

CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, August 13, 2024
6:45 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. APPROVAL OF THE MINUTES

a) July 9, 2024 Minutes

4. GENERAL BUSINESS

a) City Attorney Presentation

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	611 RUFFNER	FRAM HOLDINGS LLC	24-14	DIMENSIONAL
2)	160 BALDWIN	ALEXANDER BOGAERTS	24-09	DIMENSIONAL
3)	1759 HOLLAND	ANGELS REALTY LLC	24-17	DIMENSIONAL
4)	1141 LAKE PARK	ALEXANDER BONDA	24-18	DIMENSIONAL

6. CORRESPONDENCE

7. ANNOUNCEMENTS

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

9. ADJOURNMENT

Title VI

People with disabilities needing accommodations for effective participation in this meeting should contact the Clerk's Office at 248-530-1880 (voice) or 248-644-5115 (TDD) at least one day in advance to request 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.

AUGUST BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, July 9, 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, July 9, 2024. The meeting was convened at 7:30 p.m.

2. Rollcall

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

Absent: Board Member Pierre Yaldo

Staff: City Planner Blizinski (left at 8:05 p.m.), City Transcriptionist Eichenhorn, Assistant Building Official Morad, Assistant Building Official Zielke

The Chair 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.

The Chair 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 May 14, 2024

T# 07-19-24

Motion by VC Canvasser

Seconded by Mr. Lilley to approve the minutes of the BZA meeting of May 14, 2024 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

5. Appeals

T# 07-20-24

1) 200 S Chester Appeal 24-06

CP Blizinski presented the item, explaining that the owner of the property known as 200 S Chester was requesting the following variances to install a ground sign on the corner of Martin Street and Chester Street:

- A. Article 1, Section 1.08(D), Table D** of the Sign Ordinance requires that Multiple-Family Residential Signs have a maximum area of 10 square feet. The applicant is proposing four signs totaling 32.7 square feet of signage. Therefore, a variance of 22.7 square feet is being requested.

Staff answered informational questions from the Board.

Ron Gari, representative for the applicant, 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.

Board member comments were as follows:

- The requested variance was significant.
- While an excess of signage had previously been granted, there was no apparent practical difficulty necessitating that the previous amount of signage be maintained.
- The applicant could choose to reduce their request, or could ask the Board to vote on the request. If the Board were to vote on the request, the applicant could not request another variance unless there was a significant change to the proposal.

In response to Board comment, Mr. Gari said the applicant would be willing to seek a variance for the ground sign and to withdraw the request for the portico sign.

Motion by Mr. Reddy

Seconded by Mr. Lilley with regard to Appeal 24-06, A. Article 1, Section 1.08(D), Table D of the Sign Ordinance requires that Multiple-Family Residential Signs have a maximum area of 10 square feet. The applicant is proposing signs totaling 19.5 square feet of signage. Therefore, a variance of 9.5 square feet is being requested.

Mr. Reddy moved to approve only the two inserts for the ground sign as described by the appellant. No additional signage was granted. He stated that there were circumstances peculiar to the property, including the erroneous granting of the original signage in 2017. He said the replacement of the inserts would have little impact on the pre-existing non-conformity.

Mr. Miller supported the motion, and added that the originally requested signage was rather minimal when the size of the building was taken into account. He said that granting the variance would do substantial justice to the property owner and to the neighboring properties. He opined that having the illuminated ground sign would be beneficial to the neighborhood.

VC Canvasser said he may not have supported the original variance request, and said that he appreciated the applicant's reduction of the request. He offered support for the motion.

The Chair concurred with the Vice Chair. He noted that the Board's obligation is to hew as closely to the ordinance as possible, and that granting the original, more significant request would not have been fair to other business owners in the City.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

T# 07-21-24

**2) 1556 Emmons
Appeal 24-10**

ABO Zielke presented the item, explaining that the owner of the property known as 1556 Emmons was requesting the following variances to construct a second floor rear addition to the existing nonconforming home:

- A. 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 3.61 feet. Therefore, a variance of 1.39 feet is being requested.
- B. 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 11.10 feet. Therefore, a variance of 2.90 feet is being requested.

Staff answered informational questions from the Board.

Brian Lee, builder, reviewed the letter describing why these variances were being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Motion by Mr. Hart

Seconded by Mr. Miller with regard to A. Appeal 24-10, 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 3.61 feet. Therefore, a variance of 1.39 feet is being requested, and B. 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 11.10 feet. Therefore, a variance of 2.90 feet is being requested.

Mr. Hart moved to approve the variances and tied approval to the plans as submitted. He said the project was a sensible approach to a pre-existing non-conforming structure. He said the addition would be appropriately scaled to the home. He noted that this site and some other sites on Emmon were non-conforming in terms of distance between structures and the distance to the property lines. He said it would be an unnecessary hardship to force the appellant to shift the structure in order to comply with the ordinance, and said the need for the variance was not self-created.

Mr. Miller concurred, noting that the pre-existing non-conforming structure was built in 1947. He said allowing this improvement to the home would result in substantial justice to the property owner and to the neighboring properties.

The Chair supported the motion. He noted that while the Board avoids expanding a non-conformity where possible, the applicant demonstrated that all other possible approaches had been considered.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

T# 07-22-24

**3) 1001 Fairfax
Appeal 24-13**

ABO Zielke presented the item, explaining that the owner of the property known as 1001 Fairfax was requesting the following variances to construct a rear addition to the existing non-conforming home:

- A. Chapter 126, Article 2, Section 2.06.2** 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 26.29 feet. The proposed is 23.80 feet. Therefore, a variance of 2.49 feet is being requested.
- B. 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 26.29 feet on the north side. The proposed is 23.29 feet. Therefore, a variance of 3.00 feet is being requested.

Staff answered informational questions from the Board.

Brian Neeper, architect, reviewed the letter describing why these variances were 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. Lilley with regard to Appeal 24-13, A. Chapter 126, Article 2, Section 2.06.2 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 26.29 feet. The proposed is 23.80 feet. Therefore, a variance of 2.49 feet is being requested, and B. 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 26.29 feet on the north side. The proposed is 23.29 feet. Therefore, a variance of 3.00 feet is being requested.

Mr. Miller moved to approve the variances and tied approval to the plans as submitted. He said this appeal was due to a small pre-existing non-conformity on a home that was built in 1936. He said this would be an improvement to an older home, and that it would result in substantial justice to the property owner and to the property owners in the area. He said that the literal enforcement of the ordinance would be an unnecessary hardship for updating this older home. He said granting the variances would not be contrary to the spirit of the zoning ordinance, that the age of the home was a unique condition, and that strictly applying the zoning ordinance would prevent the owner from using and improving the property in a reasonable way.

Mr. Miller concurred with the Chair's addition that the shape of the lot, and how the side yard would be impacted by the non-symmetrical side of the lot, were also unusual circumstances that bolstered the appellant's request.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

6. Correspondence

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

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 8:41 p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

DRAFT

CASE DESCRIPTION

611 Ruffner (24-14)

Hearing date: August 13, 2024

Appeal No. 24-14: The owner of the property known **611 Ruffner**, requests 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 of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the east side. The proposed is 9.86 feet. Therefore, a variance of 4.14 feet is being requested.

Staff Notes: This applicant is requesting a variance to construct a new home on a corner lot which the neighboring home to the east was granted a variance in January of this year for a similar variance (see attached minutes).

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP, COSS
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

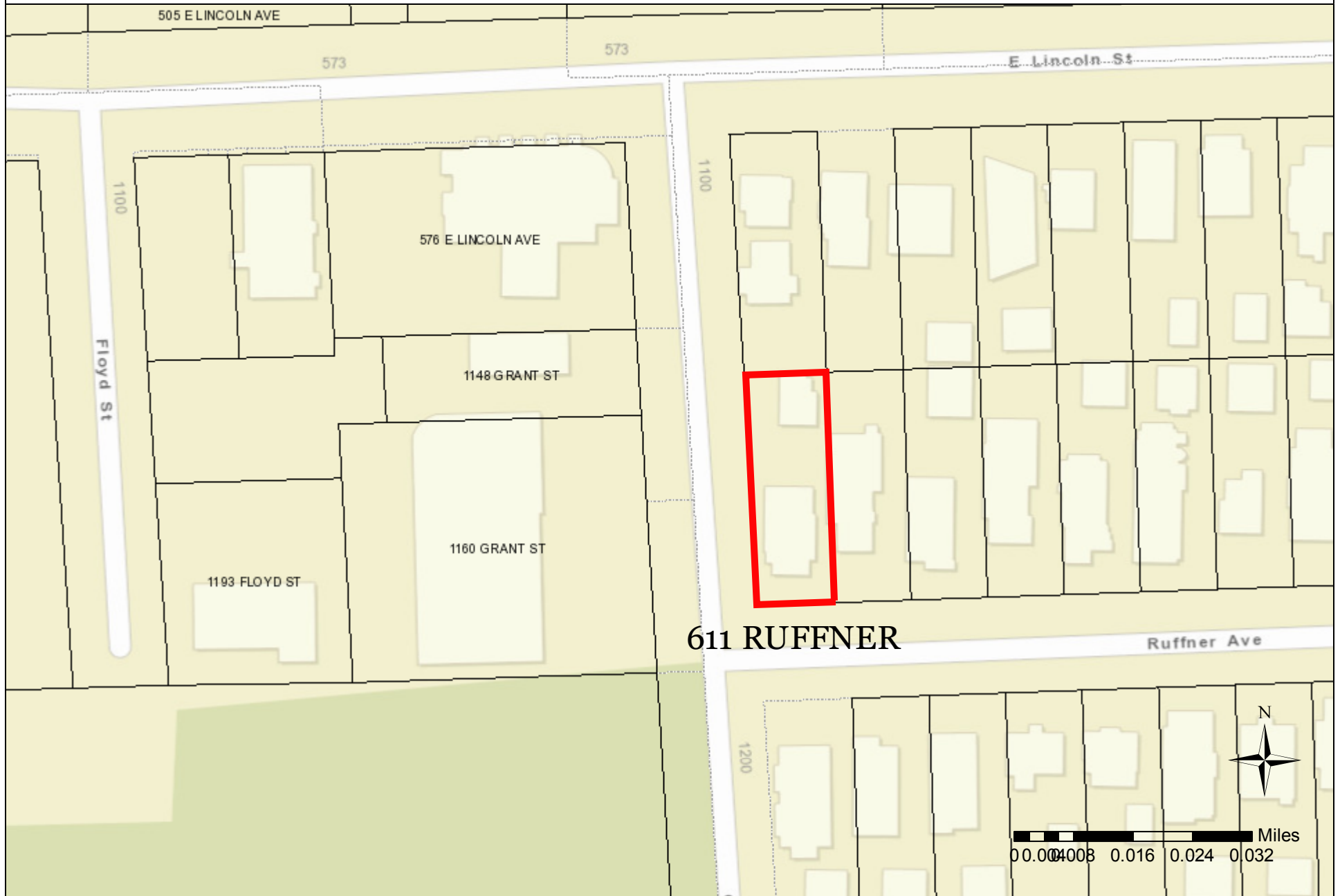
8.01 The Board of Zoning Appeals

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)

611 RUFFNER 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: 611 RUFFNER	Lot Number: LOT 1338	Sidwell Number: 08-19-36-426-017
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II. OWNER INFORMATION:

Name: FRAM HOLDINGS, LLC			
Address: 31313 NORTHWESTERN HWY, STE 201	City: FARMINGTON HILLS	State: MI	Zip code: 48334
Email: MOSES@frammanagement.com		Phone: (248) 461-3636	

III. PETITIONER INFORMATION:

Name: MOSES FRAM	Firm/Company Name: MKS DEVELOPMENT, INC.		
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 **\$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:

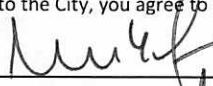
- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board 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: 6/11/2024
Signature of Petitioner: 	Date: 6/11/2024

**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

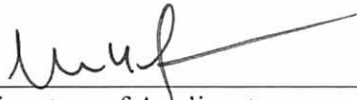
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration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



31313 NORTHWESTERN HWY | SUITE 201 | FARMINGTON HILLS, MI | 48334 | 248.461.3636

June 11, 2024

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

RE: 611 RUFFNER

To Whom It May Concern:

The above-referenced property has a single-family home consisting of 1,072 square feet of living space. The existing home was built in 1927 and has 2 bedrooms and 1 bathroom. The existing home has a detached carport that does not meet current minimum rear yard setbacks. In designing this home with our architects, Martini-Samartino Design Group, we have realized that in order to build the type and caliber home that the community demands, meeting all current setback requirements will be difficult.

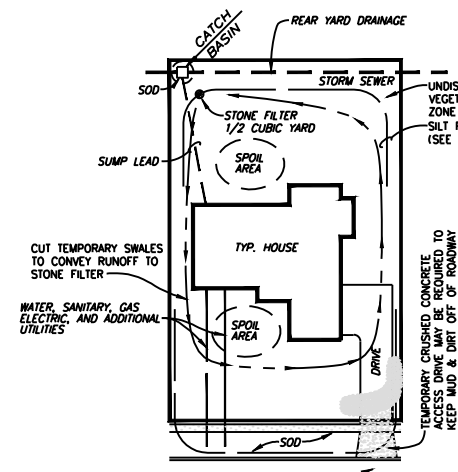
Fram Holdings, LLC (property owner) and MKD Development, Inc (builder) are hereby requesting a variance to the required distance between structures. The current requirement calls for 14 feet between structures, and we are requesting a variance of 4.14 feet with a proposed distance between structures of 9.86 feet. This allows us to meet the required sideyard setback of 5 feet while effectively maintaining the existing distance between the new home and existing neighboring property (631 Ruffner). The existing neighboring home is not in compliance with the required setbacks, and the setback requirement from the side street effectively makes the lot unbuildable without the variance. Please note, this proposed structure does conform with the maximum allowable lot coverage, so the only item we are requesting a variance for is the distance between structures.

This variance would allow us to meet the minimum required setbacks from the side street (Grant Street) and rear yard, while building a home that will offer a 2-car attached garage and 2,979 square feet of “above-ground” living space with 3 bedroom suites and a potential 4th bedroom/home office.

Should your office require any further information, please do not hesitate to contact me at 248-461-3636 or via email at moses@frammanagement.com. Thank you for your time and attention.

Regards,

Moses K. Fram
MKD Development, Inc.
Fram Holdings, LLC



NOTE:

THE CONTRACTOR IS REQUIRED TO INSPECT THE EROSION MEASURES ON A WEEKLY BASIS AND AFTER EVERY RAINSTORM

NOTE:

WEST COUNTY 18 HOURS PRIOR TO LOCATION OF SEGMENT

SEQUENCE OF CONSTRUCTION

1. EXISTING EROSION MEASURES SHALL BE REMOVED PRIOR TO INSTALLATION OF SILT FENCE AND TEMPORARY STAKES AS SHOWN.
2. EXISTING EROSION MEASURES SHALL BE REMOVED PRIOR TO INSTALLATION OF SILT FENCE AND TEMPORARY STAKES AS SHOWN.
3. THE SLOPE CONTROL MEASURES SHALL BE INSTALLED AS SHOWN. THIS MEASURES SHALL BE INSTALLED AS SHOWN. THIS MEASURES SHALL BE INSTALLED AS SHOWN.
4. DIRECT SURFACE RUN-OFF TOWARDS CENTER OF SILT FENCE.
5. ALLOW OPENING IN SILT FENCE FOR CONSTRUCTION TRAFFIC.
6. PRIOR TO FINAL FILL, FILLING MEASURES IN FILL, FILLING MEASURES, SLOPE GREATER THAN 10% AND 10' AROUND EACH BRIDGE.
7. AFTER EROSION MEASURES ARE REMOVED, SLOPE SHALL BE GREATER WITH A MINIMUM OF 10% FOR TEMPORARY SLOPE.

SILT FENCE DETAIL

NO SCALE

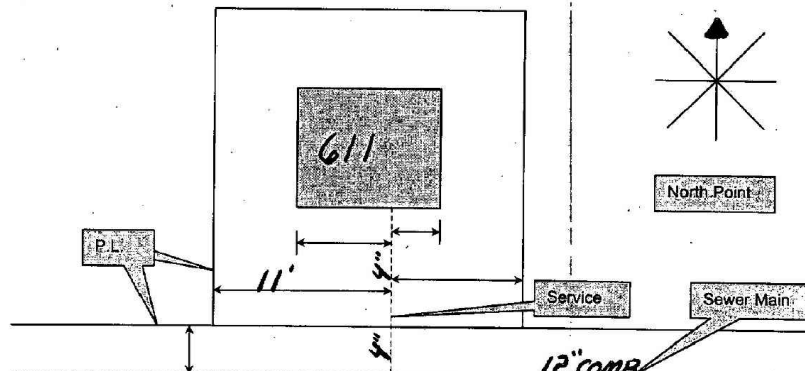
SOIL EROSION DETAILS

(NO SCALE)

SEWER LOCATION CARD 1936426017

Address 611 RUFFNER
Type of Service San ☒ Storm ☐
Location 11' E OF W R
Size of Service 4" Main to PL 4" R.V.C., PL to Bldg 4" R.V.C.
Size of Main 12" Type of Main: San ☐ Storm ☐ Comb ☒
Depth of Main 3'-9"
Depth of Service at PL 4'-2"
Remarks

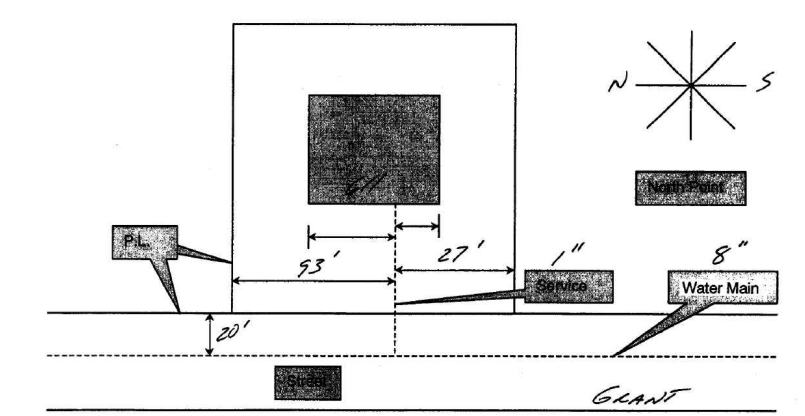
1-10-08 HULL
Date Signature



WATER LOCATION CARD

Address 611 Ruffner
Location of Service 27' N of S.H.
Size of Service 1" Remarks
Size of Main 8"
Depth of Main 6"
Stop Box Location on P.B.
Depth at PL 5'
Materials Used

6-10-2001 R. L. LINDH
Date Signature



CAUTION

CONTRACTOR TO VERIFY GROUND WATER PRIOR TO CONSTRUCTION.
U.L.C. RECOMMENDS SOIL ANALYSIS TO BE PERFORMED BY A PROFESSIONAL.
CONTRACTOR TO MONITOR EXCAVATION FOR SOIL/GROUND WATER CONDITIONS.

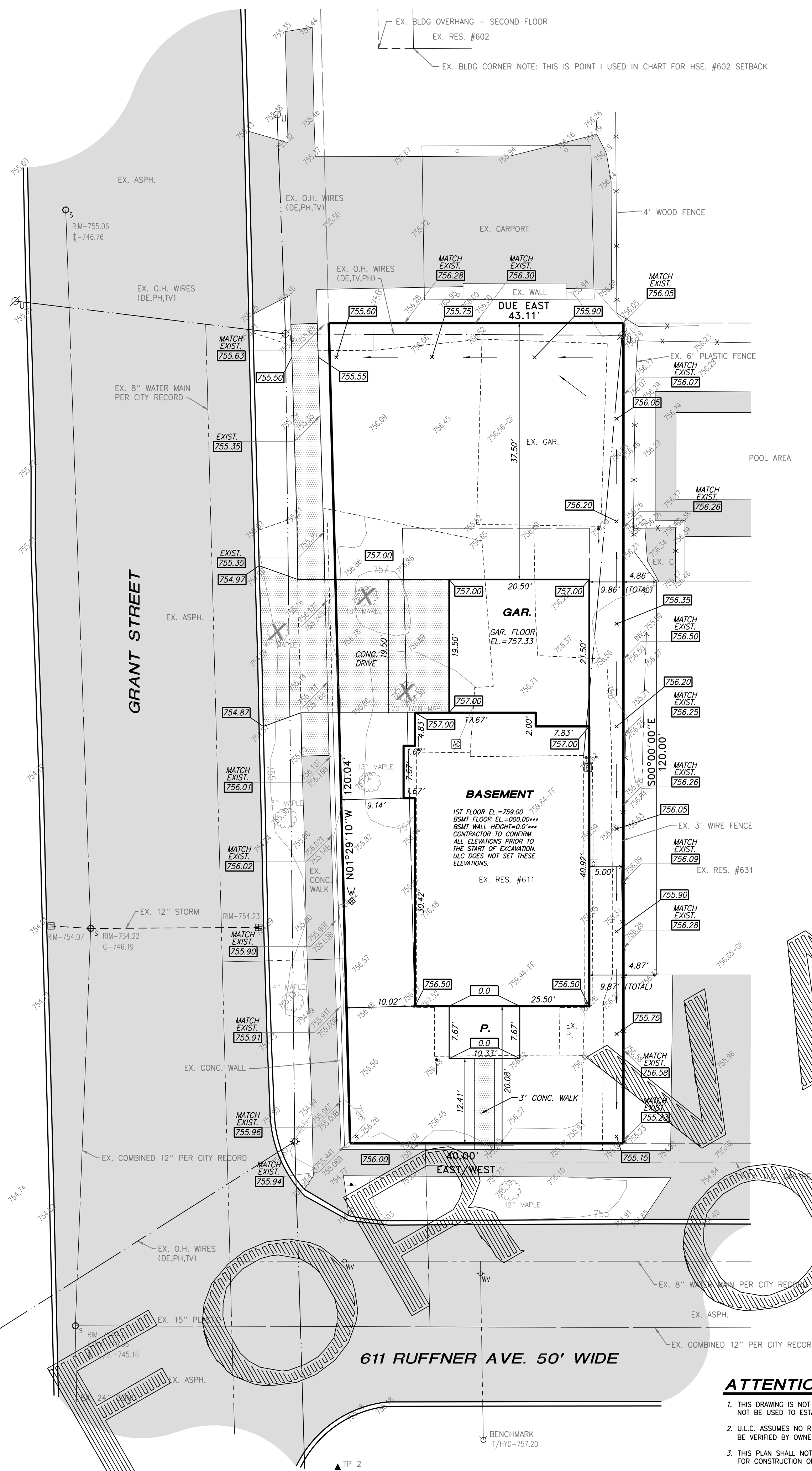
NOTE:
SANITARY SEWER 4" / 6" PVC SCH 40 OR APPROVED EQUAL @ 1.00% MIN.
SUMP LEAD TO BE 3" / 4" PVC SCH 40 OR APPROVED EQUAL
WATER SERVICE TO BE 1" / 1.5" / 2" TYPE "K" COPPER OR APPROVED EQUAL

GRADING NOTE

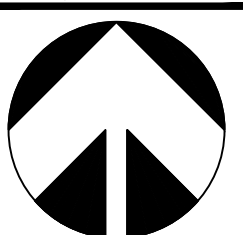
- 1.) ALL PROPOSED GRADING SHALL BE CONTAINED WITHIN THE PROPERTY LINES OF THIS LOT, AND SHALL NOT ENCRUCH UPON ANY ADJACENT PROPERTIES.
- 2.) SOIL EROSION CONTROLS ARE REQUIRED TO BE INSTALLED AROUND THE ENTIRE PERIMETER OF SOIL DISRUPTION PER THE COUNTY
NOTE: SIDEYARD DRAINAGE SHALL NOT DRAIN ONTO ADJACENT LOT(S). (TYPICAL)



Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



NORTH



SCALE: 1"=10'

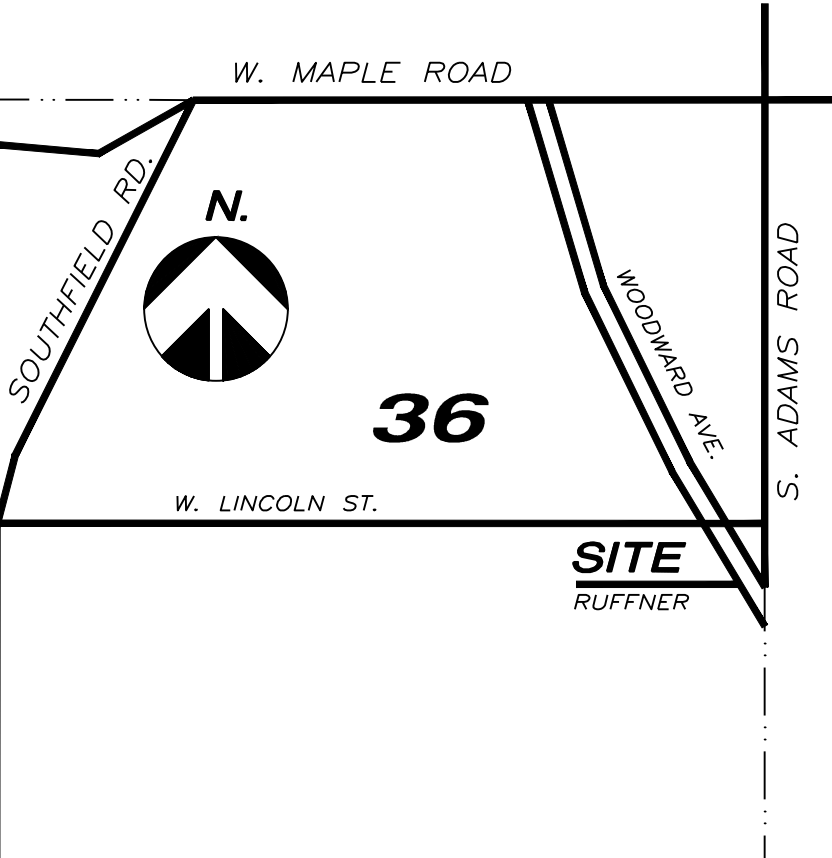
BENCHMARK

1. T/HYD. OPP. HSE. #611
RUFFNER
ELEVATION=757.20
DATUM=CITY
CITY BM #2 SE. CORNER OF
PIERCE & LINCOLN
ELEVATION=767.44
DATUM=CITY

PARCEL ID

19-36-426-017

ZONED: R3



LOCATION MAP

SCALE: 4" = 1 MILE

STREET NAME	HOUSE #	SETBACK	EAVE HT.	PEAK HT.
RUFFNER	611**	12.8'	10.5'	19.8'
RUFFNER	631	24.6'	18.6'	26.0'
RUFFNER	647	17.5'	19.8'	25.4'
RUFFNER	651	25.0'	17.8'	25.1'
RUFFNER	683	13.6'	17.0'	23.8'
RUFFNER	707	19.7'	19.7'	27.5'
RUFFNER	727	20.1'	10.0'	21.4'

AVERAGE SETBACK - 20.08' RUFFNER

LEGEND

- EXISTING CONTOURS
- EXISTING GRADE
- AS-BUILT GRADE
- PROPOSED GRADE
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED SILT FENCE

TOPOGRAPHY LEGEND

- WATER MAIN
- STORM SEWER
- SANITARY SEWER
- EASEMENT
- EX. U.S. ELEC.
- EX. O.H. WIRES
- EX. U.S. TELE.
- EX. U.S. GAS
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- UTILITY MANHOLE
- STORM MANHOLE
- END OF PIPE
- SANITARY MANHOLE
- CLEAN-OUT
- MANHOLE
- HYDRANT
- GATE VALVE WELL
- WATER VALVE
- WATER BOX
- VALVE
- LIGHT POLE
- AIR CONDITIONER
- MAIL BOX
- FENCE POST
- DOWN SPOUT
- SOIL BORING
- ELEC. TRANS. PAD
- UTILITY POLE
- GUY ANCHOR
- GUY POLE
- SIGN POST
- SPRINKLER HEAD
- GAS METER
- TELEPHONE RISER
- ELECTRICAL RISER
- CABLE TV RISER
- FINISHED FLOOR
- GARAGE FLOOR
- BASEMENT FLOOR
- CONC. CONCRETE
- SET MAG. MAIL
- SET IRON BAR
- FOUND IRON BAR
- FOUND C. MONUMENT

NOTE:

CONTRACTOR TO CONFIRM BASEMENT WALL HEIGHT, FIRST FLOOR ELEVATION AND BASEMENT FLOOR ELEVATION PRIOR TO THE START OF CONSTRUCTION!!!

ATTENTION BUILDERS/CONTRACTORS

1. THIS DRAWING IS NOT INTENDED TO REPRESENT A BOUNDARY OR LOT SURVEY, AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES OR LOCATE IMPROVEMENTS.
2. U.L.C. ASSUMES NO RESPONSIBILITY FOR THE GIVEN BUILDING DIMENSIONS. DIMENSIONS MUST BE VERIFIED BY OWNER/BUILDER PRIOR TO CONSTRUCTION.
3. THIS PLAN SHALL NOT BE USED TO SET FOUNDATIONS. ARCHITECTURAL PLANS MUST BE USED FOR CONSTRUCTION OF FOUNDATION.
4. UPON ACCEPTANCE AND SUBMITTAL OF THIS PLAN FOR PERMITS, THE OWNER/BUILDER ACKNOWLEDGES HE HAS REVIEWED THE PLAN, AND THAT IT MEETS THE ESTABLISHED REQUIREMENTS.
5. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL CODES AND ORDINANCES THAT SHALL APPLY.
6. SETBACKS SHOWN ON THIS DRAWING HAVE BEEN OBTAINED FROM THE MUNICIPALITY. ANY DEED OR SPECIAL RESTRICTIONS - (i.e. SUBDIVISION RESTRICTIONS, HOUSE SIZE, BUILDING LOCATION, ETC.) MUST BE SUPPLIED TO U.L.C. IN WRITING WHEN PLOT PLAN IS ORDERED. U.L.C. WILL NOT BE RESPONSIBLE FOR INTERPRETING SUBDIVISION RESTRICTIONS.
7. U.L.C. RECOMMENDS A .50' EXTRA ALLOWANCE TO ALL MINIMUM SETBACKS, WHERE THE OWNER / BUILDER DOES NOT FOLLOW THIS RECOMMENDATION, THE OWNER / BUILDER AGREES TO HOLD U.L.C. HARMLESS FOR STRUCTURE ENCROACHMENT (S) INTO THE MINIMUM SETBACK.
8. UTILITY LEAD LOCATIONS AS SHOWN ARE APPROXIMATE. AS-BUILT LOCATIONS MUST BE OBTAINED FROM THE LOCAL MUNICIPALITY.

URBAN LAND CONSULTANTS WILL SET HIGH GRADE/BRICKLEDGE CONTRACTOR TO USE GRADE SET ON SITE.

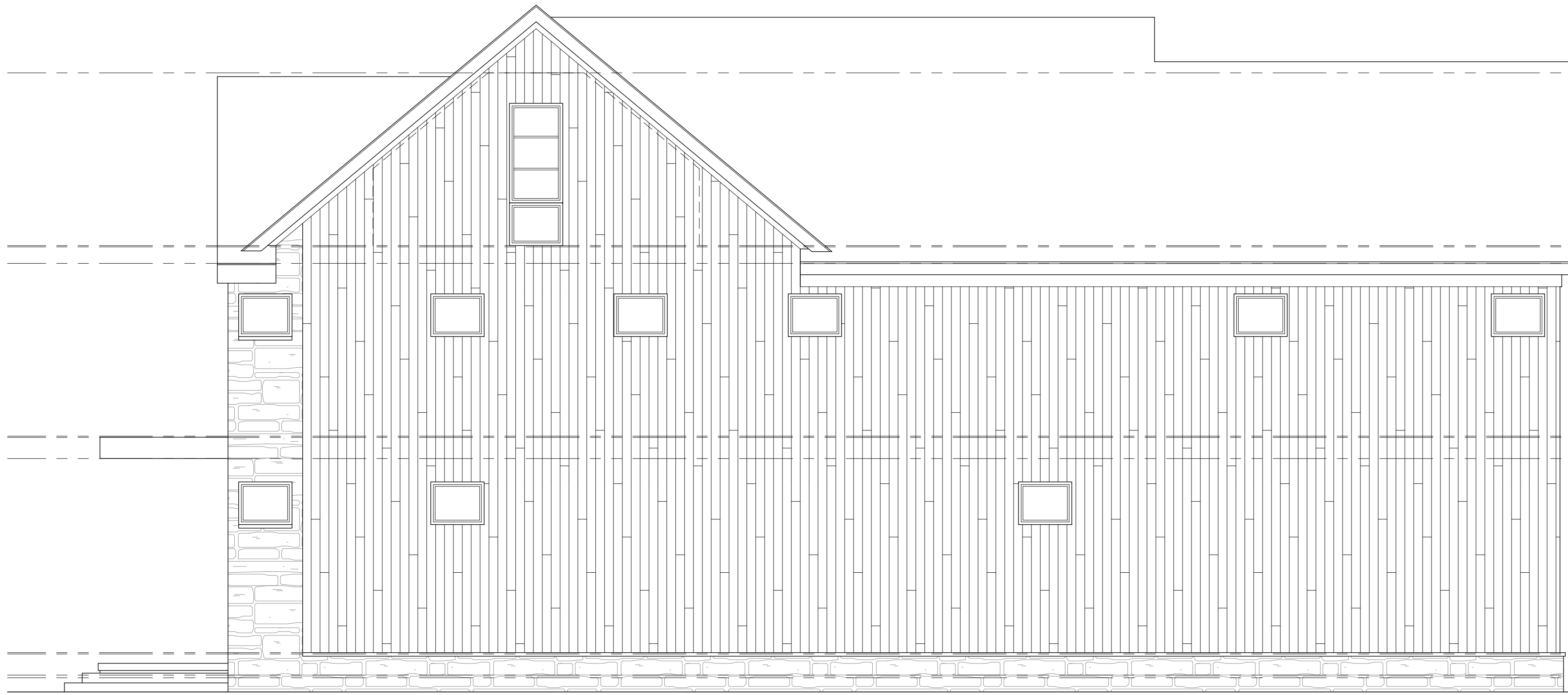
PLOT PLAN
LOT 1337, LIENBACH-
HUMPHRY'S WOODWARD SUB.
PART OF THE S.E. 1/4 OF SECTION 36
T.2N., R. 10E., CITY OF BIRMINGHAM
OAKLAND COUNTY, MICHIGAN

BY: MOSES FRAM PRELIM TO CLIENT
Job No. 231204-9524
Date 1-17-24
Scale 1" = 10'
Drawn KG
Check R. LINDH
Sheet 1 OF 1
Fid. Bk. 5-2-24

MOSES FRAM
31313 NORTHWESTERN HWY, STE 201
FARMINGTON HILLS, MI
248-342-1561

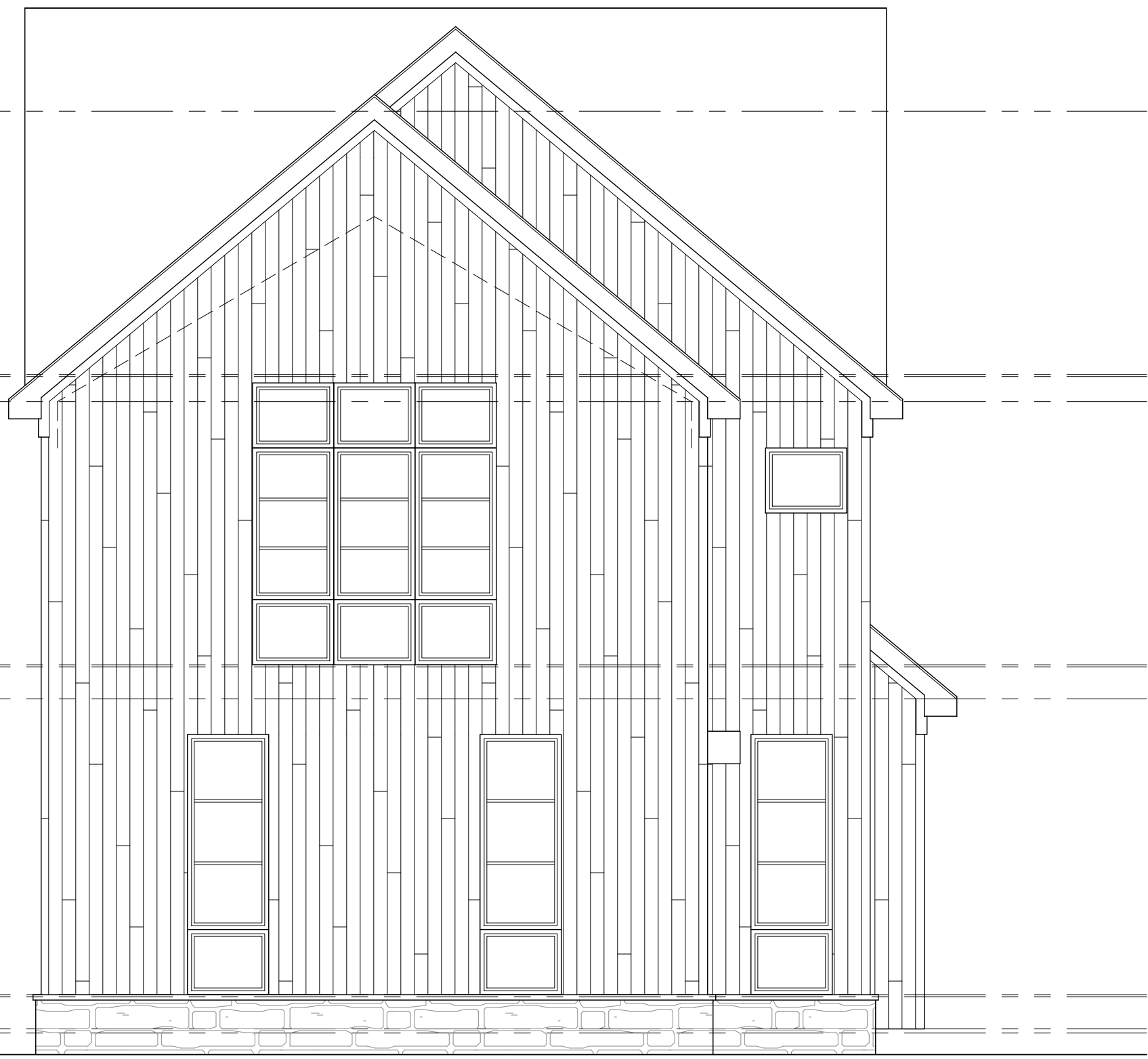


PHONE 586 731-8030
URBAN LAND CONSULTANTS ©
PLANNERS LAND SURVEYORS
8800 23 MILE ROAD
SHELBY TWP., MI 48316-4516
CIVIL ENGINEERS



RIGHT ELEVATION

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



REAR ELEVATION

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

FOR REVIEW
ONLY



LEFT ELEVATION

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



FRONT ELEVATION

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



920 EAST LONG LAKE RD.
SUITE 200
TROY MI 48065
P. 248.524.0445
F. 248.524.0447

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other property rights in these plans. These plans
are not to be reproduced, changed or copied in
any form or manner whatsoever.

MOSES FRAM

611 RUFFNER
BIRMINGHAM, MI

Review Set:	06.12.24
Permit Set:	.
Revisions:	.
Final Set:	.
Drawn By:	.
Checked By:	.
Job No:	24-176
Sheet No:	20F 2

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

2. Rollcall

Present: Chair Erik Morganroth; Board Members Richard Lilley, John Miller, Ron Reddy, Pierre Yaldo; Alternate Board Member Carl Kona

Absent: Board Member Kevin Hart

Staff: Building Official Johnson; 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 can be found in the evening's agenda packet.

4. Approval Of The Minutes Of The BZA Meetings Of December 12, 2023

T# 01-01-24

Motion by Mr. Miller

Seconded by Mr. Reddy to approve the minutes of the BZA meeting of December 12, 2023 as submitted.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5. Appeals

T# 01-02-24

**1) 631 Ruffner
Appeal 23-39**

ABO Zielke presented the item, explaining that the owner of the property known as 631 Ruffner was requesting the following variances to construct an addition:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 13.71 feet. Therefore, a variance of 0.29 feet is being requested.

B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.87 and the proposed is 4.87 feet. Therefore, a variance of 0.13 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. The existing and proposed is 10.59 feet on the west side. Therefore, a variance of 3.41 feet is being requested.

D. 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. The existing and proposed is 11.98 feet on the east side. Therefore, a variance of 2.02 feet is being requested.

E. Chapter 126, Article 4, Section 4.75(C) of the Zoning Ordinance requires that attached single family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of a principal residential building that is setback from the front property line. The required is 35.32 feet. The existing garage is 30.32 feet in front of the furthest façade. The proposed is 19.66 feet in front of the furthest façade. Therefore, a variance of 24.66 feet is being requested.

Staff answered informational questions from the Board.

Robert Kozlowski, design professional, reviewed the letter describing why these variances were being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Public Comment

Staff and the Board advised the owner of 482 E. Lincoln that drainage on the site would be part of the City's review process.

Motion by Mr. Reddy

Seconded by Mr. Lilley with regard to Appeal 23-39, A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that the minimum total side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet. The proposed is 13.71 feet. Therefore, a variance of 0.29 feet is being requested; B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.87 and the proposed is 4.87 feet. Therefore, a variance of 0.13 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. The existing and proposed is 10.59 feet on the west side. Therefore, a variance of 3.41 feet is being requested; D. 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. The existing and proposed is 11.98 feet on the east side. Therefore, a variance of 2.02 feet is being requested; and, E. Chapter 126, Article 4, Section 4.75(C) of the Zoning Ordinance requires that attached single family residential garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of a principal residential building that is setback from the front property line. The required is 35.32 feet. The existing garage is 30.32 feet in front of the furthest façade. The proposed is 19.66 feet in front of the furthest façade. Therefore, a variance of 24.66 feet is being requested.

Mr. Reddy moved to approve the variances and tied approval to the plans, noting that this was a pre-existing non-conforming structure, that the non-conformity would not be expanded, and that the placement of the front door was reasonable. Mr. Reddy noted that the applicant made attempts at mitigating the variance requests.

The Chair voiced his support for the motion noting that four of the variances were nonconformities outside of the applicant's control, that the variances would do substantial justice to the neighbors, and that moving the front door closer to the street would reduce a presently extant nonconformity.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

T# 01-03-24

**2) 1215 Cedar
Appeal 23-41**

CASE DESCRIPTION

160 Baldwin (24-09)

Hearing date: August 13, 2024

Appeal No. 24-09: The owner of the property known **160 Baldwin**, requests the following variance to construct a new home with an attached garage:

A. Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires that the minimum front yard setback be the average of the homes within 200.00 feet in each direction. The required front yard setback is 53.54 feet. The proposed is 25.00 feet. Therefore, a 28.54 feet variance is being requested.

Staff Notes: This applicant's variance request on the location for the front yard setback is to construct a new home. The floodway and floodplain affects a large portion of the property. The existing 1950 home is in the floodway which is to be removed and the new home is proposed to be moved forward on the lot to address the floodplain issue as it was discussed with EGLE.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP, COSS
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

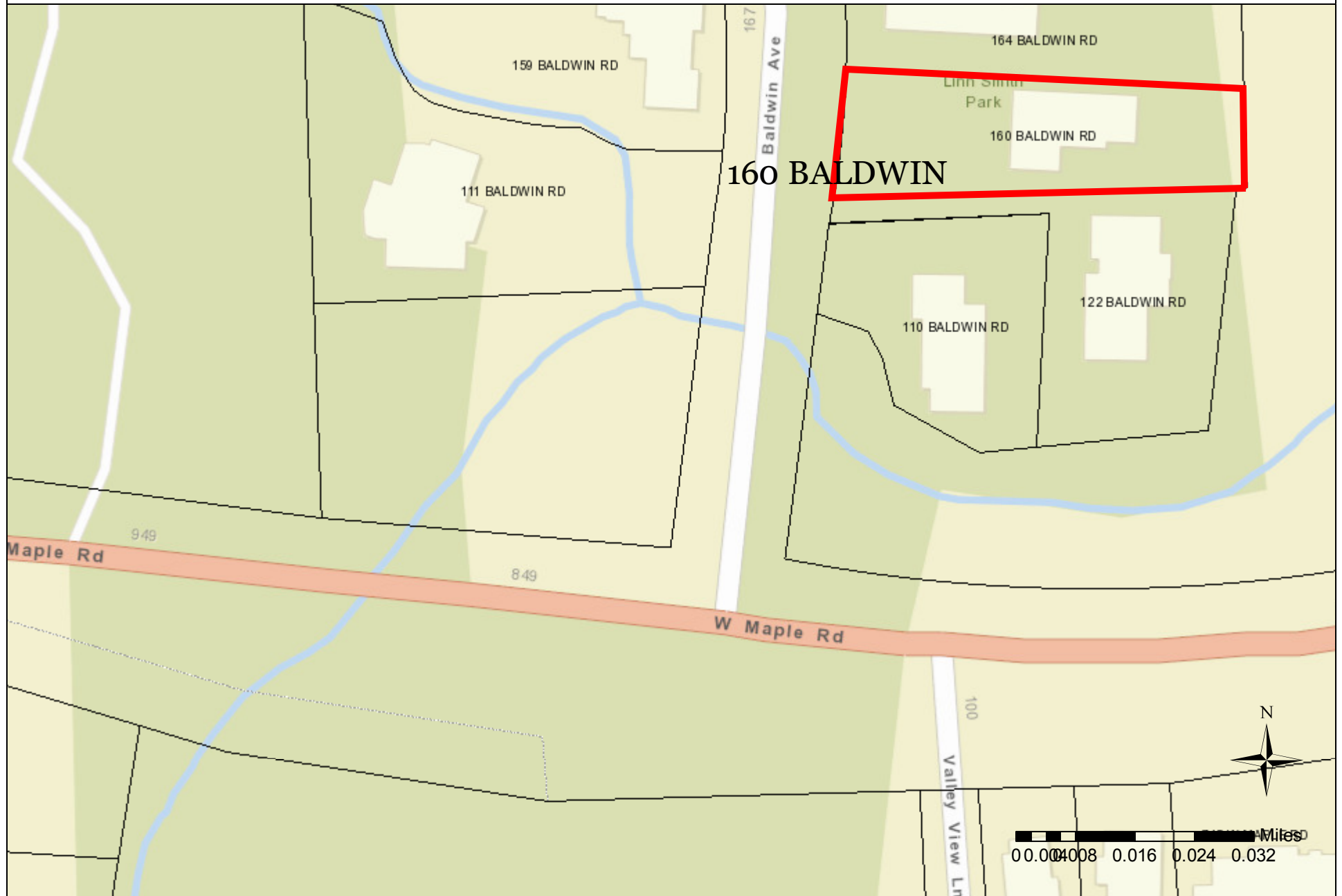
8.01 The Board of Zoning Appeals

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)

160 BALDWIN 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 front yard setback variance	☐ Land Use	☐ Sign	☐ Admin Review
--------------------------	---	---	-----------------------------------	-------------------------------	---------------------------------------

I. PROPERTY INFORMATION:

Address: 160 Baldwin Rd	Lot Number:	Sidwell Number: 19-36-102-002
----------------------------	-------------	----------------------------------

II. OWNER INFORMATION:

Name: Dr Nawaf Masri			
Address: 4575 Charing Cross Rd	City: Bloomfield Hills	State: MI	Zip code: 48304
Email: masriids@hotmail.com		Phone: 248-722-6780	

III. PETITIONER INFORMATION:

Name: same as owner	Firm/Company Name:		
Address:	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: <u>5/6/2024</u>
Signature of Petitioner: _____	Date: <u>5/6/2024</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

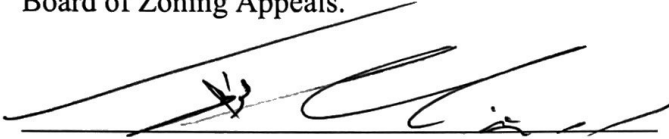
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration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

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, positioned above a solid horizontal line.

Signature of Applicant



ALEXANDER V. BOGAERTS & ASSOCIATES, P.C.

Architecture

Planning

Interior Design

2445 Franklin Rd.
Bloomfield Hills, MI 48302
248/ 334-5000
fax: 248/ 334-0092

July 12, 2024

Board of Zoning Appeals
151 Martin Street
Birmingham, MI 48099

Re: 160 Baldwin Rd
Variance request (front yard setback)

Board Members,

Article 2, Section 2.08 R2 requires a minimum front yard setback based on the average distance from the front lot line of homes on lots with frontage on the same side of the street within 200 feet. ***(We are requesting a 28.54' front yard setback variance due to practical difficulties and design hardships created due to the unique and unusual circumstances of our site as described below). (Variance chart $267.72'/5 = 53.54'$ avg setback reqd. $53.54' - prop. 25' = 28.54'$)***

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.

If the provisions of the Zoning Ordinance are strictly applied, it would unreasonably prevent the property owner from using the property for a permitted purpose, which is not reasonable or appropriate due to the sites unique and unusual existing conditions.

The special conditions applicable to the property are as follows:

The entire site is in the floodplain and +- 60% of the property is also in the floodway, which severely limits the buildable area of the site and our ability to design a reasonable sized home that is comparable with the average size homes currently existing throughout the City.

We submitted a preliminary design to EGLE and the building department requesting to build a new home on the lot that would consist of remodeling the existing structure in the floodway, and attaching a new addition to the remodeled structure. The new addition was proposed to be located at the front of the lot in the floodplain.

We were told that this approach would not be permissible by either EGLE or the city.

Based on our conversations with the building department and EGLE it was concluded that any type of construction in the floodway is so severely restricted that it becomes essentially an unbuildable area of the site; therefore, we are restricted to building anything new only in the front 40% of the site in the floodplain.

The other special condition that severely impacts our site is that (2) of the houses that we are required to use in our average front yard setback calculations have front yard setbacks that are totally out of character with the rest of the homes front yard setbacks on Baldwin.

One of the homes is setback 140.95' from the street;
the other home is setback 49.72' from the street, because of its close proximity to the river.
These (2) home setbacks severely skew/impact the average setback calculation.

If not for these (2) unique and unusual home locations the average front yard setback calculation would be very close to the 25' front yard setback we're proposing.
The majority of the homes along Baldwin north of our lot have +- 25' front yard setbacks.

Finally, the ordinance for our lot allows for 30% lot coverage.
Due to the extreme site restrictions, we are forced to design within, our design is restricted to a lot coverage of +- 18.9%.
Based on our severely reduced lot coverage, floodway restrictions and the out of character neighboring lots front yard setbacks, we believe it is reasonable to seek a variance for a reduced front yard setback.

Literal enforcement of the chapter will result in unnecessary hardship.

Literal enforcement of the chapter will result in an unnecessary hardship; as previously discussed, it will severely restrict the buildable envelope on the site and force us to design a substandard house compared to the average home sizes currently existing in the community. Floodway building codes severely restrict any type of construction in the floodway so that it essentially renders +- 60% of the site as an unbuildable area; when you combine the floodway restrictions with the required 53.54' average front yard setback, the result is a severe design hardship which impacts the allowable size of our home.

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.

Based on the unique conditions described above, granting the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare. Our design and variance request meet the spirit and intent of the zoning ordinance, as well as all applicable building codes.

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.

Granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public because it will allow us to design a home that is comparable with the average size homes currently existing in the City. Our design is compatible with the majority of our neighbor's front yard setbacks, and with the overall architectural character of community; finally, it is a reasonable and appropriate request given the sites unique and unusual conditions.

Finally, prior to preparing our detailed plans that we submitted to the BZA, we shared a preliminary site and floor plan sketch w/ EGLE; EGLE told us based on the preliminary concept sketch that our new approach to the site and house design was something they would be able to permit.

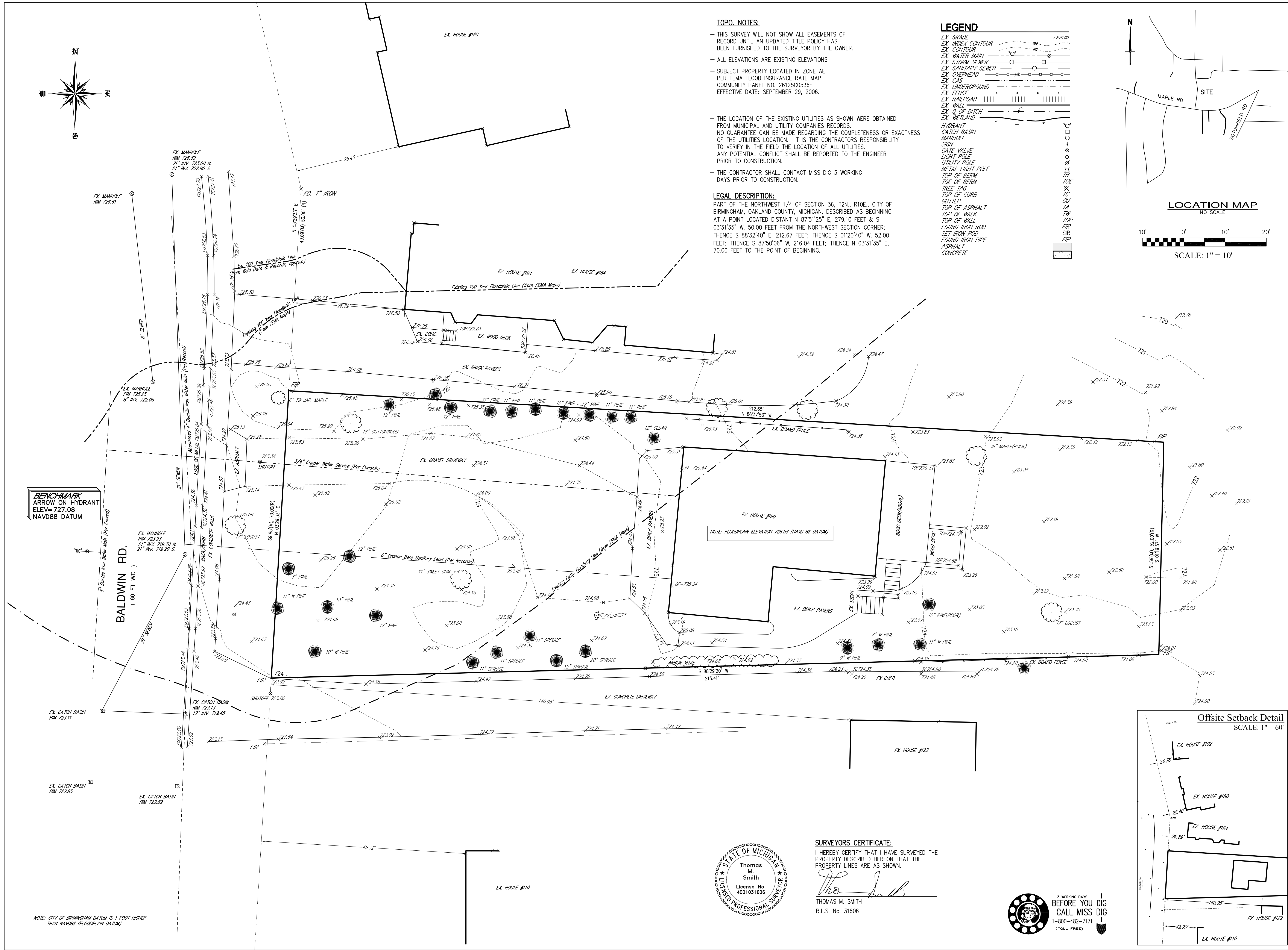
We look forward to presenting our project to the BZA at your August 13th meeting.

Sincerely

Mark Abanatha

Mark Abanatha

Architect



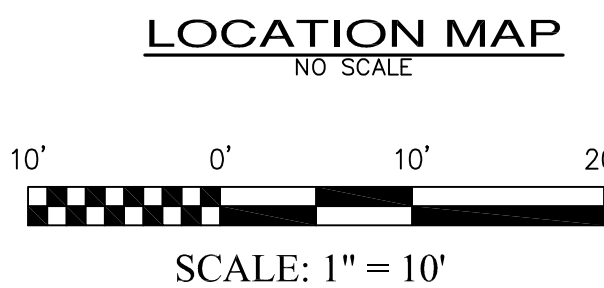
- THIS SURVEY WILL NOT SHOW ALL EASEMENTS OF RECORD UNTIL AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO THE SURVEYOR BY THE OWNER
- ALL ELEVATIONS ARE EXISTING ELEVATIONS
- SUBJECT PROPERTY LOCATED IN ZONE AE. PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 26125C0536F
EFFECTIVE DATE: SEPTEMBER 29, 2006.

– THE LOCATION OF THE EXISTING UTILITIES AS SHOWN WERE OBTAINED FROM MUNICIPAL AND UTILITY COMPANIES RECORDS. NO GUARANTEE CAN BE MADE REGARDING THE COMPLETENESS OR EXACTNESS OF THE UTILITIES LOCATION. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY IN THE FIELD THE LOCATION OF ALL UTILITIES. ANY POTENTIAL CONFLICT SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION.

— THE CONTRACTOR SHALL CONTACT MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

PART OF THE NORTHWEST 1/4 OF SECTION 36, T2N., R10E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED DISTANT N 87°1'25" E, 279.10 FEET & S 03°31'35" W, 50.00 FEET FROM THE NORTHWEST SECTION CORNER; THENCE S 88°32'40" E, 212.67 FEET; THENCE S 01°20'40" W, 52.00 FEET; THENCE S 87°50'06" W, 216.04 FEET; THENCE N 03°31'35" E, 70.00 FEET TO THE POINT OF BEGINNING.

EX. GRADE
EX. INDEX CONTOUR
EX. CONTOUR
EX. WATER MAIN
EX. STORM SEWER
EX. SANITARY SEWER
EX. OVERHEAD
EX. GAS
EX. UNDERGROUND
EX. FENCE
EX. RAILROAD
EX. WALL
EX. Q. OF DITCH
EX. WETLAND
HYDRANT
CATCH BASIN
MANHOLE
SIGN
GATE VALVE
LIGHT POLE
UTILITY POLE
METAL LIGHT POLE
TOP OF BERM
TOE OF BERM
TREE TAG
TOP OF CURB
GUTTER
TOP OF ASPHALT
TOP OF WALK
TOP OF WALL
FOUND IRON ROD
SET IRON ROD
FOUND IRON PIPE
ASPHALT
CONCRETE



Seal

ORIGINAL
SIGNATURE IN
BLUE

Teon C. Suriak, P.F. No. 046896

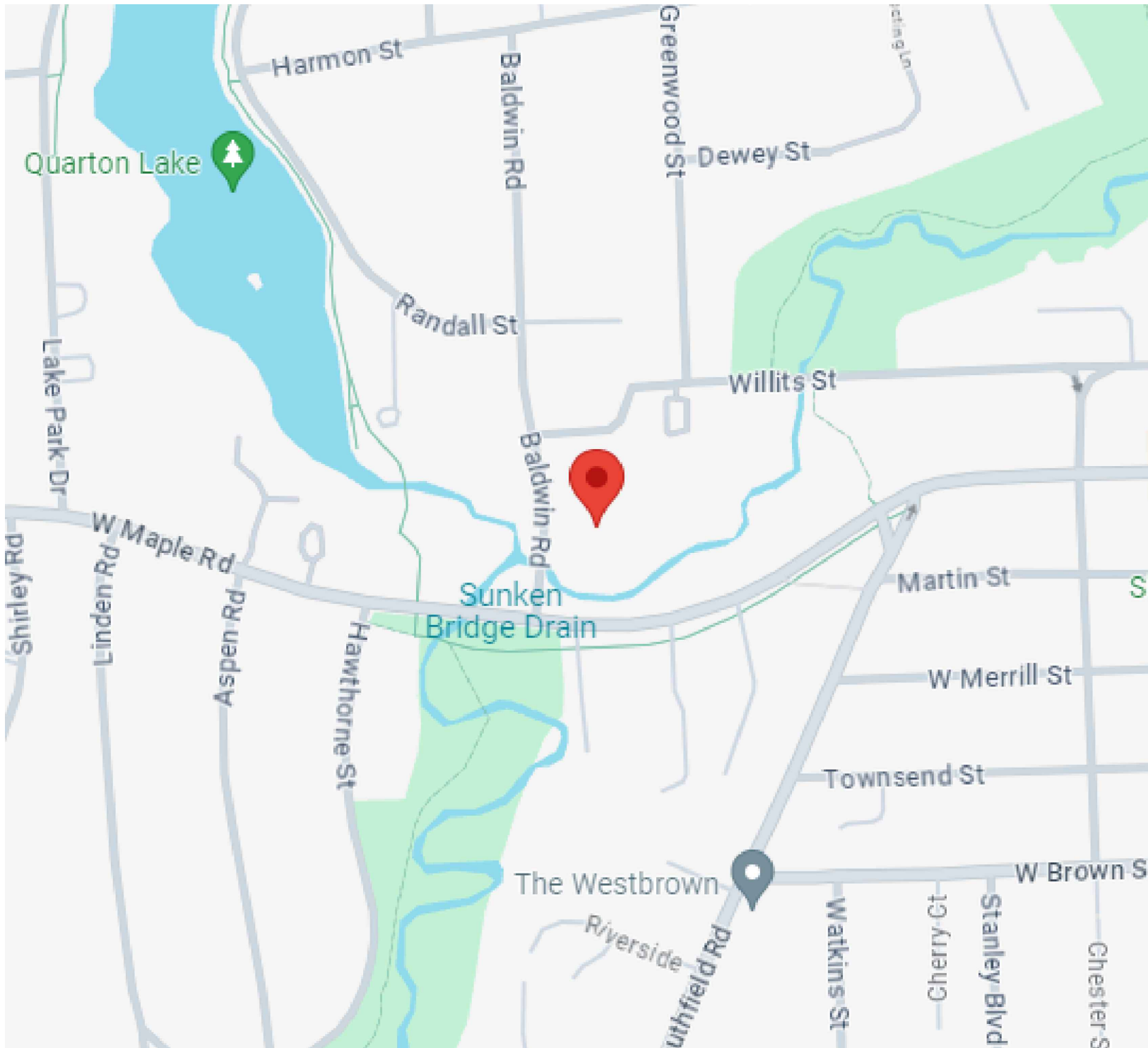
160 Baldwin
Birmingham, MI 48009
Parcel # 19-36-102-002

Topographic Survey
(EGLE - NAVD 88 Datum)

Scale:	1" = 10'
Drawn:	TMS
Checked:	TCS
Approved:	TMS
Date:	7/18/2023
Job. no.	23-048
Sheet No.	CS1.0

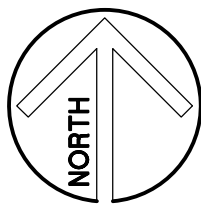
PROPOSED PRIVATE RESIDENCE

BIRMINGHAM, MI



LOCATION MAP

NOT TO SCALE



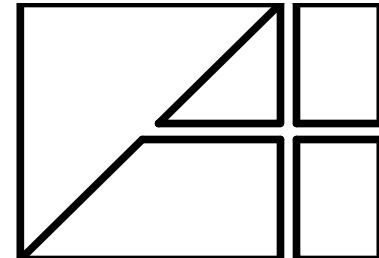
OWNERS:

PRIVATE RESIDENCE
160 BALDWIN ROAD
BIRMINGHAM, MICHIGAN 48009

ARCHITECT:

ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
2445 FRANKLIN ROAD
BLOOMFIELD HILLS, MI 48302
248.334.5000 (P)

SHEET INDEX	
T-1	TITLE SHEET
1	FIRST & SECOND FLOOR PLANS
2	ELEVATIONS - FRONT (WEST) & LEFT SIDE (NORTH)
3	ELEVATIONS - REAR (EAST), RIGHT (SOUTH), & ANGLED SIDE (SOUTH-EAST)
4	AERIAL OVERVIEW



Interior Design
2445 Franklin Road
Bloomfield Hills, MI 48302
248•334•5000

SHEET TITLE
TITLE SHEET

CLIENT/PROJECT
PRIVATE RESIDENCE
160 BALDWIN ROAD
BIRMINGHAM, MICHIGAN

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ALEXANDER V.
BOGAERTS + ASSOC.

☒ PRELIMINARY
☒ OWNER REVIEW
☒ PERMITS
☐ CONSTRUCTION

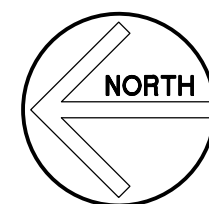
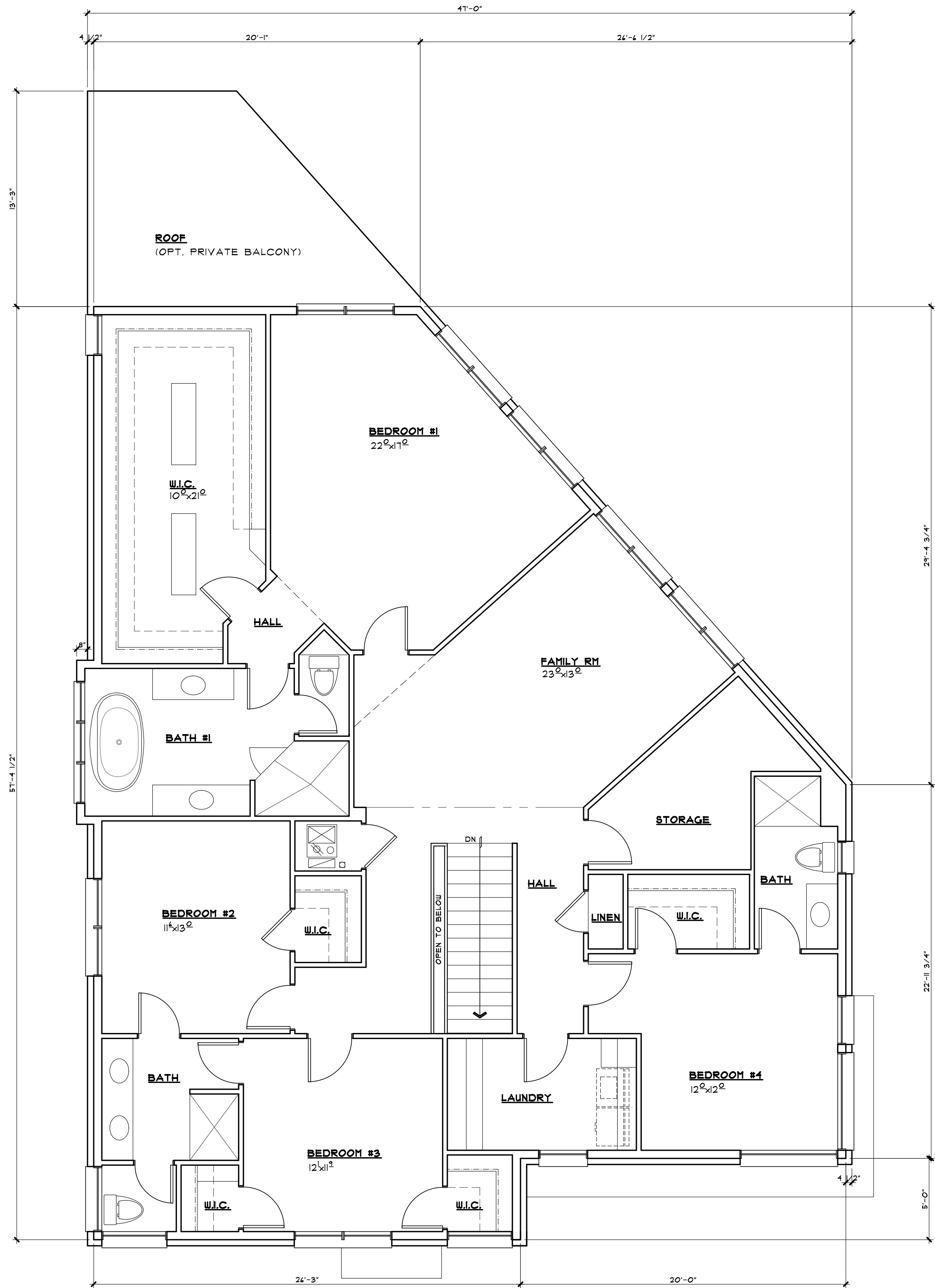
REVISIONS
B.Z.A. SUBMITTAL
07-12-2024

DRAWN BY
CAD FILENAME
CHECKED BY
JOB NUMBER
DATE
SHEET NUMBER

T-1

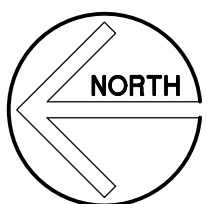
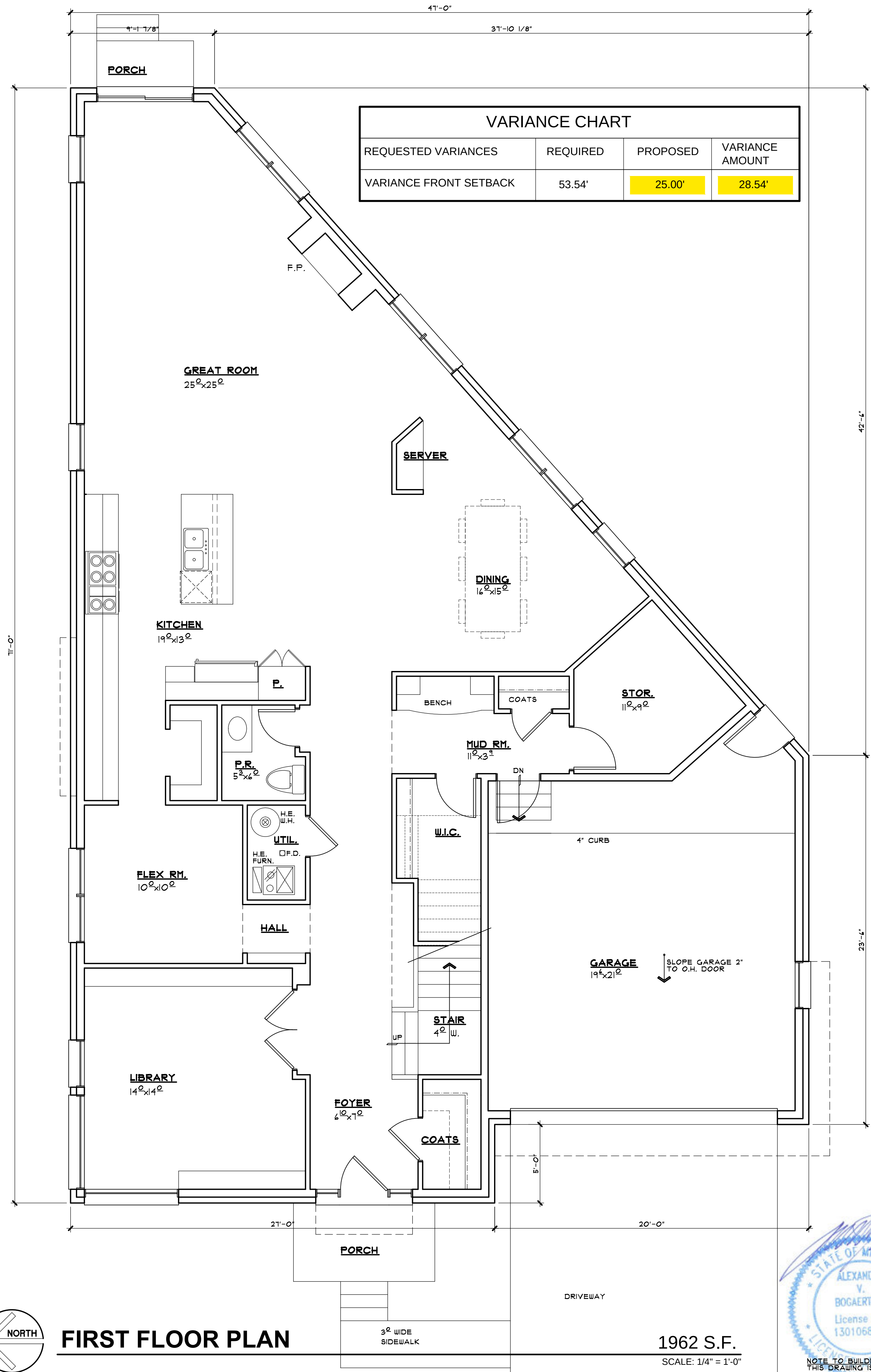


NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID
UNLESS THE SIGNATURE AND
SEAL ARE IN BLUE INK.



SECOND FLOOR PLAN

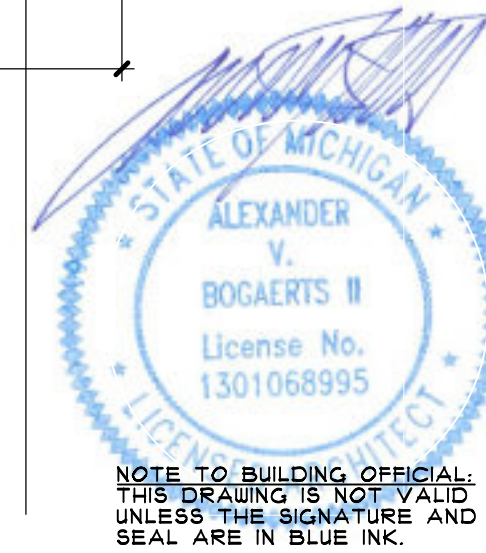
2180 S.F.
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

1962 S.F.
SCALE: 1/4" = 1'-0"

VARIANCE CHART			
REQUESTED VARIANCES	REQUIRED	PROPOSED	VARIANCE AMOUNT
VARIANCE FRONT SETBACK	53.54'	25.00'	28.54'



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road
Bloomfield Hills, MI 48302
248 • 334 • 5000

CLIENT/PROJECT

PRIVATE RESIDENCE
160 BALDWIN ROAD
BIRMINGHAM, MICHIGAN

SHEET TITLE

FIRST FLOOR PLAN

REVISIONS

B.Z.A. SUBMITTAL
07-12-2024

LEGEND

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☒ OWNER REVIEW
☒ PERMITS
☐ CONSTRUCTION

DRAWN BY

CAD FILENAME

CHECKED BY

JOB NUMBER

DATE

SHEET NUMBER

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UNLESS THE SIGNATURE AND
SEAL ARE IN BLUE INK.



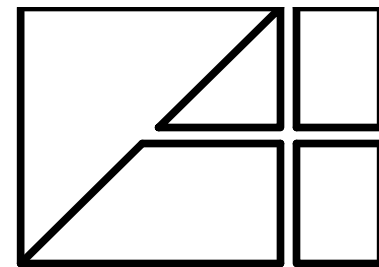
LEFT SIDE (NORTH) ELEVATION

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



FRONT (WEST) ELEVATION

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



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Bloomfield Hills, MI 48302

248 • 334 • 5000

EXTERIOR ELEVATIONS

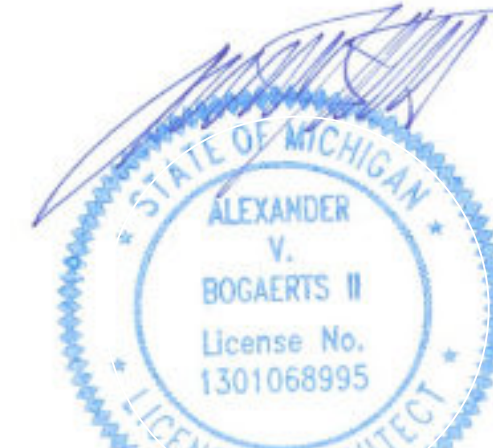
PRIVATE RESIDENCE
160 BALDWIN ROAD
BIRMINGHAM, MICHIGAN

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BOGAERTS + ASSOC.

- PRELIMINARY
■ OWNER REVIEW
■ PERMITS
□ CONSTRUCTION

REVISIONS
B.Z.A. SUBMITTAL
07-12-2024

DRAWN BY
CAD FILENAME
CHECKED BY
JOB NUMBER
DATE
SHEET NUMBER



NOTE TO BUILDING OFFICIAL:
THIS DRAWING IS NOT VALID
UNLESS THE SIGNATURE AND
SEAL ARE IN BLUE INK.

CASE DESCRIPTION

1759 Holland (24-17)

Hearing date: August 13, 2024

Appeal No. 24-17: The owner of the property known **1759 Holland**, requests the following variance to construct a new home with a detached garage:

A. Chapter 126, Article 2, Section 2.10.4 of the Zoning Ordinance requires that the height to the mid-point of the building with a lot of 4500.00 SF or less is 24.00 feet. The proposed is 25.58 feet. Therefore, a 1.58 foot variance is being requested.

Staff Notes: This applicant is requesting a variance regarding the height to construct a new home

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP, COSS
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

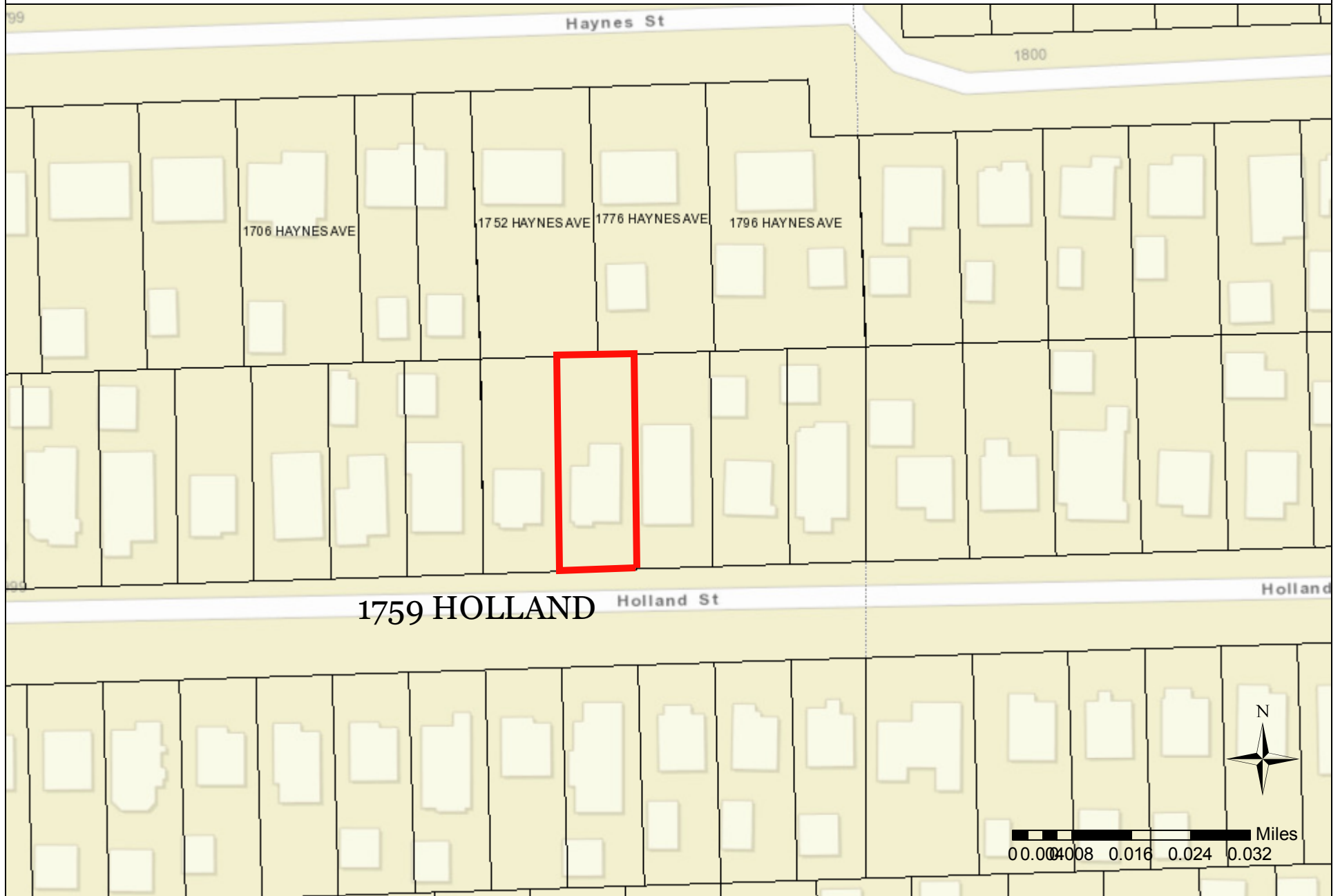
8.01 The Board of Zoning Appeals

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)

1759 HOLLAND MAP



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

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

I. PROPERTY INFORMATION:

Address: 1759 Holland Street	Lot Number: 08-20-31-177-039	Sidwell Number:
---------------------------------	---------------------------------	-----------------

II. OWNER INFORMATION:

Name: Angels Realty, LLC			
Address: 2024 Vermont Drive	City: Troy	State: MI	Zip code: 48063
Email: * renodetroit99@gmail.com		Phone: 248-452-1504	

III. PETITIONER INFORMATION:

Name: Alexander J Adler		Firm/Company Name: Adler Associates, LLC	
Address: 1335 Park Dr	City: White Lake	State: MI	Zip code: 48386
Email: alexadler58@gmail.com		Phone: 586-214-5520	

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: <u>Eliana Adhami</u>	Date: <u>07.09.2024</u>
Signature of Petitioner: <u>Alexander j Adler</u>	Date: <u>07.09.2024</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.

Eliana Adhami

Signature of Applicant

ADLER ASSOCIATES, LLC

A R C H I T E C T U R E

1335 Park Dr
White Lake, MI 48386

July 6, 2024

RE: City of Birmingham, Mi Zoning Variance Request.

To whom this may concern,

We respectfully request a variance to allow an additional 22" to the midpoint height of the roof (main roof) and a variance for the eave height at the small dormers of 68" for a new residence located at 1759 Holland Street.

The current R3 zoning allows for a 24' midpoint height of the roof and 24' height for eaves for lots less than 4,500 square feet in size. This specific lot is 4,420 square feet.

We are requesting that the height be extended to 25'-10" for the main roof, and the eave height at the small dormers extended to 29'-8".

The variance request is to achieve a reasonable three bedroom home marketable in today's environment as well as conforming to the City of Birmingham's aesthetic charm.

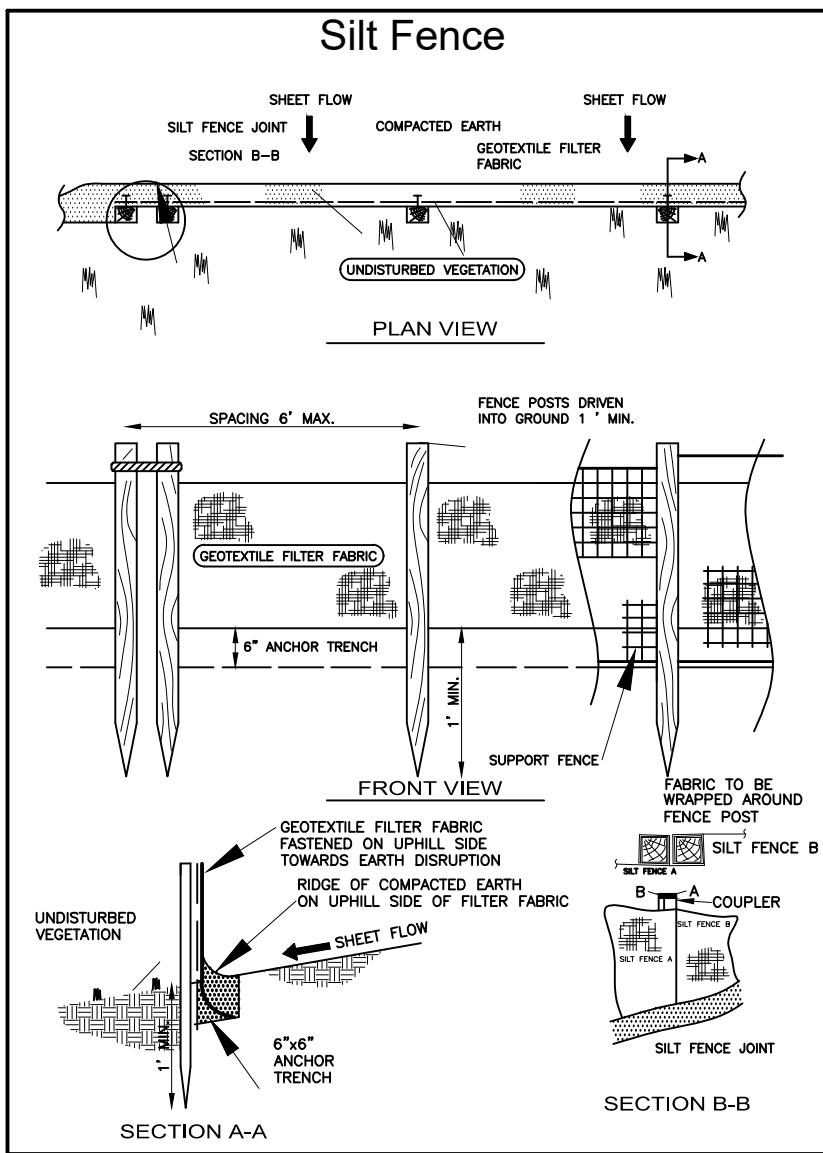
We believe this architectural design will fit in nicely with the neighboring houses and the City of Birmingham context. We also believe the additional height request will blend in with the abutting properties that are Zoned R4 and Zoned R3 allowing those properties a 28' midpoint height.

Respectfully,

Alexander J Adler, RA, NCARB, Principal

Adler Associates, LLC
1335 Park Dr., White Lake, MI 48386
alexadler58@gmail.com
586-214-5520





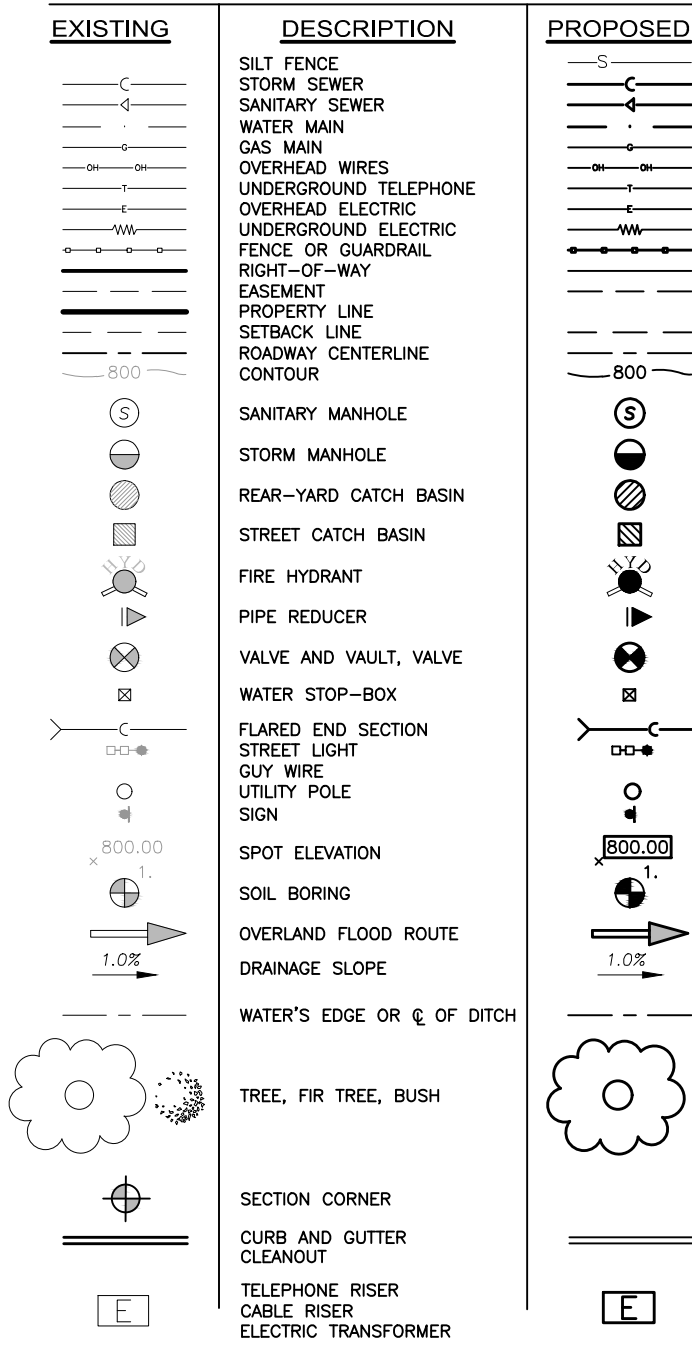
Soil Erosion Notes:

- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
- 3) COMPLETE ALL EARTH MOVEMENT.
- 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE CERTIFICATION.
- 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.
- 7) SOIL TYPES FOR THIS LOT ARE: Shubau (Shubau-Urban land complex)
- 8) TOTAL GROSS ACREAGE DISTURBED = 0.101 ACRES
- 9) THE NEAREST WATER COURSE IS THE RIVER ROUGE 5,649 FEET TO THE NORTH WEST
- 10) LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN
- 11) SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT
- 12) TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD
- 13) IF ANY DRAINAGE IS NEEDED, IT SHALL BE DISCHARGED THROUGH A FILTER BAG OVER A WELL VEGETATED AREA. THE PUMP MUST DISCHARGE AT A NON-EROSIVE VELOCITY. IF NECESSARY, AN APPROVED ENERGY DISSIPATER MAY BE USED.
- 14) ALL DIRT STACKED ONTO ANY ROADWAY SHALL BE REMOVED IMMEDIATELY.
- 15) STREETS AND OR PARKING AREAS WILL BE SCRAPED ON A DAILY BASIS AND SWEEPED AT A MINIMUM OF ONCE PER WEEK BY THE LANDOWNER OR LANDOWNER'S REPRESENTATIVE.
- 16) DURING DRY PERIODS, ALL DISTURBED AREAS SHALL BE WATERED FOR DUST CONTROL.
- 17) PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 5 CALENDAR DAYS AFTER FINAL GRADING OR THE FINAL EARTH CHANGE HAS BEEN COMPLETED WHEN IT IS NOT POSSIBLE TO PERMANENTLY STABILIZE A DISTURBED AREA AFTER EARTH CHANGE HAS BEEN COMPLETED OR WHERE SIGNIFICANT EARTH CHANGE ACTIVITY CEASES. TEMPORARY SOIL EROSION MEASURES SHALL BE IMPLEMENTED IMMEDIATELY. ALL TEMPORARY SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED. ALL PERMANENT SOIL EROSION CONTROL MEASURES WILL BE IMPLEMENTED AND ESTABLISHED BEFORE A CERTIFICATE OF COMPLIANCE IS ISSUED.
- 18) FINAL GRADE, ESTABLISH VEGETATION AND OR LANDSCAPE ALL DISTURBED AREAS NOT BUILT OR PAVED UPON.
- 19) REMOVE ALL TEMPORARY SOIL DEVICES AFTER PERMANENT STABILIZATION IS ESTABLISHED.

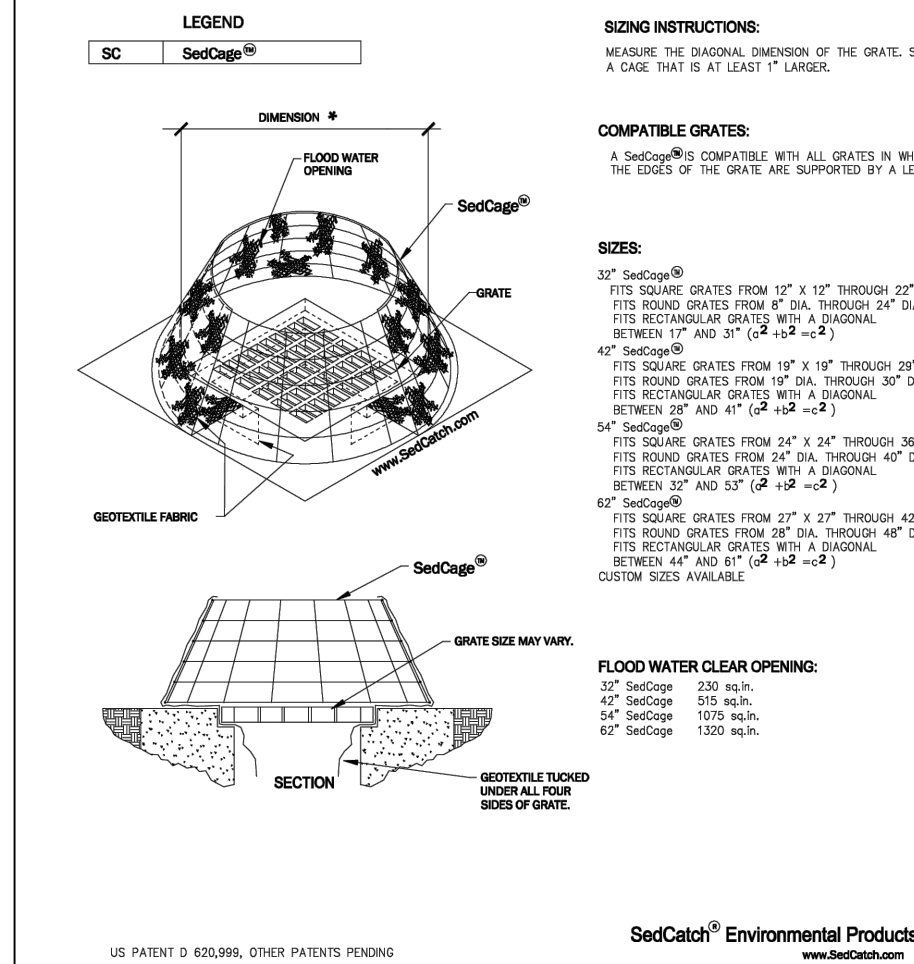
CONSTRUCTION SEQUENCE	DURATION (WEEKS)
SOIL EROSION CONTROL MEASURE	1
HOUSE CONSTRUCTION	52
DRIVEWAY & SIDEWALK CONSTRUCTION	4
FINAL GRADING	4
PERMANENT SOIL EROSION	1
DEMOLITION	8

Description Legend:

TC	TOP OF CURB
DC	DEPRESSED TOP OF CURB
TW	TOP OF WALK
TD	TOP OF DRIVE
ME	MATCH EXISTING
FG	FINAL (FINISHED) GRADE
SW	SWALE
HP	HIGH POINT
CB	CATCH BASIN
GFT	GARAGE FINISH FLOOR
FF	FIRST FINISH FLOOR
BFF	BSMT. FINISH FLOOR
STM-MH	STORM MANHOLE
SM-MH	SANITARY MANHOLE
BLDG	BUILDING
T/WALL	TOP OF WALL
B/WALL	BOTTOM OF WALL
GRADE	TOPOGRAPHY SPOT GRADE
TR	EXISTING TREE
BSMT	BASEMENT
UNEK	UNDEVELOPED
EOP	EDGE OF PAVEMENT
EDG	EDGE OF GRAVEL
P	PORCH
W/B	WATER BOX
F	IRON FOUND
MF	MONUMENT FOUND
CO	CLEAN OUT



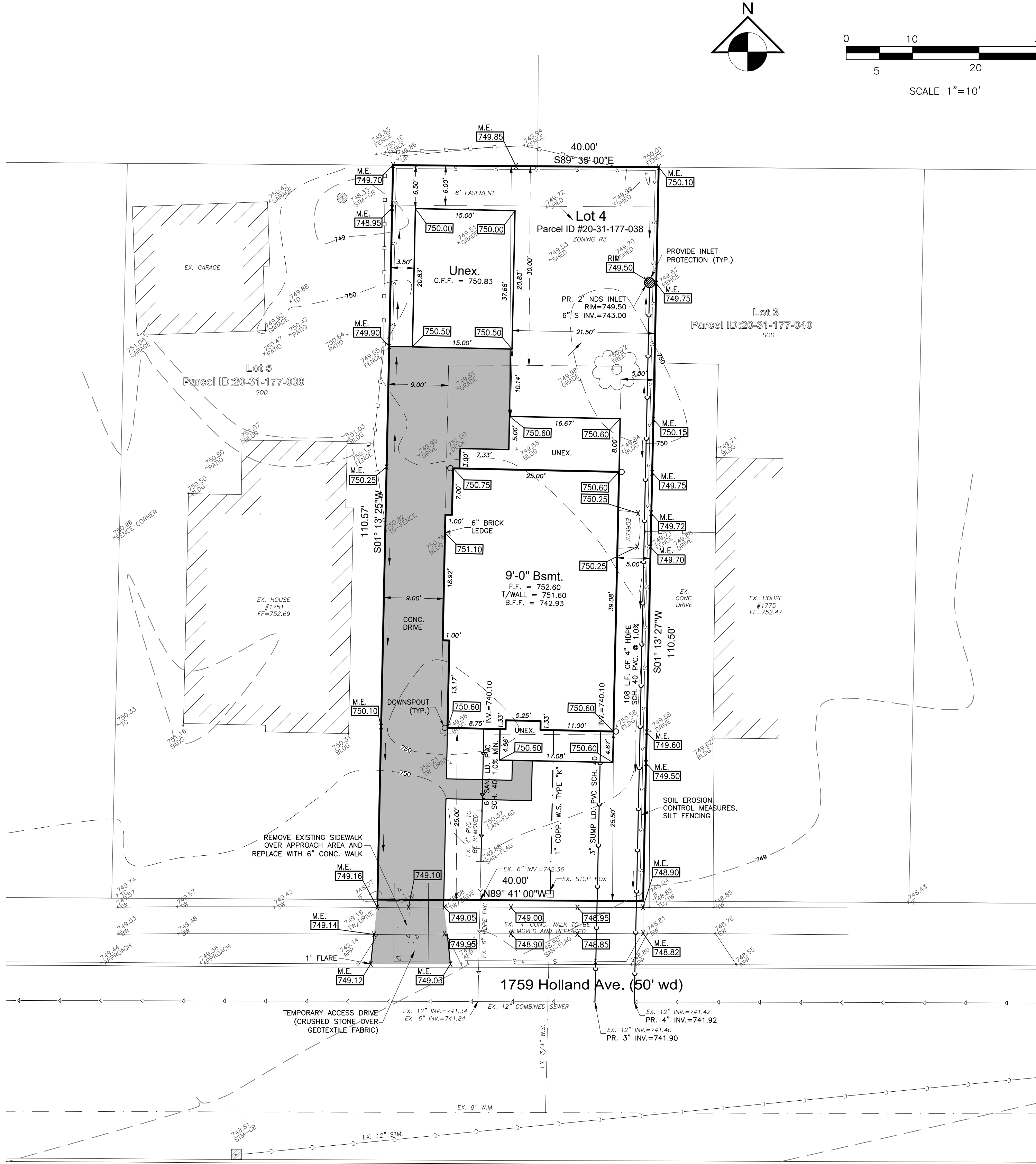
SedCatch® SedCage® - Yard Inlet Protection



1. SILT PROTECTION SHALL BE INSTALLED AT THE TIME THE STRUCTURE IS SET.
2. TO INSTALL SILT PROTECTION, FIRST, THE USER MUST HAVE THE SLOPE OF THE SLOPE.
3. THE AREA AROUND THE SLOPE SHOULD BE AS FLAT AS POSSIBLE TO INCREASE EFFECTIVENESS AND REDUCE MAINTENANCE REQUIREMENTS.
4. IF ALL SLOPE PROTECTION IS NOT POSSIBLE, THE USER MUST HAVE THE SLOPE PROTECTED ENTIRELY.
5. DO NOT INSTALL IN LOCATIONS THAT COULD CAUSE PROPERTY DAMAGE OR POSE A SAFETY HAZARD TO TRAFFIC.

1759 Holland Ave. - Plot Plan

SECTION 31 T.2N., R.11E., CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN



Plot Plan Legend:

0.00.00	PROP. MASTER PLAN GRADES
0.00.00	MAURO ENG. PROP. GRADES
0.00.00	MATCH EXISTING GRADES
(AS BUILT)	AS BUILT GRADES/DIM.

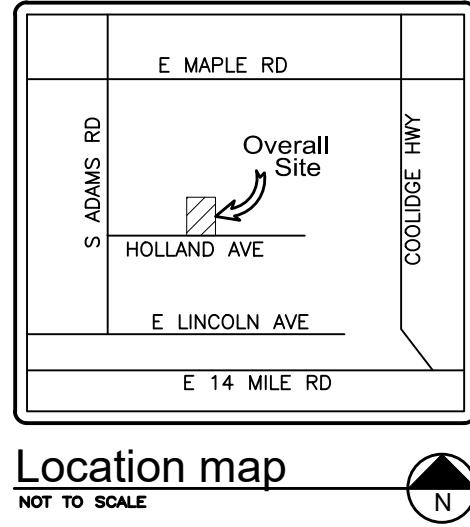
Plot Plan Notes:

- 1.) AT AREAS WHERE ANY TYPE OF BACKFILL IS UNDER CONCRETE, PROVIDE 95% COMP. SAND
- 2.) BUILDER OR CONTRACTOR TO VERIFY WALL/POUR HEIGHT PRIOR TO ANY CONSTRUCTION

Mauro Engineering
Development & Building Solutions • Civil Engineers • Planners
48657 Hayes Road Shelby Twp., MI 48315
Ph: (586) 247-2800 • Fax: (586) 247-2811
Visit us at: www.mauroeng.com

Mauro Engineering

- 1.) Assumes no responsibility for given house dimensions. Client must verify dimensions prior to construct.
- 2.) This plan shall not be used to set foundations.
- 3.) Setbacks shown on this plot plan were obtained from the municipality. Since deed restrictions are not supplied by the municipality, the client must verify any special subdivision restrictions.
- 4.) Lead locations shown on plan are approx. from approved plans. Contractor to field verify all lead locations.
- 5.) Assumes no responsibility for house placement designed within 0.5' of approved setbacks.
- 6.) No title work given at the time of survey



Onsite Contact:

RANDY LEVI
2811 BELCHER DR., STERLING
HEIGHTS, MI 48310
248-452-1504

Legal Description:

LOT 4 OF LEMBACH-HUMPHREYS WOODWARD AVENUE SUB OF THE EAST 1/2 OF THE S.E. 1/4 OF SECTION 36, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31 AND PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP, EXCEPTING THE OTHER RIGHT OF WAY, OAKLAND COUNTY, MICHIGAN

Finished Floor Note:

1741 HOLLAND AVENUE:
EX. HOUSE F.F. ELEV.=752.67
1751 HOLLAND AVENUE:
EX. HOUSE F.F. ELEV. = 752.69
1775 HOLLAND AVENUE:
EX. HOUSE F.F. ELEV. = 752.47
1787 HOLLAND AVENUE:
EX. HOUSE F.F. ELEV.=752.65

Front Setback Calculation:

FRONT SETBACK = AVERAGE OF HOMES WITHIN 200 FEET OR 25 FEET WHICHEVER IS GREATER.

HOLLAND AVENUE
#1735 = 24.7'
#1741 = 25.0'
#1751 = 25.5'
#1775 = 25.0'
#1787 = 27.2'
#1795 = 25.7'

AVERAGE FRONT = 153.1/6 = 25.5'
MINIMUM FRONT SETBACK = 25.5'

Benchmark:

1. STORM M.H. IN FRONT OF LOT 1 1795 HOLLAND AVE.
RIM=(748.73)-NAV088
RIM=(747.73)-BIRMINGHAM
VERTICAL DATUM (LOCAL DATUM)
2. BIRMINGHAM BENCHMARK #13 LOCATED AT THE SOUTHEAST CORNER OF ETON AND HOLLAND ELEV.= (742.34)-NAV088
ELEV.= (743.34)-BIRMINGHAM
VERTICAL DATUM (LOCAL DATUM)

SWALE TO BE GRADED WITHOUT IMPACTING NEIGHBORING PROPERTY. MATCH EXISTING GRADE AT PROPERTY LINE.

NOTE: A BACKFLOW PREVENTER IS RECOMMENDED WHEN THE SANITARY SEWER SERVICES ENTER THROUGH THE FLOOR

Benchmark #1

General Notes:

ALL INTERIOR GRADES (ARCHITECTURAL) SHALL BE VERIFIED BY THE BUILDER, ARCHITECT AND/OR CONTRACTOR PRIOR TO CONSTRUCTION. ALL TRAKES MUST USE THE ARCHITECTURAL PLANS OF RECORD FOR CONSTRUCTION

ALL PROPOSED GRADES ON THIS PLAN WERE OBTAINED FROM THE SUBDIVISION MASTER GRADE PLAN. GRADE CHANGES ARE SUBJECT TO FIELD VERIFICATIONS AND TOPOGRAPHIES CONDUCTED AT THE TIME OF THE PLOT PLAN

OWNER, BUILDER AND/OR ANY CONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES AND/OR ORDINANCES. APPROVAL OF THIS PLAN DOES NOT RELIEVE ANY PARTIES FROM THOSE COMPLIANCES

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

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AND WILL BE
SUBJECT TO CIVIL
DAMAGES AND
PROSECUTION

CLIENT:
R&G PRIME CONSTRUCTION

PROJECT LOCATION:
BIRMINGHAM

DATE:
02-23-2024

SCALE:
1"=10'

1759 HOLLAND AVE.
PLOT PLAN/SOIL EROSION PLAN

Mauro Engineering
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3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
TWO WEEKS BEFORE THE LOCATION
OF UNDERGROUND FACILITIES

PREPARED BY: ☐ CONSTRUCTION ☐ AS-BUILT ☐

Drawn By: MIM.

Checked By: G.M.

Approved By: S.M.

Revisions:	Date:	By:

STATE OF MICHIGAN
GIOVANNI B. MAURO
PROFESSIONAL
ENGINEER
No. 6201658276
Exp. 12/31/2025

SIMONE B. MAURO, P.E. - No. 30592
GIOVANNI B. MAURO, P.E. - No. 58276

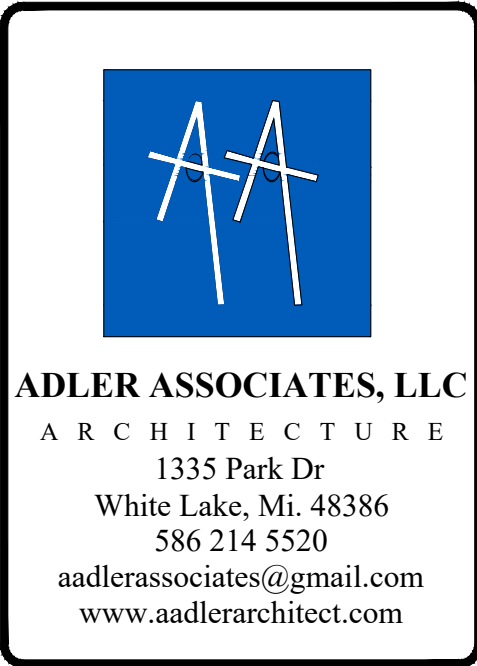
Job No.

LOT 4

Sheet No. 1 OF 1

PROPOSED RESIDENCE

1759 HOLLAND STREET
BIRMINGHAM, MI 48009



ARCHITECT

LIVING AREA (HEATED AREA) TO FACE OF INTERIOR SHEATHING = 3065 SQUARE FEET
BASEMENT = 850 SQUARE FEET
FIRST FLOOR = 803 SQUARE FEET
SECOND FLOOR = 907 SQUARE FEET
ATTIC FLOOR = 505 SQUARE FEET

OTHER AREAS
DETACHED GARAGE = 328 SQUARE FEET

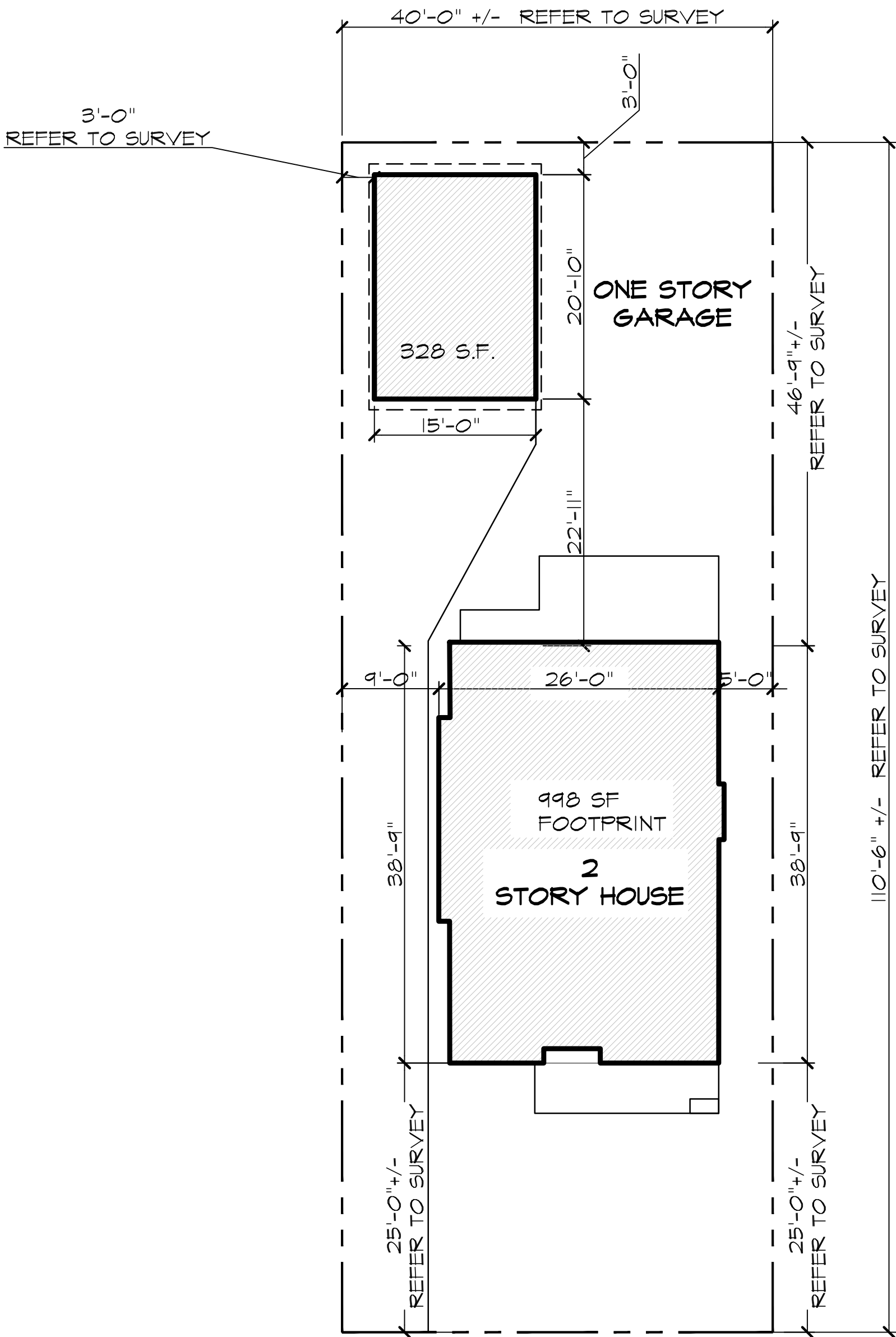
CODES, ORDINANCES, PERMITS & TESTS:
ZONED R3 - SINGLE FAMILY RESIDENTIAL
24' HEIGHT MAX - 26'-7" PROVIDED AT MAIN ROOF - VARIANCE REQUIRED
2 STORIES MAX
24' EAVE HEIGHT MAX - 20'-5 3/4" PROVIDED AT MAIN ROOF.
40% OPEN SPACE
30% MAX LOT COVER = 1325 SQFT
30' MIN. REAR YARD
FRONT MIN 25' AVERAGE HOUSE WITHIN 200'
ACCESSORY BLDG - 442 SQ FT MAX

REFERENCE CODE: - MICHIGAN RESIDENTIAL CODE - 2015

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AS WELL AS ANY/ALL LOCAL ORDINANCES AND REQUIREMENTS.
- 2. REFER TO DRAWING GNI FOR ADDITIONAL NOTES AND REQUIREMENTS.

PROJECT NO. 1724 LIST OF DRAWINGS

TTL	TITLE PAGE		
GNI	GENERAL NOTES		
A10	BASEMENT / FOUNDATION PLAN & NOTES		
A20	FIRST FLOOR PLAN & SECOND FLOOR PLAN		
A30	ATTIC FLOOR & ROOF PLANS		
A40	EXTERIOR ELEVATIONS		
A45	EXTERIOR ELEVATIONS		
A50	BUILDING SECTIONS		
A51	STAIR DIAGRAM, GARAGE DOOR PORTAL DETAIL & EGRESS WINDOW DET.		
A55	FLASHING DETAILS & WALL SECTION		
A56	WALL SECTIONS		
A60	BASEMENT & FIRST FLOOR ELECTRICAL AND REFLECTED CEILING PLANS		
A61	SECOND & ATTIC FLOOR ELECTRICAL AND REFLECTED CEILING PLANS		
A70	GARAGE WORK PLANS		
A71	GARAGE SECTION		



1326 S.F. MAX SITE COVER ALLOWED
1326 S.F. MAX SITE COVER PROVIDED
HOUSE SITE COVERAGE = 998 SQ FT
GARAGE 15'X20'-10" SITE COVERAGE = 328 SQ FT

ARCHITECTURAL SITE PLAN
scale: 1" = 10'-0"

VARIANCE REVIEW: 06.24.2024
FOR SURVEY USE: 04.11.2024

- BUILDING LOCATION GENERAL NOTES:
- G1. REFER TO ENGINEERED SURVEY FOR SITE PLAN INFORMATION INCLUDING: PROPERTY LINE DIMENSIONS, UTILITIES, LEGAL DESCRIPTION, GRADES, ETC.
 - G2. REFER TO DRAWING A10 & DRAWING GNI FOR CONCRETE PAVING NOTES.
 - G3. ENGINEERED SURVEY TO ESTABLISH FINISH FLOOR ELEVATION. FOR DESIGN PURPOSES, FIRST FLOOR FINISH IS SHOWN AS 18" ABOVE GRADE AT THE SOUTH (FRONT ELEVATION).

TITLE DRAWING

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI 48009

PROJECT NO. 1724

TTL

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MECHANICAL WORK

1. All HVAC and plumbing work and materials shall be in accordance w/ MRC parts V thru VII, local ordinances and local utility company requirements.

2. Verify location of building leads with approved engineering drawings.

3. Verify location of water meter(s) with General Contractor.

4. Provide 1/10" MIN per foot slope on building drains and branches.

5. Water heaters shall be listed and labeled as conforming to ANSI Z21.10.1, ANSI Z21.10.3, or UL 174 and shall be installed in accordance with the manufacturer's installation instructions.

6. Install dielectric union at inlet and outlet of water heater.

7. Fixtures shall be protected against water hammer with air chambers per code.

8. Provide shut-off valves to each individual water service entering the building and each piece of equipment, including

9. Plumbing fixtures shall be of the water conserving type & shall comply with MRC chapter 27.

Maximum flow rates:

- Showers - 2.5 GPM @ 80 PSI. (120° F. max. temp.)
- Lavatories & Sinks - 2.2 GPM @ 60 PSI.
- Watercloset - 1.6 gallons per flush.

10. Provide frost proof hose bibbs per the Owner/General Contractor's direction (min. two per dwelling).

11. Provide cold water rough-in with shut off valve to refrigerator space for ice maker.

12. Rough-in plumbing for unfinished lower level is optional.

13. Provide 1/2" gas line with shut-off valve to all fireplaces.

14. Gas piping shall be in accordance with Part VI of the MRC.

15. Vent piping for gas appliances shall be U.L. Listed type "B" double-wall round or oval gas vent piping and fittings equal to METALBESTOS by Selkirk.

16. Install all mechanical equipment according to their listings and governing codes.

17. All plumbing stacks shall penetrate the roof behind the main roof ridge. Offset all stacks as required in attic.

SCOPE:

Provide all labor, materials, equipment, and services and provide all operations required to accomplish the work as indicated and/or implied by the drawings and these general notes and specifications.

CODES, ORDINANCES, PERMITS & TESTS:

1. All construction shall comply with the following codes as well as any/all local ordinances and requirements.

REFERENCE CODE - MICHIGAN RESIDENTIAL CODE - 2015

2. Obtain and pay for all required permits, inspections, and tests.

DAMAGE TO ADJACENT WORK:

The Contractor shall be responsible for all damage done by his workmen to adjacent property and shall bear the expense of repairs that are required due to his workmen.

WORKMANSHIP:

All work executed shall be performed in a first class and safe workmanlike manner in accordance with the latest accepted standards and practice for the work involved. The workmanship shall be subject to the approval of the Owner at all times.

GENERAL:

The Contractor shall review & verify all dimensions on the drawings before commencing with the work. If dimensional errors occur, the contractor shall notify the Architect before proceeding with the work. DO NOT SCALE DRAWINGS. Any contractor that scales a drawing to determine a location for any part of the work shall take full responsibility, should that portion of the work be improperly located.

Any omissions or conflicts between various elements on the drawings and/or in these general notes shall be brought to the attention of the Architect before proceeding with the work. Failure to do so shall result in the contractor taking full responsibility and liability for the work as installed.

The structure is designed to be self-supporting and stable after it is fully completed. It is the contractor's sole responsibility to determine erection procedure and sequence, and to ensure the safety of the structure and its component parts during erection, including shoring.

MASONRY:

1. All masonry work is to be in accordance with the latest building code requirements for masonry structures (ACI 530/ASCE 5) and specifications for masonry structures (ACI 530.1/ASCE 6) and N.C.M.A. and B.I.A. specifications. Masonry laid in temperatures of the outside air below 40 degrees F. shall be protected in accordance with the provisions of ACI 530/ASCE 5. Frozen materials shall not be used, nor shall frozen masonry be built upon.

2. All block shall conform to ASTM C90 and/or C145, Type I, Grade N (1500 PSI).

3. Mortar shall be Type "S" (1800 PSI) for all C.M.U. and type "N" (750 PSI) for face brick above grade; conforming to ASTM C-270.

4. Provide H.D.G. (min. coating = 1.5 oz./sq.ft. per ASTM A153 for exterior work) horizontal wire type reinforcing with #4 gauge side and cross members in every second course (16" O.C.), in all single wythe masonry walls. Walls with vertical reinforcing shall have "ladder" type reinforcing.

5. All reinforcing bars, dowels and ties shall conform to ASTM A615, Grade 60.

6. Grout shall be min. 2000 P.S.I. @ 28 days conforming to A.S.T.M. C-416. No lime shall be used.

7. Brick veneer anchor straps (ties) shall be 3/8" wide x 7" long, 22 gauge galvanized, corrugated steel. Spacing to be 16" o.c. max. horizontally & 24" o.c. max. vertically. Provide weep holes @ base of wall @ 24" o.c. max. & as specified on plans. Base and thru-wall flashings to be provided and installed by the mason contractor. A 1" air space shall be maintained between the anchored veneer and sheathing. Install Tyvek by DuPont, 15# felt or approved equal moisture barrier to sheathing behind brick veneer.

8. Thru-wall and base flashings shall be equivalent to one of the following: "Term-A-Barrier Wall Flashing" by N.R. Grace Co., or "Polyguard Thru-Wall Flashing" by Polyguard Products Inc. Flashing over punched openings shall be provided with end dams. All flashing shall be prov. w/ weep holes @ a max. spacing of 24" o.c. Provide plastic tubes weep holes, or weep holes constructed by grouting the mortar @ brick head joints directly above all flashing. For openings less than 48" wide a minimum of two weep holes shall be provided" above each lintel.

STEEL:

1. Steel design, fabrication and erection to be in accordance with the latest A.I.S.C. specifications.

2. All structural steel shall conform to the latest A.S.T.M. serial designation A36, steel tubing to be A.S.T.M. A-501, steel pipe A.S.T.M. A-53, Grade B.

3. Lintels over exterior openings (where required) shall conform TO the following table unless otherwise specified:

- (1) 3'-1/2 x 3'-1/2 x 5/16 - 4'-0" opening width (or less)
- (1) 4 x 3'-1/2 x 5/16 - 6'-0" opening width
- (1) 5 x 4 x 5/16 - 8'-0" opening width
- (1) 6 x 4 x 5/16 - 10'-0" opening width

NOTE: FOR LINTELS GREATER THAN 6'-0" PROVIDE 1/2" @ LAG OR THROUGH BOLTS @ 24" o.c. IN 3/8 @ 1 1/2" VERTICAL SLOTTED HOLES TO WOOD FRAME OR HEADER.

4. Steel pipe columns to be provided with minimum 1/2" x 6" x 6" base plate and top cap plate U.O.N.

5. All field connections to be made with 3/4" diameter H.S. bolts or equivalent welds. Welded connection shall be in accordance w/ the latest AWS Code ETOXX electrodes, performed by qualified welders.

6. Provide temporary bracing as required to insure the stability of the structure until the permanent framing is in place.

7. The design, configuration and erection safety of all structural steel connections shall be the responsibility of the steel fabricator. Review and acceptance of shop drawings by the engineer/architect shall constitute approval of the load carrying adequacy only.

8. Temporary erection seats shall be provided as recommended by the A.I.S.C. publication "Engineering for Steel Construction".

9. All structural steel beams supporting wood framing shall have no less than a 2x4 top plate U.O.N. The top plate shall be secured to the beam with (2) rows of shot-in anchors @ 48" o.c. Rows shall be staggered.

GENERAL FRAMING:

1. Rough wood framing to be according to American Forest & Paper Association (American Wood Council) Manual For Wood Frame Construction & the MRC. Store all lumber off the ground and protect it from the elements.

2. Identify all framing lumber and plywood as to grades with appropriate agencies stamp, and store all grades separately from other grades.

3. Use extreme care in the off-loading of lumber to prevent damage, splitting, and breaking of materials.

4. All wood sheathing shall be APA approved, exposure 1 plywood complying with DOC PS1, or oriented strand board (OSB) complying w/ APA PRP 108 or DOC PS 2, and shall be fastened in accordance w/ the latest APA recommendations and code requirements for the specific item being installed. (most stringent.)

5. Subfloors shall be screwed and glued 1/4" diameter min. continuous bead) to supports in strict accordance with the latest APA recommendations and code requirements (most stringent). Stapling of subfloor to supports is not acceptable or allowed. Glue shall conform to APA Spec AF6-D1. If nonveneer panels with sealed surfaces and edges are to be used, use only solvent-based glues; check w/ panel manufacturer. Follow the specific application recommendations of the glue manufacturer.

6. Anchor sill plate on moisture resistant sill sealer to foundation wall with 1/2" dia. A. B. @ 6'-0" o.c. max., or approved metal sill straps installed in accordance with manufacturer's specifications & spaced as required to provide equivalent anchorage to 1/2" dia anchor bolts, unless otherwise noted on the drawings.

Provide minimum (2) anchors per board, located a maximum of 12" and a minimum of 7" bolt dimensions from board ends - typical. Extend anchor bolts a min of 7" into grouted masonry or concrete.

7. All wood framing and wood sheathing which rests on exterior foundation walls and are less than 8" from exposed earth shall be of approved naturally-durable or pressure treated wood.

8. Sleepers and sills on a concrete or masonry slab which is in direct contact with earth shall be of approved naturally- durable or pressure treated wood.

9. All structural lumber, joists and headers are to meet the minimum properties of Hem-Fir #2 for design purposes as listed below, u.n.o.:

BASE VALUES

Fb = 850 for single members
E = 1,300,000
Fv = 75
Fc = 405 (perpendicular to grain)
Ft = 1250 (parallel to grain)

Douglas-Fir-Larch #2 may be used as an acceptable alternate.

10. All interior studs are to be 'stud' grade or better and are to meet the minimum properties of Spruce-Pine-Fir, listed below, u.n.o.

BASE VALUES(studs & 4x4 post)

Fb= 675 for single members
E = 1,200,000
Fv= 70
Fc= 425 (perpendicular to grain)
Ft= 675 (parallel to grain)

BASE VALUES (5x5 post & larger)

Fb= 875
E = 1,200,000
Fc= 525 (parallel to grain)
(Southern Pine #2SR timbers or equal)

Exterior wall studs, in 9'-0" high walls shall be 2x6 SPF stud grade @ 16" o/c, or 2x4 SPF #1/2 grade studs @ 16" o/c as indicated on plans.

Exterior 2x4 wall studs over 9'-0" high shall be doubled. Exterior 2x4 wall studs over 10'-3" high shall be tripped. 2x6 wall studs over 9'-0" high shall be structural lumber as listed for joists and headers in item #4 above.

All exterior wall studs, and interior bearing wall studs shall be continuous from top of floor to underside of floor, or roof frame, above including sloped ceiling and gable end wall conditions @ studio trusses. (Balloon Frame)

11. Laminated Veneer Lumber (LVL), unless otherwise specified on plans shall have the following min properties: Fb = 2600 psi, E = 1,900,000, Fc perp = 750, Fc = 2510. Laminated veneer lumber shall be designed, fabricated, and identified in accordance with applicable APA standards. Top loaded multiple LVL members shall be properly fastened together per the manufacturers specifications, but with not less than (2) rows 16d nails @ 12" o/c for members 12" deep & less, (3) rows for members 14" & 16" deep and (4) rows for larger members. Side loaded multiple LVL members shall be fastened together as per the manufacturers specifications for the specific loading condition.

Glue-Lam timbers shall have the following minimum properties and shall be produced in accordance w/ AITC requirements.

Fb=2600psi E=1,900,000 Fv perp=740 Fv=200

Parallel Strand Lumber (PSL), unless otherwise specified on plans; shall have the following min. properties (w/o pressure treatment) Fb=2400psi E=2,000,000 Fc perp=750 Fc 11=2400psi PSL shall be designed, fabricated, & identified in accordance with applicable APA standards. Provide members that are pressure treated for decay where members are exposed to the elements. Multiple PSL members shall be connected in accordance with the manufacturers recommendations based on the loading condition (top or side loading).

12. All flush framing connections to be with "Strong-Tie" or equal post caps, joist and beam hangers, framing anchors and rafter anchors. Fill ALL nail holes w/ appropriate nails per manufacturers specifications/recommendations.

13. Provide solid bearing under all beams and headers (full width). Provide (2) 2x bearing (jack) studs supporting each end of headers or beams spanning 6'-0" and greater unless otherwise noted.

14. Headers over exterior openings shall conform to the following table unless otherwise noted on Architectural Plans.

- (1) 2 x 6 = up to 4'-0" opening width
- (2) 2 x 8 = up to 5'-6" opening width
- (2) 2 x 10 = up to 7'-0" opening width
- (2) 2 x 12 = up to 8'-0" opening width

15. Provide approved metal wind bracing or structural sheathing at all corners.

16. Verify tub/shower rough-in dimensions w/ manufacturer and G.C., prior to rough-in.

WOOD TRUSSES & DRAFTSTOPPING:

1. Truss design, installation and bracing per TPI-I, NF&PA, & truss manufacturer's shop drawings and/or requirements. Truss supplier to provide documentation of design, in-plant inspection during fabrication, layout, & erection to municipality & obtain approval prior to erection of trusses.

The truss supplier shall design & detail all required bridging, bracing and supplemental material to provide a complete system for the loads & performance requirements noted & indicate all imposed loads on the supporting members. Documentation shall be sealed by a professional Engineer licensed in the State where the project is to be constructed. Drift and unbalance snow, as well as wind loads shall be determined & considered in accordance with ASCE-7, edition referenced by the code. Verify truss framing with truss manufacturer's design layout. Should girders bear over a header where not shown, notify the architect for evaluation of header size.

2. Properly install Simpson H25A truss anchor (or equivalent) at all common roof truss to plate connections U.O.N. Verify type of truss anchor(s) to be installed at girder trusses based on uplift loads specified in approved roof truss calculations. Install all truss anchors per the manufacturer's specifications. 3. Installation and construction (temporary) bracing shall be in accordance with the engineered design. In the absence of specific bracing requirements, trusses shall be braced per "Commentary For Handling, Installing & Bracing metal plate connected wood trusses" (latest edition) as published by T.P.I., H.I.B. (TPI BNT)

DESIGN LIVE LOADS

NOTE: Coordinate dead load criteria (ie. hard tile, marble, etc.) with owner/ G.C. - see plans

Roof Truss:

Ground Snow (Pg) : 25 psf
Bot Chord: 20 psf at limited attic storage per MRC Table R301.5
10 psf attic without storage**
30 psf where attic is accessed by a fixed stair

Maximum Total Load Deflection of L/240

*Attics without storage are those where the maximum clear height between joist & rafter is less than 42", or where there are not two or more adjacent trusses with the same web configuration capable of containing a rec-angle 42" in height by 2 feet wide, or greater, located within the plane of the truss. For attics without storage, the live load need not be assumed to act concurrently with any other live load requirements.

Floor Loads: 40 psf (all except bedroom)
30 psf (bedroom)

Maximum Live Load Deflection of L/480.

Balconies & Decks: 40 psf

4. Provide all firestopping/draftstopping per the local code.

A. Draftstopping (R302.12): Draftstopping shall be provided in all floor/ceiling assemblies under the following circumstances when there is useable space above and below the concealed space of a floor/ceiling assembly.

- 1. Ceiling is suspended under the floor framing; or
- 2. Floor framing is constructed of truss-type or open-web perforated members.

In floor/ceiling assemblies the space between the ceiling membrane and floor sheathing shall be draftstopped such that the area of concealed does not exceed 1,000 sq. ft.

Draftstopping shall be provided parallel to the main framing members unless otherwise approved by the building official. Draftstopping materials shall be not less than 1/2" gypsum board, 3/4" wood structural panel, or other approved materials adequately supported. The integrity of all draftstops shall be maintained.

GENERAL/MISCELLANEOUS CONSTRUCTION NOTES:

1. Composition shingle roofs w/ a slope of 4:(1:2) or more shall have an underlay of (1) layer type 15 asphalt saturated felt. Installed shingle fashion, lapped 2" min. w/ endlaps offset 6" min.

Asphalt shingles shall conform to ASTM D225 or D3462

All roof coverings shall be installed in strict accordance with the manufacturers' specifications. USE ONLY APPROVED FASTENERS.

FLASHING shall be installed in accordance with the Asphalt Roofing Manufacturing Association recommendations.

Provide an EAVE PROTECTION MEMBRANE consisting of two layers of underlayment cemented together applied from the eaves to a line 24" inches beyond the interior face of the exterior wall, or a self-adhering waterproof membrane equal to 16d, a water shield as manufactured by the "N.R. GRACE & Co. (R405.2.1)

2. Windows & glass doors shall be tested and certified to indicate compliance with AAMA/ NINDA/CSA 101/15. 2/A440 and shall have a min R=3.125 (U= 0.32), unless otherwise specified on the drawings.

Basements (other than those that house only mechanical equipment and are less than 200 square feet in area) and every sleeping room shall have at least one operable window or door to exterior which shall be operable from inside without the use of separate tools. Where basements contain one or more sleeping rooms, emergency escape & rescue openings are required in each sleeping room, but shall not be required in adjoining areas of the basement. Windows shall have the bottom of the clear opening not more than 44" a.f.f. and shall have a net clear opening of 5.7 s.f. (5 s.f. min. for grade floor windows). Minimum net clear opening height shall be 24". Minimum net clear opening width shall be 20" (R310)

Escape window openings w/ a finished sill height below the adjacent ground elevation shall be provided with an approved window well. A ladder or steps shall be provided when the depth of the window well exceeds 44". (R310)

Where the opening of an operable window is located more than 72" above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24" 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" diameter sphere cannot pass. (R312.2.1)

Exceptions:

- 1. Operable windows with openings that will not allow a 4-inch diameter sphere to pass through the opening where the opening is in its largest opened position.
- 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F2090.
- 3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

3. Safety Glazing (R 308.4)

Glazed areas in hazardous locations indicated in R308.4, shall be approved safety glazing (ie. laminated, tempered, etc.) and shall pass the test requirements of CPSC 16 CFR 1201, as per code/federal law.

4. Gypsum wallboard & accessories shall comply w/ ASTM C22, C475, C514, C1002, C1041, C1171, C1178, C1218, C1346 & C1658 as applicable. Use Type "X" and/or Type "C" wallboard having Underwriters Laboratories designation where required or shown to satisfy fire ratings. Board areas to receive ceramic tile shall be WR. Adhesives shall conform to ASTM C551, install and finish all gypsum board and accessories in strict accordance with the latest published recommendations of The Gypsum Association.

GENERAL/MISCELLANEOUS CONSTRUCTION NOTES CONTINUED:

5. Insulation: (R-302.10)

All exposed insulation materials, including facings, such as vapor barriers or breather papers installed within floor/ceiling assemblies, walls crawl spaces or attics shall have a flame-spread rating not to exceed 25, with a smoke developed factor not to exceed 450.

Exception: When such materials are installed in concealed spaces, the flame-spread and smoke development limitations do not apply to the facings, provided that the facing is installed in substantial contact with the unexposed surface of the ceiling, floor or wall finish. All exposed insulation materials installed on attic floors shall have a critical radiant flux no less than 0.12 watt per square centimeter.

Cellulose loose-fill insulation shall comply with CPSC 16 CFR parts 1204 & 1404 and each package shall be clearly labeled as such.

6. Provide termite protection on F.H.A. mortgaged dwellings and/or where required due to local conditions.

7. Under stair protection (R302.1) Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2" gypsum board.

8. A minimum of one layer No. 15 asphalt felt complying w/ ASTM D226 for type I felt, or other approved weather resistive (housewrap) material shall be installed over sheathing of all exterior walls (except for detached accessory buildings). Such felt or weather resistive material shall be installed per RTO3.2. The weather-resistive material shall be continuous up to the underside of the rafter or truss top chord and terminated in such a manner to prevent the accumulation of water within the wall assembly.

ELECTRICAL WORK

1. All electrical work is to comply with MRC part VIII, any/all State Amendments and local ordinances, and the regulations of the local utility company.

2. Provide temporary power and lighting during construction. Remove same after completion of work. Temporary service shall be as required.

3. Install all electrical equipment according to their listings and governing codes.

4. Provide receptacle outlets and switch controlled lighting outlets in accordance with the spacing and location requirements of sections E 3401 & E 3403 of MRC.

5. All 125v, single-phase, 15 and 20 amp receptacles installed in locations specified below shall have ground-fault circuit-interrupter protection for personnel (E3402).

a1. Receptacles installed in bathrooms. At least one such receptacle shall be installed within 36" from the outside edge of a lavatory basin.

a2. Receptacles installed in garages, except those that are not readily accessible, or an outlet within dedicated space for an appliance that in normal use is not easily moved and that is cord & plug connected.

a3. Receptacles installed outdoors

a4. Receptacles installed in crawl spaces at or below grade level

a5. Receptacles installed in unfinished basements, except those that are not readily accessible, or an outlet within dedicated space for an appliance that in normal use is not easily moved and that is cord & plug connected.

a6. Receptacles installed to serve kitchen countertop surfaces.

a7. Receptacles installed within 6 ft of the outside edge of a laundry, utility, wet bar or similar use sink.

6. All branch circuits that supply 120-volt, single-phase, 15-and 20-ampere outlets installed in dwelling unit bedrooms shall be protected by an arc-fault circuit interrupter listed to provide protection of the entire branch circuit. (E 3402.11)

7. Devices & Luminaires, including those located in clothes closets, shall be in accordance with MRC Chapter 40.

8. Verify electrical requirements of all built-ins, and mechanical equipment with General Contractor.

SMOKE ALARMS (R314)

Single or multiple station smoke alarms shall be installed and maintained in all dwelling units at the following locations.

- 1. In each sleeping room
- 2. Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
- 3. On each additional story of the dwelling, including basements and habitable spaces but not including crawl spaces and uninhabitable spaces. In dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

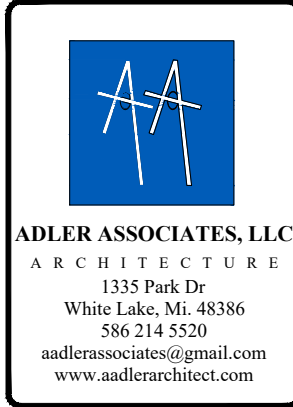
Interconnection: Where more than one alarm is required to be installed within an individual dwelling unit the alarms shall be wired in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit, and shall provide an alarm clearly audible in all sleeping areas over background noise with all intervening doors closed.

All smoke alarms shall be approved and listed, and shall be installed in accordance with the manufacturer's instructions & the household fire warning equipment provisions of NFPA 72.

Power Source: smoke alarms shall receive power from building wiring when such wiring is served from a commercial power source, and shall receive power from a battery when primary power is interrupted. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

CARBON MONOXIDE ALARMS (R315)

Provide an approved carbon monoxide alarm listed as complying with UL 2034 outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings having fuel fired appliances and in dwellings having attached garages.



GENERAL NOTES

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI. 48009

PROJECT NO. 1724



CONCRETE NOTES

CI. ALL WORK TO COMPLY WITH ACI-318 AND ACI-315

C2. CONCRETE MATERIAL: 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MIN. EXTERIOR CONCRETE TO BE AIR ENTRAINED.

C3. REINFORCING STEEL:
BARS: A615 GRADE 60 DEFORMED BARS PER ASTM
TIES: GRADE 40
WELDED WIRE: ASTM A-85, FLAT SHEETS
FIBRE: AS AN ALTERNATE TO WELDED WIRE FABRIC
USE 1 1/2 LBS POLYPPROPYLENE FIBERS PER C.Y. FOR
FLAT WORK.

C4. PLACING REINFORCING:
DOWELS: EXTEND 24" PAST CONSTRUCTION JOINTS. USE
SAME SIZE AND SPACING AS VERTICAL (OR
HORIZONTAL) STEEL UNLESS OTHERWISE NOTED. BARS:
LAP ALL BARS 24" MINIMUM. HORIZ. BARS: BEND
AROUND CORNERS AND LAP 30" MINIMUM.
CORNER DOWELS: SAME SIZE AND SPACING AS
HORIZONTAL STEEL. LAP 30" MINIMUM.

C5. MINIMUM CONCRETE COVER UNLESS OTHERWISE NOTED SHALL BE THE FOLLOWING MIN:
UNFORMED SURFACES IN CONTACT W/ GROUND = 3"
SLABS ON GRADE = 1" TOP
FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO WEATHER = 2"
INTERIOR & EXTERIOR STRUCTURAL SLAB = 1"
INTERIOR WALL SURFACES = 1"
IN NO CASE SHALL CLEARANCE BE LESS THAN DIAMETER OF BAR. MAXIMUM DEVIATION TO ABOVE REQUIREMENTS SHALL BE +1/4" FOR SECTIONS 10" OR LESS AND +1/2" FOR SECTIONS OVER 10" THICK.

C6. CONTINUOUS BARS SHALL BE RUN AROUND CORNERS AND LAPPED AT NECESSARY SPLICES AND HOOKED AT DISCONTINUOUS ENDS.

C7. CONCRETE PLACEMENTS SHALL BE AS FOLLOWS:
WALLS 80' MAX. LENGTH
SLABS ON GRADE PLACE IN CHECKERBOARD FASHION

C8. TRENCH FOOTING BARS RUN CONTINUOUS.

C9. CONCRETE SLAB: 4" SLAB REINFORCED WITH 6x6,
W4.0xW4.0 W/M ON VAPOR RETARDER ON MINIMUM 4"
COMPACTED SAND.

C10. SLAB CONTROL JOINTS: 10' O.C. MAX. 3/4" DEEP

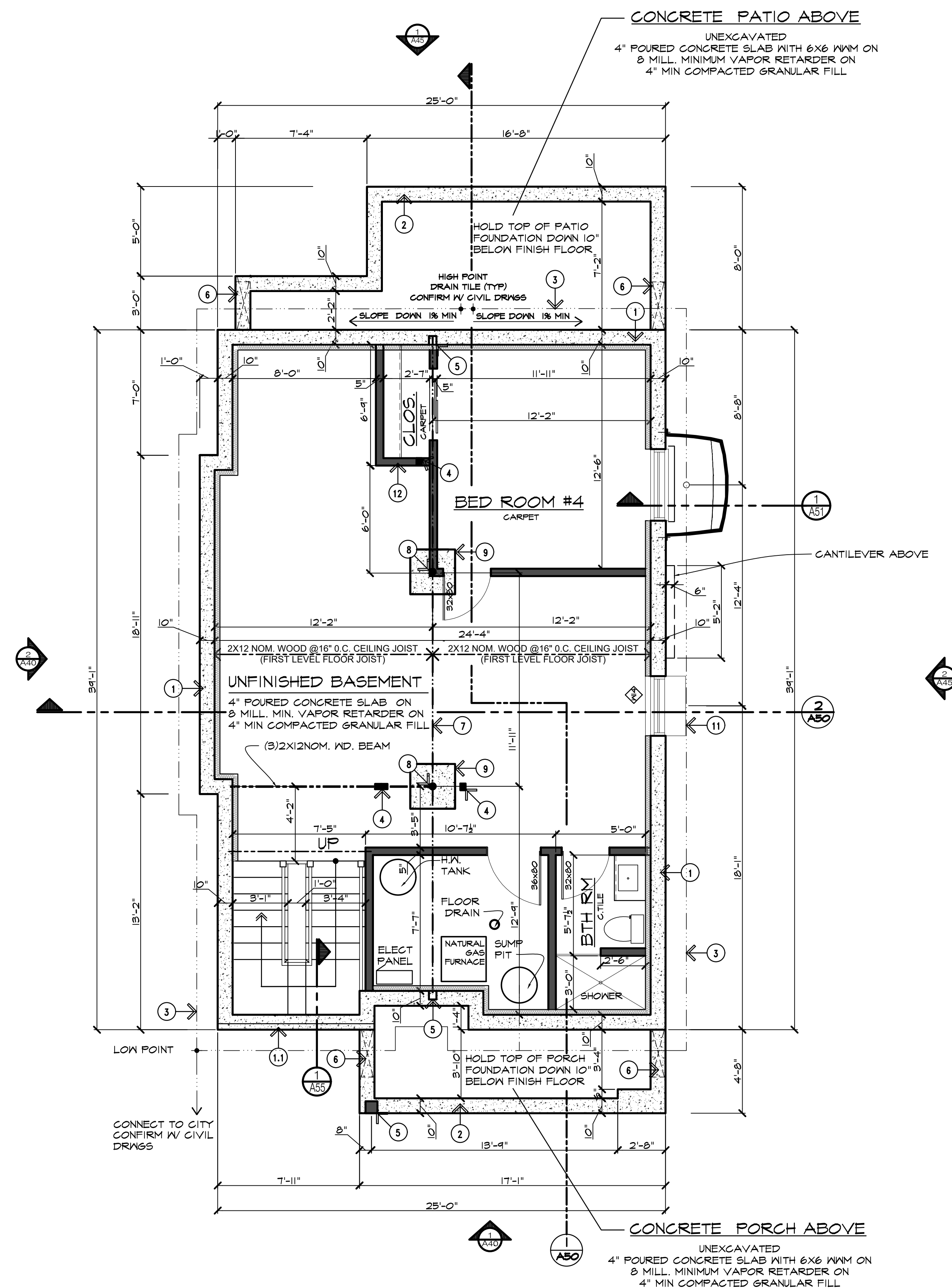
CII. CONSTRUCTION JOINTS: 60' O.C. MAX.

FOUNDATION PLAN GENERAL NOTES

- G1 NOTE: ALL FOUNDATIONS/ FOOTINGS SHALL BE PLACED ON FIRM SOIL OR ENGINEERED - COMPACTED BACK FILL.
- G2 INSTALL LIQUID APPLIED WATERPROOFING MEMBRANE AT ALL BASEMENT WALLS. INSTALL PER MANUFACTURER REQUIREMENTS.
- G3 FURNACE, DUCT WORK, HEATING AND COOLING DESIGN AND OR ENGINEERING BY CONTRACTOR.

FOUNDATION PLAN WORK NOTES

- 10" WIDE BASEMENT WALL POURED CONCRETE FOUNDATION WITH #5 VERTICAL REINFORCEMENT @ 36" O.C. & (2) #5 HORIZONTAL REINFORCEMENT @ 3", 26", 53", & 80" FROM TOP.
REFER TO WALL SECTION FOR FURTHER INFORMATION.
- 1.1 10" WIDE BASEMENT WALL POURED CONCRETE FOUNDATION WITH #5 VERTICAL REINFORCEMENT @ 36" O.C. & (2) #5 HORIZONTAL REINFORCEMENT @ 36", 26", 53", & 80" FROM TOP, & 4" BRICK LEDGE
REFER TO WALL SECTION FOR FURTHER INFORMATION.
2. 10" x 42" (BELOW GRADE) TRENCH POURED CONCRETE FOUNDATION WITH (2) #4 REBAR - FOOTING FROM ANY EDGE, BOTH TOP AND BOTTOM OF FOOTING.
3. DRAIN TILE
4. POINT LOAD FROM ABOVE (SHOWN FOR REFERENCE)
5. BEAM POCKET W/ 5" x 5" x 1/4" STEEL PLATE
6. LEAD WALL
7. W10X22 STEEL BEAM, MINIMUM 5" BEARING EACH END, BRACE CONTINUOUSLY W/ 2X12 CLG. JOIST ATTACHMENT
8. 3 1/2" RND - STANDARD WEIGHT PIPE ABOV COLUMN WITH 10" LONG BY 4" WIDE PLATE AT TOP.
9. CREATE CONCRETE PAD 30"x30"x12" DEEP TYP. AT COLUMN
10. WINDOW
11. WINDOW WELL AS REQUIRED. COORDINATE WITH GRADE AS SHOWN IN CIVIL DRAWINGS.
12. 2X4 @ 16" O.C. NOM. WOOD STUD BEARING WALL. PROVIDE F.T. BOTTOM PLATE WITH SILL SEAL BETWEEN SIL CONCRETE SLAB. ANCHOR W/ 1/4" x 3 1/2" TAPCON SCREW @ 32" O.C. MAX.
ATTACH EACH FLOOR TRUSS/ JOIST TO TOP PLATE WITH STRAP.
THICKEN SLAB BELOW FLOOR TO 8" THICK.



FOR SURVEYOR: 04.11.24

BASEMENT/ FOUNDATION PLAN

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI 48009

PROJECT NO. 1724

A 10

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scg | e : 1/4" = 1' - 0"

850 SQ FT

FLOOR PLAN GENERAL NOTES

61. ALL INTERIOR DOORS ARE 2'-8" WIDE x 6'-8" UNLESS OTHERWISE NOTED.
ALL EXTERIOR DOORS ARE 3'-0" WIDE x 8'-0" UNLESS OTHERWISE NOTED.
62. ALL BATHROOMS TO HAVE CERAMIC TILE. ON FLOOR, TUB SURROUND AND SHOWER AREAS COMPLETELY TILED, INCLUDING CEILING, WALLS TILED TO 5' A.F.F. GRANITE COUNTERTOP - EXACT PRODUCT AS SELECTED BY OWNER.
63. STAIRS/ STEPS:
FOLLOW ALL MICHIGAN RESIDENTIAL CODE REQUIREMENTS (SECTION R311) TREADS AND RISERS AS NOTED. HANDRAIL HEIGHT SHALL BE 36" A.F.F. U.N.O., 1 1/4" DIAMETER. ALL BALUSTERS SHALL HAVE NOT ANY SPACE GREATER THAN 4" BETWEEN THEM.
INTERIOR STAIR CONSTRUCTION & FLOOR FINISH AS FOLLOWS:
HANDRAIL, NEWEL POSTS & BALUSTERS, SHALL BE WOOD TO MATCH STEPS, AS SELECTED BY OWNER.
TREADS - WOOD, AS SELECTED BY OWNER WITH CARPET RUNNER.
GARAGE - WOOD, AS SELECTED BY OWNER.
64. GARAGE DOORS, ENTRY DOORS, AND FINISHES, ETC. AS SELECTED BY OWNER.
65. ALL STRUCTURAL MEMBERS SHOWN ARE FOR DESIGN PURPOSES ONLY. EACH PRE-ENGINEERED MEMBER'S MANUFACTURER LICENSED ENGINEER SHALL VERIFY SIZE REQUIRED.
66. ALL HARDWOOD FINISHED WOOD NOTED SHALL BE 3/4" T&G. SPECIES AND FINISH AS SELECTED BY OWNER.

WORK NOTES:

1. CONCRETE STEPS TO GRADE AS REQUIRED. FOLLOW ALL MRC CODES. HANDRAIL REQUIRED FOR ALL STEPS 30" OR MORE ABOVE WALKING SURFACE
2. HANDRAIL / GUARDRAIL 36" ABOVE FINISH FLOOR. MEET MRC 2015 REQUIREMENTS, AS SELECTED BY OWNER.
3. MIN. (3) 2X4 NOM. WD. COLUMN
4. SHELF & ROD TYP. ALL CLOSETS
5. 8X8 NOM. DOUG. FIR. COLUMN, STAINED, W/ BLACK DECORATIVE STANDOFF BASE.
6. COLUMN - 4" MASONRY VENEER ADHERED TO 8" NOM. CMU
7. REFER TO STAIR DIAGRAM SECTION X/A51 FOR STAIR INFORMATION.
8. LINE OF ROOF O.H. ABOVE.
9. LOAD BEARING WALL.
10. 2x (4) PLY 1 3/8" X 11 3/4" 2.0E MICROLAM LVL BOLTED TOGETHER W/ (2) 1/2" X 16" LONG THRU BOLTS @ 48" O.C.
11. MIN. (5) 2X4 NOM. WD. COLUMN

WALL LEGEND:

- EW1 EXTERIOR WALL TYPICAL UNLESS OTHERWISE NOTED - SHOWN AS T"
DRYVIT OR CEMENT BOARD PANEL SIDING OVER 3/4" FURRING/AIR SPACE OVER AIR BARRIER (TYVEK OR EQUAL) on
7/16" PLYWOOD SHEATHING on
2x6 NOM. WOOD STUDS @24" o.c. MAX
W/ R21 MIN. INSULATION
1/2" GYPSUM BOARD (PAINTED 3 COATS)
- EW2 4" NOM. MASONRY VENEER /AIR SPACE OVER AIR & WATER BARRIER ON
7/16" PLYWOOD SHEATHING ON
2x6 NOM. WOOD STUDS @24" o.c. MAX
W/ R21 MIN. INSULATION
1/2" GYPSUM BOARD (PAINTED 3 COATS)
- IW1 INTERIOR WALL TYPICAL UNLESS OTHERWISE NOTED.
1/2" GYPSUM BOARD (PAINTED 3 COATS) on
2x4 NOM. WOOD STUDS @16" o.c. MAX on
1/2" GYPSUM BOARD (PAINTED 3 COATS)
INSTALL R 13 INSULATION AT ALL BATHROOM & LAUNDRY WALLS
- IW2 INTERIOR WALL
1/2" GYPSUM BOARD (PAINTED 3 COATS) on
2x4 NOM. WOOD STUDS @16" o.c. MAX
TO UNDERSIDE OF COUNTER TOP

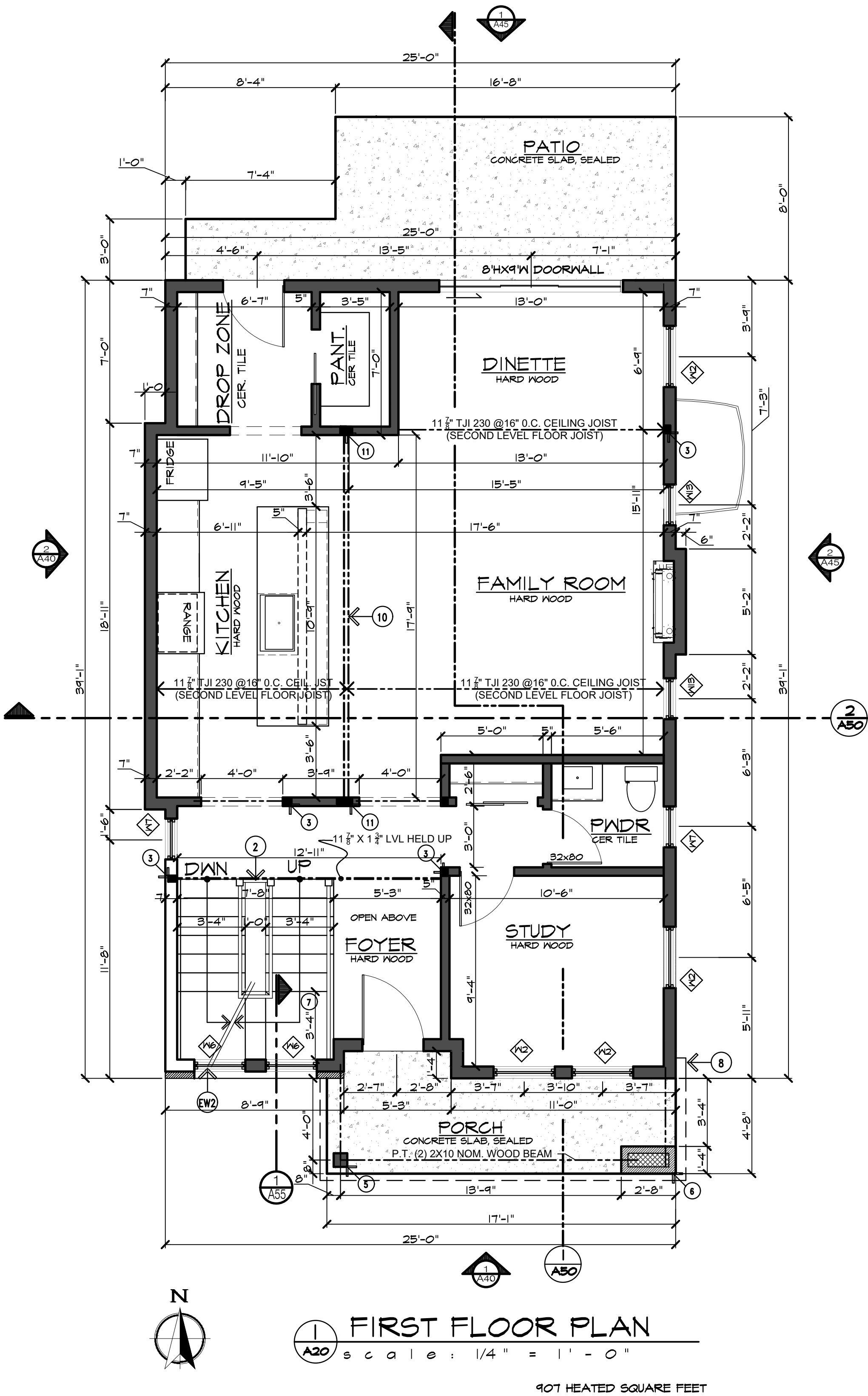
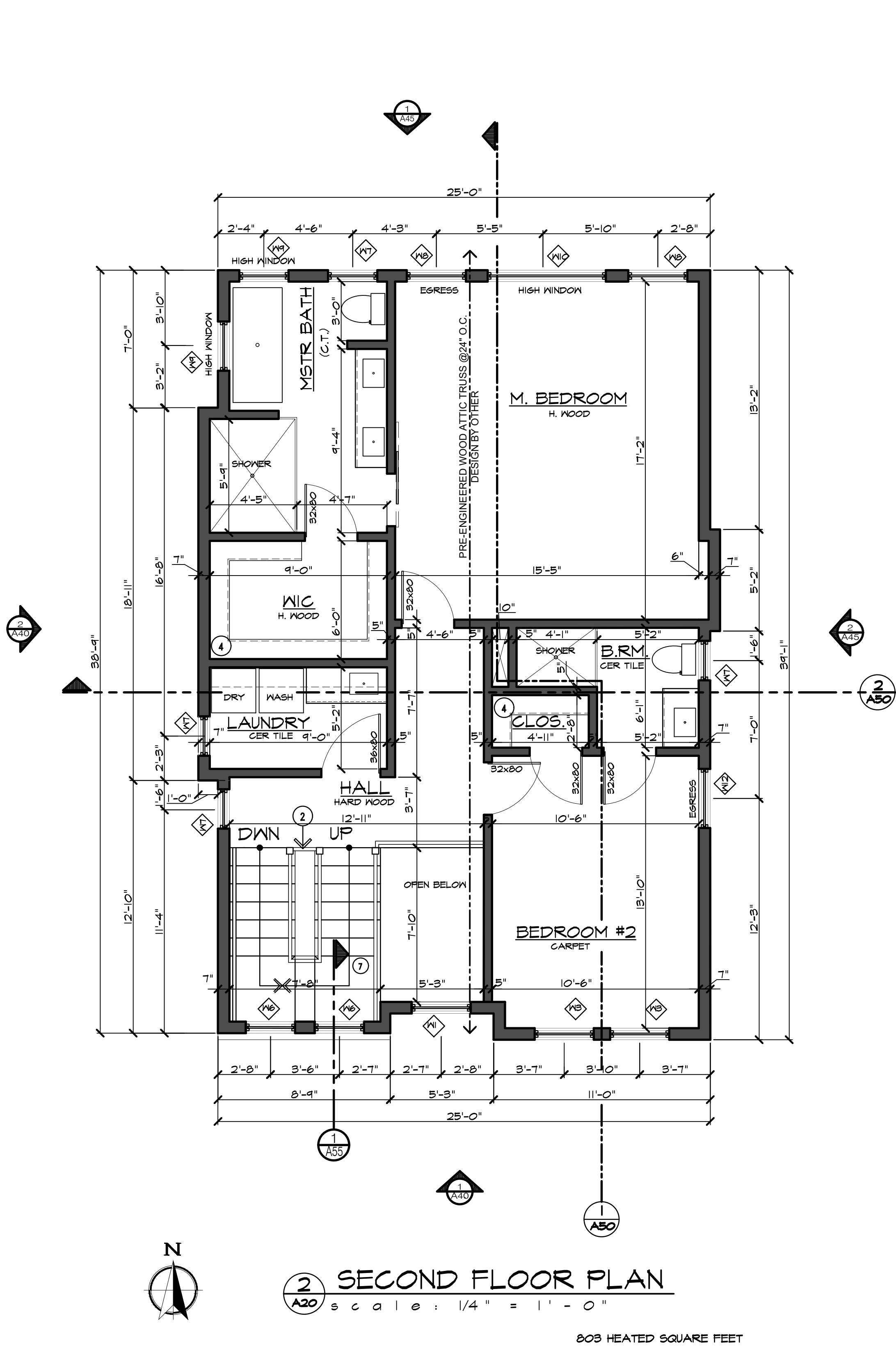
VARIANCE REVIEW: 06.25.24
FOR SURVEYOR: 04.11.24

FIRST FLOOR PLAN
SECOND FLOOR PLAN

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI 48009
PROJECT NO. 1724

A 20

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FLOOR PLAN GENERAL NOTES

61. ALL INTERIOR DOORS ARE 2'-8" WIDE x 6'-8" UNLESS OTHERWISE NOTED.
ALL EXTERIOR DOORS ARE 3'-0" WIDE x 8'-0" UNLESS OTHERWISE NOTED.
62. ALL BATHROOMS TO HAVE CERAMIC TILE. ON FLOOR, TUB SURROUND AND SHOWER AREAS COMPLETELY TILED, INCLUDING CEILING, WALLS TILED TO 5' A.F.F. GRANITE COUNTERTOP - EXACT PRODUCT AS SELECTED BY OWNER.
63. STAIRS/ STEPS:
FOLLOW ALL MICHIGAN RESIDENTIAL CODE REQUIREMENTS (SECTION R311) TREADS AND RISERS AS NOTED. HANDRAIL HEIGHT SHALL BE 36" A.F.F. U.N.O., 1 3/4" DIAMETER. ALL BALUSTERS SHALL HAVE NOT ANY SPACE GREATER THAN 4" BETWEEN THEM.
INTERIOR STAIR CONSTRUCTION & FLOOR FINISH AS FOLLOWS:
HANDRAIL, NEWEL POSTS & BALUSTERS, SHALL BE WOOD TO MATCH STEPS, AS SELECTED BY OWNER
TREADS - WOOD, AS SELECTED BY OWNER WITH CARPET RUNNER.
GARAGE - WOOD, AS SELECTED BY OWNER.
64. GARAGE DOORS, ENTRY DOORS, AND FINISHES, ETC. AS SELECTED BY OWNER.
65. ALL STRUCTURAL MEMBERS SHOWN ARE FOR DESIGN PURPOSES ONLY. EACH PRE-ENGINEERED MEMBER'S MANUFACTURER LICENSED ENGINEER SHALL VERIFY SIZE REQUIRED.
66. ALL HARDWOOD FINISHED WOOD NOTED SHALL BE 3/4" T&G. SPECIES AND FINISH AS SELECTED BY OWNER.

FLOOR PLAN WORK NOTES:

1. KNEE WALL 5'-0" +/- HEIGHT
2. HANDRAIL / GUARDRAIL 36" ABOVE FINISH FLOOR. MEET MRC 2015 REQUIREMENTS, AS SELECTED BY OWNER.
3. MIN. (3) 2X4 NOM. WD. COLUMN
4. SHELF & ROD TYP. ALL CLOSETS
5. LINE OF ROOF O.H. ABOVE.
6. REFER TO STAIR DIAGRAM SECTION X/AB1 FOR STAIR INFORMATION.

WALL LEGEND:

- EW1 EXTERIOR WALL TYPICAL UNLESS OTHERWISE NOTED - SHOWN AS T"
DRY/IT OR CEMENT BOARD PANEL SIDING OVER 3/4" FURRING/AIR SPACE OVER AIR BARRIER (TYVEK OR EQUAL) on
7/16" PLYWOOD SHEATHING on
2x6 NOM. WOOD STUDS @24" o.c. MAX
with R21 MIN. INSULATION
1/2" GYPSUM BOARD (PAINTED 3 COATS)
- EW2 4" NOM. MASONRY VENEER /AIR SPACE OVER AIR & WATER BARRIER ON
7/16" PLYWOOD SHEATHING ON
2x6 NOM. WOOD STUDS @24" o.c. MAX
w/ R21 MIN. INSULATION
1/2" GYPSUM BOARD (PAINTED 3 COATS)
- IW1 INTERIOR WALL TYPICAL UNLESS OTHERWISE NOTED.
1/2" GYPSUM BOARD (PAINTED 3 COATS) on
2x4 NOM. WOOD STUDS @16" o.c. MAX
1/2" GYPSUM BOARD (PAINTED 3 COATS)
INSTALL R 13 INSULATION AT ALL BATHROOM & LAUNDRY WALLS
- IW2 INTERIOR WALL
1/2" GYPSUM BOARD (PAINTED 3 COATS) on
2x4 NOM. WOOD STUDS @16" o.c. MAX
TO UNDERSIDE OF COUNTER TOP

VARIANCE REVIEW: 06.25.24

ATTIC FLOOR PLAN
ROOF PLAN

PROPOSED RESIDENCE
1751 HOLLAND AVE
BIRMINGHAM, MI 48009
PROJECT NO. 1724

A 30

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ROOF PLAN GENERAL NOTES

61. FIELD VERIFY ALL DIMENSIONS FOR ANY AS BUILT CONDITIONS THAT COULD VARY FROM THE PERMIT DRAWINGS.

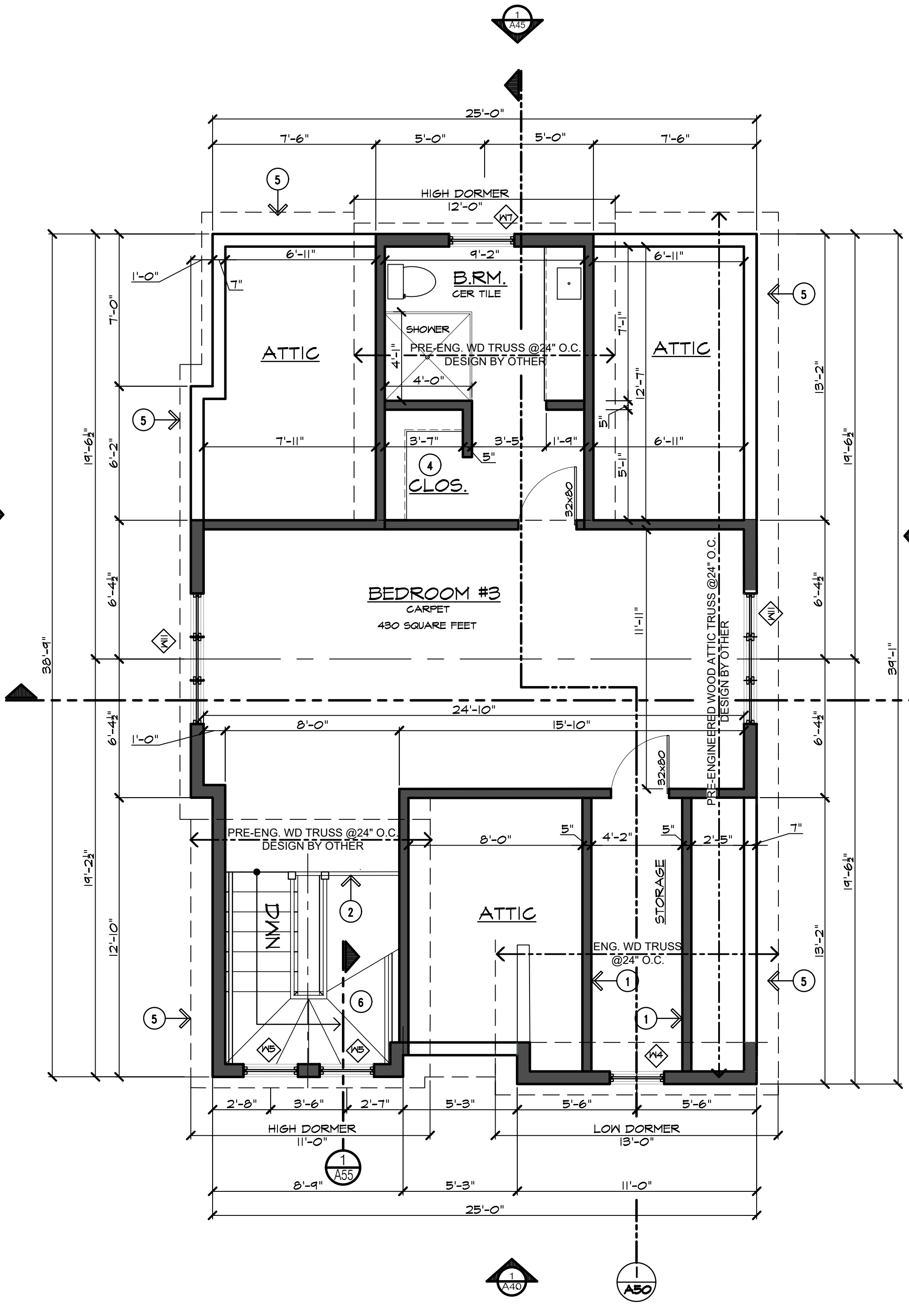
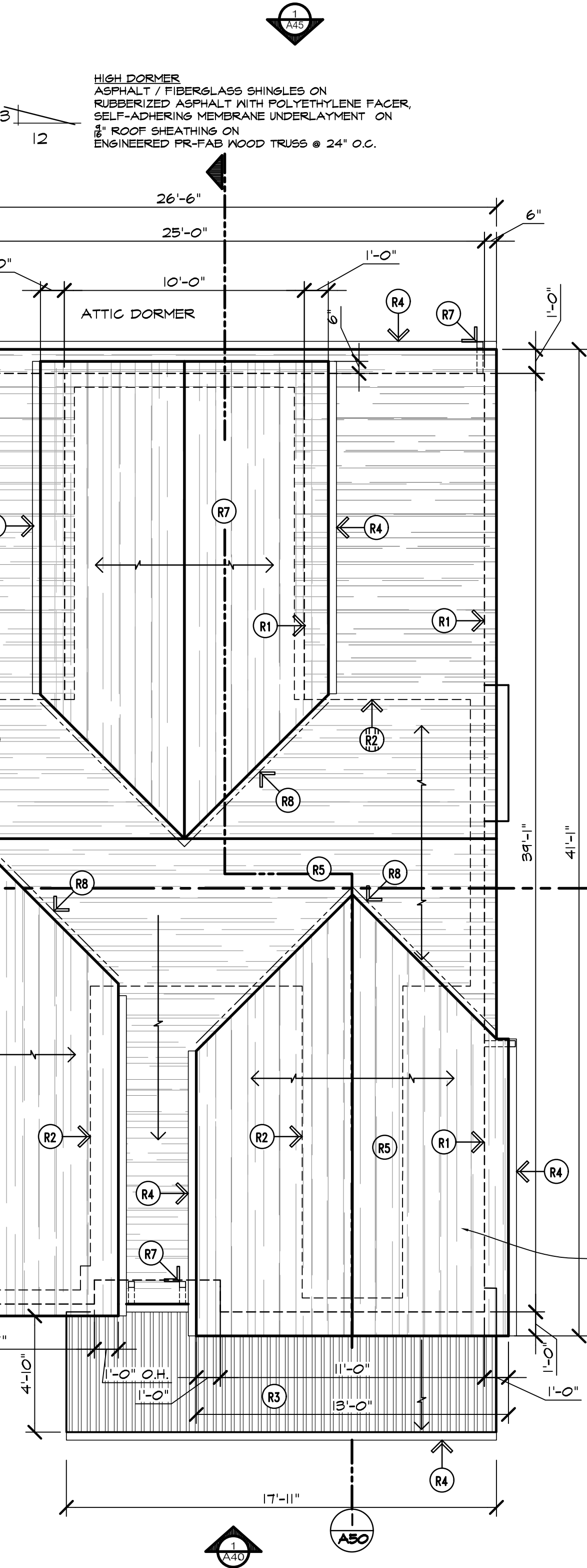
ROOF PLAN WORK NOTES:

- R1. LINE OF EXTERIOR WALL BELOW
- R2. LINE OF WALL BELOW
- R3. CORRUGATED METAL ROOF OVER SELF ADHERED RUBBER MEMBRANE
- R4. 4" METAL GUTTER. INSTALL PER SMACNA REQUIREMENTS.
- R5. ASPHALT / FIBERGLASS SHINGLES ON SYNTHETIC FELT VAPOR RETARDER ON 3/8" ROOF SHEATHING ON ENGINEERED PR-FAB WOOD TRUSS @ 24" O.C.
- R6. ASPHALT SHINGLES OVER CONTINUOUS SELF ADHERED MEMBRANE. (LOW SLOPE AREAS).
- R7. 3" X 3" ALUMINUM DOWNSPOUT.
- R8. FLASHING.

ROOF VENT REQUIREMENTS

ROOF AREA A 1025 SQUARE FEET ATTIC
261 SQ IN MAX OF FREE AIR REQUIRED AT RIDGE
USE GAF COBRA RIDGE VENT 3 OR EQUAL
15 LINEAR FEET

261 SQ IN MIN. OF FREE AIR REQUIRED AT SOFFIT
USE GAF LSVB OR EQUAL
24 LINEAR FEET CONT. VENTED SOFFIT.



WINDOW SCHEDULE				WINDOW SIZES SHOWN REPRESENT WIDTH X HEIGHT IN INCHES			
No.	SIZE	TYPE	NOTES	No.	SIZE	TYPE	NOTES
W1	4040	FIXED		W9	8024	FIXED	8'-0" A.F.F.
W2	3676	CASEMENT	8'-0" A.F.F.	W10	7224	FIXED	8'-0" A.F.F.
W3	3648	FIXED		W11	(3)2456	FIX/CAS/FIX	EGRESS - 5.7 SQ FT MIN.
W4	1640	CASEMENT		W12	3664	CASEMENT	EGRESS - 5.7 SQ FT MIN.
W5	3030	FIXED		W13	2476	FIXED	8'-0" A.F.F.
W6	3076	FIXED		W14	4016	AWNING	8'-0" A.F.F. TEMPERED
W7	3040	SLIDER					
W8	3664	CASEMENT	EGRESS - 5.7 SQ FT MIN.				

WINDOW NOTES:

WINDOW MANUFACTURER USE STANDARD SIZE WINDOWS AS CLOSE AS POSSIBLE TO THOSE SHOWN. CUSTOM WINDOWS ONLY AS INDICATED PER PLAN. REFER TO ELEVATIONS FOR TRANSOM WINDOWS. PROVIDE SCREENS FOR ALL EXTERIOR DOORS AND OPERATING WINDOWS.

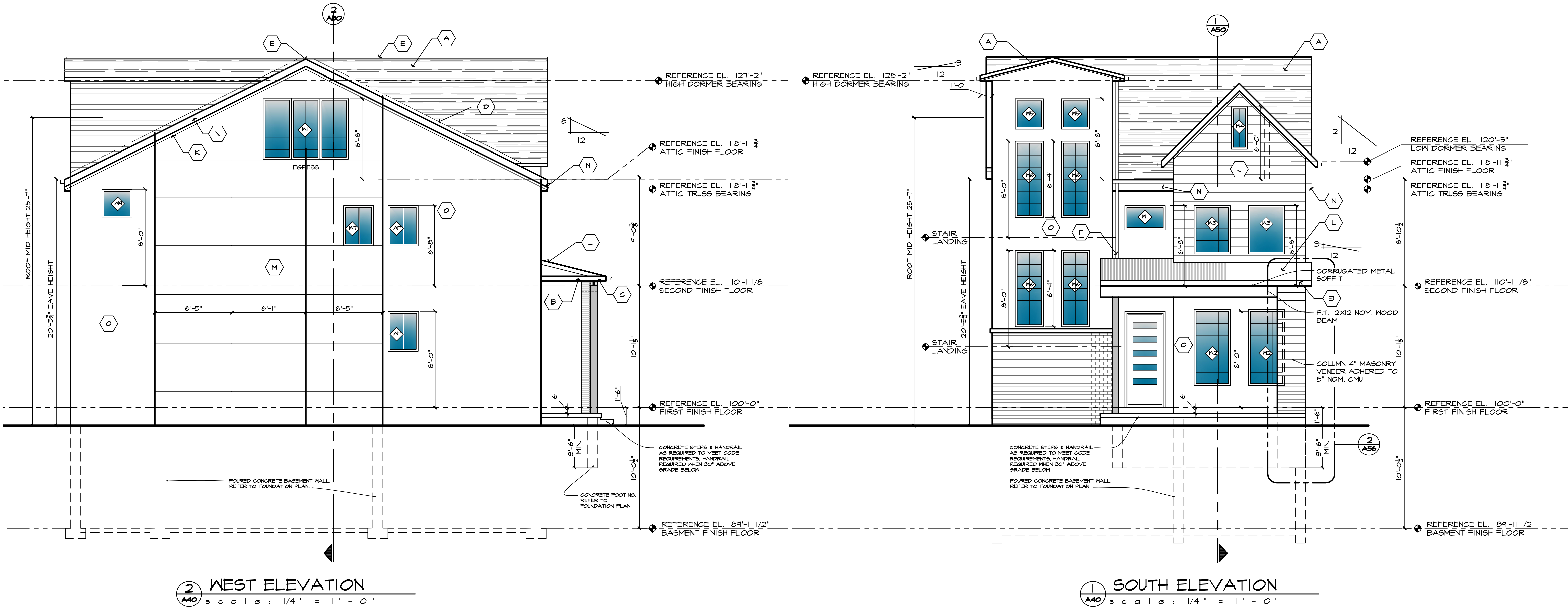
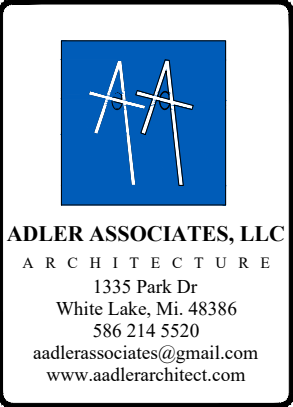
ONE WINDOW IN EACH BEDROOM SHALL MEET EMERGENCY EGRESS REQUIREMENTS MFC R-310 THROUGH R-310.4 MIN. 5.7 SQ FT. CLEAR OPENING

HIGH EFFICIENT LOW E INSULATED GLASS CLADDING AND COLOR AS SELECTED BY OWNER

WINDOW MANUFACTURER SHALL FOLLOW MRC 2015 AND PROVIDE TEMPERED GLASS WHEREVER REQUIRED.

VERIFY ROUGH OPENING DIMENSIONS W/ MANUFACTURER PRIOR TO CONSTRUCTION. INSTALL WINDOWS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

WINDOWS FIRST FLOOR = 8'-0" ABOVE FINISH FLOOR U.N.O.
WINDOWS SECOND FLOOR = 6'-8" ABOVE FINISH FLOOR U.N.O.
EXTERIOR DOORS HEAD HEIGHT = 8'-0" A.F.F. U.N.O.



MATERIAL LEGEND	
A ASPHALT/FIBERGLASS SHINGLE ROOFING	I "A" TYPE 4X4 GUTTER PER SMACNA
B MET. DRIP EDGE & GUTTER ON 2x6 ALUM. CLAD FASCIA	J SIDING AS SELECTED BY OWNER
C 1x6 RAKE BD. W/ 1x4 SUB-RAKE (ALUM. CLAD)	K 1x4 WOOD FRIEZE TRIM (ALUM. CLAD)
D FLASHING	L CORRUGATED METAL ROOFING
E RIDGE VENT	M SMOOTH FACE FIBER CEMENT BOARD PANELS WITH PAINT FINISH
F 3"x3" MIN. DOWNSPOUT W/ 5' EXTENSION AWAY FROM HOUSE	N 1x10 WOOD FRIEZE TRIM (ALUM. CLAD)
G CONTINUOUS VENTED SOFFIT	O EIFS OR STUCCO OVER RAIN SCREEN
H ALUM. CLAD TRIM	

VARIANCE APPLICATION: 6.24.24
FOR SURVEY: 4.11.24

EXTERIOR ELEVATIONS

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI. 48009

PROJECT NO. 1724

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WINDOW SCHEDULE				WINDOW SIZES SHOWN REPRESENT WIDTH X HEIGHT IN INCHES			
No.	SIZE	TYPE	NOTES	No.	SIZE	TYPE	NOTES
W1	4040	FIXED		W10	3024	FIXED	8'-0" A.F.F.
W2	3676	CASEMENT	8'-0" A.F.F.	W11	7224	FIXED	8'-0" A.F.F.
W3	3648	FIXED		W12	(3)2436	FIX/CAS/FIX	EGRESS - 5.7 SQ FT MIN.
W4	1640	CASEMENT		W13	3664	CASEMENT	EGRESS - 5.7 SQ FT MIN.
W5	3030	FIXED		W14	2476	FIXED	8'-0" A.F.F.
W6	3076	FIXED		W15	4016	AWNING	8'-0" A.F.F. TEMPERED
W7	3040	SLIDER					
W8	3664	CASEMENT	EGRESS - 5.7 SQ FT MIN.				

WINDOW NOTES:

WINDOW MANUFACTURER USE STANDARD SIZE WINDOWS AS CLOSE AS POSSIBLE TO THOSE SHOWN. CUSTOM WINDOWS ONLY AS INDICATED PER PLAN. REFER TO ELEVATIONS FOR TRANSOM WINDOWS. PROVIDE SCREENS FOR ALL EXTERIOR DOORS AND OPERATING WINDOWS.

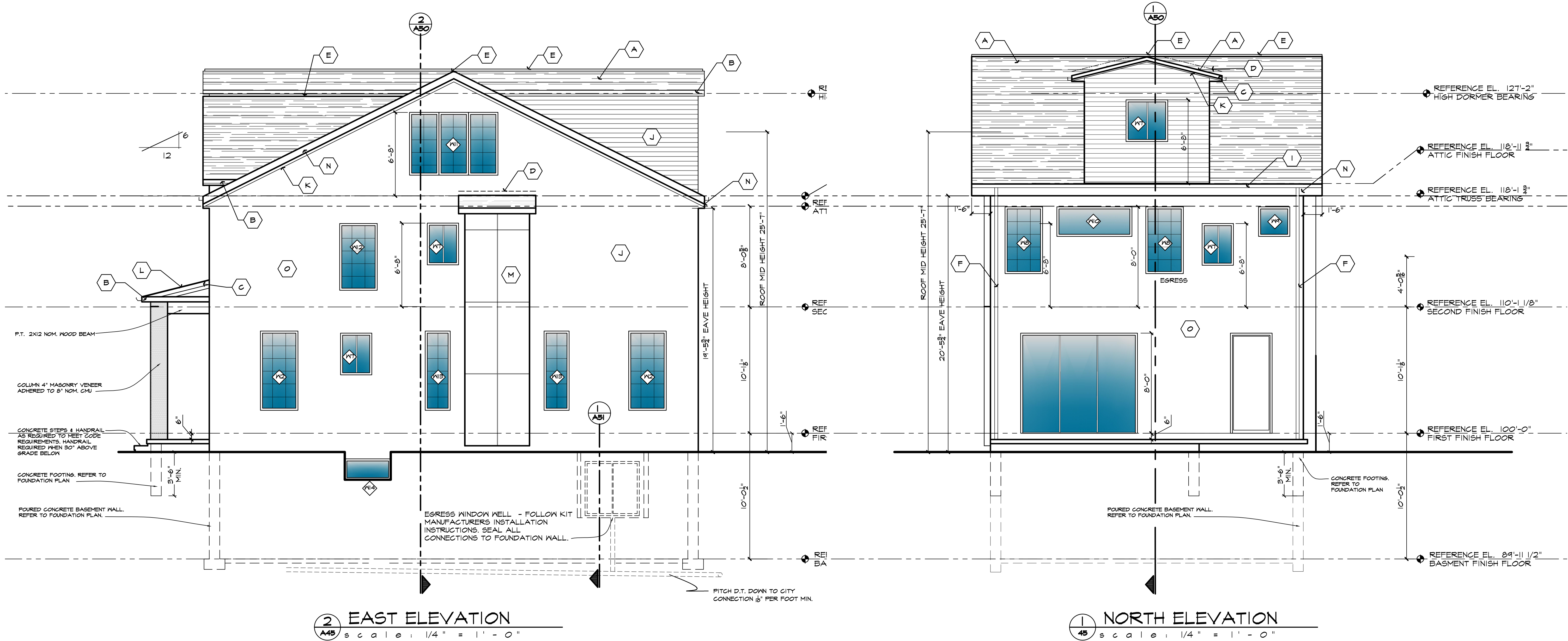
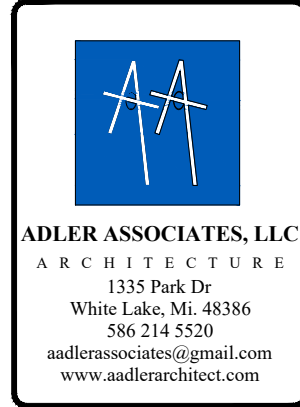
ONE WINDOW IN EACH BEDROOM SHALL MEET EMERGENCY EGRESS REQUIREMENTS NEC R-310 THROUGH R-310.4 MIN. 5.7 SQ FT. CLEAR OPENING

HIGH EFFICIENT LOW E INSULATED GLASS CLADDING AND COLOR AS SELECTED BY OWNER

WINDOW MANUFACTURER SHALL FOLLOW MFG. 2015 AND PROVIDE TEMPERED GLASS WHEREVER REQUIRED.

VERIFY ROUGH OPENING DIMENSIONS W/ MANUFACTURER PRIOR TO CONSTRUCTION. INSTALL WINDOWS IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

WINDOWS FIRST FLOOR = 8'-0" ABOVE FINISH FLOOR U.N.O.
WINDOWS SECOND FLOOR = 6'-8" ABOVE FINISH FLOOR U.N.O.
EXTERIOR DOORS HEAD HEIGHT = 8'-0" A.F.F. U.N.O.



MATERIAL LEGEND

A ASPHALT/FIBERGLASS SHINGLE ROOFING	I "A" TYPE 4X4 GUTTER PER SMACNA
B MET. DRIP EDGE & GUTTER ON 2x6 ALUM. CLAD FASCIA	J SIDING AS SELECTED BY OWNER
C 1x6 RAKE BD. W/ 1x4 SUB-RAKE (ALUM. CLAD)	K 1X4 WOOD FRIEZE TRIM (ALUM CLAD)
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F 3"X3" MIN. DOWNSPOUT W/ 5' EXTENSION AWAY FROM HOUSE	N 1X10 WOOD FRIEZE TRIM (ALUM CLAD)
G CONTINUOUS VENTED SOFFIT	O EIFS OR STUCCO OVER RAIN SCREEN
H ALUM. CLAD TRIM	

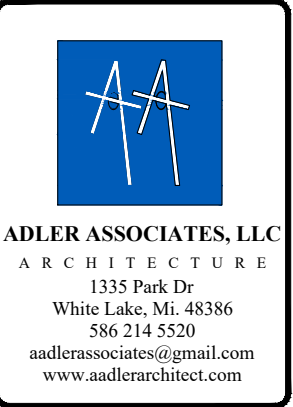
VARIANCE REVIEW: 6.24.24
FOR SURVEY: 4.11.24

EXTERIOR ELEVATIONS

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI. 48009

PROJECT NO. 1724

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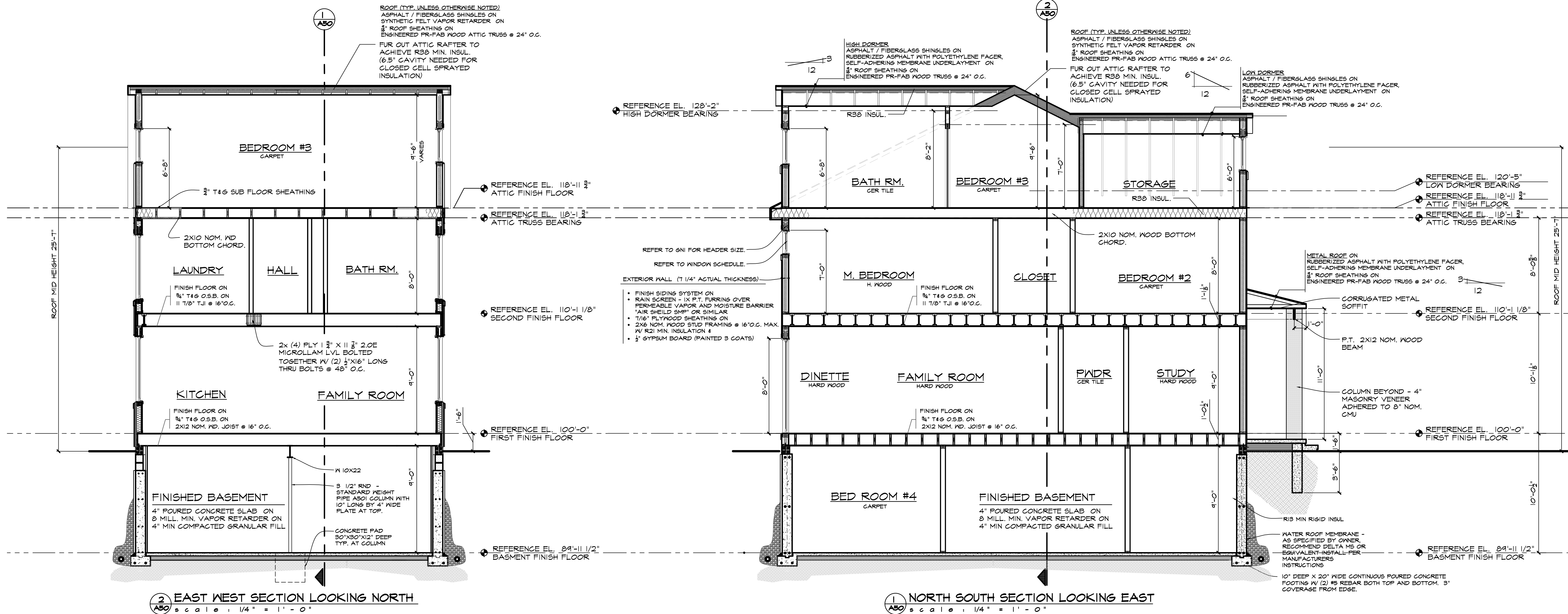


BUILDING SECTION GENERAL NOTES.

61. REFER TO WALL SECTION A55 FOR
ADDITIONAL INFORMATION

INSULATION REQUIREMENTS PER MRC 2015

FRAMED WALL - R21 MIN. CAVITY
FENESTRATION - .32 MAX U = 3.125 R
CEILING - R38 MIN.
BASEMENT WALL - R13 MIN. CONTINUOUS RIGID



VARIANCE SUBMISSION: 6.24.24

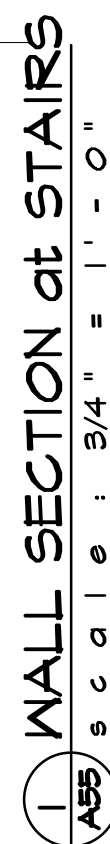
**STAIR SECTION DIAGRAM
BUILDING SECTION**

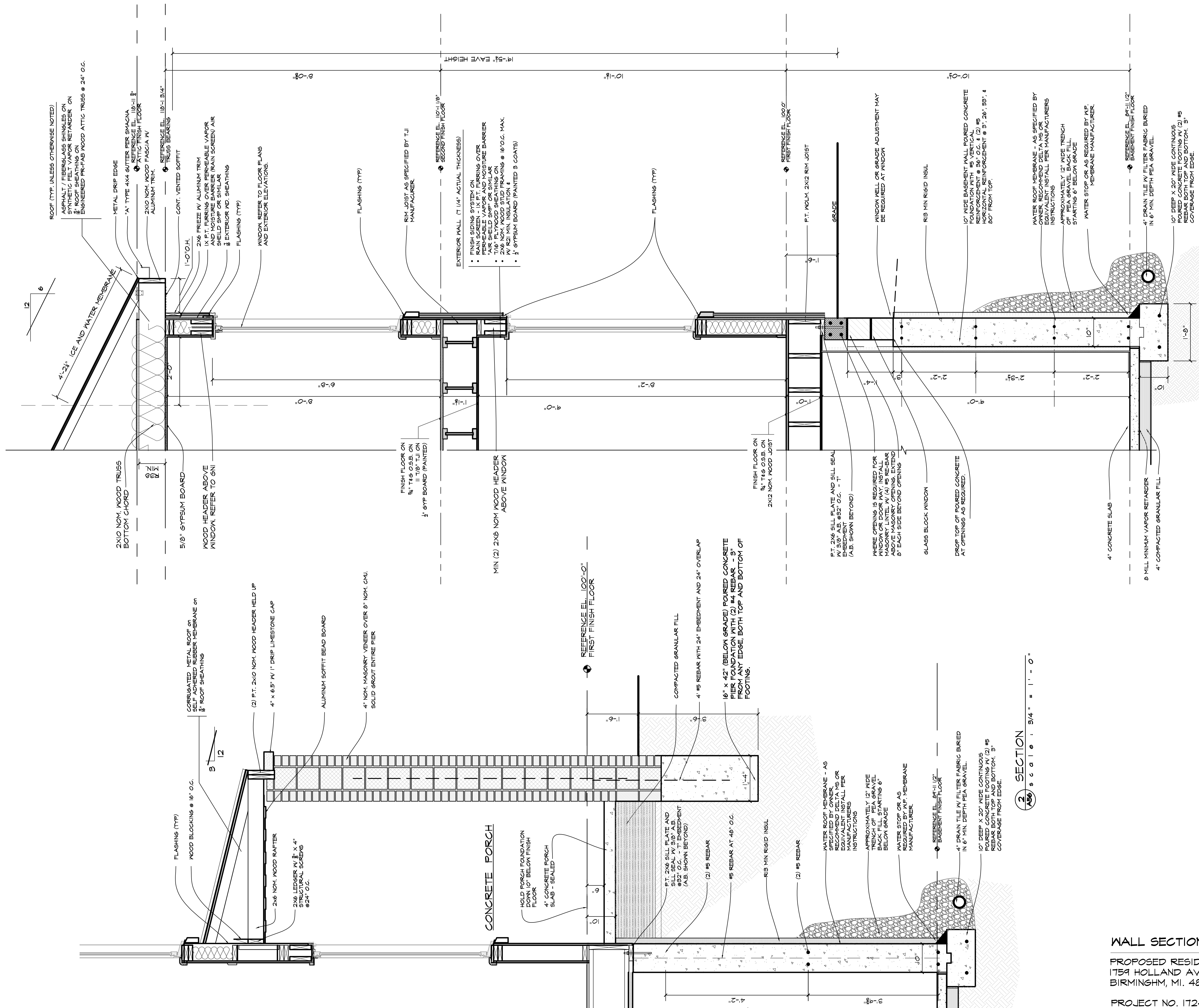
PROPOSED RESIDENCE
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PROJECT NO. 1724

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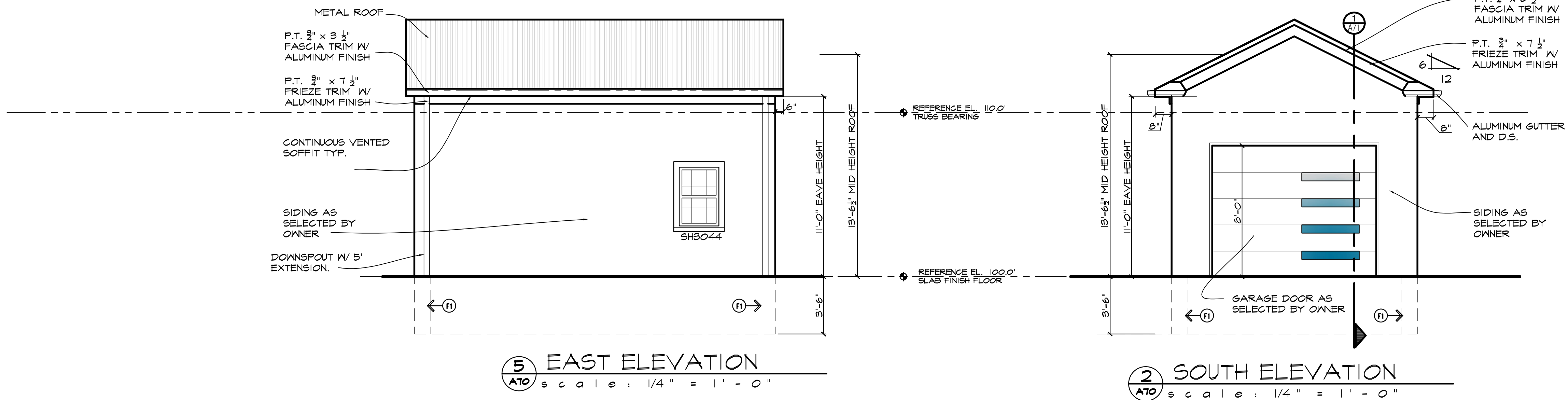
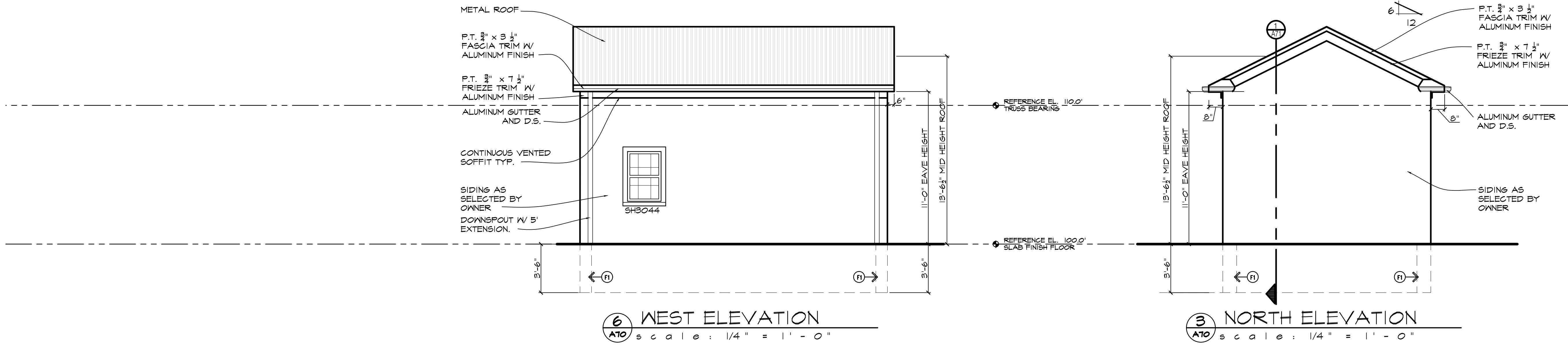
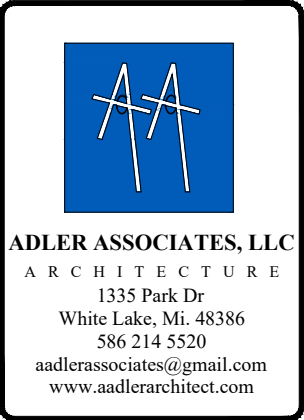
A 50



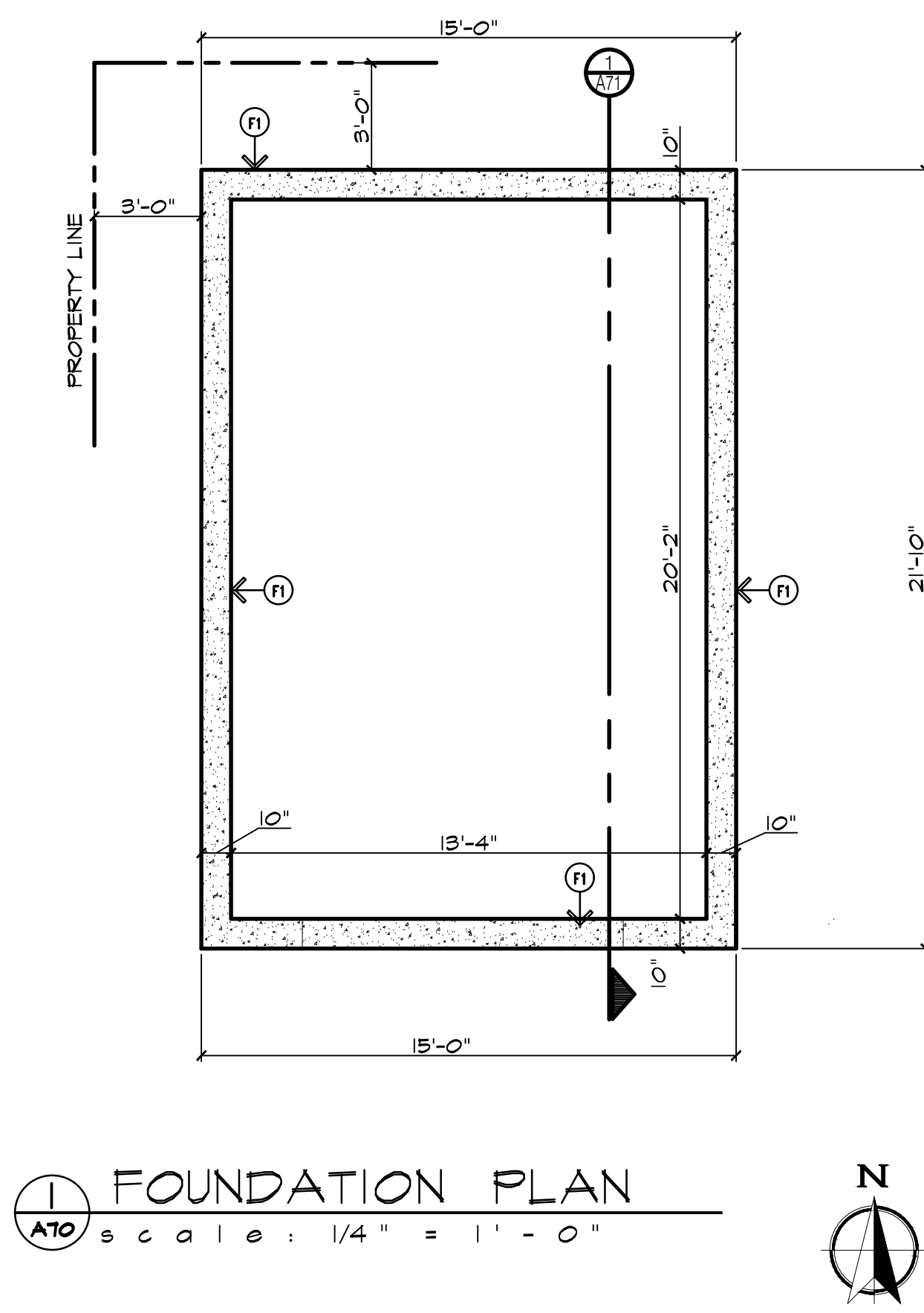
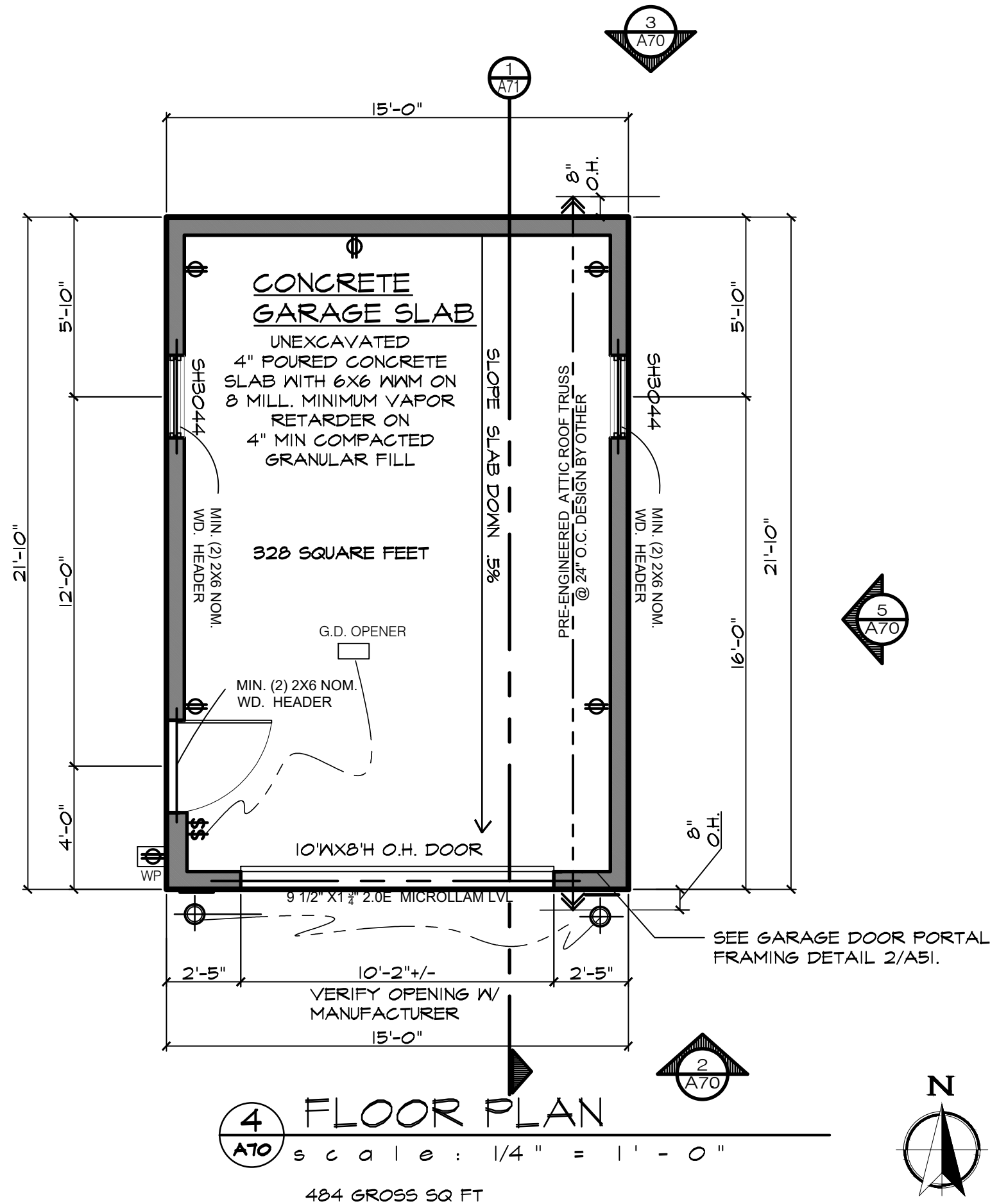


1 WALL SECTION
Scale: 3/4" = 1' - 0"

VARIANCE SUBMISSION: 6.24.24



ELECTRICAL LEGEND			
SYMBOL:	TYPE OF FIXTURE:	SYMBOL:	TYPE OF FIXTURE:
	WALL MOUNTED LIGHT FIXTURE		DUPLEX OUTLET
	STD WALL SWITCH		GROUND FAULT INTERCEPTOR
	3-WAY SWITCH		EXTERIOR WATER PROOF DUPLEX OUTLET
NOTE: ANY FIXTURES IN CONTACT WITH INSULATION MUST HAVE APPROPRIATE RATING.			



- FOUNDATION PLAN GENERAL NOTES**
- G1. REFER TO GNI AND AIO FOR FURTHER INFORMATION.
- G2. ALL FOUNDATIONS/ FOOTINGS SHALL BE PLACED ON FIRM SOIL OR ENGINEERED - COMPACTED BACK FILL.
- FOUNDATION PLAN WORK NOTES**
- F1. 10" x 42" (BELOW GRADE) TRENCH POURED CONCRETE FOUNDATION WITH (2) #4 REBAR - 3" FROM ANY EDGE, BOTH TOP AND BOTTOM OF FOOTING.

- CONCRETE NOTES**
- C1. ALL WORK TO COMPLY WITH ACI-318 AND ACI-315
- C2. CONCRETE MATERIAL: 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI MIN. EXTERIOR CONCRETE TO BE AIR ENTRAINED.
- C3. REINFORCING STEEL: BARS: A615 GRADE 60 DEFORMED BARS PER ASTM TIES: GRADE 40 WELDED WIRE: ASTM A-25, FLAT SHEETS FIBRE: AS AN ALTERNATE TO WELDED WIRE FABRIC USE 1 1/2 LBS POLYPROPYLENE FIBERS PER C.Y. FOR FLAT WORK.
- C4. PLACING REINFORCING: DOWELS: EXTEND 24" PAST CONSTRUCTION JOINTS. USE SAME SIZE AND SPACING AS VERTICAL (OR HORIZONTAL) STEEL UNLESS OTHERWISE NOTED. BARS: LAP ALL BARS 24" MINIMUM. HORIZ. BARS: BEND AROUND CORNERS AND LAP 30" MINIMUM. CORNER DOWELS: SAME SIZE AND SPACING AS HORIZONTAL STEEL. LAP 30" MINIMUM.
- C5. MINIMUM CONCRETE COVER UNLESS OTHERWISE NOTED SHALL BE THE FOLLOWING MIN: UNFINISHED SURFACES IN CONTACT W/ GROUND = 3" SLABS ON GRADE = 1" TOP FORMED SURFACES IN CONTACT WITH GROUND OR EXPOSED TO WEATHER = 2" INTERIOR & EXTERIOR STRUCTURAL SLAB = 1" INTERIOR WALL SURFACES = 1"
- IN NO CASE SHALL CLEARANCE BE LESS THAN DIAMETER OF BAR. MAXIMUM DEVIATION TO ABOVE REQUIREMENTS SHALL BE +1/4" FOR SECTIONS 10" OR LESS AND +1/2" FOR SECTIONS OVER 10" THICK.
- C6. CONTINUOUS BARS SHALL BE RUN AROUND CORNERS AND LAPPED AT NECESSARY SPLICES AND HOOKED AT DISCONTINUOUS ENDS.
- C7. CONCRETE PLACEMENTS SHALL BE AS FOLLOWS: WALLS 80' MAX. LENGTH SLABS ON GRADE PLACE IN CHECKERBOARD FASHION.

- C8. TRENCH FOOTING BARS RUN CONTINUOUS.
- C9. CONCRETE SLAB: 4" SLAB REINFORCED WITH 6x6, #4.0x#4.0 W/M ON VAPOR RETARDER ON MINIMUM 4" COMPACTED SAND.
- C10. SLAB CONTROL JOINTS: 10' O.C. MAX. 3/4" DEEP
- C11. CONSTRUCTION JOINTS: 60' O.C. MAX.

- FLOOR PLAN GENERAL NOTES**
- G1. ALL EXTERIOR DOORS ARE 3'-0" WIDE x 6'-8" UNLESS OTHERWISE NOTED.
- G2. GARAGE DOORS, ENTRY DOORS, AND FINISHES, ETC., AS SELECTED BY OWNER.
- G3. ALL STRUCTURAL MEMBERS SHOWN ARE FOR DESIGN PURPOSES ONLY. EACH PRE-ENGINEERED MEMBER'S MANUFACTURER LICENSED ENGINEER SHALL VERIFY SIZE REQUIRED.

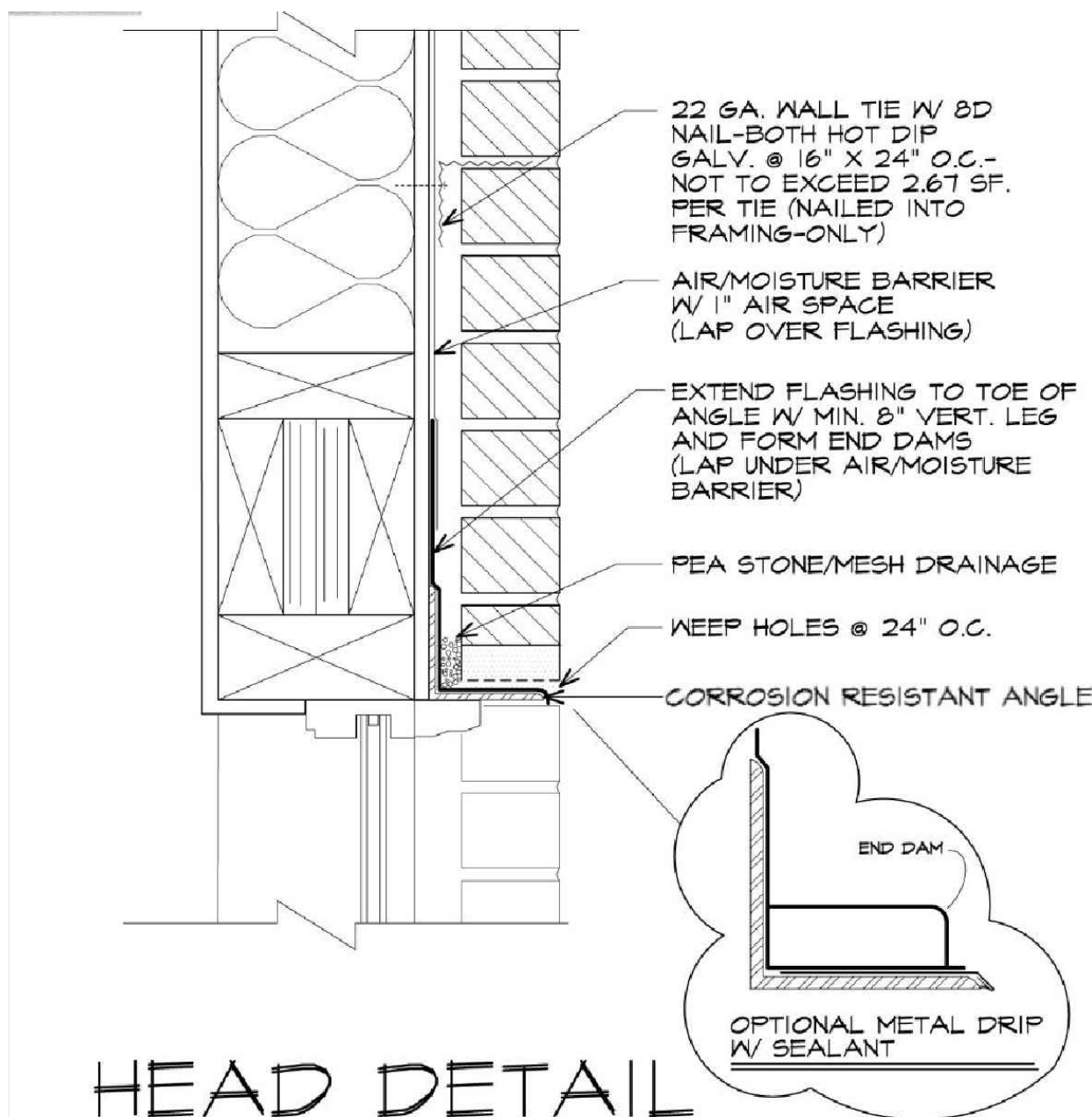
- WALL LEGEND:**
- EWI EXTERIOR WALL TYPICAL UNLESS OTHERWISE NOTED - SHOWN AS T
- DRYVIT OR STUCCO FINISH SYSTEM on AIR BARRIER (TYVEK OR EQUAL) on 7/16" PLYWOOD SHEATHING on 2x6 NOM. WOOD STUDS @24" o.c. MAX

BUILDING SECTION GENERAL NOTES.

61. REFER TO GNI AND AIO FOR
ADDITIONAL INFORMATION

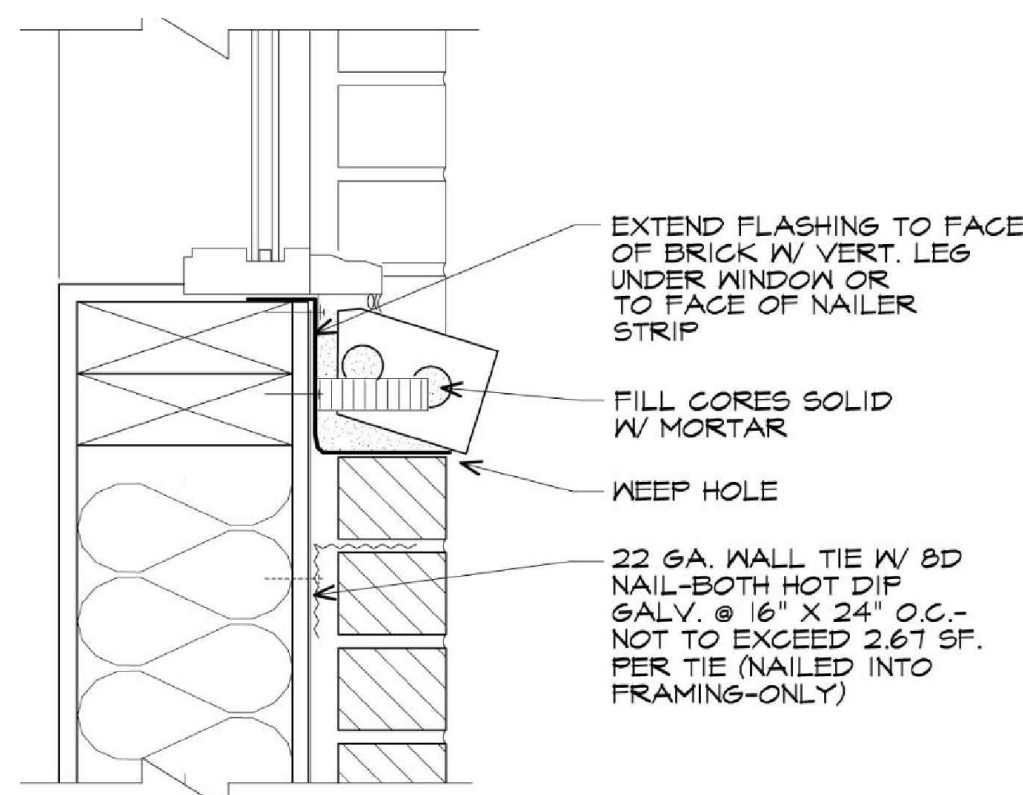
INSULATION REQUIREMENTS PER MRC 2015

FRAMED WALL - R21 MIN. CAVITY
PENETRATION - .32 MAX U = 3.125 R
CEILING = R58 MIN.
BASEMENT WALL = R13 MIN. CONTINUOUS RIGID



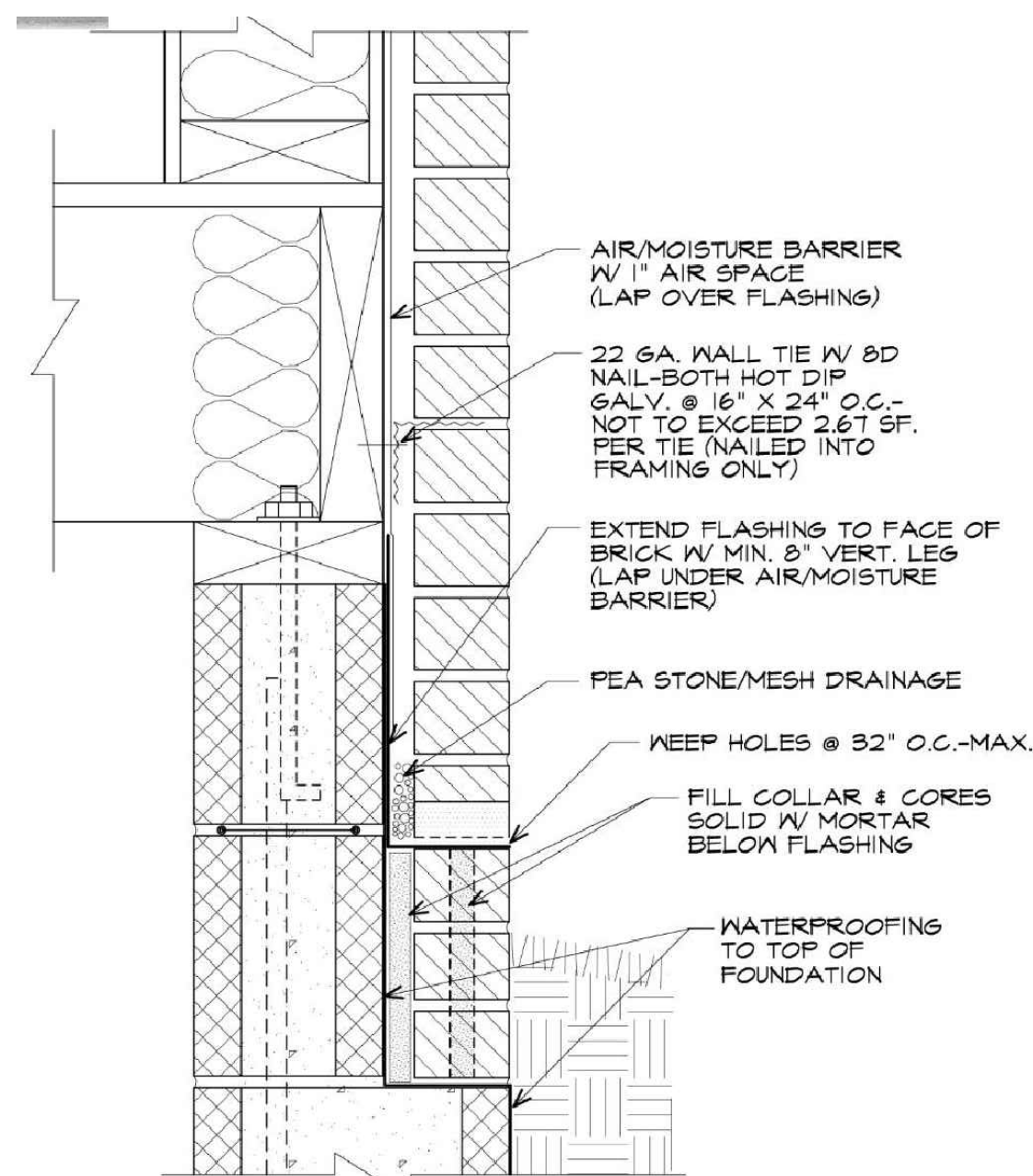
HEAD DETAIL

(WINDOW, DOOR, BASEMENT WINDOW & GARAGE DOOR)
NTS



WINDOW SILL

NTS

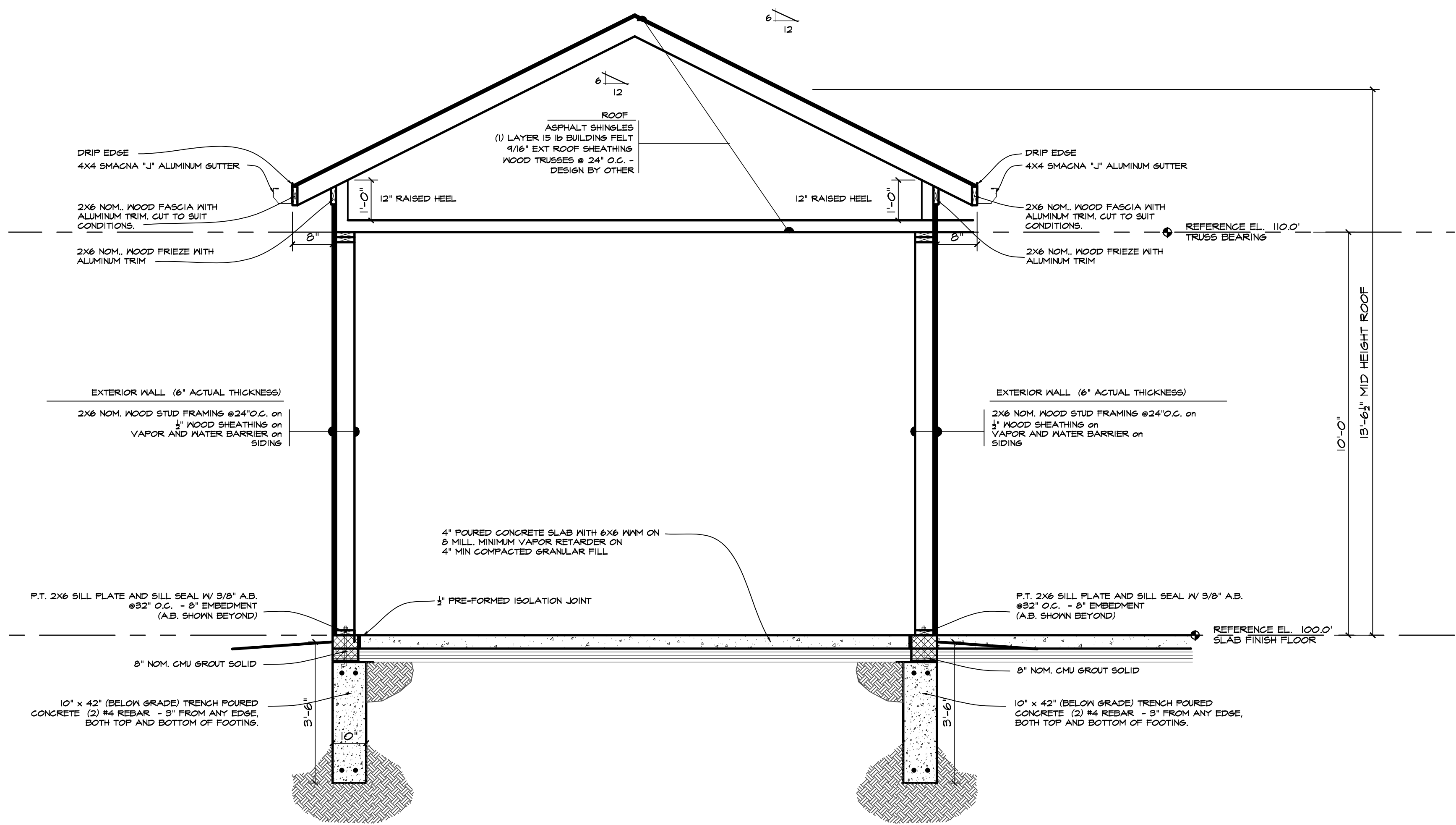


BASE

NTS

2 FLASHING DETAILS

ATI scale : NTS



1 GARAGE BUILDING SECTION

ATI scale : 1/2" = 1' - 0"

VARIANCE SUBMISSION: 6.24.24

GARAGE BUILDING SECTION
FLASHING DETAILS

PROPOSED RESIDENCE
1759 HOLLAND AVE
BIRMINGHAM, MI. 48009

PROJECT NO. 1724

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A 71

CASE DESCRIPTION

1141 Lake Park (24-18)

Hearing date: August 13, 2024

Appeal No. 24-18: The owner of the property known **1141 Lake Park**, requests the following variances to construct a second floor addition to the existing home:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback be the average of the homes within 200.00 feet in each direction. The required front yard setback is 45.80 feet. The proposed is 43.80 feet. Therefore, a 2.00 feet variance is being requested.

B. 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 20.00 feet on the north side. The proposed is 19.60 feet. Therefore, a variance of 0.40 feet is being requested.

Staff Notes: This applicant is requesting variances to construct addition to the existing non-conforming home that was constructed in 1952.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP, COSS
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)

1141 LAKE PARK MAP



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

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

I. PROPERTY INFORMATION:

Address: 1141 Lake Park Drive	Lot Number: 83	Sidwell Number: 19-26-228-021
---	--------------------------	---

II. OWNER INFORMATION:

Name: Dana and Alex Bonda			
Address: 1141 Lake Park Drive	City: Birmingham	State: MI	Zip code: 48009
Email:* dana.a.bonda@gmail.com		Phone:	

III. PETITIONER INFORMATION:

Name: Dana and Alex Bonda	Firm/Company Name:		
Address: 1141 Lake Park Drive	City: Birmingham	State: MI	Zip code: 48009
Email: dana.s.bonda@gmail.com		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 **\$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: 7/10/24

Signature of Petitioner: _____

Date: 7/10/24

**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

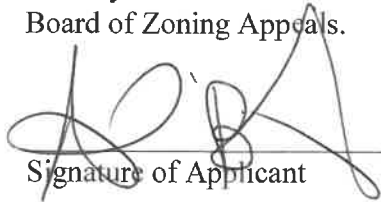
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration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

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

Re: 1141 Lake Park Drive – BZA Practical Difficulties Response

Zoning Board Members,

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

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

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

The current home's footprint is existing non-conforming as it relates to the East (Front) and North (side yard) setbacks. The applicant did not create this condition as the home was constructed well before they purchased it. They were unaware of this condition until the recent survey indicated the non-conformity.

Strict compliance is unnecessarily burdensome because any expansion, modification, or improvements to the exterior massing and volume of the home would be restricted without the granting of a variance(s). The owner is looking to add onto and renovate the existing home and garage to better suit the needs of their growing family and to provide a more functional garage and rear yard space for both car parking, storage, and outdoor activities. The existing garage is quite small by today's standards and is not accessible from the front as the garage doors are in the rear yard. At this stage in the owner's lives, all of these items are becoming a requirement as they plan to make this house their "forever home" and the home in which their kids will grow up in. This addition will greatly increase their quality of life, into the future, while having no negative or expanded impact on the surrounding neighbors.

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

The applicant is proposing a significant renovation to the front façade of the house that does project into the established front setback but that is NOT being increased or enlarged which would result in a smaller proposed setback. A portion of the existing front porch is being removed from the house as

well which reduces the overall building volume and mass that projects into the required front yard setback. The roofs of the house itself are being increased in height but this will have minimal impact on the surrounding homes as the house that will be most impacted (to the south) has minimal windows, on the side that is most impacted, and there is also an established expanse of tall vegetation between the two homes which blocks views and sight lines between the properties.

The addition to the garage will bring the front of the garage towards the front of the property but still behind the required front yard setback and maintaining the required 5' setback from the furthest setback portion of the house itself. The neighbor on the garage side (to the north) may be slightly impacted by the new garage design as the walls and roofs of the new garage will be taller and will minimally hinder views and sight lines. However, the property to the north will no longer have a driveway immediately adjacent to the property line which will improve the quality of their front yard as well as the rear yard because they will no longer have to look over an expansive asphalt driveway.

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

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

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

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

The house itself was built in what is the now established required front yard setback. It is possible the house, when originally constructed, abided by the required setback but as new homes have been built over the years on surrounding properties, the front setback could have changed as the front setback is determined as average of adjacent homes on the street. The house itself was also built at a skewed angle to the side lot line forcing a portion of the house into the side yard setback. The house, if built parallel to the side lot lines, would be able to fit within the required side yard setbacks.

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

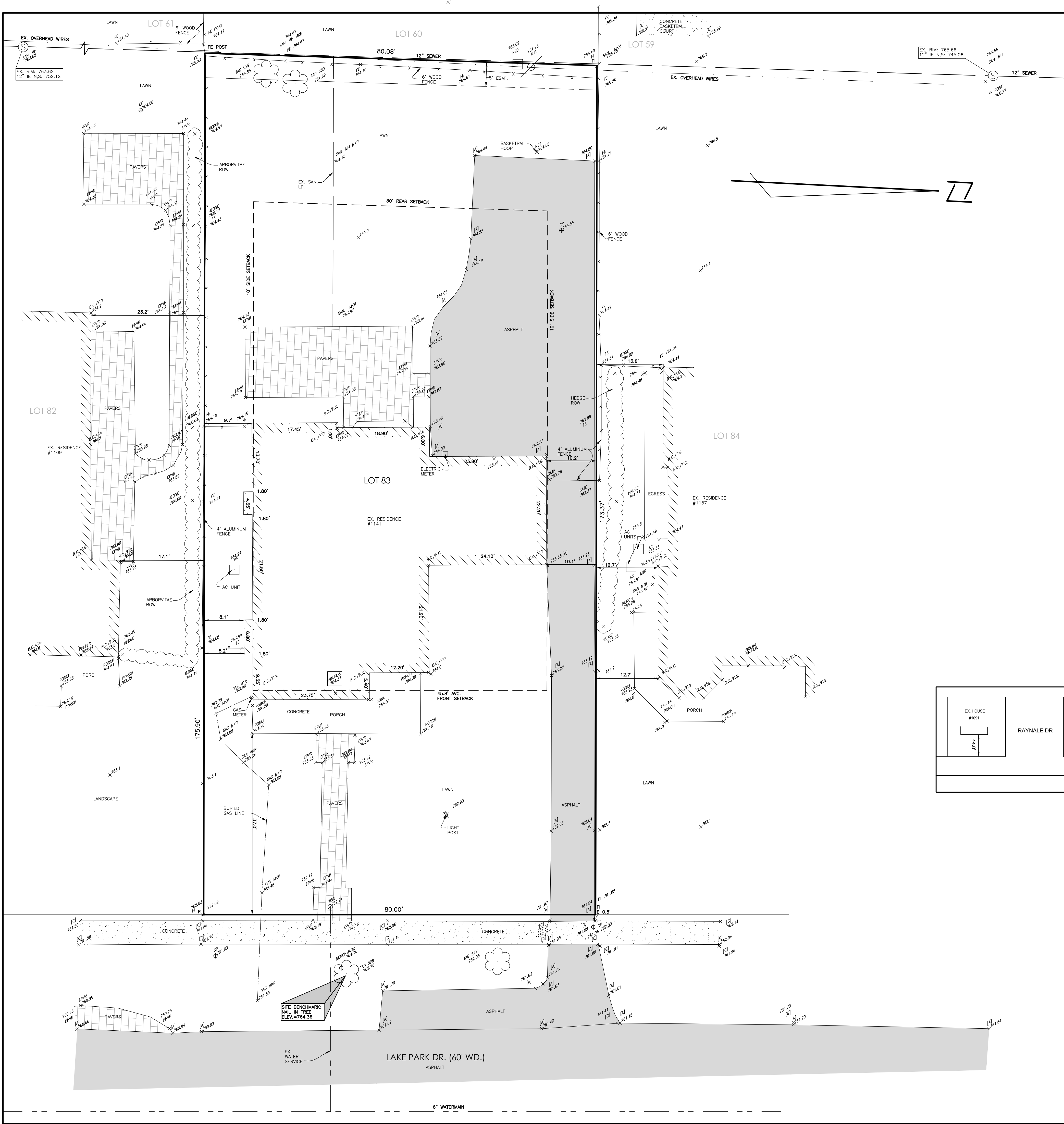
4. Granting the requested variances will result in substantial justice to petitioner, owners of the properties in the area, and to the general public.

Granting of these variances will result in substantial justice to the petitioner because they will no longer be unnecessarily burdened by existing conditions they did not create. The petitioner will also be granted justice by allowing them to build a home that can sustain their growing family from both an interior living space and outdoor functionality standpoint. Lastly, the owners will be able to reduce the amount of hard surfaces that exist on their property as a result of the existing garage entry being located in the rear yard and the expansive driveway that is required to gain access to the existing garage as a result.

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

5. The practical difficulty is not self-created.

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

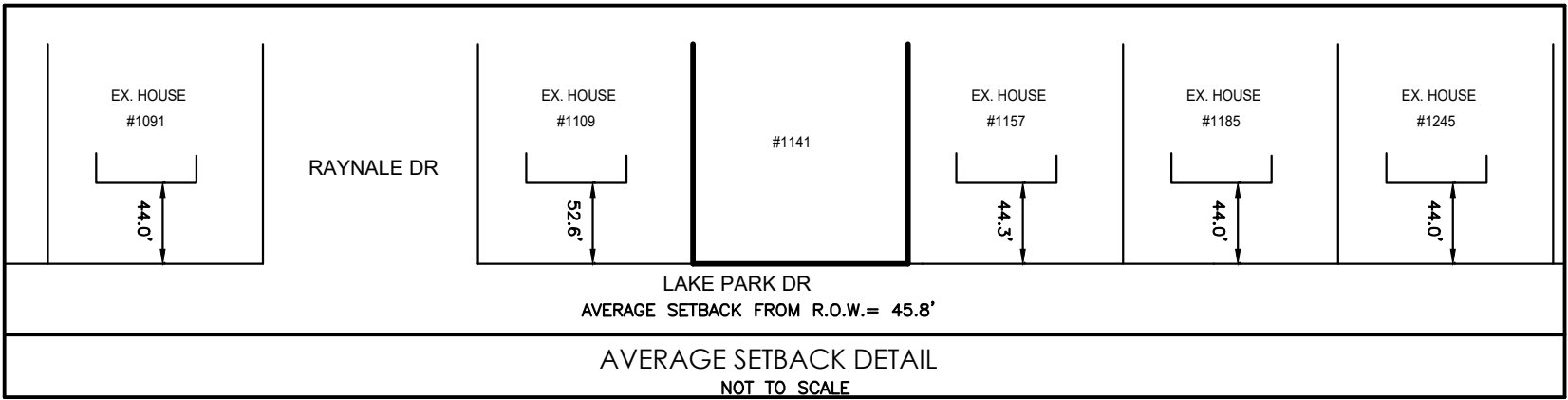


NOTE: SETBACKS AS SHOWN ON THIS DRAWING PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT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

TREE SURVEY			
TAG #	DIA. (IN.)	SPECIES	SPREAD (FT.)
527	5	MAPLE	20
528	24	MAPLE	60
529	10	SPRUCE	25
530	12	SPRUCE	30

LEGEND

- SECTION CORNER
- FOUND IRON, MON., NAIL, PIPE
- SET IRON
- RECORDED
- MEASURED
- CALCULATED
- EXISTING DESCRIPTION
- UTILITY POLE
- EDGE OF WOODS
- BOTTOM OF BERM
- TOP OF BERM
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- TOP OF WALL
- CORRUGATED METAL PIPE INVERT
- TOP OF WALL
- EDGE OF WATER
- BOTTOM OF WALL
- EDGE OF WATER
- BUILDING CORNER/FINISHED GRADE
- MARKER
- WATER SHUT OFF
- CENTERLINE
- SAN. MH.
- CATCH BASIN BEEHIVE
- TOP OF CURB
- TOP OF BANK
- STORM MANHOLE
- TOP OF BANK
- BOTTOM OF BANK
- CATCH BASIN SQUARE
- LIGHT POLE
- GATE VALVE/WELL
- PROPOSED GRADE
- EXISTING GRADE
- PLAN PROPOSED GRADE NO LONGER APPLICABLE
- C.B. FILTER
- SILT FENCE
- DOWNSPOUT



SETBACK INFORMATION
ZONING = R1
FRONT = 45.8' (AVG.)
SIDE = 5'(MIN.), 20'(TOTAL)
REAR = 30'
BUILDING TO BUILDING MIN. = 20'

PROPERTY DESCRIPTION
T2N, R10E, SEC 26 THE HEIGHTS LOT 83
SITE BENCHMARK: NAIL IN 24" MAPLE TREE, ELEVATION=764.36 (CITY DATUM)
CITY BENCHMARK #18: BRASS DISC LOCATED AT THE SE CORNER OF CHESTERFIELD & REDDING, ELEVATION: 776.358 (CITY DATUM)

ADDRESS: 1141 LAKE PARK DR PID: 19-26-228-021
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REVISIONS			
04/24/24 ADD 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'	FIELD: VA/CS	SHEET SIZE 24 x 36	DRAWN BY: R.PERRI
DATE: 4/11/24	CHECKED: JSR, PE	TOPOGRAPHIC MAPPING UPON 1141 LAKE PARK DR PART OF SECTION 26, T2N, R10E CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN	
CLIENT: ALEXANDER & DANA BONDA			DRAWING NUMBER: 24-00164



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Bonda Residence

1141 Lake Park Drive
Birmingham, MI 48009

General Scope of Work

1. Construction of residence, attached garage, and detached gym with covered front and rear porches.

Building Code Information

1. Michigan Residential Code 2015

Zoning Information

ADDRESS / LOT # : 1141 LAKE PARK DRIVE /
PARCEL #19-26-228-021

ZONED : R1 (SINGLE-FAMILY RESIDENTIAL)

General Contractor

Mosher Dolan
2725 Nakota Rd.
Royal Oak, MI 48073
P: 248.258.9453

Architects

Krieger | Klatt Architects Inc. (Jeff Klatt R.A.)
2120 E. 11 Mile Rd.
Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275

Civil Engineer

Fenn & Associates, Inc.
14933 Commercial Drive
Shelby Twp., MI 48315
P: 586.254.9577 F: 586.254.9020

Structural Engineer

T.B.D.

Architectural Sheet Index	
SD.001	Title Sheet & Architectural Site Plan
X.101	Existing Lower Level Plan
X.102	Existing First Floor Plan
X.103	Existing Second Floor Plan
X.201	Existing Elevations
X.202	Existing Elevations
SD.101	Lower Level Plan
SD.102	First Floor Plan
SD.103	Second Floor Plan
SD.201	Exterior Elevations
SD.202	Exterior Elevations
SD.401	Exterior Renderings

Required Variances				
VARIANCES REQUESTED	REQUIRED	EXISTING	PROPOSED	VARIANCE AMOUNT
VARIANCE A: MINIMUM FRONT YARD SETBACK	45.80'	43.80'	43.80'	2.00'
VARIANCE B: MINIMUM TOTAL SIDE YARD SETBACK	20.00'	19.80'	19.60'	0.40'

Lot Coverage Requirements		
Lot Area	Allowed Coverage	Maximum Lot Coverage
13967 SF	30%	4190 SF

Minimum Open Space Requirement			
Total Lot Area	Minimum Open Space %	Open Space Required	Maximum Covered Space
13967 SF	40%	5587 SF	8380 SF

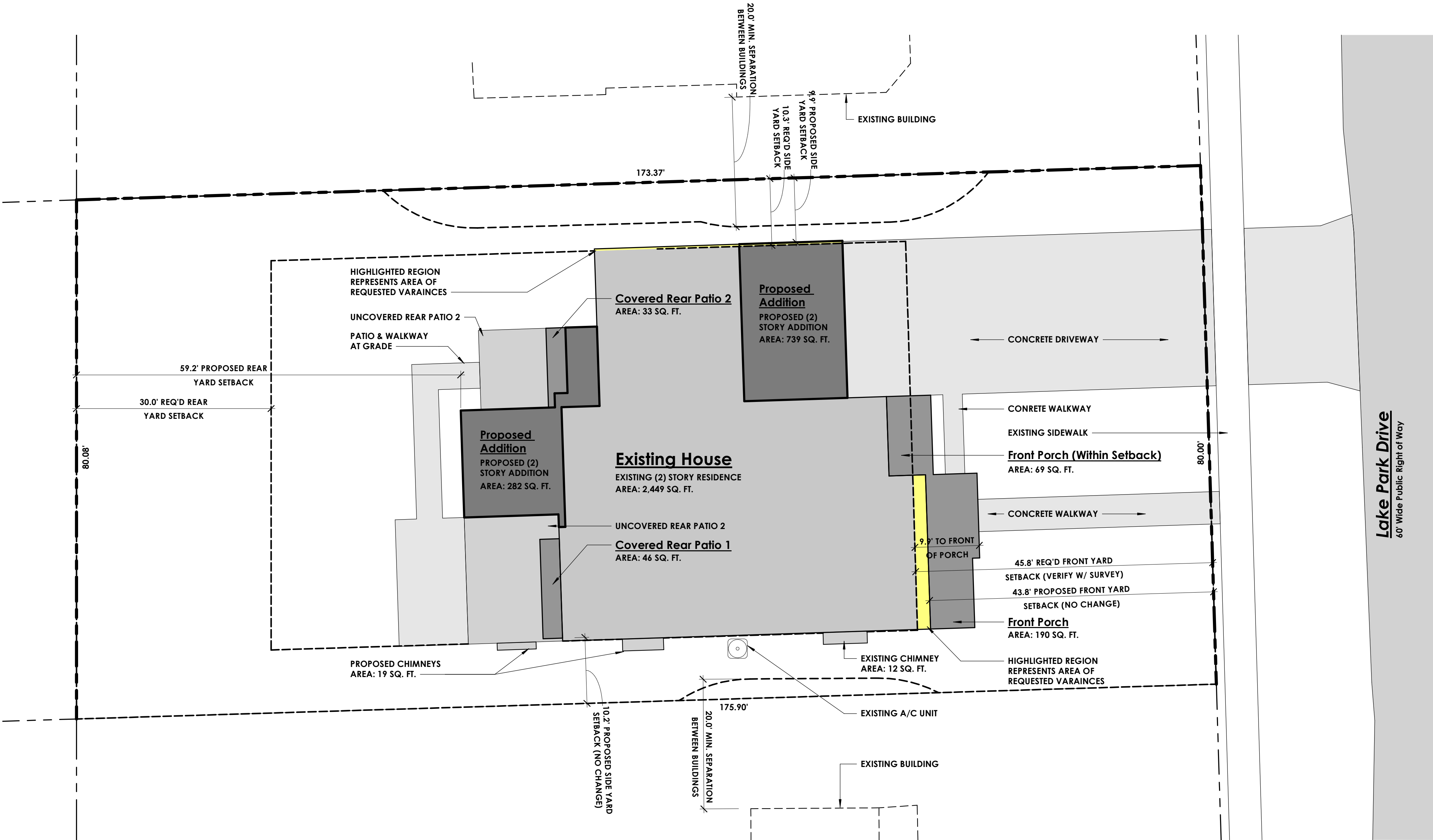
Required Building Setbacks				
Required Front Setback	Required (Small) Side Setback	Required (Large) Side Setback	Required Side Setbacks (Total)	Required Rear Setback
45.80'	9.70'	10.30'	20.00'	30.00'

Proposed Building Setbacks				
Proposed Front Setback	Proposed Side (Small) Setback	Proposed Side (Large) Setback	Total Proposed Side Setback	Proposed Rear Setback
43.80'	9.70'	9.90'	19.60'	59.20'

Building Height Requirements	
Maximum Building Height	Proposed Building Height
30.00'	24.75'

Lot Coverage Calculations	
Name	Area
House	2449 SF
Garage	739 SF
Front Porch (Behind Setback)	69 SF
Covered Rear Patio 1	46 SF
Covered Rear Patio 2	33 SF
Total Proposed Lot Coverage =	3336 SF

Open Space Calculations	
Name	Area
House	2449 SF
Driveway	1324 SF
Garage	739 SF
Uncovered Rear Patio 1	236 SF
Rear Uncovered Patio 2	215 SF
Front Porch	190 SF
Front Walkway	177 SF
Uncovered Rear Patio 2	125 SF
Rear Walkway	122 SF
Front Porch (Behind Setback)	69 SF
Covered Rear Patio 1	46 SF
Covered Rear Patio 2	33 SF
Chimney 1	12 SF
Chimney 2	12 SF
Chimney 3	7 SF
Total Covered Space	5756 SF



Architectural Site Plan

1" = 10'-0"

krieger klatt
ARCHITECTS
architecture interiors consulting
400 E. Lincoln Ave., Suite A1 Royal Oak, MI 48067
P: 248.414.9270 F: 248.414.9275
www.kriegerklatt.com

Client:

Alex & Dana Bonda

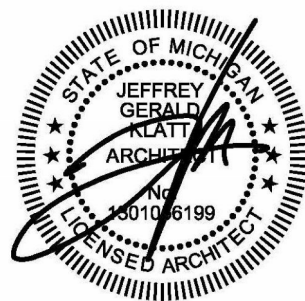
Project:

Bonda Residence
1141 Lake Park Drive
Birmingham, MI 48009

Issued:

07.12.2024 ZBA Submittal

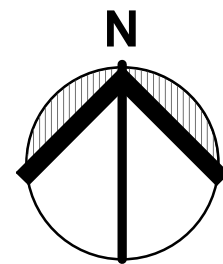
Seal:



Note:

Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in field.

North Arrow:



Sheet Title:

Title Sheet &
Architectural Site
Plan

Project Number:

24-036

Sheet Number:

SD.001

Client:

Alex & Dana Bonda

Project:

Bonda Residence
1141 Lake Park Drive
Birmingham, MI 48009

Issued:

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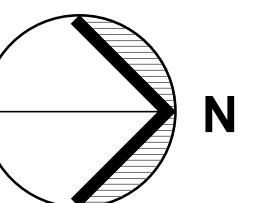
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Verify existing conditions in field.

North Arrow:



Sheet Title:

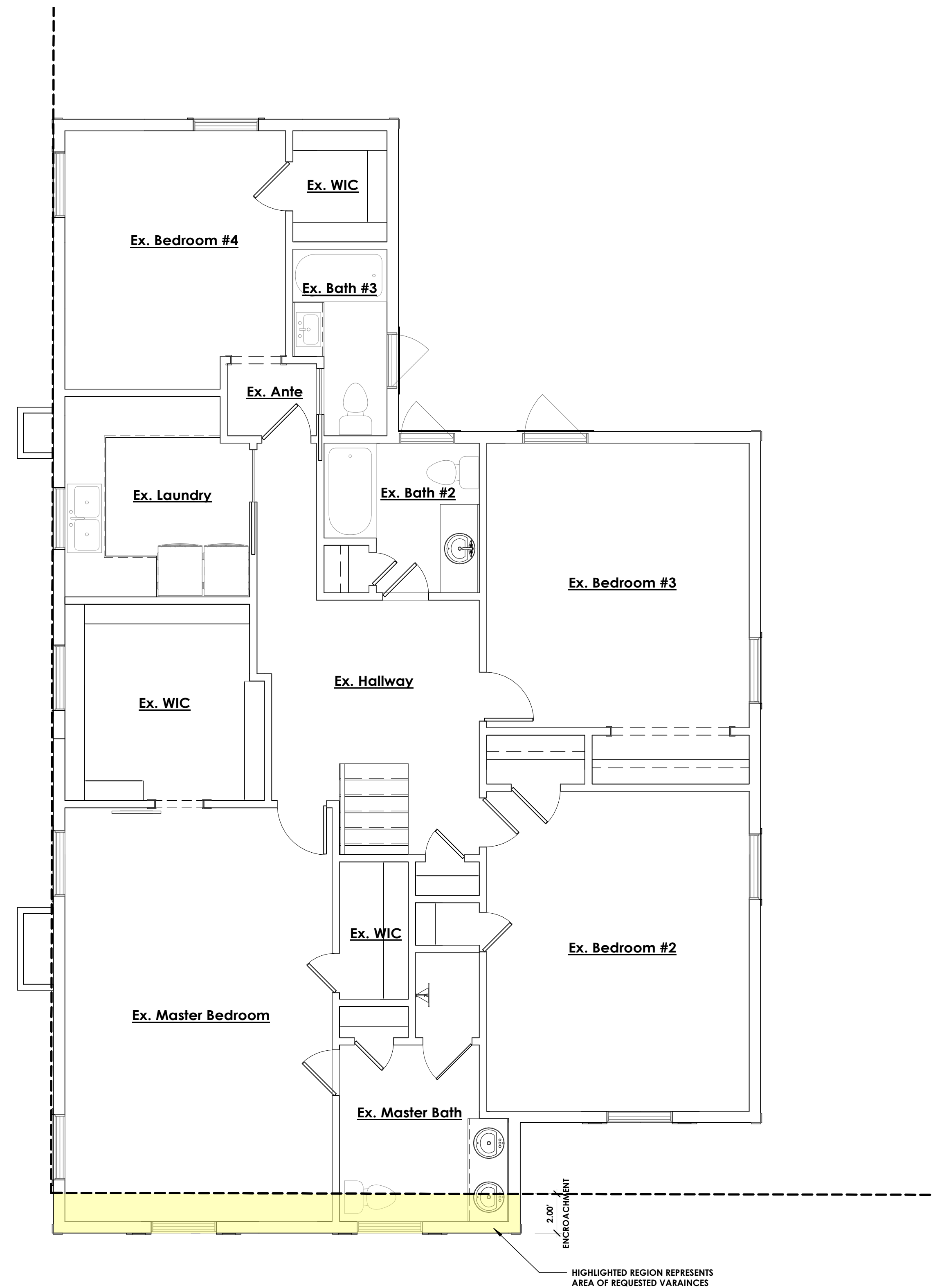
Existing Second Floor Plan

Project Number:

24-036

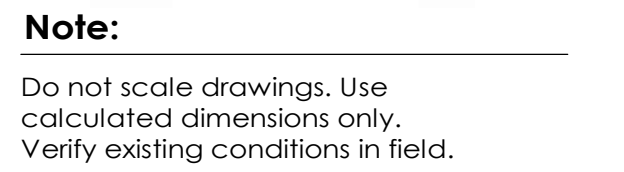
Sheet Number:

X.103



Existing Second Floor Plan

1/4" = 1'-0"



Existing Front (East) Elevation

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



Existing Right (North) Elevation

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


Existing Rear (West) Elevation

1/4" = 1'-0"

Proposed Second Floor Plan

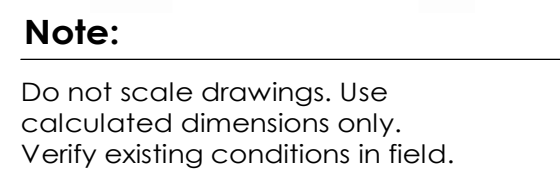


Proposed Left (South) Elevation

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


Proposed Front (East) Elevation

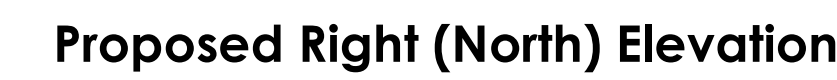
1/4" = 1'-0"

Seal: _____

Sheet Title:

Project Number:
24-036

SD.202



Proposed Rear (West) Elevation

1/4" = 1'-0"

[illegible]

June 28, 2024

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

Re: Zoning Variance Requests for 1141 Lake Park Drive

Board of Zoning Appeals Members,

I have reviewed the proposed building and structures at 1141 Lake Park Drive and I am aware of the dimensional variances the owners are requesting.

I am in full support of the proposed building and structures and recommend the Board to approve the proposed variances.

Sincerely,

Name: Jared Friedman

Address: 1192 Lake Park

June 28, 2024

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

Re: Zoning Variance Requests for 1141 Lake Park Drive

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I have reviewed the proposed building and structures at 1141 Lake Park Drive and I am aware of the dimensional variances the owners are requesting.

I am in full support of the proposed building and structures and recommend the Board to approve the proposed variances.

Sincerely,

Name:

Bradley G. Sewick

on behalf of
Bradley G. Sewick
Catherine Sewick
Owners

Address:

1109 Lake Park Drive, Birmingham, MI 48009

*This looks great Donna & Alex
We look forward to meeting you
and the boys & Brad*

June 28, 2024

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

Re: Zoning Variance Requests for 1141 Lake Park Drive

Board of Zoning Appeals Members,

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I am in full support of the proposed building and structures and recommend the Board to approve the proposed variances.

Sincerely,

Name: 
Justin Friedman (Jul 10, 2024 16:16 EDT)

Address: 1185 Lake Park Drive