

**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD**  
**Wednesday - July 6, 2022**  
**BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI \***  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

Per the CDC, Oakland County has a COVID-19 Community level and transmission level of HIGH. The City continues to highly recommend the public wear masks while attending City meetings per CDC guidelines. These precautions are due to COVID-19 transmission levels remaining high in Oakland County that have led to an increase in infections of City employees and board members. All City employees, commissioners, and board members must wear a mask while indoors when 6-feet of social distancing cannot be maintained. This is to ensure the continuity of government is not affected by an exposure to COVID19 that can be prevented by wearing a mask. The City continues to provide KN-95 respirators and triple-layered masks for all in-person meeting attendees.

- 1) Roll Call**
- 2) Approval of the DRB Minutes of June 15, 2022**
- 3) Public Hearing**
- 4) Design Review**
  - A. 220 Park – Request for façade changes to existing building**
- 5) Sign Review**
- 6) Study Session**
- 7) Miscellaneous Business and Communication**
  - A. Pre-Application Discussions**
  - B. Draft Agenda**
    - 1. July 20, 2022**
  - C. Staff Reports**
    - 1. Administrative Sign Approvals**
    - 2. Administrative Approvals**
    - 3. Action List 2022**
- 8) Adjournment**

\*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

**Link to Access Virtual Meeting:** <https://zoom.us/j/91282479817>  
**Telephone Meeting Access:** 877 853 5247 US Toll-free  
**Meeting ID Code:** 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least one day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.**

**Design Review Board  
Minutes Of June 15, 2022**

151 Martin Street, City Commission Room 205, Birmingham, MI

Minutes of the regular meeting of the Design Review Board ("DRB") held Wednesday, June 15, 2022. Chair John Henke called the meeting to order at 8:19 p.m.

**1) Rollcall**

**Present:** Chair John Henke; Board Members Natalia Dukas, Dustin Kolo, Patricia Lang, Michael Willoughby; Alternate Board Member Samantha Cappello

**Absent:** Board Members Keith Deyer, Julie Rasawehr; Alternate Board Member Kathleen Kriel

**Administration:** Nicholas Dupuis, Planning Director  
Laura Eichenhorn, City Transcriptionist

**2) Approval of the DRB Minutes of May 18, 2022**

To be approved at the next meeting.

**3) Public Hearing**

**4) Design Review**

**A. 220 Park – Request for façade changes to existing building**

PD Dupuis presented the item.

Jeff Klatt, architect, spoke on behalf of the project.

PD Dupuis noted that signage on the canopy as-designed would not be possible given the parameters of the ordinance.

Mr. Klatt said the applicant would be willing to strike the request for signage on top of the canopy.

Mr. Willoughby recommended that the Board be able to see a sample of the canopy material. He noted that the proposed material, galvanized steel, can be done well or done poorly. He noted that large sections also tend to be splotchy, so photographs would be helpful for conceptualizing what it would look like.

Ms. Dukas and Mr. Kolo agreed that they would like to see a sample and photographs.

The DRB offered the applicant a postponement to the next regularly scheduled meeting in order to gather the outstanding information.



The applicant accepted.

**06-18-22**

**Motion by Mr. Willoughby**

**Seconded by Ms. Cappello to postpone the design review for 220 Park to July 6, 2022.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Cappello, Lang, Dukas, Kolo, Henke, Willoughby

Nays: None

**B. 34660 Woodward – Village Players – Request for Wall Art**

PD Dupuis presented the item.

Eileen White, President of the Birmingham Village Players Board of Trustees (BVPBOT), said the main entrance is on Chestnut and the side door is on Woodward. She explained that this wall art would be a part of celebrating the Birmingham Village Players' hundredth year anniversary.

Mr. Kolo and Ms. Lang concurred that the Chestnut entrance is the front entrance.

PD Dupuis noted that in the Triangle District wall art has to be at the side setback at the zero foot line. He said that while the Woodward side may be the side setback, it would not be at the zero foot line. He said the applicant might have a hardship based on the placement of the building, that they may face the side setback, and that their proposal may meet the spirit and intent of the ordinance. He said he was bringing the proposal before the DRB for those reasons.

In reply to Mr. Kolo, PD Dupuis stated that nothing in the ordinance prevents wall art from facing Woodward or a main right-of-way.

PD Dupuis explained that, if the motion were made as suggested, the approval from the DRB would only go into effect if a variance were granted by the Board of Zoning Appeals (BZA).

**06-19-22**

**Motion by Ms. Lang**

**Seconded by Ms. Cappello to approve the Wall Art application for 34660 Woodward – Village Players – with the following condition:**

- 1. The applicant must obtain a variance from the Board of Zoning Appeals for the placement of the Wall Art.**

**One of the representatives of the BVPBOT said it was his understanding after talking with City Attorney Kucharek that the DRB could approve the project outright, with no need to go to the BZA. He asked if the DRB might be willing to amend their motion**

**based on that understanding, and said they would be willing to proceed to the BZA if it turned out to be necessary.**

**Chair Henke said he would just as soon leave the motion as-is, and said the DRB could re-address the issue if CA Kucharek confirmed that to be the case.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Cappello, Lang, Dukas, Kolo, Henke, Willoughby

Nays: None

**5) Sign Review**

**6) Study Session**

**7) Miscellaneous Business And Communications**

**A. Pre-Application Discussions**

**B. Draft Agenda**

**C. Staff Reports**

**1. Administrative Sign Approvals**

**2. Administrative Approvals**

**3. Action List 2022**

**Adjournment**

**06-20-22**

**Motion by Ms. Lang**

**Seconded by Mr. Willoughby to adjourn the DRB meeting of June 15, 2022 at 9:04 p.m.**

**Motion carried, 6-0.**

VOICE VOTE

Yeas: Cappello, Lang, Dukas, Kolo, Henke, Willoughby

Nays: None

Design Review Board  
Minutes of June 15, 2022



Nicholas Dupuis  
Planning Director



Laura Eichenhorn  
City Transcriptionist

DRAFT



# MEMORANDUM

Planning Division

**DATE:** July 6, 2022  
**TO:** Design Review Board  
**FROM:** Nicholas Dupuis, Planning Director  
**SUBJECT:** 220 Park – Design Review

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**Zoning:** B4 (Business-Residential) & D4 (Downtown Overlay)  
**Existing Use:** Commercial

## Introduction

The applicant has submitted a Design Review application for modifications to an existing 3-story commercial building in Downtown Birmingham. The subject site is located on the east side of Park, north of Hamilton Row.

On May 18, the Design Review Board moved to postpone the proposal to June 15, 2022 to give the applicant time to address the issues noted in the Staff Report.

On June 15, 2022, the Design Review Board moved to postpone the proposal to July 6, 2022 to address Planning Division and Design Review Board concerns related to the canopy, lighting and signage.

## Building Exterior

The site/design plans submitted contain proposals for new work at the main entrance, new windows along the Woodward/Hamilton Row facades, lighting, and renovated planter boxes. The material palette is as follows:

Material	Location	Color
Brick (existing) w/ new stone cap	Planter boxes	Natural
Painted Steel & Glass	Canopy	Dark Bronze/Clear
Aluminum/Glass	Storefront System	Dark Bronze
Metal Panel	Main Entrance	Dark Bronze

The proposed renovations are minor in nature in terms of new materials. However, the building is subject to the Downtown Overlay Architectural Standards as outlined in Article 3. Section 3.04 (E) of the Zoning Ordinance. The following standards apply to the proposed renovation:

1. At least 90% of the exterior finish material on all facades that face a street shall be limited to the following: glass, brick, cut stone, cast stone, coarsely textured stucco, or wood. Dryvit or E.F.I.S is prohibited.
2. The primary colors of building exteriors shall be compatible with the colors of adjacent buildings and in character with the surrounding area, although the trim may be of a contrasting color.
3. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, edge detailing or decorative finish materials.
4. Storefronts shall be directly accessible from public sidewalks. Each storefront must have transparent areas, equal to 70% of its portion of the facade, between one and eight feet from the ground. The wood or metal armature (structural elements to support canopies or signage) of such storefronts shall be painted, bronze, or powder-coated.
5. Storefronts shall have mullion systems, with doorways and signage integrally designed. Mullion systems shall be painted, powder-coated, or stained.
6. The glazed area of a facade above the first floor shall not exceed 35% of the total area, with each facade being calculated independently.
7. Clear glazing is required on the first floor. Lightly tinted glazing is permitted on upper floors only. Windows shall not be blocked with opaque materials or the back of shelving units or signs.
8. Facade openings, including porches, windows, and colonnades, shall be vertical in proportion.
9. Facades may be supplemented by awnings, which shall be straight sheds without side flaps, not cubed or curved. Awnings shall be between 8 and 12 feet above sidewalk grade at the lower drip edge.

At this time, the applicant appears to meet the above standards, with the exception of the various glazing/window requirements, which will be discussed in the Planning and Zoning section below.

### **Signage**

During previous reviews, it was noted that the address numerals proposed over the canopy would be considered commercial signage and subject to the canopy sign ordinance. The applicant has removed the sign and thus, no signage is proposed as a part of the Design Review application submitted.

### **Lighting**

Previously, the applicant submitted plans detailing new fixtures and a photometric plan pursuant to Article 4, Section 4.21(C) of the Zoning Ordinance. During the postponement period, the applicant worked with the Planning Division to better understand the requirements of the lighting standards, and the Planning Division was ultimately advised that the lighting proposals would be removed for the time being until the lighting could be worked out. However, the plans contain notes indicating new light fixtures. **The applicant must remove the new light fixtures from**

**the plans, or submit lighting plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance.**

### **Planning and Zoning**

As the building/site is not changing its use or size, there are no bulk, height or area requirements that must be reviewed at this time. However, there are some planning and zoning issues that require review as a part of the Design Review application submitted:

- Projections into the Right-of-Way – The applicant is proposing to provide a new canopy at the main entrance along Hamilton Row. Article 4, Section 4.74 (D)(4)(C)(i) states that:

Removable architectural elements such as awnings, canopies, marquees may be approved by the Design Review Board to project into the right of way provided that they are constructed to support applicable loads without any ground mounted supports on public property. Encroachments with less than 15 ft. of clearance above the sidewalk shall not extend into or occupy more than two-thirds of the width of the sidewalk or 5 ft., whichever is less, and must not interfere with any existing or planned streetscape elements or infrastructure.

The applicant has submitted detailed drawings of the canopy that indicate a 4 ft. projection into the Park right-of-way. Additionally the applicant has provided a dimension of 11.5 ft. from grade to the bottom of the canopy, which exceeds the minimum of 8 ft. However, it does not appear that the applicant has provided a dimension of the Park sidewalk. Using the scale provided, the sidewalk appears to measure 6 ft., which would permit a projection of 4 ft.

- Glazing – The applicant has indicated that the existing storefront glazing system at the main entrance will be replaced, as well as new glazing added on the 2<sup>nd</sup> and 3<sup>rd</sup> floor at the corner of Woodward and Hamilton Row. As noted above, the applicant is required to maintain 70% transparency on the storefront façade and no more than 35% transparency on the upper stories. Although the applicant has not submitted glazing calculations for the storefront facades or the upper story facades, it is clear that the applicant does not meet the storefront glazing requirements. The current condition at the storefront is considered legal non-conforming and may be allowed to continue, as the applicant is not proposing to expand the non-conformity.

As for the upper story glazing, it is also clear that the transparency figures do not exceed 35% transparency at these stories, even with the addition of new glazing where there was previously none.

However, in addition to the glazing percentage, the window standards also require clear glazing (80% Visual Light Transmittance) at the first floor and permits lightly tinted glazing

(70% Visual Light Transmittance) on upper floors. The applicant has indicated that the storefront façade will be clear, but has not submitted specification sheets for the proposed glass. **The applicant must submit specification sheets for the proposed glazing.**

- Building Use – The D4 overlay zone requires buildings to provide retail on the first floor along the retail frontage line and a maximum of 2 stories of office use. The building is currently used as office/commercial, and building use is not proposed to change as a part of the Design Review application submitted.
- Parking – Similar to the use section above, a parking analysis is not required, as the building use is not proposed to change. In addition, the building is located in the Parking Assessment District, thus no parking is required to be provided for the commercial uses within.
- Landscaping – There are no landscaping installations on site. The applicant has indicated the renovated planter boxes will be planted, and that planting design will be submitted separately through Administrative Approval.

### Required Attachments

	Submitted	Not Submitted	Not Required
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior Floor Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colored Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Specification Sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Design Standards

Article 7, Section 7.09 states that the Design Review Board shall review all documents submitted pursuant to this section and shall determine the following:

1. All of the materials required by this section have been submitted for review.
2. All provisions of this Zoning Ordinance have been complied with.
3. The appearance, color, texture and materials being used will preserve property values in the immediate neighborhood and will not adversely affect any property values.
4. The appearance of the building exterior will not detract from the general harmony of and is compatible with other buildings already existing in the immediate neighborhood.

5. The appearance of the building exterior will not be garish or otherwise offensive to the sense of sight.
6. The appearance of the building exterior will tend to minimize or prevent discordant and unsightly properties in the City.
7. The total design, including but not limited to colors and materials of all walls, screens, towers, openings, windows, lighting and signs, as well as treatment to be utilized in concealing any exposed mechanical and electrical equipment, is compatible with the intent of the urban design plan or such future modifications of that plan as may be approved by the City Commission.

### **Planning Division Analysis**

Based on the requirements of Article 7, Section 7.09, the Planning Division recommends that the Design Review Board **APPROVE** the Design Review application for 220 Park with the following conditions:

1. The applicant must remove the lighting from the plans, or submit revised lighting/photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance; and
2. The applicant must submit specification sheets for the proposed glazing.

### **Sample Motion Language**

Motion to **APPROVE** the Design Review application for 220 Park with the following conditions:

1. The applicant must remove the lighting from the plans, or submit revised lighting/photometric plans that meet the requirements of Article 4, Section 4.21 of the Zoning Ordinance; and
2. The applicant must submit specification sheets for the proposed glazing.

**OR**

Motion to **POSTPONE** the Design Review application for 220 Park pending receipt of the following:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**OR**

Motion to **DENY** the Design Review application for 220 Park for the following reasons:

1. \_\_\_\_\_
2. \_\_\_\_\_



3. \_\_\_\_\_



220 Park Street Birmingham MI 48009

Boji Group LLC  
Ken Lamontagne  
220 Park Street, Suite 102  
Birmingham, MI 48009  
P. 313.682.2100

Krieger | Klatt Architects Inc.  
1412 E. 11 Mile Rd.  
Royal Oak, MI 48067  
P.248.414.9270.  
F.248.414.9275

1. Facade Improvements to existing Hamilton Row, Park St, Hamilton Row, and Woodward elevations to incorporate new glazing and entrance canopy.
2. Planter repair work

Sheet No	Title
G.001	Cover Sheet
C.100	Architectural Site Plan
C.103	Photometric Plan
C.104	Existing Site & Building Photographs
C.105	Existing Surrounding Site Photographs
A.101	1st Floor Plan
AC.100	Exterior Soffit Plan
A.200	Exterior Elevations - Illustrated
A.201	Exterior Elevations
A.202	Exterior Elevations
A.203	Exterior Elevations and Plan - Enlarged
A.204	Exterior Renderings
A.600	Entrance Canopy Details

**ZONED:** B-4 BUSINESS-RESIDENTIAL, D-4 DOWNTOWN BIRMINGHAM OVERLAY DISTRICT  
**LOT AREA:** 19,993 SQ. FT. (EXIST)  
**PARCEL NUMBER:** 1925455017  
**PROPERTY DESCRIPTION:**  
 T12N, R10E, SEC 25 ASSESSOR'S PLAT NO 21 LOTS 42 & 70 ALSO LOT 43 EXC BEG AT SW LOT COR, TH N 82-23-50 E 5.50 FT, TH N 08-05-01 W 30.43 FT, TH ALG CURVE TO LEFT, RAD 125 FT, CHORD BEARS N 16-36-50 W 37.08 FT, DIST OF 37.22 FT, TH N 08-05-01 E 67.06 FT TO BEG, ALSO VAC PART OF 1/2 AC. BEG AT SW COR OF LOT 43, TH S 89-03-30 W 10.18 FT, TH S 09-02-02 E 19.45 FT, TH N 08-05-01 W 26.72 FT TO BEG 01/11/89 OR 08/01, 01 & 012

1. EXISTING BUILDING: 14,578 SQ. FT.

14,578 SQ. FT. / 19,993 SQ. FT. = **73 %** LOT COVERAGE  
MAXIMUM LOT AREA: NA

1. FRONT YARD (3) REQUIRED: 0.00'  
-EXISTING SETBACK TO REMAIN

4. REAR YARD REQUIRED: 10.00'  
-EXISTING SETBACK TO REMAIN

EXISTING: BELOW GRADE PARKING TO REMAIN



**krieger klatt**  
ARCHITECTS  
architecture interiors consulting

2120 E. 11 Mile Rd. | Royal Oak, MI 48067  
P: 248.414.9270 F: 248.414.9275  
[www.kriegerklatt.com](http://www.kriegerklatt.com)

Client:

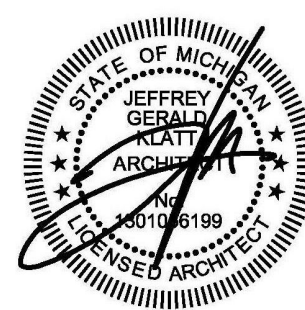
Boji Group  
220 Park Street  
Birmingham MI 48009

Project:

220 Park Street  
Birmingham, MI 48009

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Seal:



Note

Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

North Arrow:

Sheet Title:

Cover Sheet

Project Number

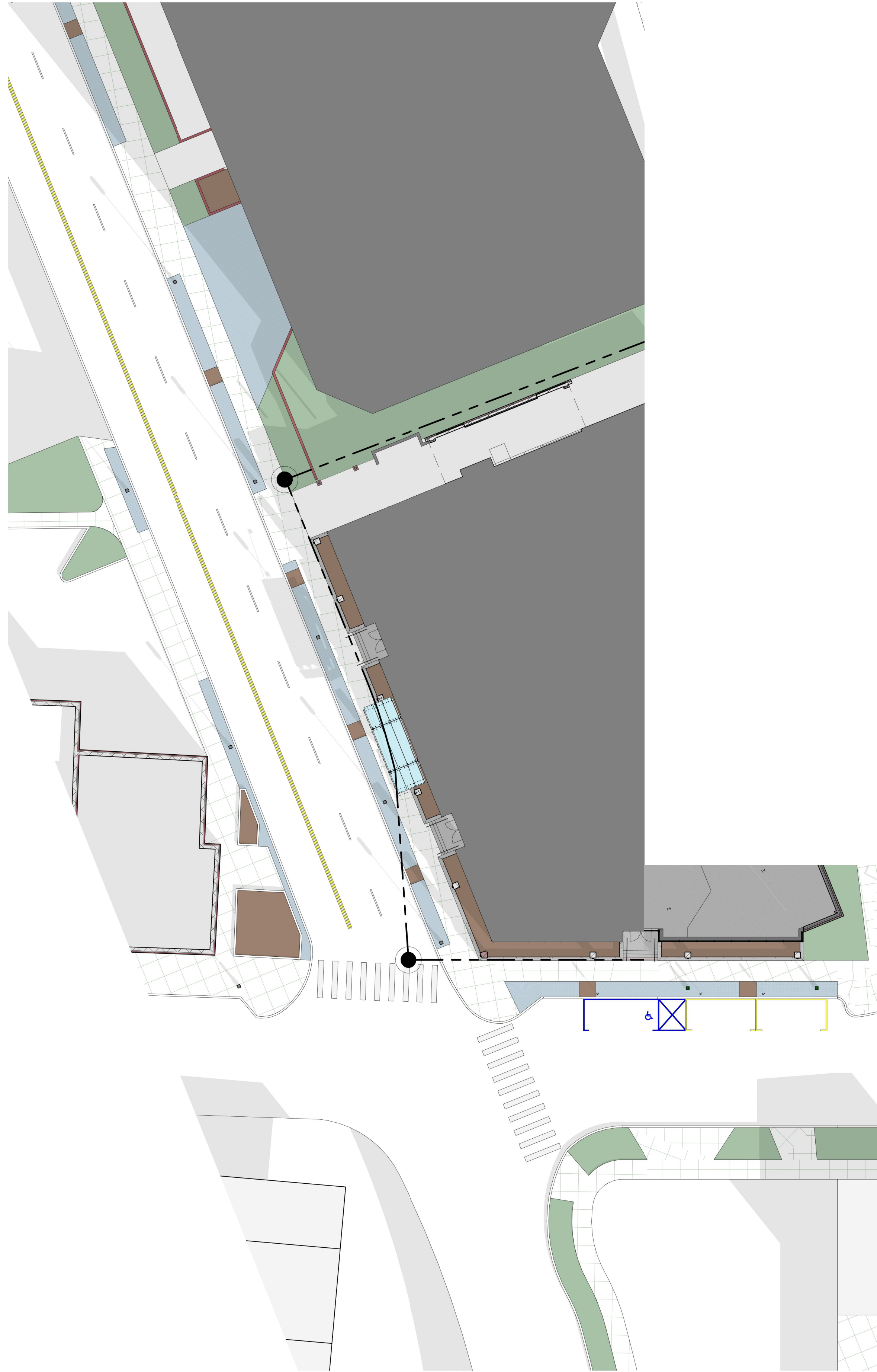
22-014

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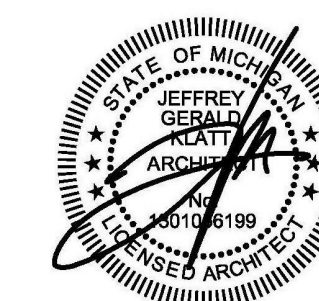
G.001

PRELIMINARY NOT FOR CONSTRUCTION

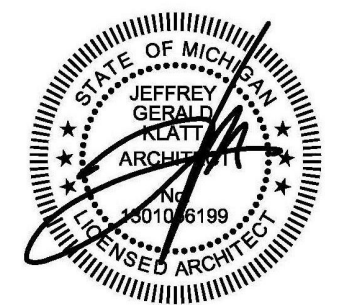






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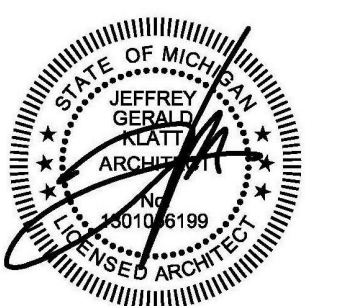
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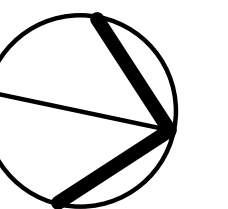


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Do not scale drawings. Use  
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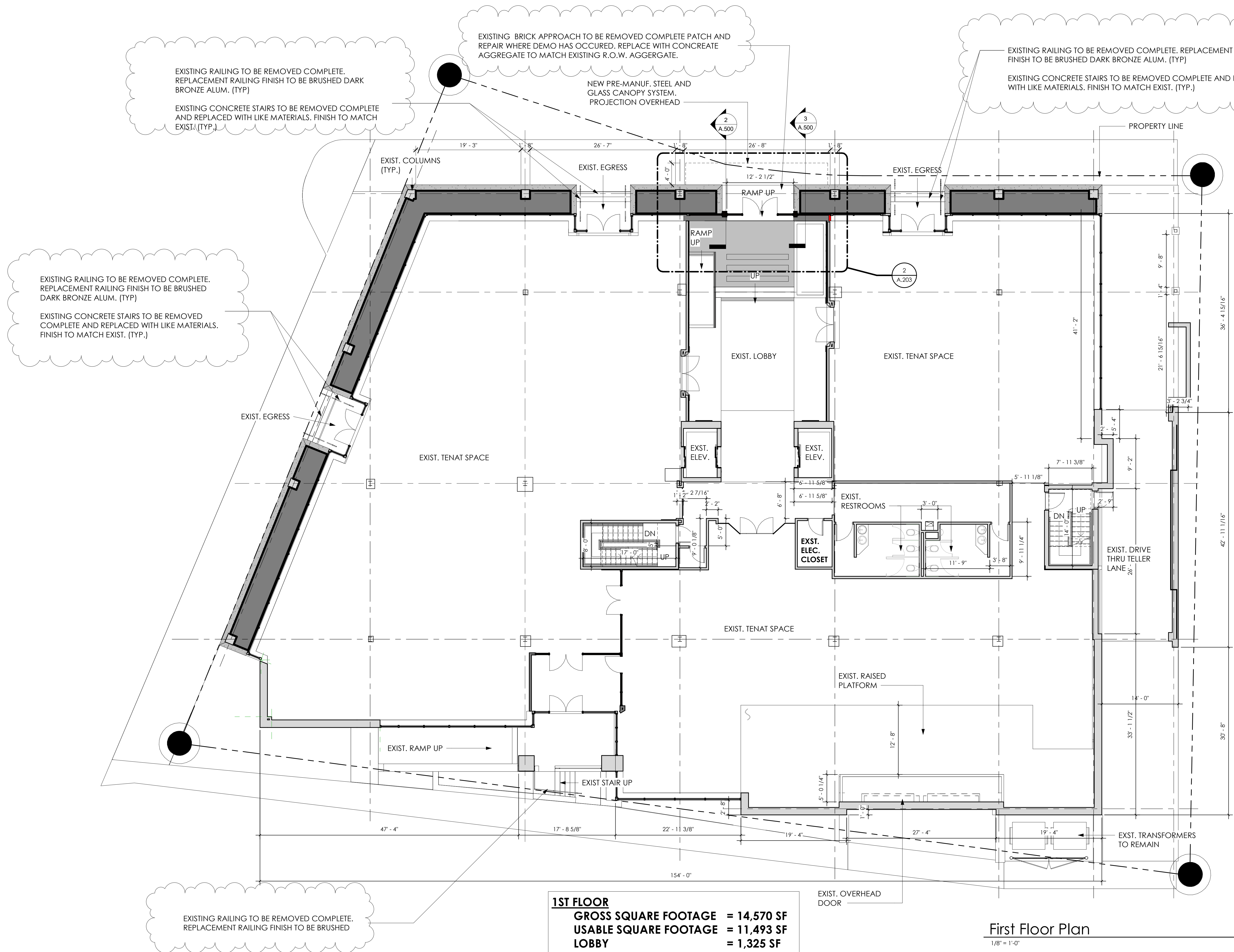
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1st Floor Plan

Project Number: \_\_\_\_\_  
22-014

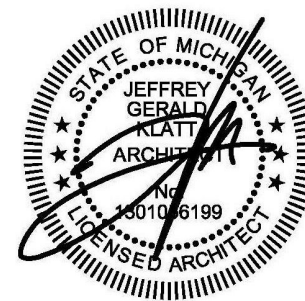
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Seal: \_\_\_\_\_



**Note:**

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Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

North Arrow:

Sheet Title:

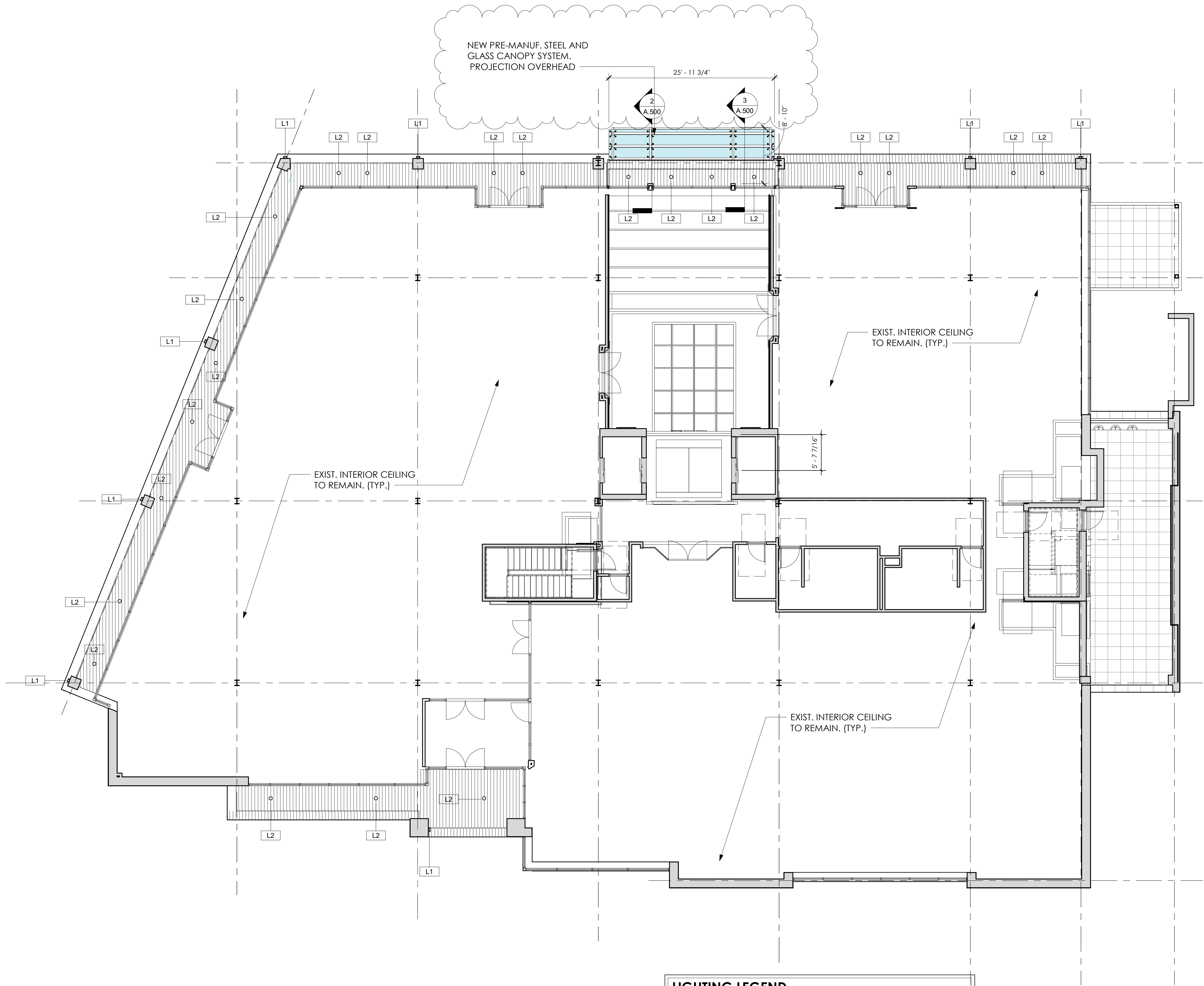
### Exterior Soffit Plan

Project Number: \_\_\_\_\_  
22-014

Sheet Number:

# AC.100

PRELIMINARY NOT FOR CONSTRUCTION



**WALL MOUNTED LIGHT FIXTURE 'L1'**  
Make: Visa Lighting  
Model: OW1047 - Colonnade  
Material: Prefinished Metal Sconce  
Finish/Color: Bronze Matte



**SOFFIT MOUNTED LIGHT FIXTURE 'L2'**  
Make: Focal Point  
Model: ID+ 4.5"  
Material: Prefinished Metal Downlight  
Finish/Color: Clear Diffuse w/ Warm Flange

## Exterior Soffit Plan

$$1/8'' = 1'-0''$$





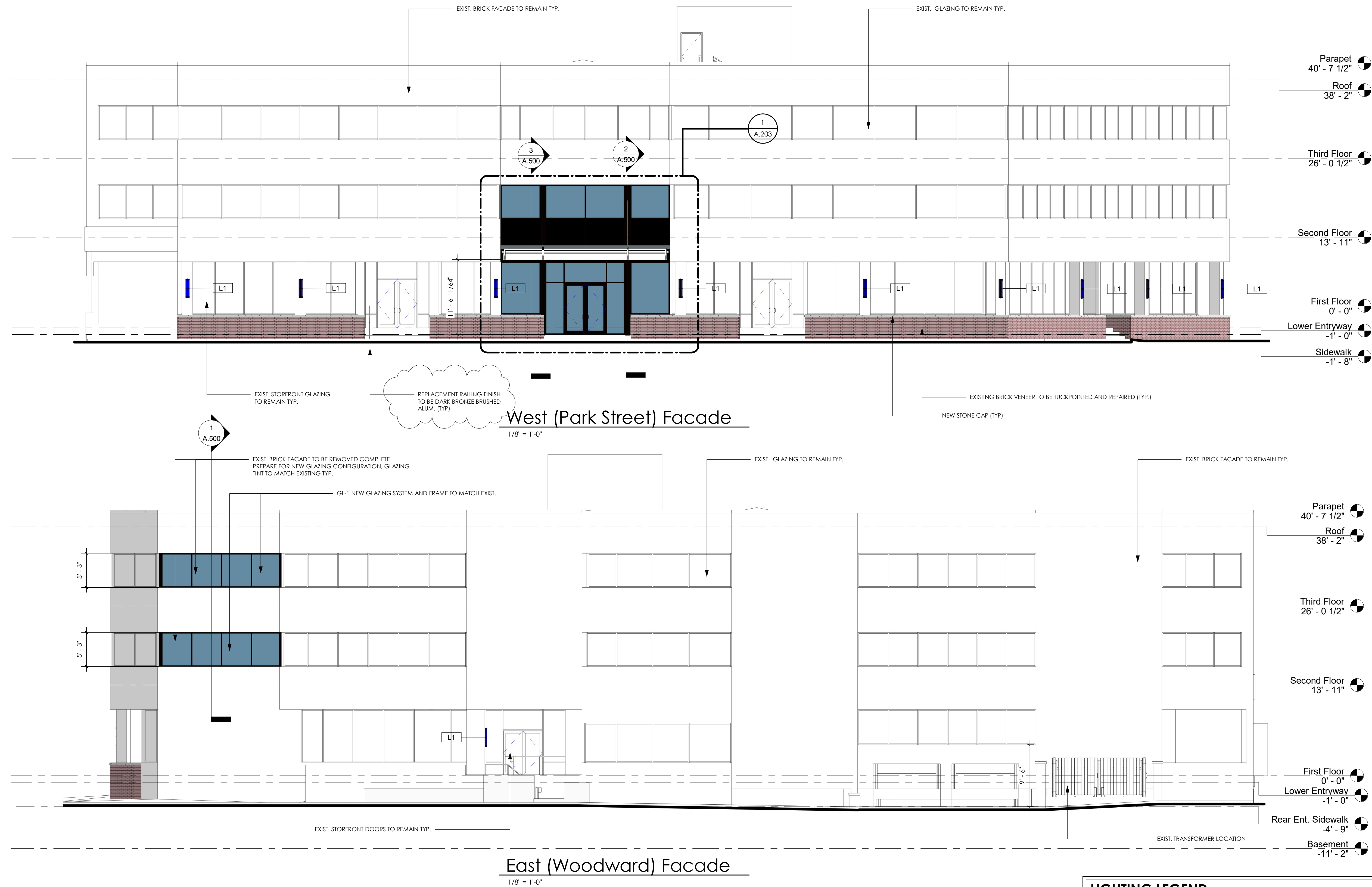




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# A.201

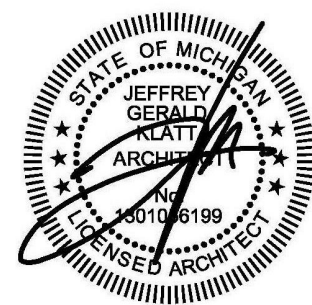
PRELIMINARY NOT FOR CONSTRUCTION



LIGHTING LEGEND	
	
<p><b><u>WALL MOUNTED LIGHT FIXTURE 'L1'</u></b>            Make: Visa Lighting            Model: OW1047 - Colonnade            Material: Prefinished Metal Sconce            Finish/Color: Rustic Matte</p>	<p><b><u>SOFFIT MOUNTED LIGHT FIXTURE 'L2'</u></b>            Make: Focal Point            Model: ID+ 4.5"            Material: Prefinished Metal Downlight            Finish/Color: Clear Diffuse w/ Warm Flange</p>

[illegible]

Seal: \_\_\_\_\_



**Note:**

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Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

North Arrow:

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## Exterior Elevations

Project Number: \_\_\_\_\_  
22-014

Sheet Number:

PRELIMINARY NOT FOR CONSTRUCTION



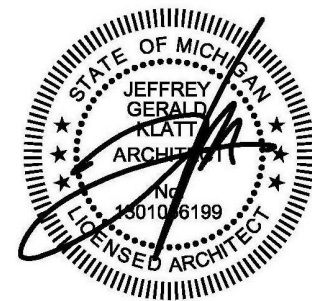
LIGHTING LEGEND	
	
<p><u>WALL MOUNTED LIGHT FIXTURE '11'</u>            Make: Visa Lighting            Model: OW1047 - Colonnade            Material: Prefinished Metal Sconce            Finish/Color: Bronze Matte</p>	<p><u>SOFFIT MOUNTED LIGHT FIXTURE '12'</u>            Make: Focal Point            Model: ID+ 4.5"            Material: Prefinished Metal Downlight            Finish/Color: Clear Diffuse w/ Warm Flange</p>

# A.202



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**Note:**

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calculated dimensions only.  
Verify existing conditions in field.

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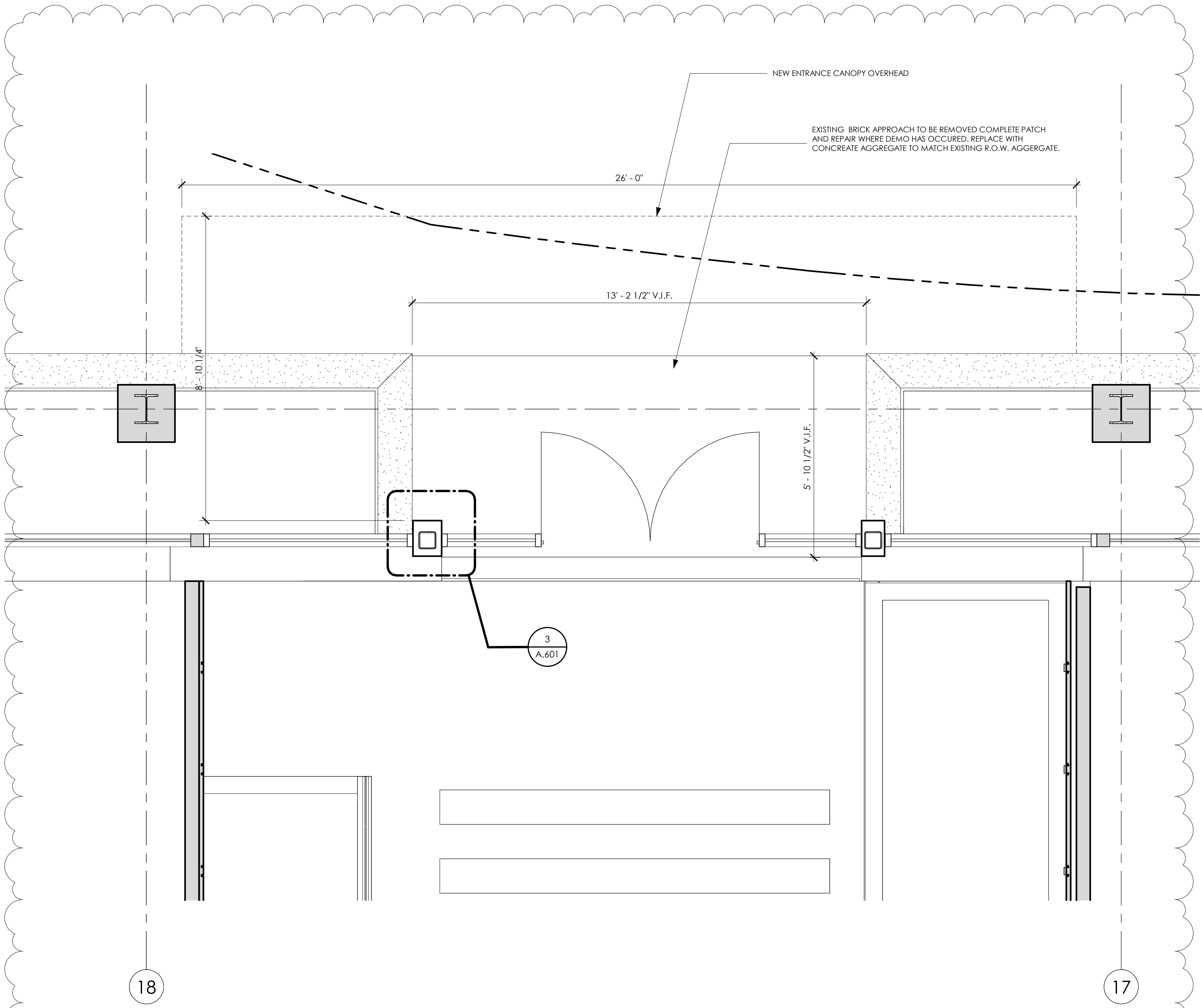
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Exterior  
Elevations and  
Plan - Enlarged  
Project Number:

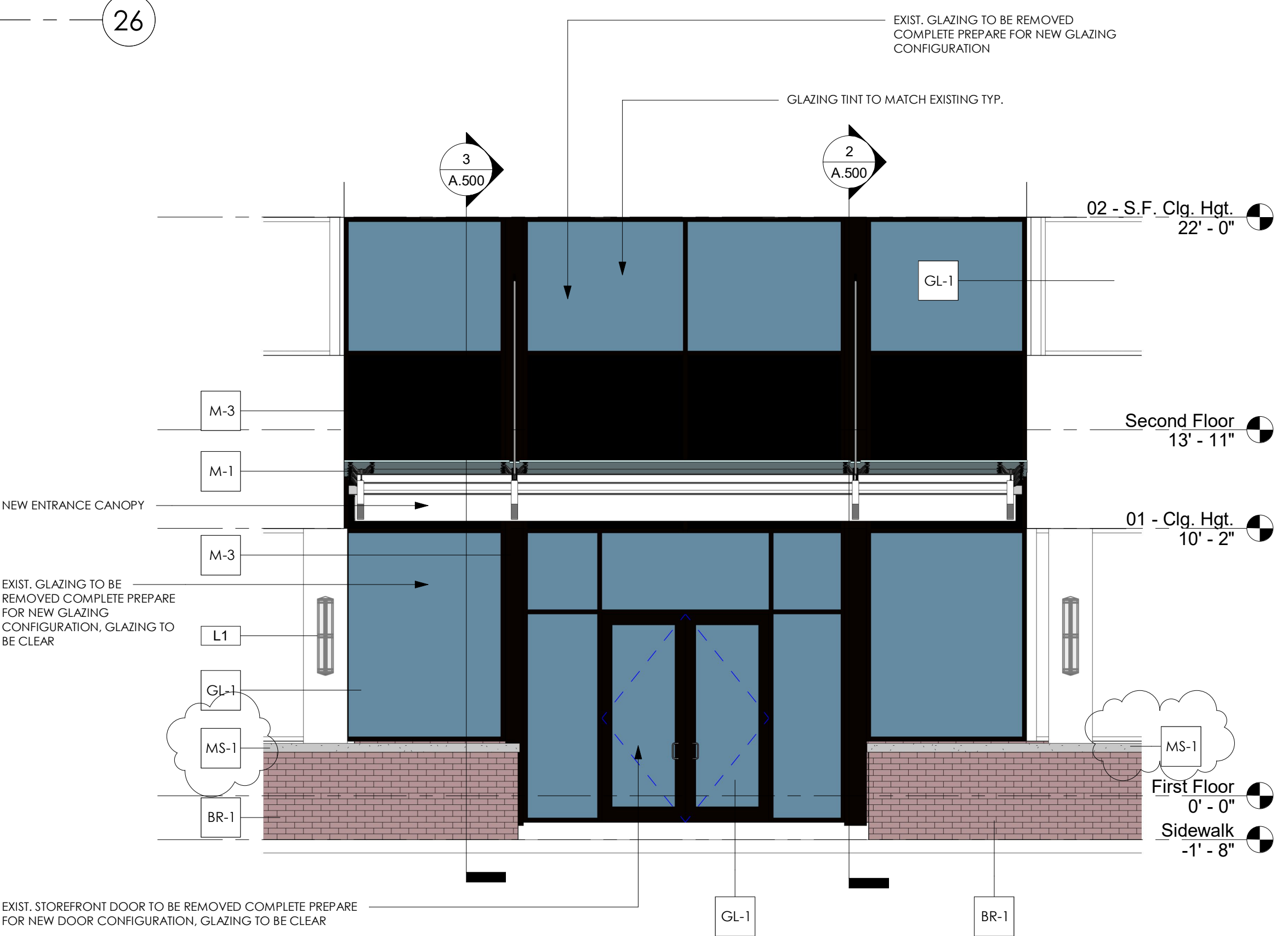
22-014

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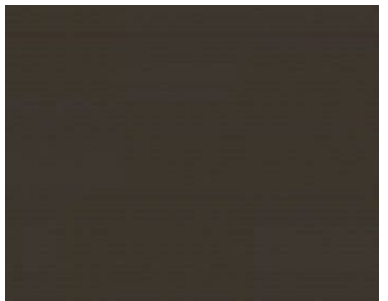
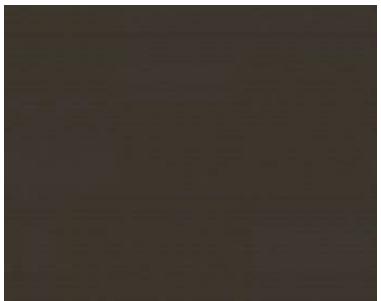
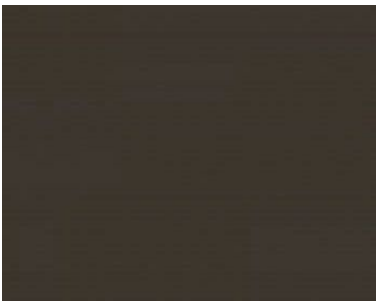



PRELIMINARY NOT FOR CONSTRUCTION





2 First Floor Enlarged Plan



# West (Park Street) Facade - Enlarged

MATERIAL SCHEDULE					
					
<b><u>PREMANUFACTURED CANOPY SYSTEM M-1</u></b> Make: TNEMEC Model: Custom Material: Painted Steel Finish/Color: Glass / Dark Bronze 868R	<b><u>STOREFRONT SYSTEM M-2</u></b> Make: Old Castle or Equal Model: To Match Existing Material: Anodized Aluminum Finish/Color: Dark Bronze Anodized	<b><u>METAL PANELS M-3</u></b> Make: Reynobond Model: To Match Existing Material: Anodized Aluminum Finish/Color: Dark Bronze Anodized	<b><u>STOREFRONT GLAZING GL-1</u></b> Make: Guardian or Equal Model: To Match Existing Material: Clear Float Glass Finish/Color: Tint to match existing	<b><u>EXIST. BRICK FACADE BR-1</u></b> Make: TAYLOR Model: Standard Modular Material: Extruded Face Brick Finish/Color: MANTEO	<b><u>LIMESTONE PLANTER CAP MS-1</u></b> Make: CUSTOM CAST STONE Model: BEVELED Material: CAST STONE CAP Finish/Color: NATURAL

LIGHTING LEGEND	
	
<p><u><b>WALL MOUNTED LIGHT FIXTURE '1':</b></u>            Make: Visa Lighting            Model: OW1047 - Colonnade            Material: Prefinished Metal Sconce            Finish/Color: Bronze Matte</p>	<p><u><b>SOFFIT MOUNTED LIGHT FIXTURE '12':</b></u>            Make: Focal Point            Model: ID+ 4.5"            Material: Prefinished Metal Downlight            Finish/Color: Clear Diffuse w/ Warm Flange</p>



Client: \_\_\_\_\_

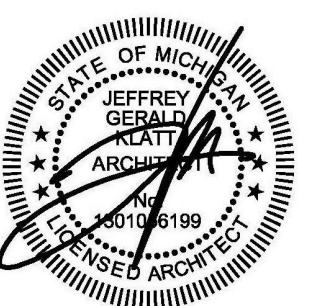
Boji Group  
220 Park Street  
Birmingham MI 48009

Project:

220 Park Street  
Birmingham, MI 48009

[illegible]

Seal:



Note:

Do not scale drawings. Use  
calculated dimensions only.  
Verify existing conditions in field.

North Arrow:

Sheet Title:

## Exterior Renderings

Project Number:

22-014

Sheet Number:

A.204



View to 220 Park from Park Street



View to 220 Park Entrance Canopy



View to 220 Park from Hamilton Row



View to 220 Park from Woodward Ave

PRELIMINARY NOT FOR CONSTRUCTION







## Design Review Application

### Planning Division

*Form will not be processed until it is completely filled out*

#### 1. Applicant

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

#### 2. Property Owner

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

#### 3. Project Contact Person

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

#### 4. Project Designer/Developer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email address: \_\_\_\_\_

#### 5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
  - i. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
  - ii. Colored elevation drawings for each building elevation;
  - iii. A Landscape Plan (if applicable);
  - iv. A Photometric Plan (if applicable);
- II. Specification sheets for all proposed materials, light fixtures and mechanical equipment;
- III. Samples of all proposed materials;
- IV. Photographs of existing conditions on the site including all structures, parking areas, landscaping and adjacent structures;
- V. Current aerial photographs of the site and surrounding properties;
- VI. Warranty Deed, or Consent of Property Owner if applicant is not the owner;
- VII. Any other data requested by the Planning Board, Planning Department, or other City Departments.

#### 6. Project Information

Address/Location of the property: \_\_\_\_\_  
\_\_\_\_\_  
Name of development: \_\_\_\_\_  
Sidwell #: \_\_\_\_\_  
Current Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_  
Area of Site in Acres: \_\_\_\_\_  
Current zoning: \_\_\_\_\_

	Yes	No
Is the property located in a floodplain? -----	<input type="checkbox"/>	<input type="checkbox"/>
Is the property within a Historic District? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		
Will the project require a variance? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, how many? _____		
Has the project been reviewed by another board? -----	<input type="checkbox"/>	<input type="checkbox"/>
→ If so, which? _____		

#### 7. Details of the Proposed Development (attach separate sheet if necessary)

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8. Required and Proposed Parking

Required number of parking spaces: \_\_\_\_\_  
Proposed number of parking spaces: \_\_\_\_\_  
Location of parking on site: \_\_\_\_\_  
Location of parking off site: \_\_\_\_\_  
Shared parking agreement? \_\_\_\_\_  
Size of surface parking lot: \_\_\_\_\_

Number of underground parking levels: \_\_\_\_\_  
Typical size of parking spaces: \_\_\_\_\_  
Typical width of maneuvering lanes: \_\_\_\_\_  
Number of handicap spaces: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

9. Landscaping

Location of landscape areas: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed landscape material: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. Streetscape

Sidewalk width: \_\_\_\_\_  
Number of benches: \_\_\_\_\_  
Number of planters: \_\_\_\_\_

Number of existing street trees: \_\_\_\_\_  
Number of proposed street trees: \_\_\_\_\_  
Number of waste receptacles: \_\_\_\_\_

11. Loading

Required number of loading spaces: \_\_\_\_\_  
Proposed number of loading spaces: \_\_\_\_\_  
Location of loading spaces on site: \_\_\_\_\_

Typical size of loading spaces: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

12. Exterior Waste Receptacles

Required number of waste receptacles: \_\_\_\_\_  
Proposed number of waste receptacles: \_\_\_\_\_  
Location of waste receptacles: \_\_\_\_\_

Size of waste receptacles: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

13. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: \_\_\_\_\_  
Location of all utilities & easements: \_\_\_\_\_  
\_\_\_\_\_

Size of transformers (L•W•H): \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

Ground Mounted Mechanical Equipment:

Number of ground mounted units: \_\_\_\_\_  
Location of all ground mounted units: \_\_\_\_\_  
\_\_\_\_\_

Size of ground mounted units (L•W•H): \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_

Rooftop Mechanical Equipment:

Number of rooftop units: \_\_\_\_\_  
Type of rooftop units: \_\_\_\_\_  
Location of all rooftop units: \_\_\_\_\_  
Size of rooftop units (L•W•H): \_\_\_\_\_

Location of screenwall: \_\_\_\_\_  
Screenwall material: \_\_\_\_\_  
Height of screenwall: \_\_\_\_\_  
Distance from rooftop units to all screenwalls: \_\_\_\_\_

14. Building & Site Lighting

Number of light fixtures on building: \_\_\_\_\_  
Light level at each property line: \_\_\_\_\_  
Type of light fixtures on building: \_\_\_\_\_  
Location of light fixtures on building: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of light fixtures on site: \_\_\_\_\_  
Type of light fixtures on site: \_\_\_\_\_  
Height from grade: \_\_\_\_\_  
Location of light fixtures on site: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned states the above information is true and correct, and understands that it is the responsibility of the applicant to advise the Planning Division and / or Building Division of any additional changes made to an approved site plan. The undersigned further states that they have reviewed the procedures and guidelines for Site Plan Review in Birmingham, and have complied with the same. The undersigned will be in attendance at the Planning Board meeting when this application will be discussed.

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

Signature of Owner:  Date: 5/2/2022

Print name: John Hendo

Signature of Applicant:  Date: 5/2/2022

Print Name: John Hendo

Signature of Architect: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

*Office Use Only*

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_

Date of Approval: \_\_\_\_\_ Date of Denial: \_\_\_\_\_ Accepted By: \_\_\_\_\_



















**AGENDA**  
**BIRMINGHAM DESIGN REVIEW BOARD**  
**Wednesday - July 20, 2022**  
**BIRMINGHAM CITY HALL, 151 MARTIN ST, COMMISSION ROOM 205, BIRMINGHAM MI \***  
**\*\*\*\*\* 7:15 PM\*\*\*\*\***

The highly transmissible COVID-19 Delta variant is spreading throughout the nation at an alarming rate. As a result, the CDC is recommending that vaccinated and unvaccinated personnel wear a facemask indoors while in public if you live or work in a substantial or high transmission area. Oakland County is currently classified as a substantial transmission area. **The City has reinstated mask requirements for all employees while indoors. The mask requirement also applies to all board and commission members as well as the public attending public meetings.**

- 1) Roll Call
- 2) **Approval of the DRB Minutes of July 6, 2022**
- 3) Public Hearing
- 4) Design Review
- 5) Sign Review
- 6) Study Session
- 7) Miscellaneous Business and Communication
  - A. Pre-Application Discussions
  - B. Draft Agenda
    1. **August 3, 2022**
  - C. Staff Reports
    1. **Administrative Sign Approvals**
    2. **Administrative Approvals**
    3. **Action List 2022**
- 8) Adjournment

\*Please note that board meetings will be conducted in person once again. Members of the public can attend in person at Birmingham City Hall, 151 Martin St., or may attend virtually at:

**Link to Access Virtual Meeting:** <https://zoom.us/j/91282479817>  
**Telephone Meeting Access:** 877 853 5247 US Toll-free  
**Meeting ID Code:** 912 8247 9817

Notice: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk's Office at [\(248\) 530-1880](tel:2485301880) at least on day in advance of the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretación, la participación efectiva en esta reunión deben ponerse en contacto con la Oficina del Secretario Municipal al [\(248\) 530-1880](tel:2485301880) por lo menos el día antes de la reunión pública. (Title VI of the Civil Rights Act of 1964).

**A PERSON DESIGNATED WITH THE AUTHORITY TO MAKE DECISIONS MUST BE PRESENT AT THE MEETING.**

**Design Review Board Action List – 2022-2023**

<b>Design Review Board</b>	<b>Quarter</b>	<b>In Progress</b>	<b>Complete</b>
Signs vs. Designs	1 <sup>st</sup> (January-March)	<input type="checkbox"/>	<input type="checkbox"/>
Update Sign Ordinance	2 <sup>nd</sup> (April-June)	<input type="checkbox"/>	<input type="checkbox"/>
Create New Informational Artwork for Sign Ordinance	3 <sup>rd</sup> (July-September)	<input type="checkbox"/>	<input type="checkbox"/>
Sign Ordinance Enforcement	4 <sup>th</sup> (October-December)	<input type="checkbox"/>	<input type="checkbox"/>