### BIRMINGHAM BOARD OF ZONING APPEALS AGENDA

UPDATED: VIRTUAL MEETING DUE TO COVID-19 PANDEMIC

Go To: https://zoom.us/j/96343198370 Or Dial: 877 853 5247 US Toll-Free Meeting Code: 963 4319 8370

> March 09, 2021 7:30 PM

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF THE MINUTES

a) February 9, 2021

#### 4. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	691 BLOOMFIELD CT	MOSHER & ASSOC.	21-09	DIMENSIONAL
2)	269 E SOUTHLAWN	DEPORRE BUILDING	21-10	DIMENSIONAL
3)	2440 FAIRWAY	BAZAJ	21-11	DIMENSIONAL
4)	1404 E LINCOLN	ESSAK	21-12	DIMENSIONAL
5)	998 S GLENHURST	MANCO BUILDERS	21-13	DIMENSIONAL
6)	1859 YORKSHIRE	MOTYL	21-14	DIMENSIONAL

#### 5. CORRESPONDENCE

#### 6. GENERAL BUSINESS

#### 7. OPEN TO THE PUBLIC FOR MATTERS NOT ON THE AGENDA

### 8. ADJOURNMENT

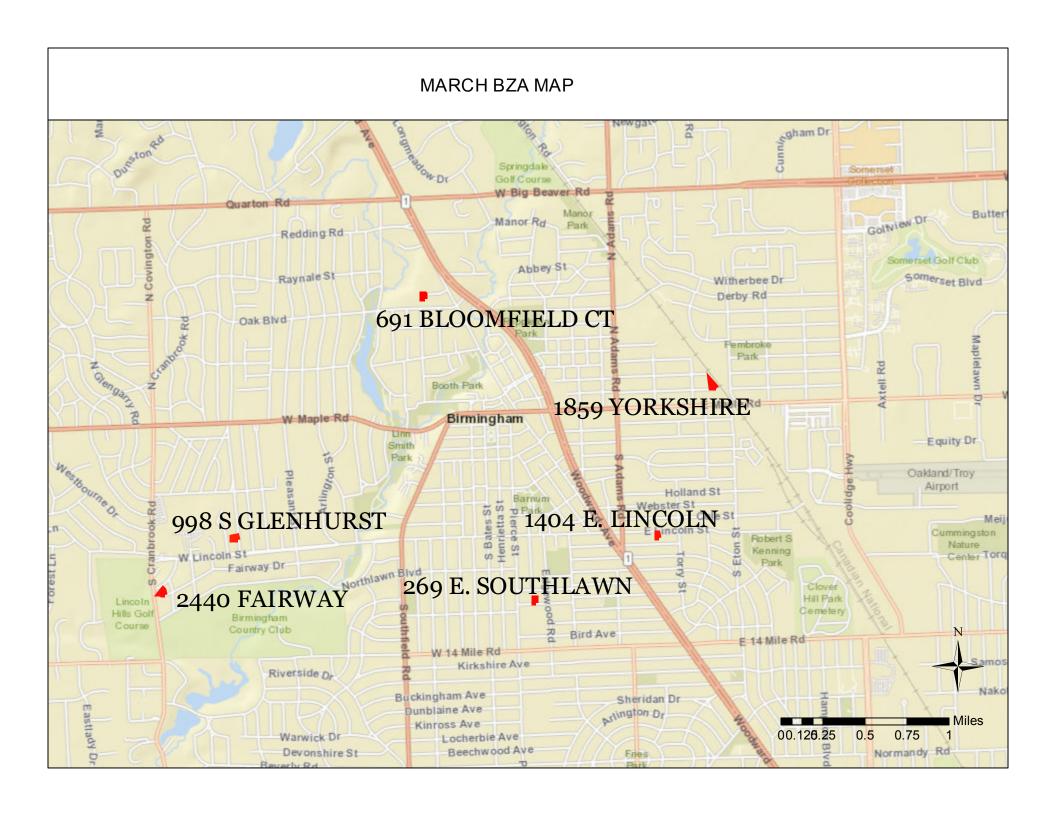
#### Title VI

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (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) 644-5115 (para las personas con incapacidad auditiva) por lo menos un dia 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.



# Birmingham Board of Zoning Appeals Proceedings Tuesday, February 9, 2021 Held Remotely Via Zoom and Telephone Access

### 1. Call To Order

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, February 9, 2021. After staff's resolution of a technical difficulty, Chair Charles Lillie convened the meeting at 7:37 p.m.

#### 2. Rollcall

**Present:** Chair Charles Lillie; Board Members Jason Canvasser (left at 8:53 p.m.), Kevin

Hart, Richard Lilley, John Miller, Erik Morganroth; Alternate Board Member Ron Reddy, Erin Rodenhouse (all located in Birmingham, MI except Richard Lilley who

was in St. Augustine Beach, FL.)

**Absent:** Board Member Francis Rodriguez

#### **Administration:**

Bruce Johnson, Building Official Brooks Cowan, City Planner

Laura Eichenhorn, City Transcriptionist Mike Morad, Assistant Building Official Jeff Zielke, Assistant Building Official

Chair Lillie explained the meeting was being held virtually due to the Covid-19 pandemic. He explained the procedures to be followed for the virtual meeting. He then assigned duties for running the evening's meeting to Vice-Chair Morganroth.

Vice-Chair Morganroth described BZA procedure to the audience. He noted that the members of the Board of Zoning Appeals are appointed by the City Commission and are volunteers who serve staggered three-year terms. They are a quasi-judicial board and sit at the pleasure of the City Commission to hear appeals from petitioners who are seeking variances from the City's Zoning Ordinance. Under Michigan law, a dimensional variance requires four affirmative votes from this board, and the petitioner must show a practical difficulty. A land use variance requires five affirmative votes and the petitioner has to show a hardship. He pointed out that this board does not make up the criteria for practical difficulty or hardship. That has been established by statute and case law. Appeals are heard by the board as far as interpretations or rulings. In that type of appeal the appellant must show that the official or board demonstrated an abuse of discretion or acted in an arbitrary or capricious manner. Four affirmative votes are required to reverse an interpretation or ruling.

Vice-Chair Morganroth took rollcall of the petitioners. All petitioners were present.

### T# 02-07-21

## 3. Approval Of The Minutes Of The BZA Meeting Of January 12, 2021

Mr. Lillie asked that 'alone' be deleted from his comments on page four.

### Motion by Mr. Miller

Seconded by Mr. Canvasser to accept the Minutes of the BZA meeting of January 12, 2021 as amended.

# Motion carried, 7-0.

**ROLL CALL VOTE** 

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

Nays: None

#### T# 02-08-21

### 4. Appeals

# 1) 1208 Bird Appeal 21-02

ABO Zielke presented the item, explaining that the owner of the property known as 1208 Bird 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 total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 14.00 feet. The proposed is 13.53 feet on the east side. Therefore, a variance of 0.47 feet is being requested.

ABO Zielke confirmed that if the home to the east were not non-conforming, then 1208 Bird would not require a variance.

Rick Merlini, appellant, reviewed his letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

Mr. Merlini told Mr. Reddy that he reduced the width of the proposed home by 4 inches in an attempt to reduce the requested variance.

### **Motion by Mr. Miller**

Seconded by Mr. Canvasser with regard to Appeal 21-02, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the

lot width whichever is greater. The required total is 14.00 feet. The proposed is 13.53 feet on the east side. Therefore, a variance of 0.47 feet is being requested.

Mr. Miller moved to approve the variance and tied it to the plans as submitted. He noted that the need for the variance was not self-created and that allowing the variance would do substantial justice to the appellant and the neighbors.

# Motion carried, 7-0.

**ROLL CALL VOTE** 

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

Nays: None

# 2) 646 Chapin Appeal 21-03

ABO Zielke presented the item, explaining that the owner of the property known as 646 Chapin was requesting 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 total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 14.25 feet. The proposed is 11.57 feet on the west side. Therefore, a variance of 2.68 feet is being requested.

In reply to Mr. Canvasser, ABO Zielke said it was unlikely that the orientation of the proposed home could be changed in any way to eliminate the need for a variance.

Rick Merlini, appellant, reviewed his letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to Vice-Chair Morganroth, Mr. Merlini said he did not attempt to make the home less than 40 feet wide because there is a market in Birmingham for homes of that width. He confirmed that he could build a narrowed home on the lot with an attached garage that would not require a variance.

### **Motion by Mr. Miller**

Seconded by Mr. Hart with regard to Appeal 21-03, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 14.25 feet. The proposed is 11.57 feet on the west side. Therefore, a variance of 2.68 feet is being requested.

Mr. Miller motioned to approve the variance and tied it to the plans as submitted. He noted this case was similar to the previous case because the locations of the houses on either side of 646 Chapin are causing the hardship for 646 Chapin itself. He said

this means the problem was not self-created but due to existing adjacent houses. He said approval would do substantial justice to the appellant and the neighbors.

Mr. Reddy said he would not support this motion because, as Vice-Chair Morganroth had pointed out, the appellant could narrow the house a bit to meet the required dimensional setback.

Vice-Chair Morganroth said he would support the motion even though he thought Mr. Reddy had a legitimate reason to vote against the motion. He said that while a conforming building could be built on the lot, he agreed it was not the fault of the petitioner that the adjacent homes are forcing 646 Chapin's need for a variance.

### Motion carried, 6-1.

**ROLL CALL VOTE** 

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

Nays: Reddy

# 3) 1021 Pleasant Appeal 21-04

ABO Zielke presented the item, explaining that the owner of the property known as 1021 Pleasant was requesting the following variance to construct an addition to the existing accessory structure:

**A. Chapter 126, Article 4, Section 4.03(H)** of the Zoning Ordinance requires that the maximum area of the first floor of any accessory structure or accessory structures in combination shall not exceed 10% of the lot area or 600 square feet in R1, whichever is less. The required total is 600 square feet. The existing is 945.70 square feet. The proposed is 1703.70 square feet. Therefore, a variance of 1103.70 feet is requested.

Mr. Lillie addressed correspondence from the neighbors of 1021 Pleasant. He noted that the BZA cannot consider drainage issues as part of its deliberations.

ABO Zielke confirmed for Mr. Lillie and the public that the Building Department would conduct a drainage review as part of the permitting process for this project.

Matt Moser, representative for the appellant, reviewed his letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

#### **Motion by Mr. Lillie**

Seconded by Mr. Reddy with regard to Appeal 21-04, A. Chapter 126, Article 4, Section 4.03(H) of the Zoning Ordinance requires that the maximum area of the first floor of any accessory structure or accessory structures in combination shall not exceed 10% of the lot area or 600 square feet in R1, whichever is less. The required total is 600

square feet. The existing is 945.70 square feet. The proposed is 1703.70 square feet. Therefore, a variance of 1103.70 feet is requested.

Mr. Lillie motioned to deny the variance, noting that there was no showing or practical difficulty. He stated that there was nothing uniquely challenging about the property and stated that this variance, if granted, would expand the already existing non-conformity on the lot. He noted that every lot zoned R1 cannot go over 600 feet for accessory structures, which is not unduly burdensome.

While expressing appreciation for the design, Vice-Chair Morganroth agreed with Mr. Lillie that the 600 foot limit for accessory structures zoned R1 could not appropriately be overridden in this case.

### Motion carried, 7-0.

**ROLL CALL VOTE** 

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

Nays: None

# 4) 1264 Bird Appeal 21-05

ABO Zielke presented the item, explaining that the owner of the property known as 1264 Bird 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 total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 14.00 feet. The proposed is 13.30 feet on the east side. Therefore, a variance of 0.70 feet is being requested.

Brian Alimov, appellant, reviewed his letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

### Motion by Mr. Canvasser

Seconded by Mr. Lilley with regard to Appeal 21-05, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 14.00 feet. The proposed is 13.30 feet on the east side. Therefore, a variance of 0.70 feet is being requested.

Mr. Canvasser moved to grant the variance and tied it to the plans as submitted. He said he was moving to grant the variance for the same reasons the BZA chose to grant the same variance in 2018 when it was before the Board at that time. He noted the variance being proposed currently is even smaller than the one granted in 2018. He said the problem was not self-created and is due to the non-conforming property to

the east. He said granting the variance would do substantial justice to the petitioner as well as the nearby property owners, and said he found that strict compliance with the ordinance would be unnecessarily burdensome.

### Motion carried, 7-0.

**ROLL CALL VOTE** 

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

Nays: None

# 5) 2282 W Lincoln Appeal 21-06

ABO Zielke presented the item, explaining that the owner of the property known as 2282 West Lincoln was requesting the following variance to construct an addition to an existing nonconforming home:

**A. Chapter 126, Article 2, Section 2.06.2** of the Zoning Ordinance requires that the minimum combined total side yard setback for residential lots are 14.0 feet or 25% of the lot width whichever is greater. The required total is 20.00 feet. The proposed is 15.50 feet. Therefore, a variance of 4.50 feet is being requested.

Roger Marchetti, appellant, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to Mr. Lillie, Mr. Marchetti said he considered pulling the sunroom in but that doing so would disrupt many of the extant windows. He said it was ultimately determined that pulling the sunroom in would be impractical.

Mr. Miller noted that to comply with the ordinance the sunroom would have to be approximately 14 feet wide instead of the proposed width. He asked why the appellant was not pursuing the ordinance-compliant 14 foot width for the room.

Mr. Marchetti said a 14 foot wide room would obscure the views and that the aesthetics are more pleasant at the proposed width.

Teresa Bailey, builder for the project, said that bringing the sunroom in any further would cause the door for the laundry room to hit the side wall. She said that in repairing the deck the project would be reducing some of the existing non-conformities in the sideyard setbacks.

Vice-Chair Morganroth said he was not sure he would consider the laundry room door hitting the side wall a hardship, but thanked Ms. Bailey for her explanation.

### Motion by Mr. Reddy

Seconded by Mr. Hart with regard to Appeal 21-06, A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum combined total side yard

setback for residential lots are 14.0 feet or 25% of the lot width whichever is greater. The required total is 20.00 feet. The proposed is 15.50 feet. Therefore, a variance of 4.50 feet is being requested.

Mr. Reddy moved to grant the variance and tied it to the plans as submitted. He said this home was struggling with ordinance non-conformities on both sides, that the appellant was attempting to mitigate their variance request, and that the plans were staying within the existing footprint of the home. He said for these reasons the need for a variance was not self-created.

Mr. Miller said he was not convinced that the plans demonstrated sufficient effort to mitigate the non-conformity since they would be replacing an existing deck with a sunroom. He said he did not see why the appellant could not move the wall further in to comply with the ordinance.

Vice-Chair Morganroth concurred with Mr. Miller, saying that once the deck is demolished the appellant would have a blank slate to build an ordinance-compliant sunroom.

### Motion failed, 2-5.

ROLL CALL VOTE Yeas: Reddy, Hart

Nays: Canvasser, Lilley, Lillie, Miller, Morganroth

# 6) 798 N Old Woodward Appeal 21-07

Mr. Canvasser said he would be recusing himself citing a potential conflict-of-interest.

There were no objections from the Board regarding Mr. Canvasser's recusal.

Mr. Canvasser left the meeting at 8:53 p.m. Alternate Board Member Erin Rodenhouse took Mr. Canvasser's place for the Board's consideration of the appeal.

CP Cowan presented the item, explaining that the owner of the property known as 798 N Old Woodward was requesting a use variance in the O2 Office-Commercial district to permit the sale of alcoholic beverages for off-premise consumption:

A. Chapter 126, Article 2, Section 2.23(B)(4) specifies Commercial Permitted Uses, Section 2.23(C)(1) specifies Accessory Permitted Uses, and Section 2.23(C)(2) specifies Uses requiring a Special Land Use Permit. Alcoholic beverages for off-premise consumption is not listed as a permitted use, an accessory permitted use or a use requiring a Special Land Use Permit within Section 2.23 for the 02 Office-Commercial zone, therefore a use variance for alcoholic beverage sales for off-premise consumption is being requested.

Gregory Need, attorney for the appellant, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet. Helene Fertal, appellant, and Hunter Korth, owner of the property, were also present.

Mr. Lillie noted that difficulty finding a tenant is not a sufficient reason for the granting of a use variance. He noted that the existence of a salon next door also demonstrated that an ordinance-allowed business could be run in the same location. He said he felt that the situation was at least somewhat self-created since the landlord should know what zoning uses are permitted before renting out a property. He also said that since alcohol is a regulated use granting the variance could be seen as altering the essential characteristics of the area, which were intended to disallow takeaway alcoholic sales in the O2 zone.

Vice-Chair Morganroth echoed Mr. Lillie's point about the salon.

Ms. Rodenhouse noted that while the space had been vacant for six years, the property owner only hired a commercial real estate agent to rent out the space in 2018. Upon doing so, a tenant was found within the next 12 to 18 months. Ms. Rodenhouse said this demonstrated that finding a tenant for the space was not actually as significant a hardship as the six year vacancy might otherwise have indicated.

Mr. Need reiterated that his client attempted to verify her right to operate at 798 N. Old Woodward with the City, and that she was given inaccurate information by the City. He ventured that the spirit of O2 zoning is to keep lower-intensity uses close to residential as a buffer, and that Birmingham Wines is a perfect example of such a use.

Mr. Lilley said the City needed to do more to support local businesses during the slow retail recovery resulting from the Covid-19 pandemic. He said Birmingham Wine is well-run, low-volume, and boutique. Given the owner's attempts to operate within the ordinance and the unique circumstances that caused this issue to be known, Mr. Lilley said it would be appropriate for the City to show a bit of flexibility.

Mr. Hart concurred with Mr. Lilley, adding that Birmingham Wine has been operating in the area for a number of years and has been a boon to the neighborhood.

Vice-Chair Morganroth and Mr. Lillie emphasized that the ordinances must be enforced unless the appellant is able to prove a practical difficulty, no matter how sympathetic to the Board members the case might otherwise be.

Mr. Reddy said he did not believe the issue was self-created because of the City's mistake in this case. He said a term and/or ownership limit on the variance might be a fair compromise.

There was some discussion among the Board members about the possibility of imposing term and/or ownership restrictions on the granting of a variance in this case.

Building Official Johnson reported that the City Attorney confirmed the BZA was allowed to impose conditions on a variance.

Ms. Rodenhouse observed that the owner of Birmingham Wine had other mechanisms at her disposal to recoup the money from her lease.

Vice-Chair Morganroth noted that in similar cases the BZA has ruled in favor of maintaining the ordinance. He said in order to vote to grant the variance in this case he would need the hardship to be very clear in order to merit going against both precedent and ordinance.

### Motion by Mr. Reddy

Seconded by Mr. Hart with regard to Appeal 21-07, A. Chapter 126, Article 2, Section 2.23(B)(4) specifies Commercial Permitted Uses, Section 2.23(C)(1) specifies Accessory Permitted Uses, and Section 2.23(C)(2) specifies Uses requiring a Special Land Use Permit. Alcoholic beverages for off-premise consumption is not listed as a permitted use, an accessory permitted use or a use requiring a Special Land Use Permit within Section 2.23 for the 02 Office-Commercial zone, therefore a use variance for alcoholic beverage sales for off-premise consumption is being requested.

Mr. Reddy moved to grant the use variance subject to the following conditions:

- 1. The variance would only last for the duration of the current lease; or,
- 2. When the ownership of the operating LLC changes; or,
- 3. If the current business model were to change in any way beyond selling a limited amount of wine or other alcoholic beverages.

Mr. Lillie recommended amendments to the motion. He said the motion should be to grant the use variance with the understanding that the variance shall expire at the first to occur of the following conditions:

- 1. When the current lease ends, which would be no more than three years from February 9, 2021; or,
- 2. When Birmingham Wine ceases conducting business at its current location; or,
- 3. When Helene Fertal no longer has an interest in the LLC, with proof of ownership to be provided to the City of Birmingham annually.

Mr. Reddy and Mr. Hart both accepted the recommended amendments to the motion.

Mr. Lillie said he would not be supporting the motion. He said he did not believe they met the requirements to establish the need for a use variance. Because the appellant did not meet the criteria, he said granting the variance would set a legal precedent. In addition, alcohol sales are legally regulated. He noted that deciding on the location of alcohol sales falls under the Commission's jurisdiction and said they should be making the determination.

Mr. Miller said the evidence was that Birmingham Wine dealt in good faith with the City and conducted their due diligence. He observed that the business also has also

operated on the same block for a number of years and has proven to be an asset to the neighborhood. He said his vote would hinge on those facts.

Vice-Chair Morganroth reminded those present that a use variance requires a 5-2 vote to pass.

# Motion failed, 4-3.

**ROLL CALL VOTE** 

Yeas: Reddy, Hart, Lilley, Miller

Nays: Rodenhouse, Lillie, Morganroth

T# 02-09-21

### 5. Correspondence

Included in the agenda packet.

T# 02-10-21

### **6. General Business**

None.

T# 02-11-21

### 7. Open To The Public For Matters Not On The Agenda

Helene Fertal thanked the Board for their work and for their consideration of her appeal.

T# 02-12-21

# 8. Adjournment

**Motion by Mr. Lilley** 

Seconded by Mr. Lillie to adjourn the February 9, 2021 BZA meeting at 9:38 p.m.

Motion carried, 7-0.

**ROLL CALL VOTE** 

Yeas: Lilley, Reddy, Morganroth, Rodenhouse, Lillie, Miller, Hart

Nays: None

Bruce R. Johnson, Building Official

# **CASE DESCRIPTION**

691 Bloomfield Court (21-09)

Hearing date: March 9, 2021

**Appeal No. 21-09:** The owner of the property known as 691 Bloomfield Court, requests the following variance to construct a pool and patio in the required side open space:

A. Chapter 126, Article 4, Section 4.03(A) of the Zoning Ordinance requires that no accessory buildings or structures shall be erected in the required side open space. The proposed pool and patio is to be located in the east side open space. Therefore, a variance to permit a pool and patio is being requested.

**Staff Notes:** The house is located at the end of a cul-de-sac, which had an addition constructed in 2017. The overhead DTE lines that are located at the rear property line has cause the request of the variance due the clearance that is required for a pool.

This property is zoned R2 – Single Family Residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official



# **CITY OF BIRMINGHAM**

# Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 Fax: 248-530-1290 / www.bhamgov.org

# APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date: 2-5-21

Hearing Date: 3/9/21

Received By:				Ap	peal #: _31-0009			
Type of Variance:	Interpretation	Dimensional	Land Use	Sign	Admin Review			
PROPERTY INFORMAT	TION:		RELEASE SE					
ddress: 691 BL	DOMFIELD C	Lot Number:	11 4 PARTIC	Sidwell Number:	9-25-151-03			
OWNER INFORMATION	V:		77 777	14 /	1-25-151-03			
Name: WILLI	AM PANO	2.5						
Address: 691 B	LOOMFIELD	01.	MINHHAM	State: M (	Zip code: 4800 9			
		SOCIATES.CO	the state of the s		Phone: 249. 675. 5444			
. PETITIONER INFORMA	TION:	SOCIALIS, CO		249.	676.5999			
Name: Las Pan	7.00	Firm/Compa	any Name:	SHAR + AS				
Address: 272	NAKOTA	City: 7	YAL OAK		Zip code: 48073			
mail: ZaBP@	MOSHERA	6	Phone: 248.391.3095					
V. GENERAL INFORMAT	ION:	THE PARTY OF THE STATE OF THE S	510	43.	377.3075			
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To insure complete applic Official and/or City Plann how all requested varianche survey and plans included the survey and survey and plans included the survey and s	cations are provided, ap er for a preliminary discress must be highlighted uding a table as shown in a \$360.00 for single family at least 15-days prior to the least 15-days prior to the least 15-days prior to the least 15-days of the least 15-days of the least 15-days of the least 15-days of the least 15-days prior to the least 15-days prior t	pellants must schedule a ussion of their request a on the survey, site plan and the example below. All by residential; \$560.00 for the scheduled hearing Variance Ched Existent 30.25 signed application signed letter of practic certified survey	a pre-application meetind the documents the and construction plant dimensions to be short all others. This amples of the street	eting with the Building On the seting with the Building On the set will be required to be be	will not be accepted.  Official, Assistant Building e submitted. Staff will explain at must be clearly shown on the second decimal point.  I public notice sign which must be used to be second decimal point.  Variance Amount 1.50 Feet 0.25 Feet			
To insure complete applic Official and/or City Plann how all requested variance the survey and plans included in the survey and plans in the survey an	cations are provided, ap er for a preliminary discretes must be highlighted uding a table as shown in a \$360.00 for single family at least 15-days prior to the least 15-days prior to a \$30.00 F	pellants must schedule a ussion of their request a on the survey, site plan and the example below. All ly residential; \$560.00 for the scheduled hearing Variance Check the scheduled hearing variance Check the scheduled hearing seet 23.50 feet 30.25 feet 30.25 feet signed application signed letter of practic certified survey filding plans including the plans are not allowed the plans are not allowed the plans are not allowed to the plans are not al	a pre-application meet and the documents the and construction plated in the documents the and construction plated in the documents to be short all others. This amples is the street in the document of the street in the document of the street in the document of the street in the stre	eting with the Building On the seting with the Building On the set will be required to be ans. Each variance request own in feet measured to ount includes a fee for a Proposed 23.50 Feet 30.25 Feet anning, HDC, or DRB to All information submitted.	will not be accepted.  Official, Assistant Building e submitted. Staff will explain to the second decimal point.  In public notice sign which must be public notice sign which must be public notice sign which must be public notice.  Variance Amount 1.50 Feet 0.25 Feet 0.25 Feet			

Robert Pryzma Representative for the Panos Residence 2725 Nakota Rd. Royal Oak, MI 48073

RE: 691 Bloomfield Ct.

Dear Zoning Board Members:

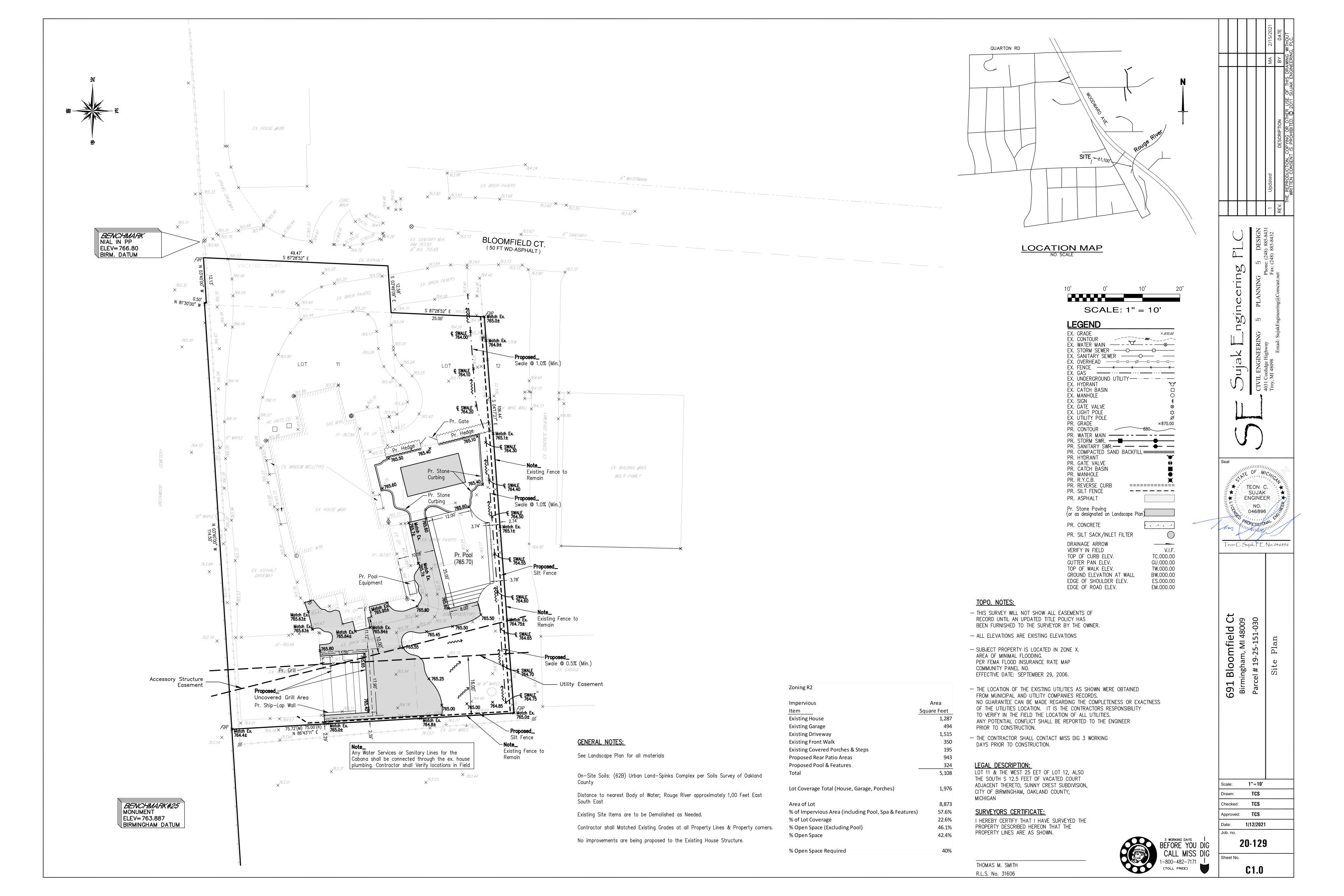
We appreciate your consideration of our request for a pool in the side yard and rear yard cabana. Because of the unique lot configuration, we will need your approval for our proposed items.

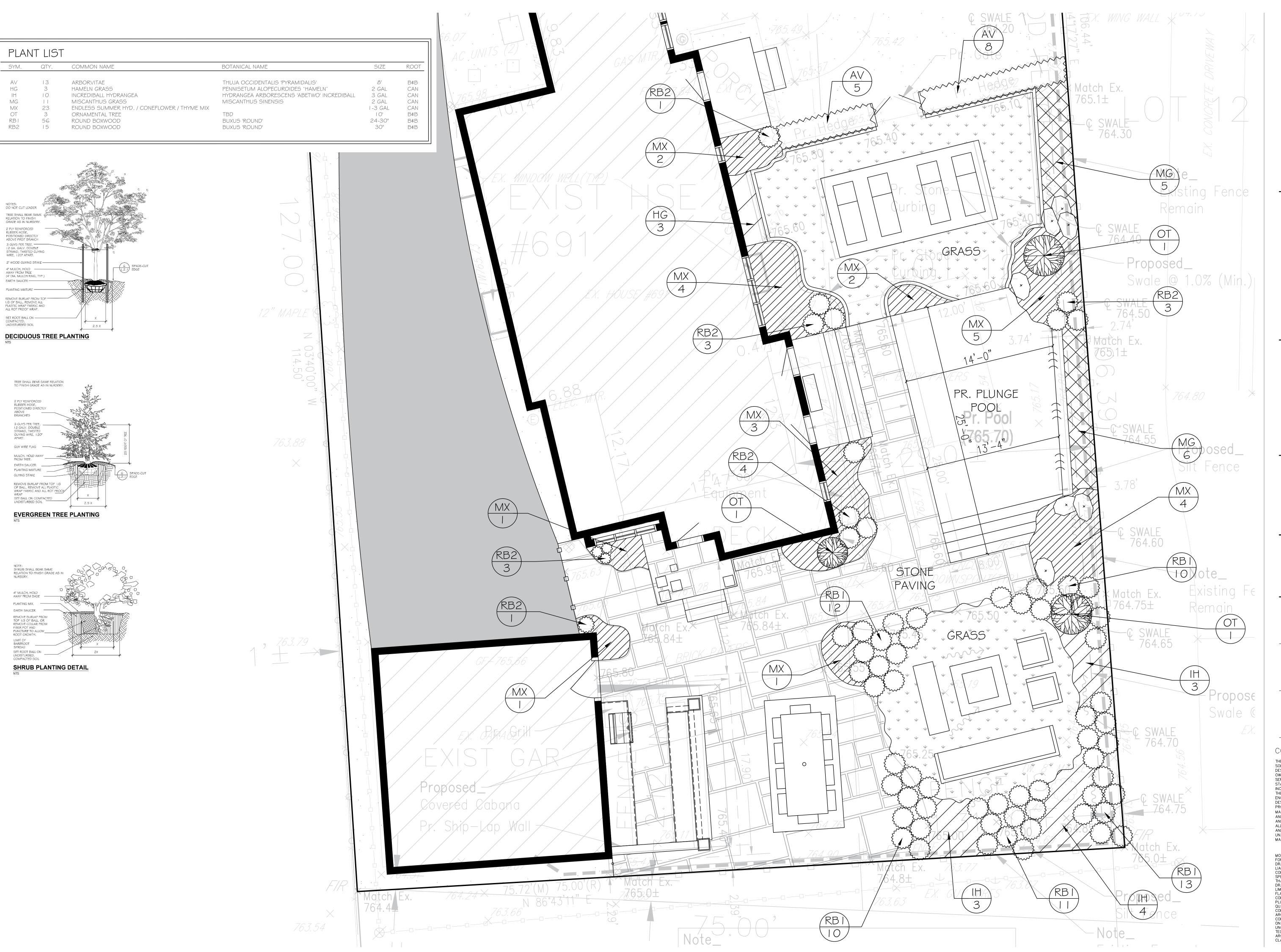
We believe our requests are fair and look forward to answering any questions at the scheduled board meeting.

Kind Regards,

Rob Pryzma

Client Representative







F: (248)887-9291

PROJECT:
PANOS
RESIDENCE
691 BLOOMFIELD CT
BIRMINGHAM, MI

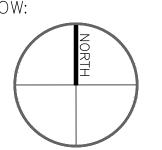
DATE & REVISIONS:

OCTOBER 19, 2020

JANUARY 20, 2021

FEBRUARY 15, 2021

SCALE & NORTH ARROW:



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



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

SHEET TITLE:
LANDSCAPE
PLAN

SHEET NO:

DESIGNED BY:

DRAWN BY:

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MATERIAL SCHEDULE								
SYM.	QTY.	MATERIALS						
23 45 67 89 0   12   14   15   67   89 0   12   14   15   17   18   18   18   18   18   18   18	5 LF 75 LF 289 SF 289 SF 128 SF 128 SF 35 SF 22 LF 793 SF 793 SF 293 SF 1 LS 44 SF 8 LF 4 191 SF 16 LF 7 LS 131 LF	DIG AND BASE TURF AREA SYNTHETIC TURF DIG AND BASE STONE PAD STONE PAD - MATERIAL TBD EXISTING SIDE PATIO EXISTING SIDE STEPS TROUGH POT 24" TALL WATER WALL DIG AND BASE STONE PAVING MAIN PATIO STONE PAVING MAIN PATIO - MATERIAL TBD DIG AND BASE FIRE AREA LAWN 5'x5' CUSTOM FIRE TABLE EXISTING BACK PORCH EXISTING BACK STEPS POTS COVERED CABANA BAR AREA GRILL COUNTER SIT-UP BAR SHIP-LAP WALL LEDGESTONE BOULDER OUTCROPPINGS						



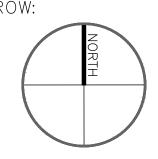


BIRMINGHAM, MI P: (248)391-3095 F: (248)887-9291 PROJECT:

PANOS RESIDENCE 691 BLOOMFIELD CT BIRMINGHAM, MI

DATE & REVISIONS: OCTOBER 19, 2020 JANUARY 20, 2021 FEBRUARY 15, 2021

SCALE & NORTH ARROW:



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



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

SHEET TITLE: HARDSCAPE PLAN

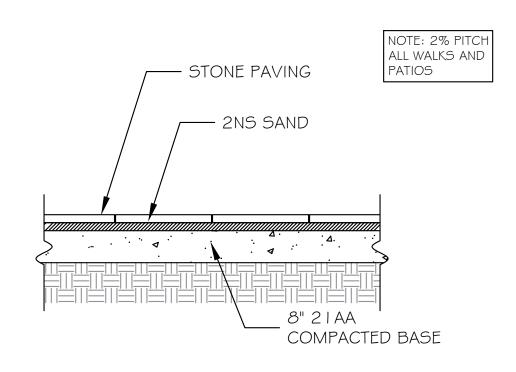
SHEET NO: L-2

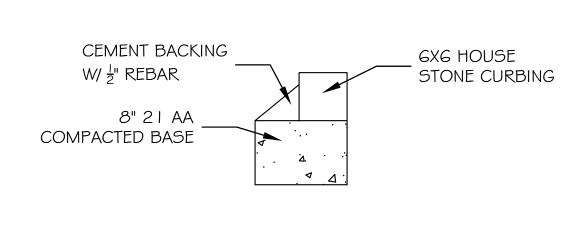
DESIGNED BY: M.M.

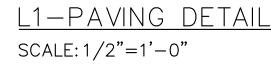
DRAWN BY:

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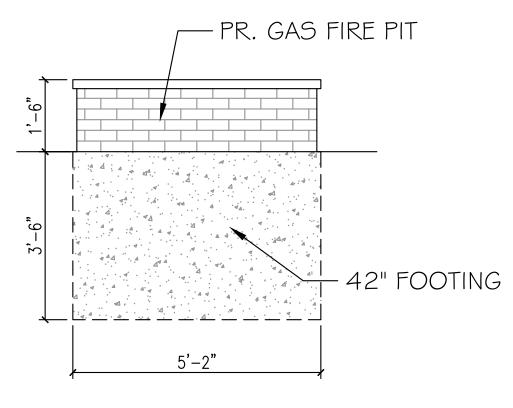
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<u>L2-STONE CURBING</u> SCALE: 1"=1'-0"



L3-PR. GAS FIRE PIT DETAIL SCALE: 1/2"=1'-0"



PROJECT:
PANOS
RESIDENCE
691 BLOOMFIELD CT
BIRMINGHAM, MI

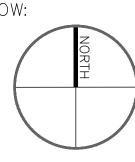
DATE & REVISIONS:

OCTOBER 19, 2020

JANUARY 20, 2021

FEBRUARY 15, 2021

SCALE & NORTH ARROW:



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



SHEET TITLE: DETAILS

SHEET NO:

designed by: M.M

DRAWN BY:

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# **CASE DESCRIPTION**

269 E. Southlawn (21-10)

Hearing date: March 9, 2021

**Appeal No. 21-10:** The owner of the property known as 269 E. Southlawn, requests the following variances to construct a second floor addition to an existing non-conforming home:

- **A. Chapter 126, Article 2, Section 2.08.2** of the Zoning Ordinance requires that the minimum combined total side yard setback for residential lots are 14.0 feet or 25% of the lot width whichever is greater. The required total is 14.00 feet. The proposed is 12.82 feet. Therefore, a variance of 1.18 feet is being requested.
- **B.** Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires that no side yard setback for residential lots shall be less than 5.00 feet. The proposed is 4.49 feet. Therefore, a variance of 0.51 feet is being requested.

**Staff Notes:** The existing non-conforming home was constructed in 1952.

This property is zoned R3 – Single Family Residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official



### CITY OF BIRMINGHAM

# Community Development - Building Department 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 Fax: 248-530-1290 / www.bharngov.org

# APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date:  $\frac{2-9-21}{3M}$ 

Hearing Date: 3 - 9 - 21
Appeal #: 21 - 10

Received By:								
Type of Variance: Interpre	etation	Dimensional	Land Use	Sign	Admin Review			
I. PROPERTY INFORMATION:								
Address: 7109 E. Soul	Manyn	Sidwell Number:	Sidwell Number: 19-30-451-022					
II. OWNER INFORMATION:								
Name: Vive De Por	M.							
VIVE DEFOILD								
CO of G. Solochitation   Divinio Julia								
III. PETITIONER INFORMATION:	raceporte a comme com							
West and the state of the state	STILL WATER	Firm/Comp	any Name: Do	Porce Buildi	ŃΠ			
Address 1 110	A ~	City	CIL	State: ME Z	(ip code: 48304			
Empile	All DO	- DION	mbela	Phone:	CN 11 Anil			
John & Dieva	acre buil	iding com		Priorie. 5 50.	- 5 UD - 40104			
IV. GENERAL INFORMATION: The Board of Zoning Appeals type								
To insure complete applications Assistant Building Official and/o to be submitted. Staff will expla Each variance request must be o dimensions to be shown in feet The BZA application fee is \$360. sign which must be posted at th  Requested Variances Variance A, Front Setback Variance B, Height	r City Planner in how all rec dearly shown measured to 00 for single	r for a preliminary displayed variances months survey and putter second decimal family residential; \$ least 15-days prior  Variance of the second sec	iscussion of their ust be highlighted blans including a topoint.  560.00 for all oth	request and the docume d on the survey, site plan able as shown in the exa ers. This amount include	ents that will be required and construction plans. Imple below. All			
V. REQUIRED INFORMATION CHECK	(LIST:							
One original and nine copies of the signed application One original and nine copies of the signed letter of practical difficulty and/or hardship One original and nine copies of the certified survey 10 folded copies of site plan and building plans including existing and proposed floor plans and elevations If appealing a board decision, 10 copies of the minutes from any previous Planning, HDC, or DRB board meeting								
VI. APPLICANT SIGNATURE								
By signing this application, I agree to accurate to the best of my knowledg  Signature of Owner:  Signature of Petitioner:	conform to a	Il applicable laws of the	e City of Birmingha	oval from the Building Office  Date:	ted on this application is cial or City Planner.			
TWO TO SERVED THE REAL PROPERTY.		1000	OF THE PARTY OF TH		ENGLANCE TABLE			

Revised 12/12/2018

City of Birmingham

Community Development – Building Department

151 Martin Street, Birmingham, MI 48009

RE: Dimensional Variance Letter for 269 E. Southlawn

Dear Board of Zoning Appeals,

I am renovating my home on 269 E. Southlawn and require a variance due to the current 4.49 feet on the left side yard. As you know, a 5' minimum is required. This property was built prior to the setback requirements and my proposed renovation is to build up rather than out thus not diminishing the current set back.

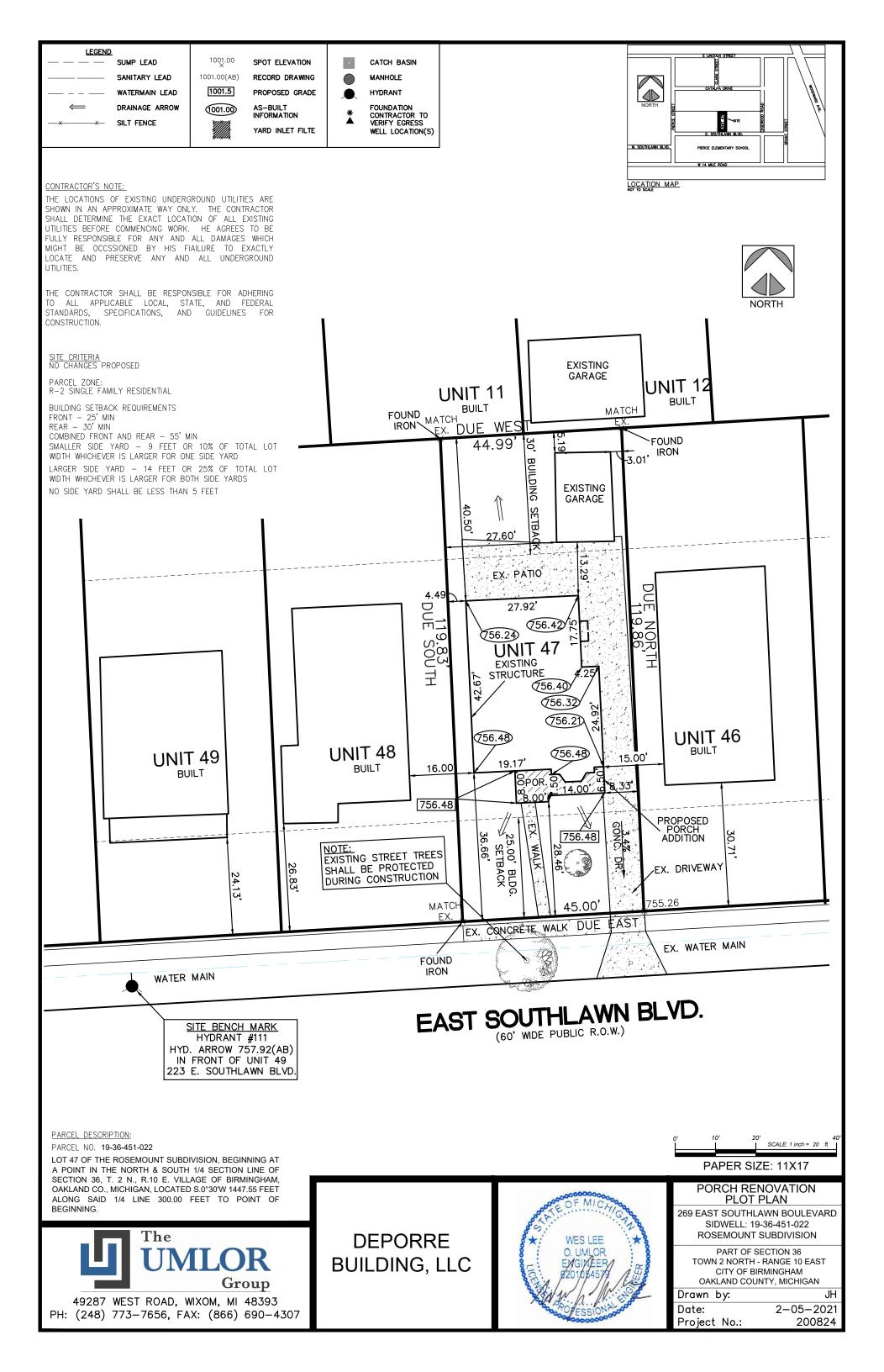
I am requesting that my variance be granted because the home is built with the condition existing condition and the variance will not be injurious to the neighborhood or otherwise detrimental to the general welfare.

Sincerely,

Vince DePorre

269 E. Southlawn

Birmingham, MI 48009



# 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 15 psf DEAD FOR WOOD, LINOLEUM AND CARPET FLOORING 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/100 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

  WIND IMPORTANCE FACTOR

  BUILDING CATEGORY

  WIND EXPOSURE

  II

  WIND EXPOSURE

  B
- DESIGN STRENGTHS:
- CONCRETE:

  6TRENGTH AT

  CLA65 28 DAYS (PSI) LOCATION

  A 3000 INTERIOR SLABS

  B 3500 FOOTINGS & FOUNDATION WALLS

  C 3000 AIR-ENTRAINED EXTERIOR SLABS & WALLS

  CONCRETE REINFORCEMENT: ASTM AGIS/AGISM-ØIB (Fy = 60 KSI)

  WELDED WIRE FABRIC: ASTM AI85-ØI
- STRUCTURAL STEEL:
  ANCHOR RODS:
  MASONRY:

# NORMAL WEIGHT F'm = 1500 PSI FOUNDATIONS AND EARTHWORK:

- WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAYATIONS.
- PROVIDE A MINIMUM OF 6 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: 2,500 PSF. OTHERS

ASTM A307-02 ALTERNATIVELY - FI554-99 GR 36 MAY BE USED

- 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
- 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.
- 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

# 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 A185.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM AI85.
   CONCRETE REINFORCEMENT SHALL BE PLACED ACCORD
- CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
- CONCRETE COVERAGE FOR REINFORCEMENT, U.N.O. ON DRAWING:
   FOOTINGS
   3"

FOOTING PRIOR TO PLACING THE BASEMENT CONCRETE FLOOR.

- SLAB ON GRADE CENTER OF SLAB WALLS EXPOSED TO EARTH 2"
- COMPRESSION LAP SPLICES FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MINIMUM.
   TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS "B" SPLICES UN.O.
- ALL WELDED WIRE FABRIC LAPS SHALL BE 8" AT ENDS AND SIDES.
- BAR LENGTHS SHOWN DO NOT INCLUDE HOOKS OR BENDS,
   CONCRETE AT THE TIME OF BLACEMENT GLALL LLAVE A GLUMP OF ALL THE TIME.
- CONCRETE AT THE TIME OF PLACEMENT SHALL HAVE A SLUMP OF 4" ± 1" UNLESS
   A SUPER-PLASTICIZING AGENT IS USED.
- 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<sup>1</sup>/<sub>2</sub> PARTS FINE AGGREGATE, 2 PARTS PEA GRAVEL, F'C = 3,000 PSI AT 28
- DAYS, GROUT SLUMP 9" TO 10". GROUT SOLID ALL CELLS CONTAINING REINFORCING.

   MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 9 GAUGE DUR-0-WALL D/A 3100 TRUSS TYPE OR EQUAL. REINFORCING
- LOCATED AT EVERY OTHER COURSE, UN.O.

  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.
- REINFORCING.

   LAP ALL VERTICAL REINFORCING SPLICES 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 HIGHLIFT GROUTING PROCEDURE PER ACI 530.I.
- THE PROCEDURES OF ACI 530.1 FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGRESS 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 WEDGE STYLE ANCHOR, HILTI KWIK BOLT 3.
   NUTS: CARBON STEEL MEETING ASTM A563. WASHERS: HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A3/07 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 AMD 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 = 2.0 x 10E6 ps1, Fb = 2,850 ps1, Fv = 285 ps1.
- WIDTH OF LVL IS 1.75".

  MIN. PSL COLUMN PROPERTIES SHALL BE: E = 1.8 x 10E6 psi, Fb = 2,400 psi TRUS JOIST
- PARALLAM OR EQUAL.
- WALLS SHALL BE BRACED ACCORDING TO 2015 MRC.
   TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BCSI'S (LATEST EDITION) "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES".
- ALL POINT LOADS SHALL BE CONTINOUSLY 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 PLY OR MORE LYL'S SHALL BE BOLTED TOGETHER PER MANUFACTURER RECOMMENDATIONS.

# GENERAL REQUIREMENTS:

READ AND BE BOUND BY THE ARCHITECTURAL SPECIFICATIONS.

THESE SPECIFICATIONS, ALL OTHER DOCUMENTS ATTACHED HERETO, ALL ADDENDA ISSUED AND THE ACCOMPANYING PLANS ARE INTENDED TO PROVIDE FOR THE COMPLETE FURNISHING AND INSTALLING OF THE ENTIRE MECHANICAL SYSTEM.

THE WORK SHALL BE DONE IN ACCORDANCE WITH BEST PRACTICE SO AS TO CONTRIBUTE TO THE EFFICIENCY OF THE OPERATION AND MINIMUM MAINTENANCE AND SHALL BE INSTALLED WITH PROPER ACCESSIBILITY. THE MATERIALS AND EQUIPMENT, INCLUDING ALL NECESSARY ACCESSORIES, SHALL BE PUT INTO PROPER ADJUSTMENT SO THAT THE COMPONENT PARTS FUNCTION TOGETHER AS A WORKABLE SYSTEM. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS AND OPERATIONS AS INDICATED EITHER ON THE DRAWINGS OR CONTAINED HEREIN OR AS MAY BE REASONABLY IMPLIED BY EITHER TO ACCOMPLISH COMPLETE MECHANICAL SYSTEMS.

# GOVERNING AGENCIES:

THE CONTRACTOR SHALL BE FULLY INFORMED OF ALL LAWS, ORDINANCES AND CODES± SHALL, IN THE PREFORMANCE OF THE CONTRACT, COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL AFORESAID REGULATIONS. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS AND ANY ADDITIONAL WORK NECESSARY TO MEET CODE REQUIREMENTS SHALL BE MADE BY THE CONTRACTOR WITHOUT EXTRA COST TO THE OWNER.

# DAMAGE TO OTHER WORK:

REPAIR AND PAY FOR ALL DAMAGE DONE TO THE EXISTING AND NEW WORK BY THE MECHANICAL TRADES WORKMEN.

# CLEANING:

PREMISES SHALL BE CLEANED UPON COMPLETION OF WORK.

# COOPERATION WITH OTHER TRADES:

COORDINATE WORK WITH OTHER TRADES TO AVOID INTERFERENCE AND PRESENT A NEAT APPEARANCE. INTERFERENCE WITH RESULT FROM POOR COORDINATION WILL NOT BE CONSIDERED AS EXTRA WORK.

# INTERFERENCE:

ALL MINOR DEVIATIONS REQUIRED DUE TO INTERFERENCE WITH THE WORK OF OTHERS SHALL BE MADE BY MECHANICAL CONTRACTOR AT NO ADDITIONAL COST. VERIFY LOCATIONS OF EXISTING PIPING, DUCTS AND BUILDING STRUCTURAL BEAMS IN THE PROJECT AREA FOR CONNECTIONS TO SAME AND TO AVOID POSSIBLE INTERFERENCE WITH RESULT FROM POOR COORDINATION WILL NOT BE CONSIDERED AS EXTRA WORK.

# SHOP DRAWINGS:

SUBMIT FOUR (4) REPRODUCIBLE TRANSPARENCIES AND FOUR (4) COPIES OF ALL SHOP DRAWINGS ON ALL EQUIPMENT FOR APPROVAL.

# DRAWINGS:

THE DESIGN DRAWINGS SHOW THE GENERAL ARRANGEMENT AND EXTENT OF THE WORK. THE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT BE DRAWN TO SCALE IN CERTAIN AREAS FOR PURPOSES OF CLARITY AND LEGIBILITY. IT IS INTENDED THAT ALL APPARATUS BE LOCATED SYMMETRICAL WITH ARCHITECTURAL ELEMENTS AND BE INSTALLED TO AVOID OBSTRUCTIONS AND PRESERVE HEADROOM. THE CONTRACTOR SHALL REVIEW THE PLANS OF OTHER TRADES WITH HIS OWN WORK TO AVOID CONFLICTS AND INTERFERENCE'S, HE SHALL MAKE USE OF ALL SOURCES OF DATA, INCLUDING SHOP DRAWINGS AND DRAWINGS OF EQUIPMENT FURNISHED BY OTHERS.

# ACCESS TO EQUIPMENT:

ALL CONTROL DEVICES, EQUIPMENT, DAMPERS, ETC., SHALL BE SO LOCATED SO AS TO PROVIDE FOR EACH ACCESS OF OPERATION, REPAIRS AND MAINTENANCE, IF CONCEALED, ACCESS PANELS OR EXTENDED OPERATORS SHALL BE PROVIDED.

# SUPPORTS:

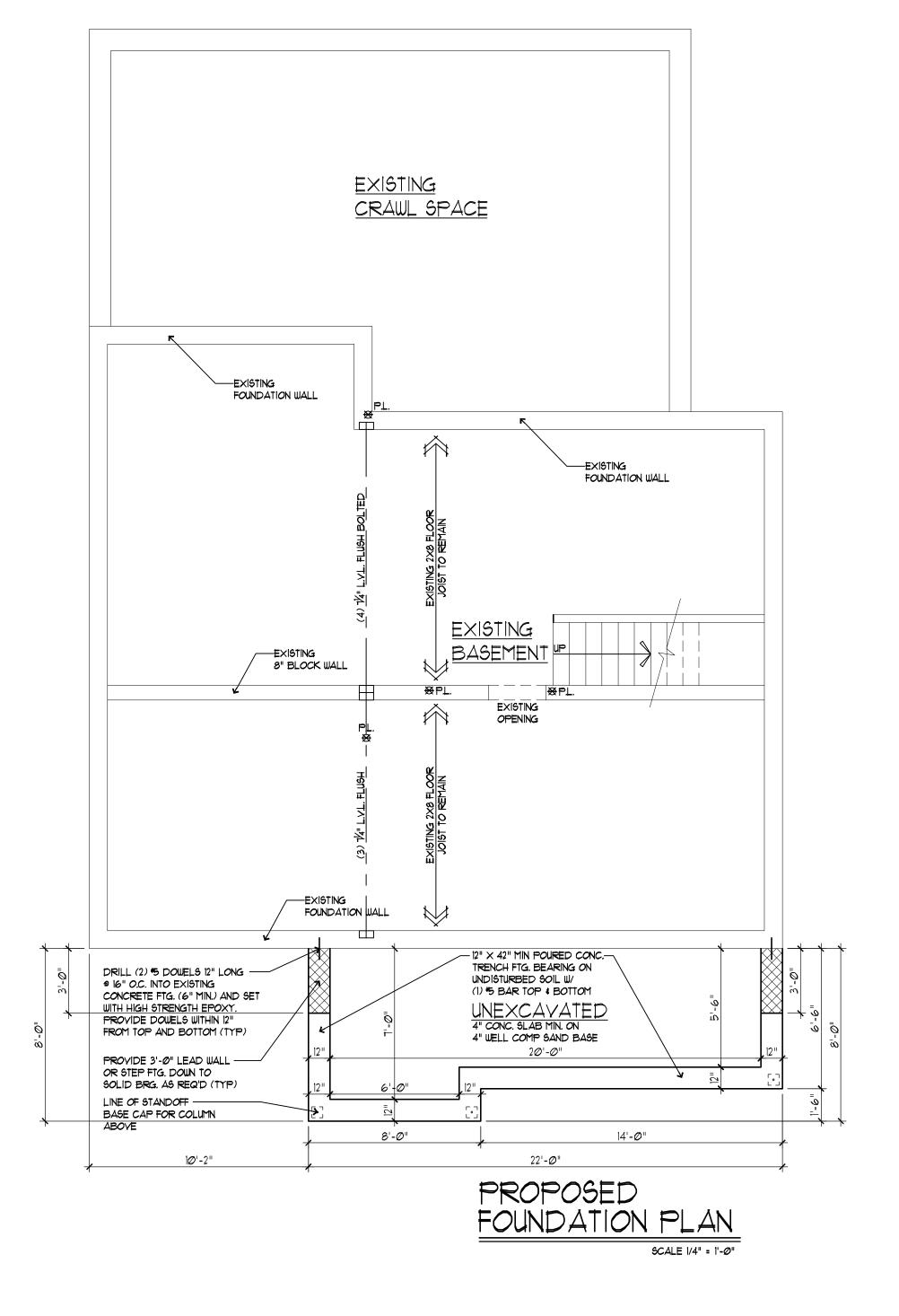
PROVIDE ALL SUPPORTS, FRAMING, ETC., FOR THE PROPER INSTALLATION FF PIPE, EQUIPMENT, ETC., FABRICATED FROM STRUCTURAL STEEL SHAPES AND TO PREVENT SAGGING, VIBRATION AND STRAIN AND TO PROVIDE FOR EXPANSION AND CONTRATION.

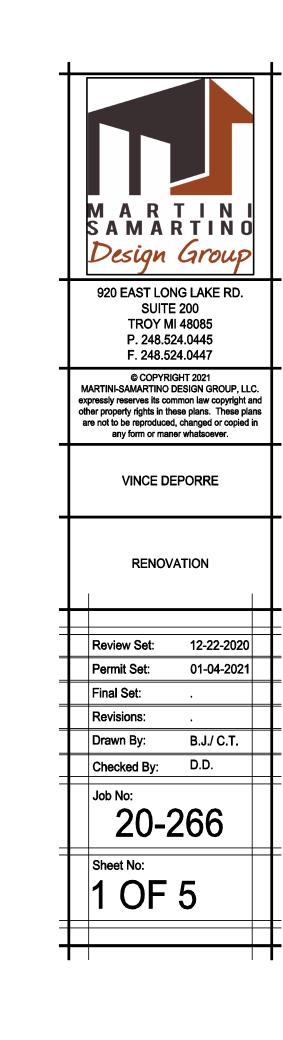
# SYSTEM BALANCING:

THE HEATING, VENTILATING AND AIR CONDITIONING SHALL BE TESTED AND BALANCED TO DEMONSTRATE THAT SPECIFIED CAPACITIES OF THE VARIOUS PARTS OF ALL SYSTEMS AS INDICATED IN THE CONTRACT DOCUMENTS CAN BE MET AND ALL CONTROLS ARE FUNCTIONING PROPERLY.

# GUARANTEE:

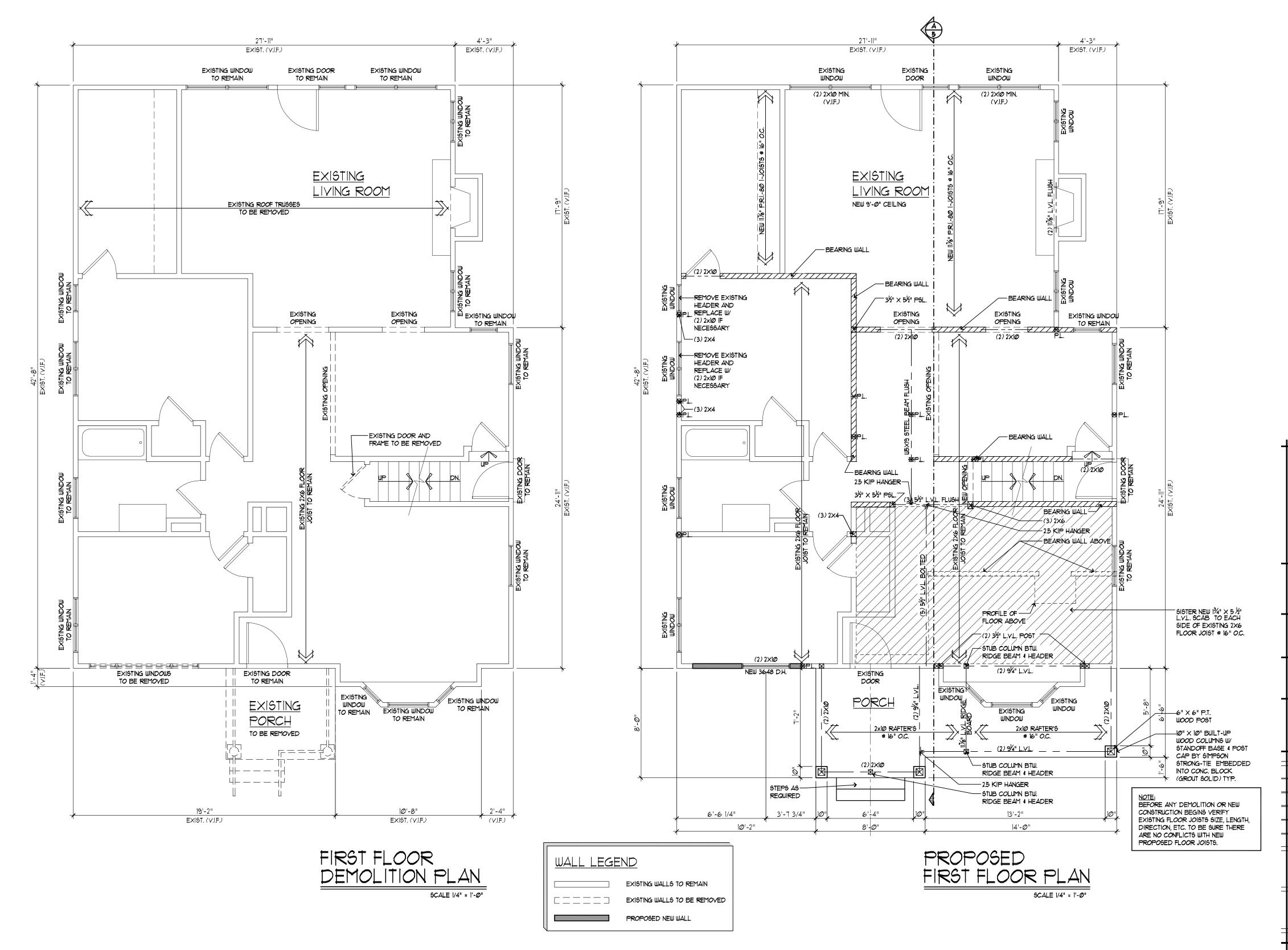
ALL MATERIAL AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE, AND THE CONTRACTOR SHALL MAKE GOOD ANY DEFECTS WITHIN THAT PERIOD AT NO ADDITIONAL COST TO THE OWNER.





# GENERAL RENOVATION NOTES:

- 1. GENERAL CONTRACTOR / BUILDER, ALL TRADES, SUBTRADES, CRAFTSMEN, INCLUDING MECHANICAL AND ELECTRICAL CONTRACTORS AND ANY OTHER PERSONS INVOLVED IN THIS PROJECT. IT IS THE RESPONSIBILITY OF THE ABOVE MENTIONED PEOPLE TO VERIFY WITH THE OWNER'S APPROVAL ALL MATERIALS AND CHANGES AND JUST BECAUSE IT IS NOT MENTIONED OR SPECIFIED FOR IN THIS SET OF DRAWINGS DOESN'T MEAN IT IS NOT PART OF THE GENERAL CONTRACT. AFTER ENTERING INTO A CONTRACT, THE GENERAL CONTRACTOR WILL BE HELD RESPONSIBLE TO HAVE COMPLETED ALL JOB REQUIREMENTS WITHOUT EXTRA COMPENSATION.
- 2. PROVIDE SOLID BRG & HEADERS AT ALL NEW WINDOW LOCATIONS
- 3. VERIFY ALL POINT OF EXISTING BRG AND PROVIDE TEMPORARY SUPPORT/SHORING AS REQ'D UNTIL ALL EXISTING NEW BEARING CONDITIONS ARE INSTALLED TO PERMANENT SUPPORT. VERIFY CAPACITY OF EXISTING LOAD CARRYING MEMBERS W/STRUCT. ENG. IN FIELD UPON EXPOSURE OF EXACT CONDITIONS.
- 4. UPON REMOVAL OF EXISTING FRAMING, PROTECT EXISTING RESIDENCE FROM ALL WEATHER UNTIL NEW FRAMING IS IN PLACE.
- 5. BUILDER/CONTRACTOR, STRUCTURAL ELEMENTS THAT ARE UNCOVERED DURING THE COURSE OF THE RENOVATION OR ALTERATION AND THAT ARE FOUND TO BE UNSOUND OR DANGEROUS SHALL BE MADE TO COMPLY WITH APPLICABLE REQUIREMENTS OF THIS 2009 MBC OWNER TO CONSULT WITH LICENSED STRUCTURAL ENGINEER
- 6. TO THE BEST OF THE DESIGNERS KNOWLEDGE, NO POINT LOADS EXIST IN THE DEMOLITIONED AREA. ANY NEW STRUCTURAL BEARING POINTS UNCOVERED DURING DEMOLITION TO BE PICKED UP BY NEW LOAD BEARING MEMBERS AS DETERMINED BY A PROF. STRUCTURAL.
- 1. TO BUILDER & MECH. CONTRACTORS SUPPLY AND REWORK SUPPLY AIR AS REQUIRED IN NEW OR EXISTING OPENINGS. VERIFY IN FIELD.
- 8. TO BUILDER & MECHANICAL CONTRACTORS SUPPLY AND REWORK SUPPLY AIR SYSTEMS SO AS TO RECIRCULATE AIR IN BOTH NEW # EXISTING FLOOR SPACES BY USE OF TRANSITION FITTINGS, PLENUMS, GRILLES, REGISTERS AND FLEXIBLE DUCT TUBES ULISI CLASS Ø OR CLASS I OR BETTER UTILIZED FOR CONVEYING AIR. (VERIFY AND UPGRADE IF NECESSARY. FIELD VERIFY ALL CONDITIONS)
- 9. BUILDER/CONTRACTOR REMOVE FLOORING, CARPET, ETC. IN ALL ROOMS AFFECTED BY DEMOLITION AND NEW CONSTRUCTION.
- 10. CONTRACTOR: RESPONSIBLE TO THOROUGHLY INSPECT FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND SURROUNDINGS TO PRIOR TO
- 11. CONTRACTOR: RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL QUALIFICATION OR INFORMATION IS NEEDED HE IS TO CONTACT ARCHITECT, AND/OR OWNER FOR CLARIFICATION, PRIOR TO SUBMITTING PROPOSAL.
- 12. GENERAL CONTRACTOR AND HIS SUB-TRADES: EXECUTE AND PREFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODE/ORDINANCES AND WITHIN BUILDING INDUSTRY MINIMUM
- 13. CONTRACTOR: INDEMNIFY AND SAVE HARMLESS THE OWNER AND ARCHITECT AGAINST ALL LOSSES, THEFT, CLAIMS, PAYMENTS, SUITS BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR AND HIS SUB-TRADES.
- 14. CONTRACTOR: VERIFY AND COORDINATE CONSTRUCTION SCHEDULE TECHNIQUES, METHODS, AND PROCEDURES WITH OWNER ESPECIALLY WITH REGARD TO DEMOLITION AND WORK AREA'S THAT WILL AFFECT: SECURITY, DUST, AND DEBRIS AND BUILDING OPERATION, AND ALSO KEEP AREA FREE OF ALL DEBRIS CREATED BY NEW WORK.
- 15. ALL EXISTING DIMENSIONS AND WALLS ARE +/- FOR ACCURACY. FIELD VERIFY SURROUNDING AREAS BEFORE DEMOLITION.
- 16. BUILDER TO VERIFY & CONFIRM ENTIRE SCOPE OF RENOVATION AND IF SOMETHING IS NOT MENTIONED OR NOTED IT DOES NOT MEAN IT'S NOT PART OF THIS RENOVATION PROJECT. THIS IS A DESIGN-BUILD
- 17. ALL CONTRACTOR'S WILL BE RESPONSIBLE FOR THEIR NECESSARY WORK AND FIELD VERIFY PRIOR TO ANY WORK BEING PREFORMED.
- 18. BUILDER, OWNER, AND CONTRACTOR'S SHALL CORDINATE AND FOLLOW THROUGH WITH ENTIRE DESIGN-BUILD PROCESS.
- 19. GENERAL CONTRACTOR TO SECURE AND PAY FOR GENERAL BUILDING PERMIT. ALL OTHER PERMITS (I.E. HEATING, PLUMBING, ELECTRICAL,
- 20. SUB-CONTRACTOR TO EXECUTE AND PERFORM THEIR WORK IN ACCORDANCE WITH ALL APPLICABLE CODES/ORDINANCES AND WITHIN BUILDING INDUSTRY STANDARD.
- 21. ELECTRICAL CONTRACTOR TO VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, AND LIGHT LOCATION AND TAKE INTO CONSIDERATION EXISTING ELECTRICAL INSTALLATION WITH OWNER, PRIOR TO ACTUAL CONSTRUCTION START. YERIFY EXISTING SERVICE AND UPGRADE AS REQUIRED FOR ADDITION.
- 22. RESPECTIVE TRADES TO REPAIR AND RESTORE EXISTING SURFACES TO AL LOGICAL STOPPING POINT, I.E. WALL, CORNERS, CEILING, ETC. AFFECTED BY NEW WORK SO AS TO PROVIDE A FINISHED AND CONTIGUOUS APPEARANCE.
- 23. GENERAL CONTRACTOR TO VERIFY ALL MATERIAL, MANUFACTURERS, FINISHES, COLOR, ETC. WITH OWNER AND DETERMINE WHAT MATERIALS, FIXTURES AND APPLICATIONS THAT WILL BE FURNISHED BY OWNER.
- 24. REPORT ANY DISCREPANCIES IN EXISTING FRAMING TO DESIGNER UPON DISCOVERY TO ALLOW FOR REVISIONS TO NEW STRUCTURAL FRAMING PER STRUCT. ENG. RECOMMENDATIONS.



APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTER-CONNECTED) WITH BATTERY BACK-UP

M.D. CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/ UL\*2034 AND INSTALLED PER MANUF. SPECIFICATIONS

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

M INDICATES TYPICAL -☐ (2) STUD BEARING

☐ (2) STUD BEARING

☐ (3) STUD BEARING

☐ (3) STUD BEARING

☐ (3) STUD BEARING

☐ (4) STUD BEARING

☐ (5) STUD BEARING

☐ (6) STUD BEARING

☐ (6) STUD BEARING

☐ (6) STUD BEARING

☐ (7) STUD BEARING (UNLESS OTHERWISE NOTED ON PLAN)

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

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

MINIMUM THREE STUD SPACING AT ALL DOOR JAMBS -CARPERNTER TO VERIFY CASING SIZE WITH BUILDER

ALL TRIM TO BE PACKED OUT W/ 7/16" OSB SHEATHING



920 EAST LONG LAKE RD. SUITE 200 **TROY MI 48085** P. 248.524.0445 F. 248.524.0447

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MARTINI-SAMARTINO DESIGN GROUP, LLC.

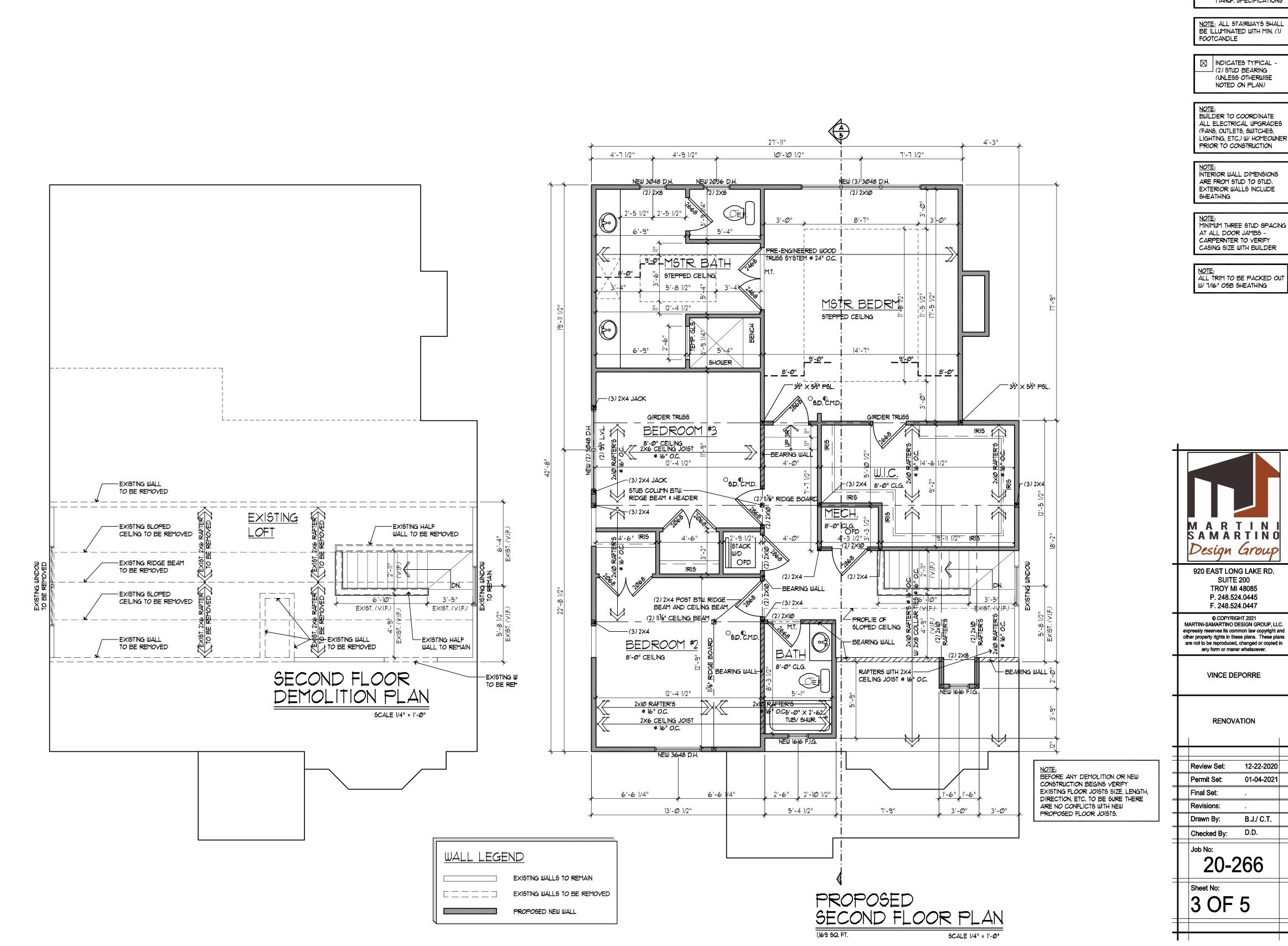
expressly reserves its common law copyright and other property rights in these plans. These plans

RENOVATION

12-22-2020 Review Set:

01-04-2021 Permit Set: Final Set: Revisions: B.J./ C.T. Drawn By: Checked By: D.D.

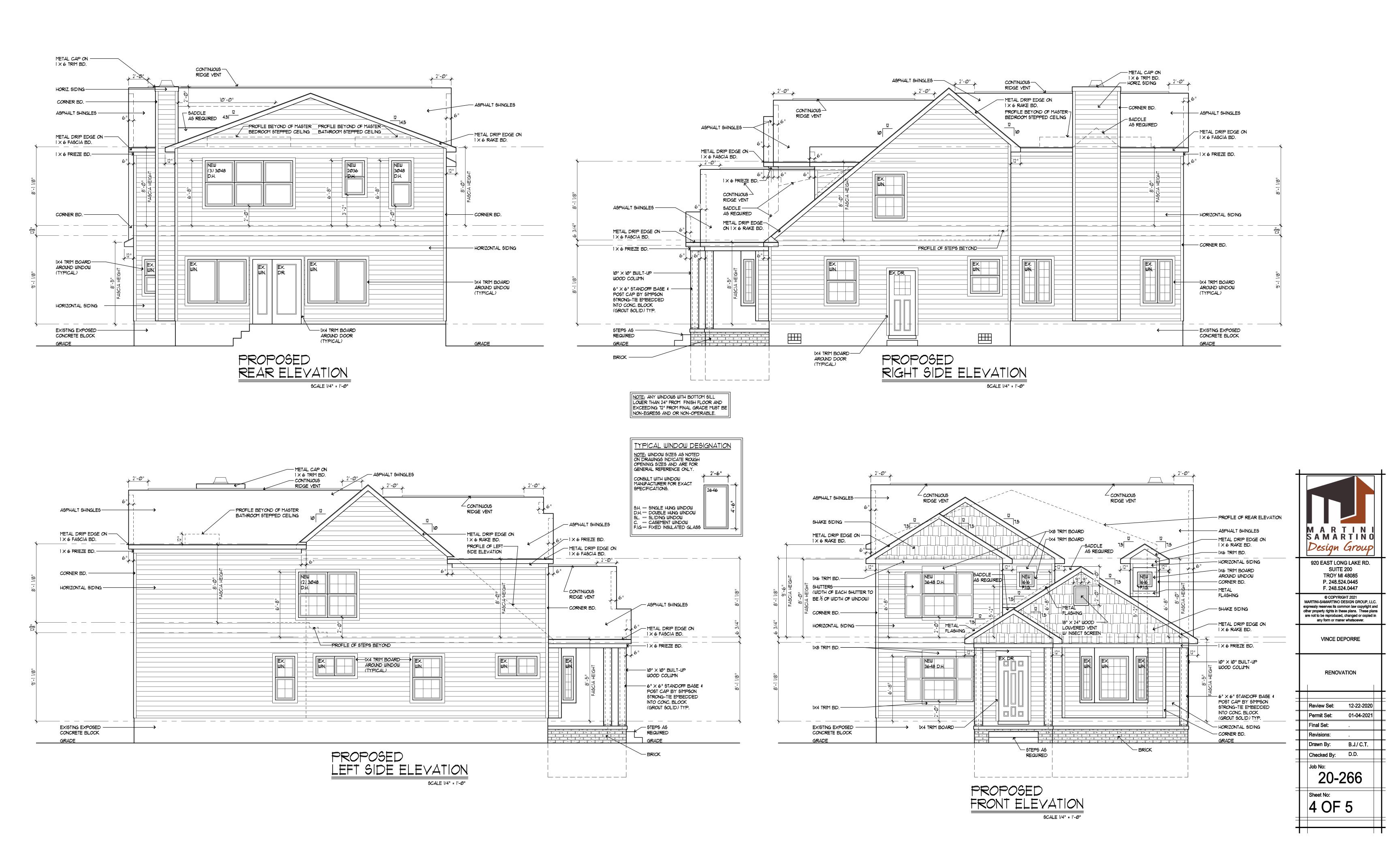
20-266

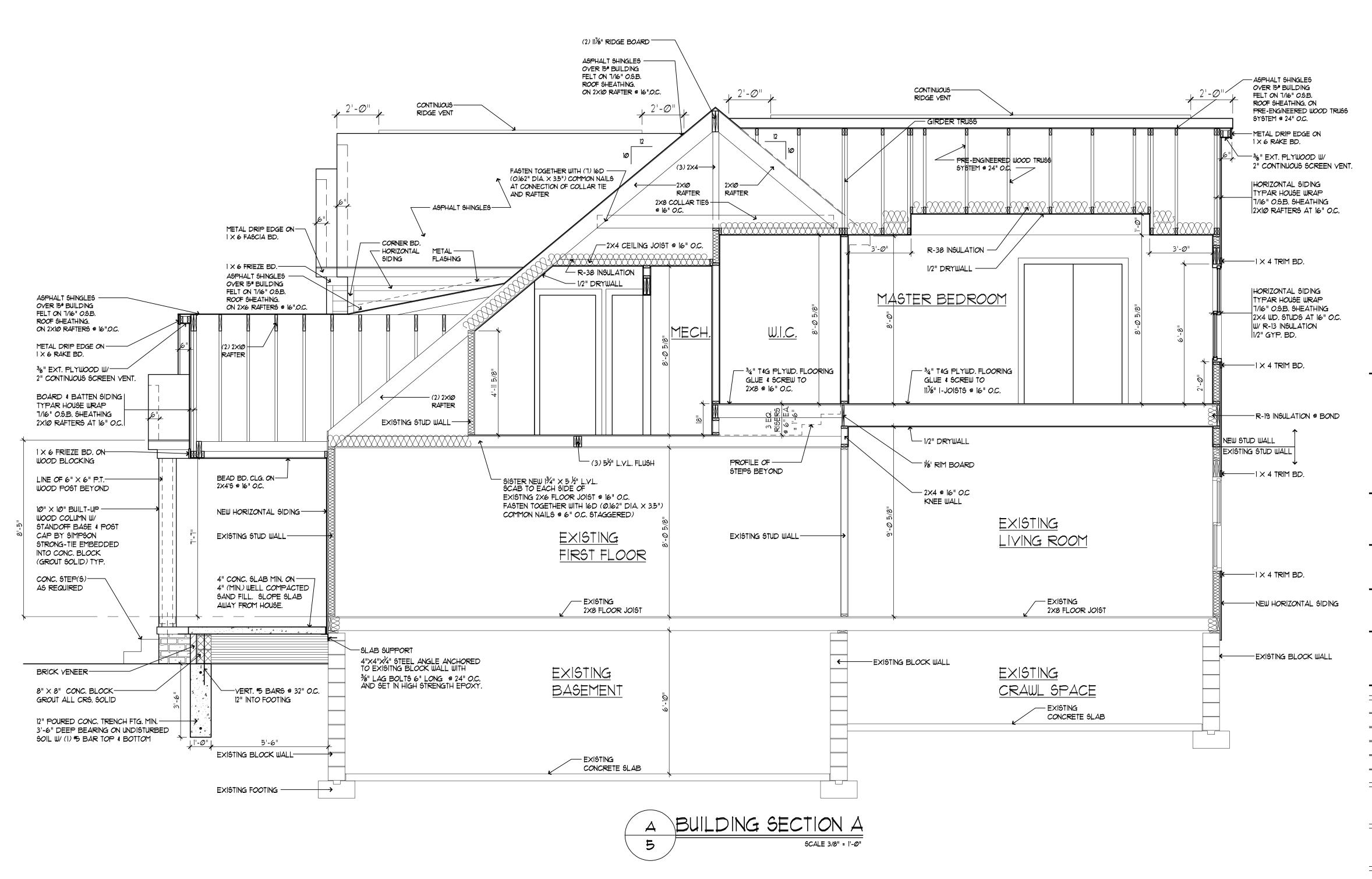


9.D. BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTER-CONNECTED) WITH BATTERY BACK-UP

M.D. CARBON MONOXIDE DETECTOR (PER CODE) TO COMPLY W/ UL 12034 AND INSTALLED PER MANUF. SPECIFICATIONS

ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING, ETC.) W/ HOMEOWNER







RENOVATION

Permit Set:
Final Set:

Revisions:

Drawn By:

Job No:

Checked By: D.D.

20-266

5 OF 5

12-22-2020

01-04-2021

B.J./ C.T.

# **CASE DESCRIPTION**

# 2440 Fairway (21-11)

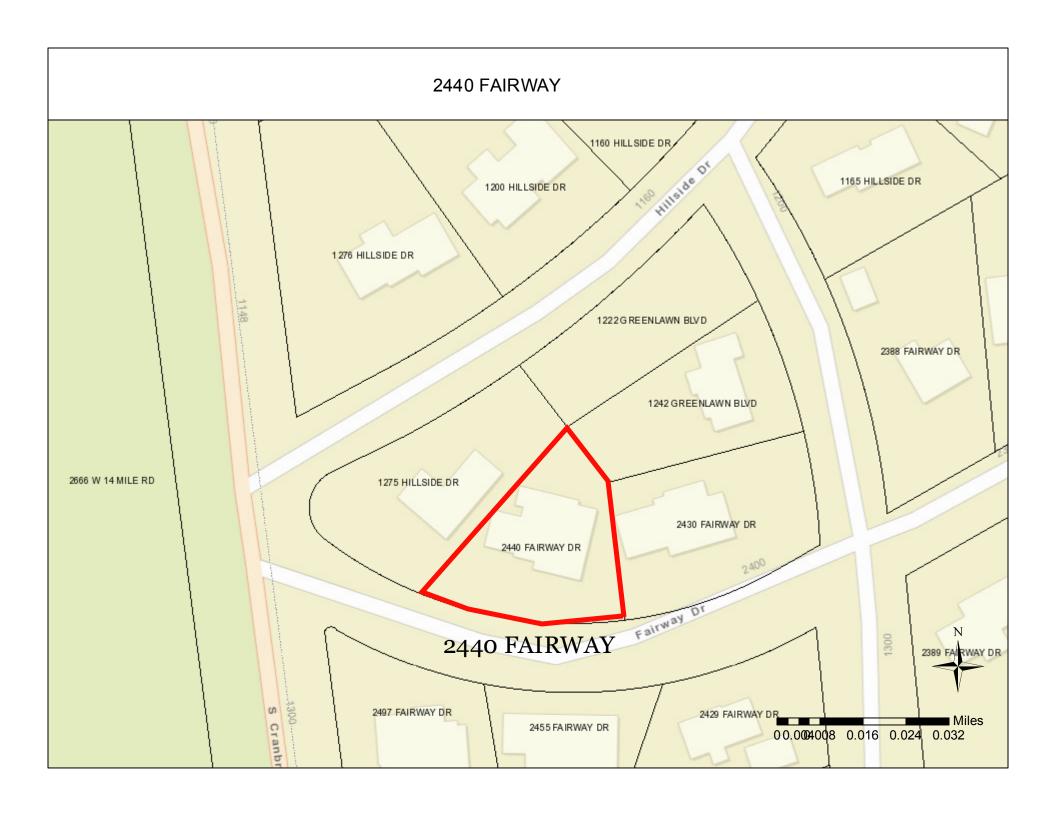
Hearing date: March 9, 2021

**Appeal No. 21-11:** The owner of the property known as 2440 Fairway, requests the following variances to construct a second floor addition to an existing non-conforming home with an attached garage:

- **A. Chapter 126, Article 2, Section 2.06.2** of the Zoning Ordinance requires that the minimum front yard setback is the average of the homes within 200.00 feet in each direction. The required total is 41.46 feet. The proposed is 31.82 feet. Therefore, a variance of 9.64 feet is being requested.
- **B.** Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum combined total side yard setback for residential lots are 14.0 feet or 25% of the lot width whichever is greater. The required total is 28.64 feet. The proposed is 15.25 feet. Therefore, a variance of 13.39 feet is being requested.
- **C.** Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that no side yard setback for residential lots shall be less than 5.00 feet. The proposed is 4.50 feet. Therefore, a variance of 0.50 feet is being requested.
- D. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 28.64 feet. The proposed is 14.25 feet on the west side. Therefore, a variance of 14.39 feet is being requested.
- E. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 28.64 feet. The proposed is 14.91 feet on the east side. Therefore, a variance of 13.73 feet is being requested.
- **F.** Chapter 126, Article 4, Section 4.30(C)1 of the Zoning Ordinance permits porches to project into the required front open space for a maximum distance of 10.00 feet. The proposed is 17.26 feet. Therefore, a variance of 7.26 feet is being requested.

**Staff Notes:** The existing non-conforming home sits on an irregular shaped lot. The existing home was constructed in 1952.

This property is zoned R1 – Single Family Residential.



### **CITY OF BIRMINGHAM**

# Community Development - Building Department

## 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850 Fax: 248-530-1290 / www.bhamgov.org

# APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date: 2-12-2/

Hearing Date: 3-09-21

Received By: 3/M Appeal #: 21-1/										
Type of Variance:		☐ Dim	mensional Land Use			Sign		Admin Review		
I. PROPERTY INFORMATION:										
Address: 2440 Fairway Drive, Birmingham MI 48009 Lot Number: 08-19-35-302-002 Sidwell Number:										
II. OWNER INFORMATION:										
Name: Adrian Bazaj										
Address: 5221 Potomac Run North City: West Bloomfield State: MI Zip							Zip cod	Zip code: 48322		
Email: ADVLORA@Y	AHOO.COM				Phone: 586-822-7556					
III. PETITIONER INFORM	ATION:									
Name: Adrian Baza	j		Firm/Compar	y Name:						
Address: 5221 Potomac Run North			City: West Blo	oomfield	5	State: MI	Zip cod	le: 48322		
Email: ADVLORA@G	MAIL.COM				F	Phone: 586-8	322-755	5		
IV. GENERAL INFORMAT	rion:									
applications will not be accepted.  To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.  The BZA application fee is \$360.00 for single family residential; \$560.00 for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.										
			Variance Cha							
Requested Variances Requi		ed	Exist		Р	roposed	Variance Amount			
Variance A, Front Setback 25.00 Feet			23.50			3.50 Feet	1.50 Feet			
	Variance B, Height 30.00 Feet 30.25 Feet 30.25 Feet 0.25 Feet  V. REQUIRED INFORMATION CHECKLIST:									
One original and nine copies of the signed application  One original and nine copies of the signed letter of practical difficulty and/or hardship  One original and nine copies of the certified survey  10 folded copies of site plan and building plans including existing and proposed floor plans and elevations  If appealing a board decision, 10 copies of the minutes from any previous Planning, HDC, or DRB board meeting										
N. APPLICANT SIGNATUR	lagree to conform to	li applia-	bla laura -f+L · ^	the of Disc to d	All : 1		les I	564 564		
By signing this application accurate to the best of m	v knowledge. Changes to	n applica the plan	nie iaws of the C is are not allowe	ity of Birmingham. d without approva	All Ini I from	rormation subm the Building Off	itted on t	his application is A		

CITY OF BIRMINGHAM
Date 02/12/2021 1:46:38 PM

Date:

Revised 12/12/2018

Signature of Petitioner:

Signature of Owner:

To: Board of Zoning Appeals

From: Adrian Bazaj

Date: 02/08/2021

Subject: Variance Request for: 2440 Fairway Drive, Birmingham, MI 48009

To whom it may concern,

The purpose of this letter of intent is in support of my request for variances to an existing non-conforming lot.

The existing single-family, with attached garage was constructed in 1952.

The current two-story home is non-conforming to the zoning ordinance in a few ways.

- 1. The minimum setback is 5'-0" (The left side of this home is existing at 4'-6").
- 2. The distance from principal residents needs to the be 25% of the lot width. The existing house does not meet the 25% on either side.
- 3. The required front yard is that of the average of the homes in 200 feet (each direction).

From the Topographic Survey we conclude the following:

1.#2440 Fairway D.: 32.4'

2.#2430 Fairway Dr.: 40.64'

3. #1275 Hillside Dr.: 42.28'

The average front-yards of 2430 Fairway Dr & 1275 Hillside Dr is (40.64' + 42.28')/2 = 41.46' feet

Therefore, the existing house is (41.46' - 32.4') = 9.06' feet shy from conforming with the zoning ordinance

We are planning on updating the existing house by performing these changes summarized below.

1. Adding an 87 square foot single story mudroom addition to the rear of the home to connect the attached garage to the living space. The current attached garage has no direct access from the garage to the living space.

- 2. Adding a 60 square foot 2-story addition to the front of the home to allow the foyer to have a straight set of stairs to the proposed second floor. The current steps are very narrow with bottom 3 steps turned at a 90-degree angle.
- 3. Removing the existing 1,079 square foot second floor and add 1,156 square feet. The new second floor will consist of 2,235 square feet. The sides of the second floor will be constructed within the existing foot print of the existing first floor. The Front of the second floor will have a 4-foot cantilever above the garage and a 1 foot-9-inch cantilever above the new front porch.

Below we have summarized the areas of the home that require a variance to the existing zoning ordinance:

- 1. The back corner of the existing garage is 4.5' feet from the side property line. The new proposed second floor addition will be constructed on top of the existing footprint. We are seeking a variance to the required 5 feet -0 inches side set back. The combined total side setback is 15.75' feet.
- 2. The front elevation will need a variance with the front porch construction and the cantilever over the garage. With the radius front property line the closest front set back is 25.5' feet. We are requesting a variance of 15.96' feet.

We hope the board will consider the design intent of the project improvements and grant the needed variances to move forward with the project.

Thank you for your time.

Sincerely,

Adrian Bazai

To: Board of Zoning Appeals

Date: 02/11/2021

**Subject: Site Evaluation Cover Letter** 

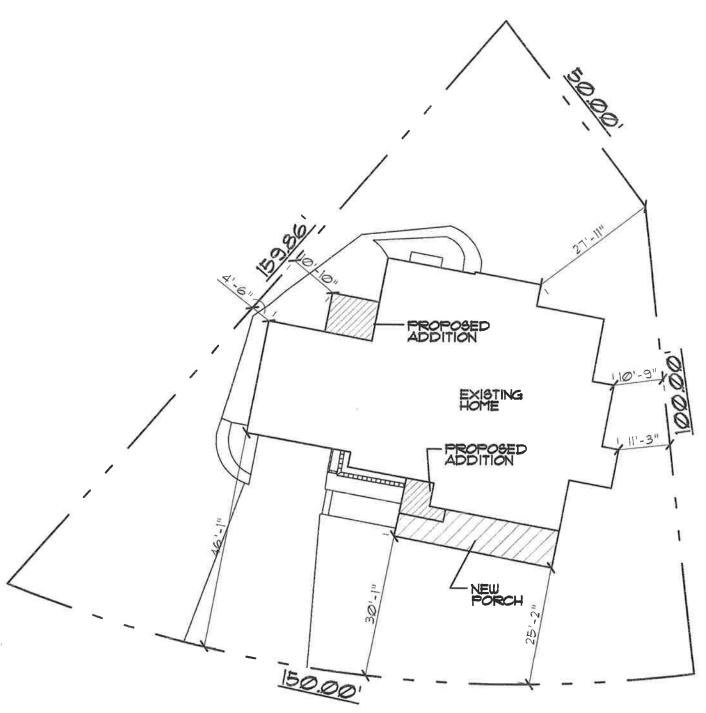
Address: 2440 Fairway Drive, Birmingham MI 48009

To whom it may concern:

This letter is submitted in conjunction with the topographical survey and architectural survey.

The property has an existing house on the lot built in 1957. The sanitary sewer and water service are existing and in working order.

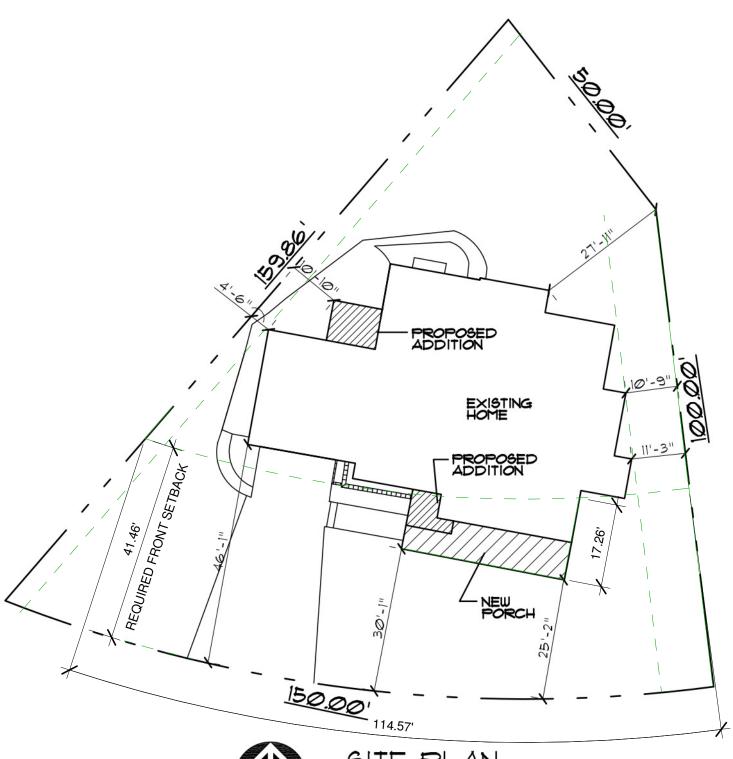
- The existing driveway has positive slope from the garage front to the property line at the street. The surface water will drain from the garage to the street.
- Each Of the surrounding existing houses have positive drainage away from the house.
- Each of the existing surrounding houses will not be affected by the work on our property.
- The existing lot has positive drainage from the house perimeter away from the house.
- Gutter and downspout surface water will be drained away from the house.
- The existing lot has no trees in the city right of way.
- There are no sidewalks at the house or in the right of way.
- The high point elevation on the property 743.57' is in the back yard where the side lines come together and the low point is at front west corner at 741.64'.
- The garage floor is at elevation 743.06'
- The first floor elevation is 745.17'
- The brick ledge elevation on the house is 743.18'





SITE PLAN

SCALE: 1" = 20'-0"

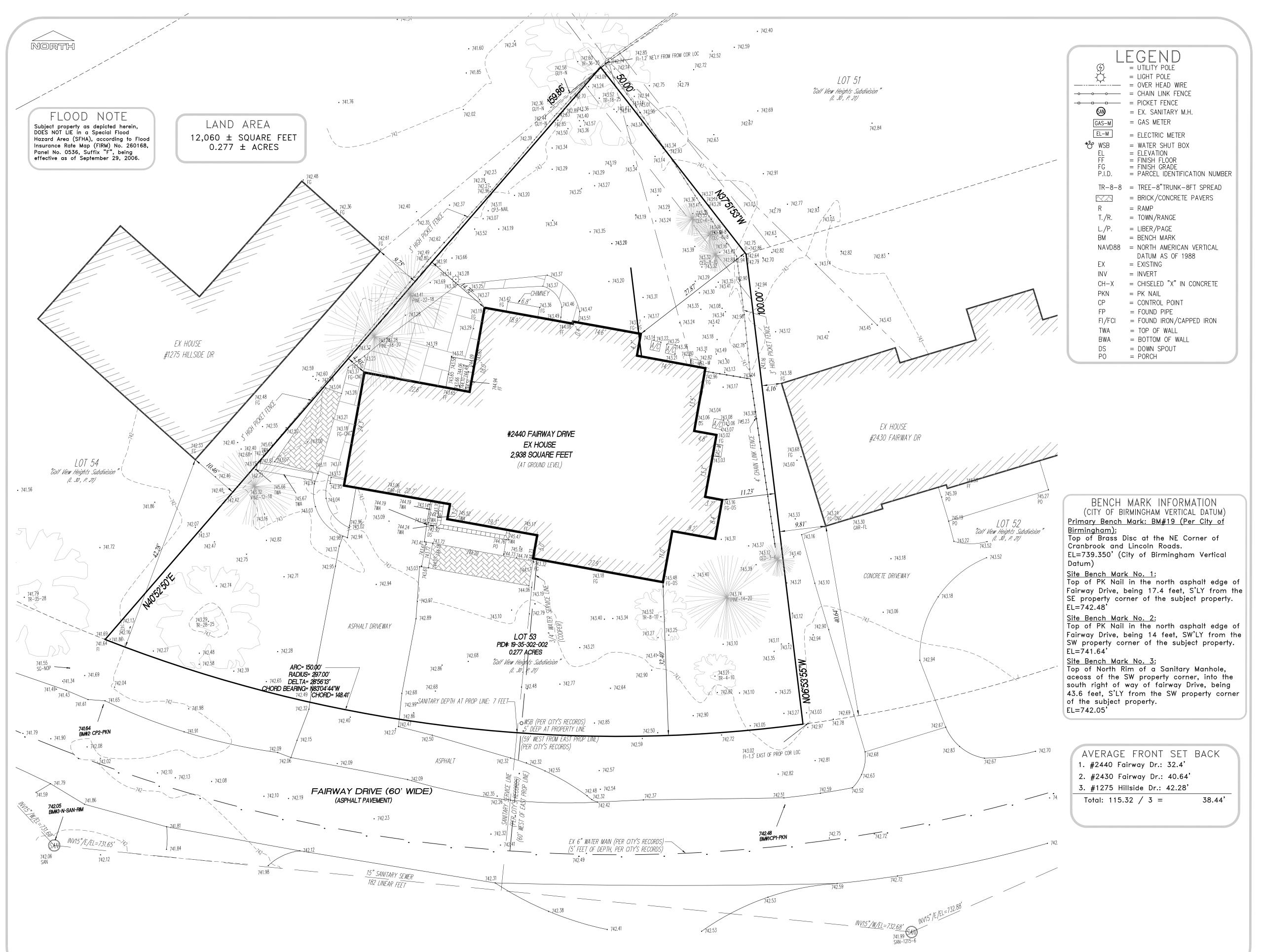


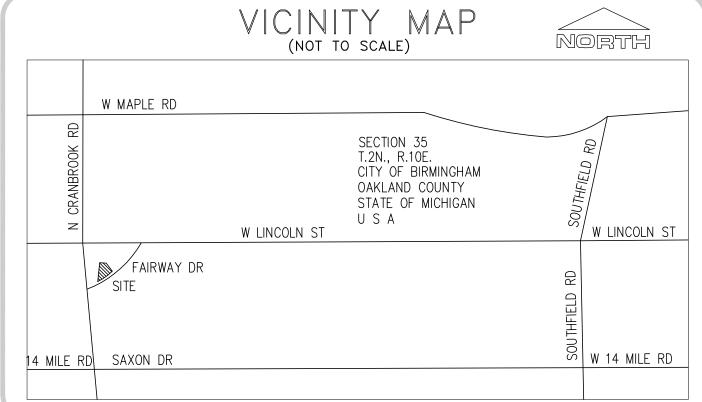


SITE PLAN

SCALE: 1" = 20'-0"

# TOPOGRAPHIC SURVEY





# 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.

-All measurements as shown herein are existing.

-All symbols as shown herein are not to scale.

—While surveying the property as shown herein, entire site was covered with snow and ice. AB-SB Land Survey, P.C. shell not be held liable if some of the site features were omitted.

-All measured elevations are expressed in the City of Birmingham Vertical Datum.

-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

#2440 Fairway Drive, Birmingham, Ml, 48009

Part of the SW 1/4 of Section 35, Town 2 North, Range 10 East, City of Birmingham, Oakland County, Michigan, being more particularly described as follows:

Lot 35 of "Golf View Heights Subdivision", as being recorded in Liber 30 of Plats, on Page 21, Oakland County Records. Containing: 12,060 Square Feet———0.277 Acres, more or less. Parcel Identification Number:# 19-35-302-002.

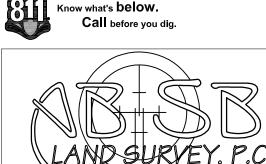
Subject to the rights of a public and any easements and/or restrictions of record or otherwise.

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.



Mende Bezanovski, P.S. 49430

Professional Surveyor in the State of Michigan



info@ab-sb-landsurvey.com;

www.ab-sb-landsurvey.com

	SCALE: 1" = 20'	PAGE: 1 OF <b>1</b>
	JOB NUMBER: 2021-01-05-103-AV	DRAWN: MB
	FIELD: MB	CHECKED: MB
	REVISIONS:	DATE: 01-09-2021
LAND SURVEY, P.C.	CLIENT: Mr. Adrian Bazai	
36636 North Pointe Dr. New Baltimore, MI,48047 TEL. (586) 822-4964, FAX: (586) 591-5930	ADDRESS:	TEL. (240) 035 2

2440 Fairway Drive

Birmingham, MI, 48009

TEL: (248)-835-2349

FAX: (248)-282-0490

DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.

ALL POURED CONC. FTGS. SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE IN ACCORDANCE WITH 2015 MICHIGAN RESIDENTIAL CODE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 3000 P.S.F. IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 3000 P.S.F. AT EACH JOBSITE IS RESPONSIBILITY OF CONTRACTOR AND SHALL MEET MINIMUM 2009 MICHIGAN RESIDENTIAL CODE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

ALL POURED CONC. WALLS WITH BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED WITH #5 BARS 24" O.C. VERTICALLY WITH ONE #4 BAR TOP AND BOTTOM OF WALL HORIZONTALLY OR EQUAL.

ALL POURED CONC. WALLS TO BE BACKFILLED WITH SUITABLE TYPE BACKFILL MATERIAL THAT IS NOT WET CLAY OR IN FROZEN CHUNKS AND BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE. BACKFILLING SHALL COMPLY WITH THE 2009 MICHIGAN RESIDENTIAL

ALL POURED CONC. WALLS WITH 7'-0" OR MORE BACKFILL TO BE REINFORCED WITH #4 BARS 16" O.C. VERTICALLY WITH ONE #4 BAR TOP AND BOTTOM OF WALL HORIZONTALLY. ALTERNATE: #5 BARS 24" O.C. VERTICALLY WITH ONE #4 BAR TOP AND BOTTOM OF WALL HORIZONTALLY.

ALL WINDOW NUMBERS REFER TO GENERIC WINDOW SIZES. NOTES REFER TO WIDTH BY LENGTH CALLED OFF IN FEET AND INCHES; EX: 3050 SH = 3'-0" WIDE BY 5'-0" TALL SINGLE HUNG. WINDOW MANUFACTURER TO MATCH ALL SIZES AND SHAPES DIMENSIONALLY. ANY VARIATIONS TO BE VERIFIED WITH ARCHITECT.

PROVIDE WIND BRACING IN CONFORMANCE WITH 2015 MICHIGAN RESIDENTIAL

ALL EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR, HAVE A NET CLEAR OPENING OF 5.7 SQ. FT., HAVE A MIN. CLEAR HEIGHT DIM. OF 24" AND A MIN. CLEAR OPENING WIDTH DIM. OF 20".

ROOF TRUSS DESIGN BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS AND BUILDER TO BRACE ROOF TRUSSES AS REQUIRED BY MANUFACTURERS DETAILED DRAWINGS.

ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL 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.

BUILDER MUST PROVIDE TRUSS DESIGN DATA (R106.1.4) AT TIME OF PERMITTING OR PROVIDE TRUSS DESIGN DRAWINGS PRIOR TO INSTALLATION OF TRUSSES.

ALL CONVENTIONAL FRAMING HEADERS, BEAMS AND RAFTERS 2 x 10 AND LESS TO BE #2 OR BETTER HEM FIR. ALL 2 x 12'S TO BE #2 OR BETTER DOUGLAS FIR.

FLOOR JOIST LOADING CRITERIA

FIRST FLOOR LOADING: LIVE LOAD 40 P.S.F. DEAD LOAD 15 P.S.F. TOTAL LOAD 55 P.S.F.

LIVE LOAD DEFLECTION L/480 TOTAL LOAD DEFLECTION L/240

SECOND FLOOR LOADING: LIVE LOAD 40 P.S.F. DEAD LOAD 10 P.S.F.
TOTAL LOAD 50 P.S.F.

LIVE LOAD DEFLECTION L/480 P.S.F. TOTAL LOAD DEFLECTION L/240 FLOOR W/CERAMIC TILE/MARBLE:

LIVE LOAD 40 P.S.F. DEAD LOAD 25 P.S.F.
TOTAL LOAD 65 P.S.F. LIVE LOAD DEFLECTION L/720

EXT. DECK JOIST LOADING CRITERIA

50 P.S.F. LIVE LOAD TOTAL LOAD 60 P.S.F. LIVE LOAD DEFLECTION L/360 TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA TOP CHORD LIVE LOAD 30 P.S.F.

DEAD LOAD 7 BOTT. CHORD LIVE LOAD 10 P.S.F. (UNINHABITABLE ATTICS W/OUT STORAGE)

DEAD LOAD 10

LIVE LOAD 20 (UNINHABITABLE ATTICS WITH STORAGE) TOTAL LOAD DEFLECTION L/360

P.S.F.

VERIFY AREAS OF DROPPED FLOORS FOR CERAMIC TILE WITH BUILDER AND COORDINATE ALL CERAMIC TILE AREAS SHOWN AND NOT SHOWN WITH I-JOIST MANUFACTURER OR ARCHITECT FOR PROPER DESIGN.

APPLY WATER-RESISTANT GYPSUM BACKER BOARD TO ALL AREAS SUBJECT TO REPEATED DAMP CONDITIONS AND MOISTURE ACCUMULATION AS WELL AS COMPLY WITH THE 2009 MICHIGAN RESIDENTIAL CODE IN RELATED AREAS

ALL SMOKE DETECTORS TO BE INTER-CONNECTED W/ BATTERY BACKUP IN COMPLIANCE WITH 2015 MICHIGAN RESIDENTIAL BUILDING CODE

ALL STAIRWAYS, STAIRWAY GUARDS, HANDRAILS, BALUSTERS, HANDRAIL GRIP SIZE AND HEADROOM REQUIREMENTS TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE REQUIREMENTS.

ALL I-JOISTS ARE DESIGNED WITH TRUSS JOIST MAVERICK DESIGN STANDARDS AND ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ALL L.V.L. BEAMS AND HEADERS TO HAVE A MINIMUM 2 STUD BEARING @ EACH END UNLESS NOTED OTHERWISE

ALL LAMINATED VENEER LUMBER (L.V.L.) TO HAVE A MODULUS OF ELASTICITY OF 1.9 (E=1.9) AND ARE TO BE JOINED TOGETHER PER MANUFACTURERS SPECIFICATIONS.

ALL LAMINATED STRAND LUMBER (TIMBERSTRAND/ L.S.L.) TO HAVE A MODULUS OF ELASTICITY OF 1.5 (E=1.5) AND ARE TO BE JOINED TOGETHER PER MANUFACTURERS SPECIFICATIONS.

I-JOIST LAYOUT AND DETAILS ARE FOR REFERENCE ONLY, AND ALL FLOOR SYSTEMS AND DETAILS SHALL BE VERIFIED BY I-JOIST MANUFACTURER LAYOUT PLAN THAT IS COORDINATED WITH APPROVED ROOF TRUSS LAYOUT. A FLASHING INSPECTION IS REQUIRED PRIOR TO THE INSTALLATION OF A FULL WALL OF BRICK, AND SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE

ALL HOLES NOTCHES CUT OR BORED INTO I-JOIST'S OR L.V.L.'S TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

NO. 15 FELT PAPER OR APPROVED WEATHER RESISTANT MATERIAL (R703.2) TO BE ATTACHED TO SHEATHING FLASHING BEHIND ANY VENEERS OF BRICK, CLAY, TILE, CONCRETE, OR NATURAL/ARTIFICIAL STONE AND SHALL COMPLY WITH THE 2015 MICHIGAN RESIDENTIAL CODE (TABLE R703.4)

ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES & WEEPHOLES PER CURRENT CODES INCLUDING COMPLIANCE WITH THE 2009 MICHIGAN RESIDENTIAL CODE WHEN INSTALLING STONE AND MASONRY VENEERS.

ALL FOOTINGS ARE DESIGNED FOR 3000 P.S.F. FIELD TEST THE SOIL AND TO CONTACT THE ARCHITECT AND / OR ENGINEER IF THE SOIL CAPACITY IS UNDER 3000 P.S.F.

AREAS THAT REQUIRE

SAFETY GLAZING UPDATED FOR THE 2015 MICH. RESIDENTIAL CODE R308.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF

R308.4.1 GLAZING IN DOORS. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524

MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION. 2. WHERE THE GLAZING IS ON A WALL

PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M<sub>2</sub>), 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR, 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE,

R308.4.4 GLAZING IN GUARDS AND RAILINGS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION

R308.4.5 GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS. GLAZING THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

ALL WOOD TRIM BOARDS TO BE PACKED OUT 1/2" FROM FRAMING

EGRESS WINDOW REQUIREMENTS

\* MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (SECOND FLOOR BEDROOMS)

- \* MIN. NET CLEAR OPENING OF 5.0 SQ. FT. (FIRST FLOOR BEDROOMS ONLY)
- \* MIN. NET CLEAR OPENING HT. OF 24 INCHES
- \* MIN. NET CLEAR OPENING WIDTH OF 20 INCHES
- \* MAX. SILL HT. ABOVE FINISH FLOOR OF 44 INCHES

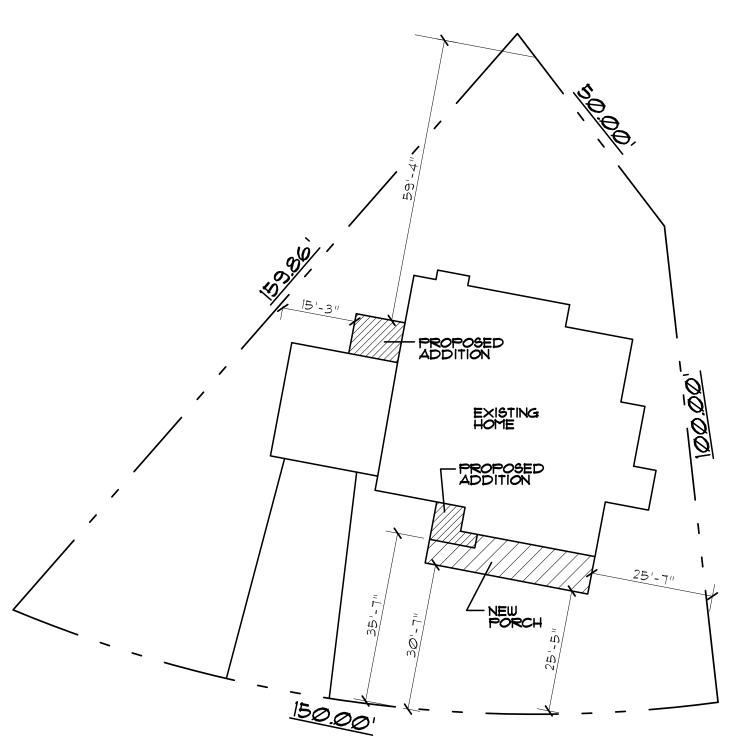
TABLE R703.7.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER A,B,C

ANGLE SIZE	BEARING TO FASCIA	BEARING ONE LEVEL ABOVE	BEARING TWO LEVELS ABOVE	# OF \" REINFORCING BARS REQ.
3 X 3 X 1/4"	6'-0"	4'-6"	3'-0"	1
4 X 3 X 1/4"	8'-0"	6'-0"	4'-6"	1
5 X 3\ X 5/16"	10'-0"	8'-0"	6'-0"	2
6 X 3\ X 5/16"	14'-0"	9'-6"	7'-0"	2
2-6 X 3\ X 5/16"	20'-0"	12'-0"	9'-6"	4

- A. LONG SIDE OF ANGLE TO BE PLACED IN A VERTICAL POSITION.
- B. REINFORCED LINTELS SHALL NOT BE LESS THAN 8 IN. TALL & ALL CELLS OF HOLLOW MASONRY LINTELS TO BE GROUTED SOLID. REINFORCEMENT SHALL NOT EXTEND LESS THAN 8 INCHES INTO THE SUPPORTING UNIT.
- C. ABOVE ITEMS ARE EXAMPLES: OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.

SECTION R703.7.2.2 STEEL ANGLES SUPPORTING BRICK VENEER THAT IS LAG BOLTED TO ROOF CONSTRUCTION WITH SLOPES GREATER THAN 7:12 BUT NOT MORE THAN 12:12 SHALL HAVE STOPS OF A MINIMUM 3 INCHES X 3 INCHES X 1/4 INCH STEEL PLATE WELDED TO THE STEEL ANGLE AT 24 INCHES ON CENTER ALONG THE

ANGLE OR AS APPROVED BY THE BUILDING OFFICIAL



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

# MINIMUM REQ. ATTIC **VENTILATION**

ATTIC VENTILATION SHALL BE PROVIDED IN THE AMOUNT OF 1 SQ. FT. NET VENTILATION PER 300 SQ. FT. OF ATTIC SPACE W/ 50% PROVIDED BY GABLE ROOF AND/OR RIDGE VENTS AND THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

	NDEX OF DRAWING
1	GENERAL NOTES, LOCATION KEY
2	FOUNDATION PLAN, DEMO PLANS
3	FIRST FLOOR PLAN, NOTES
4	SECOND FLOOR PLAN, NOTES
5	EXTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS
7	EXISTING ELEVATIONS
<b>t</b>	

| WALL SECTIONS, DETAILS

# SQUARE FOOTAGE

EXIST. FIRST FLOOR 2,381 SF FIRST FLOOR ADDITION 162 SF TOTAL FIRST FLOOR 2,543 SF 1,086 SF EXIST. SECOND FLOOR SECOND FLOOR ADDITION 1,156 SF TOTAL SECOND FLOOR 2,242 SF TOTAL HOUSE AREA: 4,785 SF TOTAL ADDITION AREA: 1,318 SF TOTAL HABITABLE SPACE: 3,349 SF 4,713 SF X 70%

> AIR LEAKAGE TEST SHALL DONE. PER MEUC 2015 SEC R 402.4

BUILDING CODES MICHIGAN RESIDENTIAL CODE 2015

**CONTACT:** AMY VUCAJ CELL: 248-835-2349





SSO(1/2) - M - 4 **A B S** 

**DESIGN** ARK

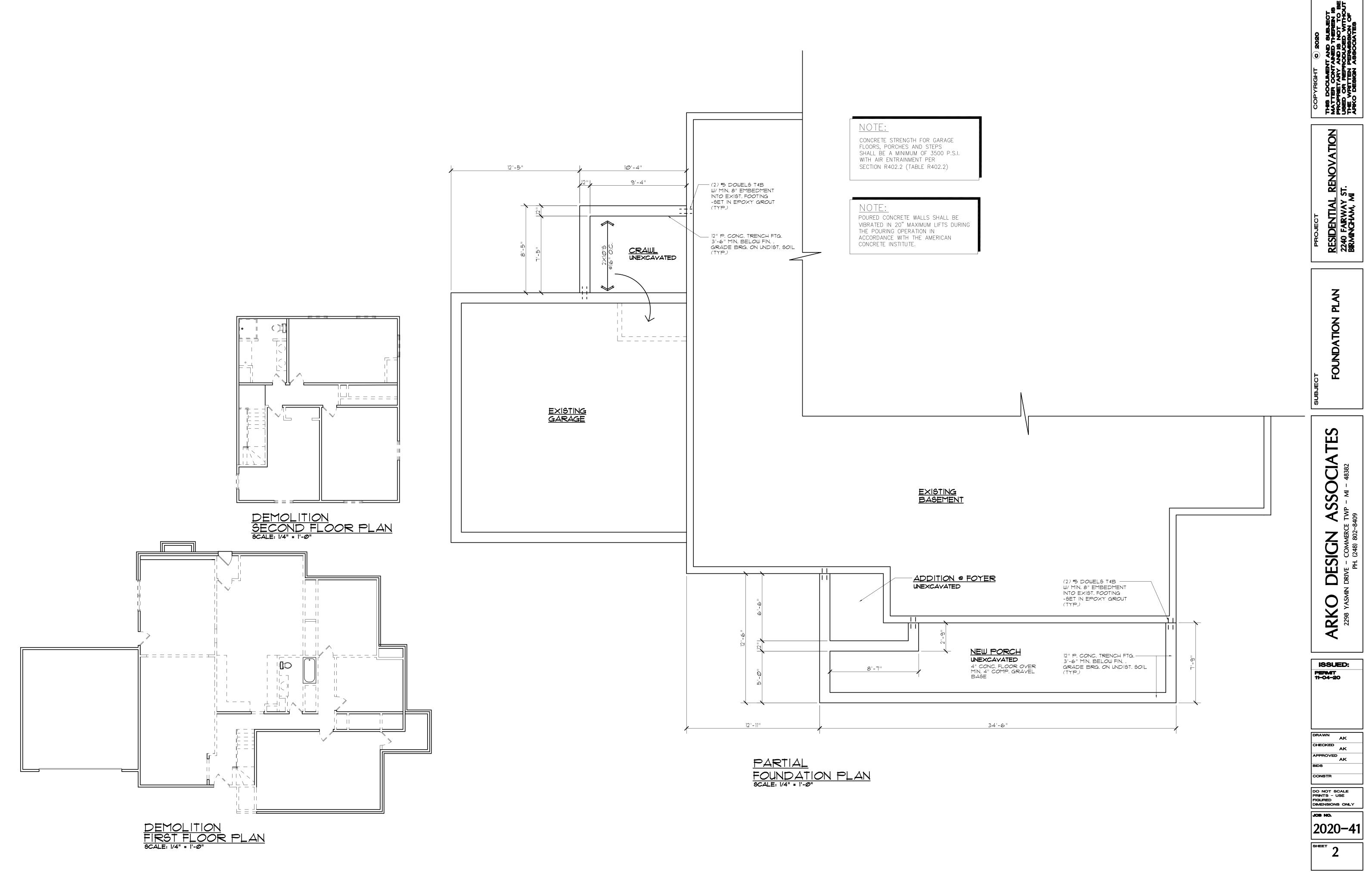
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RESIDENTIAL RENOVATION



RESIDENTIAL RENOVATION

LANDINGS AT DOORS (R311.4.3) THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR . WHERE A STAIRWAY OF 2 OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR

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

- 1. ALL SECOND FLOOR CEILING HEIGHTS TO BE 8'-0" HIGH UNLESS NOTED OTHERWISE.
- 2. ALL SECOND FLOOR SASH HEIGHTS TO BE 6'-8" UNLESS NOTED OTHERWISE.

FIRE SEPARATION NOTE FOR LIVING SPACE ABOVE GARAGE

<u>FIRE SEPARATION (R309)</u> GARAGE SPACE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDR.

1. ALL FIRST FLOOR CEILING HEIGHTS TO BE 9'-0" HIGH UNLESS NOTED OTHERWISE.

2. ALL FIRST FLOOR SASH HEIGHTS TO BE 7'-8" UNLESS NOTED OTHERWISE.

⊙SD/CM ALL SMOKE DETECTORS / CARBON MONOXIDE ALRMARS SHALL BE INTERCONNECTED W/ BATTERY BACK-UP PER CODE.

SECTION R702.4.2 & R702.4.3: WATER-RESISTANT GYPSUM BACKER BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN A SHOWER OR BATHTUB COMPARTMENT, WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO <u>CONTINUOUS</u> HIGH HUMIDITY

NOTE

<u>SECTION E3802.11:</u> ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

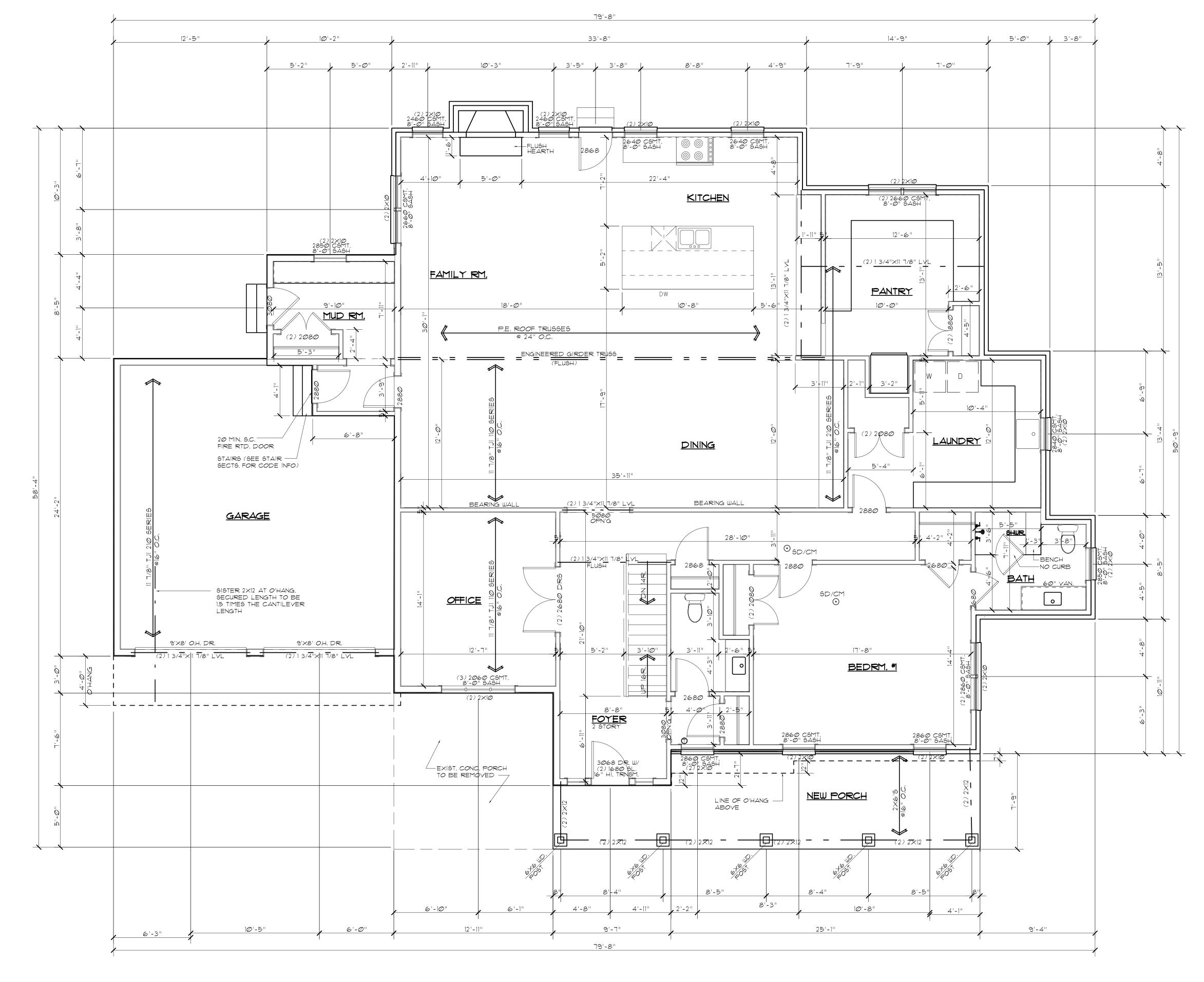
FRAME GARAGE WALLS EXCEEDING 10'-0" IN HEIGHT WITH 2x6 STUDS.

BATHROOM EXHAUST FANS ARE TO VENT DIRECTLY TO THE

OUTSIDE OF STRUCTURE

STAIRWAY ILLUMINATION (R303.6)

ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLES MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY. THE LIGHTING AND SWITCHING OF THE STAIRWELL WILL BE INSPECTED AN ELECTRICAL INSPECTOR.





**ASSOCI/**TWP - MI - 48382 ARKO 2298 YASM

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RESIDENTIAL RENOVATION

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### FIRE SEPARATION NOTE

FOR LIVING SPACE ABOVE GARAGE

<u>fire separation (R309)</u> Garage space beneath habitable rooms shall be separated from all HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2-INCH GYPSUM BOARD OR EQUIVALENT. ALL OTHER GARAGE SPACE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. DROP CLG. UNDER FLR. ABV. (ENCLOSE MECHANICAL AND STRUCTURAL ELEMENTS) VERIFY W/ BLDR.

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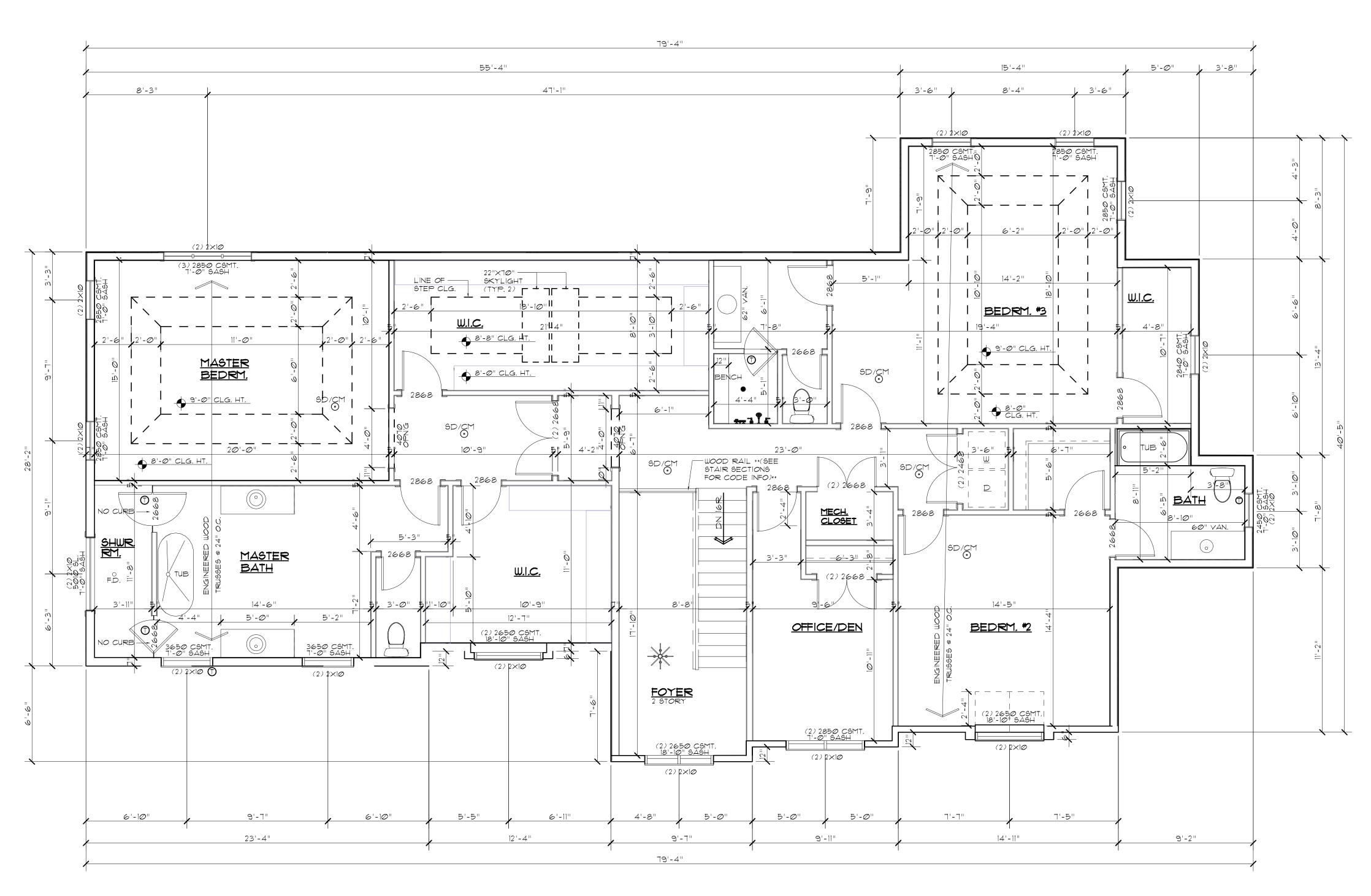
# NOTE:

FRAME GARAGE WALLS EXCEEDING 10'-0" IN HEIGHT WITH 2x6 STUDS.

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STAIRWAY ILLUMINATION (R303.6)

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ASSOCI/ DESIGN

N DRIVE - COMMERC
PH. (248) 802-ARK(

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2020-4

RESIDENTIAL RENOVATION



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

THS DOCUMENT AND SUBJECT
MATTER CONTANED THEREN IS
PROPRIETARY AND IS NOT TO BE
USED OR REPRODUCED WITHOUT
THE WRITTEN PERMISSION OF
ARKO DESIGN ASSOCIATES

RESIDENTIAL RENOVATION 2440 FARWAY ST. BRMINGHAM, MI

EXTERIOR ELEVATION

ARKO DESIGN ASSOCIATES

2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH (248) 802-8409

ISSUED:
PERMIT
11-04-20
REV. 1
12-07-20
REV. 2
12-09-20
REV. 3
12-28-20

DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE
PRINTS - USE
FIGURED
DIMENSIONS ONLY

2020-41

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RESIDENTIAL RENOVATION

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2020-41

RESIDENTIAL RENOVATION





PROPOSED
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



ISSUED: PERMIT 11-04-20

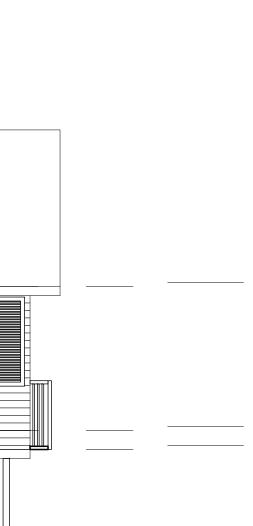
DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

RESIDENTIAL RENOVATION

REAR ELEVATION
SCALE: 1/4" = 1'-0" LEFT ELEVATION
SCALE: 1/4" = 1'-0"



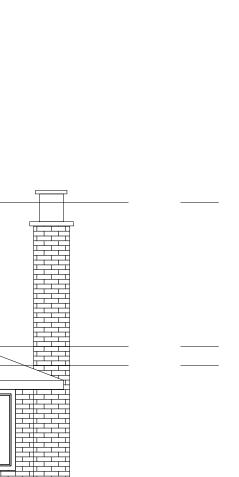


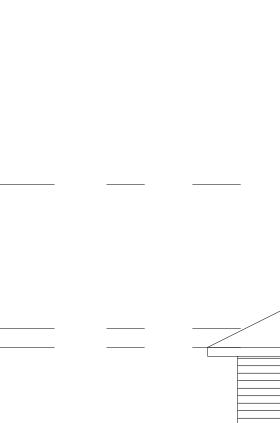


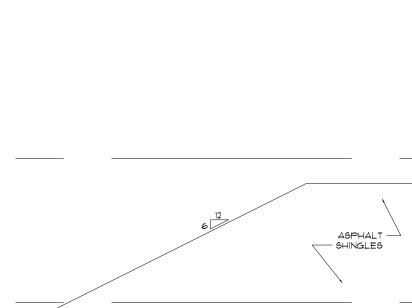


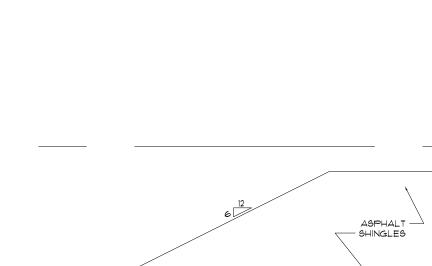


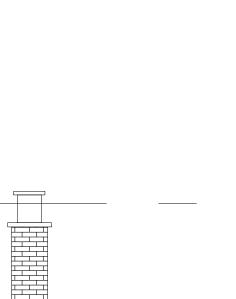


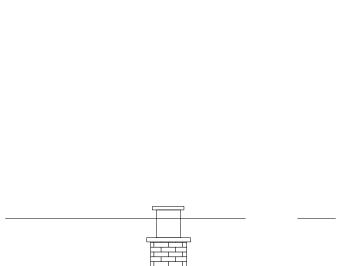


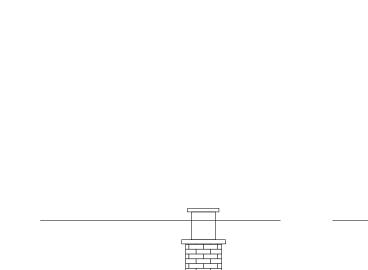








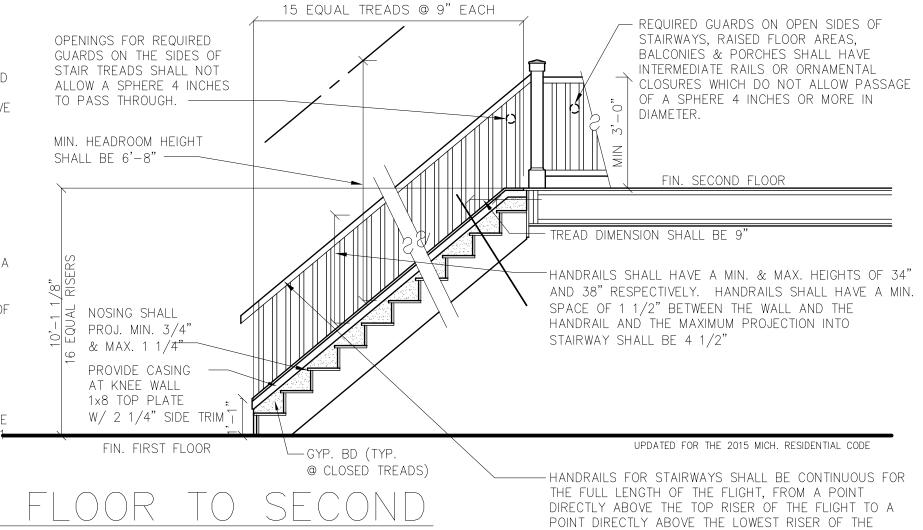


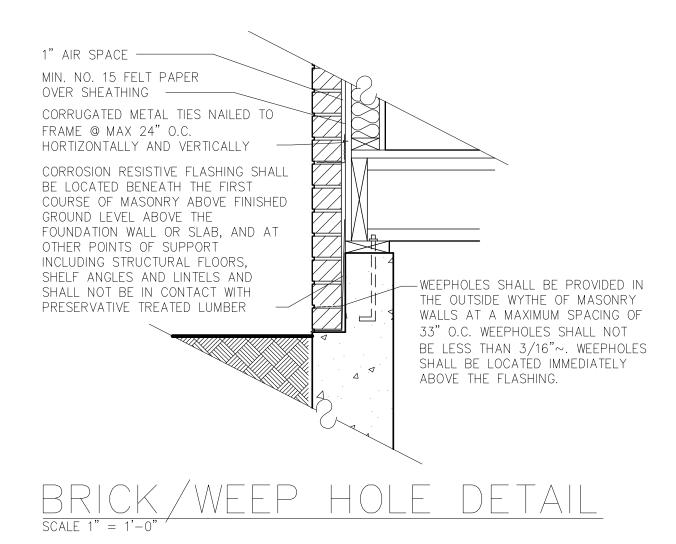


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1-1/4 INCHES TO A MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCHES.

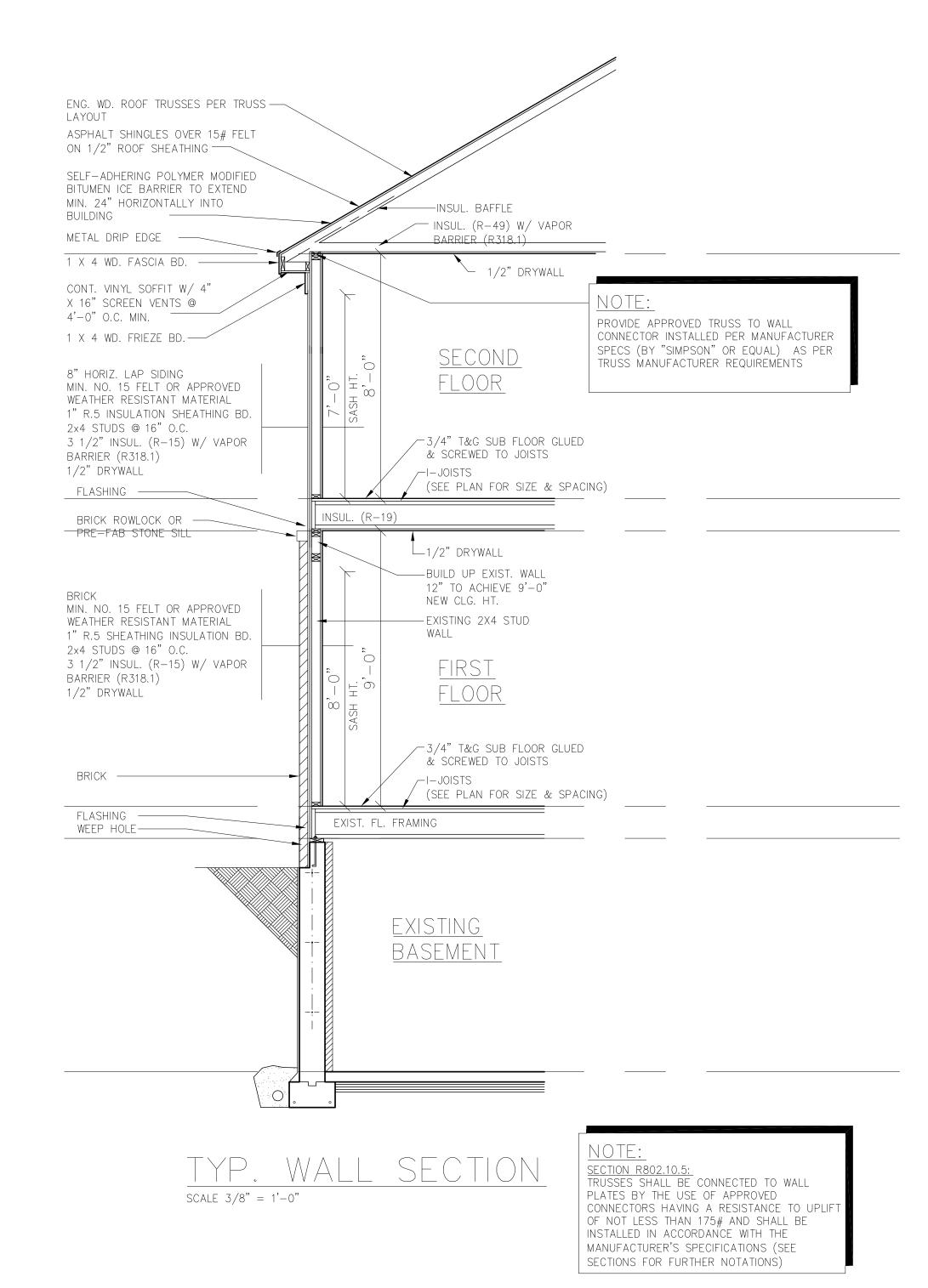
FLOOR STAIR SECTION





FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL

TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



THIS DOCUMENT AND SUBJECT MATTER CONTANED THEREN IS PROPRETARY AND IS NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF ARKO DESIGN ASSOCIATES

SIDENTIAL RENOVATIO 40 FARWAY ST. MINGHAM, MI

ALL SECTIONS, DETAILS

DESIGN ASSOCIATES

J DRIVE - COMMERCE TWP - MI - 48382
PH. (248) 802-8409

ISSUED:
PERMIT
11-04-20
REV. 1
12-07-20
REV. 2
12-09-20
REV. 3
12-28-20

ARKO 2298 YASMI

DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

2020-4

RESIDENTIAL RENOVATION

### **CASE DESCRIPTION**

#### 1404 E LINCOLN (21-12)

Hearing date: March 9, 2021

**Appeal No. 21-12:** The owner of the property known as 1404 E Lincoln, requests the following variance to construct a second floor addition to an existing non-conforming home:

A. Chapter 126, Article 2, Section 2.10.2 of the Zoning Ordinance requires that no side yard setback for residential lots shall be less than 5.00 feet. The proposed is 4.75 feet. Therefore, a variance of 0.25 feet is being requested.

**Staff Notes:** The existing home was constructed in 1952.

This property is zoned R3 – Single Family Residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official



#### **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

■ Land Use

Sign

Dimensional

Application Date:	2-12-2
Received By:	BM

Interpretation

Type of Variance:

I. PROPERTY INFORMATION:

Hearing Date: 3-9-21
Appeal #: 21 - 12

Admin Review

Address: 1404 E Lincoln	11	Lot Number: 00 20 24 204	O4 o Sidwell Number	ar:
II. OWNER INFORMATION:		Lot Number: 08-20-31-301	-018 -018 -018 -018 -018 -018 -018 -018	11.
Name: Rami Essak				
Address: 29534 Forbes		Cit		
		City: Sterling Height	State: MI	Zip code: 48310
Email: ramiessak04@gma	il.com		Phone: 586	-718-5155
III. PETITIONER INFORMATION:				7100100
Name:		Firm/Company Name:		
Address:		City:	State	
Email:			State:	Zip code:
IV. GENERAL INFORMATION:			Phone:	
must be submitted on or before applications will not be accepted To insure complete applications a Assistant Building Official and/or to be submitted. Staff will explain Each variance request must be clidimensions to be shown in feet in The BZA application fee is \$360.0 sign which must be posted at the	are provided, appellar City Planner for a pre n how all requested va early shown on the su neasured to the secon	nts must schedule a pre-application of their nariances must be highlighted urvey and plans including a tand decimal point.	ication meeting wit equest and the doc on the survey, site able as shown in the	h the Building Official, uments that will be required plan and construction plans. example below. All
	property at least 13-	adys prior to the scheduled n	earing date.	19 E.A. (1990)
Requested Variances	Required	Variance Chart Example Existing	Day	
Variance A, Front Setback	25.00 Feet	23.50 Feet	Proposed 23.50 Feet	Variance Amount
Variance B, Height	30.00 Feet	30.25 Feet		1.50 Feet
. REQUIRED INFORMATION CHECKL	alori.		30.25 Feet	0.25 Feet
<ul> <li>One original and nine cop</li> <li>One original and nine cop</li> <li>One original and nine cop</li> <li>10 folded copies of site p</li> <li>If appealing a board decis</li> </ul>	pies of the signed app pies of the signed lett pies of the certified su plan and building plan	plication er of practical difficulty and (	or hardship	0.25 Feet
<ul> <li>One original and nine cop</li> <li>One original and nine cop</li> <li>10 folded copies of site p</li> </ul>	pies of the signed app pies of the signed lett pies of the certified su plan and building plans sion, 10 copies of the	olication er of practical difficulty and/o urvey s including existing and propo minutes from any previous P	or hardship osed floor plans and lanning, HDC, or DF	O.25 Feet  Receipt

Dear Zoning Board of Appeal,

My name is Rami Essak. I have recently purchased the house on 1404 E Lincoln in Birmingham with the intent to live and reside in Birmingham. My practice is based in Oakland county where I serve the local community. I have the aspiration to live in Birmingham and in the near future establish a family that can reside in this community.

Looking into the future I have decided to expand the home to allow for a growing family. Therefore, I have reached out to the city officials to explore what the possibilities for an expansion is. During the research performed we have discovered that the side setbacks of the current home is 4.78 feet versus the required set back of 5 feet, a 0.22 difference.

My intention is to keep the current home and build an addition to allow for more space for my future family. My plans for the addition will follow current city requirements and guidelines, but I am limited by the existent home that has been in place since 1952, and am trying to work with what I have.

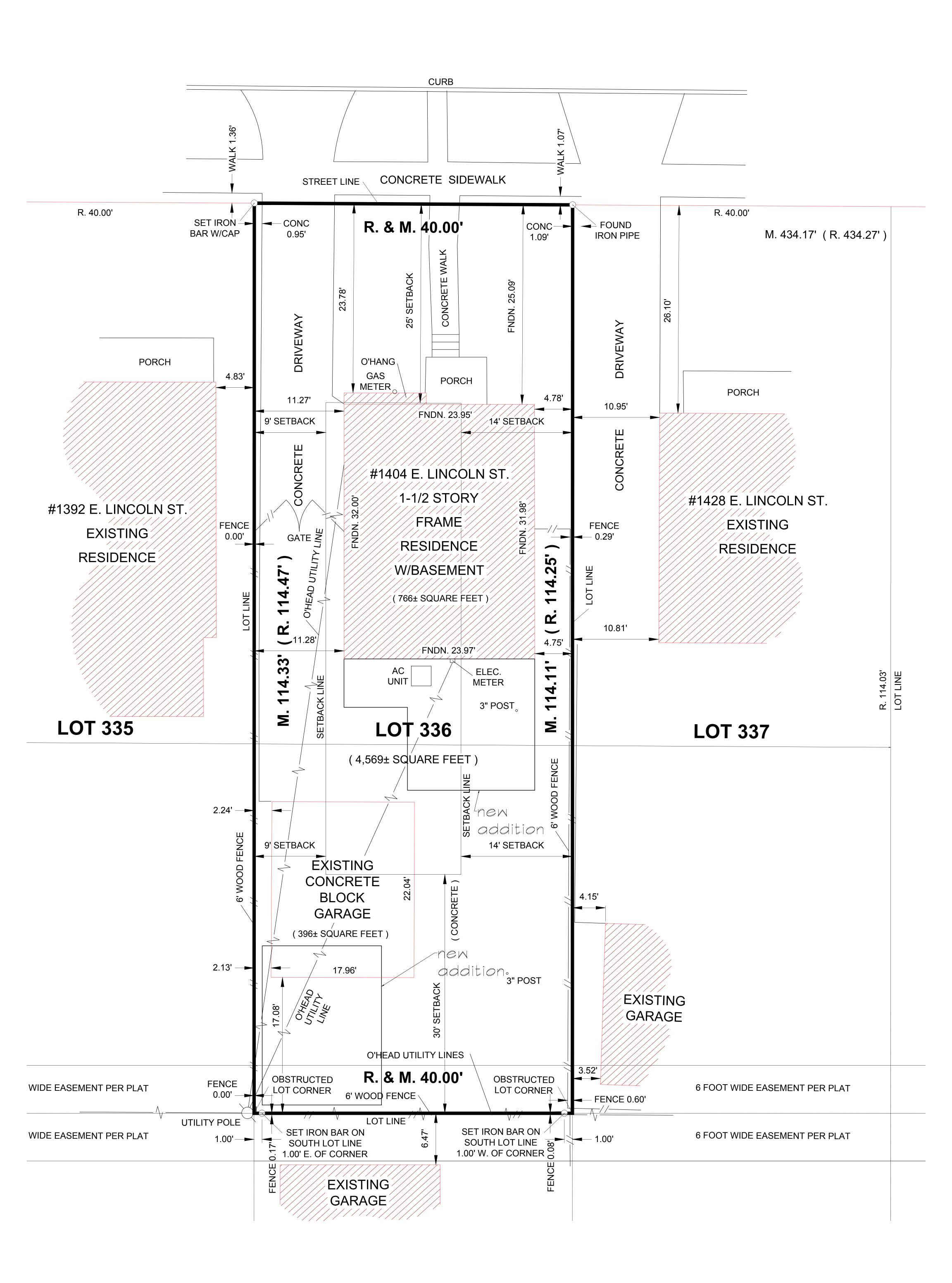
I am asking your consideration to grant a variance and forgiveness for the existing 0.22 difference, as it is financially prohibitive for me to demolish the existing home and replace it.

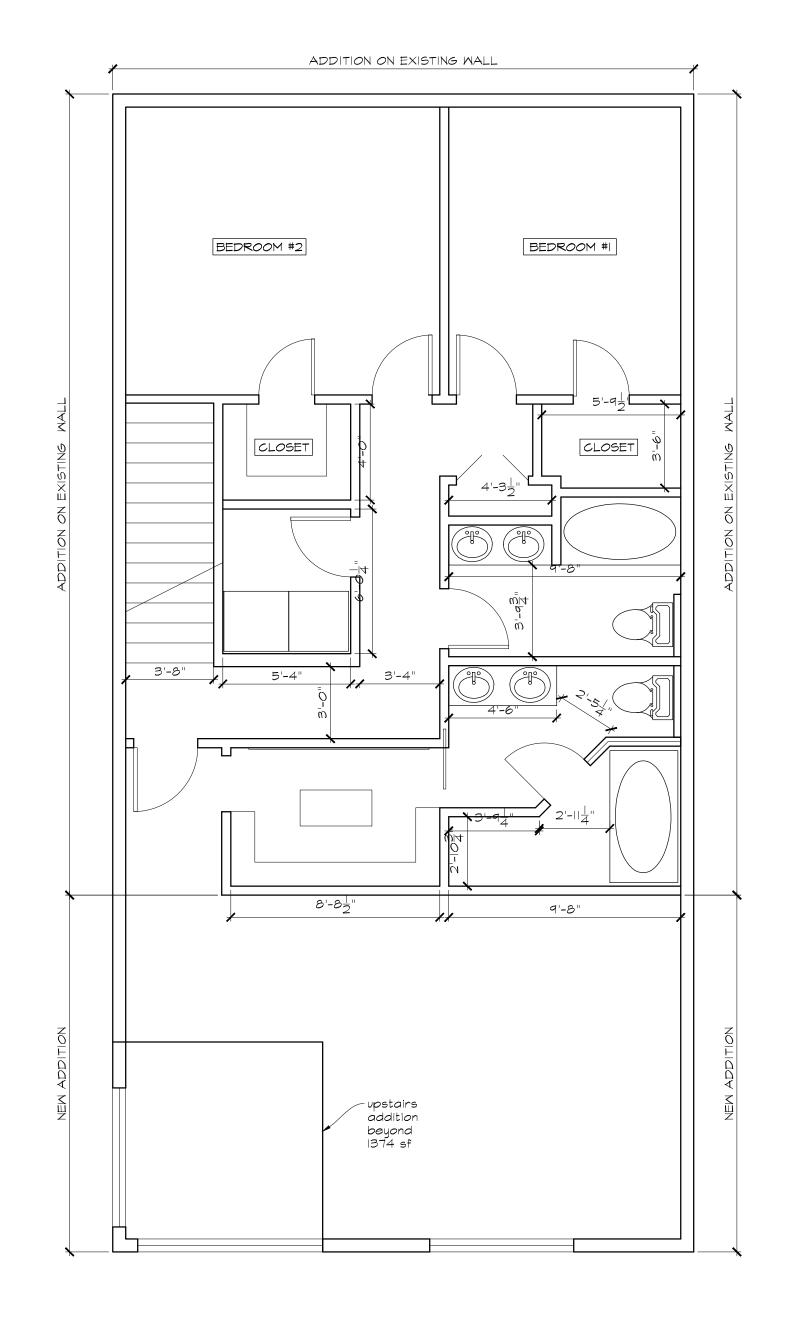
Requested Variances	Required	Eviation		
Variance Side Setback	Control of the Contro	Existing Proposed	Variance Amount	
	5.00 Feet	4.78 Feet	4.78 Feet	0.22 Feet

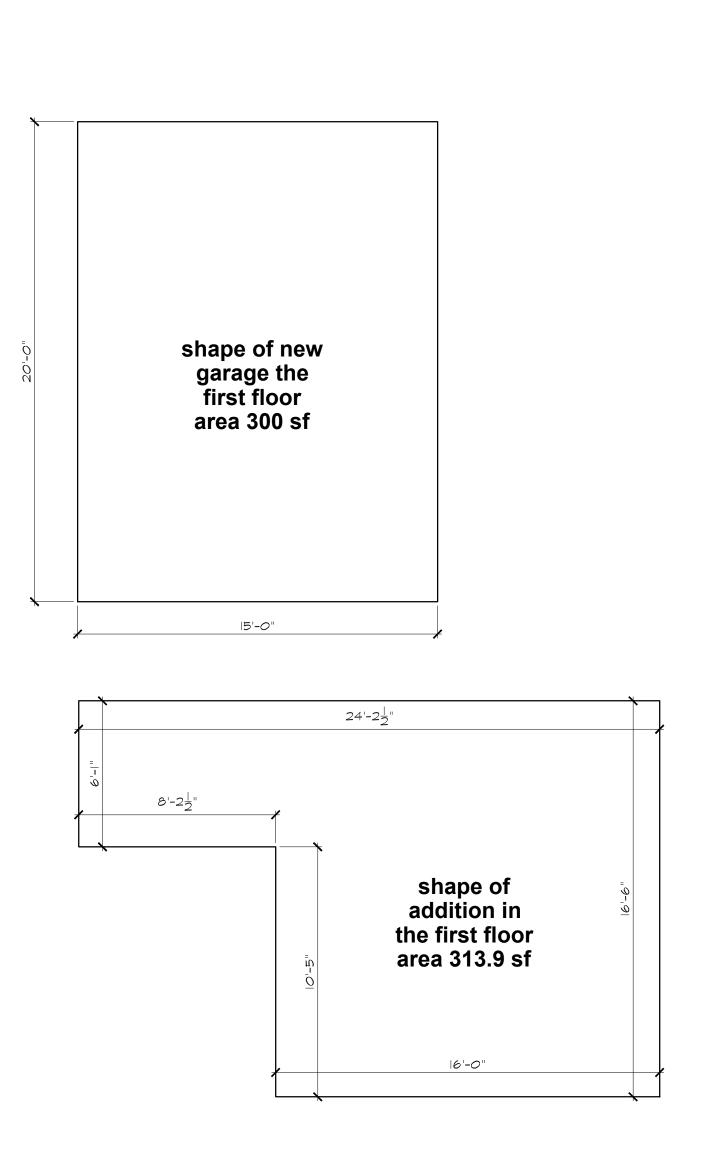
Thank you for your consideration.

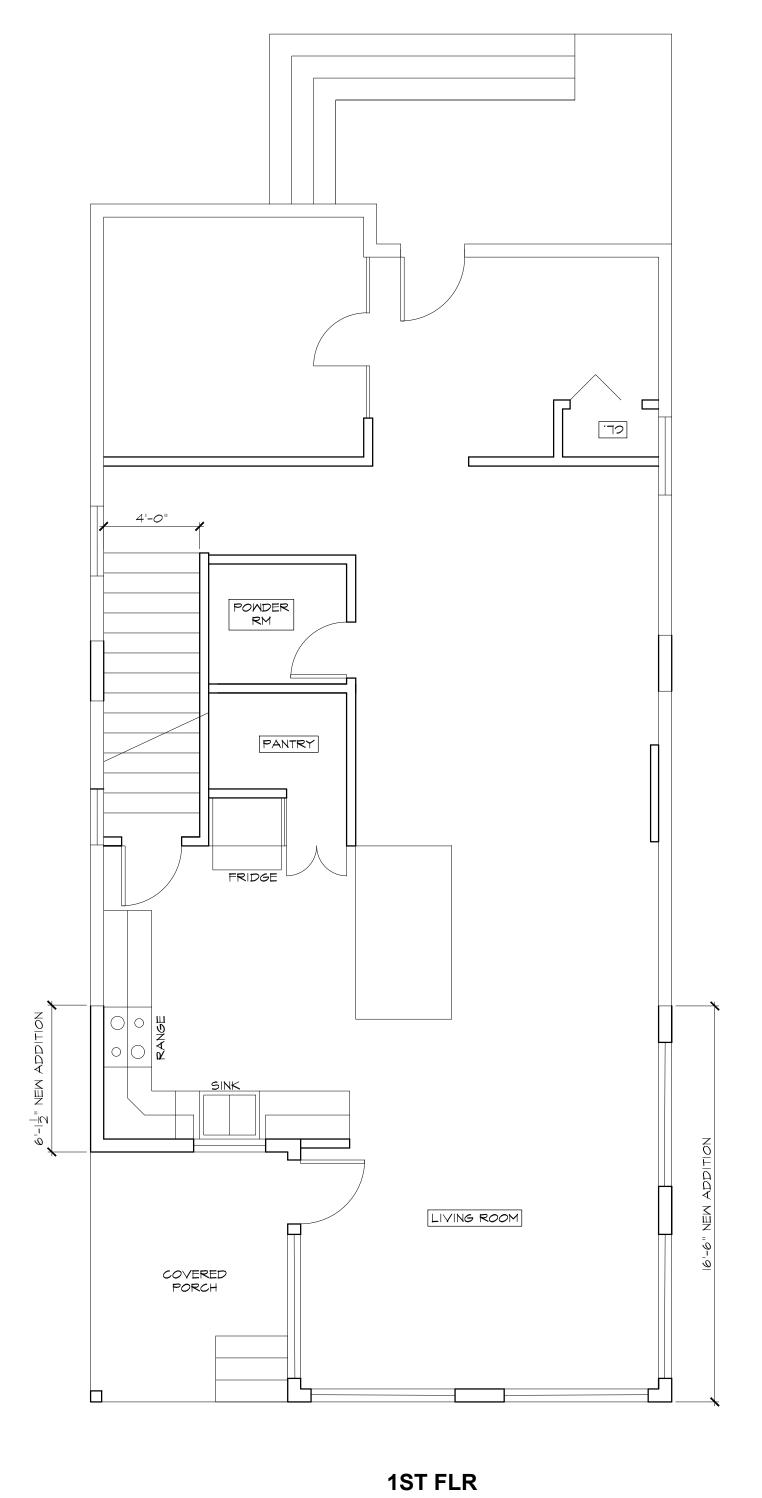
Sincerely

Rami Essak









2ND FLR

### **CASE DESCRIPTION**

998 S. Glenhurst (21-13)

Hearing date: March 9, 2021

**Appeal No. 21-13:** The owner of the property known as 998 S. Glenhurst, requests the following variances to construct a new single family home with an attached garage:

- **A. Chapter 126, Article 4, Section 4.74(C)** of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 20.00 feet. The proposed is 16.30 feet on the north side. Therefore, a variance of 3.70 feet is being requested.
- **B.** Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum total distance between principle residential buildings on adjacent lots be 14.0 feet or 25% of the lot width whichever is greater. The required total is 20.00 feet. The proposed is 17.55 feet on the south side. Therefore, a variance of 2.45 feet is being requested.

**Staff Notes:** The homes in the area were constructed in the late 1940's to the 1950's. All the lots have wide street frontage in this area.

This property is zoned R1 – Single Family Residential.
Jeff Zielke, NCIDQ, LEED AP

**Assistant Building Official** 



#### **CITY OF BIRMINGHAM**

#### Community Development - Building Department

**151 Martin Street, Birmingham, MI 48009**Community Development: 248-530-1850

Fax: 248-530-1290 / <u>www.bhamgov.org</u>

#### APPLICATION FOR THE BOARD OF ZONING APPEALS

Hearing Date: 3-9-21 Appeal #: 21-13

Type of Variance:	■ Interpretation	Dimensional	☐Land Use	Sign	Admin Review
I. PROPERTY INFORMA	TION:				
Address: QQQ	Glenhu	Lot Number:	330	Sidwell Number:	9-35-177-026
II. OWNER INFORMATIO			300		1 12 411 000
Name: io		14000			
	Co Inves		C. 11.	/// (	- 1 (10) - ·
Address: 42690 U		re city: B/	oomsie att	(1) 011	Zip code: (18304
Email: aa emana	obuilders. com	Suite180		Phone: 248.	-789-902 <b>9</b>
III. PETITIONER INFORMA	ATION:			4 - 4 - 4 - 4 - 4 - 4	
Name: Ahmed	Abdullah	Firm/Compa	ny Name: M	anco Bu	ilders
Addroces	lwand Ave S	in te City: B1		And the same of th	Zip code: (/02 1/
Email: 10 60	100 00 C. 10	0310		Phone: 2///	270-0070
DI GENEDAL INCODURANT	Mancho	uilders,	com	248	3-189-9029
The Board of Zoning A		table and the second			
The Board of Zoning A must be submitted on	or before the 12 <sup>th</sup> day	s the second Tuesday (	of each month. Appling the next regula	plications along with s	Supporting documents
applications will not b	e accepted.	y or the month preced	ing the next regule	at theeting. Flease not	e triat incomplete
To insure complete ap	plications are provide	d. appellants must sch	edule a pre-applic	ration meeting with th	ne Building Official
Assistant Building Offic	cial and/or City Planne	er for a preliminary dis	cussion of their re	quest and the docum	ents that will be required
to be submitted. Staff	will explain how all re	quested variances mu	st be highlighted o	on the survey, site play	n and construction plans.
Each variance request	must be clearly show	n on the survey and pl	ans including a tab	ole as shown in the ex	ample below. All
dimensions to be show		•		ŭ.	
sign which must be po	e is <b>\$360.00</b> for single	family residential; \$5	<b>50.00</b> for all others	s. This amount include	es a fee for a public notice
sign which must be po				earing date. ————————————————————————————————————	
Requested Varian	ces Requir		art Example ting	Proposed	Verious Austral
Variance A, Front Setba	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Feet	23.50 Feet	Variance Amount 1.50 Feet
Variance B, Height	30.00 F		Feet	30.25 Feet	0.25 Feet
V. REQUIRED INFORMAT	ION CHECKLIST:				
	nd nine copies of the				
		signed letter of praction	cal difficulty and/o	or hardship	
	nd nine copies of the				
☐ If appealing a	hoard decision, 10 co	ilding plans including opies of the minutes fro	existing and propo	sed floor plans and el	evations
a ii appealing a	board decision, 10 co	pies of the minutes in	m any previous Pi	ianning, HDC, or DRB i	oard meeting
VI. APPLICANT SIGNATUR	SECOND PROPERTY OF THE PROPERT		•	(dr. 17 - 5)	
By signing this application	n, I agree to conform to	Il applicable laws of the	City of Birmingham.	All information submit	ed on this application is
accurate to the best of m	y knowledge. Changes t	o the plans are not allow	ed without approval	I from the Building Offic	ial or City Planner.
Signature of Owner	:	2/1		Date:	112/21
Signature of Detition	. ///	1		7	112/21
Signature of Petitioner			<del></del>	Date:	112/01



42690 Woodward Ave Suite 180 Bloomfield Hills MI 48304 Tel 888-944-4974 Fax 888-944-4978 www.mancobuilders.com

February 12, 2021 Birmingham BZA

RE: 998 S Glenhurst

Request for variance of 20' distance between neighboring structures

Dear Board Members:

Please be advised of the following:

Two separate setback ordinances come into play in the instant situation. The first one is the one requiring a 10' setback from the property line. The second one is the one requiring there be 20' between houses

Please note Manco Builders is NOT requesting a variance of the 10' side yard setbacks. The house Manco proposes will maintain the 10' side yard setback.

Manco is requesting 2.45' on south side and 3.7' on north side variance to the required 20' Manco house to adjacent house distances

Manco is requesting a variance on the 20' between neighboring houses. The reason Manco is requesting the variance is not because of anything Manco or it's architect and engineer have done but rather because the neighboring houses on both sides have less than the present required 10' side yard setbacks, namely 7.3' and 6.3'. We would not be making this request if it were not for the neighbors.

The neighbors' non-conformity with the present ordinance may well have been because their houses were built before the enactment of the present 10' side yard setback ordinance and they are grandfather in protection from current ordinance. Nevertheless, to NOT grant Manco the requested variance would be to punish Manco for neighbors' non-compliance

Further, Manco cannot build any further to the front or the rear because we are at the limits for front and rear setbacks. Finally, the house on the property that is to be demolished is non-conforming on the southside so the granting of the variance with Manco maintaining the 10' side setbacks will eliminate future issues about that if the neighbor decides to demolish their house and rebuild.



42690 Woodward Ave Suite 180 Bloomfield Hills MI 48304 Tel 888-944-4974 Fax 888-944-4978 www.mancobuilders.com

Denying Manco's variance request would require Manco's house to have 12.7' and 13.7' side yard setbacks which is about 27% and 37% more than the 10' the present ordinance requires, would be a loss of about 640 SF of living space and therefore making less marketable, all which would result in heavy hardship on Manco. The new home would have substantially less living space.

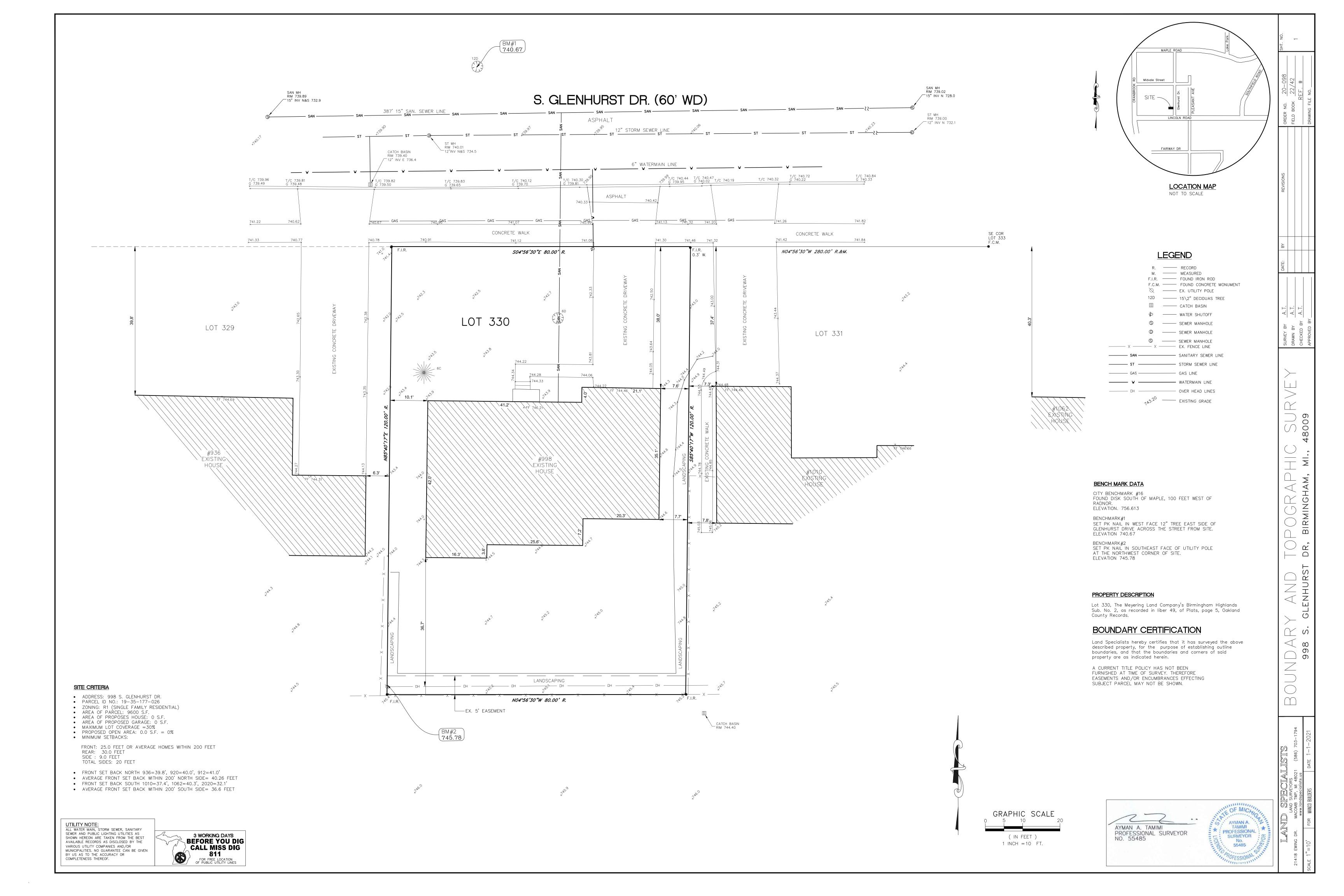
More importantly, granting the request would NOT impose any hardship whatsoever on the neighbors and actually eliminate possible future setback issues as above explained. Granting the variance truly a win-win situation for everyone

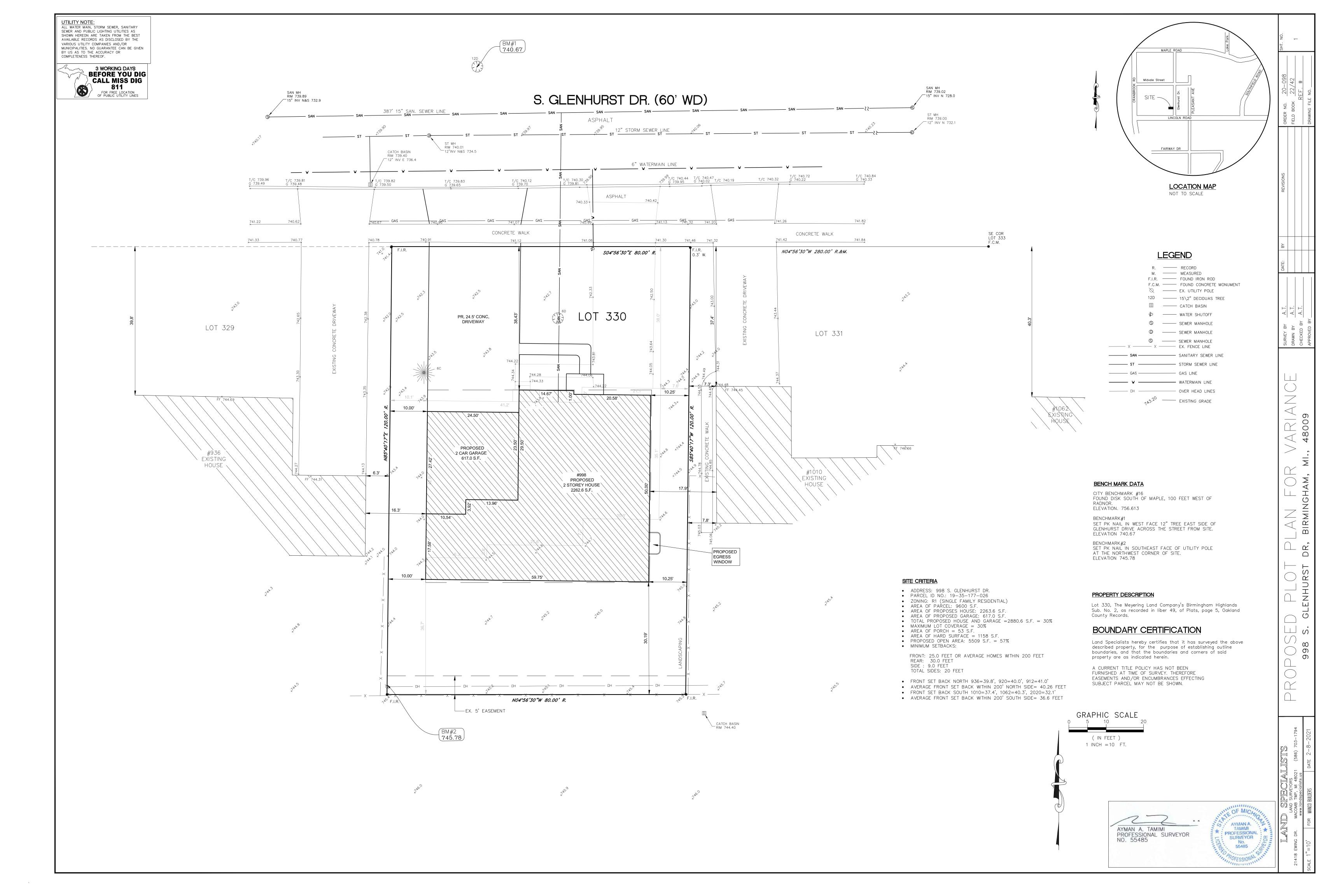
A weighing of the pros and cons to all involved properties & parties mitigate in favor of granting the requested nominal variance.

Accordingly, petitioner Manco Builders respectfully requests that this Board grant the requested 2.45' south side variance and 3.7' north side variance to the 20' house separation ordinance.

Manco Builder

By its Authorized Representative Ahmed Abdullah





# 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:
- 15 pof DEAD FOR WOOD, LINOLEUM AND CARPET FLOORING
- 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/100 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 FLAT ROOF DEAD
- WIND LOADS: ULTIMATE WIND SPEED WIND IMPORTANCE FACTOR BUILDING CATEGORY
- WIND EXPOSURE
- DESIGN STRENGTHS: CONCRETE: STRENGTH AT
- 28 DAYS (PSI) INTERIOR SLABS FOOTINGS & FOUNDATION WALLS AIR-ENTRAINED EXTERIOR SLABS & WALLS
- CONCRETE REINFORCEMENT: WELDED WIRE FABRIC: STRUCTURAL STEEL:

ANCHOR RODS:

ΔSTM Δ3ØT-Ø2 ALTERNATIVELY - FI554-99 GR 36 MAY BE USED

ASTM A615/A615M-Ø1B (Fy = 60 KSI)

MASONRY: NORMAL WEIGHT F'm = 1500 PSI

#### FOUNDATIONS AND EARTHWORK:

- WATER SHALL NOT BE PERMITTED TO ACCUMULATE IN FOOTING EXCAYATIONS.
- PROVIDE A MINIMUM OF 6 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: 2,500 PSF. OTHERS SHALL DETERMINE THE ACTUAL BEARING VALUE OF THE SOIL.
- ALL FOOTING EXCAYATIONS 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 AIS5.
- CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS".
- CONCRETE COVERAGE FOR REINFORCEMENT, U.N.O. ON DRAWING:
- SLAB ON GRADE WALLS EXPOSED TO EARTH
- COMPRESSION LAP SPLICES FOR GRADE 60 BARS SHALL BE 30 BAR DIAMETER MINIMUM.
- TENSION LAP SPLICES SHALL BE AS DETAILED. USE CLASS "B" SPLICES UN.O.
- ALL WELDED WIRE FABRIC LAPS 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" ± 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 MAGONRY WALLS AND BOND BEAMS SHALL CONSIST OF: I PART CEMENT, 21/2 PARTS FINE AGGREGATE, 2 PARTS PEA GRAVEL, F'C = 3,000 PSI AT 28
- DAYS, GROUT SLUMP 9" TO 10". GROUT SOLID ALL CELLS CONTAINING REINFORCING.
- MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING CONSISTING OF GALVANIZED STANDARD WEIGHT 9 GAUGE DUR-O-WALL D/A 3100 TRUSS TYPE OR EQUAL. REINFORCING
- LOCATED AT EVERY OTHER COURSE, UN.O. • PLACE FULL HEIGHT VERTICAL BAR AT EACH CORNER, WALL END AND AT EACH GIDE OF EACH
- OPENING AND CONTROL JOINT (MIN.) IN REINFORCED WALLS. BAR SIZE TO MATCH SIZE OF WALL
- LAP ALL VERTICAL REINFORCING SPLICES 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.I. IF CLEANOUTS ARE PROVIDED AT EACH GROUTED CORE, WALLS MAY BE GROUTED IN 8 FOOT LIFTS FOLLOWING THE HIGHLIFT GROUTING PROCEDURE PER ACI 530.1.
- THE PROCEDURES OF ACI 530.I FOR COLD WEATHER CONSTRUCTION SHALL BE ADHERED TO WHENEVER THE AIR OUTSIDE TEMPERATURE IS BELOW 40 DEGRESS F.

### STRUCTURAL STEEL:

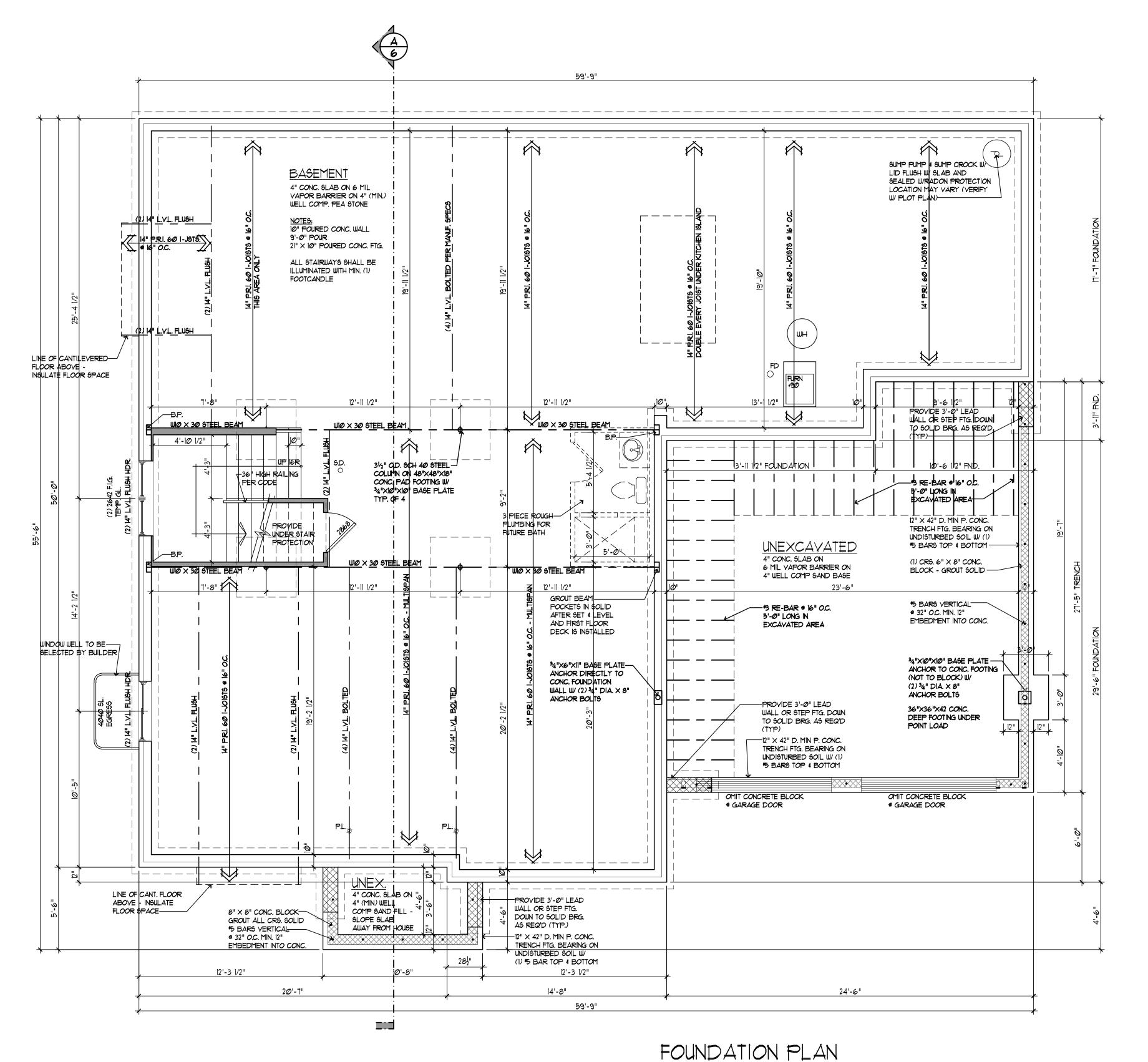
# • YIELD STRESS AND TYPE OF STEEL:

- FOR WIDE FLANGE SHAPES: ASTM A992 WITH YIELD STRESS OF 50,000 PSI. FOR 5 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 WEDGE STYLE ANCHOR, HILTI KWIK BOLT 3. NUTS: CARBON STEEL MEETING ASTM A563. WASHERS: HARDENED STEEL WASHERS MEETING ASTM F436. ASTM A30T BOLTS MAY BE USED FOR WOOD TO WOOD CONNECTIONS AND STEEL LINTEL TO WOOD CONNECTIONS

# • ANCHOR RODS: ASTM FI554, GRADE 36.

### MISCELLANEOUS:

- THE BUILDER OF THIS PLAN MAY USE A 3rd PARTY ENGINEER TO PROVIDE STRUCTURE, AND WILL HOLD HARMLESS AMD 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 OUN 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 = 2.0 x 10E6 psi, Fb = 2,850 psi, Fv = 285 psi.
- WIDTH OF LYL 16 1.75". • MIN. PSL COLUMN PROPERTIES SHALL BE: E = 1.8 x 10E6 psi, Fb = 2,400 psi TRUS JOIST
- PARALLAM OR EQUAL.
- WALLS SHALL BE BRACED ACCORDING TO 2015 MRC. • TRUSSES SHALL BE BRACED IN ACCORDANCE WITH BCSI's (LATEST EDITION) "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES"
- ALL POINT LOADS SHALL BE CONTINOUSLY 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 PLY OR MORE LYL'S SHALL BE BOLTED TOGETHER PER MANUFACTURER RECOMMENDATIONS.



2015 ENERGY EFFICIENCY TABLE TABLE NITIO2.1.1 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT CEILING WOOD FRAME MASS WALL
R-YALUE WALL R-YALUE R-YALUE SKYLIGHT b SLAB BASEMENT WALL R-VALUE R-YALUE & DEPTH R-YALUE U-FACTOR 20 OR 13+5 10/13 1Ø, 2 FT. 15/19 13/17 38 
 Ø55
 49
 20 OR 13.5'
 15/20
 30°
 15/19
 10, 4 FT.

 Ø55
 49
 20 OR 13.5'
 19/21
 38°
 15/19
 10, 4 FT.

- 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-YALUES SPECIFIED IN THE TABLE.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUEDS SKYLITES.
- c. "15/19" MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15/19" MAY BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. "10/13" MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE
- 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-19 MINIMUM.
- FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 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-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

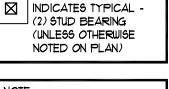
R40830547d

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

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

M.D. CARBON MONOXIDE DETECTOR (PER CODE TO COMPLY W/ UL\*2034 AND INSTALLED PER MANUF. SPECIFICATIONS

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



ALL ELECTRICAL UPGRADES (FANS, OUTLETS, SWITCHES, LIGHTING ETC.) W/ HOMEOWNER PRIOR TO CONSTRUCTION INTERIOR WALL DIMENSIONS

ARE FROM STUD TO STUD.

EXTERIOR WALLS INCLUDE

SHEATHING

BUILDER TO COORDINATE

MINIMUM THREE STUD SPACING AT ALL DOOR JAMBS -CARPERNTER TO VERIFY CASING SIZE WITH BUILDER



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998 GLENHURST BIRMINGHAM, MI

02.10.21 Review Set: Permit Set: Final Set: Revisions: P.S./ C.T. Drawn By: D.D. Checked By:

# GENERAL NOTES:

- 1. 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 2,500 P.S.F. MUST BE VERIFIED BY SOILS

ENGINEER IN THE FIELD FOR FOOTING INSPECTION.

- 4. UNEXCAYATED GARAGE SLAB SHALL COMPLY W/ TABLE R4022 4"
  CONCRETE SLAB MIN. 3,500 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 9 12" FROM TOP AND 9 THE THIRD-POINT OF THE WALL. UNLESS NOTED OTHERWISE
- 6. TYPICALLY ALL PINS IN POURED CONCRETE FOUNDATION WALLS MUST BE REMOVED AND FILLED WITH FOUNDATION COATING PRIOR TO BACK FILL INSPECTION.

BELOW DRAIN TILE. CONNECT TO SUMP AND STORM SEWER AS REQUIRED.

- 1. PROVIDE 4" PERIF. DRAIN TILE CONT. AT BASEMENT FTG. IN 12" (MIN) PEASTONE WITH 2"
- 8. BUILDER AND SUB BRICK CONTRACTORS TO PROVIDE WEEP HOLES RESTING ON THE FLASHING SPACED 33" 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). MICIGAN RESIDENTIAL CODE 2015 SEC. 103.7.5 103.8. A PRE-BRICK INSPECTION WILL BE REQ'D PRIOR TO BRICK INSTALLATION FOR FLASHING INSPECTION.
- 9. ALL ENGINEERED WOOD FLOOR TRUSSES TO BE "I DENSE K.D. WITH 2" BY 6" CONTINUOUS RIBBON BRACING ON BOTTOM CORD 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 I" X 3" CROSS BRIDGING 8'-0" O.C. (UN.O.)
- 12. PROVIDE 15 POUND FELT AT UNTREATED EXPOSED LUMBER.
- 13. PROVIDE 2X6 WOLMANIZED PRESSURE TREATED SILL PLATE ON SILL SEALER WITH 1/2"

  ANCHOR BOLTS # 6'-0" O.C. AND LOCATED NOT MORE THAN 12" INCHES AND NOT LESS THAN 31/2" 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 WHERE NOTED AND AT ALL PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSACTIONS 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 I" MIN. SOLID CORE FIRERATED DOOR BETWEEN GARAGE AND RESIDENCE MIN. 20 MINUTE FIRERATED R302.5.1.
- 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, 72" ABOVE FINISH GRADE, SHALL HAVE THE BOTTOM OF THE OPENING LOCATED A MIN. OF 24" ABOVE FINISH FLOOR OF THE ROOM PER MRC 2015 SEC. R612.2
- 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 ABOYE THE
- FINISHED FLOOR LEVEL.

  D. ALL OTHER AREAS AS CODE REQUIRES PER 2015 MICHIGAN RESIDENTIAL CODE.
- 21. PROVIDE UNDERSTAIR PROTECTION MRC 2015 ENCLOSED ACCESSIBLE SPACE UNDER SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH  $\frac{1}{2}$ " GYPSUM BOARD.
- 22. WHERE HANDRAILS ARE SHOWN, HANDRAIL HEIGHT IS TO BE NOT LESS THAN 34" A.F. AND MORE PROVIDE HANDRAIL ON AT LEAST (1) SIDE OF EVERY STAIRWAY PER SECTION R311.7.1 OF THE THAN 38" A.F. PER R311.7.1.1 GUARD RAIL IS TO BE NOT LESS THAN 36" A.F. PER R312.2. (MRC-2015) 2015 MICHIGAN RESIDENTIAL CODE. HANDRAIL GRIP TO COMPLY WITH 2015 MICHIGAN RESIDENTIAL CODE SECTION R311.7.1.3 HANDRAIL SHALL BE CONTINUOUS. WHERE ADJACENT TO WALLS SHALL HAVE A SPACE OF MIN 1 1/2" BETWEEN WALLS AND THE HANDRAIL. PER R317.7.2
- 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-2015)
- 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 H.V.A.C.
- 29. VERIFY ELECTRICAL SERVICE IN ACCOMMODATING ALL NEW WORK, VERIFY ALL PROPOSED ELECTRICAL OUTLETS, SWITCHES, DIMMERS, LIGHT LOCATION, ETC. INCLUDING CABLE AND PHONE PRE-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 "X" DRYWALL TO GARAGE CEILINGS AREAS BELOW HABITABLE ROOMS PER MRC 2015 TABLE R302.6.
- 33. LOWER LEVEL AREA CONSIDERED UNINHABITABLE. ANY FUTURE ALTERATIONS TO MODIFY LOWER LEVEL TO A HABITABLE SPACE WILL COMPLY STRICTLY TO THE 2015 MICHIGAN RESIDENTIAL CODE. EGRESS WINDOWS PROVIDED, AS REQUIRED, IN COMPLIANCE W/ MRC 2015 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 I" INCH SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AT THE LOCATION OF THE VENTS.
- 36. NOT USED.
- 37. NOT USED.

- 38. 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 W/ ASTM C 1288, C 1325, C1178 OR C 1278 AND BE INSTALLED PER MANUF. RECOMMENDATIONS. MRC 2015 SEC. R702.42.
- 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. R30712.
- 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 1/150 OF AREA VENTILATION
  DECID DED SEC 19806 2
- 42. FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE R6023 (1)
  WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND WALL SHEATHING TO
  FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING, BUILDING
  MATERIALS OF "5/16 1/2" USE 6d COMMOM NAIL (SUBFLOOR, WALL) @ 6"
  FROM EDGES 12" INTERMEDIATE SUPPORTS AND USE 8d COMMON NAILS
  FOR ROOF 6" FROM EDGES 12" 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 DRAWING AND INDICATE TO ARCHITECT PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMODATE 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:
- I. 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 THEIR POINTS OF
- APPLICATION
  46. 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
  1. 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
- 8. LUMBER SIZE, SPECIES AND GRADE FOR EACH MEMBER.
- 9. CONNECTION REQUIREMENTS FOR: 91 TRUSS-TO-TRUSS GIRDER
- 9.1. TRUSS-TO-TRUSS GIRDER 9.2. TRUSS PLY TO PLY
- 9.3. FIELD SPLICES
  10. CALCULATED DEFLECTION RATIO AND/OR MAXIMUM
- DESCRIPTION FOR LIVE AND TOTAL LOAD.

  II. 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 RECOMENDED BY MANUFACTURER.

NOTE:
ALL CODES SHALL COMPLY WITH THE MICHIGAN BUILDING CODES, INTERNATIONAL
BUILDING CODES WHERE APPLICABLE &
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.

GENERAL NOTES INDICATED ABOVE ARE JUST A SMALL PORTION OF OUR STANDARD NOTES & THE 2015 MICHIGAN RESIDENTIAL CODE BUT THE CODE 15 MUCH BROADER & SHOULD BE STRICTLY FOLLOWED BY BUILDERS, TRADES & CRAFTSMAN.

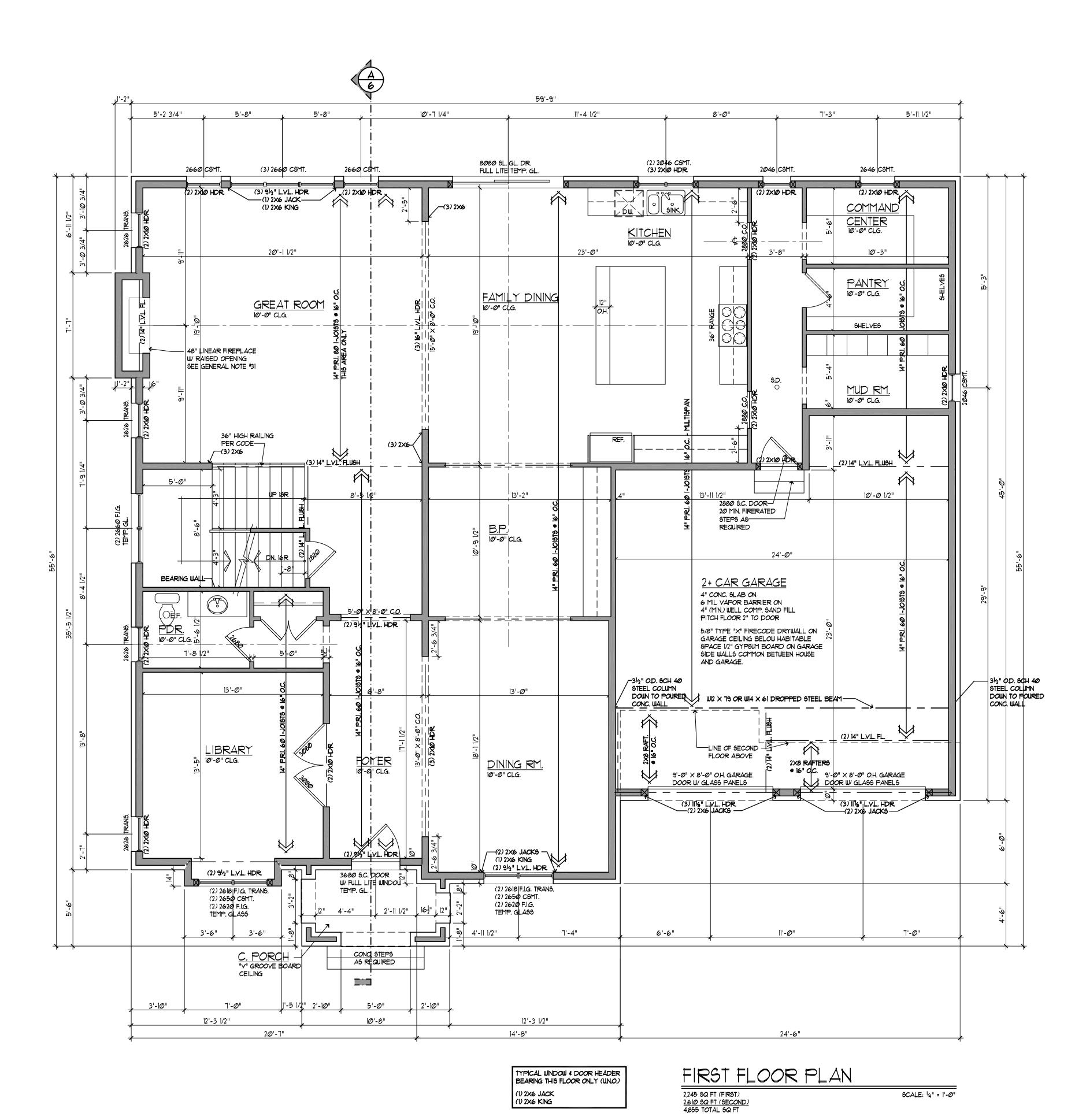
DO NOT SCALE DRAWING. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR DIRECTION. BUILDER RESPONSIBLE TO HAVE REVIEWED ALL DRAWINGS AND IF ADDITIONAL CLARIFICATION OR INFORMATION IS NEEDED BUILDER IS TO CONTACT DESIGNER AND SALES COUNSELOR.

THESE CONSTRUCTION DOCUMENST 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 R103.13.1 OF MRC 2015					
SIZE OF ANGLE (IN) a, c	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE	NO. OF 1/2" OR EQ. REINF. BARS	
3 × 3 × ¼	6'-0"	4'-6"	3'-Ø"	1	
4×3×4	8'-Ø"	6'-0"	4'-6"	1	
5 × 31/2 × 1/6	10'-0"	8'-Ø"	6'-0"	2	
6 × 31/2 × 5/6	14'-@"	9'-6"	7'-Ø"	2	
(2) 6 × 31/2 × 3/6	20'-0"	12'-Ø"	9'-6"	4	

- a. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION
- b. 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
- c. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES. OTHER STEEL MEMBERS, MEETING STRUCTURAL DESIGN REQUIREMENTS, MAY BE USED.



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

CMD. CARBON MONOXIDE
DETECTOR (PER CODE)
TO COMPLY W/ UL\*2034
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, SUITCHES,
LIGHTING, ETC.) W/ HOMEOUNER
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 CARPERNTER TO VERIFY
CASING SIZE WITH BUILDER



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MANCO BUILDING

BIRMINGHAM, MI

ew Set: 02.10.21

998 GLENHURST

Final Set:

Revisions:

Drawn By:

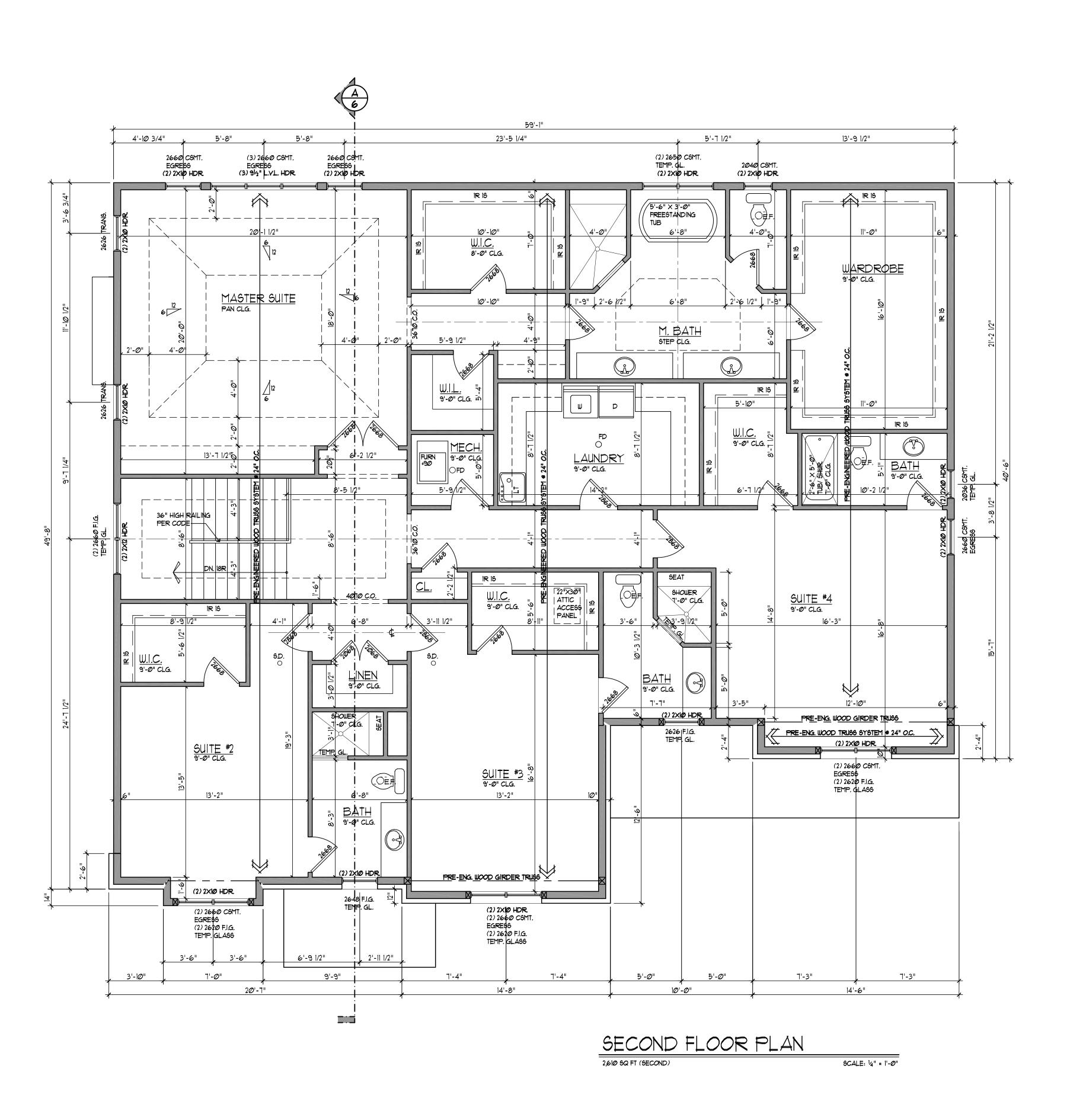
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5.D. BUILDER TO PROVIDE APPROVED SMOKE DETECTORS AS REQ'D ON ALL FLOORS (INTER-CONNECTED) WITH BATTERY BACK-UP

CMD. CARBON MONOXIDE

DETECTOR (PER CODE) TO COMPLY W/ UL 2034
AND INSTALLED PER
MANUF. SPECIFICATIONS

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

INDICATES TYPICAL (2) STUD BEARING
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NOTE:
INTERIOR WALL DIMENSIONS
ARE FROM STUD TO STUD.
EXTERIOR WALLS INCLUDE SHEATHING

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



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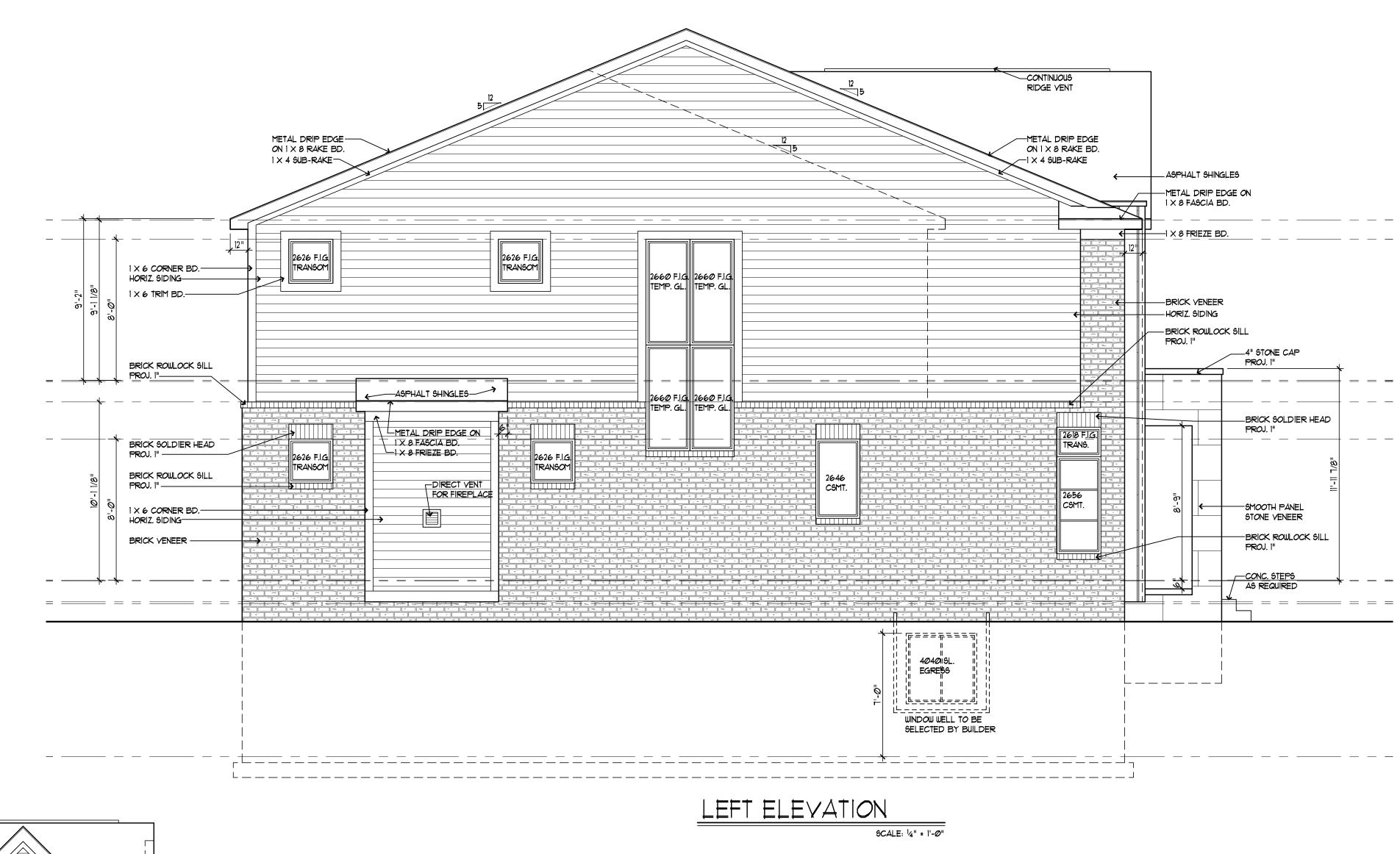
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998 GLENHURST BIRMINGHAM, MI

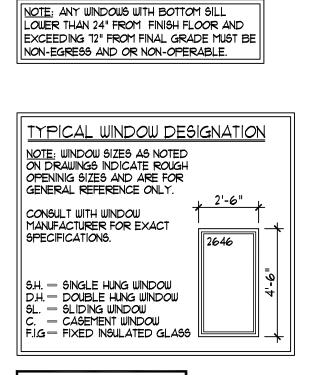
Review Set: 02.10.21 Permit Set: Final Set: Revisions: Drawn By: P.S./ C.T. D.D. Checked By:

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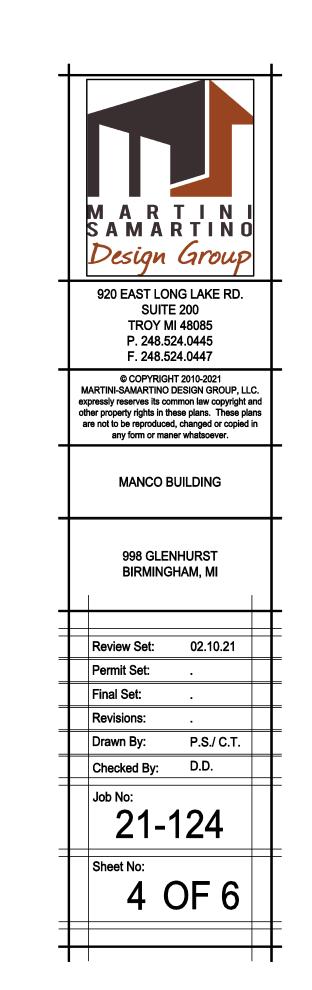
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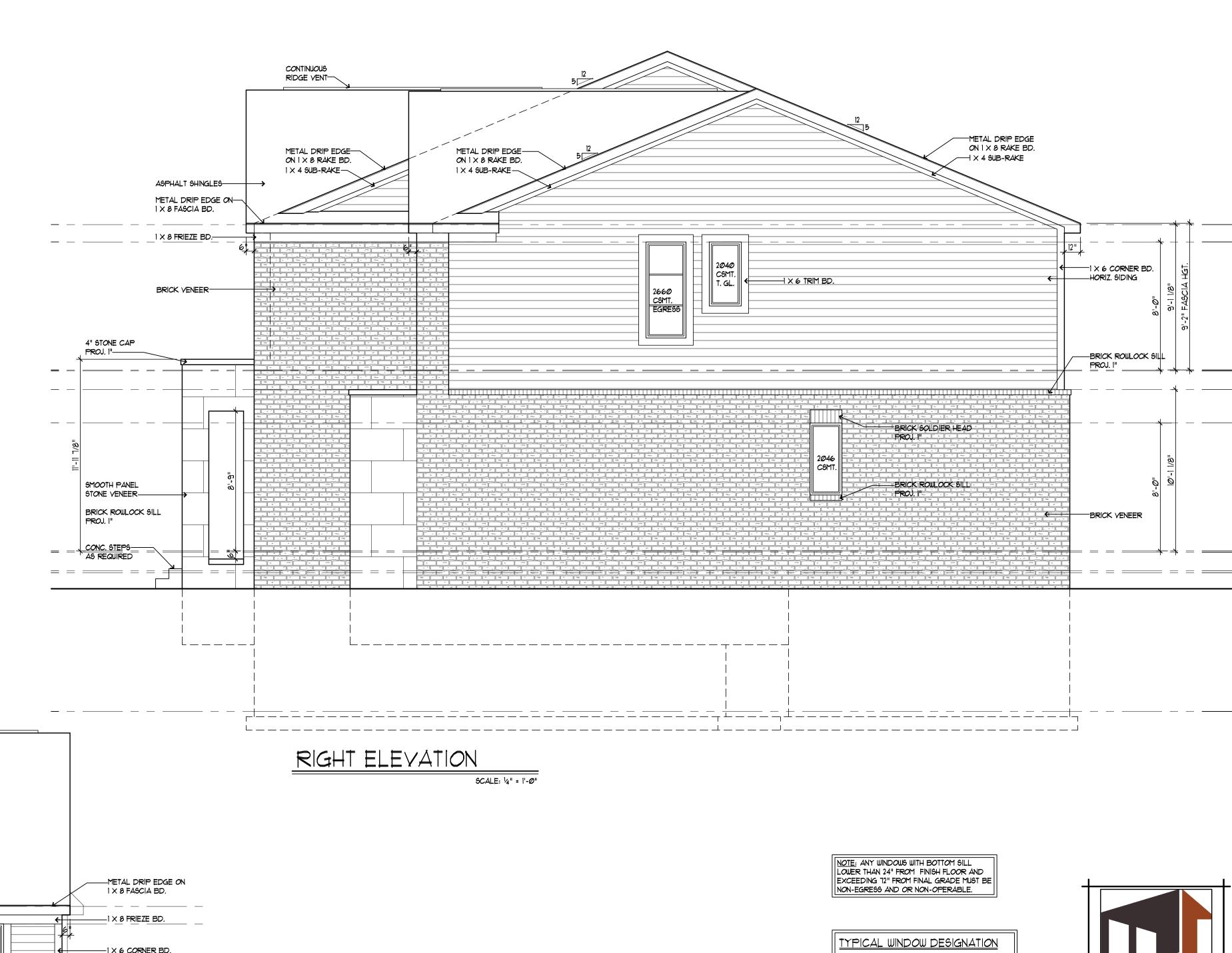


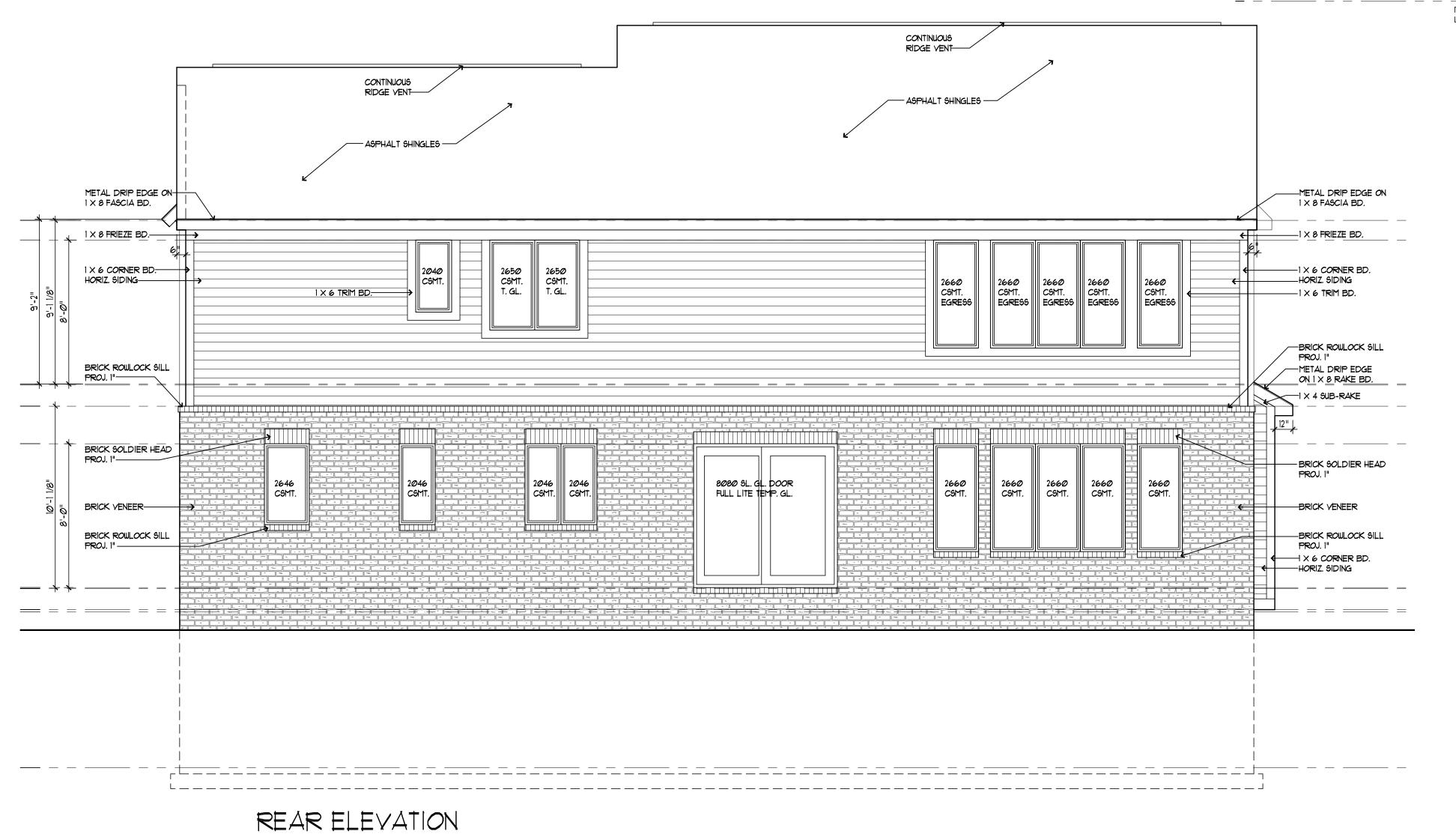




NOTE: ALL TRIM TO BE PACKED OUT W/ 7/16" OSB SHEATHING:







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

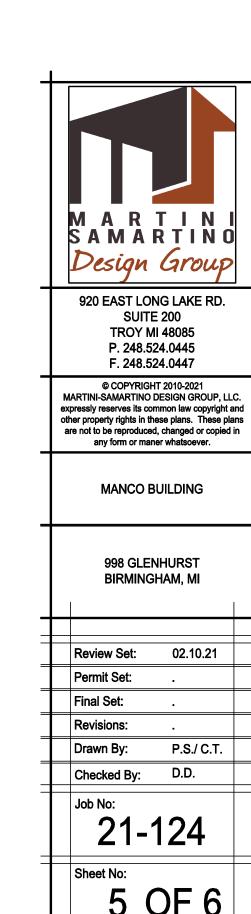
TYPICAL WINDOW DESIGNATION

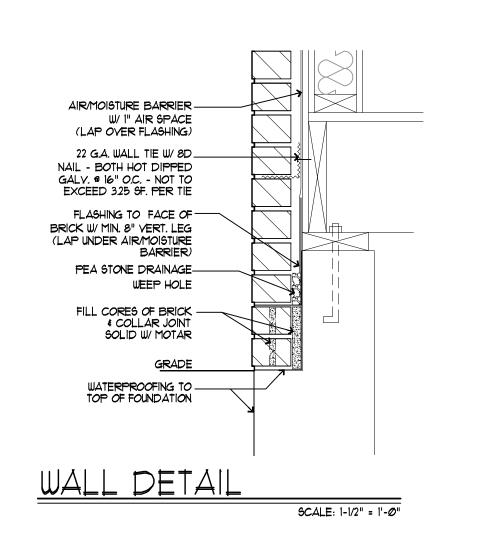
NOTE: WINDOW SIZES AS NOTED
ON DRAWINGS INDICATE ROUGH
OPENING SIZES AND ARE FOR
GENERAL REFERENCE ONLY.

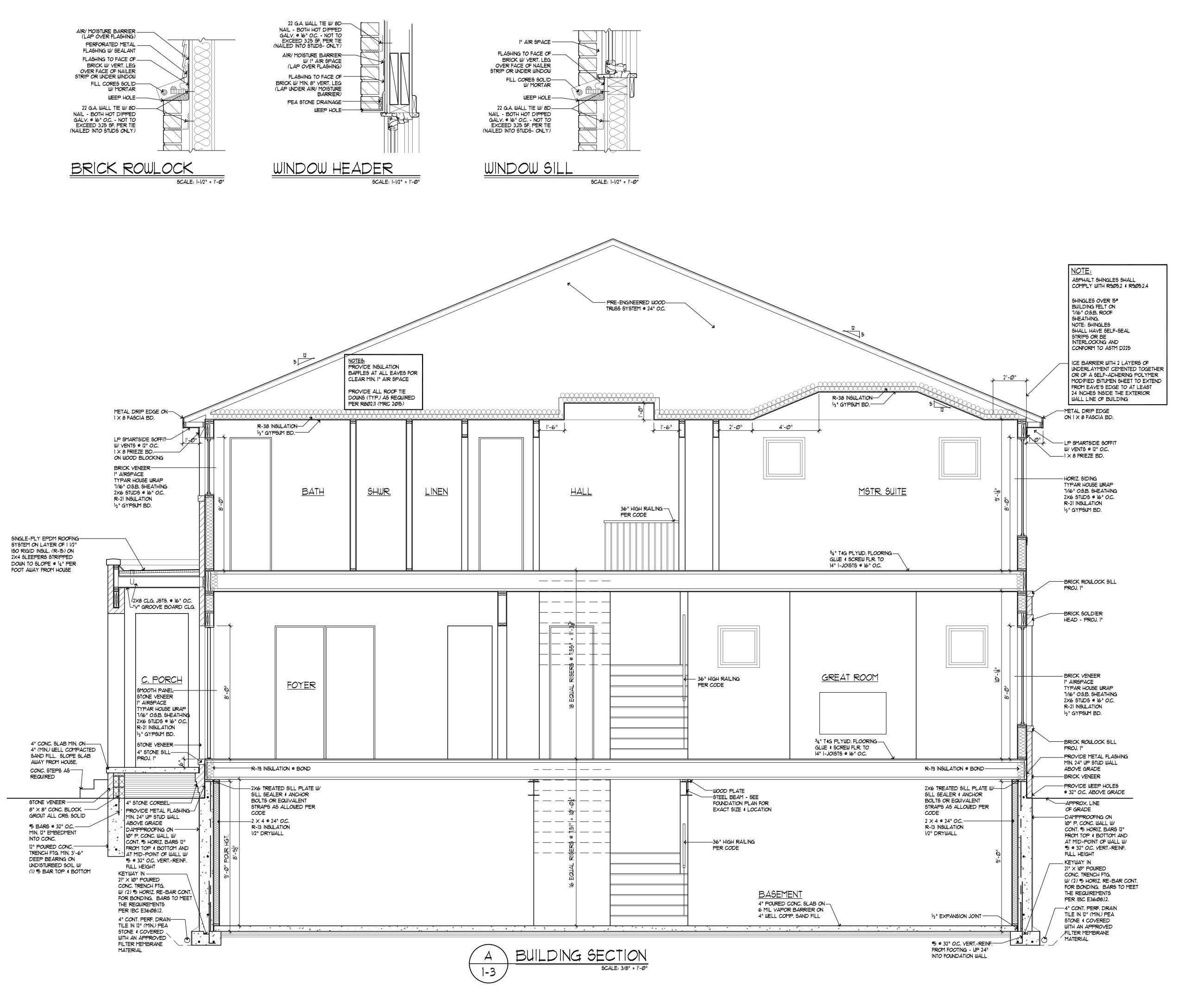
CONSULT WITH WINDOW
MANUFACTURER FOR EXACT
SPECIFICATIONS.

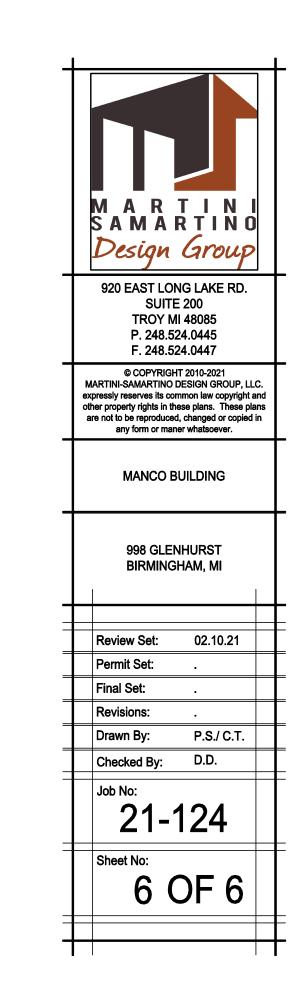
S.H. = SINGLE HUNG WINDOW
D.H. = DOUBLE HUNG WINDOW
SL. = SLIDING WINDOW
C. = CASEMENT WINDOW
F.I.G = FIXED INSULATED GLASS

NOTE:
ALL TRIM TO BE PACKED OUT
W/ 1/16" OSB SHEATHING









February 25, 2021

City Clerk, City of Birmingham 151 Martin Street Birmingham, MI 48009

Attn: Birmingham Zoning Board of Appeals

Re: Zoning Appeal Request, Lot 330

998 S. Glenhurst

Dear Board Members:

Our property adjoins Lot 330 (address 998 S. Glenhurst) to the North. We bought our house in 2010 with the intention of adding a master suite addition. We reviewed the zoning ordinance, met with the Building Official, and discussed the requirement that there be 20' between adjoining residences. We were advised that on an 80' lot there was no reason we could not comply with the requirement, and so we did.

Now comes Manco Builders seeking relief from this same requirement.

Manco bought Lot 330 fully aware of the existing conditions and clearances on the adjoining properties. They seem to assume that our houses will be torn down and replaced in the near future. This will likely not be the case.

I don't believe compliance with the zoning ordinance is intended to be "sometime in the future".

Manco is not under a "heavy hardship"... they can easily build within the ordinance requirements.

Granting this variance certainly would not create a "win-win" to all concerned.

Granting this variance will crowd the houses and adversely affect the air movement, sunlight and fire safety intended and afforded by the zoning ordinance.

We strongly and respectfully request that this unnecessary zoning variance not be approved.

Thank you for your consideration,

Johand L. Widestlott

Richard L. Widerstedt

February 26, 2021

City Clerk, City of Birmingham 151 Martin Street Birmingham, MI 48009

Attention - Birmingham Zoning Board of Appeals Re: Zoning Appeal Request for Lot 330 998 S. Glenhurst

Dear Board Members,

I am writing to express my concerns regarding the variance request for the builders of Lot 330 and hope you will deny this request. For the intended purpose of having code and building requirements of lots of this size I hope you will maintain those requirements. As this is a new construction situation, I do not believe that any hardship considerations apply. I hope that you will support the existing residents' interests in this matter as it is just one example of the city and neighborhoods of Birmingham evolving through new construction.

Thank you for your consideration of my position on this matter.

Sincerely,

Greg Fuller

1010 S. Glenhurst

Birmingham, MI 48009

Immediate neighbor to the south of Lot 330

### **CASE DESCRIPTION**

1859 Yorkshire (21-14)

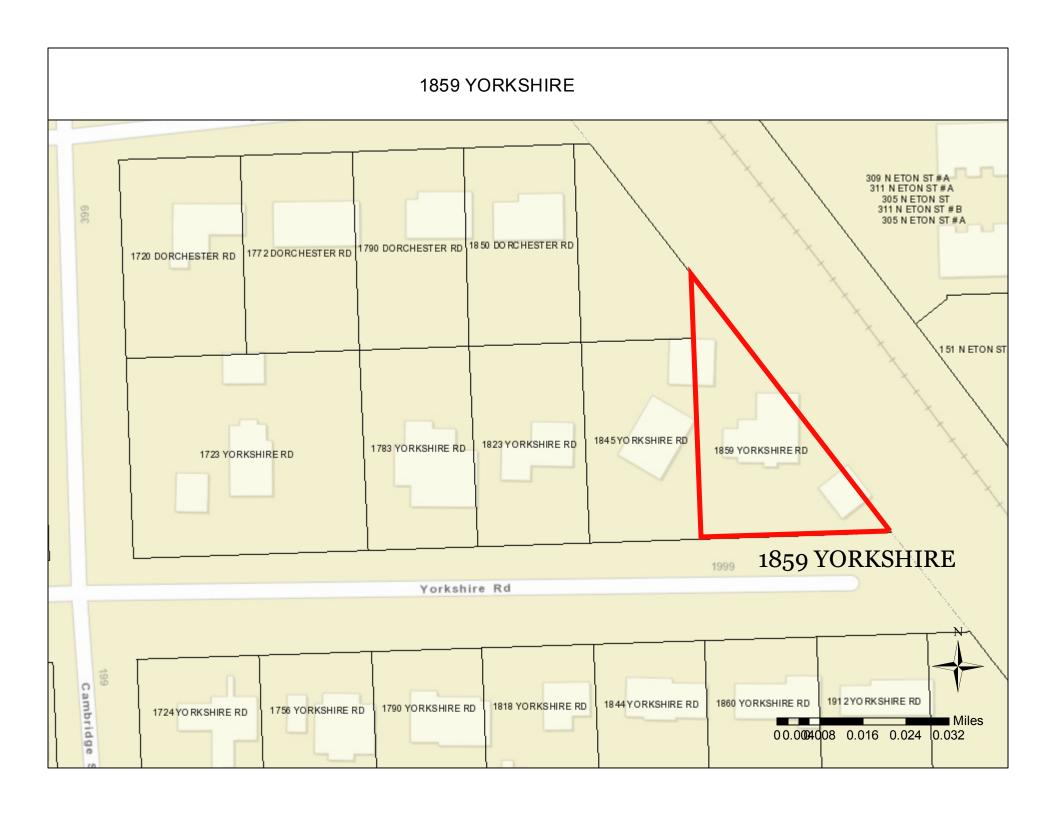
Hearing date: March 9, 2021

**Appeal No. 21-14:** The owner of the property known as 1859 Yorkshire, requests the following variance to construct a detached garage in the required front open space:

- A. Chapter 126, Article 4, Section 4.03(A) of the Zoning Ordinance requires that no accessory buildings or structures shall be erected in the required front open space. The proposed detached garage is to be located in the front open space. Therefore, a variance to permit a detached structure in the front open space is being requested.
- **B. Chapter 126, Article 4, Section 4.03(H)** of the Zoning Ordinance requires that the maximum area of the first floor of any accessory structure or accessory structures in combination shall not exceed 10% of the lot area or 600 square feet in R1, whichever is less. The required total is 600 square feet. The proposed is 1039 square feet. Therefore, a variance of 439.00 square feet is requested.

**Staff Notes:** This is a triangular shaped lot with the existing home that was constructed in 1922 on it. The Grand Trunk railroad ran through the area between 1926 and 1930 in the location that it is today, which prior to that ran along side of Woodward avenue.

This property is zoned R1	<ul> <li>Single Family Residential.</li> </ul>



#### **CITY OF BIRMINGHAM**

#### **Community Development - Building Department** 151 Martin Street, Birmingham, MI 48009

Community Development: 248-530-1850

# Fax: 248-530-1290 / www.bhamgov.org APPLICATION FOR THE BOARD OF ZONING APPEALS

Application Date: 2-12-21 Received By: \_\_\_

Hearing Date: 3-9-21 Appeal #: 21 - 14

Type of Variance:	Interpretation	M Dimensional	Land Use	Sign	Admin Review	
I. PROPERTY INFORMA	TION:					
Address: 859 YORI	KSWIEF RD.	Lot Number:	6/87/95	Sidwell Number:	-1 22 217	
II. OWNER INFORMATIO	N:			1 08	-20-30-377-014	
Name: BENJA	MIN HENR	1 MOTTL		·		
	lorkshere R		MING HAM	State:	7in and a	
Email: 25.144	DICKSHELL	State. MI	Zip code: 48009			
	OTYL Q UMT	AIL. Con		Phone: (215	7-04-4198	
III. PETITIONER INFORMA						
	Name: BENJAMIN HENRY MOTIL Firm/Company Name: MOTYL DESIGN /SMITHGROUN Address: 1854 YORKSHIRE RD. City: BIRMINUHAM State: MI Zip code: 48009					
Address: 1859	lorkshere f	City: BIR	MAHNUTA	State: MT	Zip code: 44009	
- "	MOTYL @ UM			Phone: (2.15	5) 704-4198	
IV. GENERAL INFORMAT	TION:				10000	
to be submitted. Staff Each variance request dimensions to be show	will explain now all red must be clearly shown on in feet measured to the is \$360.00 for single	r for a preliminary disc quested variances mus on the survey and pla the second decimal po family residential; \$56	ussion of their request t be highlighted on th ns including a table a pint. <b>0.00</b> for all others. Th	st and the docume survey, site places shown in the expenses amount includes	nents that will be required	
Sign wither must be po				g date. 		
Requested Varian	ices Require	Variance Cha ed Exist		Despesal		
Variance A, Front Setba				Proposed 23.50 Feet	Variance Amount	
Variance B, Height	30.00 F			30.25 Feet	1.50 Feet 0.25 Feet	
V. REQUIRED INFORMAT	TON CHECKLIST:				0.25766	
<ul><li>One original a</li><li>One original a</li><li>10 folded cop</li></ul>	and nine copies of the sound nine copies of the sound nine copies of the copies of the copies of site plan and buil board decision, 10 cop	igned letter of practica certified survey Iding plans including ex	isting and proposed	floor plans and e	levations board meeting	
VI. APPLICANT SIGNATUR						
By signing this application accurate to the best of m	y knowledge, Changes of	II applicable laws of the Control the II applicable laws of the Control II applicable	ity of Birmingham. All ind d without approval fron	nformation submit the Building Offic	ted on this application is	
Signature of Owner	: //pod/h		11=11=== <del>-</del>	Date:2	-12-21	
Signature of Petitioner	: Yh			Date: 2	-12-21	

February 12, 2021

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

RE: 1859 Yorkshire Road Proposed Detached Garage

Dear Board of Zoning Appeals Members,

My wife and I respectfully request your consideration for the approval of the required dimensional variances to allow the construction of the proposed detached garage at 1859 Yorkshire Rd. The existing property is zoned R1 with a triangular lot at the dead end of Yorkshire and adjacent to the CN Railroad.

My wife and I purchased this house in August 2019 to meet our growing family needs and to still be close in proximity to our locations of business. My wife is a dentist and owns a dental practice at 999 Haynes in Birmingham. I am an associate architect and work for Smithgroup in downtown Detroit. The house size, character, and location perfectly matched our requirements with its secluded/safe nature of being on a dead end and still in the area that we have been so accustomed to since living in Pembroke Manor for the previous ten years.

The 1922 built Cape Cod house does not have a garage and it was our intention to design and build one after we purchased the house. Due to the irregular shape of the lot determined by the railroad's property and proximity to our adjacent neighbor we are not able to place a garage in the backyard. To do so we would be encroaching on their properties and/or having incredible difficulty with vehicle access.

The irregular shaped lot boasts an existing 28'-0" x 28'-0" concrete slab basketball court nestled between the existing driveway and railroad property. This is the ideal placement for a detached garage on this property. The placement would undoubtedly be less disruptive to the existing lot and will offer visual/noise blockage of the railroad and multifamily housing beyond for us and our neighbors. Furthermore, it will increase the level of safety/security as there is an access point to the tracks on our property that people trespass on to access the shopping center across the way. Our intent is to plant more vegetation and install security cameras with the proposed garage to detour vagrants. The design will also mimic and complement the existing house's charm.

We strongly believe the proposed position and design of the garage will meet the implicit intent of the zoning ordinance while also establishing a desirable relationship with the neighboring houses. The correlated variance request is listed below:

#### Variance Request A

Article 4.03 AS-02 A. <u>Front and Side Open Space Limitations</u>: No accessory buildings or structures shall be erected in the required front open space or side open space, except as may otherwise be provided in this section.

We request that the proposed garage to be placed in this area of the lot in accordance to the hardships and benefits listed above/below.

- No access to backyard for a garage due to irregular shaped lot and adjacent railroad.
- Visual and noise reduction of adjacent railroad/multifamily housing/shopping center
- Increased level of safety and security
- Utilizing existing basketball court area

The architecture and materiality strive to relate to the neighborhoods traditional scale while also introducing the possibility of sustainable design; potential use of photovoltaic cells on the roof and stormwater harvesting.

We have requested and received support for the proposed garage by ITC and the following direct neighbors/addresses. The neighbor flyers that were presented and signed by them are included in the agenda packet.

1823 Yorkshire

1845 Yorkshire

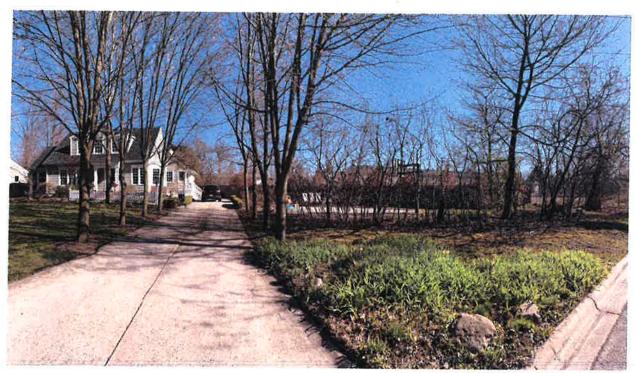
1818 Yorkshire

1844 Yorkshire

1860 Yorkshire

1912 Yorkshire







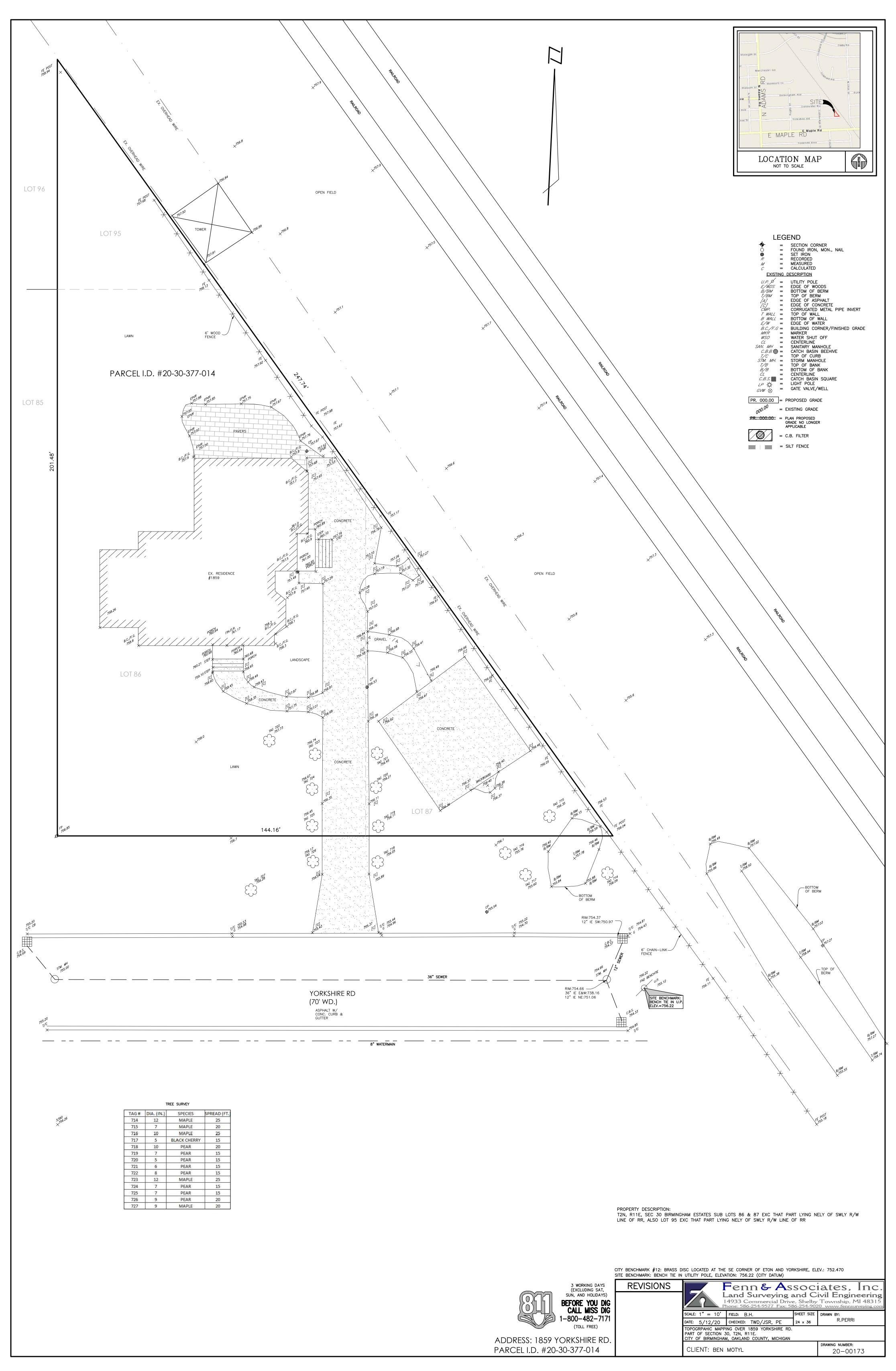




We greatly appreciate the boards consideration and time of this variance request. It is our hope to make this our forever home for our kids to grow up in. Please do not hesitate to contact us if any additional information is required.

Sincerely,

Ben & Lisa Motyl



# MOTYL GARAGE

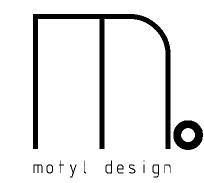
1859 YORKSHIRE RD. BIRMINGHAM, MI 48009





#### BEN & LISA MOTYL

1859 YORKSHIRE RD. BIRMINGHAM, MI 48009 215.704.4198

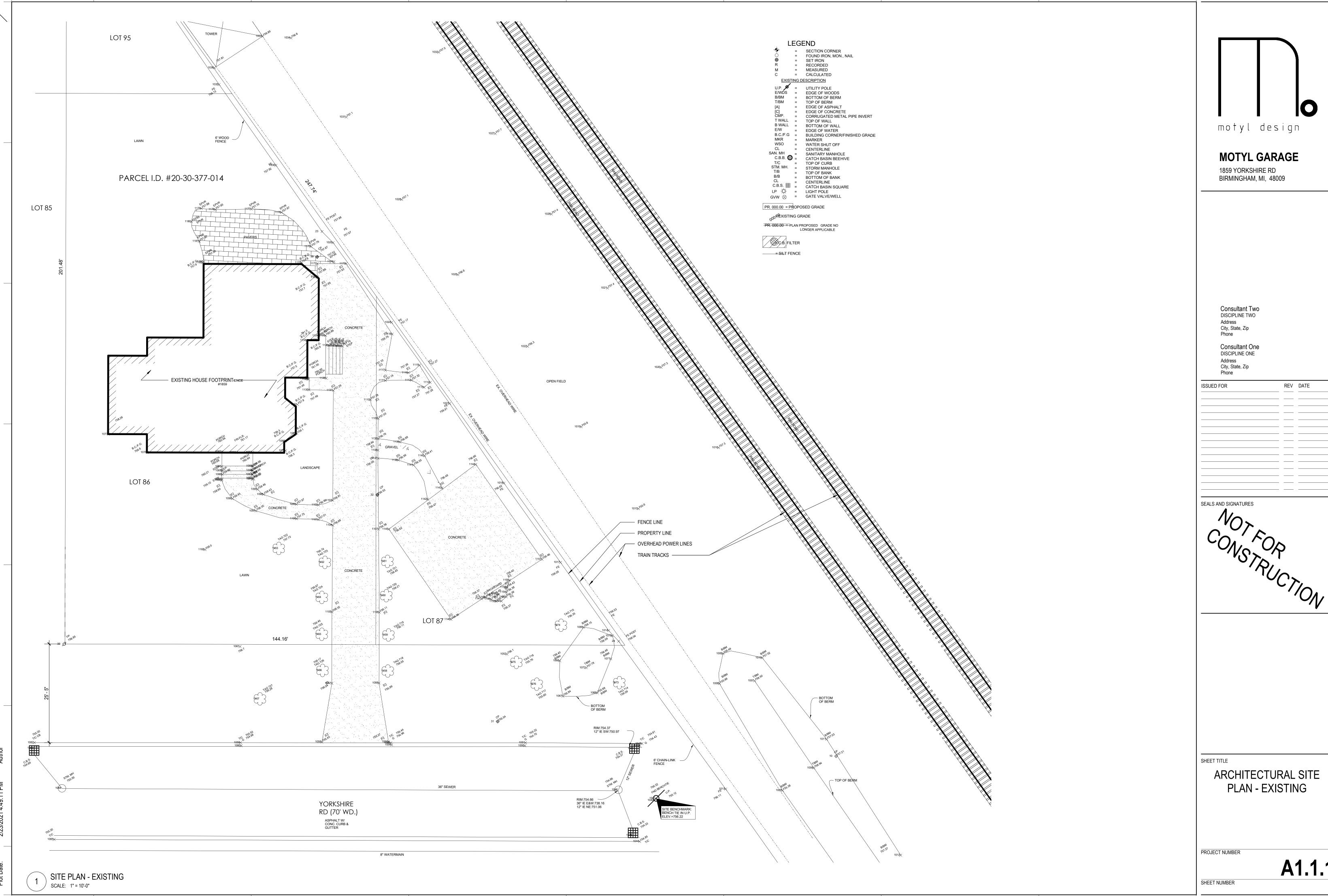


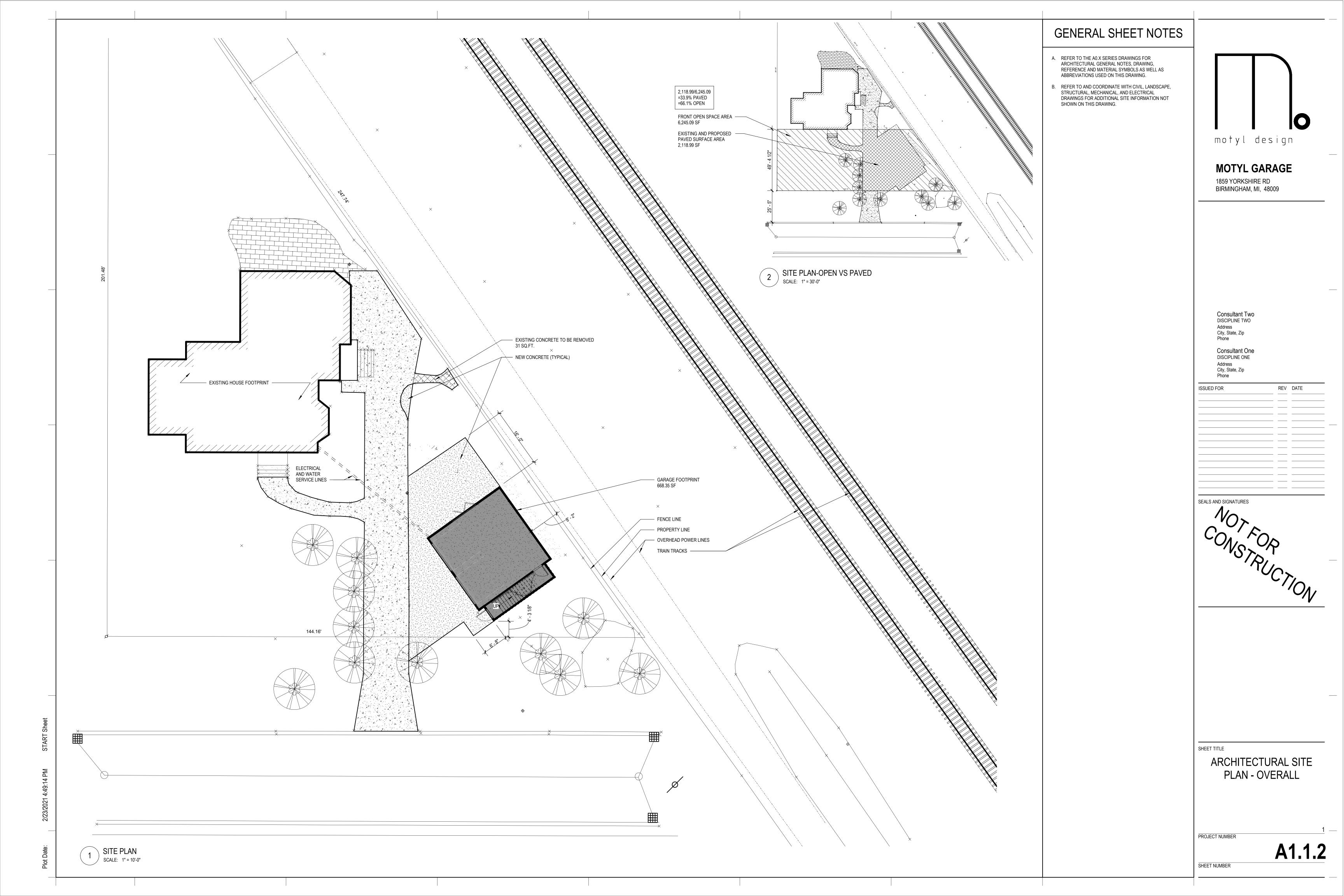
1859 YORKSHIRE RD. BIRMINGHAM, MI 48009 215.704.4198

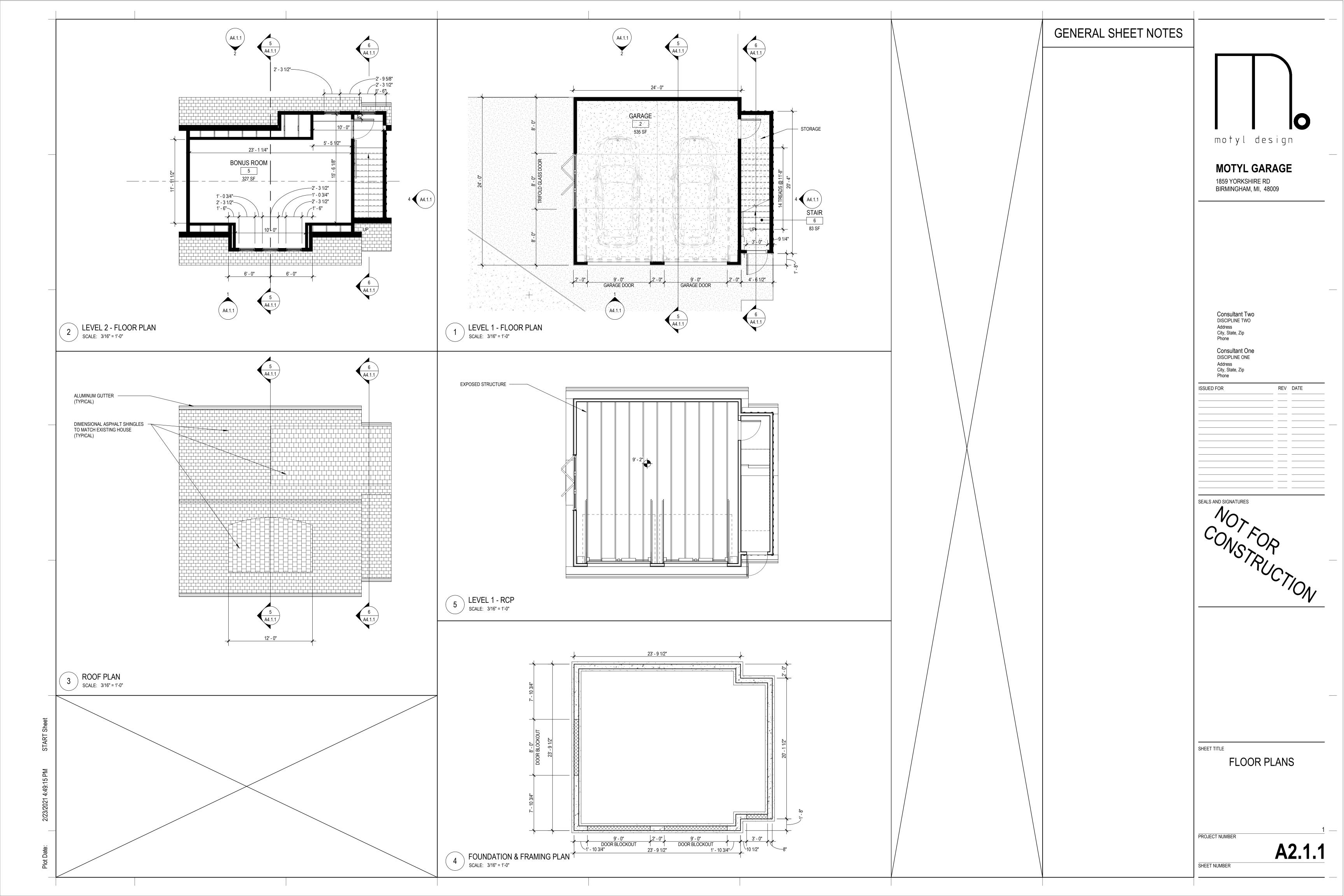
# VOLUME I OF I

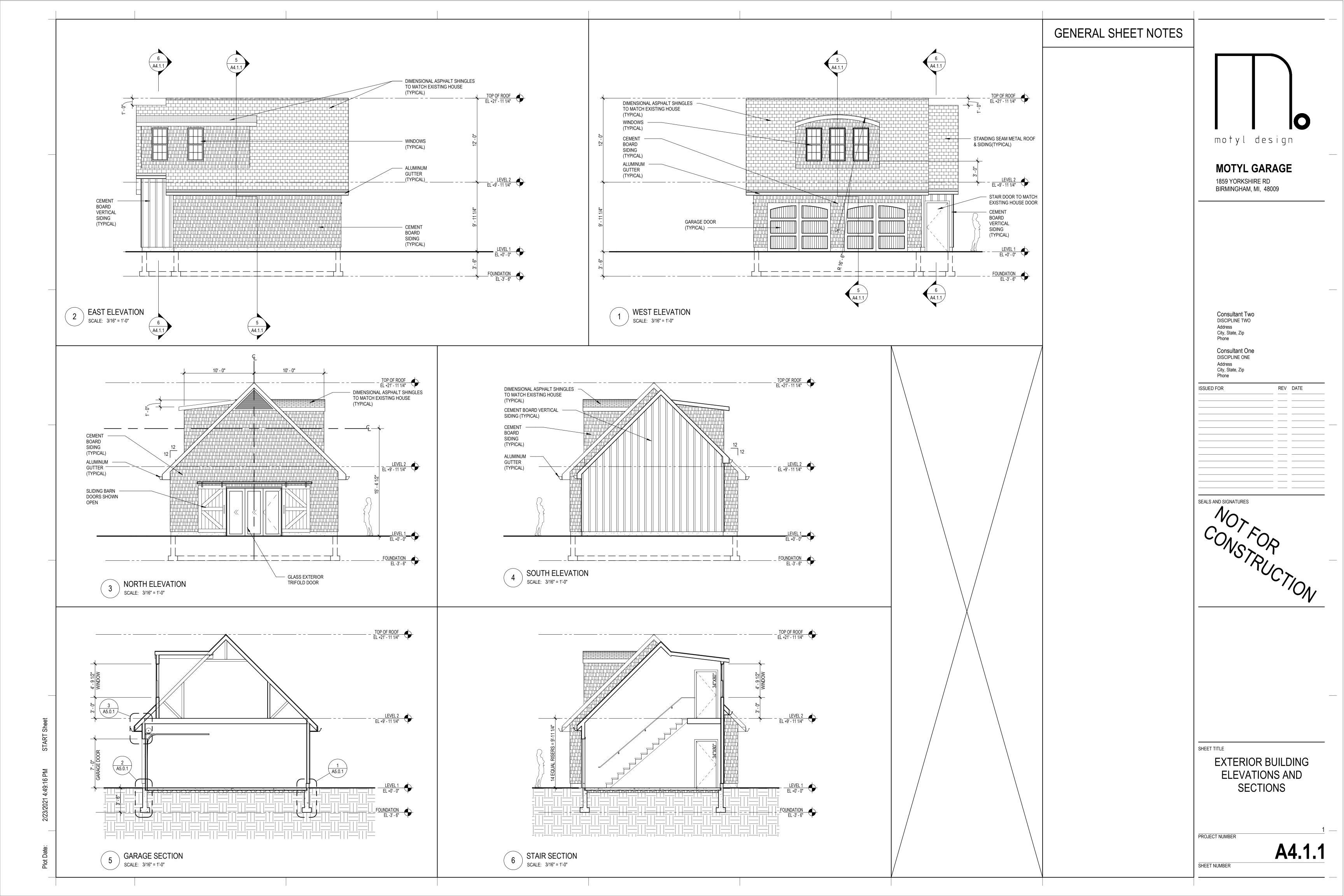
ISSUED FOR: PERMITS

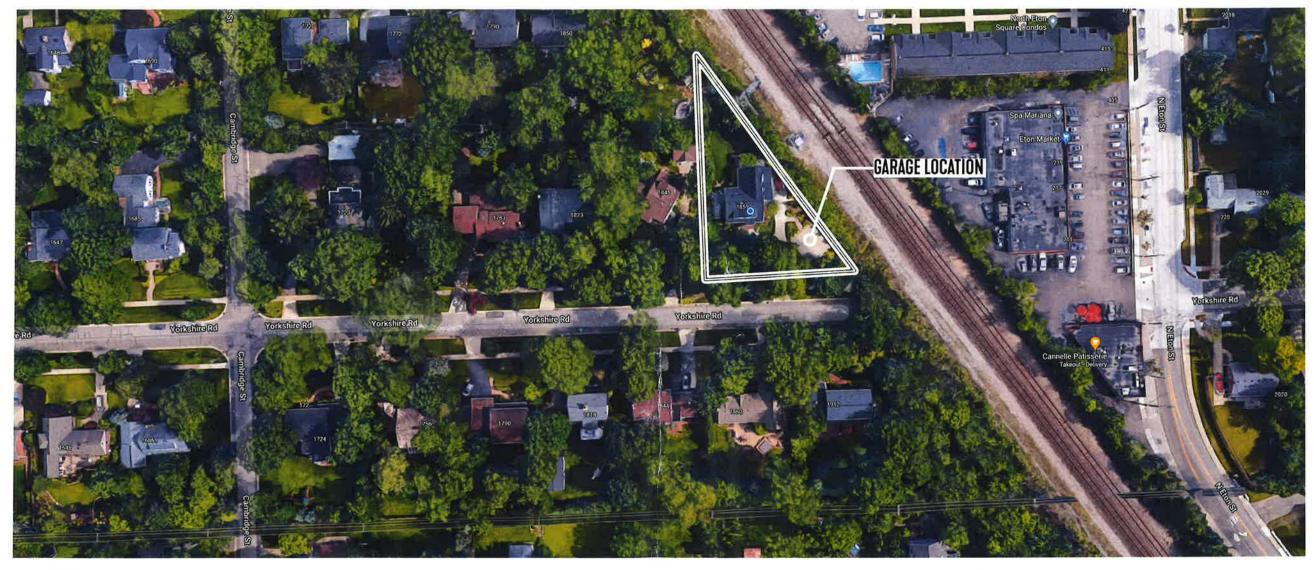
ISSUE DATE: Issue Date











Hi Neighbor!

We are writing to inform you of our proposed detached garage design on the existing basketball court at 1859 Yorkshire. Please see the plans and renderings on the following pages. It is our intent to get an approval from you to help streamline the permit process and planning board reviews. When those items are finalized we are hoping to begin construction in the coming months of 2021. Please sign below and return this page. If you have any questions or concerns please reach out!

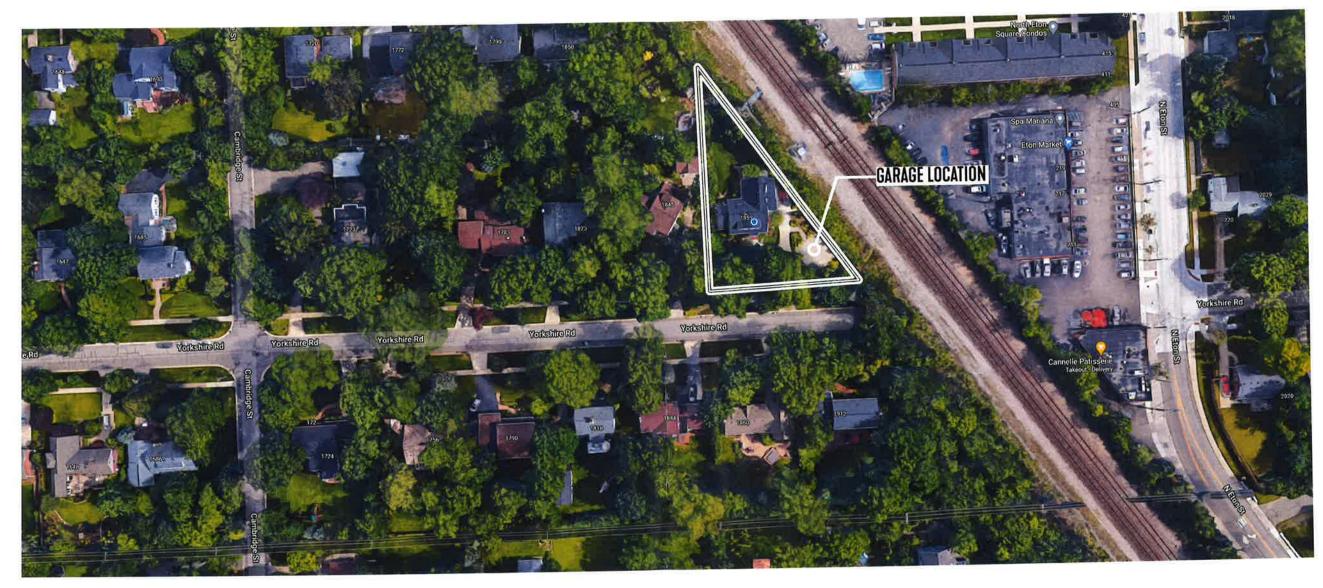
Ben & Lisa Motyl (B-215-704-4198) (L-248-613-1481) benmotyl@gmail.com marsackl@gmail.com

I hereby approve of the proposed garage design at 1859 Yorkshire Rd. Birmingham Ml.

PRINTED NAME:

SIGNATURE:

ADDRESS: 1823 Yorkshire Rd



Hi Neighbor!

We are writing to inform you of our proposed detached garage design on the existing basketball court at 1859 Yorkshire. Please see the plans and renderings on the following pages. It is our intent to get an approval from you to help streamline the permit process and planning board reviews. When those items are finalized we are hoping to begin construction in the coming months of 2021. Please sign below and return this page. If you have any questions or concerns please reach out!

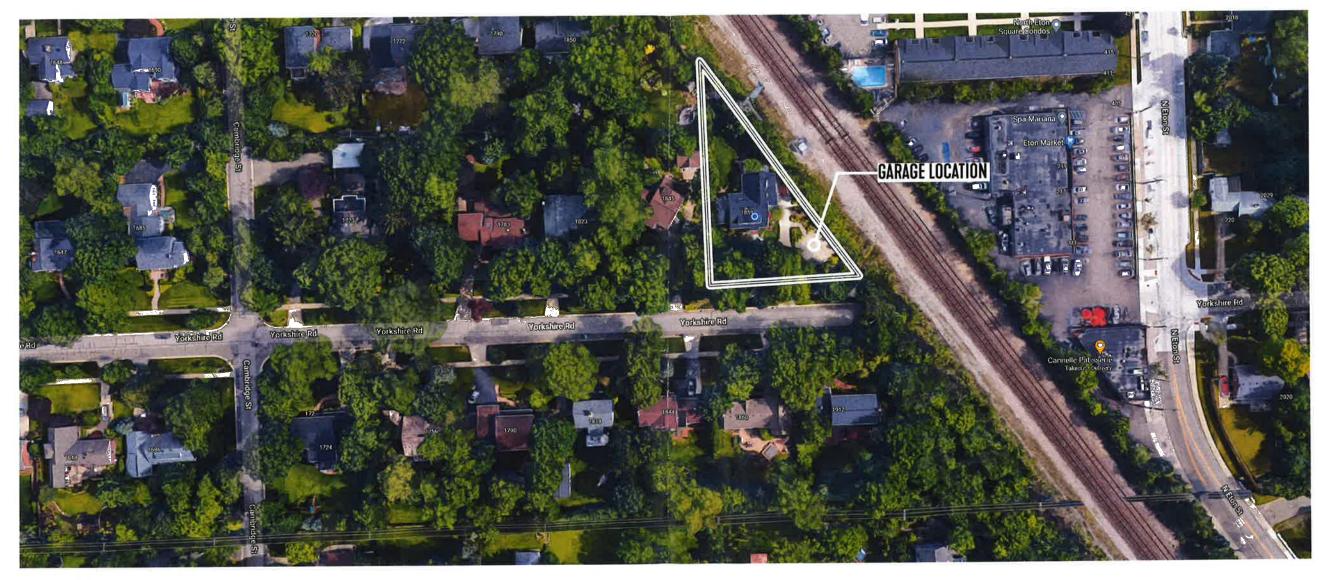
Ben & Lisa Motyl (B-215-704-4198) (L-248-613-1481) benmotyl@gmail.com marsackl@gmail.com

I hereby approve of the proposed garage design at 1859 Yorkshire Rd. Birmingham Ml.						
PRINTED NAME:	Marie	Leutas	SIGNATURE: Jun Lutu	-		

ADDRESS: 1818 Yorkshire Rel

Birmingshim MZ

48009



Hi Neighbor!

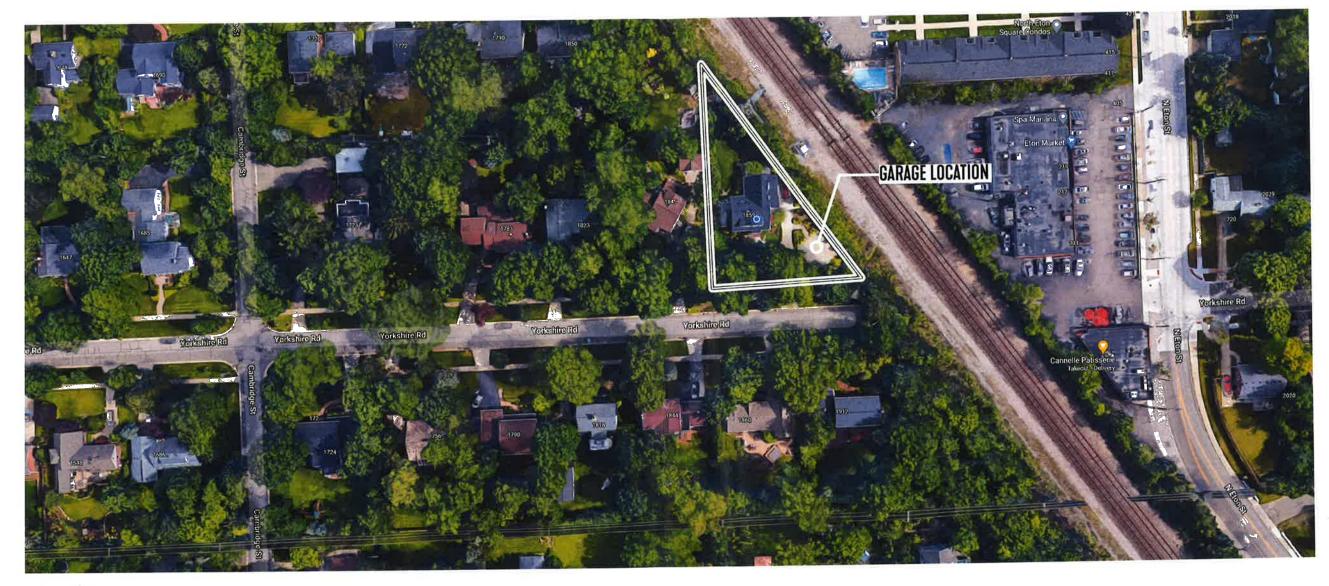
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Ben & Lisa Motyl

(B-215-704-4198) (L-248-613-1481) benmotyl@gmail.com marsackl@gmail.com

I hereby approve of the proposed garage design at 1859 Yorkshire Rd. Birmingham MI.

PRINTED NAME:	drew Anderson	SIGNATURE:	- And Charle	ADDRESS:_	1844	Tortshire	
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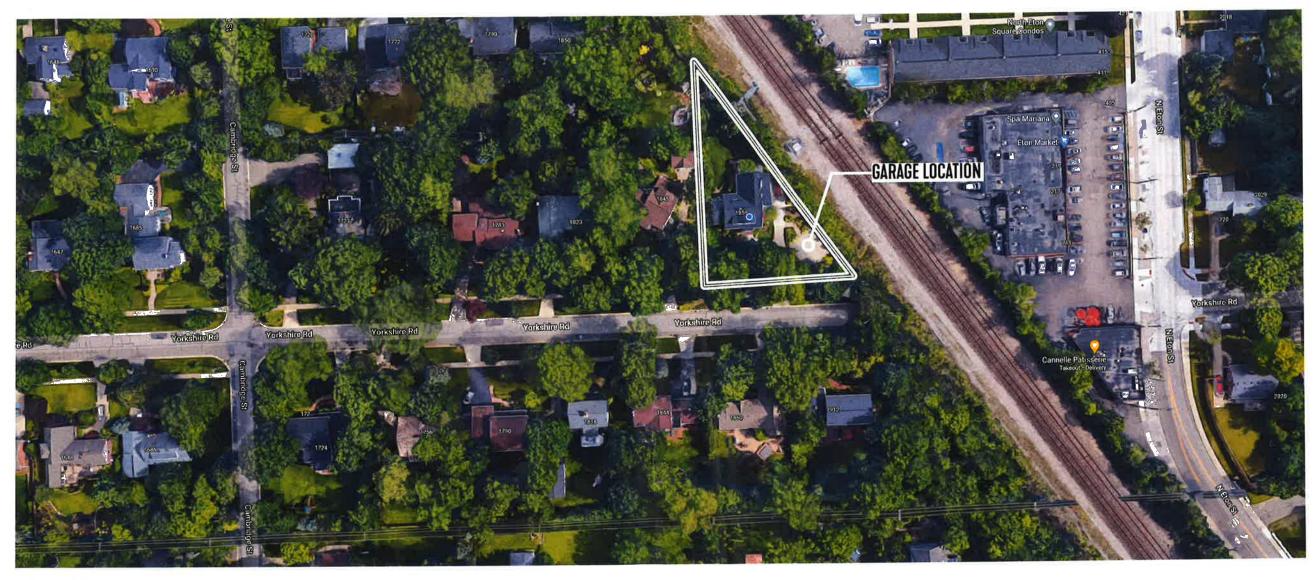
Ben & Lisa Motyl (B-215-704-4198) (L-248-613-1481) benmotyl@gmail.com marsackl@gmail.com

I hereby approve of the proposed garage design at 1859 Yorkshire Rd. Birmingham Ml.

PRINTED NAME: JUSTIN & SARAH EVOE

SIGNATURE:

ADDRESS: 1860 YORKSHIRE RD. BIRMINGHAM



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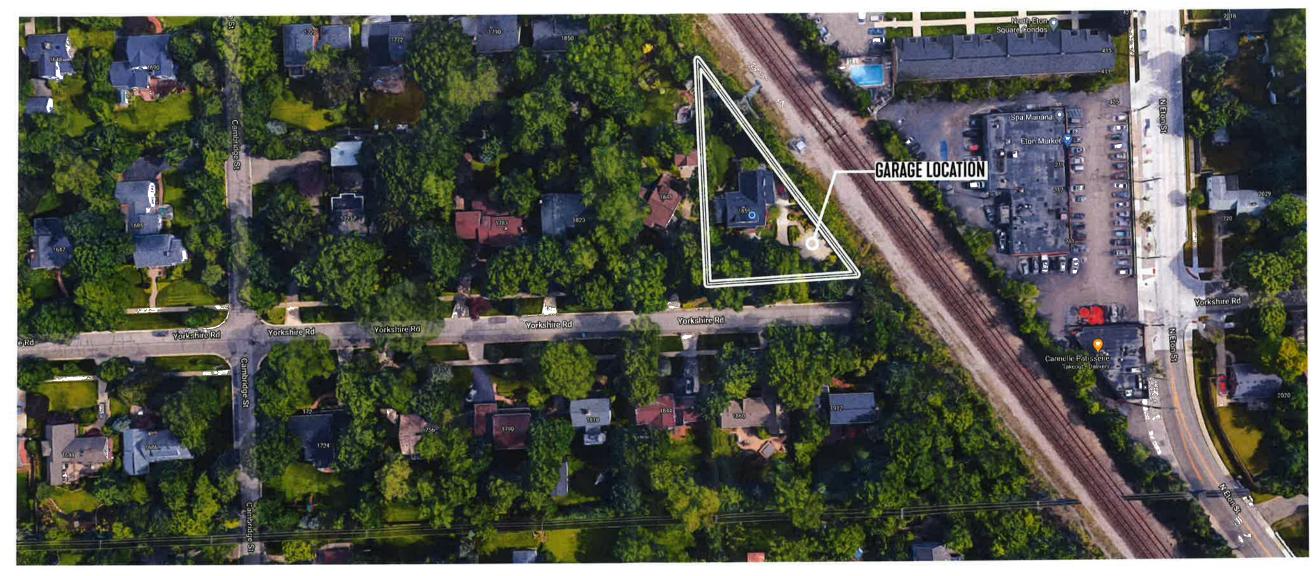
Ben & Lisa Motyl

(B-215-704-4198) (L-248-613-1481) benmotyl@gmail.com marsackl@gmail.com

I hereby approve of the proposed garage design at 1859 Yorkshire Rd. Birmingham Ml.

PRINTED NAME: Margaret Burch SIGNATURE: Margaret Burch ADDRESS: 1912 yorkslue)

Robert Burch 1)



Hi Neighbor!

We are writing to inform you of our proposed detached garage design on the existing basketball court at 1859 Yorkshire. Please see the plans and renderings on the following pages. It is our intent to get an approval from you to help streamline the permit process and planning board reviews. When those items are finalized we are hoping to begin construction in the coming months of 2021. Please sign below and return this page. If you have any questions or concerns please reach out!

Ben & Lisa Motyl (B-215-704-4198) (L-248-613-1481) benmotyl@gmail.com marsackl@gmail.com

I hereby approve of the proposed g	garage design at 1859	Yorkshire Rd. Birmingham Ml.
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PRINTED NAME: Michael

Jarman

GNATURE:

ADDRESS: 1845 Yorkshire