

**CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, MAY 14, 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) April 16, 2024 minutes

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	849 Henrietta	Pat Beshouri	24-07	Dimensional
2)	1011 Pierce	Glass Doctor	24-08	Dimensional

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

9. ADJOURNMENT

Title VI

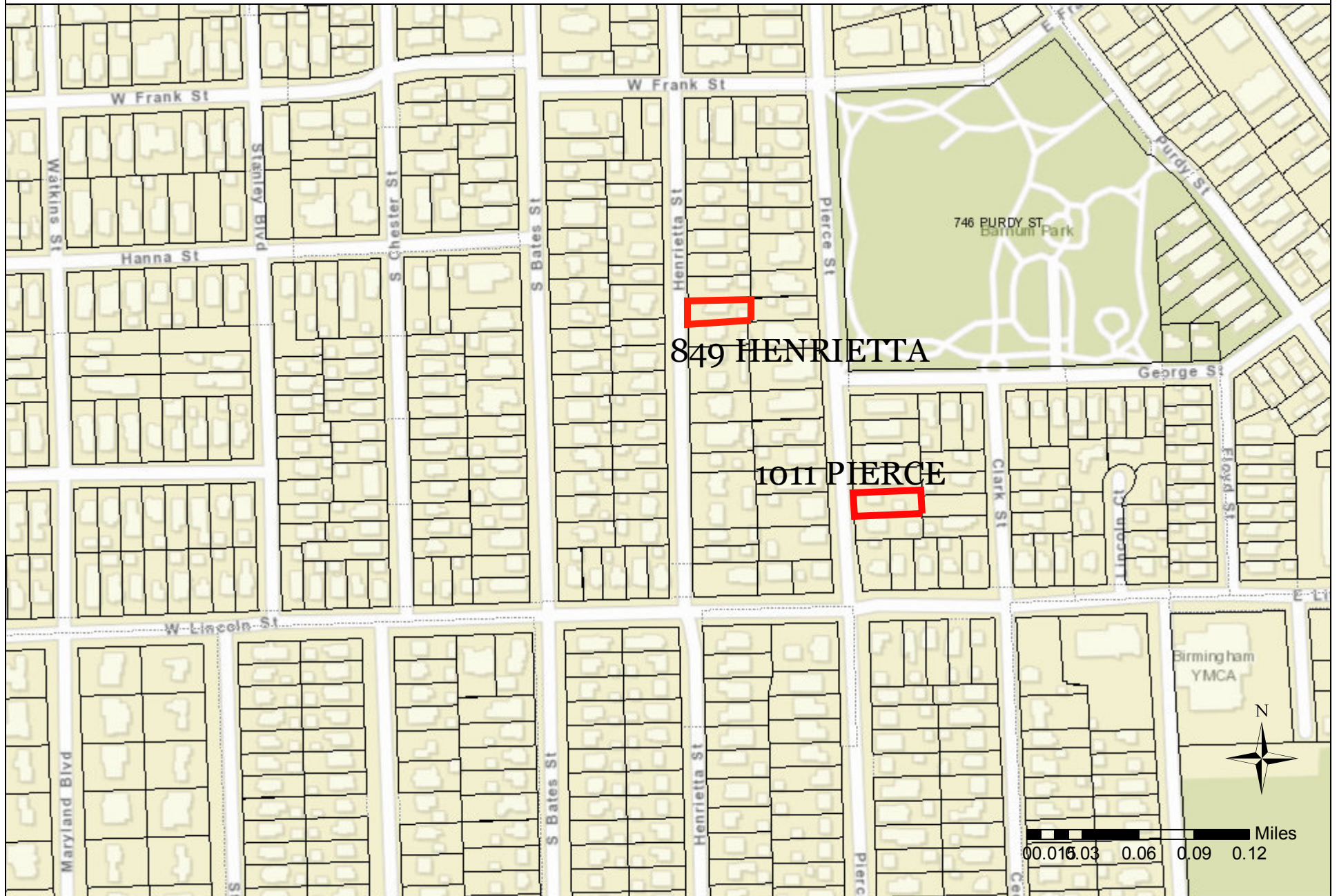
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, 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.

MAY BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, April 16, 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, April 16, 2024. The meeting was convened at 7:30 p.m.

2. Rollcall

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

Absent: Board Members Kevin Hart, Ron Reddy

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

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 may be found in the evening's agenda packet.

4. Approval Of The Minutes Of The BZA Meetings Of March 12, 2024

T# 04-14-24

Motion by Mr. Canvasser

Seconded by Mr. Yaldo to approve the minutes of the BZA meeting of March 12, 2024 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5. Appeals

T# 04-15-24

1) 2694 Dorchester Appeal 24-05

ABO Zielke presented the item, explaining that the owner of the property known as 508 W Lincoln was requesting the following variance to construct a new home with an attached 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 be 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 13.00 feet on the west side. Therefore, a variance of 1.00 feet is being requested.

Staff answered informational questions from the Board.

Jesse Parkinson with Greentech Engineer 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. Canvasser with regard to Appeal 24-05, 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 be 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 13.00 feet on the west side. Therefore, a variance of 1.00 feet is being requested.

Mr. Miller moved to approve and tied approval to the plans as submitted. He explained that because of the special conditions applicable to the property in question, provisions of the zoning ordinance if strictly applied would be unreasonable. He explained that denial of the variance would prevent the property owner from using the property for a permitted purpose. He continued that the setbacks of the adjacent homes totaled only 12.7 feet, and would not allow, per ordinance, a full buildout of the lot. He said that literal enforcement of the chapter would result in an unnecessary hardship, and that the granting of the variance would not be contrary to the spirit and purpose of the zoning ordinance. He stated that granting the variance would result in substantial justice to the property owner and to the neighborhood. He noted that the new house would reduce the existing nonconformity.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

- 6. Correspondence**
- 7. General Business**
- 8. Open To The Public For Matters Not On The Agenda**
- 9. Adjournment**

No further business being evident, the Board motioned to adjourn at 7:40 p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

849 Henrietta (24-07)

Hearing date: May 14, 2024

Appeal No. 24-07: The owner of the property known **849 Henrietta**, requests the following variance to construct a front porch to the existing home:

A. Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance requires that lot coverage on a residential lot is a maximum of 30%. The required 30% is 1944.60 SF. The proposed is 30.71% (1990.89 SF). Therefore, a variance of 0.71% (46.29 SF) is being requested.

Staff Notes: This applicant is requesting a variance for lot coverage to construct a covered front porch that a portion is behind the required front yard setback.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

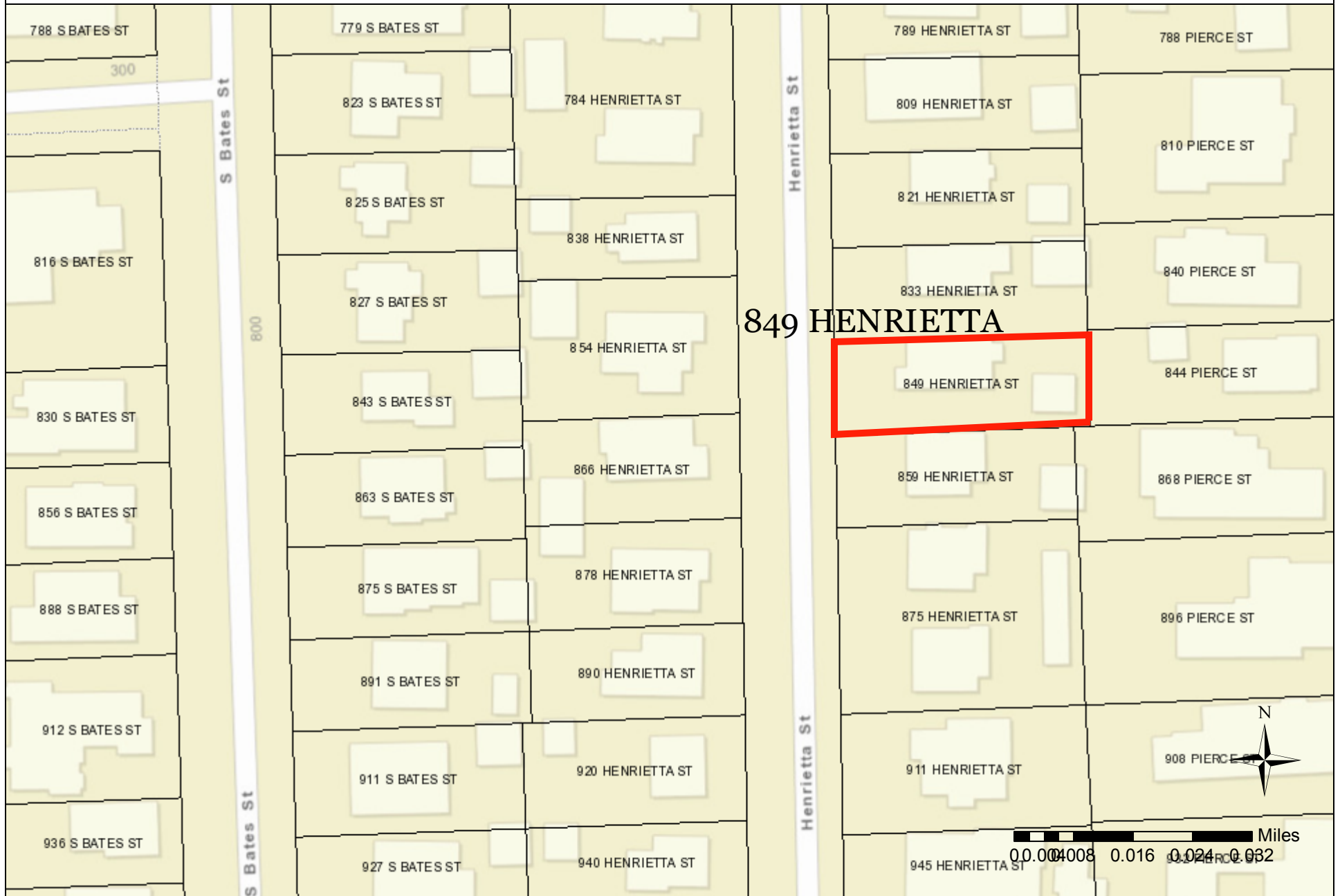
8.01 The Board of Zoning Appeals

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)

849 HENRIETTA 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: 849 HENRIETTA	Lot Number: 109	Sidwell Number: 19.36.185.010
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II. OWNER INFORMATION:

Name: PAT & JILL BESHOUR			
Address: 849 HENRIETTA	City: BIRMINGHAM	State: MI	Zip code: 48009
Email: PBESHOUR1@EMAIL.COM		Phone: 248.330.3350	

III. PETITIONER INFORMATION:

Name: SAME AS ABOVE	Firm/Company Name:		
Address: SAME AS ABOVE	City:	State:	Zip code:
Email:	Phone:		

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: _____

Date: **4.8.24**

Signature of Petitioner: _____

Date: **4.8.24**

**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

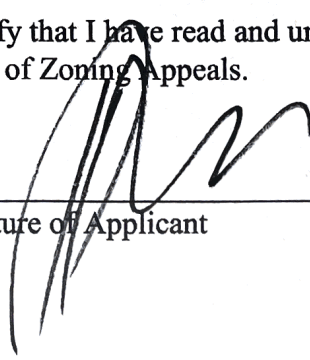
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration 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.



Signature of Applicant

PETITIONER'S REQUEST FOR VARIANCE
FROM BIRMINGHAM ORDINANCE
2.2110R3 – DEVELOPMENT STANDARDS

City of Birmingham
Board of Zoning Appeals

Re: 849 Henrietta St.
Birmingham, MI 48009

April 8, 2024

Petitioners request a variance from **Article 2, 2.10R3, Development Standards**, limiting lot coverage to 30%, in order to construct a front porch in the front yard setback, as provided for in **Article 4.30OS-01C1 Open Space Standards**.

<u>Requested</u>	<u>Required</u>	<u>Proposed</u>	<u>Variance Amount</u>
Lot Coverage – 30%	1945	1990.89	45.89

The proposed porch will project 6.7ft into the front yard setback, significantly less than the allowable 10' projection, however approximately 3.3ft x 13.9ft (45.89sf) of the porch will rest behind the front yard setback, thus counting towards lot coverage. Petitioner's home is currently at the 30% maximum; Petitioners are therefore requesting a variance of 45.89sf.

Petitioners could construct the porch without a variance by maximizing the allowed projection into the front yard setback and leaving a 3.3ft open space, or void, between the rear of the porch and the existing structure, however the design would be less practical and the use and enjoyment of the porch would be compromised, resulting in a practical difficulty not intended by the ordinance.

Granting the variance will result in a more pleasing, usable design that will not have any impact on the neighborhood except to potentially increase property values. The proposed porch will not extend any further into the front yard setback than the existing front porch/steps.

Petitioners' plan to limit the projection to 6.7ft would mitigate the encroachment into the front yard, creating an attractive understated design that will provide uniformity and consistency with the neighborhood while reducing the practical difficulty and individual hardship that is presented, and is consistent with the spirit and intent of the ordinance.

Petitioners respect the planning guidelines and do not take this endeavor lightly as it is costly in time and effort. We are proposing a moderate lot coverage increase and hope the board will look favorably on our request.

Respectfully,

Pat and Jill Beshouri



LEGEND

- FIP FOUND IRON PIPE
- FIB FOUND IRON BAR
- FCI FOUND CAPPED IRON
- (M) MEASURED
- (R) RECORD
- EX. CONDUIT
- EX. GAS MAIN
- EX. OVERHEAD LINES
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WALL
- EX. WATER MAIN
- EX. FENCE
- EX. AIR CONDITIONER
- EX. ARBORVITAE
- EX. CATCH BASIN
- EX. CLEANOUT
- EX. ELECTRIC METER
- EX. GAS METER
- EX. HYDRANT
- EX. IRRIGATION CONTROL VALVE
- EX. SANITARY MANHOLE
- EX. SIGN
- EX. TELEPHONE PEDESTAL
- EX. WATER SHUT OFF
- EX. LIGHT POLE
- EX. UTILITY POLE
- EX. DECIDUOUS TREE
- PRO. DRAINAGE ARROW
- PRO. TOP/PAVEMENT ELEV.
- PRO. SPOT ELEV.
- PRO. YARD BASIN
- ⊕ DOWNSPOUT LOCATION

ZONING:

R3, SINGLE-FAMILY RESIDENTIAL DISTRICT

SETBACKS:

FRONT: 27.9' (SEE CALCULATIONS)
REAR: 30' MINIMUM
SIDES: 9' OR 10% OF WIDTH (4.9') WHICHEVER IS LARGER ONE SIDE
14' OR 25% OF WIDTH (12.2') WHICHEVER IS LARGER FOR BOTH

*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF BIRMINGHAM AND/OR ANY HOMEOWNER'S ASSOCIATION ORDINANCE PRIOR TO DESIGN.

AVERAGE FRONT SETBACK:

HOUSE NO	FRONT SETBACK
791/789	25.9 FEET
809	27.5 FEET
821	26.3 FEET
833	25.9 FEET
849	SITE
859/861	29.0 FEET
875/877	29.0 FEET
891/893	29.6 FEET
911	29.8 FEET
SITE	
AVG. =	27.9 FEET

BENCHMARKS:

CITY OF BIRMINGHAM BENCHMARK #2:
SOUTHEAST CORNER OF PIERCE AND LINCOLN.
ELEVATION: 767.458 CITY DATUM.

SITE BENCHMARK (BM):
ARROW ON TOP OF HYDRANT ON THE WEST SIDE OF HENRIETTA STREET, ACROSS FROM 859 HENRIETTA STREET.
ELEVATION: 769.84

SURVEY NOTES:

1. TITLE WORK WAS NOT PROVIDED. EXISTING EASEMENTS, IF ANY, HAVE NOT BEEN SHOWN.

2. A WETLAND AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

LEGAL DESCRIPTION (BY OTHERS):

LOT 109 of "ASSESSOR'S REPLAT OF PART OF TORREY'S ADDITION, HOOD'S ADDITION AND SMITH ADDITION", A REPLAT OF PART OF LOT 1, AND LOTS 20 TO 28 INCLUSIVE, PART OF LOTS 31, 32 AND 33 AND LOTS 34 TO 39 INCLUSIVE, ALL OF TORREY'S ADDITION AND LOTS 7, 8, AND 9 OF HOOD'S ADDITION AND PART OF LOT 25, SMITH ADDITION, ALL PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 10 EAST, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 41 OF PLATS, PAGE 36, OAKLAND COUNTY RECORDS.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0537F (COMMUNITY ID NO. 260168 - CITY OF BIRMINGHAM, MI) WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVE NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

PLOT PLAN NOTES:

- 1) LOCATION & ROTATION OF HOUSE ADDITION, GARAGE & PORCHES IS PER BUILDER.
- 2) BUILDER SHALL VERIFY EXACT DIMENSIONS OF PROPOSED IMPROVEMENTS WITH ARCHITECTURAL PLANS.
- 3) SIDEWALKS & STREETS ARE TO BE MAINTAINED FREE OF DIRT AND DEBRIS.
- 4) CONSTRUCTION MATERIALS ARE NOT TO BE PLACED ON THE SIDEWALKS & STREETS.
- 5) BUILDING DOWNSPOUTS TO SURFACE DISCHARGE TO ON-SITE SWALES.
- 6) PROPOSED TREE PROTECTION FENCE TO BE MINIMUM 3 FOOT HIGH ORANGE CONSTRUCTION FENCING STAKED AT MINIMUM 8 FOOT INTERVALS. REMOVAL AS DIRECTED BY CITY BUILDING OFFICIAL.
- 7) LOCATION OF UTILITY SERVICES SHOWN ARE CONCEPTUAL ONLY. ACTUAL LOCATION OF SANITARY, WATER, ELECTRIC, GAS, ETC. SERVICING THE LOT TO BE DETERMINED AT TIME OF CONSTRUCTION BY BUILDER.
- 8) CONTRACTOR TO PLACE SILT FENCE AROUND ENTIRE PERIMETER OF LOT BEFORE CONSTRUCTION. MAINTAIN UNTIL FINAL GRADE IS ESTABLISHED.

PROPOSED IMPERVIOUS AREAS:

LOT AREA = 6,482 S.F. (0.15 ACRES)

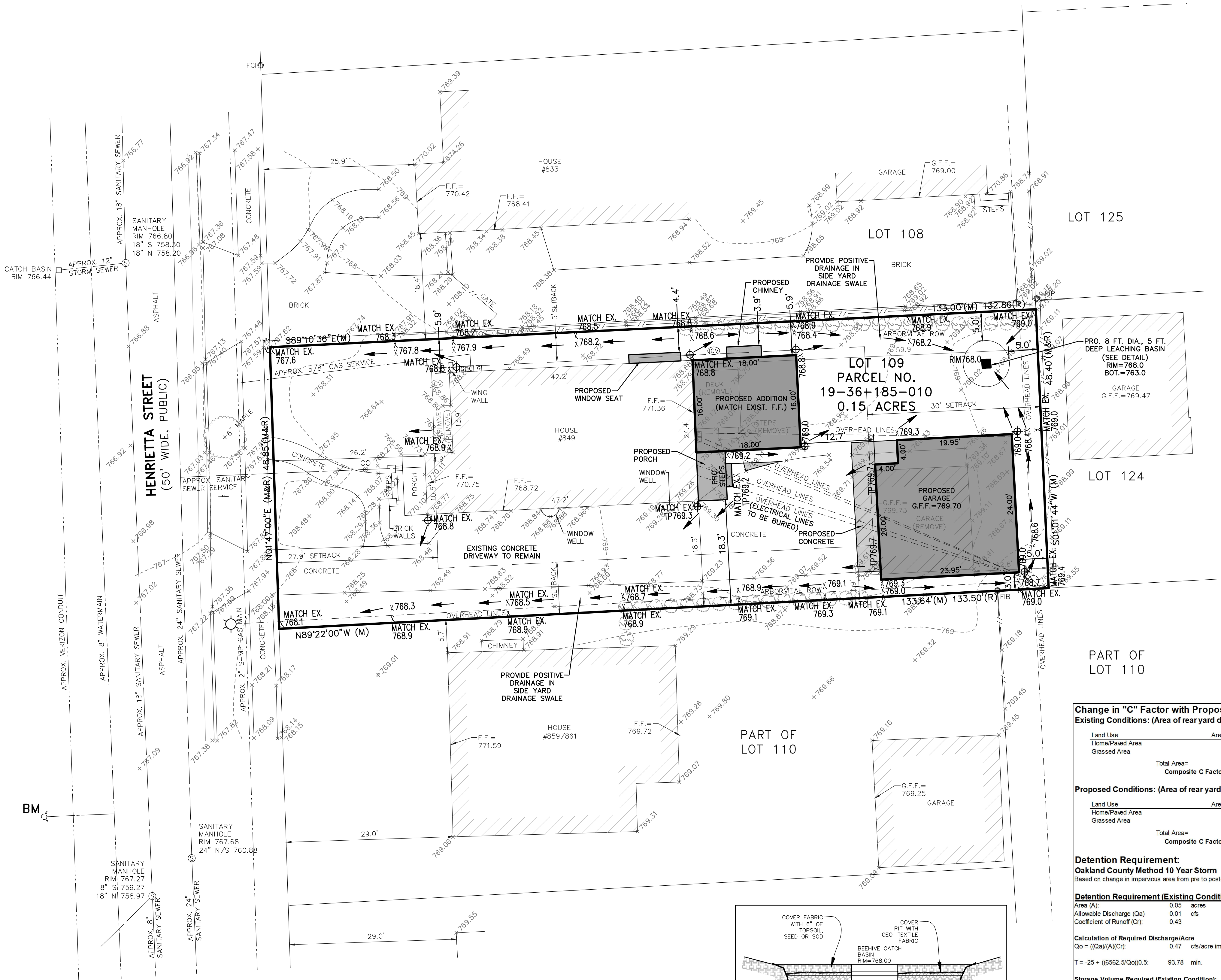
LOT COVERAGE = EX. HOUSE (1,080 S.F.) + PRO. REAR HOUSE ADDITION (289 S.F.) + PRO. GARAGE (559 S.F.) = 1,928 S.F. (29.7%), MAX. 30%

EX. DRIVEWAY (1,347 S.F.) + PRO. DRIVEWAY ADDITION NEAR GARAGE (109 S.F.) + EX. FRONT WALK (WIDER THAN 3 FT.) (86 S.F.) = 1,542 S.F. (23.8%)

TOTAL IMPERVIOUS SURFACE AREA = 3,470 S.F. (53.5%), MAX. 60%
TOTAL OPEN SPACE = 3,012 S.F. (46.5%), MIN. 40%
TOTAL FRONT YARD OPEN SPACE = 1,036 S.F. (76.1%), MIN. 65%

NOTE: EX. FRONT PORCH/STEPS, PRO. REAR PORCH/STEPS & EX. FRONT WALK (3 FT. WIDE OR LESS) ARE NOT INCLUDED IN THE LOT COVERAGE OR OVERALL OPEN SPACE CALCULATION OR FRONT YARD OPEN SPACE CALCULATION, PER CITY ORDINANCE 4.30 OS-1, THE CITY OF BIRMINGHAM & BUILDER DIRECTION. CITY TO PROVIDE DIRECTION, AS NECESSARY, TO SATISFY ORDINANCE REQUIREMENTS.

FOR CITY REFERENCE:
EX. FRONT PORCH/STEPS = 57 S.F. (0.9%)
EX. FRONT WALK (3 FT. WIDE OR LESS) = 23 S.F. (0.4%)
PRO. REAR PORCH/STEPS = 46 S.F. (0.7%)



PART OF
LOT 110

Change in "C" Factor with Proposed Development: Existing Conditions: (Area of rear yard disturbance)

Land Use	Area (acres)	Runoff Coefficient C
Home/Paved Area	0.01	0.95
Grassed Area	0.04	0.30
Total Area=	0.05 acres	
Composite C Factor =	0.43	

Proposed Conditions: (Area of rear yard disturbance)

Land Use	Area (acres)	Runoff Coefficient C
Home/Paved Area	0.02	0.95
Grassed Area	0.03	0.30
Total Area=	0.05 acres	
Composite C Factor =	0.56	

Detention Requirement:

Oakland County Method 10 Year Storm
Based on change in impervious area from pre to post-development

Detention Requirement (Existing Condition)

Area (A): 0.05 acres
Allowable Discharge (Qa): 0.01 cfs
Coefficient of Runoff (Cr): 0.43
Calculation of Required Discharge/Acre
Qo = (Qa)/(A)(Cr): 0.47 cfs/acre imperv.
T = 25 + ((6562.5/Qo)/0.5): 93.78 min.

Storage Volume Required (Existing Condition):
Vs = (10500(T)(T+25)) - 400Qo(T): 6545.29 cf acre imperv.
Vt = (Vs)(A)(Cr): 141 cf

Detention Requirement (Proposed Condition)

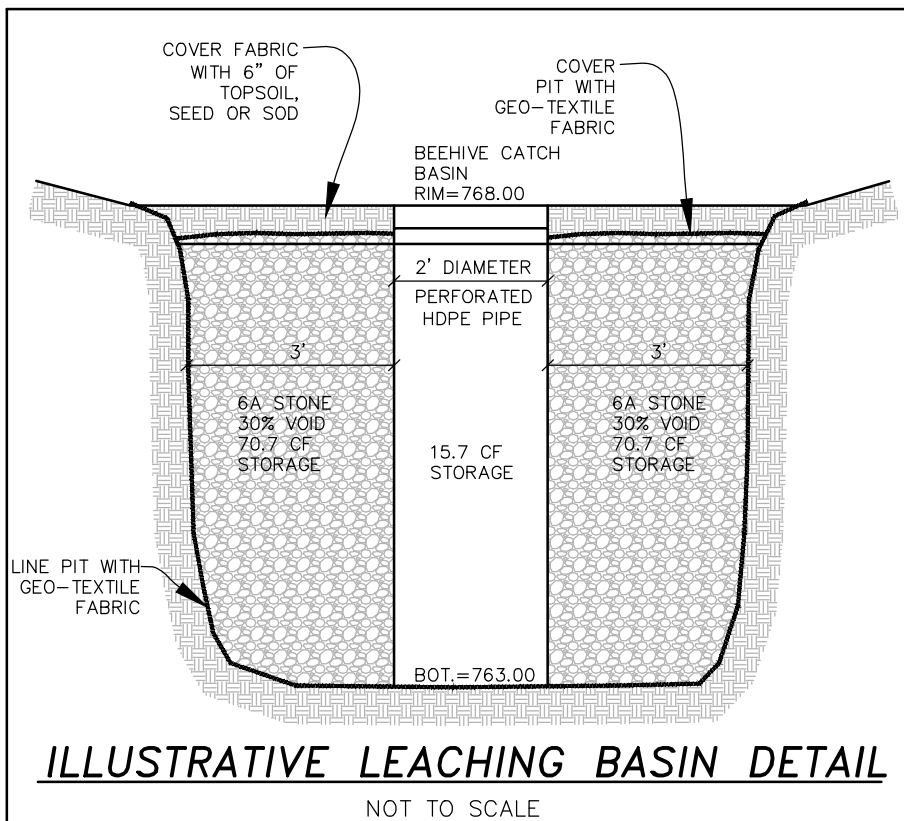
Contributing Area (A): 0.05 acres
Allowable Discharge (Qa): 0.01 cfs
Coefficient of Runoff (Cr): 0.56
Calculation of Required Discharge/Acre
Qo = (Qa)/(A)(Cr): 0.36 cfs/acre imperv.
T = 25 + ((6562.5/Qo)/0.5): 110.55 min.

Storage Volume Required (Proposed Condition):
Vs = (10500(T)(T+25)) - 400Qo(T): 6984.16 cf acre imperv.
Vt = (Vs)(A)(Cr): 196 cf

DETECTION REQUIRED =

Volume for Proposed Condition - Volume for Existing Condition

196 c.f. - 141 c.f. = 55 c.f.



Proposed Storage Volume Provided in Leaching Basin: Proposed Volume in 2' Diameter Perforated HDPE Pipe:

Volume = $\pi \times \text{Radius}^2 \times \text{Height}$
Radius (ft) = 1.0
Height (ft) = 5.0
Volume (cuft) = 15.7

Proposed Volume in Leaching Basin 6A Stone:

Volume = $(\pi \times \text{Radius}^2 \times \text{Height} - \text{HDPE Volume}) \times 30\% \text{ Void}$
Radius of Leaching Basin (ft) = 4.0
Height of Leaching Basin (ft) = 5.0
Volume (cuft) = 70.7

Total Volume Provided (cuft) = 86.4

RESIDENTIAL
Supervisors
Single-Family
Plot Plans
COMMERCIAL
Site Engineering
Site Engineering
Inland Surveying
SURVEYING
ALTA Surveys
Topographic Surveys
Construction Staking



CLIENT: BESHOURI RESIDENTIAL DEVELOPMENT, LLC

PLOT PLAN

849 HENRIETTA STREET - PARCEL NO. 19-36-185-010
SECTION: 36
TOWNSHIP: 2 N.
CITY OF BIRMINGHAM
OAKLAND COUNTY
MICHIGAN
RANGE: 10 E.

REVISED
2023-11-20 PER ENG REVIEW
2023-11-24 PER ZONING REVIEW

DATE: 11-29-2022

DRAWN BY: ACS/CEH

CHECKED BY: JPP/DJL

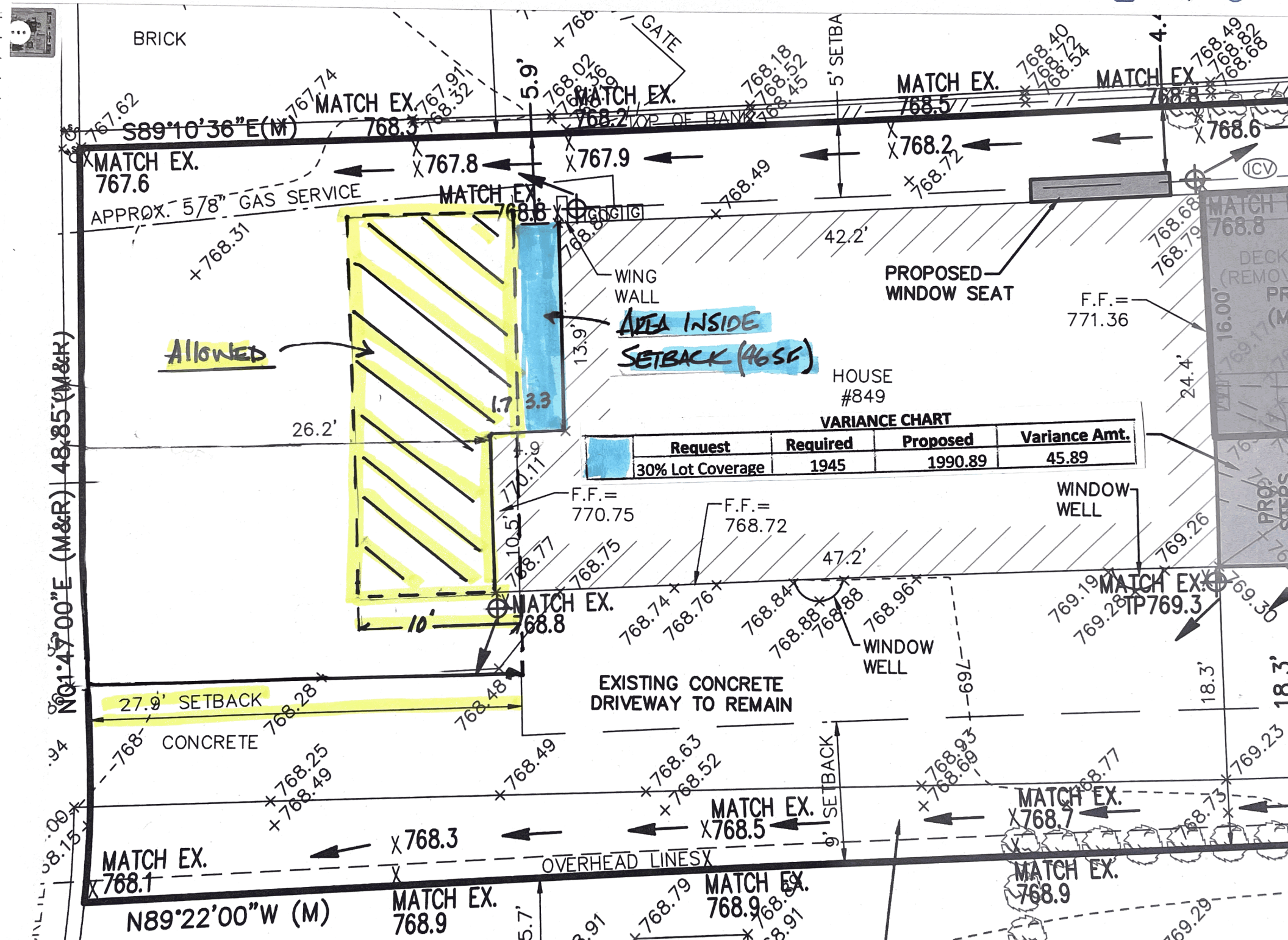
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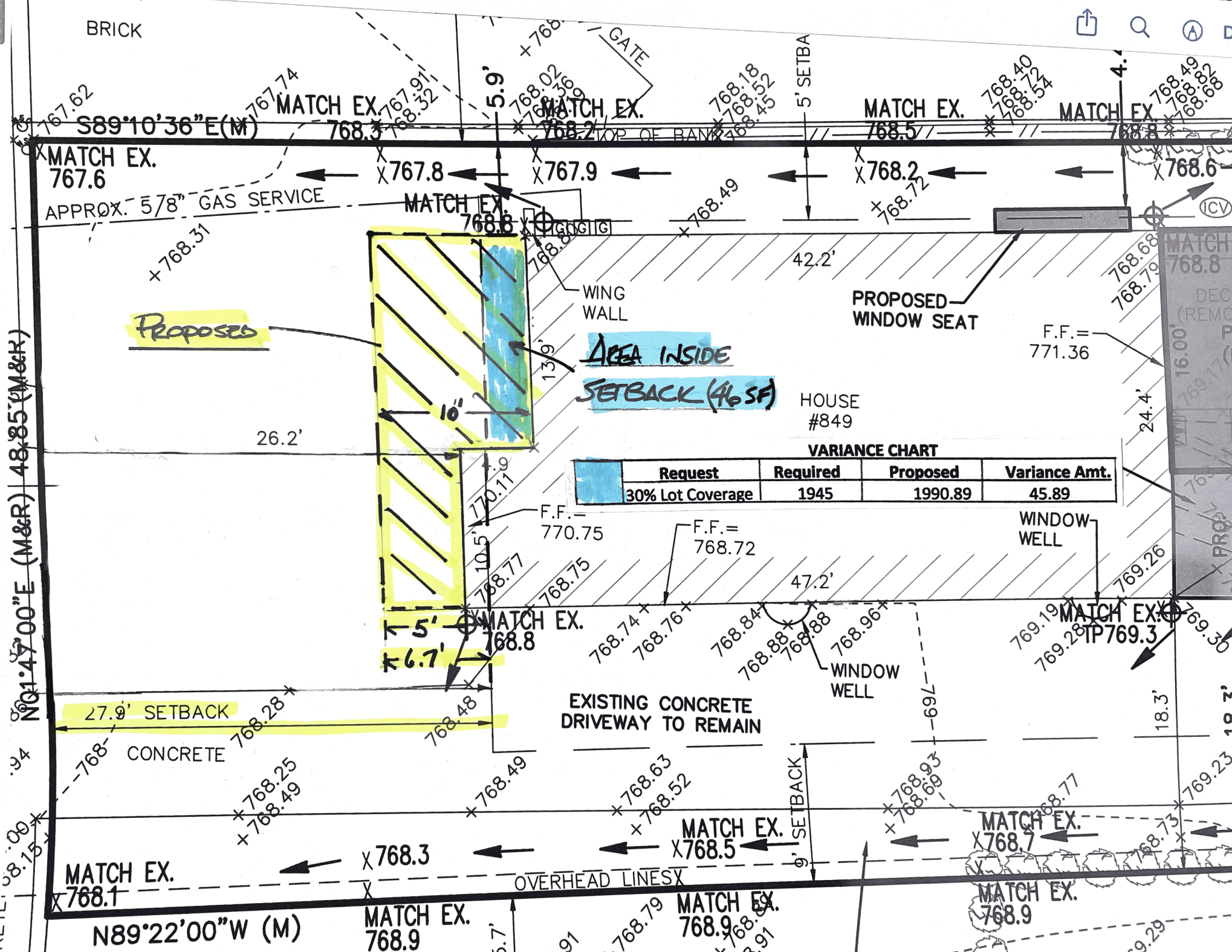
CHF: MM

SCALE HOR 1"=10 FT.
VER 1"=4 FT.

1

22-428

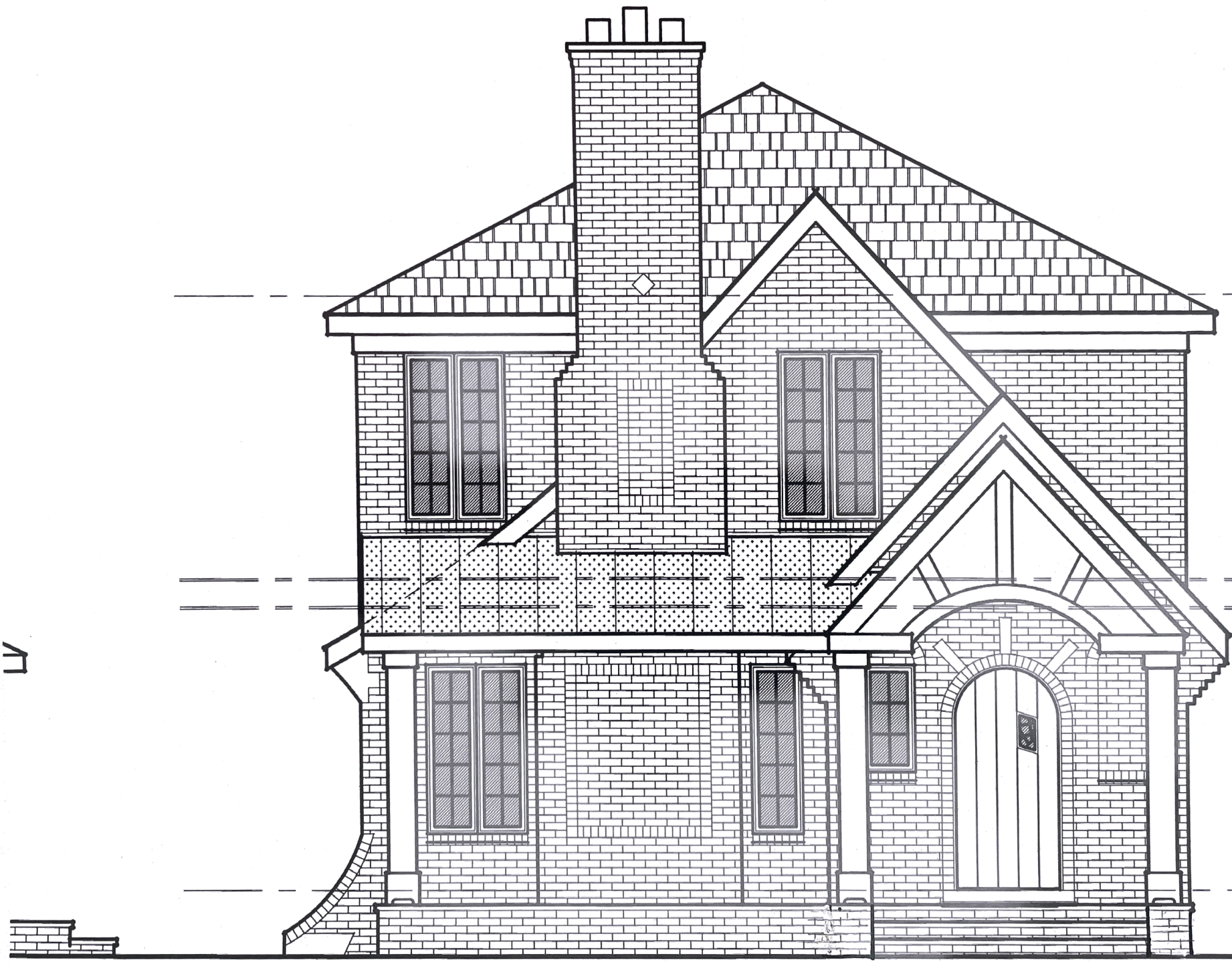


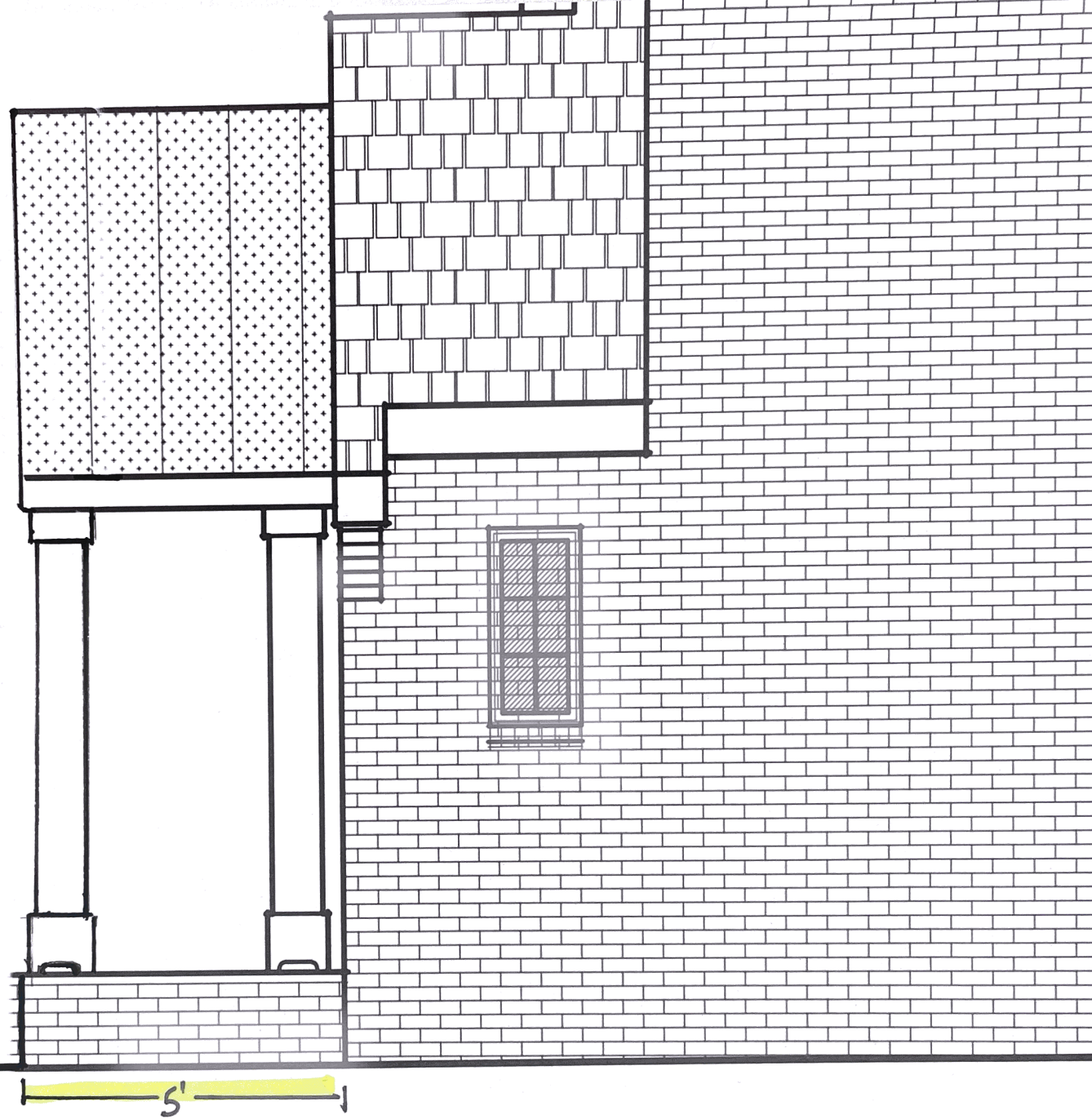


VARIANCE CHART				
	Request	Required	Proposed	Variance Amt.
	30% Lot Coverage	1945	1990.89	45.89



17





side ELEVATION (south)



NORTH ELEVATION

CASE DESCRIPTION

1011 Pierce (24-08)

Hearing date: May 14, 2024

Appeal No. 24-08: The owner of the property known **1011 Pierce**, requests the following variance to construct a rear covered patio to the existing home:

A. Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance requires that lot coverage on a residential lot is a maximum of 30%. The required 30% is 2110.40 SF. The proposed is 35.19% (2477.00 SF). Therefore, a variance of 5.19% (365.60 SF) is being requested.

Staff Notes: This applicant is requesting a variance for lot coverage to construct a covered structure on the existing rear porch.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

CHAPTER 126 - ZONING

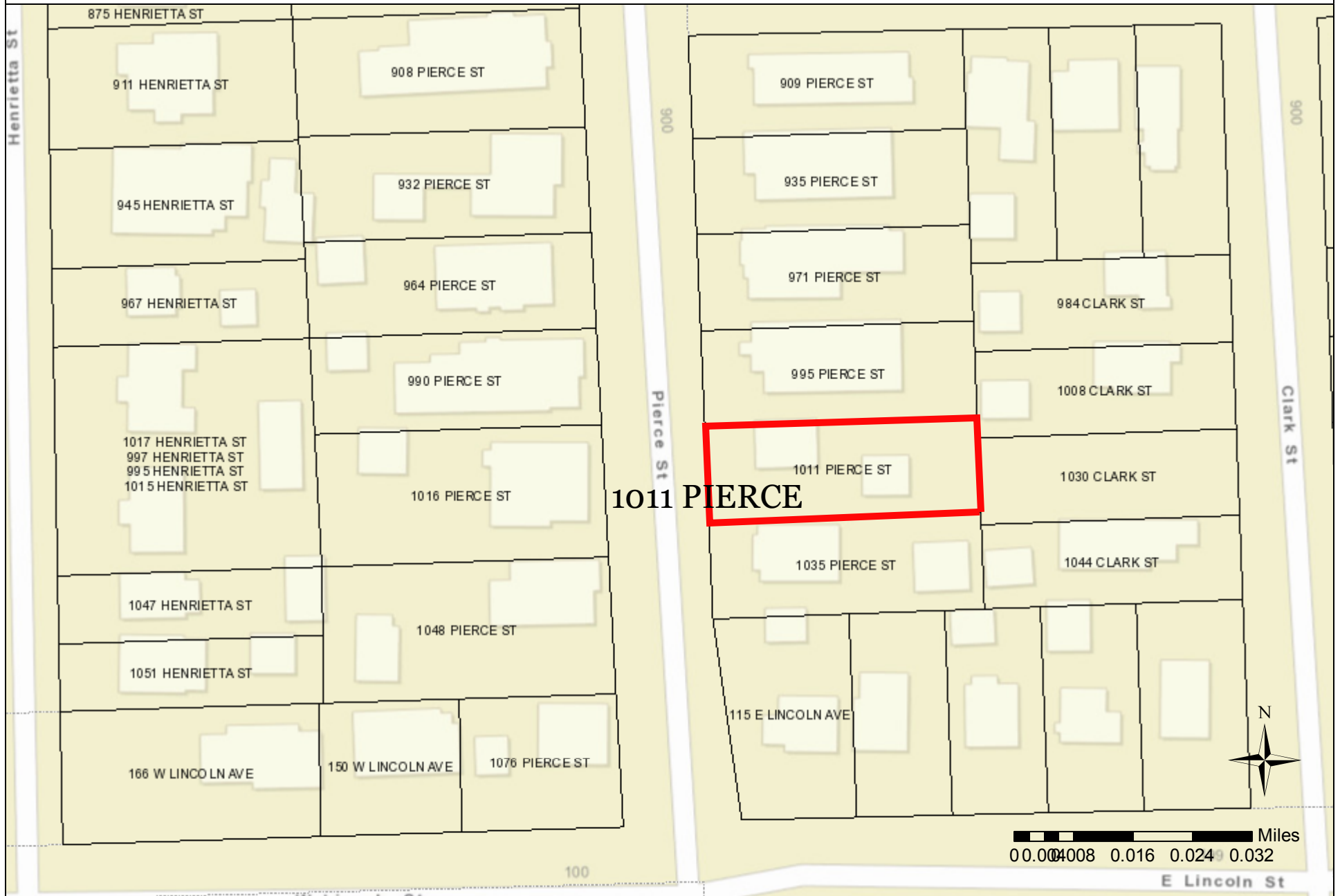
ARTICLE 8: ENFORCEMENT AND PENALTIES

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)

1011 PIERCE 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: 4/11/24

Hearing Date: 5/12/24

Received By: mpj

Appeal #: PAP24-0008

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

I. PROPERTY INFORMATION:

Address: <u>1011 Pierce St.</u>	Lot Number: <u>08-19-36-254-005</u>	Sidwell Number:
---------------------------------	-------------------------------------	-----------------

II. OWNER INFORMATION:

Name: <u>Mark LeNeve</u>			
Address: <u>1011 Pierce St.</u>	City: <u>Birmingham</u>	State: <u>MI</u>	Zip code: <u>48009</u>
Email: <u>*mackleneve@icloud.com</u>		Phone: <u>313 402 4922</u>	

III. PETITIONER INFORMATION:

Name: <u>Kirk Rasch</u>		Firm/Company Name: <u>Glassdoctor of Michigan</u>	
Address: <u>31625 Eight Mile Rd</u>	City: <u>Livonia</u>	State: <u>MI</u>	Zip code: <u>48152</u>
Email: <u>kirk.rasch.glassdoctor@gmail.com</u>		Phone: <u>586 634 7098</u>	

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: X Mark LeNeve Date: X 4-11-24

Signature of Petitioner: X Date: X

**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.

Mark Lawrence

Signature of Applicant



Letter of Practical Difficulty

In Support of Request for Variance

LaNeve Residence – 1011 Pierce St. – Birmingham , MI 48009

This Letter of Intent is in support of a variance for exceeding the 30 % maximum of structure space allotted in this area . The intention is to build a new aluminum framed awning over an existing concrete slab . The new structure is 32 foot wide (along the dwelling) and 14 foot projected (from dwelling) and is a 448 square foot open air structure on parcel 08-19-36-254-005 .

Upon preliminary review , the dwellings cover 29.9% of the area of the lot . We are requesting a 6 % Variance (actual needed 5.19 %) to permit the construction of the forementioned project .

What is perhaps most relevant here , and what I would ask this Board to consider is :

1. The fact that we would build the structure over an existing patio;
2. That Mr. LaNeve's late wife died as a result of Melanoma Cancer , which is caused by Ultraviolet light from the sun .
3. This proposed structure would provide UV Protection for the residence .
4. Although Mr. LaNeve's late wife passed away , there is an ongoing concern as that Mr. LaNeve has 2 adult sons that have Autism Spectrum Disorder (ASD) which makes them sensitive to bright light changes that can trigger anxiety reactions . ASD also puts both of Mr. LaNeve's sons at a greater risk of Melanoma because of their genetic history . Mr. LaNeve would also like the boys to get more fresh air while still providing protection .
5. Mr. LaNeve has had a hip replacement and 2 knees replaced . This structure would reduce the exposure to slippery surfaces when exiting the residence .
6. The proposed cover will provide protection from the elements .
7. The proposed cover will not obstruct any government services from being performed .
8. There is no undue burden on any of the neighboring residences .

Date X

Thank you for your Consideration

Respectfully

Contractor X

Homeowner X *Maude LaNeve*

REQUESTED VARIANCES	REQUIRED	PROPOSED	VARIANCE AMOUNT
A) LOT COVERAGE	30%	35.19%	5.19%
	2110.40 SF	2477.00 SF	365.60 SF

PARCEL NO.
19-36-254-010
LOT 15

PARCEL NO.
19-36-254-011
LOT 16

PARCEL NO.
19-36-254-012
LOT 17

PARCEL NO.
19-36-254-004
LOT 25

PARCEL NO.
19-36-254-005
LOT 24
±0.16 ACRES

PARCEL NO.
19-36-254-006
LOT 23

	S q.Ft.	Coverage(%)
Lot	7038	
Lot Coverage Max.	2111.4	30%
Ex. Building	2098	29.8%
Ex. Driveway	1473	20.9%
Ex. Front Porch	178	2.5%
Ex. Patio	333	4.7%
Ex. Brick Patio	198	2.8%
Ex. Concrete Walk	99	1.4%
Ex. Stepping Stone	59	0.8%
Rem. Ex. Patio	-333	-4.7%
Rem. Partial Brick Patio	-14	-0.2%
Pro. Covered Patio	379	5.4%
Total	4470	63.4%

LEGEND

- EX. CATCH BASIN
- EX. PEDESTAL
- EX. GAS METER
- EX. ELECTRIC METER
- EX. UTILITY POLE
- EX. SIGN
- EX. POST/BOLLARD
- EX. HVAC
- FOUND IRON

- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. GAS LINE
- EX. OVERHEAD LINE

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

DESCRIPTION:

LOT 24, LINCOLN PIERCE SUBDIVISION, AS RECORDED IN LIBER 17, PAGE 4 OF PLATS, OAKLAND COUNTY RECORDS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



Ginger Michalski-Wallace

ALPINE
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

CLIENT:

GLASS DOCTOR

SITE PLAN

1011 PIERCE STREET

SECTION: 36 TOWNSHIP: 2N RANGE: 10E
CITY OF BIRMINGHAM
OAKLAND COUNTY
MICHIGAN

DATE: 3/22/2024

DRAWN BY: TTP

CHECKED BY: GLM

FBK: 430

CHF: BK

SC ALE HOR 1"=20 FT
VER 1"=- FT

11-349

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

LENEVE RESIDENCE 1011 PIERCE STREET BIRMINGHAM, MI 48009



EXAMPLE ONLY

AUTO GLASS OF MICHIGAN
dba
GLASS DOCTOR OF MICHIGAN
31625 EIGHT MILE ROAD
LIVONIA, MICHIGAN 48152
LICENSE # 2102184255 EXP. 5/31/2023
FID# 61-1468379

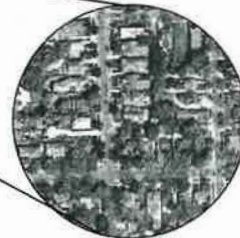
PREPARED BY:
**Translucent LLC dba
BrightCovers**
www.brightcovers.com



PROPOSED LOCATION



VICINITY MAP



DRAWING INDEX

SHEET #	SHEET TITLE
1	COVER SHEET & DRAWING INDEX
2	SITE PLAN
3	CONSTRUCTION PLAN
4	SECTION PLANS
5A	TYPICAL DETAILS
5B	TYPICAL DETAILS
6	SPECIFICATIONS
7	SNOW LOAD TABLES

ABBREVIATIONS

(E)	EXISTING
TYP	TYPICAL
O.C.	OFF CENTER
C.C.	CENTER TO CENTER



Bright Covers™

3453 West 140th Street
Cleveland, OH 44111
PH (855)412-7444
Email: permits@brightcovers.com

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REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION LENEVE RESIDENCE

MARK LENEVE
1011 PIERCE ST.
BIRMINGHAM, MI 48009

TITLE SHEET

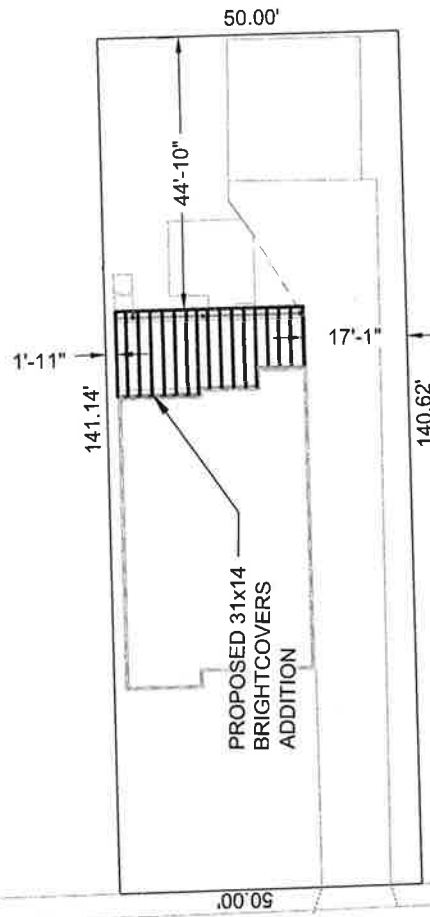
Dwn: SL Scale: AS NOTED

Dwg No. Rev.

1 0

CITY OF BIRMINGHAM
OAKLAND COUNTY
PARCEL ID: 08-19-36-254-005

BEACON COURT



 **SITE PLAN**
SCALE: 1" = 20'



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REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION
LENEVE RESIDENCE

MARK LENEVE
1011 PIERCE ST.
BIRMINGHAM, MI 48009

SITE PLAN

Dwn: SL Scale: AS NOTED

Dwg No. Rev.

2 0



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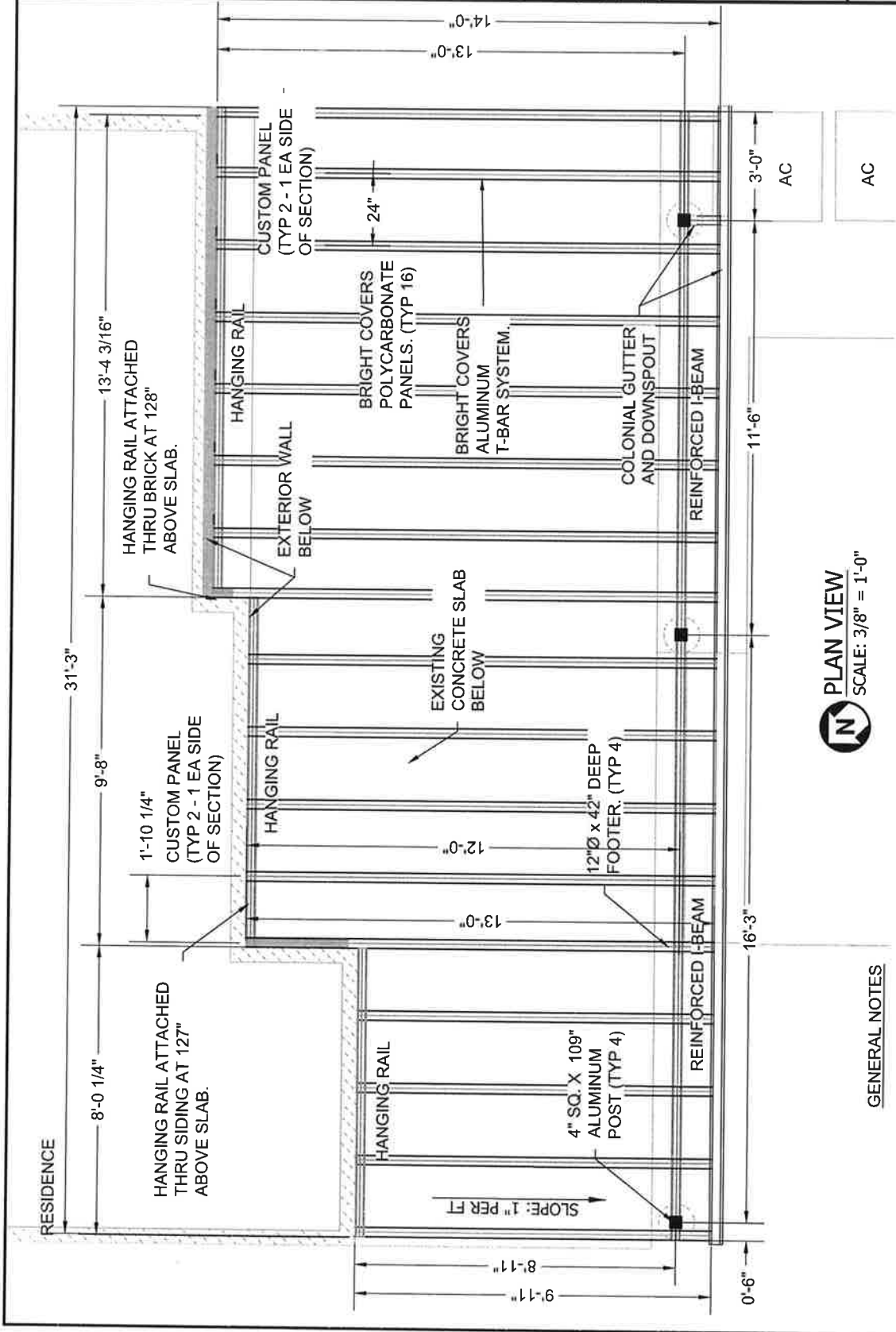
NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION
LENEVE RESIDENCE

MARK LENEVE
1011 PIERCE ST.
BIRMINGHAM, MI 48009

CONSTRUCTION PLAN

Dwn: SL	Scale: AS NOTED
Dwg No. 3	Rev. 0



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

GENERAL NOTES

- COVER SHALL HAVE A BRONZE ALUMINUM FRAME AND GREY POLYCARBONATE PANELS.
- COVER SHALL BE ATTACHED TO EXTERIOR WALL THRU SIDING AND BRICK AT 128" ABOVE EXISTING SLAB.
- (4) 4" SQ X 139" ALUMINUM POSTS TO BE ANCHORED INTO 12"Ø X 42" DEEP FOOTERS.
- ALL MEASUREMENTS TO BE FIELD VERIFIED BY INSTALLERS.



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PH (855)412-7444

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REVISIONS

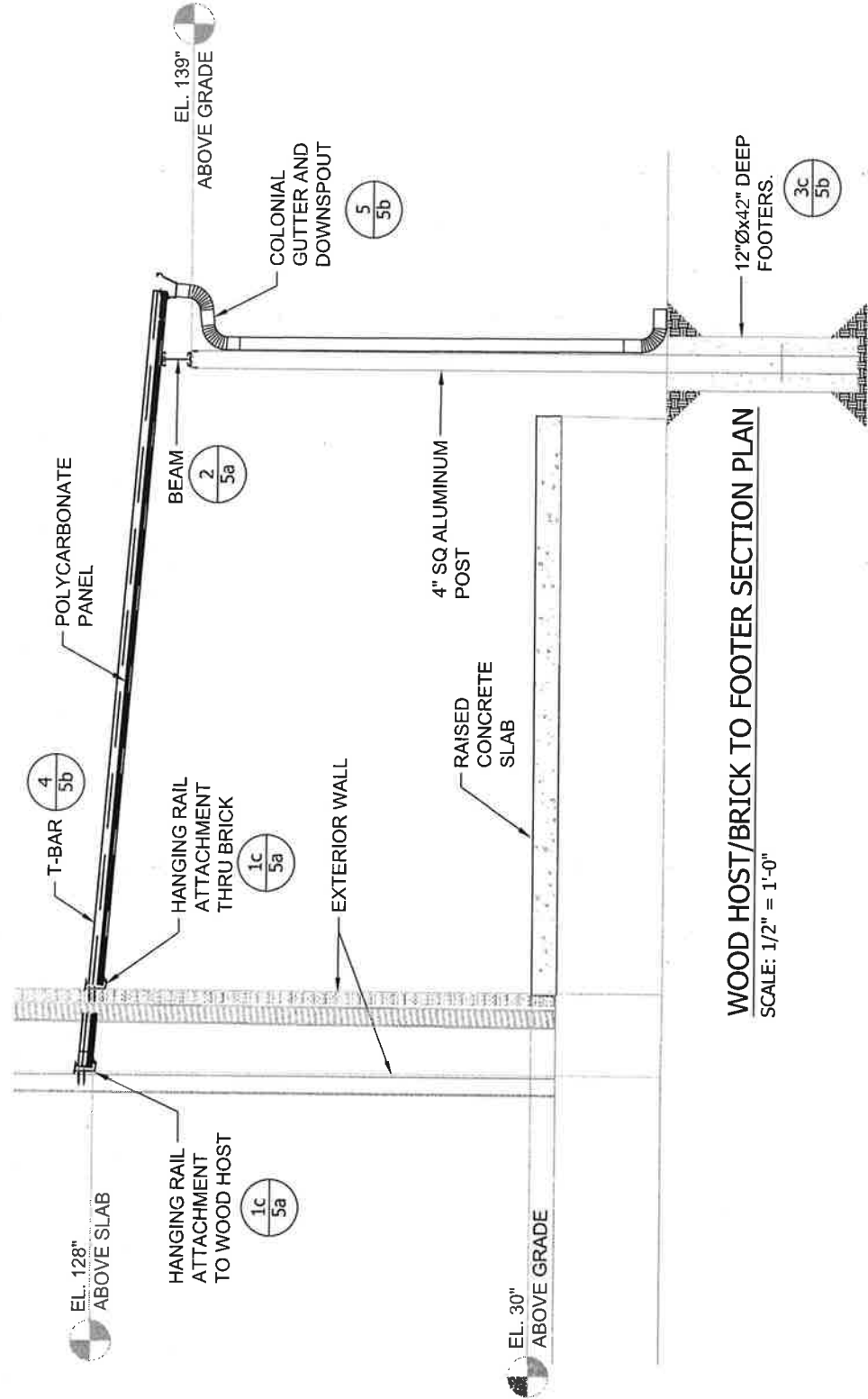
NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION
LENEVE RESIDENCE

MARK LENEVE
1011 PIERCE ST.
BIRMINGHAM, MI 48009

SECTION PLAN

Dwn: SL	Scale: AS NOTED
Dwg No. 4	Rev. 0



WOOD HOST/BRICK TO FOOTER SECTION PLAN
SCALE: 1/2" = 1'-0"

GENERAL NOTES

1. COVER SHALL HAVE A BRONZE ALUMINUM FRAME AND GREY POLYCARBONATE PANELS.
2. COVER SHALL BE ATTACHED TO EXTERIOR WALL THRU SIDING AND BRICK AT 128" ABOVE EXISTING SLAB.
3. (3) 4" SQ X 139" ALUMINUM POSTS TO BE ANCHORED INTO 12"Ø X 42" DEEP FOOTERS.
4. ALL MEASUREMENTS TO BE FIELD VERIFIED BY INSTALLERS.



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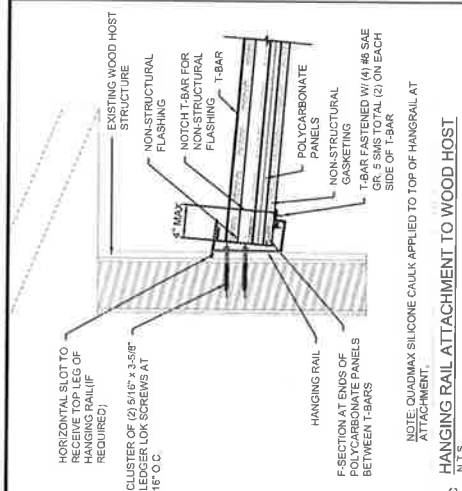
REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION
LENEVE RESIDENCE

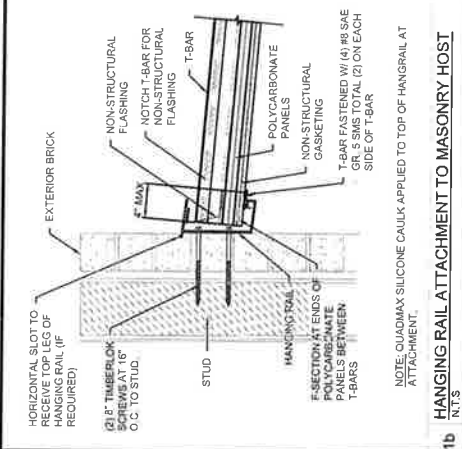
NOT SITE
SPECIFIC

TYPICAL DETAILS

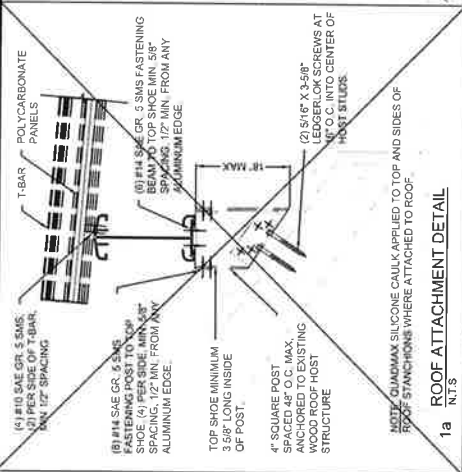
Dwn: SL	Scale: AS NOTED
Dwg No.	Rev.
5A	0



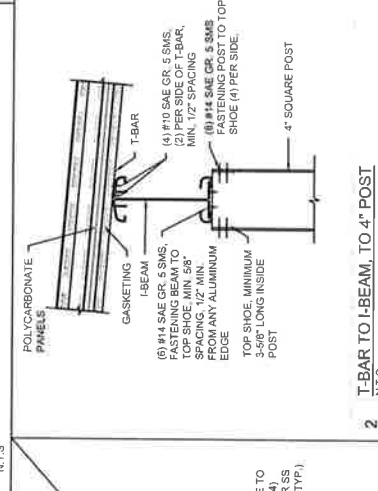
HANGING RAIL ATTACHMENT TO WOOD HOST



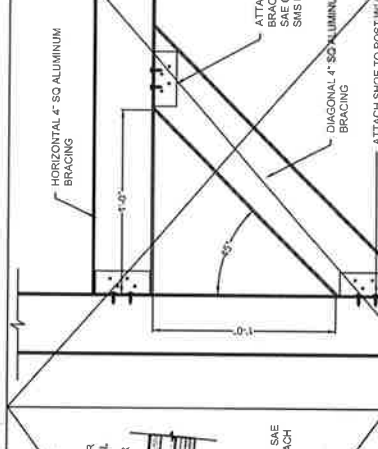
GING RAIL ATTACHMENT TO MASONRY HOST



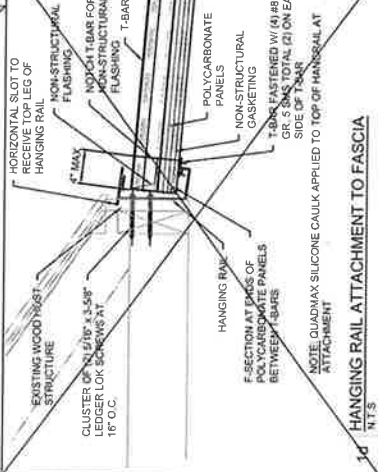
ROOF ATTACHMENT DETAIL



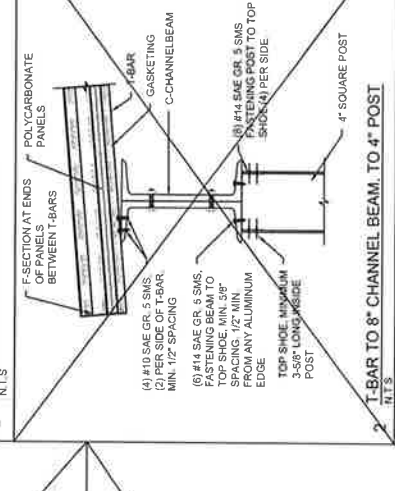
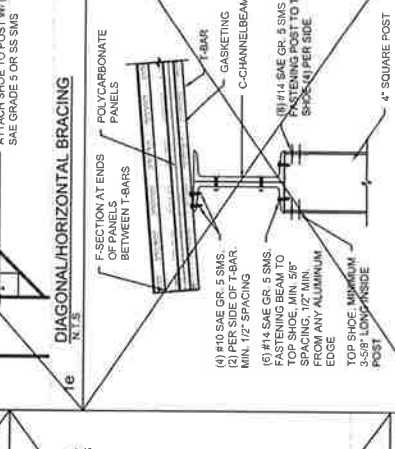
T-BAR TO I-BEAM, TO 4" POST



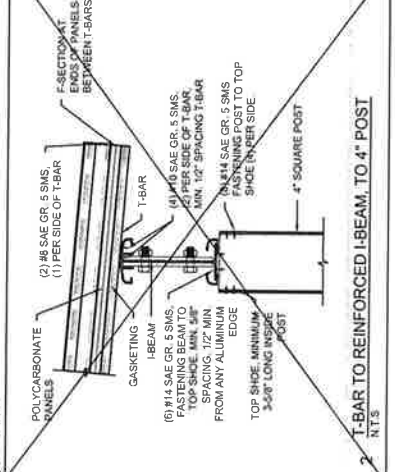
DIAGONAL/HORIZONTAL BRACING



HANGING RAIL ATTACHMENT TO FASCIA

POST
3-18 CONTINUING

SPACING, 1/2" MIN.
FROM ANY ALUMINUM



100 SOURCE POST



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Cleveland, OH 44111
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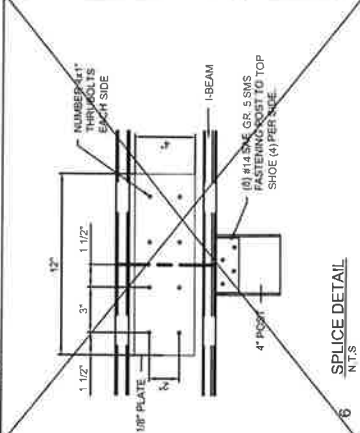
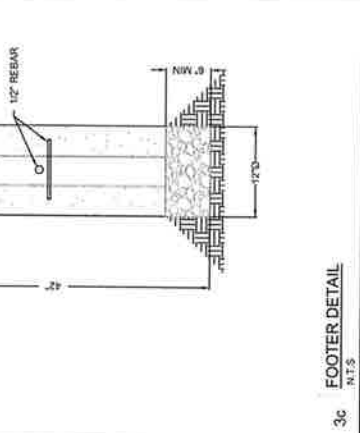
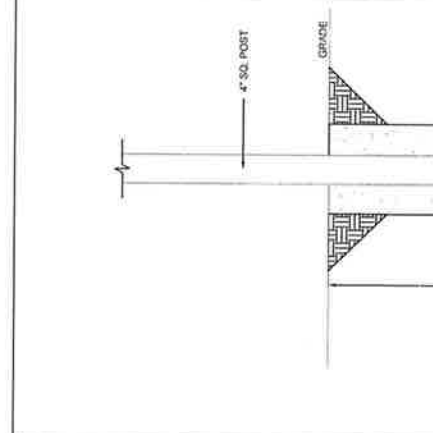
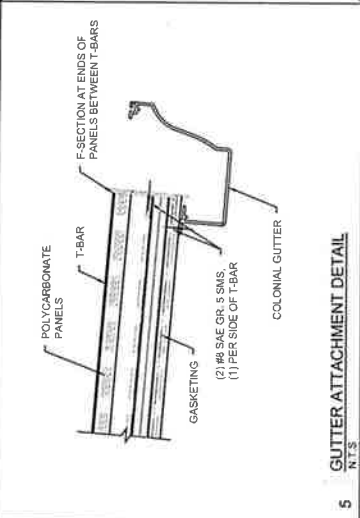
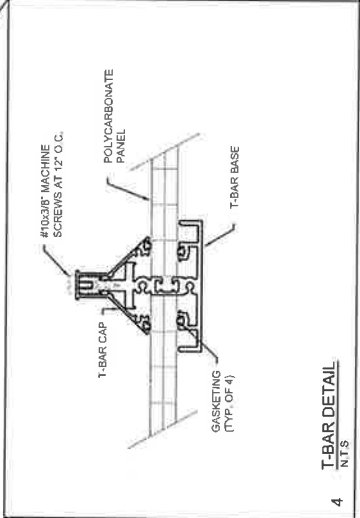
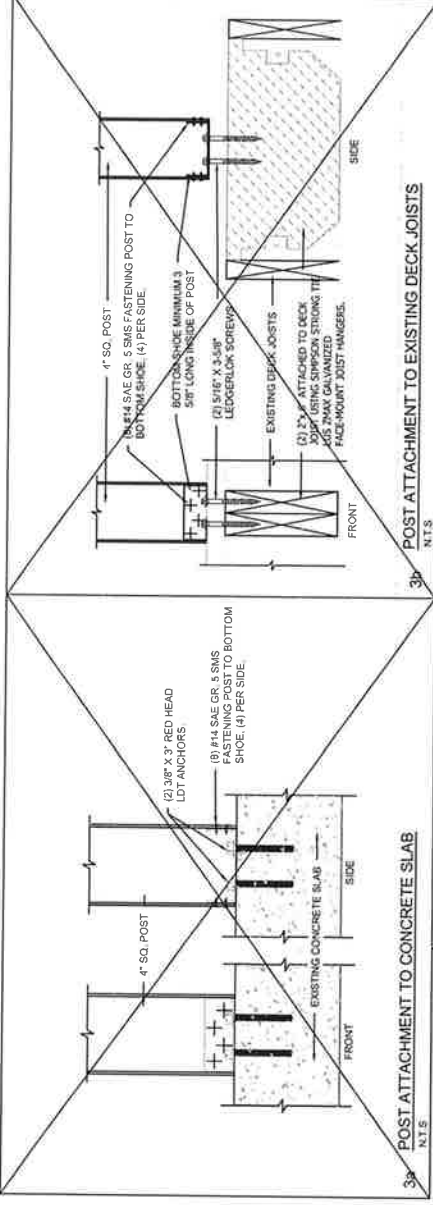


REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION
LENEVE RESIDENCE
**NOT SITE
SPECIFIC**

TYPICAL DETAILS

Dwn: SL	Scale: AS NOTED
Dwg No. 5B	Rev. 0



Lexan® International Building Code (IBC) Compliance

LEXAN® Thermoplastic and Corrugated Sheet products meet the International Code Council (ICC) requirements for light transmitting burns as outlined in chapter 26 of the IBC. These requirements include standards for self-ignition, burn rate, smoke density, flame spread and smoke development.

The IBC limits the use of approved plastic materials. Limitations include the size of each panel, distance between panels, as well as building type, height, and location. Consult the prevailing code to ensure compliance.

Self-Ignition Temperature (ASTM D 1929)

Plastic material must have a self-ignition temperature of 650 F or greater. LEXAN® Thermoclear and Corrugated Sheet have a self-ignition temperature of about 1000 F.

Horizontal Burn Rate (ASTM D 635)

Plastic material that have a burning extent of 1 inch or less have a CC1 classification. Plastic materials that have a burning rate of 2.5 inches per minute or less have a CC2 classification. LEXAN® Thermoclear and Corugated sheet have a CC1 classification since they self extinguish between 0.4 and 1 inch.

Smoke Density (ASTM D 2843)

Plastic material must have a smoke density rating no greater than 75 where tested in the thickness intended for use. LEXAN® Thermoclear, Thermoclick, and Corrugated sheet typically generate a smoke density value between 40-73.

Flame Spread and Smoke Development (ASTM E84)

In order to obtain the Flame Spread Classification, results must fall into a range between 0 and 25 to be Class A, 26-75 for Class B, and 76-200 for Class C. In all cases, Smoke Development must be less than 450. Lexan® Thermoclear, Thermocleek, and Corrugated sheet products have a class A classification.

1. Early growth: 1966-1968, 1970-1971, 1973-1974, 1976-1977, 1979-1980, 1982-1983, 1985-1986, 1988-1989, 1991-1992, 1994-1995, 1997-1998, 2000-2001, 2003-2004, 2006-2007, 2009-2010, 2012-2013, 2015-2016, 2018-2019, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 2255-2256, 2257-2258, 2259-2260, 2261-2262, 2263-2264, 2265-2266, 2267-2268, 2269-2270, 2271-2272, 2273-2274, 2275-2276, 2277-2278, 2279-2280, 2281-2282, 2283-2284, 2285-2286, 2287-2288, 2289-2290, 2291-2292, 2293-2294, 2295-2296, 2297-2298, 2299-2300, 2301-2302, 2303-2304, 2305-2306, 2307-2308, 2309-2310, 2311-2312, 2313-2314, 2315-2316, 2317-2318, 2319-2320, 2321-2322, 2323-2324, 2325-2326, 2327-2328, 2329-2330, 2331-2332, 2333-2334, 2335-2336, 2337-2338, 2339-2340, 2341-2342, 2343-2344, 2345-2346, 2347-2348, 2349-2350, 2351-2352, 2353-2354, 2355-2356, 2357-2358, 2359-2360, 2361-2362, 2363-2364, 2365-2366, 2367-2368, 2369-2370, 2371-2372, 2373-2374, 2375-2376, 2377-2378, 2379-2380, 2381-2382, 2383-2384, 2385-2386, 2387-2388, 2389-2390, 2391-2392, 2393-2394, 2395-2396, 2397-2398, 2399-2400, 2401-2402, 2403-2404, 2405-2406, 2407-2408, 2409-2410, 2411-2412, 2413-2414, 2415-2416, 2417-2418, 2419-2420, 2421-2422, 2423-2424, 2425-2426, 2427-2428, 2429-2430, 2431-2432, 2433-2434, 2435-2436, 2437-2438, 2439-2440, 2441-2442, 2443-2444, 2445-2446, 2447-2448, 2449-2450, 2451-2452, 2453-2454, 2455-2456, 2457-2458, 2459-2460, 2461-2462, 2463-2464, 2465-2466, 2467-2468, 2469-2470, 2471-2472, 2473-2474, 2475-2476, 2477-2478, 2479-2480, 2481-2482, 2483-2484, 2485-2486, 2487-2488, 2489-2490, 2491-2492, 2493-2494, 2495-2496, 2497-2498, 2499-2500, 2501-2502, 2503-2504, 2505-2506, 2507-2508, 2509-2510, 2511-2512, 2513-2514, 2515-2516, 2517-2518, 2519-2520, 2521-2522, 2523-2524, 2525-2526, 2527-2528, 2529-2530, 2531-2532, 2533-2534, 2535-2536, 2537-2538, 2539-2540, 2541-2542, 2543-2544, 2545-2546, 2547-2548, 2549-2550, 2551-2552, 2553-2554, 2555-2556, 2557-2558, 2559-2560, 2561-2562, 2563-2564, 2565-2566, 2567-2568, 2569-2570, 2571-2572, 2573-2574, 2575-2576, 2577-2578, 2579-2580, 2581-2582, 2583-2584, 2585-2586, 2587-2588, 2589-2590, 2591-2592, 2593-2594, 2595-2596, 2597-2598, 2599-2600, 2601-2602, 2603-2604, 2605-2606, 2607-2608, 2609-2610, 2611-2612, 2613-2614, 2615-2616, 2617-2618, 2619-2620, 2621-2622, 2623-2624, 2625-2626, 2627-2628, 2629-2630, 2631-2632, 2633-2634, 2635-2636, 2637-2638, 2639-2640, 2641-2642, 2643-2644, 2645-2646, 2647-2648, 2649-2650, 2651-2652, 2653-2654, 2655-2656, 2657-2658, 2659-2660, 2661-2662, 2663-2664, 2665-2666, 2667-2668, 2669-2670, 2671-2672, 2673-2674, 2675-2676, 2677-2678, 2679-2680, 2681-2682, 2683-2684, 2685-2686, 2687-2688, 2689-2690, 2691-2692, 2693-2694, 2695-2696, 2697-2698, 2699-2700, 2701-2702, 2703-2704, 2705-2706, 2707-2708, 2709-2710, 2711-2712, 2713-2714, 2715-2716, 2717-2718, 2719-2720, 2721-2722, 2723-2724, 2725-2726, 2727-27

PANEL TOLERANCES

GAUGE/WEIGHT	STRUCTURE	WEIGHT	GAUGE	WIDTH	LENGTH < 3837/4M	LENGTH > 3837/4M
0.1706 2.028E+02	275	+/- 1%	+/- 3%	+/- 0.5%	+38722m	+1.1%
0.5966 1.049E+02					+38722m	+1.1%
0.2256 0.226E+02	185	+/- 1%	+/- 3%	+/- 0.5%	+38722m	+1.1%
0.6506 1.239E+02					+38722m	+1.1%
0.2136 0.126E+02	285, 375	+/- 1%	+/- 3%	+/- 0.5%	+38722m	+1.1%
0.2136 0.126E+02					+38722m	+1.1%
0.2346 0.449E+02	285, 375	+/- 1%	+/- 3%	+/- 0.5%	+38722m	+1.1%
0.6506 1.239E+02					+38722m	+1.1%
0.6506 0.521E+02	375	+/- 2%	+/- 3%	+/- 0.5%	+38722m	+1.1%
1.6606 2.833E+02					+38722m	+1.1%
1.6606 2.833E+02					+38722m	+1.1%
1.6606 0.674E+02	375	+/- 2%	+/- 3%	+/- 0.5%	+38722m	+1.1%
0.5846 0.651E+02					+38722m	+1.1%
22.606 2.233E+02	375	+/- 2%	+/- 3%	+/- 0.5%	+38722m	+1.1%

NOTES:

1. THE LEXAN THERMOCLEAR 15 POLYCARBONATE SHEETS (TM) ARE MANUFACTURED BY SAUDI BASIC INDUSTRIES CORPORATION (SABIC).
2. ALL TESTS, INCLUDING TOLERANCES, IMPACT TESTING, WEATHER RESISTANCE AND FIRE RATING, ON THE LEXAN THERMOCLEAR 15 POLYCARBONATE SHEETS (TM) HAVE BEEN CONDUCTED BY SABIC. ALL CONCLUSIONS AND CALCULATIONS HEREIN ARE PROVIDED BY SABIC PRODUCT DATA.

SPECIFICATIONS

- A. DESIGN CRITERIA
1. THE BRIGHTCOVERS CANOPY SYSTEM IS A PRE-MANUFACTURED PRODUCT AND SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS SET FORTH IN THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND THE 2021 INTERNATIONAL BUILDING CODE (IBC).
2. ALL STRUCTURAL ELEMENTS AND SYSTEMS MADE OF ALUMINUM CONFORM TO AA ALUMINUM DESIGN MANUAL (ADM) 2020 REQUIREMENTS.
3. ALL ALUMINUM ALLOYS CONFORM TO THE AA ALUMINUM STANDARDS AND DATA 2017.
4. THE APPLICABLE STRUCTURAL LOADS HAVE BEEN TAKEN INTO ACCOUNT IN ACCORDANCE WITH THE ASCE 7-10 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES).

SPECIFICATIONS

Dwn: SL Scale: AS NOTED
Dwg No. Rev.
6 0

**BRIGHT COVERS ADDITION
LENEVE RESIDENCE**

NOT SITE
SPECIFIC

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BrightCovers™
The Future of Covering

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Cleveland, OH 44111
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MEMBER	DIE NO.	ALLOY	AREA (in ²)	S _x (in ³)	S _y (in ³)	I _x (in ⁴)	I _y (in ⁴)
Side Fascia	24089	6063-T5	0.609	0.473	0.0709	1.131	0.071
Heavy Duty T-Bar		6061-T6	1.424	0.607	0.428	1.201	0.672
Square Post	24250	6061-T6	0.832	0.713	0.713	0.980	0.980
T-Bar Cap	24251	6061-T6	0.392	0.156	0.110	0.168	0.130
F-Section	24252	6063-T5	0.146	0.008	0.031	0.004	0.029
Hanging Rail	24255	6061-T6	1.064	1.349	0.348	3.264	0.678
Top Shoe	24729	6061-T6	1.064	0.118	0.450	0.131	0.563
Bottom Shoe	24882	6061-T6	0.846	0.140	0.637	0.178	1.810
Colonial Gutter	30111	6063-T5	1.229	0.430	1.890	1.279	5.807
Heavy Duty I-Beam	30278	6061-T6	1.680	3.426	0.691	11.357	1.037

NOTES:

1. WHERE HEAVY DUTY I-BEAM IS MENTIONED, THIS INCLUDES ALL BEAMS, REINFORCED, 6" CHANNEL BEAMS AND 8" CHANNEL BEAMS.

SCHEDULE 1

DESIGN PRESSURES (PSF)					
BASIC WIND SPEED	LIVE/SNOW LOAD	EXPOSURE	BEAMS AND T-BARS	COLUMNS	LATERAL DESIGN PRESSURES
115	30	B	+35.6/-11.9	+34.8/-10.5	+18.1/-12.1

T-BAR SPANS					
LIVE/SNOW LOAD (PSF)	PANEL SPAN 24"		PANEL SPAN 48"		
	OVERHANG (FT)	MAX SPAN (FT)	OVERHANG (FT)	MAX SPAN (FT)	
25	0	14.50	0	10.25	
	1	14.50	1	10.25	
	2	14.75	2	10.50	
	3	15.00	3	10.75	
30	0	14.00	0	10.00	
	1	14.25	1	10.00	
	2	14.25	2	10.25	
	3	15.00	3	10.00	

PANEL SPANS			
BASIC WIND SPEED	LIVE/SNOW LOAD	EXPOSURE	ALLOWABLE PANEL SPAN
115	30	B	32"

BEAM SPANS							
BEAM	BASIC WIND SPEED	LIVE/SNOW LOAD	EXPOSURE	ALLOWABLE BEAM SPAN INTERIOR	ALLOWABLE BEAM SPAN END W/ 0' OH	ALLOWABLE BEAM SPAN END W/ 1' OH	ALLOWABLE BEAM SPAN END W/ 2' OH
REINFORCED I-BEAM	115	30	B	216.00"	216.00"	216.00"	210.84"
6" CHANNEL BEAM				288.00"	288.00"	288.00"	288.00"
8" CHANNEL BEAM				288.00"	288.00"	288.00"	288.00"



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Cleveland, OH 44111
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REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	05/26/2023

BRIGHT COVERS ADDITION
LENEVE RESIDENCE

NOT SITE
SPECIFIC

SNOW LOAD
TABLES

Dwn: SL Scale: AS NOTED
Dwg No. Rev.

7 0

TITLE WRX AGENCY

AFFIDAVIT BY OWNER IN LIEU OF SURVEY

1011 Pierce St., Birmingham, AL 35209

Seller

Kathryn Prior and Thomas Prior

Buyer

Mark R. LaNeve Revocable Living Trust dated
August 30, 2002

The undersigned is the owner or is an authorized representative of the owner who personally knows the facts that relate to the matters attested to herein. The undersigned, if an authorized representative of the owner attests that he/she is empowered by the owner to bind the owner to the representations and undertakings made herein. The undersigned, in consideration of First American Title Insurance Company issuing its Policy(s) of title insurance insuring and interest in or title to the real estate described herein, and being first duly sworn on oath, deposes states and warrants as follows:

1. The owner is the owner of the real estate referred to in First American Title Insurance Company Commitment Number TWX413173 or which is described in Exhibit A attached hereto (the land).
2. There is no new construction on the land or buildings, additions or improvements added to the land that encroach on neighboring lands.
3. The owner is not aware or has not been informed by any person that any improvement on neighboring land, including boundary walls and fences, encroaches onto any easement, bordering set back line or property which is not part of land identified herein, (none unless noted):
4. The owner is not aware or has not been informed by any person that any improvement on neighboring land, including boundary walls and fences, encroach onto the land which is not part of the land identified herein, (none unless noted):
5. The owner understands that First American Title Insurance Company and policy issuing agent will rely on this affidavit when closing a real estate loan, action and issuing a policy of title insurance insuring title to or a security interest in the land.

The owner agrees to hold First American Title Insurance Company and its policy issuing agent harmless from any loss arising because of the incorrectness of any representation or attestation made herein.



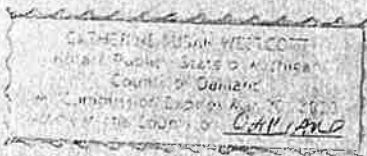
Kathryn Prior

Thomas Prior

STATE OF MICHIGAN

COUNTY OF CHANDLER) ss

On this 31st day of January, 2023, before me personally appeared, Kathryn Prior and Thomas Prior, who provided satisfactory evidence to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



Notary Public: [Signature]

Printed Name: _____

County, MI

My Commission Expires: _____



PARCEL NO.
19-36-254-010
LOT 15

PARCEL NO.
19-36-254-011
LOT 16

PARCEL NO.
19-36-254-012
LOT 17

PARCEL NO.
19-36-254-004
LOT 25

PARCEL NO.
19-36-254-005
LOT 24
±0.16 ACRES

PARCEL NO.
19-36-254-006
LOT 23

	Sq.Ft.	Coverage (%)
Lot	7038	
Ex. Building	2098	29.8%
Ex. Driveway	1473	20.9%
Ex. Front Porch	178	2.5%
Ex. Patio	333	4.7%
Ex. Brick Patio	212	3.0%
Ex. Concrete Walk	99	1.4%
Ex. Stepping Stone	59	0.8%
Total	4452	63.1%

LEGEND

- EX. CATCH BASIN
- ▣ EX. PEDESTAL
- ⊙ EX. GAS METER
- ⊕ EX. ELECTRIC METER
- ⊗ EX. UTILITY POLE
- ⊘ EX. SIGN
- ⊙ EX. POST/BOLLARD
- ⊙ EX. HVAC
- ⊙ FOUND IRON

- //--- EX. FENCE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. GAS LINE
- EX. OVERHEAD LINE

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

DESCRIPTION:

LOT 24, LINCOLN PIERCE SUBDIVISION, AS RECORDED IN LIBER 17, PAGE 4 OF PLATS, OAKLAND COUNTY RECORDS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



Dwight Michalski-Wallace

PIERCE STREET



SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

CLIENT:

GLASS DOCTOR

EXISTING CONDITIONS

SECTION: 36

1011 PIERCE STREET

TOWNSHIP: 2N
CITY OF BIRMINGHAM
OAKLAND COUNTY
MICHIGAN

RANGE: 10E

DATE: 2-6-24

DRAWN BY: GP

CHECKED BY: GLM

0 10 20

FBK: 430

CHF: BK

SCALE: HOR 1"=20 FT
VER 1"=4 FT

1

11-349



PARCEL NO.
19-36-254-010
LOT 15

PARCEL NO.
19-36-254-011
LOT 16

PARCEL NO.
19-36-254-012
LOT 17

PARCEL NO.
19-36-254-004
LOT 25

PARCEL NO.
19-36-254-005
LOT 24
±0.16 ACRES

PARCEL NO.
19-36-254-006
LOT 23

Lot	Sq.Ft.	Coverage (%)
Ex. Building	2098	29.8%
Ex. Driveway	1473	20.9%
Ex. Front Porch	178	2.5%
Ex. Patio	333	4.7%
Ex. Brick Patio	212	3.0%
Ex. Concrete Walk	99	1.4%
Ex. Stepping Stone	59	0.8%
Total	4452	63.1%

LEGEND

- ☐ EX. CATCH BASIN
- ☐ EX. PEDESTAL
- ☐ EX. GAS METER
- ☐ EX. ELECTRIC METER
- ☐ EX. UTILITY POLE
- ☐ EX. SIGN
- ☐ EX. POST/BOLLARD
- ☐ EX. HVAC
- ☐ EX. FOUND IRON
- ☐ EX. FENCE
- ☐ EX. SANITARY SEWER
- ☐ EX. STORM SEWER
- ☐ EX. WATER MAIN
- ☐ EX. GAS LINE
- ☐ EX. OVERHEAD LINE

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

DESCRIPTION:

LOT 24, LINCOLN PIERCE SUBDIVISION, AS RECORDED IN LIBER 17, PAGE 4 OF PLATS, OAKLAND COUNTY RECORDS.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



Ginger Michalski-Wallace

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

(248) 626-3701 (BUS)
(248) 926-3765 (FAX)
WWW.ALPINE-INC.NET

CLIENT:

GLASS DOCTOR

EXISTING CONDITIONS

SECTION: 36

1011 PIERCE STREET

TOWNSHIP: 2N
CITY OF BIRMINGHAM
OAKLAND COUNTY
MICHIGAN

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