CONTACT DESIGNER AND SALES COUNSELOR.

THESE CONSTRUCTION DOCUMENTS ARE A GRAPHIC REPRESENTATION FOR THE PROPOSED PROJECT. DIMENSIONS OF ROOMS, WINDOWS OR FIXTURES MAY VARY BETWEEN MANUFACTURERS AND INSTALLATION. BUILDER TO MAKE EVERY ATTEMPT TO MATCH DIMENSIONS AS DRAWN.

WINDOW DESIGNATIONS ARE APPROXIMATE. EXACT SIZES ARE PER THE MANUFACTURER'S SPECIFICATIONS.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER
TABLE R1010.1.3.1 OF MRC 2015

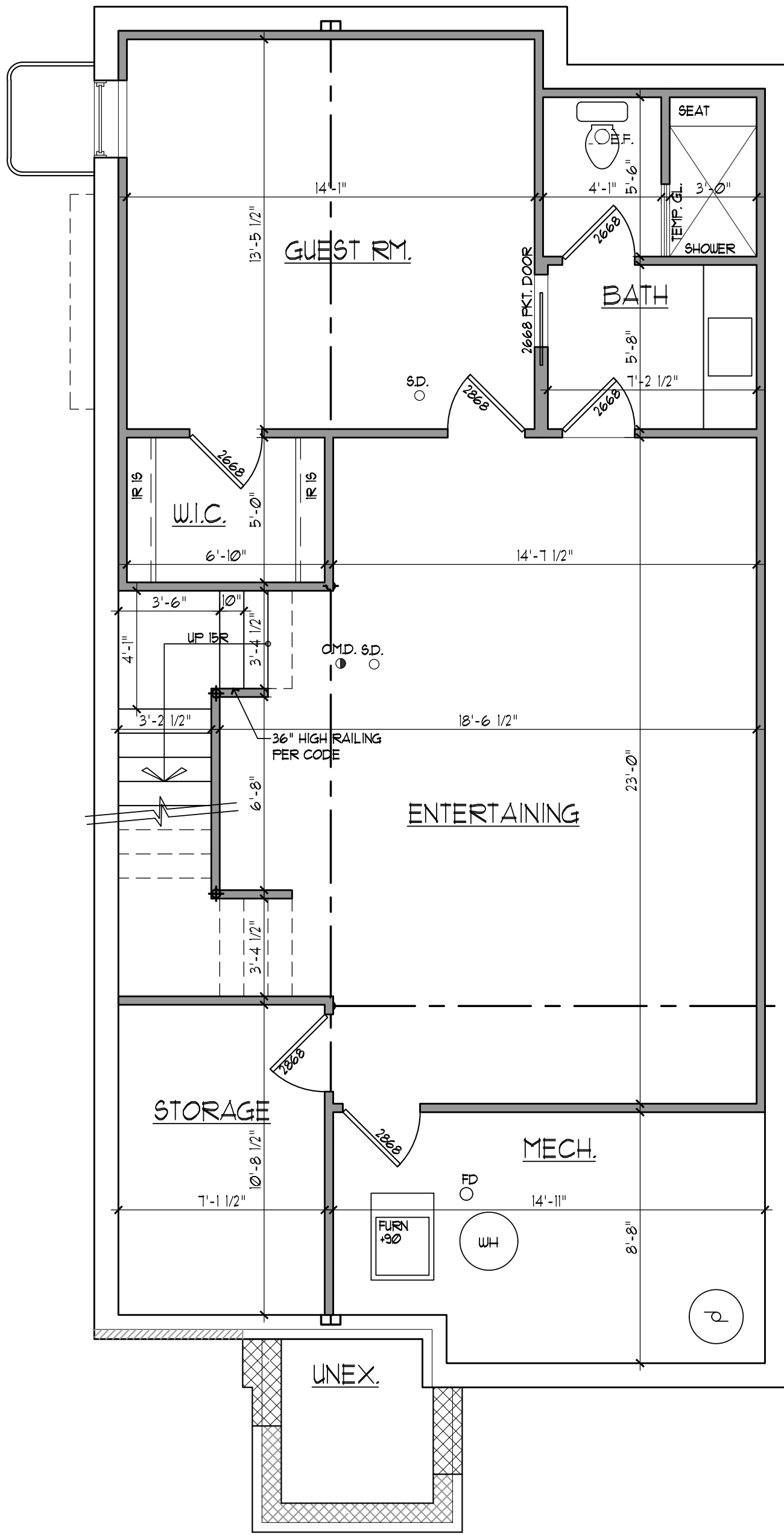
SIZES OF ANGLE (INCHES)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQ. REINF. BARS*
3 X 3 X 1/4	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4	8'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 3/8	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 3/8	14'-0"	9'-6"	7'-0"	2
7 X 6 X 3/2 X 3/8	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
- DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS, MEETING STRUCTURAL DESIGN REQUIREMENTS, MAY BE USED.

CLIMATE ZONE	PERMEATION U-FACTOR*	SKYLIGHT* U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE*	FLOOR R-VALUE	BASEMENT WALL* R-VALUE	SLAB* R-VALUE & DEPTH	ORAIL SPACE* WALL R-VALUE
5A	0.32	0.55	35	20 OR 19-1/2"	13/11	30"	10/13	10, 2 FT.	15/15
6A	0.32	0.55	45	20 OR 19-1/2"	15/21	30"	15/15	10, 4 FT.	15/15
1	0.32	0.55	45	20 OR 19-1/2"	15/21	30"	15/15	10, 4 FT.	15/15

- R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUES SPECIFIED IN THE TABLE.
- THE PENETRATION U-FACTOR COLUMN EXCLUDES SKYLITES.
- *15/15" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-15 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. *15/15" MAY BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. *10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-15 MINIMUM.
- FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING. SO *13-8" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40% OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE MAY BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

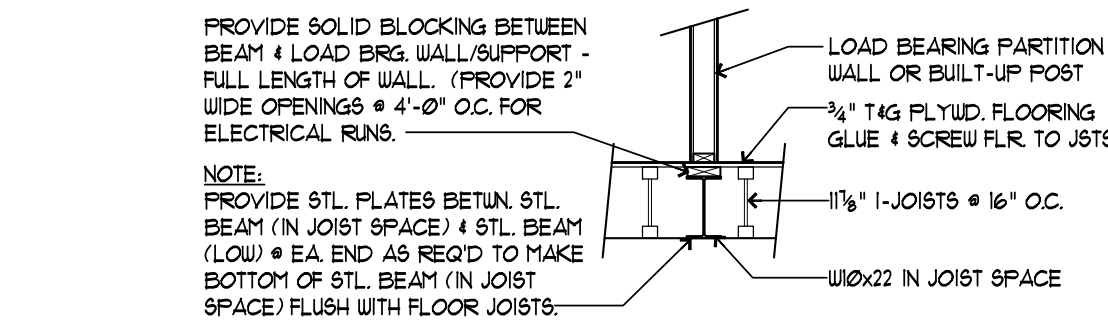
R402.305-1d



FINISHED LOWER LEVEL PLAN

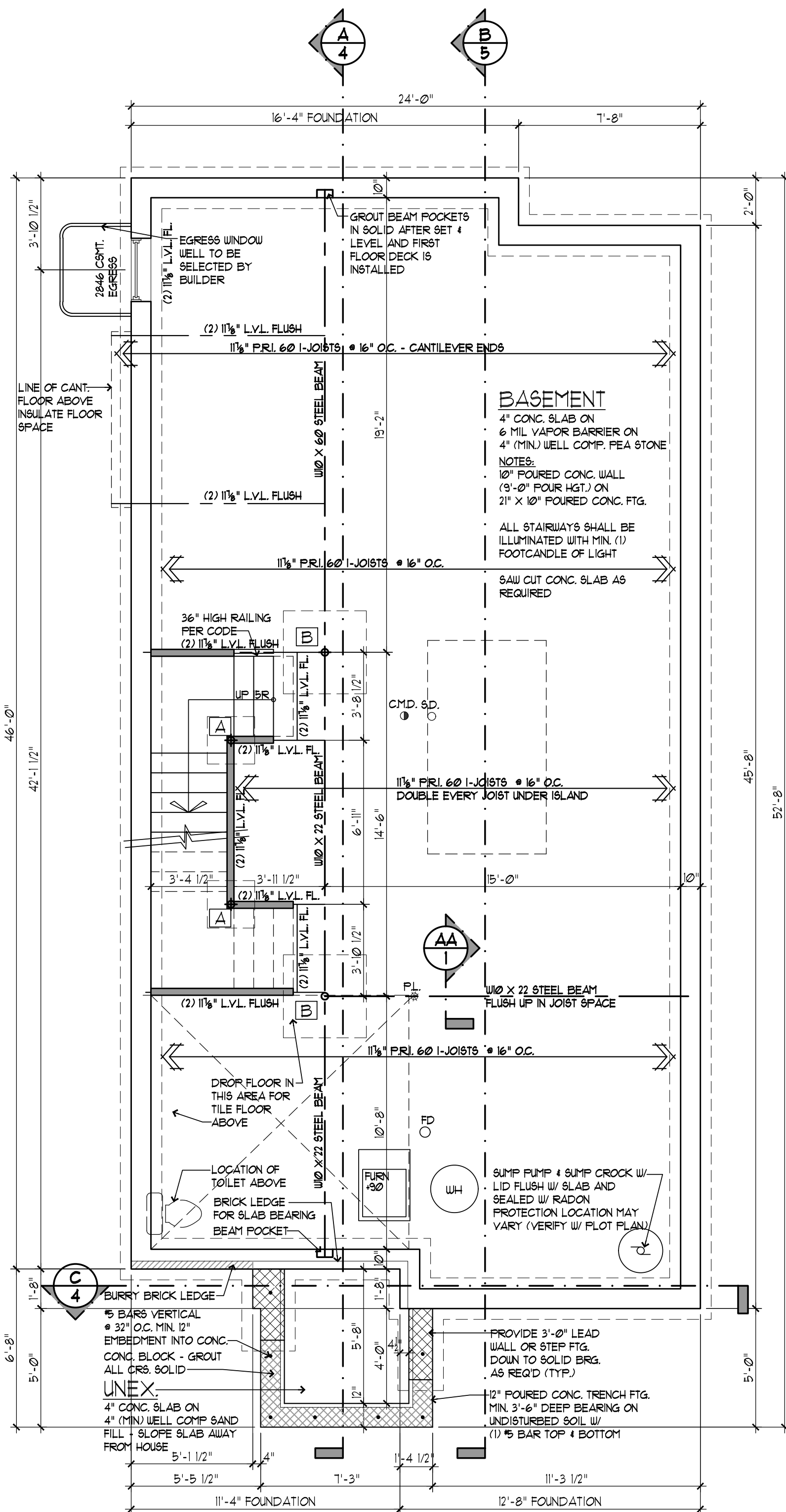
192 FINISHED SQ. FT.

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



BEAM IN JOIST SPACE

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



FOUNDATION PLAN

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

LATERAL WIND BRACING REQUIREMENTS:

USE CONTINUOUS SHEATHED METHOD PER R607.10.4.2 OF THE 2015 MICHIGAN RESIDENTIAL CODE. EXTERIOR SHEATHING SHALL BE 7/16\"/>

S.D. (1) BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTER-CHECKED) WITH BATTERY BACK-UP

CMD. (6) CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/ ILL. 2015 AND INSTALLED PER MANUF. SPECIFICATIONS

NOTE: ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOTCANDLE

☒ INDICATES TYPICAL - (1) STUD BEARING (UNLESS OTHERWISE NOTED ON PLAN)

NOTE: BUILDER TO COORDINATE ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING, ETC.) W/ HOMEOWNER PRIOR TO CONSTRUCTION

NOTE: INTERIOR WALL DIMENSIONS ARE FROM STUD TO STUD. EXTERIOR WALLS INCLUDE SHEATHING

NOTE: MINIMUM THREE STUD SPACING AT ALL DOOR JAMBS - CARPENTER TO VERIFY CASING SIZE WITH BUILDER

COLUMN & PAD FOOTING SIZES:

A	3 1/2" OD, SCH 40 STEEL COLUMN ON 24"x24"x12" CONC. PAD FOOTING
B	3 1/2" OD, SCH 40 STEEL COLUMN ON 42"x42"x18" CONC. PAD FOOTING

NOTE:
ALL COLUMNS TO HAVE 3/4"x10"x10" BASE PLATE AND 1/2" THICK (6"x6" MIN) TOP PLATE, WELD OR BOLT TOP PLATE TO STEEL BEAM



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AG DESIGN

1982 HANES
BIRMINGHAM, MI

Review Set: 08.29.23

Permit Set: 01.02.24

Revisions:

Final Set:

Drawn By: P.S./C.T.

Checked By: D.D.

Job No:

23-223

Sheet No:

1 OF 6

GENERAL STRUCTURAL NOTES:

(REFER ONLY TO NOTES APPLICABLE TO THE PROJECT)

DESIGN CRITERIA:

- BUILDING CODES USED FOR DESIGN:
2015 MICHIGAN RESIDENTIAL CODE (MRC)
- FLOOR LIVE AND DEAD LOADS:
40 psf LIVE
15 psf DEAD FOR WOOD, LINOLEUM AND CARPET FLOORING
75 psf DEAD FOR TYP SET CERAMIC FLOORING
35 psf DEAD FOR TILE SET CERAMIC / GRANITE FLOORING
- MINIMUM DEFLECTION CRITERIA:
L/240 LIVE AND L/180 TOTAL FOR ROOF COMPONENTS
L/1000 LIVE AND L/360 TOTAL FOR FLOOR COMPONENTS WITH RIGID FLOORING (e.g. TILE/ MARBLE)
L/480 LIVE AND L/360 TOTAL FOR FLOOR COMPONENTS WITH FLEXIBLE FLOORING (e.g. CARPET)
- ROOF LIVE AND SNOW LOADS:
FLAT-ROOF SNOW LOAD Pg = 25 psf
FLAT-ROOF DEAD Ps = 5 psf
- WIND LOADS:
ULTIMATE WIND SPEED 115 MPH
WIND IMPORTANCE FACTOR Iw = 1.0
BUILDING CATEGORY II
WIND EXPOSURE B
- DESIGN STRENGTHS:
CONCRETE:
STRENGTH AT 28 DAYS (PSI) LOCATION
A 3000 INTERIOR SLABS
B 3500 FOOTINGS & FOUNDATION WALLS
C 3000 AIR-ENTRAINED EXTERIOR SLABS & WALLS
CONCRETE REINFORCEMENT: ASTM A615/A615M-01B (Fy = 60 KSI)
WELDED WIRE FABRIC: ASTM A654-01
STRUCTURAL STEEL: ASTM A36/A36M-02
ANCHOR RODS: ALTERNATIVELY - FB54-99 GR 36 MAY BE USED
- MASONRY:
NORMAL WEIGHT Fm = 1500 PSI

FOUNDATIONS AND EARTHWORK:

- WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS.
- PROVIDE A MINIMUM OF 6 INCHES OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE.
- PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED.
- THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 15000 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF THE SOIL.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT.
- WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY.
- BOTTOM OF EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42 INCHES BELOW FINAL OUTSIDE GRADE REGARDLESS OF ELEVATION SHOWN ON PLAN.
- ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
- NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE FROST OR ORGANIC MATERIAL.
- WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SHUTTLEWISELY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO PLACEMENT OF BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'-0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.

CONCRETE:

- THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.
- REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60).
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A654.
- CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
- CONCRETE COVERAGE FOR REINFORCEMENT, UNDO, ON DRAWING:
- FOOTINGS: SLABS ON GRADE: 3" MIN. CENTER OF SLAB: 1 1/2" MIN.
- COMPRESSION LAP SPLICES FOR GRADE 60 BARS SHALL BE 30" BAR DIAMETER MINIMUM.
- TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS "B" SPLICES UNO.
- ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND DETAILS.
- BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS.
- CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" ± 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED.
- ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) #5 BARS PLACED AROUND ALL OPENINGS. EXTEND BARS 20" BEYOND EACH FACE OF OPENING. PLACE (2) #5 x 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

MASONRY:

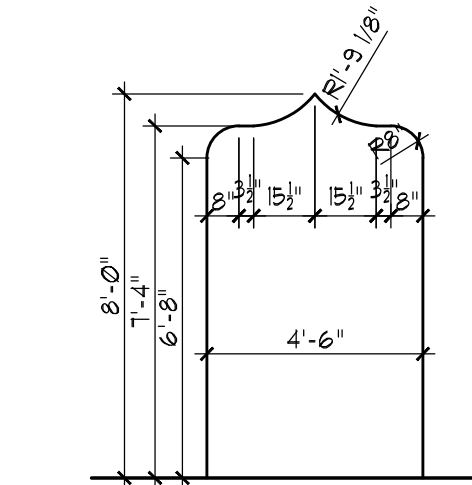
- GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF: 1 PART CEMENT, 2 1/2 PARTS FINE AGGREGATE, 2 PARTS PEA GRAVEL, FC = 3000 PSI AT 28 DAYS. GROUT SHALL BE 3" TO 10". GROUT SHALL BE PLACED IN ALL CELLS CONTAINING REINFORCING.
- MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 3 GAUGE DUR-O-WALL D/A 3/32 TRUSS TIE OR EQUAL REINFORCING LOCATED AT EVERY OTHER COURSE, UNO.
- PLACE FULL HEIGHT VERTICAL BAR AT EACH CORNER WALL END AND AT EACH SIDE OF EACH OPENING AND CONTROL JOINT (MIN) IN REINFORCED WALLS. BAR SIZE TO MATCH SIZE OF WALL REINFORCING.
- LAP ALL VERTICAL REINFORCING SPLICES 48 BAR DIAMETERS: 24" FOR #4 BARS, 30" FOR #5 BARS AND 36" FOR #6 BARS.
- ANCHOR BEAMS AND LINTELS TO WALL.
- MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4 FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 308.1). IF CLEANOUTS ARE PROVIDED AT EACH GROUTED COURSE, WALLS MAY BE GROUTED IN 8 FOOT LIFTS FOLLOWING THE HIGH-LIFT GROUTING PROCEDURE PER ACI 308.1.
- THE PROCEDURES OF ACI 308.1 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES F.

STRUCTURAL STEEL:

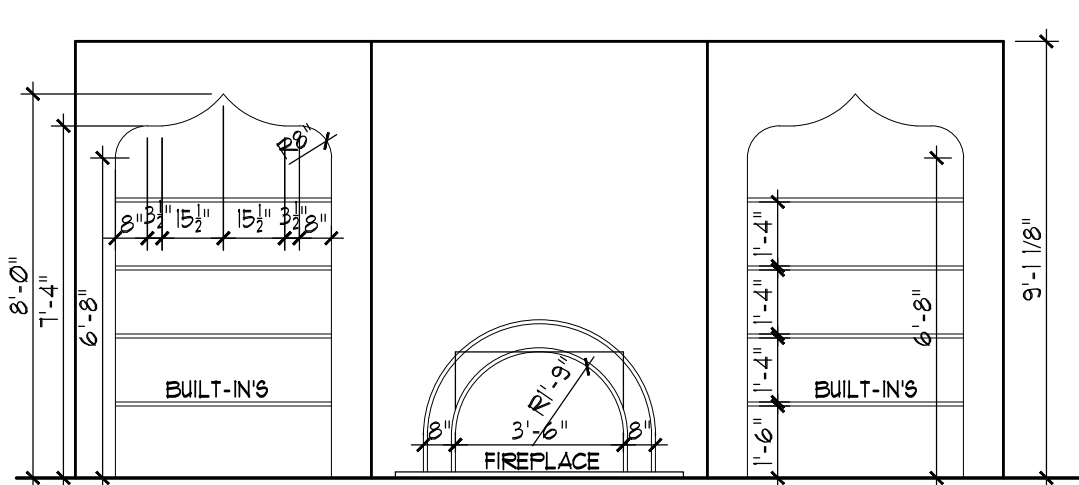
- YIELD STRESS AND TYPE OF STEEL:
FOR WIDE FLANGE SHAPES: ASTM A992 WITH YIELD STRESS OF 50,000 PSI.
FOR S SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ASTM A36 WITH YIELD STRESS OF 36,000 PSI.
FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ASTM A500 WITH YIELD STRESS OF 46,000 PSI.
- BOLTS: USE CARBON OR ALLOY STEEL ASTM A325, 3/4" DIA. OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE WEDGE STYLE ANCHOR HLTI KUIK BOLT 3. NUTS: CARBON STEEL MEETING ASTM A563. WASHERS: HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A3071 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS.
- ANCHOR RODS: ASTM FB54, GRADE 36.

MISCELLANEOUS:

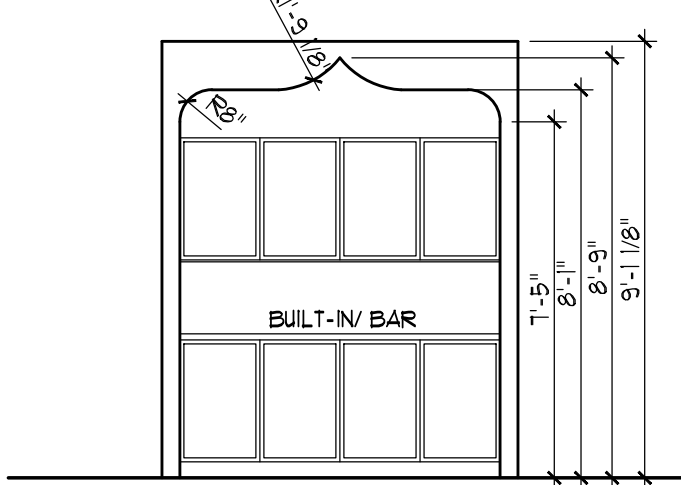
- THE BUILDER OF THIS PLAN MAY USE A 3rd PARTY ENGINEER TO PROVIDE STRUCTURE, AND WILL HOLD HARMLESS AND INDEMNIFY ORIGINAL ENGINEER / ARCHITECTURAL DESIGNER FOR ANY LIABILITY FOR CHANGES MADE TO THE STRUCTURE.
- PREFABRICATED I-JOISTS OR METAL PLATED WOOD FLOOR TRUSSES SHALL BE DESIGNED TO SUPPORT THEIR OWN WEIGHT PLUS THE SUPERIMPOSED DEAD AND LIVE LOADS STATED IN THE GENERAL NOTES AND 2015 MRC. I-JOIST SERIES, MANUFACTURER, SPACING, BRIDGING, BLOCKING AND DETAILING SHALL BE DESIGNED BY THE FLOOR SYSTEM PROVIDER, SUCH THAT IT MEETS THE DESIGN CRITERIA IN SECTION A, AS A MINIMUM. THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR REVIEW THE DESIGN LAYOUT AND COMPONENT CALCULATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, PRIOR TO USE IN THE STRUCTURE.
- MIN. LVL (MICROLAM) PROPERTIES SHALL BE: E = 2.0 x 10⁶ psi, Fy = 285 psi, width of LVL IS 175".
- MIN. PSB COLUMN PROPERTIES SHALL BE: E = 1.8 x 10⁶ psi, Fy = 2,400 psi TRUS JOIST PARALLEL OR EQUAL.
- WALLS SHALL BE BRACED ACCORDING TO 2015 MRC.
- TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BCS1's (LATEST EDITION) "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
- ALL POINT LOADS SHALL BE CONTINUOUSLY BLOCKED THROUGHOUT THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- THE STRUCTURAL DESIGN IS BASED ON THE BUILDING IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO COMPLETION OF THE BUILDING.
- DO NOT SCALE DRAWINGS.
- ALL 4 PLY OR MORE LVL'S SHALL BE BOLTED TOGETHER PER MANUFACTURER RECOMMENDATIONS.



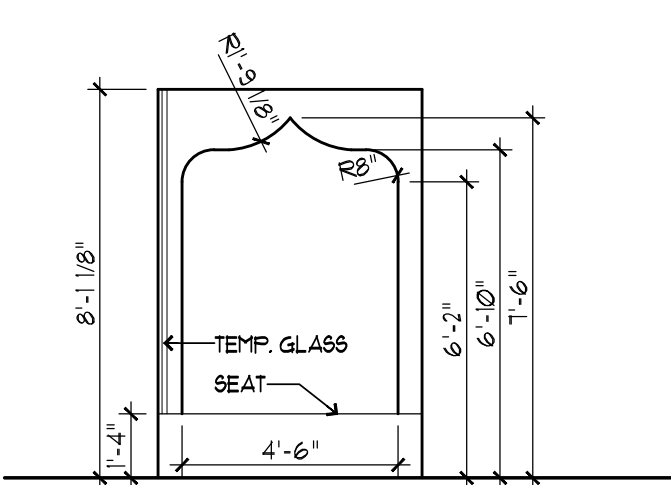
BB ARCH DETAIL
SCALE: 1/4" = 1'-0"



CC ARCH DETAIL
SCALE: 1/4" = 1'-0"



DD ARCH DETAIL
SCALE: 1/4" = 1'-0"



EE ARCH DETAIL
SCALE: 1/4" = 1'-0"

LATERAL WIND BRACING REQUIREMENTS:

USE CONTINUOUS SHEATHED METHOD PER R602.10.4.2 OF THE 2015 MICHIGAN RESIDENTIAL CODE. EXTERIOR SHEATHING SHALL BE 1/4" OSB (APA RATED) AND NAILED TO WALL STUDS/PLATES AND ALL SHEATHABLE SURFACES OF THE EXTERIOR WALLS WITH 8d COMMON NAILS (2013" X 25") @ 6" O.C. FOR EDGES AND 12" O.C. FOR FIELD.

8.D. BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTERCONNECTED) WITH BATTERY BACK-UP

CMD. CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/UL1034 (INTERCONNECTED) AND INSTALLED PER MANUF. SPECIFICATIONS

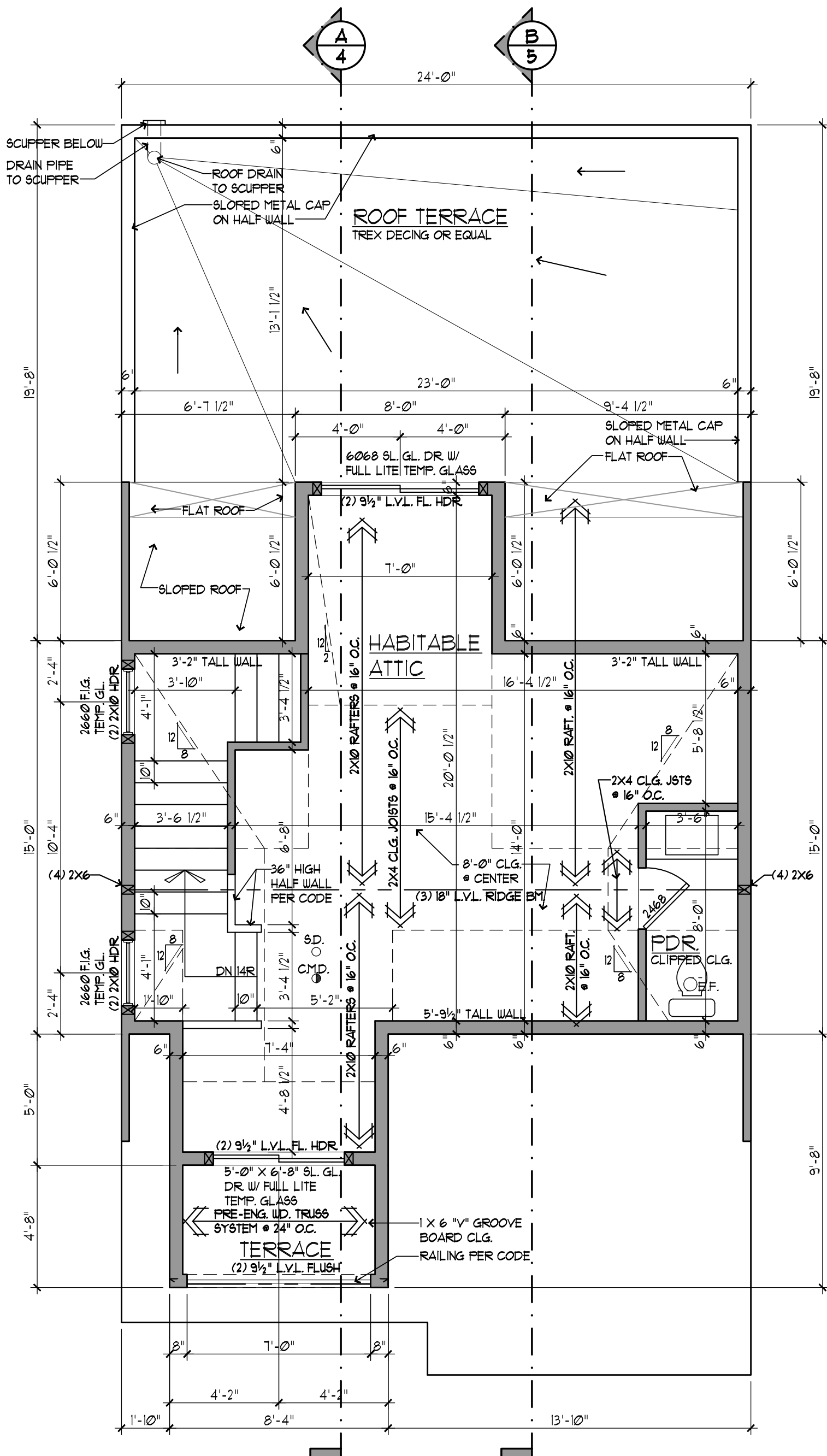
NOTE: ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOTCANDLE

INDICATES TYPICAL - (1) STUD BEARING (UNLESS OTHERWISE NOTED ON PLAN)

NOTE: BUILDER TO COORDINATE ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING, ETC.) W/ HOMEOWNER PRIOR TO CONSTRUCTION

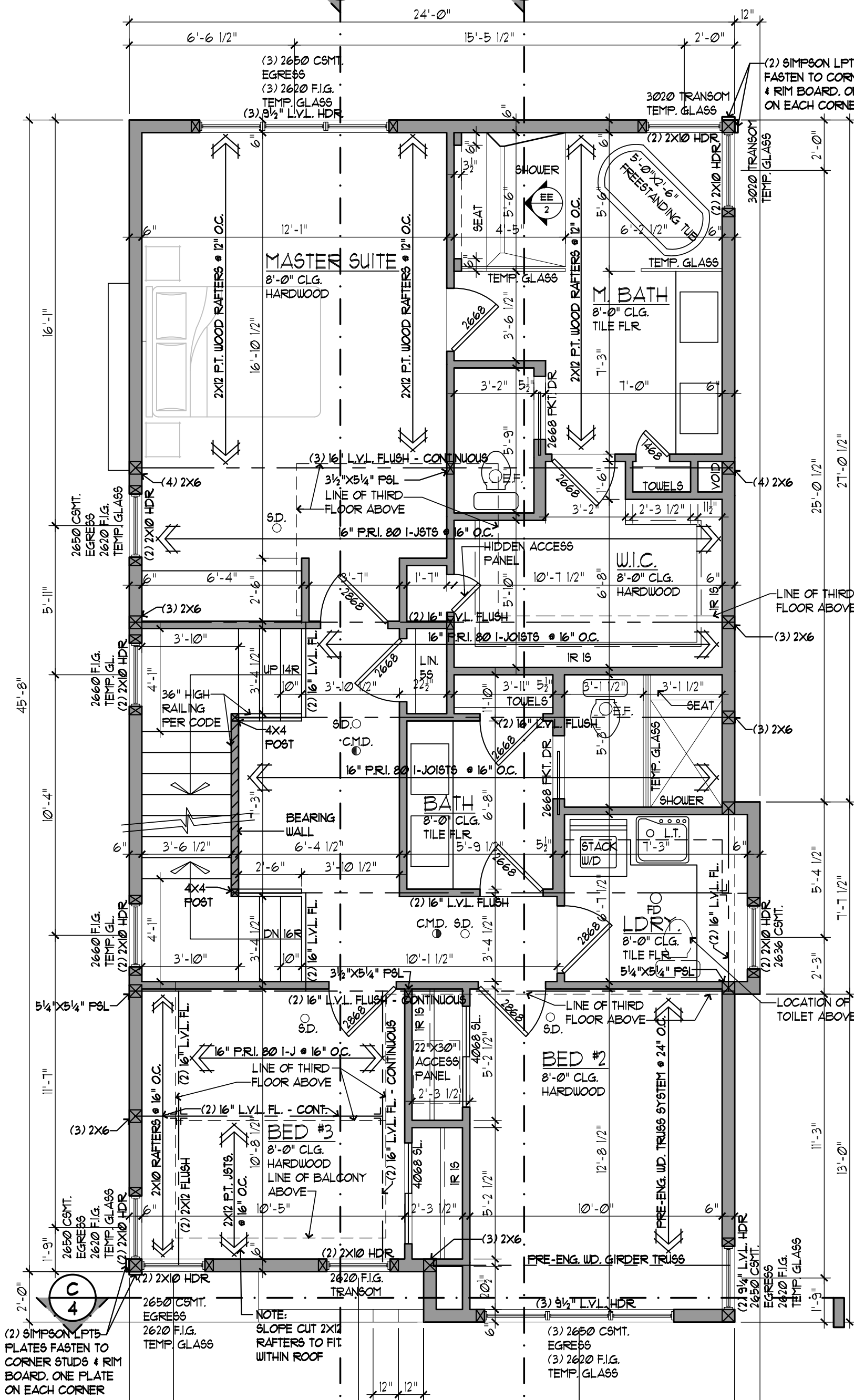
NOTE: INTERIOR WALL DIMENSIONS ARE FROM STUD TO STUD. EXTERIOR WALLS INCLUDE SHEATHING

NOTE: MINIMUM THREE STUD SPACING AT ALL DOOR JAMBS - CARPENTER TO VERIFY CASING SIZE WITH BUILDER



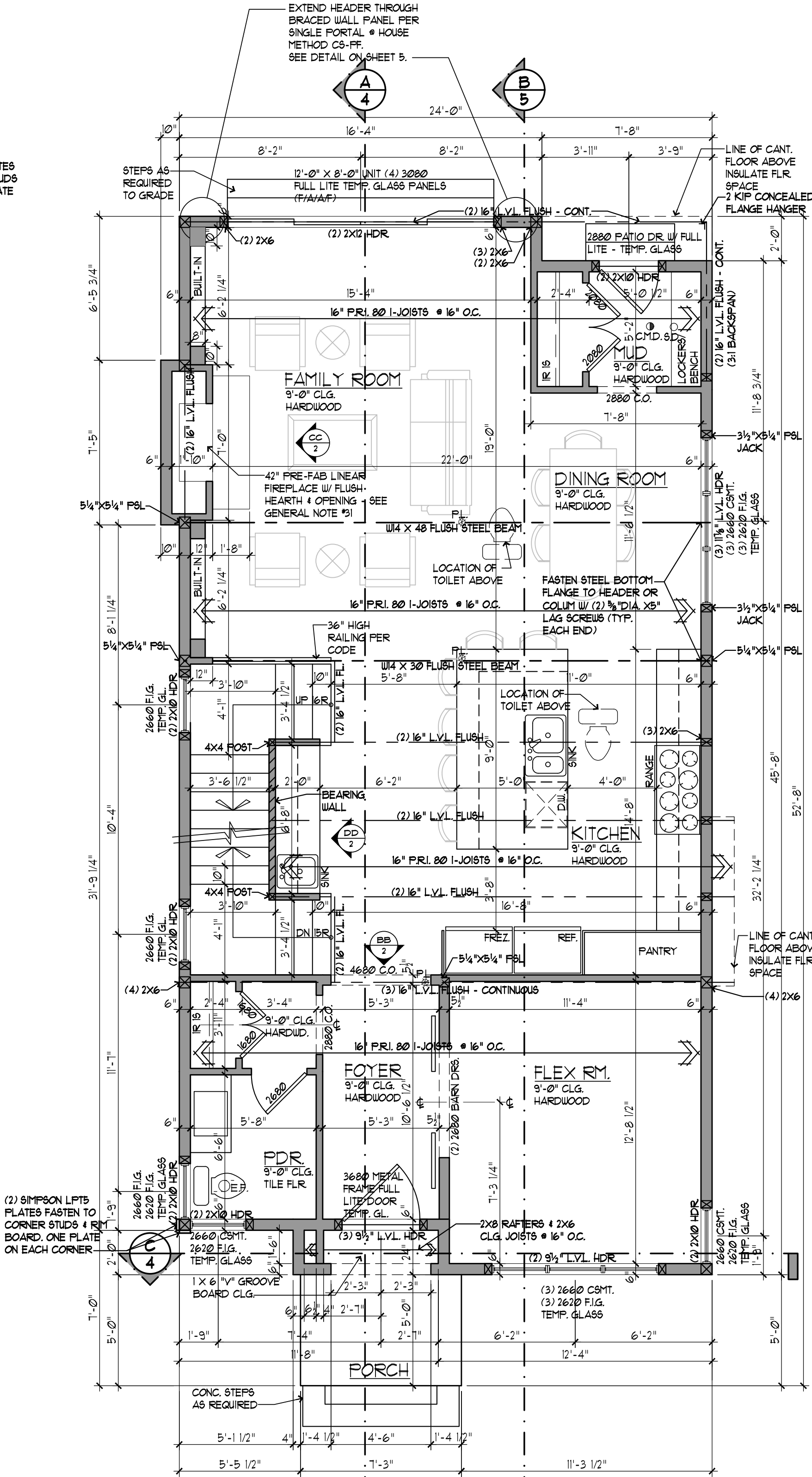
HABITABLE ATTIC PLAN

1025 SQ FT (FIRST)
178 SQ FT (SECOND)
313 SQ FT (THIRD)
2606 TOTAL SQ FT



SECOND FLOOR PLAN

1025 SQ FT (FIRST)
178 SQ FT (SECOND)
313 SQ FT (THIRD)
2606 TOTAL SQ FT



FIRST FLOOR PLAN

1025 SQ FT (FIRST)
178 SQ FT (SECOND)
313 SQ FT (THIRD)
2606 TOTAL SQ FT



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AG DESIGN

1982 HANES
BIRMINGHAM, MI

Review Set: 08.29.23

Permit Set: 01.02.24

Revisions:

Final Set:

Drawn By: P.S./C.T.

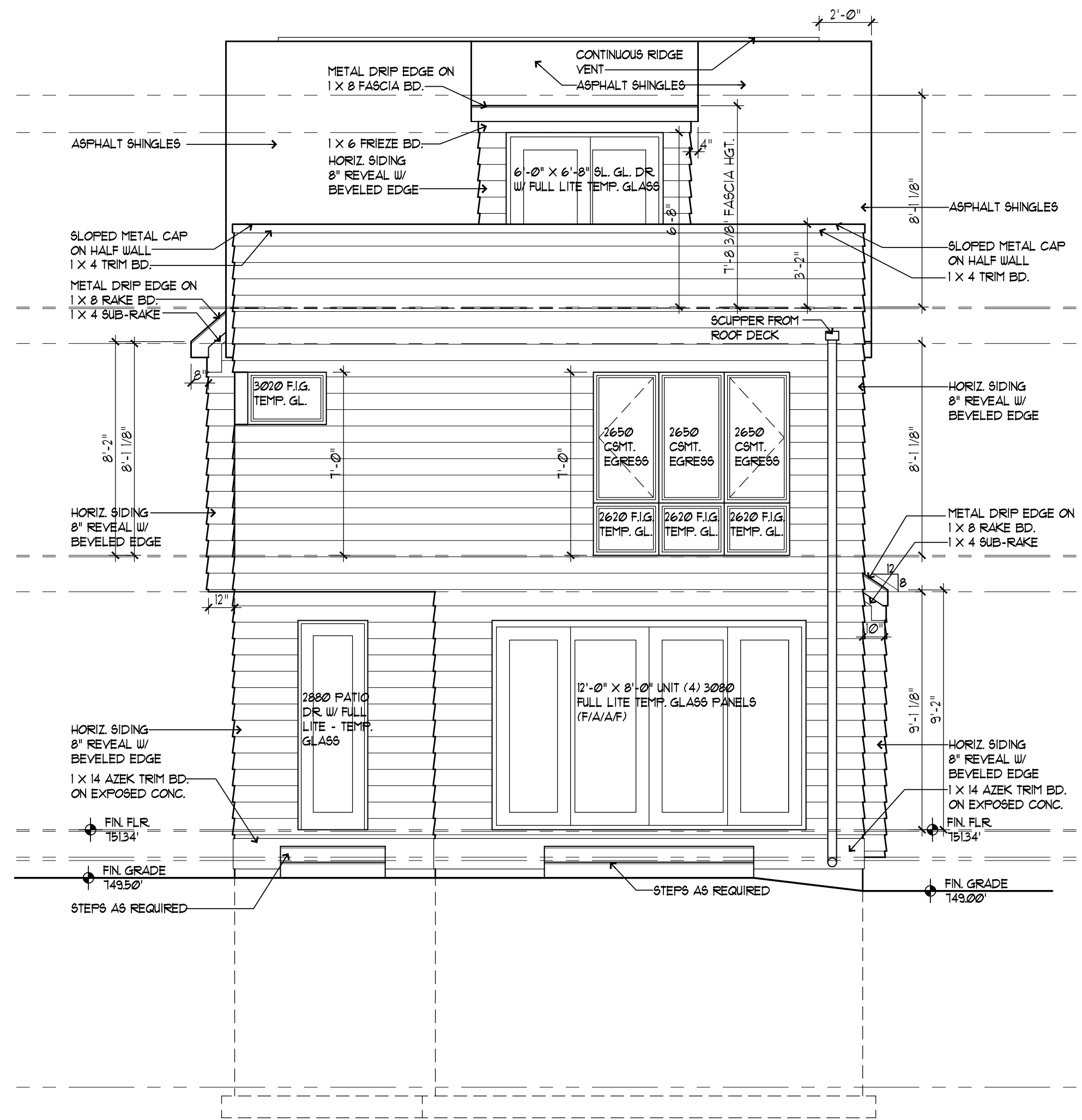
Checked By: D.D.

Job No:

23-223

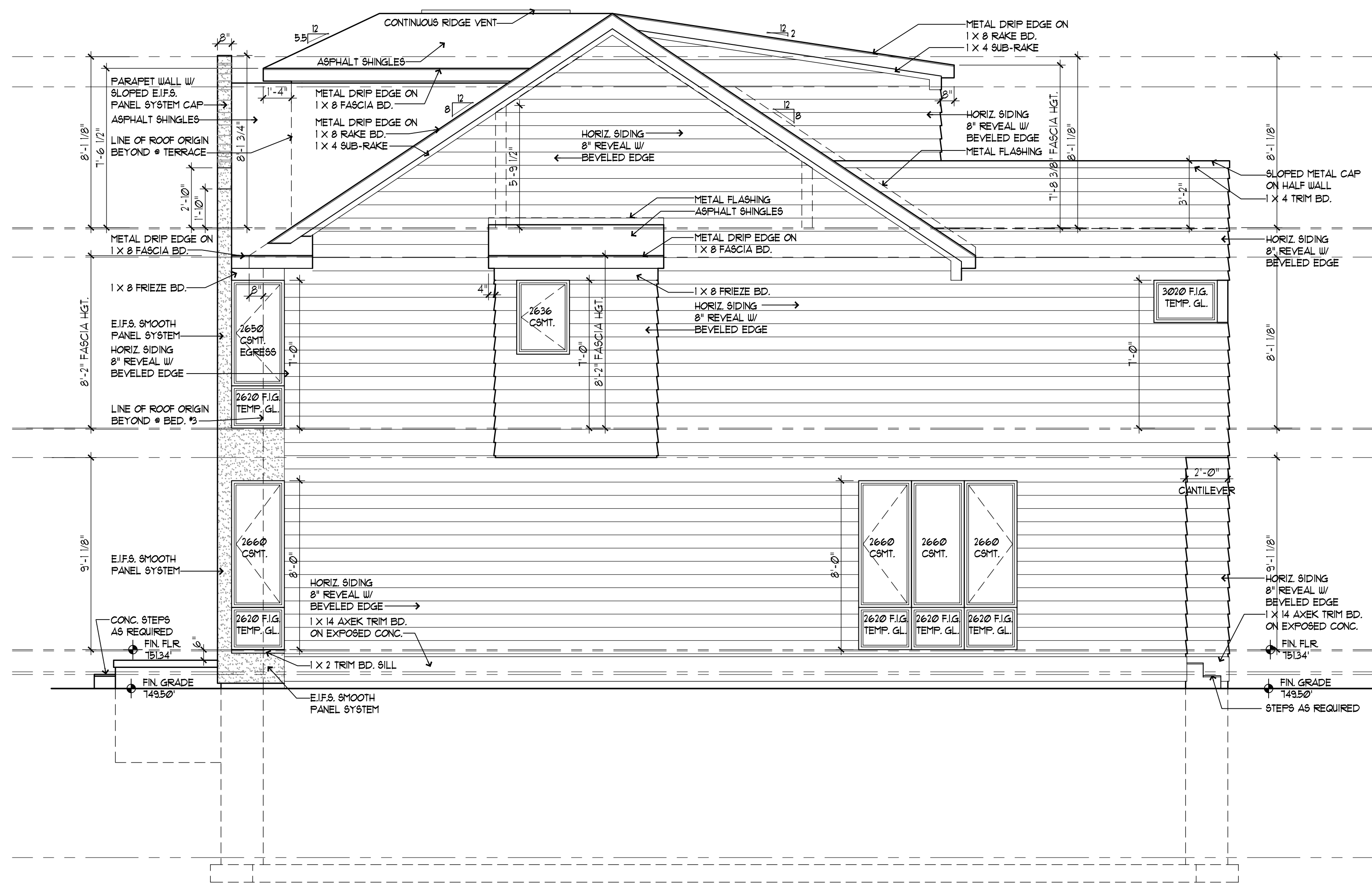
Sheet No:

2 OF 6



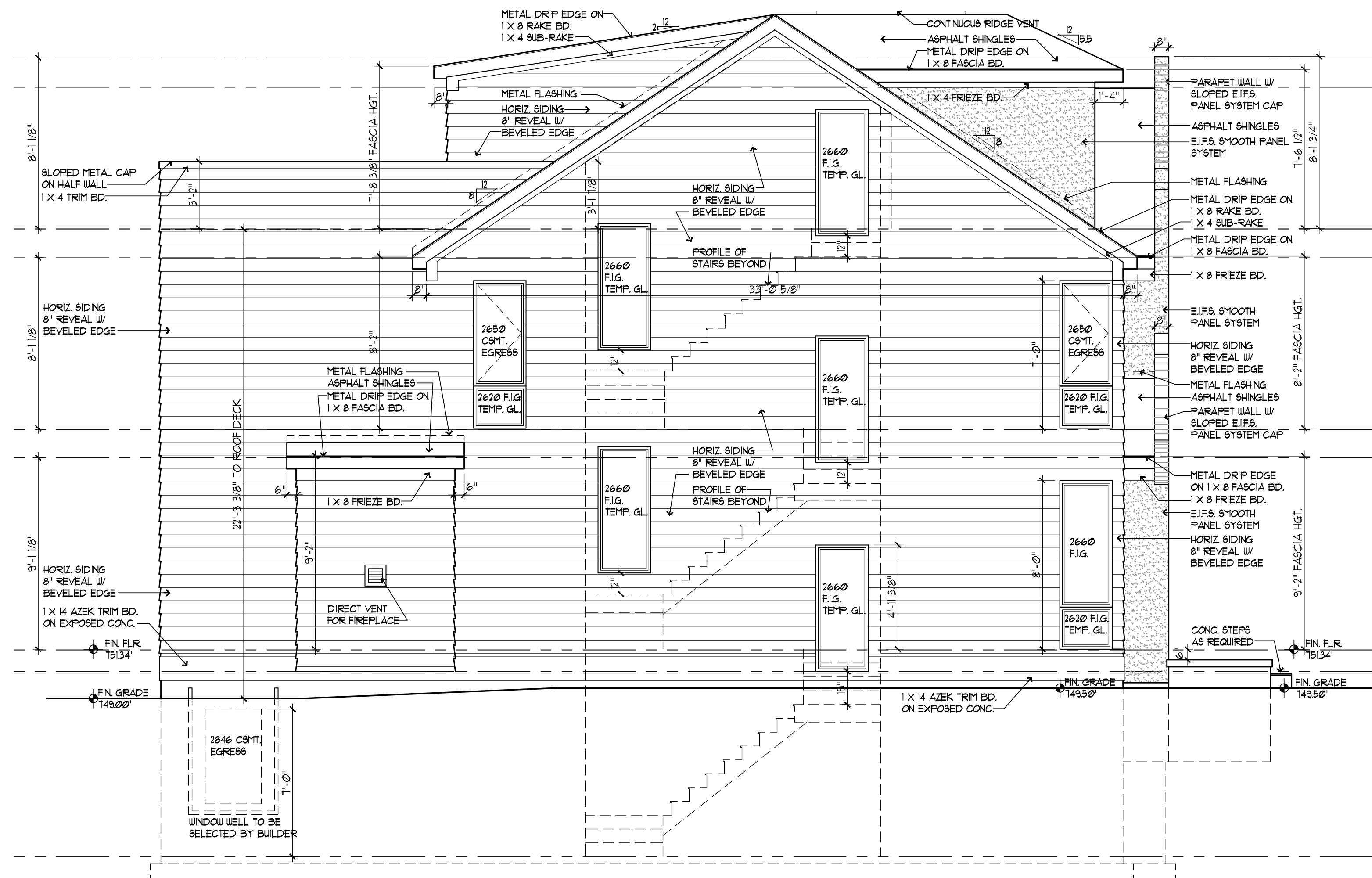
REAR ELEVATION

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



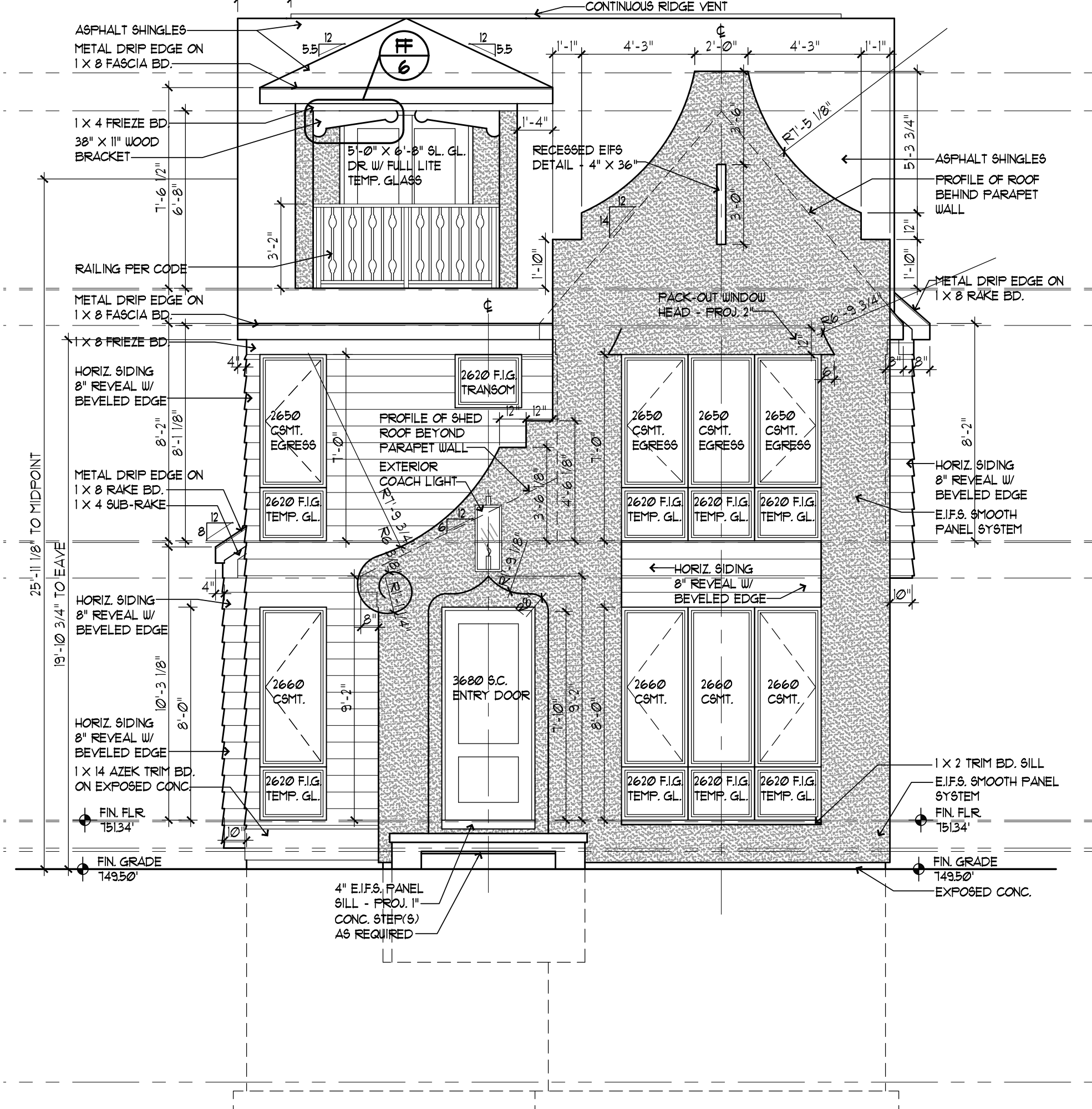
RIGHT ELEVATION

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



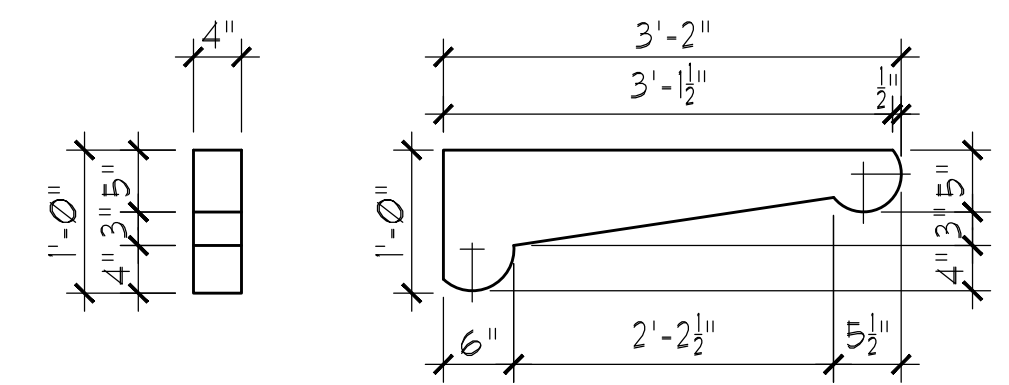
LEFT ELEVATION

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



FRONT ELEVATION

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



WOOD BRACKET DETAIL

SCALE: 3/4" = 1'-0"

NOTE: ANY WINDOWS WITH BOTTOM SILL LOWER THAN 24" FROM FINISH FLOOR AND EXCEEDING 12" FROM FINAL GRADE MUST BE NON-EGRESS AND OR NON-OPERABLE.

TYPICAL WINDOW DESIGNATION
NOTE: WINDOW SIZES AS NOTED ON DRAWINGS INDICATE ROUGH OPENING SIZES AND ARE FOR GENERAL REFERENCE ONLY.

CONSULT WITH WINDOW MANUFACTURER FOR EXACT SPECIFICATIONS.

SH - SINGLE HUNG WINDOW
DH - DOUBLE HUNG WINDOW
SL - SLIDING WINDOW
C - CASEMENT WINDOW
FIG - FIXED INSULATED GLASS

NOTE: ALL TRIM TO BE PACKED OUT W/ 1/16" OSB SHEATHING



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AG DESIGN

1982 HANES
BIRMINGHAM, MI

Review Set: 08.29.23

Permit Set: 01.02.24

Revisions:

Final Set:

Drawn By: P.S./C.T.

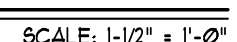
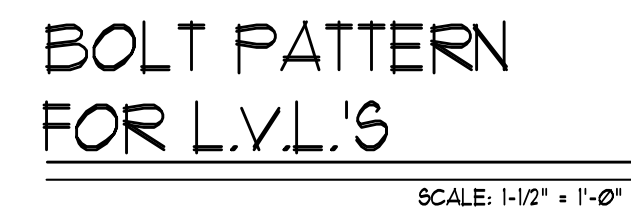
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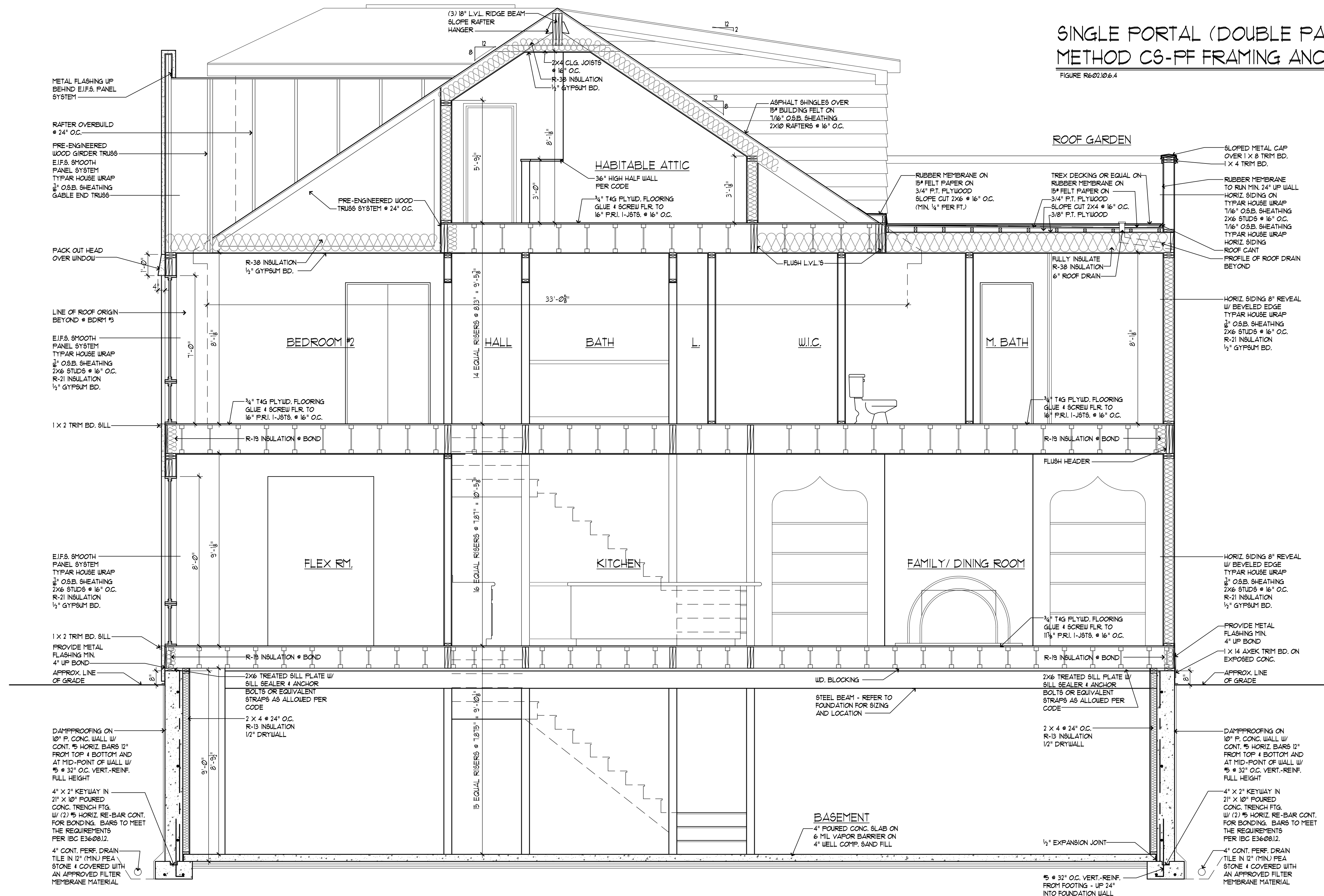
Job No:

23-223

Sheet No:

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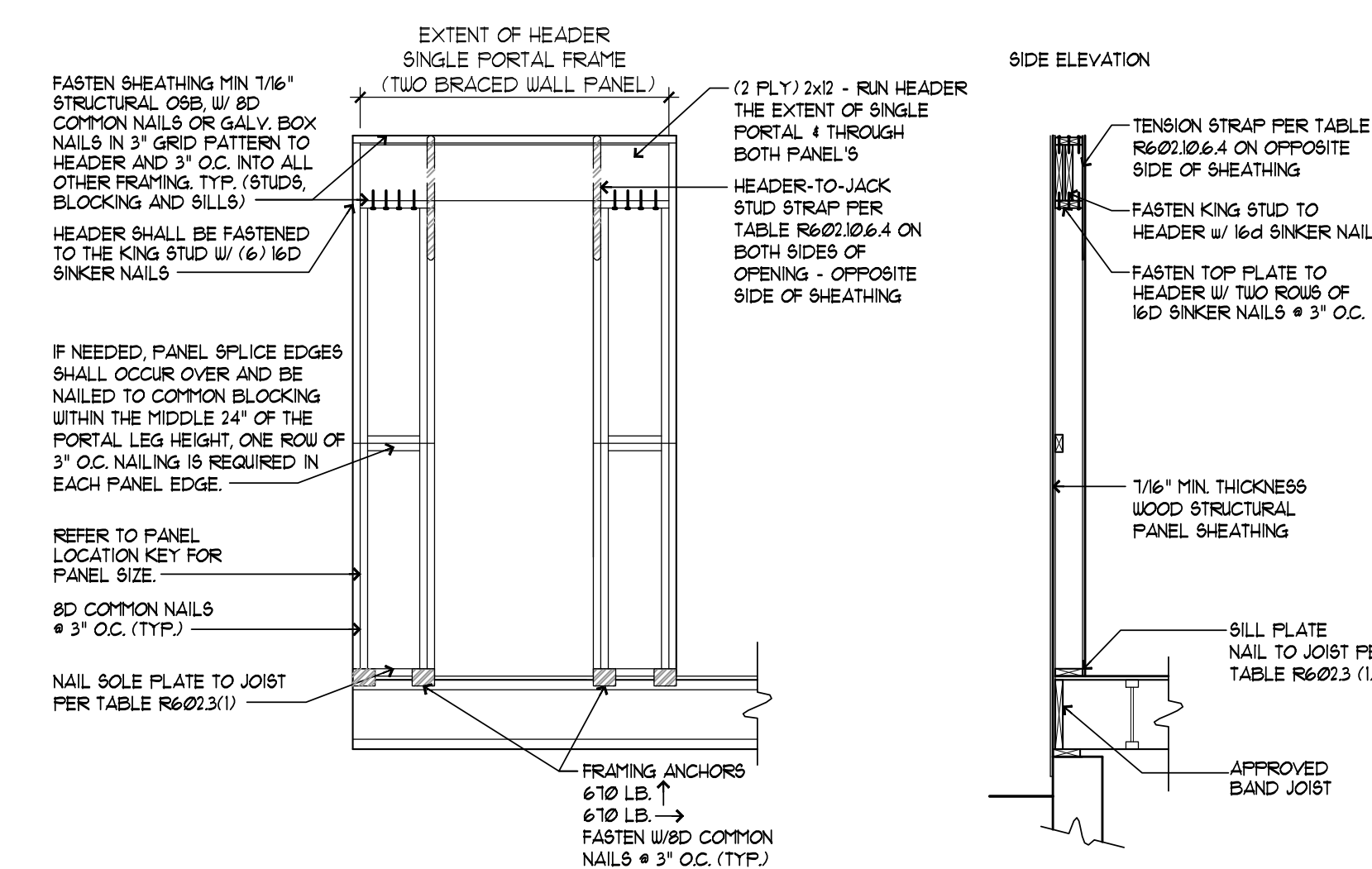




SINGLE PORTAL (DOUBLE PANEL)
METHOD CS-PF FRAMING ANCHOR OPTION

FIGURE R6-02.10.6.4

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



920 EAST LONG LAKE RD.
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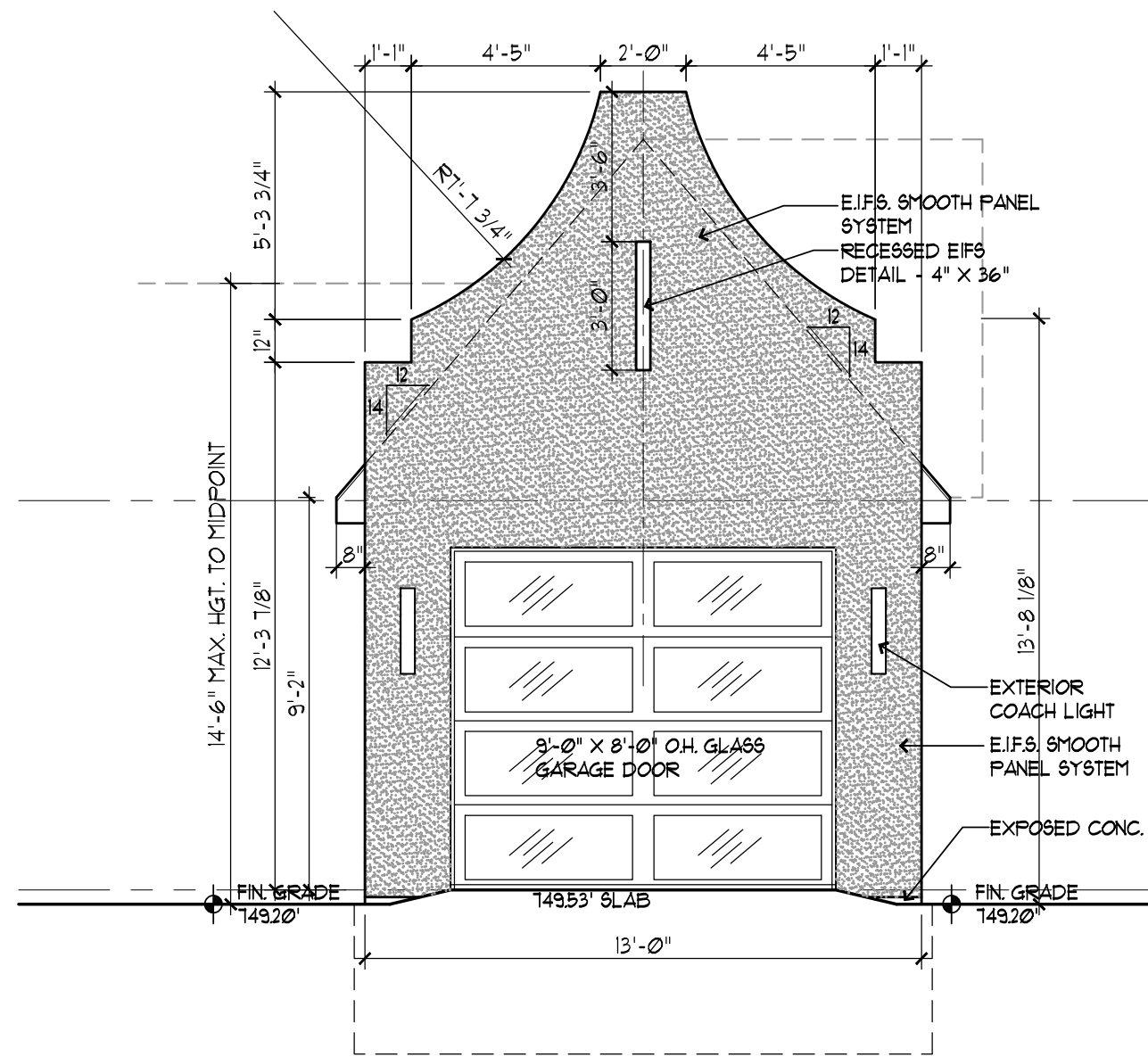
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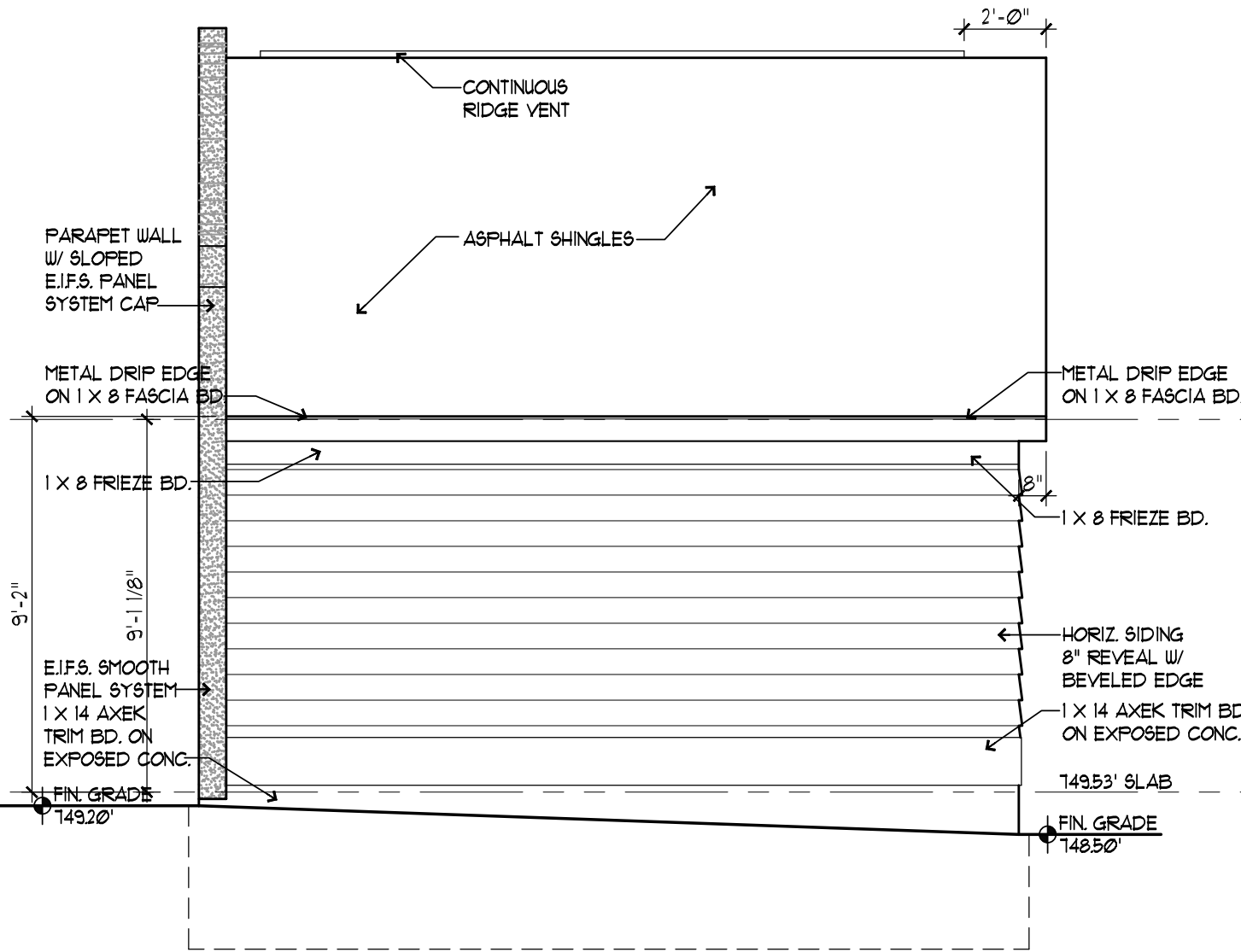
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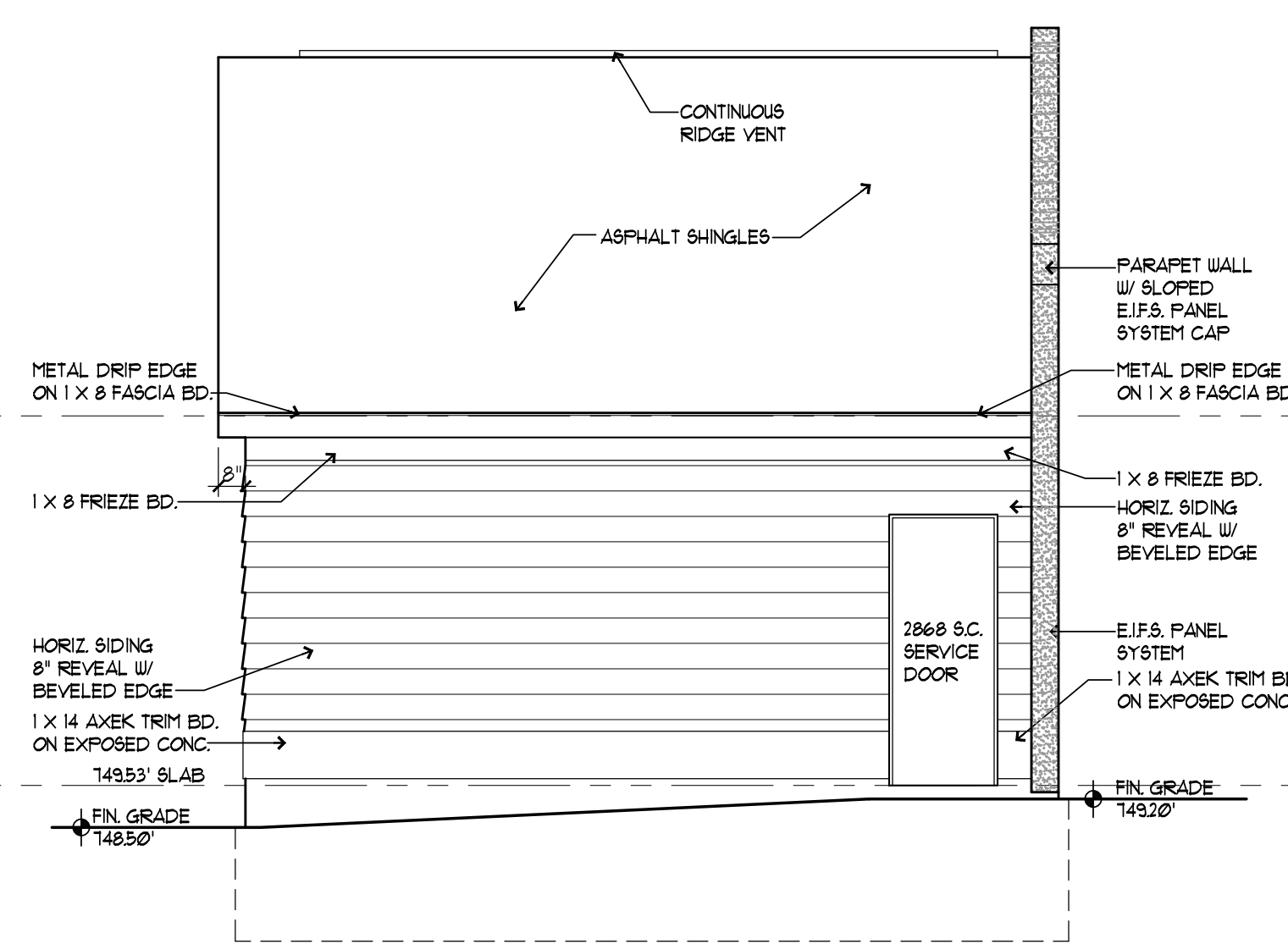
Job No:
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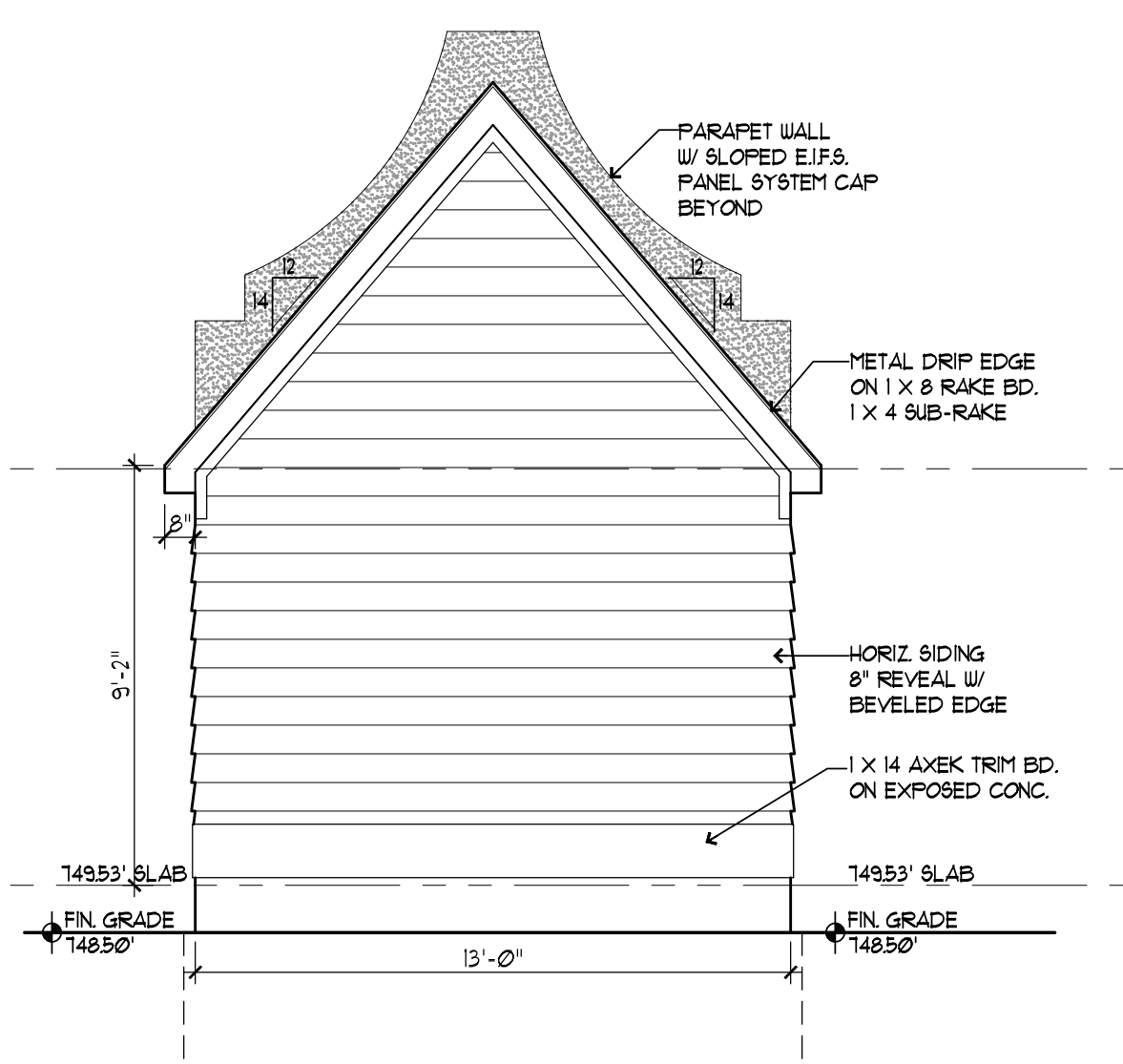
GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



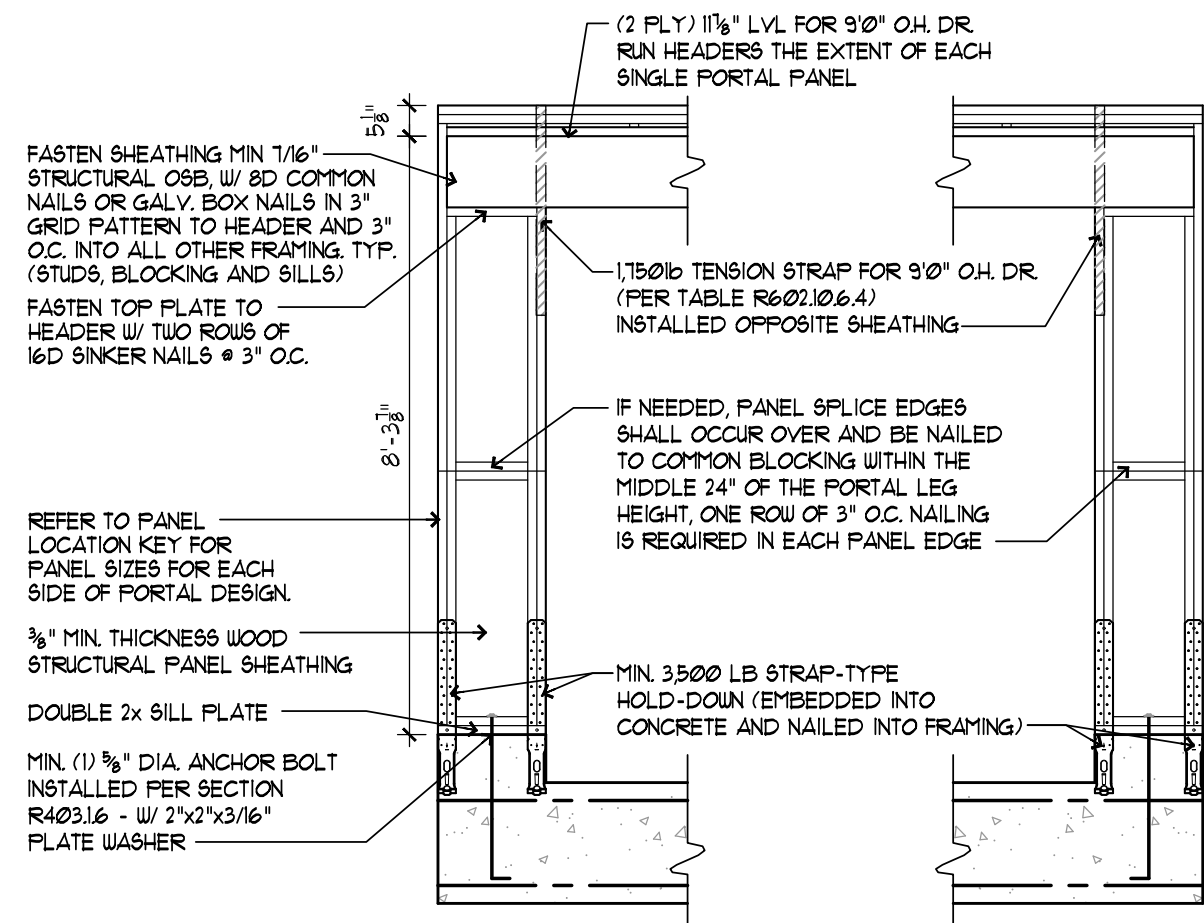
GARAGE RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



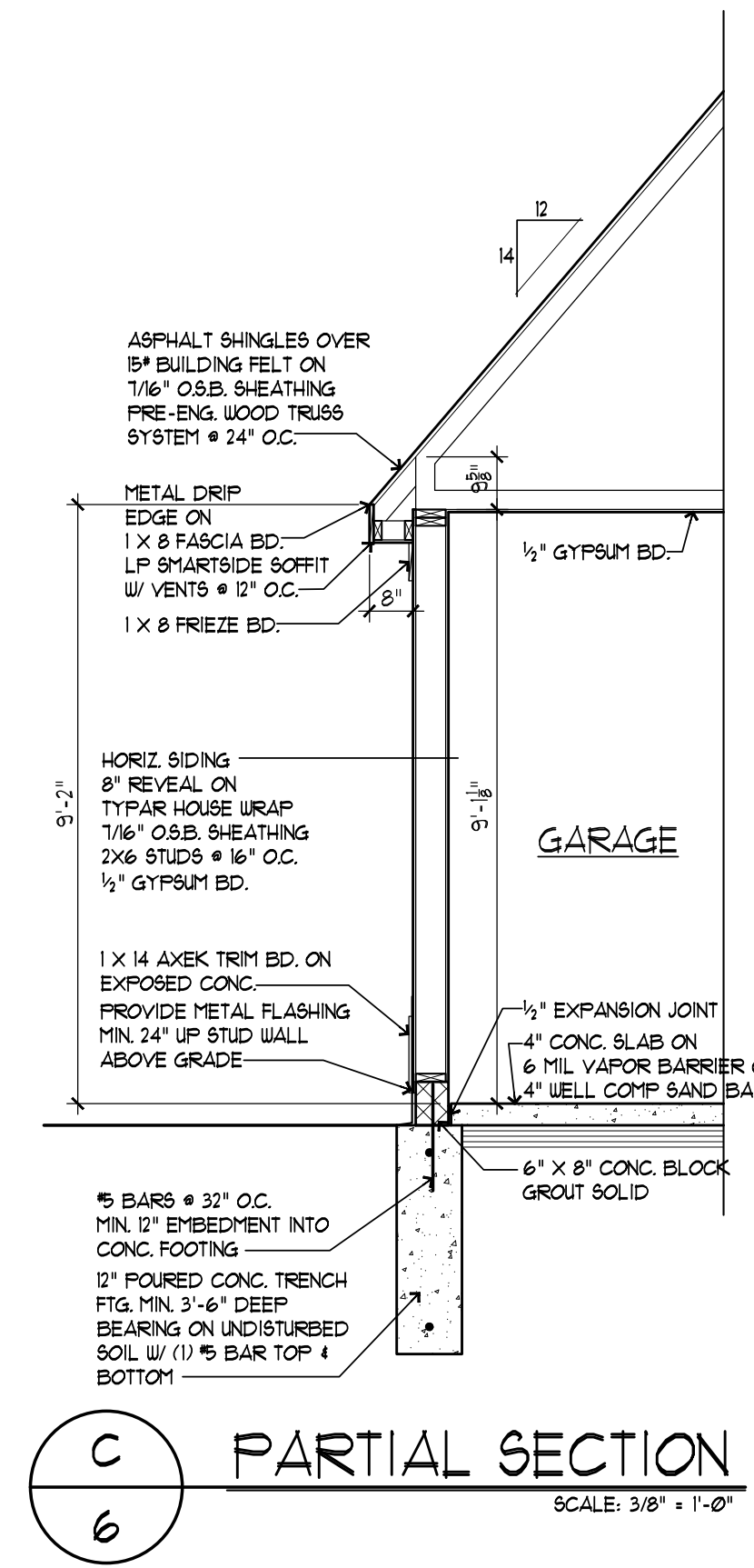
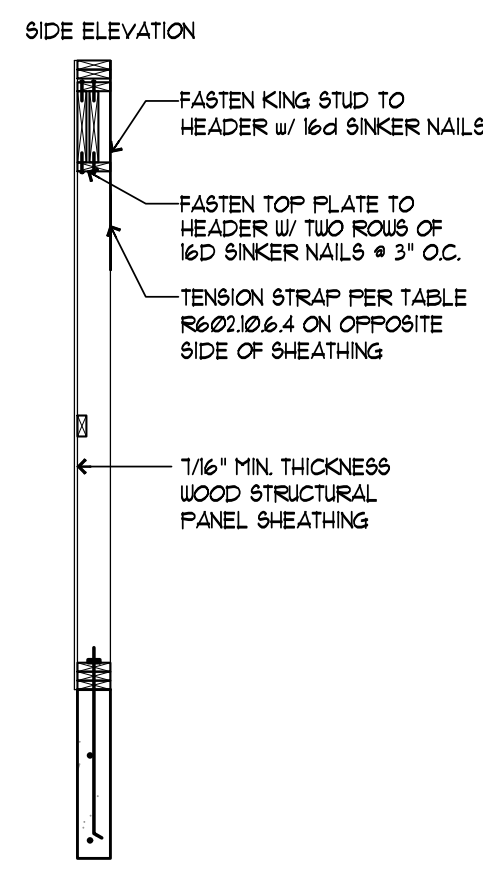
GARAGE LEFT ELEVATION
SCALE: 1/4" = 1'-0"



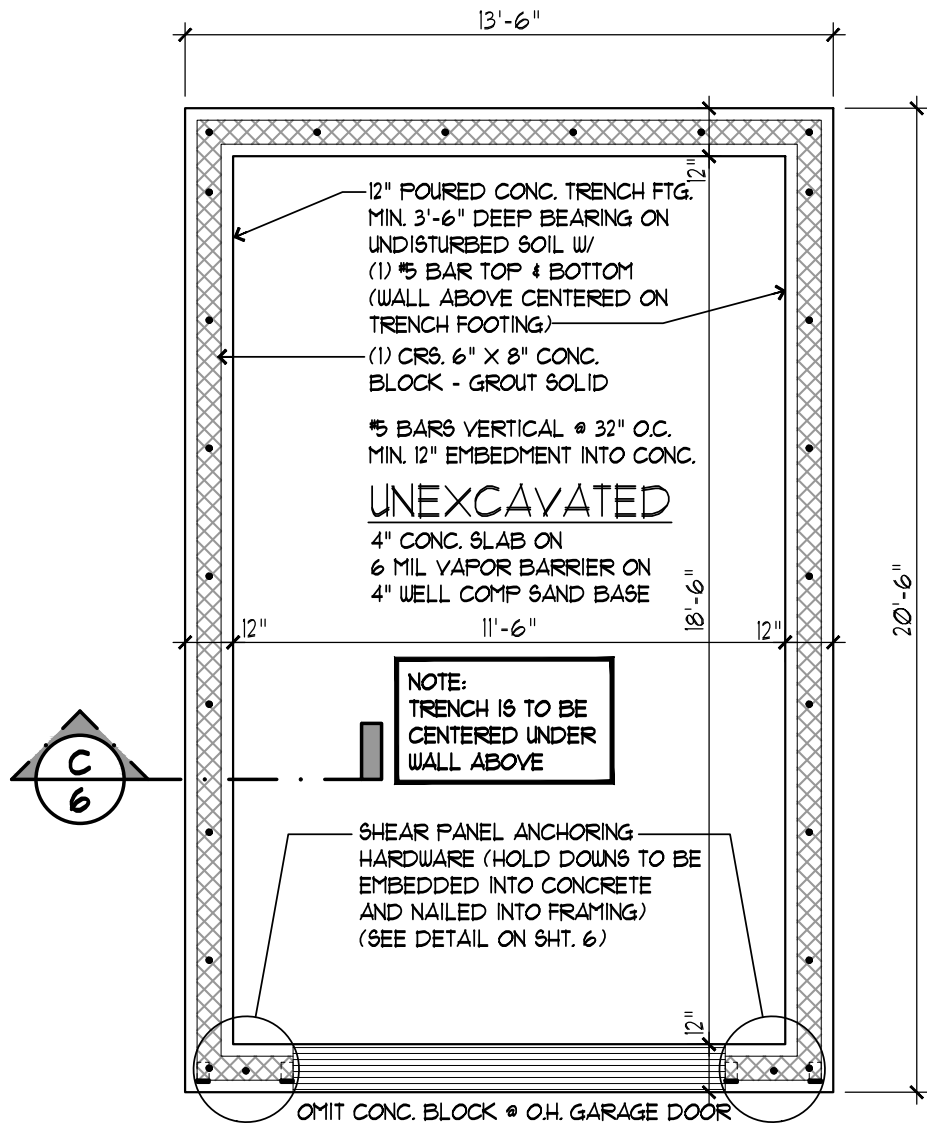
GARAGE REAR ELEVATION
SCALE: 1/4" = 1'-0"



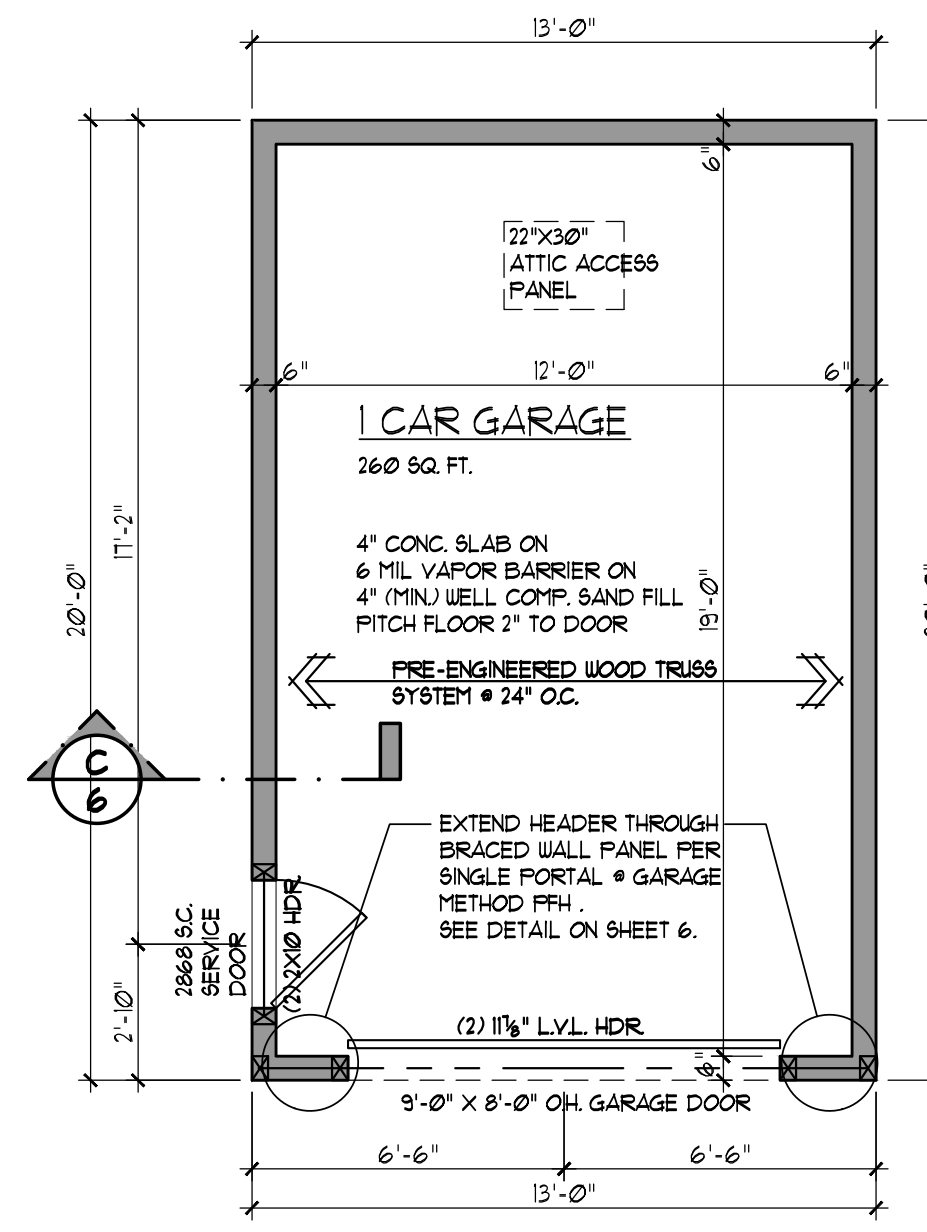
SINGLE PORTAL (DOUBLE PANEL) METHOD PFH - PORTAL FRAME W/ HOLDDOWNS @ GARAGE DETAIL
SCALE: 3/8" = 1'-0"



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



GARAGE FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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

MARTINI SAMARTINO
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- A. Article 4.55 A.2 requires a side/front yard setback of 10 ft. (east side), with 5.86 ft. existing and proposed; therefore, a variance of 4.14 ft. is requested.

The property is Zoned R-3 Single-Family Residential.

Hearing postponed until next month.

10-97-05

**1994 HAYNES
(Appeal 05-57)**

The owners of the property known as 1994 Haynes request the following variance to construct additions to the principal residential structure:

- A. Article 4.65 C requires a minimum of 14 ft. between principal structures, with 12.4 ft. proposed; therefore, a variance of 1.6 ft. is requested.

This property is zoned R-3 Single-Family Residential.

Mr. Worthington advised this home is non-conforming on a corner lot and the 12.4 ft. represents the closest point between the two houses.

Mr. Danny Veri from Livonia Builders spoke to represent the homeowners, Pam and Sean Vaughn. Mr. Veri explained the existing home is 739 sq. ft. dimensioned at 24.4 ft. w x 30.3 ft. l. They propose a 1,986 sq. ft. home dimensioned at 23.5 ft. w x 47.8 ft. l with a 7.8 ft. jog at the 30.5 ft. dimension. The jog is located on the side of the home adjacent to the neighboring house. The proposed home increases the side yard setback between the homes from 10.7 ft. to 12.4 ft. When the proposed home steps in 7.8 ft., the side yard setback becomes conforming for a total between homes of 20 ft. The new home meets all other required setbacks. Their practical difficulty is that being on a corner, they are required to maintain 10 ft. on the one side. The home is only proposed at 23.5 ft. wide. To go any less than 23.5 ft. is really stretching.

Chairman Lillie noticed a potential problem with the 12.4 ft. measurement proposal, because it reads 12.3 ft. on the plan. Mr. Lyon said there is a typo in the plan. Mr. Veri agreed to comply with the 12.4 ft. distance between homes. Mr. Conlin noted the new home is improving on the condition between homes.

No one spoke from the audience at 8:50 p.m.

Motion by Mr. Lyon

Seconded by Mr. Conlin in regard to Appeal 05-57, 1994 Haynes, to grant the variance as advertised. The applicant has asked for a 1.6 ft. variance to the distance between principal structures which is improving the existing

condition. The property is on a corner lot and they are required to maintain a 10 ft. setback on the one side. The applicant has done as much as possible to minimize the variance by reducing the width of the house to 23.5 ft. It does substantial justice to the surrounding neighbors. The condition is not self-created. Strict compliance with the Ordinance would be unduly burdensome. The motion is tied to the plans as presented.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Lyon, Conlin, Betanzos, Koseck, Lillie

Nays: None

Absent: Hughes, Judd, Stamps

10-98-05

**101 E. FOURTEEN MILE ROAD
(Appeal 05-58)**

The owners of the property known as 101 E. Fourteen Mile Road request the following variance:

- A. A dimensional variance of 27 sq. ft. to allow a total of 76 sq. ft. of signage in lieu of the maximum of 49 sq. ft. permitted in accordance with Section 86-27 (b) of Chapter 86 – Signs, of the Code of the City of Birmingham.

This property is zoned R-5 Multiple-Family Residential.

Chairman Lillie recalled this property was before this board in 2003 for a use variance. Ms. Bashiri advised the property is a Mobil service station located on the northeast corner of Fourteen Mile Road and Pierce. The station measures 49 ft. across the front and includes a brick convenience store. The Birmingham Sign Ordinance allows one square foot of signage for every linear foot of principal building frontage. The two canopy signs will total 27.32 sq. ft., and the ground sign will be 48 sq. ft., for a total of 75.32 sq. ft. of signage. The building is too small to allow the owner to have both canopy signage and a ground sign.

The applicant has already been before the Planning Board on January 8 and December 8, 2004, and on August 24, 2005 for site plan and design review. Ms. Bashiri explained this appeal also went to the Historic District and Design Review Commission ("HDDRC") because it is not a SLUP. At the September 7, 2005 HDDRC meeting, the commission passed motions to reject the canopy signage and the ground sign because the total square footage of signage exceeds the Ordinance allowance. As a part of those motions, they also made a recommendation for approval of a variance from the BZA to allow the signs to go forward as proposed.