



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

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) June 9, 2026 minutes

5. APPEALS

Address	Petitioner	Appeal	Type/Reason
504-506 Townsend	Mia Gordon	26-17	Dimensional
1982 Haynes	Armando G Ybarra	26-18	Dimensional

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

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

9. ADJOURNMENT

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

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

Telephone Meeting Access: 877 853 5247 US Toll-free

Meeting ID Code: 963 4319 8370

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

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

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

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

Title VI

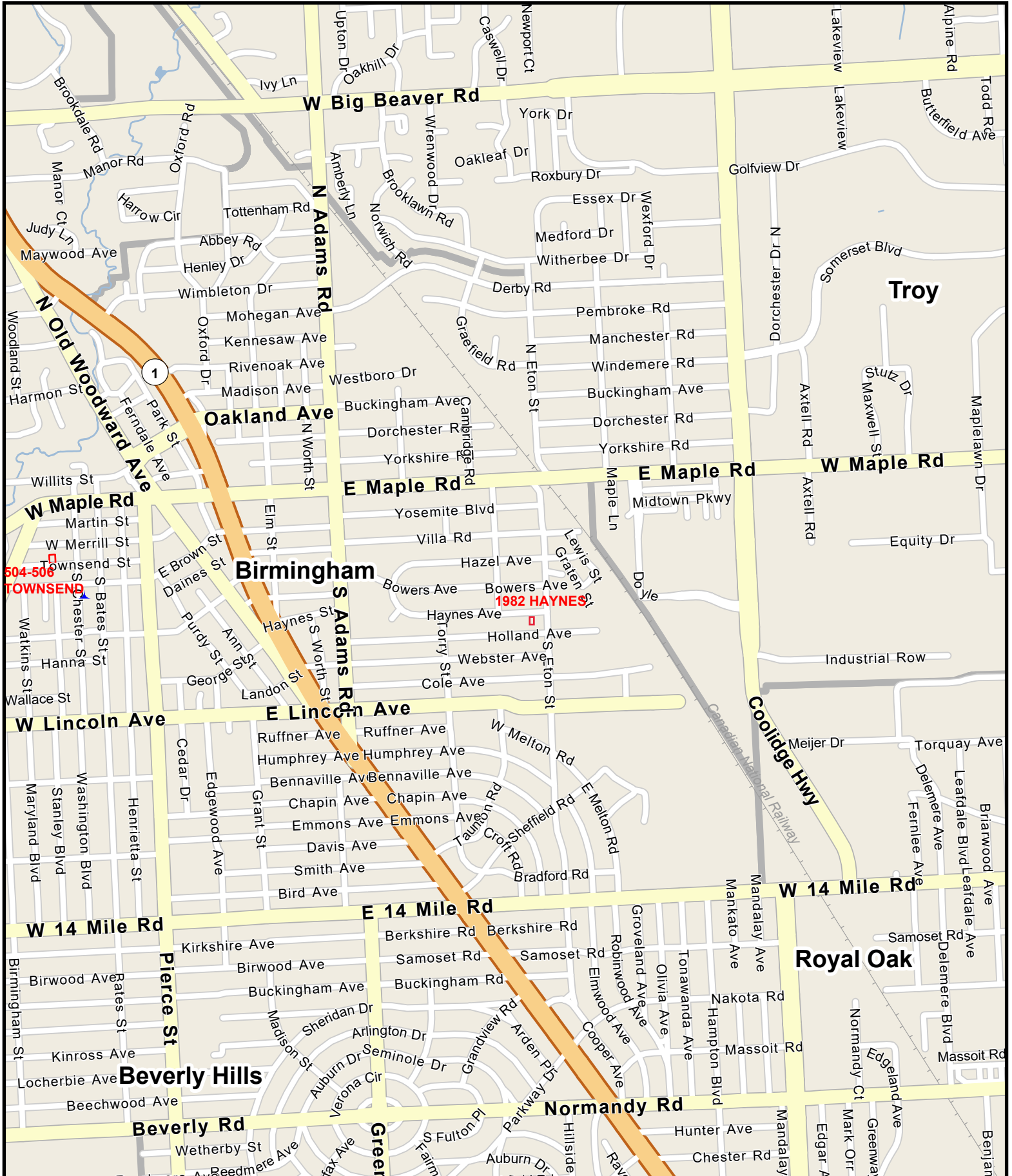
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-3405 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing,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

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

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

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

BZA MAP JULY



- 2 Foot Contours
- 5 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.


David Coulter
 Oakland County Executive

Date Created: 7/8/2026


 NORTH
 1 inch = 1,600 feet



**Board Of Zoning Appeals – Regular Meeting Minutes
June 9, 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 June 9, 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, John Miller, Ron Reddy

Absent: Alternate Board Members Victoria Policicchio, Susan Shacket

Staff: Building Official Zielke; Planning Director Dupuis, City Transcriptionist Eichenhorn, 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 MAY 12, 2026

Motion by Canvasser

Seconded by Lilley to move the minutes as amended.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

5. APPEALS

- 1) 34952 Woodward & 690 E. Maple
Appeal 26-12**

PD Dupuis explained that the owner of the property known as 34952 Woodward & 690 E. Maple was requesting 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.

John Gaber, attorney, and Victor Saroki, architect, 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:

- The taller portion of the site does not exceed its maximum height. It does exceed the maximum number of floors. The shorter portion of the site would require a three foot variance.
- The floor lines are contiguous through both buildings.
- If the variances are, in part, granted contingent on the 173 public parking spaces, that should be noted in some manner.

Motion by Reddy

Seconded by Lilley with regard to 34952 Woodward & 690 E. Maple, Appeal 26-12, 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.

Mr. Reddy moved to approve variances A, B, and C and tied approval to the plans as reviewed by the Planning Board. He noted that the plan had a number of special conditions, including existing across two differently zoned parcels in the Triangle District, the significant parking requirements, and the architect's efforts to provide that parking in an aesthetically appropriate way. He continued that the request for the three foot variance was relatively small within the context of the project, and that the request for the additional story is within the context of meeting the height ordinance requirement, which consequently was also a relatively minor request. The appellant's presentation was persuasive regarding the unique conditions of the site.

Mr. Miller supported the motion, noting the building would not be contrary to health, safety, and welfare, since the proposal is compliant with all building codes.

The Chair supported the motion, noting that the topography of the lot could not be modified without creating other issues. Since the additional floor did not add height and allowed the appellant to provide public parking, it was appropriate to support the motion.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

**2) 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

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

Board members discussed the following regarding the item:

- There are other designs that would allow the appellant to achieve comparable square footage. The conditions of the lot merit a variance since the building envelope is not adequate or proportional to that of the neighboring properties or consistent with the width of the lot.
- Even if the appellant hoped to exclude the Bloomfield lot from consideration, it would have been better if the request was still based on some average of the setbacks of the adjacent homes.

- When an appellant designs a new home, the Board generally expects appellants to either adhere to the ordinance or to design something that demonstrates consideration of the ordinance.
- If the previous proposal had been reduced by only three feet, that may have been too insignificant to justify a new variance request.
- A corner lot is going to have a smaller building envelope than neighboring lots. Not all lots will be buildable to the maximum desired extent.
- If this were not a corner lot, it would meet all the required setback requirements.
- All the houses along Big Beaver have a consistent setback.
- If this request were reduced by 10 to 15 feet, it would be within the building envelope and a significant amount of buildable space would remain.
- If the sidewalk is taken as an indication of where the City anticipated houses would go, this proposal aligns well with that intention.
- The proposal also seems designed to fit into the context of the neighborhood and to avoid crowding the property line to the west.
- Other municipalities' zoning boards tend not to take neighboring municipalities into consideration when reviewing an appeal.

Motion by Kona

Seconded by Reddy 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 variance, stating that the variance request was excessive and beyond the spirit of the ordinance. The aim of the ordinance is to maintain consistency, and this proposal would push the building envelope beyond the other properties on Quarton. Granting this variance would deny substantial justice to other appellants seeking similar variances.

Mr. Miller opposed the motion, stating that the proposed massing is appropriate.

The Vice Chair opposed the motion, stating that the view of the homes along Quarton was not uniform. Consequently, he opined that the placement of this house would not disrupt a uniform visual.

The Chair supported the motion, stating that if three feet of width were removed from the home there would be no significant change to the layout. While the lot merited a variance that was likely double the buildable envelope, there was also a limit to the amount of variance that would be reasonable. This proposal did not seem to sufficiently factor in the ordinance or the fact that this is a corner lot.

Motion failed, 3-4.

ROLL CALL VOTE

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

Motion by Miller

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. Miller moved to approve and tied approval to the plans as submitted because of special conditions that applied to the property in question. He stated that provisions of the zoning ordinance, if strictly applied, would unreasonably prevent the property owner from using the property for its permitted purpose. The lot would require an approximately 83 foot setback, and literal enforcement would result in an unnecessary hardship because it would result in an unfeasible building envelope for a home on the site. Granting the variance would not be contrary to the spirit or intent of the zoning ordinance and would not pose a problem for public health, safety, or welfare. Granting the variance would do substantial justice to the property owner and other owners in the area because it would provide a reasonable buildable area on the site.

Mr. Hart supported the motion, stating that this lot had a very unique set of conditions that made trying to create a conforming property on the lot very challenging. Having this property developed well will help the neighboring properties retain their value, and so it will result in substantial justice to the property owner and to the neighboring properties.

Motion carried, 4-3.

ROLL CALL VOTE

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

**3) 214 W Maple
Appeal 26-16**

PD Dupuis explained that the owner of the property known as 214 W Maple was requesting 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.

Board members discussed the following regarding the item:

- The appellant is not required to have a sign in the sign band.
- The proposed sign could also be redesigned as an interior sign that could be hung without a variance.
- The appellant would be able to hang a sign without a variance.
- The appellant presently has a sign, and desires this additional sign that would require a variance.
- The allowable square footage for signage is not exceeded by combining the extant sign with the proposed sign.
- Many stores along Maple have window signage. The difference between window signage and this proposal is whether the signage would be internal to the storefront window or external.

Chris Longe, 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 Canvasser

Seconded by Lilley with regard to 214 W Maple, Appeal 26-16, 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.

VC Canvasser moved to deny the motion, stating that he had not heard any special conditions that were applicable to the property, hardships, or demonstrations that this would do substantial justice to the neighboring owners or the public. Granting this variance would likely be contrary to the spirit and intent of the zoning ordinance. The appellant has signage, and there are other options for creating adequate additional signage without a variance.

Mr. Miller concurred. He added that even though this proposal was subtle and well-designed, the conditions did not warrant going outside the zoning ordinance.

The Chair indicated he was unsure how he would vote. The appellant was not maximizing the amount of signage they could have, and the benefit of requiring that the signage be moved inside the window was unclear. At the same time, the appellant could likely achieve appropriate signage without a variance. Drilling into the granite in the sign band would likely be a less ideal option compared to the present request.

Motion carried, 6-1.

ROLL CALL VOTE

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

Nays: 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

CASE DESCRIPTION

504-506 Townsend (26-17)

Hearing date: July 14, 2026

Appeal No. 26-17: The owner of the property known as **504-506 Townsend** requests the following variances to renovate and add an addition to an existing dwelling unit in the R8 zoning district:

- A. Chapter 126, Article 2, Section 2.20 of the Zoning Ordinance requires one-family dwelling units in the R8 zoning district to be developed to the standards of the R3 zoning district. Chapter 126, Article 4, Section 4.74(C) requires that each residential lot in the R3 zoning district 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. Thus, the R3 zoning district requires the distance between principal residential buildings to be 19.50 feet. The applicant is proposing a distance between buildings of 16.20 feet. Therefore, a variance of 3.30 feet is being requested.
- B. Chapter 126, Article 2, Section 2.20 of the Zoning Ordinance requires one-family dwelling units in the R8 zoning district to be developed to the standards of the R3 zoning district. Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance requires the rear yard setback in the R3 zoning district to be a minimum of 30.00 feet. The applicant is proposing a rear yard setback of 20.00 feet. Therefore, a variance of 10.00 feet is being requested.
- C. Chapter 126, Article 2, Section 2.20 of the Zoning Ordinance requires one-family dwelling units in the R8 zoning district to be developed to the standards of the R3 zoning district. Chapter 126, Article 2, Section 2.10 of the Zoning Ordinance requires the combined front and rear setbacks in the R3 zoning district to be a minimum of 55.00 feet. The applicant is proposing a combined front and rear yard setback of 44.90 feet. Therefore, a variance of 10.10 feet is being requested.

Staff Notes: The subject site is seeking approval of plans that include renovations to the existing duplex building with the intention of converting the building back into a single-family residential dwelling. The renovations are significant and include an addition to the side/rear of the building to accommodate more living space and a garage, the replacement of deteriorated façade materials, window repair, and some tree removal.

In addition, the property is currently within a historic district (Hosston-Logan House) in the City of Birmingham. Due to the historic designation of the building, the applicant was required to seek a Certificate of Appropriateness from the Historic District Commission to ensure the alterations are consistent with the Secretary of the Interior Standards for Rehabilitation. On June 3, 2026, the Historic District Commission granted a Certificate of Occupancy with several conditions, one of which was to obtain a variance from the Board of Zoning Appeals.

The subject property is zoned R8 (Single Family Residential)

Nicholas Dupuis
Planning Director

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

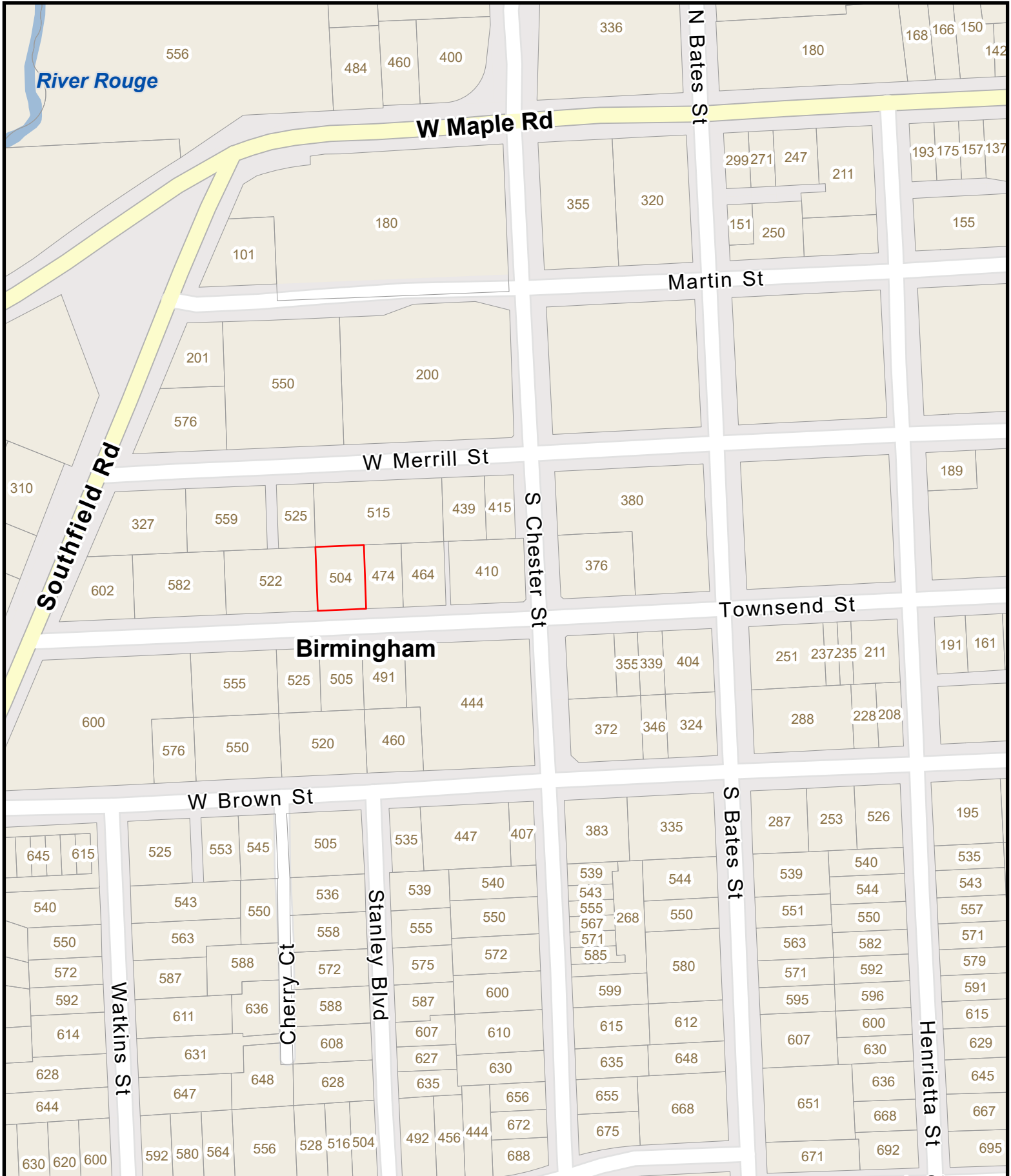
8.01 The Board of Zoning Appeals

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)

504 Townsend



-  2 Foot Contours
-  5 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.


David Coulter
 Oakland County Executive

Date Created: 7/1/2026

 NORTH
 1 inch = 200 feet

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

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	☐ Interpretation	☒ Dimensional DIMENSIONAL	☐ Land Use	☐ Sign	☐ Admin Review
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I. PROPERTY INFORMATION:

Address: 504 TOWNSEND	Lot Number: 34	Sidwell Number:
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II. OWNER INFORMATION:

Name: Mia Gordon & Zach Lerner			
Address: 504 Townsend	City: Birmingham	State: MI	Zip code: 48009
Email: * gordonmia1@gmail.com		Phone: 248 225 2720	

III. PETITIONER INFORMATION:

Name: Mia Gordon		Firm/Company Name: HOMEOWNER	
Address: 504 Townsend	City: Birmingham	State: MI	Zip code: 48009
Email: gordonmia1@gmail.com		Phone: 248 225 2720	

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

WILL BE
PROVIDED

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: 5/15/24

Signature of Petitioner: OWNER

Date: _____

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

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

6. Where the Birmingham Zoning Ordinance requires site plan approval of a project by the City Planning Board before the issuance of a building permit, applicants must obtain preliminary site plan approval by the Planning Board before appeal to the BZA for a variance request. If such appeal is granted by the BZA, the applicant must seek final site plan and design review approval from the Planning Board before applying for a building permit.
 7. An aggrieved party may appeal a Planning Board decision. Such appeal must be made within 30 days of the date of the decision. The BZA, in its discretion, may grant additional time in exceptional circumstances.
 8. Appeals from a decision of the Building Official shall be made within 30 days of the date of the order, denial of permit, or requirement or determination contested. The BZA, in its discretion, may grant additional time in exceptional circumstances.
 9. An appeal stays all proceedings in accordance with Act #110, Public Acts of 2006, Article VI, Section 125.3604 (3).
- C. The order of hearings shall be:
1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
 2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
 3. Interested parties' comments and view on the appeal.
 4. Rebuttal by applicant.
 5. The BZA may make a decision on the matter or request additional information.
- D. Motions and Voting
1. A motion is made to either grant or deny a petitioner's request
 - a) For a motion to grant or deny a non-use variance request, the motion must receive four (4) affirmative votes to be approved.
 - b) For a motion to grant or deny a use variance request, the motion must receive five (5) affirmative votes to be approved.
 - c) For a motion to grant or deny an appeal of a decision or order by an administrative official or board, the motion must receive four (4) affirmative votes to be approved.
 2. When a motion made is to approve or deny a petitioner's request and if there is a tie vote, then the vote results in no action by the board and the petitioner shall be given an opportunity to have his or her request heard the next regularly scheduled meeting when all the members are present.
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3. When there are less than seven (7) members of the board present for a meeting, then a petitioner requesting a use variance shall be given an opportunity at the beginning of the meeting to elect to have it heard at the next regularly scheduled meeting.
4. When there are less than six (6) members present for a meeting, then all petitioners shall be given an opportunity at the beginning of the meeting to elect to have the request heard at the next regularly scheduled meeting.

ARTICLE II - Results of an Appeal

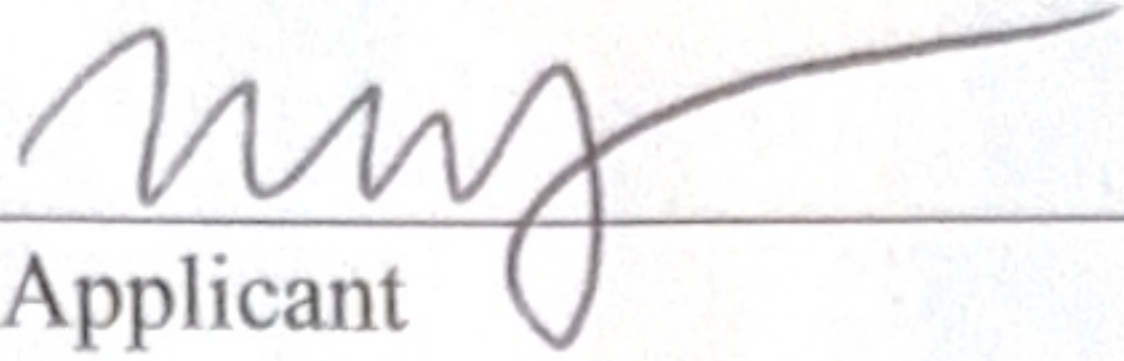
- A. The Board may reverse, affirm, vary or modify any order, requirement, decision or determination as in its opinion should be made, and to that end, shall have all the powers of the officer from whom the appeal has been taken.
- B. The decisions of the Board shall not become final until the expiration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

ARTICLE III - Rehearings

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

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

May 18, 2026

City of Birmingham
Board of Zoning Appeals

Re: 504 Townsend
Variance Request

Dear Board Members,

We would like to completely renovate & add onto our Historical House at 504 Townsend and in so doing are requesting the following Variances.

- 1) 3.3' Distance to Neighbor Variance
- 2) 10' Rear Setback Variance
- 3) 10.1' Combined Front & Rear Setback Variance

Our Existing Home has a number of unique conditions that create hardships in order for us to do Additions to make the house live-able and preserve a Historical resource.

The unique conditions include:

- 1) It is a single family home required to meet R-3 setback & bulk requirements while it is located within an R-8 zone district and surrounded by R-8 developments.
- 2) It has an 18' side easement for a Shared Driveway with Duplex to the East that is the other property's only access to their garages.
- 3) It is regulated by what the HDC will approve for additions to Historic Homes.

Regarding the 3.3' Distance to Neighbor hardship: The only possible location to expand our home is on the West Side. Any space on the East Side is not available due to the easement/share driveway AND any expansion toward the front of the house on that East side would cover the primary historic character of the home. We are proposing an addition on the West Side that meets the R-3 side setback but because the multiple unit to the West is at it's minimum, we require relief from the Distance to Neighbor requirement in order to do any addition to our modest house that is sandwiched between 2 multiple home developments.

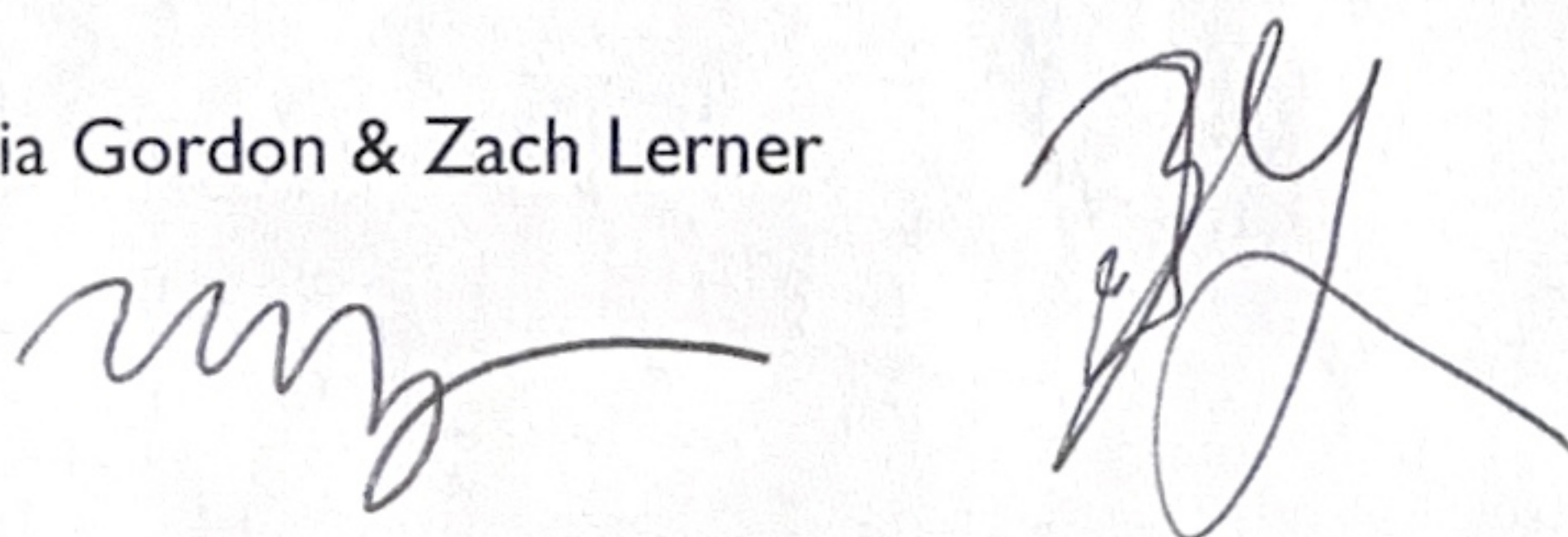
Regarding the 10' Rear Setback hardship: There is no possible location for a functionally sized Attached or Detached Garage due to the easement/share driveway to the East and location of Existing Historic Structure. Placing the Garage with a 20' (R-8 permitted) Rear Setback, where 30' minimum is required for R-3, allows for bare minimum functional garage and will be located at the same rear setback that any R-8 development of this property would permit and what most all of the neighboring developments beside & behind currently have. Additionally, because the Historic Design Board wants Additions to Historic Houses to be as far back from the Historic Front, our additions are pushed to the Rear.

Regarding the 10.1' Combined Front & Rear Setback hardship: The 10' Rear Setback requested plus the Existing Front Setback of the Existing Historic Structure do not meet the R-3 requirement but would meet the R-8 requirement that most of our surrounding neighbors to side and rear meet.

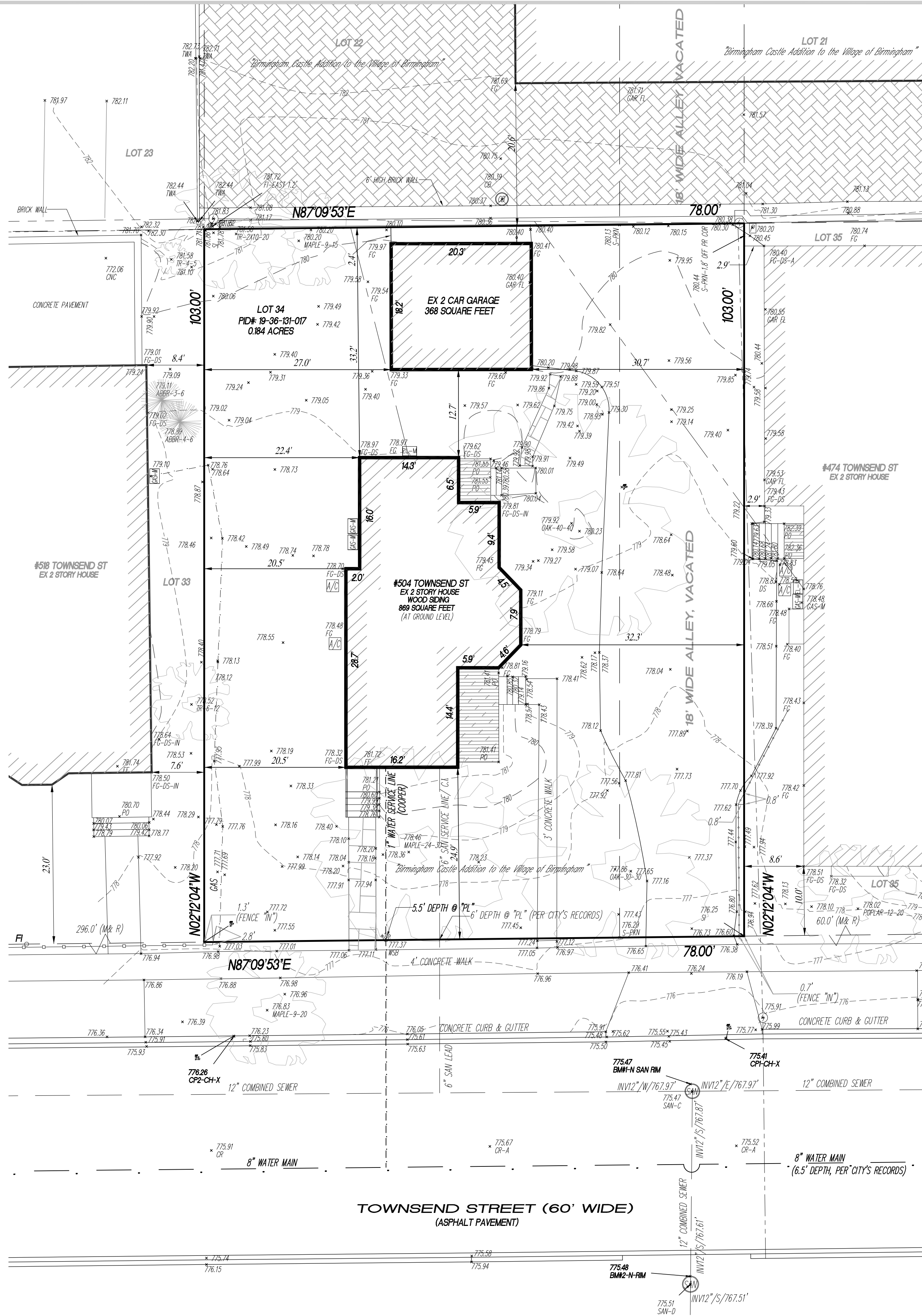
We have explored all options with our architect and due to the hardships cited have no other options in order to make our Historic Home live-able and saving this Historic Structure. We appreciate your assistance in this appeal.

Respectfully Submitted,

Mia Gordon & Zach Lerner

The block contains two handwritten signatures. The signature on the left is a cursive, flowing script, likely belonging to Mia Gordon. The signature on the right is also cursive but more angular and stylized, likely belonging to Zach Lerner.

TOPOGRAPHIC SURVEY

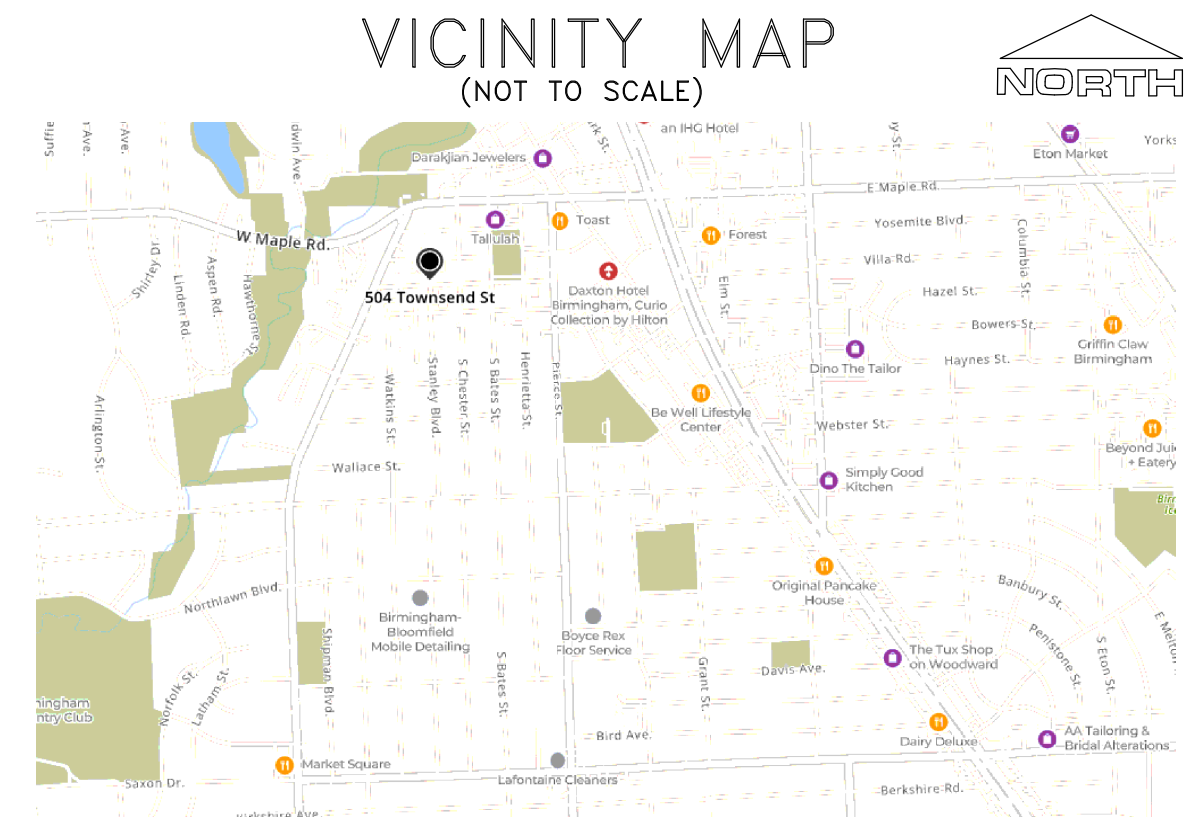


- LEGEND**
- UTILITY POLE
 - UTILITY POLE
 - OVER HEAD WIRE
 - PRIVACY FENCE
 - PAVEMENT CATCH BASIN/CBP
 - EX. SANITARY M.H.
 - EX. GATE VALVE & WATER
 - EX. STORM M.H.
 - EX. HYDRANT
 - WATER STOP BOX
 - GAS METER
 - ELECTRIC METER
 - PAVERS
 - WOODEN PORCH
 - DECIDUOUS TREE
 - AIR CONDITION UNIT
 - FINISH GRADE-CONCRETE
 - FINISH GRADE-ASPHALT
 - FINISH GRADE & DS
 - DOWN SPOUT
 - DS DIRECTED IN GROUND
 - ELEVATION
 - FINISH FLOOR
 - TOP OF WALL (ROCKS)
 - TREE-8"TRUNK-8FT SPREAD
 - PARCEL IDENTIFICATION NUMBER
 - TOWN/RANGE
 - LIBER/PAGE
 - EXISTING
 - CONTROL POINT
 - BENCH MARK
 - TOP OF PORCH
 - STREET
 - FOUND IRON/CAPPED IRON
 - SET IRON @ PROP CORNER
 - SET PK NAIL IN ASPHALT
 - PROP CORNER
 - EX SPOT ELEV.
 - EX CONTOUR
 - UTILITY PEDESTAL

FRONT SET BACK

- #1410 Townsend St.: 19.3'
- #464 Townsend St.: 23.5'
- #474 Townsend St.: 10.0'
- #504 Townsend St.: 24.9'
- #518 Townsend St.: 23.0'
- #542 Townsend St.: 30.4'
- #550 Townsend St.: 27.2'

Total= 158.3'
Average Front 158.3' : 7 = 22.6'



GENERAL NOTES

–Utility information as shown herein are compilation of field observation and City's records, therefore no guarantee could be given as to their exact location and depth. An excavation might be needed in order to determine utility position.

–Client/contractor shell obtain all pertinent permits when connecting to public utilities and comply to City's requirements.

–All measurements as shown herein are existing.

–All symbols as shown herein are not to scale.

–Client/contractor shell obtain all pertinent permits when connecting to public utilities and comply to City's requirements.

–All measured elevations are expressed in North American Vertical Datum as of 1988. (NAVD88)

–AB-SB Land Survey, P.C retains the sole ownership of this document as an instrument of service and it can not be reused nor reproduced without written permission and additional compensation.
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LEGAL DESCRIPTION

#504 Townsend Street, Birmingham, MI, 48009

Part of the NW 1/4 of Section 10, Town 2 North, Range 10 East, City of Birmingham, Oakland County, Michigan, being more particularly described as follows:

LOT 34 and ALL of the VACATED ALLEY adjacent thereto of "Birmingham Castle Addition to the Village of Birmingham". Containing: 8,034 Square Feet---0.184 Acres, more or less. Parcel Identification Number:# 19-36-131-017.

Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

Note: Since our survey DOES NOT include a Title Search there could be easements and/or encumbrances upon the subject property that are not shown at this time.

While conducting a boundary portion of this survey, conflicting evidence representing property corners had been found. Property lines as shown hereon are based on FI, being west of subject property and FCI, being east of subject property.



Mende Bezanovski, P.S.#4001049430
State of Michigan

BENCH MARK INFO

City's Bench Mark, labeled as BM#1:
Brass disc at SW intersection of Pierce and Martin Streets.
EL=781.53'

Site Bench Mark No 1:
North rim of a sanitary manhole in front of the access of subject property and in the middle of pavement of Townsend Street.
EL=775.47'

Site Bench Mark No 2:
North rim of a sanitary manhole being south from BM#1 and within the southerly right-of-way of Townsend Street.
EL=775.48'

LAND AREA

8,034 ± SQUARE FEET
0.184 ± ACRES



36636 North Pointe Dr. New Baltimore, MI 48047
TEL: (586) 822-4964, FAX: (586) 591-5930
info@ab-sb-landsurvey.com;
www.ab-sb-landsurvey.com

811 Know what's below. Call before you dig.

SCALE: 1" = 10'

JOB NUMBER: 2025-03-10-128-BG

FIELD: MB

REVISIONS: R1: 3-31-2025

CLIENT: Mr. Brian Gordon

ADDRESS: 504 Townsend Street
Birmingham, MI, 48009

TEL: (248)-229-1300
FAX:

PAGE: 1 OF 1

DRAWN: MB

CHECKED: MB

DATE: 1-22-2023

Gordon-Lerner Residence

HOUSTON-LOGAN HISTORICAL HOUSE

504 Townsend, Birmingham, Mi

Site Data:

ADDRESS	504 TOWNSEND
ZONED	R-8 (MULTI-FAMILY RESIDENTIAL)
PROPOSED OCCUPANCY	SINGLE FAMILY RESIDENCE
LOT AREA	8,034 SF +/-
LOT WIDTH	78'

ZONING DATA

SETBACKS	REQUIRED	PROPOSED
FRONT SETBACK - AVERAGE OF HOUSES WITHIN 200'	SEE SURVEY	24.9' EXIST. TO REMAIN
MIN. ONE SIDE (10% LOT WIDTH OR 9' WHICHEVER GREATER)	9' MIN.	32.3' EXIST. EAST SIDE
LEAST SIDE SETBACK	5' MIN.	8.5' TO ADDITION WEST SIDE
TOTAL SIDES (25% LOT WIDTH)	19.5' MIN.	8.5' + 32.3' = 40.8'
DISTANCE TO NEIGHBOR (25% LOT WIDTH)	19.5' MIN.	16.2' TO ADDITION WEST SIDE (3.3' VARIANCE REQ'D)
REAR SETBACK	30'	28' TO HOUSE ADDITION (2.0' VARIANCE REQ'D)
REAR SETBACK	30'	20' TO GARAGE ADDITION (10.0' VARIANCE REQ'D)
COMBINED FRONT & REAR	55'	44.9' TO GARAGE ADDITION (10.1' VARIANCE REQ'D)

FLOOR AREA SUMMARY	EXISTING	ADDITION	TOTAL
GROUND FLOOR	846 SF	542 SF	1,388 SF
SECOND FLOOR	867 SF	510 SF	1,377 SF
TOTAL HOUSE	1,713 SF	1,052 SF	2,765 SF

LOT COVERAGE	30 % MAX.
EXIST. HOUSE & ADDITION FOOTPRINT	1,388 SF
EXIST. FRONT COVERED PORCH	80 SF
NEW REAR PORCH	165 SF
NEW ATTACHED GARAGE FOOTPRINT	530 SF
TOTAL COVERAGE AREA :	2,163 SF

LOT AREA COVERAGE	2,163 SF / 8,034 SF =	26.9 %
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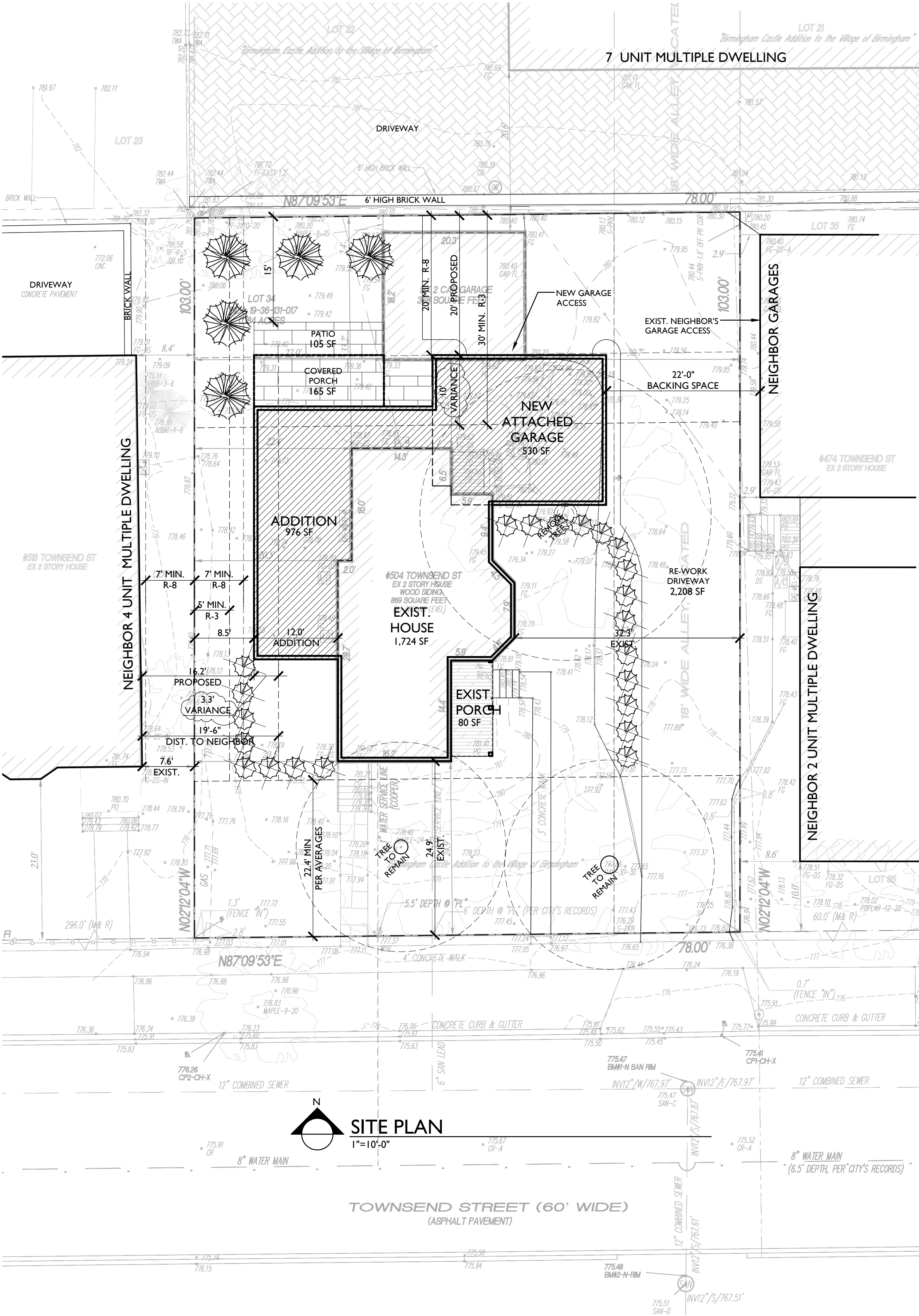
OPEN SPACE	40 % MIN.
HOUSE, ADDITIONS, & GARAGE FOOTPRINT	2,163 SF
DRIVEWAY	2,208 SF
NEW REAR TERRACE	105 SF
EXISTING FRONT WALKS < 3'	0 SF
TOTAL IMPERVIOUS	4,476 SF

OPEN SPACE:	8,034 SF - 4,476 SF / 8,034 SF =	44.2 %
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VARIANCE CHART			
ITEM	REQUIRED	PROPOSED	VARIANCE AMOUNT
VARIANCE (1) DISTANCE TO NEIGHBOR (WEST SIDE)	19.5'	16.2'	3.3'
VARIANCE (2) REAR SETBACK	30'	20'	10.0'
VARIANCE (3) COMBINED FRONT & REAR SETBACK	55'	44.9'	10.1'



EXISTING HISTORICAL HOUSE



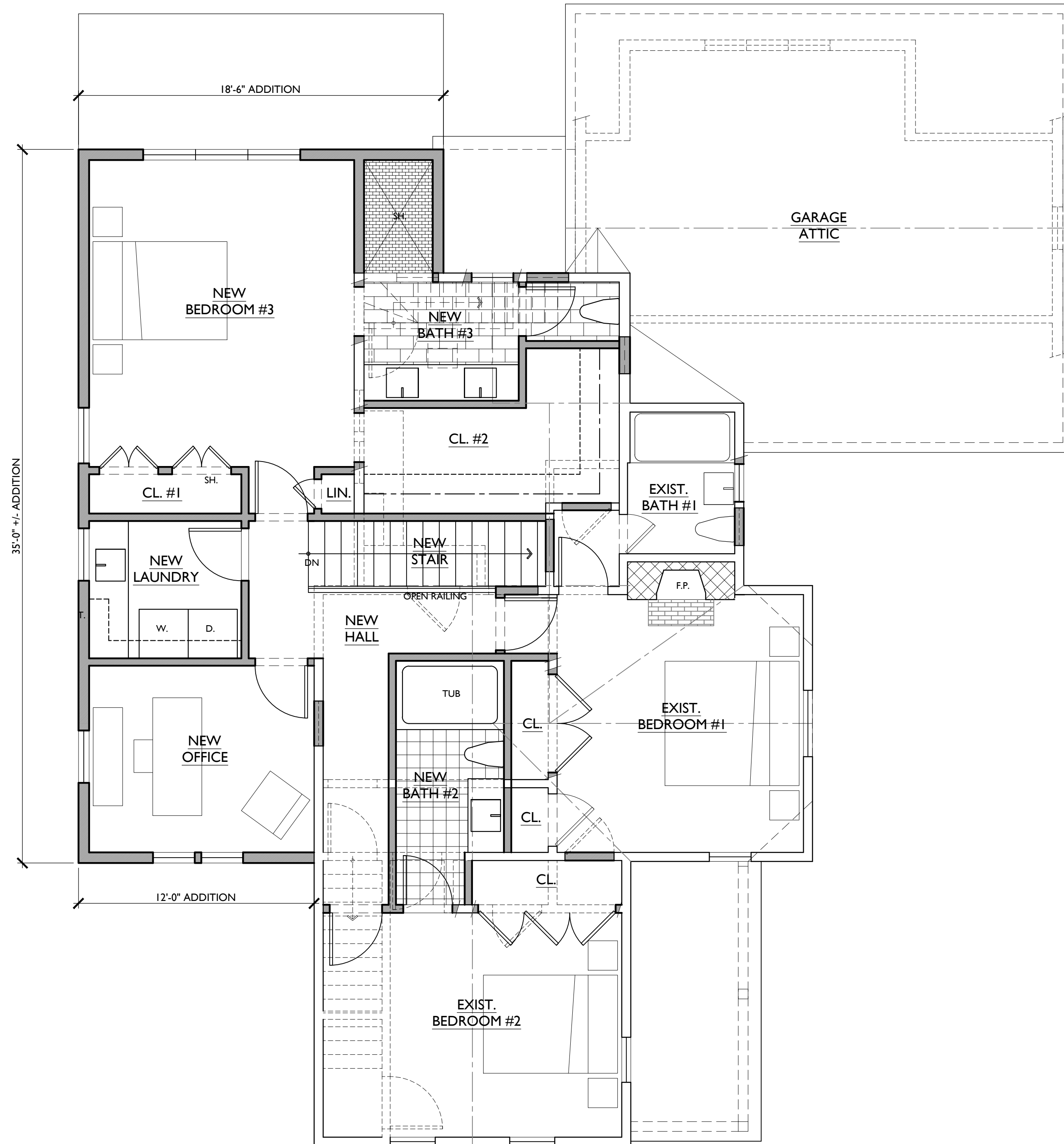
GORDON-LERNER RESIDENCE
504 Townsend
Birmingham, MI

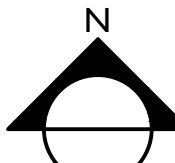
Glenda MEADS Architects
114 S. OLD WOODWARD AVE, SUITE 5, BIRMINGHAM, MI 48009
M (248) 514-2971 glenda@glendameads.com

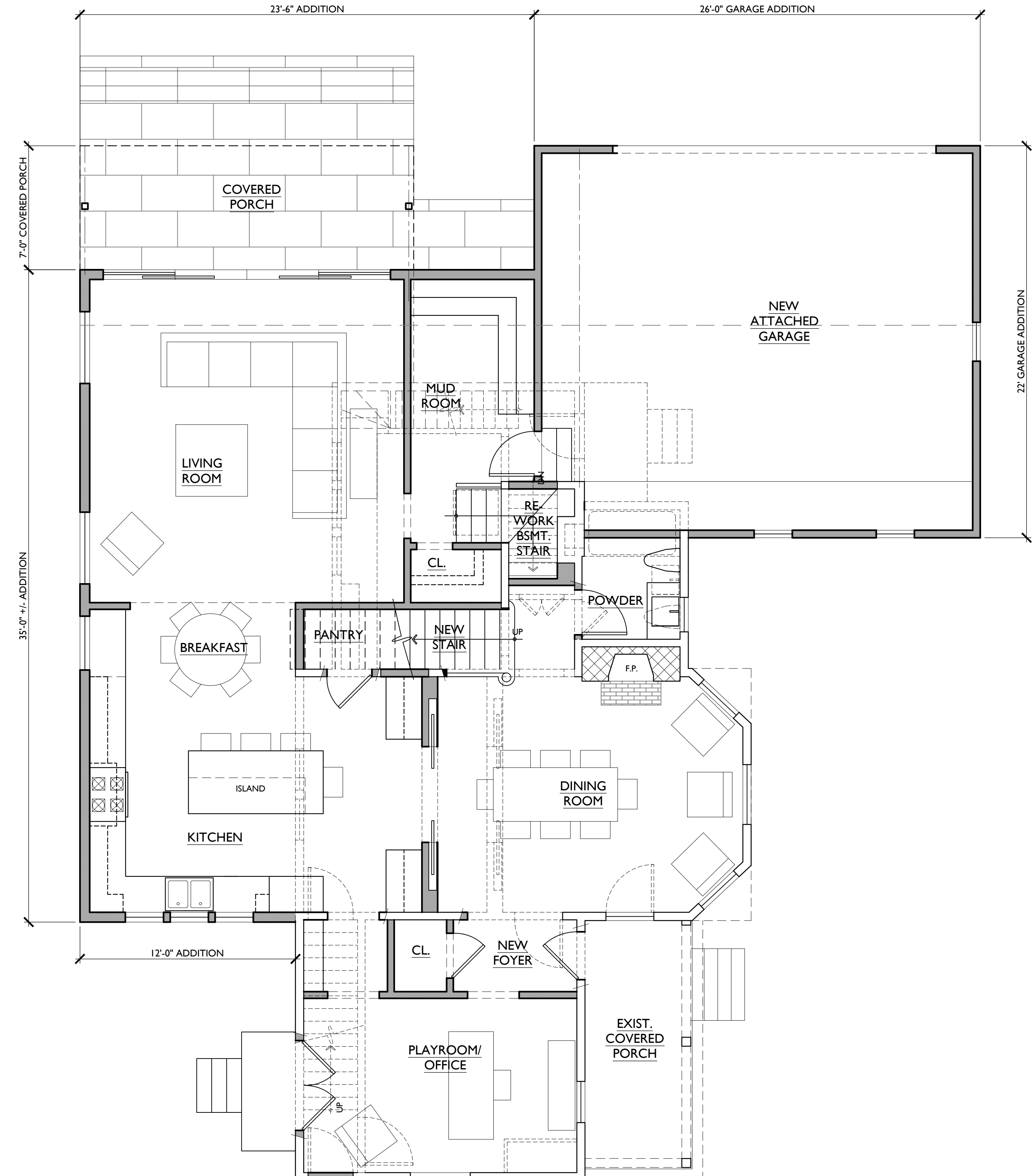
COVER,
SITE DATA, &
SITE PLAN

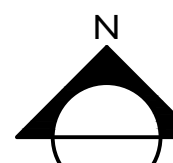
2-18-26
AS-BUILTS
2-19-26
SITE PLAN OPTIONS
3-10-26
PRELIM. DESIGN
4-7-26
REVISED DESIGN
4-24-26
COA PRELIM
5-14-26
COA APPL.
5-18-26
ZBA

A000



 **SECOND FLOOR PLAN**
1/4"=1'-0" 509 SF ADDITION



 **GROUND FLOOR PLAN**
1/4"=1'-0" 542 SF ADDITION

GORDON-LERNER RESIDENCE
504 Townsend
Birmingham, MI

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

FLOOR PLANS

2-18-26 AS-BUILTS
2-19-26
3-10-26 SITE PLAN OPTIONS
4-7-26 PRELIM. DESIGN
4-7-26 REVISED DESIGN
4-24-26 COA PRELIM
5-14-26 COA APPL.
5-18-26 ZBA

A100



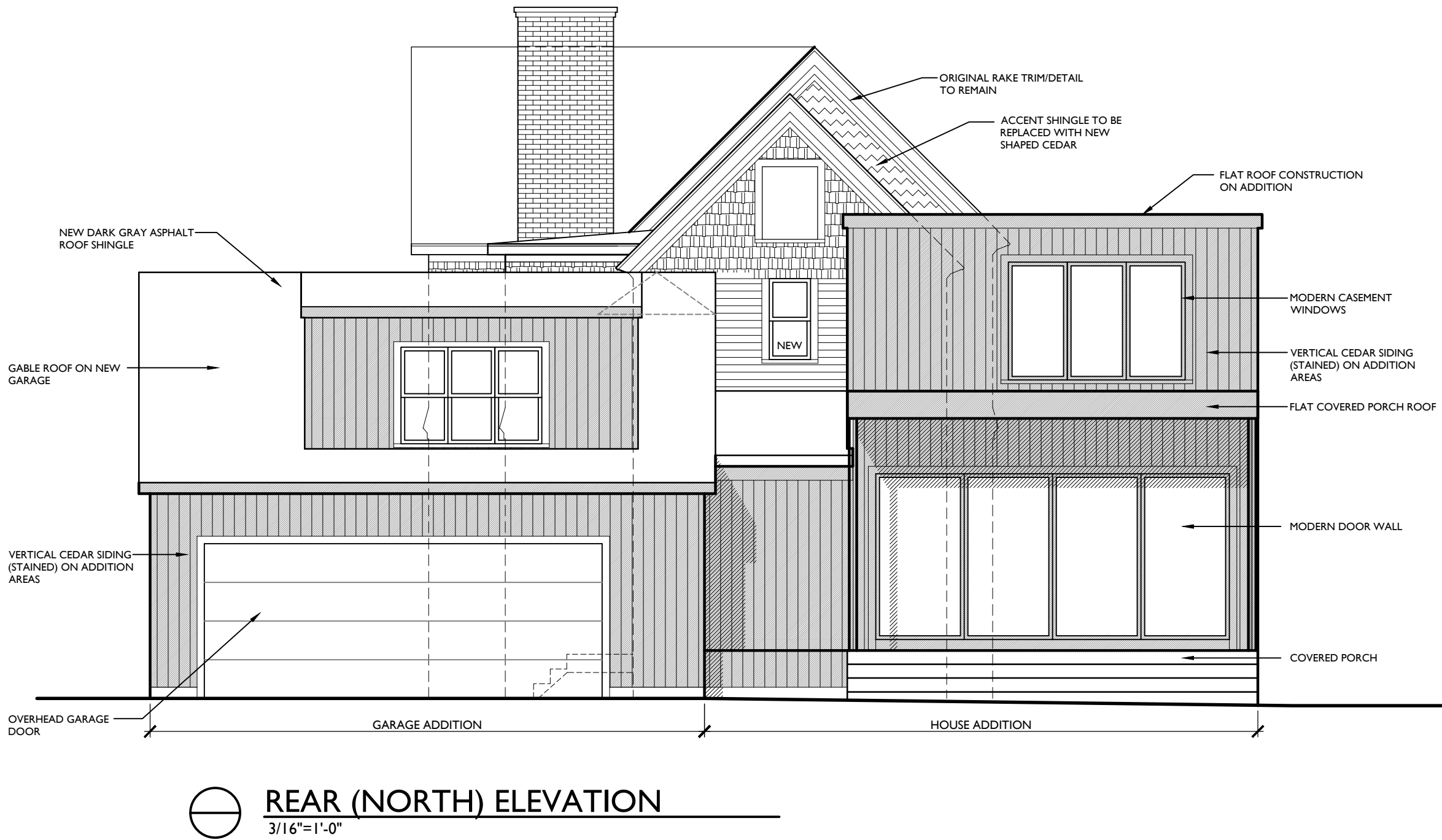
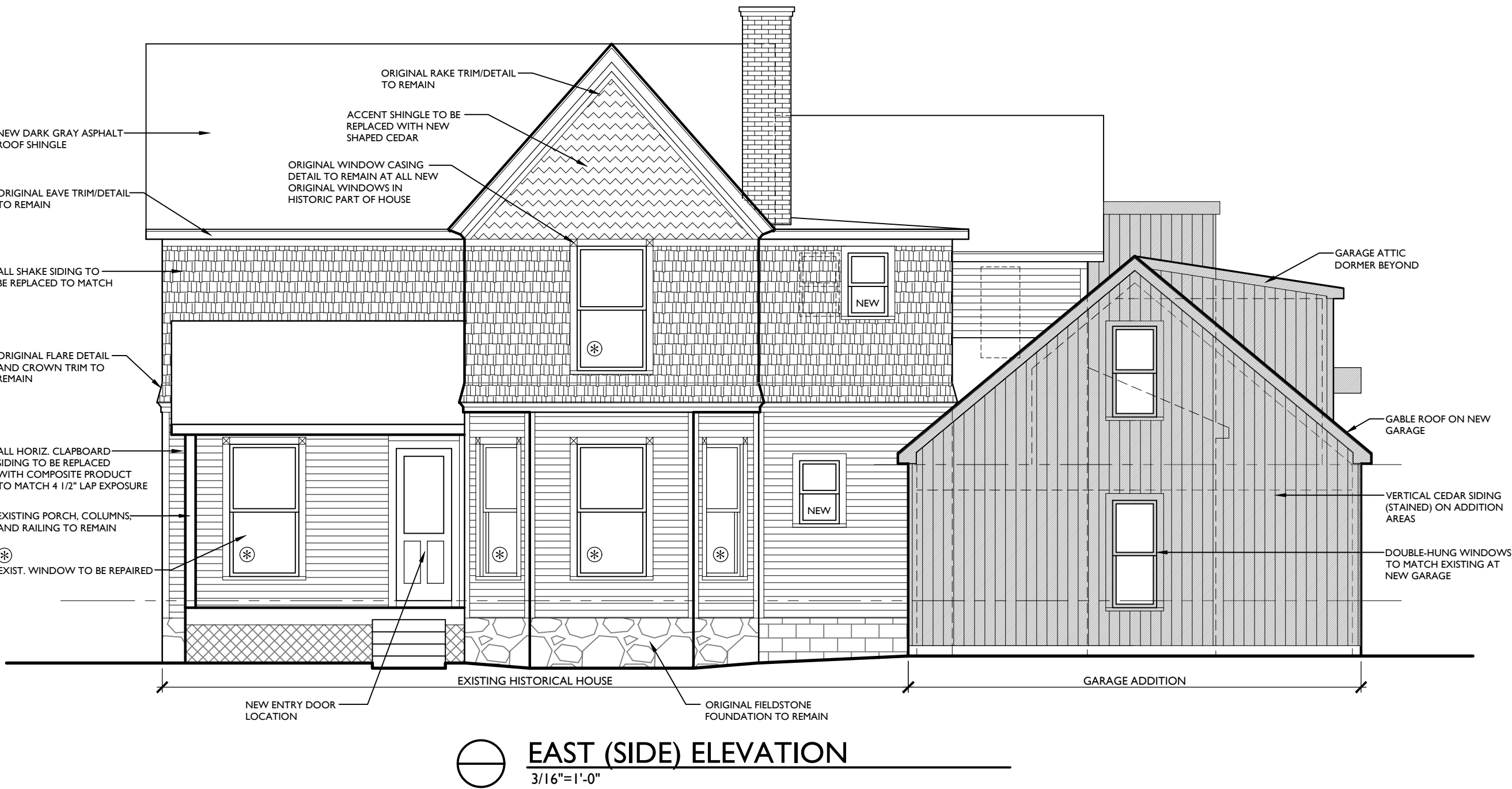
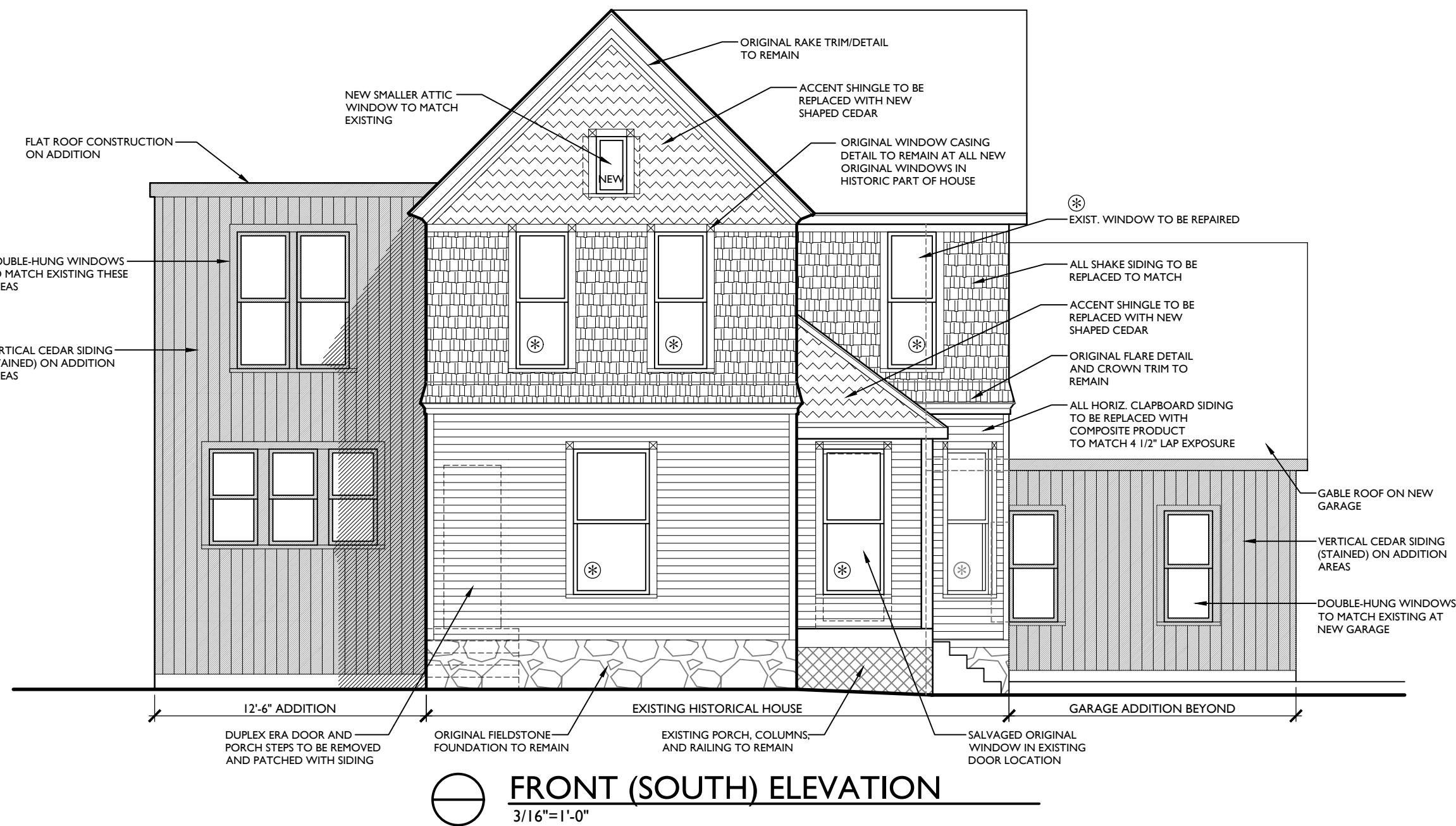
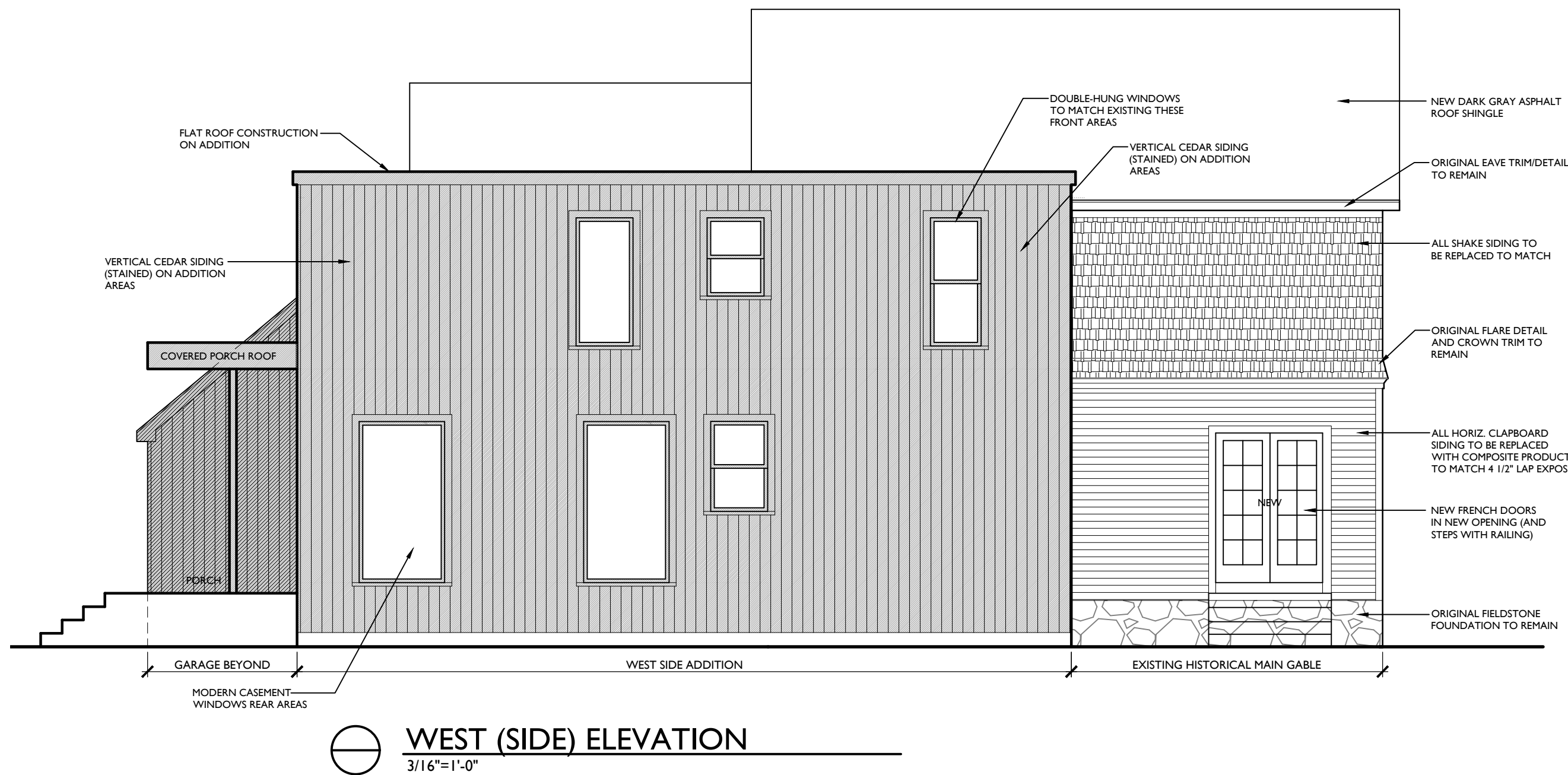
WEST VIEW



EAST VIEW



EXISTING HISTORICAL HOUSE



GORDON-LERNER RESIDENCE
504 Townsend
Birmingham, MI

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

ELEVATIONS

- 2-18-26 AS-BUILTS
- 2-19-26 SITE PLAN OPTIONS
- 3-10-26 PRELIM. DESIGN
- 4-7-26 REVISED DESIGN
- 4-24-26 COA PRELIM
- 5-14-26 COA APPL.
- 5-18-26 ZBA

A002

CASE DESCRIPTION

1982 Haynes (26-18)

Hearing date: JULY 14, 2026

Appeal No. 26-18: The owner of the property known **1982 Haynes**, requests the following variance to construct a new home with an attached garage:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.85 feet. Therefore, a variance of 1.15 feet is being requested.

Staff Notes: This applicant is requesting a variance for the distance from the adjoining principal building on the adjacent lot. There was a variance granted in October 2005 for the neighboring property (minutes attached). There was a variance granted for 1982 Haynes in March 2024 that has expired (minutes attached).

This property is zoned R3 – Single family residential.

Andrew Erickson
Assistant Building Official

CHAPTER 126 - ZONING

ARTICLE 8: ENFORCEMENT AND PENALTIES

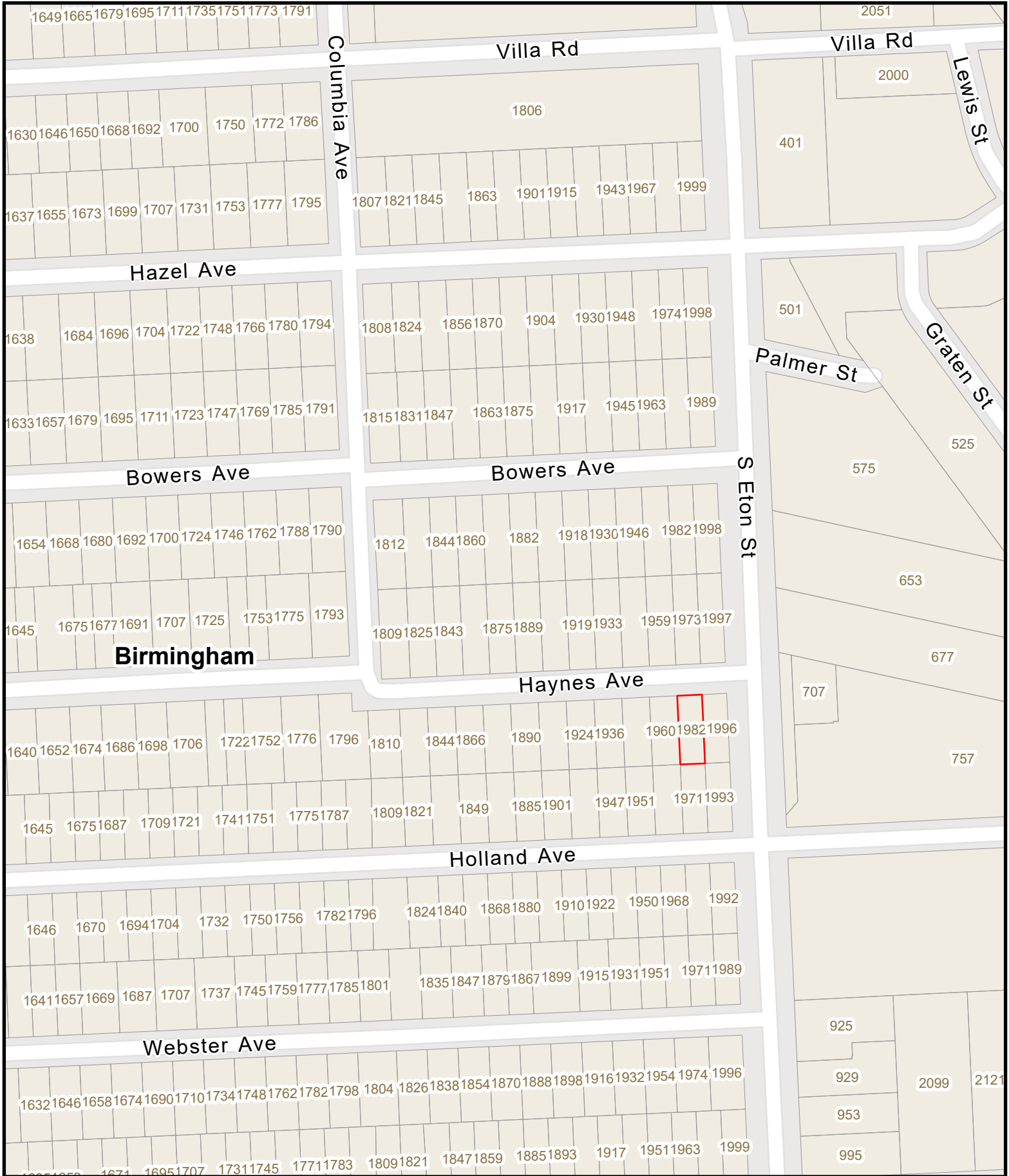
8.01 The Board of Zoning Appeals

3. Variances.

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

(EACH i-iv must be satisfied)

1982 Haynes



-  2 Foot Contours
-  5 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.


David Coulter
 Oakland County Executive

Date Created: 7/1/2026

 NORTH
 1 inch = 200 feet

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

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

I. PROPERTY INFORMATION:

Address: 1982 HAYNES	Lot Number: 326	Sidwell Number: 20-31-177-024
-------------------------	--------------------	----------------------------------

II. OWNER INFORMATION:

Name: ARMANDO GIUSEPPE INC			
Address: 3675 W TIENKEN RD	City: ROCHESTER HILLS	State: MI	Zip code: 48306
Email: * Donnaferro@outlook.com		Phone: 248-830-3023	

III. PETITIONER INFORMATION:

Name: ARMANDO G. YBARRA		Firm/Company Name: ARMANDO GIUSEPPE, INC.	
Address: 3675 Tienken Rd	City: Rochester Hills	State: MI	Zip code: 48306
Email: donna@armandogiuseppe.com		Phone: 248-830-3023	

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: <u>6-11-26</u>
Signature of Petitioner: _____	Date: <u>6-11-26</u>

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

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

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

C. The order of hearings shall be:

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

D. Motions and Voting

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

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

ARTICLE II - Results of an Appeal

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

ARTICLE III - Rehearings

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

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

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

Signature of Applicant



REQUEST FOR APPEAL

1982 HAYNES, BIRMINGHAM MI 48009

June 11, 2026

We are requesting a variance on the above property per the attached proposed site plan. The existing home will be demolished and a new home will be built.

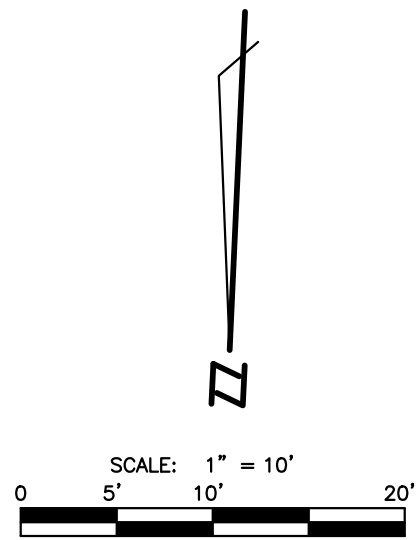
We were approved for a variance in 2024, However due to circumstances, we have revised the proposed new construction plan and are in need of a new approval since the previous approval has now expired. We have modified the structure, eliminating the detached garage and the 3rd floor. By revising this to a front facing garage we have been able to reduce the requested variance amount to less than 2', see site plan. Initially 2' was granted in 2024 as mentioned above.

Currently the home to the east of our property, located at 1996 Haynes did not conform to the side yard set back requirements when it was built in 2006. Per the topo they were given a variance of 2' creating 12' between the structures. This now creates a hardship for the new home side setback requirements. We are, therefore, requesting that we maintain the approved variance on the east side, keeping it at 12' .

Armando Giuseppe, Inc. has built several new homes in the area and we would like to continue building and adding value to these neighborhoods on this site. Thank you for your consideration, we look forward to working together on this project.

Respectfully,

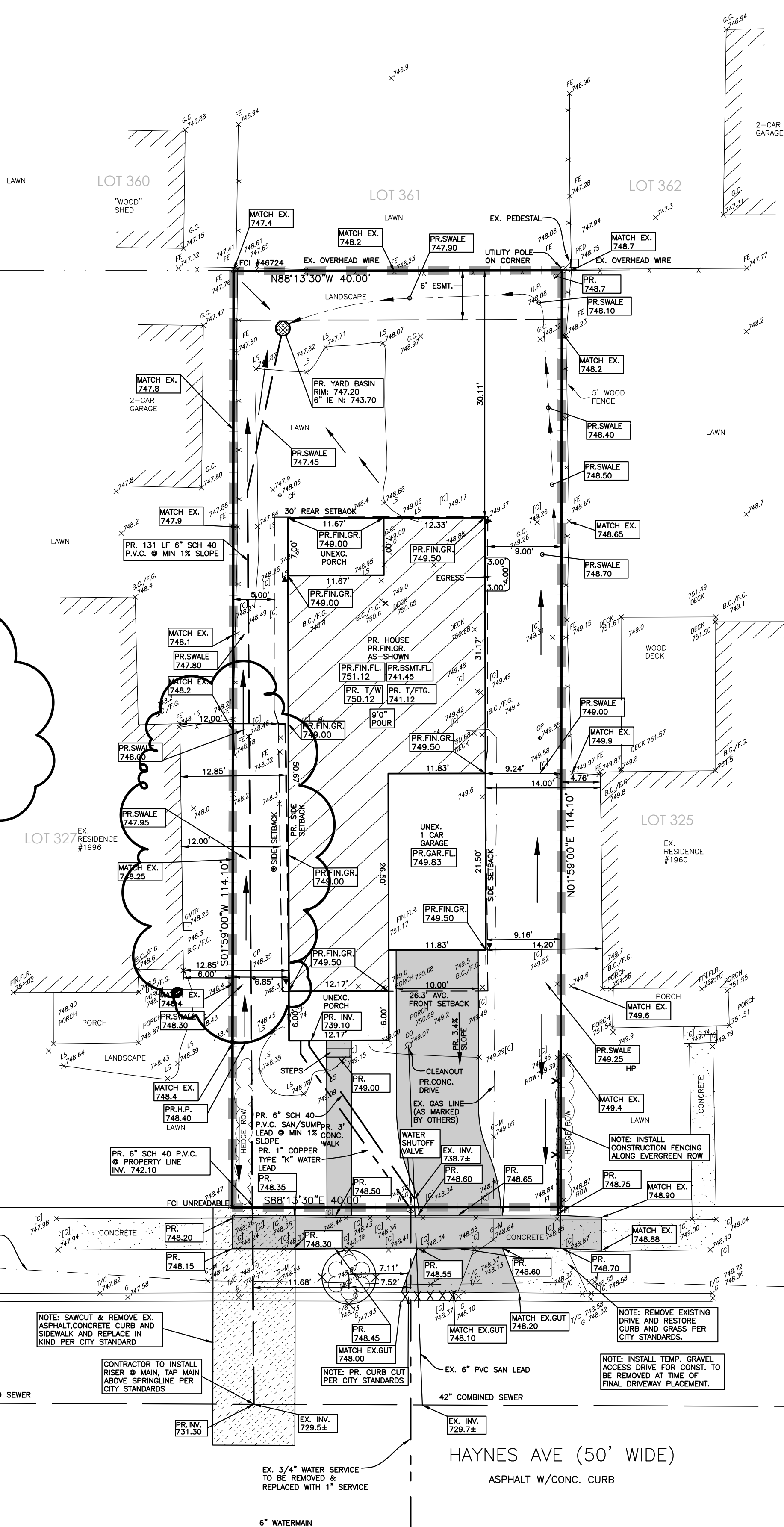
Armando G. Ybarra, President



VARIANCE CHART				
REQUIRED	EXISTING	PROPOSED	VARIANCE AMOUNT	
14'	12'	12.85'	1.15'	

NOTE - VARIANCE REQUEST FOR DISTANCE BETWEEN BUILDINGS, EAST SIDE OF PROPOSED HOUSE AS CLOUDED.

NOTE: VARIANCE OF 12' BETWEEN BUILDINGS WAS ISSUED BY CITY.



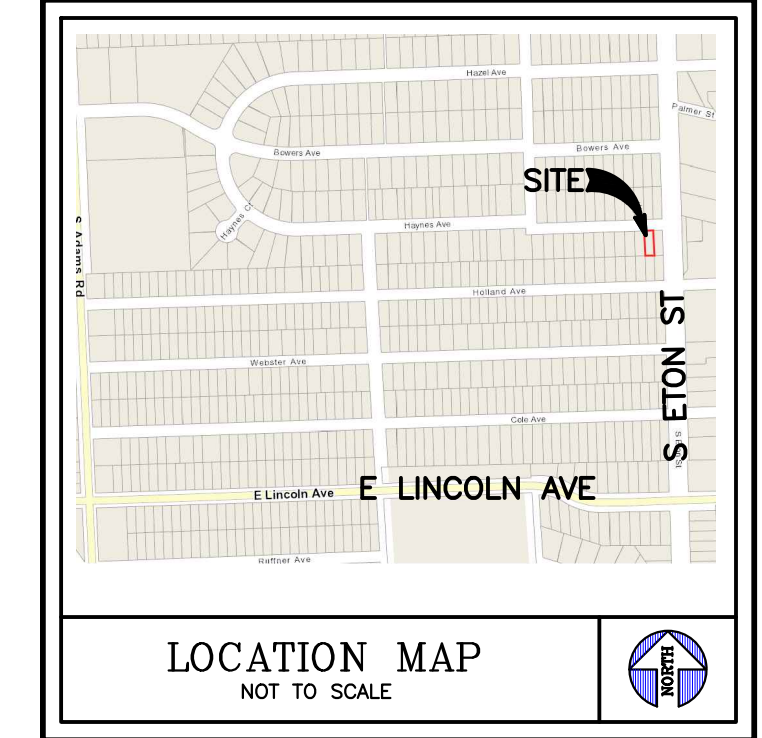
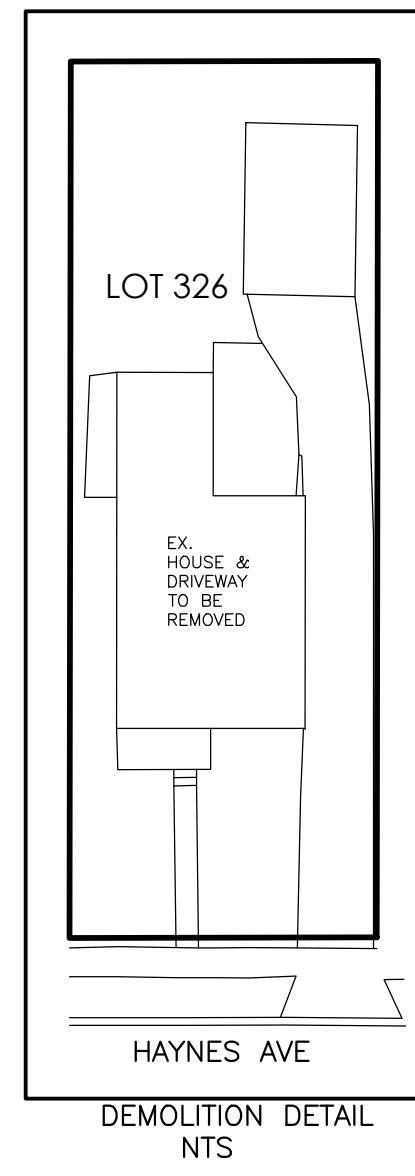
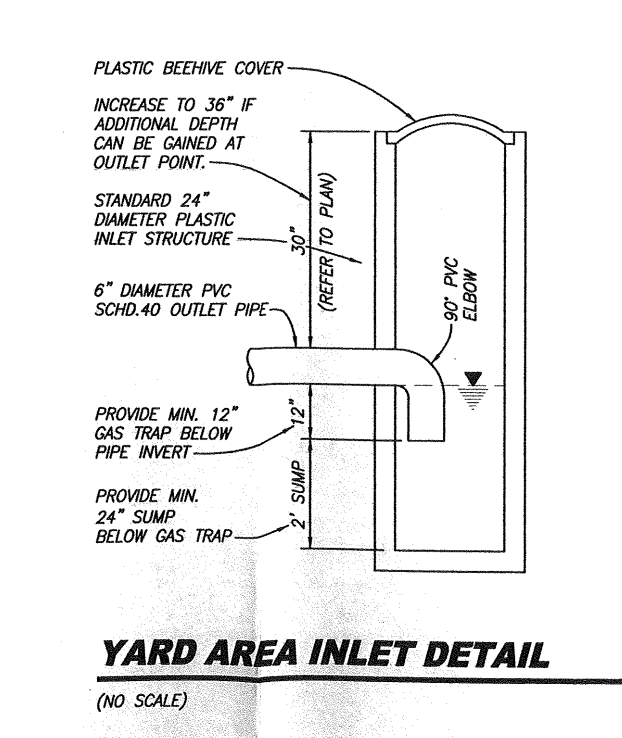
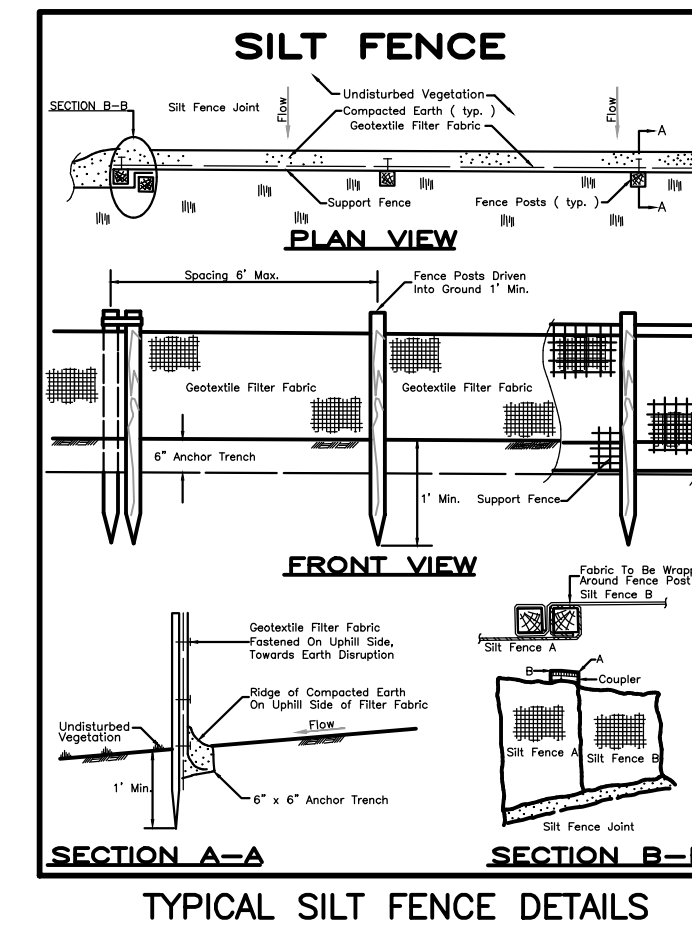
REMOVE & REPLACE SIDEWALK PER CITY STANDARDS

NOTE: APPROACH FLARES SHALL NOT EXCEED 2'

NOTE: ALL SIDEWALK FLAGS WHICH ARE LOCATED BETWEEN THE APPROACH AND DRIVEWAY MUST BE OF 6-INCH CONCRETE

NOTE: SIDEWALK CROSS SLOPE SHOULD BE LESS THAN OR EQUAL TO 2%

NOTE: CONTRACTOR WILL INSTALL A FABRIC BAG IN THE NEAREST DOWNSTREAM CATCH BASIN



SOIL EROSION NOTES:

- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
- 3) COMPLETE ALL EARTH MOVEMENT.
- 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

NOTE: AREA OF PROPOSED EARTH CHANGE = 13,141 SQ. FT.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.

NOTE: THE NEAREST WATER COURSE IS SUNKEN BRIDGE DRAIN, APPROX. 2000' TO THE EAST.

SOIL TYPE PER OAKLAND COUNTY SOIL MAP: SHEBON-URBAN LAND COMPLEX

LEGEND

SURVEY DESCRIPTION	EXISTING DESCRIPTION
SECTION CORNER	UTILITY POLE
FOUND IRON	EDGE OF WOODS
MON. NAIL	BOTTOM OF BERM
TOP OF BERM	SET IRON
RECORDED	EDGE OF ASPHALT
MEASURED	EDGE OF CONCRETE
CALCULATED	CORROGATED METAL PIPE INVERT
PROPOSED DESCRIPTION	TOP OF WALL
PR. 0.000.00	BOTTOM OF WALL
PR. 0.000.00	EDGE OF WATER
PR. 0.000.00	BUILDING CORNER/FINISHED GRADE
PR. 0.000.00	WATER SHUT OFF
PR. 0.000.00	MARKER
PR. 0.000.00	SANITARY MANHOLE
PR. 0.000.00	CATCH BASIN BEEHIVE
PR. 0.000.00	TOP OF CURB
PR. 0.000.00	STORM MANHOLE
PR. 0.000.00	TOP OF BANK
PR. 0.000.00	BOTTOM OF BANK
PR. 0.000.00	CENTERLINE
PR. 0.000.00	CATCH BASIN SQUARE
PR. 0.000.00	LIGHT POLE
PR. 0.000.00	GATE VALVE/WEEL
PR. 0.000.00	DOWNSPOUT
PR. 0.000.00	TREE PROTECTION

AREA OF LOT =	4,563 SF
AREA OF HOUSE FOOTPRINT & GARAGE =	1,370 SF
LOT COVERAGE =	30.0%
AREA OF LOT =	4,563 SF
IMPERVIOUS AREA =	1,750 SF
LOT COVERAGE =	38.4%
AREA OF FRONT YARD =	1,052 SF
IMPERVIOUS AREA =	340 SF
LOT COVERAGE =	32.3%

Utility information, as shown, indicates the approximate locations and types of utilities as disclosed to this firm by various utility company's markings and/or plans provided.

No guarantee is provided or implied as to the existence, accuracy, or completeness of any utilities.

All locations and depths of any utilities that may exist shall be verified in the field by others prior to the start of construction.

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



CALL MISS DIG

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

CALL MISS DIG

1-800-482-7171

OR

811

(TOLL FREE) FOR THE LOCATION OF UNDER GROUND FACILITIES

PROPERTY DESCRIPTION

T2N, R11E, SEC 31 BIRMINGHAM GARDENS LOT 326

SITE BENCHMARK: RIM ON ROAD CATCH BASIN, ELEVATION=746.99 (CITY DATUM)

CITY BENCHMARK #13: BRASS DISC LOCATED AT THE SE CORNER OF ETON & HOLLAND, ELEVATION: 743.335 (CITY DATUM)

ADDRESS: 1982 HAYNES AVE

PID: 20-31-177-024

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REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/23	PLOT PLAN
2	12/18/23	PER CLIENT
3	01/11/24	PER CLIENT
4	02/12/24	PER CLIENT/T2B
5	06/16/24	CITY REVIEW
6	06/11/24	CITY REVIEW
7	06/18/24	CITY REVIEW
8	06/21/24	CITY REVIEW
9	06/21/24	REV. DRIVEWAY GRADES
10	06/08/26	NEW HOUSE/LAYOUT
11	06/11/26	MOVE HOUSE WEST

Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SCALE: 1" = 10'	FIELD: AC, CS	SHEET SIZE: 24 x 36	DRAWN BY: R.PERRI
TOPO-PLOT PLAN UPON 1982 HAYNES AVE			
PART OF SECTION 31, T2N, R11E			
CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN			
CLIENT: AG DESIGN & BUILD, INC.			DRAWING NUMBER: 23-00176.07

EX. HOUSE #1996	EX. HOUSE #1982	EX. HOUSE #1980	EX. HOUSE #1968	EX. HOUSE #1938	EX. HOUSE #1904	EX. HOUSE #1900	EX. HOUSE #1890
26.1'	26.1'	26.1'	26.1'	26.1'	26.1'	26.1'	26.1'
HAYNES AVE							
AVERAGE SETBACK FROM R.O.W. = 26.3'							
AVERAGE SETBACK DETAIL							
NOT TO SCALE							

- DOUBLE EVERY JOIST UNDER CERAMIC TILE WHEN USING DIMENSIONAL LUMBER.
2. ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
3. ALL POURED CONCRETE FOOTING TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2500 P.S.F. MUST BE VERIFIED BY SOILS ENGINEER IN THE FIELD FOR FOOTING INSPECTION.
4. UNEXCAVATED GARAGE SLAB SHALL COMPLY W/ TABLE R402.2 4" CONCRETE SLAB MIN. 3500 MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4" MIN. WELL COMPACTED SAND BASE.
5. ALL POURED CONCRETE WALLS WITH A BRICK LEDGE GREATER THAN 4'-0", SHALL BE REINFORCED VERTICALLY WITH #5 BARS 32" O.C. AND HORIZONTALLY WITH ONE (1) #4 BAR # 12" FROM TOP AND # THE THIRD-POINT OF THE WALL UNLESS NOTED OTHERWISE ON DRAWINGS.
6. TYPICALLY ALL FINIS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK-FILL INSPECTION.
7. PROVIDE 4" PERIF. DRAIN TILE CONT. AT BASEMENT FTH IN 12" MIN. PEASTONE WITH 2" BELOW DRAIN TILE. CONNECT TO SUMP AND STORY SEWER AS REQUIRED.
8. BUILDER AND SUB BRICK CONTRACTORS TO PROVIDE DEEP HOLES RESTING ON THE FINISHING GRADE 32" O.C. MAX. (24" PREFERRED) AT HEAD DETAILS OF WINDOWS, DOORS, BASEMENT WINDOWS AND GARAGE DOORS. ALSO PROVIDE FLASHING TO FACE OF BRICK W/ MIN. 8" VERTICAL LEG AND FORM END DAMS (LAP UNDER AIR/MOISTURE BARRIER). MICHIGAN RESIDENTIAL CODE 205 SEC. 103.15 - 103.3. A FIRE-BRICK INSPECTION WILL BE REQ'D PRIOR TO BRICK INSTALLATION FOR FLASHING INSPECTION.
9. ALL ENGINEERED WOOD FLOOR TRUSSES TO BE 1" DENSE K.D. WITH 2" BY 6" CONTINUOUS RIBBON BRACING ON BOTTOM CORO 8'-0" O.C. (MINIMUM 2" PER SPAN WELL NAILED TO TRUSSES. PROVIDE DRAFTSTOPPING.
10. ALL MICRO-LAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.
11. ALL FLOOR JOISTS TO BE 2" OR BETTER HEM FIR WITH 1" X 3" CROSS BRIDGING 8'-0" O.C. (UNO.)
12. FLOOR IS POUND FELT AT UNTREATED EXPOSED LUMBER.
13. PROVIDE 2x6 UNPOLYMERIZED PRESSURE TREATED BILL PLATE ON SILL SEALER WITH 1/2" ANCHOR BOLTS @ 8'-0" O.C. AND LOCATED NOT MORE THAN 12" INCHES AND NOT LESS THAN 31 1/2 INCHES FROM THE ENDS OF EACH PLATE SECTION. EXCEPTION USE ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2" ANCHOR BOLTS.
14. PROVIDE METAL FLASHING, COUNTER FLASHING AND STEPPED FLASHING WHEN NOTED AND AT ALL PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL INTERACTIONS WITH ROOF, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS.
15. PROVIDE APPROVED SEALANT WHERE REQUIRED AND AS DETAILED BY MFG.
16. DO NOT DRILL KITCHEN WINDOW DOUBLERS.
17. PROVIDE A 1" MIN. SOLID CORE FRAMERATED DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRE/RATED R302.51.
18. ALL WINDOW NUMBERS REFER TO GENERIC WINDOW SIZES. VERIFY SIZES WITH WINDOW MANUFACTURER USED. ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY.
19. ALL BEDROOM WINDOWS TO MEET 2015 MICHIGAN RESIDENTIAL EGRESS CODES. ALL WINDOW SILLS, 2" ABOVE FINISH GRADE. SHALL HAVE THE BOTTOM OF THE OPENING LOCATED A MIN. OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 205 SEC. R66.12.
20. AREAS THAT REQUIRE TEMPERED GLASS:
 - A. FIXED AND SLIDING PANELS OF SLIDING TYPE DOORS.
 - B. SHOWER AND BATHTUB DOORS AND ENCLOSURES (IF APPLICABLE).
 - C. PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ. FT. WITH LOWEST EDGE LESS THAN 18 INCHES ABOVE THE FINISHED FLOOR LEVEL.
 - D. ALL OTHER AREAS AS CODE REQUIRES PER 2015 MICHIGAN RESIDENTIAL CODE.
21. PROVIDE UNDERSTAIR PROTECTION MRC 205 ENCLOSED ACCESSIBLE SPACE UNDER SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
22. WHERE HANDRAILS ARE SHOWN HANDRAIL HEIGHT IS TO BE NOT LESS THAN 34" AFF. AND MORE THAN 38" AFF. PER R311.71. GUARD RAIL IS TO BE NOT LESS THAN 36" AFF. PER R312.2. PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY PER SECTION R311.7 OF THE (MRC-205) 2015 MICHIGAN RESIDENTIAL CODE. HANDRAIL GRIP TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE SECTION R311.13 HANDRAIL SHALL BE CONTINUOUS WHERE ADJACENT TO WALLS SHALL HAVE A SPACE OF MIN 1 1/2" BETWEEN WALLS AND THE HANDRAIL. PER R311.12
23. ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOT CANDLE OF LIGHT.
24. 6'-8" CLEAR HEADROOM REQUIRED ON ALL STAIRS.
25. PROVIDE A BATH FAN WHERE SHOWN ON PLAN AND VENT FAN TO EXTERIOR AS REQUIRED. VENT MECHANICAL EXHAUST DIRECTLY OUTSIDE PER R303.3. (MRC-205)
26. TYPICAL ALL HABITABLE ROOMS TO HAVE PROPER LIGHT, VENTILATION AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODES.
27. PROVIDE ELECTRICAL SMOKE DETECTORS IN ALL SLEEPING AREAS, HALLWAYS, AND MECHANICAL ROOMS ON ALL FLOOR LEVELS INCLUDING THE BASEMENT. SMOKE DETECTORS SHALL BE WIRED TOGETHER SO AS WHEN ONE SOUNDS THEY ALL SOUND AND HAVE BATTERY BACKUP PER SEC. R314 OF 2015 MICHIGAN RESIDENTIAL CODE.
28. FIRESTOP ALL DROPS AND CHASES ELECTRICAL, PLUMBING AND HVAC.
29. VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK. VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE PER-WIRING SECURITY. TAKE INTO CONSIDERATION ALL ELECTRICAL INSTALLATION WITH OWNER, AND COMPLY WITH 2015 MICHIGAN RESIDENTIAL ELECTRICAL CODES.
30. WHERE APPLICABLE, VERIFY FIREPLACE OPTION WITH SUBDIVISION SPECS. AND WORK ORDER.
31. VERIFY SIZE OF FIREPLACE UNIT WITH BUILDER/OWNER. CONTRACTOR TO VERIFY ROUGH OPENING SIZE OF SELECTED UNIT WITH MANUF. SPECS. PRIOR TO BUILDING. CONSTRUCT CHIMNEY PER CHAPTER 10 OF THE 2015 MRC.
32. PROVIDE 5/8" DRYWALL ON THE GARAGE SIDE OF WALLS COMMON TO RESIDENCE AND GARAGE. APPLY 5/8" TYPE 1X1 DRYWALL TO GARAGE CEILINGS AREAS BELOW HABITABLE ROOMS PER MRC 205 TABLE R302.6.
33. LOWER LEVEL AREA CONSIDERED UNINHABITABLE. ANY FUTURE ALTERATIONS TO POORLY LOWER LEVEL TO A HABITABLE SPACE WILL COMPLY STRICTLY TO THE 2015 MICHIGAN RESIDENTIAL CODE. EGRESS WINDOW IS PROVIDED, AS REQUIRED, IN COMPLIANCE W/ MRC 205 SEC. R310.1 - R310.5.
34. CHIMNEY TERMINATION MUST PROJECT 2'0" ABOVE ANY PART OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3'0" ABOVE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH THE ROOF.
35. ROOF VENTILATION WHERE EAVE OR CORNICE VENTS ARE INSTALLED INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF A 1" INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
36. NOT USED.
37. NOT USED.

- PROVIDE FIBER-CEMENT, FIBER-MAT REINF. CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER REINF. GYPSUM BACKERS AS BACKERS FOR TUB AND/OR SHOWER WALL, TILES AND PANELS. BACKERS MUST COMPLY WITH ASTM C 1288, C 1325, C1718 OR C 1718 AND BE INSTALLED PER MANUF. RECOMMENDATIONS. MRC 2015 SEC. R102.42.

39. PROVIDE NON-ABSORBENT FINISH TO THE SURFACE OF ALL BATHING AREAS W/ WALL MOUNTED SHOWER HEADS, A MIN OF 6'-0" ABOVE FINISH FLOOR PER MRC 2015 SEC. R320.2.

40. PROVIDE 2-LAYER MINERAL COATED ROLLED ROOFING AT ALL EAVES TO 24" INSIDE BUILDING. 2-LAYERS MUST BE CEMENTED TOGETHER VERIFY WITH BUILDING DEPARTMENT.

41. PROVIDE ADEQUATE ROOF VENTILATION AND SOFFIT VENTILATION (MIN) AS REQUIRED. VERIFIED BY CALCULATION 1/50 OF AREA VENTILATION REQ'D PER SEC. R820.2.

42. FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R603.3 (1) WOOD STRUCTURAL PANELS SUPERFLOOR ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING. BUILDING MATERIALS OF "3/16 - 1/2" USE 6d COMMON NAIL (SUPERFLOOR WALL) # 6" FROM EDGES (2) INTERMEDIATE SUPPORTS AND USE 8d COMMON NAILS FOR ROOF 6" FROM EDGES (2) INTERMEDIATE.

43. BUILDER /OWNER TO PROVIDE WATERPROOFING TO CODE SUBMIT INFORMATION ON APPROVED PRODUCTS.

44. ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHOULD REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.

45. THE ROOF TRUSS MANUFACTURER TO FURNISH SHOP DRAWING TO THE DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.

46. ROOF TRUSS DESIGNED BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS.

47. BUILDER/TRUSS MFG. TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2015 AND SHALL INCLUDE AT MINIMUM, THE INFORMATION SPECIFIED BELOW:

 1. SLOPE OR DEPTH SPAN AND SPACING
 2. LOCATION OF ALL JOINTS
 3. REQUIRED BEARING WIDTHS
 4. DESIGN LOADS AS APPLICABLE
 - 4.1. TOP CHORD LIVE LOAD (INCLUDING SNOW LOADS)
 - 4.2. TOP CHORD DEAD LOAD
 - 4.3. BOTTOM CHORD LIVE LOAD
 - 4.4. BOTTOM CHORD DEAD LOAD
 - 4.5. CONCENTRATED LOADS AND POINT OF APPLICATION
 - 4.6. CONTROLLING WIND AND EARTH QUAKE LOADS
 5. ADJUSTMENTS TO LUMBER AND JOINT CONNECTOR DESIGN VALUES FOR CONDITIONS OF USE.
 6. EACH REACTION FORCE AND DIRECTION
 7. JOINT CONNECTOR TYPE AND DESCRIPTION E.G. SIZE THICKNESS OR GAUGE, AND THE DIMENSIONED LOCATION OF EACH JOINT CONNECTOR EXCEPT WHERE SYMMETRICALLY LOCATED RELATIVE TO THE JOINT INTERACE.
 8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
 9. CONNECTION REQUIREMENTS FOR:
 - 9.1. TRUSS-TO-TRUSS GIRDER
 - 9.2. TRUSS PLY TO FLY
 - 9.3. FIELD BRACES
 10. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM DESCRIPTION FOR LIVE AND TOTAL LOAD.
 11. MAXIMUM AXIAL COMPRESSION FORCES IN THE TRUSS MEMBERS TO ENABLE THE BUILDING DESIGNER TO DESIGN THE SIZE CONNECTIONS AND ANCHORAGE OF THE PERMANENT CONTINUOUS LATERAL BRACING. FORCES SHALL BE SHOWN ON THE TRUSS DRAWING OR ON SUPPLEMENTAL DOCUMENTS.
 12. REQ'D PERMANENT TRUSS MEMBER BRACING. BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER.

NOTE:
ALL CODES SHALL COMPLY WITH THE MICHIGAN BUILDING CODES, INTERNATIONAL BUILDING CODES WHERE APPL, CODE 1
2015 MICHIGAN RESIDENTIAL CODE. THEY SHALL ALSO COMPLY WITH ANY JURISDICTION CODES IN THEIR RESPECTIVE COUNTY, CITY, VILLAGE, OR TOWNSHIP AND THEIR PROVISIONS AND ORDINANCES.

NOTE:
GENERAL NOTES INDICATED ABOVE ARE JUST A SMALL PORTION OF OUR STANDARD NOTES & THE 2015 MICHIGAN RESIDENTIAL CODE BUT THE CODE IS MUCH BROADER & SHOULD BE STRICTLY FOLLOWED BY BUILDERS, TRADES & CRAFTSMAN.

DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. BUILDER RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED BUILDER IS TO CONTACT DESIGNER AND SALES COUNSELOR.

THESE CONSTRUCTION DOCUMENT ARE A GRAPHIC REPRESENTATION FOR THE PROPOSED PROJECT. DIMENSIONS OF ROOMS, WINDOWS OR FIXTURES MAY VARY BETWEEN MANUFACTURERS AND INSTALLATION. BUILDER TO MAKE EVERY ATTEMPT TO MATCH DIMENSIONS AS DRAWN.

WINDOW DESIGNATIONS ARE APPROXIMATE. EXACT SIZES ARE PER THE MANUFACTURER'S SPECIFICATIONS.

ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
TABLE R103.3.1 (1) OF MRC 2015				
SIZE OF ANGLE (IN" X")	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQ. REINF. BARS*
3 X 3 X 1/4"	8'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4"	10'-0"	6'-0"	4'-6"	1
5 X 3 1/2 X 3/8"	10'-0"	8'-0"	6'-0"	2
6 X 3 1/2 X 3/8"	14'-0"	9'-6"	11'-0"	2
(7) 6 X 3 1/2 X 3/8"	20'-0"	12'-0"	9'-6"	4

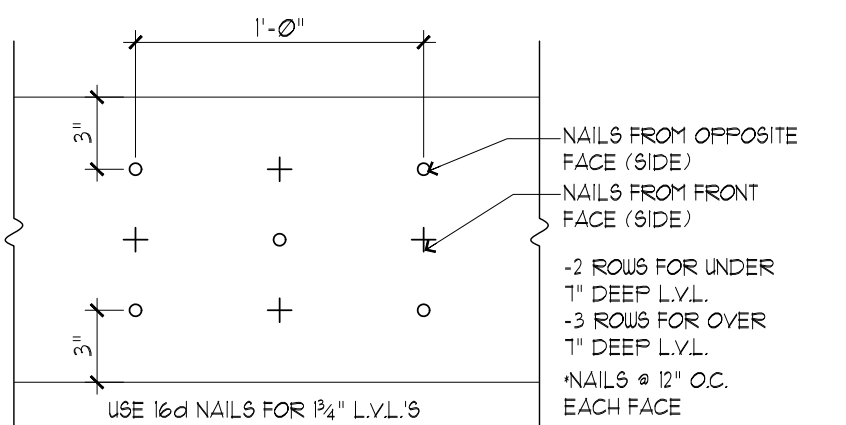
LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION
DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT.

STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS, MEETING STRUCTURAL DESIGN REQUIREMENTS, MAY BE USED.

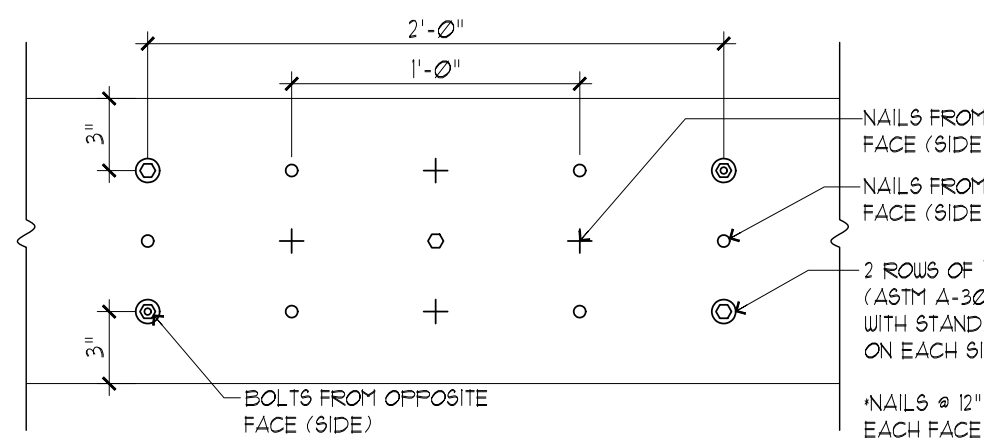
CLIMATE ZONE	FIBERGLASS VENTRATION*	SKYLIGHT VENTRATION*	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASON WALL R-VALUE*	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB* R-VALUE	CRACK SPACE* WALL R-VALUE
5A	0.32	0.55	38	20 OR 10 1/2"	13/17	30 *	10/13	10 2 FT.	5/15
6A	0.32	0.55	45	20 OR 10 1/2"	15/20	30 *	5/15	10 4 FT.	5/15
7	0.32	0.55	45	20 OR 10 1/2"	15/21	38 *	5/15	10 4 FT.	5/15

- a. R-VALUES ARE MINIMUMS. U-FACTORS ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUES SPECIFIED IN THE TABLE.
- b. THE PENETRATION U-FACTOR COLUMN EXCLUDES SKYLITES.
- c. 1/8" R-10 MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-10 CAVITY INSULATION AT THE INTERIOR OR EXTERIOR OF THE HOME MET WITH R-10 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. 2" R-15 MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-10 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
- d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS.
- e. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY. R-10 MINIMUM.
- f. FIRST VALUE IS CAVITY INSULATION. SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING. SO 1/2" R-5 MEANS R-10 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40% OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE MAY BE REDUCED BY NO MORE THAN R-1. IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- g. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

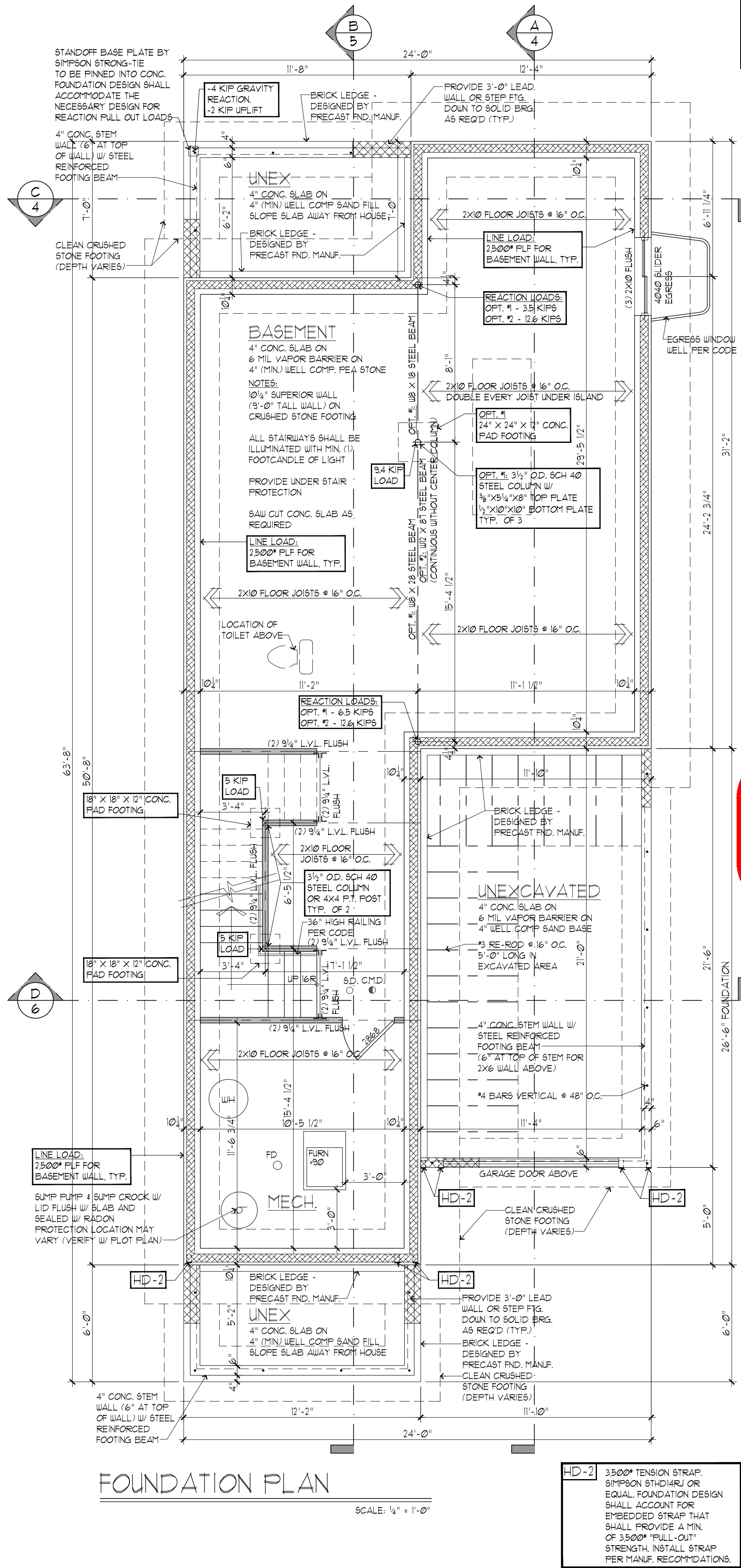
FOOTING & CONCRETE FOUNDATIONS SHALL BE DESIGNED BY SUPERIOR WALLS OF AMERICA, LTD. THIS INCLUDES BUT IS NOT LIMITED TO: SILL ANCHORS, METAL HOLD-DOWNS (MIN. TENSION SPECIFIED ELSEWHERE ON THE DRAWINGS) CONCRETE, REINFORCEMENT, COLUMN PADS, FOOTINGS, CONNECTIONS, AND ALL OTHER RELEVANT STRUCTURE RELATED TO ITS DESIGN. THE FOUNDATION DESIGN SHALL BE SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF MICHIGAN.



FOR (2 & 3) PLY LVL'S SCALE: 1-1/2" = 1'-0"



FOR (4) PLY LVL'S SCALE: 1-1/2" = 1'-0"



LATERAL WIND BRACING REQUIREMENTS:

USE CONTINUOUS SHEATHED METHOD PER R602.04.2 OF THE 2015 MICHIGAN RESIDENTIAL CODE (MRC). EXTERIOR SHEATHING SHALL BE 1/6" OSB (APA RATED) AND NAILED TO WALL STUDS/PLATES, AND ALL SHEATHABLE SURFACES OF THE EXTERIOR WALLS WITH 8d COMMON NAILS @ 10" (13" X 2.5") @ 6" O.C. FOR EDGES AND 12" O.C. FOR FIELD.

- | | |
|-----------|--|
| SD
○ | BUILDER TO PROVIDE
ADDITIONAL AS REQUIRED
ON ALL FLOORS
(INTER-CONNECTED)
WITH BATTERY BACK-UP |
| CMPO
○ | CARBON MONOXIDE
DETECTOR (PER CODE)
TO COMPLY WITH M108.04
AND ALL REQUIRED PER
MANLY SPECIFICATIONS |
| | NOTE: ALL STAIRWAYS SHALL
BE ILLUMINATED WITH MIN. (1)
FOOTCANDLE |
| ☒ | INDICATES TYPICAL -
(2) STUD BEARING
(UNLESS OTHERWISE
NOTED ON PLAN) |
| | NOTE:
BUILDER TO COORDINATE
ALL ELECTRICAL UPDATES
(LIGHTS, OUTLETS, SWITCHES,
FANS, ETC.) WITH HOMEOWNER
PRIOR TO CONSTRUCTION |
| | NOTE:
INTERIOR WALL DIMENSIONS
ARE FROM STUD TO STUD.
EXTERIOR WALLS INCLUDE
SHEATHING |
| | NOTE:
MARK THREE STUD SPACING AT
ALL DOOR JAMBS
CARPENTER TO VERIFY
CASING SIZE WITH BUILDER |
| | NOTE:
TRUSS MANUFACTURER TO
PROVIDE SHOP DRAWINGS
FOR ARCHITECTURAL REVIEW
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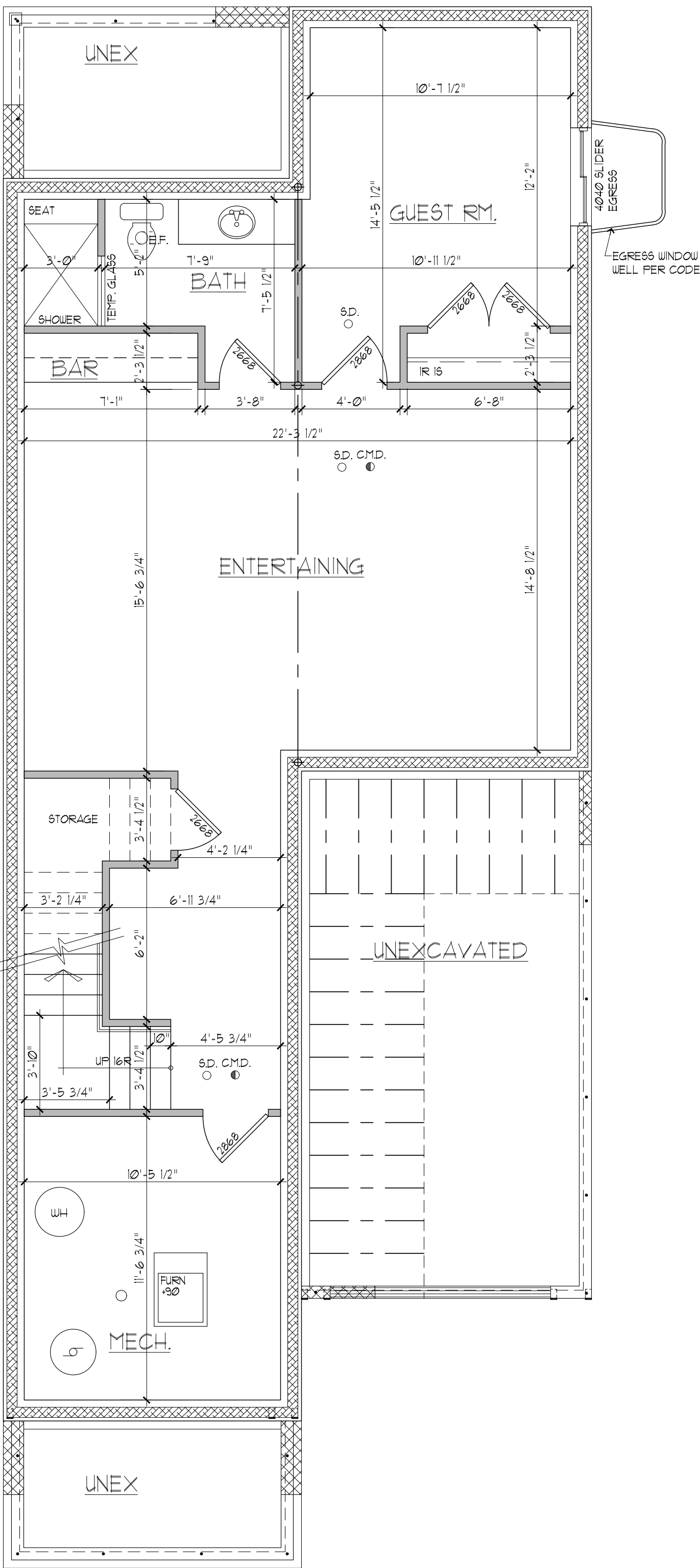
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FUTURE LOWER LEVEL PLAN
731 FINISHED SQ. FT. SCALE: 1/4" = 1'-0"

S.D. ○ BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTER-CONNECTED) WITH BATTERY BACK-UP

CMD ● CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/ UL7094 AND INSTALLED PER MANUF. SPECIFICATIONS

NOTE: ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOTCANDLE

☒ INDICATES TYPICAL - (2) STUD BEARING (UNLESS OTHERWISE NOTED ON PLAN)

NOTE: BUILDER TO COORDINATE ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING, ETC.) W/ HOMEOWNER PRIOR TO CONSTRUCTION

NOTE: INTERIOR WALL DIMENSIONS ARE FROM STUD TO STUD. EXTERIOR WALLS INCLUDE SHEATHING

NOTE: MINIMUM THREE STUD SPACING AT ALL DOOR JAMBS - CARPENTER TO VERIFY CASING SIZE WITH BUILDER

NOTE: TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTURAL REVIEW AND APPROVAL

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Job No:
26-131

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1A OF 6

GENERAL STRUCTURAL NOTES:

(REFER ONLY TO NOTES APPLICABLE TO THE PROJECT)

DESIGN CRITERIA:

- BUILDING CODES USED FOR DESIGN:
2015 MICHIGAN RESIDENTIAL CODE (MRC)
- FLOOR LIVE AND DEAD LOADS:
40 psf LIVE
10 psf DEAD FOR WOOD, LINOLEUM AND CARPET FLOORING WHEN CONSIDERING DIMENSIONAL LUMBER FLOORS (FOR HEAVY TYP OR BETTER)
15 psf DEAD FOR WOOD, LINOLEUM AND CARPET FLOORING WHEN CONSIDERING ENGINEERED FLOORS
25 psf DEAD FOR THIN SET CERAMIC FLOORING
35 psf DEAD FOR MARBLE / GRANITE FLOORING
- MINIMUM DEFLECTION CRITERIA:
L/240 LIVE AND L/180 TOTAL FOR ROOF COMPONENTS
L/720 LIVE AND L/360 TOTAL FOR FLOOR COMPONENTS WITH RIGID FLOORING (e.g., TILE/MARBLE)
L/480 LIVE AND L/360 TOTAL FOR FLOOR COMPONENTS WITH FLEXIBLE FLOORING (e.g., CARPET)
- ROOF LIVE AND SNOW LOADS:
FLAT-ROOF SNOW LOAD: Pg = 25 psf
FLAT-ROOF DEAD: 15 psf
- WIND LOADS:
ULTIMATE WIND SPEED: 115 MPH
WIND IMPORTANCE FACTOR: Iw = 1.0
BUILDING CATEGORY: II
WIND EXPOSURE: B
- DESIGN STRENGTHS:
CONCRETE:

CLASS	STRENGTH AT 28 DAYS (PSI)	LOCATION
A	3500	INTERIOR SLABS
B	3500	FOOTINGS & FOUNDATION WALLS
C	3500	AIR-ENSTRAINED EXTERIOR SLABS & WALLS

CONCRETE REINFORCEMENT: ASTM A615/A615M-01B (Fy = 60 KSI)
WELDED WIRE FABRIC: ASTM A185-01
STRUCTURAL STEEL: A572-50
ANCHOR RODS: A572-50
MASONRY: ALTERNATELY - F1554-99 GR 36 MAY BE USED
NORMAL WEIGHT: Fm = 1500 PSI

FOUNDATIONS AND EARTHWORK:

- WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAVATIONS.
- PROVIDE A MINIMUM OF 4 INCHES OF GRANULAR FILL BELOW ALL INTERIOR SLABS-ON-GRADE.
- PROVIDE GRANULAR BACKFILL FOR BASEMENT WALLS. ALL BACKFILL SHALL BE WELL DRAINED.
- THE FOUNDATION DESIGN IS BASED ON A SOIL BEARING PRESSURE OF 2500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF THE SOIL.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED, PRIOR TO CONCRETE PLACEMENT.
- WHERE COMPACTION OF FILL IS SPECIFIED, COMPACTION OF FILL MATERIAL SHALL BE A MINIMUM 95% OF MAXIMUM DRY DENSITY.
- BOTTOM OF EXTERIOR BUILDING FOOTINGS ARE TO BE AT LEAST 42 INCHES BELOW FINAL OUTSIDE GRADE REGARDLESS OF ELEVATION SHOWN ON PLAN.
- ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
- NO SLABS OR FOUNDATIONS SHALL BE PLACED INTO OR ADJACENT TO SUBGRADE CONTAINING WATER, ICE FROST OR ORGANIC MATERIAL.
- WHERE FOUNDATION WALLS ARE TO HAVE SOIL PLACED ON BOTH SIDES, PLACE SOIL SIMULTANEOUSLY SO AS TO MAINTAIN A COMMON ELEVATION ON EACH SIDE OF THE WALL.
- BASEMENT WALLS ARE DESIGNED TO BE LATERALLY RESTRAINED BY CONCRETE FLOOR. PROVIDE TEMPORARY SUPPORT TO BASE OF BASEMENT WALL IF WALL IS BACKFILLED PRIOR TO PLACEMENT OF BASEMENT CONCRETE FLOOR. DO NOT BACKFILL MORE THAN 4'0" FROM THE FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.

CONCRETE:

- THE REINFORCING STEEL CONTRACTOR SHALL FABRICATE ALL REINFORCEMENT AND FURNISH ALL ACCESSORIES, CHAIRS, SPACER BARS AND SUPPORTS NECESSARY TO SECURE THE REINFORCEMENT UNLESS SHOWN OTHERWISE ON THE PLANS AND/OR DETAILS.
- REINFORCING STEEL SHALL BE ASTM A615 (GRADE 60).
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A95.
- CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
- CONCRETE COVERAGE FOR REINFORCEMENT, UNO, ON DRAWING:

FOOTING	SLAB ON GRADE	WALLS EXPOSED TO EARTH	COLUMN TIES
2"	CENTER OF SLAB	1 1/2"	1 1/2"
- COMPRESSION LAP SPICES FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MINIMUM.
- TENSION LAP SPICES SHALL BE AS DETAILED. USE CLASS "B" SPICES UNO.
- ALL WELDED WIRE FABRIC LAP SPICES SHALL BE 8" AT ENDS AND SIDES.
- BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS.
- CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" TO 1" UNLESS A SUPER-PLASTICIZING AGENT IS USED.
- ALL OPENINGS IN CONCRETE WALLS SHALL HAVE (2) 5 BARS PLACED AROUND ALL OPENINGS. EXTEND BARS 2'0" BEYOND EACH FACE OF OPENING. PLACE (2) 5" X 4'-0" LONG BARS DIAGONALLY AT EACH CORNER.

MASONRY:

- GROUT FOR VERTICALLY REINFORCED MASONRY WALLS AND BOND BEAMS SHALL CONSIST OF: 1 PART CEMENT, 2 1/2 PARTS FINE AGGREGATE, 2 PARTS PEA GRAVEL, P.C. = 3000 PSI AT 28 DAYS. GROUT SLUMP 8" TO 10". GROUT SOLID ALL CELLS CONTAINING REINFORCING.
- MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 3 GAUGE DUR-O-WALL D/A 300 TRUSS TYPE OR EQUAL. REINFORCING LOCATED AT EVERY OTHER COURSE, UNO.
- PLACE FULL HEIGHT VERTICAL BAR AT EACH CORNER WALL END AND AT EACH SIDE OF EACH OPENING AND CONTROL JOINT (MIN) IN REINFORCED WALLS. BAR SIZE TO MATCH SIZE OF WALL REINFORCING.
- LAP ALL VERTICAL REINFORCING SPICES 48 BAR DIAMETERS, 24" FOR 4 BARS, 30" FOR 5 BARS AND 36" FOR 6 BARS.
- ANCHOR BEAMS AND LINTELS TO WALL.
- MASONRY WALLS SHALL BE LAID UP AND GROUTED IN 4 FOOT LIFTS (LOW LIFT GROUTING PROCEDURE PER ACI 530). IF CLEANOUTS ARE PROVIDED AT EACH GROUTED CORE, WALLS MAY BE GROUTED IN 8 FOOT LIFTS FOLLOWING THE HIGH LIFT GROUTING PROCEDURE PER ACI 530.
- THE PROCEDURES OF ACI 530 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGREES F.

STRUCTURAL STEEL:

- YIELD STRESS AND TYPE OF STEEL:
FOR WIDE FLANGE SHAPES: ASTM A992 WITH YIELD STRESS OF 50,000 PSI.
FOR S SHAPES, CHANNELS, ANGLES, BARS, PLATES AND RODS: ASTM A36 WITH YIELD STRESS OF 36,000 PSI.
FOR RECTANGULAR AND SQUARE TUBULAR SHAPES: ASTM A500 WITH YIELD STRESS OF 46,000 PSI.
- BOLTS: USE CARBON OR ALLOY STEEL ASTM A325 3/4" DIA OR LARGER IF REQUIRED BY CONNECTION DESIGN. ANCHOR BOLTS SHALL BE U-BOLT STYLE ANCHOR BOLT WITH 3 NUTS. CARBON STEEL MEETING ASTM A563 WASHERS, HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A307 BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS.
- ANCHOR RODS: ASTM F1554, GRADE 36.

MISCELLANEOUS:

- THE BUILDER OF THIS PLAN MAY USE A 3rd PARTY ENGINEER TO PROVIDE STRUCTURE, AND WILL HOLD HARMLESS AND INDEMNIFY ORIGINAL ENGINEER / ARCHITECTURAL DESIGNER FOR ANY LIABILITY FOR CHANGES MADE TO THE STRUCTURE.
- PREFABRICATED I-JOISTS OR METAL PLATED WOOD FLOOR TRUSSES SHALL BE DESIGNED TO SUPPORT THEIR OWN WEIGHT PLUS THE SUPERIMPOSED DEAD AND LIVE LOADS STATED IN THE GENERAL NOTES AND 2015 MRC. I-JOIST SERIES, MANUFACTURER, SPACING, BRIDGING, BLOCKING AND DETAILING SHALL BE DESIGNED BY THE FLOOR SYSTEM PROVIDER, SUCH THAT IT MEETS THE DESIGN CRITERIA IN SECTION A, AS A MINIMUM. THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR REVIEW, THE DESIGN LAYOUT AND COMPONENT CALCULATIONS BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF MICHIGAN, PRIOR TO USE IN THE STRUCTURE.
- MIN LVL (MICROLAM) PROPERTIES SHALL BE: E = 2.2 x 10E6 psi; Fo = 2,850 psi; Fv = 285 psi; WIDTH OF LVL IS 175".
- MIN PSL (MICROLAM) PROPERTIES SHALL BE: E = 1.8 x 10E6 psi; Fo = 2,400 psi; Fv = 240 psi; JOIST PARALLEL OR EQUAL.
- WALLS SHALL BE BRACED ACCORDING TO 2015 MRC.
- TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BC95's (LATEST EDITION) "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
- ALL POINT LOADS SHALL BE CONTINUOUSLY BLOCKED THROUGHOUT THE STRUCTURE TO THE FOUNDATION OR SUPPORT BEAM.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- THE STRUCTURAL DESIGN IS BASED ON THE BUILDING IN ITS COMPLETED STATE. CONTRACTORS AND THEIR SUBCONTRACTORS SHALL TAKE WHATEVER PRECAUTIONS ARE NECESSARY TO WITHSTAND ALL HORIZONTAL AND VERTICAL LOADINGS THAT MAY BE ENCOUNTERED DURING THE CONSTRUCTION PRIOR TO COMPLETION OF THE BUILDING.
- DO NOT SCALE DRAWINGS.
- ALL 4 PLT OR MORE LVL'S SHALL BE BOLTED TOGETHER PER MANUFACTURER RECOMMENDATIONS.

L.V.L. MOMENT FRAME DETAIL -1

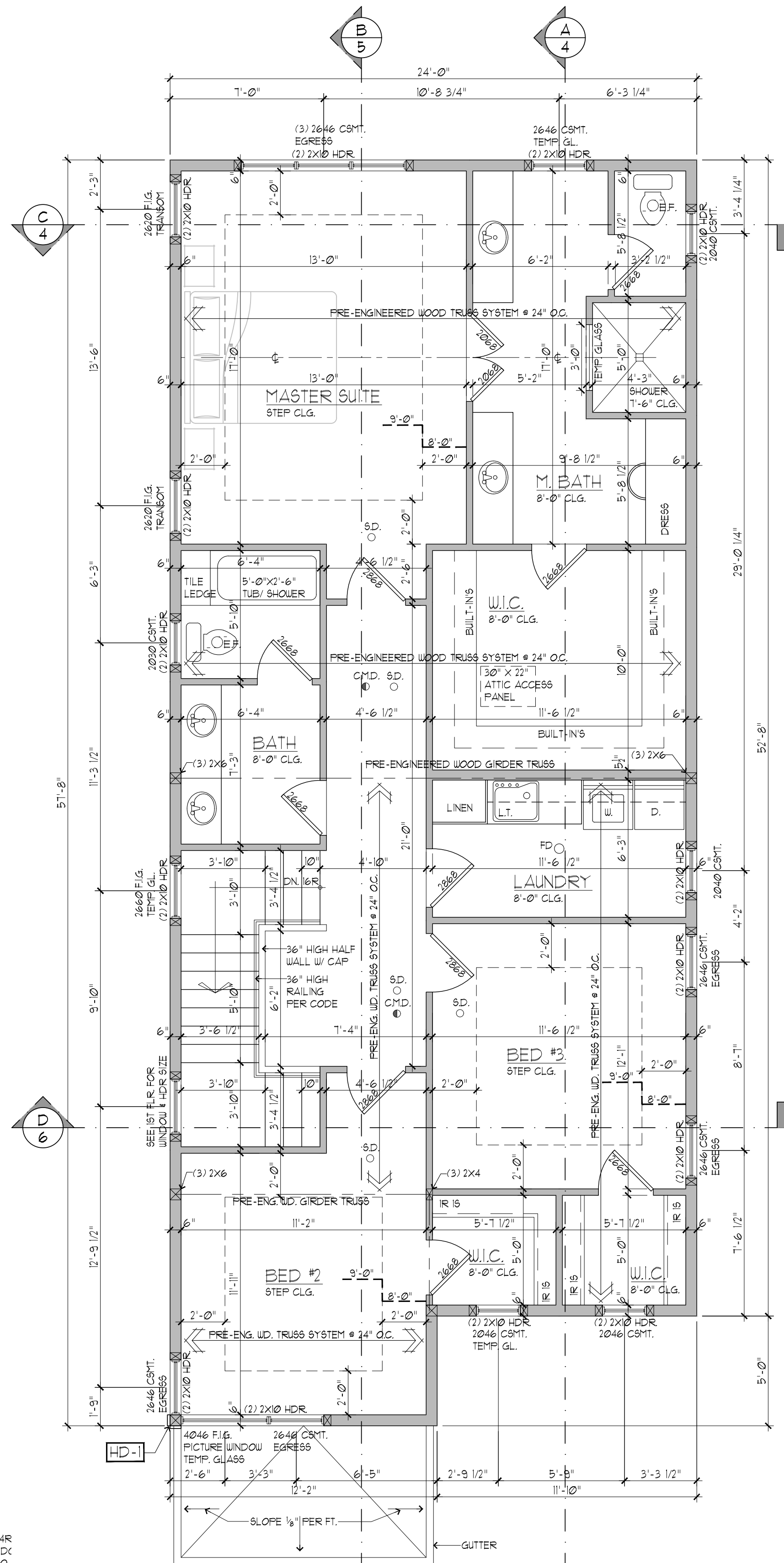
SCALE: 3/8" = 1'-0"

LET IN ONE L.V.L. TOP VIEW

END WHERE L.V.L. MOMENT PANEL IS SPECIFIED

L.V.L. MOMENT FRAME DETAIL -2

SCALE: 3/8" = 1'-0"



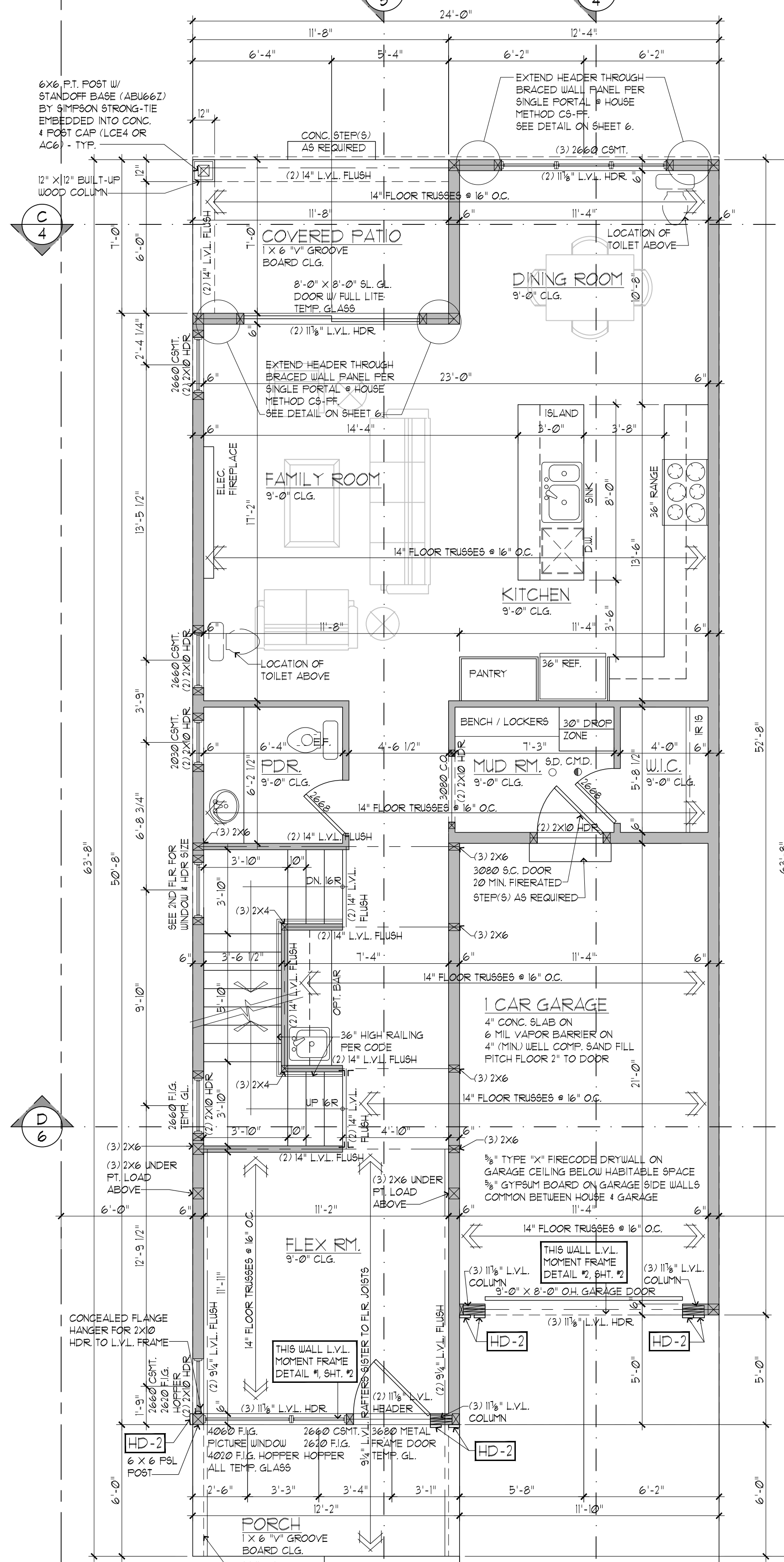
SECOND FLOOR PLAN

1251 SQ FT (SECOND)

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

HD-1 SIMPSON LTP4 (2 EACH) CONNECT CORNER STUDS TO RIM BOARD PER MANUF. RECOMMENDATIONS

TYPICAL WINDOW HEADER BEARING UNO.
(1) 2X6 JACK
(1) 2X6 KING



FIRST FLOOR PLAN

988 SQ FT (FIRST)
1251 SQ FT (SECOND)
2235 TOTAL SQ FT

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

TYPICAL WINDOW & DOOR HEADER BEARING UNO.
(2) 2X6 JACKS
(1) 2X6 KING

HD-2 3500# TENSION STRAP. SIMPSON STD14RJ OR EQUAL FOUNDATION DESIGN SHALL ACCOUNT FOR EMBEDDED STRAP THAT SHALL PROVIDE A MIN. OF 3500# PULL-OUT STRENGTH. INSTALL STRAP PER MANUF. RECOMMENDATIONS.

LATERAL WIND BRACING REQUIREMENTS:

USE CONTINUOUS SHEATHED METHOD PER R6-02.10.42 OF THE 2015 MICHIGAN RESIDENTIAL CODE (MRC). EXTERIOR SHEATHING SHALL BE 7/16" OSB (APA RATED) AND NAILED TO WALL STUDS/PLATES AND ALL SHEATHABLE SURFACES OF THE EXTERIOR WALLS WITH 8d COMMON NAILS @ 12" X 25" @ 6" O.C. FOR EDGES AND 12" O.C. FOR FIELD.

SD: BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTERCONNECTED) WITH BATTERY BACK-UP

CHD: CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/ UL18034 AND INSTALLED PER MANUF. SPECIFICATIONS

NOTE: ALL STAIRWAYS SHALL BE ILLUMINATED WITH MIN. (1) FOOTCANDLE

INDICATES TYPICAL - (1) STUD BEARING (UNLESS OTHERWISE NOTED ON PLAN)

NOTE: ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING, ETC.) W/ HOMEOWNER PRIOR TO CONSTRUCTION

NOTE: INTERIOR WALL DIMENSIONS ARE FROM STUD TO STUD. EXTERIOR WALLS INCLUDE SHEATHING

NOTE: MINIMUM THREE STUD SPACING AT ALL DOOR JAMBES - CARPENTER TO VERIFY CASING SIZE WITH BUILDER

NOTE: TRUSS MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR ARCHITECTURAL REVIEW AND APPROVAL

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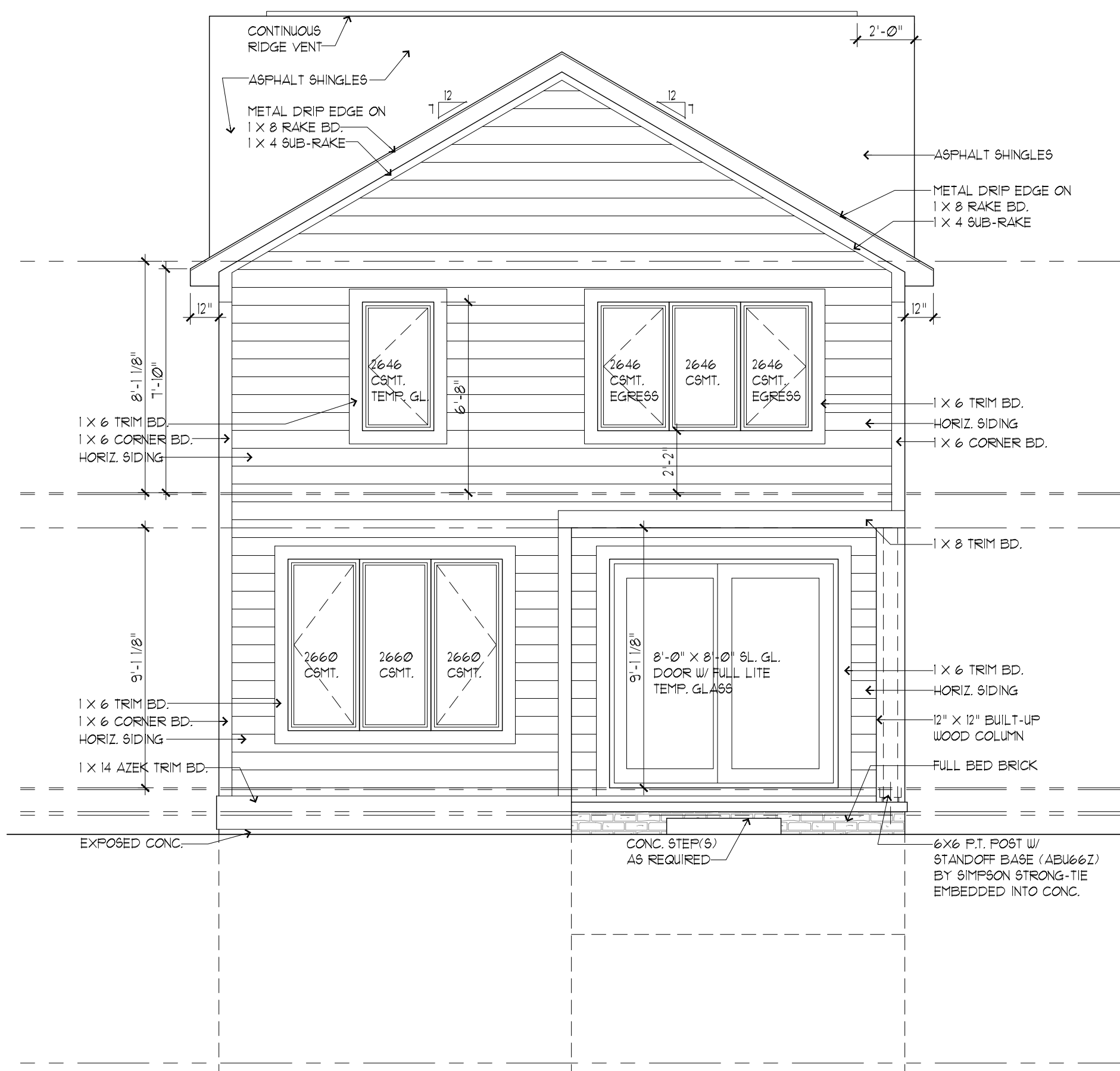
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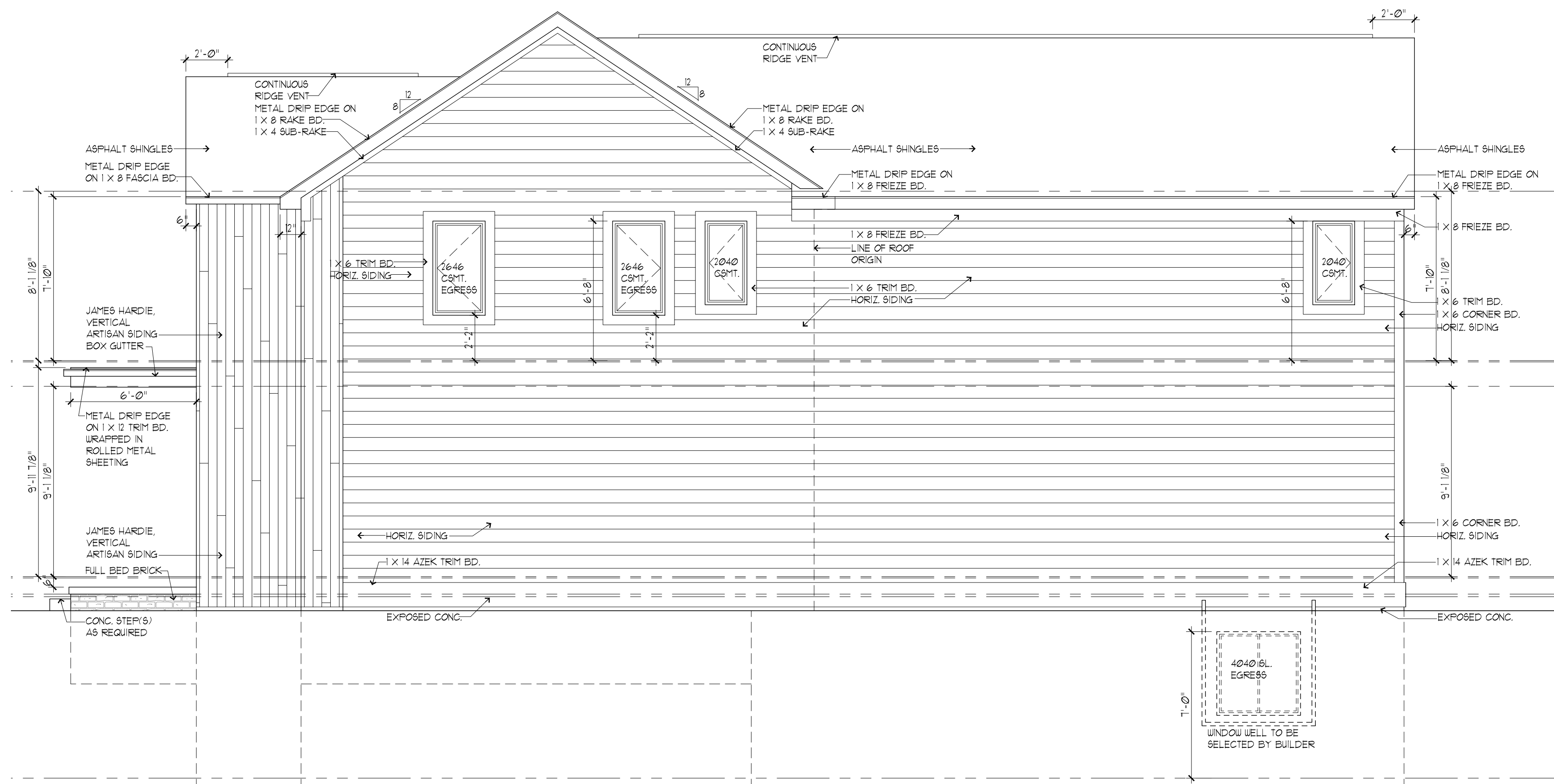
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REAR ELEVATION

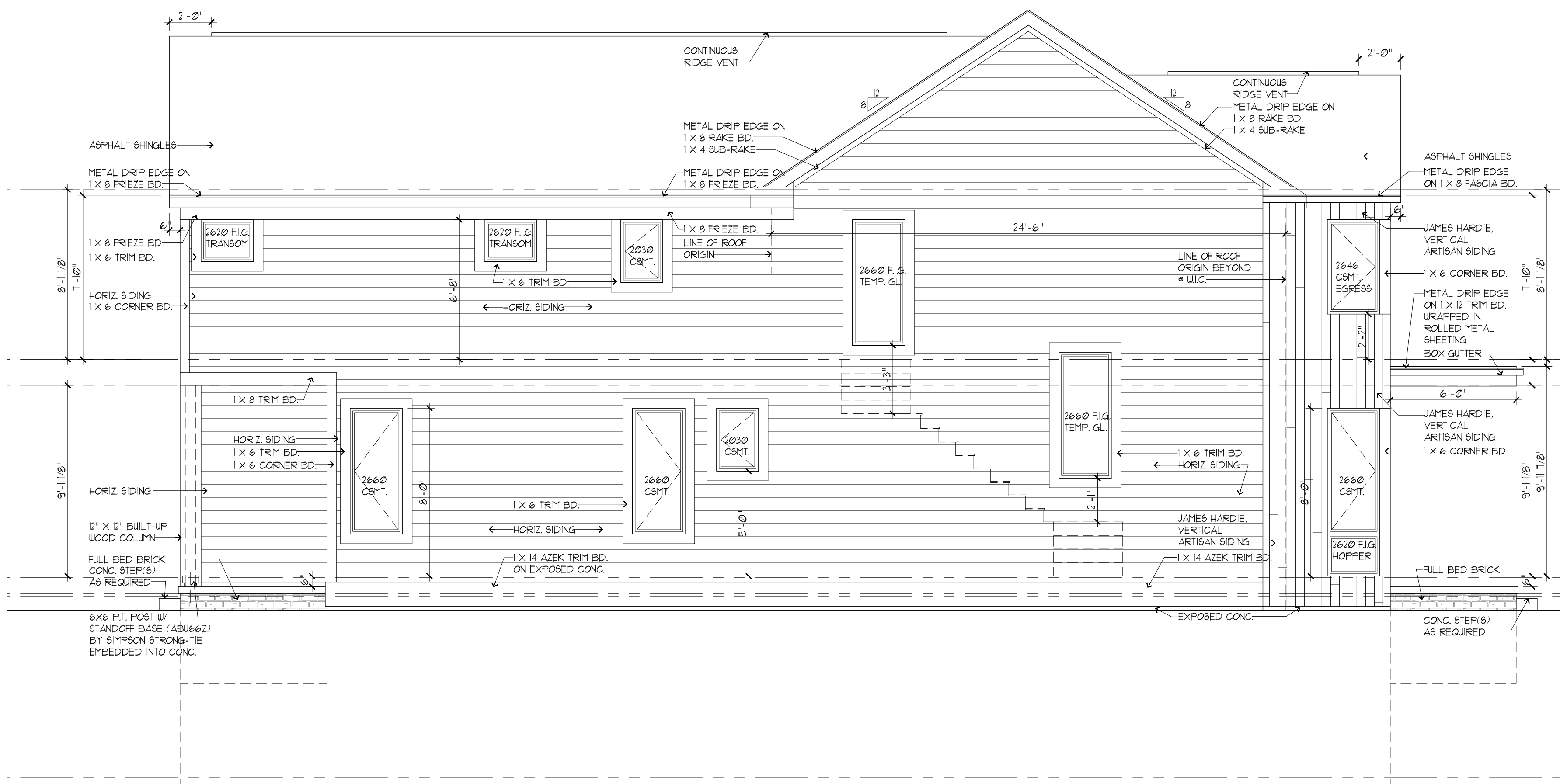
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RIGHT ELEVATION

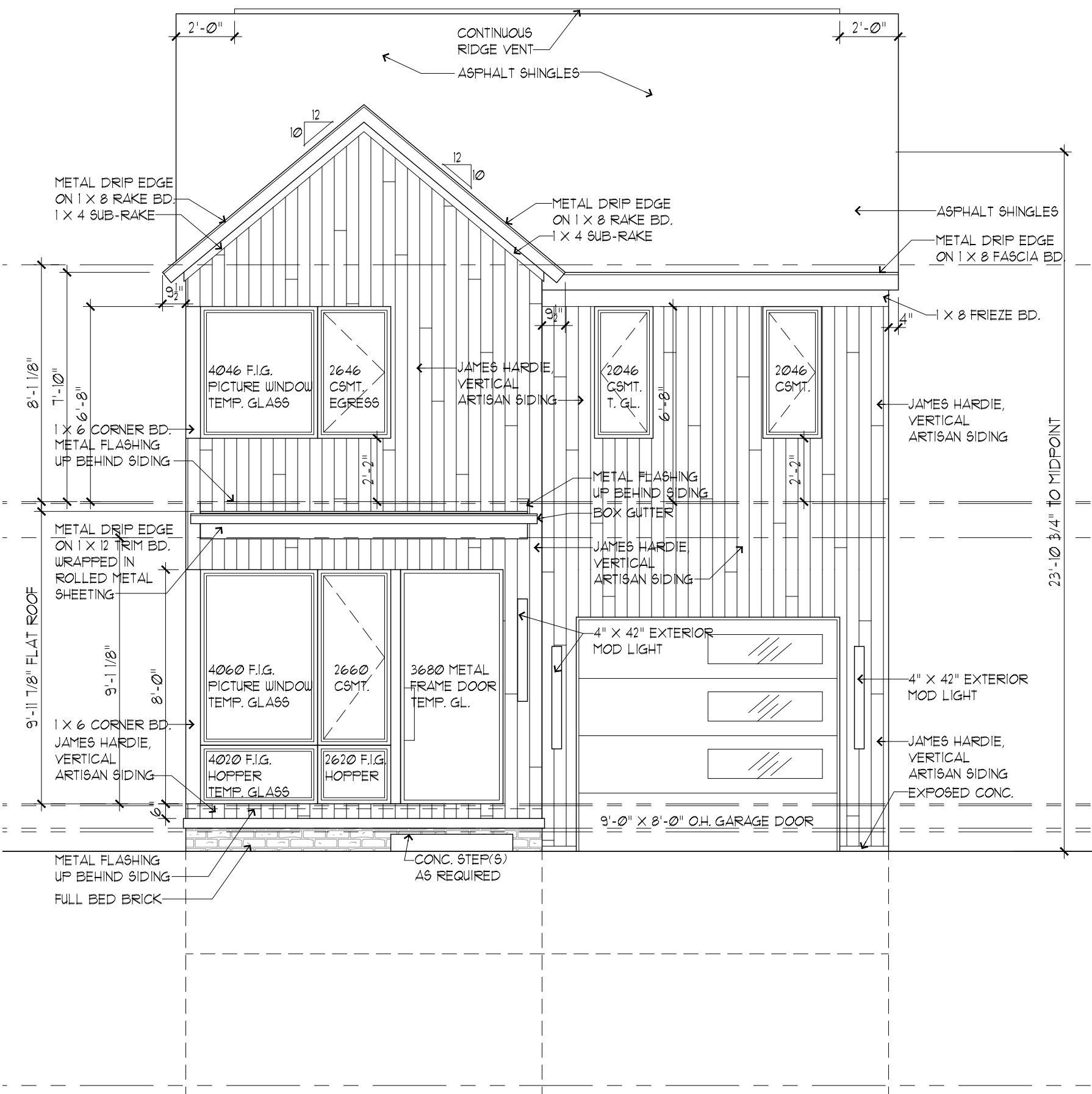
SCALE: 1/4" = 1'-0"

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LEFT ELEVATION

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



FRONT ELEVATION

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

NOTE: ANY WINDOWS WITH BOTTOM SILL LOWER THAN 24" FROM FINISH FLOOR AND EXCEEDING 12" FROM FINAL GRADE MUST BE NON-EGRESS AND OR NON-OPERABLE.

TYPICAL WINDOW DESIGNATION

NOTE: WINDOW SIZES AS NOTED ON DRAWINGS INDICATE ROUGH OPENING SIZES AND ARE FOR GENERAL REFERENCE ONLY.

CONSULT WITH WINDOW MANUFACTURER FOR EXACT SPECIFICATIONS.

SH - SINGLE HUNG WINDOW
DH - DOUBLE HUNG WINDOW
SL - SLIDING WINDOW
FI - FIXED INSULATED GLASS

NOTE:
ALL CORNER 1 TRIM BOARDS TO BE PACKED OUT 1/16" OSB SHEATHING. PROVIDE METAL FLASHING AT ALL HORIZONTAL TRIM BOARDS AND SILLS.



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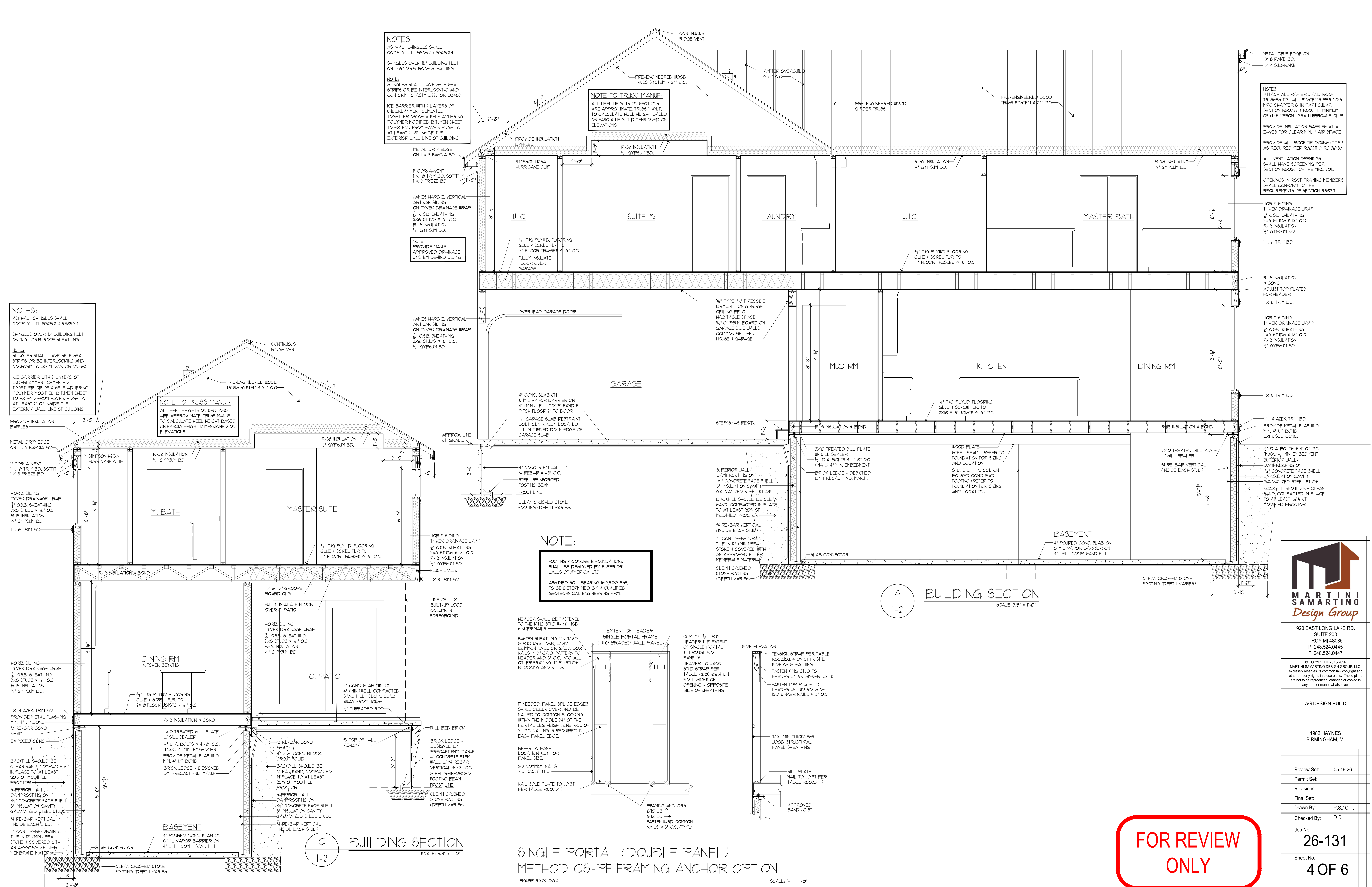
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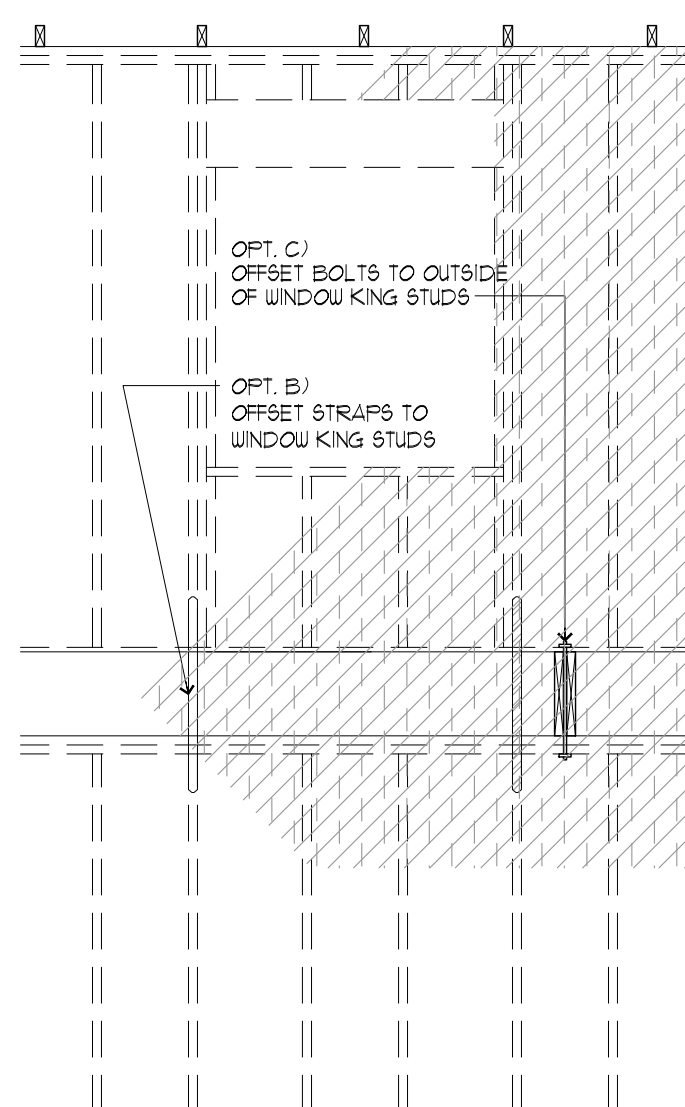
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NOTE:

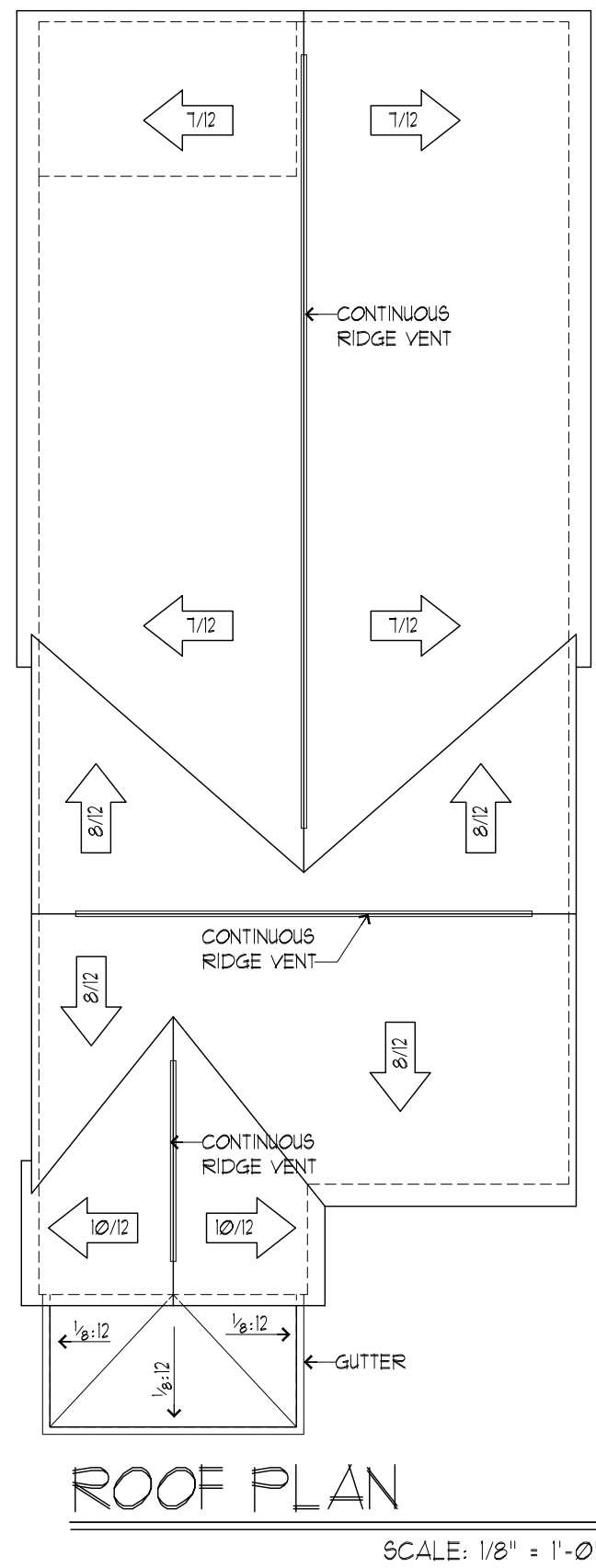
ASSUMED SOIL BEARING IS 2500 PSF
TO BE DETERMINED BY A QUALIFIED
GEOTECHNICAL ENGINEERING FIRM.

WALL / WINDOW ELEVATIONS

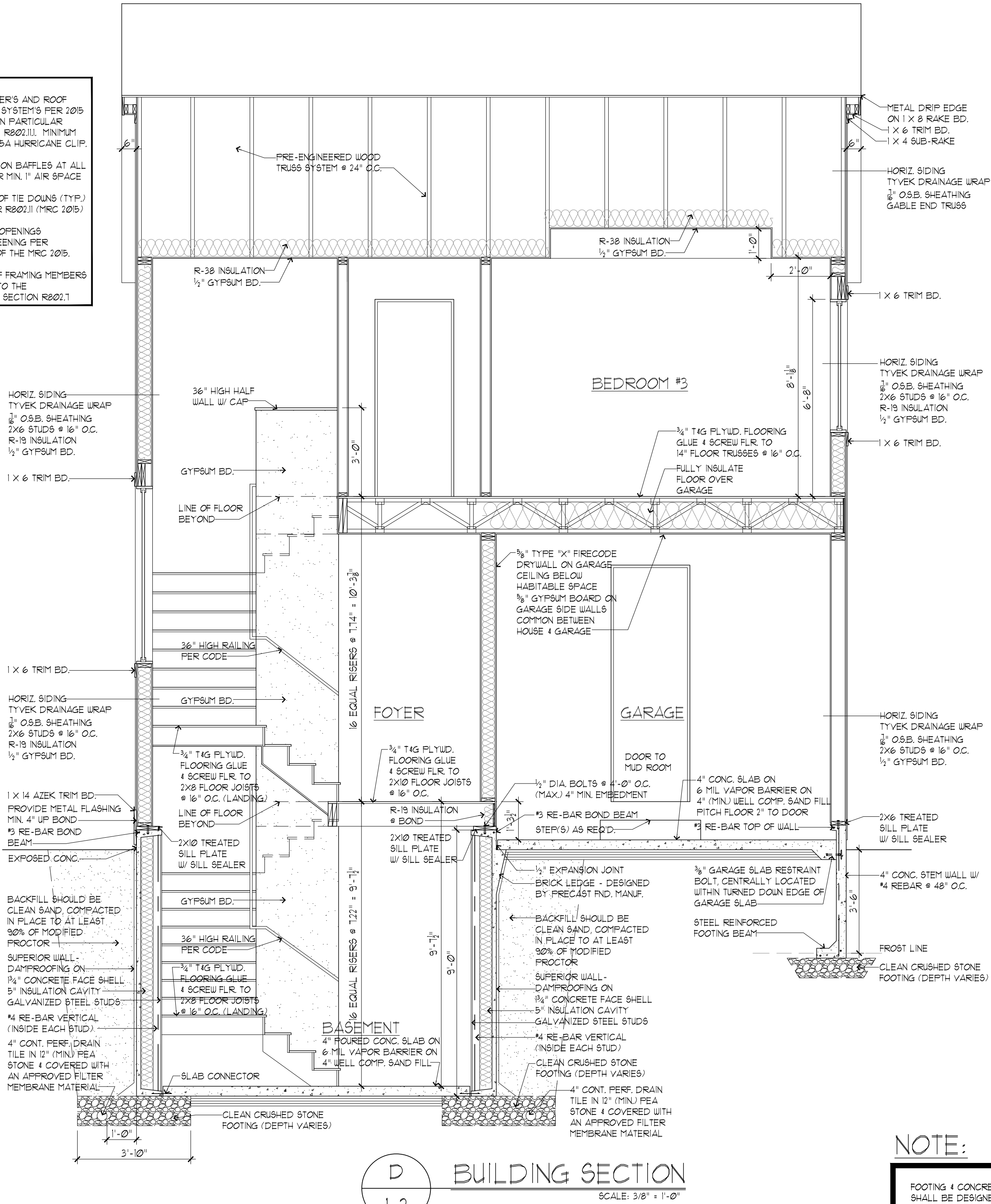
OPTIONAL LOAD PATH TIES

SCALF, 3/4" - 1' 0"





NOTES:
ATTACH ALL RAFTERS AND ROOF TRUSSES TO WALL SYSTEMS PER 2015 MRC CHAPTER 8, IN PARTICULAR SECTION R802.22 & R802.11. MINIMUM OF (1) SHIPSON W25A HURRICANE CLIP.
PROVIDE INSULATION Baffles AT ALL EAVES FOR CLEAR MIN. 1" AIR SPACE.
PROVIDE ALL ROOF TIE DOWNS (TYP.) AS REQUIRED PER R802.11 (MRC 2015).
ALL VENTILATION OPENINGS SHALL HAVE SCREENING PER SECTION R806.1 OF THE MRC 2015.
OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.1.



NOTE:
FOOTING & CONCRETE FOUNDATIONS SHALL BE DESIGNED BY SUPERIOR WALLS OF AMERICA, LTD.
ASSUMED SOIL BEARING IS 1500 PSF. TO BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEERING FIRM.

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- A. Article 4.55 A.2 requires a side/front yard setback of 10 ft. (east side), with 5.86 ft. existing and proposed; therefore, a variance of 4.14 ft. is requested.

The property is Zoned R-3 Single-Family Residential.

Hearing postponed until next month.

10-97-05

**1994 HAYNES
(Appeal 05-57)**

The owners of the property known as 1994 Haynes request the following variance to construct additions to the principal residential structure:

- A. Article 4.65 C requires a minimum of 14 ft. between principal structures, with 12.4 ft. proposed; therefore, a variance of 1.6 ft. is requested.

This property is zoned R-3 Single-Family Residential.

Mr. Worthington advised this home is non-conforming on a corner lot and the 12.4 ft. represents the closest point between the two houses.

Mr. Danny Veri from Livonia Builders spoke to represent the homeowners, Pam and Sean Vaughn. Mr. Veri explained the existing home is 739 sq. ft. dimensioned at 24.4 ft. w x 30.3 ft. l. They propose a 1,986 sq. ft. home dimensioned at 23.5 ft. w x 47.8 ft. l with a 7.8 ft. jog at the 30.5 ft. dimension. The jog is located on the side of the home adjacent to the neighboring house. The proposed home increases the side yard setback between the homes from 10.7 ft. to 12.4 ft. When the proposed home steps in 7.8 ft., the side yard setback becomes conforming for a total between homes of 20 ft. The new home meets all other required setbacks. Their practical difficulty is that being on a corner, they are required to maintain 10 ft. on the one side. The home is only proposed at 23.5 ft. wide. To go any less than 23.5 ft. is really stretching.

Chairman Lillie noticed a potential problem with the 12.4 ft. measurement proposal, because it reads 12.3 ft. on the plan. Mr. Lyon said there is a typo in the plan. Mr. Veri agreed to comply with the 12.4 ft. distance between homes. Mr. Conlin noted the new home is improving on the condition between homes.

No one spoke from the audience at 8:50 p.m.

Motion by Mr. Lyon

Seconded by Mr. Conlin in regard to Appeal 05-57, 1994 Haynes, to grant the variance as advertised. The applicant has asked for a 1.6 ft. variance to the distance between principal structures which is improving the existing

condition. The property is on a corner lot and they are required to maintain a 10 ft. setback on the one side. The applicant has done as much as possible to minimize the variance by reducing the width of the house to 23.5 ft. It does substantial justice to the surrounding neighbors. The condition is not self-created. Strict compliance with the Ordinance would be unduly burdensome. The motion is tied to the plans as presented.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Lyon, Conlin, Betanzos, Koseck, Lillie

Nays: None

Absent: Hughes, Judd, Stamps

10-98-05

**101 E. FOURTEEN MILE ROAD
(Appeal 05-58)**

The owners of the property known as 101 E. Fourteen Mile Road request the following variance:

- A. A dimensional variance of 27 sq. ft. to allow a total of 76 sq. ft. of signage in lieu of the maximum of 49 sq. ft. permitted in accordance with Section 86-27 (b) of Chapter 86 – Signs, of the Code of the City of Birmingham.

This property is zoned R-5 Multiple-Family Residential.

Chairman Lillie recalled this property was before this board in 2003 for a use variance. Ms. Bashiri advised the property is a Mobil service station located on the northeast corner of Fourteen Mile Road and Pierce. The station measures 49 ft. across the front and includes a brick convenience store. The Birmingham Sign Ordinance allows one square foot of signage for every linear foot of principal building frontage. The two canopy signs will total 27.32 sq. ft., and the ground sign will be 48 sq. ft., for a total of 75.32 sq. ft. of signage. The building is too small to allow the owner to have both canopy signage and a ground sign.

The applicant has already been before the Planning Board on January 8 and December 8, 2004, and on August 24, 2005 for site plan and design review. Ms. Bashiri explained this appeal also went to the Historic District and Design Review Commission (“HDDRC”) because it is not a SLUP. At the September 7, 2005 HDDRC meeting, the commission passed motions to reject the canopy signage and the ground sign because the total square footage of signage exceeds the Ordinance allowance. As a part of those motions, they also made a recommendation for approval of a variance from the BZA to allow the signs to go forward as proposed.

principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The existing and proposed is 13.83 feet. Therefore, a variance of 0.17 feet is being requested.

Mr. Reddy moved to approve the variances and tied approval to the plans. He noted that this was a pre-existing non-conforming home which neighbors two pre-existing non-conforming homes. He stated it would be nearly impossible for the appellant to mitigate the non-conformities and still be able to create an addition.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

T# 03-13-24

**3) 1982 Haynes
Appeal 24-04**

ABO Zielke presented the item, explaining that the owner of the property known as 1982 Haynes was requesting the following variance to construct a new home with a detached garage:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.00 feet. Therefore, a variance of 2.00 feet is being requested.

Staff answered informational questions from the Board.

Armando Ybarra, builder, reviewed the letter describing why this variance was being sought and answered informational questions from the Board. The letter was included in the evening's agenda packet.

Motion by Mr. Kona

Seconded by Mr. Reddy with regard to Appeal 24-04, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the west side. The proposed is 12.00 feet. Therefore, a variance of 2.00 feet is being requested.

Mr. Kona moved to approve the variance and tied approval to the plans, noting that the non-conformities in the neighboring lot was creating a hardship for the owner of 1982 Haynes. He said this variance would improve the situation between the two properties, would result in substantial justice for both property owners, and would not be contrary to the spirit of the ordinance.

The Chair noted that the proposed home could be two feet wider, and that the appellant was choosing not to build to the maximum allowable width in order to minimize the variance.

Motion carried, 7-0.

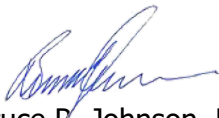
ROLL CALL VOTE

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

Nays: None

- 6. Correspondence**
- 7. General Business**
- 8. Open To The Public For Matters Not On The Agenda**
- 9. Adjournment**

No further business being evident, the Board motioned to adjourn at 8:16 p.m.



Bruce R. Johnson, Building Official



Laura Eichenhorn, City Transcriptionist