

**CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, JANUARY 14, 2025
7:30 PM**

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) December 10, 2024 Minutes

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	732 Westchester Way	Robin Ballew	24-30	Dimensional
2)	1817 Sheffield	Mark Frizzo	24-31	Dimensional
3)	550 Henley	Jeff Heichel	24-32	Dimensional
4)				
5)				
6)				
7)				

6. CORRESPONDENCE

7. GENERAL BUSINESS

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.

JANUARY BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, December 10, 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, December 10, 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, Pierre Yaldo

Absent: Alternate Board Members Carl Kona, Donald Rogers

Staff: Building Official Johnson; City Transcriptionist Eichenhorn, Building Official Designee Zielke

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

3. Announcements

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.

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

Motion by Lilley

Seconded by Miller to approve the minutes of the BZA meeting of November 12, 2024.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

5. Appeals

1) 687 Davis Appeal 24-28

BOD Zielke presented the item, explaining that the owner of the property known as 687 Davis was requesting the following variances to construct a second floor addition to the existing non-conforming home:

- A. Chapter 126, Article 2, Section 2.10.2** of the Zoning Ordinance requires that front yard setback is the average of homes within 200.00 feet in each direction. The required is 25.28 feet. The existing and proposed is 20.14 feet. Therefore, a variance of 5.14 feet is being requested.
- B. Chapter 126, Article 2, Section 2.10.2** of the Zoning Ordinance requires that no side yard shall be less than 5.00 feet. The existing and proposed is 4.10 feet on the west side. Therefore, a variance of 0.90 feet is being requested.
- C. Chapter 126, Article 4, Section 4.30(C)1** of the Zoning Ordinance permits porches to project into the required front yard setback for a distance of 10.00 feet. The existing and proposed is 11.00 feet. Therefore, a variance of 1.00 feet is being requested.

Staff answered informational questions from the Board.

Ted File, appellant, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Public Comment

Frank Paizano supported the requested variances.

Motion by Hart

Seconded by Canvasser with regard to Appeal 24-28, A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that front yard setback is the average of homes within 200.00 feet in each direction. The required is 25.28 feet. The existing and proposed is 20.14 feet. Therefore, a variance of 5.14 feet is being requested; B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard shall be less than 5.00 feet. The existing and proposed is 4.10 feet on the west side. Therefore, a variance of 0.90 feet is being requested; and C. Chapter 126, Article 4, Section 4.30(C)1 of the Zoning Ordinance permits porches to project into the required front yard setback for a distance of 10.00 feet. The existing and proposed is 11.00 feet. Therefore, a variance of 1.00 feet is being requested.

Mr. Hart moved to approve the variances and tied approval to the plans as submitted. He noted that all three variances stemmed from the pre-existing non-conformities in the setbacks, that the variances would not increase the existing non-conformities, and that approval would do substantial justice to the appellant and the neighboring properties.

The Chair concurred with Mr. Hart, and added that the proposed construction did not require a variance.

Mr. Miller explained that the appeal was necessary because the home was positioned slightly askew on the lot. He said the proposal would not be contrary to the spirit and purpose of the zoning ordinance, nor would be contrary to any public health, safety, or welfare issue. He concluded that it is reasonable for homeowners to do required maintenance on their homes.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

6. Correspondence

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

7. General Business

BO Johnson announced that he would be retiring in May 2025, and that former Assistant Building Official Zielke was promoted to Building Official Designee.

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

9. Adjournment

No further business being evident, the Board motioned to adjourn at 7:46 p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

732 Westchester Way (24-30)

Hearing date: January 14, 2025

Appeal No. 24-30: The owner of the property known **732 Westchester way**, requests the following variances to construct a front and second floor addition to the existing non-conforming home:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that front yard setback is the average of homes within 200.00 feet in each direction. The required is 33.20 feet. The existing and proposed is 32.34 feet. Therefore, a variance of 0.86 feet is being requested.

B. Chapter 126, Article 4, Section 4.75 A (1) of the Zoning Ordinance requires that private attached garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of the principal residential building that is furthest setback from the front property line. The existing façade is 10.15 feet behind the garage. The proposed is 5.09 feet behind the garage. Therefore, a variance of 10.09 feet is being requested.

Staff Notes: This applicant is seeking to construct a front and second floor addition to an existing non-conforming home that was constructed in 1960.

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)

732 WESTCHESTER WAY 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: 732 Westchester Way		Lot Number: 287		Sidwell Number:	
II. OWNER INFORMATION:					
Name: Valerie Valentino and Patrick Graf					
Address: 732 Westchester Way		City: Birmingham		State: MI	Zip code: 48009
Email:* valentinovalerie1@gmail.com Patrick.Graf@gmail.com				Phone: 248-895-6388	
III. PETITIONER INFORMATION:					
Name: Robin Ballew		Firm/Company Name: Ballew Designs			
Address: 6523 Tamarack Dr.		City: Troy		State: MI	Zip code: 48068
Email: ballewdesings@gmail.com				Phone: 248-854-0545	
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. <i>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.</i> 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:					
<u>Please provide the following in your electronic submission:</u> ☐ 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: _____		
Robin Ballew					
Signature of Petitioner: _____			Date: _____		

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

ARTICLE I - Appeals

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

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

C. The order of hearings shall be:

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

D. Motions and Voting

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

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

ARTICLE II - Results of an Appeal

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

ARTICLE III - Rehearings

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

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

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

Robin Ballew Digitally signed by Robin Ballew
Date: 2024.12.02 11:50:59 -05'00'

Signature of Applicant

City of Birmingham BZA, letter of hardship or practical difficulty.

151 Martin St.
Birmingham MI. 48009

Property located at
732 Westchester Way.

A dimensional variance is being requested based on a practical difficulty.
A practical difficulty exists because the existing home is non-conforming with current distance between garage and front of the home.

Existing garage is set forward from the front of the existing home 10.15 feet and is encroaching into the front yard setback 0.86 feet. This creates a variance for the 5' minimum between the front of the house and the garage and because of the encroachment we have no way to meet the ordinance while keeping the existing garage location.

We are requesting a variance to keep the existing garage in the current non-conforming location. To mitigate the variance and bring the remaining house into a closer compliance with the zoning we are proposing an addition to the front of the home, a large porch and splitting the existing single 16' wide garage door into 2 smaller 8' wide doors.

Owners
Valerie Valentino and Patrick Graf

Valerie Valentino

Valerie Valentino
Valerie Valentino (Dec 2, 2024 19:48 EST)

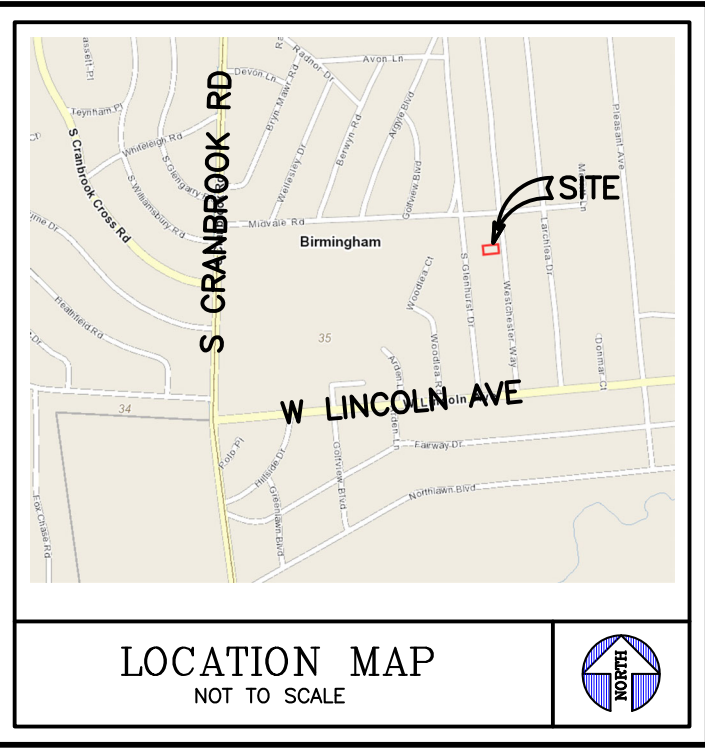
Patrick Graf

Patrick Graf
Patrick Graf (Dec 2, 2024 20:17 EST)

Architect
Robin Ballew
Ballew Designs LLC.
6523 Tamarack Dr.
Troy, MI 48098

Robin Ballew
robin ballew (Dec 2, 2024 11:48 EST)

02/12/24



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

LEGEND

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

TAG #	DIA. (IN.)	SPECIES	SPREAD (FT.)
569	15	MAPLE	30
570	10	SPRUCE	10
571	5	MAPLE	15
572	14	SPRUCE	20
573	16	SPRUCE	25
574	17	PINE	30
575	30	HICKORY	45
576	8	SPRUCE	15
577	9	SPRUCE	15
578	14	SPRUCE	20

EX. HOUSE #704	EX. HOUSE #706	EX. HOUSE #708	EX. HOUSE #732	EX. HOUSE #698	EX. HOUSE #694	EX. HOUSE #672
33.2'	31.8'	33.9'	33.2'	31.8'	34.6'	33.9'
WESTCHESTER WAY						
AVERAGE SETBACK FROM R.O.W. = 33.2'						
AVERAGE SETBACK DETAIL						
NOT TO SCALE						

PROPERTY DESCRIPTION
T2N, R10E, SEC 35 THE MEYER LAND COMPANY'S BIRMINGHAM
HIGHLANDS SUB NO 2 LOT 287 EXC N
15 FT & N 18 FT OF LOT 288

SETBACK INFORMATION
ZONING = R1
FRONT = 33.2' (AVG.)
SIDE = 5' (MIN.), 18.8' (TOTAL)
REAR = 30'
BUILDING TO BUILDING MIN. = 18.8'

ADDRESS: 732 WESTCHESTER WAY	PARCEL I.D. #19-35-178-021
CITY BENCHMARK #21: BACK OF WALK AT #1685 LINCOLN, ELEVATION: 735.980 (CITY DATUM)	
SITE BENCHMARK: MAG NAIL IN TREE TAG #569, ELEVATION: 750.78 (CITY DATUM)	
This drawing is the sole property of Fenn & Associates, Inc. and shall not be reproduced or replicated in any way without prior written permission from Fenn & Associates, Inc. Any unauthorized use and/or reproduction of this document is subject to legal action.	
REVISIONS	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/CY/CS
DATE: 11/13/24	CHECKED: JSR, PE
TOPOGRAPHIC MAPPING UPON 732 WESTCHESTER WAY	SHEET SIZE: 24 x 36
PART OF SECTION 35, T2N, R10E	DRAWN BY: R.PERRI
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN	
CLIENT: BALLEW DESIGNS	DRAWING NUMBER: 24-00315

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

CALL MISS DIG

72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG

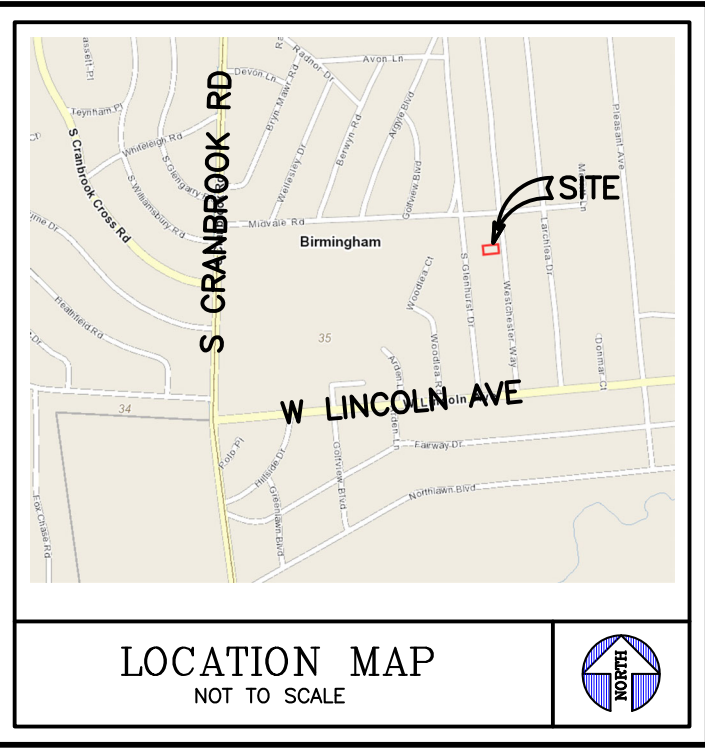
1-800-482-7171

OR

811

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES



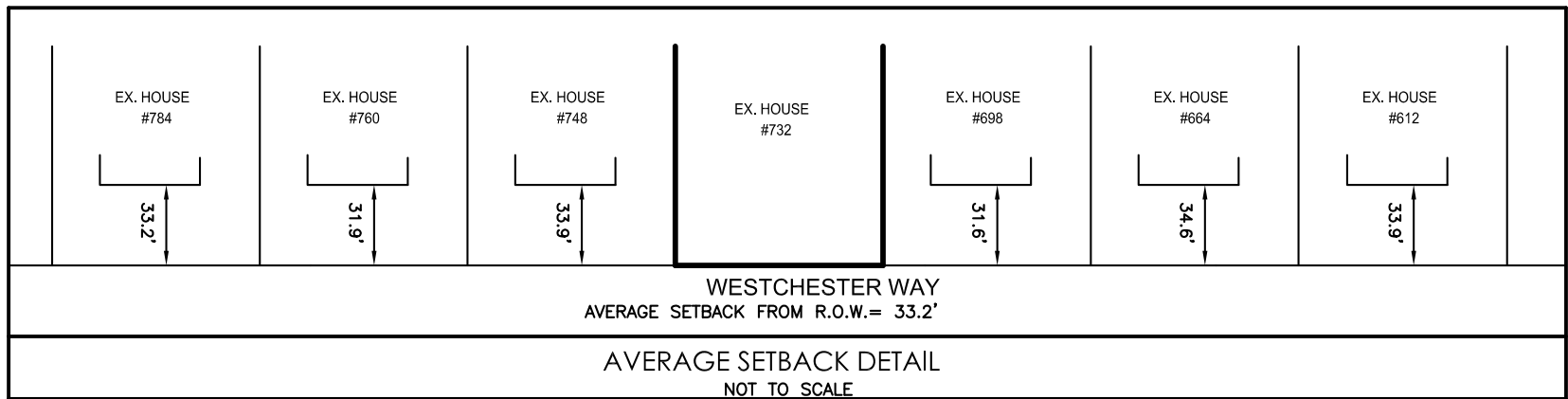


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- BUILDING CORNER/FINISHED GRADE
- MARKER
- WATER SHUT OFF
- CENTERLINE
- SANITARY MANHOLE
- CATCH BASIN BEEHIVE
- TOP OF CURB
- STORM MANHOLE
- TOP OF BANK
- BOTTOM OF BANK
- CENTERLINE
- CATCH BASIN SQUARE
- LIGHT POLE
- GATE VALVE/WELL
- PROPOSED GRADE
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574	17	PINE	30
575	30	HICKORY	45
576	8	SPRUCE	15
577	9	SPRUCE	15
578	14	SPRUCE	20



PROPERTY DESCRIPTION
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HIGHLANDS SUB NO 2 LOT 287 EXC N
15 FT & N 18 FT OF LOT 288

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SIDE = 5' (MIN.), 18.8' (TOTAL)
REAR = 30'
BUILDING TO BUILDING MIN. = 18.8'

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Extreme caution shall be utilized during construction when operating near overhead and/or buried utilities.

CALL MISS DIG

811

Know what's below.

72 HOURS (3 WORKING DAYS - EXCLUDING SAT., SUN. & HOLIDAYS)

CALL MISS DIG

1-800-482-7171

OR

811

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

ADDRESS: 732 WESTCHESTER WAY PARCEL I.D. #19-35-178-021

CITY BENCHMARK #21: BACK OF WALK AT #1685 LINCOLN, ELEVATION: 735.980 (CITY DATUM)

SITE BENCHMARK: MAG NAIL IN TREE TAG #569, ELEVATION: 750.78 (CITY DATUM)

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REVISIONS

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/CY/CS SHEET SIZE: 24 x 36 DRAWN BY: R.PERRI

TOPOGRAPHIC MAPPING UPON 732 WESTCHESTER WAY
PART OF SECTION 35, T2N, R10E
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

CLIENT: BALLEW DESIGNS

DRAWING NUMBER: 24-00315

RENOVATION AND ADDITIONS
VALENTINO GRAF

732 WESTCHESTER WAY
BIRMINGHAM MI

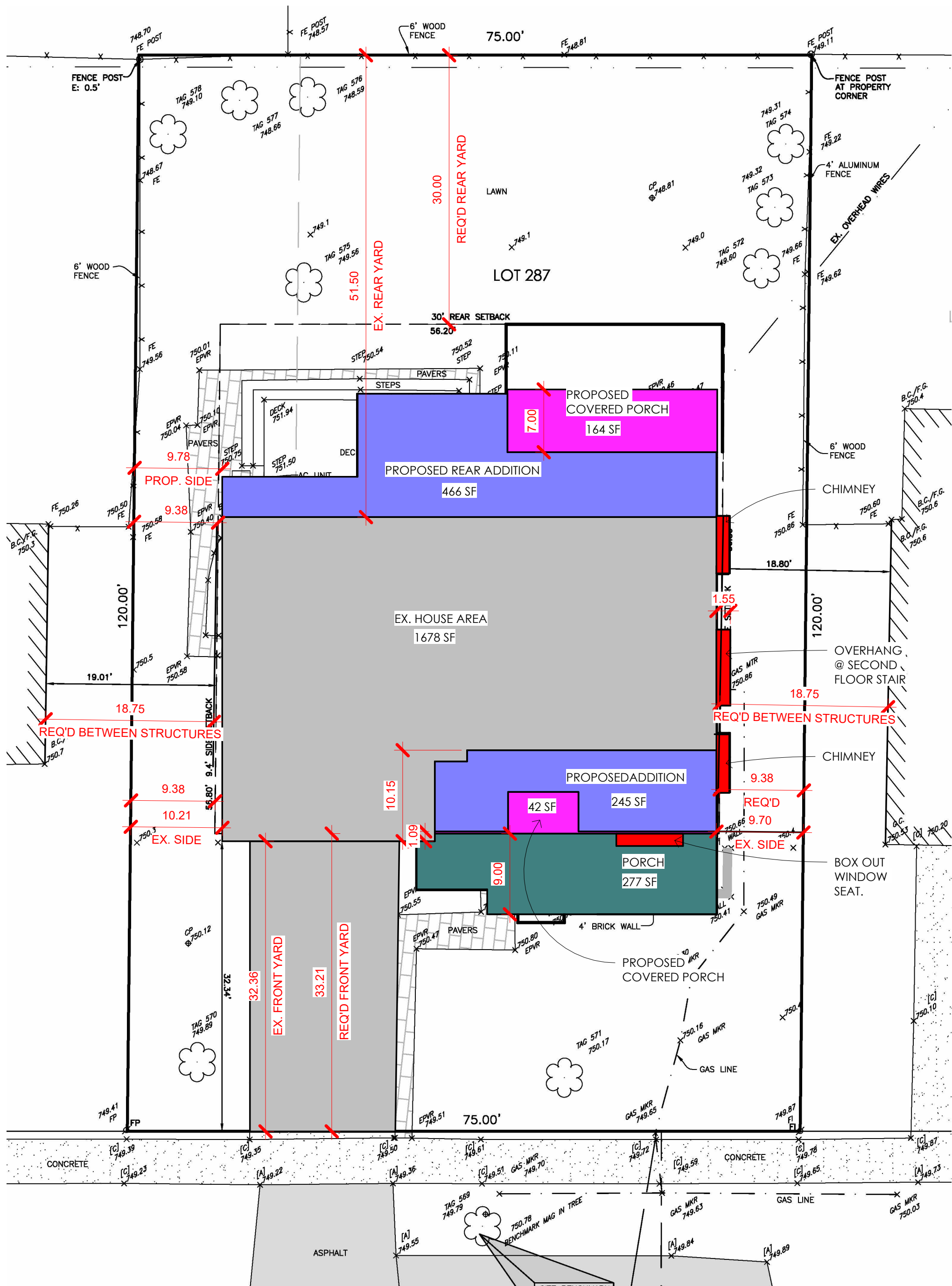
BIRMINGHAM ZONING REQUIREMENTS			
LOT AREA:	9000 SF		
MINIMUM OPEN SPACE:	3600 SF	40% of Lot Area	
MAXIMUM LOT COVERAGE:	2700 SF	30% of Lot Area	
EX. HOUSE AND GARAGE:	1678 SF		
PROPOSED ADDITIONS:	714 SF		466+248=714
PROPOSED PATIO AND PORCHES:	206 SF		42+164=206
PROPOSED DRIVE:	532 SF		
PROPOSED LOT COVERAGE:	2598 SF	2598/9000 = 28.8%	1678+714+206
PROPOSED OPEN SPACE:	5870 SF	5870/9000 = 65.2%	9000-2598-532

SETBACKS					
	FRONT YARD SETBACK	SIDE YARD SETBACK	SIDE YARD SETBACK	REAR YARD SETBACK	GARAGE SETBACK
1. REQUIRED	33.20	9.38	9.38	30.00	5.00
2. PROPOSED	32.34	10.21	9.70	37.50	-1.29
3. EXISTING	32.34	10.21	90.70	51.50	-10.15
4. CHANGE	0.00	0.00	0.00	14.00	-8.86
5. VARIANCE	0.86	0.00	0.00	0.00	8.86

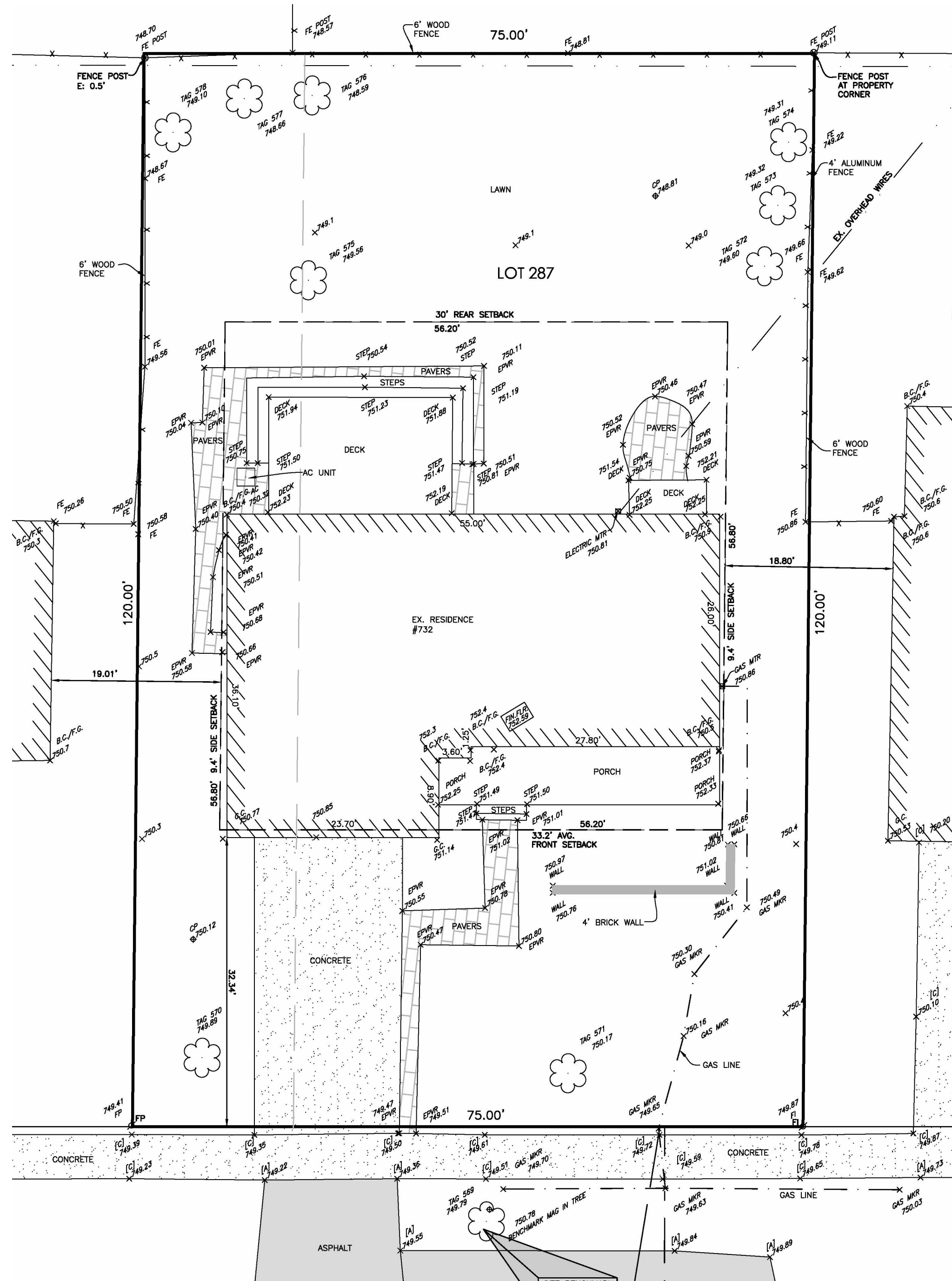
Area	
Name	Area
FIRST FLOOR	1820 SF
SECOND FLOOR	1951 SF
Grand total: 2	3771 SF

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Description
A-0	COVER SHEET	12/02/24	BZA-1
A-1.2	PLANS	12/02/24	BZA-1
A-2.1	ELEVATIONS	12/02/24	BZA-1
A-2.2	ELEVATIONS	12/02/24	BZA-1
EX-1	EXISTING CONDITIONS	12/02/24	BZA-1



1 SITE PLAN PROPOSED
A-0 SCALE: 1" = 10'-0"



2 EXISTING SURVEY
A-0 SCALE: 1" = 10'-0"



6523 TAMARACK DR.
TROY, MI 48068
248-854-0545
DALLEWDESIGNS@GMAIL.COM
WWW.DALLEWDESIGNSJLLC.COM

REVISIONS

NO.	DATE	DESCRIPTION
2	12/02/24	BZA-1

PROJECT NAME

VALENTINO GRAF
732 WESTCHESTER WAY
BIRMINGHAM MI

SHEET TITLE

COVER SHEET

SHEET DATA

SCALE: 1" = 10'-0"

JOB:

ISSUE DATE: 12/02/24

SHEET NUMBER

A-0



DATE	DESCRIPTION
12/02/24	BZA-1

VALENTINO GRAF
732 WESTCHESTER WAY
BIRMINGHAM MI

PLANS

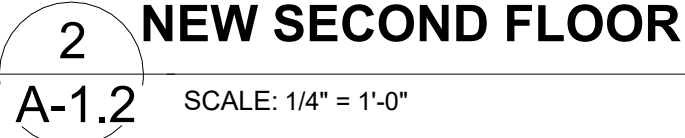
SCALE: 1/4" = 1'-0"

D:

ISSUE DATE: 12/02/24

SHEET NUMBER

A-1.2



Area	
Name	Area
FIRST FLOOR	1820 SF
SECOND FLOOR	1951 SF
Grand total: 2	3771 SF



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REVISIONS

NO.	DATE	DESCRIPTION
2	12/02/24	BZA-1

PROJECT NAME

VALENTINO GRAF
732 WESTCHESTER WAY
BIRMINGHAM MI

SHEET TITLE

ELEVATIONS

SHEET DATA

SCALE: 1/4" = 1'-0"
JOB:
ISSUE DATE: 12/02/24

SHEET NUMBER

A-2.1



2 WEST ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"

Window Schedule					
Mark	Type	Width	Height	Model	Count
A	23-1/2" x 65-1/2"	1' - 11 1/2"	5' - 5 1/2"	100-Series Casement	10
B	29-1/2" x 53-1/2"	2' - 5 1/2"	4' - 5 1/2"	100-Series Casement	13
C	17-1/2" x 35-1/2"	1' - 5 1/2"	2' - 11 1/2"	100-Series Casement	6
D	35-1/2" x 53-1/2"	2' - 11 1/2"	4' - 5 1/2"	100-Series Casement	6
E	29-1/2" x 47-1/2"	2' - 5 1/2"	3' - 11 1/2"	100-Series Casement	5
F	17-1/2" x 53-1/2"	1' - 5 1/2"	4' - 5 1/2"	100-Series Casement	4
G	17-1/2" x 23-1/2"	1' - 5 1/2"	1' - 11 1/2"	100-Series Casement	3
H	17-1/2" x 29-1/2"	1' - 5 1/2"	2' - 5 1/2"	100-Series Casement	3
J	35-1/2" x 29-1/2"	2' - 11 1/2"	2' - 5 1/2"	100-Series Casement	3
K	17-1/2" x 65-1/2"	1' - 5 1/2"	5' - 5 1/2"	100-Series Casement	2
L	23-1/2" x 23-1/2"	1' - 11 1/2"	1' - 11 1/2"	100-Series Casement	2
M	35-1/2" x 71-1/2"	2' - 11 1/2"	5' - 11 1/2"	100-Series Casement	2
N	29-1/2" x 29-1/2"	2' - 5 1/2"	2' - 5 1/2"	100-Series Casement	1
P	29-1/2" x 65-1/2"	2' - 5 1/2"	5' - 5 1/2"	100-Series Casement	1

61

EXTERIOR FINISHES		
Material: Mark	Material: Description	Material: Area
C	Face Brick	9 SF
G-1	5" ALUMINUM GUTTER	973 SF
M-1	CULTURED STONE	2268 SF
R-1	ASPHALT SHINGLE	3296 SF
R-2	STANDING SEAM METAL ROOFING	1078 SF
S-1	Allura Lap Smooth Lap 5 1/4"	1337 SF
S-2	Allura Shake Select Straight 7"	2894 SF
T-1	1X6 FASCIA, RAKE AND WINDOW TRIM	3094 SF
T-2	EXTERIOR TRIM	134 SF



1 EAST ELEVATION
A-2.1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
A-2.2 SCALE: 1/4" = 1'-0"



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REVISIONS

NO.	DATE	DESCRIPTION
2	12/02/24	BZA-1

PROJECT NAME

VALENTINO GRAF
732 WESTCHESTER WAY
BIRMINGHAM MI

SHEET TITLE

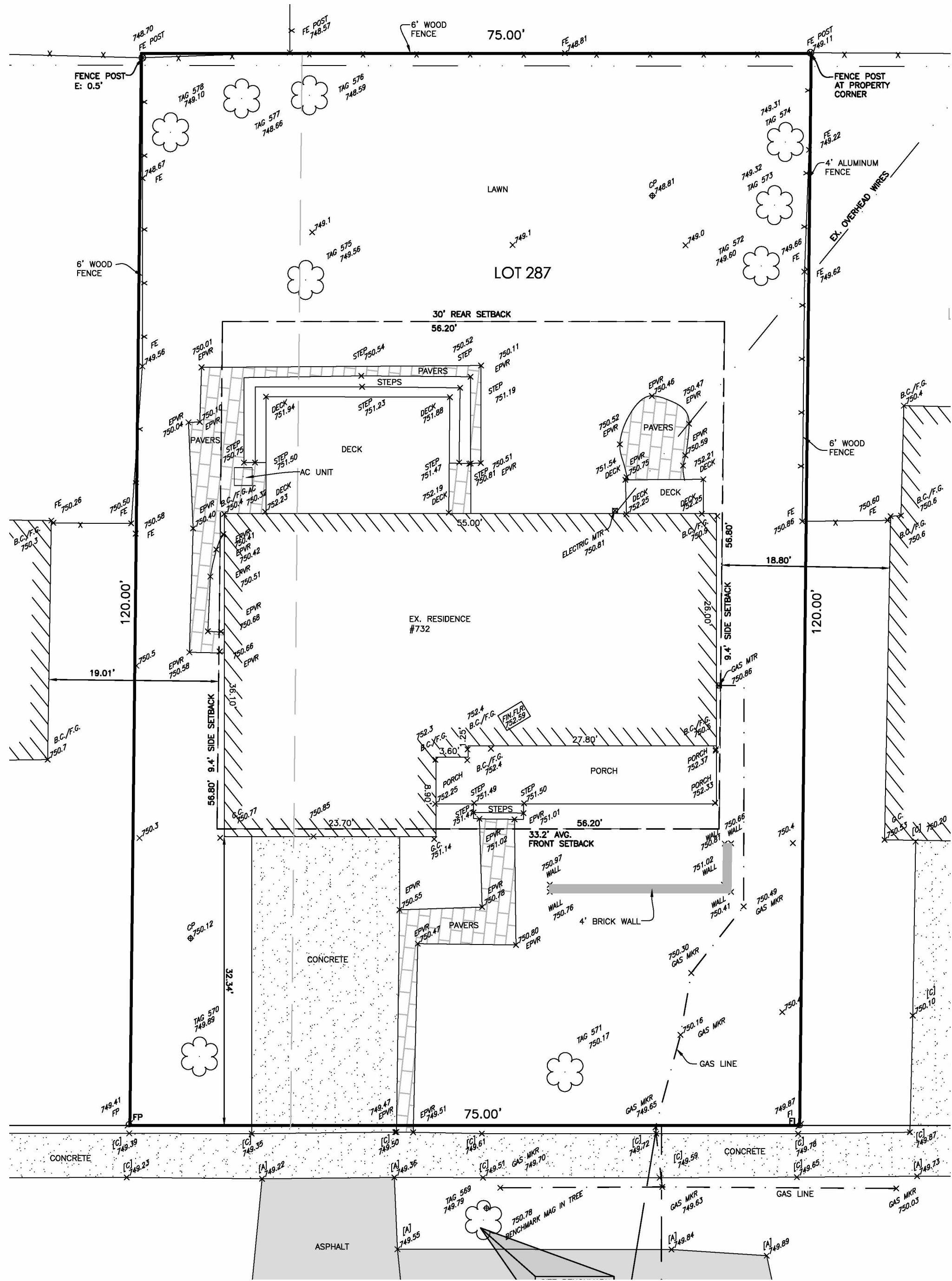
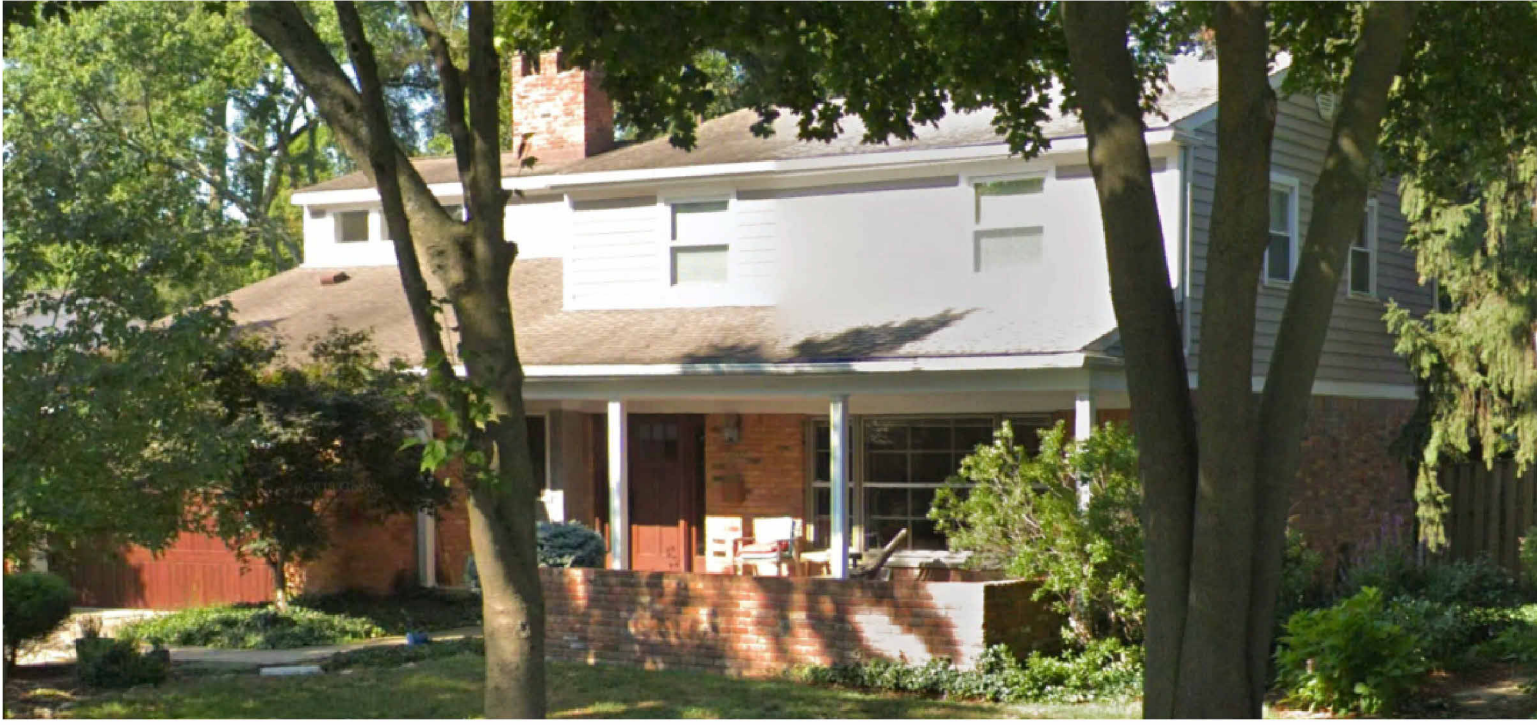
ELEVATIONS

SHEET DATA

SCALE: 1/4" = 1'-0"
JOB:
ISSUE DATE: 12/02/24

SHEET NUMBER

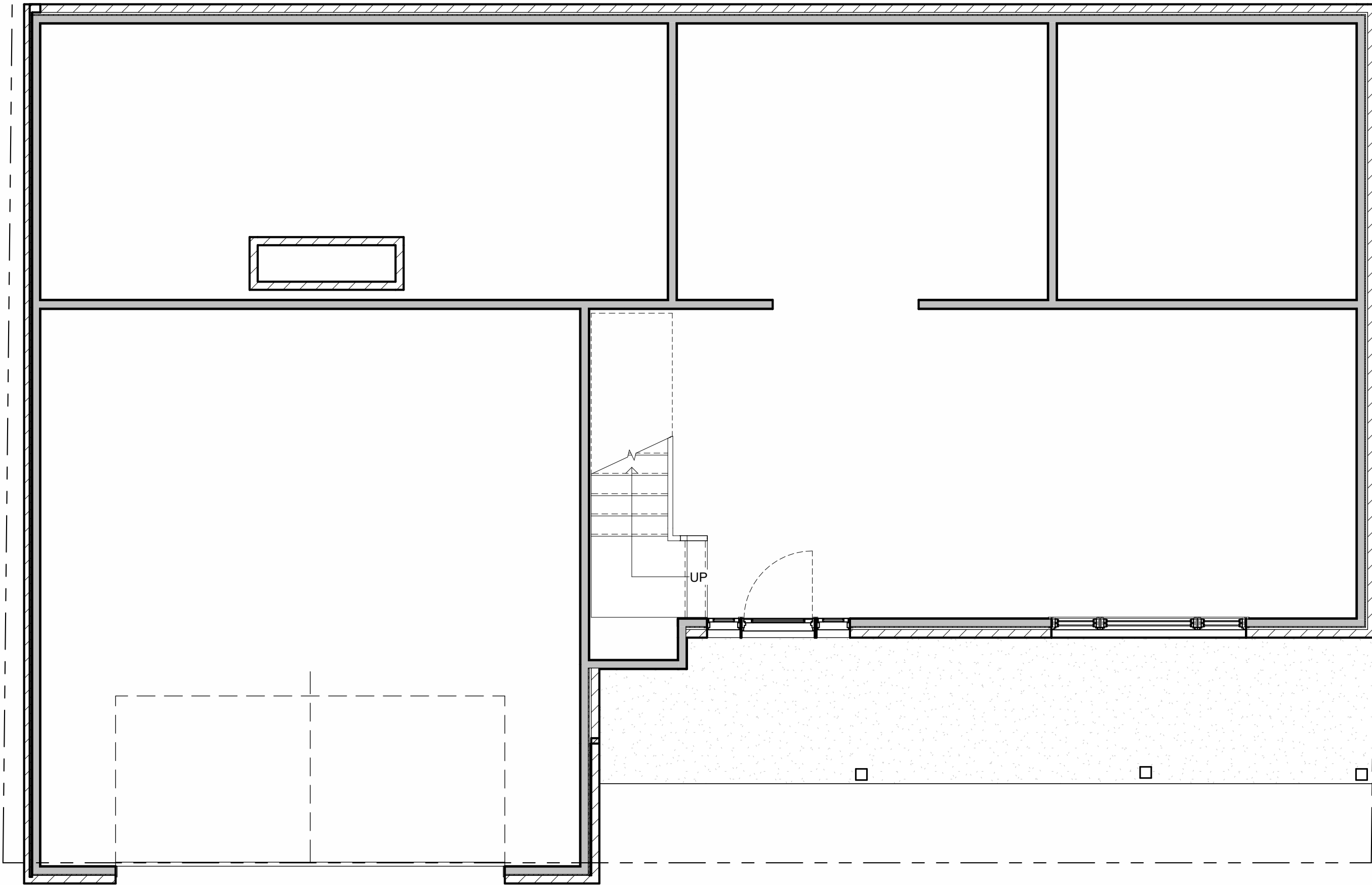
A-2.2



3 SURVEY EXISTING
EX-1 SCALE: 1" = 10'-0"



2 EXISTING EAST ELEVATION
EX-1 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR EXISTING
EX-1 SCALE: 1/4" = 1'-0"



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TROY, MI 48098
248-854-0545
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WWW.DALLEWDESIGNS.ILLCC.COM

REVISIONS

NO.	DATE	DESCRIPTION
2	12/02/24	BZA-1

PROJECT NAME

VALENTINO GRAF
732 WESTCHESTER WAY
BIRMINGHAM MI

SHEET TITLE

EXISTING CONDITIONS

SHEET DATA

SCALE: AS INDICATED
JOB:
ISSUE DATE: 12/02/24

SHEET NUMBER

EX-1

CASE DESCRIPTION

1817 Sheffield (24-31)

Hearing date: January 14, 2025

Appeal No. 24-31: The owner of the property known **1817 Sheffield**, requests the following variances to construct a rear addition, bay window and front porch to the existing non-conforming home:

A. Chapter 126, Article 4, Section 4.61 A (1) of the Zoning Ordinance requires that a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district which such building is located. This requirement shall not reduce the buildable width of any lot to less than 25.00 feet. The side setback required to maintain the 25.00 foot rule is 16.25 feet. The existing and proposed is 14.30 feet; therefore a variance of 1.95 feet is requested.

B. As stated in variance A above, Chapter 126, Article 4, Section 4.61 A (1) of the Zoning Ordinance requires a street side yard setback of 16.25 feet. The proposed second floor box bay projection has a proposed setback of 13.00 feet; therefore a variance of 3.25 feet is requested.

C. As stated in variance A above, Chapter 126, Article 4, Section 4.61 A (1) of the Zoning Ordinance requires a street side yard setback of 16.25 feet. The proposed front porch has a proposed setback of 15.50 feet; therefore a variance of 0.75 feet is requested.

Staff Notes: This applicant is seeking to construct a rear addition with a box bay and a covered front porch to an existing non-conforming home that was constructed in 1945. This location had variances granted in 1998 (minutes attached).

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

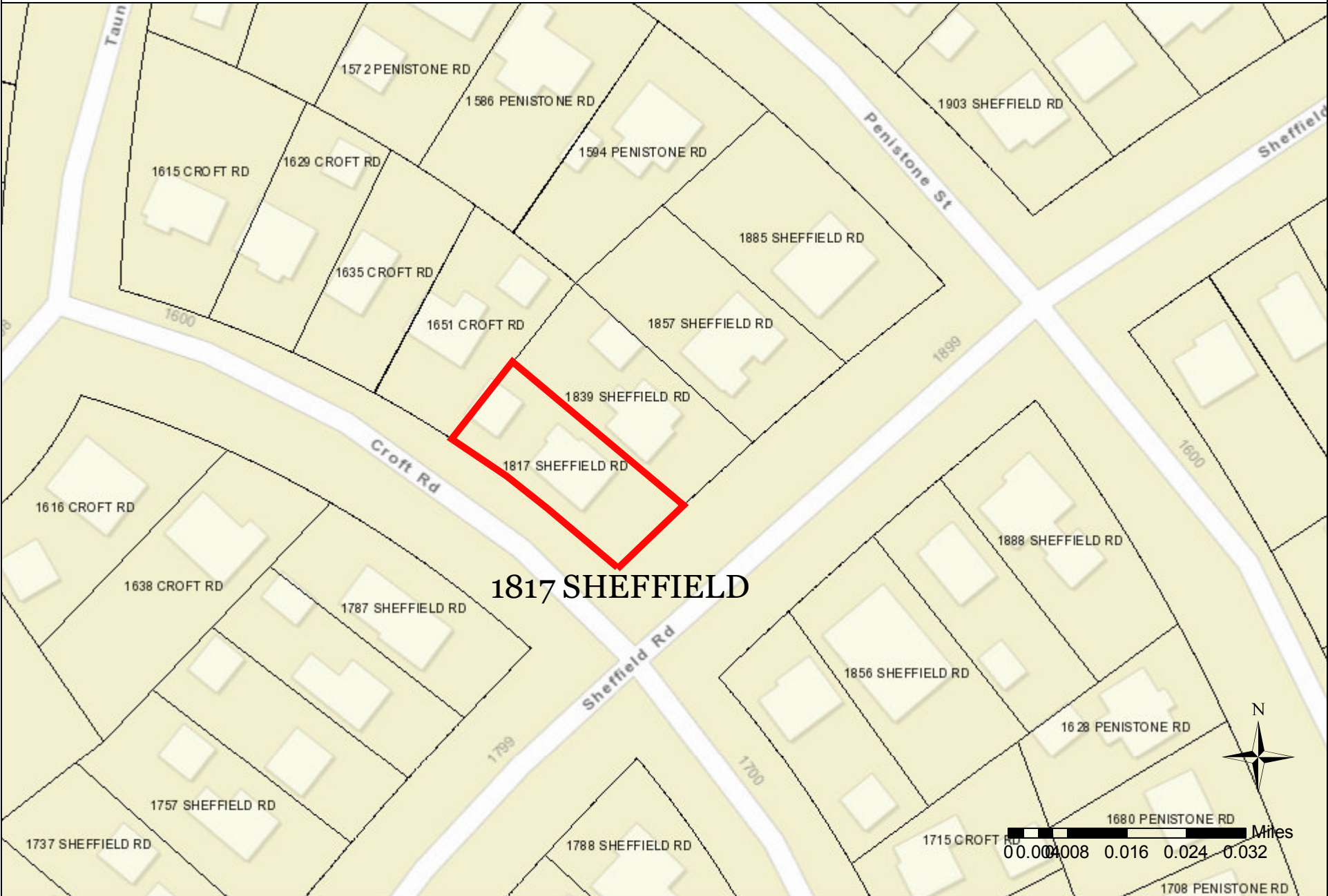
8.01 The Board of Zoning Appeals

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)

1817 SHEFFIELD MAP



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

APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

I. PROPERTY INFORMATION:

Address: 1817 SHEFFIELD	Lot Number: 203	Sidwell Number: 20-31-378-013
-------------------------	-----------------	-------------------------------

II. OWNER INFORMATION:

Name: DR. & MRS. M. FRIZZO			
Address: 1817 SHEFFIELD	City: BIRMINGHAM	State: MI	Zip code: 48009
Email: wendy.frizzo@corewellhealth.org		Phone: 248-882-0541	

III. PETITIONER INFORMATION:

Name: OWNER - SEE ABOVE	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. Applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

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

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

Variance Chart Example

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

V. REQUIRED INFORMATION CHECKLIST:

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

VI. APPLICANT SIGNATURE

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>Mark Frizzo</u>	Date: <u>12-6-24</u>
Signature of Petitioner: <u>Mark Frizzo</u>	Date: <u>12-6-24</u>

Dec. 4, 2024

City of Birmingham
Board of Zoning Appeals

Re: 1817 Sheffield
Dimensional Variance Request

Dear Board Members,

We plan to improve our house layout and 'Fill-in' Ground Floor porch space under the existing Second Floor to create an up-to-date Kitchen and Ground Floor Mud & Laundry room. Due to our dual frontages, this project requires 3 variances as follows:

Variance #1 - 1.95' Dimensional variance for Ground Floor Porch fill-in that is in our side frontage.

Variance #2 - 3.25' Dimensional variance to re-create a Bay Window on second floor that is in our side frontage.

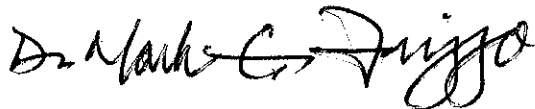
Variance #3 - 0.75' Dimensional variance for side of Front Porch that is in our side frontage.

All other Zoning requirements for Setbacks, Lot Coverage, and Open Space are met.

Because the unique condition that the Side Yard of our house is adjacent to all the Front Yards of houses on Croft Road, we have the Hardship of almost NO buildable footprint. This unique condition is provided for by a 25' min. buildable house width in the Zoning Ordinance. When this 25' dimension is applied to our existing house it is still 1.95' too close to Croft frontage. We are only asking to 'fill-in' Ground Floor Space in this area which already has Second floor space above AND this layout was granted an Variance in 1997. Likewise, the re-work of the Bay Window is an existing condition that was granted a variance and we are actually reducing the amount that that bay projects.

We are creating a new Covered Front Porch roof for practical covering at Front Door and the appropriate scaling of the Porch would only project 9".

We appreciate your assistance in this appeal.
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dr. Mark G. Frizzo". The signature is fluid and cursive, with the first name "Mark" being the most prominent.

Dr. & Mrs. M. Frizzo

- LEGEND**
- ⊕ EX. CATCH BASIN
 - EX. MANHOLE
 - ⊗ EX. WATER SHUTOFF
 - ⊘ EX. UTILITY POLE
 - EX. GUY ANCHOR
 - ⊙ EX. GAS METER
 - ⊙ EX. ELECTRIC METER
 - ⊙ EX. HVAC
 - EX. SIGN
 - FOUND IRON
 - SET IRON
 - EX. TREE
 - ⊙¹⁰²³ EX. TREE TAG & NUMBER
 - EX. TREE LINE
 - EX. FENCE
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATER MAIN
 - EX. ELECTRIC CABLE
 - EX. COMMUNICATION
 - EX. GAS LINE
 - EX. OVERHEAD LINE
 - EX. STONE WALL

DESCRIPTION:
T2N, R1E, SEC 31 SHEFFIELD
ESTATES LOT 203

BENCHMARKS:
BM = PK NAIL IN EAST SIDE OF
POWERPOLE, NORTHWEST CORNER OF
SHEFFIELD AND CROFT, ELEVATION: 740.74
(CITY OF BIRMINGHAM DATUM)
CITY OF BIRMINGHAM BENCHMARK #14
NORTHWEST CORNER OF SHEFFIELD
AND ETON, ELEVATION 741.304'

SITE ZONING:
R2 (SINGLE-FAMILY RESIDENTIAL)

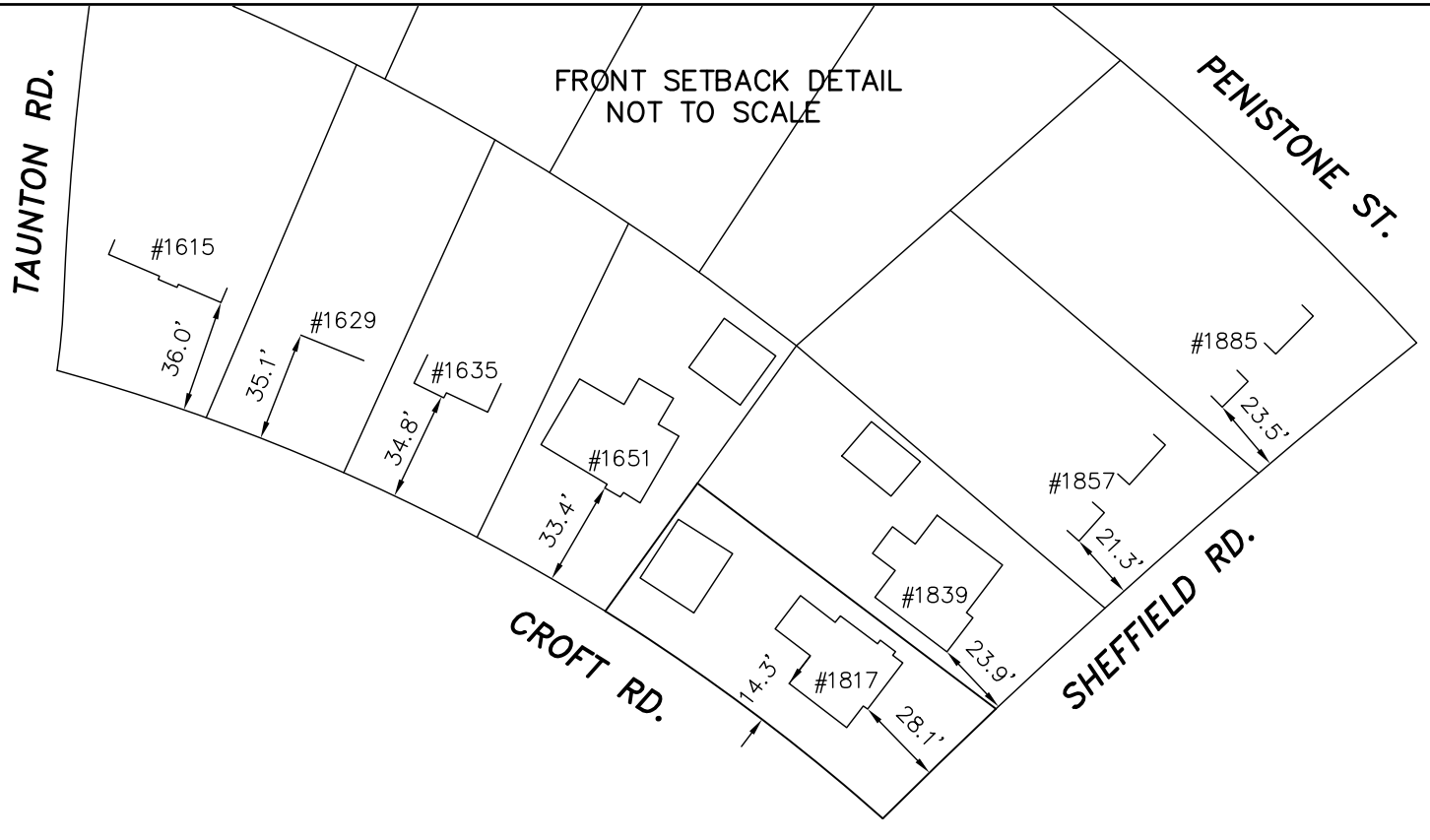
SETBACKS:
FRONT: SEE CALCULATION BELOW
REAR: 30 FT.
COMBINED FRONT & REAR: 55 FT.
SIDE: ONE SIDE LARGER OF 9 FT. OR 10%
OF TOTAL LOT WIDTH; 9 FT. OR 10%
TOTAL SIDE YARD 14 FT. OR 25%
OF TOTAL: 14 FT.

FRONT SETBACKS:
ADDRESS # EX. SETBACK
#1839 SHEFFIELD 23.9'
#1857 SHEFFIELD 21.3'
#1885 SHEFFIELD 23.5'
68.70 / 3 = 22.90 FT.
USE 25 FT.

ADDRESS # EX. SETBACK
#1615 CROFT 33.4'
#1635 CROFT 34.8'
#1629 CROFT 35.1'
#1615 CROFT 36.0'
139.30 / 4 = 34.8 FT.

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

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



[Signature]

NOTE:
BEARINGS BASED ON MICHIGAN
STATE PLANE COORDINATES,
NAD83, MICHIGAN SOUTH ZONE

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

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS
CONSTRUCTION LAYOUT

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

ALPINE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

46892 WEST ROAD
SUITE 109
NOVI, MICHIGAN 48377

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

811
Know what's below
Call before you dig.

CLIENT: **MARK AND WENDY FRIZZO**

TOPOGRAPHIC SURVEY

SECTION: 31
TOWNSHIP: 2N
RANGE: 11E
CITY OF BIRMINGHAM
OAKLAND COUNTY
MICHIGAN

1817 SHEFFIELD RD.

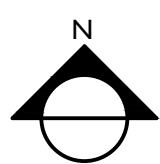
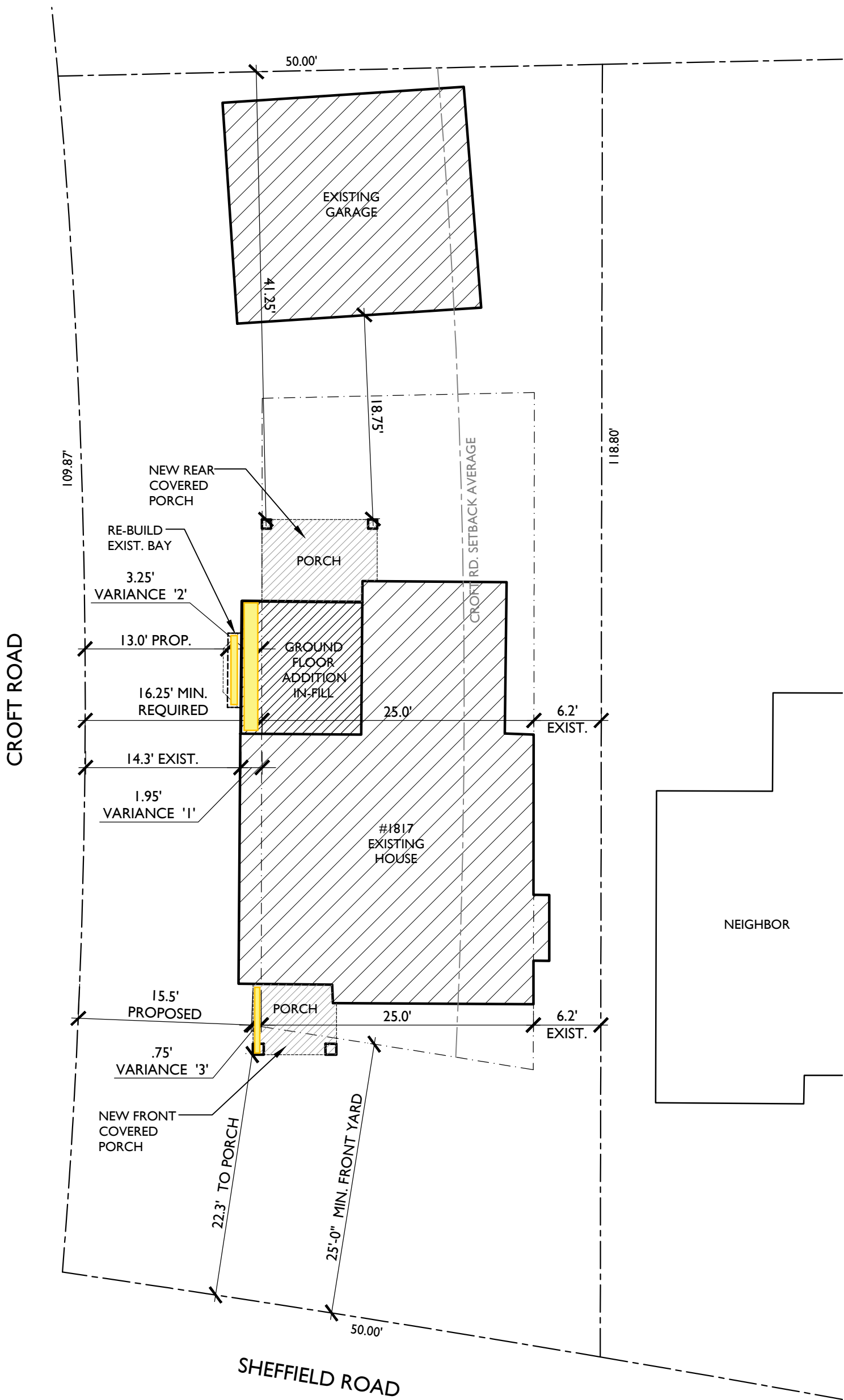
REVISED

ADD. DETAIL 10-9-24
PER CITY 11-18-24

DATE: 10-7-2024
DRAWN BY: GP
CHECKED BY: KEH

FBK: 420
CHF: RDF
SCALE: HOR 1"=10 FT.
VER 1"=1 FT.

1
24-742



SEE SURVEY PREPARED BY ALPINE ENGINEERING

SITE PLAN

1"=10'-0"

FRIZZO RESIDENCE

1817 Sheffield Rd, Birmingham, Mi

Site Data:

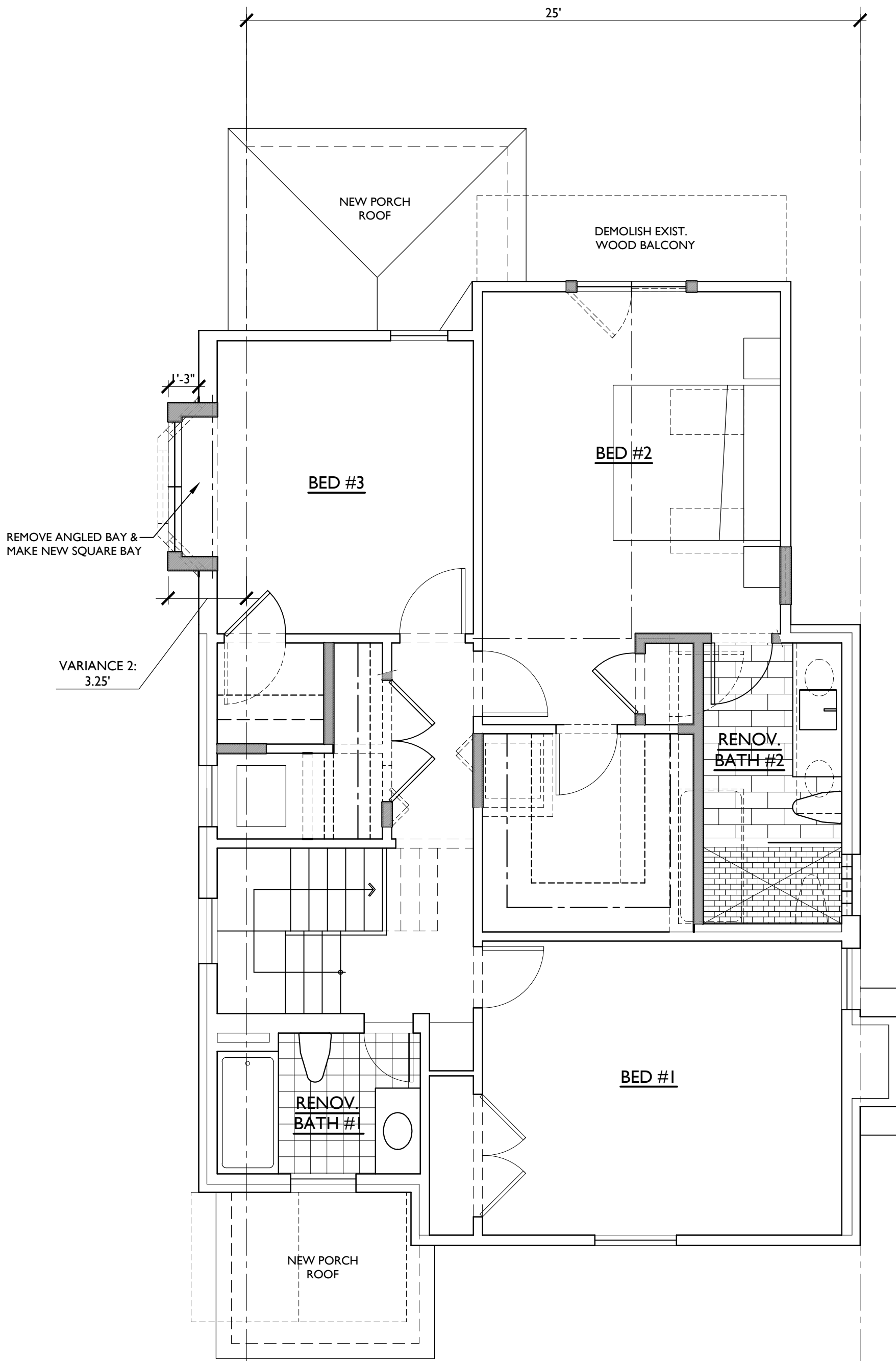
ADDRESS	1817 SHEFFIELD
ZONED	R-2 (SINGLE FAMILY RESIDENTIAL)
LOT AREA	5,716 SF +/-
LOT WIDTH	50'

ZONING DATA

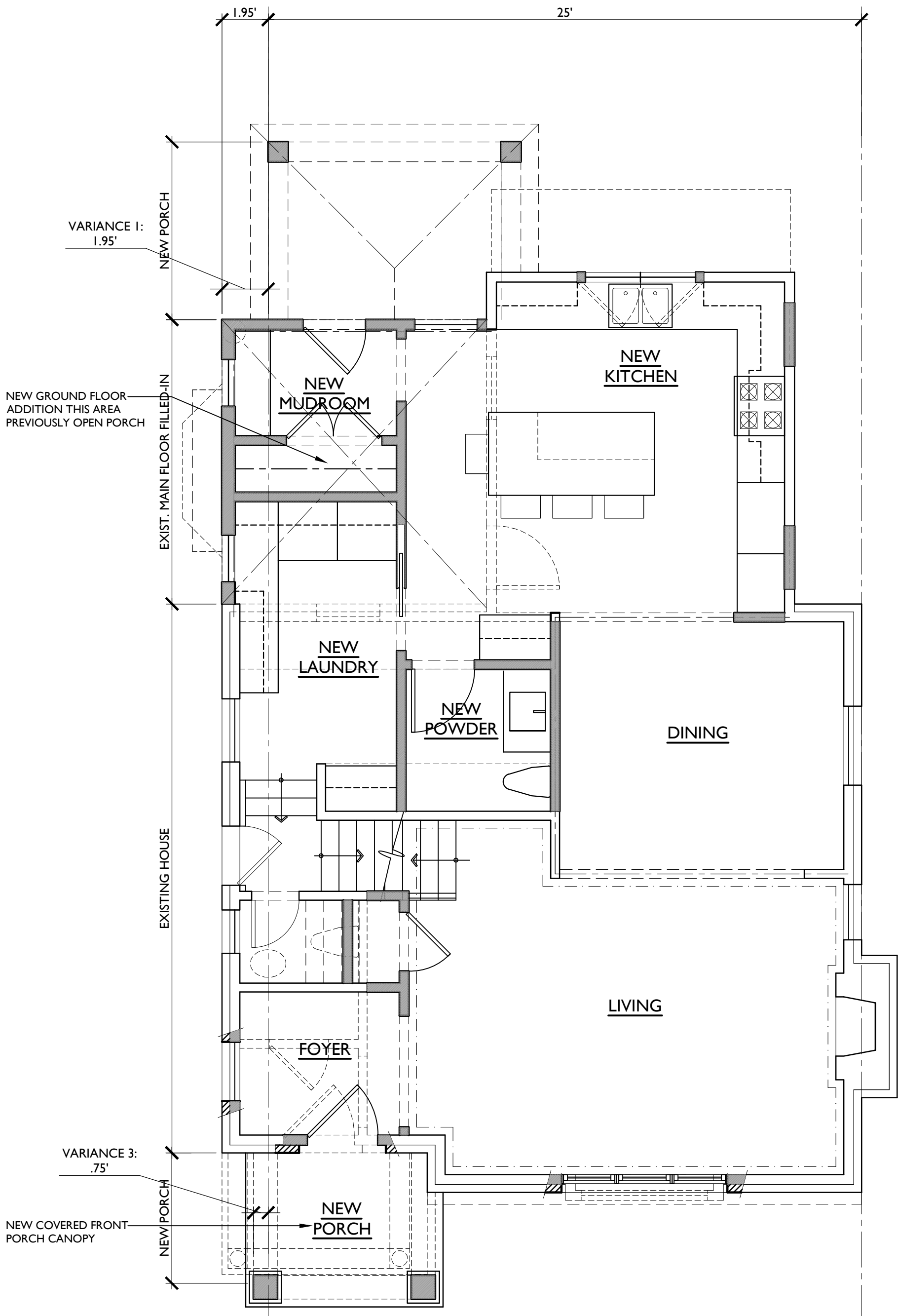
SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK - AVERAGE OF HOUSES WITHIN 200' SHEFFIELD FRONTAGE CROFT FRONTAGE	SEE SURVEY 32.90'	EXIST. TO REMAIN 34.80'
ONE SIDE SETBACK	9'	14.3' WEST SIDE EXIST. TO REMAIN
OTHER SIDE SETBACK	5'	6.19' EAST SIDE EXIST. TO REMAIN
TOTAL SIDES	14'	20.49' EXISTING TO REMAIN
REAR SETBACK	30'	SEE SURVEY

LOT COVERAGE	30 % MAX.
EXIST. HOUSE FOOTPRINT	972 SF
EXIST. GARAGE FOOTPRINT	455 SF
FRONT COVERED PORCH BEHIND FACE OF BLDG	15 SF
REAR COVERED PORCH ADDITION	80 SF
TOTAL COVERAGE AREA :	1,522 SF
LOT AREA COVERAGE	1,522 SF / 5,716 SF = 26.62 %

OPEN SPACE	40 % MIN.
HOUSE, ADDITIONS, & GARAGE FOOTPRINT	1,522 SF
DRIVEWAY	336 SF
EXISTING PATIOS & WALKS	555 SF
TOTAL IMPERVIOUS	2,413 SF
OPEN SPACE:	5,716 SF - 2,413 SF / 5,716 SF = 57.8 %

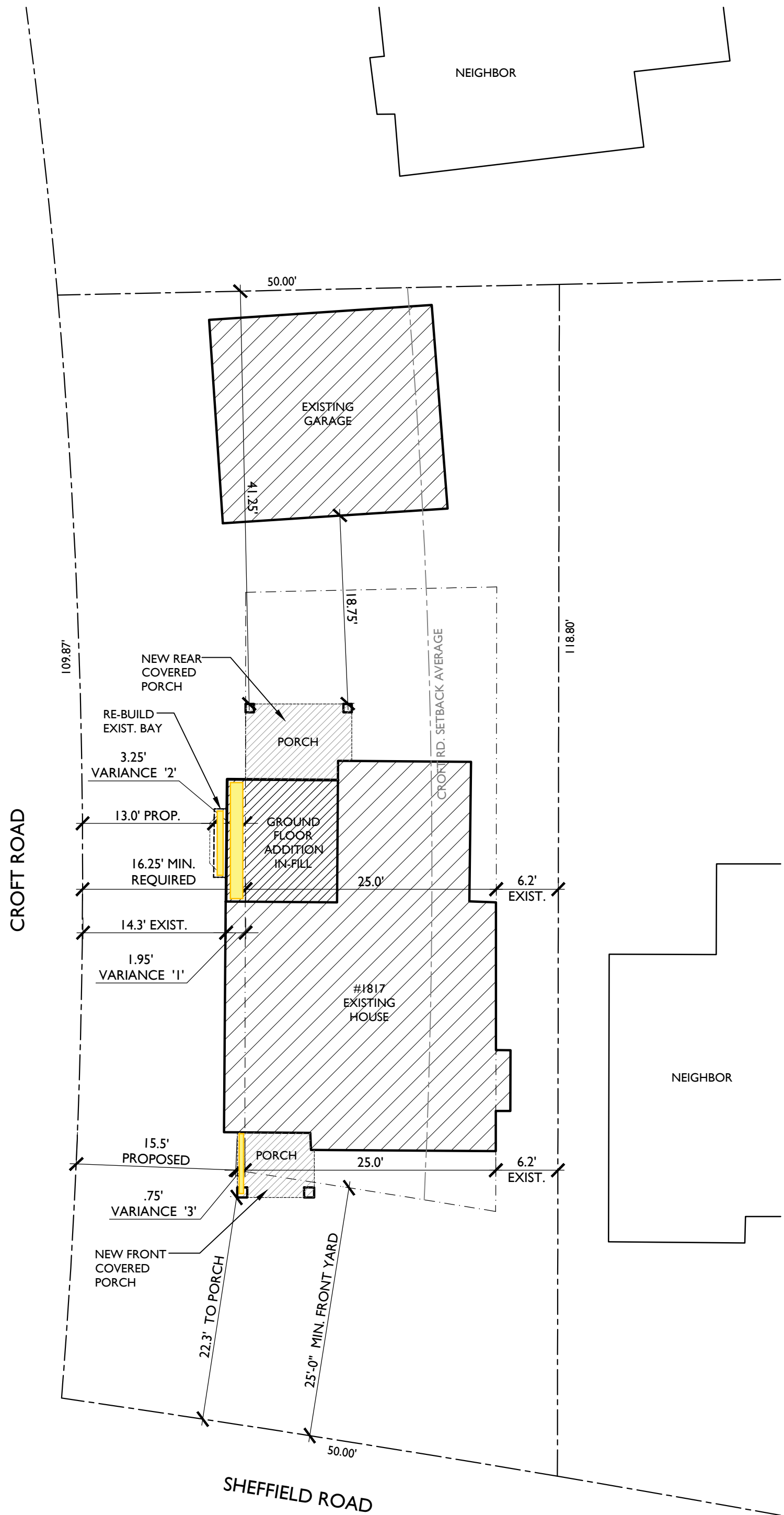


SECOND FLOOR PLAN
1/4"=1'-0"



GROUND FLOOR PLAN
1/4"=1'-0"

ITEM	REQUIRED	PROPOSED	VARIANCE AMOUNT
VARIANCE (1) HOUSE IN-FILL UNDER EXISTING FRONT YARD SETBACK (CROFT RD FRONTAGE)	16.25' FOR MAX. 25' BLDG.	14.3'	1.95'
VARIANCE (2) RE-CONSTRUCT EXIST. BAY FRONT YARD SETBACK (CROFT RD FRONTAGE)	16.25' FOR MAX. 25' BLDG.	13.0'	3.25'
VARIANCE (3) FRONT PORCH ADDITION FRONT YARD SETBACK (CROFT RD FRONTAGE)	16.25' FOR MAX. 25' BLDG.	15.5'	.75'



SITE PLAN
1"=10'-0"

FRIZZO RESIDENCE
1817 Sheffield
Birmingham, Mi

Glenda MEADS Architects
114 S. OLD WOODWARD AVE, SUITE 5, BIRMINGHAM, MI 48009
M (248) 514-2971 glenda@glendameads.com

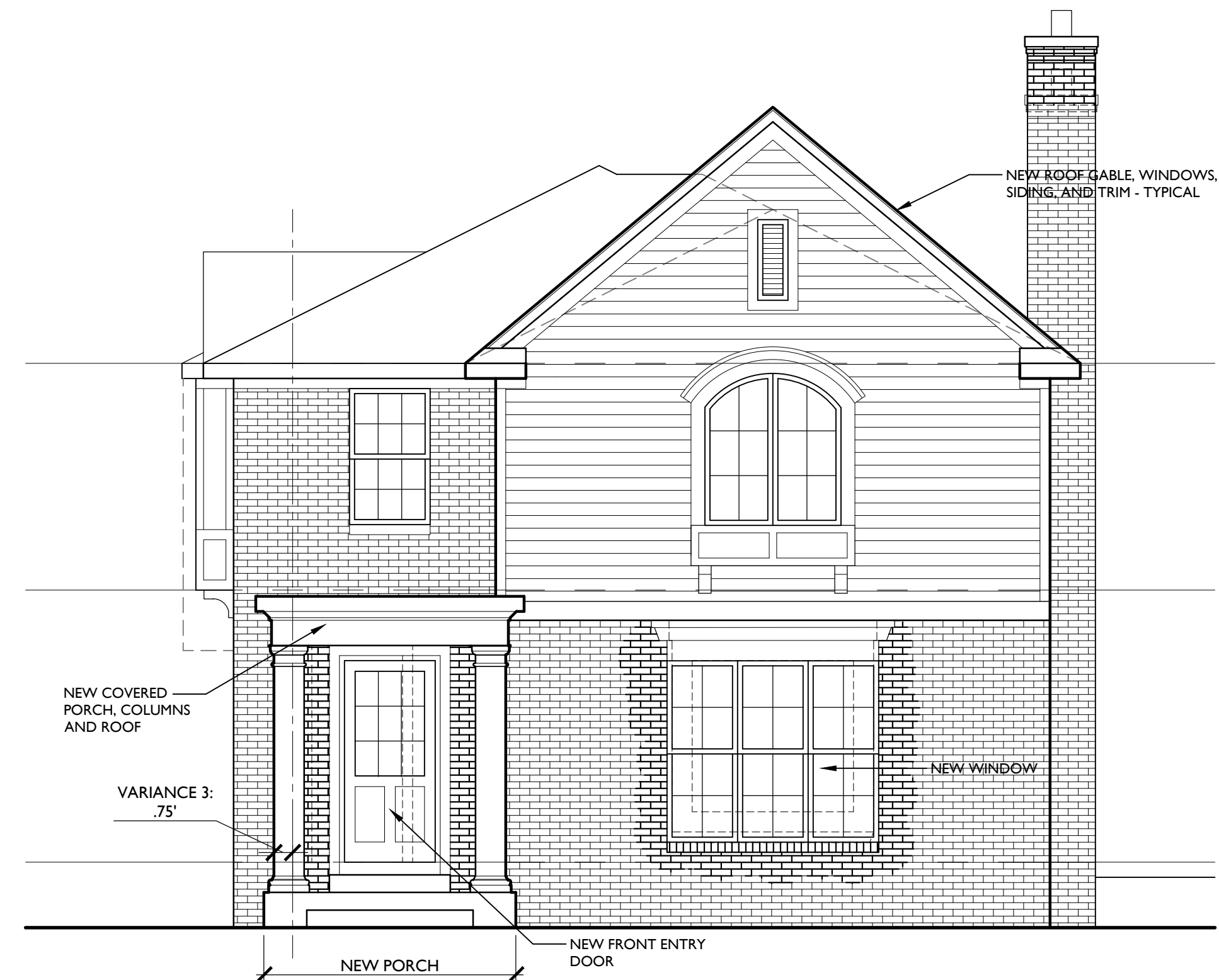
SITE & FLOOR
PLANS

04-24-24
PRE-LIM DESIGN
07-26-24
FINAL DESIGN
12-04-24
BZA

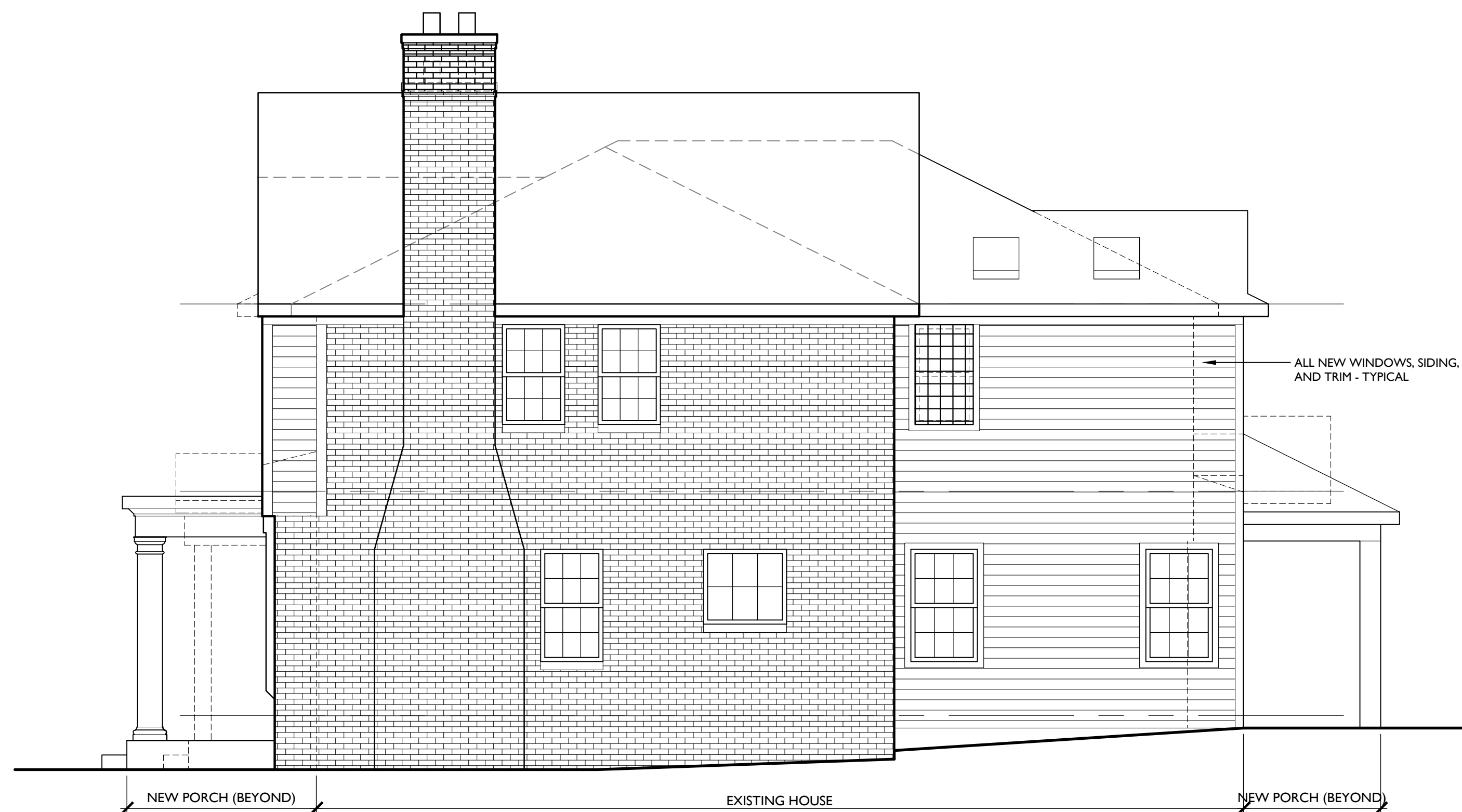
A100



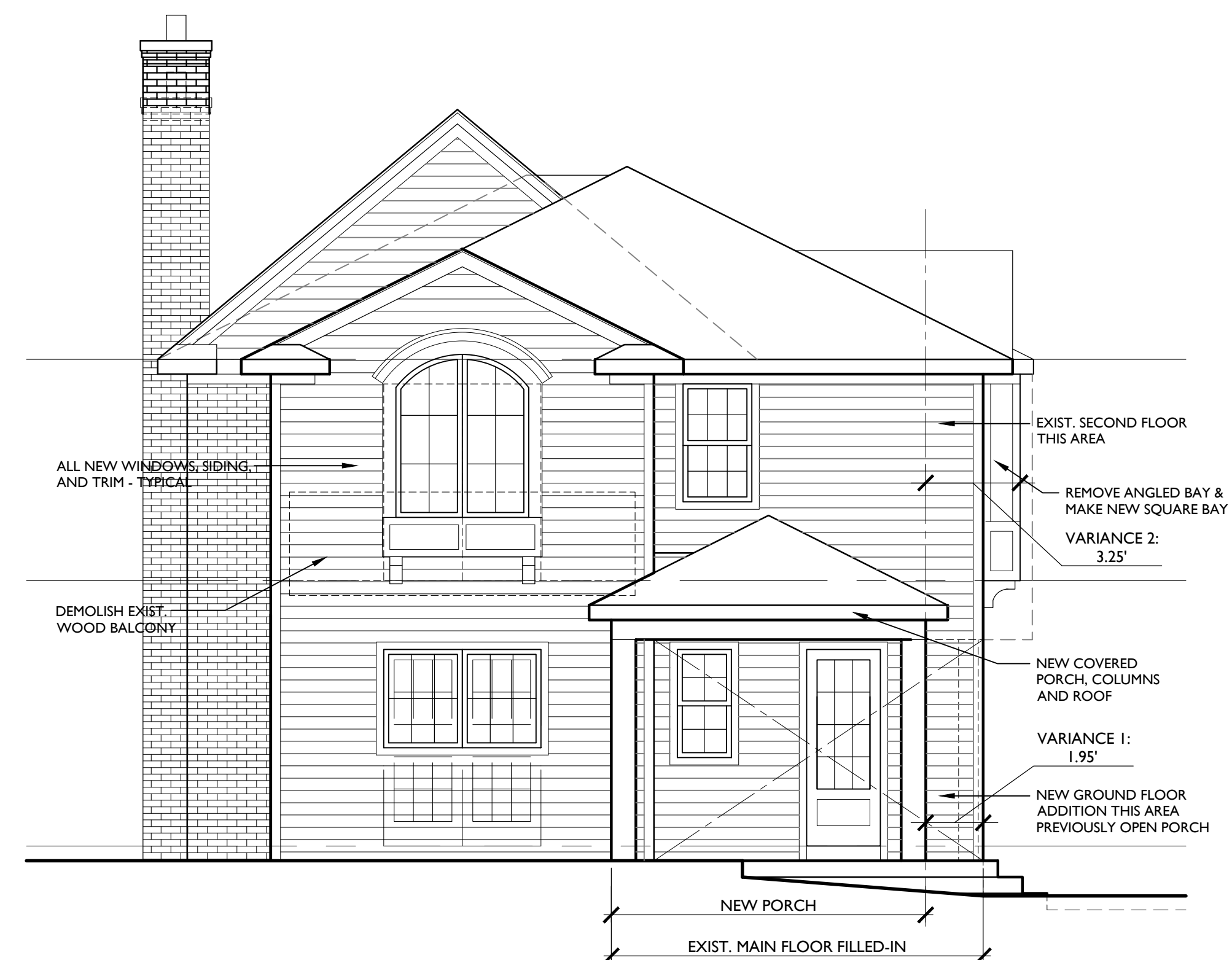
WEST (SIDE) ELEVATION
1/4"=1'-0"



FRONT (SOUTH) ELEVATION
1/4"=1'-0"



EAST (SIDE) ELEVATION
1/4"=1'-0"



REAR (NORTH) ELEVATION
1/4"=1'-0"

FRIZZO RESIDENCE
1817 Sheffield
Birmingham, Mi

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ELEVATIONS

04-24-24
PRE-LIM DESIGN
07-26-24
FINAL DESIGN
12-04-24
BZA

A200

FRIZZO APPEAL
1817 SHEFFIELD ROAD



FRIZZO APPEAL
1817 SHEFFIELD ROAD



Original
Approved
as submitted
3-10-98

BIRMINGHAM BOARD OF ZONING APPEALS PROCEEDINGS
TUESDAY, FEBRUARY 10, 1998

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on February 10, 1998. Chairman Cotton convened the meeting at 8 p.m.

Present: Chairman Kingsley Cotton, David Conlin, Thomas Hughes, Charles Lillie, Randolph Judd, Julia Richie, Ken Stamps

Absent: Bert Koseck

Administration: Jill Bahm, Planner
Chris Crawford, Development Coordinator
Mark Lewis, Building Official
Carole Salutes, Secretary

02-13-98

1817 SHEFFIELD
(Appeal 98-06)

Mark and Wendy Frizzo, the owners of the property known as 1817 Sheffield, request a variance to construct a two-story addition to the rear of an existing house, and to cover an existing porch.

Section 126-467 requires the side yard setback on the east side to be 28.9 ft. with 12.3 ft.

proposed (14.2 ft. existing) or a variance of 16.6 ft. required (two-story addition).

Section 126-446 (24) requires the front yard setback to be 25 ft. with 23.4 ft. proposed (28 ft. existing), or a variance of 1.6 ft. required (front porch).

This property is zoned R-2, Single Family Residential.

Nine letters of approval have been received from neighbors.

Ms. Bahm noted a building permit was applied for in June and approved in September. One of the City inspectors went out to do an inspection and discovered there is an encroachment into a required side-yard setback, so she issued a stop-work order. The encroachment is approximately 10 or 11 ft. This property is located on the corner of Sheffield and Croft and there are abutting interior lots that face Croft. Therefore the property is required to have the same side yard setbacks as the front yard setbacks for Croft. The Building Department failed to realize a larger setback was needed.

Mr. Mark Frizzo, the property owner, said it was their intention to do their best to supply the City with the things they requested and to follow the rules as best they could. Unfortunately, there was a human error made in the approval process. Now they find themselves with the addition having been constructed and they have to seek a variance.

Mr. Lillie determined from the petitioner that his lot is approximately 50 ft. wide.

No one in the audience wished to speak to this appeal

Motion by Mr. Lillie

Supported by Mr. Hughes that the variances as advertised be granted. Based on the information presented the petitioner has a practical difficulty with the width of this lot. In fact, if the petitioner had to comply with the setback requirements, he wouldn't be able to add much to the house. It would be a very narrow addition to the house. It is not something that was self-created. To make the petitioner comply with the Zoning Ordinance would be unduly burdensome. This is tied to the plans as presented.

Yeas: Lillie, Hughes, Cotton, Conlin, Judd, Richie, Stamps

Nays: None

Motion carried, 7-0.

CASE DESCRIPTION

550 Henley (24-32)

Hearing date: January 14, 2025

Appeal No. 24-32: The owner of the property known **550 Henley**, requests the following variances to construct an addition to the existing non-conforming home:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that front yard setback is the average of homes within 200.00 feet in each direction. The required is 34.60 feet. The existing and proposed is 24.50 feet. Therefore, a variance of 10.10 feet is being requested.

B. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the rear yard setback is a minimum of 30.00 feet. The existing is 12.10 feet and proposed is 7.40 feet. Therefore, a variance of 22.60 feet is being requested on the addition.

C. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum combined front and rear setback is 55.00 feet. The existing is 36.60 feet and proposed is 31.90 feet. Therefore, a variance of 23.10 feet is being requested.

Staff Notes: This applicant is seeking to construct an addition to an existing non-conforming home that was constructed in 1959 on an irregular shaped lot.

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)

550 HENLEY 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: 550 Hanley Street	Lot Number: Birmingham Forest Hills, Lot 141	Sidwell Number: 08-19-25-256-010
-------------------------------	---	-------------------------------------

II. OWNER INFORMATION:

Name: JEFF HENRICH			
Address: 550 Hanley Street	City: Birmingham	State: MI	Zip code: 48009
Email: jhenrich@bhamgov.org		Phone: 313 418 6099	

III. PETITIONER INFORMATION:

Name: Same as Owner	Firm/Company Name:	State:	Zip code:
Address:		City:	State:
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: 12/11/24

Signature of Petitioner: _____

Date: _____

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

ARTICLE I - Appeals

A. Appeals may be filed under the following conditions:

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

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

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

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

C. The order of hearings shall be:

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

D. Motions and Voting

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

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

ARTICLE II - Results of an Appeal

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

ARTICLE III - Rehearings

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

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

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



Signature of Applicant

December 11, 2024

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

Re: 550 Henley Street – BZA Application to Build a First Floor Primary Suite and Laundry; Homeowner's Response to Questions in Chapter 126, Article B, Section 8.01, 3. Variances

Thank you for considering our application for needed variance requests to facilitate the addition of a first floor primary suite and laundry on our property. In summary...

- We are requesting a dimensional variance(s) to add a first floor primary suite and laundry onto our colonial home. Our 65 year old house is set on a unique corner lot in Poppleton Park where the combination of the lot, placement on the lot, age and interior layout of our home lead to requiring several zoning variances for the addition.
- Our request is designed to provide a barrier-free first floor primary suite and laundry while aligning with the design and orientation of the rest of home and neighborhood. The unique lot shape supports this type of addition while maintaining significant green space.
- This request is for the minimum required – one story with a crawl space, no expansion of basement and a new total square footage (~3,150 SF) well below many new homes being constructed in our area.
- Square footage is not our focus, the safe and long-term utilization of our property is. We believe this request aligns with Birmingham's stated intention to support renovations / expansion of existing homes and is in line with the preliminary Aging in Place committee recommendations.

- Variances required to support build plan:

Variance Chart

Requested Variance	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	34.60 feet	24.50 feet	24.50 feet	10.10 feet
Variance B, Rear Setback	30.00 feet	12.10 feet	7.40 feet	22.60 feet
Variance C, Combined Front and Rear Setback	55.00 feet	36.60 feet	31.90 feet	23.10 feet

- In accordance with Chapter 126, Article 8, Section 8.01, we provide the following rationale regarding special conditions, hardship, public interest and substantial justice in support of our request:

Special Conditions:

- Home is currently non-conforming on a unique corner lot with depth measuring from 82' to 45'. This creates a practical difficulty in the utilization of our property with respect to setback requirements.
- House is non-conforming to front, rear and combined front and rear setbacks due to the irregular shape of lot and placement of home on lot (aerial view shown in Exhibit 1). Literal enforcement of current setback requirements on this lot would be burdensome and preclude any addition. In fact, current zoning requirements would preclude any reasonable home from being rebuilt on the lot.

- Specific setback and other information is included in ZBA Plot Plan and Topographic Survey completed by Greentech Engineering.
 - In light of these special conditions, we have designed a modest addition around the same setback parameters currently in place in all areas except the rear SW corner where an additional deviation was needed to accommodate a reasonable build footprint. Importantly, this one area is near where 3 neighboring lots converge (963 Warwick, 510 Henley and 550 Henley) and is nearest a stand alone garage having no adverse impact to anyone.
 - Addition is necessary to facilitate our long-term utilization of our property and address current and anticipated future health and safety needs.
- Hardship:
 - Unique existing conditions (irregular site and an existing non-conforming house) combine with current zoning regulations to create a practical difficulty to any home modification. The literal enforcement of current setback rules in these circumstances thereby creates a hardship as we work to reasonably harmonize our home with our needs. This addition is designed so we can more safely live in our home now and in the future as we age.
 - Specifically, the addition to our irregular shaped corner lot would address the following needs:
 - Locating daily and frequent activities to the main floor. Currently, laundry is in basement, master suite on second floor and main floor has only a half bath with a 24" door.
 - The need to minimize daily/frequent stair usage was highlighted when I fell down the entire 2nd floor stairway recently.
 - The addition is designed as barrier-free with doorways / shower that would accommodate any future mobility issues.

- This action is required now since construction is a long-lead item that must be executed prior to physical condition mandating it.

- **Public Interest:**

- Due to the orientation of our home and the location of the addition, our project would be in harmony with the neighborhood and not harm any public interests. To this end, our two adjacent neighbors have provided letters of support (see Exhibit 2) indicating they have no objection to the addition.
 - 963 Warwick (rear of our property) has a large detached garage and is the only structure close to the addition.
 - 510 Henley to the west would still have ~42' green area from their home to the westerly edge of the addition. This is well above average for side lots in Poppleton Park.
- In addition, we have actively demonstrated our commitment to the community:
 - My wife established and hosted 2 events for the "Ladies of Poppleton" (a group of >100 of our neighbors),
 - We have co-hosted the neighborhood block party the last 3 years, involved the Birmingham Fire Department each year and freely share available parking in front of our home.
 - We feel we make a difference in our community by initiating / participating in community "gathering" events.

- **Substantial Justice:**

- This request is being made for several reasons:
 - 1. We have chosen Poppleton Park as where we want to live because we love our home and city,
 - 2. Three of our five grandkids live in Birmingham and, most importantly,
 - 3. We know this is where we intend to stay and wish to proactively construct an addition to facilitate the safe and long-term enjoyment of our property on a very unusual but

treasured piece of land. We feel this solution provides substantial justice both to ourselves and our community.

Respectfully Submitted,

(Signatures shown on Exhibit 3)

Jeff Heichel
12.11.24

Julie Heichel
12.11.24

EXHIBIT 1

Aerial View of 550 Henley Reflects the Unique Lot Shape and Orientation of Home (Lines Approximated by Homeowner)



EXHIBIT 2

Letters of Support From Adjacent Neighbors

Letter of Support

December 7, 2024

To: City of Birmingham Zoning Board

Our neighbors at 550 Henley Street, Jeff and Julie Heichel, have shared their plans to build an addition on the west end of their home. As their adjacent neighbor at 963 Warwick Street, I wanted to let the Zoning Board know that we have no objection to this plan.

Thank you,



(248) 302.7929

Nick Freund
963 Warwick Street
Birmingham, MI
48009

Letter of Support

December 7, 2024

To: City of Birmingham Zoning

Our neighbors at 550 Henley Street, Jeff and Julie Heichel, have shared their plans to build an addition on the west end of their home. As their adjacent neighbor at 510 Henley Street, I wanted to let the Zoning Board know that we have no objection to this plan.

Thank you,



Pete Glasier
510 Henley Street
Birmingham, MI
48009

248-321-1153

EXHIBIT 3

Signature Page

- We have co-hosted the neighborhood block party the last 3 years, involved the Birmingham Fire Department each year and freely share available parking in front of our home.
- We feel we make a difference in our community by initiating / participating in community "gathering" events.

- **Substantial Justice:**

- This request is being made for several reasons:
 - 1. We have chosen Poppleton Park as where we want to live because we love our home and city,
 - 2. Three of our five grandkids live in Birmingham and, most importantly,
 - 3. We know this is where we intend to stay and wish to proactively construct an addition to facilitate the safe and long-term enjoyment of our property on a very unusual but treasured piece of land. We feel this solution provides substantial justice both to ourselves and our community.

Respectfully Submitted,



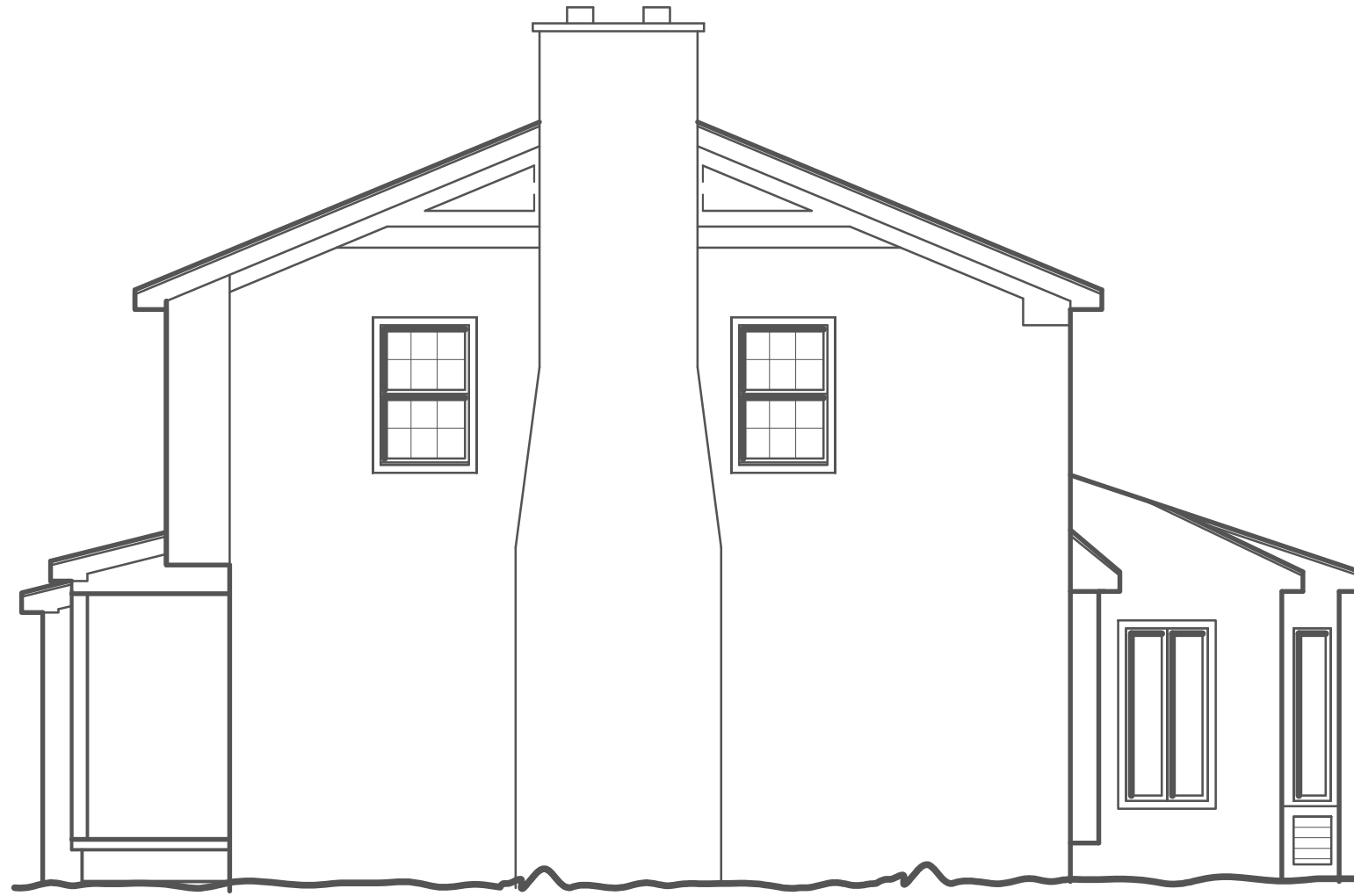
Jeff Heichel
12.11.24



Julie Heichel
12.11.24



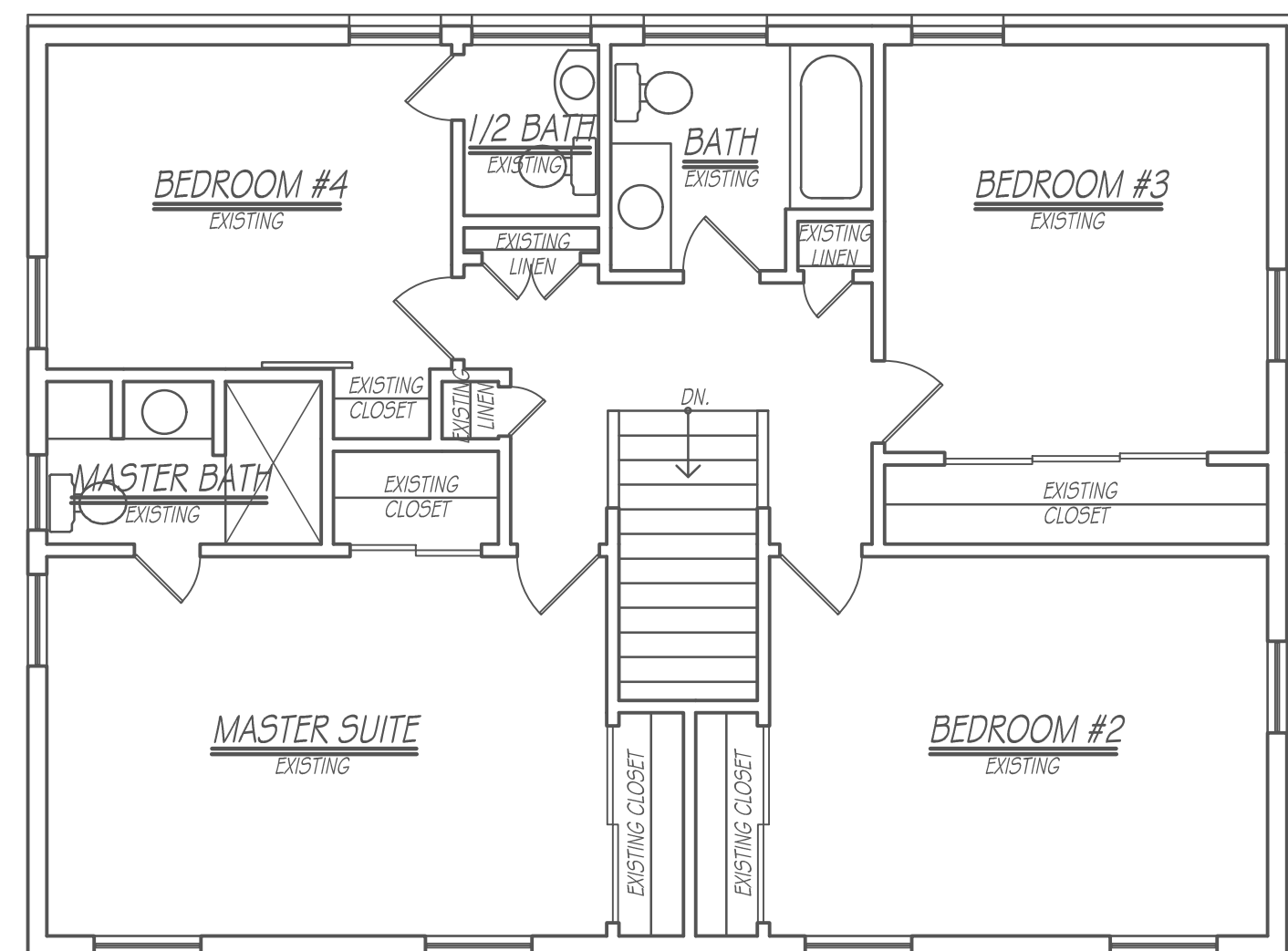
EXISTING-
FRONT (NORTH) ELEVATION
SCALE: 3/16" = 1'-0"



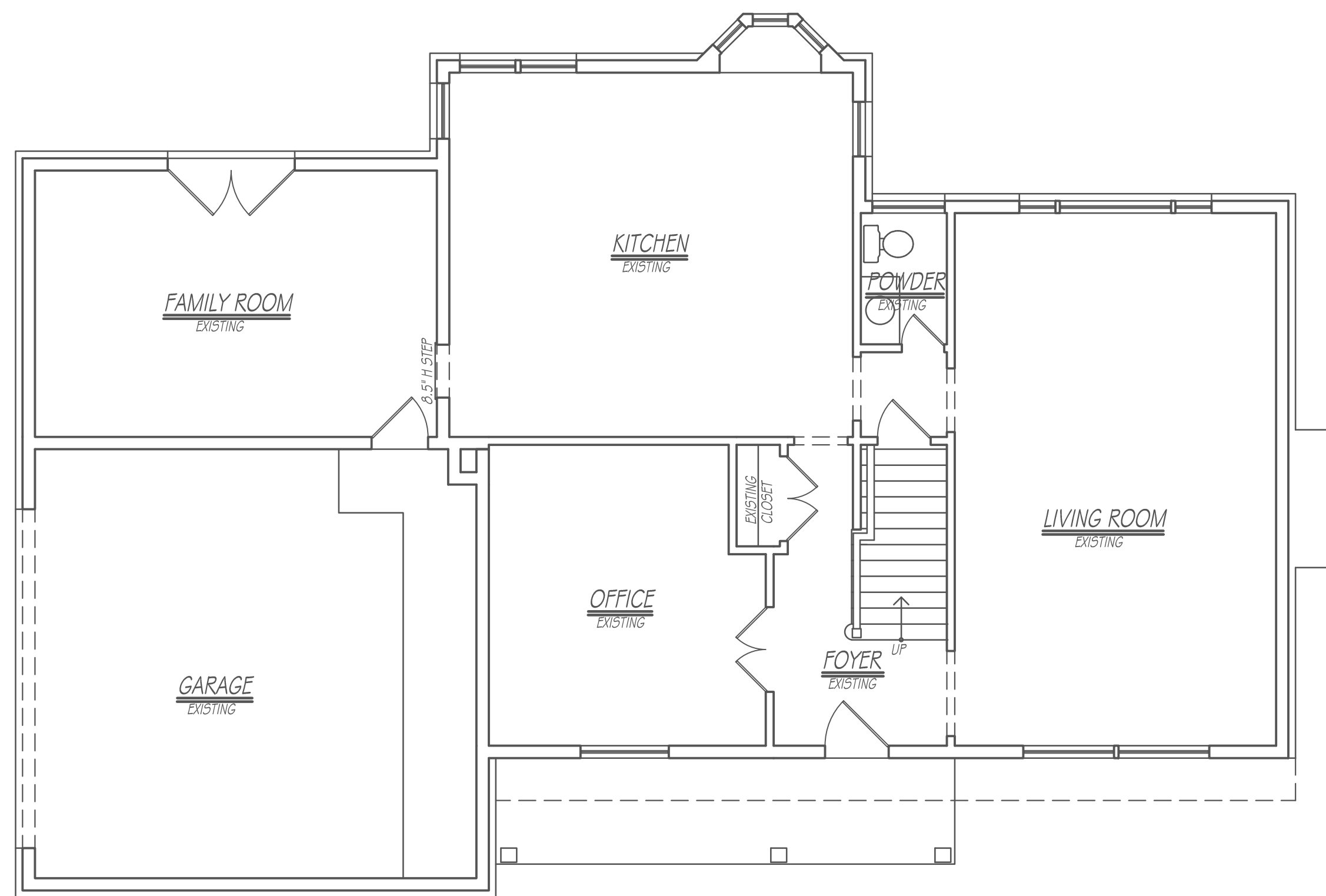
EXISTING-
RIGHT (WEST) ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING-
REAR (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"



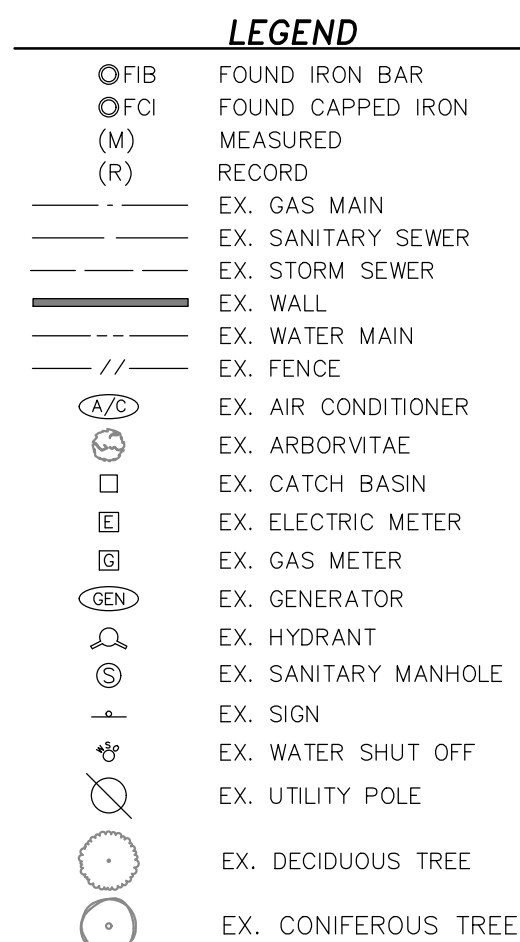
EXISTING-
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING-
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

**PROPOSED DESIGN
NOT FOR CONSTRUCTION
DECEMBER 4, 2024**

G R E G S T A F F O R D	
# A S S O C I A T E S	
248.318.4811 GSA55OCIATES@ATT.NET	
PROJECT NO. 10221	SHEET NO. 3 of 3



R2, SINGLE-FAMILY RESIDENTIAL DISTRICT

FRONT:

HENLEY DRIVE: 34.6 FEET (SEE CALCULATIONS)
WARWICK DRIVE: 33.5 FEET (SEE CALCULATIONS)
REAR: 30 FEET, MINIMUM
55 FEET, TOTAL FRONT AND REAR
SIDES:
HENLEY DRIVE LOT WIDTH IS 151.1 FEET AT THE FRONT SETBACK:
(151.1 FEET X 10%)=15.1 FEET, ONE SIDE
(151.1 FEET X 25%)=37.8 FEET, TOTAL OF BOTH
5 FEET, MINIMUM

*GREATER OF 9 FEET OR 10% OF LOT WIDTH, ONE SIDE
GREATER OF 14 FEET OR 25% OF LOT WIDTH, TOTAL OF BOTH

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

HENLEY DRIVE:		WARWICK DRIVE:	
HOUSE NO.	FRONT SETBACK	HOUSE NO.	FRONT SETBACK
460 HENLEY	35.2 FEET	541 WIMBLETON	33.8 FEET
510 HENLEY	34.8 FEET	921 WARWICK	33.6 FEET
550 HENLEY	SITE	<u>963 WARWICK</u>	<u>33.0 FEET</u>
968 WARWICK	NOT USED	AVERAGE	33.5 FEET
640 HENLEY	31.1 FEET		
678 HENLEY	37.3 FEET		
AVERAGE	34.6 FEET		

CITY BENCHMARK #5:
SOUTHEAST CORNER OF LAWNDALE AND OAKLAND.
ELEVATION: 778.576 CITY DATUM

SITE BENCHMARK(BM):
TOP OF NUT ON THE HYDRANT ON THE WEST SIDE OF WARWICK DRIVE
NEAR THE SOUTHWEST CORNER OF WARWICK DRIVE AND HENLEY DRIVE.
ELEVATION: 779.49 CITY DATUM

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

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

LOT 141 OF "BIRMINGHAM FOREST HILLS", A SUBDIVISION OF A PORTION OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 2 NORTH, RANGE 10 EAST, CITY OF BIRMINGHAM (FORMERLY BLOOMFIELD TOWNSHIP), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 36 OF PLATS, PAGE 26, OAKLAND COUNTY RECORDS.

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

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

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

FRONT:
HENLEY DRIVE: *24.5 FEET (SAME AS EXISTING HOUSE)
WARWICK DRIVE: 24.9 FEET (EXISTING HOUSE)

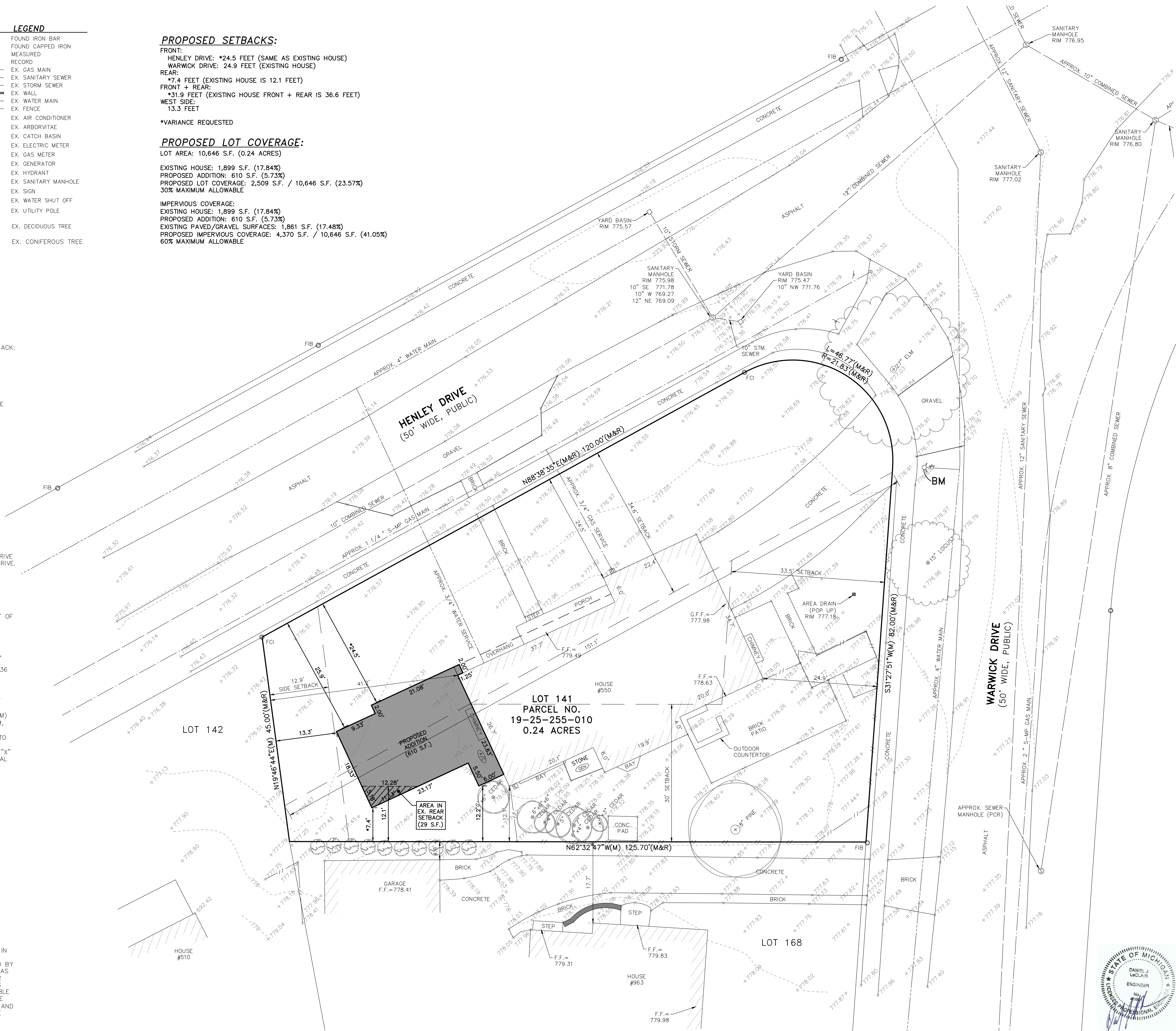
REAR:
*7.4 FEET (EXISTING HOUSE IS 12.1 FEET)
FRONT + REAR:
*31.9 FEET (EXISTING HOUSE FRONT + REAR IS 36.6 FEET)
WEST SIDE:
13.3 FEET

*VARIANCE REQUESTED

LOT AREA: 10,646 S.F. (0.24 ACRES)

EXISTING HOUSE: 1,899 S.F. (17.84%)
 PROPOSED ADDITION: 610 S.F. (5.73%)
 PROPOSED LOT COVERAGE: 2,509 S.F. / 10,646 S.F. (23.57%)
 30% MAXIMUM ALLOWABLE

IMPERVIOUS COVERAGE:
 EXISTING HOUSE: 1,899 S.F. (17.84%)
 PROPOSED ADDITION: 610 S.F. (5.73%)
 EXISTING PAVED/GRAVEL SURFACES: 1,861 S.F. (17.48%)
 PROPOSED IMPERVIOUS COVERAGE: 4,370 S.F. / 10,646 S.F. (41.05%)
 60% MAXIMUM ALLOWABLE



GREENTECH
ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 658-0700 Fax: (248) 658-0701

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Survey
Plot Plans

COMMERCIAL
Site Planning
Site Engineering
Land Surveying

SURVEYING
ALTA Surveys
Boundary Surveys
Topographic Surveys
Construction Staking



CLIENT: JEFFREY & JULIE HEICHEL

ZBA PLOT PLAN

550 HENLEY DRIVE - PARCEL NO. 19-25-255-010
SECTION: 25 TOWNSHIP: 2 N.
CITY OF BIRMINGHAM
OAKLAND COUNTY
MICHIGAN
RANGE: 10 E.

REVISED

DATE: 12-10-2024

DRAWN BY: ACS/JPP

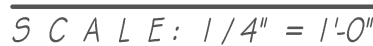
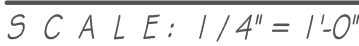
CHECKED BY: JPP/DJL

	0	5

FBK: --

SCALE HOR 1" = 10 FT.

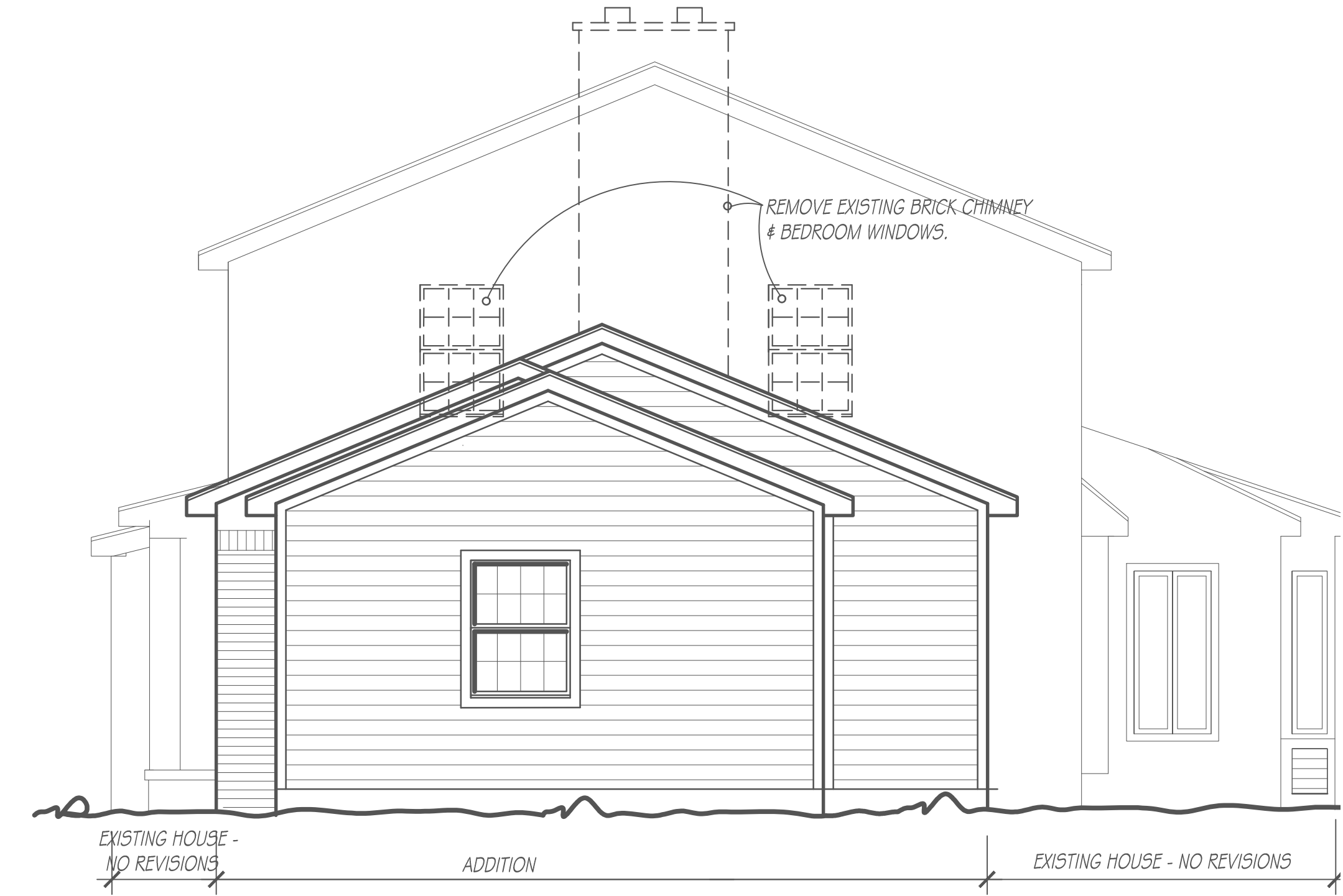
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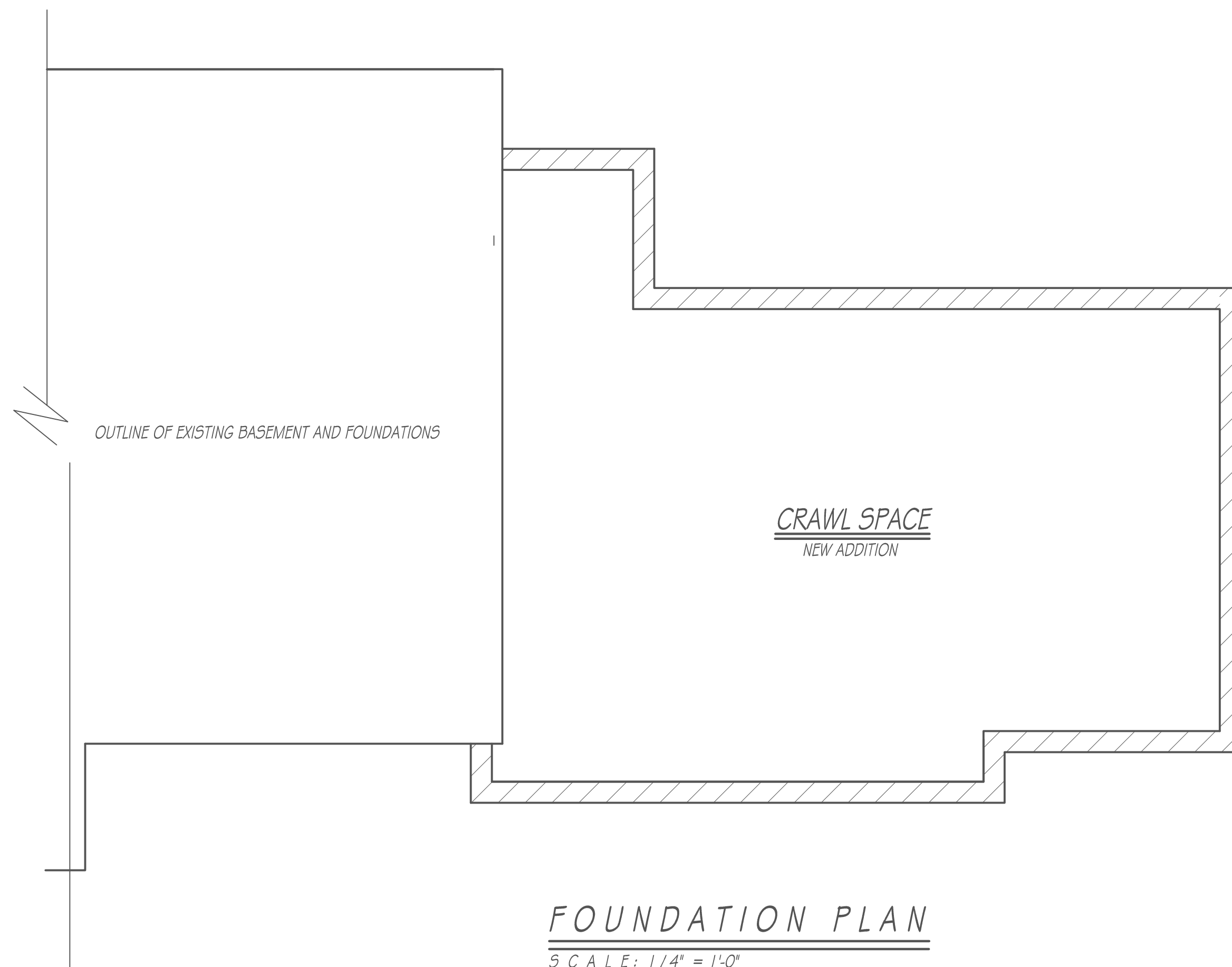
G R E G S T A F F O R D		
# A	S	O C I A T E S
BLOOMFIELD HILLS, MICHIGAN		
SCALE: SHOWN	248.318.4811	DRAWN: G.S.
DATE: 11/2024	GSA ASSOCIATES@ATT.NET	CHECKED: G.S.
RESIDENCE FOR: JEFF & JULIE HEICHEL		
PROJECT:	PROJECT NO.	of
610 SQ.FT. FIRST FLOOR ADDITION	10221	3



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



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



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

PROPOSED DESIGN
NOT FOR CONSTRUCTION
DECEMBER 4, 2024

G R E G S T A F F O R D											
# A S S O C I A T E S											
248.318.4811 G S A S S O C I A T E S @ A T T . N E T											
PROJECT NO. 10221								SHEET NO. 2 of 3			