

CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, JUNE 10, 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) May 13, 2025 minutes

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	284 W. MAPLE	J JILL	25-16	DIMENSIONAL
2)	298 S. OLD WOODWARD	DAXTON HOTEL	25-17	DIMENSIONAL

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

9. ADJOURNMENT

Title VI

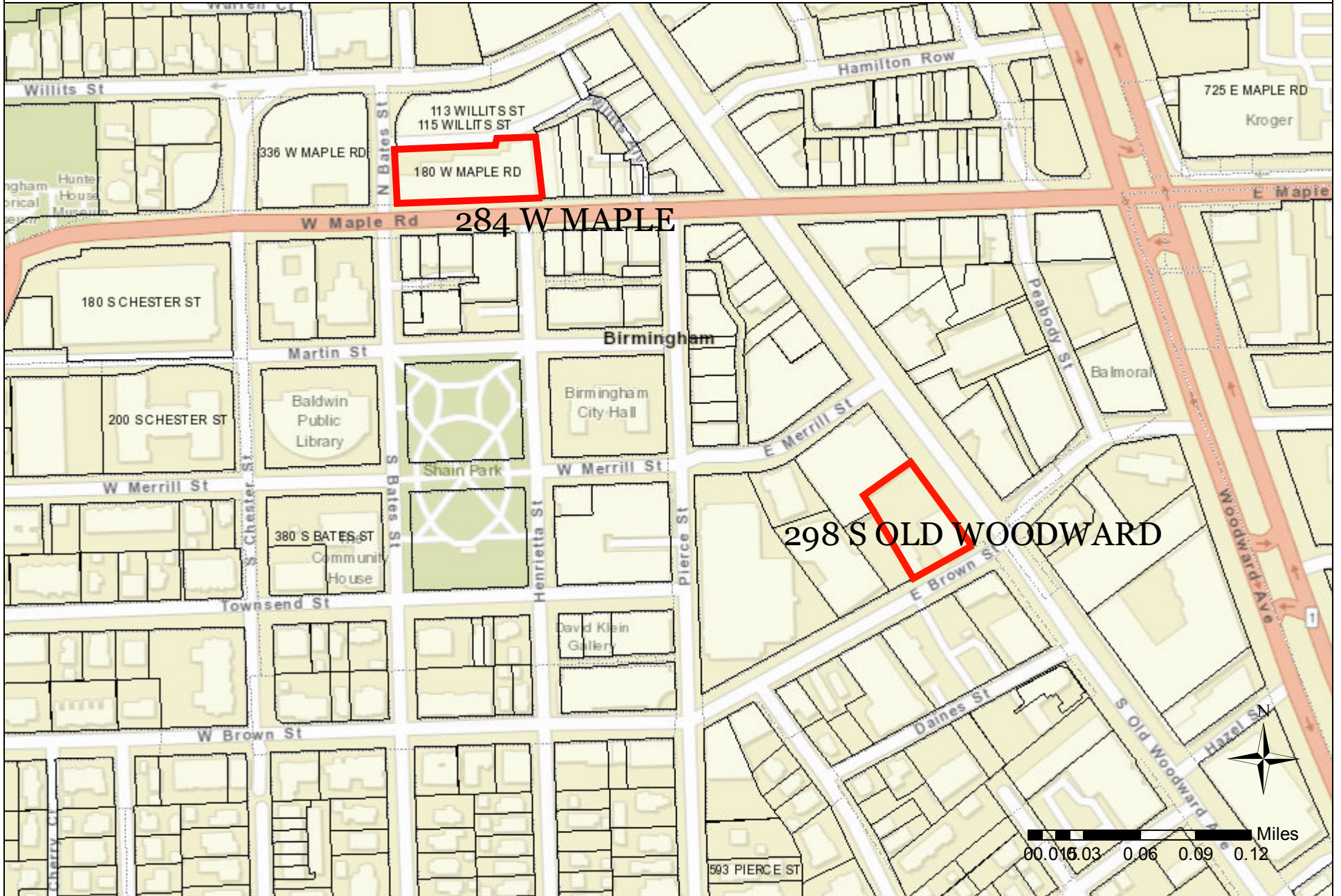
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-3405 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-3405 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

The public entrance during non-business hours is through the police department at the Pierce Street entrance only. Individuals requiring assistance entering the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

La entrada pública durante horas no hábiles es a través del Departamento de policía en la entrada de la calle Pierce solamente. Las personas que requieren asistencia entrando al edificio debe solicitar ayudan a través del sistema de intercomunicación en la puerta de entrada de estacionamiento en la calle de Henrietta.

MAY BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
May 13, 2025
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 May 13, 2025. The meeting was convened at 7:30 p.m.

2. Rollcall

Present: Chair Erik Morganroth; Board Members Kevin Hart (arrived 8:18 p.m.), Richard Lilley, John Miller, Ron Reddy; Alternate Board Members Carl Kona, Donald Rogers

Absent: Vice Chair Jason Canvasser

Staff: Building Official Johnson; City Planner Blizinski, Planning Director Dupuis, 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 April 8, 2025

Motion by Lilley
Seconded by Reddy to approve.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5. Appeals

1) 280 E Lincoln Appeal 25-13

The appellant for appeal 25-13 elected to wait for a full board to be present. As a result, Appeal 25-13 was heard first.

CP Blizinski presented the item, explaining that the owner of the property known as 280 E Lincoln was requesting the following variances to minimum required open space and side setbacks:

A. Chapter 126, Article 2, Section 2.08.1 of the Zoning Ordinance requires minimum open space of 40.00%. The existing open space is nonconforming at 28.80%. The proposed site plan increases the nonconformity by 2.10% to 26.70%. Therefore, a variance of 13.30% is requested.

B. Chapter 126, Article 4, Section 4.61 of the Zoning Ordinance requires that the minimum side street setback shall be 10.00 feet for the permitted principal building on a corner lot. The proposed is 4.80 feet for an exterior stairwell. Therefore, a variance of 5.20 feet is requested.

Staff answered informational questions from the Board.

Andrew Iverson, architect, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Board members raised the following point in the course of discussion:

- The size of the building is being dictated by the way the stairway is being drawn. The staircase could be recessed in or four feet narrower.
- The Board rarely supports expanding a pre-existing non-conformity.
- It seems there may be options to reduce the variance request. It might be possible to include the stair without needing the variance.
- The appellant's representative indicated a reduction in the variance request might be possible.
- Attempts at mitigating the variance request would be welcome.
- The width of the building is not being expanded. The stair is being added to meet code requirements. That is the encroachment into the side setback. There was a question as to whether that would be a hardship.
- If they were able to replace two concrete islands in the parking lot with landscaping, it would reduce or possibly eliminate the expansion of the pre-existing non-conformity in terms of open space.
- If the stair vestibule were moved to the north side, it could interfere with the extant kitchenette. The two bathrooms might be affected as well.

Motion by Reddy

Seconded by Kona with regard to Appeal 25-13, A. Chapter 126, Article 2, Section 2.08.1 of the Zoning Ordinance requires minimum open space of 40.00%. The existing

open space is nonconforming at 28.80%. The proposed site plan increases the nonconformity by 2.10% to 26.70%. Therefore, a variance of 13.30% is requested; and, B. Chapter 126, Article 4, Section 4.61 of the Zoning Ordinance requires that the minimum side street setback shall be 10.00 feet for the permitted principal building on a corner lot. The proposed is 4.80 feet for an exterior stairwell. Therefore, a variance of 5.20 feet is requested.

Mr. Reddy moved to approve variances A and B, tied to the plans. The appellant should proceed with their offer to add 463 sq. ft. of open space in the form of landscaping to the parking lot. This would mitigate any expansion of the pre-existing non-conformity in terms of the open space. The building dates back to 1957. In order to accommodate a request from the Planning Board to reconfigure the parking lot for safer egress, the appellant had to reduce the amount of open space it had originally planned. Due to those particular circumstances, a variance is merited. For variance B, the stairs are being added to meet a code requirement. It is a modest staircase. There are enough special conditions on the property that the Board can approve variances A and B.

It was clarified that while 463 sq. ft. was offered, the appellant could have some flexibility with that amount as long as enough open space was added to the parking lot to either match or reduce the present open-space non-conformity.

Mr. Miller noted that there were concerns about the stairs. He said that while there might have been some options to mitigate that variance request, he would defer to the Planning Board's review and approval of the feature.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

**2) 2425 E 14 Mile
Appeal 25-12**

PD Dupuis presented the item, explaining that the owner of the property known as 2425 E 14 Mile was requesting the following variance for a nonconforming use in the R2 and MX zoning districts:

A. Chapter 126, Article 2, Section 2.39 of the Zoning Ordinance provides the District Intent, Permitted Uses, and Special Uses for the MX (Mixed-Use) zoning district. In addition, Chapter 126, Article 2, Section 2.07 of the Zoning Ordinance provides the District Intent, Permitted Uses, and Special Uses for the R2 (Single-Family) zoning district. The Clover Hill Park Cemetery is considered a Cemetery use. Cemetery uses are not permitted in either the MX or R2 zoning district. Therefore, a use variance to permit a Cemetery Use in the MX and R2 zoning districts is requested.

Staff answered informational questions from the Board.

Patrick Howe, attorney, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Board members raised the following point in the course of discussion:

- This was determined to be a use variance, not a dimensional variance. This is why the appellant elected to delay their presentation until seven BZA members were present.
- These plans were reviewed, modified, and approved by the Planning Board.
- The Planning Board and the BZA consider different circumstances and sets of criteria in their review processes. While the deliberations are somewhat related, an approval at the Planning Board does not necessarily result in an approval at the BZA.

Motion by Miller

Seconded by Lilley with regard to Appeal 25-12, A. Chapter 126, Article 2, Section 2.39 of the Zoning Ordinance provides the District Intent, Permitted Uses, and Special Uses for the MX (Mixed-Use) zoning district. In addition, Chapter 126, Article 2, Section 2.07 of the Zoning Ordinance provides the District Intent, Permitted Uses, and Special Uses for the R2 (Single-Family) zoning district. The Clover Hill Park Cemetery is considered a Cemetery use. Cemetery uses are not permitted in either the MX or R2 zoning district. Therefore, a use variance to permit a Cemetery Use in the MX and R2 zoning districts is requested.

Mr. Miller moved to approve the appeal and tied approval to the plans as submitted. He noted that this use has been in effect since 1918, and that granting the variance would do substantial justice to the petitioner. He said that not being able to use the land for the requested purpose would result in a hardship to the owner, that it would not be contrary to the spirit or purpose of the ordinance, and that the ordinance does not specifically address a cemetery use in this area.

The Chair supported the motion, noting that it was an existing use, that the use was needed in the community, and that there was no reason the adjacent land could not function for the same purpose. He noted that these changes would result in an increase in green space, because the present equipment storage would be removed to another location.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

3) 245 S Eton Appeal 25-14

PD Dupuis presented the item, explaining that the owner of the property known as 245 S Eton was requesting the following variance for new signage above the entrance:

A. Chapter 86, Article 1, Table B of the Sign Ordinance requires that a canopy sign may not exceed an area of no more than 0.33 square feet for each linear foot of canopy

length of the canopy upon which the sign will be placed. The linear footage of the canopy upon which the proposed sign will be placed measures 25 feet 6 inches. Thus, the maximum permitted area of a canopy sign placed on the subject canopy is 8.4 square feet. The proposed canopy sign measures 24.4 square feet in area. Therefore, a variance of 16 square feet is requested.

Staff answered informational questions from the Board.

Mark Knauer, architect, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Board members raised the following point in the course of discussion:

- The Birmingham Theatre Marquee, another landmark building in the City, also required a variance. This request seems similar.
- There was some kind of metal canopy over the door, historically.
- Two other signs at the establishment will remain after updates. While those signs are not part of the present request, their existence raises the question of whether the canopy sign needs to be the size requested.
- Ordinarily, the appellant would be allowed more signage than is being requested. Because the building is historic, the sign cannot be affixed to the building. The appellant proposed this variance as a way of preserving the historic facade.

Motion by Hart

Seconded by Miller with regard to Appeal 25-14, A. Chapter 86, Article 1, Table B of the Sign Ordinance requires that a canopy sign may not exceed an area of no more than 0.33 square feet for each linear foot of canopy length of the canopy upon which the sign will be placed. The linear footage of the canopy upon which the proposed sign will be placed measures 25 feet 6 inches. Thus, the maximum permitted area of a canopy sign placed on the subject canopy is 8.4 square feet. The proposed canopy sign measures 24.4 square feet in area. Therefore, a variance of 16 square feet is requested.

Mr. Hart moved to approve the variance and tied approval to the plans as submitted. He stated that the appellant persuasively explained the need for the variance, noting that the historically-designated building affected where a sign could be installed. The historic facade would prevent other ordinance-compliant signage from being installed. This solution would not result in any unnecessary hardship to neighboring properties, aligns with the spirit and intent of the ordinance, and provides substantial justice to the owner and neighboring properties.

Mr. Miller supported the motion, noting that similar conditions do not exist elsewhere in the City. He said granting the variance would not be detrimental to any property owners in the vicinity.

The Chair supported the motion as well. He noted that by right the appellant would be permitted more square footage of signage if the signage could be installed on the building. He continued that the requested signage represented significantly less square footage than would otherwise be permitted. He noted that the style of the sign

aligned with the historic nature of the building, that the canopy sign was allowed, and that the illumination was allowed. He supported the appellant being able to brand the location as 'Big Rock' for advertising purposes.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

6. Correspondence

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

7. General Business

The Board acknowledged Mr. Kona on his appointment to a regular Board position and BO Johnson on his retirement from the City.

The Board also noted that there was an alternate position open on the Board.

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

9. Adjournment

No further business being evident, the Board motioned to adjourn at 9:14 p.m.



Jeff Zielke, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

284W. Maple (25-16)

Hearing date: June 10, 2025

Appeal No. 25-16: The owner of the property known **284 W. Maple**, requests the following variance for modifications to required window areas:

A. Chapter 126, Article 4, Section 4.90 (B) of the Zoning Ordinance prohibits windows from being blocked with opaque materials or furniture, products, signs, blank walls or the backs of shelving. The applicant is proposing 392 sq. ft. of window film over the windows on the west side of the building along N. Bates. Therefore, a dimensional variance of 392 sq. ft. is requested.

Staff Notes: The applicant is proposing this window film in the proposed areas due to the interior buildout which will include a built in shelving unit with product and an area that contains dressing rooms. The dressing rooms are being constructed to suit the tenant, and would not be open to the window. Rather, the window would be blocked by the back of the constructed wall.

This property is zoned B4 – Business-Residential & D4 – Downtown Overlay

Nicholas Dupuis
Planning Director

CHAPTER 126 - ZONING

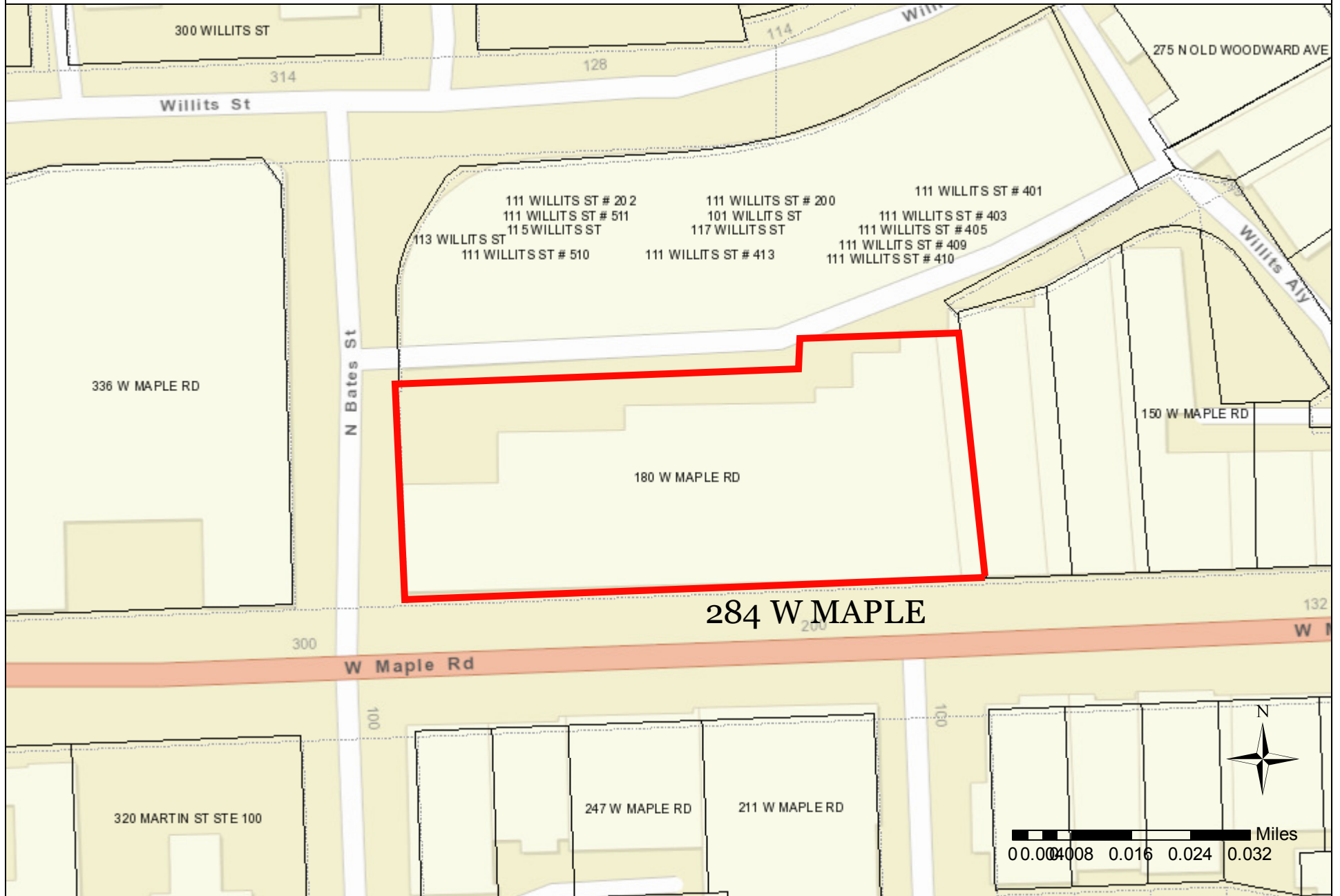
ARTICLE 8: ENFORCEMENT AND PENALTIES

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)

284 W MAPLE 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:	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address:	Lot Number:	Sidwell Number:
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II. OWNER INFORMATION:

Name:			
Address:	City:	State:	Zip code:
Email:*		Phone:	

III. PETITIONER INFORMATION:

Name:	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 **\$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.

<i>Variance Chart Example</i>				
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:** _____

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.
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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.
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-

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



SHREMSHOCK

Architects & Engineers
7775 Walton Parkway
Suite 250
New Albany, OH 43054

t 614 545 4550
888 373 4130

f 614 545 4555
www.shremshock.com

05/22/2025

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

RE: 284 W. Maple Rd. ("Property") - J.jill ("Petitioner")

Dear Members of the Board of Zoning Appeals:

Please accept the following hardship letter on behalf of Petitioner in support of its request for a dimensional variance from the following section of the Birmingham Zoning Ordinance ('Zoning Ordinance').

Section 4.90 WN-01/Window Standards (WN) in relevant part, provides as follows:

B. Storefront Windows: Ground floor facades shall be designed with storefronts that have windows, doorways, and signage, which are integrally designed. The following standards apply:

3. Windows shall not be blocked with opaque materials or the back of shelving units or signs.

Background:

The Petitioner is highly interested in reentering the Birmingham market and providing better access to the clientele in the area since the Somerset Collection closed. There is also an interest in being able to retrofit a space in an existing building in the Central Business District of Birmingham.

There are some inherent challenges for a national retailer entering an urban market and renovate an existing space in an older established building. The proposed store design is based on the Petitioners' standard design elements that are adapted to the unique urban location. *Refer to Exhibit A for proposed floor plan.* The center left hand side of the space accommodates the existing building stairs, a new code compliant elevator (replacing an existing) to the basement and an egress hallway for a second code required means of egress from the space. The Manager's Office with a staff break area and a new Restroom will be in the top rear corner of the space in order to be free from pedestrian views. The Restroom is required to be on the ground floor per review with the Building Department. The basement will be used for the stock area and other back of house processing. Working around the existing building elements this leaves the remaining area for the sales area and fitting rooms. The Sales Area will be in located the front half of the space facing W. Maple Rd. with the side of the Sales Area facing N. Bates St. This large open plan Sales Area provides direct views of the customers inside the space and a direct view of the entrance from the cashwrap which are important from a loss prevention standpoint for customer service and customer safety.

The Fitting rooms then occupy the remaining space south of the existing stairs and bordering Bates Street.

This store layout achieves the petitioners' retail layout requirements; however, it does require some allowances be made to the city ordinance to function effectively.

8.01- 3-a-i: Strict Application of the Zoning Ordinance Unreasonably Prevents Permitted Use:

Petitioner's use of the Property for permitted purposes are those uses of the B-4 district Business – Residential, 4.g. Clothing store. Applying the Zoning Ordinance requirements of full window transparency will cause the Petitioner unnecessary hardship and unreasonably prevent the permitted use of Retail Business.

As noted above the store layout is somewhat dictated by the existing building conditions. The display windows are used to provide the brand-required displays and graphics. This Urban design concept has been used in their other successful city street locations including a historical project in New York City and in Shadeyside, Pittsburgh Pennsylvania. *Please refer to exhibit C photos of these locations for reference.*

This location has a square floor plan which is atypical in size and configuration for the Petitioner's store design. The Petitioner usually has a sales area in the 3,000 square foot range and this sales area is approximately 2,200 s.f. which results in a 73% smaller Sales Area than a standard store. The typical store would be long and narrow with only one street, or mall facing elevation that has entry doors and display windows allowing the Sales Area to be in the front of the space and the Fitting Rooms, Stock Room, Restroom and other non-public areas to be in the rear of the space. *Refer again to Exhibit A for proposed floor plan.*

Another hardship is caused by the Property being located on a corner with two facades of street facing storefront windows (E. Maple Rd and N. Bates St). These storefront windows make up 70% of the leased areas perimeter length along the front and side elevations. The front elevation along Maple St provides over 80% of glazing. This is 10% more glazing than required per the Zoning Code. As a result, it is a practical hardship for all and every window to be completely free of opaque materials.

The Fitting Rooms will be located in the space between Bates Street and the existing circulation area of the plan. The function of the Fitting Room Area requires privacy from street views while customers try on garments with direct access to the Sales Area, so the fitting room monitoring employee can assist customers with retrieving additional sizes and styles of garments. In an effort to maintain this required privacy, the Petitioner has proposed blocking views into the Fitting Rooms at the windows facing N. Bates St. with opaque window film and wall partitions.

The previous tenant had installed window film on the windows of the area where the Petitioner proposes locating the Fitting Rooms. The Petitioner proposes to replace this film with a similar opaque film that is complementary to the overall building architecture and install film on the windows to hide the new partitions/wall framing. *Refer to Exhibit B for existing condition photo.*

8.01- 3-a-ii: Literal enforcement will result in unnecessary hardship:

Based on the existing plan conditions, significantly reduced square footage, the expansive quantity of storefront linear frontage, and the Petitioners store functions with sales zones and capacity of merchandise presented a literal enforcement of the ordinance will result in unnecessary hardship for the Petitioner to make this a viable retail space.

If the Fitting Rooms were to be relocated from the proposed back corner, awkward spaces would be created within the Sales Area which would disrupt standard product adjacencies, potential privacy would be lost, and the open Sales Area would be broken up so that the staff would not have direct views of the entire Sales Area from the central cashwrap.

The Sales Area has extensive lengths of glass facing W Maple Rd and N Bates St. There is 49'-6 5/8" of glass along W. Maple Rd which is over 80% of the leased area length along W. Maple Rd. The existing leased length along N. Bates St. is 56'-6 1/4" and has 32'-5 3/4" of glass.

To provide the Petitioner's required Branding Standards, required number of graphic displays and mannequins in the display windows and to accommodate the quantity of product in the Sales Area as required for a store this size, the construction of new interior walls is required to provide additional merchandise capacity. Portions of the Display windows along W. Maple Rd are designed to have solid back walls set back 4'-6" from the glazing with several fully open views into the store. The combined length of open views full depth of Sales Area into the store along W. Maple St is 31'-5 1/2".

The window in the Sales Area located along N Bates St will have opaque window film to match the Fitting Room Area window film to provide a cohesive look along this elevation. The back wall of the fixtures in this area will be built against the knee wall below the windows. These fixtures require a framed wall behind them with portions of the fixture recessed into the wall framing. If these solid back walls were to be removed, Sales Area capacity would be lost and the amount of product that can be sold would be significantly reduced. This would negatively impact the volume of sales enough such that the location would not be a viable location based on rent and sales. The Petitioners plan opens up the most desirable views into the store and display windows from the West Maple Street façade, as this is the primary pedestrian access street to the building having the longer building façade and wider sidewalks than those along N. Bates Street.

The Petitioner does not have alternate fixtures for an open view into the store window concept which limits their ability to provide minimum product merchandising requirements without solid display window walls.

8.01- 3-a-iii: Granting the Variance is Consistent with the Spirit and Purpose of the Zoning Ordinance:

Granting the Petitioner's requested Variance is Consistent with the Spirit and Purpose of the Zoning Ordinance and will not be detrimental to the public health, safety, or welfare.

As noted in Section 4.90 (B.2), display windows set into the wall may be approved by the Planning Board.

8.01- 3-a-iv: Granting the Variance will result in Substantial Justice to the Property Owner, Owners in the area and the General Public. with the Spirit and Purpose of the Zoning Ordinance:

Granting of this variance will not detract from the pedestrian streetscape experience and is consistent with the Petitioner's other Urban locations.

The Petitioner is trying to comply as best as they can with Section 4.90 while providing enough product to make this a viable successful location for the Petitioner and the City of Birmingham. The Petitioner is committed to the site and to the community of Birmingham. This is an important location in their portfolio of stores, and they are excited to be returning to the greater Birmingham area to re-engage with their established customer base in the area that would bring traffic downtown.

Granting of the requested Variance will result in substantial Justice to the Petitioner and general public by blocking undesirable views into the portions of the space needing privacy while still creating open views into the Sales Area which will attract customer traffic into the space.

The Petitioner's requests will provide an environment that will maintain and enhance the City of Birmingham's visual and economic viability.

Thank you.

STREET LEVEL CALCULATED SQUARE FOOTAGE: 3,344 SQFT
 BASEMENT CALCULATED SQUARE FOOTAGE: 2,383 SQFT

SPACE INFORMATION	
STORE NUMBER:	T.B.D.
SPACE NUMBER:	284 W. MAPLE RD
CURRENT TENANT:	VACANT
ELEVATIONS (FRONT/MIDD./REAR)	
BOTTOM OF DECK =	+ 14'-9 1/2"
BOTTOM OF JOISTS =	N/A
BOTTOM OF BEAMS =	+ 13'-7 1/2"

- NOTES:
- ALL ITEMS SHOWN ARE EXISTING, U.N.O.
 - ALL ELEVATIONS ARE FROM THE TOP OF FINISHED FLOOR TO THE BOTTOM OF THE ITEM NOTED, U.N.O.
 - DECK ABOVE, GYP. BD. OR PLASTER COVERED DECK SUPPORTING UPPER LEVEL OFFICE SPACE (2 STORIES ABOVE)

OWNER:

 4 BATTERY MARCH PARK
 QUINCY, MA 02169
 ARCHITECT / ENGINEER:
SHREMSHOCK
 Shremshock Architects, Inc.
 7775 4545 4550 | 617 545 4555 | shremshock.com
 Gerard S. Shremshock, Architect
 Timothy J. Shremshock, Architect

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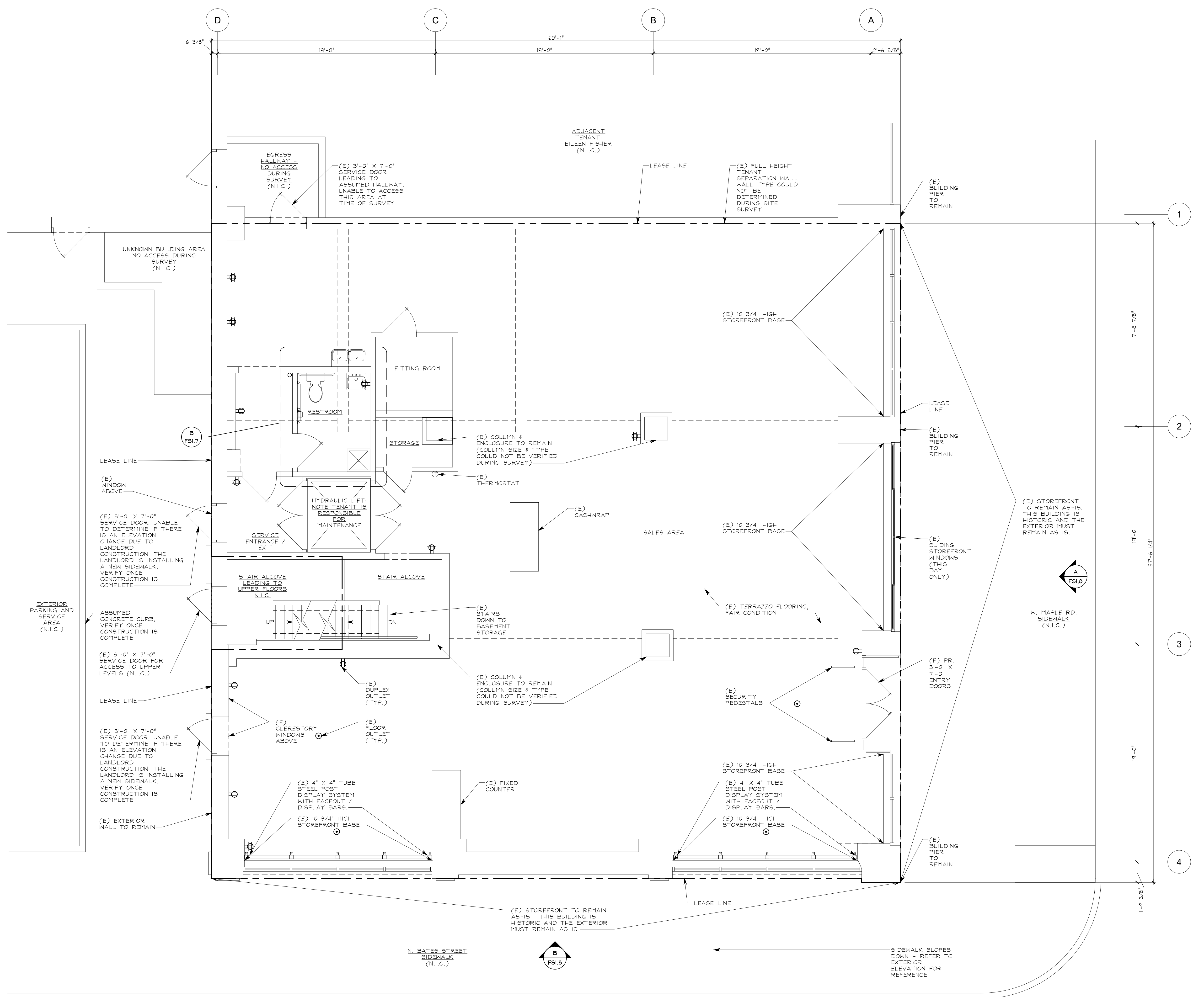
PROJECT LOCATION:
 BIRMINGHAM SHOPPING DISTRICT
 284 W. MAPLE RD.
 BIRMINGHAM, MI 48009

ISSUE DATES

NUM	DESCRIPTION	DATE

INDICATES NO REVISION TO THIS SHEET

NUM	DESCRIPTION	DATE



STREET LEVEL CALCULATED SQUARE FOOTAGE: 3,344 SQFT
 BASEMENT CALCULATED SQUARE FOOTAGE: 2,383 SQFT

SPACE INFORMATION	
STORE NUMBER:	T.B.D.
SPACE NUMBER:	284 W. MAPLE RD
CURRENT TENANT:	VACANT
ELEVATIONS (FRONT/MIDD./REAR)	
BOTTOM OF DECK =	0'-11 3/4"
BOTTOM OF JOISTS =	N/A
BOTTOM OF BEAMS =	+ 8'-0 3/8"

NOTES:
 1. ALL ITEMS SHOWN ARE EXISTING, U.N.O.
 2. ALL ELEVATIONS ARE FROM THE TOP OF FINISHED FLOOR TO THE BOTTOM OF THE ITEM NOTED, U.N.O.
 3. DECK ABOVE: GYP. BD. OR PLASTER COVERED DECK SUPPORTING UPPER LEVEL RETAIL.

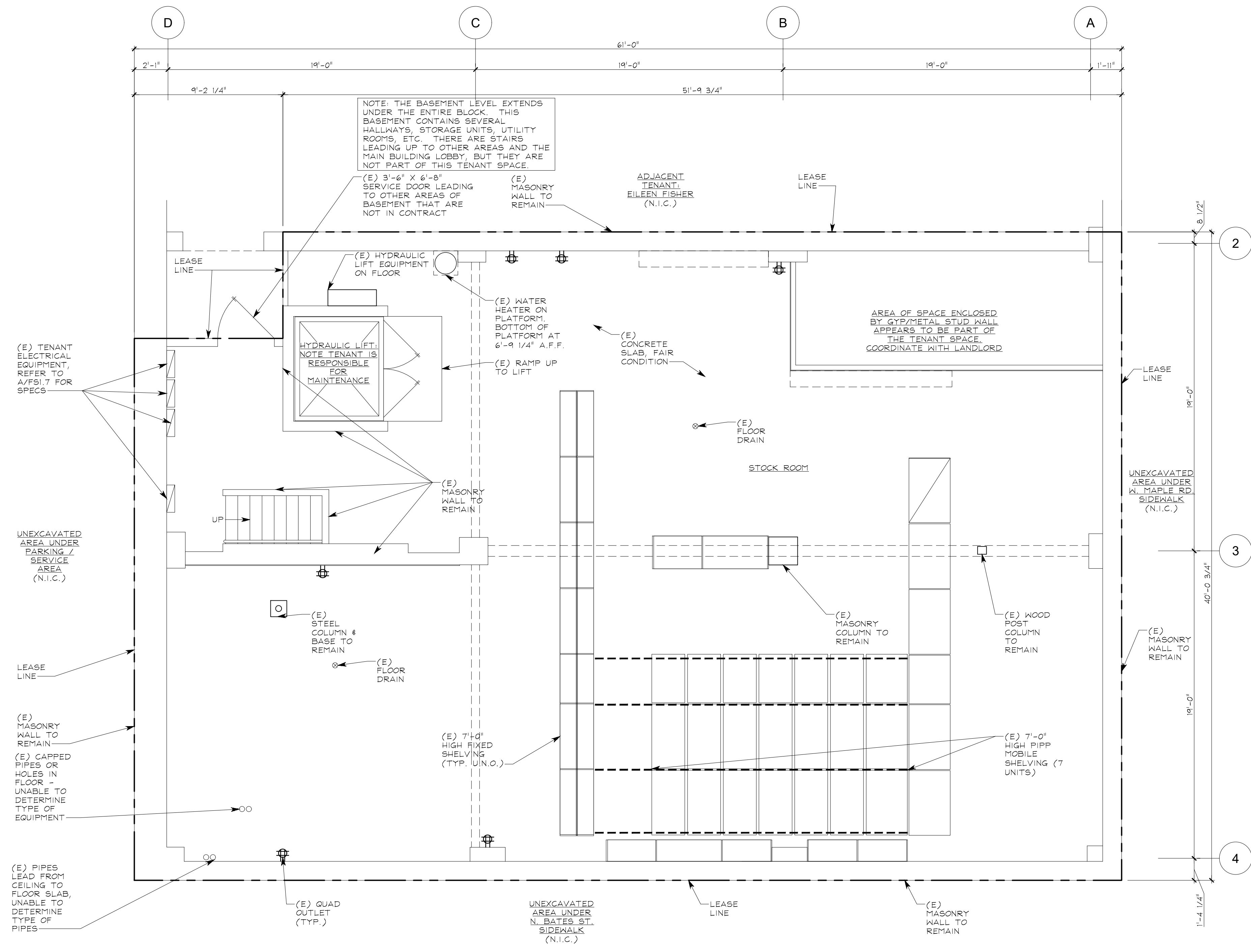
OWNER:

 4 BATTERY MARCH PARK
 QUINCY, MA 02169
 ARCHITECT / ENGINEER:
SHREMSHOCK
 Shremshock Architects, Inc.
 7775 1/2 5th Street, Quincy, MA 02269
 T: 617 545 4551 | F: 617 545 4552 | shremshock.com
 Gerard S. Shremshock, Architect
 Timothy J. Shremshock, Architect

OWNER'S ASSUMPTIONS:
 1. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND BIDDING AND RELET FOR SUCH SPECIFIC PROJECTS.
 2. THE ARCHITECT/ENGINEER ASSUMES NO LIABILITY FOR THE USE OF THESE PLANS FOR ANY OTHER PROJECT.
 3. THE ARCHITECT/ENGINEER ASSUMES NO LIABILITY FOR THE USE OF THESE PLANS FOR ANY OTHER PROJECT.
 4. THE ARCHITECT/ENGINEER ASSUMES NO LIABILITY FOR THE USE OF THESE PLANS FOR ANY OTHER PROJECT.

PROJECT LOCATION:
 BIRMINGHAM SHOPPING DISTRICT
 284 W. MAPLE RD.
 BIRMINGHAM, MI 48009

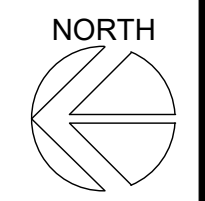
ISSUE DATES		
NUM	DESCRIPTION	DATE



* INDICATES NO REVISION TO THIS SHEET

FIELD SURVEY
 BLOCKOUT PLAN - BASEMENT
 DRAWN BY: CMB CHECKED BY: RHW

DATE ISSUED:
 11/27/2024
 PROJECT NO: 240579
 DRAWING NO:
FS1.2

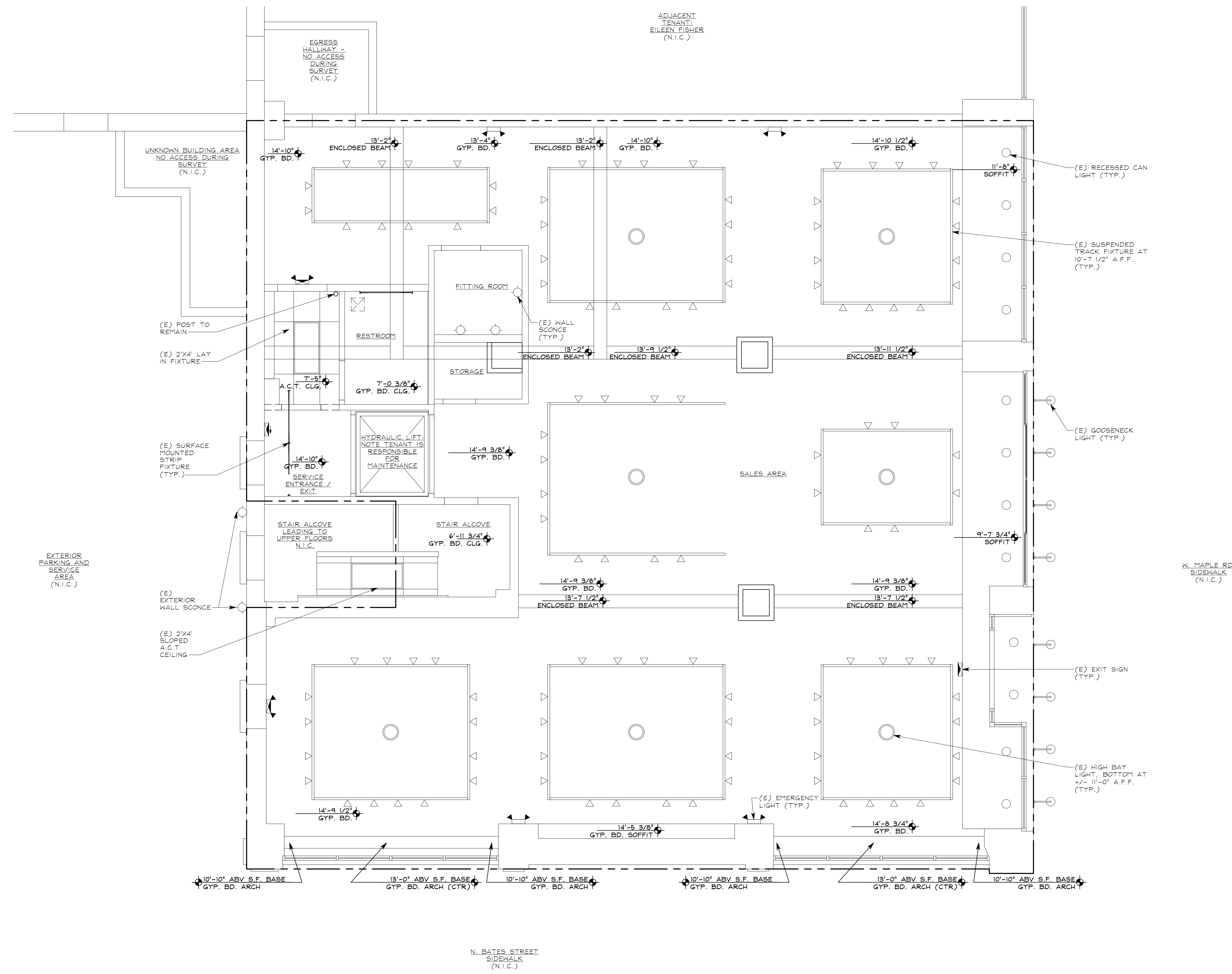


OWNER'S ASSUMPTIONS:
 1. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THE OWNER.
 2. THE ARCHITECT / ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS RECORDED THE SAME AS SHOWN ON THESE PLANS.
 3. THE ARCHITECT / ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS RECORDED THE SAME AS SHOWN ON THESE PLANS.
 4. THE ARCHITECT / ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS RECORDED THE SAME AS SHOWN ON THESE PLANS.
 5. THE ARCHITECT / ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS RECORDED THE SAME AS SHOWN ON THESE PLANS.

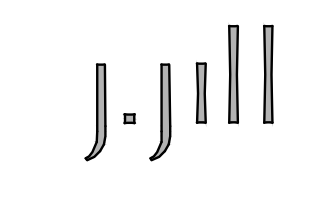
ISSUE DATES

NUM.	DESCRIPTION	DATE

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OWNER:

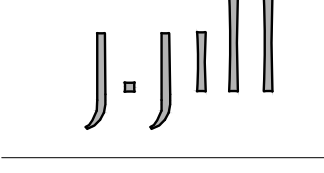


4 BATTERYMARCH PARK
QUINCY, MA 02169

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
7775 Walton Parkway, Suite 250 New Albany, OH 43054
T. 614.545.4550 | F. 614.545.4555 | shremshock.com
Timothy A. Shremshock, Architect

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STORE NO:
T.B.D.

PROJECT LOCATION:
BIRMINGHAM
SHOPPING DISTRICT

284 W. MAPLE RD.
BIRMINGHAM, MI 48009

ISSUE DATES

NUM	DESCRIPTION	DATE

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FIELD SURVEY REFLECTED CEILING PLAN - BASEMENT
DRAWN BY: CMB CHECKED BY: RHW

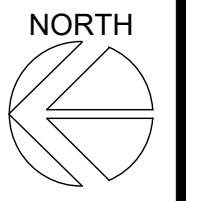
DATE ISSUED:

11/27/2024

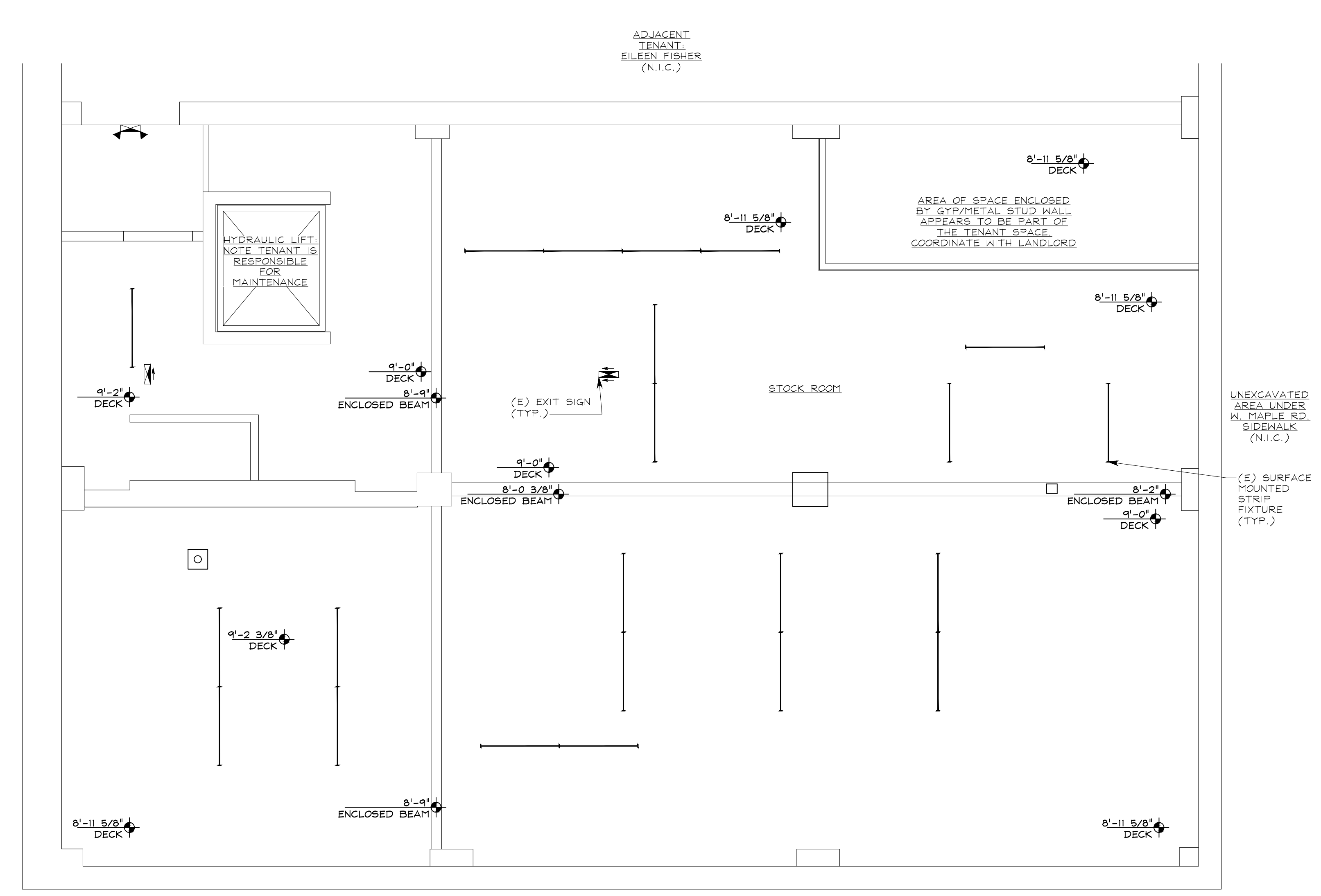
PROJECT NO: 240579

DRAWING NO:

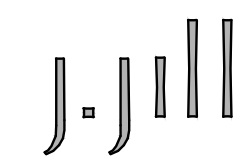
FS1.4



1/4" = 1'-0" A



OWNER:

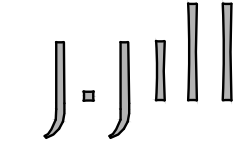


4 BATTERYMARCH PARK
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STORE NO.: T.B.D.

PROJECT LOCATION:
BIRMINGHAM
SHOPPING DISTRICT

284 W. MAPLE RD.
BIRMINGHAM, MI 48009

ISSUE DATES

NUM.	DESCRIPTION	DATE

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FIELD SURVEY
ABOVE CEILING ENGINEERING PLAN -
STREET LEVEL
DRAWN BY: CMB CHECKED BY: RHW

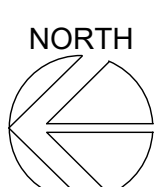
DATE ISSUED:

11/27/2024

PROJECT NO.: 240579

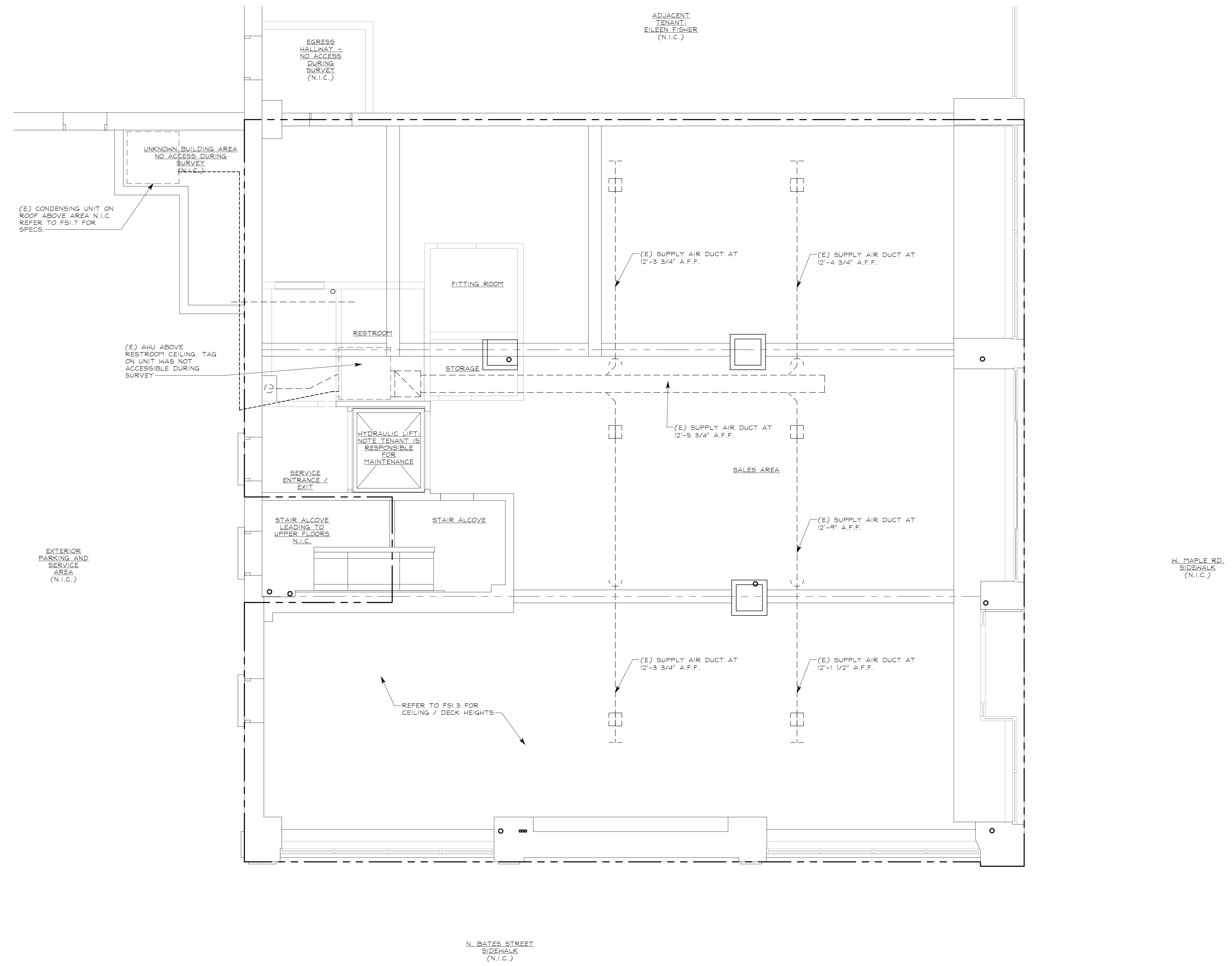
DRAWING NO.:

FS1.5



1/4" = 1'-0"

A

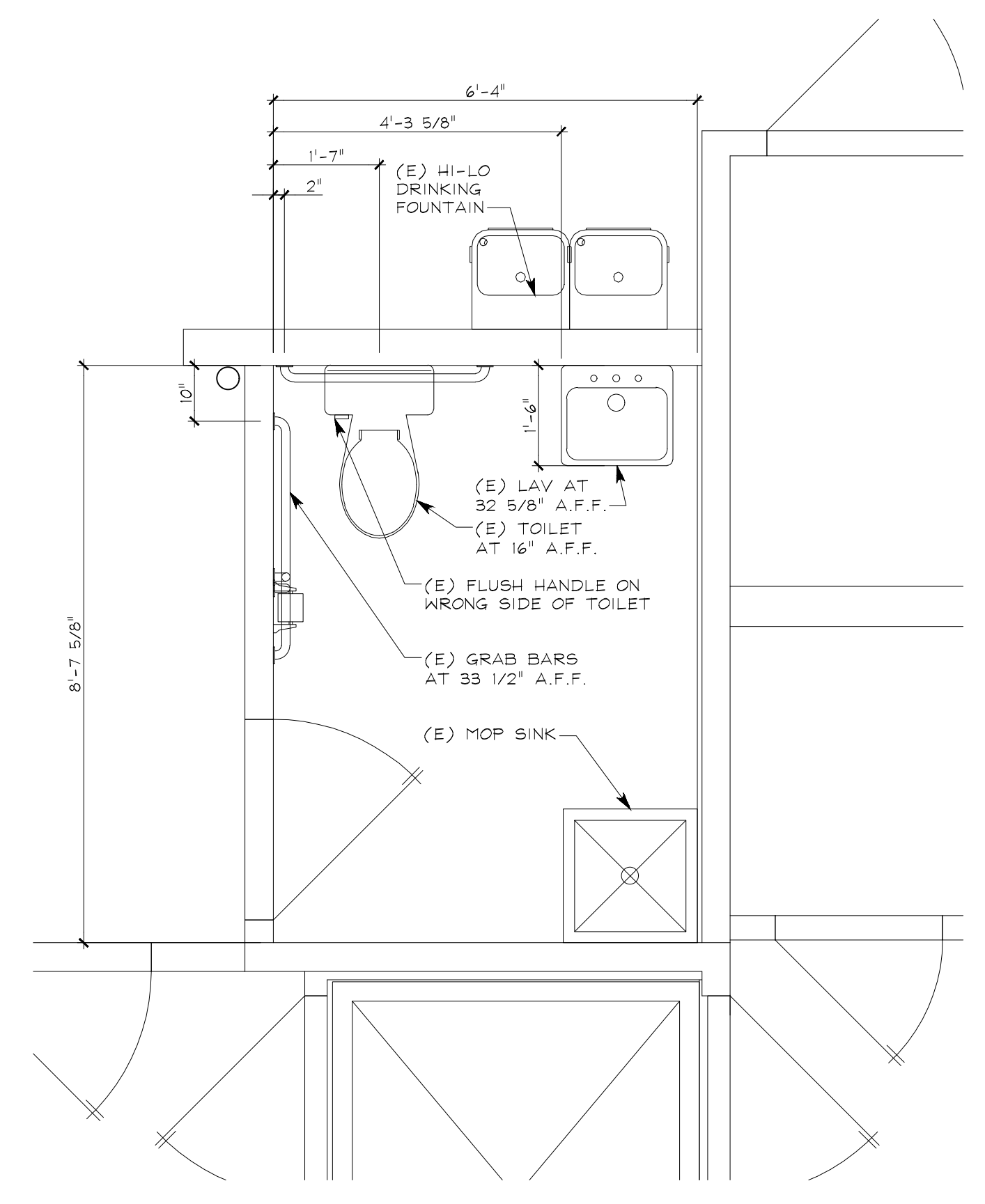


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PROJECT LOCATION:
 BIRMINGHAM SHOPPING DISTRICT
 284 W. MAPLE RD.
 BIRMINGHAM, MI 48009

ISSUE DATES

NUM.	DESCRIPTION	DATE



ENLARGED RESTROOM PLAN 1/2" = 1'-0" B

MECHANICAL EQUIPMENT:
 AHU:
 TAG WAS NOT ACCESSIBLE DURING SITE SURVEY
 CU:
 MANUFACTURER: TRANE
 MODEL: TNA120A300BD
 DATE: 09/1998
 SERIAL: N401YJAH

BUILDING ELECTRICAL - LOCATED IN BASEMENT
 MAIN DISCONNECT:
 200A DISCONNECT

TENANT EQUIPMENT:
 TIME CLOCK
 MANUFACTURER: INTERMATIC
 CAT: T101
 TENANT WATER HEATER:
 MANUFACTURER: RHEEM
 MODEL: XE06P06PU2000
 SERIAL: Q271832949
 6 GALLONS
 UNIT HEATER #1:
 MANUFACTURER: QMARK
 CAT: MUH0521MG
 UNIT HEATER #2:
 MANUFACTURER: QMARK
 CAT: MUH0521MG

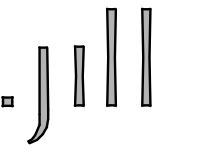
ELECTRICAL PANEL INFORMATION					
MANUFACTURER: GE		SERIAL NO.: -			
MODEL NO.:	-	MOUNTING: SURFACE		SERIAL NO.: -	
PANEL:	A	MOUNTING: SURFACE		SERIAL NO.: -	
VOLTAGE:	NOT LISTED	MAIN RATING: NOT LISTED		SERIAL NO.: -	
PHASE:	NOT LISTED	BREAK AMPS: -		SERIAL NO.: -	
WIRE:	NOT LISTED	DATE:		SERIAL NO.: -	
CIRCUIT	DESCRIPTION	AMPS	CIRCUIT	DESCRIPTION	AMPS
1	EAST SIDE BACK ROW	20	2	BASEMENT LTS	20
3	EAST SIDE BACK ROW	20	4	RECEPTACLES	20
5	EAST SIDE CENTER TRACK	20	6	FRONT EAST TRACK	20
7	EAST SIDE CENTER TRACK	20	8	DISPLAY PLUG	20
9	WEST WALL	20	10	CENTER ROW FRONT TRACK	20
11	WEST SIDE TRACK	20	12	EXIT EMER LTS	20
13	WEST SIDE TRACK	20	14	WEST ROW CENTER TRK	20
15	WEST SIDE TRACK	20	16	BATHRM LTS	20
17	WEST WALL RECEPT	20	18	CENTER ROW FRONT TRK	20
19	WEST SIDE TRACK	20	20	WEST SIDE REAR TRK	20
21	HALOPHONES	20	22	MIDDLE TRACK	20
23	RECESSED CANS	20	24	MIDDLE TRACK	20
25	SPARE	20	26	GEN RECEPT	20
27	HALOPHANE	20	28	SIGN LIGHTS	20
29	OFFICE PLUGS	20	30	GEN RECEPT	20
31	WATER HEATER	20	32	REGISTER PLUGS	20
33	EAST WRAP REGISTER	20	34	DISPLAY LTS	20
35	BASEMENT HEATER	20	36	BASEMENT HEATER	20
37	BASEMENT HEATER	20	38	BASEMENT HEATER	20
39	PHONE BOARD	20	40	BATHROOM LTS	20

ELECTRICAL PANEL INFORMATION					
MANUFACTURER: GE		SERIAL NO.: -			
MODEL NO.:	-	MOUNTING: SURFACE		SERIAL NO.: -	
PANEL:	B	MOUNTING: SURFACE		SERIAL NO.: -	
VOLTAGE:	NOT LISTED	MAIN RATING: NOT LISTED		SERIAL NO.: -	
PHASE:	NOT LISTED	BREAK AMPS: -		SERIAL NO.: -	
WIRE:	NOT LISTED	DATE:		SERIAL NO.: -	
CIRCUIT	DESCRIPTION	AMPS	CIRCUIT	DESCRIPTION	AMPS
1			2	NEW IG CIRCUIT	20
3	HYDRAULIC LIFT	20	4	-	20
5			6	-	15
7			8	-	-
9	CONDENSING UNIT	80	10	-	-
11			12	-	-
13			14	-	-
15	AIR HANDLER	60	16	-	-
17			18	-	-
19			20	-	-
21	AUX HEATER	20	22	-	-
23			24	-	-
25	-	20	26	-	-
27	-	-	28	-	-
29	-	-	30	-	-
31	-	30	32	-	-
33	-	20	34	-	-
35	-	-	36	-	-
37	-	30	38	-	-
39	-	-	40	-	-
41	-	20	42	-	-

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FIELD SURVEY
 MEP INFORMATION &
 ENLARGED RESTROOM PLAN
 DRAWN BY: CMB CHECKED BY: RHW

OWNER:

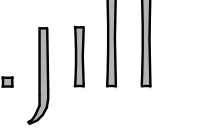


4 BATTERYMARCH PARK
QUINCY, MA 02169

ARCHITECT / ENGINEER:

SHREMSHOCK
Shremshock Architects, Inc.
7775 Walton Parkway, Suite 250 New Albany, OH 43054
T: 614 545 6555 | F: 614 545 6556 | shremshock.com
Timothy A. Shremshock, Architect

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STORE NO:
T.B.D.

PROJECT LOCATION:
BIRMINGHAM
SHOPPING DISTRICT

284 W. MAPLE RD.
BIRMINGHAM, MI 48009

ISSUE DATES

NUM	DESCRIPTION	DATE

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FIELD SURVEY
STOREFRONT ELEVATIONS
DRAWN BY: CMB CHECKED BY: RHW

DATE ISSUED:

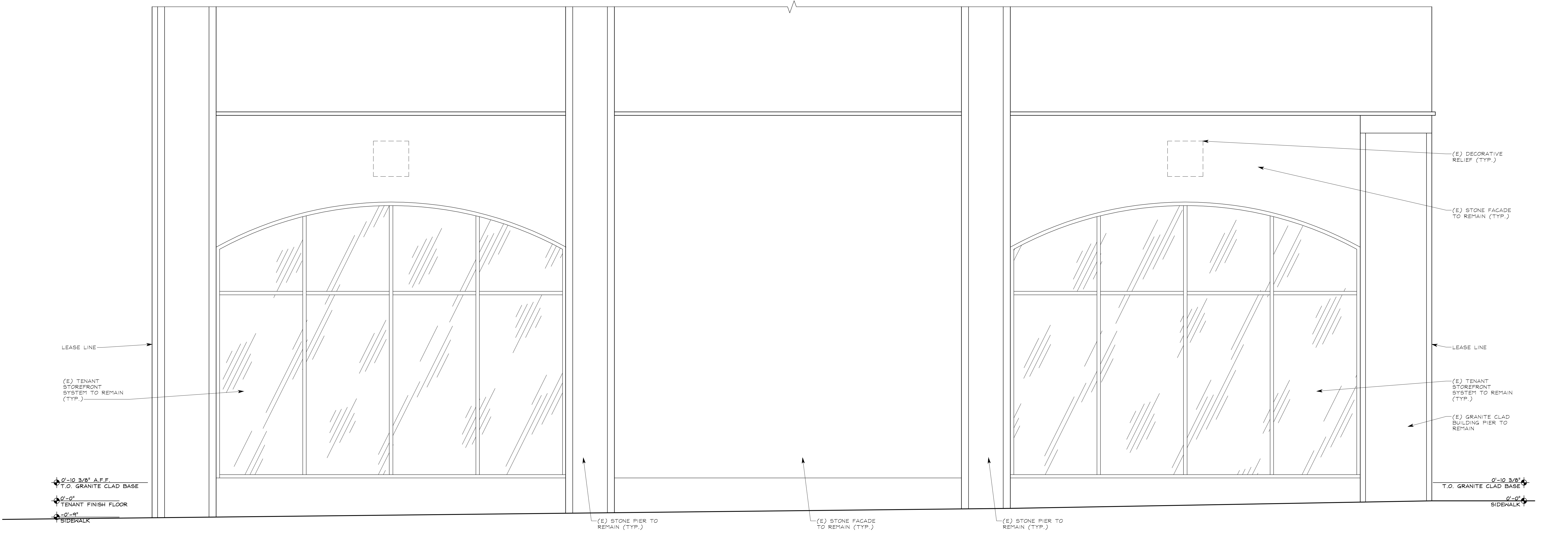
11/27/2024

PROJECT NO: 240579

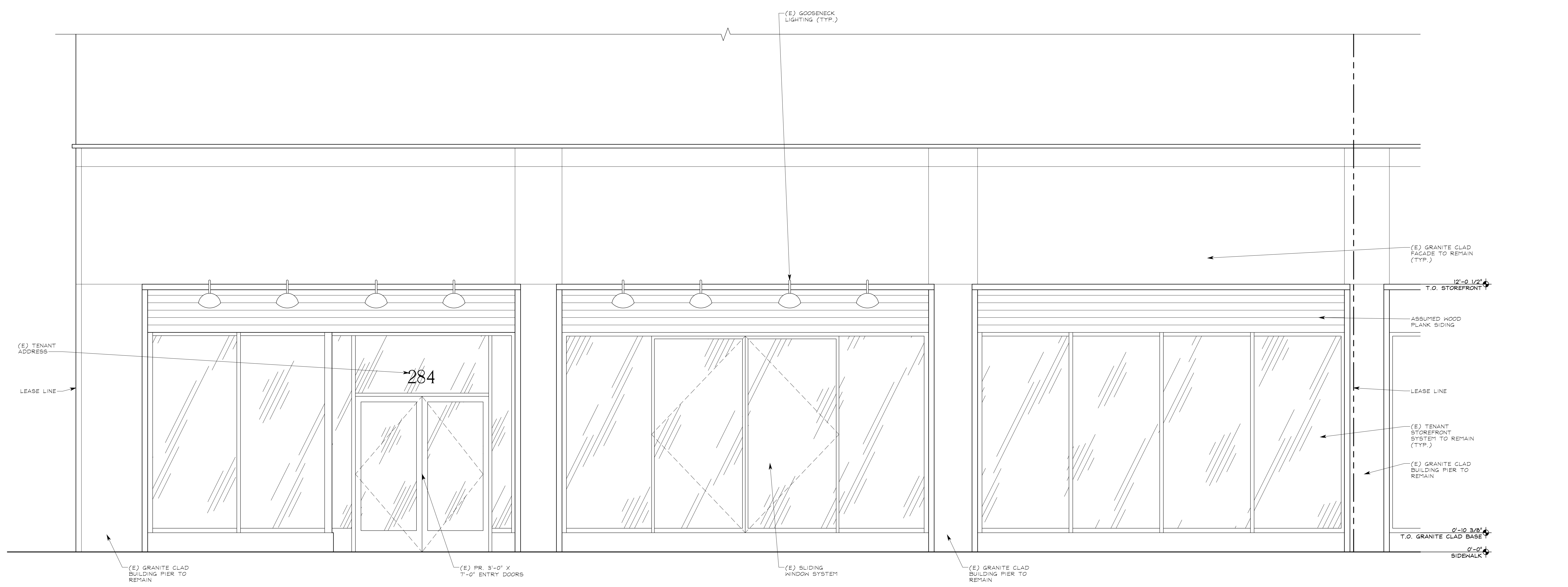
DRAWING NO:

FS1.8

PLOTTED: 12/20/24 2:49 PM



FIELD SURVEY STOREFRONT ELEVATION 1/2" = 1'-0" B



FIELD SURVEY STOREFRONT ELEVATION 1/2" = 1'-0" A



3rd Avenue, NY

الزر

الزر



3rd Avenue, NY



WAY



TITAN
NOW OPEN
WE COULD HAVE
SAID ANYTHING
BUT THIS IS THE
BEST WE COULD DO

AUTUMN

CAN YOU FEEL IT?
THE SOFT WRAPPING FEELS
THE COOL AND CRISP AIR
AUTUMN CALLING

3rd Avenue, NY



Walnut Street in Shadyside, PA



Walnut Street in Shadyside, PA



Walnut Street in Shadyside, PA

barricade now storefront



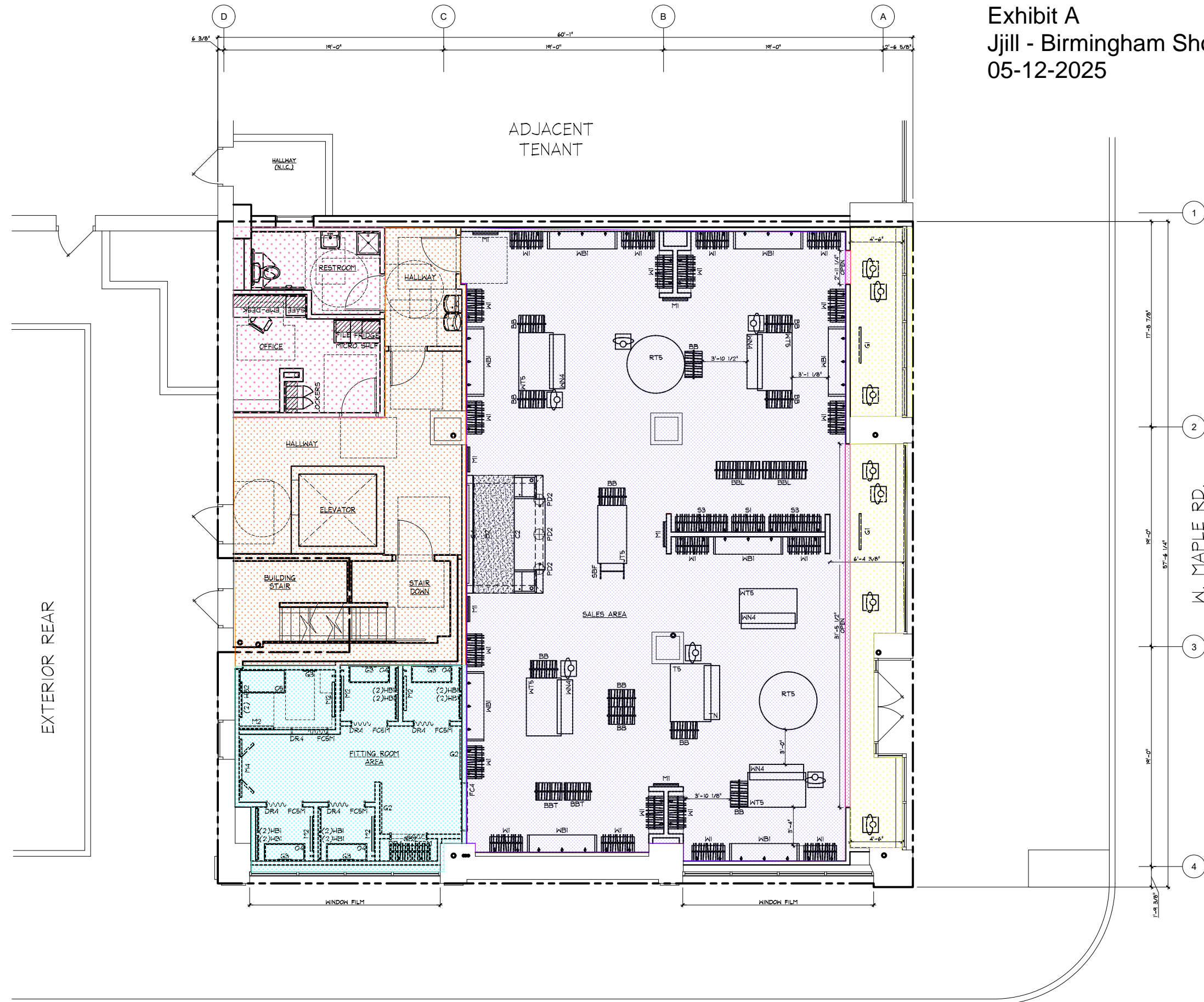
Twelve Oaks, Novi, MI



storefront

Twelve Oaks, Novi, MI

Exhibit A
 Jjill - Birmingham Shopping District, MI
 05-12-2025



N. BATES ST.



Exhibit B - W. Maple Rd. Existing Exterior Elevation



Exhibit B - N. Bates St. Existing Exterior Elevation



From the desk of James Esshaki

May 22, 2025

Dear Members of the Board of Zoning Appeals,

I am writing this letter to support the requested variance being proposed by J. Jill as it relates to the proposed modifications to the storefront windows and display areas. As the property owner for 17 years, I am pleased to have a stable and respected national tenant interested in locating to this building and the City of Birmingham.

As the owner of an older, established building in an urban area I understand there are challenges to renovating older buildings space to create a viable retail location. I do not feel that this variance will have a negative impact on the building's appearance or the appearance of the greater streetscape. J. Jill is making a substantial investment to be in this location and in Birmingham and I ask the board to approve the requested variance so J. Jill can move forward with opening a new store in this location in the near future.

Thank you for your consideration.

Regards,

James Esshaki

CASE DESCRIPTION

298 S. Old Woodward (25-17)

Hearing date: June 10, 2025

Appeal No. 25-17: The owner of the property known **298 S. Old Woodward**, requests the following variance for modifications to an existing required off-street loading facility:

A. Chapter 127, Article 4, Section 4.24 (C) of the Zoning Ordinance requires that commercial uses between 5,001 and 20,000 square feet are required to provide one usable off-street loading space. In addition, the Zoning Ordinance requires an off-street loading space to have the following minimum dimensions: 40 feet long, 12 feet wide and 14 feet high. The Daxton Hotel is proposing to eliminate the existing required off-street loading space in favor of a new waste receptacle and other back-of-house needs. Therefore, a dimensional variance of 1 usable off-street loading space is requested.

Staff Notes: The applicant is looking to modify the existing required off-street loading facility to make room for new in-house laundry facilities and a new trash compactor. The change would effectively eliminate the off-street loading space in terms of truck/vehicle access, and would divert loading functions to the lower levels. When the project was originally approved, the building contained waste receptacles in a “trash room” located adjacent to the off-street loading facility. This change would formalize the relocation of waste receptacles from the approved trash room to the loading area, which would reduce the space and provide no access top trucks/vehicles.

On May 28, 2025 (Agenda), the Planning Board moved to approve the proposal with the condition that the applicant obtain a variance from the Board of Zoning Appeals. The discussion and eventual decision was centered around other areas within the lower level of the building that currently accept loading/unloading functions that are expected to continue. In addition, the Planning Board was advised that the bulk of loading/unloading functions were related to the off-site laundry, which would be eliminated with this proposal.

This property is zoned B4 – Business-Residential & D4 – Downtown Overlay

Nicholas Dupuis
Planning Director

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)

298 S OLD WOODWARD 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:	<input checked="" type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Dimensional	<input checked="" type="checkbox"/> Land Use	<input checked="" type="checkbox"/> Sign	<input checked="" type="checkbox"/> Admin Review
-------------------	--	---	--	--	--

I. PROPERTY INFORMATION:

Address: 298 S Old Woodward Avenue, Birmingham MI	Lot Number: 08-19-36-202-019	Sidwell Number:
---	------------------------------	-----------------

II. OWNER INFORMATION:

Name: Mark Mitchell			
Address: 298 S Old Woodward Avenue	City: Birmingham	State: MI	Zip code: 48009
Email: * mmitchell@mitchellfo.com		Phone:	

III. PETITIONER INFORMATION:

Name: Autumn Griffith	Firm/Company Name: Daxton Hotel		
Address: 298 S Old Woodward Avenue	City: Birmingham	State: MI	Zip code: 48009
Email: agriffith@daxtonhotel.com		Phone: 760.668.7079	

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: 05.09.25
Signature of Petitioner:	Date: 05.09.25

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.
-

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

CITY OF BIRMINGHAM
MICHIGAN

07387

RECEIVED OF Woodward Brown Ventures DATE 5/9/25

\$ 3800

ADDRESS: 298 S. Old Woodward

950

BZA Applications + Admin

CHECK # 14326, 14325

TOTAL \$ 4750.00

CASH

Community Development Dept.

CREDIT

DAXTON

Date: 5.7.25

City of Birmingham Planning Commission
151 Martin Street
Birmingham, MI 48009

RE: Request for Zoning Ordinance Variance – 298 S Old Woodward Avenue

Dear Members of the Planning Commission,

On behalf of Daxton Hotel, I am writing to formally request a variance from the current zoning ordinance requirements as they relate to the location and use of our loading dock facilities. We believe this variance is necessary to better serve our operations, while also supporting the broader public interest in maintaining efficient traffic flow and enhancing the overall atmosphere of downtown Birmingham.

Argument 1 – Public Benefit and Operational Efficiency

Approval of this variance will allow us to consolidate waste and laundry service operations, reducing our current six-day-per-week garbage collection schedule to just three days. Additionally, we will be eliminating 14 weekly laundry service deliveries. This significant reduction in service vehicle traffic will directly benefit the community by lessening congestion on city streets, improving pedestrian and cyclist safety, and reducing noise and air pollution in the area. We believe these changes align with the City's goals of maintaining a vibrant and walkable urban environment.

Argument 2 – Physical Hardship and Infeasibility of Current Design

The current configuration of our loading dock, located off Brown Street, presents a significant operational hardship. The limited dimensions of the dock and the restricted turning radius available on Brown Street make it nearly impossible for commercial vehicles—including garbage trucks and delivery vans—to access the loading area safely or efficiently. This results in frequent traffic disruptions and has become a logistical challenge for our hotel's operations. Without relief from the existing zoning constraints, we are unable to make necessary improvements that would resolve these long-standing issues.

We respectfully request the Planning Commission's favorable consideration of our application for a zoning variance. We are happy to provide additional materials or meet with City staff to further discuss the details of this request.

Thank you for your attention and your continued commitment to improving the City of Birmingham.

Sincerely,



Autumn Griffith
General Manager
Daxton Hotel



PROJECT DATA:
 ZONING B4 - BUSINESS-RESIDENTIAL
 OVERLAY ZONING DISTRICT D-4
 VIA ACTIVATION OVERLAY DISTRICT CENTRAL BUSINESS DISTRICT
 USE GROUP(S) R-1 / A-2 / A-3 / B / S-1 / S-2
 CONSTRUCTION TYPE: IB: SPRINKLED
ALL SITE AND BUILDING CONDITIONS ARE EXISTING

SITE DATA
 TOTAL SITE AREA: 26,908 SF = 0.618 ACRES
 BUILDING FOOTPRINT: 24,934 SF @ GRADE

EXISTING BUILDING GROSS FLOOR AREA:
 +/- 157,527 GROSS S.F.
 EXISTING FIFTH FLOOR: +/- 14,936 GROSS S.F.
 EXISTING FOURTH FLOOR: +/- 19,469 GROSS S.F.
 EXISTING THIRD FLOOR: +/- 19,469 GROSS S.F.
 EXISTING SECOND FLOOR: +/- 29,561 GROSS S.F.
 EXISTING MEZZANINE FLOOR: +/- 5,159 GROSS S.F.
 EXISTING GROUND FLOOR: +/- 24,934 GROSS S.F.
 EXISTING LOWER LEVEL 1: +/- 25,010 GROSS S.F.
 EXISTING LOWER LEVEL 2: +/- 25,010 GROSS S.F.

SHEET INDEX

ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
PERMITS	2-4-2025
SPA/SLU/ZBA	5-12-2025
COMPACTOR REVISION	5-20-2025
SPA/SLU/ZBA REVISIONS	5-23-2025

DAXTON

Date: 5.7.25

City of Birmingham Planning Commission
 151 Martin Street
 Birmingham, MI 48009

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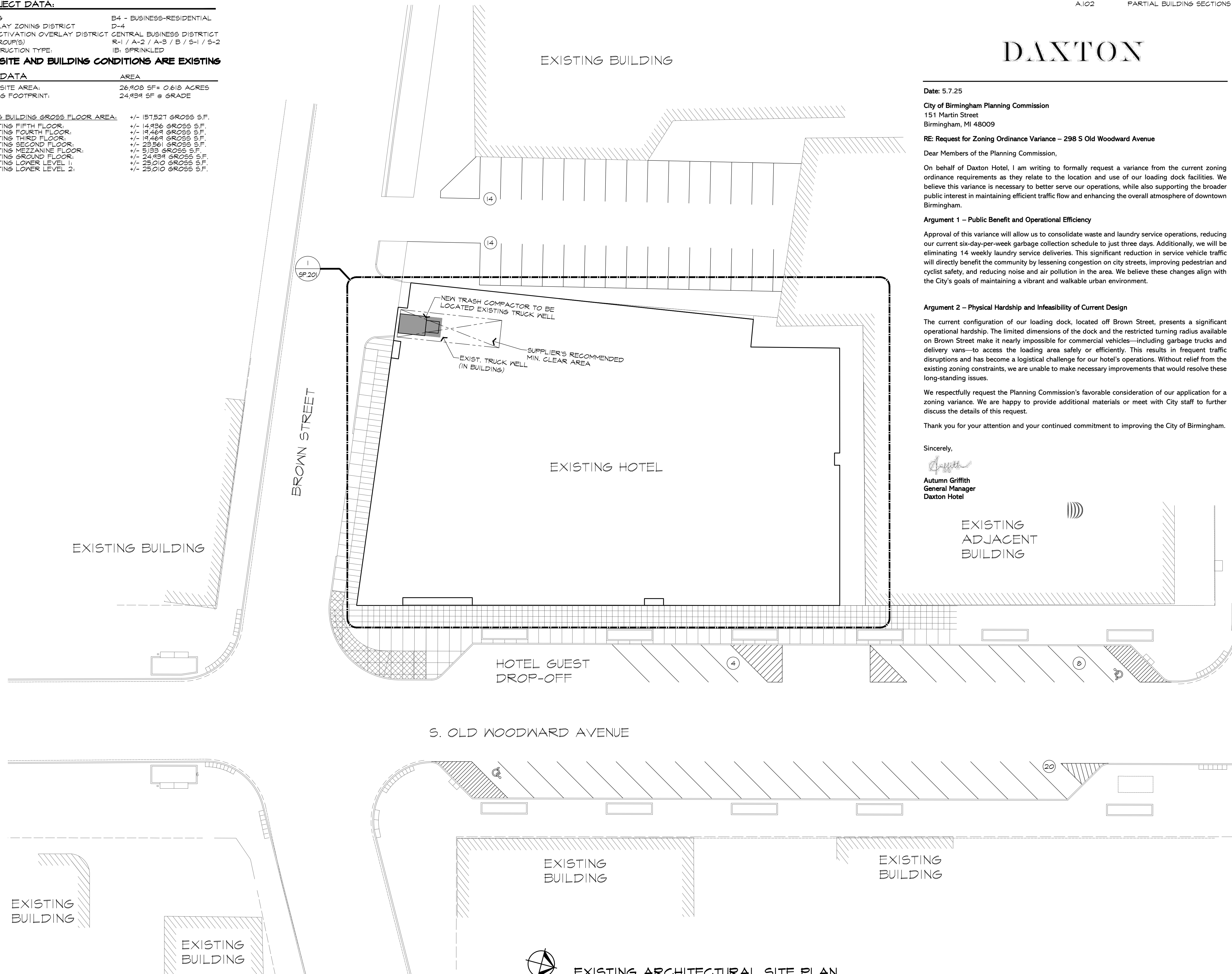
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Thank you for your attention and your continued commitment to improving the City of Birmingham.

Sincerely,

Autumn Griffith
 Autumn Griffith
 General Manager
 Daxton Hotel

EXISTING ADJACENT BUILDING



ARCHITECTURAL DESIGN

RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

G.A.V. ASSOCIATES, INC
 2401 ORCHARD LAKE RD. STE. 100A
 FARMINGTON, MICHIGAN 48338
 PH: (248) 985-9101
 WEB: WWW.GAVASSOCIATES.COM



PROPOSED INTERIOR RENOVATION FOR:
 DAXTON HOTEL
 298 S. OLD WOODWARD AVE
 BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DG	DG	DG

SCALE: 1" = 20'-0"

FILE NAME: 24025_SPI01

JOB #: 24025

SHEET TITLE
 EXISTING
 ARCHITECTURAL
 SITE PLAN
 SHEET #

SP.01

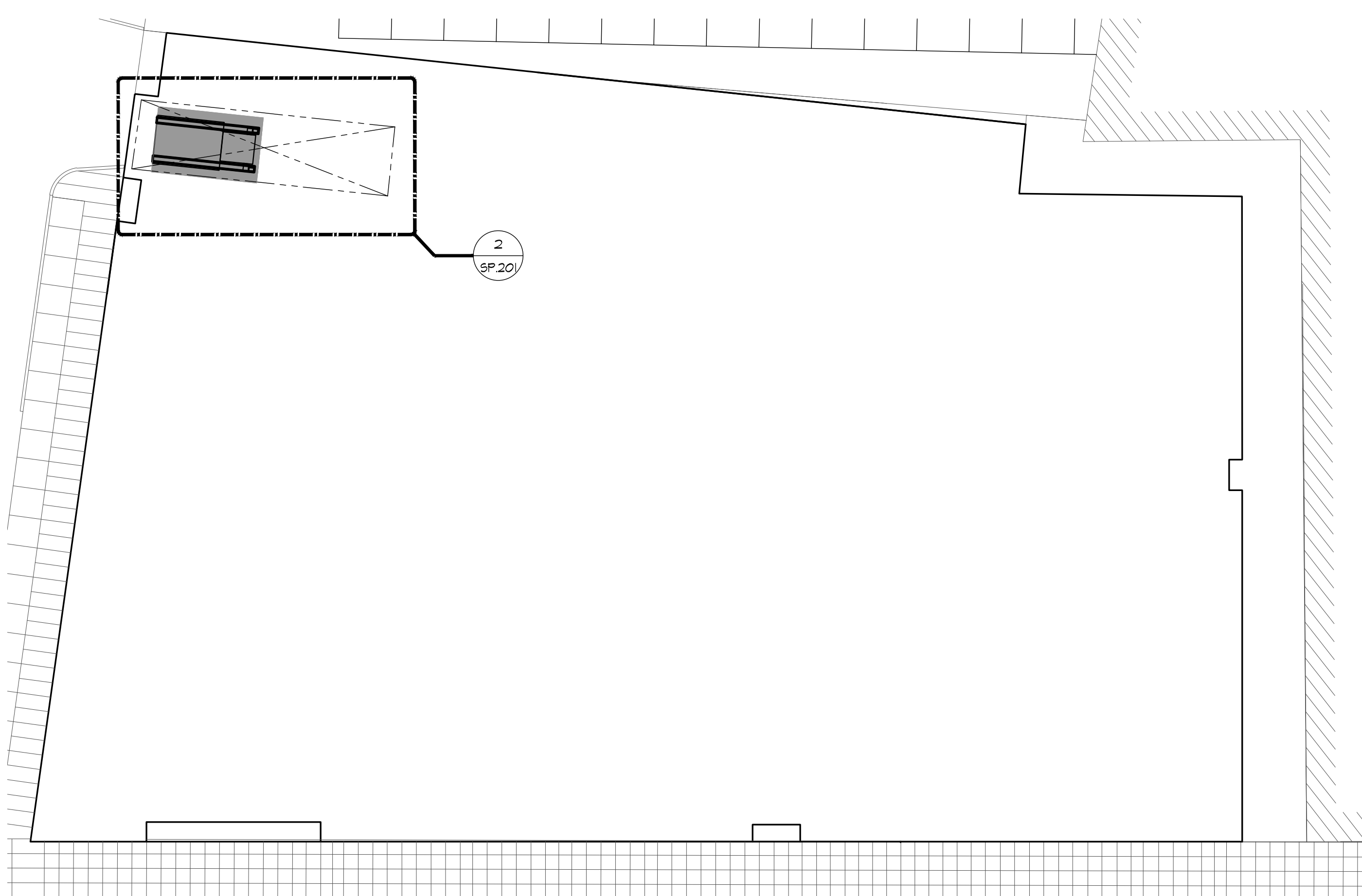
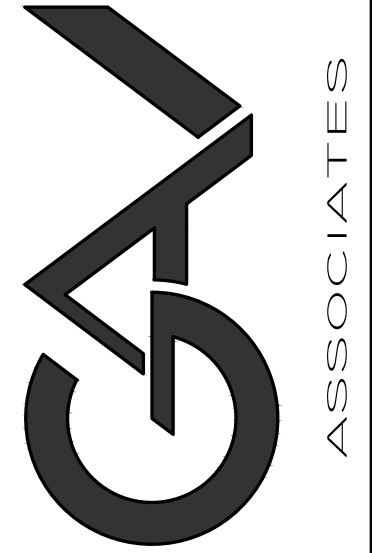
EXISTING ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
PERMITS	2-4-2025
SPA/SLU/ZBA	5-12-2025
COMPACTOR REVISION	5-20-2025
SPA/SLU/ZBA REVISIONS	5-23-2025

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD. STE. 100A
FARMINGTON, MICHIGAN 48338
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



BUILDING KEY PLAN
NOT TO SCALE

GENERAL TRASH COMPACTOR NOTES:

- 1) STEEL TRACKS BY OTHERS. STEEL CONTRACTOR TO VERIFY LENGTH, SIZE, DIMENSIONS OF STEEL AND TO VERIFY LOCATION WITH OWNER, CONTRACTOR AND TRASH COMPACTOR SUPPLIER.
- 2) SPECIFICATIONS FOR TRASH COMPACTOR - SEE THIS SHEET
- 3) SUPPLIER AND CONTRACTOR TO VERIFY ALL MINIMUM MANUFACTURER'S CLEAR AREAS.
- 4) TRASH REMOVAL AS SCHEDULED PER OWNER AND SANITATION COMPANY.

SC-20 Self-Contained Compactor

Specifications	
Manufacturer's Rated Size	1.50 Cubic Yards
Rated Size	1.30 Cubic Yards
Cycle Time	35 Seconds
Capacity Per Hour	133.71 Yards
Clear Top Opening (L x W)	30 5/8" x 57 1/2"
Ram Face Dimensions (W x H)	59 3/4" x 29 3/4"
Ram Penetration	12"
Cylinder Bore, Rod & Stroke	(Twin) 4" x 2" x 36"
Operating Pressure	
Normal	1500 PSI
Maximum	2000 PSI
Ram Force Rating	
Normal	18.34 PSI / 32,744 Lbs
Maximum	24.46 PSI / 43,658 Lbs
Motor (HP)	10 HP
Pump (GPM)	12 GPM
Tank Capacity	20 Gallons
Shipping Weight	10,100 Lbs (approx)
Construction	
Frame	
Floor - AR Plate	1/2"
Floor Plate Supports	3" x 4.1 Lb Channel
Side Plates	1/4"
Side Reinforcements	2" x 4" x 1/4" Tube
Breaker Bar	4" x 4" x 3/8" Tube
Ram Hold Down Bars	1 1/4" x 1 1/4" Bar
Ram	
Face Plate	3/4"
Floor - AR Plate	1/2"
Side Plates	3/8"
Top Plate	1/4"
Sliding Plate	3/8"

Installation Requirements

Minimum Recommended Requirements:

- > Concrete Pad: 10' x 20' (May be made larger to suit)
- > 4,000 PSI Reinforced, 6" Thick

Minimum Clearance Requirements:

- > 12" From Back of Compactor to Wall
- > 36" From Right & Left of Compactor to Wall

Voltage	Amperage	Fuse
208	60	50
240	60	40
480	30	20

Standard Features

- > 80% & 100% Full Indicator Lights
- > Quick Disconnect Hydraulic Hoses
- > Pressure Gage
- > NEMA 4 Control Enclosure
- > Guide Rails & Stops
- > 4-Inch Clean Out

Available Options

- > Hoppers & Enclosures - Any Configuration
- > Interlock and Security Doors
- > Oil Heater
- > Power Unit Cover
- > Remote Operation
- > Custom Sizes

Electrical Disconnect Requirements

10:15:15

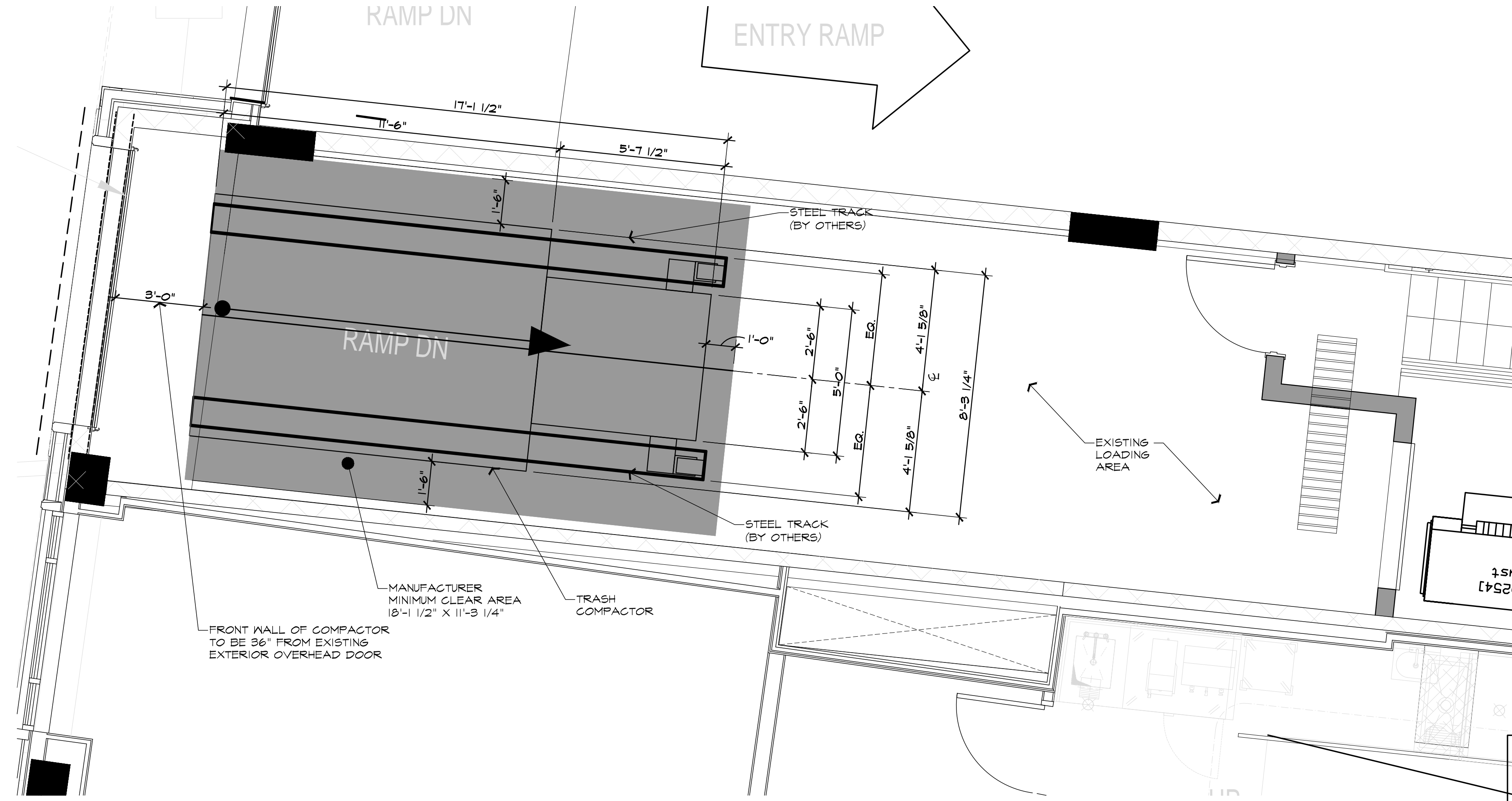
A	B	C	D	E	F	G	H	Capacity
99 1/4"	60"	104 1/2"	52"	71"	30 5/8"	138"	217 1/2"	20-Yard

CONTRACT WELDING & FABRICATING, INC.

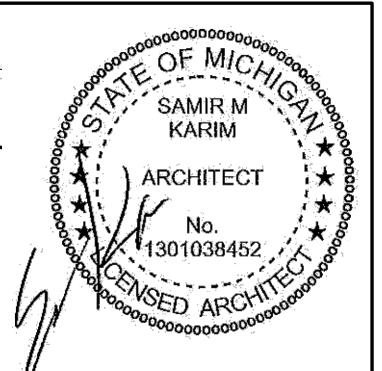
385 Sumpter Road • Belleville • MI 48111-2932 • Phone (734) 699-5561 • Fax (734) 699-0360
P.O. Box 68 • Belleville • MI 48112-0068
On the Web at: <http://www.contractwelding.com>

Distributor

02/07 REV1



TRASH COMPACTOR LOCATION PLAN
SCALE: 3/8" = 1'-0"



PROPOSED INTERIOR RENOVATION FOR:
DAXTON HOTEL
298 S. OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DG	DG	DG

SCALE : VARIES

FILE NAME : 24085_SP20

JOB # : 24085

SHEET TITLE
TRASH COMPACTOR
LOCATION AND
INFORMATION
SHEET #

SP.201

DOOR SCHEDULE									
DOOR HARDWARE TO PROVIDED TO OWNER COMPLYING WITH APPLICABLE CODES AND PER GENERAL DOOR SPECIFICATION.									
NO.	ROOM NAME	DOOR SIZE	DOOR		FRAME		HARDWARE SET	NOTE LEGEND	REMARKS
			TYPE	MATERIAL	TYPE	MATERIAL			
FIRST FLOOR									
101A	LAUNDRY ROOM	(2) 3'-0" x 7'-0" x 1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		
101B	LAUNDRY ROOM	(2) 3'-0" x 7'-0" x 1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		
101C	DRYER AREA DOOR	2'-6" x 7'-0" x 1 3/4"	2	HM	B	HM	F, G, J		DRYER MAINTENANCE AREA DOOR
102A	IRONING ROOM	3'-0" x 7'-0" x 1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		
102B	IRONING ROOM	3'-0" x 7'-0" x 1 3/4"	1	HM	A	HM	E, F, G, H, M, I		
102C	IRONING ROOM	3'-0" x 7'-0" x 1 3/4"	3	HM	C	HM	D, E, F, G		ROLL-UP OVERHEAD DOOR

- ABBREVIATION (DOORS):**
HM - HOLLOW METAL
- HARDWARE:**
- | | |
|--------------------------|--|
| A - PRIVACY LOCK SET | H - PANIC PUSH PAD, FULL BAR |
| B - PASSAGE SET | J - NON-LOCKING AGAINST EGRESS |
| C - OFFICE SET LOCK | K - LOCKSET |
| D - CLASSROOM LOCK SET | L - CARD READER |
| E - CLOSER | M - INTERCOM SYSTEM |
| F - KICKPLATE | N - DOOR TO HAVE EGRESS |
| G - WALL/FLOOR DOOR STOP | SI - SIGNAGE PER NFPA 101 2015 14.2.10 |

NOTE: VERIFY FINAL HARDWARE SETS WITH OWNER AND CONSTRUCTION MANAGER

- DOOR NOTE LEGEND:**
- 45 MINUTE FIRE-RATED DOORS, FRAMES, AND GLASS, SEE DOOR TYPE FOR DOORS WITH GLASS (100 SQ. IN. MAXIMUM, REINFORCED WITH WIRE).
 - SMOKE TIGHT DOOR SEAL.

GENERAL DOOR SPECIFICATION

- HOLLOW METAL DOORS AND FRAMES SHALL BE, AS FURNISHED BY PIONEER / STEELCRAFT / SPECIALITE (OR EQUAL). FRAMES TO 16-GAGE COMMERCIAL GRADE "F" SERIES, WELDED UNITS, WITH ANCHORS AS REQUIRED BY WALL CONDITIONS. REFER TO DETAILS ON THIS SHEET. DOORS SHALL BE 18-GAGE COMMERCIAL GRADE, "VM" SERIES, PREPARED TO RECEIVE MORTISED HARDWARE AS SPECIFIED. ALL HARDWARE MUST BE RECESSED FLUSH WITH NO SHARP EDGES EXPOSED. HM, DOORS AND FRAMES SHALL PRIME AND PAINTED TO MATCH ROOM COLOR.
- COORDINATE ALL DOORS AND FRAMES SIZES WITH MASONRY AND CARPENTRY CONTRACTORS PRIOR TO CONSTRUCTION.
- COORDINATE ALL DOORS AND DOOR HARDWARE SETS, ESPECIALLY EXTERIOR DOORS, WITH OWNER'S SECURITY / TECHNOLOGY CONSULTANTS.

CODE REVIEW & BLDG ANALYSIS:

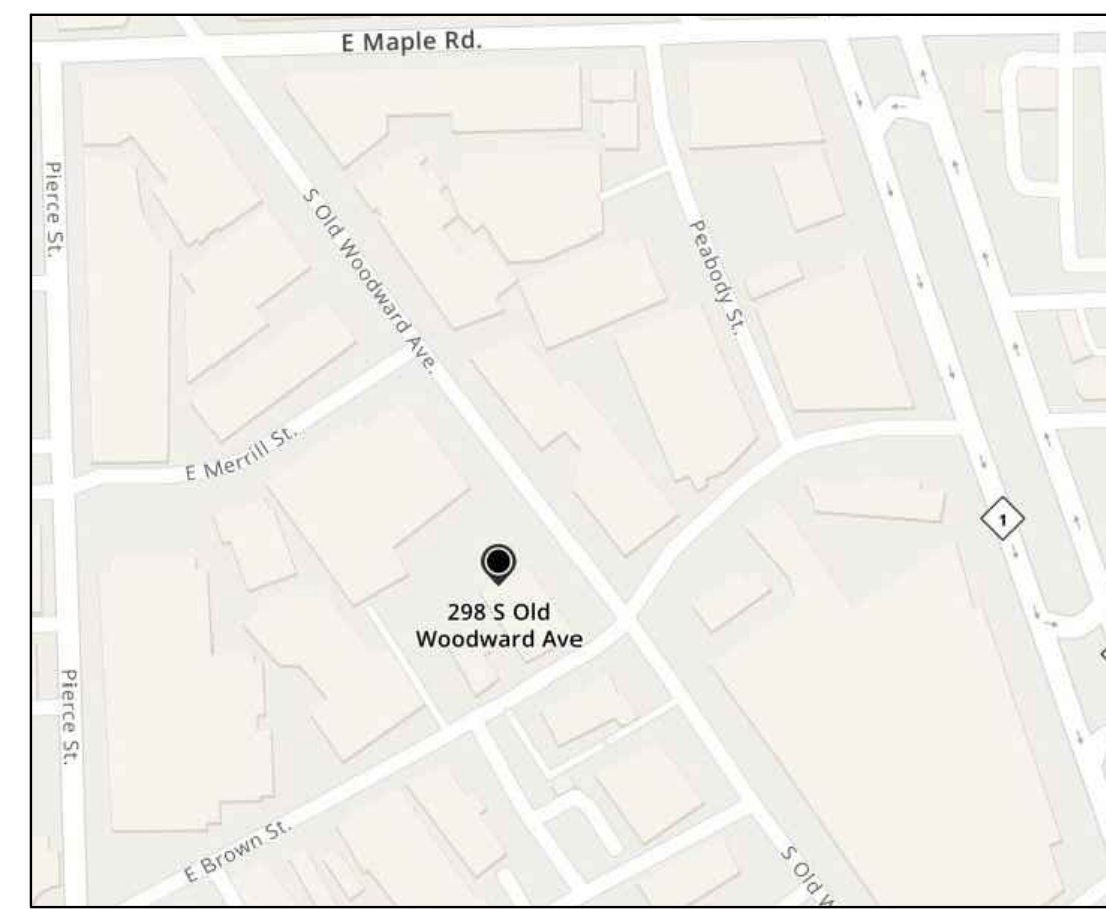
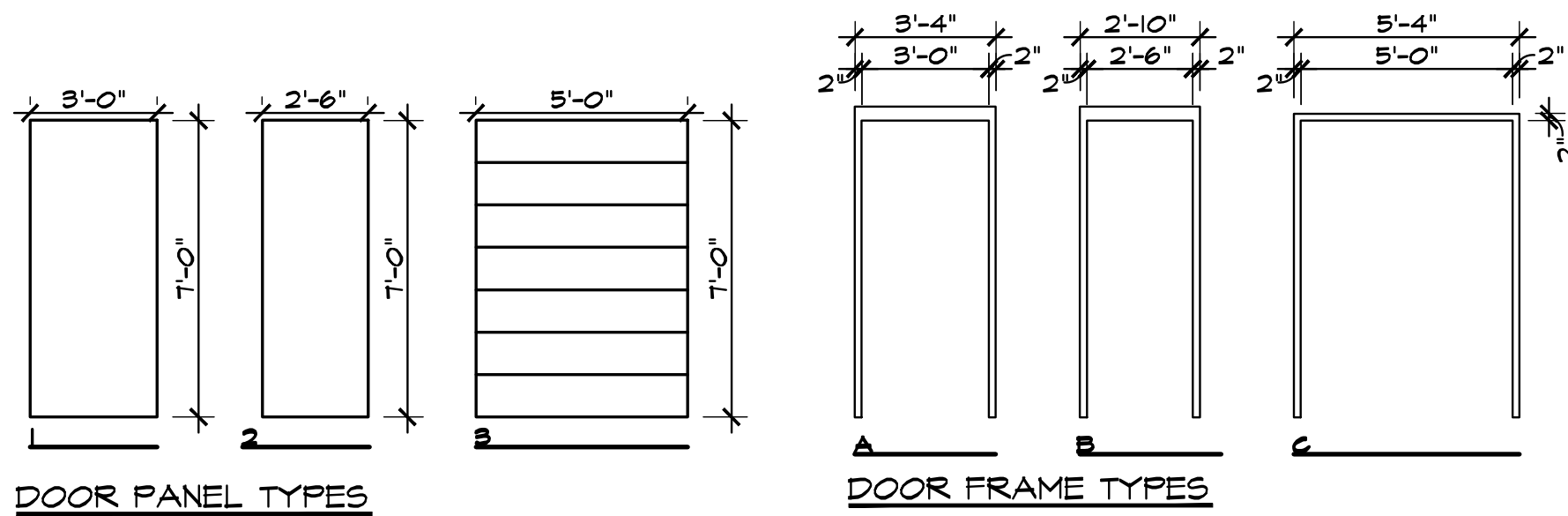
THE BUILDING PLANS ARE BEING SUBMITTED FOR THE PROPOSED ALL NEW CONSTRUCTION, SHALL COMPLY TO THE FOLLOWING:

- GENERAL CONTR. TO COMPLY W/ ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE
 - * MICHIGAN BUILDING CODE 2015
 - * ICG/ANSI A117.1 2009 AND MICHIGAN BARRIER FREE DESIGN LAW P.A. 1 OF 1986 AS AMENDED
 - * MICHIGAN MECHANICAL CODE 2021 (M.M.C.)
 - * MICHIGAN PLUMBING CODE 2021 (M.P.C.)
 - * FIRE SUPPRESSION NFPA 13-2013
 - * FIRE ALARM NFPA 72-2012
 - * INTERNATIONAL FUEL GAS CODE 2015 (I.F.G.C.)
 - * MICHIGAN ENERGY CODE 2015, PART 10a (M.E.C.)
 - * ANSI/ASHRAE/ESNA STANDARD 90.1 1999 EDITION
 - * MICHIGAN ELECTRICAL CODE BASED ON 2023 N.E.C. IV PART 8 AMENDMENTS
 - * INTERNATIONAL FIRE CODE 2015 (I.F.C.)
 - * PROJECT SHALL COMPLY W/ MBC 2015 CHP. 35 REFERENCE STANDARDS

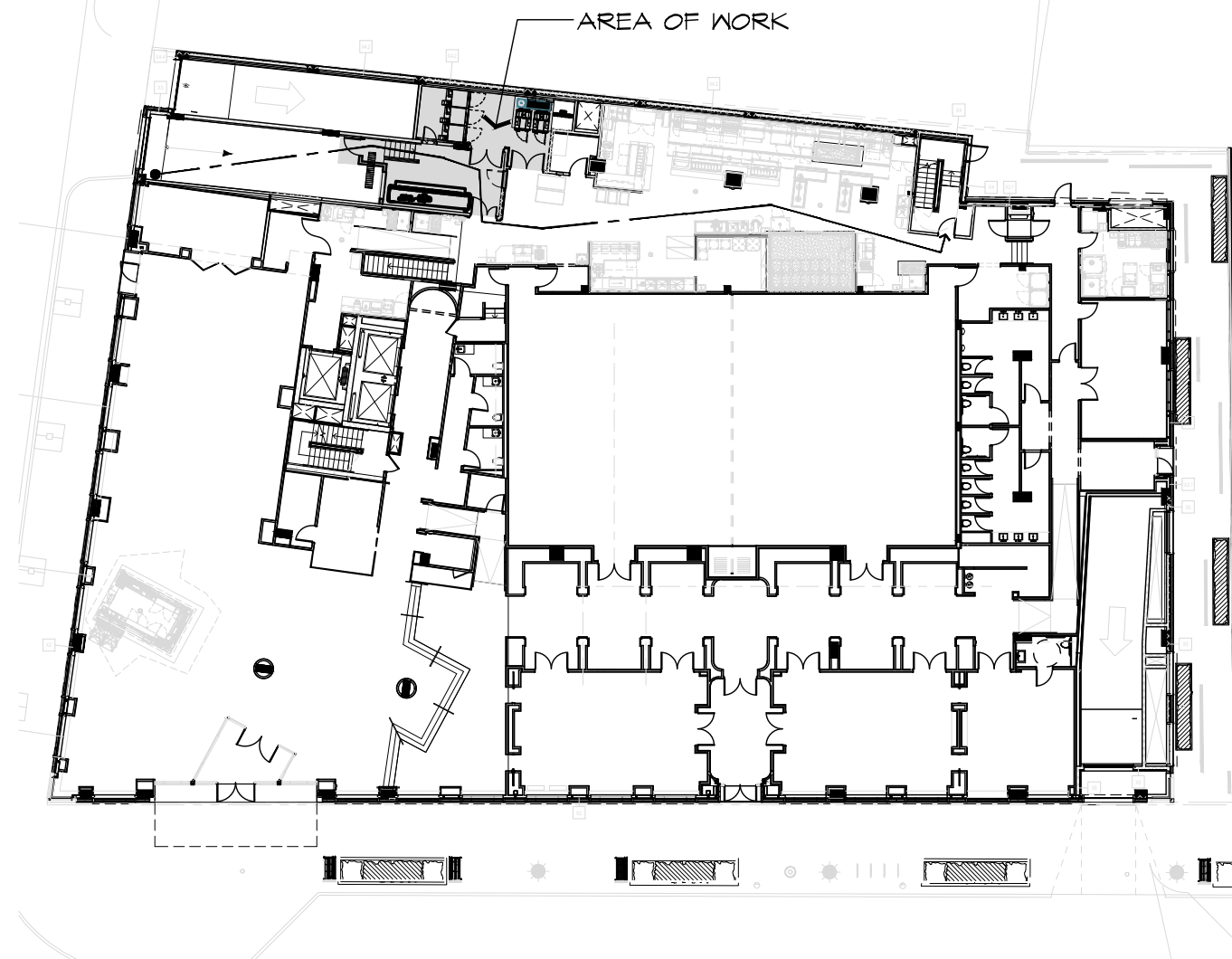
FIRE AND SAFETY:

- CONTRACTOR SHALL PROVIDE SEPERATE SHOP DRAWINGS FOR THE (SPRINKLER) FIRE SUPPRESSION SYSTEM AND ALARM SYSTEM TO THE BUILDING DEPARTMENT FOR REVIEW & APPROVAL FOR SEPERATE PERMITS.
- AUTOMATIC FIRE SPRINKLER SYSTEM, SUBMISSION OF SHOP DRAWINGS:
 - FIRE SPRINKLER SUPPRESSION SYSTEM IS REQUIRED BY MBC SECTION 403.2.3
 - SUBMIT AUTOMATIC FIRE SPRINKLER SYSTEM SHOP DRAWINGS AND HYDRAULIC CALCULATIONS WITH SUPPORTING DOCUMENTATION AS REQUIRED BY NFPA 13, SECTION CHAPTER 22 UNDER SEPERATE PERMIT REQUIREMENT TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THIS WORK (107.2.2).
- CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHER AND CABINETS PER 2012 INTERNATIONAL FIRE CODE AND NFPA 10.

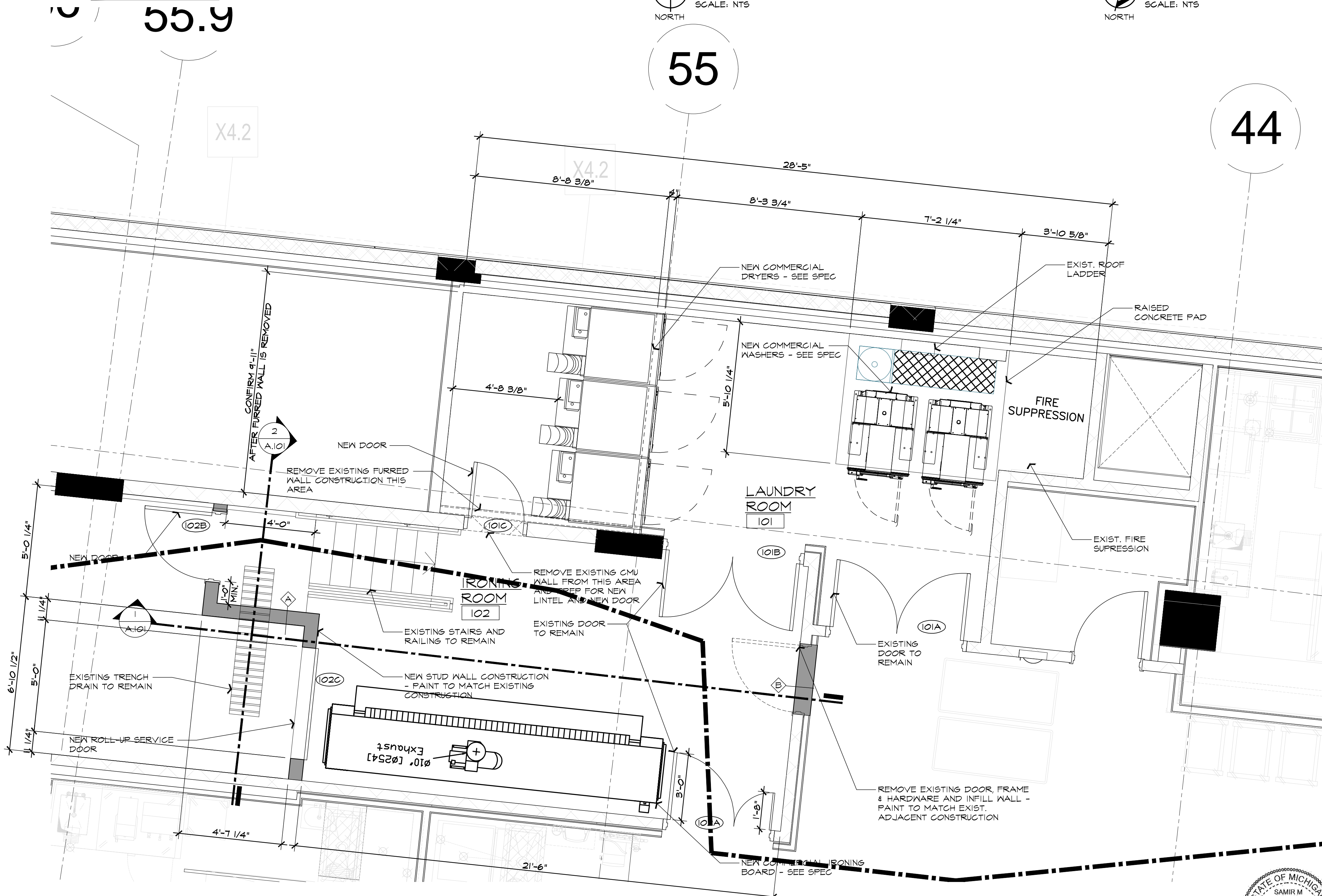
WALL LEGEND	
A	6 W/ 3/8" FLANGE 20 GA METAL STUDS AT 16" O.C. WITH 5/8" CEMENT BD ON EACH SIDE - EXTEND TO BOTTOM OF DECK, PROVIDE R-21 KRAFT-FACED BATT INSULATION, PROVIDE DEFLECTION TRACK. PAINT TO MATCH EXIST. WALL CONSTRUCTION
B	6 W/ 3/8" FLANGE 20 GA METAL STUDS AT 16" O.C. WITH 5/8" HIGH IMPACT GYP. BD. ON EACH SIDE - EXTEND TO BOTTOM OF DECK, PROVIDE DEFLECTION TRACK. - PAINT TO MATCH EXIST. ADJ. WALL CONSTRUCTION



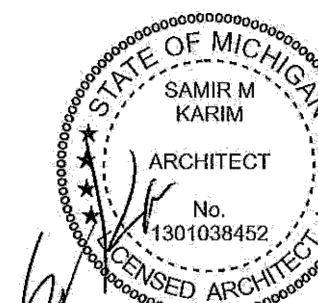
LOCATION MAP
SCALE: NTS



KEY PLAN
SCALE: NTS



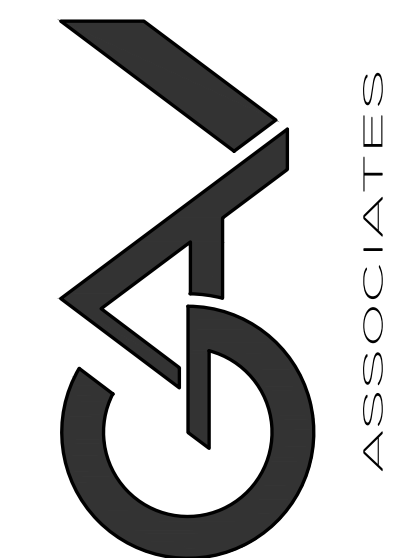
ENLARGED LAUNDRY ROOM FLOOR PLAN
SCALE: 3/8" = 1'-0"



ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
PERMITS	2-4-2025
SPA/SLU/ZBA	5-12-2025
SPA/SLU/ZBA REVISIONS	5-23-2025

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
2401 ORCHARD LAKE RD, STE. 100A
FARMINGTON, MICHIGAN 48338
PH: (248) 985-9101
WEB: WWW.GAVASSOCIATES.COM



PROPOSED INTERIOR RENOVATION FOR:
DAXTON HOTEL
298 S. OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DS	DS	DS

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

FILE NAME: 18128_A101

JOB #: 24025

SHEET TITLE
ENLARGED LAUNDRY ROOM
FLOOR PLAN
SHEET #

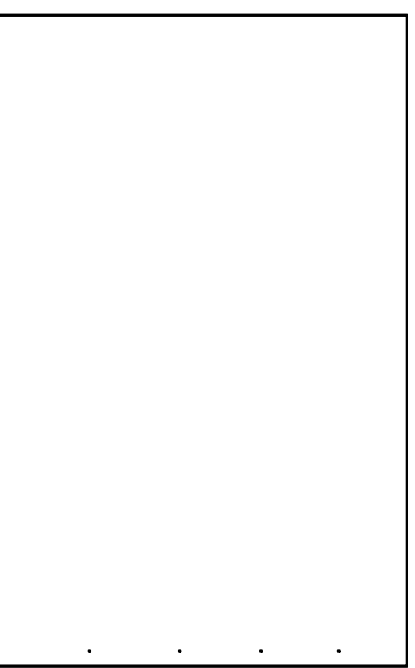
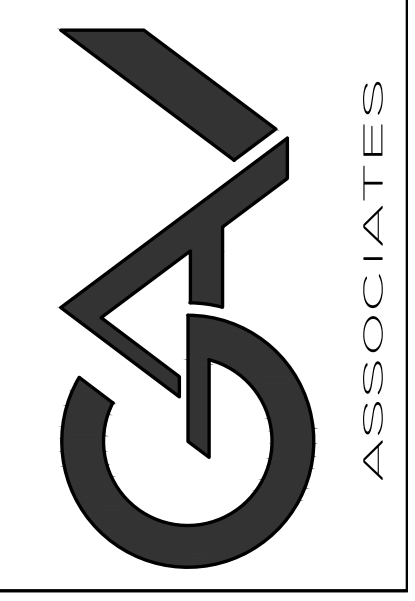
A.101

ISSUED FOR	DATE
OWNER REVIEW	1-24-2025
PERMITS	2-4-2025
SPA/SLU/ZBA	5-12-2025
SPA/SLU/ZBA REVISIONS	5-23-2025

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COMMERCIAL
INDUSTRIAL

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PROPOSED INTERIOR RENOVATION FOR:
DAXTON HOTEL
298 S. OLD WOODWARD AVE
BIRMINGHAM, MICHIGAN 48009

DRAWN:	DESIGNED:	CHECKED:
DG	DG	DG

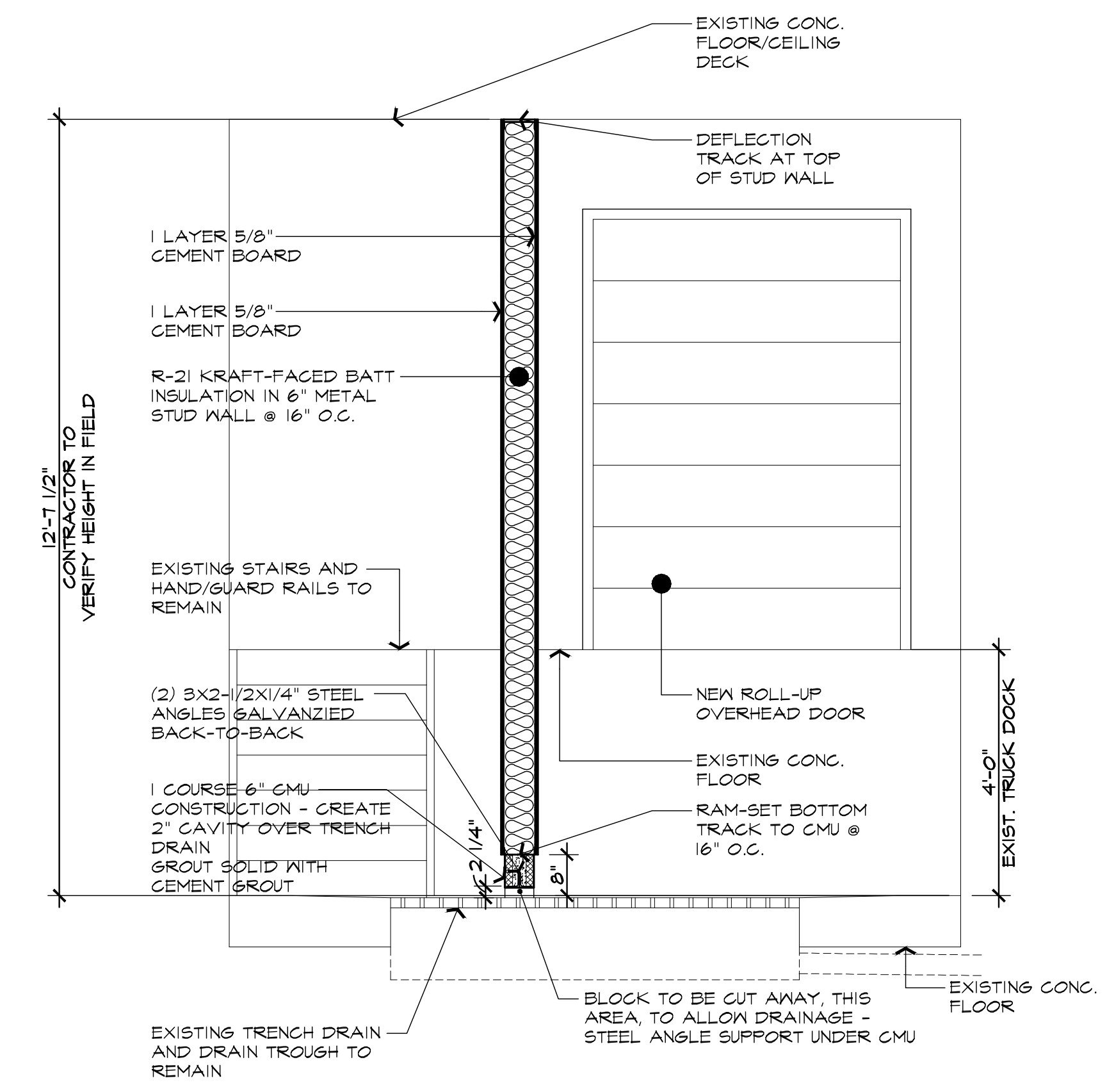
SCALE : 1/8" = 1'-0"

FILE NAME : 24025_A102

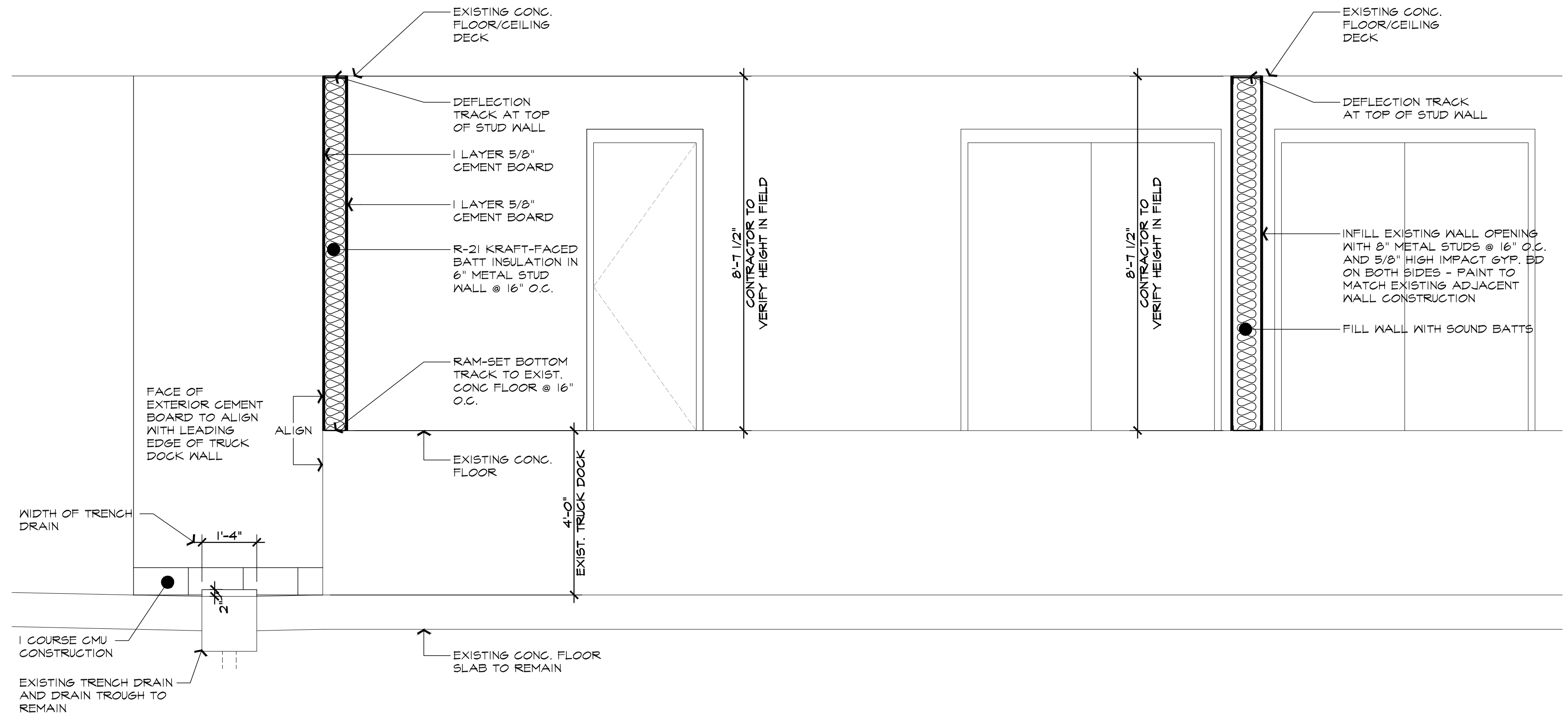
JOB # : 24025

SHEET TITLE
PARTIAL BUILDING SECTIONS
SHEET #

A.102



2 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 PARTIAL BUILDING SECTION
SCALE: 1/4" = 1'-0"

