



Agenda
Board of Zoning Appeals Regular Meeting
Tuesday, April 14, 2026 - 7:30 PM
151 Martin Street, Birmingham, MI
City Commission Room 205

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) March 10, 2026 Minutes

5. APPEALS

Address	Petitioner	Appeal	Type/Reason
34952 Woodward	Zachary Weiss	26-12	Postponed
1263 Brookwood	Mark Alfonsi	26-13	Dimensional

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

The City of Birmingham welcomes public comment which may be limited to a certain number of minutes per person speaking, announced at the Mayor's discretion at the beginning of the public comment portion of the agenda, on items or discussions that do not appear anywhere else in the printed agenda. The Commission will not participate in a question and answer session and will take no action on any item not appearing on the posted agenda. The public can also speak to agenda items as they occur when the presiding officer opens the floor to the public. When recognized by the presiding officer, please state your name for the record, and direct all comments or questions to the presiding officer.

9. ADJOURNMENT

City boards and committees meet in person, and most have a virtual option available to the public. Members of the public may attend the Board of Zoning Appeals meeting in person at Birmingham City Hall or attend virtually.

Link to Access Virtual Meeting: <https://zoom.us/j/96343198370>

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 963 4319 8370

City Hall is open to the public during regular business hours, Monday through Friday from 8 a.m. – 5 p.m. The Police Department lobby entrance on the east side of City Hall on Pierce Street operates as the after-hours public entrance.

Individuals requiring assistance to enter the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

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

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)

Title VI

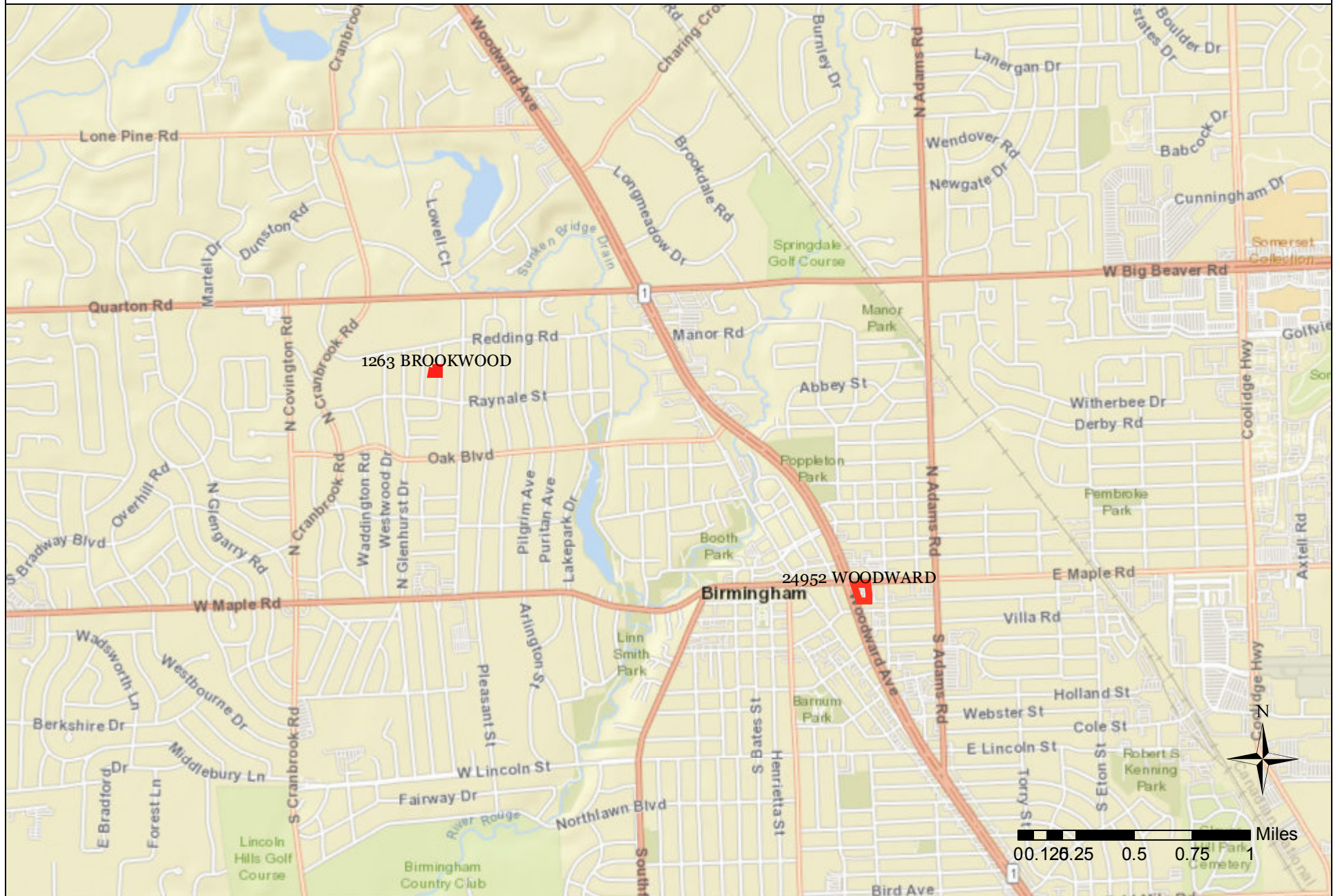
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-3405 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing,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

APRIL BZA MAP





**Board Of Zoning Appeals – Regular Meeting Minutes
March 10, 2026 – 7:30 p.m.
City Commission Room 205, 151 Martin Street, Birmingham, MI**

1. CALL TO ORDER

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on March 10, 2026. The meeting was convened at 7:30 p.m.

2. ROLL CALL

Present: Chair Erik Morganroth; Board Members Kevin Hart, Carl Kona, John Miller, Ron Reddy;
Alternate Board Member Victoria Policicchio

Absent: Vice Chair Jason Canvasser; Board Member Richard Lilley; Alternate Board Member Susan Shacket

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

3. ANNOUNCEMENTS

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

4. APPROVAL OF THE MINUTES OF THE BZA MEETINGS OF FEBRUARY 10, 2026

Motion by Miller

Seconded by Kona to approve.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5. APPEALS

**1) 1070 Lincoln Ct
Appeal 26-02**

ABO Erickson presented the item, explaining that the owner of the property known as 1070 Lincoln Ct was requesting the following variances to construct a new home:

- A. Chapter 126, Article 2, Section 2.10.2** of the Zoning Ordinance requires a minimum rear yard setback of 30.00 feet. The proposed is 16.71 feet. Therefore, a variance of 13.29 feet is being requested.
- B. Chapter 126, Article 2, Section 2.10.2** of the Zoning Ordinance requires a minimum combined front and rear setback of 55.00 feet. The proposed is 41.00 feet. Therefore a variance of 14.00 feet is being requested.

Staff answered questions from the Board.

James Scigliano, representative for the appellants, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

The Board discussed the following regarding the item:

- The variances would not cause the appellant to exceed the maximum lot coverage.
- The City cannot require that someone build less than 25 feet in width on a corner lot.
- If the appeal remained within the current footprint of the home, a similar variance request would still be necessary.
- These variances would extend the pre-existing non-conformity.

Public Comment

Linda Wells opposed the building of homes larger than the neighborhood average on Lincoln Ct.

Cynthia Rose opposed the building of homes larger than the neighborhood average on Clark.

Sten Schuler commented that the size of the proposed home should be reduced in some other way if these variances were granted.

Caleb Griscom commented concern about drainage if these variances were granted.

Julie Bergesen commented concerns about drainage and changes to the neighborhood aesthetics if these variances were granted.

Warren Block commented concerns about drainage and damage to the roads from construction.

Motion by Miller

Seconded by Reddy with regard to 1070 Lincoln Ct, Appeal 26-02, A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires a minimum rear yard setback of 30.00 feet. The proposed is 16.71 feet. Therefore, a variance of 13.29 feet is being requested, and B. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires a minimum combined front and rear setback of 55.00 feet. The proposed is 41.00 feet. Therefore a variance of 14.00 feet is being requested.

Mr. Miller moved to approve and tied approval to the plans, noting it would not be possible to build on this lot without a variance given the narrowness of the lot. Of all the lots on Lincoln Court, this lot seemed to have the most challenging configuration. It is only 68 feet deep, and the 55 feet of required setbacks would result in 13 feet of buildable space. The proposed home would align with the neighboring homes on the west side of the street. Once the existing house is torn down, there will be more space between this house and the house to the north. The footprints of the proposed home and garage combined will be nearly the same as the present home and garage. The proposed plans moves the home from underneath the powerlines and increases the space between this home and its southern neighbor. The height of the home is meaningfully lower than the allowed maximum. The provisions of the zoning ordinance, if strictly applied, would unreasonably prevent the property owner from using the property for its permitted purpose. Literal enforcement would be an unnecessary hardship, the variances are not contrary to the spirit or purpose of the ordinance, the variances do not pose an issue for public health, safety or welfare, and granting the variances would do substantial justice to the property owner and the public. The City should be able to address neighbors' concerns about drainage. He would not have supported the appeal if additional lot coverage were requested.

Mr. Kona concurred, adding that while approval would be expanding a non-conformity, the powerlines and the narrowness of the lot created meaningful challenges.

Mr. Reddy noted that while this Board was bound by the zoning ordinances, many of the concerns raised by residents could be addressed legislatively by the City Commission.

The Chair noted that corner lots have two front setbacks, resulting in a smaller building envelope. He noted that the City does not require houses to be less than 25 feet wide, and so it likely does not mean to require a home to be less than 25 feet deep. This house is minimally designed to fit the lot and does not maximize height. If these variances are not approved, the existing home with a comparable footprint would continue to exist.

Ms. Policicchio expressed appreciation for the design and the consolidation of the used space.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

**2) 504 Willits
Appeal 26-07**

ABO Morad presented the item, explaining that the owner of the property known as 504 Willits was requesting the following variances to construct a new home:

- A. Chapter 126, Article 2, Section 2.08.4** of the Zoning Ordinance requires a maximum roof height for a pitched roof in an R-2 zoning district of 28.00 feet for this property. The proposed roof height is 34.69 feet; therefore a variance of 6.69 feet is requested.
- B. Chapter 126, Article 2, Section 2.08.4** of the Zoning Ordinance requires a maximum roof height for a flat roof in an R-2 zoning district of 24.00 feet for this property. The proposed roof height is 32.10 feet; therefore a variance of 8.10 feet is requested.
- C. Chapter 126, Article 2, Section 2.08.4** of the Zoning Ordinance requires a maximum eave height for the building for an R-2 zoning district of 24.00 feet for this property. The proposed eave height is 28.59 feet; therefore a variance of 4.59 feet is requested.
- D. Chapter 126, Article 2, Section 2.08** of the Zoning Ordinance requires that the maximum lot coverage is 30% of the lot in the residential zones. The maximum amount for this lot is 30% or 2371.5 SF. The proposed is 35.1% or (2774.65 SF). Therefore, a variance of 5.1% or (403.15 SF) is being requested.

Staff answered questions from the Board.

Paul Samartino, representative for the appellant, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

The Board discussed the following regarding the item:

- If the lot were flat it would not require a variance for this design.
- The grade change is not within the client's control.
- The flat roof is helping the mass of the home.
- It seemed that the deck might be more voluntary than the other requests.
- If exterior stairs were added to create outdoor access in lieu of a deck, those would be counted towards lot coverage as well.
- The footprint of the house is posing the issue, not the depth of the house. The house would have to decrease its footprint by approximately 400 sq. ft. to mitigate the need for variance D.
- Since the appellant is starting from a blank sheet of paper, it would be possible to draw a home that is 400 sq. ft. smaller and to include the proposed deck.
- Only a single story home could be built on this lot without a variance.
- The Board needed to determine whether these variances were being requested due to self-creation or topography.

Public Comment

Scott Galloway, attorney for the residents of 504 Willits, supported either a reduction or elimination of the proposed variances via a change in design.

Celeste Herpel, Marlene Roth, Michael Poris, and Alison Orlans opposed the granting of the variances.

Jon Stein supported building a home on the lot that did not require four variances and aligned more with the character of the street.

Susan Martin commented regarding restrictions on historic homes, the size of the proposed home, the way the proposed home would change the character of the street.

Motion by Reddy

Seconded by Policicchio with regard to Appeal 26-07, 504 Willits, A. Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum roof height for a pitched roof in an R-2 zoning district of 28.00 feet for this property. The proposed roof height is 34.69 feet; therefore a variance of 6.69 feet is requested, B. Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum roof height for a flat roof in an R-2 zoning district of 24.00 feet for this property. The proposed roof height is 32.10 feet; therefore a variance of 8.10 feet is requested, C. Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum eave height for the building for an R-2 zoning district of 24.00 feet for this property. The proposed eave height is 28.59 feet; therefore a variance of 4.59 feet is requested, and D. Chapter 126, Article 2, Section 2.08 of the Zoning Ordinance requires that the maximum lot coverage is 30% of the lot in the residential zones. The maximum amount for this lot is 30% or 2371.5 SF. The proposed is 35.1% or (2774.65 SF). Therefore, a variance of 5.1% or (403.15 SF) is being requested.

Mr. Reddy moved to deny the proposed variances, stating that while the property sloped the conditions were not unusual enough to warrant four significant variances. He continued that an ordinance-compliant home, or a home with lesser variances, could be built on this lot. Literal enforcement of the chapter would not result in unnecessary hardship, these large variances would be contrary to the spirit and purpose of the zoning ordinance, and granting the variance would result in substantial injustice to property owners.

Ms. Policicchio supported the motion since retaining neighborhood character is a priority of the 2040 Plan and since the purchasers of the lot were already aware of the lot's limitations at the time of purchase. She continued that a home could be built on this lot that would be more in character with the surrounding homes, and that the slope of the lot did not necessitate the requested variances.

Mr. Miller said he could not support the motion.

The Chair concurred with Mr. Miller, noting that while there were parts of the appeal he could not support, the topography of the lot was affecting some of the variance requests.

Motion failed, 2-4.

ROLL CALL VOTE

Yeas: Policicchio, Reddy

Nays: Morganroth, Hart, Miller, Kona

Motion by Hart

Seconded by Kona with regard to Appeal 26-07, 504 Willits, A. Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum roof height for a pitched roof in an R-2 zoning district of 28.00 feet for this property. The proposed roof height is 34.69 feet; therefore a variance of 6.69 feet is requested, B. Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum roof height for a flat roof in an R-2 zoning district of 24.00 feet for this property. The proposed roof height is 32.10 feet; therefore a variance of 8.10 feet is requested, and C. Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum eave height for the building for an R-2 zoning district of 24.00 feet for this property. The proposed eave height is 28.59 feet; therefore a variance of 4.59 feet is requested.

Mr. Hart moved to approve variances A, B, and C, tying approval to the plans, and opining that limiting the height of this home would create a less desirable structure. The topography of the site was sufficiently challenging to merit the granting of these three variances. He said the City engineers should be able to address any drainage concerns regarding the lot. He said that the house does align with the aesthetic character of the neighborhood and that there were some nearby homes that encroached further to the north than this home. He continued that approving these three variances would result in substantial justice to the neighborhood and for the owners.

The Chair supported the motion since the home would not require a variance for the height if the home were on a flat lot.

Motion carried, 4-2.

ROLL CALL VOTE

Yeas: Morganroth, Hart, Miller, Kona

Nays: Policicchio, Reddy

Motion by Kona

Seconded by Reddy with regard to Appeal 26-07, 504 Willits, D. Chapter 126, Article 2, Section 2.08 of the Zoning Ordinance requires that the maximum lot coverage is 30% of the lot in the residential zones. The maximum amount for this lot is 30% or 2371.5 SF. The proposed is 35.1% or (2774.65 SF). Therefore, a variance of 5.1% or (403.15 SF) is being requested.

Mr. Kona moved to deny variance D, stating that it was a self created issue unrelated to the lot.

Mr. Miller supported the motion, explaining that while this request would be allowed on a flat lot, since this was new construction the home should be able to remain within the lot coverage.

The Chair concurred with Messrs. Kona and Miller, noting there were ways of mitigating this variance.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

**3) 1711 Latham
Appeal 26-08**

ABO Erickson presented the item, explaining that the owner of the property known as 1711 Latham was requesting the following variances to re-build an existing living room using the existing foundation:

- A. Chapter 126, Article 2, Section 2.08.2** of the Zoning Ordinance requires a minimum rear yard setback of 30.00 feet. The proposed is 25.10 feet. Therefore, a variance of 4.90 feet is being requested.
- B. Chapter 126, Article 2, Section 2.08.2** of the Zoning Ordinance requires a minimum combined front and rear setback of 55.00 feet. The proposed is 50.50 feet. Therefore a variance of 4.50 feet is being requested.

Staff answered questions from the Board.

Chris Lamphear, representative for the appellant, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Motion by Reddy

Seconded by Miller with regard to 1711 Latham, Appeal 26-08, A. Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires a minimum rear yard setback of 30.00 feet. The proposed is 25.10 feet. Therefore, a variance of 4.90 feet is being requested, and B. Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires a minimum combined front and rear setback of 55.00 feet. The proposed is 50.50 feet. Therefore a variance of 4.50 feet is being requested.

Mr. Reddy moved to approve variances A and B and tied approval to the plans. He noted that the structure was pre-existing non-conforming, that the request is to reconstruct an already existing structure, that enforcement of the chapter would result in unnecessary hardship, that granting the variance would not be contrary to the spirit or purpose of the zoning ordinance, and that granting the variance would result in substantial justice to the property owner.

Mr. Miller concurred, adding that no further encroachment was requested and that reasonable maintenance and improvement of an existing home should be supported.

The Chair explained that the appellant would be allowed to gradually conduct the same repairs over time without the variance, and said that since that would result in the same outcome, he would support the variance.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

6. CORRESPONDENCE

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

7. GENERAL BUSINESS

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

9. ADJOURNMENT

No further business being evident, the Board motioned to adjourn at 9:48 p.m.

A handwritten signature in black ink, appearing to read 'Laura Eichenhorn', with a stylized, flowing script.

Jeff Zielke, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

34952 Woodward & 690 E. Maple (26-12)

Hearing date: April 14, 2026

Appeal No. 26-12: The owner of the property known as **34952 Woodward & 690 E. Maple** requests the following variances to construct a new 7-10 story mixed-use building in the Triangle District of Birmingham:

- A. Chapter 126, Article 3, Section 3.08(C) of the Zoning Ordinance requires new buildings in the MU5 zoning district to be constructed to a height of no more than 78 feet and 6 stories if the bonus height requirements of Section 3.08(E) are met. The applicant has met the requirements of Section 3.08(E). The proposed overall building height is 77.67 feet and 7 stories. Therefore, a variance of 1 story is being requested.
- B. Chapter 126, Article 3, Section 3.08(D) of the Zoning Ordinance requires new buildings in the MU7 zoning district to be constructed to a height of no more than 114 feet and 9 stories if the bonus height requirements of Section 3.08(E) are met. The applicant has met the requirements of Section 3.08(E). The proposed overall building height is 111 feet and 10 stories. Therefore, a variance of 1 story is being requested.

Staff Notes: This applicant is proposing to construct a new building across two properties (to be combined) and two separate zoning districts (MU5 and MU7). The building contains two levels of underground parking, two levels of above ground parking, 1 level of commercial/retail, and the remaining upper levels as residential apartments and condominiums.

The Triangle District contains a provision that permits developers access to bonus stories provided they meet the requirements of [Section 3.08\(E\)](#). This development is proposing to take advantage of the bonus stories by providing a mixed-use development and public parking in accordance with the requirements therein. Related this request in particular is the public parking requirement, which necessitates that the developer provide an addition 198 off-street parking spaces on top of the parking required for the uses provided in the building. This has resulted in a competition for space within the building that was resolved by the applicant in a matter that increased the number of stories within the building, but does not increase the overall height beyond the permitted maximums, including the bonus stories.

The subject property has three zoning designations: B2 (General Business), MU5 (Mixed-Use) & MU7 (Mixed-Use).

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)

24952 WOODWARD



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: 34952 Woodward & 690 E. Maple Lot Number: Part - 2, 45 & 6 Sidwell Number: 19-36-226-002
A11-7, 8 19-36-226-003

II. OWNER INFORMATION:

Name: Maryko Hospitality LLC
Address: 30500 Northwestern Hwy City: Farmington Hills State: MI Zip code: 48334
Email: * #525 Mkoza@group10.net Phone: 248-855-2100

III. PETITIONER INFORMATION:

Name: Zachary Weiss Firm/Company Name: Birmingham Gateway LLC
Address: 31731 Northwestern Hwy 250W City: Farmington Hills State: MI Zip code: 48394
Email: ZWEISS@beztak.com Phone: 248-737-6192

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: 3/12/26

Signature of Petitioner: _____

Date: 3/10/26

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.

Zachary Weiss
Signature of Applicant

March 12, 2026

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

**Re: Letter of Hardship/Practical Difficulty, Application for Dimensional Variance
Beztak Birmingham Development Mixed-Use Project
34952 Woodward Avenue & 690 E. Maple Road**

Dear Members of the Board of Zoning Appeals:

This law office represents Birmingham Gateway LLC (“Developer”) with respect to the above Project. Please accept this letter as a letter of hardship and practical difficulty pursuant to Chapter 126 of the Birmingham City Code (“Zoning Ordinance”) Section 8.01(F)(3)(a). This letter is attached to and made a part of the Board of Zoning Appeals Application referenced above.

Background

The Beztak Birmingham development proposes a vibrant residential and commercial mixed-use project at the southeast corner of Woodward Avenue and Maple Road on long vacant property in downtown Birmingham (“Project”). This development includes ground-floor retail, 224 residential units and a structured parking garage providing 422 parking spaces, including 198 publicly accessible parking spaces. The Project enhances this prominent gateway to Birmingham intersection through widened sidewalks, new planting beds and enhanced landscaping, additional street trees, and integrated public parking while reinforcing walkability and downtown vitality.

The Project features a desirable twenty (20’) foot high first story, where retail and restaurant uses will be located along Woodward Avenue and the corner, with the condominium and apartment lobbies fronting E. Maple Road. The Project houses two (2) levels of underground parking, along with a ground floor level and mezzanine level of parking within the twenty (20’) foot high area behind the retail and lobby frontage. These parking areas are concealed within the building, so there is very little visibility from adjacent parcels or the public right-of-ways.

The Project is comprised of two legal parcels. Both parcels are in the B-2 zoning district. The majority of the Project is subject to the MU-7 Triangle Overlay District (“Overlay District” or “District”), but a portion of the Project on the eastern side is subject to the MU-5 District.

Developer submitted a Combined CIS & Site Plan Review Application for the Project to the City's Community Development Department on or about February 17, 2026. The site plan is scheduled to be reviewed by the Birmingham Planning Board at its March 25, 2026 meeting.

Following discussion with the City's Community Development Department, it was determined that the Project requires a single dimensional variance to the story requirements of the Triangle Overlay District in order to technically comply with the City's Zoning Ordinance. The Project *meets* the maximum height requirements in terms of gross feet provided in the Zoning Ordinance, but has one additional required story in excess of the Zoning Ordinance requirement, due to the addition of the parking mezzanine level required to provide additional needed public and private parking.

The height of the Project is in compliance with the MU-5 Overlay District maximum height requirement of 78 feet, and with the MU-7 Overlay District maximum height requirement of 114 feet, as it meets the additional building height standards of Section 3.08(E). The analysis is as follows:

1. The MU-5 Overlay District permits a maximum of 66 feet with five (5) stories. Section 3.08(C). The Project is also entitled to an additional 12 feet and one (1) story of height because the requirements of Section 3.08(E) are met.
2. The MU-7 Overlay District permits a maximum of 90 feet with seven (7) stories. Section 3.08(D). The Project is also entitled to an additional 24 feet and two (2) stories of height because the requirements of Section 3.08(E) are met.
3. Section 3.08(E) allows this additional height for buildings that are at least 100 feet from single-family residential zoning districts if such buildings satisfy the following requirements:
 - a. "A multi-level parking structure that offers parking available to the public at the rate of one parking space available to the public for every 300 square feet of building area allowed in the additional stories."

The sixth story of that portion of the Project in the MU-5 district and the eighth and ninth stories of that portion of the Project in the MU-7 district comprise 59,294 square feet of building area / 300 = 198 public parking spaces required, ***which are provided by the Project***, satisfying this criteria.

- b. "A mixed use building that provides residential dwelling units above first-floor commercial where a minimum of 50% of the building floor area is residential."

The Project is comprised of a mixed-use building with residential apartments and condominiums above the first-floor retail use. 300,017 square feet of building floor area is residential / 539,521 square feet of total building area = **55.6%, in excess of the 50% requirement**, satisfying this criteria.

The variance is necessary because the 2021 Michigan Building Code restricts mezzanines in this type of building construction to not greater than one-half (50%) of the floor area of the first floor of the Project. MBC §505.2.1.2. The floor area of the proposed “mezzanine parking level” is 62% of the applicable first floor area required for the calculation (38,628sf mezzanine parking level / 62,291sf first floor level). It is therefore considered an actual floor, requiring the variance.

Variance Request

Developer has worked diligently within the Zoning Ordinance to limit the need here to a single Project variance on this important but complex development. When the mezzanine parking level is included, the building has seven (7) stories in the MU-5 Overlay District with the bonus height allocation, where six (6) stories are permitted, and the building has ten (10) stories in the MU-7 Overlay District with the bonus height allocation, where nine (9) stories are permitted. Therefore, the dimensional variances requested are as follows:

1. A dimensional variance of one (1) story to the height requirement of Section 3.08(C) which permits a maximum of six (6) stories when seven (7) stories is proposed for the MU-5 Overlay District; and
2. A dimensional variance of one (1) story to the height requirement of Section 3.08(D) which permits a maximum height of nine (9) stories when ten (10) stories is proposed for the MU-7 Overlay District.

Project Benefits to the Community

The Project supports and strengthens downtown Birmingham as a vibrant mixed-use destination, and meets the goals and objectives of the City’s current Master Plan. The Project supports the City’s Master Plan by:

- Activating a prominent “Gateway” corner
- Reinforcing pedestrian-oriented urban design
- Concentrating residential density within the downtown core
- Supporting retail and restaurant vitality
- Encouraging multimodal transportation

- Enhancing the Woodward Avenue corridor streetscape

The Project also supports the Master Plan objective of providing additional public parking within the Triangle Overlay District. The Project invests substantial resources in furthering this City objective by adding 198 parking spaces that are accessible for public use.

The Project furthers the various uses and purposes of the Triangle Overlay District as set forth in Section 3.05 of the Zoning Ordinance. The Project is a mixed-use commercial and residential development with first-floor retail/restaurant uses and residential apartments and condominiums on the upper floors, similar to the downtown character of many buildings west of Woodward Avenue. It features different building heights to achieve appropriate scale along Woodward and Maple with the proper transitions to neighboring areas and is located more than 100 feet from any single-family residential zoning district. The Project's architectural and landscape features will contribute to the high standards expected in Birmingham with high (20') Maple Road frontage retail and atrium spaces, significant glass, and an integrated color scheme. The parking spaces are integrated within the building to be significantly concealed from public view. Wide sidewalks with substantial streetscape elements will also be featured.

Traffic congestion is minimized by installing drive access on three (3) sides of the building. 422 parking spaces are provided to service the Project's residents, commercial space employees and customers, with many of these spaces available for the general public. The shared parking analysis provided by Developer in its Traffic Impact Study indicates that the Project has sufficient parking to meet the anticipated parking demand during peak demand periods. Such parking will help to promote pedestrian access to the downtown for Project residents, customers and the general public, as people can park at the Project and walk to their destination. The Project improves mobility within the area by allowing convenient access by vehicle, bicycle and pedestrian traffic. It is located adjacent to two (2) SMART bus stops to support public transit use. It also features widened sidewalks, enhanced streetscape elements and bicycle accommodations to encourage safe non-motorized travel.

Finally, the Project will create a pedestrian friendly sense of place within the Triangle Overlay District, supporting and igniting economic development with its mixture of quality uses, providing important tax base increases on long vacant parcels and providing a high quality development gateway to the City's downtown for new residents and patrons of downtown businesses.

Variance Standards - §8.01(F)(3)

Section 8.01(F)(3) of the Zoning Ordinance authorizes the Zoning Board to grant Developer a variance to the maximum height/story requirement if the applicable criteria have been met. Developer submits that the variance standards in the Zoning Ordinance have been met as described below:

- 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. §8.018(F)(3)(a)(i)**

One of the challenges of the Triangle Overlay District is the ability to develop this District in general, and the subject property in particular, with sufficient public parking for patrons and customers of the Project and surrounding areas within the District. The Project is designed to help address this issue. The mixed uses of residential and retail are permitted uses for the Project, but the lack of an ample supply of parking within the District prevents Developer from providing such permitted mixed uses in compliance with the maximum story limits within the District due to the need for a mezzanine parking story, though maximum height requirements in feet are met. Strict compliance would require the removal of the mezzanine level of parking, reducing parking by 76 spaces. Such reduction would result in a corresponding reduction of residential units and a reduction of public parking available within the Project. This result would jeopardize the Project, and would at the very least fail to provide 198 public parking spaces within the Project, requiring unwanted parking variances. Therefore, the lack of sufficient parking within the Triangle Overlay District presents a special condition that negatively impacts the Project, and without the variance for the mezzanine parking level, would not allow for sufficient parking to enable the proposed permitted uses of this property, and would significantly reduce the parking made available to the public.

- ii. Literal enforcement of the chapter will result in unnecessary hardship. §8.018(F)(3)(a)(ii)**

As noted above, literal enforcement of the Zoning Ordinance in this situation would result in elimination of the mezzanine parking level of the Project and reduce parking both for customers and residents of the Project, as well as available public parking in the Triangle Overlay District, which would be contrary to stated Birmingham City policies. Developer seeks to provide parking to help facilitate the lack of sufficient public parking in the District. The elimination of a level of parking to comply with the Zoning Ordinance would create a hardship for the Project by either reducing the amount of parking provided, and/or reducing the number of residential units otherwise permitted by the height limitations and other provisions of the Zoning Ordinance.

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. §8.018(F)(3)(a)(iii)

The requested variance is consistent with the spirit and purpose of Zoning Ordinance. By granting the requested variance, the Project will continue to comply with the height limitations (in feet) of the MU-5 and MU-7 mixed-use districts. The variance would not alter the exterior dimensions of the Project, and will help to minimize inefficient surface parking lots in favor of providing additional public parking in a compact, mixed-use, pedestrian-friendly development, as the Triangle Overlay District encourages.

The requested variance will also not be contrary to, but promote the public health, safety and welfare. The Project will provide parking not otherwise available to the public and is designed to conceal such parking from public view, benefitting the surrounding area.

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. §8.018(F)(3)(a)(iii)

The requested variance for the mezzanine level of parking results in substantial justice to Developer and the public by enabling the Project to be constructed with a building height, design and density in compliance with all other requirements of the Zoning Ordinance, including the height limitations (in feet) of Section 3.08 of the Zoning Ordinance. The exterior dimensions of the Project would not be increased if the variance is granted.

Similarly, the requested variance results in substantial justice to other property owners in the area and the general public by providing additional public parking spaces that would not be available without the requested Project variance. Such parking spaces will be provided in a parking deck below grade and constructed within the building, so as to be concealed from public view from such neighboring properties.

Conclusion

Developer respectfully requests that the Board of Zoning Appeals grant a single variance for the additional story requested to facilitate the construction of the mezzanine level of parking, which provides an additional 76 parking spaces for the Project's residential and retail customers, as well as the public. Such variance would further the goals and objectives of the City's Master Plan, the Triangle Overlay District Ordinance, Birmingham public policy, and would provide additional concealed parking that benefits the District, the general public and the Project without any adverse public or private effects.

Board of Zoning Appeals
City of Birmingham
March 12, 2026
Page 7

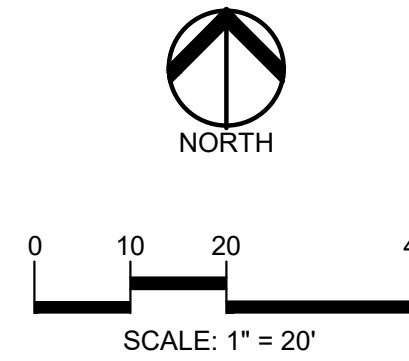
If you have any further questions or comments about the above, please do not hesitate to contact this office at your earliest convenience. We look forward to addressing this matter at the public hearing.

Very truly yours,
WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.

John D. Gaber

John D. Gaber

cc: Birmingham Gateway LLC
Saroki Architecture
PEA Group



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
BIRMINGHAM GATEWAY, LLC
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334

PROJECT TITLE
BIRMINGHAM MIXED USE DEVELOPMENT
SOUTHEAST CORNER OF MAPLE ROAD AND WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 18, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2022-1461

P.M. JBT

DN. KFP

DES. KFP

DRAWING NUMBER:

P-1.0

LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV-TV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-EX EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX GAS LINE
- EX GAS VALVE & GAS LINE MARKER
- EX TRANSFORMER & IRRIGATION VALVE
- EX WATER MAIN
- EX HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX WATER VALVE BOX & SHUTOFF
- EX SANITARY SEWER
- EX SANITARY CLEANOUT & MANHOLE
- EX COMBINED SEWER MANHOLE
- EX STORM SEWER
- EX CLEANOUT & MANHOLE
- EX SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX YARD DRAIN & ROOF DRAIN
- EX UNIDENTIFIED STRUCTURE
- EX MAILBOX, SIGN & LIGHTPOLE
- EX FENCE
- EX GUARD RAIL
- EX SPOT ELEVATION
- EX CONTOUR
- EX WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:
TOPOGRAPHIC SURVEY, PEA JOB NO. 2018-349, DATED 11/18/2018
CABLE AT&T MAP A1, DATED 01/13/2023
FIBER OPTIC COMCAST CABLE MAP, EMAIL DATED 01/10/2023
WINDSTREAM MAP, EMAIL DATED 01/05/2023
GAS CONSUMERS MAP 060361, DATED 10/28/22

CITY OF BIRMINGHAM BENCHMARKS:
CITY BM #6
NORTH-EAST CORNER OF ADAMS & MAPLE.
ELEV. - 765.61

REFERENCE BENCHMARKS
(Per PEA Job No. 2018-349)

REF. BM #300:
TOP NUT ON HYDRANT, SOUTH SIDE OF MAPLE ROAD, APPROX. 45 FEET
NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #920-970.
ELEV. - 770.33

REF. BM #301:
PK NAIL IN NORTHWEST FACE OF THE 2ND UTILITY POLE EAST OF ELM
STREET, APPROX. 115 FEET EAST OF THE MOST SOUTHEAST CORNER
OF BUILDING #219.
ELEV. - 768.49

BM #302
FOUND NAIL IN THE SOUTH FACE OF A UTILITY POLE LOCATED ON THE
NORTH SIDE OF THE ALLEY AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 777.63
(REVISED LOCATION)

BM #303
TOP/SOUTHWEST ANCHOR BOLT ON A LIGHT POLE LOCATED ON THE
SOUTH SIDE OF E. MAPLE ROAD, APPROX. 15' NORTHEAST OF THE
NORTHWEST BUILDING CORNER OF 690 E. MAPLE.
ELEV. - 777.67

BM #304
ARROW ON TOP/HYDRANT LOCATED ON THE SOUTH SIDE OF E. MAPLE
ROAD, APPROX. 30' EAST OF WOODWARD AVENUE.
ELEV. - 779.88

LEGAL DESCRIPTION:
(Per First American Title Insurance Company, Commitment No. 968431)

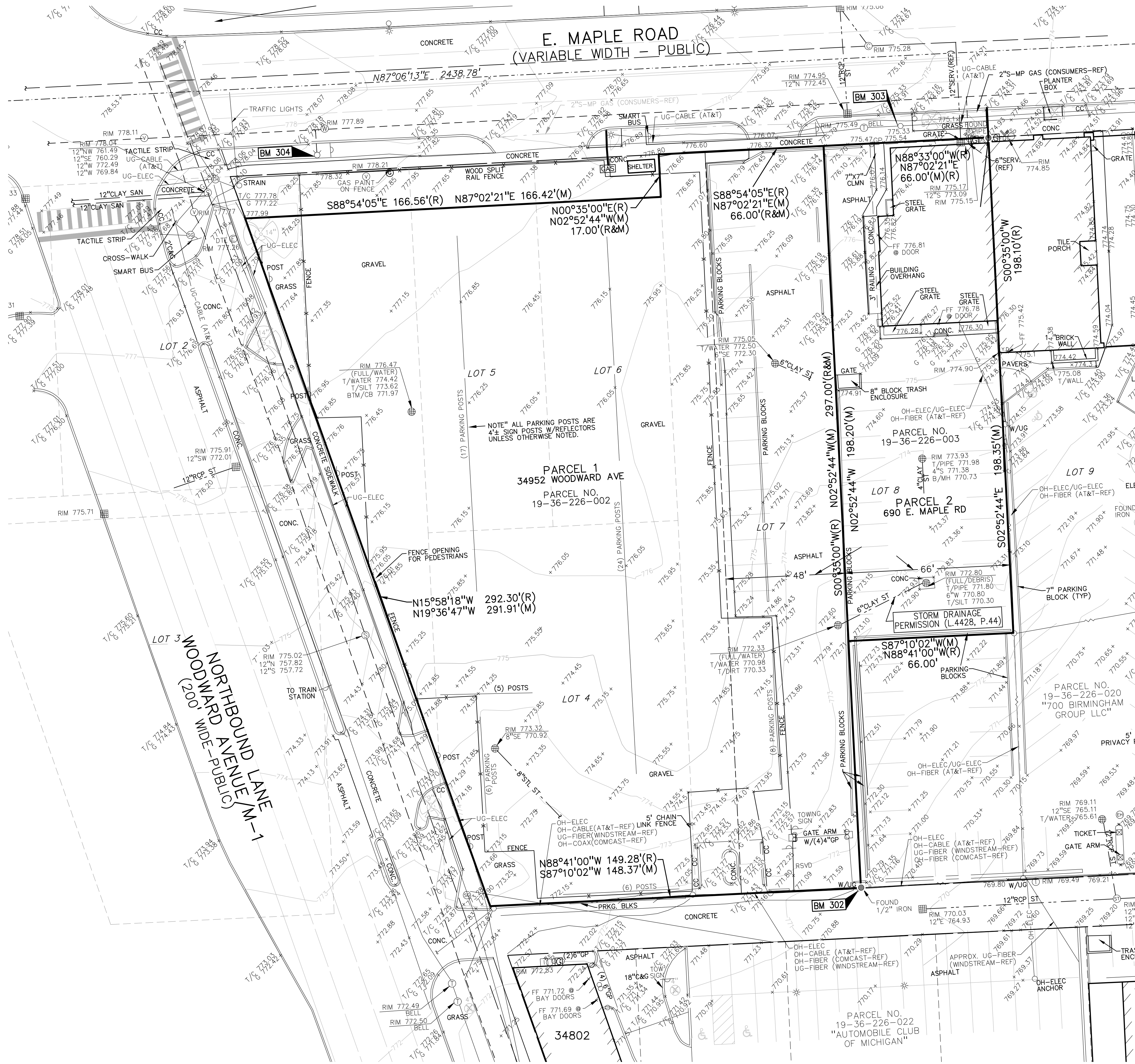
Land in the City of Birmingham, Oakland County, MI, described as follows:

PARCEL 1:
Part of Lot 6 and all of Lot 7 and part of Lots 2, 4 and 5 of ASSESSOR'S PLAT NO. 3 according to the plat thereof recorded in Liber 46 of Plats, Page 29 of Oakland County Records and part of vacated High Street, all being more fully described as follows: Beginning at a point at the intersection of the East line of Hunter Boulevard and the South line of Maple Road, as originally established; thence in a Southeasterly direction along the East line of Hunter Boulevard, 310.08 feet to a point on the South line of Lot 4; thence Easterly along the South line of Lots 4 and 7, 149.28 feet to the Southeast corner of Lot 7; thence Northerly along the Easterly line of Lot 7, 297.00 feet to a point; thence Westerly in a straight line along the Northerly line of Lots 7, 6, 5 and 2, 237.63 feet to the Point of Beginning. EXCEPT the North 17.00 feet of Lots 2, 5 and 6 and vacated High Street as set forth in Liber 2266, page 206, Oakland County Records.

PARCEL 1 ALSO DESCRIBED AS:
Lot 7, part of Lots 2, 4, 5, 6 and part of vacated High Street of ASSESSOR'S PLAT NO. 3 according to the plat thereof recorded in Liber 46 of Plats, Page 29 of Oakland County Records, described as: Beginning at the Northeast corner of said Lot 7; thence South 00 degrees 35 minutes 00 seconds West, along the East line of said Lot 7 a distance of 297.00 feet; thence North 88 degrees 41 minutes 00 seconds West, 149.28 feet to the Easterly line of 204.00 foot wide Woodward Avenue; thence North 16 degrees 58 minutes 18 seconds West along said Easterly line 292.30 feet to the South line of 83.00 foot wide Maple Road; thence South 88 degrees 54 minutes 05 seconds East along said South line 166.56 feet to the West line of said Lot 7; thence North 00 degrees 35 minutes 00 seconds East along said West line 17.00 feet to the South line of 66.00 foot wide Maple Road; thence South 88 degrees 54 minutes 05 seconds East, along said South line 66.00 feet to the Point of Beginning.

PARCEL 2:
Lot 8, EXCEPT the South 98.8 feet of

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537, DATED SEPTEMBER 29, 2006.



LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN LIGHTPOLE
	FENCE
	GUARD RAIL

- GENERAL NOTES:
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WIT CITY OF BIRMINGHAM CURRENT STANDARDS AND REGULATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

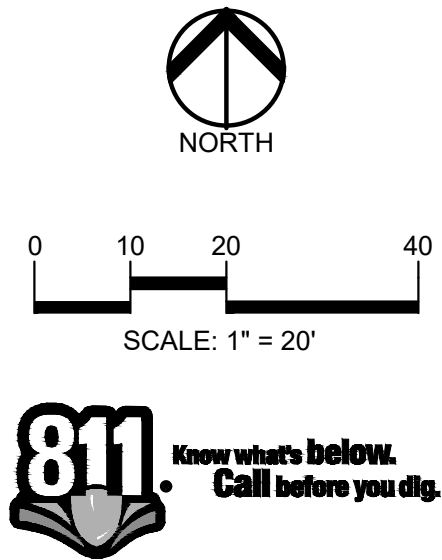
DEMOLITION NOTES:

REMOVE THE FOLLOWING ON-SITE ITEMS:

PARKING LOT, STORM SEWER, LANDSCAPING, LIGHT POLES, SIDEWALK, AND BUILDING.

SITE DATA TABLE:

SITE AREA: 1.55 ACRES (67,479.51 SF.) NET AND GROSS
ZONING: B-2, GENERAL BUSINESS
PROPOSED USE: RETAIL AND MULTI-FAMILY RESIDENTIAL
BUILDING INFORMATION: MAXIMUM ALLOWABLE BUILDING HEIGHT = 114 FT. (9 STORIES) PROPOSED BUILDING HEIGHT = 9 STORY
BUILDING FOOTPRINT AREA = 60,618 SF.
BUILDING LOT COVERAGE = 89.8%
SETBACK REQUIREMENTS:
FRONT (NORTH) 0' VARIES
SIDE (EAST) 0' VARIES
SIDE (WEST) 0' VARIES
REAR (SOUTH) N/A VARIES



CAUTION!!
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CLIENT
BIRMINGHAM GATEWAY, LLC
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334

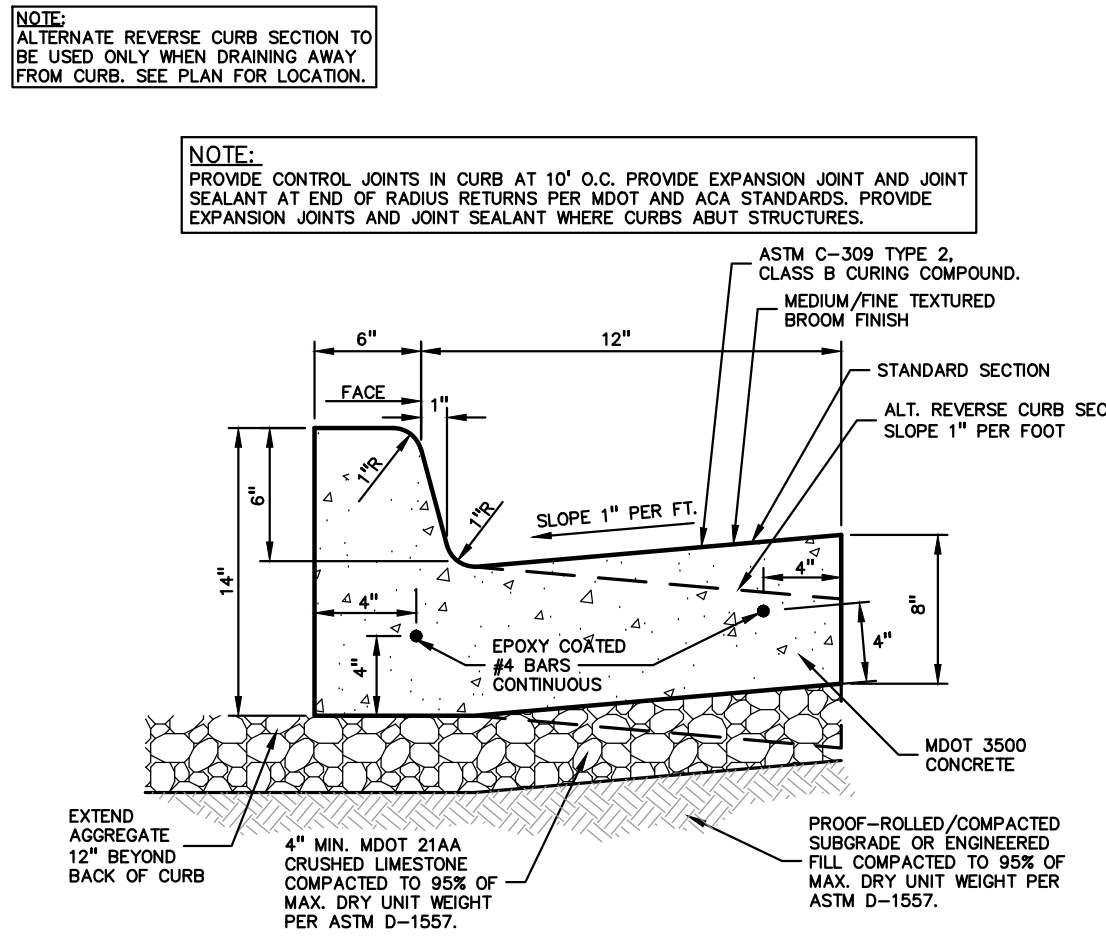
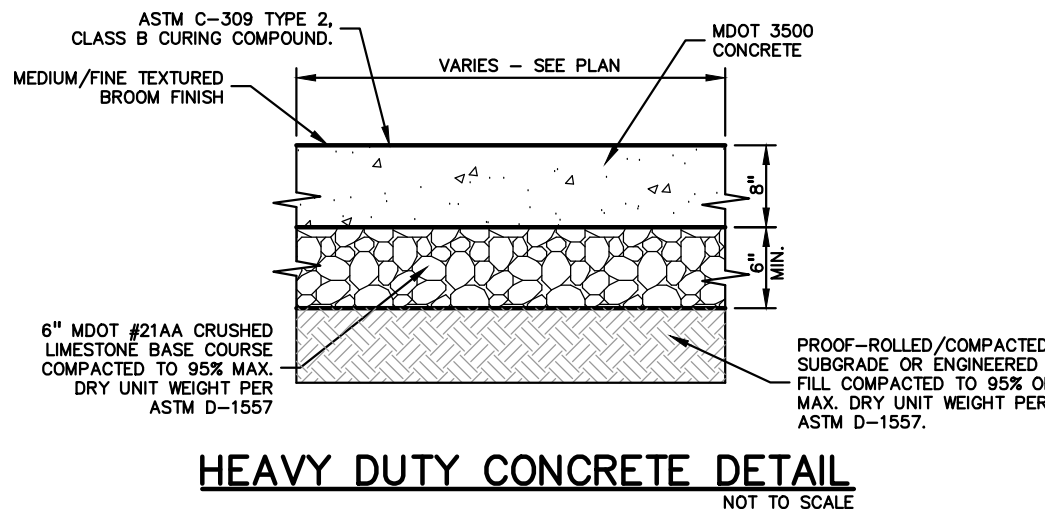
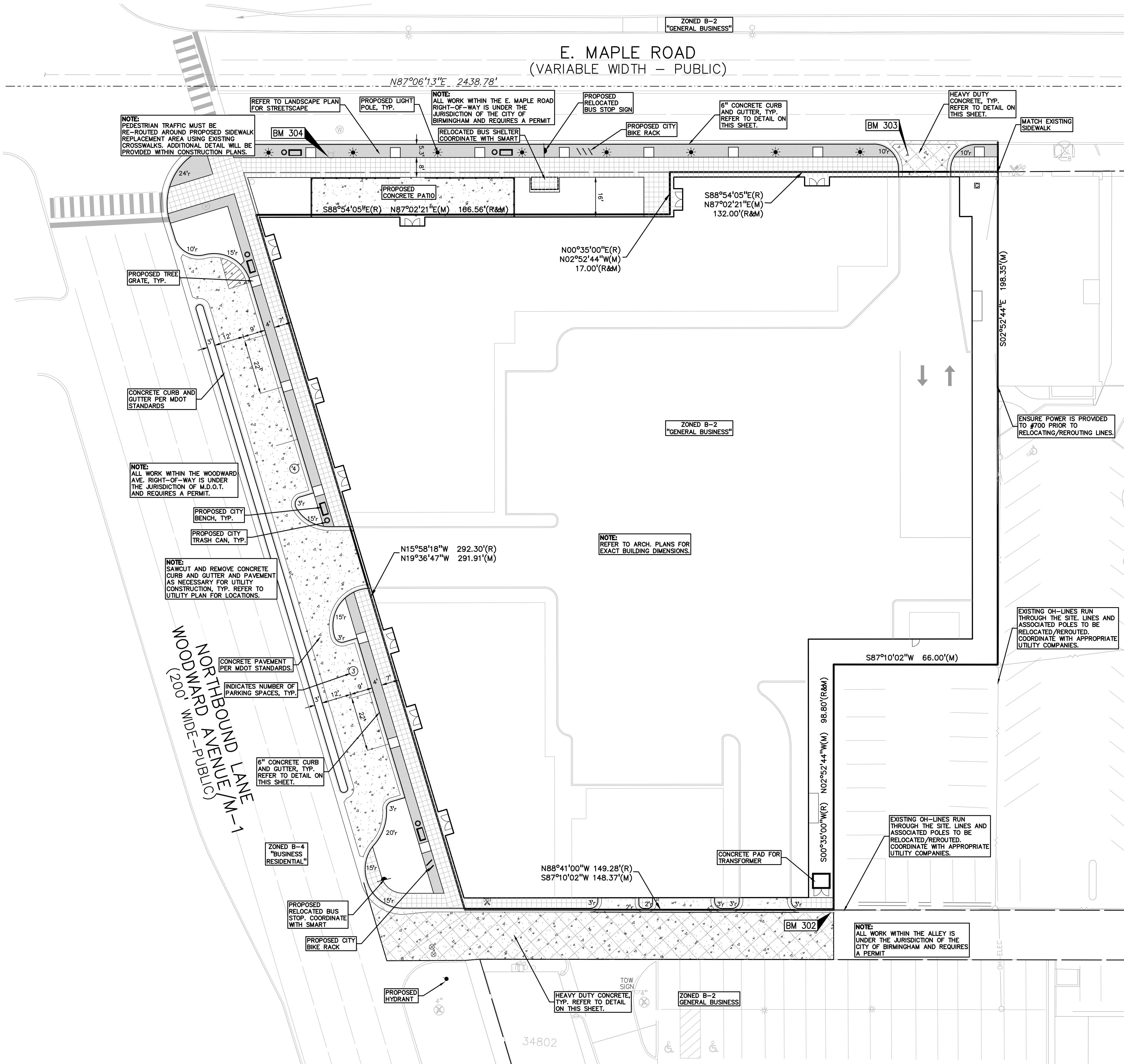
PROJECT TITLE
BIRMINGHAM MIXED USE DEVELOPMENT
SOUTHEAST CORNER OF MAPLE ROAD AND WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 18, 2026
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	2022-1461
P.M.	JBT
DN.	KFP
DES.	KFP
DRAWING NUMBER:	

P-3.0



18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT FOR CONSTRUCTION

A

B

C

D

E

F

G

H

- Beztak - Birmingham, MI															PAS													2/18/2026						
Unit Type	Level	1 BEDROOM		1 BEDROOM +		2 BEDROOMS		2 BEDROOMS +		3 BEDROOMS		Total	CONDO - 2 BEDROOMS		CONDO - 2 BEDROOMS +		CONDO - 3 BEDROOMS		CONDO - 3 BEDROOMS +		Total	Total	Amenities & Support							Tabulations				
		A		A+		B		B+		C			D		D+		E		E+					Lobby/Leasing	Retail	Amenity	MEP & Services	Loading & Trash	Parking Area	Parking Count	Gross Building Area	GRSF	NRSF	Efficiency
Area (SF)		900		1,000		1,200		1,400		1,500			1,500		1,200		1,800		2,500													(NRSF / (GROSS BLDG - PARKING))		
	B2																									924		59,949	147	61,807				
	B1																									1,858		59,949	143	61,807				
	G																									0	2,244	44,743	56	62,291				
	M																									2,454		36,174	76	38,628				
	2	19		0		8		0		1		28														9,453	640			46,280	36,187	30,100	65.04%	
	3	22		0		9		1		1		33																	42,407	41,767	32,997	77.81%		
	4_5	23		0		10		1		2		36														640			46,280	45,640	39,949	86.32%		
	6	23		0		10		1		2		36																	45,743	45,103	39,416	86.17%		
	7	18		0		8		1		1		28														484	397		35,720	34,839	30,591	85.64%		
	8											0	6		5		2		2		15	15				1,003	217		29,046	27,826	23,819	82.00%		
	9											0	9		0		2		1		12	12											81.80%	
Unit per Type		128		0		55		5		9		197	15		5		4		3		27	224	6,331	15,304	10,940	7,987	2,244	200,815	422	539,521	300,017	255,825	75.5%	
Parking Ratio		1.00	Per Unit	1.25	Per Unit	1.25	Per Unit	1.25	Per Unit	1.25	Per Unit		1.25	Per Unit	1.25	Per Unit	1.25	Per Unit	1.25	Per Unit			6,331	15,304	10,940	7,987	2,244	200,815	422	539,521	300,017	255,825	75.5%	
Total Parking Required			Stalls		Stalls		Stalls		Stalls		Stalls	214									497													
Unit Parking												214									248													
Bonus Floor Parking																					198													
Retail Parking																					51													
Total Parking Provided																					422													
Surface Parking																					7													
T & Compact parking																					25													
Handicap parking																					15													
Standard parking																					375													
Total Unit		128		0		55		5		9		197	15		5		4		3		27													
Bed Count		128		0		110		15		27		280	30		15		12		12		69													
NRSF by Type		115,200		0		66,000		7,000		13,500		201,700	22,500		6,000		7,200		7,500		43,200													
NRSF Ave. unit												1,024									1,600													
Unit Mix		64.97%		0.00%		27.92%		2.54%		4.57%		100.0%	55.56%		18.52%		14.81%		11.11%		100.0%													

1 parking per 1B, 1.25 parking per 2B, 1.25 parking per 3B
1 parking space per 300 square feet
1 parking space per 300 square feet of retail

REQUIRED PARKING CALCULATION			
Unit Count	Apt. Unit	Condo Unit	Parking Req.
1 Bed Room	128		128
1 Bed Room +	0		0
2 Bed Room	55	15	88
2 Bed Room +	5	5	13
3 Bed Room	9	4	16
3 Bed Room +		3	4
Total	197	27	248
Retail Space & Leasing Office: 15304 SF/300 = 51			
MU-5 and MU-7 Additional			
Level 6 (MU-5 portion): 8,700 SF/300 = 29			
Level 8: 28,120 SF/300 = 94			
Level 9 22,474 SF/300 = 75			
Total required Parking:	497		



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SAROKI ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515

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Project:
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Birmingham
Development
Woodward Ave. & Maple Road
Birmingham, Michigan 48009

Date: Issued For:

2026-02-10 CLIENT & CONSULTANT REVIEW
2026-02-13 PRELIMINARY SITE PLAN APPROVAL - CLIENT REVIEW PACKAGE
2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:
A001
BUILDING TABULATIONS

A
B
C
D
E
F
G
H

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

BASEMENT 2	
BUILDING AREA:	61,807 SF
STORMWATER/SUMP STATION	934 SF
MEP:	924 SF
PARKING/ SERVICES:	59,949 SF
TOTAL PARKING:	147 SPACES
STANDARD PARKING	137 SPACES
HANDICAP PARKING	5 SPACES
T & COMPACT PARKING	5 SPACES



LEGEND

LOBBY

AMENITY

RETAIL

PARKING

APARTMENTS

CONDO UNIT

MEP/STORAGE

GREEN AREA

ALL PARKING ON SUB-PARKING LEVEL 2
TO BE PRIVATE PARKING

TOTAL PARKING: 147 SPACES

STANDARD PARKING: 137 SPACES

BARRIER FREE PARKING: 5 SPACES

TANDEM PARKING: 2 SPACES

COMPACT PARKING: 3 SPACES

110

A090

Composite
Below Grade Parking Level 2
SCALE: 1/16" = 1'-0"

STATE OF MICHIGAN
DIVISION OF LAND & WATER
ARCHITECT
JAN 2024
LICENSED ARCHITECT

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SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

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2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:

A090

COMPOSITE
BELOW GRADE
PARKING LEVEL 2

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10



GROUND LEVEL	
BUILDING AREA:	62,291 SF
MEP:	- SF
TRASH/LOADING:	2,244 SF
RETAIL :	15,304 SF
LOBBY/LEASING:	6,331 SF
PARKING/ SERVICES:	44,743 SF
TOTAL PARKING:	56 SPACES
SURFACE PARKING	7 SPACES
STANDARD PARKING	43 SPACES
HANDICAP PARKING	2 SPACES
T & COMPACT PARKING	4 SPACES

LEGEND	
	LOBBY
	AMENITY
	RETAIL
	PARKING
	APARTMENTS
	CONDO UNIT
	MEP/STORAGE
	GREEN AREA

ALL PARKING ON FIRST / GROUND LEVEL
TO BE PUBLIC PARKING

TOTAL PARKING:	56 SPACES
SURFACE PARKING:	7 SPACES
STANDARD PARKING:	43 SPACES
BARRIER FREE PARKING:	2 SPACES
COMPACT PARKING:	4 SPACES

Composite
First Level Floor Plan
SCALE: 1/16" = 1'-0"



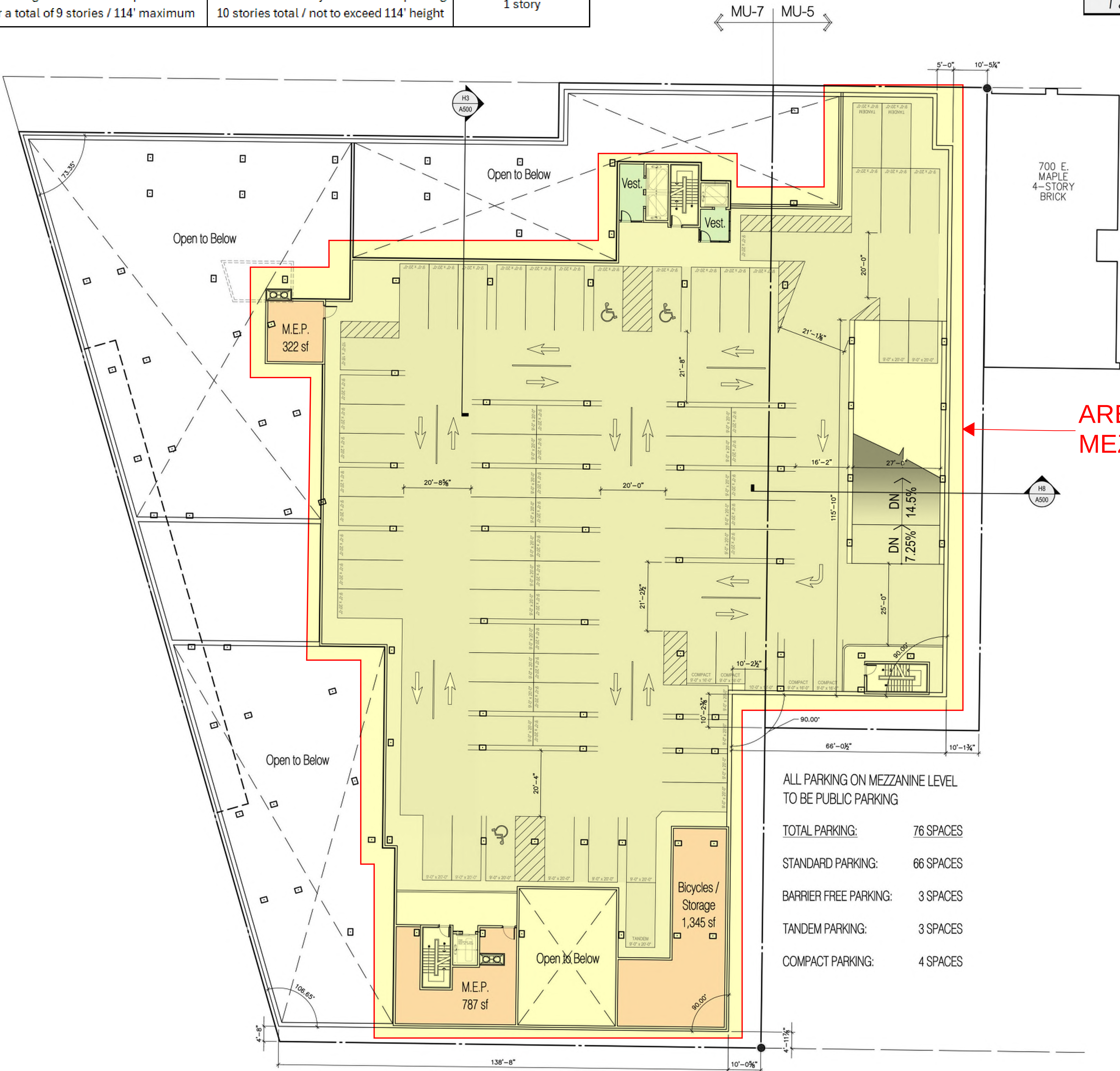
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430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
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2026-02-18 CLIENT REVIEW PACKAGE
2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:
A110
COMPOSITE
FIRST LEVEL FLOOR PLAN

Requested Variance	Allowed	Proposed	Variance Amount
Variance A - Additional story in MU-5 District	5 stories / 66' high + 1 story / 12' per Section 3.08(E) for a total of 6 stories / 78' maximum	One additional story of mezzanine parking. 7 stories total / not to exceed 78' height	1 story
Variance B - Additional story in MU-7 District	7 stories / 90' high + 2 stories / 24' per Section 3.08(E) for a total of 9 stories / 114' maximum	One additional story of mezzanine parking. 10 stories total / not to exceed 114' height	1 story

LEVEL MEZZANINE	
BUILDING AREA:	38,628 SF
MEP & STORAGE	2,454 SF
PARKING/ SERVICES:	36,174 SF
TOTAL PARKING:	76 SPACES
STANDARD PARKING	66 SPACES
HANDICAP PARKING	3 SPACES
T & COMPACT PARKING	7 SPACES



AREA OF REQUESTED VARIANCE
MEZZANINE LEVEL OF PARKING



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430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
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2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Composite
Mezzanine Level Floor Plan
SCALE: 1/16" = 1'-0"

Sheet No.:
A110m
COMPOSITE
MEZZANINE LEVEL
FLOOR PLAN

A
B
C
D
E
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10

LEVEL 2	
BUILDING AREA:	46,280 SF
MEP:	640 SF
AMENITY:	9,453 SF
GROSS RES. AREA:	36,187 SF
CIRCULATION:	6,087 SF
NET RES. AREA:	30,100 SF
UNIT COUNT:	28 UNITS



LEGEND	
	LOBBY
	AMENITY
	RETAIL
	PARKING
	APARTMENTS
	CONDO UNIT
	MEP/STORAGE
	GREEN AREA



Composite
Second Level Floor Plan
SCALE: 1/16" = 1'-0"



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BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

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2026-02-13 PRELIMINARY SITE PLAN APPROVAL -
2026-02-18 CLIENT REVIEW PACKAGE

2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:

A120

COMPOSITE
SECOND LEVEL FLOOR PLAN

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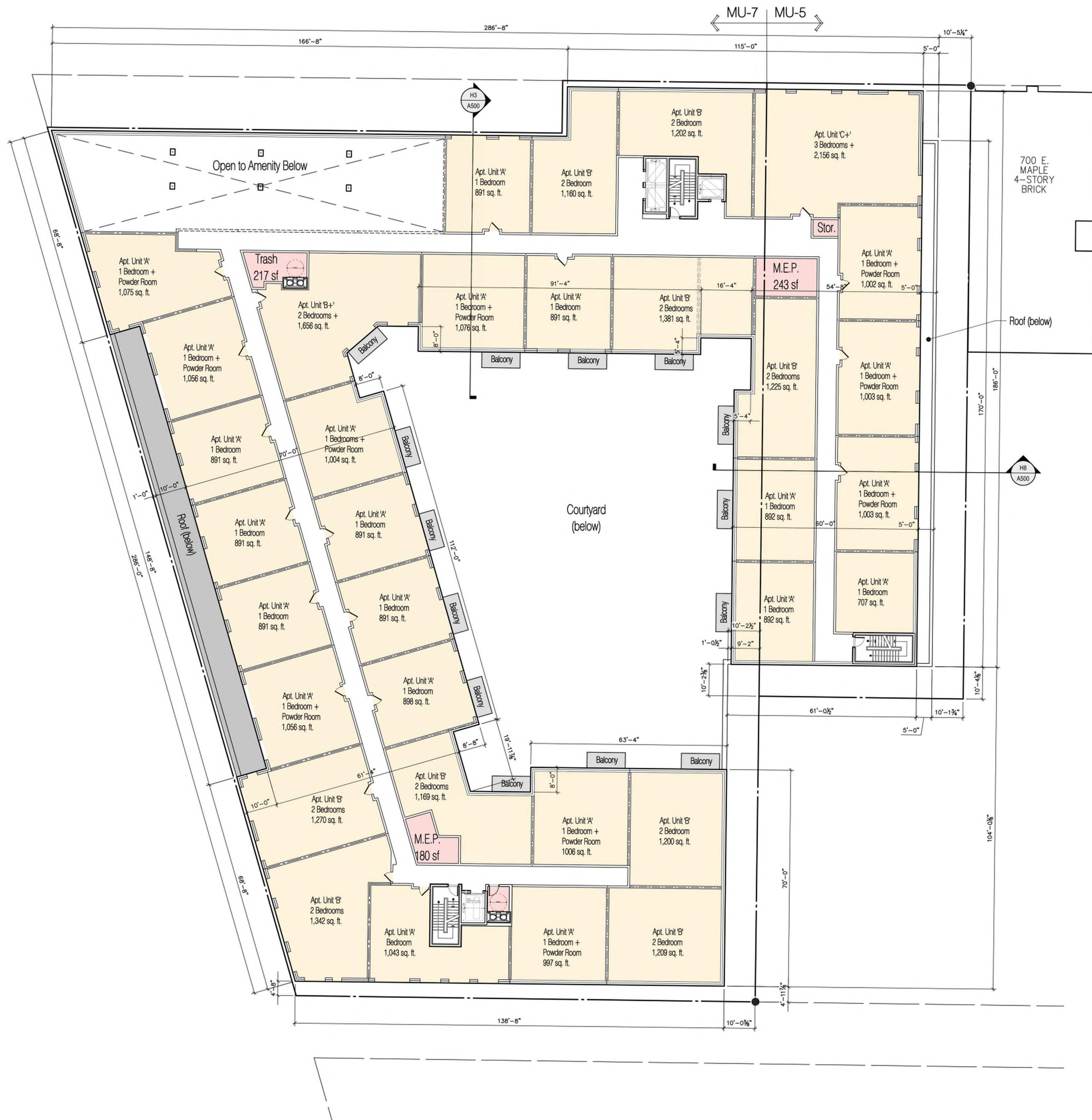
8

9

10

LEVEL 3

BUILDING AREA:	42,407 SF
MEP:	640 SF
GROSS RES. AREA:	41,767 SF
CIRCULATION:	8,770 SF
NET RES. AREA:	32,997 SF
UNIT COUNT:	33 UNITS



A
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LEVEL 6	
BUILDING AREA:	45,743 SF
MEP:	640 SF
GROSS RES. AREA:	45,103 SF
CIRCULATION:	5,687 SF
NET RES. AREA:	39,416 SF
UNIT COUNT:	36 UNITS



LEGEND	
	LOBBY
	AMENITY
	RETAIL
	PARKING
	APARTMENTS
	CONDO UNIT
	MEP/STORAGE
	GREEN AREA

Composite
Sixth Level Floor Plan
SCALE: 1/16" = 1'-0"



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P. 248.258.5707
F. 248.258.5515
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2026-02-13 PRELIMINARY SITE PLAN APPROVAL -
2026-02-13 CLIENT REVIEW PACKAGE
2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:
A160
COMPOSITE
SIXTH LEVEL FLOOR PLAN

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LEVEL 7	
BUILDING AREA:	35,720 SF
MEP:	397 SF
AMENITY:	484 SF
GROSS RES. AREA:	34,839 SF
CIRCULATION:	4,248 SF
NET RES. AREA:	30,591 SF
UNIT COUNT:	28 UNITS

LEGEND	
	LOBBY
	AMENITY
	RETAIL
	PARKING
	APARTMENTS
	CONDO UNIT
	MEP/STORAGE
	GREEN AREA



H10
A170

Composite
Seventh Level Floor Plan
SCALE: 1/16" = 1'-0"



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P. 248.258.5707
F. 248.258.5515
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PRELIMINARY SITE PLAN APPROVAL -
2026-02-13 CLIENT REVIEW PACKAGE
2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:
A170
COMPOSITE
SEVENTH LEVEL FLOOR PLAN

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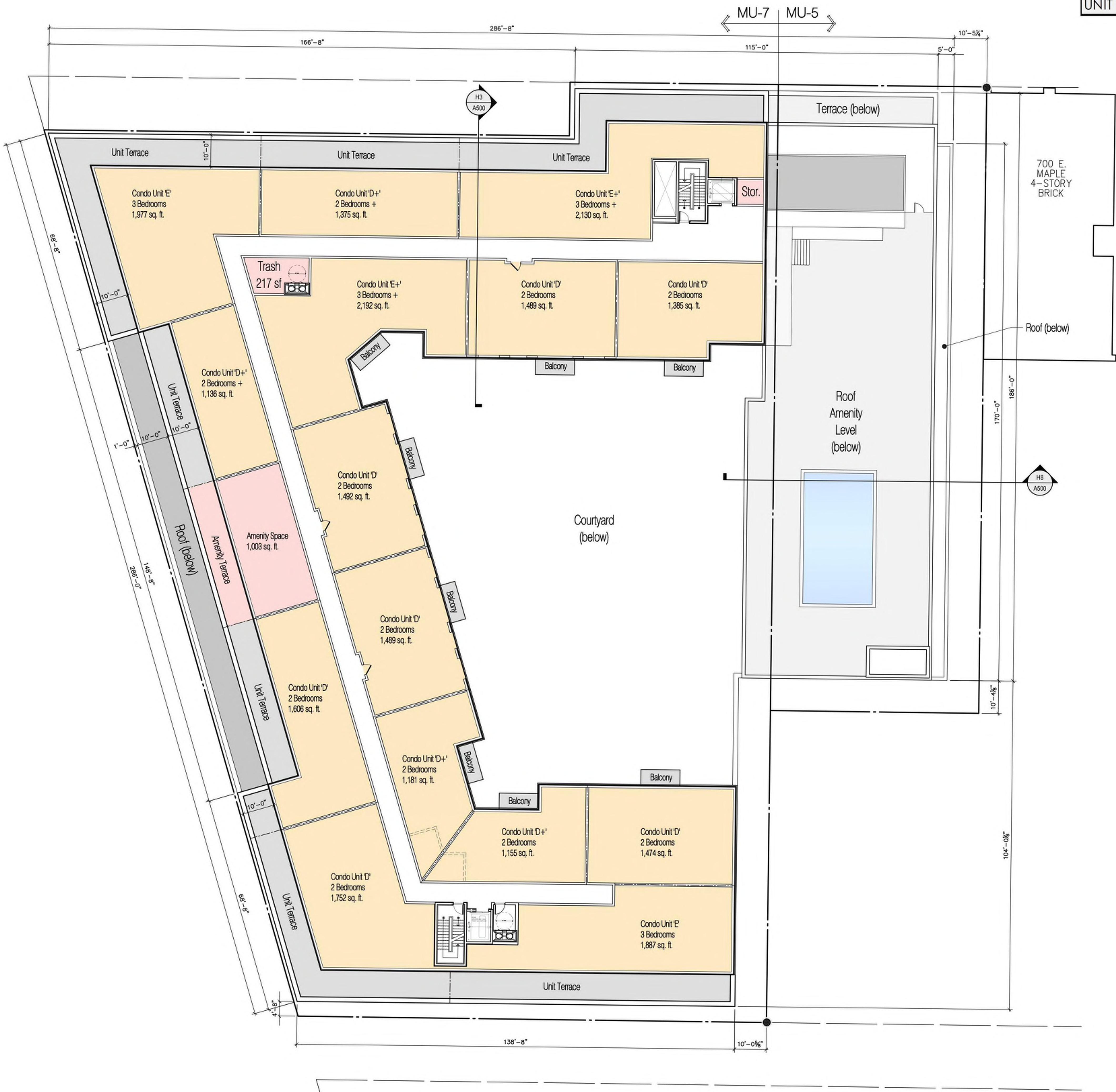
7

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LEVEL 8	
BUILDING AREA:	29,046 SF
MEP:	217 SF
AMENITY:	1,003 SF
GROSS RES. AREA:	27,826 SF
CIRCULATION:	4,007 SF
NET RES. AREA:	23,819 SF
UNIT COUNT:	15 UNITS



LEGEND

LOBBY

AMENITY

RETAIL

PARKING

APARTMENTS

CONDO UNIT

MEP/STORAGE

GREEN AREA

N

H10

A180

Composite
Eighth Level Floor Plan
SCALE: 1/16" = 1'-0"



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BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
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2026-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:
A180
COMPOSITE
EIGHTH LEVEL FLOOR PLAN

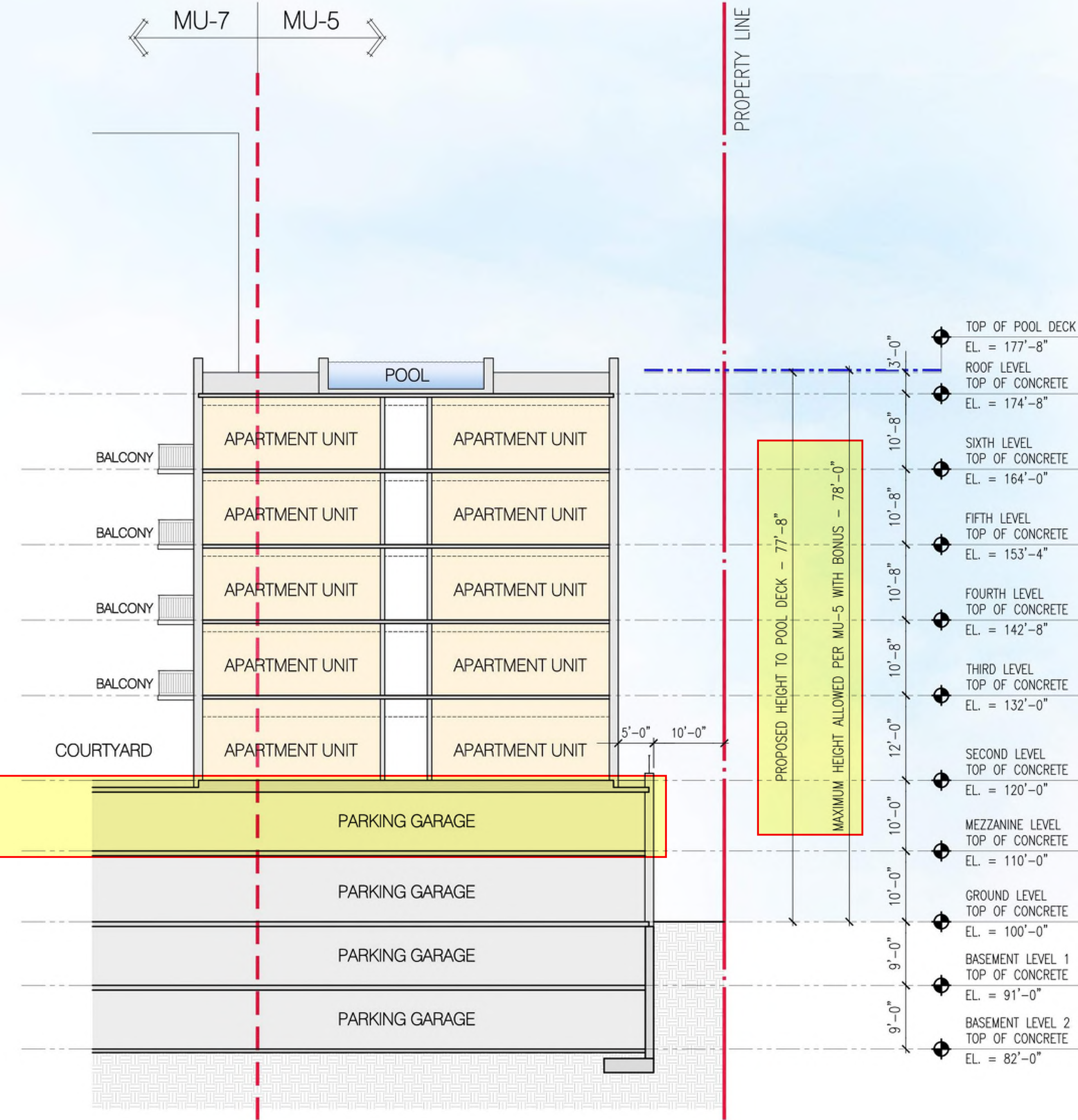
AREA OF REQUESTED VARIANCE

ONE ADDITIONAL MEZZANINE LEVEL OF PARKING.

UNDER SECTION 3.08 HEIGHT AND PLACEMENT REQUIREMENTS OF THE TRIANGLE OVERLAY DISTRICT OF THE ZONING ORDINANCE, THE MU-5 DISTRICT ALLOWS FOR A BUILDING OF 5 STORIES AND 66 FEET WITH AN ADDITIONAL 1 STORY AND 12' OF HEIGHT FOR A TOTAL OF 6 STORIES AND 78' OF HEIGHT WHEN SECTION 3.08(E) IS MET.

LIKewise, THE MU-7 DISTRICT ALLOWS FOR A BUILDING OF 7 STORIES AND 90' WITH AN ADDITIONAL 2 STORIES AND 24' OF HEIGHT FOR A TOTAL OF 9 STORIES AND 114' OF HEIGHT WHEN SECTION 3.08(E) IS MET.

WE ARE REQUESTING AN ADDITIONAL STORY TO ALLOW THE PORTION OF THE BUILDING IN THE MU5 DISTRICT TO BE 7 STORIES AND THE PORTION OF THE BUILDING IN THE MU-7 DISTRICT TO BE 10 STORIES TOTAL. THE VARIANCE OF THE ADDITIONAL STORY OF PARKING WILL NOT CAUSE THE BUILDING HEIGHT TO EXCEED THE ALLOWABLE HEIGHTS OF 78' IN THE MU-5 DISTRICT OR THE 114' IN THE MU-7 DISTRICT.



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430 N. OLD WOODWARD
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P. 248.258.5707
F. 248.258.5515

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2025-02-18 PRELIMINARY SITE PLAN APPROVAL

Sheet No.:
A500
DIAGRAMMATIC PARTIAL
BUILDING SECTIONS

A
B
C
D
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Sheet No.:
A800
EXTERIOR PERSPECTIVE
RENDERINGS

HIC
A800
Exterior Perspective Renderings
SCALE: NOT TO SCALE

A
B
C
D
E
F
G
H



H/O
A801
Exterior Perspective Renderings
SCALE: NOT TO SCALE



BKV
GROUP

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Sheet No.:
A801
EXTERIOR PERSPECTIVE
RENDERINGS

A
B
C
D
E
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GROUP
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Sheet No.:
A802
EXTERIOR PERSPECTIVE
RENDERINGS

H/O
A802
Exterior Perspective Renderings
SCALE: NOT TO SCALE

BKV
GROUP

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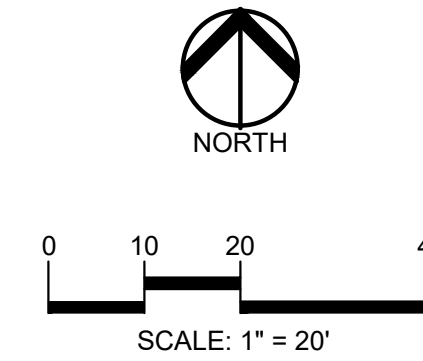
A804

EXTERIOR PERSPECTIVE RENDERINGS

H10
A804

Exterior Perspective Renderings

SCALE: NOT TO SCALE



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OR OTHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
BIRMINGHAM GATEWAY, LLC
31731 NORTHWESTERN HIGHWAY
SUITE 250W
FARMINGTON HILLS, MI 48334

PROJECT TITLE
BIRMINGHAM MIXED USE DEVELOPMENT
SOUTHEAST CORNER OF MAPLE ROAD AND WOODWARD AVENUE
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:
FEBRUARY 18, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 2022-1461
P.M. JBT
DN. KFP
DES. KFP

DRAWING NUMBER:

P-1.0

LEGEND:

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV-TV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-EX EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

TOPOGRAPHIC SURVEY, PEA JOB NO. 2018-349, DATED 11/18/2018

CABLE AT&T MAP A1, DATED 01/13/2023

FIBER OPTIC COMCAST CABLE MAP, EMAIL DATED 01/10/2023

WINDSTREAM MAP, EMAIL DATED 01/05/2023

GAS CONSUMERS MAP 060361, DATED 10/28/22

CITY OF BIRMINGHAM BENCHMARKS:

CITY BM #6

NORTHEAST CORNER OF ADAMS & MAPLE.

ELEV. - 765.61

REFERENCE BENCHMARKS
(Per PEA Job No. 2018-349)

REF. BM #300:
TOP NUT ON HYDRANT, SOUTH SIDE OF MAPLE ROAD, APPROX. 45 FEET
NORTHEAST OF THE NORTHEAST CORNER OF BUILDING #920-970.
ELEV. - 770.33

REF. BM #301:
PK NAIL IN NORTHWEST FACE OF THE 2ND UTILITY POLE EAST OF ELM
STREET, APPROX. 115 FEET EAST OF THE MOST SOUTHEAST CORNER
OF BUILDING #219.
ELEV. - 768.49

BM #302
FOUND NAIL IN THE SOUTH FACE OF A UTILITY POLE LOCATED ON THE
NORTH SIDE OF THE ALLEY AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 777.63
(REVISED LOCATION)

BM #303
TOP/SOUTHWEST ANCHOR BOLT ON A LIGHT POLE LOCATED ON THE
SOUTH SIDE OF E. MAPLE ROAD, APPROX. 15' NORTHEAST OF THE
NORTHWEST BUILDING CORNER OF 690 E. MAPLE.
ELEV. - 777.67

BM #304
ARROW ON TOP/HYDRANT LOCATED ON THE SOUTH SIDE OF E. MAPLE
ROAD, APPROX. 30' EAST OF WOODWARD AVENUE.
ELEV. - 779.88

LEGAL DESCRIPTION:
(Per First American Title Insurance Company, Commitment No. 968431)

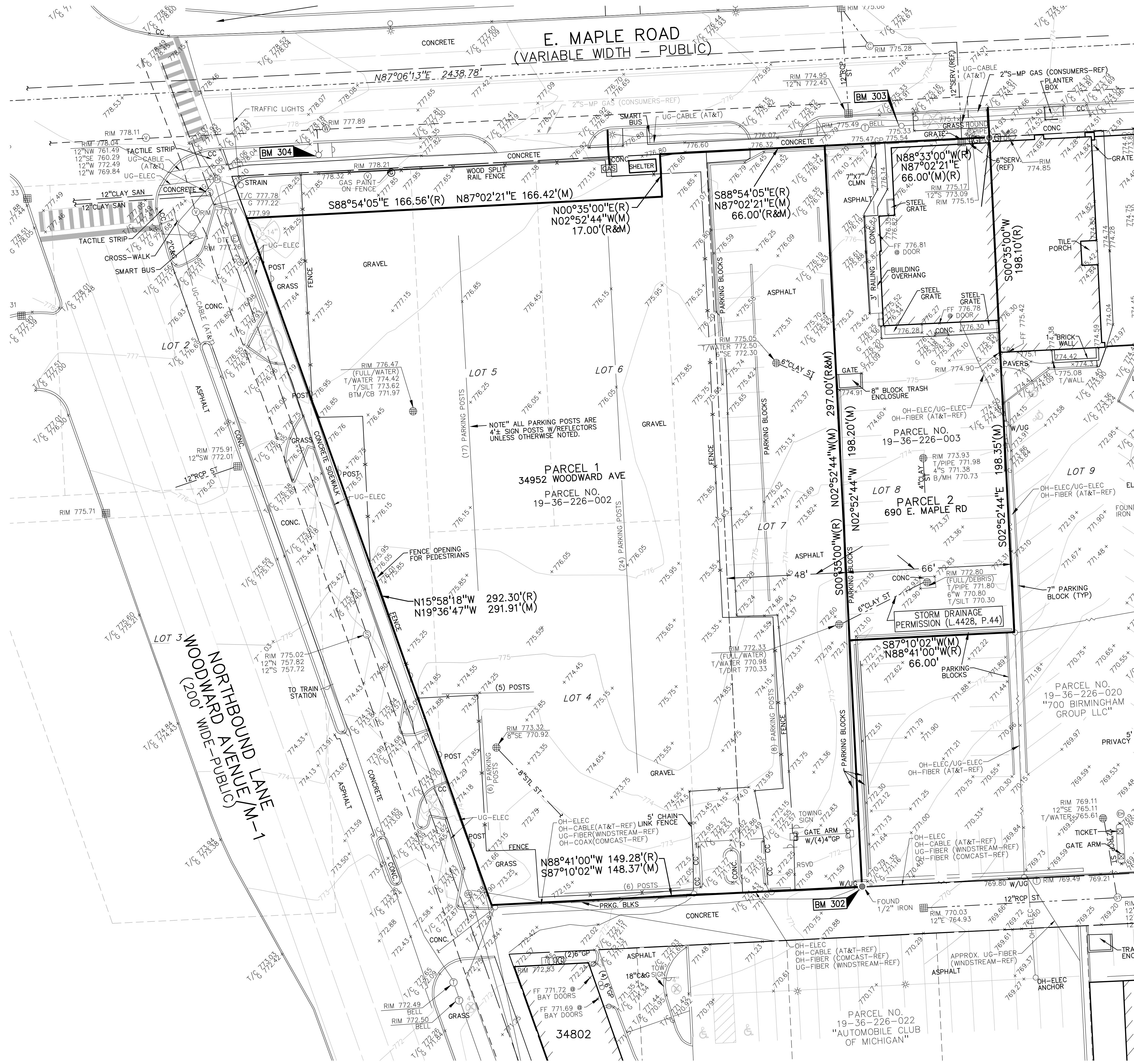
Land in the City of Birmingham, Oakland County, MI, described as follows:

PARCEL 1:
Part of Lot 6 and all of Lot 7 and part of Lots 2, 4 and 5 of ASSESSOR'S PLAT NO. 3 according to the plat thereof recorded in Liber 46 of Plats, Page 29 of Oakland County Records and part of vacated High Street, all being more fully described as follows: Beginning at a point at the intersection of the East line of Hunter Boulevard and the South line of Maple Road, as originally established; thence in a Southeasterly direction along the East line of Hunter Boulevard, 310.08 feet to a point on the South line of Lot 4; thence Easterly along the South line of Lots 4 and 7, 149.28 feet to the Southeast corner of Lot 7; thence Northerly along the Easterly line of Lot 7, 297.00 feet to a point; thence Westerly in a straight line along the Northerly line of Lots 7, 6, 5 and 2, 237.63 feet to the Point of Beginning. EXCEPT the North 17.00 feet of Lots 2, 5 and 6 and vacated High Street as set forth in Liber 2266, page 205, Oakland County Records.

PARCEL 1 ALSO DESCRIBED AS:
Lot 7, part of Lots 2, 4, 5, 6 and part of vacated High Street of ASSESSOR'S PLAT NO. 3 according to the plat thereof recorded in Liber 46 of Plats, Page 29 of Oakland County Records, described as: Beginning at the Northeast corner of said Lot 7; thence South 00 degrees 35 minutes 00 seconds West, along the East line of said Lot 7 a distance of 297.00 feet; thence North 88 degrees 41 minutes 00 seconds West, 149.28 feet to the Easterly line of 204.00 foot wide Woodward Avenue; thence North 15 degrees 58 minutes 18 seconds West along said Easterly line 292.30 feet to the South line of 83.00 foot wide Maple Road; thence South 88 degrees 54 minutes 05 seconds East along said South line 166.56 feet to the West line of said Lot 7; thence North 00 degrees 35 minutes 00 seconds East along said West line 17.00 feet to the South line of 66.00 foot wide Maple Road; thence South 88 degrees 54 minutes 05 seconds East, along said South line 66.00 feet to the Point of Beginning.

PARCEL 2:
Lot 8, EXCEPT the South 98.8 feet of

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0537, DATED SEPTEMBER 29, 2006.



CASE DESCRIPTION

1263 Brookwood (26-13)

Hearing date: April 14, 2026

Appeal No. 26-13: The owner of the property known as **1263 Brookwood**, requests the following variance to construct an addition to the south side of a nonconforming home:

A. 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 proposed is 16.33 feet in front of the portion furthest setback on the front elevation. The required is for the front of the garage to be 5.00 feet behind the portion furthest setback on the front elevation. Therefore, a variance of 21.33 feet is requested.

Staff Notes: The applicant is proposing to remove the garage and applying for a variance to rebuild the garage with an addition. The home is in the R1 zoning district.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

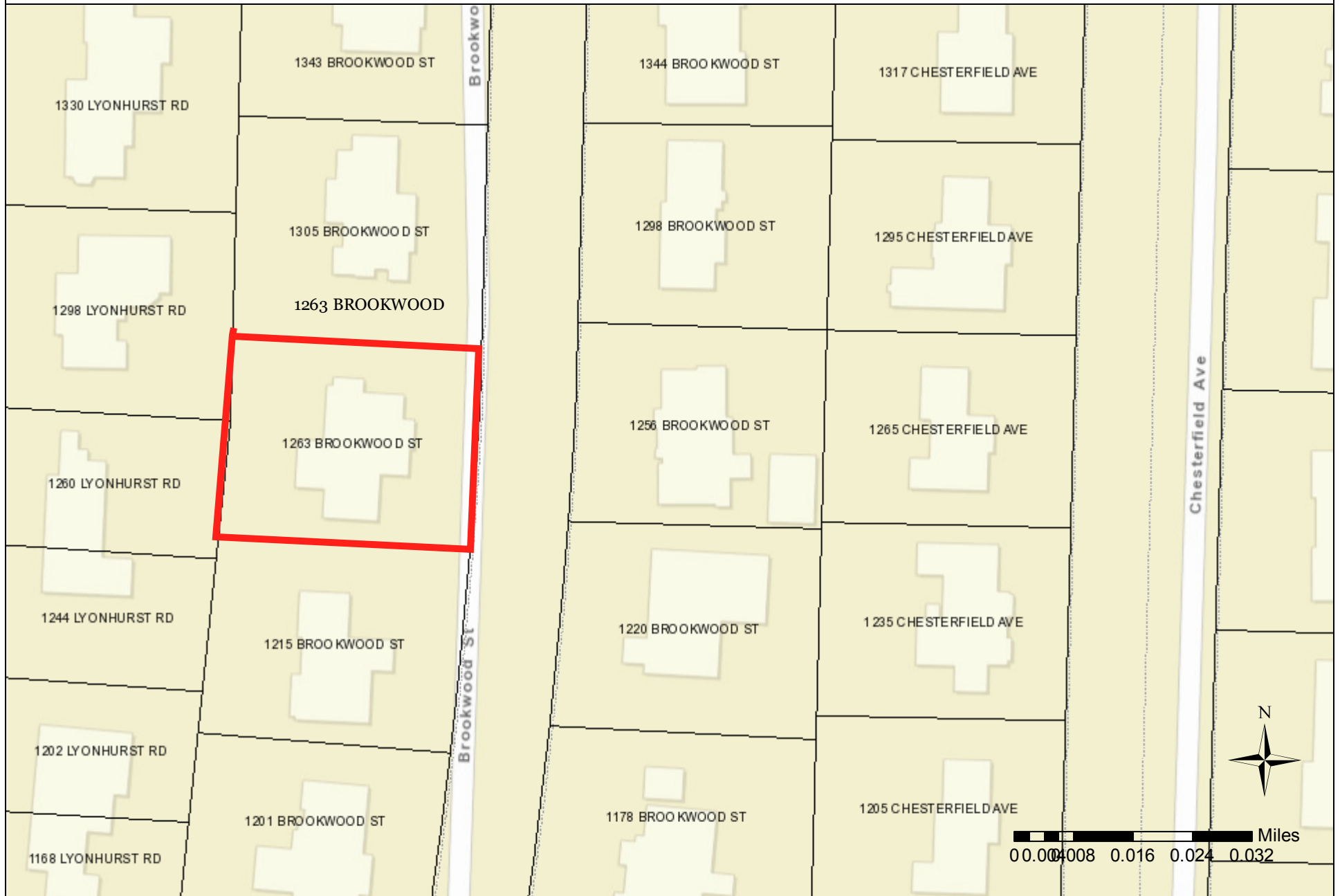
8.01 The Board of Zoning Appeals

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)

1263 BROOKWOOD



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 Dimensional	☒ Land Use	☒ Sign	☒ Admin Review
-------------------	--	--	--	--	--

I. PROPERTY INFORMATION:

Address: <u>1263 BROOKWOOD</u>	Lot Number: <u>214 & 215</u>	Sidwell Number: <u>19-26-130-011</u>
--------------------------------	----------------------------------	--------------------------------------

II. OWNER INFORMATION:

Name: <u>CHRIS ROWELL</u>			
Address: <u>1263 BROOKWOOD</u>	City: <u>BIRMINGHAM</u>	State: <u>MI</u>	Zip code: <u>48009</u>
Email: <u>CHRIS@KORTX.10</u>	Phone: <u>(248) 941-3143</u>		

III. PETITIONER INFORMATION:

Name: <u>MARK ALFONSI</u>		Firm / Company Name: <u>ABD ARCHITECTS</u>	
Address: <u>100 E BLUE BEAVER SUITE 915</u>	City: <u>TROY</u>	State: <u>MI</u>	Zip code: <u>48083</u>
Email: <u>MARK</u>	Phone: <u>(248) 213-6010</u>		

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

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

The BZA application fee is \$750.00 for single family residential; \$950.00 for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

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

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

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

VI. APPLICANT SIGNATURE

Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

*By providing your email to the City, you agree to receive news and notifications from the City. If you do not wish to receive these messages, you may unsubscribe at any time.

Signature of Owner: _____

Date: 3-13-2026

Signature of Petitioner: _____

Date: 3/13/26

**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

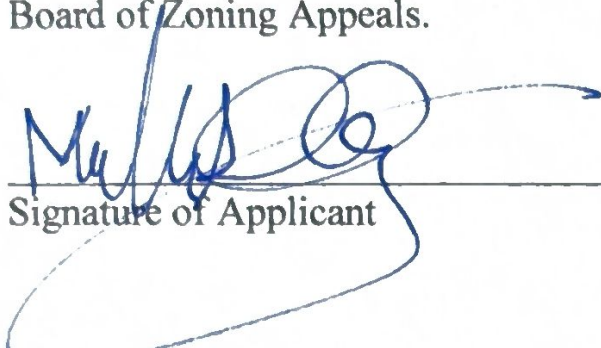
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration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



100 E Big Beaver Road – Suite 915
Troy, Michigan 48083

Dear City of Birmingham Zoning Board of Appeals,
I am writing on behalf of our client regarding the property located at **1263 Brookwood Street**, parcel ID **19-26-130-011**.

We are in the early stages of evaluating and we are seeking guidance related to a **potential variance for the front garage setback**. The proposed design sets the front of the garage 5'-0" back from the face of the major right façade face. Based on the zoning ordinance, the requirement is for the front of the garage to be set back an additional **21'-4"**.

This additional setback would present practical difficulties, including:

1. **Encroachment on the rear yard setback**, and
2. **Difficulty in getting the new garage to fit between the side yard setback and the existing house.**

We would appreciate meeting to discuss the possible approval of this variance at the next zoning board meeting. Thank you for your time and assistance.

Sincerely,

Mark Alfonsi

Principal – Architect - NCARB Certified

ROWELL RESIDENCE

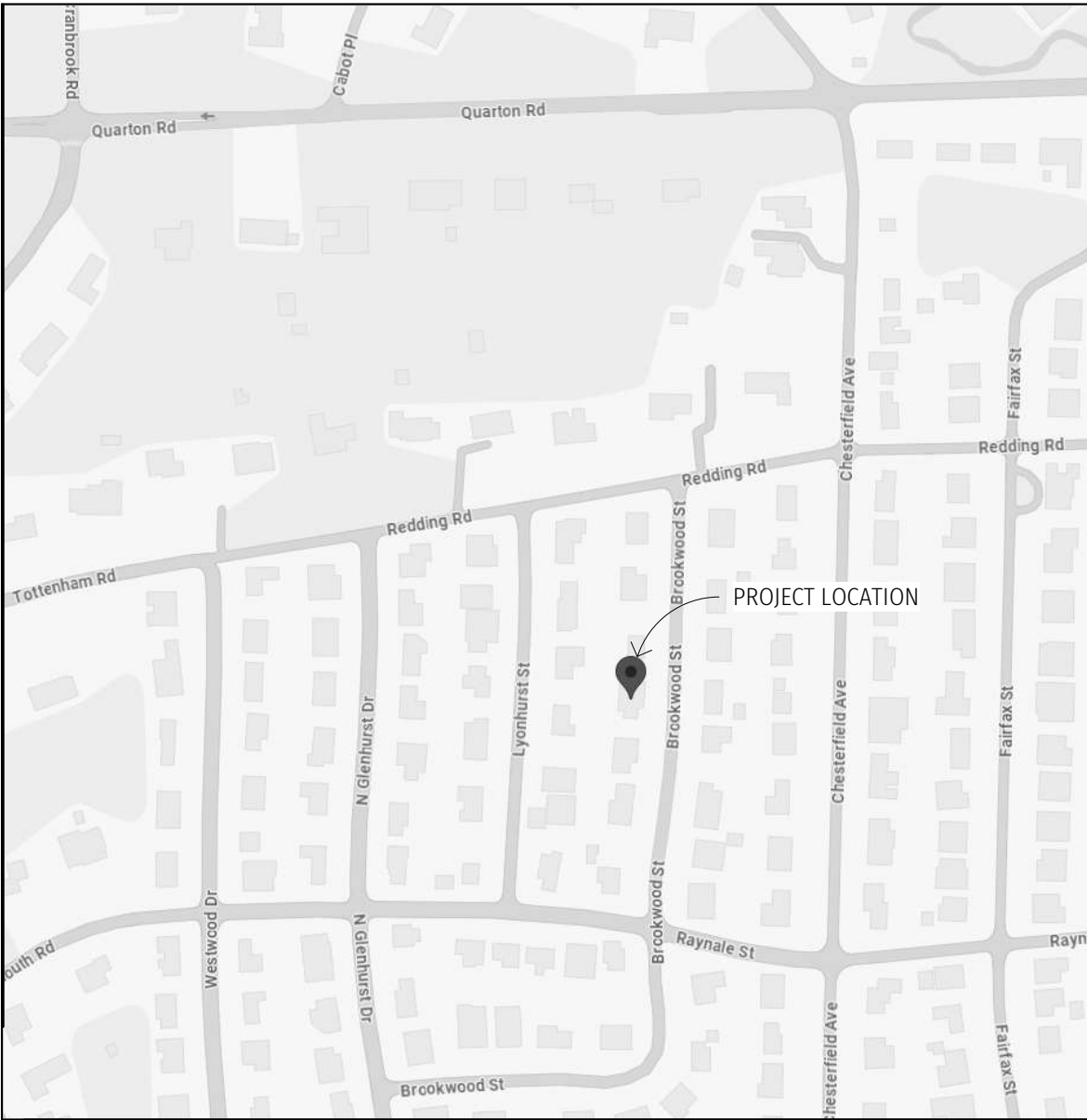
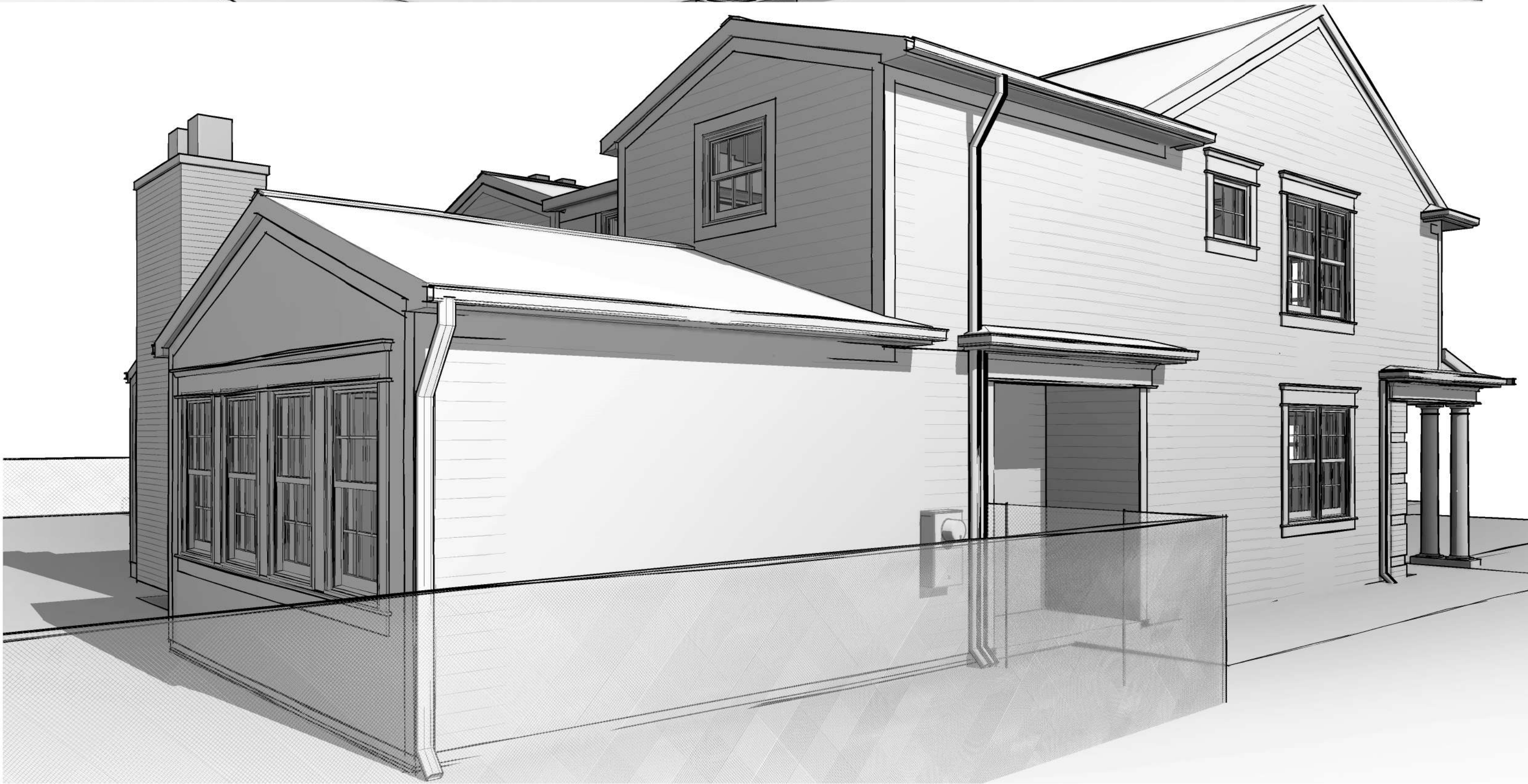
BIRMINGHAM , MICHIGAN



100 E BIG BEAVER, SUITE 915
TROY , MICHIGAN 48083
PH (248) 213-6010

MUNICIPALITY:

CITY OF BIRMINGHAM
151 MARTIN STREET
BIRMINGHAM, MICHIGAN 48009
PH (248) 530-1800



SHEET INDEX

- A0.1 COVER SHEET
- C1 TOPOGRAPHIC SURVEY
- A1.1 ARCHITECTURAL SITE PLAN
- A2.2 MAIN LEVEL FLOOR PLAN
- A2.3 UPPER LEVEL FLOOR PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS

**PRELIMINARY
NOT FOR CONSTRUCTION**
DO NOT SCALE DRAWINGS

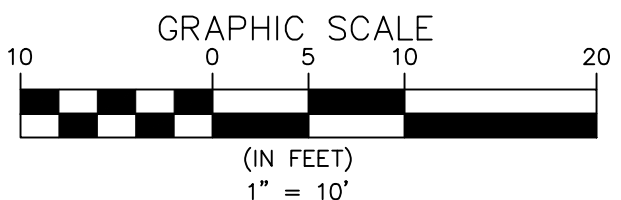
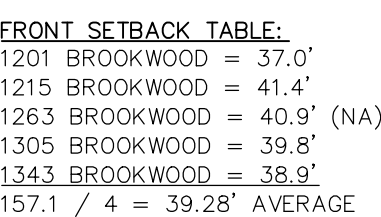
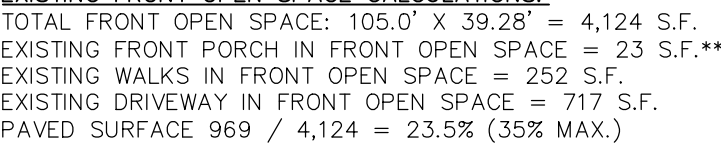
SEAL:

ROWELL RESIDENCE
BIRMINGHAM, MICHIGAN
1263 BROOKWOOD STREET
BIRMINGHAM, MICHIGAN 48009

REVISIONS:	DD DRAWING SET 02-10-26
	ZONING SUBMITTAL 02-12-26
	ZONING SUBMITTAL 03-12-26

DRAWN:	MRA,NLG
DATE:	FEBURARY 10TH, 2026
SHEET TITLE:	COVER SHEET

JOB NUMBER:	ABD25053
SHEET NUMBER:	A0.1



PROJECT
#12633
PART OF
T.2N., R.1E.
SHEET T
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PAGE No.:
1 OF 1

SEAL:

ROWELL RESIDENCE
BIRMINGHAM, MICHIGAN
1263 BROOKWOOD STREET
BIRMINGHAM, MICHIGAN 48009

REVISIONS:
DD DRAWING SET 02-10-26
ZONING SUBMITTAL 02-12-26
ZONING SUBMITTAL 03-12-26

DRAWN: MRA, NLG
DATE: FEBURARY 10TH, 2026
SHEET TITLE: MAIN LEVEL FLOOR PLAN

JOB NUMBER: ABD25053
SHEET NUMBER:

A2.2

DO NOT SCALE DRAWINGS

EXTERIOR OPENING SCHEDULE					
MARK	ROOM NO.	WIDTH	HEIGHT	UNIT HEAD HEIGHT	COMMENTS
T.O. LOWER SUBFLOOR					
213	101	8' - 0"	8' - 0"	14' - 4"	OVERHEAD GARAGE DOOR
T.O. MAIN SUBFLOOR					
101	101	3' - 0"	6' - 8"	5' - 5"	HALF-GLASS ENTRY DOOR
102	101	8' - 0"	8' - 0"	6' - 4 1/2"	OVERHEAD GARAGE DOOR
103	101	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
104	101	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
106	106	3' - 0"	6' - 8"	5' - 6"	HALF-GLASS ENTRY DOOR
107	106	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
108	106	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
109	106	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
110	106	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
111	109	3' - 0"	6' - 8"	5' - 6"	EXTERIOR ENTRY DOOR
112	110	8' - 0 5/8"	6' - 10"	5' - 8"	SLIDING GLASS DOOR
T.O. UPPER SUBFLOOR					
201	206	2' - 8"	4' - 7 1/8"	6' - 8"	NEW EGRESS CASEMENT IN EXIST. OPENING
202	214	3' - 0"	6' - 8"	6' - 8"	EGRESS DOUBLE HUNG
203	214	3' - 0"	5' - 0"	6' - 8"	EGRESS DOUBLE HUNG
204	214	3' - 0"	5' - 0"	6' - 8"	EGRESS DOUBLE HUNG
205	214	3' - 0"	5' - 0"	6' - 8"	EGRESS DOUBLE HUNG
206	214	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
207	214	3' - 0"	5' - 0"	6' - 8"	DOUBLE HUNG WINDOW
208	218	3' - 0"	2' - 6"	6' - 8"	SINGLE AWNING WINDOW
209	219	3' - 0"	3' - 0"	6' - 8"	DOUBLE HUNG WINDOW
210	217	3' - 0"	3' - 0"	6' - 8"	DOUBLE HUNG WINDOW

EXTERIOR OPENING NOTES:

- WINDOWS:**
- A) WINDOW MANUFACTURER TO BE SELECTED
 - B) GLASS: STANDARD DOUBLE PANE LOW-E INSULATING GLASS
 - C) EXTERIOR FINISH: (EXTERIOR WINDOWS) EXTERIOR - EXTRUDED ALUMINUM
 - D) INTERIOR: WOOD SPECIES TO BE PAINT GRADE W/ PAINT FIN. - COLOR T.B.D.
 - E) HARDWARE: STYLE TO BE SELECTED BY OWNER/ARCHITECT.
 2. WINDOW UNIT SIZES FOR ALL EXTERIOR WINDOWS ARE BASED ON WEATHER SHIELD SPECIFICATIONS
 3. PROVIDE FIVEGLASS INSET SCREENS FOR ALL OPERABLE LIGHTS. SCREEN FRAME COLOR T.B.D.
 4. WINDOW SUPPLIER TO VERIFY A MINIMUM OF ONE EGRESSABLE WINDOW IN EACH BEDROOM PER CODE.
 5. ALL WINDOWS WITH SILL 18" FROM FINISH FLOOR OR LOWER SHALL BE TEMPERED.
 6. SEE ELEVATIONS FOR OPERABLE OR FIXED DESIGNATION. SEE WINDOW ELEVATIONS HINGE DIRECTION OF OPERABLE WINDOWS AND MUNTIN PATTERNS
 7. ALL OPERABLE HARDWARE SHALL BE STAINLESS STEEL.
 8. GLAZING IN DOORS, SIDELIGHTS OR WINDOWS HAVING FIXED PANELS GREATER THAN 9 SQUARE FEET IN AREA AND LOCATED LESS THAN 18 INCHES

DOORS:

- FRENCH DOORS:
 - GLASS: STANDARD DOUBLE PANE LOW-E INSULATING GLASS
 - EXTERIOR FINISH: STANDAR CLEAR ANODIZED ALUMINUM CLADDING
 - INTERIOR FINISH: STANDARD PRIMED WOOD WITH A PAINTED FINISH IN FIELD T.B.D.
 - HARDWARE STYLE: TO BE SELECTED BY OWNER/ARCHITECT.
 - HARDWARE TYPE: 3 POINT OR 4 POINT LOCKING SYSTEM. ALL OPERATING HARDWARE TO BE STAINLESS STEEL UNLESS NOTED OTHERWISE.
 - F) ALL DOORS SHALL HAVE FULL DEPTH EXTENSION JAMBS OF THE SAME MATERIAL AND FINISH AS THE DOOR FRAME.
 - G) ALL UNIT SIZES FOR ALL EXTERIOR DOORS ARE BASED ON WEATHERSHIELD SPECIFICATIONS
 - H) ALL DOOR SILLS SHALL BE ALUMINUM AND HAVE A CLEAR ANODIZED FINISH
 - I) ALL DOOR FRAMES SHALL BE CLEAR ANODIZED ALUMINUM CLAD EXTERIOR/ STANDARD PRIMED WOOD INTERIOR - PAINT COLOR AND FINISH T.B.D.
- ALL CLASS IN DOORS SHALL BE TEMPERED

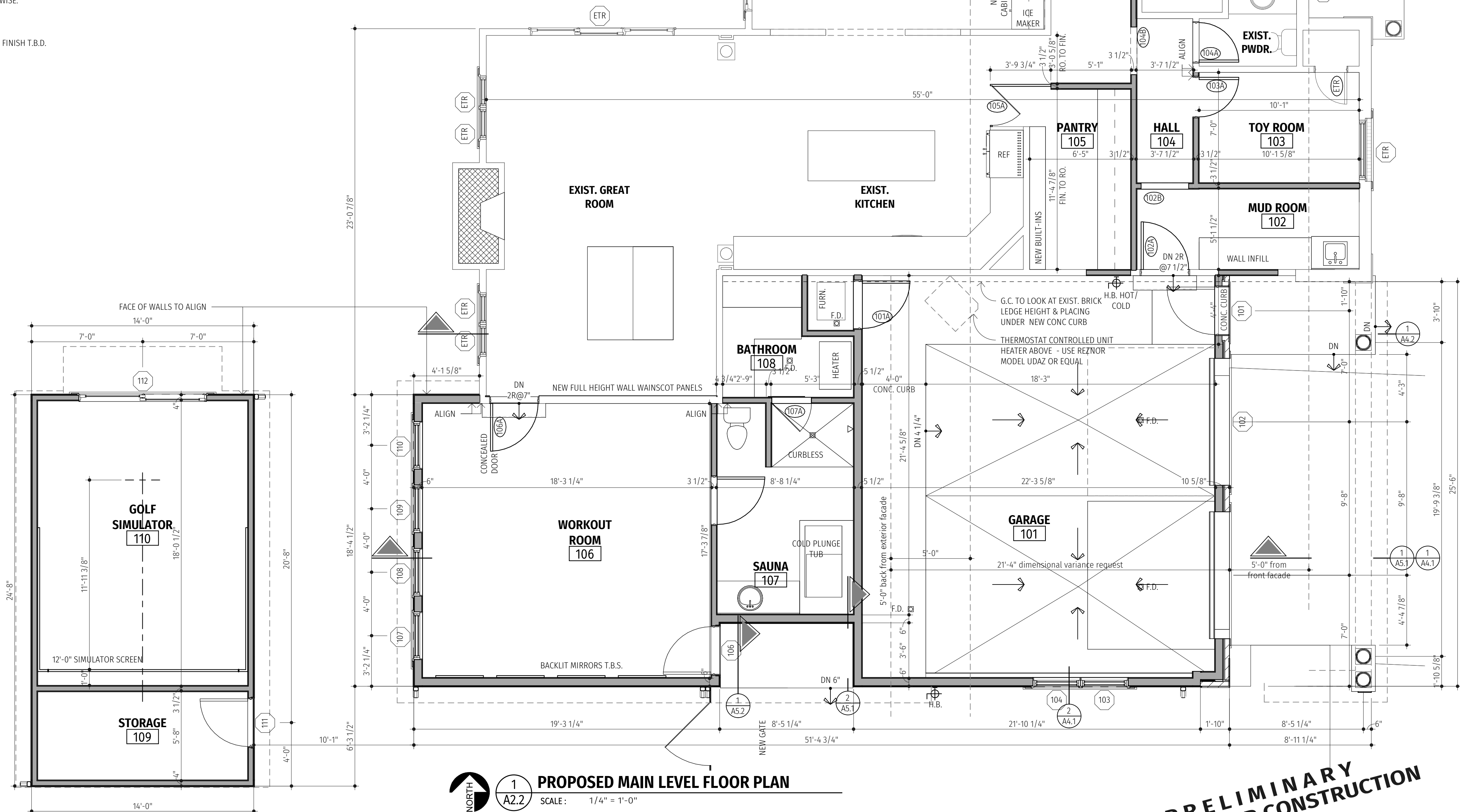
FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR DIMENSIONS ARE FIGURED TO EXTERIOR FACE OF MASONRY OR TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FIGURED TO FACE OF ROUGH STUD UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE TRADES TO ENSURE PROPER ROUTING , DROPS, ETC. FOR THE H.V.A.C., ELECTRICAL, PLUMBING, ETC. DURING THE ROUGH FRAMING.
- GLAZING:
 - GLAZING IN DOORS AND ADJACENT TO DOORS WITHIN 24" OF EITHER SIDE OF THE DOOR OR PERPENDICULAR TO THE DOOR.
 - GLAZING IN WINDOWS WHERE THE EXPOSED GLASS IS LARGER THAN 9 S.F., THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO WET SURFACES INCLUDING BATHTUBS, SHOWERS, ETC. WITHIN 60"
 - GLAZING ADJACENT TO STAIRS AND RAMPS
 - GLAZING ADJACENT TO THE BOTTOM OF THE STAIR LANDING
 - ALL GLASS SHALL MEET OR EXCEED THE REQUIREMNTS SET FORTH IN THE MICHIGAN RESIDENTIAL CODE SECTION R308.
- IF ANY QUESTIONS ARISE AS TO THE ARCHITECTURAL INTENT OF THESE DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASK SUCH QUESTIONS OF THE ARCHITECT, AS THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DOCUMENTS. IF NO SUCH QUESTIONS ARE ASKED, IT IS ASSUMED THAT THE ARCHITECTURAL INTENT OF THE DOCUMENTS IS UNDERSTOOD.
- PROVIDE PIPE INSULATION FOR ALL PLUMBING LINES PASSING THROUGH OR CONTAINED IN UN-TEMPERED CAVITIES.
- CONTRACTOR IS TO VERIFY THAT THE WINDOW MANUFACTURER HAS PROVIDED EGRESS WINDOWS IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
- SEE WINDOW AND DOOR SCHEDULES FOR ROUGH OPENING REQUIREMENTS FOR WINDOWS AND DOORS.
- THE INTERIOR WALLS, FLOOR, AND CEILING SPACE OF THE FOLLOWING ROOM TYPES SHALL CONTAIN SOUND ATTENUATION BATT INSULATION: LAUNDRY ROOMS, BATHROOMS, POWDER ROOMS, BEDROOMS, AND MECHANICAL ROOMS.
- THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL FLOOR DRAINS REQUIRED FOR MECHANICAL EQUIPMENT IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
- COMBINATION SMOKE / CARBON MONOXIDE DETECTORS IN THE ENTIRE HOUSE SHALL MEET THE REQUIREMENTS OF SECTION R314 AND R315 OF THE MICHIGAN RESIDENTIAL CODE.
- ALL WORK SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. PER R302.11 MRBC

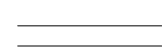
INTERIOR OPENING SCHEDULE					
MARK	ROOM NO.	ROOM	WIDTH	HEIGHT	TYPE
T.O. MAIN SUBFLOOR					
101A	101	GARAGE	3' - 0"	6' - 8"	SINGLE SWING DOOR
102A	101	GARAGE	3' - 0"	6' - 8"	SINGLE SWING DOOR
102B	102	MUD ROOM	3' - 0"	6' - 8"	CASED OPENING
103A	104	HALL	2' - 6"	6' - 8"	SINGLE SWING DOOR
104A	134	EXIST. PWDR.	2' - 6"	6' - 8"	SINGLE SWING DOOR
104B	104	HALL	3' - 0"	6' - 8"	CASED OPENING
105A	128	EXIST. KITCHEN	2' - 6"	6' - 8"	SINGLE CABINET SWING DOOR
106A	129	EXIST. GREAT ROOM	3' - 0"	6' - 8"	CONCEALED SINGLE SWING DOOR
107A	108	BATHROOM	2' - 6"	6' - 4"	GLASS SAUNA DOOR
107G	106	WORKOUT ROOM	3' - 0"	6' - 8"	
T.O. UPPER SUBFLOOR					
202A	201	HALL	2' - 6"	6' - 8"	SINGLE SWING DOOR
204A	202	EXIST. MASTER BED	2' - 6"	6' - 8"	SINGLE SWING DOOR
206A	201	HALL	2' - 6"	6' - 8"	SINGLE SWING DOOR
206B	206A	CLOSET	2' - 4"	6' - 8"	SINGLE SWING DOOR
206C	206B	CLOSET	2' - 6"	6' - 8"	SINGLE SWING DOOR
207A	207	HALL	2' - 10"	6' - 8"	CASED OPENING
207B	207	HALL	2' - 8"	6' - 8"	SINGLE SWING DOOR
208A	201	HALL	2' - 6"	6' - 8"	SINGLE SWING DOOR
210A	210	BEDROOM	2' - 6"	6' - 8"	SINGLE SWING DOOR
210B	210	BEDROOM	2' - 6"	6' - 8"	SINGLE SWING DOOR
211A	207	HALL	2' - 6"	6' - 8"	SINGLE SWING DOOR
211B	211A	CLOSET	2' - 6"	6' - 8"	SINGLE SWING DOOR
211C	211A	CLOSET	2' - 6"	6' - 8"	SINGLE SWING DOOR
213A	213	VEST.	3' - 0"	6' - 8"	SINGLE SWING DOOR
214A	214	MASTER BED	0' - 0"	0' - 0"	CASED OPENING
214B	215	HIS PREP.	2' - 6"	6' - 8"	CASED OPENING
214C	218	MAKE-UP	2' - 6"	6' - 8"	CASED OPENING
216A	215	HIS PREP.	2' - 6"	6' - 8"	SINGLE POCKET DOOR
217A	215	HIS PREP.	2' - 6"	6' - 8"	SINGLE SWING DOOR
217B	217A	TOILET	2' - 6"	6' - 8"	GLASS SHOWER DOOR
217C	217B	SHOWER	2' - 6"	6' - 8"	GLASS SHOWER DOOR
219A	218	MAKE-UP	2' - 6"	6' - 8"	SINGLE POCKET DOOR

INTERIOR OPENING NOTES:

- ALL DOORS TO BE 1 3/8" (t) SOLID CORE UNLESS NOTED OTHERWISE
- ALL DOOR PANELS TO BE 2 PANEL STYLE W/ STICKING T.B.D.
- ALL DOOR PANELS TO BE PAINTED - FINISH T.B.D.
- ALL HARDWARE TO BE SELECTED BY OWNER/ARCHITECT
- ALL SCHEDULED DIMENSIONS ARE DOOR PANEL DIMENSIONS NOT ROUGH OPENING DIMENSIONS

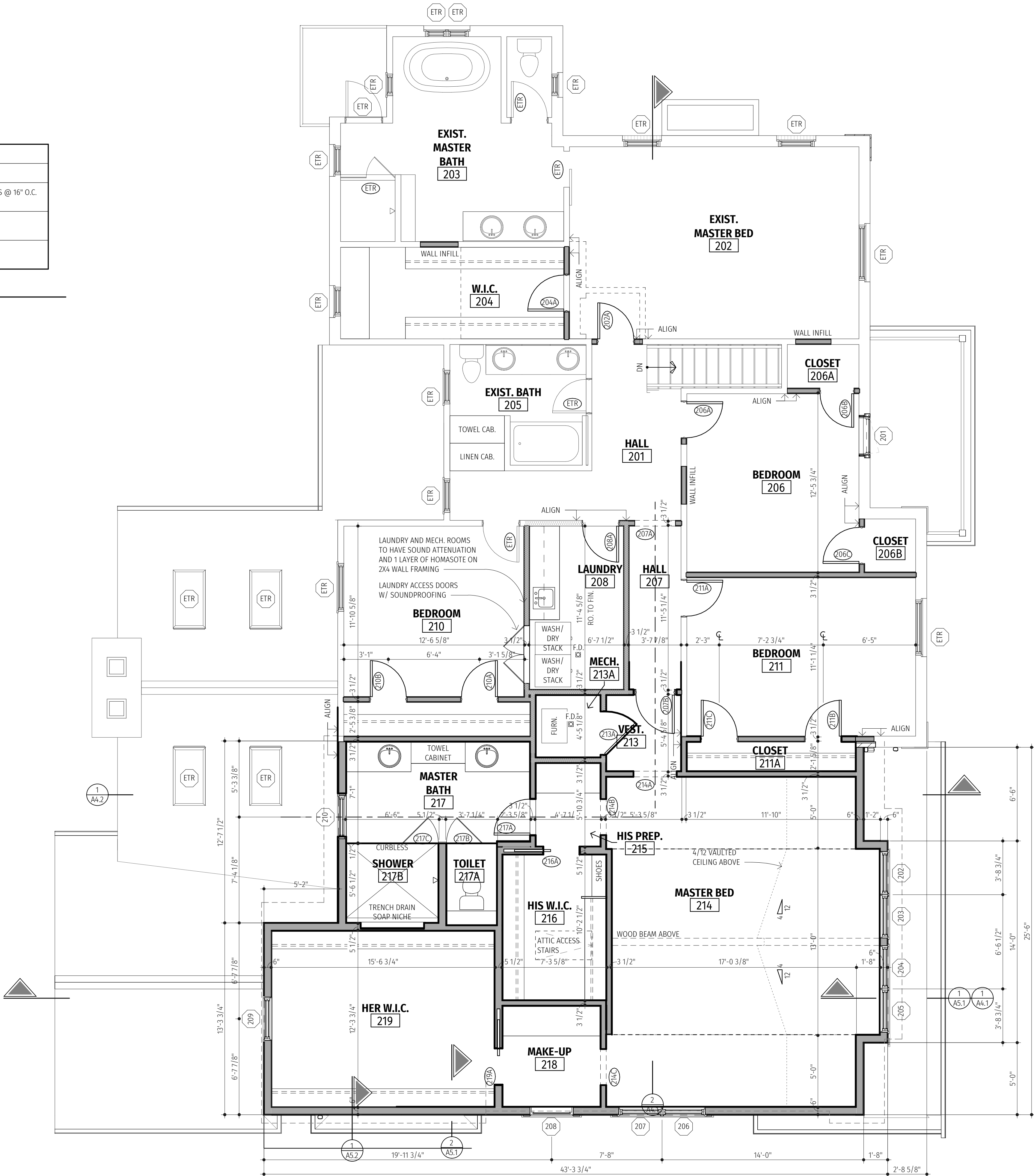
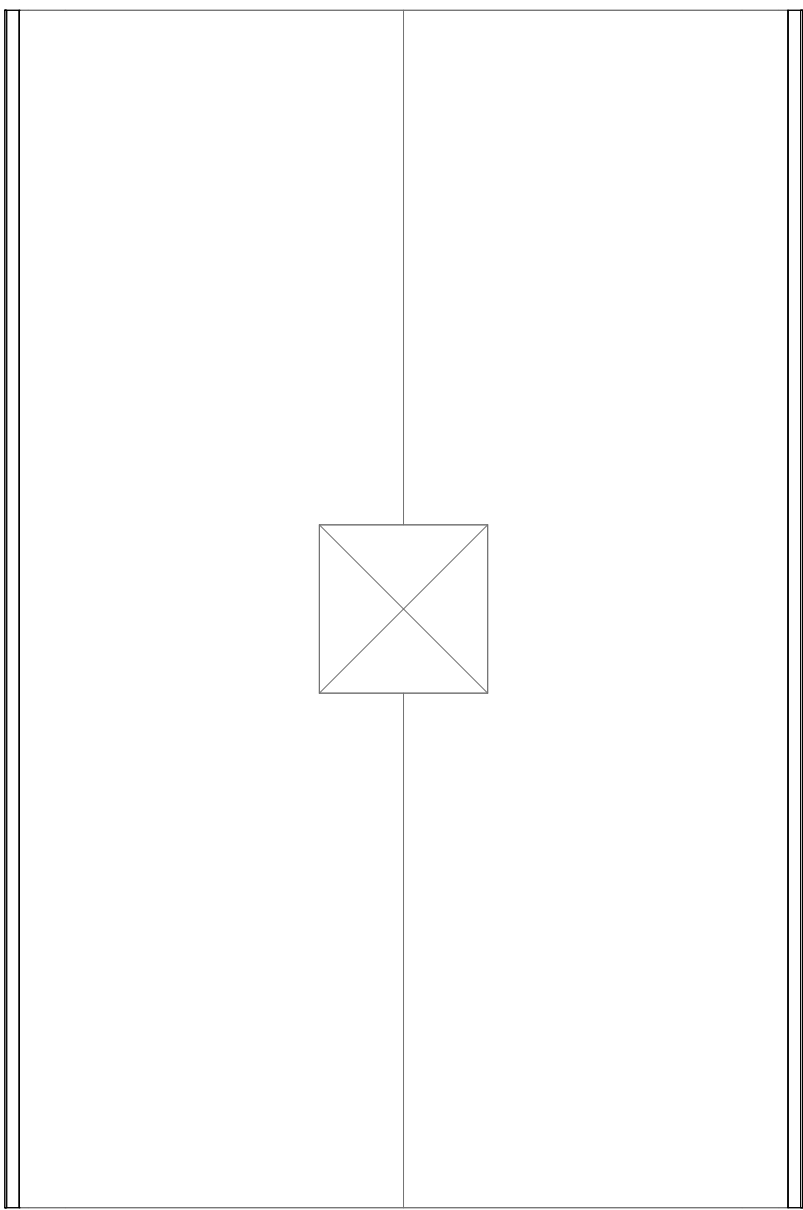


PRELIMINARY
NOT FOR CONSTRUCTION

WALL SCHEDULE	
SECTION	DESCRIPTION
	NEW INTERIOR PARTITION CONTSTRUCT WITH 1/2" GYP. BD. ON EACH SIDE OF 3 1/2" WOOD STUDS @ 16" O.C. (MATCH WALL THICKNESS WHERE ALIGNING W/ EXISTING WALL)
	EXISTING PARTITION OR PERIMETER WALL TO REMAIN

FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR DIMENSIONS ARE FIGURED TO EXTERIOR FACE OF MASONRY OR TO EXTERIOR SHEATHING, UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FIGURED TO FACE OF ROUGH STUD UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL APPLICABLE TRADES TO ENSURE PROPER ROUTING , DROPS, ETC. FOR THE H.V.A.C., ELECTRICAL, PLUMBING, ETC. DURING THE ROUGH FRAMING.
- GLAZING:
 - GLAZING IN DOORS AND ADJACENT TO DOORS WITHIN 24" OF EITHER SIDE OF THE DOOR OR PERPENDICULAR TO THE DOOR.
 - GLAZING IN WINDOWS WHERE THE EXPOSED GLASS IS LARGER THAN 9 S.F., THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO WET SURFACES INCLUDING BATHTUBS, SHOWERS, ETC. WITHIN 60"
 - GLAZING ADJACENT TO STAIRS AND RAMPS
 - GLAZING ADJACENT TO THE BOTTOM OF THE STAIR LANDING
 - ALL GLASS SHALL MEET OR EXCEED THE REQUIREMNTS SET FORTH IN THE MICHIGAN RESIDENTIAL CODE SECTION R308.
- IF ANY QUESTIONS ARISE AS TO THE ARCHITECTURAL INTENT OF THESE DOCUMENTS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ASK SUCH QUESTIONS OF THE ARCHITECT, AS THE ARCHITECT IS THE SOLE INTERPRETER OF THESE DOCUMENTS. IF NO SUCH QUESTIONS ARE ASKED, IT IS ASSUMED THAT THE ARCHITECTURAL INTENT OF THE DOCUMENTS IS UNDERSTOOD.
- PROVIDE PIPE INSULATION FOR ALL PLUMBING LINES PASSING THROUGH OR CONTAINED IN UN-TEMPERED CAVITIES.
- CONTRACTOR IS TO VERIFY THAT THE WINDOW MANUFACTURER HAS PROVIDED EGRESS WINDOWS IN ACCORDANCE WITH THE LOCAL BUILDING CODE.
- SEE WINDOW AND DOOR SCHEDULES FOR ROUGH OPENING REQUIREMENTS FOR WINDOWS AND DOORS.
- THE INTERIOR WALLS, FLOOR, AND CEILING SPACE OF THE FOLLOWING ROOM TYPES SHALL CONTAIN SOUND ATTENUATION BATT INSULATION: LAUNDRY ROOMS, BATHROOMS, POWDER ROOMS, BEDROOMS, AND MECHANICAL ROOMS.
- THE GENERAL CONTRACTOR IS TO COORDINATE THE LOCATION OF ALL FLOOR DRAINS REQUIRED FOR MECHANICAL EQUIPMENT IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
- COMBINATION SMOKE / CARBON MONOXIDE DETECTORS IN THE ENTIRE HOUSE SHALL MEET THE REQUIREMENTS OF SECTION R314 AND R315 OF THE MICHIGAN RESIDENTIAL CODE.
- ALL WORK SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE.
- FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. PER R302.11 MRBC



PROPOSED UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

SEAL:

ROWELL RESIDENCE
BIRMINGHAM, MICHIGAN
1263 BROOKWOOD STREET
BIRMINGHAM, MICHIGAN 48009

REVISIONS:
DD DRAWING SET 02-10-26
ZONING SUBMITTAL 02-12-26
ZONING SUBMITTAL 03-12-26

DRAWN: MRA, NLG
DATE: FEBURARY 10TH, 2026
SHEET TITLE: UPPER LEVEL FLOOR PLAN

JOB NUMBER: ABD25053
SHEET NUMBER: A2.3

SEAL:

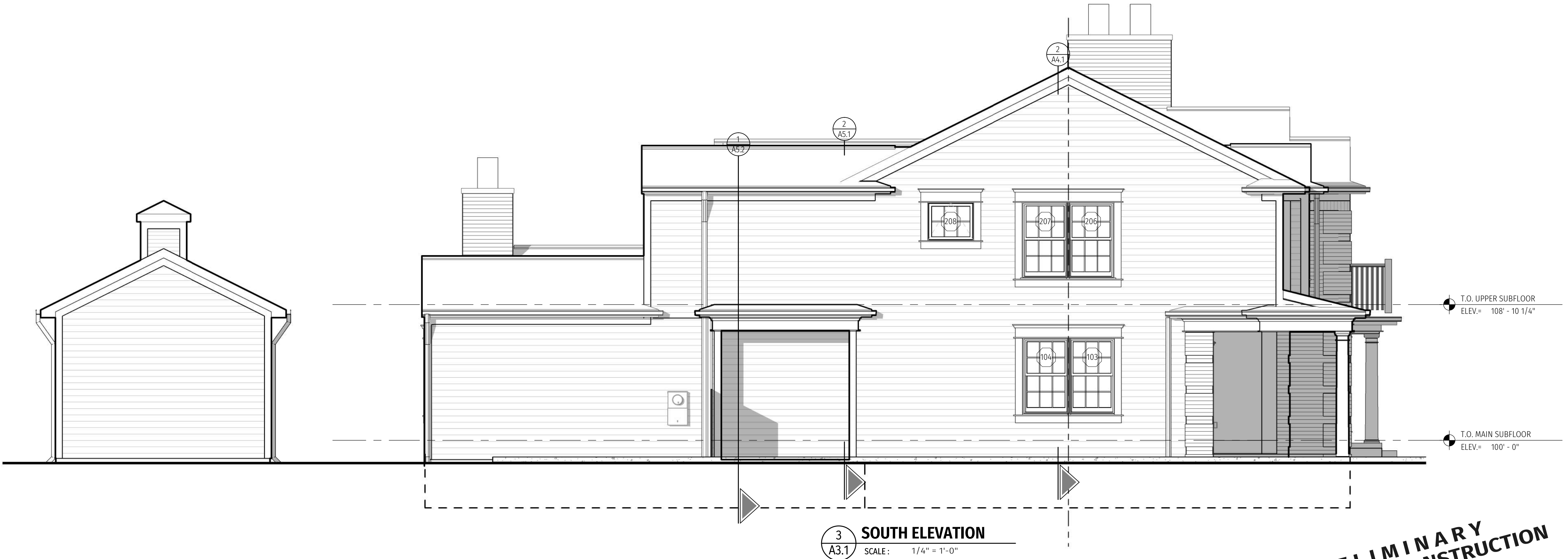
ROWELL RESIDENCE
BIRMINGHAM, MICHIGAN
1263 BROOKWOOD STREET
BIRMINGHAM, MICHIGAN 48009

REVISIONS:
DD DRAWING SET 02-10-26
ZONING SUBMITTAL 02-12-26
ZONING SUBMITTAL 03-12-26

DRAWN: MRA,NLG
DATE: FEBURARY 10TH, 2026
SHEET TITLE: ELEVATIONS

JOB NUMBER: ABD25053
SHEET NUMBER:

A3.1



PRELIMINARY
NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS

SEAL:

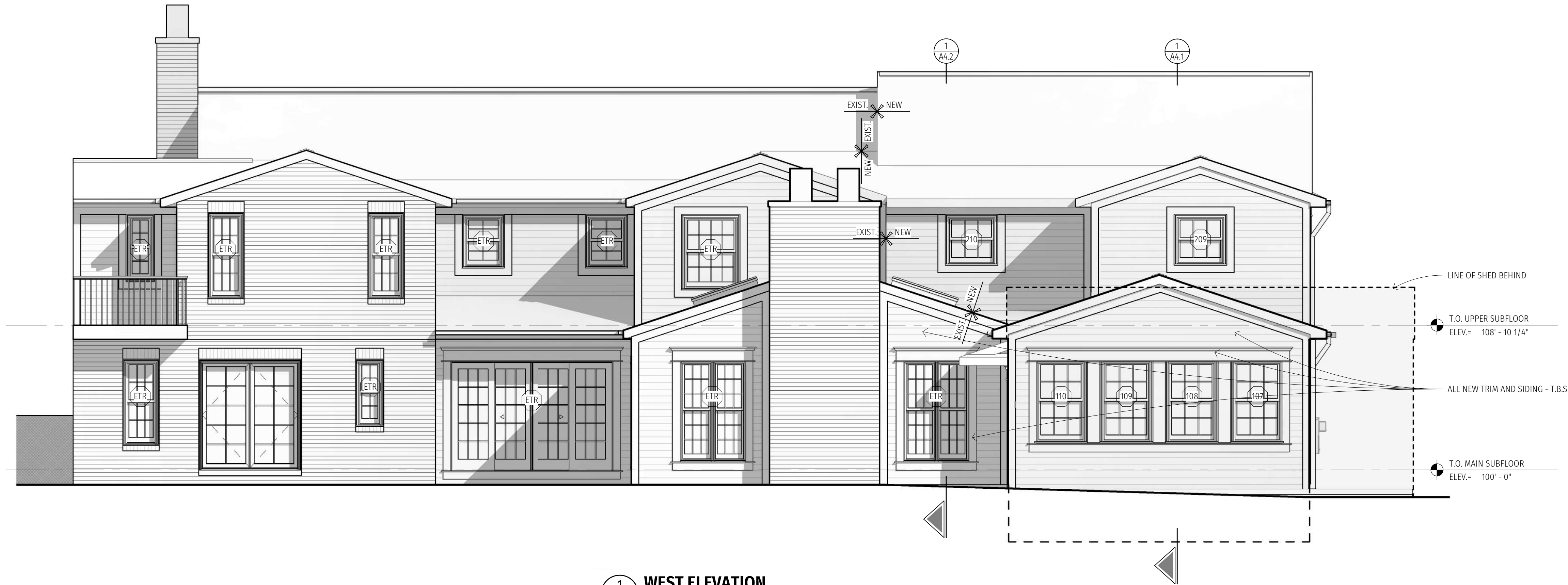
ROWELL RESIDENCE
BIRMINGHAM, MICHIGAN
1263 BROOKWOOD STREET
BIRMINGHAM, MICHIGAN 48009

REVISIONS:
DD DRAWING SET 02-10-26
ZONING SUBMITTAL 02-12-26

DRAWN: MRA, NLG
DATE: FEBURARY 10TH, 2026
SHEET TITLE: ELEVATIONS

JOB NUMBER: ABD25053
SHEET NUMBER:

A3.2



1 WEST ELEVATION
A3.2 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
A3.2 SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
DO NOT SCALE DRAWINGS