



Agenda
Board of Zoning Appeals Regular Meeting
Tuesday, June 9, 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) May 12, 2026

5. APPEALS

Address	Petitioner	Appeal	Type/Reason
34952 Woodward	Zachary Weiss	26-12	Dimensional
1573 Chesterfield	Bard DeVies	26-15	Dimensional
214 W Maple	Martin Marciano	26-16	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/963 4319 8370](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



**Board Of Zoning Appeals – Regular Meeting Minutes
May 12, 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 May 12, 2026. The meeting was convened at 7:30 p.m.

2. ROLL CALL

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

Absent: Board Members John Miller; Alternate Board Members Victoria Policicchio, Susan Shackett

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 APRIL 14, 2026

Motion by Lilley

Seconded by Kona to approve.

Motion carried, 6-0.

VOICE VOTE

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

Nays: None

5. APPEALS

1) 400 Westchester Way

Appeal 26-10

ABO Erickson explained that the owner of the property known as 400 Westchester Way was requesting the following variance for an already constructed rear yard pergola and TV wall:

- A. Chapter 126, Article 2, Section 2.06.1** of the Zoning Ordinance requires that the maximum lot coverage is 30% of the lot in the residential zones. The required maximum amount of lot coverage is 30% or 2354.40 SF. The existing is 34.10% (2673.00 SF). The proposed is 37.33% (2930.00 SF). Therefore, a variance of 7.33% (575.60 SF) is being requested.

Staff answered questions from the Board.

Board members discussed the following regarding the item:

- The home was already pre-existing non-conforming because it was over lot coverage. Granting a lot coverage variance to allow the pergola would also apply to the home's lot coverage as well.
- If the four posts were removed, the TV wall would still require a lesser variance. If the TV wall were made temporary, that would not require a variance.
- This variance would be adding to a non-conformity.
- The BZA does not create the ordinance, cannot consider whether a structure adds value to a property, and cannot consider whether a structure impacts drainage.
- The appellant needed to demonstrate unique circumstances that would justify granting a variance.
- Lot coverage concerns in the ordinance in part relate to drainage concerns. The appellant removed 80 square feet of impervious pavers as part of this request.

Trey Brice, attorney for the appellant, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Public Comment

Timothy Murphy, Jason Tamaroff, Megan Parker, Cody Williams, Joe Durham, Katie Hebden, supported granting the variance.

Motion by Kona

Seconded by Reddy with regard to 400 Westchester Way, Appeal 26-10, A. Chapter 126, Article 2, Section 2.06.1 of the Zoning Ordinance requires that the maximum lot coverage is 30% of the lot in the residential zones. The required maximum amount of lot coverage is 30% or 2354.40 SF. The existing is 34.10% (2673.00 SF). The proposed is 37.33% (2930.00 SF). Therefore, a variance of 7.33% (575.60 SF) is being requested.

Mr. Kona moved to deny the variance, noting that variance requests for trellises are usually denied, that it was regretful that this structure was already built, that there were no special conditions of the property amounting to a hardship, that granting this variance would be contrary to the ordinance, and that granting this variance would result in injustice to other appellants who had sought variances for trellises and pergolas and been denied.

VC Canvasser opposed the motion, noting that while pergolas and trellises are often denied, this one lacked an imposing footprint. The TV wall was small and if the posts were removed it could remain without a variance, demonstrating the relative unobtrusiveness of the structure. Since the request was for a minor amount and the Board must evaluate requests on a case-by-case basis, VC Canvasser supported the variance being granted.

Mr. Hart concurred with VC Canvasser. He added that the tree canopy in the area has been reduced and that the impact of the sun on the rear of the property could be considered a hardship, that there would be little effect on neighboring properties, and that substantial justice would be done to the neighboring properties if the variance were granted.

The Chair supported the motion, noting that the wall was a partial structure, that the home is pre-existing non-conforming, and that the Board aims not to expand pre-existing non-conformities. He concurred with Mr. Kona vis-a-vis justice for other appellants who were denied similar variance requests, and advocated for consistency in the Board's findings. He noted that the absence of a hardship or practical difficulty posed a challenge for the appeal. He felt that the absence of slats between the posts did lessen the impact of the request. He concluded by noting that the Commission would have the right to change this ordinance if deemed appropriate.

Motion failed, 3-3.

ROLL CALL VOTE

Yeas: Reddy, Morganroth, Kona

Nays: Canvasser, Lilley, Hart

Motion by Canvasser

Seconded by Lilley with regard to 400 Westchester Way, Appeal 26-10, A. Chapter 126, Article 2, Section 2.06.1 of the Zoning Ordinance requires that the maximum lot coverage is 30% of the lot in the residential zones. The required maximum amount of lot coverage is 30% or 2354.40 SF. The existing is 34.10% (2673.00 SF). The proposed is 37.33% (2930.00 SF). Therefore, a variance of 7.33% (575.60 SF) is being requested.

VC Canvasser moved to approve the variance, tying approval to the plans, and noting that the request was minimal, that the sun was particularly impactful on the property, that there were some special conditions applicable to the property, that literal enforcement would result in an unnecessary hardship since it would prevent the appellant from enjoying their backyard, that the granting of the variance would not be contrary to the spirit and purpose of the zoning ordinance, that a number of neighbors spoke in support of the appeal, that the granting of the variance would not be detrimental to the public health, safety, or welfare, and that granting the variance would result in substantial justice to the property owners and the general public.

Motion failed, 3-3.

ROLL CALL VOTE

Yeas: Canvasser, Lilley, Hart

Nays: Reddy, Morganroth, Kona

It was noted that the City and the appellant could work together to determine whether a substantial change would be required to bring this appeal back in light of the two tied votes.

**2) 1788 Bowers
Appeal 26-11**

ABO Erickson explained the owner of the property known as 1788 Bowers was requesting the following variances to construct a second story addition to an existing nonconforming home:

- A. Chapter 126, Article 2, Section 2.08.2** of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.80 feet and the proposed is 4.80 feet. Therefore, a variance of 0.20 feet is being requested.
- B. Chapter 126, Article 4, Section 4.74 (C)** of the Zoning Ordinance requires that each residential lot shall provide a minimum distance between principal residential buildings on adjacent lots of 14 feet or 25% of the total lot width, whichever is larger. The required is 14.00 feet the proposed in 10.90 feet. Therefore, a variance of 3.10 feet is being requested.

Staff answered questions from the Board.

Dirk Moore, 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 Canvasser with regard to 1788 Bowers, Appeal 26-11, A. Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires that no side yard setback shall be less than 5.00 feet. The existing is 4.80 feet and the proposed is 4.80 feet. Therefore, a variance of 0.20 feet is being requested; and, B. Chapter 126, Article 4, Section 4.74 (C) of the Zoning Ordinance requires that each residential lot shall provide a minimum distance between principal residential buildings on adjacent lots of 14 feet or 25% of the total lot width, whichever is larger. The required is 14.00 feet the proposed in 10.90 feet. Therefore, a variance of 3.10 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 addition would not exacerbate the pre-existing non-conformity, that there were special conditions of the property, that literal enforcement would result in unnecessary hardship for the owners, 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 both the property owner and the neighbors.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

**3) 488 Willits
Appeal 26-14**

ABO Morad explained the owner of the property known 488 Willits was requesting the following variances to construct a new home with an attached garage:

- A. Chapter 126, Article 2, Section 2.08.4** of the Zoning Ordinance requires a maximum midpoint roof height for a pitched roof in an R-2 zoning district is 28.00 feet for this property. The proposed midpoint is 37.48 feet; therefore, a variance of 9.48 feet is being 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 is 24.00 feet for this property. The proposed roof height is 32.46 feet; therefore, a variance of 8.46 feet is being 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 is 24.00 feet for this property. The proposed eave height is 32.46 feet; therefore, a variance of 8.46 feet is being requested.

Staff answered questions from the Board.

Jeff Klatt, architect for the appellant, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

Board members discussed the following regarding the item:

- Since the approval of a variance request is tied to plans as submitted, any substantial changes to the on-site conditions would void the approval.
- Concerns about grade or water flow can be further addressed with the City.
- The Board must evaluate the difficulty of building on a lot with this topography. If these variances are not granted, this property could only accommodate a ranch, which is not required by ordinance.
- If a variance is approved, it will be based on the uniqueness of this lot.
- Many lots around this lot on Willits face similar topographical challenges.

Public Comment

Richard Linnell, attorney for Richard and Celeste Stewart, opposed the variances on the Stewarts' behalf.

Motion by Hart

Seconded by Lilley with regard to 488 Willits, Appeal 26-14, A, Chapter 126, Article 2, Section 2.08.4 of the Zoning Ordinance requires a maximum midpoint roof height for a pitched roof in an R-2 zoning district is 28.00 feet for this property. The proposed

midpoint is 37.48 feet; therefore, a variance of 9.48 feet is being 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 is 24.00 feet for this property. The proposed roof height is 32.46 feet; therefore, a variance of 8.46 feet is being 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 is 24.00 feet for this property. The proposed eave height is 32.46 feet; therefore, a variance of 8.46 feet is being requested.

Mr. Hart moved to approve variances A, B, and C, and tied approval to the plans. He noted that the lot was particularly challenging due to the steepness of the grade, that some neighboring and nearby properties were non-conforming for similar reasons, that literal application of the ordinance would result in a severe hardship, that the appellant has attempted to mitigate the variance requests as much as possible, and that the variances would not be contrary to the spirit of the ordinance.

VC Canvasser supported the motion, noting that if the lot were flat no variance would be required to build the proposed home. The proposed slope and measuring the height from the rear required the variance, which is unique to this lot. Denying the variance would result in an unnecessary hardship due to the unique circumstances.

The Chair supported the motion, noting that this appellant should not be held to a unique height standard due to the proposed walkout or the topographical conditions of the lot. He stated that the Board is restricted to considering the unique conditions of a property, and cannot consider aspects such as the character of a street. He advised that concerns about maintaining the character of a street could be raised with the City Commission.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

**4) 1573 Chesterfield
Appeal 26-15**

ABO Morad explained the owner of the property known as 1573 Chesterfield was requesting the following variance to construct a new home with an attached garage on a corner lot:

- A. Chapter 126, Article 4, Section 4.61 (A)1** of the Zoning Ordinance requires a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. This requirement shall not reduce the buildable width of any lot to less than 25 feet. The required setback is 83.06 feet the proposed is 24.83 feet therefore, a variance 58.23 feet is being requested

Staff answered questions from the Board.

Board members discussed the following regarding the item:

- The appellant seemed to be attempting to preserve room for a pool. The house across the street did not have room for a pool. When the appellant purchased the lot, it would have been clear that the building envelope would not be wide enough to build a pool.
- The appellant could achieve a reduced variance if they were to change the shape of the home and occupy more of the rear yard. This would necessarily prevent a pool from being built.
- The ordinance requires consideration of other structures. The different jurisdiction of the neighboring home is not a consideration.
- This request seemed less to do with the particular limitations of the lot and more to do with the appellant's preferred layout, which would be three times the width of the allowed building envelope.
- This request would be a significant variance that would place this home significantly closer to Big Beaver than the nearby homes.
- The appellant could change the design of their home and have a buildable envelope of 6,000 square feet. It was unclear why this request could not be further mitigated in order to bring the appellant in-line with the aesthetics of the rest of the road.
- Literal enforcement of the ordinance in this case may also not be contextually appropriate. The lot does have some unique conditions.
- The ordinance requires a setback based on an average.
- If circumstances with the neighboring properties were different, this home would have approximately 25 to 30 more feet for the building envelope.
- The present request exceeds that additional 25 to 30 feet.
- The appellant's presentation was well done.

Brad Devries, architect for the appellant, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Motion by Kona

Seconded by Morganroth with regard to 1573 Chesterfield, Appeal 26-15, A. Chapter 126, Article 4, Section 4.61 (A)1 of the Zoning Ordinance requires a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. This requirement shall not reduce the buildable width of any lot to less than 25 feet. The required setback is 83.06 feet the proposed is 24.83 feet therefore, a variance 58.23 feet is being requested.

Mr. Kona moved to deny the appeal, stating that it was excessive and unreasonable in its request amount. He noted that while a variance for the property would be appropriate, it was not appropriate for the amount being requested. If the variance were granted, the home would be closer to Big Beaver than the other nearby homes. This would be against the intent and spirit of the ordinance. Granting the variance would also not result in substantial justice. A more moderate variance would still allow for a significant building envelope.

VC Canvasser opposed the motion, noting that the lot was irregular and that the home was in part being compared to a home located in Bloomfield Hills, which does not

follow Birmingham ordinances. There was another lot with a different orientation, and there are also differently sized rights of way near the home. These circumstances each impact this request. VC Canvasser stated that while the appellant could build something smaller, that may not be up to the discretion of the Board since the appellant's request met the required factors for a variance.

The Chair concurred that the lot would qualify for some variance. The appellant's request would be closer to Quarton than it should be based on the average of the adjacent homes and based on the fact that it is a front corner lot that must have a larger setback than a normal side yard. Part of the appellant's intent was to preserve room for a pool. There was not a demonstration of an attempt to mitigate the variance request, which would be three times the allowed building envelope. The footprint would be half the proposed amount if a colonial were built. There is no requirement that this home be a ranch.

Motion failed, 3-3.

ROLL CALL VOTE

Yeas: Reddy, Morganroth, Kona

Nays: Canvasser, Lilley, Hart

Motion by Hart

Seconded by Canvasser with regard to 1573 Chesterfield, Appeal 26-15, A. Chapter 126, Article 4, Section 4.61 (A)1 of the Zoning Ordinance requires a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. This requirement shall not reduce the buildable width of any lot to less than 25 feet. The required setback is 83.06 feet the proposed is 24.83 feet therefore, a variance 58.23 feet is being requested.

Mr. Hart moved to approve the appeal, tying approval to the provided documents, and stating that the practical difficulties of the site were well demonstrated by the appellant. He noted that the site was very unique in the context of Birmingham, that all the ordinance requirements except for the setback were met, that the house is under the 30% lot coverage which helps it remain contextually appropriate for the neighborhood, that literal application of the ordinance would be detrimental to the property since it would crowd the area to the south and disrupt the balance of the site, that preventing development on the site would be detrimental to the neighbors, that the site is unusual for its proximity to Bloomfield Hills and Bloomfield Township, and that granting the variance would result in substantial justice to the owners and the neighboring properties.

Motion failed, 3-3.

ROLL CALL VOTE

Yeas: Canvasser, Lilley, Hart

Nays: Reddy, Morganroth, Kona

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

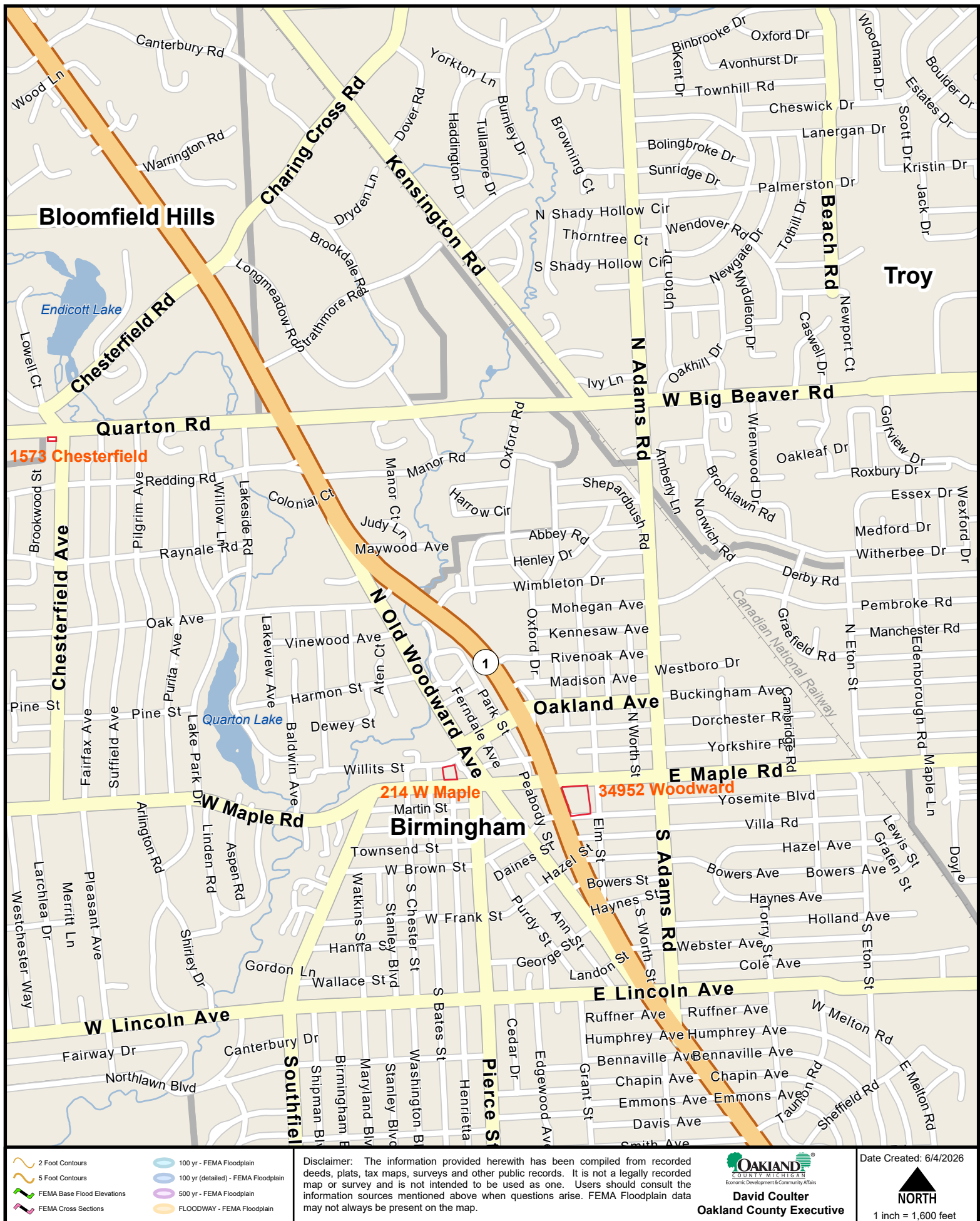
No further business being evident, the Board motioned to adjourn at 9:23 p.m.

A handwritten signature in black ink, appearing to read 'Laura', with a long horizontal flourish extending to the right.

Jeff Zielke, Building Official

Laura Eichenhorn, City Transcriptionist

BZA MAP JUNE



CASE DESCRIPTION

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

Hearing date: June 9, 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 6-10 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 66 feet. The proposed overall building height in the MU5 portion of the site is 69.0 feet. Therefore, a variance of 3.0 feet is being requested in the MU5 portion of the site.
- B. Chapter 126, Article 3, Section 3.08(C) of the Zoning Ordinance requires new buildings in the MU5 zoning district to be constructed to no more than 5 stories. The proposed building is 6.0 stories in the MU5 portion of the site. Therefore, a variance of 1.0 story is being requested in the MU5 portion of the site.
- C. 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 1.0 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 *on the MU7 portion only* 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 additional 173 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 manner that increased the number of stories within the building, including the MU5 portion of the site. The resolution was to add a hidden story as a parking-only level, which acts more like a mezzanine, but exceeds the technical limitations of what may be considered a mezzanine. In the MU7 portion of the site, the additional story does not increase the overall height beyond the permitted maximums, including the bonus stories. In the MU5 portion of the site, this additional story, along with considerations such as grade changes and amenities at the roof level, causes the height in the MU5 portion of the site to go slightly above the permitted maximum.

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

Nicholas Dupuis
Planning Director

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

8.01 The Board of Zoning Appeals

3. Variances.

- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board of Zoning Appeals may attach such conditions as it may deem reasonably necessary to promote the spirit and intent of the Zoning Ordinance. The Board of Zoning Appeals shall not grant any variance unless it first determines that:
 - i. Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
 - ii. Literal enforcement of the chapter will result in unnecessary hardship;
 - iii. The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
 - iv. The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

(EACH i-iv must be satisfied)

34952 WOODWARD



April 27, 2026

1:1,128
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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:

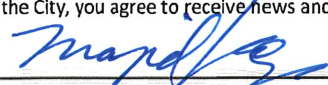
- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board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

VI. APPLICANT SIGNATURE

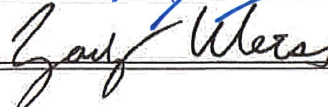
Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

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

May 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 vacant property in downtown Birmingham (“Project”), within the City’s Triangle Overlay District (“Overlay District”) or (“District”). This development includes ground-floor retail, 203 residential units and a structured parking garage providing 422 parking spaces, including 177 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 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. The ground floor level and mezzanine level of parking are located within the 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 rights-of-way.

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 (“MU-7 Overlay

District”), but a portion of the Project on the eastern side is subject to the MU-5 Triangle Overlay District (“MU-5 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 177 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 foot) 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.

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.

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 CIS and site plan were reviewed by the Birmingham Planning Board at its March 25, 2026 meeting, where it accepted the CIS and tabled the site plan. The site plan was again tabled at the Planning Board's April 22 meeting relative to the issue of the parking waiver being sought. Developer made revisions to the site plan to accommodate the concerns of the Planning Board, primarily the elimination of an entire floor in the MU-5 portion of the Project and the corresponding elimination of parking spaces, thereby reducing the height of the MU-5 portion of the Project. The revised site plan is on the Planning Board's May 13, 2026 agenda.

The Need for the Variances

Following discussion with the City's Community Development Department, it was determined that the Project requires a dimensional variance to the story requirements of the Triangle Overlay District in order to technically comply with the City's Zoning Ordinance. The portion of the Project in the MU-7 Overlay District *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.

With the two (2) bonus floors permitted for the MU-7 portion of the Project due to the satisfaction of the criteria discussed below, the height of the Project in the MU-7 Overlay District is in compliance with the MU-7 Overlay District maximum height requirement of 114 feet as set forth in Section 3.08(E). The analysis is as follows:

1. The MU-7 Overlay District permits a maximum height 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.

2. 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 eighth and ninth stories of that portion of the Project in the MU-7 district comprise 52,042 square feet of building area / 300 = 173 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. 306,767 square feet of building floor area is residential / 531,598 square feet of total building area = 57.7%, *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 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 (38,926sf mezzanine parking level / 62,291sf first floor level). It is therefore considered an actual floor, requiring the variance.

The three (3') foot height variance for the small MU-5 portion of the Project is necessary because the existing site slopes approximately five (5') from north to south. The midpoint of this average slope must be used to calculate building height, per the Zoning Ordinance definitions of building height and grade, so the building height calculated according to this standard is approximately 3 feet above the 66-foot height limitation of the Zoning Ordinance. Such variance should have little impact on the Project, will not be visible or noticeable, and would not even be necessary if building height was measured from the most visible and utilized area of the building, which is the E. Maple Road frontage.

Variance Request

Developer has worked diligently within the Zoning Ordinance to limit the need here to the following height variances on this important, but complex development. When the mezzanine parking level is included, the building has six (6) stories in the MU-5 Overlay District, where five

(5) 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. When a floor was removed from the MU-5 Overlay District portion of the Project to reduce the parking requirements, a height variance of three (3') feet was required only on the MU-5 portion of the Project. Therefore, the dimensional variances requested are as follows:

- A. A dimensional variance of one (1) story to the height requirement of Section 3.08(C) which permits a maximum of five (5) stories when six (6) stories are proposed for the MU-5 Overlay District; and
- B. 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; and
- C. A dimensional variance of three (3') feet to the height requirement of Section 3.08(C), which permits a maximum height of 66 feet in the MU-5 portion of the Project when 69 feet is proposed.

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:

Variances A & B – Extra Story for Parking Mezzanine

- 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 City has long recognized that the Triangle Overlay District lacks sufficient public parking. The Project is designed to help address this issue. The mixed uses of residential and retail/restaurant 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. 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 177 public parking spaces within the Project, requiring additional parking variances/waivers. 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-7 Overlay District, the majority of the Project. 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 for the MU-7 major portion of the Project. 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.

Variance C – Height Variance of 3 feet for MU-5 Portion of Project

- 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)**

The unique sloping conditions of the existing site within the MU-5 Overlay District portion of the Project create special conditions that unreasonably prevent a permitted purpose of the Project if the calculation for the building height in the MU overlay districts is strictly applied. The slope of the existing site, from north to south, drops approximately five (5') feet. The City requires that the Project height be calculated using the average grade plane at the midpoint, which is approximately two feet, six inches (2'6") below the ground level at the highest point, being the north side of the building (E. Maple Road), where the front entrance and the visible side of the building is located. Therefore, the smaller MU-5 portion of the building exceeds the allowable height of 66 feet by three feet (3') measured from the midpoint of the average grade plane to the top of the pool deck.

The Central Business District and the Triangle Overlay District where the MU overlay district applies, contain relatively flat sites. Developer understands that when the MU overlay districts were created, the ordinance contemplated flat sites to calculate the applicable height limitations. The Project is located on the largest site within the Triangle District, among the largest sites in the CBD. Using the midpoint of the average slope penalizes the Project given its size. Developer believes the 3-foot variance requested is very minimal given the size of the site and the small MU-5 portion of the Project to which the variance applies, which comprises just less than 20% of the overall Project site area. Very few buildings in the Triangle District would be subject to such slope midpoint calculation, thereby penalizing the Project by not using building height

along the E. Maple Road frontage of the building, where such building is most visible and primarily accessed.

If the Project was in the Downtown Overlay District, Developer does not believe a height variance would be necessary. Section 9.02 of the Zoning Ordinance defines building height in the Downtown Overlay District as “The vertical distance from the average grade at the sidewalk at the frontage line to the highest point of the roof surface in a flat roof . . .” The overlay frontage line is defined as “All lot lines that abut a public street.” If this standard applied to the Project, the building height at the E. Maple Road sidewalk would be the frontage line for the MU-5 portion of the Project. This application would result in the building height being approximately 66 feet, in compliance with the height limit of the MU-5 Overlay District. There are many similarities between the buildings and the streetscapes in the Triangle Overlay District and the Downtown Overlay District, particularly for commercial/mixed-use sites fronting main streets such as E. Maple Road, which could justify similar treatment.

In the MU-5 mixed-use district, residential apartments with pool amenities are permitted purposes. The only viable location in the Project for the pool deck is on the rooftop of the MU-5 portion of the Project. Locating the pool deck in the courtyard is not feasible, as it would considerably reduce the size of the open space in the courtyard, thereby reducing the area available for other recreational purposes. The courtyard will also experience much less sunshine and ventilation than the rooftop location, making it an undesirable location for a pool deck. Given that the pool deck can only be feasibly located on the MU-5 rooftop portion of the Project, strict compliance with the 66-foot height standard would require the removal of either an entire residential floor, or the entire pool deck, thereby likely preventing the Property from offering a pool with a sun deck for its residential occupants, which are permitted purposes under the Zoning Ordinance.

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

Literal enforcement of the Zoning Ordinance in this situation would result in elimination of the top floor with the pool deck, thereby jeopardizing the ability of the Project to successfully market residential units to its targeted demographic. Such result would jeopardize the ability of the Project to compete with other high-end residential condominiums and apartments in the area, causing an unnecessary hardship. When Developer removed a floor from the MU-5 portion of the Project to move toward compliance with the parking requirements for the Project, it critically evaluated the necessary height for each floor of the Project, making height reductions in certain areas. It even lowered the base of the building by an additional two (2') feet, reducing the variance requested. While Developer is able to reduce some of the building height, it was unable to reduce approximately three (3') feet without sacrificing necessary floor height spacing for occupancy and

building systems for the Project to function as intended. Therefore, the variance is required to prevent an unnecessary hardship to Developer.

- 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. It is the slope in the grade of the existing site that necessitates the variance request. If height could be measured at the front of the building on E. Maple Road, then the building could be constructed compliant with the 66-foot height standard. The front of the building is the predominantly visible side of the building, which would meet the ordinance requirement if the site had a level grade.

Much of the MU-5 portion of the Project is concealed from public view. It is surrounded by the MU-7 portion of the Project being 10 stories, not to exceed 114 feet, thereby blocking visibility of the MU-5 portion of the Project from the west and southwest. Similarly, there is a 4-story building across an alley to the east that is complementary. Commercial and mixed-use property surrounds the remainder of the MU-5 portion of the Project. Other than the AAA building and the 735 Forest building to the rear, there are older, smaller commercial buildings to the east that will likely undergo redevelopment in the future. There are no residential properties within 100 feet of the Project. Therefore, the portion of the MU-5 building that actually exceeds 66 feet in height is either blocked from visibility, complementary with the E. Maple Road frontage, or borders other commercial or mixed-use properties that will not be adversely affected by the requested variance. The public health, safety and welfare will not be impacted by the granting of this variance.

- 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 height variance of three (3') feet will result in substantial justice to Developer because Developer has already removed a floor of the MU-5 portion of the Project and reduced the height as much as possible for each and every floor of this portion of the Project. It is unable to reduce building height further. The MU-5 portion of the Project is the minor portion, complementing the larger MU-7 10-story portion of the Project. The variance is necessary for the pool deck, which would allow Developer to provide such required amenities to its residential occupants.

As discussed in Subsection iii. above, property owners in the area would not be adversely impacted by the granting of this three (3') foot variance. The facts that the building does not

technically exceed the 66-foot height standard along the E. Maple Road frontage which is the visible part of the building, and that only the rear portion of the building can be said to be higher than 66 feet from grade, which is surrounded by commercial property uses, many of which will likely undergo redevelopment in the future, creates no detriment to other commercial property owners in the area.

Conclusion

Developer respectfully requests that the Board of Zoning Appeals grant the variances requested 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. Developer further requests approval of the three (3') foot height variance for the MU-5 portion of the Project, which is justified due to the slope of the site, but which will not have any negative impact on the Project or the surrounding area. Such variances 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 impact to area neighbors or the public in general.

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

A

B



D

E

F

G

H

MU5 District Development Standards	
Minimum Lot Area	• NA
Minimum Lot Width	• NA
Front Yard and Building Frontage Requirements	• Zero minimum front yard setback • 5-foot maximum front yard • The building façade shall be built-to within 5 feet of the front lot line for a minimum of 75% of the street frontage length • See Section 3.08(F)
Minimum Side Yard Setback	• A zero side setback with walls facing side lot line that do not contain windows • 10 feet for walls that contain windows
Minimum Rear Yard Setback	• NA
Building Height	• 34-foot and 3 stories minimum building height • 66-foot and 5 stories maximum building height • For sloped roofs, the eave line shall be no more than 58 feet and the roof peak shall be no more than 70 feet • Additional 12 feet and/or 1 story of building height allowed if requirements of Section 3.08(E) are met • The first story shall be a minimum of 14 feet in height, floor to floor

MU7 District Development Standards	
Minimum Lot Area	• NA
Minimum Lot Width	• NA
Front Yard and Building Frontage Requirements	• Zero minimum front yard setback • 5-foot maximum front yard • The building façade shall be built-to within 5 feet of the front lot line for a minimum of 75% of the street frontage length • See Section 3.08(F)
Minimum Side Yard Set-back	• A zero side setback with walls facing side lot line that do not contain windows • 10 feet for walls that contain windows
Minimum Rear Yard Setback	• NA
Building Height	• 34-foot and 3 stories minimum building height • 90-foot and 7 stories maximum building height • For sloped roofs, the eave line shall be no more than 82 feet and the roof peak shall be no more than 94 feet • Additional 24 feet and/or 2 stories of building height allowed if requirements of Section 3.08(E) are met • The first story shall be a minimum of 14 feet in height, floor to floor

Approvals:

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A100	COMPOSITE BELOW GRADE PARKING LEVEL 1	●	●	●	●	●			
A110	COMPOSITE FIRST LEVEL FLOOR PLAN	●	●	●	●	●			
A110m	COMPOSITE MEZZANINE LEVEL FLOOR PLAN	●	●	●	●	●			
A120	COMPOSITE SECOND LEVEL FLOOR PLAN	●	●	●	●	●			
A130	COMPOSITE THIRD LEVEL FLOOR PLAN	●	●	●	●	●			
A140	COMPOSITE FOURTH LEVEL FLOOR PLAN	●	●	●	●	●			
A150	COMPOSITE FIFTH LEVEL FLOOR PLAN	●	●	●	●	●			
A160	COMPOSITE SIXTH LEVEL FLOOR PLAN	●	●	●	●	●			
A170	COMPOSITE SEVENTH LEVEL FLOOR PLAN	●	●	●	●	●			
A180	COMPOSITE EIGHTH LEVEL FLOOR PLAN	●	●	●	●	●			
A190	COMPOSITE NINTH LEVEL FLOOR PLAN	●	●	●	●	●			
A500	DIAGRAMMATIC PARTIAL BUILDING SECTIONS	●	●	●	●				
A600	APARTMENT UNIT PLANS	●	●	●	●				
A610	APARTMENT UNIT PLANS	●	●	●	●				
A620	APARTMENT UNIT PLANS	●	●	●	●				
A650	CONDO UNIT PLANS	●	●	●	●				
A680	CONDO UNIT PLANS	●	●	●	●				
A800	EXTERIOR PERSPECTIVE RENDERINGS	●	●	●	●	●			
A801	EXTERIOR PERSPECTIVE RENDERINGS	●	●	●	●	●			
A802	EXTERIOR PERSPECTIVE RENDERINGS	●	●	●	●	●			
A803	EXTERIOR PERSPECTIVE RENDERINGS	●	●	●	●	●			
A804	EXTERIOR PERSPECTIVE RENDERINGS	●	●	●	●	●			
PHOTOMETRIC									
E015	ELECTRICAL PHOTOMETRIC PLAN	●	●	●	●				



430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

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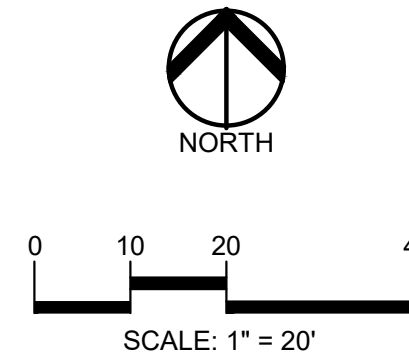
G100

G100

COLLECTOR QUESTIONS

COVER SHEET &
DRAWING INDEX

DRAWING INDEX



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

PROJECT TITLE
BEZTAK BIRMINGHAM DEVELOPMENT
34952 WOODWARD AVE
BIRMINGHAM, MI 48009
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN

REVISIONS
SCHEMATIC DESIGN SUBMITTAL 3/27/26
PRELIM. SP APP. - REV. RESUBMIT 5/6/26

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
AN IRON 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)

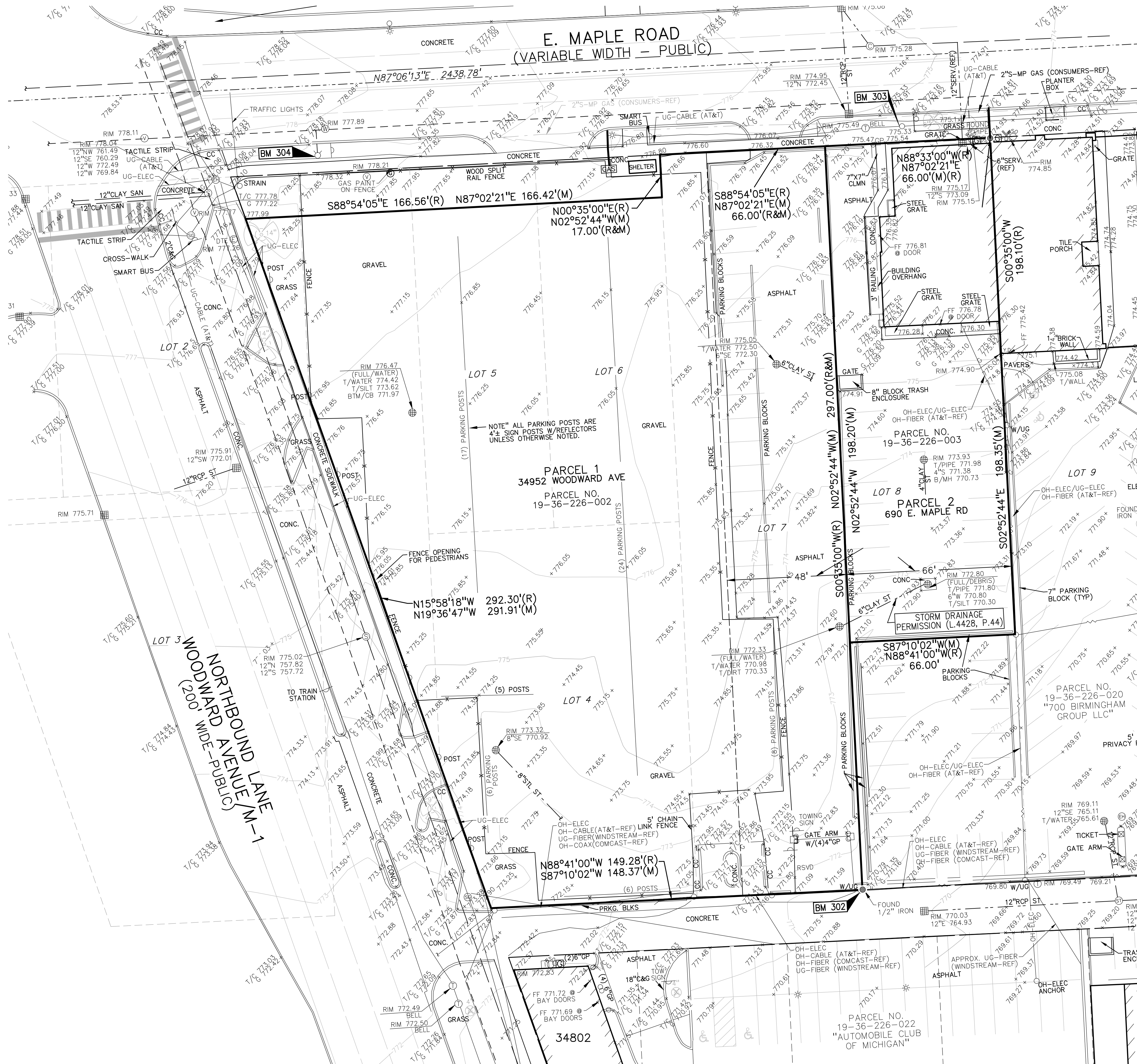
Land in the City of Birmingham, Oakland County, MI, described as follows:

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 26125C0537F, 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
3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY	3/4" DUTY
HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY	HEAVY DUTY
DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH	DEEP STRENGTH

- 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 WITH 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:	REQUIRED, PROPOSED:
FRONT (NORTH)	0' VARIES
SIDE (EAST)	0' VARIES
SIDE (WEST)	0' VARIES
REAR (SOUTH)	N/A VARIES

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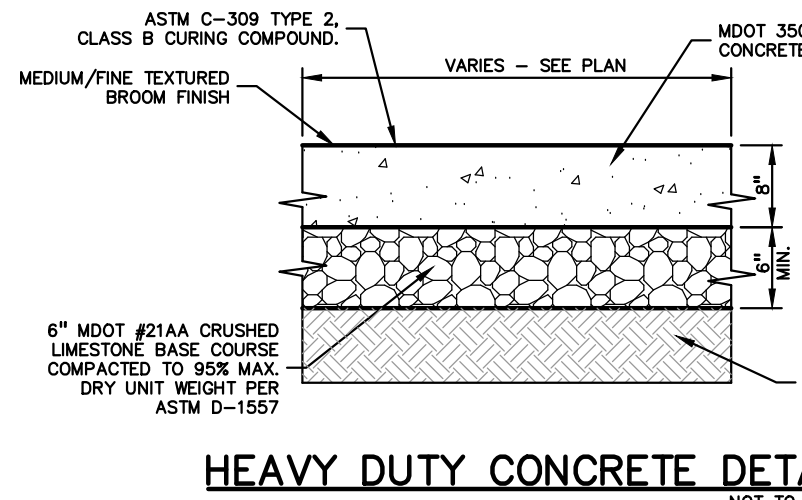
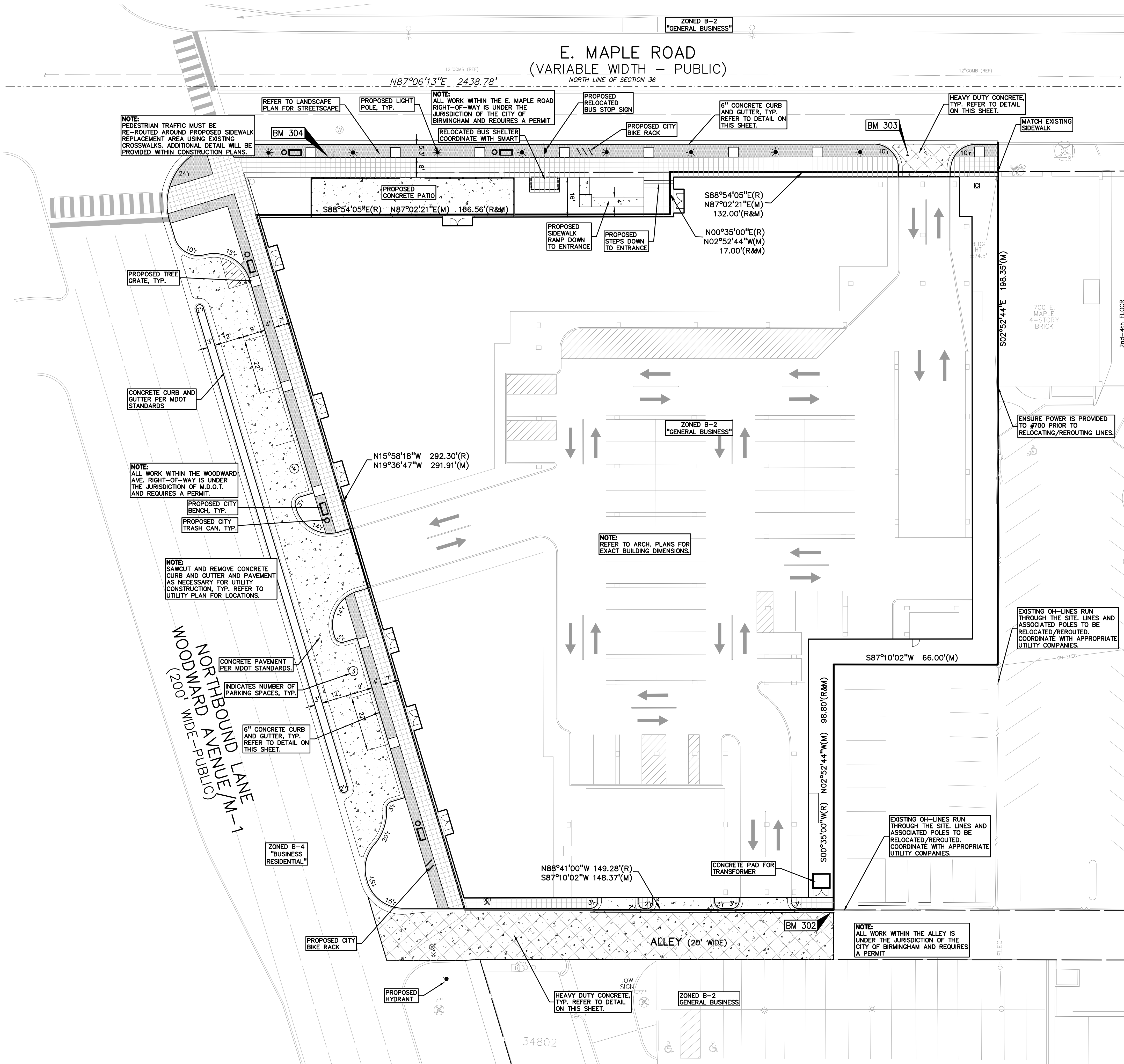
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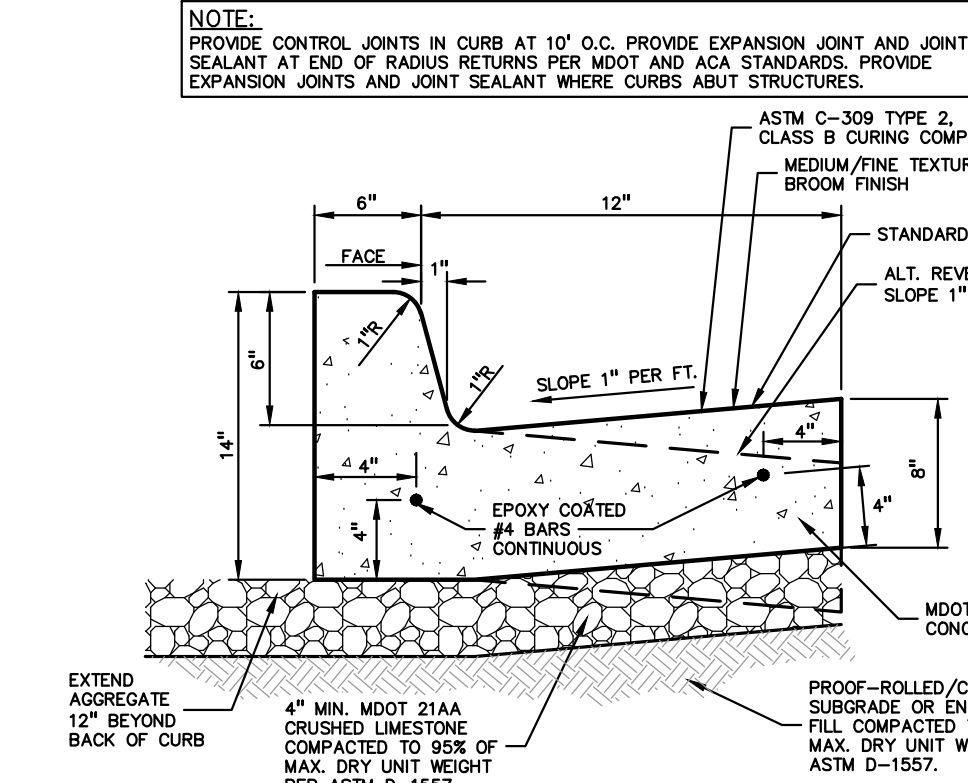
ORIGINAL ISSUE DATE:
FEBRUARY 18, 2026
DRAWING TITLE
PRELIMINARY SITE PLAN

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

P-3.0



NOTE:
ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.



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

A

B

C

D

E

F

G

H

[illegible]

PAS			
Unit Count	Apt. Unit	Condo Unit	Parking Req.
1 Bed Room	93		93
1 Bed Room +	0		0
2 Bed Room	61	13	93
2 Bed Room +	9	6	19
3 Bed Room	14	4	23
3 Bed Room +		3	4
Total	177	26	231
Restaurant : 5000 SF/75 = 67			67
Retail Space: 10255 SF/300 = 34			34
Leasing Office: 1000 SF/550 = 2			2
MU-7 Additional			
Level 8: 28,929 SF/300 = 96			96
Level 9: 23,113 SF/300 = 77			77
Total required Parking:			507

BKV
GROUP

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34952 Woodward Ave.
Birmingham, Michigan 48009

Date: Issued For:

5555-22-12 CLIENT & CONSULTANT REVIEW

2026-02-10 CLIENT & CONSULTANT REVIEW
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2026-04-29 MU-5 BONUS FLOOR REMOVED

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2026-05-06 REVISED RESUBMITTAL

2006.05.12 ZONING BOARD OF APPEALS -
DRAWING SUBMITTAL

2020-05-12 DRAFTING SUBMITTAL

Sheet No : _____

Sheet No.: _____

A001

A001

BUILDING TABULATIONS

BUILDING TABULATIONS

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10

BASEMENT 1	
BUILDING AREA:	61,807 SF
MEP:	1,858 SF
PARKING/ SERVICES:	59,949 SF
TOTAL PARKING:	144 SPACES
STANDARD PARKING	134 SPACES
BARRIER FREE PARKING	2 SPACES
TAND. & COMP. PARKING	8 SPACES



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



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Sheet No.:
A100
COMPOSITE
BELOW GRADE
PARKING LEVEL 1

A
B
C
D
E
F
G
H

1

2

3

4

5

6

7

8

9

10

E. MAPLE ROAD
(VARIABLE WIDTH - PUBLIC)

NORTHBOUND LANE
WOODWARD AVENUE/M-1
(200' WIDE-PUBLIC)

34802
WOODWARD
AVENUE
(AAA)

GROUND LEVEL	
BUILDING AREA:	62,291 SF
MEP:	- SF
TRASH/LOADING:	2,367 SF
RETAIL :	10,255 SF
RESTAURANT:	5,000 SF
LOBBY:	5,654 SF
LEASING:	1,000 SF
PARKING/ SERVICES:	49,669 SF
TOTAL PARKING:	53 SPACES
SURFACE PARKING	7 SPACES
STANDARD PARKING	39 SPACES
BARRIER FREE PARKING	3 SPACES
TAND. & COMP. PARKING	4 SPACES

700 E. MAPLE
4-STORY
BRICK

H8
A500



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Sheet No.:
A110
COMPOSITE
FIRST LEVEL FLOOR PLAN

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

TOTAL PARKING: 53 SPACES
SURFACE PARKING: 7 SPACES
STANDARD PARKING: 39 SPACES
BARRIER FREE PARKING: 3 SPACES
COMPACT PARKING: 4 SPACES

INDICATES A COMPACT OR TANDEM PARKING SPACE

ALL OTHER SPACES ARE STANDARD SIZE PARKING SPACES
AT 180 SQUARE FEET PER ORDINANCE REQUIREMENTS

Transformer

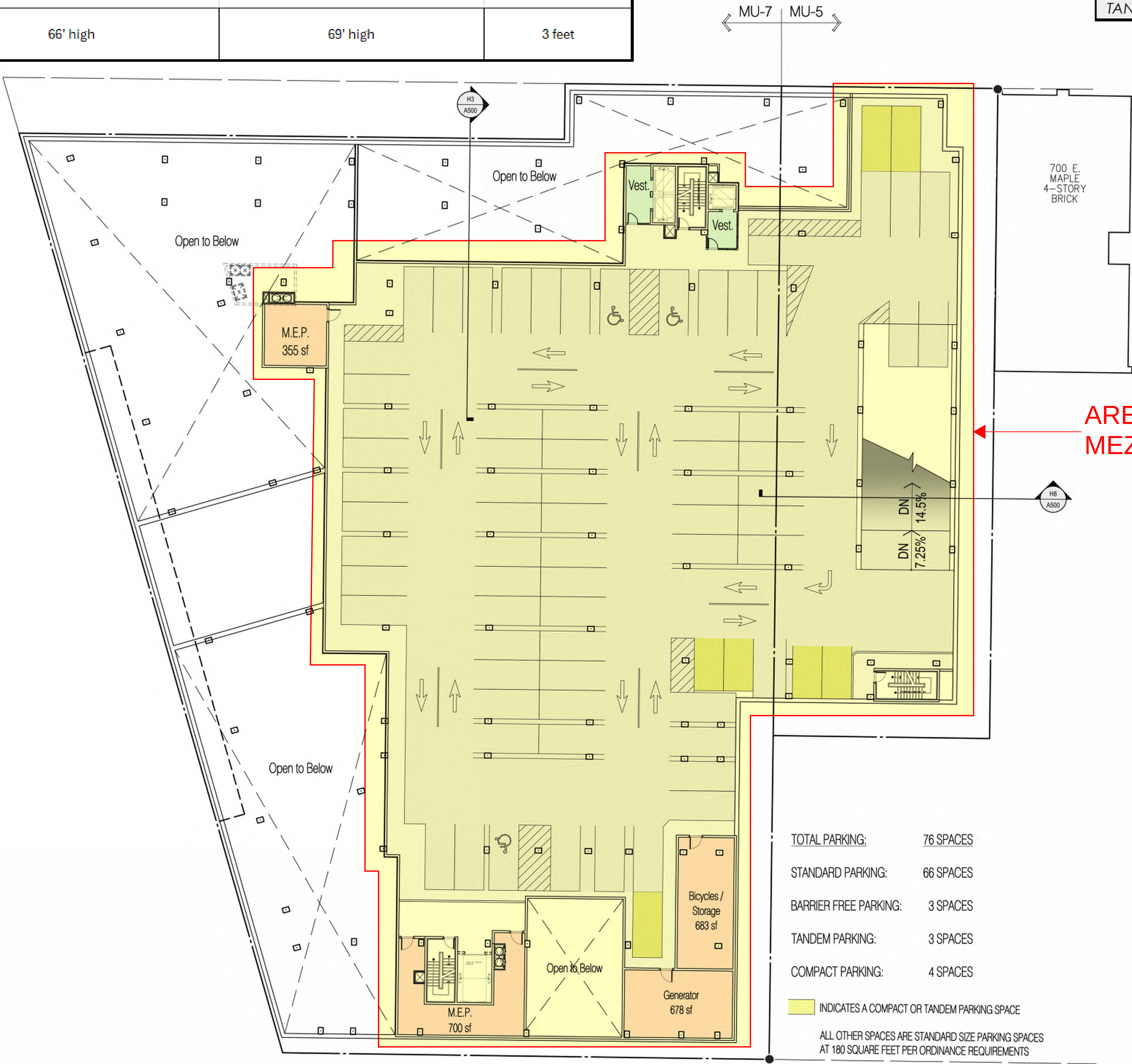


Composite
First Level Floor Plan
SCALE: 1/16" = 1'-0"

A
B
C
D
E
F
G
H

Requested Variance	Allowed	Proposed	Variance Amount
Variance A - Additional story in MU-5 District	5 stories / 66' high	One additional story of mezzanine parking. 6 stories total	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
Variance C - Additional 3 feet of height in MU-5 District	66' high	69' high	3 feet

LEVEL MEZZANINE	
BUILDING AREA:	38,926 SF
MEP & STORAGE	2,416 SF
PARKING/ SERVICES:	36,510 SF
TOTAL PARKING:	76 SPACES
STANDARD PARKING	66 SPACES
BARRIER FREE PARKING	3 SPACES
TAND. & COMP. PARKING	7 SPACES



AREA OF REQUESTED VARIANCE
MEZZANINE LEVEL OF PARKING

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

TOTAL PARKING:	76 SPACES
STANDARD PARKING:	66 SPACES
BARRIER FREE PARKING:	3 SPACES
TANDEM PARKING:	3 SPACES
COMPACT PARKING:	4 SPACES

INDICATES A COMPACT OR TANDEM PARKING SPACE
ALL OTHER SPACES ARE STANDARD SIZE PARKING SPACES
AT 180 SQUARE FEET PER ORDINANCE REQUIREMENTS



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



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2026-05-12 DRAWING SUBMITTAL

Sheet No.:
A110m
COMPOSITE
MEZZANINE LEVEL
FLOOR PLAN

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10

LEVEL 3	
BUILDING AREA:	42,742 SF
MEP:	856 SF
GROSS RES. AREA:	41,886 SF
CIRCULATION:	5,972 SF
NET RES. AREA:	35,914 SF
UNIT COUNT:	31 UNITS



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

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



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Sheet No.:
A130
COMPOSITE
THIRD LEVEL FLOOR PLAN

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10

LEVEL 6		
BUILDING AREA:	36,052	SF
MEP:	450	SF
AMENITY:	635	SF
GROSS RES. AREA:	35,602	SF
CIRCULATION:	5,142	SF
NET RES. AREA:	30,460	SF
UNIT COUNT:	26	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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Sheet No.:
A160
COMPOSITE
SIXTH LEVEL FLOOR PLAN

A
B
C
D
E
F
G
H

1 2 3 4 5 6 7 8 9 10

LEVEL 8	
BUILDING AREA:	29,379 SF
MEP:	450 SF
AMENITY:	- SF
GROSS RES. AREA:	28,929 SF
CIRCULATION:	4,246 SF
NET RES. AREA:	24,683 SF
UNIT COUNT:	14 UNITS



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

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



BKV
GROUP
SAROKI
ARCHITECTURE
430 N. OLD WOODWARD
BIRMINGHAM, MI 48009
P. 248.258.5707
F. 248.258.5515
SarokiArchitecture.com

Project:
Beztak
Birmingham
Development
34952 Woodward Ave.
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
2026-03-18 OAC / DESIGN TEAM REVIEW
2026-04-16 UPDATED 2nd through 9th FLOORS
2026-04-29 MU-5 BONUS FLOOR REMOVED
2026-05-06 PRELIMINARY SITE PLAN APPROVAL -
REVISED RESUBMITTAL
2026-05-06 ZONING BOARD OF APPEALS -
DRAWING SUBMITTAL
2026-05-12

Sheet No.:
A180
COMPOSITE
EIGHTH LEVEL FLOOR PLAN

BKV
GROUP

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
Beztak
Birmingham
Development
Woodward Ave. & Maple Road
Birmingham, Michigan 48009
Date: **Issued For:**

Sheet No.:

A800

EXTERIOR PERSPECTIVE RENDERINGS

A
B
C
D
E
F
G
H



BKV
GROUP
SAROKI
ARCHITECTURE

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

Project:
Beztak
Birmingham
Development
Woodward Ave. & Maple Road
Birmingham, Michigan 48009
Date: Issued For:

Sheet No.:
A801
EXTERIOR PERSPECTIVE
RENDERINGS

HIC
A801
Exterior Perspective Renderings
SCALE: NOT TO SCALE

A
B
C
D
E
F
G
H



BKV
GROUP
SAROKI
ARCHITECTURE

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

Project:
Beztak
Birmingham
Development
Woodward Ave. & Maple Road
Birmingham, Michigan 48009
Date: Issued For:

Sheet No.:
A802
EXTERIOR PERSPECTIVE
RENDERINGS

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

A
B
C
D
E
F
G
H



BKV
GROUP
SAROKI
ARCHITECTURE

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

Project:
Beztak
Birmingham
Development
Woodward Ave. & Maple Road
Birmingham, Michigan 48009
Date: Issued For:

Sheet No.:
A803
EXTERIOR PERSPECTIVE
RENDERINGS

H/O
A803
Exterior Perspective Renderings
SCALE: NOT TO SCALE

BKV
GROUP

SAROKI
ARCHITECTURE

430 N. OLD WOODWARD
BIRMINGHAM, MI 48009

P. 248.258.5707
F. 248.258.5515

SarokiArchitecture.com

Project:
Beztak
Birmingham
Development
Woodward Ave. & Maple Road
Birmingham, Michigan 48009
Date: **Issued For:**

Sheet No.:

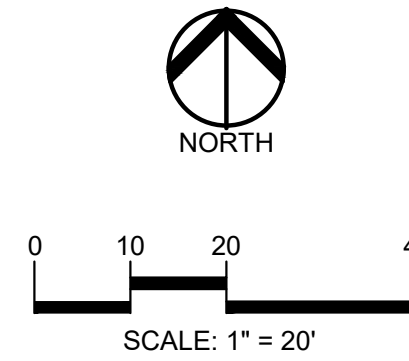
A804

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

NO.	DATE	DESCRIPTION

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)

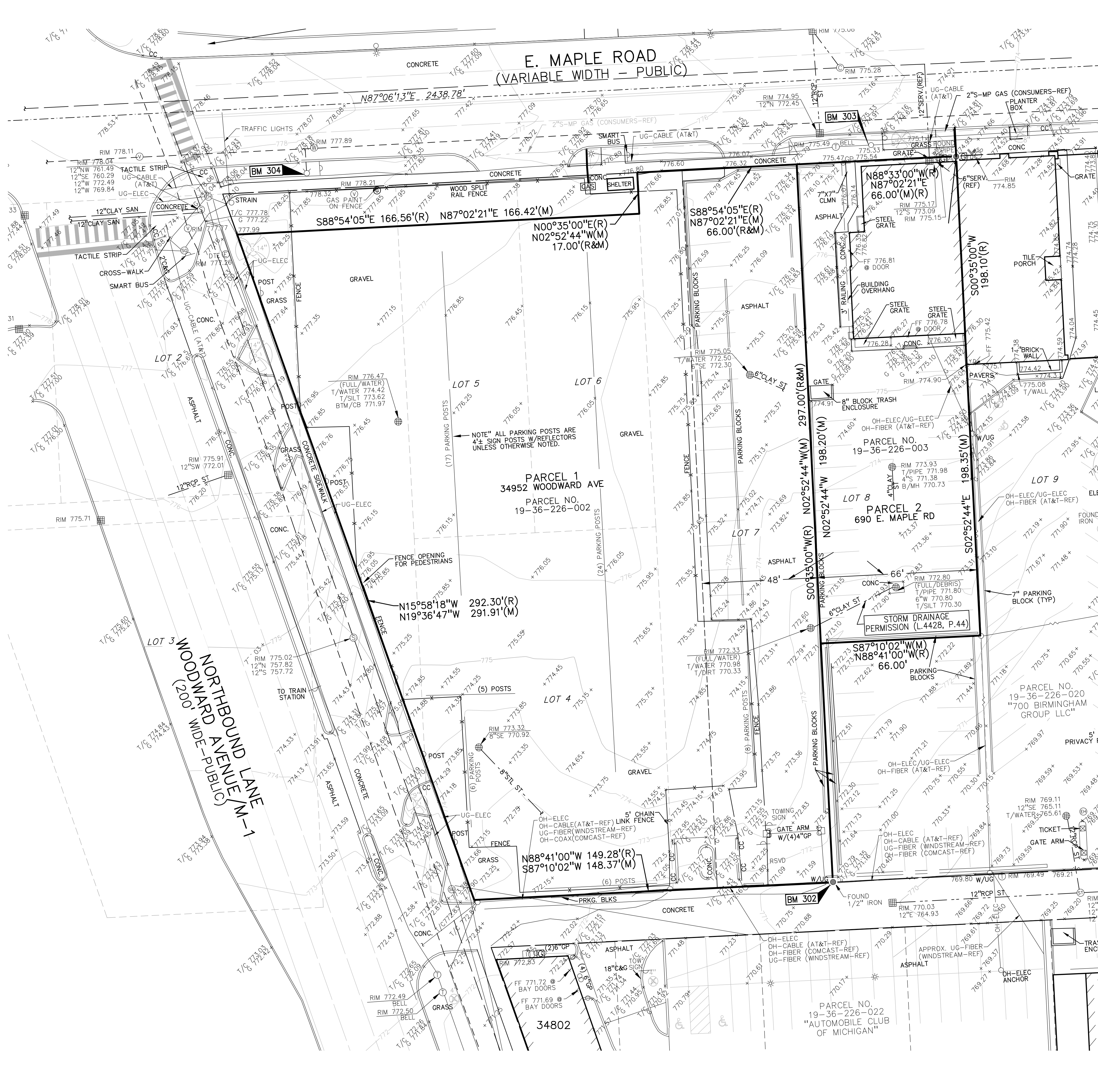
Land in the City of Birmingham, Oakland County, MI, described as follows:

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 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 26125C0537F, DATED SEPTEMBER 29, 2006.



CASE DESCRIPTION

1573 Chesterfield (26-15)

Hearing date: June 9, 2026

Appeal No. 26-15: The owner of the property known as 1573 Chesterfield, requests the following variance to construct a new home with an attached garage on a corner lot:

A. Chapter 126, Article 4, Section 4.61 (A)1 of the Zoning Ordinance requires a corner lot which has on its side street an abutting interior residential lot shall have a minimum setback from the side street equal to the minimum front setback for the zoning district in which such building is located. This requirement shall not reduce the buildable width of any lot to less than 25 feet. The required setback is 83.06 feet the proposed is 24.83 feet therefore, a variance 58.23 feet is being requested

Staff Notes: The applicant is looking to construct a new home with an attached garage on a corner lot, which abuts a lot in Bloomfield Township. This lot is the remaining lot of three that were separated in 2020.

This property is zoned R1 – Single family residential.

Andrew Erickson
Assistant Building Official

Fwd: Variance

1 message

Jeff Zielke <jzielke@bhamgov.org>
To: Andrew Erickson <aerickson@bhamgov.org>

Mon, May 18, 2026 at 4:45 PM

Jeff Zielke, NCIDQ, LEED AP, COSS-AOA
Building Official
City of Birmingham
151 Martin Street
Birmingham, MI 48012
jzielke@bhamgov.org
Tel: 248.530.1849



----- Forwarded message -----

From: **Johnny Shouneyia** <johnnys@holiday-market.com>
Date: Mon, May 18, 2026, 4:36 PM
Subject: Variance
To: jzielke@bhamgov.org <jzielke@bhamgov.org>

To Whom It May Concern,

I am writing in support of the variance request for 1573 Chesterfield regarding the proposed ranch by Sapphire home and setback variance. I am the home owner two doors down at 1525 Chesterfield and I believe the project will be a positive addition to the neighborhood and respectfully support approval of the request.

The proposed home appears well planned and consistent with the character of the surrounding area.

Thank you,

JOHNNY SHOUNEYIA
248.884.8886
johnnys@holiday-market.com

HOLIDAY MARKETS



Andrew Erickson <aerickson@bhamgov.org>

Fwd: 1573 Chesterfield Variance

Jeff Zielke <jzielke@bhamgov.org>
To: Andrew Erickson <aerickson@bhamgov.org>

Wed, May 6, 2026 at 2:09 PM

Please add this to the file.

----- Forwarded message -----

From: **Speck, Adam** <adamspeck@rocketmortgage.com>

Date: Wed, May 6, 2026 at 1:21 PM

Subject: 1573 Chesterfield Variance

To: jzielke@bhamgov.org <jzielke@bhamgov.org>

Cc: randy@sapphireluxuryhomes.com <randy@sapphireluxuryhomes.com>, Rani Speck <ranispeck22@gmail.com>



Dear Jeff and the City of Birmingham,

We are the Specks and live across the street at 1564 Chesterfield. We fully support Sapphire Homes and the requested variance at 1573 Chesterfield.

We understand that the requested adjustment is due to the unique road right of way and how the neighboring properties are already situated. We have been waiting for a new home to be built there, and we truly feel the Sapphire Homes design will be perfect for this street. Since we look directly at this new home location from our property every day, we love the idea of the variance and believe it will create the best possible fit for the lot.

The beautiful ranch home planned by Sapphire Homes will complement the surrounding homes along Chesterfield and will not negatively impact the neighborhood. In fact, allowing the variance helps preserve the character and appeal of the area, while strict enforcement of the setback ordinance could result in a home with less character and less overall impact.

As a family with three children, we are enthusiastic about the opportunity to have a new neighbor, and we feel the design with the requested variance will be the perfect fit for our family and for the neighborhood.

We strongly support Sapphire Homes and respectfully ask that you approve the requested variance.

Sincerely,
The Speck Family

Adam Speck
Executive Vice President, Purchase | Rocket Mortgage

C (248) 444-0618

Jeff Zielke, NCIDQ, LEED AP, COSS-AOA
Building Official
City of Birmingham
151 Martin Street
Birmingham, MI 48012
jzielke@bhamgov.org
Tel: 248.530.1849

May 7, 2026

City of Birmingham Zoning Board of Appeals
Birmingham, Michigan



Re: Letter of Support – 1573 Chesterfield Ave - Side Setback Variance Request by Sapphire Homes, Quarton Road

Dear Jeff Zielke and Members of the Zoning Board of Appeals,

Jeff and board, hope you are well. My name is Matthew Shararak, and I am writing in strong support of the variance application submitted by Randy Najjar of Sapphire Homes regarding a side setback variance from Quarton Road. I am a direct neighbor to the south of the subject property and have a personal interest in seeing this lot developed thoughtfully and in a manner that enhances our neighborhood.

I understand that the variance request relates to the side setback along Quarton Road, necessitated by the unique jog in the road's right-of-way at this location, as well as the established setbacks of neighboring properties. These are site-specific conditions that are not of the applicant's making, and it is my understanding that without this variance, the lot as currently configured is effectively unbuildable under the existing setback requirements.

Sapphire Homes has proposed building a ranch-style home on this property – a design I believe is a natural and complementary fit for this neighborhood. A well-built ranch home of appropriate scale would be a genuine value-add to the surrounding properties and consistent with the character of the area. I have confidence in Randy's experience as a builder and in his commitment to delivering a quality home that any neighbor would be proud to live next to.

Granting this variance represents the most sensible and highest use of this property. Leaving the lot vacant and unbuildable serves no one – not the neighborhood, not the city, and not the surrounding property owners. I would much rather see an experienced, quality-focused builder like Sapphire Homes develop this site than have it sit idle due to circumstances that are a product of the road's geometry rather than any planning deficiency.

I respectfully urge the Board to approve this variance and support Randy Najar and Sapphire Homes in moving forward with what I believe will be a beautiful addition to our community. I am happy to speak to this further or answer any questions the Board may have.

Sincerely,

Matthew Shararak
1555 Chesterfield Ave
Birmingham, MI 48009
248-678-8888
Adjacent Property Owner – South
Birmingham, Michigan

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

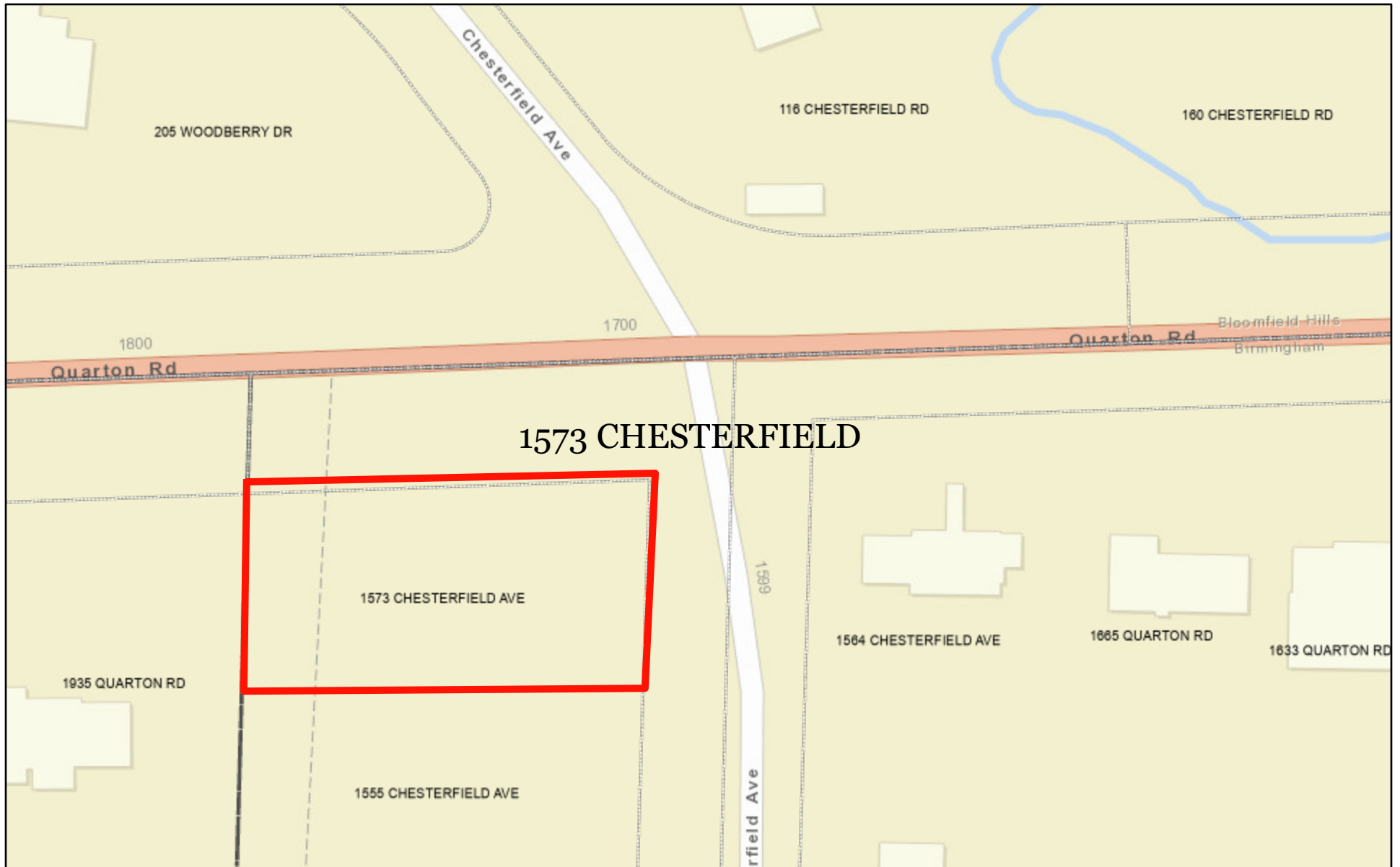
8.01 The Board of Zoning Appeals

3. Variances.

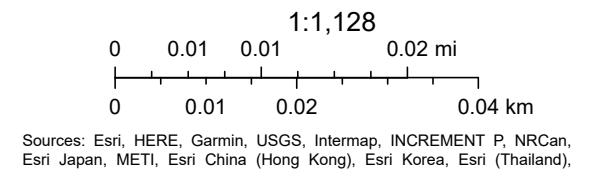
- a. The Board of Zoning Appeals shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter of such chapter. In granting a variance, the Board 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)

1573 CHESTERFIELD



April 27, 2026



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 Side Street Setback	☐ Land Use	☐ Sign	☐ Admin Review
--------------------------	--	--	-----------------------------------	-------------------------------	---------------------------------------

I. PROPERTY INFORMATION:

Address: 1573 Chesterfield Avenue	Lot Number: Part of Lot 1	Sidwell Number: 19-26-126-020
--------------------------------------	------------------------------	----------------------------------

II. OWNER INFORMATION:

Name: Sapphire Building Inc.			
Address: 775 Industrial Court	City: Bloomfield Hills	State: MI	Zip code: 48302
Email: * brad@sapphireluxuryhomes.com		Phone: 248-330-2684	

III. PETITIONER INFORMATION:

Name: Brad DeVries	Firm/Company Name: Sapphire Luxury Homes		
Address: 775 Industrial Court	City: Bloomfield Hills	State: MI	Zip code: 48302
Email: brad@sapphireluxuryhomes.com		Phone: 248-330-2684	

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:

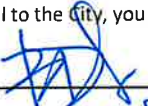
- ☐ Completed and signed application
- ☐ Signed letter of practical difficulty and/or hardship
- ☐ Certified survey
- ☐ Building plans including existing and proposed floor plans and elevations
- ☐ If appealing a board decision, provide a copy of the minutes from any previous Planning, HDC, or DRB board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

VI. APPLICANT SIGNATURE

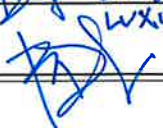
Owner hereby authorizes the petitioner designated below to act on behalf of the owner.

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:  ON BEHALF OF SAPPHIRE LUXURY HOMES

Date: 4.10.2026

Signature of Petitioner: 

Date: 4.10.2026

**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.

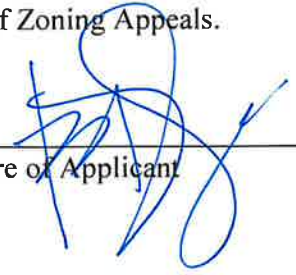
ARTICLE III - Rehearings

- 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





April 13, 2026

City of Birmingham – Community Development
Attention: Board of Zoning Appeals
151 Martin Street
Birmingham, Michigan 48009

Regarding: 1573 Chesterfield Avenue

Dear Members of the Board of Zoning Appeals,

This letter is submitted in support of the above-referenced Application for Dimensional Variance for the subject property. The request pertains to the Development Standards of the R-1 Single-Family Residential District, specifically the corner lot side street setback requirements along Quarton Road. This submission is accompanied by a proposed site plan, diagrams detailing our request, as well as building plans, elevations, and landscaping proposal.

Pursuant to Section 4.61 SB-02(A)(1) of the Zoning Ordinance, a corner lot with an abutting interior residential lot along its side street (in this case, Quarton Road) is required to maintain a minimum setback equal to the minimum front yard setback of the zoning district. This requirement shall not reduce the buildable width of any lot to less than 25 feet. The ordinance further defines the front setback as the average distance from the front lot line of homes located within 200 feet on the same side of the street.

In this instance, 1935 Quarton Road (in Bloomfield Hills) is an abutting interior lot. The only homes within 200 feet of the subject property, as it relates to the Quarton Road side street setback, are 1935 Quarton Road, which is set back 96.11 feet from Quarton Road, and 1564 Chesterfield Avenue, which is set back 70.00 feet from Quarton Road. Accordingly, the ordinance requires a 83.06-foot side street setback for the subject property. This is shown on DIAGRAM A

It is our opinion that 1935 Quarton Road should not be considered towards the setback requirement, since it is outside the City of Birmingham's jurisdiction.

If 1935 Quarton is removed from the equation, then the only home that would be considered when determining the side road setback would be 1964 Chesterfield Avenue, resulting in a 70.00-foot side street setback. We respectfully request a variance of 45.17 feet from this requirement. This is shown on DIAGRAM B. Strict application of the 70.00-foot setback presents a practical difficulty and unnecessary hardship unique to the subject property. Since, adhering to the 83.06-foot average required if 1935 Quarton Road would be even more burdensome, the contents of this letter are in direct reference to DIAGRAM B.

As outlined in Section 8.01(3)(a) of the Zoning Ordinance, the Board of Zoning Appeals may grant a variance where strict enforcement would result in practical difficulties or unnecessary hardship. In support of this request, we offer the following:



i. Special Conditions and Practical Difficulty

The subject property is affected by unique conditions that distinguish it from neighboring parcels. Specifically, the property line used to determine the side street setback is disproportionate to that of the adjacent property (1564 Chesterfield Avenue), which serves as the basis for the setback calculation. As illustrated in the attached diagram, the subject property has a 60.00-foot right-of-way, whereas 1564 Chesterfield Avenue has a 33.00-foot right-of-way.

Due to the jog in the property lines (due to different subdivision platting requirements) strict adherence to the ordinance would impose a setback from Quarton Road that exceeds both the apparent intent of the ordinance and the setback from Quarton Road of the reference property. This practical difficulty is not self-created.

Furthermore, the subject property has 123.88 feet of frontage and 23,678 square feet of lot area, compared to 340.00 feet of frontage and 35,565 square feet lot area for 1564 Chesterfield Avenue. In other words, the subject lot, and the lot in which it is being compared are significantly different in their dimensionality; the subject property has 36.5% of the frontage and 66.5% of the lot area when compared to 1564 Chesterfield Avenue. Therefore, Compliance with a 70-foot setback on the subject property is significantly more restrictive, as it would account for approximately 56.5% of the available frontage, compared to only 20.5% for 1564 Chesterfield Avenue.

ii. Unnecessary Hardship

Literal enforcement of the 70.00-foot setback would limit the buildable width of the property to 41.09 feet at the front setback line. While this exceeds the ordinance defined minimum buildable width of 25 feet, utilizing the full buildable depth (136.22 feet) would result in a maximum building footprint of 5,038 square feet, equating to only 21.2% lot coverage. This is substantially below the 30% maximum lot coverage permitted within the zoning district, thereby restricting the reasonable use of the property.

iii. Consistency with the Spirit and Purpose of the Ordinance

Granting the requested 45.17-foot variance would be consistent with the intent of the Zoning Ordinance. The proposed 24.83-foot side street setback would establish a more proportionate and contextually appropriate relationship to Quarton Road than strict compliance would allow, while enabling the property to achieve the permitted 30% lot coverage.

Furthermore, the proposed variance would not adversely affect public health, safety, or welfare. The proposed side street setback of 24.83 feet and total side setback of 35.43 feet, both exceed the required minimums of 19.88-foot (side setback balance) and 30.45-foot combined side setbacks. The proposed residence is a single-story, ranch-style home with a building height of 20.80', well below the maximum allowable height of 30 feet and three stories.

This request is not intended to maximize all dimensional allowances, but rather to permit a design that aligns with the spirit and purpose of the ordinance while allowing for reasonable use of the property.



iv. Substantial Justice

Approval of the requested variance would ensure that the subject property is granted development rights consistent with those of neighboring properties. The proposed design has been carefully planned to remain compatible with the surrounding area and to integrate cohesively within the existing neighborhood context. Strict adherence to the 70-foot setback requirement would significantly constrain the buildable envelope, resulting in a home with a maximum width of 41.09 feet. Such a limitation would produce a structure that is inconsistent with the character of nearby residences. By comparison, 1555 Chesterfield Avenue and 1525 Chesterfield Avenue—properties more similar in scale and context to the subject property than 1564 Chesterfield—feature front elevations of 64.92 feet and 65.33 feet, respectively. Our proposed building width of 82.25 feet is proportionally consistent with neighboring homes, while remaining comparatively narrower relative to the overall lot width. Specifically, the proposed structure occupies 66.5% of the lot width, compared to 72.0% for 1555 Chesterfield Avenue and 67.5% for 1525 Chesterfield Avenue.

Limiting the property to a 41.09 foot building envelope at the front results in a 32.09 foot building envelope at the rear, significantly limiting any allowable accessory structures, including swimming pools, which must remain in the required rear yard open space only.

To better integrate the proposed residence with the surrounding neighborhood fabric, the landscape plan incorporates numerous large evergreen trees and additional plantings along Quarton Road, exceeding ordinance requirements.

Conclusion

In summary, the requested variance is consistent with the spirit and intent of the Zoning Ordinance, is necessitated by conditions unique to the property, and will not create adverse effects or negatively impact the surrounding community.

For these reasons, I respectfully request that the Board of Zoning Appeals grant the requested dimensional variance of 45.17 feet for the Quarton Road side street setback.

Finally, if 1935 Quarton Road is not considered in the setback calculation on the basis that lies outside the City of Birmingham's jurisdiction, it shall also be considered that there are no abutting interior residential lots adjacent to the subject parcel. In that case, the applicable side street setbacks would be 10 feet and 15 feet pursuant to Section 4.61 SB-02(A)(2), thereby rendering the proposal compliant by-right and eliminating the need for a dimensional variance.

Sincerely,


Brad DeVries | Lead Architect

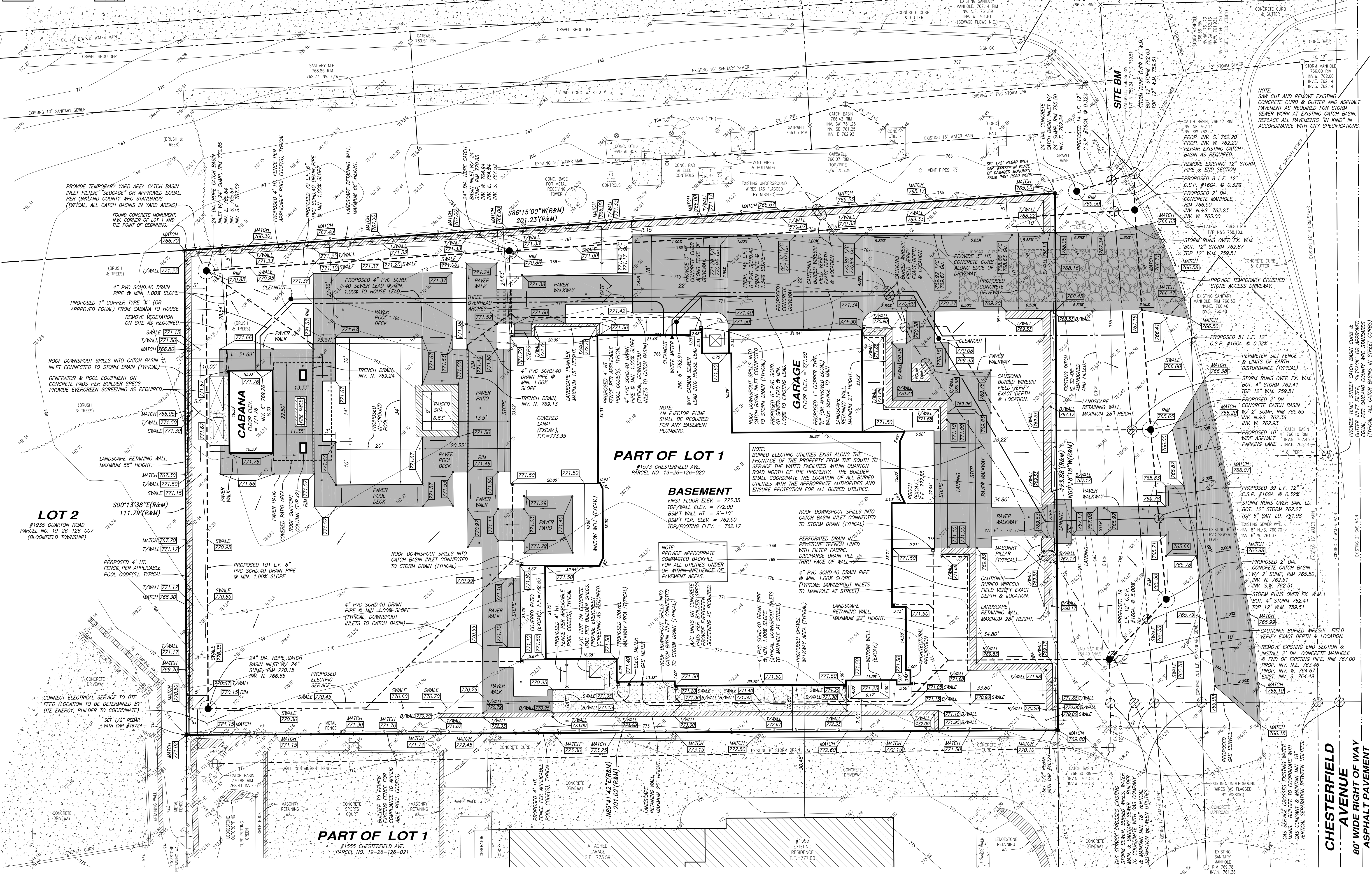
LEGEND

	EXISTING GRADE		DIRECTION OF SURFACE DRAINAGE		PROPOSED NEW PAVEMENT AREAS
	EXISTING CONTOURS, 1' INTERVAL		SILT FENCE & LIMITS OF EARTH DISTURBANCE		PROPOSED NEW STONE AREAS
	PROPOSED GRADE		EXISTING PAVEMENT AREAS TO REMAIN		

PLAN SCALE: 1" = 10'

QUARTON ROAD 120' WIDE RIGHT OF WAY ASPHALT PAVEMENT

NOTE
REFER TO SHEET 2
FOR NOTES & DETAILS.



REVISIONS:

3-10-26 REVISED PER CITY BLDG DEPT.

3-23-26 REVISED PER CITY BLDG DEPT.

CLIENT:

MR. RANDY SNIAR

SAPPHIRE LUXURY HOMES

775 INDUSTRIAL CT

ANN ARBOR, MI 48106

(248) 938-9300

SCALE:

STATE OF MICHIGAN

NATHAN PAUL ROBINSON

PROFESSIONAL ENGINEER

License No. 6201047468

JOB NO:

16-021

DATE:

2-25-26

DRAWN BY:

N.P.R.

HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318

Phone 586-453-8097

PROJECT:

Part of Lot 1

"Quarton Heath"

#1573 CHESTERFIELD AVENUE

PARCEL NO. 19-26-126-020

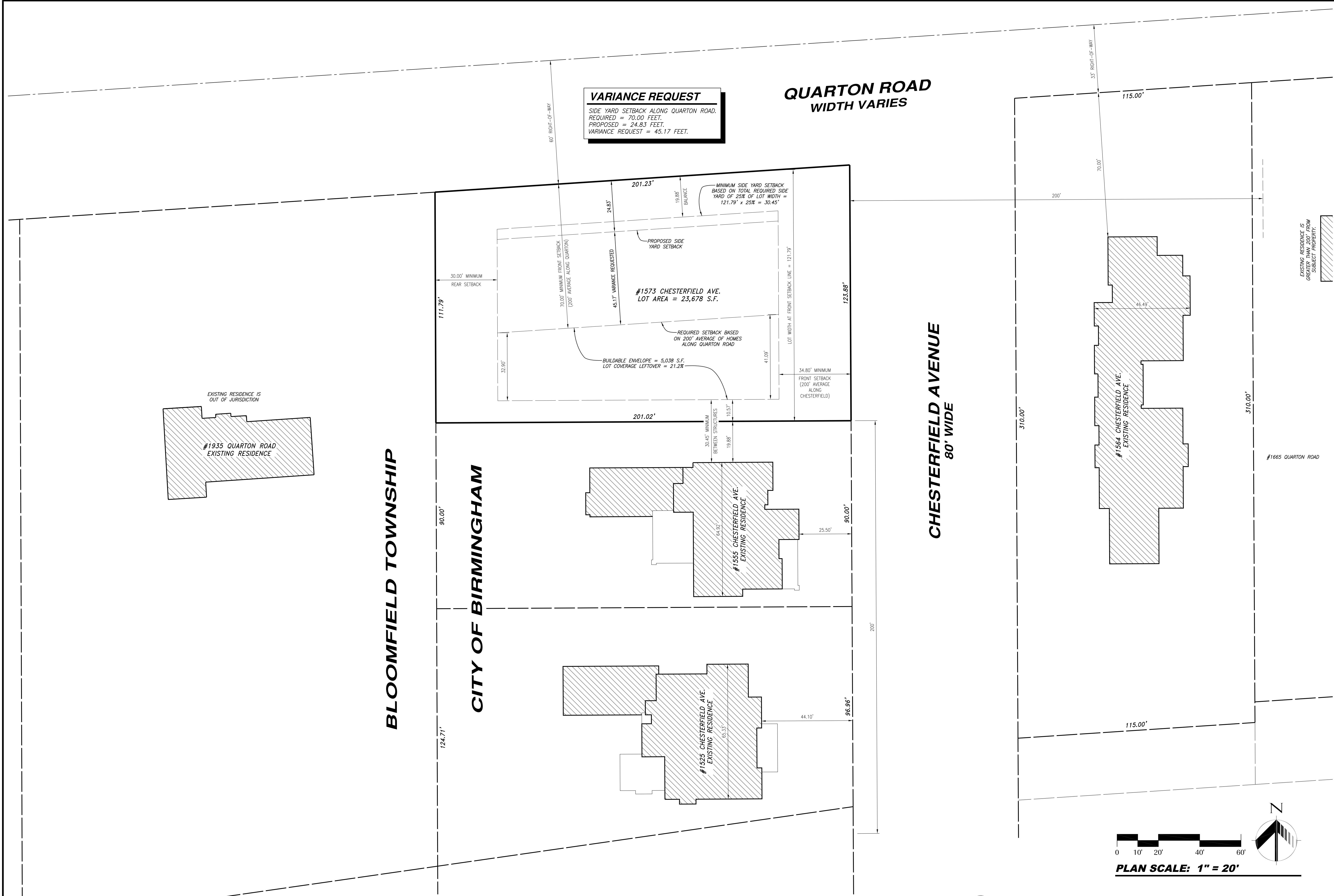
PART OF THE NW 1/4 OF SECTION 26, T.2N, R.10E, CITY OF BIRMINGHAM, OKLAHOMA COUNTY, MICHIGAN

PLAN:

SHEET:

1 OF 2

MUNICIPAL REVIEW NUMBERS:



VARIANCE REQUEST

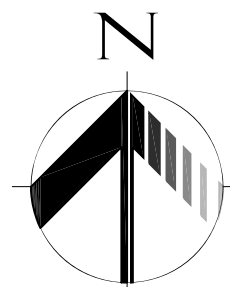
SIDE YARD SETBACK ALONG QUARTON ROAD,
REQUIRED = 70.00 FEET.
PROPOSED = 24.83 FEET.
VARIANCE REQUEST = 45.17 FEET.

**QUARTON ROAD
WIDTH VARIES**

**CHESTERFIELD AVENUE
80' WIDE**

0 10' 20' 40' 60'

PLAN SCALE: 1" = 20'



EXISTING RESIDENCE IS
GREATER THAN 200' FROM
SUBJECT PROPERTY.

SHEET:

1

OF: **1**
MUNICIPAL REVIEW NUMBERS:

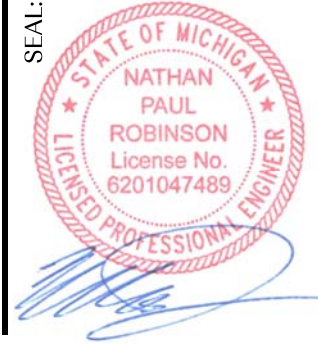
**SETBACK
DIAGRAM "B"**

PROJECT:
"Quarton Heath"

#1573 CHESTERFIELD AVENUE
PARCEL NO. 19-26-126-020

PART OF THE NW 1/4 OF SECTION 26, T.2N., R.10E.,
CITY OF BIRMINGHAM, OKLAND COUNTY, MICHIGAN

SEAL:



**HORIZON
ENGINEERING LLC**
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586-453-8097

REVISIONS:

CLIENT: MR. RANDY ANJAR
SAPPHIRE LUXURY HOMES
775 INDUSTRIAL CT.
SHELBY TOWNSHIP, MI 48302
(248) 938-9300
JOB NO: **16-021**
DATE: 4-10-26
DRAWN BY: N.P.R.

FINISHED BASEMENT NOTES

ALL CONSTRUCTION SHALL COMPLY WITH MICHIGAN RESIDENTIAL CODE 203 (MRC 2015) AND ALL LOCAL MUNICIPAL AMENDMENTS

CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, UTILITIES, AND FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK

THE BASEMENT IS TO BE FINISHED AS HABITABLE SPACE - ANY DEVIATIONS FROM THE APPROVED FLOOR PLAN REQUIRE BUILDING DEPARTMENT APPROVAL

VERIFY CABINET AND APPLIANCE LAYOUT AS WELL AS ASSOCIATED PLUMBING AND ELEC. REQUIREMENTS WITH THE BUILDER

MAINTAIN A MINIMUM FINISHED CEILING HEIGHT OF 7'-0" IN ALL HABITABLE SPACES - BEAMS, PIPES, AND DUCTS MAY PROJECT TO 6'-4" FROM THE FINISHED FLOOR

VERIFY LOCATIONS OF INSTALLED PLUMBING, ELECTRICAL AND MECHANICAL PIPING, CONDUIT AND DUCTWORK AND VERIFY COMPLIANCE WITH PROPOSED FLOOR PLAN AND ADJUST WALL LOCATIONS AS NECESSARY - NOTIFY ARCHITECT IF UTILITY LOCATIONS ADVERSELY AFFECT THE PROPOSED FLOOR PLAN

HVAC ROUGH-IN MUST BE OPTIMIZED FOR MAXIMUM VERTICAL CLEARANCE

ALL DUCTWORK AND MECHANICALS TO BE NESTED WITHIN JOIST BAYS OR SECURED TIGHT TO STRUCTURAL MEMBERS

NO PART OF THE MECHANICAL ASSEMBLY SHALL EXCEED THE 8'-6" FINISHED SOFFIT PLANE

THE BUILDER SHALL COORDINATE WITH THIS PLAN AND THE HVAC SUBCONTRACTOR TO ENSURE ALL DUCT RUNS ALIGN WITH PERIMETER BULKHEADS AND DO NOT OBSTRUCT RECESSED LIGHTING OR DECORATIVE CEILING TREATMENTS

AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING (EGRESS WINDOW) IS REQUIRED - IF A BEDROOM IS INCLUDED, THE EGRESS MUST BE LOCATED WITHIN THAT ROOM

EGRESS WINDOWS MUST PROVIDE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., A MINIMUM HEIGHT OF 24", AND A MINIMUM WIDTH OF 20"

WINDOW WELLS FOR EGRESS WINDOWS WITH A VERTICAL DEPTH GREATER THAN 4" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS

PERIMETER SOFFITS WHICH HOUSE DUCTWORK SHALL BE 25 GA. COLD-FORMED METAL FRAMING (CMPF) AT 16" O.C. MINIMUM

INTERCONNECTED, HARDWIRED SMOKE ALARMS WITH BATTERY BACKUP MUST BE INSTALLED IN EACH BEDROOM AND IN THE IMMEDIATE VICINITY OUTSIDE OF BEDROOMS CARBON MONOXIDE (CO) DETECTORS SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF ANY BEDROOMS AND IN ANY ROOM CONTAINING FUEL-BURNING APPLIANCES

ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESSURE TREATED (P.T.) LUMBER

INSTALL FIREBLOCKING AT THE TOP OF ALL STUD WALLS AT 10' INTERVALS HORIZONTALLY AND AT ALL TRANSITIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND STAIR STRINGERS

INSTALL A MINIMUM 6-MIL POLY VAPOR BARRIER OR 1" RIGID FOAM INSULATION AGAINST THE FOUNDATION WALL PRIOR TO FRAMING PER LOCAL ENERGY CODES

DRAFT STOPPING IS REQUIRED IN FLOOR-CEILING ASSEMBLIES WHERE THE CONCEALED AREA EXCEEDS 1,000 SQ. FT.

ALL RECEPTACLES IN THE FINISHED BASEMENT MUST BE AFCI AND/OR GFCI PROTECTED AS REQUIRED BY THE CURRENT NATIONAL ELECTRICAL CODE (NEC)

PROVIDE AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM, HALLWAY, AND BATHROOM

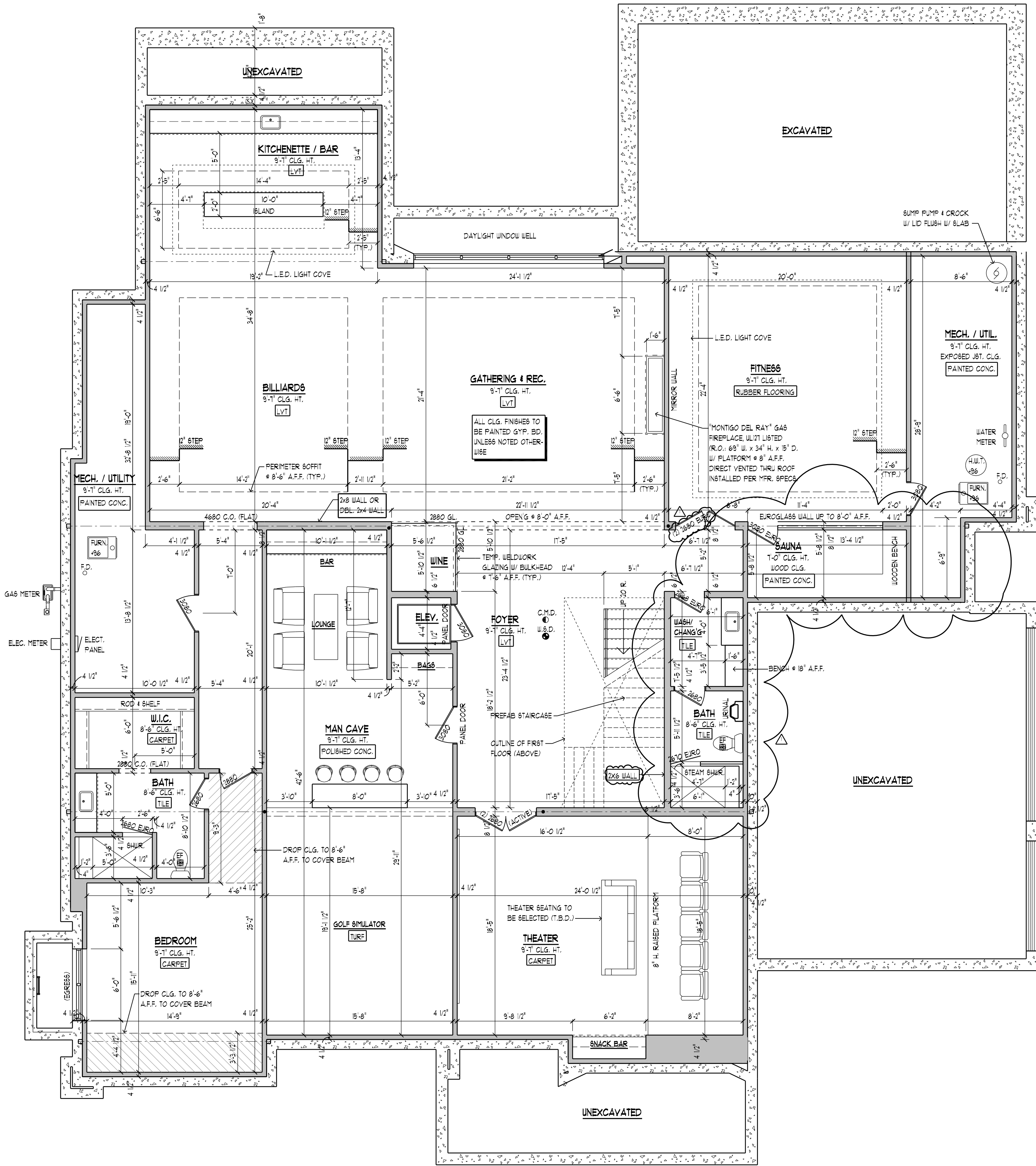
HVAC SYSTEMS MUST PROVIDE ADEQUATE SUPPLY AND RETURN AIR TO MAINTAIN A MINIMUM TEMPERATURE OF 68 DEG. FAHRENHEIT IN ALL FINISHED AREAS

ALL NEW PLUMBING LINES SHALL BE TESTED AT 5 PSI FOR 15 MINUTES OR BY A 10' WATER COLUMN PRIOR TO BEING COVERED BY WALL FINISHES

BASEMENT WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 CONTINUOUS OR R-15 CAVITY (VERIFY SPECIFIC LOCAL CLIMATE ZONE REQUIREMENTS)

SEAL ALL PENETRATIONS THROUGH TOP AND BOTTOM FLATES (PLUMBING, ELECTRICAL, ETC.) WITH APPROVED FIRE-RATED FOAM OR CAULK

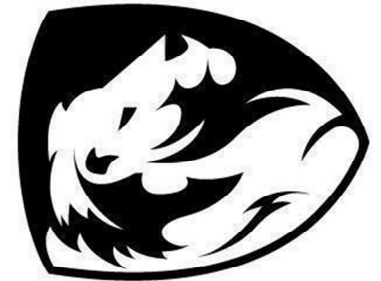
MAINTAIN A 30"x30" CLEAR WORKING SPACE IN FRONT OF THE FURNACE, WATER HEATER AND ELECTRICAL PANEL - DO NOT OBSTRUCT ACCESS TO MAIN WATER SHUT-OFFS OR CLEANOUTS



FINISHED BASEMENT PLAN

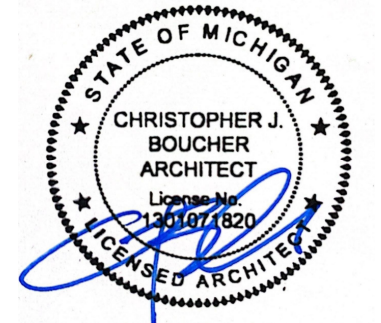
SCALE: 3/16" = 1'-0"

1/32" FIN. SQ. FT.



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REGISTRATION SEAL



PROJECT

BIRMINGHAM MODEL HOME

1573 CHESTERFIELD AVENUE
BIRMINGHAM, MI 48009

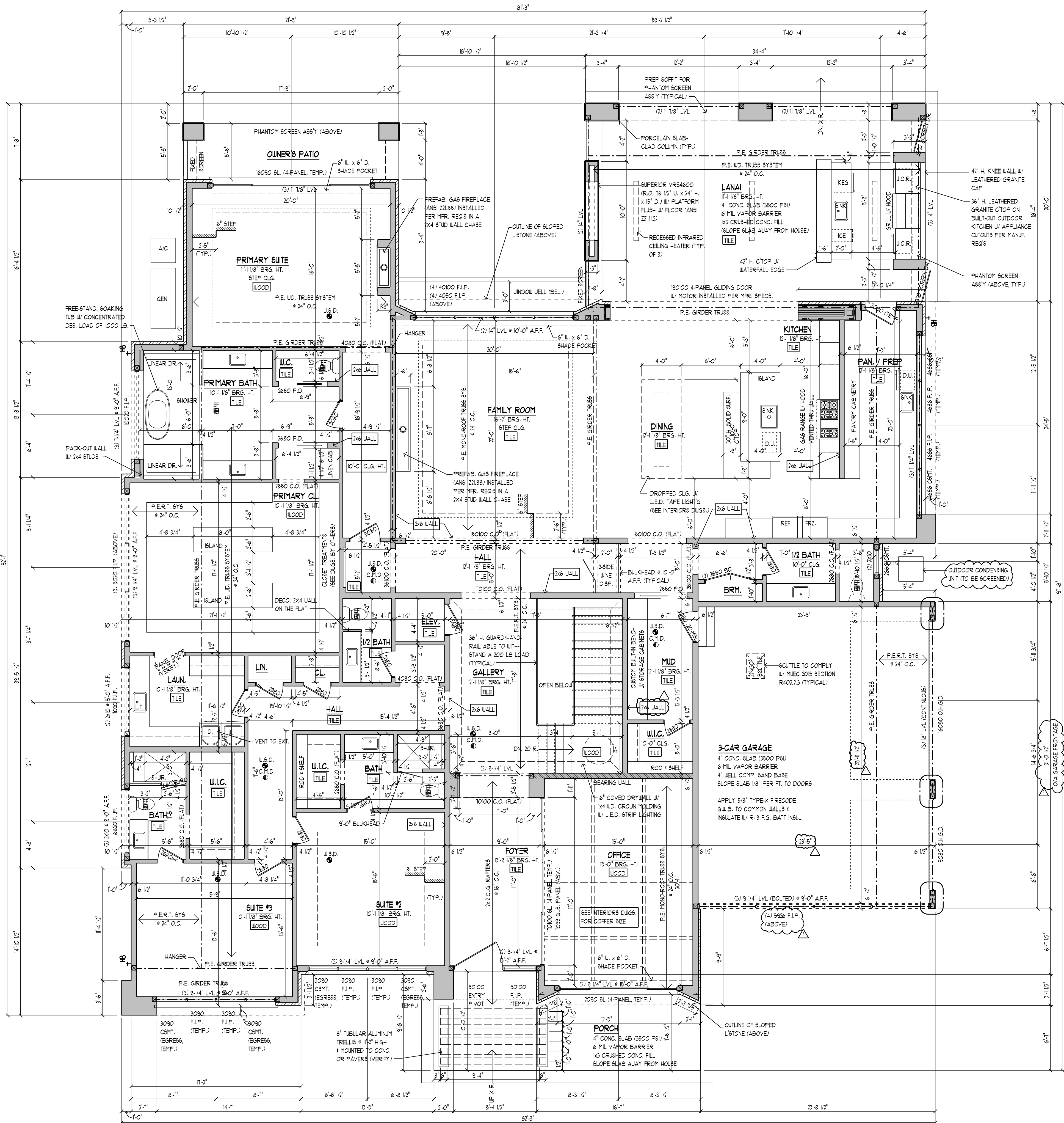
CLIENT
SAPPHIRE LUXURY HOMES
775 INDUSTRIAL CT
BLOOMFIELD TOWNSHIP, MI 48302

PRELIMINARY
BID
CONSTRUCTION/PERMIT

ISSUE DATE: 09-17-2024
REVIEW: 12-11-2025
PERMITS: 02-26-2026
REVISION #1 (AH): 03-10-2026
REVISION #2 (AH): 03-25-2026

DRAWN BY: C.J.B.
REVIEWED BY: R.N.
FINISHED BASEMENT PLAN
SHEET TITLE

A1.1
SHEET NUMBER

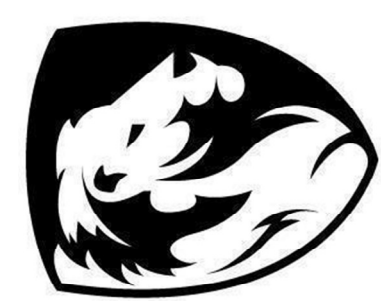


FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

TOTAL FLOOR AREA: 4818 G.S.F.

NOTE: EXTERIOR DIMENSIONS TAKEN FROM SHEATHING

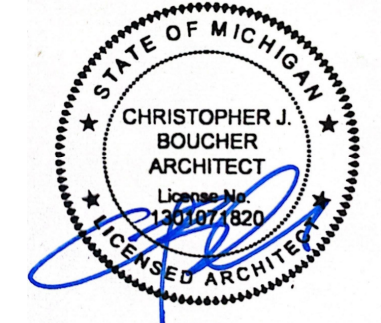


SAPPHIRE
LUXURY HOMES

775 INDUSTRIAL CT
BLOOMFIELD TOWNSHIP, MI 48302
sapphireluxuryhomes.com

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REGISTRATION SEAL



CHRISTOPHER J. BOUCHER
ARCHITECT
LICENSE # 0000000000
STATE OF MICHIGAN

PROJECT

BIRMINGHAM MODEL HOME
1573 CHESTERFIELD AVENUE
BIRMINGHAM, MI 48009

CLIENT
SAPPHIRE LUXURY HOMES
775 INDUSTRIAL CT
BLOOMFIELD TOWNSHIP, MI 48302

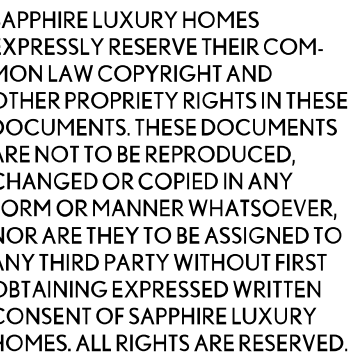
PRELIMINARY
BID
CONSTRUCTION/PERMIT

ISSUEDATE: 09-17-2024
REVIEW: 12-11-2025
PERMITS: 02-26-2026
REVISION #1 (A1): 03-10-2026
REVISION #2 (A1): 03-25-2026

DRAWN BY: C.J.B.
REVIEWED BY: R.N.

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A2.0

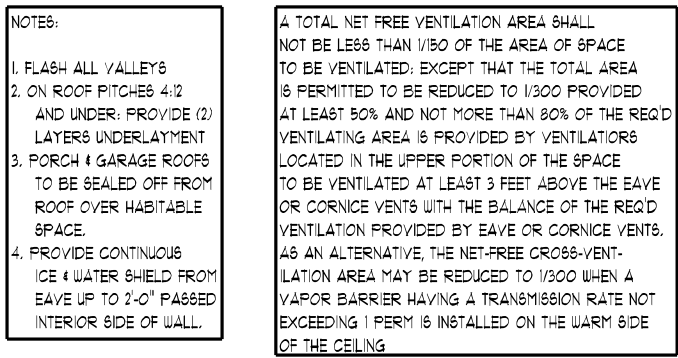


BIRMINGHAM MODEL HOME
1573 CHESTERFIELD AVENUE
BIRMINGHAM, MI 48009

ISSUE DATE:	ISSUED FOR:
09-17-2024	REVIEW
02-11-2025	REVIEW
02-26-2026	PERMITS
03-10-2026	REVISION #1 (AHJ)
03-25-2026	REVISION #2 (AHJ)

ROOF PLAN

A2.1



VENT RATIO: 1:300 SQ. FT.
ATTIC AREA: 6846 SQ. FT. (+150 SQ. FT.) = 6,996 SQ. FT.
VENT AREA: 6,996 SQ. FT. X 144 = 1,007,424 SQ. IN. / 300 = 3,358 SQ. IN.
50% SOFFIT AND 50% RIDGE VENTING = 1,679 SQ. IN. EACH

VENTILATION AREA TO BE PROVIDED:
 LINEAR RIDGE VENTS = 18 SQ. IN. PER FOOT = 94' (MIN.) REQUIRED
 TOTAL LINEAR RIDGE VENTS PROVIDED = 91' X 18 SQ. IN. = 1,638 SQ. IN.
TOTAL VENTING AT ROOF: 1,746 SQ. IN. (PROVIDED) > 1,638 SQ. IN. (MIN.) (COMPLIES)
TOTAL VENTING AT SOFFIT: PROVIDE 1,746 SQ. IN. AT SOFFITS / 18 SQ. IN. PER VENT = 97 VENTS

ROOFING FASTENING SCHEDULE

MATERIAL	FASTENER TYPE	MIN. LENGTH	SPACING/PATTERN
ASPHALT SHINGLES	D.S.G. HOT-DIPPED GALVANIZED ROOFING NAIL	1 1/2" TO 3 1/4"	6 NAILS PER SINGLE (HIGH-WIND PATTERN)
STANDING SEAM METAL PANELS	# 8 OR #2 "LUGGERS" SCREW	2"	24" O.C. FIELD; 12" O.C. PERIMETERS
RIDGE AND HF GAPS	#2 OR #4 "LUGGERS" SCREW	2 1/2" TO 3"	12" O.C. (MUST PENETRATE ROOF STRUCT.)
CRIP EDGE AND FLASHING	1 1/4" HOT-DIPPED GALVANIZED ROOFING NAIL	1 1/4"	8" TO 12" O.C. (STAGGERED PATTERN)

SCALE: 3/16" = 1'-0"

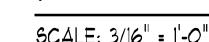
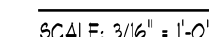


a. LONG LEGS OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION

b. DEPTH OF REINFORCED LINTELS SHALL BE NOT LESS THAN 8 INCHES IN ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GRADED SLOPE. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT

c. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS SHALL BE PERMITTED TO BE USED

d. EITHER STEEL ANGLE OR REINFORCED LINTEL SHALL SPAN OPENING



REGISTRATION SEAL



PROJECT

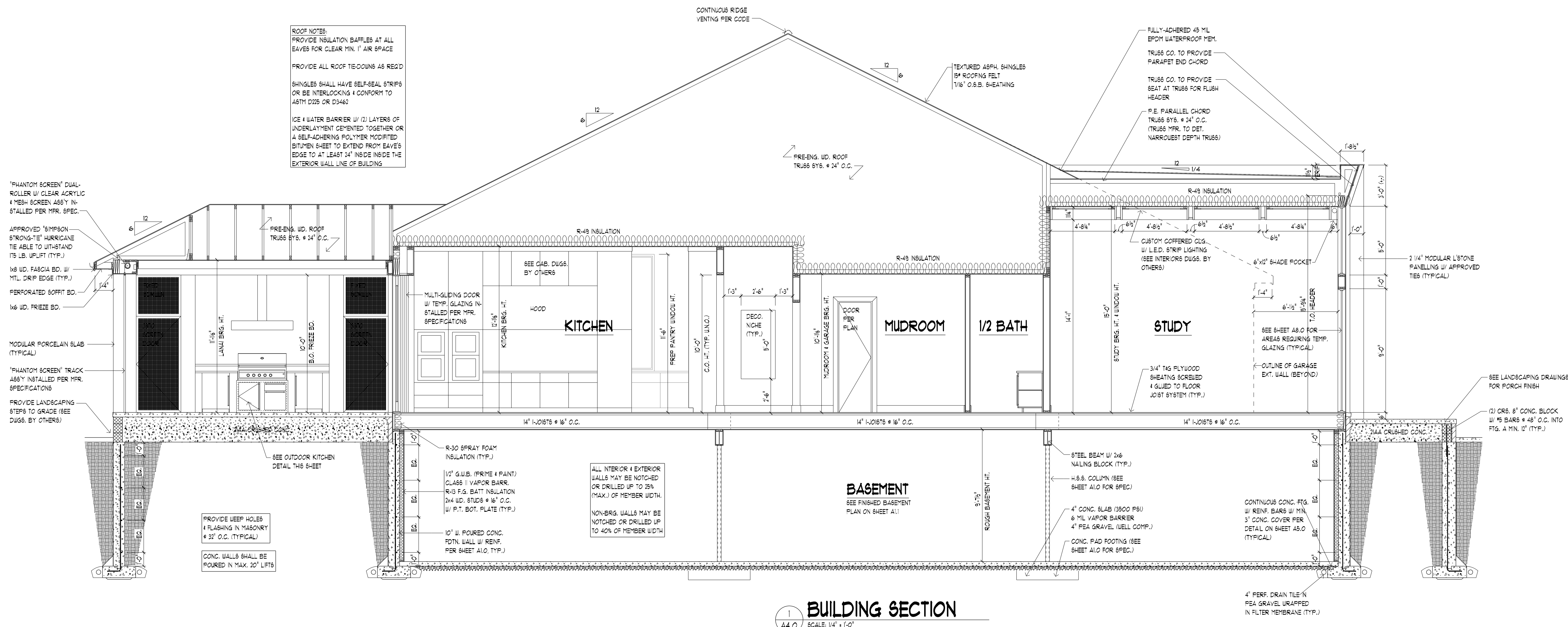
BIRMINGHAM MODEL HOME

PRELIMINARY ☐
 BID ☒
 CONSTRUCTION/PERMIT ☒

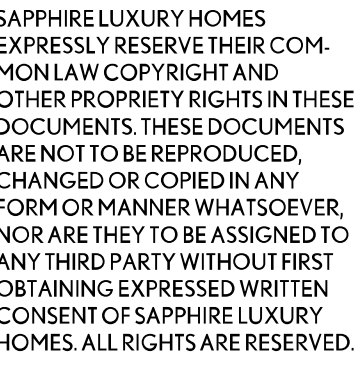
DRAWN BY C.J.B.
REVIEWED BY R.N.

BUILDING SECTIONS

SHEET NUMBER
A4.0



BUILDING SECTION



BIRMINGHAM MODEL HOME
1573 CHESTERFIELD AVENUE
BIRMINGHAM, MI 48009

PRELIMINARY ☐
BID ☒
CONSTRUCTION/PERMIT ☒

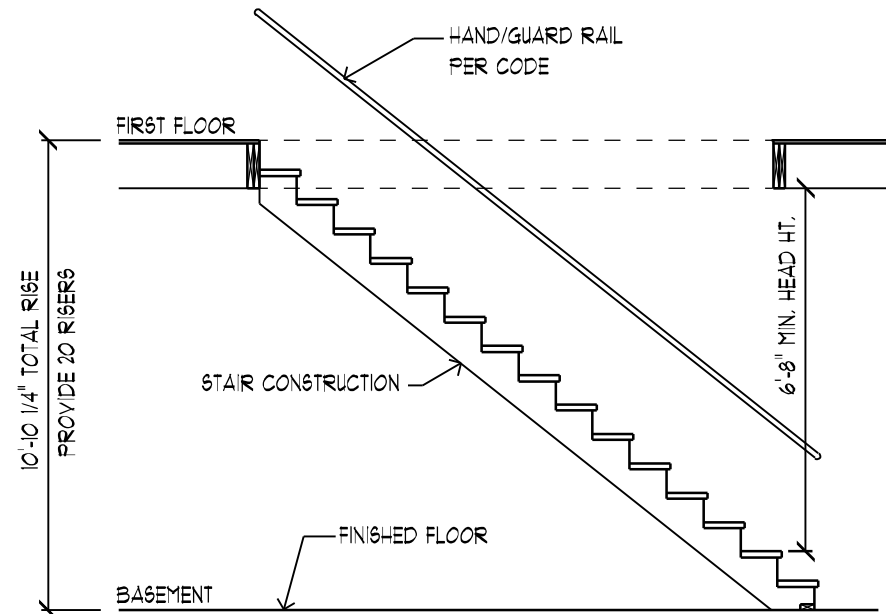
DRAWN BY C.J.B.
REVIEWED BY R.N.

SHEET NUMBER
A4.1



2 WALL SECTION
A4.1 SCALE: 1/4" = 1'-0"



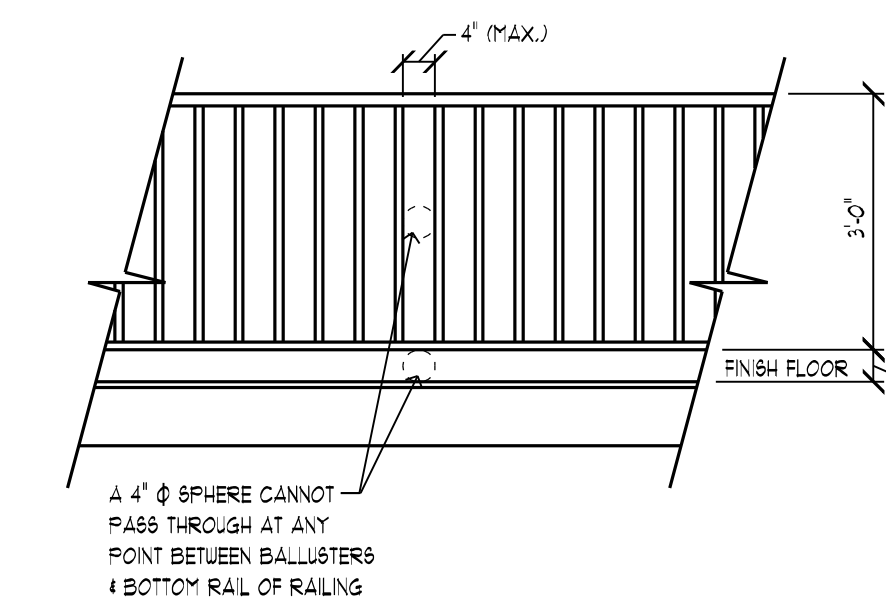


DIAGRAMATTIC STAIR SECTION
SCALE: NOT TO SCALE

HEADROOM: THE MINIMUM HEADROOM IN ALL PARTS OF A STAIRWAY SHALL NOT BE LESS THAN 80 INCHES (2032 MM) MEASURED VERTICALLY FROM THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

TREADS AND RIBERS: MAXIMUM RIBER HEIGHT SHALL BE 3/4 INCHES (19MM). MINIMUM TREAD DEPTH SHALL BE 9 INCHES (229 MM) MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT THE RIGHT ANGLE TO THE TREAD'S LEADING EDGE.

DIMENSIONAL UNIFORMITY: THERE SHALL NO BE VARIATION EXCEEDING 3/8 INCH (9MM) IN THE DEPTH OF ADJACENT TREADS OF IN THE HEIGHT OF ADJACENT RIBERS. THE TOLERANCE BETWEEN THE LARGEST AND THE SMALLEST RIBER OR BETWEEN THE LARGEST AND SMALLEST TREAD SHALL NOT EXCEED 3/8 INCH (9 MM) IN A FLIGHT OF STAIRS.



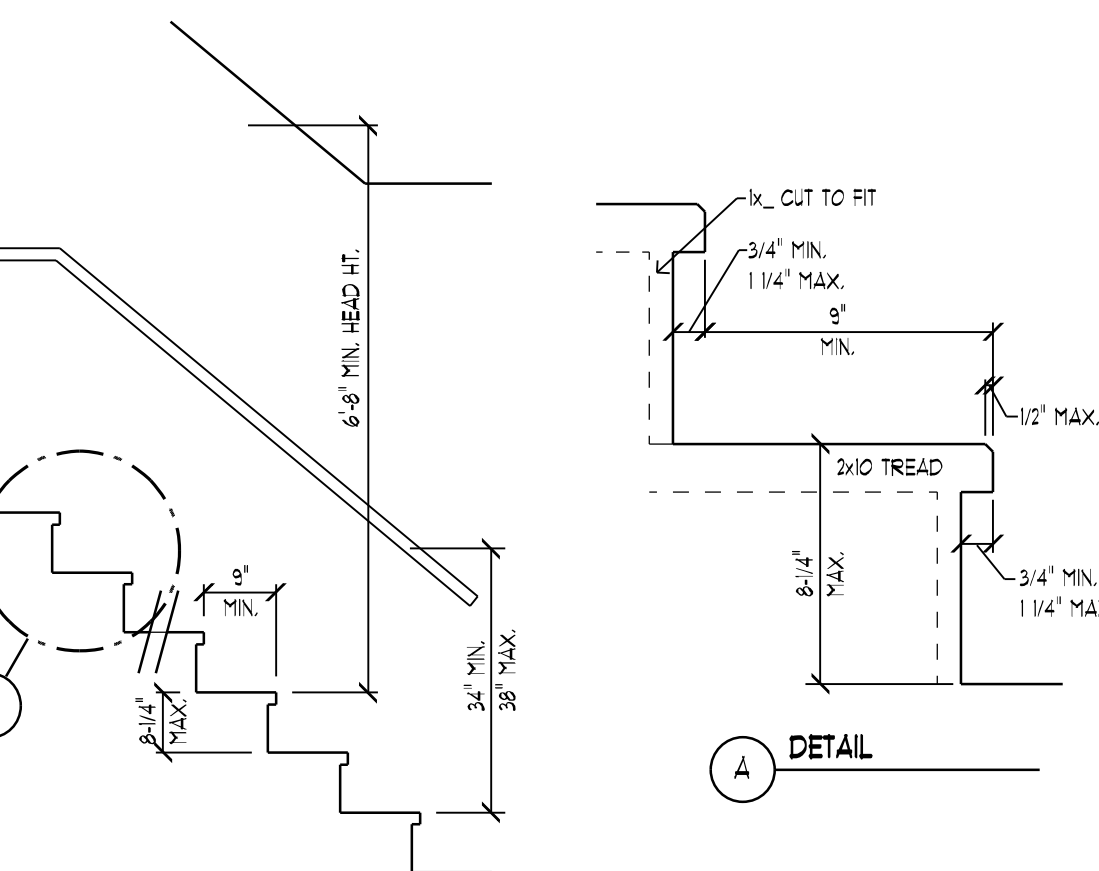
TYP. GUARDRAIL DETAIL
SCALE: NOT TO SCALE

HANDRAIL DETAILS: HANDRAIL-GRIFFING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NIELE, POST, OTHER STRUCTURAL ELEMENTS OR OBSTRUCTIONS. A HANDRAIL AND ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. THE CLEAR SPACE BETWEEN THE HANDRAIL AND THE ADJACENT WALL SURFACE SHALL NOT BE LESS THAN 1/2 INCHES (13 MM). MAX SPACING BETWEEN RAILS IS 4". STAIR RAILINGS SHALL NOT BE BUILT IN A MANNER THAT WILL ALLOW A CLIMBING LADDER AFFECT.

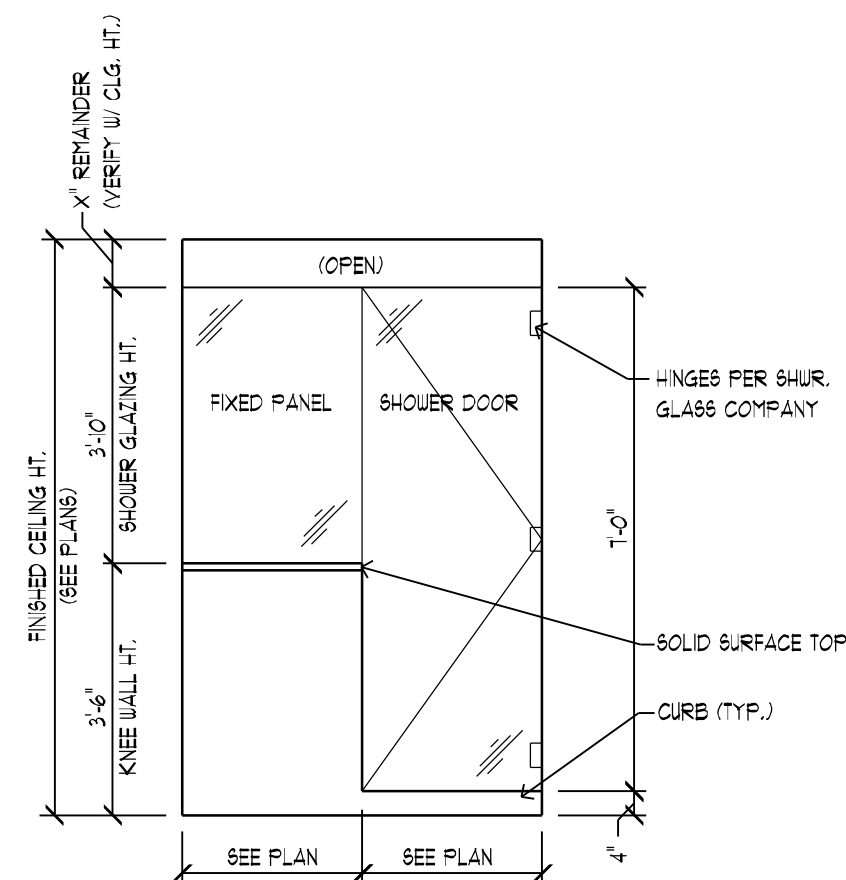
TYPE I HANDRAIL
ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1 1/4" (32 MM) AND NOT GREATER THAN 2" (51 MM).

ANY OTHER SHAPE WITH A PERIMETER OF AT LEAST 4 INCHES (100 MM), BUT NOT GREATER THAN 6 1/4 INCHES (163 MM) WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT EXCEEDING 2 1/4 INCHES (61 MM).

TYPE II HANDRAIL
HAND RAILS WITH A PERIMETER GREATER THAN 6 1/4" (160 MM) SHALL PROVIDE A GRASPABLE/FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4" (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16" (8 MM) WITHIN 1/8" (32 MM) BELOW THE WIDEST PORTION OF THE PROFILE.



TYP. STAIR DETAIL
SCALE: NOT TO SCALE

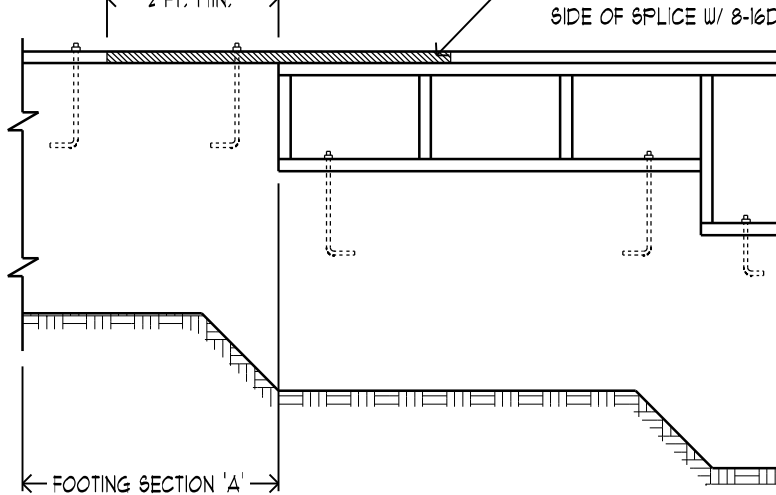


SHOWER DOOR DETAIL
SCALE: NOT TO SCALE

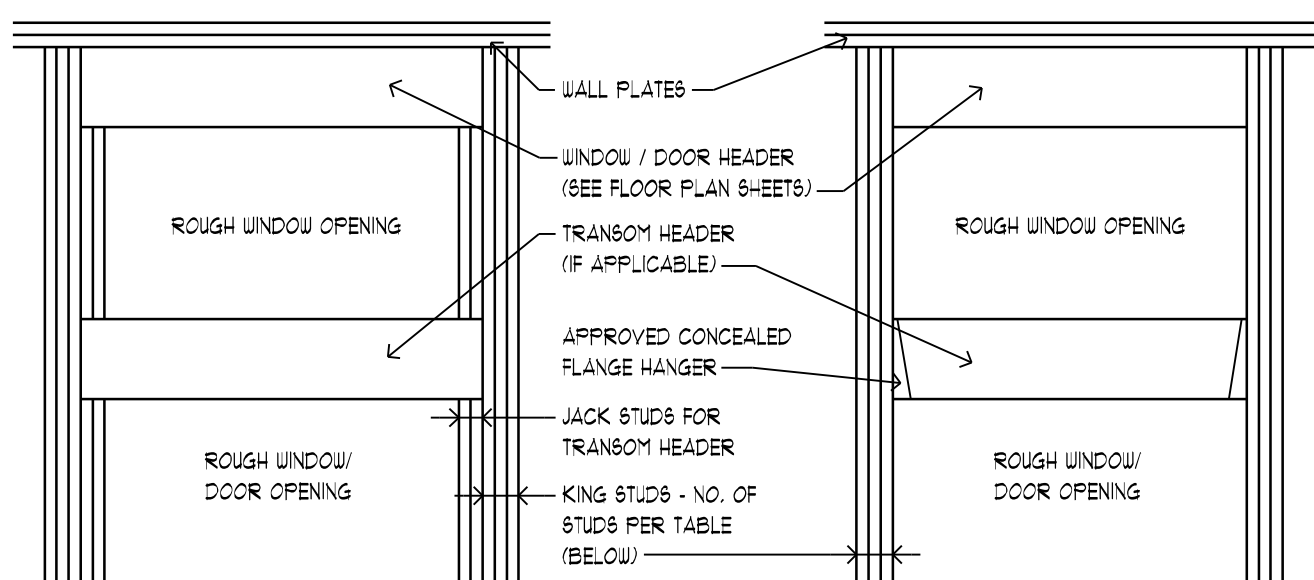
SHOWER DOOR DETAIL

SHOWER DOOR DETAIL

SHOWER DOOR DETAIL



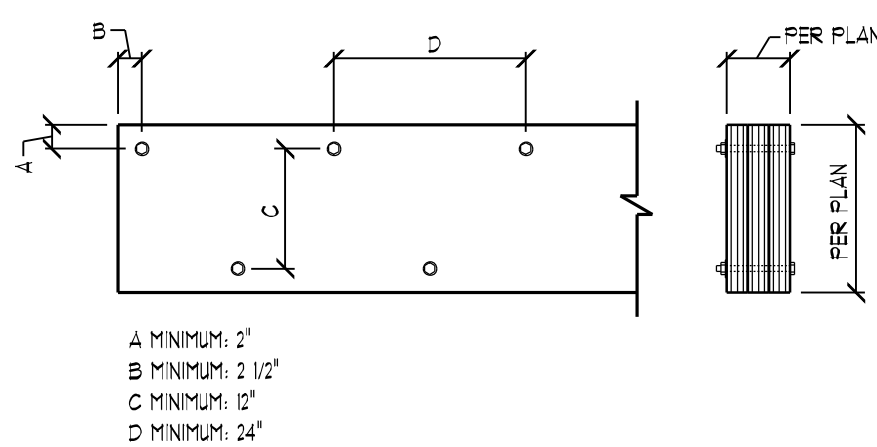
STEPPED FOUNDATION CONSTRUCTION
SCALE: NOT TO SCALE



OPENING WIDTH	NO. OF KING STUDS ON EA. SIDE
3'-0"	1
4'-0"	2
5'-0"	2
6'-0"	3
7'-0"	3
8'-0"	4

NOTE:
A MINIMUM OF ONE WALL STUD SHALL BE CONTINUOUS TO WALL PLATE AT EACH SIDE OF ROUGH OPENING

WINDOW AND DOOR END STUD DETAIL
SCALE: NOT TO SCALE

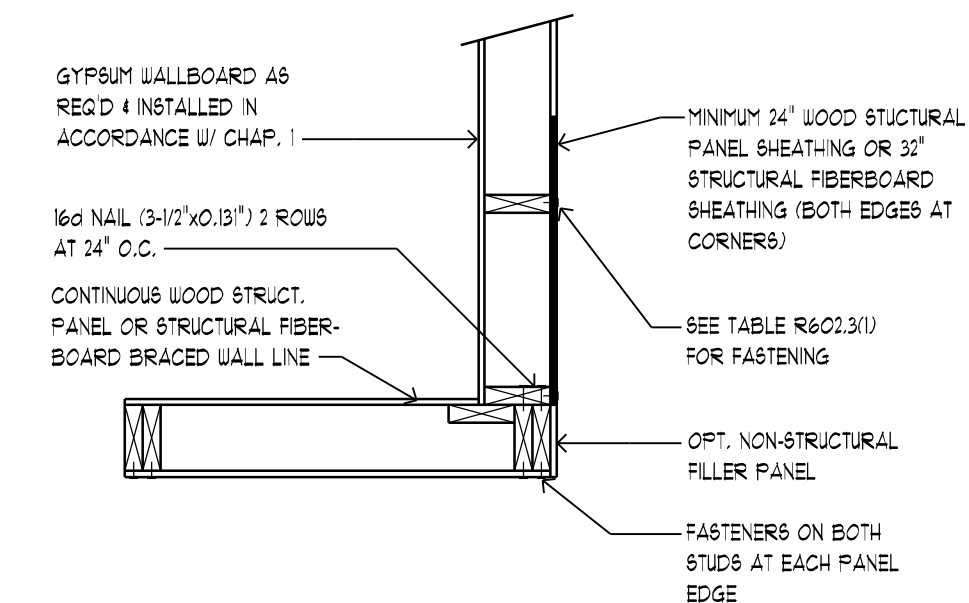


BEAMS 1 INCHES WIDE SHALL BE ASSUMED TO BE EITHER TOP LOADED ONLY OR EQUALLY LOADED ON EACH SIDE

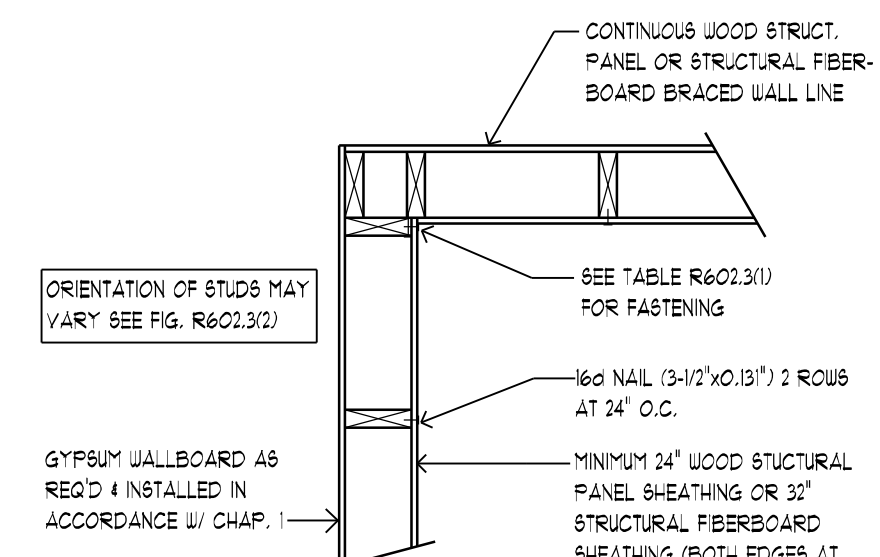
BOLTS ARE ASSUMED TO BE GRADE A307, GRADE 2 OR HIGHER

ALL CONNECTORS SHALL BE 1/2" H.D.G. TROUGH BOLTS W/ NUTS AND WASHERS

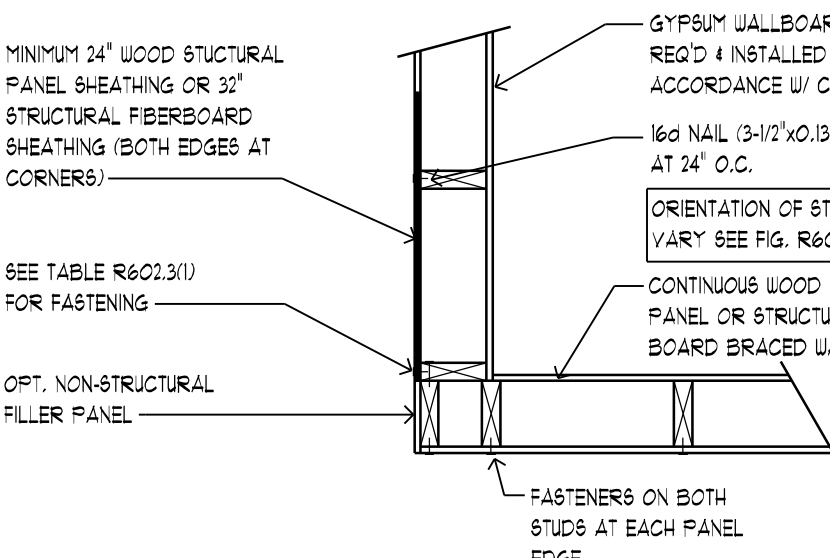
BOLTED LVL DETAIL



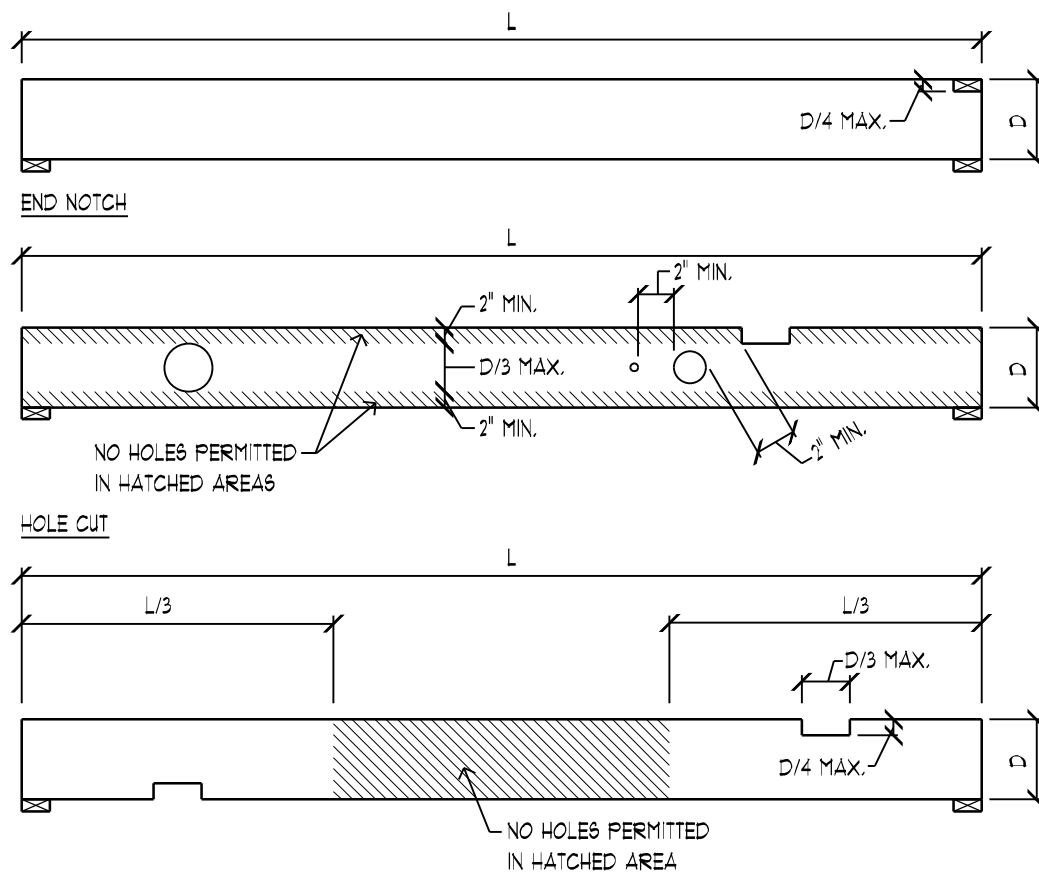
TYP. GARAGE CORNER
SCALE: NOT TO SCALE



TYP. INSIDE CORNER
SCALE: NOT TO SCALE



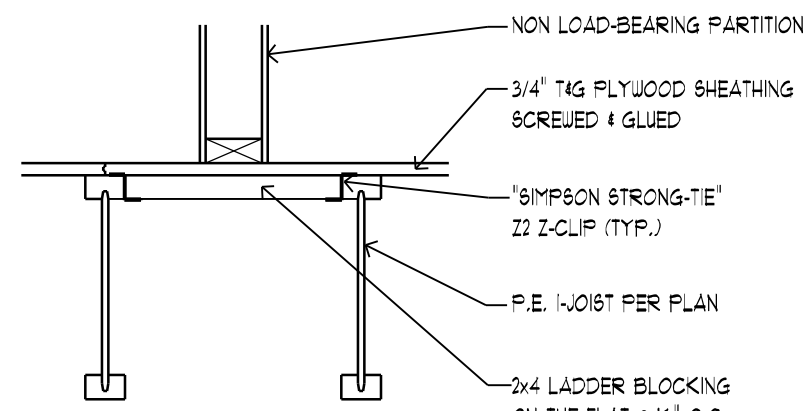
TYP. OUTSIDE CORNER
SCALE: NOT TO SCALE



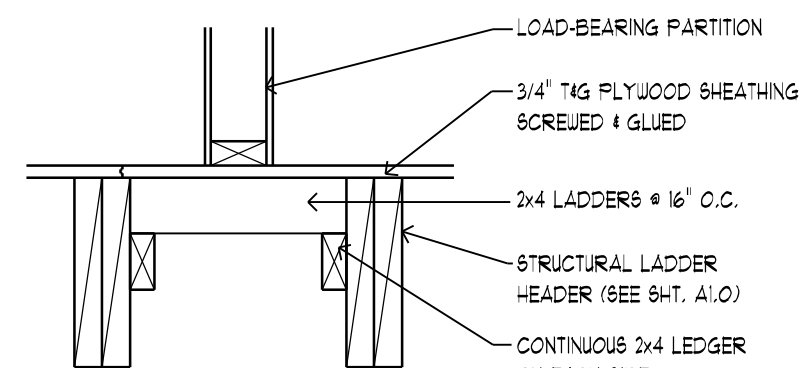
JOIST SIZE	NOTCH (W x D)	HOLE DIAMETER (D/3)
2x8	2 3/8" x 1/8"	2 3/8"
2x10	3" x 1 1/2"	3"
2x12	3 3/4" x 1 7/8"	3 3/4"

NOTES:
1. ALL SIZES INDICATED ARE MAXIMUM AND INCLUDE ANY OVER-CUT BEYOND OPENING
2. SEE MANUFACTURER'S REQUIREMENTS FOR ENGINEERED LUMBER

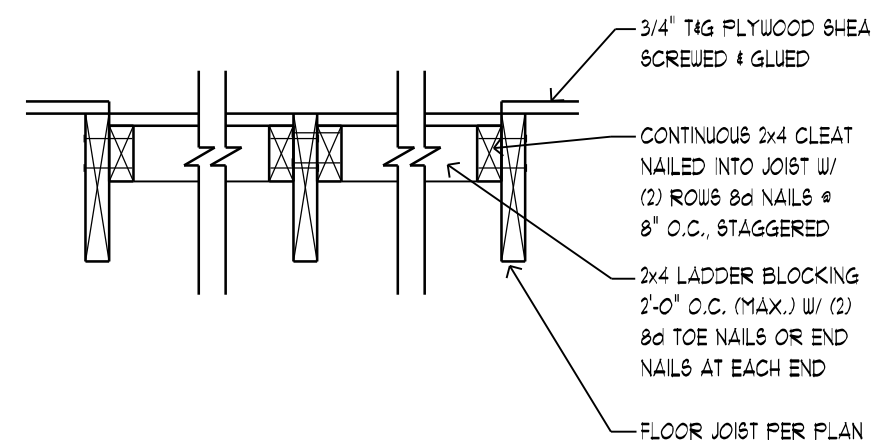
JOIST CUTTING & NOTCHING DETAILS
SCALE: NOT TO SCALE



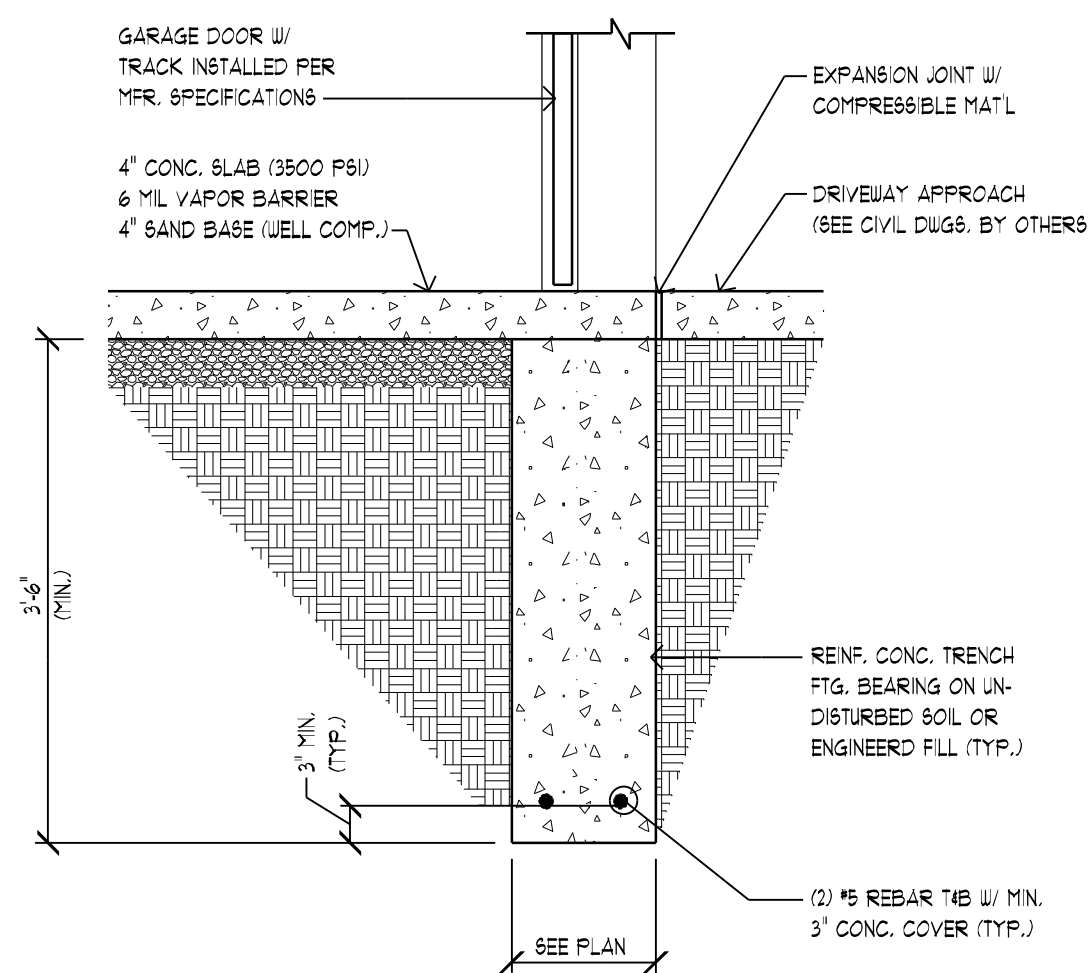
LADDER BLOCKING
SCALE: NOT TO SCALE



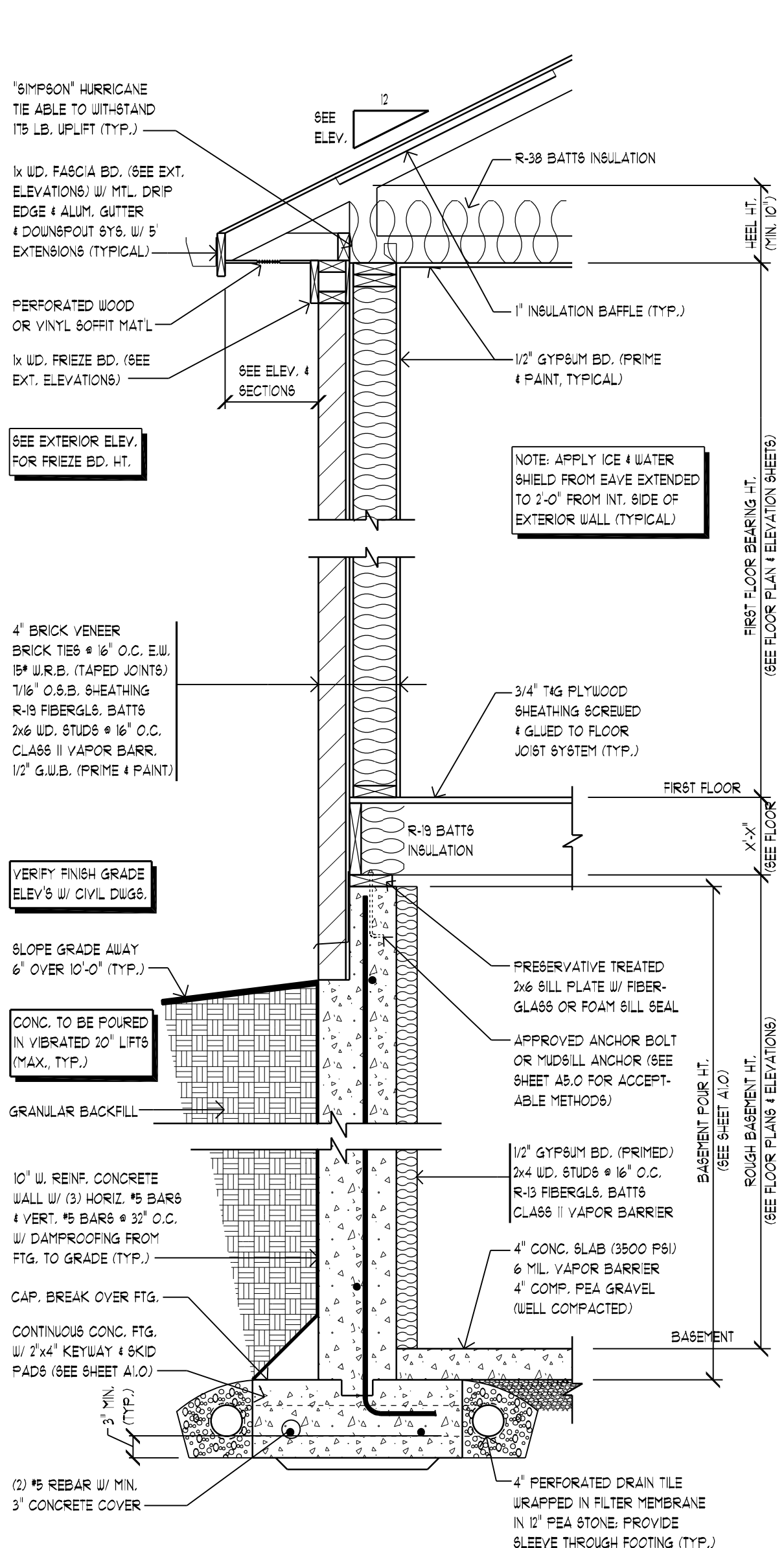
STRUCTURAL LADDER
SCALE: NOT TO SCALE



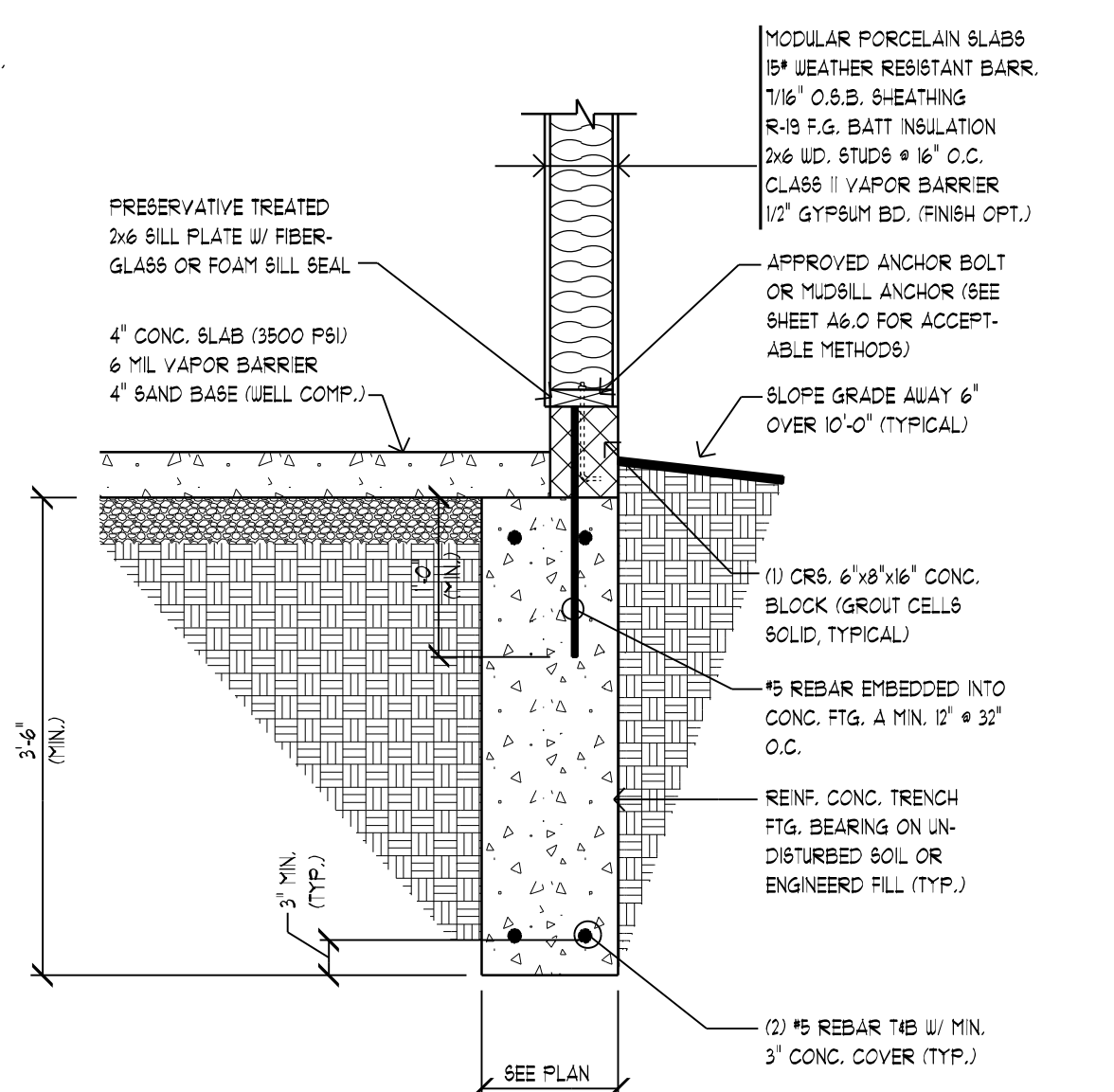
DROPPED SUBFLOOR DETAIL
SCALE: NOT TO SCALE



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



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



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REGISTRATION SEAL



PROJECT

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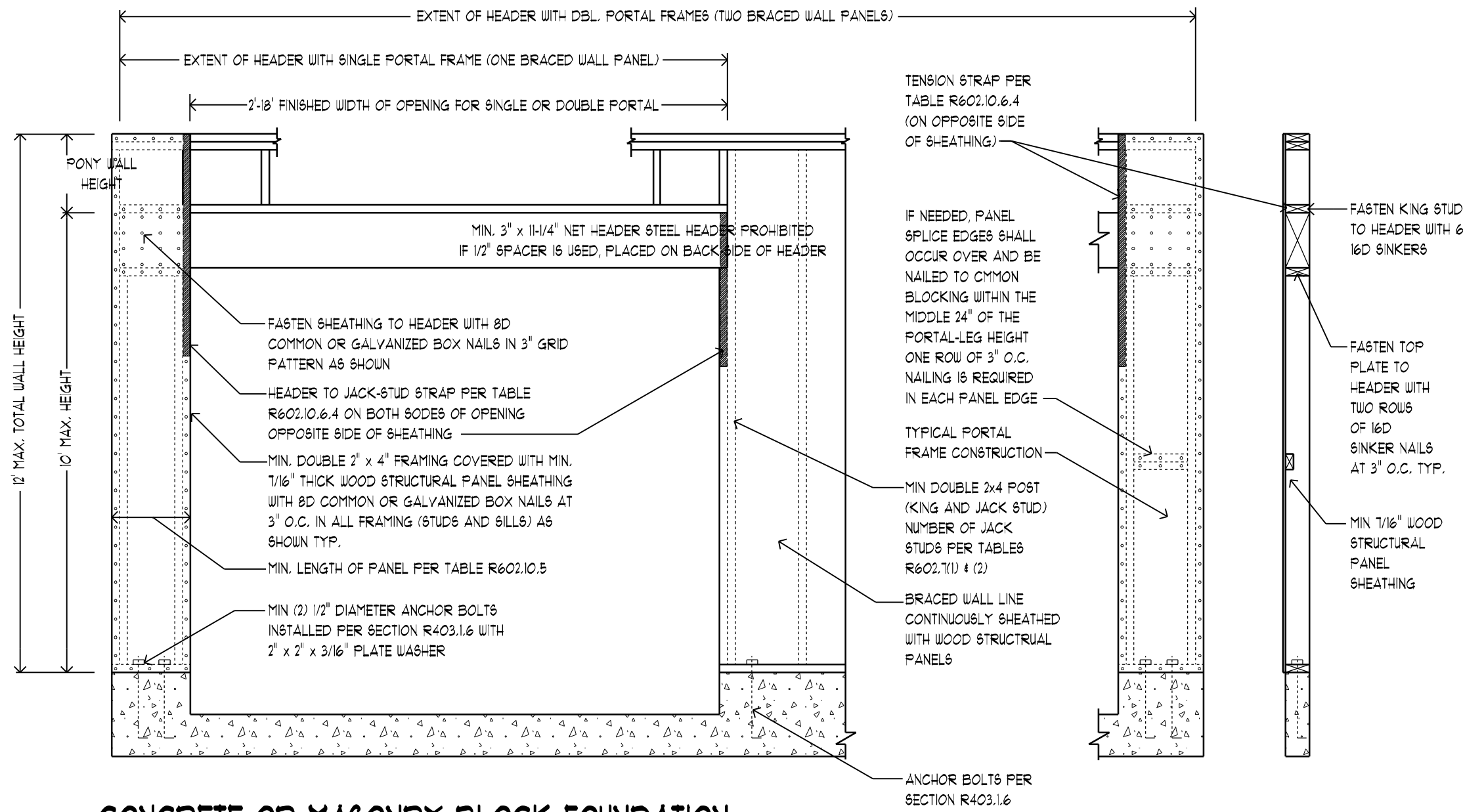
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REVIEWED BY

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R.N.

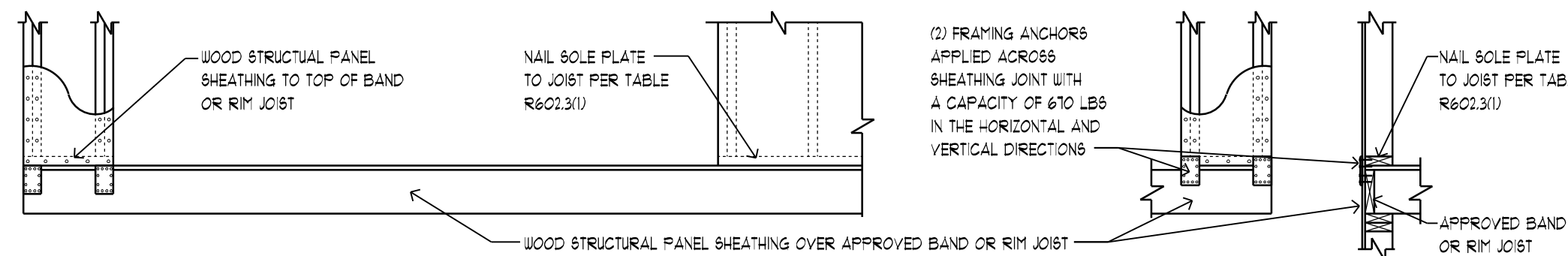
SHEET TITLE

WALL SECTIONS & DETAILS

SHEET NUMBER
A5.0



CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

(WHERE PORTAL SHEATHING DOES NOT LAP OVER BAND OR RIM JOIST)

METHOD CS-PF CONT. SHEATHED PORTAL FRAME PANEL CONST.

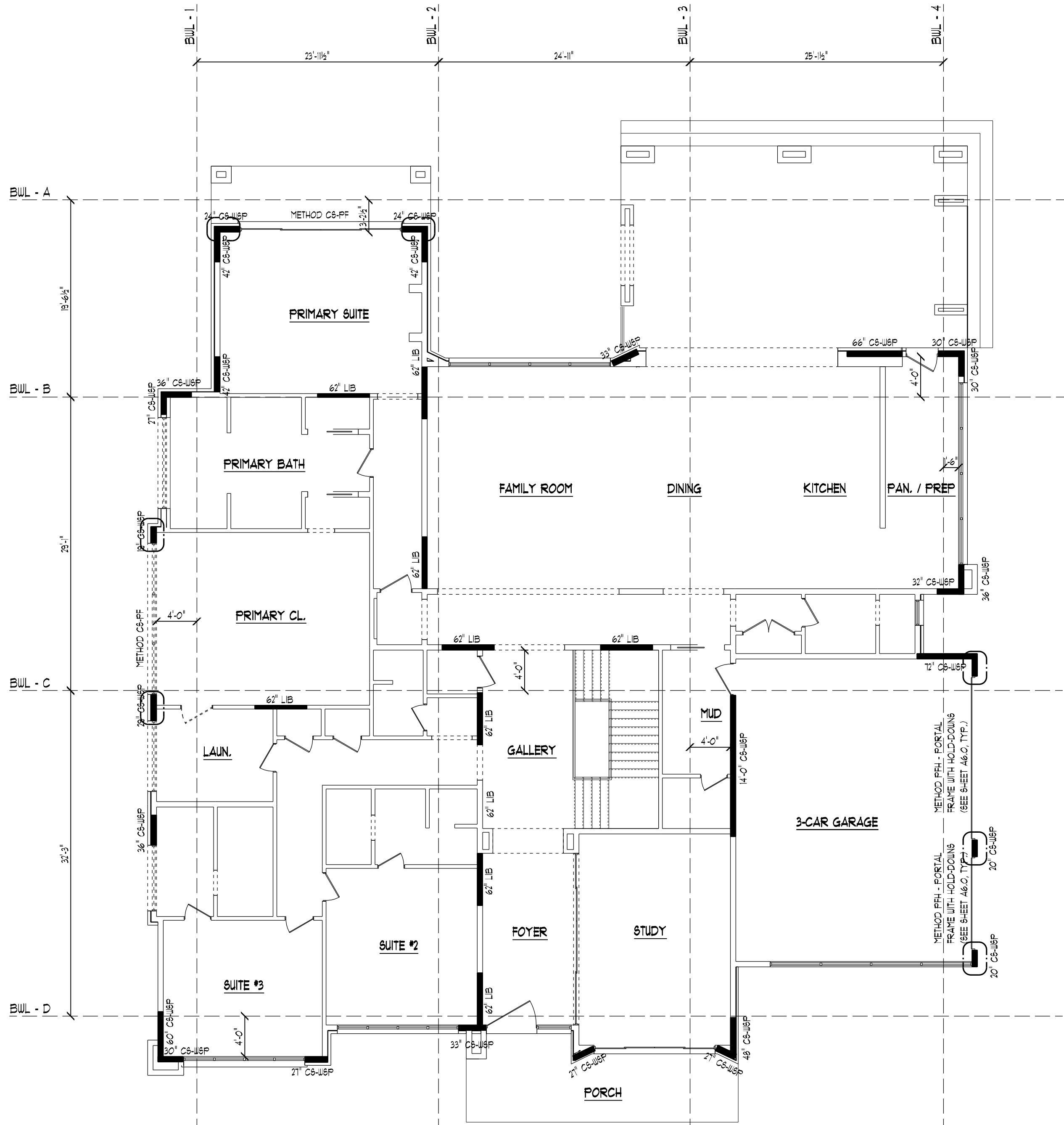
SCALE: NOT TO SCALE

FIGURE R602.10.6.4 - MRC 2015

TABLE R602.3(2) - ALTERNATIVE ATTACHMENTS TO TABLE R602.3(1)			
FOR WOOD STRUCTURAL PANELS, SUBFLOOR ROOF & WALL SHEATHING TO FRAMING AND PARTICLE BOARD WALL SHEATHING TO FRAMING			
NO. & THICKNESS	FASTENER & LENGTH	SPACING OF FASTENERS	
		EDGES (in)	INTERMEDIATE SUPPORTS (in)
UP TO 1/2"	STAPLE 15 ga. 1-3/4"	4	8
	O.091-O.099 NAIL 2-1/4"	3	6
	STAPLE 16 ga. 1-3/4"	3	6
19/32" & 5/8"	O.103 NAIL 2"	3	6
	STAPLE 15 & 16 ga. 2"	4	8
	O.091-O.099 NAIL 2-1/4"	4	8
23/32" & 3/4"	STAPLE 14 ga. 2"	4	8
	STAPLE 15 ga. 1-3/4"	3	6
	O.091-O.099 NAIL 2-1/4"	4	8
1"	STAPLE 14 ga. 2-1/4"	4	8
	O.103 NAIL 2-1/4"	3	6
	STAPLE 15 ga. 2-1/4"	4	8
	O.091-O.099 NAIL 2-1/2"	4	8

TABLE R602.3(3) - REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES						
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING	
SIZE	PENETRATION (inches)				EDGES (inches, o.c.)	FIELD (inches, o.c.)
6d COMMON (12.0" x 0.13")	1.5	24/0	3/8	16	6	12
8d COMMON (12.5" x 0.13")	1.75	24/16	1/2	16	6	12
				24	6	12

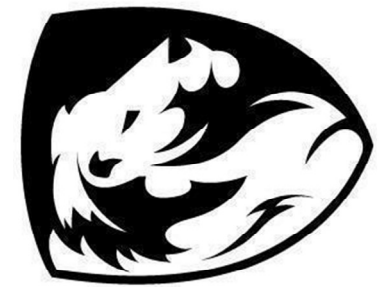
TABLE R602.10.2.1 INTERMITTENT BRACING METHODS			
METHOD	MATERIAL	MINIMUM THICKNESS	CONNECTION CRITERIA
LIB	LET-IN BRACING	1x4 WOOD OR APPROVED METAL STRIPS AT 45° TO 60° ANGLES	WOOD: (2) 8d NAILS PER STUD METAL PER MANUFACTURER
USP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON (12x0.13") NAILS AT 6" SPACING (PANEL EDGES) AND AT 12" SPACING (INTERMEDIATE SUPPORTS) OR 16 GA. x 1-3/4" STAPLES AT 3" SPACING (PANEL EDGES) AT 6" (INTERMEDIATE SUPPORTS)
GB	GYP-SUM BOARD	1/2"	NAILS AT 12" SPACING AT PANEL EDGES INCLUDING TOP AND BOTTOM PLATES; FOR EXTERIOR SHEATHING NAIL SIZE, SEE TABLE R602.3(1); FOR INTERIOR GYP-SUM BOARD NAIL SIZE, SEE TABLE 101.3.5



FIRST FLOOR BRACED WALL PANEL REQUIREMENTS (CS)									
BULL. NO.	1	2	3	4	A	B	C	D	
METHOD	CS-USP	CS-USP, LIB	CS-USP	CS-USP	METHOD CS-PF	CS-USP, LIB	LIB	CS-USP	
BULL. SPACING	25'-0"	25'-0"	25'-0"	25'-0"		25'-0"	25'-0"	40'-0"	
ADJ. FACTORS	1.10 & 1.45	1.10 & 1.45	1.10 & 1.45	1.10 & 1.45		1.10 & 1.45	1.00 & 1.45	1.00 & 1.45	
REQ'D BRACING	6'-4"	12'-9"	6'-4"	6'-4"		12'-9"	11'-7"	8'-9"	
PROVIDED	21'-3"	28'-4"	18'-0"	13'-0"		18'-11"	21'-6"	12'-0"	

TABLE R602.10.3(1) MRC 2015 AT 15 MPH WIND SPEED:
METHOD CS-USP AT 15'-0" BULL. SPACING = 2.75
METHOD CS-USP AT 25'-0" BULL. SPACING = 4.00
METHOD CS-USP AT 40'-0" BULL. SPACING = 6.00
METHOD LIB AT 25'-0" BULL. SPACING = 8.00
(ALL FIRST FLOOR WALLS SUPPORTING ROOF)

TABLE R602.10.3(2) MRC 2015 WIND ADJUSTMENT FACTORS:
WALL HEIGHT ADJUSTMENT = 1.00 (10 FEET)
WALL HEIGHT ADJUSTMENT = 1.10 (15 FEET)
BRACED WALL LINES (PER PLAN DIRECTION) = 1.45 (4)



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REGISTRATION SEAL



PROJECT

BIRMINGHAM MODEL HOME

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ISSUED FOR:
REVIEW
PERMITS
REVISION #1 (AHJ)
REVISION #2 (AHJ)

DRAWN BY
REVIEWED BY

C.J.B.
R.N.

SHEET TITLE

BRACED WALL PANEL
LOCATION PLAN

SHEET NUMBER

A7.0

GENERAL NOTES AND SPECIFICATIONS

CONTRACTOR TO REVIEW THESE NOTES AND SPECIFICATIONS TO DETERMINE PROPER APPLICATION TO THIS PROJECT.	
MICHIGAN RESIDENTIAL CODE 2018 DESIGN DATA	
GROUND SNOW LOAD	35 PSF
WIND SPEED	15 MPH
WIND EXPOSURE	CATEGORY - B
SEISMIC CATEGORY	A
WEATHERING RISK	SEVERE
FROST LINE DEPTH	3'-6" MINIMUM
TERMINAL RISK	SLIGHT TO MODERATE
DECAY RISK	NONE TO SLIGHT
WINTER DESIGN TEMP.	BY LOCAL AUTHORITY
FLOOD HAZARDS	BY LOCAL AUTHORITY

GENERAL

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE MICHIGAN RESIDENTIAL CODE 2018. A COPY OF THE CODE BOOK SHOULD BE RETAINED BY THE BUILDER/CONTRACTOR FOR REFERENCE BY THE ON SITE CONSTRUCTION PERSONNEL. ALL CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT CODE.

MECHANICAL SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY WITH CHAPTERS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, AND 24 AND ALL OTHER APPLICABLE CHAPTERS OF THE MICHIGAN RESIDENTIAL CODE 2018.

PLUMBING SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY WITH CHAPTERS 25, 26, 27, 28, 29, 30, 31, 32 AND 33 AND ALL OTHER APPLICABLE CHAPTERS OF THE MICHIGAN RESIDENTIAL CODE 2018.

ELECTRICAL SYSTEM DESIGN IS BY OTHERS. DESIGN AND INSTALLATION SHALL COMPLY WITH CHAPTERS 34, 35, 36, 37, 38, 39, 40, 41, 42 AND 43 AND ALL OTHER APPLICABLE CHAPTERS OF THE MICHIGAN RESIDENTIAL CODE 2018. ELECTRICAL AND LIGHTING PLANS PROVIDED BY THE ARCHITECT ARE FOR GENERAL GUIDE AND LAYOUT OF RECEPTACLES, SWITCHES AND LIGHTING ONLY FOR THE OWNER AND/OR THEIR LICENSED ELECTRICIAN'S REFERENCE ONLY. THE ARCHITECT DOES NOT SUPPLY DEMAND LOADS, COUNTRY DESIGNATIONS, PANEL/SYSTEM INFORMATION AND EQUIPMENT SPECIFICATIONS UNLESS CONTRACTED TO DO SO.

THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST BETWEEN THESE NOTES AND CURRENT CODES THE MORE STRINGENT REQUIREMENTS SHALL PREVAIL.

MATERIALS OR CONSTRUCTION PROCEDURES WHICH ARE PROHIBITED BY LAW OR SHALL CAUSE A HARMFUL EFFECT TO THE NATURAL ENVIRONMENT OR TO THE HEALTH OF ANY PERSON ON THE SITE DURING CONSTRUCTION AND/OR DURING OCCUPANCY SHALL NOT BE USED IN THIS PROJECT.

ALL TRADES SHALL CONFORM WITH ALL APPLICABLE FEDERAL, STATE, LOCAL, AND OSHA CODES, RULES AND REGULATIONS. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. DIMENSIONS OF INTERIOR WALLS ON PLANS SHALL BE 4 1/2" FINISHED GYPSUM BOARD STUD DIMENSIONS UNLESS NOTED OTHERWISE.

HABITABLE SPACE VS. NON-HABITABLE SPACE
HABITABLE SPACE IS DEFINED AS A SPACE WITHIN A DWELLING UNIT FOR GATHERING, SITTING, SLEEPING, EATING OR COOKING. NON-HABITABLE SPACE IS DEFINED AS A TEMPORARILY OCCUPIED, CIRCULATION OR TRANSITION SPACE WITHIN A DWELLING UNIT SUCH AS PORCHES, BATHROOMS, TOILET ROOMS, CLOSETS, HALLWAYS, PANTRIES, STORAGE AND UTILITY ROOMS, AND OTHER SIMILAR SPACES.

MECHANICAL
CATEGORY IV CONDENSING APPLIANCES SHALL HAVE AN AUXILIARY DRAIN PAN DRAINING TO ANY BUILDING COMPONENT WILL OCCUR AS A RESULT OF STOPPAGE IN THE CONDENSATE DRAINAGE SYSTEM UNLESS COMPLYING WITH THE LISTED EXCEPTION OF SECTION M1431.2.

AIR REMOVED BY ALL MECHANICAL EXHAUST SYSTEMS (INCLUDING BATH EXHAUSTS) SHALL BE DISCHARGED TO THE OUTDOORS. AIR SHALL NOT BE EXHAUSTED INTO AN ATTIC, SOFFIT, RIDGE VENT OR CRAWL SPACE.

ELECTRICAL
ALL BRANCH CIRCUITS THAT SUPPLY 20 VOLT SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN SLEEPING ROOMS SHALL BE PROTECTED BY A 20 AMPERE BREAKER TYPE AND FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT UNLESS THE INSTALLATION COMPLIES WITH ONE OF THE EXCEPTIONS LISTED IN THE CODE.

RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FEET FROM A RECEPTACLE

ON BATHROOM WALLS, THERE MUST BE A RECEPTACLE AT LEAST WITHIN 3 FEET OF THE OUTSIDE EDGE OF THE SINK BASIN.

IN KITCHENS, ELECTRICAL OUTLETS SHOULD BE PLACED NO FARTHER THAN 48 INCHES APART, SO THAT NO POINT ON THE COUNTERTOP IS MORE THAN 24 INCHES AWAY FROM A RECEPTACLE. ANY COUNTERTOP 12 INCHES WIDE OR MORE SHOULD HAVE AN OUTLET ON THE WALL BEHIND THE COUNTERTOP. OUTLETS SHOULD NOT BE POSITIONED HIGHER THAN 20 INCHES ABOVE COUNTERTOPS.

GENERAL-PURPOSE OUTLET RECEPTACLES SHOULD HAVE A RATING THAT IS APPROPRIATE FOR THE AMPERAGE OF THE CIRCUIT THEY SERVE.

GROUND FAULT INTERRUPTER (GFI) RECEPTACLES ARE REQUIRED IN THE FOLLOWING AREAS:
A. OVER COUNTERTOPS IN KITCHENS
B. DISHWASHERS
C. BATHROOMS
D. LAUNDRY AREAS
E. UNFINISHED BASEMENTS
F. CRAWL SPACES
G. GARAGES AND OTHER ACCESSIBLE OUTDOOR LOCATIONS
H. REAR SWIMMING POOLS, SPAS, AND OTHER WATER FEATURES

RECEPTACLES SHALL NOT BE PLACED HIGHER THAN 60 INCHES ABOVE FINISHED FLOOR AND SHALL NOT BE PLACED LOWER THAN 12 INCHES ABOVE FINISHED FLOOR UNLESS IT IS A DESIGNATED FLOOR RECEPTACLE (SEE BELOW).

ISLANDS AND PENINSULAR COUNTERTOPS THAT ARE 12 IN. OR WIDER AND 24 IN. OR LONGER MUST HAVE A "POP-UP" RECEPTACLE.

AT LEAST ONE (1) RECEPTACLE IS REQUIRED IN ROOMS FOR EACH 28 SQUARE FEET OF FLOOR SPACE OR MAJOR PORTION THEREOF.

FLOOR MOUNTED RECEPTACLES SHALL HAVE A METAL BOX, GASKET SEAL, COVER PLATE WITH A MOISTURE PROTECTION.

CORRIDOR AND STAIRWAY LIGHTING
ELECTRICAL CONTRACTOR SHALL PROVIDE FIXTURES WITH ADEQUATE ILLUMINATION TO MEET THE REQUIRED FOOT CANDLE LEVELS AT FLOOR AND STAIR TREADS PER MRC 208.

EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY.

CONTRACTOR MAY PROVIDE ADDITIONAL FIXTURES NOT SHOWN OR RELOCATE FIXTURES SHOWN ON THE PLAN TO MEET THESE REQUIREMENTS.

THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHTING WHERE THE STAIRWAY HAS 16) OR MORE RISERS, THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM INSIDE THE UNIT AND SHALL NOT BE LESS THAN ONE (1) FOOT-CANDLE.

ALL LIGHT FIXTURES INSTALLED IN THE INSULATED CEILING SHALL BE LOCATED (INSULATION CONTACT) AND A-TREATED (AIR-TIGHT).

WINDOWS AND GLAZING
ALL BASEMENTS GREATER THAN 200 S.F. SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE/RESCUE WINDOW OR EXTERIOR DOOR.

ALL SLEEPING ROOMS SHALL HAVE A MINIMUM OF ONE (1) OPERABLE ESCAPE AND RESCUE WINDOW MEETING THE REQUIREMENTS OF SECTION R310. WINDOW CONTRACTOR SHALL PROVIDE EGRESS HARDWARE NECESSARY TO ALLOW WINDOWS TO MEET APPLICABLE EGRESS REQUIREMENTS.

WHERE THE OPENING OF OPERABLE WINDOWS ARE LOCATED MORE THAN 12' ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED UNLESS ONE OF THE LISTED EXCEPTIONS HAS BEEN MET.

WINDOWS SHALL BE INSTALLED AND FLASHED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION SPECIFICATIONS. WRITTEN INSTALLATION INSTRUCTIONS SHALL BE PROVIDED BY THE MANUFACTURER FOR EACH WINDOW. INSTALLATION INSTRUCTIONS SHALL NOT BE REMOVED UNTIL THE WINDOW INSTALLATION HAS BEEN INSPECTED AND APPROVED BY THE BUILDING INSPECTOR.

FIXED GLASS SIZES SHOWN ARE FOR REFERENCE ONLY. GLAZING CONTRACTOR SHALL FIELD MEASURE ALL ROUGH OPENINGS FOR FIXED GLASS PRIOR TO FABRICATION.

OPERATING GLASSES ARE SHOWN FOR BASIC SIZING ONLY. FINAL SIZE FOR ROUGH OPENING AND GLAZING SIZES SHALL BE PER SELECTED WINDOW MANUFACTURER'S SPECIFICATIONS.

PROVIDE ALL SAFETY GLAZING IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES IN THE FOLLOWING AREAS/SCENARIOS:
A. DOORS AND SIDELITES INCLUDING DOORJAMBS AND FRENCH DOORS
B. TUB AND/OR SHOWER ENCLOSURES AND WINDOWS OVER TUBS
C. GLAZING IN SKYLITES
D. GLAZING IN WINDOWS WITHIN 24 INCHES OF A DOOR WHEN FULLY OPEN ON THE SAME WALL AS THE WINDOW
A. INDIVIDUAL PANE OF MORE THAN 9 SQ. FT.
B. BOTTOM EDGE OF GLAZING LESS THAN 18" ABOVE THE FLOOR
C. TOP EDGE OF GLAZING MORE THAN 36" ABOVE THE FLOOR
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANES OF GLAZING

GARAGE SEPARATIONS
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 5/8" TYPE-X GYPSUM BOARD APPLIED TO THE GARAGE SIDE WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.

OPENINGS FROM A GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8" THICK AND SHALL BE 20-MINUTE RATED. DOORS MUST BE EQUIPPED WITH A LATCH RATED AND BE WEATHER-STRIPPED.

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET METAL STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENING INTO THE GARAGE.

DOORS
REFER TO FLOOR PLANS FOR DOOR SIZES AND HINGE/SWING DIRECTIONS. PROVIDE A BASE MOLDING OR HINGE STOP AS REQ'D. ALL OTHER DOOR HEIGHTS AND SPECIFICATIONS SHOWN AS CONSTRUCTION, STYLE AND MATERIAL SHALL BE COORDINATED W/ OWNER AND/OR CONTRACTOR.

PAN FLASHING IS REQUIRED AT ALL DOOR AND WINDOW SILLS WHEN FLASHING DETAILS ARE NOT PROVIDED BY THE WINDOW MFR.

STAIRS
ALL STAIR CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF MRC SECTION R331 FOR TREADS AND NOSINGS.

ENCLOSED ACCESSIBLE SPACE UNDER THE STAIR SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

LANDINGS
THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR, WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE.

A LANDING AT AN EXTERIOR DOOR SHALL NOT BE MORE THAN 7'-3 1/4" BELOW THE TOP OF THE THRESHOLD. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SWEPT. EVERY LANDING SHALL HAVE A MIN. DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.

A FLOOR LANDING IS NOT REQUIRED A THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.

HANDRAILS SHALL HAVE A MINIMUM AND MAXIMUM HEIGHT OF 34" AND 38", RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE STAIR. HANDRAIL(S) SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR, EXCEPT AS ALLOWED BY MRC SECTION R331.1.2. THE HANDRAIL PORTION OF THE HANDRAIL SHALL COMPLY WITH MRC SECTION R331.1.1.3 FOR TYPE I OR TYPE II HANDRAILS (SEE DETAILS ON SHEET A5.0).

FINISHED SURFACES SUCH AS PORCHES OR LANDINGS WITHIN 30' OF FLOOR OR GRADE DO NOT REQUIRE A GUARDRAIL UNLESS DIRECTED BY THE LOCAL BUILDING OFFICIAL.

GUARD RAIL
BALUSTERS SHALL BE SPACED SO THAT A SPHERE WITH A DIAMETER OF 4" CANNOT PASS THROUGH ANY OPENING. GUARDRAILS AT PORCHES, BALCONIES, OR RAISED FLOOR SURFACE WITH A HEIGHT DIFFERENTIAL OF 30" OR MORE ABOVE THE FINISHED FLOOR OR GRADE SHALL BE A MINIMUM OF 36" HIGH.

INTERIOR GUARDRAILS SHALL BE 36" HIGH MINIMUM.

SMOKE ALARMS AND CARBON MONOXIDE DETECTORS
EACH SLEEPING ROOM SHALL BE PROVIDED WITH A MINIMUM OF ONE(1) SMOKE ALARM (LOCAL FIRE DET. APPROVED AND UNDERWRITER'S LABORATORIES (UL) TESTED AND LABELED) AND ONE SMOKE ALARM INSTALLED IN COMMON AREA (HALL OR CORRIDOR) ADJACENT TO THE SLEEPING ROOMS (WITHIN 10 FEET OF ALL BEDROOM DOORS).

PROVIDE A MINIMUM OF ONE (1) SMOKE ALARM ON EACH FLOOR. THE SMOKE ALARM IS TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES. THE SMOKE ALARM SHALL BE WIRED IN SUCH A WAY THAT THE ACTIVATION OF ONE (1) ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALL SMOKE ALARMS SHALL BE EQUIPPED WITH A BATTERY BACKUP.

INSTALLATION OF AT LEAST (1) OPERATIONAL AND APPROVED CARBON MONOXIDE DEVICE WITHIN EACH RESIDENCE. ONE DEVICE SHALL BE LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE VICINITY OF THE BEDROOMS WHICH MAY INCLUDE (1) DEVICE NEAR ALL ADJACENT BEDROOMS. IN AREAS WITH IN THE DWELLING ADJACENT TO AN ATTACHED GARAGE AND IN AREAS ADJACENT TO ANY FUEL BURNING APPLIANCES, THEY SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING SCENARIOS:
A. LESS THAN 3'-0" HORIZONTALLY FROM DOOR OR OPENING OF BATHROOM WITH TUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF REQUIRED SMOKE ALARM WITHIN VICINITY OF BEDROOM.
B. LESS THAN 2'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (IONIZATION SMOKE ALARM)
C. LESS THAN 6'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (IONIZATION SMOKE ALARM) W/ ALARM SILENCING SWITCH
D. LESS THAN 6'-0" HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE (PHOTOELECTRIC SMOKE ALARM)

THE RESIDENCE OWNER OR OCCUPANT OF A RENTAL UNIT IS RESPONSIBLE FOR THE PROPER OPERATION, TESTING AND MAINTENANCE OF THE EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS PROVIDED WITH THE EQUIPMENT. THE OPERATION INSTRUCTIONS SHOULD BE DELIVERED TO THE OWNER/OCCUPANT ON THE FIRST DATE OF OCCUPANCY.

FOAM PLASTICS
ALL FOAM PLASTICS OR FOAM PLASTIC CORED MATERIAL USED IN BUILDING CONSTRUCTION SHALL HAVE SURFACE BURNING CHARACTERISTICS OR A THERMAL BARRIER AS DESCRIBED IN SECTION R316 UNLESS NOTED OTHERWISE.

PROJECT SITE DEVELOPMENT
THE CIVIL ENGINEER OR SITE PLANNER SHALL COMPLY WITH MRC SECTION R403.1.1 FOR SLOPE CLEARANCE FROM FOOTINGS AS WELL AS PROPER SITE DRAINAGE TO SWALES, CATCH BASINS AND STORM DRAINS. THE SITE SHALL BE GRADED WITH A MINIMUM SLOPE OF 6" OVER A DISTANCE OF 10'-0" AWAY FROM THE FOUNDATION.

FOUNDATIONS
ALL CONCRETE WORK AND FOUNDATION SHALL COMPLY WITH THE MOST RECENT CRSI AND ACI STANDARDS AND SPECIFICATIONS.

ALL POURED CONCRETE WALL AND TRENCH FOOTING DEPTHS SHALL BE 3'-6" MINIMUM BELOW FINISHED GRADE AND BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER.

PROVIDE 4" MINIMUM THICK CONCRETE SLAB FOR PROPOSED BASEMENT, SLAB-ON-GRADE AND GARAGE SLAB FOUNDATIONS UNLESS NOTED OTHERWISE.

PLACEMENT OF CONCRETE ON FROZEN GROUND IS NOT PERMITTED. IF POURING CONCRETE IN FRIGID WEATHER CONDITIONS/ SEASONS, PROTECT THE SLAB FROM FREEZING UNTIL ADEQUATE STRENGTH IS ACHIEVED.

SEE TABLE BELOW FOR COMPRESSIVE STRENGTH VALUES AT 28 DAYS POST-POUR MINIMUM FOR VARIOUS CONCRETE SLABS AND FOUNDATIONS.

SLOPE SLABS IN GARAGES 1/4" PER FOOT TOWARD GARAGE DOORS) UNLESS NOTED OTHERWISE. COORDINATE WITH GARAGE MOISTURE EXPECTATIONS AND CURLING RISK.

STRUCTURAL DESIGN STRENGTHS FOR CONCRETE AND REINFORCING CONCRETE CLASS	STRENGTH AT 28 DAYS (PSI)	LOCATION
A	3000	SLABS AND WALLS NOT EXPOSED TO WEATHER
B	3000	FOOTINGS AND FOUNDATION WALLS
C	3500	SLABS AND WALLS EXPOSED TO WEATHER (AIR-ENTRAINED)

REINFORCING BARS
WELDED WIRE FABRIC
AT&N 46-5/16-54-01 (F3 + 60 KSI)
AT&N A95-01

STRUCTURAL STEEL
ANCHOR RODS
AT&N 307-02
ALTERNATE: FB84-98 GR36

MASONRY
NORMAL WEIGHT
F + 900 PSI

PROVIDE 4" MINIMUM CLEAN, COMPACTED GRANULAR BASE, SAND, GRAVEL, CRUSHED STONE, OR SIMILAR APPROVED PER MRC R506.12. PROOF-ROLL BASE PRIOR TO PLACEMENT.

FOR SLAB-ON-GRADE FOUNDATIONS, PROVIDE A 15 MIL ASTM E148 CLASS-6 VAPOR BARRIER PLACED DIRECTLY BENEATH SLAB, OVERLAP AND TAPE SEAMS 6" MINIMUM PER MANUFACTURER SPECIFICATIONS. ASSURE AND CONFIRM AIR-TIGHTNESS AND PROTECT THE BARRIER FROM PUNCTURE AND REPAIR ALL OPENINGS AROUND DAMAGED AREAS AND PENETRATIONS PRIOR TO POURING.

VAPOR BARRIERS ARE OPTIONAL UNDER GARAGE SLABS. IF DESIRED, PROVIDE A 10 MIL VAPOR BARRIER MINIMUM AND TAPE SEAMS AND OVERLAP 6" MINIMUM. ASSURE AND CONFIRM AIR TIGHTNESS AND PROTECT THE BARRIER FROM PUNCTURE.

COORDINATE ALL SLEEVES, CONDUITS, PLUMBING AND ELECTRICAL PRIOR TO POUR AND SEAL PENETRATIONS THROUGH THE VAPOR BARRIER.

FINISH SLAB SMOOTH LEVEL, AND FREE OF RIDGES, JAWS, AND DEPRESSIONS. APPLY CURING COMPOUND OR WET CURE FOR A MINIMUM OF 7 DAYS.

PROVIDE 1/2" PRECURED EXPANSION JOINTS AT ALL COLD JOINTS (SLAB AGAINST CONCRETE BLOCK OR WALLS) AND SEAL TOP OF JOINTS WITH SUITABLE FLEXIBLE SEALANT WHERE EXPOSED.

IF DESIRED FOR ADDED CONCRETE COMPRESSIVE STRENGTH, PROVIDE 6x6 UD-30X123 WELDED WIRE FABRIC, CENTERED IN SLAB DEPTH UNLESS NOTED OTHERWISE. REINFORCEMENT TO BE SUPPORTED ON CHAIRS.

SAUL-COUT CONTROL JOINTS WITHIN 6 TO 12 HOURS AFTER FINISHING OR AS 800N AS SLAB WILL NOT RAVEL. CUT JOINTS 1/4 OF SLAB DEPTH MINIMUM AND SPACE 8 TO 12 FEET APART AT RE-ENTRANT CORNERS, AROUND COLUMNS, OPENINGS AND CHANGES IN GEOMETRY.

PROVIDE CONTINUOUS 2"x4" X.P.B. RIGID FOAM UNDER SLAB PERIMETER AND DOWN FOOTING PER DETAILS IN THESE DRAWINGS.

ALL BACKFILL SHALL BE SANDY OR GRANULAR IF EXCAVATED SPILLS ARE NOT WELL-DRAINING AND SHALL NOT BE PLACED AGAINST WALL UNTIL IT HAS SUFFICIENT STRENGTH AND HAS BEEN ANCHORED TO THE FLOOR ABOVE OR PROPERLY BRACED.

ALL POURED CONCRETE FOUNDATION WALLS SHALL HAVE THREE (3) ROWS OF REINFORCING BARS MINIMUM 1'-0" FROM TOP AND BOTTOM OF WALL AND EQUAL SPACING THEREAFTER (IF MORE THAN THREE ROWS). CONTINUOUS CONCRETE FOOTINGS SHALL BE AT LEAST 2'-0 THE POURED WALL. THICKNESS UNLESS SPECIFIED OTHERWISE IN THESE DRAWINGS.

REINFORCED CONCRETE WALLS AND TRENCH FOOTINGS SHALL HAVE CORNER BARS AT ALL INTERSECTIONS OF THE SAME SIZE AND SPACING AS THE MAIN HORIZONTAL REINFORCING. PROVIDE (2) #8 DIAGONAL BARS AT CORNERS OF WALL OPENINGS.

SOILS
IN THE EVENT SOIL TESTS ARE NOT PROVIDED, THE SOIL BEARING CAPACITY USED BY THE ARCHITECT IS ASSUMED TO BE 1500 PSF. IF ANY OTHER MATERIALS OR LOWER BEARING CAPACITY ARE ENCOUNTERED, NOTIFY THE ARCHITECT IMMEDIATELY FOR RE-EVALUATION OF FOOTING SIZES.

COMPACT SUBGRADE TO UNIFORM DENSITY AND REMOVE SOFT OR ORGANIC SOILS FROM THE PROPOSED FOUNDATION AND EXCAVATED AREAS(I). IF THESE TYPES OF SOILS ARE DISCOVERED IN THE EXCAVATION AREA, NOTIFY THE ARCHITECT IMMEDIATELY FOR RE-EVALUATION OF FOUNDATION DESIGN. A LICENSED GEOTECHNICAL ENGINEER MAY BE REQ'D FOR FURTHER SOIL TESTING.

GROUNDING ELECTRODE SYSTEM
BUILDER TO PROVIDE AND COORDINATE A 2'-0" LONG, #4 REBAR CONCRETE-ENCASED ELECTRODE ROD INTO FOOTING AND UP THROUGH POURED WALL NEAR THE ELECTRICAL SERVICE LOCATION FOR PROPER ELECTRICAL GROUNDING. LOCATION TO BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

DAMP-PROOFING AND WATERPROOFING
DAMP-PROOFING AND WATERPROOFING SHALL COMPLY WITH MRC SECTION R406.

PROVIDE CONTINUOUS 4" MIN. DIAMETER PERFORATED DRAIN TILE ALONG EACH SIDE OF BASEMENT WALL FOOTINGS. DRAIN TILES SHALL DISCHARGE BY GRAVITY OR MEANS OF DRAINAGE SYSTEM. PROVIDE PE# GRAVE. 12" BEYOND THE EDGE OF THE FOOTING, 6" OF COVER, AND 2" BELOW ALL DRAIN TILES. IDEAL SOIL CONDITIONS ARE ASSUMED BY THE ARCHITECT AND MAY VARYATE BASED ON EXISTING SOIL CONDITIONS. ADDITIONAL TESTING MAY BE REQUIRED.

ALL CONCRETE AND MASONRY FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACE SHALL BE DAMP-PROOFED OR WATERPROOFED FROM THE TOP OF THE FOOTING TO THE GRADE LINE.

CONCRETE MASONRY UNIT (CMU) WALLS SHALL HAVE A MINIMUM OF 3/8" PORTLAND CEMENT MARGING APPLIED TO THE EXTERIOR SIDE OF THE WALL PRIOR TO DAMP-PROOFING WITH A BITUMINOUS COATING.

IN AREAS WHERE A HIGH-WATER TABLE OR OTHER SEVERE SOIL-WATER CONDITIONS ARE KNOWN TO EXIST, EXTERIOR FOUNDATION WALLS SHALL BE WATERPROOFED.

BUMP PUMPS
PROVIDE BUMP PUMPS IN BASEMENTS AS RECOMMENDED BY SOILS ENGINEER OR AS REQUIRED BY THE LOCAL CODE OFFICIAL AND THE SITE DEVELOPMENT DRAWINGS BY OTHERS.

MINIMUM SIZE SHALL BE 18" IN DIAMETER AND 24" IN DEPTH AND SHALL PROVIDE A RADON GAS SEALED REMOVABLE COVER.

MASONRY VENEER
BRICK VENEER SHALL MEET ASTM C216 (SOLID UNITS) OR ASTM C682 (HOLLOW UNITS).

ALL MASONRY VENEERS SHALL BEAR ON A FOOTING AND BE ANCHORED TO THE SUB-STRUCTURE WITH A PROPER HOT-DIPPED GALVANIZED OR ADJUSTABLE TIE/ANCHORING SYSTEM COMPLIANT WITH THE VENEER SYSTEM SPECIFIED IN THESE DRAWINGS.

PROVIDE WEEP HOLES AT 32" O.C. MAXIMUM AT THE FIRST COURSE OF BRICK VENEER ABOVE GRADE AND ALL THROUGH-WALL FLASHINGS AS WELL AS ABOVE UNITS. STEP FLASHING AND PROVIDE END DAMMING AT SLOPING GRADE CONDITIONS PER DETAILS IN THESE DRAWINGS. A FLASHING INSPECTION IS REQUIRED PRIOR TO THE INSTALLATION OF A FULL WALL OF BRICK PRIOR TO RESUMING ANY MASONRY VENEER INSTALLATION.

ACHIEVE-BACKED MASONRY VENEER
ACHIEVE-BACKED VENEER SHALL COMPLY WITH ICC-ES AC908 AND ASTM C1280 INSTALLATION STANDARDS AS WELL AS THE MANUFACTURER'S PUBLISHED SPECIFICATIONS FOR FASTENERS, MORTAR AND SUBSTRATES FOR A657. FASTENERS, IF REQUIRED FOR ACCESSORIES, SHALL BE CORROSION-RESISTANT.

REMOVE DUST, PORT RELEASE AGENTS, EFFLORESCENCE AND ANY LOOSE MATERIAL PRIOR TO INSTALLATION.

PROVIDE TWO LAYERS OF WEATHER RESISTIVE BARRIER (W.R.B.) BEHIND VENEER UNLESS SUBSTRATE IS CMU OR CONCRETE WHERE NOT REQUIRED BY MANUFACTURER.

WEATHER RESISTIVE BARRIER(S) (W.R.B.) SHALL COMPLY WITH BCORC REQUIREMENTS AND INTEGRATE WITH FLASHING AT ALL PENETRATIONS, WINDOWS AND TRANSITIONS.

INSTALL CORROSION-RESISTANT FLASHINGS AT ALL HORIZONTAL PROJECTIONS, HEAD JOINTS, TERMINATIONS AND TRANSITIONS.

PROVIDE A WEEP SLOPED AT BASE OF WALL PER LOCAL BUILDING CODE AND MANUFACTURER'S SPECIFICATIONS.

SEAL ALL EDGES AND PENETRATIONS WITH MANUFACTURER-APPROVED SEALANT.

MAINTAIN REQUIRED CLEARANCES:

A. 2" MINIMUM ABOVE FINISHED GRADE
B. 4" MINIMUM ABOVE SOIL/LANDSCAPE
C. 1/2" MINIMUM ABOVE PAVING OR HARDCOATPE

VERTICAL JOINTS IN STONE PIECES SHALL BE STAGGERED AND BLENDED TO AVOID STONE PATTERN REPETITION.

PROVIDE CONTROL JOINTS ALIGNED WITH BUILDING MOVEMENT JOINTS.

BRIDGING OF EXPANSION JOINTS IS NOT PERMITTED. TERMINATE VENEER CLEANLY AT MOVEMENT BREAKS.

USE MANUFACTURER-APPROVED TRIMS, CORNER PIECES, SILLS, WATERTABLES AND ACCESSORIES AS FOREIGN MATERIALS MAY VOID MANUFACTURER WARRANTIES.

CLEAN FINISHED SURFACES PER MANUFACTURER SPECIFICATIONS. ACIDS OR HARSH-CLEANING SOLVENTS ARE NOT PERMITTED.

VERIFY ALL FASTENER, MORTAR TYPE AND MATERIAL INSTALLATION METHODS, PROCEDURES AND REQUIREMENTS WITH THE EXACT SELF-ADHERED VENEER SYSTEM MANUFACTURER'S PUBLISHED SPECIFICATIONS AND INSTALLATION PROCEDURES.

GUTTERS AND DOWNSPOUTS

PROVIDE 3" K-STYLE PRE-FINISHED ALUMINUM GUTTERS SLOPED 1/8" PER FOOT TOWARD DOWNSPOUTS AND FASTEN TO FASCIA AT 32" O.C. MAXIMUM. DOWNSPOUTS ARE TO BE LOCATED SO THE DISCHARGE WILL NOT SPILL ON OR FLOW ACROSS ANY PORCHES, WALKWAYS OR DRIVEWAYS. CONNECT DOWNSPOUTS TO STORM SYSTEM.

DOWNSPOUT LOCATIONS AND DOWNSPOUT DISCHARGE TYPES AND LOCATIONS TO BE DETERMINED BY THE CONTRACTOR BASED ON EXISTING AND PROPOSED SITE CONDITIONS.

STEEL

ALL STEEL COLUMNS AND EXTERIOR LINTELS SHALL BE SHOP COATED WITH RUST-INHIBITIVE PAINT ON ALL SURFACES (INSIDE AND OUTSIDE) UNLESS MADE OF CORROSION-RESISTANT STEEL.

STEEL COLUMNS SHALL BE RESTRAINED AT THE BOTTOM TO PREVENT LATERAL DISPLACEMENT. STEEL COLUMNS SHALL BE OF SIZE NOTED ON THE DRAWINGS.

FLOOR FRAMING

WOOD FLOOR FRAMING SHALL COMPLY WITH MRC CHAPTER 5 EXCEPT WHERE MORE SPECIFIC STRINGENT REQUIREMENTS ARE SPECIFIED IN THESE DRAWINGS. ALL LUMBER GRADES AND STANDARDS ARE BASED ON "SDS-99" DESIGN SPECIFICATIONS.

ALL FLOOR JOISTS SHALL BE HEAVIER #1 KD OR BETTER; FIBER BENDING STRESS OF 1075 PSI (REPETITIVE MEMBER) WITH A MODULUS OF ELASTICITY OF 1,300,000 PSI.

FLOOR SYSTEM DESIGN LOAD CRITERIA	
FIRST FLOOR LOADING:	SECOND FLOOR LOADING:
LIVE LOAD 40 PSF	LIVE LOAD 40 PSF
DEAD LOAD 10 PSF	SLEEPING AREAS 30 PSF
TOTAL LOAD 50 PSF	TOTAL LOAD 70 PSF
LIVE LOAD DEFLECTION L/360	TOTAL LOAD 80 PSF
TOTAL LOAD DEFLECTION L/480	LIVE LOAD DEFLECTION L/360
	TOTAL LOAD DEFLECTION L/480

CERAMIC OR PORCELAIN TILE	
LIVE LOAD 40 PSF	STONE TILE
DEAD LOAD 10 PSF	LIVE LOAD 40 PSF
TOTAL LOAD 50 PSF	DEAD LOAD 35 PSF
	TOTAL LOAD 75 PSF
TOTAL LOAD DEFLECTION L/600	TOTAL LOAD DEFLECTION L/720

ROOF TRUSS DESIGN LOAD CRITERIA
NOTE: TRUSS DESIGNER TO INCLUDE A 10 PSF NON-CONCURRENT LOAD IN TRUSS DESIGN

TOP CHORD	
LIVE LOAD 32 PSF	LIVE LOAD 40 PSF
DEAD LOAD 10 PSF	DEAD LOAD 10 PSF
TOTAL LOAD 42 PSF	TOTAL LOAD 50 PSF

PERMITTER SILL PLATES SHALL BE PRESERVATIVE-TREATED, AUFM, LP-2, KILN DRIED TO 19% MOISTURE CONTENT AND SHALL BE SET ON AN APPROVED FIBERGLASS OR FOAM SILL SEAL ANCHORED TO THE FOUNDATION (REFER TO "FOUNDATIONS").

FRAMING ASSEMBLY FASTENERS SHALL BE INSTALLED PER MRC TABLE R602.13 (1) AND (2).

BORING, DRILLING OR NOTCHING OF PRE-ENGINEERED FLOOR JOISTS SHALL BE LIMITED TO THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

PROVIDE STRUCTURAL LADDER BLOCKING AT 16" O.C. ON 2X4 LEDGER BOARDS BETWEEN HEADER JOISTS (SEE DRAWINGS FOR SIZE OF MEMBER) UNDER ALL BEARING WALLS PARALLEL TO FLOOR FRAMING DIRECTION (REFER TO DETAIL ON SHEET A5.0)

PROVIDE NON-STRUCTURAL LADDER BLOCKING W/ 2X4 LADDERS AT 16" O.C. BETWEEN JOISTS UNDER ALL NON-BEARING WALLS 8'-0" OR LONGER PARALLEL TO FLOOR FRAMING DIRECTION AND INSTALL APPROVED "EMPIRON STRONG-TIE" CLIPS (REFER TO DETAIL ON SHEET A5.0)

PROVIDE SOLID BLOCKING (2X6/SH4 BLOCKS) UNDER ALL POINT LOAD CONDITIONS CONTINUOUS TO SOLID BEARING AT HEADERS OR FOUNDATION.

PROVIDE SOLID BLOCKING BETWEEN JOIST UNDER ALL BEARING WALLS PERPENDICULAR TO FRAMING DIRECTION.

CASE DESCRIPTION

214 W Maple (26-16)

Hearing date: June 9, 2026

Appeal No. 26-16: The owner of the property known as **214 W Maple** requests the following variance to install a new wall sign on an existing building in Downtown Birmingham:

- A. Chapter 86, Article 1, Section 1.05(K) of the Birmingham Code of Ordinances (Sign Ordinance) requires wall signs to not extend beyond the first floor sign band. The proposed wall sign is proposed to be placed on a window 2 feet 3 inches below the sign band. Therefore, a variance of 2 feet 3 inches is being requested.

Staff Notes: This applicant is proposing to install a new sign at the entrance of a tenant space in Downtown Birmingham. By definition, the new sign is considered a wall sign:

Wall Sign: A sign that is attached directly to a building wall, where the horizontal sign surface is parallel to the building wall.

As required by the Sign Ordinance, all wall signs are required to be placed in the Sign Band, which is defined as follows:

Sign Band: A horizontal band extending the full width of the building facade and located between the highest first floor windows and the cornice, or if there is more than one story, the highest first floor windows and the bottom of the second floor windows.

Because the sign does not meet the requirements of the Sign Ordinance, the applicant was required to submit an application to the Historic District Commission (property is located within the Central Business Historic District). The Historic District Commission moved to approve the sign design plan with the following conditions:

1. The applicant must submit revised sign plans that meet the requirements of the sign ordinance, or obtain a variance from the Board of Zoning Appeals; and,
2. The applicant must comply with the request of all City departments.

It is worth noting that this newly proposed sign is the second version of an entryway sign for this tenant. The first sign was a projecting sign that met the requirements of the Sign Ordinance. The tenant is also proposing another sign to the east of the entrance, which is a projecting sign that meets the requirements of the Sign Ordinance.

The subject property has two zoning designations: B4 (Business-Residential) and D4 (Downtown Overlay).

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)

214 W Maple



2 Foot Contours 6 Foot Contours - FEMA Base Flood Elevations - FEMA Cross Sections	100 yr - FEMA Floodplain 100 yr (detailed) - FEMA Floodplain 500 yr - FEMA Floodplain - FLOODWAY - FEMA Floodplain	Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.	OAKLAND COUNTY David Coulter Oakland County Executive	Date Created: 6/4/2026 NORTH 1 inch = 100 feet
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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 DRB approval w/	☒ Admin Review
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I. PROPERTY INFORMATION:

Address: 214 West Maple Road	Lot Number:	Sidwell Number: 19.25.378.023
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II. OWNER INFORMATION:

Name: ESSCO Development			
Address: 210 South Via Woodward	City: Birmingham	State: MI	Zip code: 48009
Email: jeessnaki@esscodevelopment.com		Phone: (248) 645.5900	

III. PETITIONER INFORMATION:

Name: Martin Marciano	Firm/Company Name: LWK Design Within Reach		
Address: 251 Park Avenue South	City: New York	State: NY	Zip code: 10010
Email: martin_marciano@millerknoll.com		Phone: 917.846.8672	

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: 4.20.26
Signature of Petitioner: _____	Date: 4.20.26

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

CHRISTOPHER J LONGE AIA

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

Board of Zoning Appeals
151 Martin
Birmingham, Michigan 48009

April 17, 2026

RE: Proposed Signage, DWR Retail Store (new)
Sign Variance Request/HDC Approval
214 West maple Road
Birmingham, Michigan 48009

Board Members;

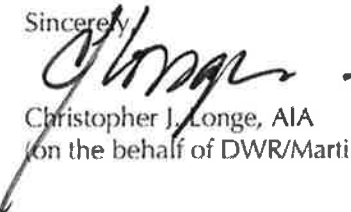
The Historic District Commission has approved the (on 4.15.26) storefront signage for DWR as referenced above. This HDC approval is contingent upon a BZA variance for sign placement and relief from the ordinance required placement on the building horizontal sign band - as that is not feasible based on the building and storefront design. The HDC did not express reservations about the sign design or its placement, finding it appropriate for the project within the Historic District.

The City of Birmingham Zoning Ordinance, Downtown Overlay District, Article 3.04, Item F (e) states;

- e. Where the Historic District Commission, Design Review Board or Planning Board has determined that a horizontal sign band is not architecturally feasible based on building design, an alternative design will be considered, provided the following conditions are met:
- The sign must fit within the total sign area allowed for the business;
 - The sign must be compatible with the building's street design and will enhance the streetscape.
 - The sign adheres to the goals of the 2016 Plan.

Therefore (having met the Ordinance requirements), DWR respectfully requests a BZA variance to install a wall sign not in a sign band but on the window of the vestibule as shown in the supporting documents.

Sincerely,

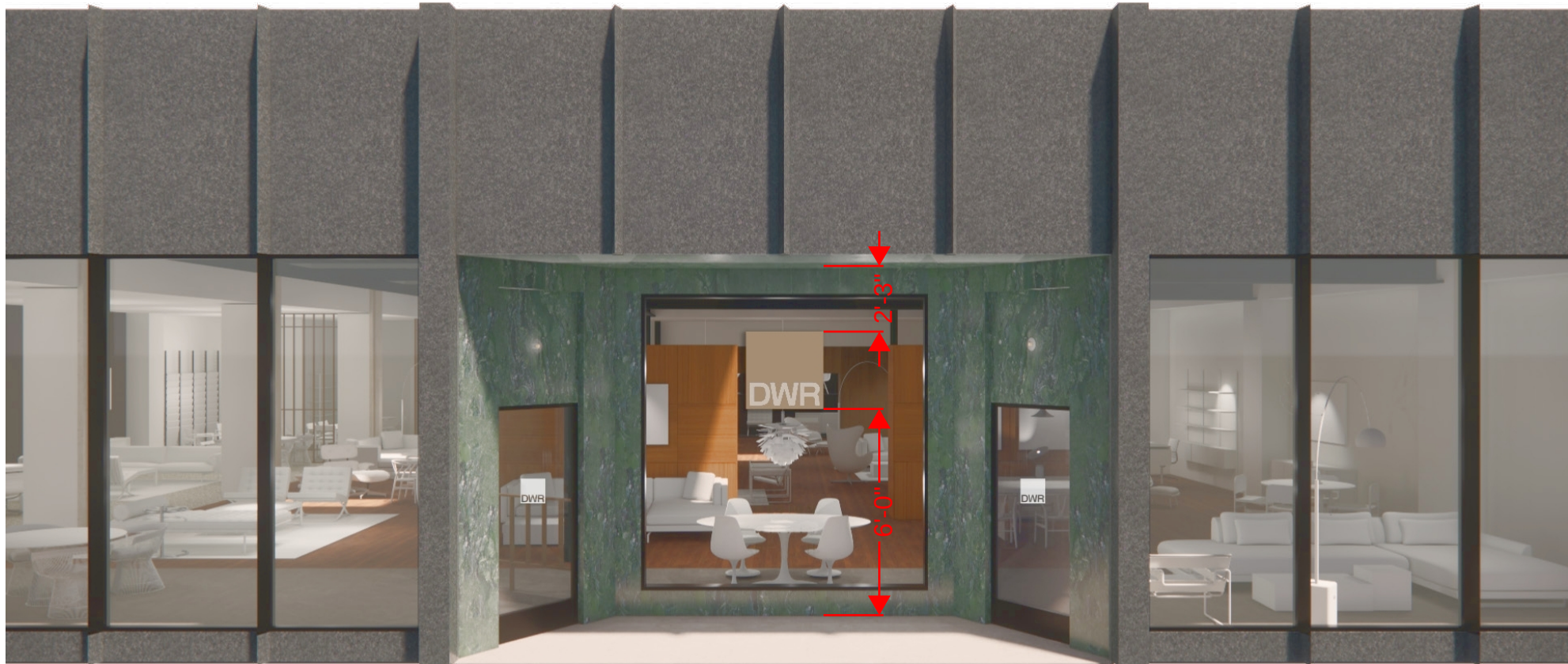

Christopher J. Longe, AIA
(on the behalf of DWR/Martin Marciano, AIA)

T 248 258 6940

cjlonge@cjlongeaia.com



APPROVED POST-DOWN SIGN



PROPOSED WINDOW MOUNTED SIGN



APPROVED POST-DOWN SIGN



PROPOSED WINDOW MOUNTED SIGN

DWR - Store Design

214 W Maple Road Birmingham, MI.



CLIENT: MILLER
KNOLL DWR
ADDRESS:
SALES: JAMIE MITOL
DATE: 8-7-25
REVISION #: R2



WWW.ARTEKSIGN.COM | 512-748-4318

