

ADVISORY PARKING COMMITTEE
WEDNESDAY, September 1, 2021 @ 7:30am

1. Roll Call
2. Introductions
 - a Welcome to new APC member Sarshar Nasserian.
3. Review of the Agenda
4. Approval of Minutes, August 4, 2021
5. Outdoor Dining Review
6. 260 N. Old Woodward Final Site Plan & Design Review
7. Meeting Open to the Public for items not on the Agenda
8. Miscellaneous Communications
 - a Attendance Report
9. Next Meeting – October 6, 2021
10. Adjournment

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Meeting ID: 982 0927 6859

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City of Birmingham
Advisory Parking Committee
Regular Meeting

Held Remotely Via Zoom And Telephone Access
Wednesday, August 4, 2021

Minutes

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, August 4, 2021. The meeting was called to order at 7:30 a.m. by Chair Al Vaitas.

1. Rollcall

Present: Chair Al Vaitas
Vice-Chair Richard Astrein
Aaron Black
Lisa Krueger
Lisa Silverman
Mary-Claire Petcoff
Jennifer Yert

Absent: Anne Honhart
Steven Kalczynski
Judith Paskiewicz

Administration: Scott Grewe, Patrol Commander
Mike Albrecht, Police Commander
Nick Dupuis, City Planner
Laura Eichenhorn, City Transcriptionist

SP+: Catherine Burch

WJE: Justin Barden
Matthew Lewis

2. Introductions

CP Dupuis, Mr. Barden, and Mr. Lewis were introduced to the APC by PC Grewe.

3. Review of the Agenda

4. Approval Of Minutes: Meeting Of June 16, 2021

Motion by Mr. Astrein

Seconded by Ms. Krueger to approve the minutes of the regular APC meeting of June 16, 2021 as submitted.

Motion carried, 6-0.

VOICE VOTE

Yeas: Astrein, Black, Krueger, Vaitas, Petcoff, Yert

Nays: None

Abstain: Silverman

5. Invitation to Bid Review – N. Old Woodward Structure

PC Grewe introduced the item.

Messrs. Barden and Lewis presented the item.

In reply to APC inquiry, PC Grewe said whether the bids come before the APC for review would be a question of timing. He noted the City is trying to expedite the project.

Motion by Mr. Astrein

Seconded by Ms. Krueger to proceed with the invitation to bid for the N. Old Woodward Structure.

Motion carried, 7-0.

VOICE VOTE

Yeas: Astrein, Krueger, Vaitas, Petcoff, Yert, Silverman, Black

Nays: None

6. Invitation to Bid Review – Park, Peabody and Chester Structures

PC Grewe introduced the item. He noted that this part of the parking structure repairs was being separated from the N. Old Woodward aspect since getting bids from more than one contractor might allow the City to complete the entire project faster.

Messrs. Barden and Lewis presented the item.

Motion by Mr. Astrein

Seconded by Ms. Krueger to proceed with the invitation to bid for the Park, Peabody and Chester Structures.

Motion carried, 7-0.

VOICE VOTE

Yeas: Astrein, Krueger, Vaitas, Petcoff, Yert, Silverman, Black

Nays: None

7. 135 Pierce, Design Review – Outdoor Dining

CP Dupuis presented the item.

Concerns raised by APC members included the parking space between Planthropie's proposed deck and Toast's current deck; the lack of guidelines for determining whether a dining deck in a parking spot would be appropriate; the density of extant dining decks on Pierce; and, allowing a dining deck for a restaurant with limited hours.

CP Dupuis noted that there is extra space adjacent to the parking space between Toast and Planthropie which might make it easier to park; that the Planning Board is currently performing a study to revise the outdoor dining guidelines which should be ready in four to six months; and, that the applicant has extended their hours from the original hours of operation. He encouraged APC members to engage with the Planning Board on the ongoing outdoor dining study. He said the APC could also be given the opportunity to comment on and review the outdoor dining standard recommendations from the Planning Board.

In reply to APC inquiry, CP Dupuis said the sidewalk space was likely too limited and uneven for successful outdoor dining. He also explained that the empty parking space and Planthropie's proposed deck could not have their locations switched because the dining deck has to be adjacent to the business.

Co-owner of Planthropie, Mark Devito, was present on behalf of the request. He stated that it is not Planthropie's intention to pursue outdoor dining in the off-season. He confirmed that the restaurant's hours of operation had been extended beyond 12 p.m. to 6 p.m.

The APC said they would like to participate in the annual outdoor dining re-licensure process in order to give non-restaurant business owners the opportunity to comment on how dining decks are impacting their businesses.

CP Dupuis noted that activation of the street tends to benefit all retailers on the street.

Mr. Astrein said dining decks benefit restaurants more than they do non-restaurant retailers.

The APC expressed consternation that some parking-related items are brought before them for review and some are not. There was consensus that they should be more consistently reviewing parking-related matters.

Motion by Ms. Krueger

Seconded by Ms. Petcoff to approve the deck for Planthropie at 135 Pierce as long as the hours of operation are extended beyond 12 p.m. - 6 p.m.

Motion carried, 5-2.

ROLL CALL VOTE

Yeas: Krueger, Petcoff, Astrein, Silverman, Black

Nays: Yert, Vaitas

Chair Vaitas voted no due to the lack of standardized guidelines with which to evaluate the request.

Ms. Yert voted no because she was skeptical that the parking space between Planthropie and Toast would be utilized for parking.

8. 115 Willits, Design Review – Outdoor Dining

CP Dupuis presented the item. In reply to APC inquiry, he confirmed that the application had been reviewed and approved by the Commission.

The APC once again expressed consternation that they had not had the opportunity to review the proposal before the decision was made.

PC Grewe advised the APC that they should consider this presentation more informational in nature.

Chair Vaitas said he still wanted to have a vote for the record.

Motion by Ms. Yert

Seconded by Mr. Black to approve the deck for Mare at 115 Willits.

Motion carried, 5-2.

ROLL CALL VOTE

Yeas: Yert, Silverman, Black, Krueger, Petcoff

Nays: Vaitas, Astrein

Mr. Astrein reiterated his feeling that the dining decks create unfair benefit for restaurants versus non-restaurant retailers. While acknowledging that street activation benefits retailers, he noted that most of the activation stemming from the dining decks occurs in the evenings while non-restaurant retailers tend to have regular business hours so non-restaurant retailers gain less benefit.

9. Parking Structure Exterior Signage Review

Ms. Burch and PC Grewe reviewed the item.

The APC consensus was to commence repairs on existing signage as appropriate, and to consider updated designs for the parking deck signs and wayfinding in the longer term.

PC Grewe said he would return to the APC with quotes for upgrading the design aspects and quotes for the electric repairs for the extant signage.

10. Miscellaneous Communications

a. Semcog Information – EV Charging Stations

Advisory Parking Committee
August 4, 2021

11. Next Meeting: Wednesday, September 1, 2021

12. Adjournment

No further business being evident, the meeting adjourned at 9:14 a.m.

Patrol Commander Scott Grewe



MEMORANDUM

Planning Division

DATE: September 1st, 2021

TO: Advisory Parking Committee

FROM: Nicholas Dupuis, City Planner

APPROVED: Scott Grewe, Operations Commander

SUBJECT: Outdoor Dining

At the Advisory Parking Committee meeting on August 4th, 2021, the committee expressed interest in a larger, or more inclusive role in both the outdoor dining platform approval process, as well as the outdoor dining ordinance study currently being performed by the Planning Board. At this time, the Planning Division has provided a summary of current outdoor dining ordinances, as well as a summary of the new ordinance study below.

Outdoor Dining Ordinance

In general, outdoor dining plays an integral role in creating an active and vibrant downtown. The City of Birmingham has enjoyed and benefited from high quality and carefully designed outdoor dining patios for many years. Currently, outdoor dining standards exist across several sections of the Zoning Ordinance:

- [Article 4, Section 4.44 – Outdoor Dining](#): This section outlines the outdoor dining requirements for all commercial areas in the City. This is the section that permits the outdoor dining platforms that gets reviewed by the APC as they come up.
- [Article 3, Section 3.04 \(C\)\(10\) – Bistros](#): This is the section that specifically regulated bistros. There is also mention of platforms being permitted here, and the language is the same as the section above.
- [Article 3, Section 3.14 – Activation Overlay District](#): This is one of the more unique places for outdoor dining regulations, but essentially all this does is enable outdoor dining in certain alleys in the City. Some examples of which are Dick O' Dows and the future Bloom Bistro, both of which have been approved for outdoor dining in the alley.

Outdoor Dining Study

As mentioned above the Planning Board has been directed by the City Commission to do a major, comprehensive review of the outdoor dining standards present in the current zoning ordinance. The study will involve significant research into other communities, city departments, building codes, and the like. Attached are the two study session memos that have been completed thus far. The Planning Division plans to make your input available to the Planning Board on September 9th, 2021.



MEMORANDUM

Planning Division

DATE: July 14th, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Outdoor Dining Ordinance – Study Session #1

On December 7, 2020, the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21st, 2021, the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23rd, the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;
- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;

- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

At this early stage, the Planning Division would like to begin with a high-level general review of outdoor dining beginning with research into what “good” outdoor dining may look like. By beginning with an example driven discussion, the Planning Division hopes to work towards several of the goals listed above and guide more pointed discussions in future study sessions.

Discussing personal experiences with outdoor dining across the world was a large part of the Planning Board and City Commission discussions prior to embarking on this study session. Considering this approach, the Planning Division reviewed [OpenTable's annual list 100 Best Al Fresco Restaurants in America for 2019](#). Naturally, California, Florida and Hawaii make up 67% of the list. However, the Midwest and Northeast (similar weather conditions to Birmingham) have strong representation on the list, making it an interesting place to start. Please see the following page for images of several outdoor dining spaces from restaurants present on the list.

Upon researching many of the outdoor dining patios on the list, the Planning Division made several observations:

1. Overhead coverings are common in the form of umbrellas, awnings, and pergola-type structures. Other covering methods such as canvas shade sails, retractable fabric shade canopies, and even trees/vegetation were observed as well.
2. Several rooftop patios made the list.
3. Heaters, lights, and fire tables/pits were very common.
4. Dining chairs appeared to be constructed of a myriad of materials, including plastic, wicker, and fabric.
5. Full enclosures (roof/covering plus walls or partial walls) were rare. Most cases of perceived enclosures included variables such as below-grade placement, placement next to building facades or screening from nuisances such as parking areas.
6. The majority of outdoor dining patios contained greenery and plantings.
7. Patio placement was observed in public and private property, and patio design elements were consistent between those that were on both.



Cecconi's – Brooklyn, NY



Farmers Fishers Bakers – Washington D.C.



El Five – Denver, CO



The Mooring Restaurant – Newport, RI

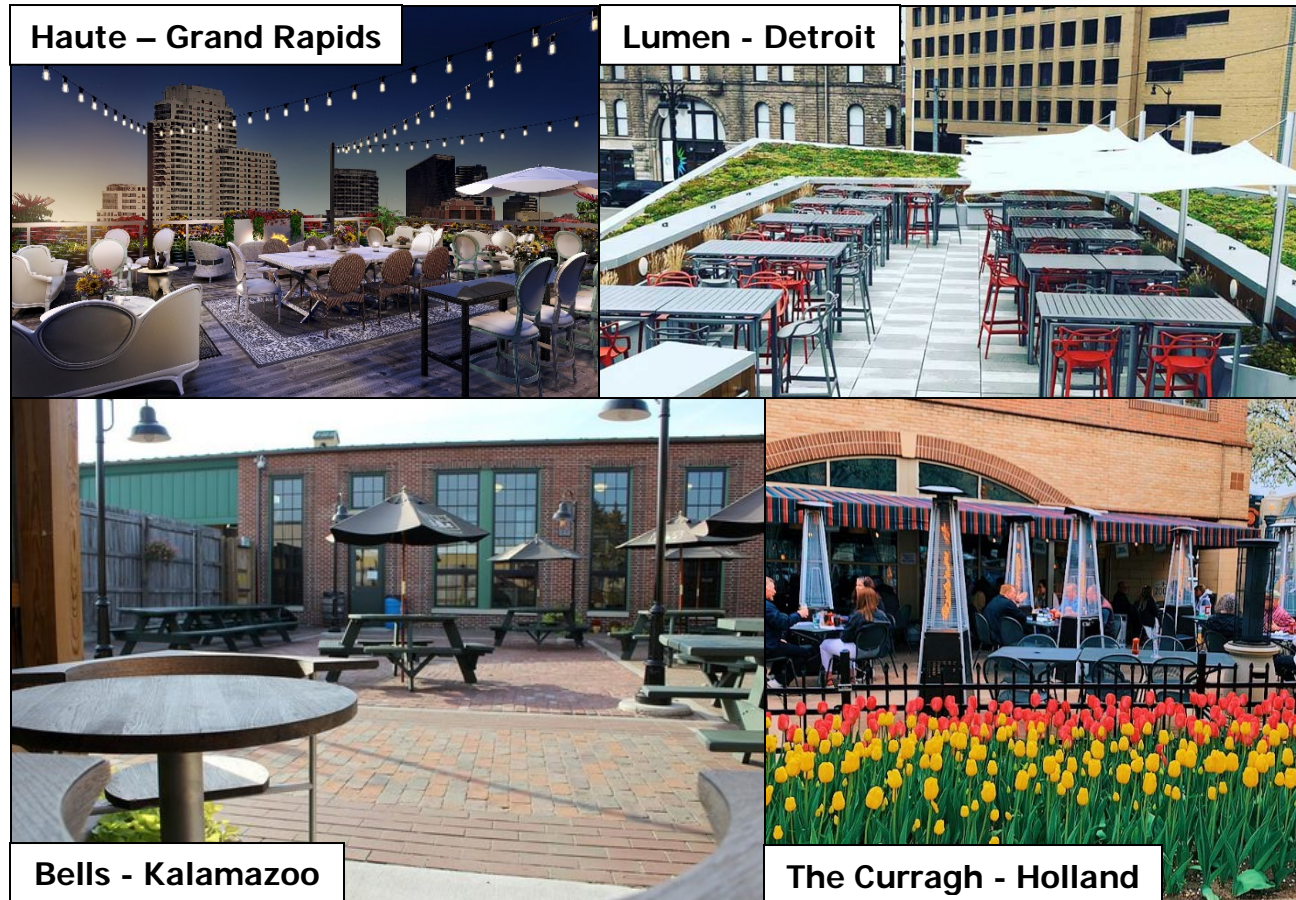


Campfire – Carlsbad, CA



The Pink Door – Seattle, WA

Similar observations were made while researching opinions of the “best” outdoor dining in Michigan. [Pure Michigan's Top Outdoor Patios for Dining in Michigan](#) and [M-Live's list of Michigan's Best Outdoor Dining](#) highlight several dining establishments that contain many of the same features.



On a more local level, Southeast Michigan contains several comparable cities with outdoor dining. The Planning Division was able to locate several cities that created specific regulations for outdoor dining within their Zoning Ordinances:

- [Berkley](#)
- [Royal Oak](#)
- [Plymouth](#)
- [Rochester Hills](#) (pg. 77)
- [Lake Orion](#) (pg. 60)

Other cities and Zoning Ordinances such as Northville, Detroit, Ferndale and Ann Arbor were also researched. However, the Zoning Ordinances of these cities either did not contain any specific ordinance language regarding outdoor dining, or proved too difficult to locate at this time. Of the above cities that yielded results, only one or two had detailed regulations regarding outdoor dining within their Zoning Ordinance. If requested, further research into the Zoning Ordinance regulations of other cities, local or national, will be provided for review. As a consequence, no

examples of different outdoor dining regulations for private versus public property, enclosures, maintenance, or other items from the list of goals above were discovered.



So how does the feedback from the City Commission, the Planning Board's current list of goals for the outdoor dining discussion, and the above high-level research relate to the current Outdoor Dining ordinance? At this time, there are outdoor dining standards spread across several areas of the Zoning Ordinance:

- [Article 4, Section 4.44 – Outdoor Dining Standards](#)
- [Article 3, Section 3.04 \(C\)\(10\) – Bistros](#)
- [Article 3, Section 3.14, 3.16 – Via Activation Overlay](#)
- [Article 9, Section 9.02 – Definitions \(Bistro, Outdoor Café\)](#)

This outdoor dining study affords an opportunity to ensure that ordinance language is consistent throughout, and addresses the issues of potentially regulating different restaurant and/or liquor license types (Bistro, Class C, Economic Development, Theaters & Hotels) separately, or affording them all the same outdoor dining standards, at least in terms of design. For example, rooftop dining is permitted for bistro license holders, but is not mentioned in the overall outdoor dining standards. Similarly, the bistro ordinance language prohibits enclosures facilitating year-round dining outdoors, but the Outdoor Dining Standards do not regulate enclosures.

Considering the information above, and before attempts are made at amending any zoning ordinance language, the Planning Division suggests a discussion based on the following questions and requests that the Planning Board provide some direction as to which items to move forward with for the next study session, including any that are not listed:

- Does the Planning Board want to see enclosures? If so, during what season(s)? Additionally, the City should define “enclosure” as a part of this study. This has also been advised by the City Attorney.
- Should restaurants be permitted to extend in front of neighboring properties on the sidewalk? In the street?
- Should a survey be created and sent to property owners to solicit feedback on several key discussion points before the Planning Board begins to draft ordinance amendments?
- Should the Planning Division do a broader ordinance search for other areas of the Midwest and/or Northeast? What should we be looking for?



MEMORANDUM

Planning Division

DATE: August 11th, 2021

TO: Planning Board

FROM: Nicholas Dupuis, City Planner

SUBJECT: Outdoor Dining Ordinance – Study Session #2

On December 7, 2020, the City Commission discussed amending the Zoning Ordinance to consider allowing the enclosure of outdoor dining areas during the winter months. The City Commission asked the Planning Board to consider this issue, and any regulations they may recommend should outdoor dining enclosures be permitted.

On June 21st, 2021, the City Commission and Planning Board met at a joint meeting to further discuss outdoor dining, and to get a clear direction as to what elements of outdoor dining should be addressed. In general, the City Commission and Planning Board discussed several topics spanning from enclosures to private vs. public space, but ultimately asked the Planning Board to take a comprehensive look at the entire outdoor dining ordinance.

On June 23rd, 2021, the Planning Board discussed outdoor dining in further detail based on the joint meeting two days prior. The Planning Board settled on a list of goals that they would like to focus on in the ordinance review process, which includes the following:

- Incentivize outdoor off-season dining;
- Review the placement of decks and enclosures;
- Ensure that additional outdoor off-season dining does not become an extension of the indoor space;
- Solicit feedback from restaurateurs of all types in the City;
- Seek possible ideas from local, national and international examples;
- Review the current ordinance for issues;
- Review tickets that were given out to temporary outdoor dining operations;
- Review photos of the variety of temporary outdoor dining structures that were used around the City;
- Explore options for maintaining permanent aspects of outdoor dining structures even if the parts of the structures come down in different seasons;
- Discuss potential differences in policy for outdoor dining on public versus private property;
- Solicit feedback from Public Services and the BSD;

- Review agreements from temporary outdoor dining to see if any of the temporary policies might be worth integrating;
- Consider aspects like sidewalk widths and snow clearing in writing the policy;
- Maintain the current seating allowances for differently-sized establishments and maintain the differences for establishments holding different kinds of licenses for alcoholic beverage service; and,
- Recommend a permanent solution so that restaurateurs do not have to continue to adapt to changing policies.

Study Session #1 Summary

On July 14th, 2021, the Planning Board reviewed a high-level report on outdoor dining to guide future discussion. The topics included observations as to what constitutes “good” outdoor dining with national and local examples, as well as a local ordinance review for outdoor dining. The Planning Board discussed next steps and emphasized the need to (1) hear from different City Departments (code issues, retail neighbor conflicts, streetscape), (2) review available codes and ordinances from other areas of the country (enclosures, public vs. private, year-round), and (3) analyze information from national downtown associations or other related organizations (trends, social districts, success stories).

Study Session #2

Departmental Comments

Initially, the Planning Board requested that staff solicit comments from the Department of Public Services (DPS) and Birmingham Shopping District (BSD) regarding outdoor dining and its different aspects from their point of view. From the Department of Public Services, any issues surrounding snow removal, streetscape maintenance, or other relevant issues observed from DPS were topics of interest. As for the BSD, the Planning Board wanted to determine if expanded outdoor dining had any impact on neighboring, non-restaurant retail uses...positive or negative. During the discussion at the first study session, the Planning Board requested to include the Building Division, Fire Department, Police Department and Engineering Division for comments pertaining to their professions and expertise. Full comments from each department are attached.

- **Department of Public Services**

In general, the Department of Public Services has some issues with snow removal and streetscape maintenance. They noted that although the plows have managed to get by without major incident thus far, snow and ice accumulates in the hard-to-reach areas, which necessitates more salt and more maintenance to mitigate the hazard. In addition, although private businesses are responsible for clearing their own platforms or dining areas, the snow is often placed right back into the street or sidewalk, which creates more of the same conditions noted above. As far as streetscape maintenance, DPS notes that tree pruning/trimming becomes challenging while working around platforms and patios, and these dining areas often get in the way of other streetscape programs such as hanging baskets, tree lighting, and possibly even landscaping beds in the future.

- **Birmingham Shopping District**

The Birmingham Shopping District will make this a discussion item at their Board meeting in September. Comments will be provided to the Planning Board thereafter.

- **Engineering Division**

The Engineering Division provided important comments relating to stormwater, infrastructure elements such as fire hydrants, manhole covers, drains, and catch basins, and patio placement. For dining platforms specifically, Engineering requires a channel between the curb and the deck structure for the passage of stormwater during rain events. Large rain events like those we have experienced recently (and will continue to experience) may exacerbate any issues with drainage and the placement of storm sewers and other infrastructure. Furthermore, they indicate that these patios should have provisions in place for emergency events such as water/sewer main repairs. As far as patio placement, Engineering noted that a 5 ft. clear path should be maintained, but also explained that traffic lanes should not be impeded for larger vehicles such as emergency vehicles and busses, and that sign lines may be impacted by dining patios.

- **Building Division**

As far as Building Division comments go, they note that much of the outdoor dining elements, from patios to enclosures/coverings, must be built to the standards of the Michigan Building Code. In addition, the Building Division outlined some issues with encroachment into the pedestrian path of umbrellas, tents, awnings etc. as well as important points about the Michigan Plumbing Code and employee use of the pedestrian clear path.

- **Police Department**

The Police Department has indicated that they do not have many issues with outdoor dining, nor concerns about any changes at this time. There has been no loss of revenue from the parking meters for outdoor dining platforms, as the owners of the platforms pay a fee to cover the costs. Additionally, they have not considered the loss of parking spaces as an issue at this time.

- **Fire Department**

The Fire Department comments revolved heavily around heating elements, structures/coverings, and access for emergencies. When it came to portable outdoor heating elements, there are a laundry list of requirements that must be followed to meet the Fire Codes. These regulations include the size and storage of fuel tanks, clearance, and safety devices such as fire extinguishers and carbon monoxide detectors. In terms of structures/coverings, the Fire Department requires flame retardant certificates regardless of the presence of heating elements. For those structures attached to buildings, the Fire Department may require the facility to contain fire suppression.

National Ordinance Review

The Planning Board expressed interest in finding out what other areas of the country may have ordinance wise. These areas include the Midwest and east coast, but also other areas with weather conditions that may necessitate unique outdoor dining solutions such as Colorado, Seattle, and warm weather cities. Several cities and the relevant facets of their Zoning Ordinances are provided below. In general it appears that most all cities require review of outdoor dining

proposals on both private and public space. Full enclosures of outdoor dining do not appear to be permitted on public space in any city reviewed.

- [Elmwood Park, IL](#) (Chicago Area)
 - Parking requirements for outdoor dining which requires the greater of one parking space for every two seats or 3.5 parking spaces per 100 square feet of indoor and outdoor dining area.
- [Highland Park, IL](#) (Chicago Area)
 - Table and chair limits determined by City Manager.
 - Temporary barrier required to keep tables and chairs from migrating into the requires 5 ft. clear path.
 - Tables and chairs removed every night.
- [Oak Brook, IL](#) (Chicago Area)
 - No live entertainment.
 - 5 ft. pedestrian path.
- [Columbus, OH](#)
 - "Outdoor patio" means an outdoor area, open to the air at all times, that is either: enclosed by a roof or other overhead covering and not more than two walls or other side coverings; or has no roof or other overhead covering at all regardless of the number of walls or other side coverings.
 - Parking is required for dining patios at a rate of 50% of ratio required for primary structure.
- [Edina, MN](#) (Minneapolis Area)
 - The patio shall not be enclosed in such a manner that the space becomes an indoor area.
 - Patio screening may be required if the premises is adjacent to a residential district.
- [Fishers, IN](#) (Indianapolis Area)
 - Outdoor dining areas shall be adjacent to their tenant space.
- [Columbia, MO](#) (St. Louis Area)
 - Outdoor patio plan with requirements to include any existing light poles, sidewalk grates, parking meters, or other facilities located in the right-of-way.
 - Any tables, chairs, posts, cordons or other furniture be portable and not fastened or affixed to or over the public sidewalk unless the owner has obtained right-of-use approval from the city council.
- [Arvada, CO](#) (Denver Area)
 - Outdoor dining areas shall not be located within 100 feet of a residential zoning district.
 - Outdoor dining areas are allowed and shall be set back as required for the principal building. Outdoor dining on public property permitted within specific district.

- [Golden, CO](#) (Denver Area)
 - Portable seating, movable chairs, tables for cafes and other furniture should be of substantial materials; preferably metal or wood rather than plastic.
 - Permanent outdoor seating is recommended in and along all publicly-accessible pathways and spaces.

Local Strategies

Staff reviewed Ordinance requirements for local cities including Royal Oak, Rochester, Ferndale, Berkley, Northville, and Plymouth for the way outdoor dining was handled prior to the Covid-19 pandemic. The Planning Division was also able to speak with staff or an elected official from each of the localities. All cities mentioned above require board review and approval for restaurants proposing outdoor dining on private and/or public space. The only City that allows restaurants to rent an on-street parking space for outdoor dining is Northville. Full enclosures for outdoor dining on public property are not allowed in any of the cities mentioned. Rochester and Ferndale said they would allow a restaurant to have an enclosure such as a tent, igloo, or greenhouse on private property. Examples of private outdoor enclosures in Ferndale include igloos at Detroit Fleet and a tent on Rosie O'Grady's patio. Enclosure material on private space is not tightly regulated. The Planning Director of Berkley indicated full enclosures were not permitted on private property. In regards to placement, the outdoor dining on public property for all cities mentioned is required to stay within the frontage lines of the business, it may not extend in front of neighboring properties.

As in Birmingham, a number of Ordinance regulations mentioned above for outdoor dining were relaxed in a temporary resolution during the Covid-19 pandemic. All of the cities experimented with outdoor dining for on-street parking spaces and some allowed enclosures for outdoor dining on public sidewalks and/or streets. A number of the resolutions were extended into winter time 2021-2022 for the sampled cities and will be reviewed for what to extend, what to get rid of, and what to keep indefinitely.

Downtown/Restaurant Organizations

The Planning Division looked to various national and local associations or organizations that could potentially provide some information on trends and happenings within national or local communities that may help guide discussions regarding outdoor dining in Birmingham. It is worth noting that in recent news, blogs or publications from these groups, it was difficult to separate outdoor dining and the COVID-19 pandemic. However, the Planning Board did indicate that they wish to discuss the temporary COVID-19 outdoor dining expansions that were built in Birmingham. Additionally, Engage Birmingham survey results (attached) appeared to indicate that many residents and business owners in Birmingham were supportive of the various expansions and/or enclosures that were erected in the City.

- [Michigan Downtown Association](#)
The Michigan Downtown Association has also provided some opinions on outdoor dining as an attraction for a downtown. In a 2021 article about [creative ways to bring residents downtown this summer and boost economic growth](#), it was noted that the Michigan Economic Development Corporation has supported outdoor dining expansion efforts across the state through Match on Main funding. Restaurants have seen the value of a quality outdoor dining space and have been investing in such to use into the future, and potentially year-round.

- **Main Street America**

Main Street America is an organization “committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts.” Digging into their website, the Planning Division found an interesting article based on a 2021 Main Street Forward Award Winner in the Argenta District in North Little Rock, Arkansas. The award was given based on the efforts to create the Argenta Outdoor Dining District, a designated outdoor seating area that has helped local restaurants stay in business despite the pandemic. Although created for the pandemic, the district has plans underway to reopen in the spring. “Given its success, city leaders want to keep the district going even after the pandemic recedes, and Argenta’s restaurants are inspired to continue regular meetings to ensure the neighborhood’s future as a culinary destination.”

- **National Restaurant Association**

In general, the National Restaurant Association is an important resource in understanding trends and data regarding the restaurant industry. In reading through two documents, “2021 Restaurant Trends” and “Restaurant Industry 2030” (both attached), it was apparent that this particular group do not appear to be overly concerned about outdoor dining. Interestingly enough, this group found that restaurants would need to dedicate more space and capitol to *off-premise consumption* (i.e. takeout) as opposed to on premise indoor or outdoor dining. Additionally, when it comes to weather volatility, the group is finding that the concern lies in supply chains and food costs as opposed to protecting diners with coverings or enclosures.

- **Independent Restaurant Coalition**

The Independent Restaurant Coalition was created to “provide a strong, unified voice on legislative, regulatory, and policy issues that affect the restaurant industry; and provide advocacy, advice, networking and information to members.” In obtaining data from this group (attached), it is clear that the restaurant industry is an important industry that has unique struggles when it comes to situations like the pandemic. Restaurants and bars have large economic impacts in business and job creation, which could benefit from new outdoor dining regulations that could possibly expand outdoor dining, or add more comfort to outdoor dining patios.



MEMORANDUM

Planning Division

DATE: August 23rd, 2021

TO: Thomas M. Markus, City Manager

FROM: Nicholas Dupuis, City Planner

APPROVED: Jana L. Ecker, Planning Director

SUBJECT: Set Public Hearing 260 N. Old Woodward – The Morrie – Special Land Use Permit Amendment, Final Site Plan & Design Review

INTRODUCTION:

The applicant has submitted an application for a Special Land Use Permit amendment, Final Site Plan and Design Review for a new outdoor dining platform at the existing Morrie restaurant in Downtown Birmingham.

BACKGROUND:

On August 11th, 2021, the Planning Board motioned to recommend approval to the City Commission the Special Land Use, Final Site Plan and Design Review application for 260 N. Old Woodward with the following conditions:

1. The applicant must obtain an Outdoor Dining Permit and enter into a contract with the City for the SLUP Amendment;
2. All outdoor activity must cease at the close of business;
3. The applicant will be required to reduce the length of the platform to be less than the storefront width to retain two unobstructed on street parking spaces between the platform and the corner to the south;
4. Obtain a favorable recommendation from the Advisory Parking Committee prior to City Commission review; and
5. Comply with the requirements of all departments.

At this time, the Planning Division is working with the applicant to resolve all outstanding issues, including a review at the Advisory Parking Committee that is scheduled on September 1st, 2021.

LEGAL REVIEW:

The City Attorney has reviewed this application and has no objections as to form and content.

FISCAL IMPACT:

There are no fiscal impacts for this agenda item.

PUBLIC COMMUNICATIONS:

As required for Special Land Use Permit and Final Site Plan Reviews, a legal ad was placed in a newspaper of local circulation to advertise the nature of the request in advance of the August 11th, 2021 Planning Board meeting, and notices were sent out to all property owners and tenants within 300' of the property. In addition, a second round of notices will be sent out to advertise the public hearing at the City Commission on September 20, 2021.

SUMMARY:

The Planning Division requests that the City Commission set a public hearing on September 20, 2021 to consider the Special Land Use Permit amendment, Final Site Plan and Design Review application for 260 N. Old Woodward – The Morrie.

ATTACHMENTS:

Please find attached the following documents for your review:

- Draft Special Land Use Permit Resolution
- Planning Division Report
- Site/Design Plans
- Application & Supporting Documents

SUGGESTED COMMISSION ACTION:

Make a motion to set a public hearing for September 20, 2021 to consider the Special Land Use Permit amendment, Final Site Plan and Design Review application for 260 N. Old Woodward – The Morrie – to allow the addition of a new outdoor dining platform in the N. Old Woodward right-of-way.

THE MORRIE
260 N. OLD WOODWARD
Special Land Use Permit Amendment 2021

WHEREAS, THE MORRIE filed an application in 2018 pursuant to Article 7, section 7.34 of Chapter 126, Zoning, of the City Code to operate a food and drink establishment serving alcoholic liquors in the B4 (Business-Residential) zoning district in accordance Article 2, Section 2.37 (C)(2)(a) of Chapter 126, Zoning, of the City Code;

WHEREAS, A Special Land Use Permit amendment application was filed in July 2021 for approval of a new outdoor dining platform located in the N. Old Woodward right-of-way adjacent to THE MORRIE at 260 N. Old Woodward;

WHEREAS, the land for which the Special Land Use Permit amendment is sought is located on the east side of N. Old Woodward, north of Hamilton Row;

WHEREAS, The land is zoned B4, which permits the operation of food and drink establishments serving alcoholic liquors for on premise consumption with a Special Land Use Permit;

WHEREAS, Article 7, section 7.34 of Chapter 126, Zoning requires a Special Land Use Permit amendment to be considered and acted upon by the Birmingham City Commission, after receiving recommendations on the site plan and design from the Planning Board for the proposed Special Land Use;

WHEREAS, The Planning Board on August 11, 2021 reviewed the application for a Special Land Use Permit amendment, Final Site Plan and Design Review and recommended approval to the City Commission to allow the construction of a new outdoor dining platform in the N. Old Woodward right-of-way with the following conditions:

1. The applicant must obtain an Outdoor Dining Permit and enter into a contract with the City for the SLUP Amendment;
2. All outdoor activity must cease at the close of business;
3. The applicant will be required to reduce the length of the platform to be less than the storefront width to retain two unobstructed on street parking spaces between the platform and the corner to the south;
4. Obtain a favorable recommendation from the Advisory Parking Committee prior to City Commission review; and
5. Comply with the requirements of all departments.

WHEREAS, The applicant has agreed to provide all requested information and to comply with the requests of all City departments;

WHEREAS, The Birmingham City Commission has reviewed THE MORRIE'S Special Land Use Permit amendment application and the standards for such review as set forth in Article 7, section 7.36 of Chapter 126, Zoning, of the City Code;

NOW, THEREFORE, BE IT RESOLVED, The Birmingham City Commission finds the

standards imposed under the City Code have been met, subject to the conditions below, and that THE MORRIE'S application for a Special Land Use Permit amendment, Final Site Plan and Design Review at 260 N. Old Woodward is hereby approved;

BE IT FURTHER RESOLVED, That the City Commission determines that to assure continued compliance with Code standards and to protect public health, safety, and welfare, this Special Land Use Permit is granted subject to the following conditions:

1. THE MORRIE will close outdoor dining areas at the end of business each day of the week;
2. THE MORRIE shall abide by all provisions of the Birmingham City Code; and
3. The Special Land Use Permit may be canceled by the City Commission upon finding that the continued use is not in the public interest.

BE IT FURTHER RESOLVED, That failure to comply with any of the above conditions shall result in termination of the Special Land Use Permit.

BE IT FURTHER RESOLVED, Except as herein specifically provided, THE MORRIE and its heirs, successors, and assigns shall be bound by all ordinances of the City of Birmingham in effect at the time of the issuance of this permit, and as they may be subsequently amended. Failure of THE MORRIE to comply with all the ordinances of the City may result in the Commission revoking this Special Land Use Permit.

MAY IT BE FURTHER RESOLVED that THE MORRIE is recommended for the operation of a new outdoor dining platform at the existing food and drink establishment serving alcoholic beverages on premises, above all others, subject to final inspection.

I, Alexandria Bingham, City Clerk of the City of Birmingham, Michigan, do hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Birmingham City Commission at its regular meeting held on September 20, 2021.

Alexandria Bingham
City Clerk



MEMORANDUM

Planning Division

DATE: August 11, 2021

TO: Jana Ecker, Planning Director

FROM: Nicholas Dupuis, City Planner

SUBJECT: 260 N. Old Woodward – The Morrie – Special Land Use Permit Amendment, Final Site Plan & Design Review

The subject site, 260 N. Old Woodward, is currently used as a restaurant within an existing five-story commercial building fronting N. Old Woodward. The applicant has submitted a Special Land Use Permit Amendment and Final Site Plan/Design Review (SLUP) application requesting the addition of a dining platform in the N. Old Woodward right-of-way to their outdoor dining plan.

In July 2020, The Morrie was approved for expanded outdoor dining pursuant to the Temporary Outdoor Dining expansion allowed adopted by the City Commission on May 11th, 2020 and extended on March 8th, 2021. The expansion involved the addition of an 840 sq. ft. platform within the parking area in front of the property. The applicant has submitted the SLUP application seeking permanent approval of this area.

The Birmingham Code of Ordinances states that a contract for transfer and a Special Land Use Permit are required for all licenses approved under Chapter 10 – Alcoholic Liquors. The licensee must comply with all provisions of the contract and Special Land Use Permit, and any amendments thereto as a condition of granting of a requested transfer. Accordingly, the applicant must obtain a recommendation from the Planning Board on the Special Land Use and Final Site Plan/Design Review application, which is then reviewed for final consideration by the City Commission.

1.0 Land Use and Zoning

- 1.1 Existing Land Use – Five-story multi-tenant commercial building.
- 1.2 Zoning – B4 (Business-Residential) & D4 (Downtown Overlay)
- 1.3 Summary of Adjacent Land Use and Zoning –

	North	South	East	West
Existing Land Use	Commercial	Commercial	Parking	Commercial
Existing Zoning District	B4 (Business Residential)	B4 (Business Residential)	PP (Public Property)	B4 (Business Residential)
Overlay Zoning District	D4	D4	D4/P	D4

2.0 Setback and Height Requirements

Please see the attached zoning compliance summary sheet for details on setback and height requirements. There are currently no issues with bulk, height or placement with the Special Land Use Permit, Final Site Plan/Design Review application submitted.

3.0 Screening and Landscaping

- 3.1 Dumpster Screening – There are no changes proposed to the dumpster or screening on site.
- 3.2 Parking Lot Screening – There are no changes proposed to the parking lot or associated screening.
- 3.3 Mechanical Equipment Screening – There are no changes proposed to the mechanical equipment or screening on site.
- 3.4 Landscaping – There are no changes proposed to the landscaping on site. However, the applicant is proposing to add planters at regular intervals in the platform railing system to enclose the new outdoor dining space.
- 3.5 Streetscape – There are no changes proposed to the streetscape.

4.0 Parking, Loading and Circulation

- 4.1 Parking – There are no changes to the parking requirements on site.
- 4.2 Loading – There are no changes proposed to the loading requirements.
- 4.3 Vehicular Circulation and Access – There are no changes proposed to the vehicular circulation and access.

- 4.4 Pedestrian Circulation and Access – There are no changes to pedestrian circulation and access on the site.

5.0 Lighting

There are no new light fixtures or changes in lighting proposed that will significantly alter the light intensity on the site at this time.

6.0 Departmental Reports

- 6.1 Engineering Division – The Engineering Division has the following comments:

- Patio Length is limited to actual store width.
- Note parking spaces either side of patio that are affected by the patio and can no longer be used due to the obstruction, will require payment for spaces. Additionally planters should be placed in these spaces to prevent vehicles from entering the spaces for safety purposes.

- 6.2 Department of Public Services – DPS has no concerns.

- 6.3 Fire Department – The Fire Department has provided the following comments:

1. No storage of propane on the street side of the establishment. This particular building has no place that meets code to store propane cylinders due to the layout. They were fined in June for improper storage of LP gas.
2. Do not block any fire hydrant or FDC.
3. If allowed to use gas fired heaters, 5 feet of clearance shall be met for combustible awnings, umbrellas and egress pathways per code.
4. Arrange platform so it does not impede traffic lane.

- 6.4 Police Department – The Police Department has no concerns.

- 6.5 Building Division – As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

1. Provide a section detail showing how the platform will be constructed.
2. Access to the platform from the sidewalk must meet barrier free and ADA requirements. Provide details to demonstrate compliance.

7.0 Design Review

There are no changes proposed to the building at this time. However, the new dining platform is subject to several design requirements found in Article 4, Section 4.44 of the Zoning Ordinance. In accordance with Article 4, Section 4.44 of the Zoning Ordinance, the following outdoor dining standards apply:

- A. Outdoor Dining: Outdoor dining is permitted immediately next to the principal use, subject to Site Plan Review, and the following conditions:
 - 1. Outdoor dining areas shall provide and service refuse containers within the outdoor dining area and maintain the area in good order.
 - 2. All outdoor activity must cease at the close of business or as noted in subsection 3 below.
 - 3. When an outdoor dining area is immediately adjacent to any single-family or multiple-family residential district, all outdoor activity must cease at the close of business or 10:00 p.m., whichever is earlier.
 - 4. Outdoor dining may be permitted on the sidewalk throughout the year with a valid Outdoor Dining License, provided that all outdoor dining fixtures and furnishings must be stored indoors each night between November 16 and March 31 to allow for snow removal.
 - 5. All tables and chairs provided in the outdoor dining area shall be constructed primarily of metal, wood, or material of comparable quality.
 - 6. Table umbrellas shall be considered under Site Plan Review and shall not impede sight lines into a retail establishment, pedestrian flow in the outdoor dining area, or pedestrian or vehicular traffic flow outside the outdoor dining area.
 - 7. For outdoor dining located in the public right-of-way:
 - a. All such uses shall be subject to a license from the city, upon forms provided by the Community Development Department, contingent on compliance with all city codes, including any conditions required by the Planning Board in conjunction with Site Plan approval.
 - b. In order to safeguard the flow of pedestrians on the public sidewalk, such uses shall maintain an unobstructed sidewalk width as required by the Planning Board, but in no case less than 5 feet.
 - c. Outdoor dining is permitted to extend in the right-of-way in front of neighboring properties, with the written permission of the property owner(s) and with Planning Board approval, if such property is vacant or the first floor storefront(s) is/are vacant. Outdoor dining areas may extend up to 50% of the width of the neighboring lot(s) storefront(s), or up to 50% of the lot(s) frontage, if such lot is vacant.
 - d. City Commission approval is also required for outdoor dining extensions onto neighboring property if the establishment making such a request holds a bistro license.
 - e. An elevated, ADA compliant, enclosed platform may be erected on the street in front of an eating establishment to create an outdoor dining area from April 1 through November 15 only if the Engineering

Department determines there is sufficient space available for this purpose given parking and traffic conditions.

- f. No such facility shall erect or install permanent fixtures in the public right-of-way.
8. Outdoor dining is permitted in a B1 District at a rate of 4 seats for every 12 linear feet of store frontage, with no more than 12 seats total per building; no elevated enclosed platforms on the street are permitted in a B1 District.

As noted above, the applicant is proposing to install a new 840 sq. ft. dining platform in the off street parking area in the public right-of-way in front of the existing restaurant. The platform as proposed contains 9 tables and 36 additional seats. The proposed deck would add to an existing outdoor dining plan approved in 2018 which contains 4 tables and 14 chairs on an elevated platform on the sidewalk. The proposed plans include a trash receptacle, sanitation station and supply cabinet within the outdoor dining area.

In accordance with section 4.44, all outdoor activity must cease at the close of business.

The applicant is proposing 36 Aviator Collection aluminum chairs in black for use on the outdoor dining platform, as well as 9 Luca Collection tables constructed of black steel, thus meeting the material requirements for outdoor dining furniture. In addition, the applicant is proposing a Tuscan square ballast railing system in black. The railings are proposed in 8' lengths, with 32" grey planters proposed between each section. The railing sections are 3' in height, and each section incorporates 2 solar fixtures by Hampton Bay at each end.

The applicant is also proposing 9 Frankford Catalina umbrellas 6' in diameter in dark grey with white piping. One umbrella is proposed for each of the tables on the new outdoor dining platform. The proposed table umbrellas do not block pedestrian or vehicular traffic flow, nor do they block the view into the interior of the restaurant.

As the proposed platform is located in the public right-of-way, the applicant will be required to obtain a license from the City, as well as an Outdoor Dining permit. The proposed platform location does provide the required 5' wide pedestrian walkway on the sidewalk between the sidewalk outdoor seating and the furnishing zone. **However, the outdoor dining platform proposed extends beyond the width of The Morrie's storefront. The applicant will be required to reduce the length of the platform to the storefront width, or obtain a variance from the Board of Zoning Appeals. In addition, the Planning Board should consider requiring the applicant to reduce the platform by 3' at the south end of the storefront to retain two unobstructed on street parking spaces between the platform and the corner.**

The platform proposed by the applicant is proposed to 5 on street parking spaces, and is to be constructed at curb height. The platform may only be installed from April 1 through November 15. The applicant will be required to pay for the use of all parking spaces partially or fully obstructed by the dining platform. **The applicant will be required to comply with the comments of the Engineering Department and to receive a favorable recommendation from the Advisory Parking Committee prior to review by the City Commission.**

8.0 Required Attachments

	Submitted	Not Submitted	Not Required
Existing Conditions Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Detailed and Scaled Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Certified Land Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Colored Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Material Specification Sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Material Samples	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site & Aerial Photographs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9.0 Approval Criteria

In accordance with Article 7, section 7.27 of the Zoning Ordinance, the proposed plans for development must meet the following conditions:

- (1) The location, size and height of the building, walls and fences shall be such that there is adequate landscaped open space so as to provide light, air and access to the persons occupying the structure.
- (2) The location, size and height of the building, walls and fences shall be such that there will be no interference with adequate light, air and access to adjacent lands and buildings.
- (3) The location, size and height of the building, walls and fences shall be such that they will not hinder the reasonable development of adjoining property nor diminish the value thereof.
- (4) The site plan, and its relation to streets, driveways and sidewalks, shall be such as to not interfere with or be hazardous to vehicular and pedestrian traffic.
- (5) The proposed development will be compatible with other uses and buildings in the neighborhood and will not be contrary to the spirit and purpose of this chapter.

- (6) The location, shape and size of required landscaped open space is such as to provide adequate open space for the benefit of the inhabitants of the building and the surrounding neighborhood.

In addition, Article 7, Section 7.26 requires applications for a Special Land Use Permit to meet the following criteria:

- (1) The use is consistent with and will promote the intent and purpose of this Zoning Ordinance.
- (2) The use will be compatible with adjacent uses of land, the natural environment, and the capabilities of public services and facilities affected by the land use.
- (3) The use is consistent with the public health, safety and welfare of the city.
- (4) The use is in compliance with all other requirements of this Zoning Ordinance.
- (5) The use will not be injurious to the surrounding neighborhood.
- (6) The use is in compliance with state and federal statutes.

10.0 Recommendation

Based on a review of the site plans submitted, the Planning Division recommends that the Planning Board recommend **APPROVAL** of the Special Land Use Permit Amendment and Final Site Plan and Design Review with the following conditions:

1. The applicant must obtain an Outdoor Dining Permit and enter into a contract with the City for the SLUP Amendment;
2. All outdoor activity must cease at the close of business;
3. The applicant will be required to reduce the length of the platform to be less than the storefront width to retain two unobstructed on street parking spaces between the platform and the corner to the south;
4. Obtain a favorable recommendation from the Advisory Parking Committee prior to City Commission review; and
5. Comply with the requirements of all departments.

11.0 Sample Motion Language

Based on a review of the site plans submitted, the Planning Board recommends **APPROVAL** of the Special Land Use Permit Amendment to the City Commission with the following conditions:

1. The applicant must obtain an Outdoor Dining Permit and enter into a contract with the City for the SLUP Amendment;

2. All outdoor activity must cease at the close of business; and
3. Comply with the requirements of all departments.

AND

Based on a review of the site plans submitted, the Planning Board recommends **APPROVAL** of the Final Site Plan and Design Review to the City Commission with the following conditions:

1. The applicant will be required to reduce the length of the platform to be less than the storefront width to retain two unobstructed on street parking spaces between the platform and the corner to the south;
2. Obtain a favorable recommendation from the Advisory Parking Committee prior to City Commission review; and
3. Comply with the requirements of all departments.

OR

Motion to **POSTPONE** the Special Land Use Permit Amendment and Final Site Plan & Design Review for 260 N. Old Woodward – The Morrie – pending receipt of the following:

1. _____
2. _____

OR

Motion to recommend **DENIAL** to the City Commission of the Special Land Use Permit Amendment and the Final Site Plan & Design Review for 260 N. Old Woodward – The Morrie – for the following reasons:

1. _____
2. _____
3. _____

**Zoning Compliance Summary Sheet
SLUP & Final Site Plan Review
260 N. Old Woodward – The Morrie**

Existing Site: 5-Story Palladium Building

Zoning: B4 (Business Residential) & D4 (Downtown Overlay)

Land Use: Commercial

Existing Land Use and Zoning of Adjacent Properties:

	North	South	East	West
Existing Land Use	Commercial	Commercial	Commercial	Commercial
Existing Zoning District	B4 (Business Residential)	B4 (Business Residential)	PP (Public Property)	B4 (Business Residential)
Overlay Zoning District	D4	D4	D4 / P	D4

Land Area: Existing: No changes proposed
Proposed: No changes proposed

Dwelling Units: Existing: No changes proposed
Proposed: No changes proposed

Minimum Lot Area/Unit: Required: N/A
Proposed: N/A

Min. Floor Area /Unit: Required: N/A
Proposed: N/A

Max. Total Floor Area: Required: 100%
Proposed: No changes proposed

Min. Open Space: Required: N/A
Proposed: N/A

Max. Lot Coverage: Required: N/A
Proposed: N/A

Front Setback:	Required:	0 ft.
	Proposed:	No changes proposed
Side Setbacks	Required:	0 ft.
	Proposed:	No changes proposed
Rear Setback:	Required:	10 ft.
	Proposed:	No changes proposed
Min. Front+Rear Setback	Required:	N/A
	Proposed:	N/A
Max. Bldg. Height:	Permitted:	No changes proposed
	Proposed:	No changes proposed
Min. Eave Height:	Required:	20 ft.
	Proposed:	No changes proposed
Floor-Ceiling Height:	Required:	N/A
	Proposed:	N/A
Front Entry:	Required:	On frontage line
	Proposed:	No changes proposed
Absence of Bldg. Façade:	Required:	32 in. screenwall
	Proposed:	N/A
Opening Width:	Required:	25 ft.
	Proposed:	N/A
Parking:	Required:	None (Parking Assessment District)
	Proposed:	No changes proposed
Min. Parking Space Size:	Required:	180 sq. ft.
	Proposed:	N/A
Parking in Frontage:	Required:	Off-street parking contained in the first story shall not be permitted within 10 feet of any building facade on a frontage line or between the building facade and the frontage line.
	Proposed:	No changes proposed
Loading Area:	Required:	None
	Proposed:	None
Screening:		

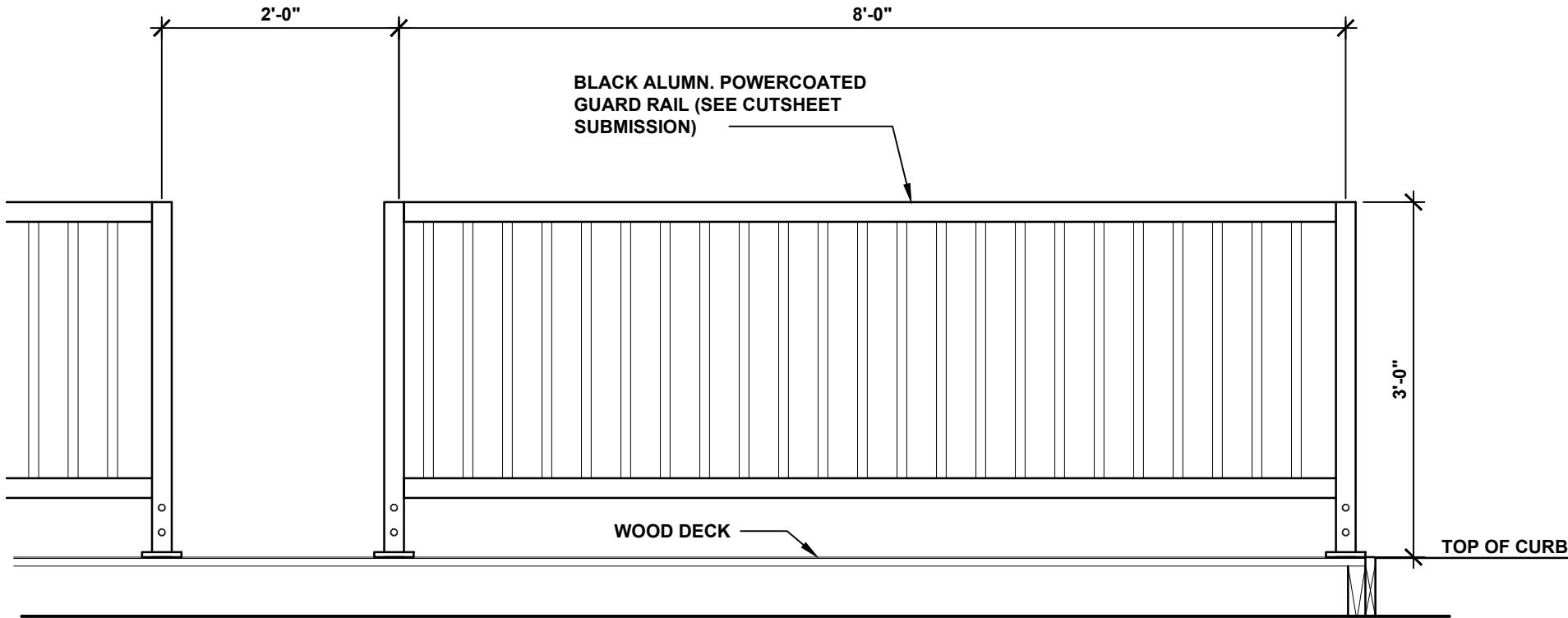
<u>Parking:</u>	Required:	32 in. masonry screen wall
	Proposed:	N/A
<u>Loading:</u>	Required:	Minimum 6 ft. screen wall
	Proposed:	N/A
<u>Rooftop Mechanical:</u>	Required:	Fully screened from public view
	Proposed:	N/A
<u>Elect. Transformer:</u>	Required:	Obscured from public view
	Proposed:	N/A
<u>Dumpster:</u>	Required:	6 ft. masonry w/ wood gate
	Proposed:	No changes proposed



101.01
SP.101

TYP. PATIO TABLE SETUP

SCALE: NTS



101.01
SP.101

GUARD RAIL PATIO ELEVATION

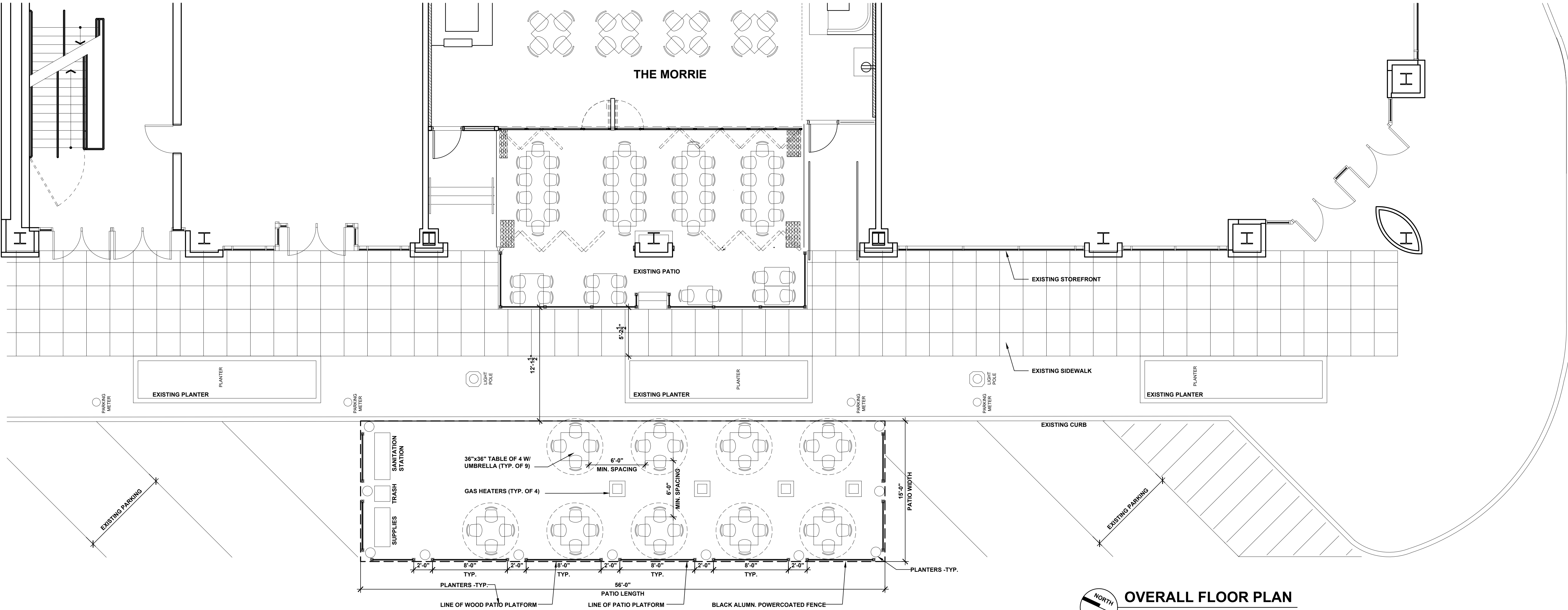
SCALE: NTS



101.01
SP.101

PROPOSED PATIO STREET VIEW

SCALE: NTS



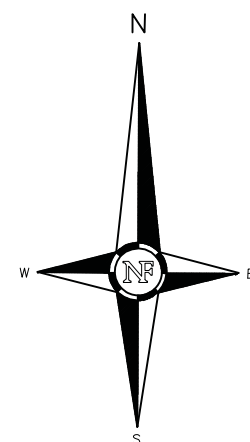
NORTH

OVERALL FLOOR PLAN

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

N OLD WOODWARD AVE

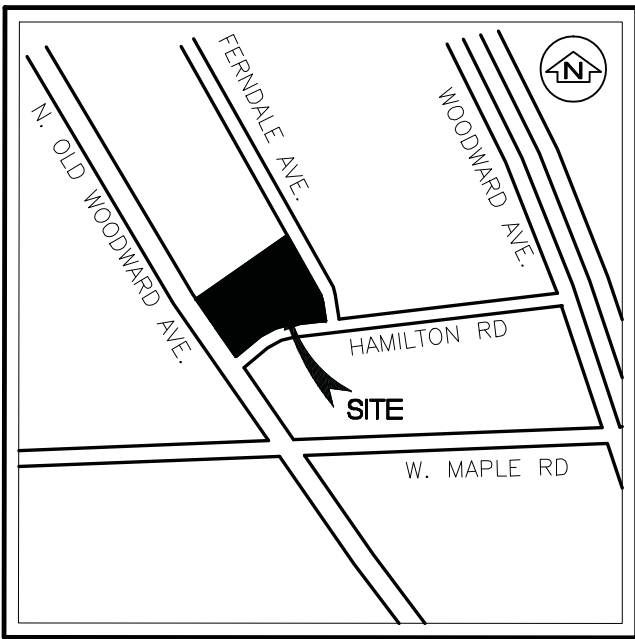
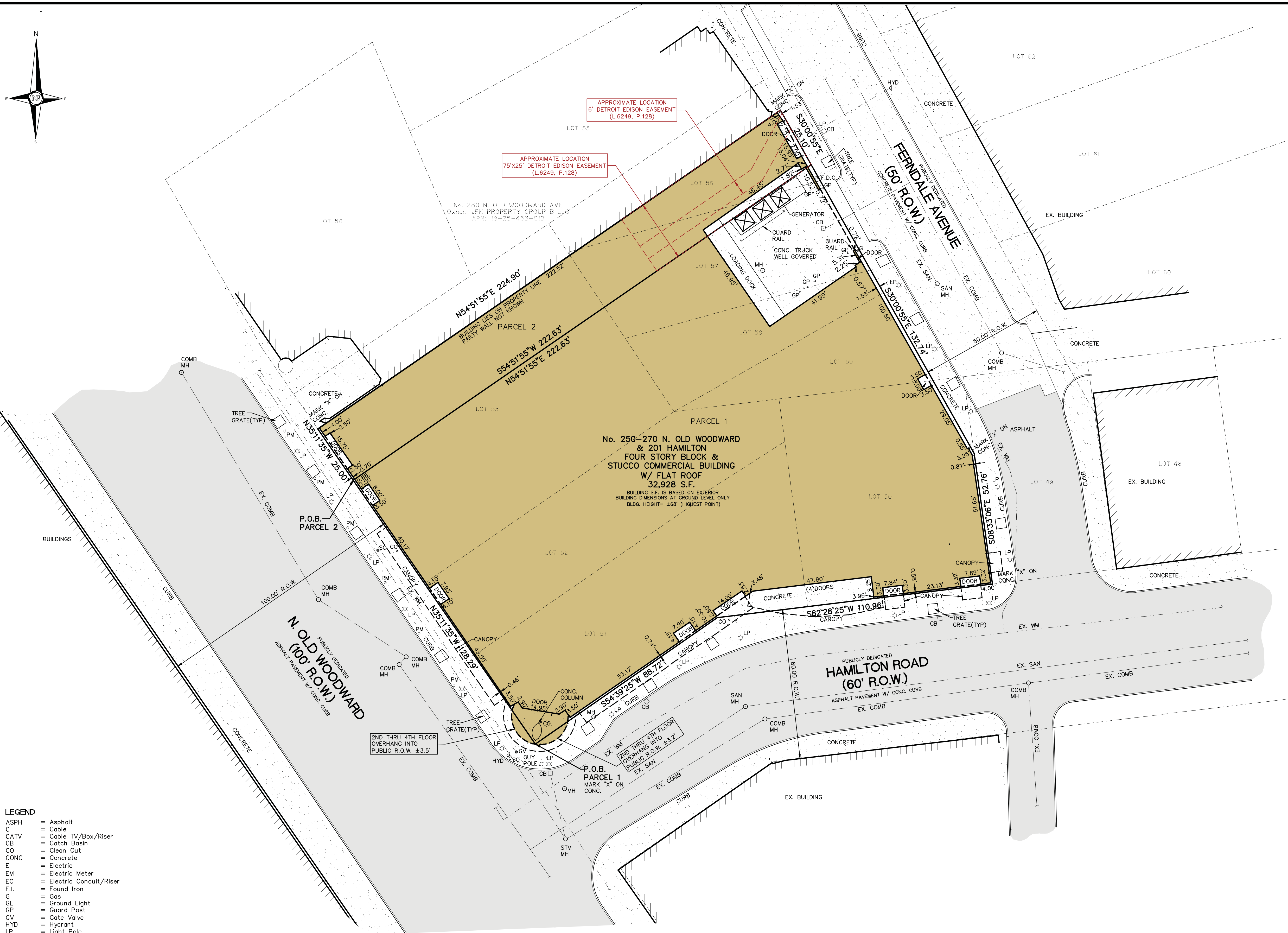
WILLITS ST



LEGEND

ASPH = Asphalt
C = Cable
CATV = Cable TV/Box/Riser
CB = Catch Basin
CO = Clean Out
CONC = Concrete
E = Electric
EM = Electric Meter
EC = Electric Conduit/Riser
F.I. = Found Iron
G = Gas
GL = Ground Light
GP = Guard Post
GV = Gate Valve
HYD = Hydrant
LP = Light Pole
L/S = Landscape
MH = Manhole
MON. = Monument
MW = Monitor Well
OH LINES = Overhead Lines
P = Phone/Box/Riser
PH = Physically Handicapped
PIV = Post Indicator Valve
P/L = Property Line
PM = Parking Meter
ROW = Right of Way
SAN = Sanitary Sewer
SB = Stop Box (Water)
S.I. = Set Iron
SO = Shutoff (Water)
STM = Storm Sewer
TRANS = Transformer
UP = Utility Pole
WM = Water Main
(R) = Record Measurement
(M) = Surveyed Measurement
(C) = Calculated

20 0 10 20 40
GRAPHIC SCALE 1"=20'



LOCATION MAP

LEGAL DESCRIPTION

Land Situated in the City of Birmingham in the County of Oakland in the State of MI
PARCEL 1:

Part of Lots 50, 53, 56 and 57, ASSESSOR'S PLAT NO. 21, according to the recorded plat thereof, as recorded in Liber 54 of Plats, page 19, Oakland County Records, beginning at the Southwest corner of Lot 51, thence North 35 degrees 11 minutes 35 seconds West 128.29 feet, thence North 54 degrees 51 minutes 55 seconds East 222.63 feet, thence South 30 degrees 00 minutes 55 seconds East 132.74 feet, thence South 08 degrees 33 minutes 06 seconds East 52.76 feet, thence South 82 degrees 28 minutes 25 seconds West 110.96 feet, thence South 54 degrees 39 minutes 25 seconds West 88.72 feet to Beginning. Also all of Lots 51, 52, 58 and 59 of said Subdivision.

PARCEL 2:

Part of Lots 53, 56 and 57 of ASSESSOR'S PLAT NO. 21, according to the plat thereof recorded in Liber 54 of Plats, Page 19, Oakland County Records, described as: Beginning at a point distant 128.29 feet from the Southwest corner of Lot 51; thence North 35 degrees 11 minutes 35 seconds West 25 feet; thence North 54 degrees 51 minutes 55 seconds East 224.90 feet; thence South 30 degrees 00 minutes 55 seconds East 25.10 feet; thence South 54 degrees 51 minutes 55 seconds West 222.63 feet.

Tax Id No. 19-25-453-011

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the legal description of record

TITLE NOTES

Subject to:

9. Right of Way granted to The Detroit Edison Company recorded February 22, 1973 in Liber 6249, Page 128, as to Parcel 2. [A building has been constructed over said easements after this document was created. The approximate location of said easements are plotted hereon. The client needs to verify with The Detroit Edison Company to determine if these easements still exist.]

All exceptions shown or noted on this survey were obtained from Title Commitment No. 58689227, with an effective date of 12-09-2013, issued by Title Source, Inc.

SITE DATA

Gross Land Area: 36,542 Square Feet or 0.84 Acres.

Zoned: B4 (Business-Residential)

Building Setbacks:

Front= 0'

Sides= 0' for commercial, office or parking stories.

0' for residential stories with walls facing side lot lines which do not contain windows or front on a street

10' when any wall in residential stories which contain windows and when side lot lines abut a street.

Rear= 10 feet when the rear open space abuts a P, B1, B2, B2B, B2C, B3, B4, O1, or O2 Zoning District.

20 feet when adjacent to a residential zoning district

Max. Building Height permitted: 5 stories/60'

Total Parking: No onsite parking.

The above setback & height requirements were obtained from the City of Birmingham Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from City of Birmingham to insure conformity as well as make a final determination of the required building setback requirements.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26125C0537F bearing an effective date of 09-29-2006.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

SURVEY NOTES

There was no observable evidence of current earth moving work, building construction or building additions.

There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

There was no observable evidence of recent street or sidewalk construction or repairs.

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

There was no observable evidence of wetlands within the subject property as of the date of completion of the field work.

SURVEYOR'S CERTIFICATION

To:

Associated Bank
The Palladium of Birmingham, LLC
Title Source, Inc.
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 16, 17, 18, 19, 20(a) and 21 of Table A thereof.

The field work was completed on 01-15-2014.

Kevin Navaroli, P.S.
No. 53503
Dated: 01-31-2014
Revised: 03-06-2014



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS
ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
EMAIL: rfraus@nowakfraus.com

PROJECT

Palladium

PROJECT LOCATION

No. 250-270 N. Old
Woodward Avenue & 201
Hamilton Road
Part of the S.W. 1/4 of
Section 10, T.2N., R.10E.,
City of Birmingham, Oakland
County, MI

SHEET

ALTA/ACSM
Land Title Survey

REVISIONS

03-06-2014 Rev. Certificate

DRAWN BY:

D.MCCONKEY

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nowakfraus.com

DATE ISSUED:

01-31-2014

SCALE:

1"=20'

NFB JOB NO.

H888

SHEET NO.

1

ARCHITECTURAL
SITE PLAN

PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS

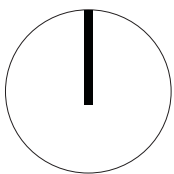
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp architects.com



ARCHITECTURAL SITE PLAN

0' 20' 40' 80'

SCALE: 1" = 20'-0"



NORTH



Tuscany & Montego

(Style C10, C101 and C20)

Installation Instructions



- It is the responsibility of the installer to meet all code and safety requirements, and to obtain all required building permits. The installer should determine and implement the installation techniques appropriate for each unique installation situation. Digger Specialties, Inc. and its distributors shall not be held liable for improper or unsafe installations.

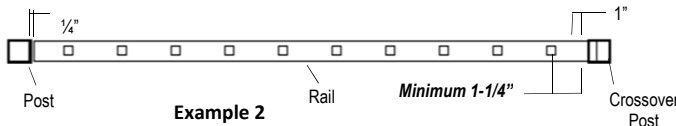
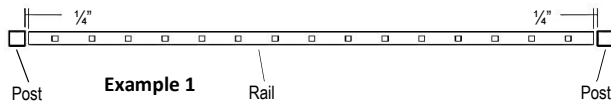
Standard (Level) Railing

Note: Top rail is 1" longer on each end to accommodate Crossover Railing.

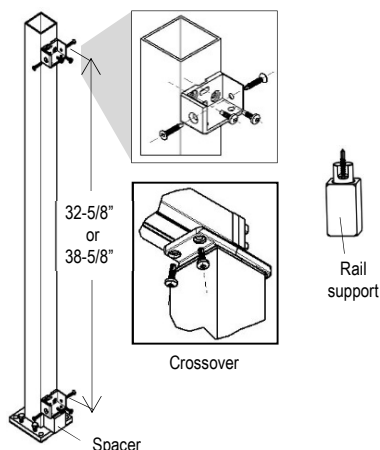
- Cut the rails to length by holding rails against posts. Position so there will be the same baluster spacing on each end of the rails if possible. Mark rails where they are to be cut. **Make sure rail is cut 1/4" shorter on each end to allow for mounts.** Cut rails (Example 1).

Crossover Railing- Cut bottom rail same as above. For top rail, make end spacing exactly 1" longer on all ends connecting to a line crossover (Example 2).

If connecting to a corner crossover cut the top rail the same the same as the bottom rail.



- Attach bottom wall mount to post by positioning the bottom rail so there is no more than 2" clearance. Keeping mount centered on post, fasten mount to post with pan head self-tapping screws (provided). A 1-3/8" spacer may be placed on the welded 3/8" plate of the post to reach the 2" clearance. Use a 1-1/4" spacer for posts with 1/2" plate.
- Attach top wall mount to post by measuring up 32-5/8" (for 36" tall railing) or 38-5/8" (for 42" tall railing) from the top of the bottom mount to the top of the top mount. Keeping mount centered on post, fasten mount to post with self-tapping pan head screws (provided).

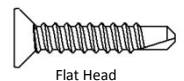
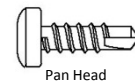


Standard (Level) Railing Cont'd

- Place bottom rail on clean flat surface. Using a rubber mallet, tap balusters into routed holes making sure balusters are seated all the way into the rail.
- Hold top rail at an angle above the balusters. Starting at one end feed first baluster into rail and tap lightly with a rubber mallet.
- Feed remaining balusters into top rail, tapping lightly with a rubber mallet as you move to the other end. Once all balusters are partially seated in rail tap with rubber mallet along full length of rail making sure all balusters are against the top rib of the rail.
- Fasten rail support to bottom side of bottom rail by inserting pan head self-tapping screw (provided) through center of threaded portion of support. This applies to all sections over 6' long.
- Place section into mounts. Fasten top and bottom rails through side of mount with flat head screw provided. Crossover railing- Fasten top rail to crossover adaptor with pan head screws provided.
- Carefully align mount cover on mount base before applying even, downward pressure to snap cover into place. (Mount Covers can be damaged if the above process is not followed).
- Attach 2 piece flairs to all posts.
 - Separate two piece flair.
 - Slide u-shaped flair around bottom of post.
 - Use rubber mallet to tap flair together.

Angle (Swivel) Mount

- Position bottom swivel mount base so the bottom of the rail has no more than a 2" clearance. **NOTE: A 1 3/8" spacer may be placed on the welded 3/8" plate of the post to reach the 2" clearance. 1 1/4" spacer for 1/2" plate.**
 - Measure up 32 5/8" (for 36" tall railing) or 38 5/8" (for 42" tall railing) from top of bottom mount to top of top mount.
- Keep base of mount centered and pin hole turned down, fasten base to post with pan head self-tapping screws (provided).
- Angle the swivel mount after it is installed on post. Measure from back of cup at one end to back of cup at other end to determine rail length. Cut rails.
- Assemble sections as specified in Standard (Level) railing steps 4-10.



Tuscany & Montego

(Style C10, C101 and C20)

Installation Instructions



- It is the responsibility of the installer to meet all code and safety requirements, and to obtain all required building permits. The installer should determine and implement the installation techniques appropriate for each unique installation situation. Digger Specialties, Inc. and its distributors shall not be held liable for improper or unsafe installations.

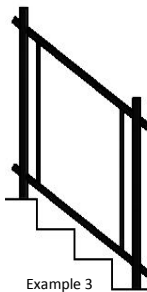
Stair Railing

Important: Rails have to be positioned in the correct direction prior to cutting. If rails are not in the correct position they may be cut incorrectly and balusters will not line up. Rails will have a small hole at one end that indicates the lower end of the stairs.

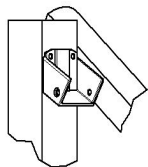
- Identify top and bottom stair rails.
- Cut balusters at angle of stairs on both ends. (Overall length of baluster will not change.)

- Lay bottom rail beside posts with approximately 1" clearance (use 1" spacer) between the rail and nose of step. Insert a baluster into the last hole on each end. Place top rail on these balusters.

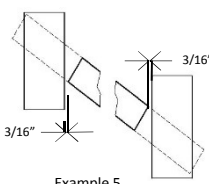
- Position rails against posts and even the end spacing on each end, **if possible**, with balusters parallel to the post. Clamp rails to post (Example 3.) Mark rails for cutting. Mark posts for each mount position (Example 4). Cut rails 3/16" shorter than mark on each end. Rails should be cut using a straight cut (Example 5).



- Crossover Railing:** For crossover stairs set stair crossover kit next to rails that are fastened to post to determine what height to cut post. Mark post and cut. Set crossover connector in post and fasten at proper height with self-tapping pan head screws provided. Set correct angle for crossover connector to match railing and tighten nut. Cut bottom rails same as above in step 3 (Example 3). Mark top rails to cut making sure it fits snug into the crossover connector (Example 6).



Example 4



Example 5



Example 6

- Attach mounts to post with pan head self-tapping screws (provided).
- Place bottom rail on clean flat surface. Insert balusters into bottom rail. Seat completely into bottom rail by tapping with rubber mallet.
- Hold top rail at an angle above balusters. Starting at one end feed first baluster into top rail and tap lightly. Feed remaining balusters into rail, tapping lightly as you move to the other end. Once all balusters are partially seated in top rail, go back and tap along full length of the top rail making sure all balusters are seated against top rib.
- Place section into mounts. Fasten top and bottom rails through side of mount with flat head screw provided. Crossover railing- Fasten top rail to crossover adaptor with pan head screws provided.

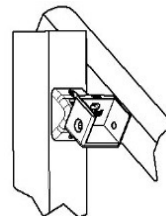
Stair Railing Cont'd

- Carefully align mount cover on mount base before applying even, downward pressure to snap cover into place. (Mount Covers can be damaged if the above process is not followed).
- Attach 2-piece flairs to all posts. See step 10 of Standard (Level) Railing section.

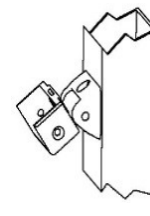
Swivel Stair Mount

Identify top and bottom rails, top swivel mount and bottom swivel mount.

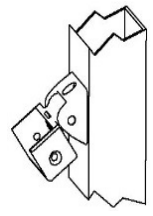
- Lay bottom rail (with approximately 1" clearance from the nose of the steps) beside the posts. Determine where the end holes will be on each end and place a baluster in those holes. Place top rail on these balusters. Holding rails against posts, determine end spacing making sure end spacing is even between post and balusters. Clamp rails to post (Example 1). Hold swivel stair mounts up against posts and beside the rail to determine where rails are to be cut to fit inside the swivel stair mounts. Mark posts for each stair swivel mount position (Example 7). **NOTE: This will vary depending on angle of stairs.** Cut rails. Cut top rail at same length as bottom rail unless using crossover application.
- Attach bottom swivel mount base so the bottom rail has approximately 1" clearance from the nose of the step. (**NOTE: A 1" spacer may be placed on the nose of the step to reach the 1" clearance.**) Fasten base to post with pan head self-tapping screws (provided).
- Attach top swivel mount base to post using pan head self-tapping screws (provided).
- Follow Stair Railing steps 7-11 for assembly of section.



Example 7



Top Stair Swivel Mount



Bottom Stair Swivel Mount

Tuscany Aluminum Railing



Tuscany (C10)
3/4" x 3/4" Square Baluster



Tuscany (C101)
3/4" Round Baluster

CCRR-0163 Complies with IBC, IRC, and FBC. Miami-Dade County Approved for 4' through 6' Sections.
For code compliance information visit westburyrailing.com

Tuscany Series Boxed Kit Specifications

Boxed Kits Include: Rails, Balusters, Mounts (4), and Installation Instructions.



Section Type	Length					Height	
	4'	5'	6'	7'	8'	36"	42"
Straight	•	•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair	•	•	•	•	•	•	•

Tuscany (C10) Assembled Specifications

Assembled sections (square balusters) are available in four Powdered Coated Colors: Black Fine Texture, Bronze Fine Texture, White Fine Texture, and Gloss White.



Section Type	Length					Height	
	4'	5'	6'	7'	8'	36"	42"
Straight		•	•			•	•
Straight w/Rail Support				•	•	•	•
Stair			•		•	•	•



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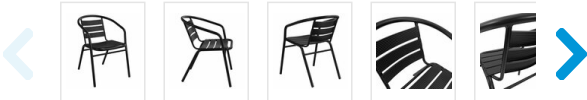
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OUTDOOR RESTAURANT FURNITURE

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Aviator Collection Outdoor Aluminum Chair in Black

East Coast Chair & Barstool

★★★★★ (No reviews yet) [Write a Review](#)

SKU: W-AL202CH-BLK Shipping: [LTL Freight](#) Usage: Outdoor

- Aluminum Frame
- Stackable for Easy Storage
- Nylon Floor Glides
- 1-Year Limited Warranty

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PRODUCT DESCRIPTION

Modernize your outdoor area with a sleek black look with the Aviator Collection Chair! With a durable 28mm X 1.5mm black aluminum frame, it boasts of commercial-grade strength. Also comes with nylon floor glides. This chair is lightweight yet sturdy, making it a great choice for flexibility in your design or for easy storage during the off season.

- Made of aluminum
- Sleek black design
- Fully assembled
- Stackable
- Nylon floor glides
- 1-year limited warranty. Please view our [full warranty page](#) for more details.



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- Florida Seating
- Grosfillex
- Leisure Craft
- Plantation Prestige
- Oak Street
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INFO

East Coast Chair & Barstool
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Mercer, PA 16137
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CITY OF BIRMINGHAM
Community Development – Building Department
151 Martin Street, Birmingham, MI 48009

August 6, 2021

RE: Special Land Use Permit Review Comments
260 N. Old Woodward, Morrie Dining Platform

As requested, the Building Department has examined the plans for the proposed project referenced above. The plans were provided to the Planning Department for site plan review purposes only and present conceptual elevations and floor plans. Although the plans lack sufficient detail to perform a code review, the following comments are offered for Planning Design Review purposes and applicant consideration:

Applicable Building Codes:

- **2015 Michigan Building Code.** Applies to all buildings other than those regulated by the *Michigan Residential Code*.
- **2015 Michigan Mechanical Code.** (Residential requirements for mechanical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2015 Michigan Plumbing Code.** (Residential requirements for plumbing construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)
- **2017 National Electrical Code along with the Michigan Part 8 Rules.** (Residential requirements for electrical construction in all detached one and two-family dwellings and multiple single-family dwellings (townhouses) not more than three stories in height with a separate means of egress and their accessory structures are contained in the Michigan Residential Code)

Review Comments:

1. The plans provided lack sufficient construction details to review for code compliance. The plans need to be drawn to scale with dimensions showing the layout of the platform and a section showing how it will be constructed.
2. Access to the platform from the sidewalk must meet barrier free and ADA requirements. Provide details to demonstrate compliance.

260 N. Old Woodward - The Morrie

Jack Pesha <jpesha@bhamgov.org>
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Wed, Aug 4, 2021 at 3:30 PM

Nick, here are comments for BFD.

1. No storage of propane on the streetside of the establishment. This particular building has no place that meets code to store propane cylinders due to the layout. They were fined in June for improper storage of LP gas.
2. Do not block any fire hydrant or FDC.
3. If allowed to use gas fired heaters, 5 feet of clearance shall be met for combustible awnings, umbrellas and egress pathways per code.
4. Arrange platform so it does not impede traffic lane.

This establishment placed a propane cage next to the previous platform on the street without approval from any department (not protected from a vehicle strike and without approval). We can't allow for that moving forward.

Jack

[Quoted text hidden]

--

Jack D. Pesha
Fire Marshal
Birmingham Fire Department
248-530-1903



Important Note to Residents

Let's connect! Join the Citywide Email System to receive important City updates and critical information specific to your neighborhood at www.bhamgov.org/citywideemail.

260 N. Old Woodward - The Morrie

Mark Clemence <Mclemence@bhamgov.org>
To: Nicholas Dupuis <ndupuis@bhamgov.org>

Thu, Aug 5, 2021 at 8:33 AM

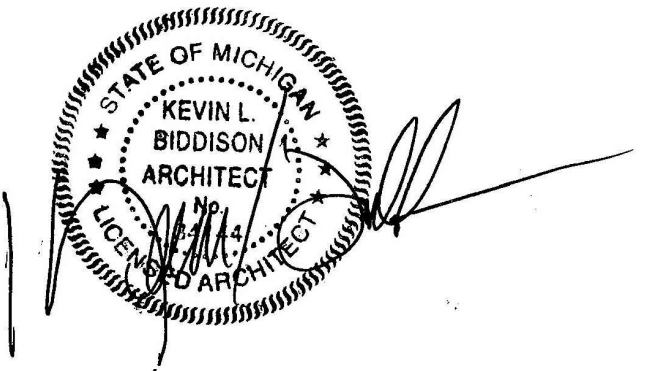
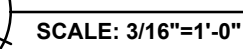
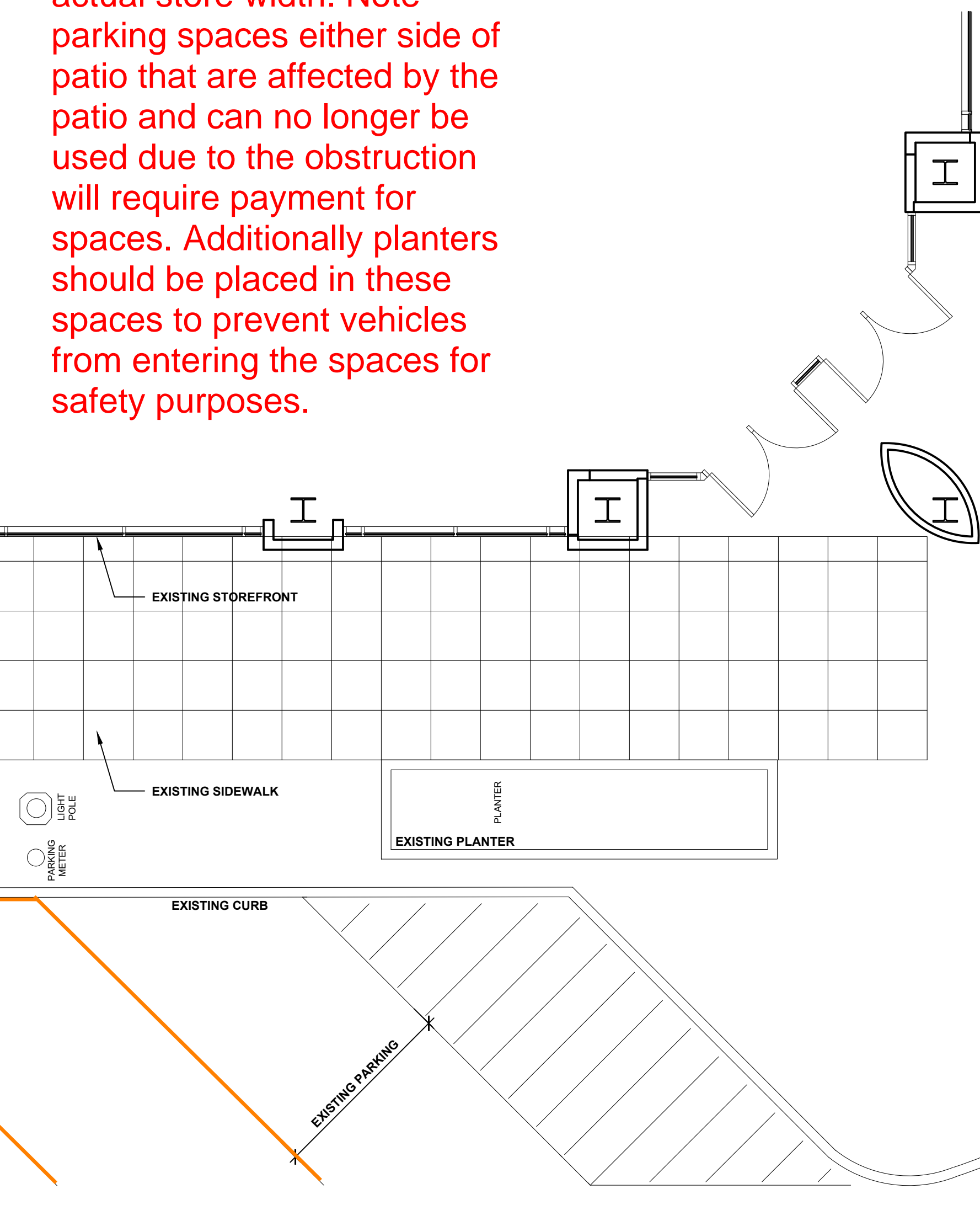
Nick,

I want to see a better drawing to determine how many parking spots are going to be taken up. Also, as has been an issue in the past with the Morie, is that their deck was designed in such a way as the two parking spots on either end of the deck were not usable based on the design. You can see that from your attached photos. I want to know exactly how many parking spaces are going to be utilized and I want assurances that the parking spaces at either end of the deck are open and usable.

Mark H. Clemence
Chief of Police
Birmingham Police Department
151 Martin St.
Birmingham, MI. 48009
248-530-1875



On Wed, Aug 4, 2021 at 12:43 PM Nicholas Dupuis <ndupuis@bhamgov.org> wrote:
[Quoted text hidden]





Special Land Use Permit Application

Planning Division

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

1. Applicant

Name: The Morrie of Birmingham LLC
Address: _____
260 N Old Woodward Birmingham MI 48009
Phone Number: 248-220-0590
Fax Number: 248-629-9242
Email address: Bschaible@afbhospitalitygroup.com

3. Applicant's Attorney/Contact Person

Name: Aaron Belen
Address: 27387 Woodward, Berkley MI, 48072

Phone Number: 248-629-9221 Ext. 205
Fax Number: 248-629-9242
Email address: ABelen@afbhospitalitygroup.com

2. Property Owner

Name: A F Jonna C/O Jennifer Walker
Address: 4036 Telegraph Road Suite 201 Bloomfield Hills, MI 48302

Phone Number: 248-593-6200 Ext. 107
Fax Number: 248-593-6203
Email address: JWalker@AFJonna.com

4. Project Designer/Developer

Name: Brad Schaible
Address: 27387 Woodward Berkley MI 48072

Phone Number: 248-220-0590
Fax Number: 248-629-9242
Email address: Bschaible@afbhospitalitygroup.com

5. Required Attachments

- I. Two (2) paper copies and one (1) digital copy of all project plans including:
 - i. A detailed Existing Conditions Plan including the subject site in its entirety, including all property lines, buildings, structures, curb cuts, sidewalks, drives, ramps and all parking on site and on the street(s) adjacent to the site, and must show the same detail for all adjacent properties within 200 ft. of the subject site's property lines;
 - ii. A detailed and scaled Site Plan depicting accurately and in detail the proposed construction, alteration or repair;
 - iii. A certified Land Survey;
 - iv. Interior floor plans;
 - v. A Landscape Plan;
 - vi. A Photometric Plan;
 - vii. Colored elevation drawings for each building elevation;
- 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: 260 N Old Woodward Birmingham MI 48009

Name of development: The Morrie Birmingham LLC
Sidwell #: _____
Current Use: _____
Proposed Use: Outdoor patio for dining
Area of Site in Acres: _____
Current zoning: _____
Is the property located in the floodplain? _____
Name of Historic District Site is located in: _____
Date of Historic District Commission Approval: _____
Date of Application for Preliminary Site Plan: _____
Date of Preliminary Site Plan Approval: _____

Date of Application for Final Site Plan: _____
Date of Final Site Plan Approval: _____
Date of Application for Revised Final Site Plan: _____
Date of Revised Final Site Plan Approval: _____
Date of Design Review Board Approval: _____
Is there a current SLUP in effect for this site? _____
Date of Application for SLUP: _____
Date of SLUP Approval: _____
Date of Last SLUP Amendment: _____
Will proposed project require the division of platted lots? _____

Will proposed project require the combination of platted lots? _____

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

Build a 58' x 15' wood deck with a metal railing patio deck for outdoor dining. This will hold 11 tables and occupy the 5 parking spaces in front of the current restaurant The Morrie Birmingham LLC at 260 N Old Woodward, Birmingham MI 48009

8. Buildings and Structures

Number of Buildings on Site: NA
Height of Buildings & # of Stories: _____

Use of Buildings: _____
Height of Rooftop Mechanical Equipment: _____

9. Floor Use and Area (in Square Feet)

Proposed Commercial Structures:

Total basement floor area: NA
Number of square feet per upper floor: _____
Total floor area: _____
Floor area ratio (total floor area ÷ total land area): _____
Open space: _____
Percent of open space: _____

Office Space: _____
Retail Space: _____
Industrial Space: _____
Assembly Space: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Residential Structures:

Total number of units: NA
Number of one bedroom units: _____
Number of two bedroom units: _____
Number of three bedroom units: _____
Open space: _____
Percent of open space: _____

Rental units or condominiums? _____
Size of one bedroom units: _____
Size of two bedroom units: _____
Size of three bedroom units: _____
Seating Capacity: _____
Maximum Occupancy Load: _____

Proposed Additions:

Total basement floor area, if any, of addition: NA
Number of floors to be added: _____
Square footage added per floor: _____
Total building floor area (including addition): _____
Floor area ratio (total floor area ÷ total land area): _____
Open Space: _____
Percent of open space: _____

Use of addition: _____
Height of addition: _____
Office space in addition: _____
Retail space in addition: _____
Industrial space in addition: _____
Assembly space in addition: _____
Maximum building occupancy load (including addition): _____

10. Required and Proposed Setbacks

Required front setback: NA
Required rear setback: _____
Required total side setback: _____
Side setback: _____

Proposed front setback: _____
Proposed rear setback: _____
Proposed total side setback: _____
Second side setback: _____

11. Required and Proposed Parking

Required number of parking spaces: 5
Typical angle of parking spaces: NA
Typical width of maneuvering lanes: _____
Location of parking on site: _____
Location of parking off site: _____
Number of light standards in parking area: NA
Screenwall material: _____

Proposed number of parking spaces: 5
Typical size of parking spaces: 15' x 8'
Number of spaces <180 sq. ft.: _____
Number of handicap spaces: 0
Shared parking agreement? NA
Height of light standards in parking area: NA
Height of screenwall: NA

12. Landscaping

Location of landscape areas: NA

Proposed landscape material: _____

13. Streetscape

Sidewalk width: NA
Number of benches: _____
Number of planters: _____
Number of existing street trees: _____
Number of proposed street trees: _____
Streetscape plan submitted? _____

Description of benches or planters: _____
Species of existing trees: _____
Species of proposed trees: _____

14. Loading

Required number of loading spaces: NA
Typical angle of loading spaces: _____
Screenwall material: _____
Location of loading spaces on site: _____

Proposed number of loading spaces: _____
Typical size of loading spaces: _____
Height of screenwall: _____
Typical time loading spaces are used: _____

15. Exterior Waste Receptacles

Required number of waste receptacles: NA
Location of waste receptacles: _____
Screenwall material: _____

Proposed number of waste receptacles: _____
Size of waste receptacles: _____
Height of screenwall: _____

16. Mechanical Equipment

Utilities and Transformers:

Number of ground mounted transformers: NA
Size of transformers (L•W•H): _____
Number of utility easements: _____
Screenwall material: _____

Location of all utilities & easements: _____

Height of screenwall: _____

Ground Mounted Mechanical Equipment:

Number of ground mounted units: NA
Size of ground mounted units (L•W•H): _____
Screenwall material: _____

Location of all ground mounted units: _____

Height of screenwall: _____

Rooftop Mechanical Equipment:

Number of rooftop units: NA
Type of rooftop units: _____

Screenwall material: _____
Location of screenwall: _____

Location of all rooftop units: _____
Size of rooftop units (L•W•H): _____
Percentage of rooftop covered by mechanical units: _____
Height of screenwall: _____
Distance from rooftop units to all screenwalls: _____

17. Accessory Buildings

Number of accessory buildings: NA
Location of accessory buildings: _____

Size of accessory buildings: _____
Height of accessory buildings: _____

18. Building Lighting

Number of light standards on building: NA

Type of light standards on building: _____

Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Height from grade: _____
Proposed wattage per fixture: _____

19. Site Lighting

Number of light fixtures: NA
Size of light fixtures (L•W•H): _____
Maximum wattage per fixture: _____
Light level at each property line: _____

Type of light fixtures: _____
Height from grade: _____
Proposed wattage per fixture: _____
Holiday tree lighting receptacles: _____

20. Adjacent Properties

Number of properties within 200 ft.: _____

Property #1

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #2

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #3

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #4

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

Property #5

Number of buildings on site: _____
Zoning district: _____
Use type: _____
Square footage of principal building: _____
Square footage of accessory buildings: _____
Number of parking spaces: _____

Property Description: _____

North, south, east or west of property? _____

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 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: 6/30/2021

Print Name: Jordan Jonna

Signature of Applicant: _____

Date: 6/30/2021

Print Name: Aaron F Belen

Signature of Architect: _____

Date: _____

Print Name: NA

Office Use Only

Application #: _____ Date Received: _____ Fee: _____

Date of Approval: _____ Date of Denial: _____ Accepted by: _____

THE MORRIE BIRMINGHAM LLC

27387 WOODWARD AVE
BERKLEY, MI 48072-0902

6/30/2021

PAY TO THE
ORDER OF

City of Birmingham

\$ **2,800.00

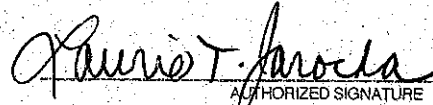
Two Thousand Eight Hundred and 00/100*****

DOLLARS

City of Birmingham
Clerk's Office
151 Martin St.
Birmingham MI 48009

MEMO

SLUP - 260 N Old Woodward Ave


AUTHORIZED SIGNATURE

⑈001718⑈ ⑆072403473⑆ 01382858005⑈

THE MORRIE BIRMINGHAM LLC

1718

City of Birmingham

Date Type Reference
6/30/2021 BillOriginal Amt.
2,800.00Balance Due
2,800.006/30/2021
Discount
Check AmountPayment
2,800.00
2,800.00

Cash in Bank - Huntin SLUP - 260 N Old Woodward Ave

2,800.00

320 Martin Street Suite 10
Birmingham, Michigan 48009
t:248.554.9500
Contact Person: Kevin Biddison
e.mail: kb@biddison-ad.com

PROPOSED BUILDING RENOVATION FOR:
The Morrie

PROJECT LOCATION:

260 N OLD WOODWARD AVE,
BIRMINGHAM, MI 48009
ZONED: D-4 OVERLAY

APPLICANT INFORMATION

AFB HOSPITALITY GROUP LLC
27387 WOODWARD AVE.
BERKLEY MI 48072

T. 248.629.9221X201.
E. AFB@AFBHOSPITALITYGROUP.COM

GENERAL CONTRACTOR:

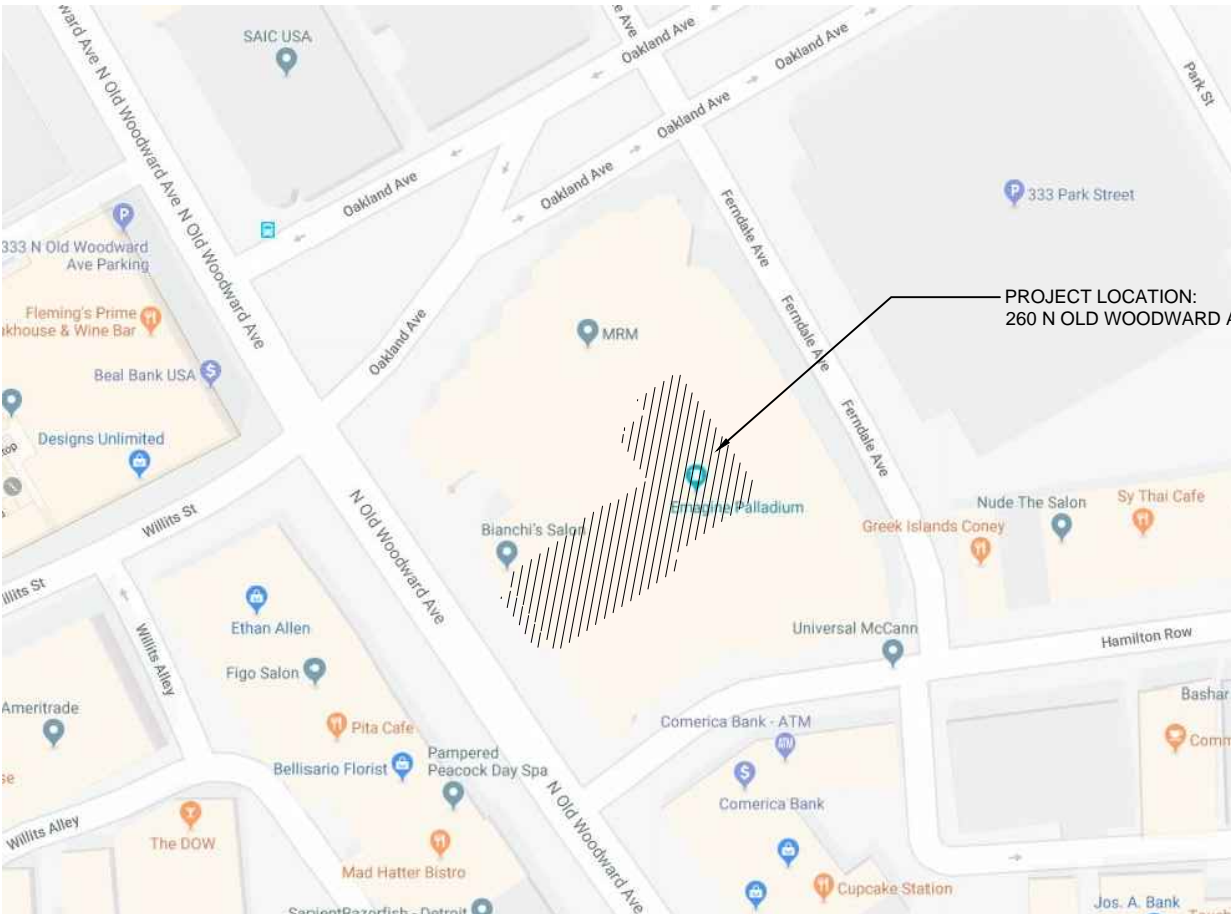
TOWER CONSTRUCTION
3883 TELEGRAPH RD., SUITE 200 .
BLOOMFIELD TWP., MI 48302

P. 248.287.8200
F. 248.287.8203

SHEET INDEX:

T.101	TITLE SHEET
A.101a	FLOOR PLAN
A.101b	FLOOR PLAN - DANCE FLOOR
A.201	EXTERIOR ELEVATION
A.301	INTERIOR PERSPECTIVE IMAGES
A.302	INTERIOR PERSPECTIVE IMAGES
A.303	INTERIOR PERSPECTIVE IMAGES

FIRE SUPPRESSION NOTE:
THE BUILDING IS PROVIDED WITH A FULLY AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM INSTALLED (FIRE SUPPRESSION SYSTEM) - WORK WILL BE DESIGNED TO MEET M.B.C. REQUIREMENTS AND CITY OF BIRMINGHAM INSPECTION & PERMIT APPROVAL. FACTORY MUTUAL STANDARDS AND SPECIFICATIONS SHALL ALSO BE USED WHERE NOT OTHERWISE IN CONFLICT WITH LOCAL STANDARDS. SPRINKLER CONTRACTOR SHALL BE FULLY LICENSED AND BE RESPONSIBLE FOR PREPARATION OF ENGINEERED DRAWINGS. SUBMISSION OF DRAWINGS TO ALL LOCAL AND STATE AGENCIES FOR APPROVAL AND FOR COORDINATION OF REQUIREMENTS WITH OWNERS AND TENANTS INSURANCE CARRIER.



Consultants

Project data

GOVERNING CODES: 2015 MICHIGAN BUILDING CODE
2015 MICHIGAN PLUMBING CODE
2015 MICHIGAN MECHANICAL CODE
2015 MICHIGAN REHABILITATION CODE
2015 INTERNATIONAL FUEL GAS CODE
MICHIGAN ELECTRICAL CODE, 2014 N.E.C.
W/ PART 8 STATE AMENDMENTS
ICC/ANSI A117.1-2015 AND MICHIGAN
BARRIER FREE DESIGN LAW OF PUBLIC
ACT 1 OF 1966 AS AMENDED.
MICHIGAN UNIFORM ENERGY CODE RULES
PART 10 WITH ANSI/ASHRAE/IESNA
STANDARD 90.1-2015
2015 INTERNATIONAL FIRE CODE
NFPA 13 - 2010
NFPA 72 - 2010

TENANT AREA: 7,952 SQFT

BUILDING USE: A-2 RESTAURANT

TYPE OF CONSTRUCTION:

2012 MBC: TYPE IIA (PROTECTED)
NFPA 220: TYPE II-000

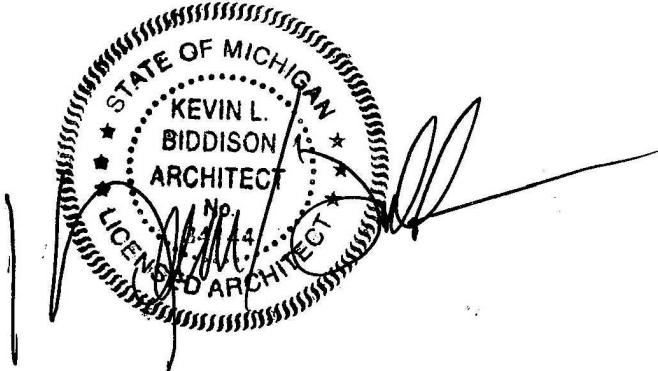
Issued for

SPECIAL LAND USE PERMITS 02.01.18
SLUP AMENDMENT 05.16.18

Project no.

THE MORRIE 2010.17

Sheet no.



Consultant

Project title

PROPOSED BUILDING RENOVATION FOR
THE MORRIE

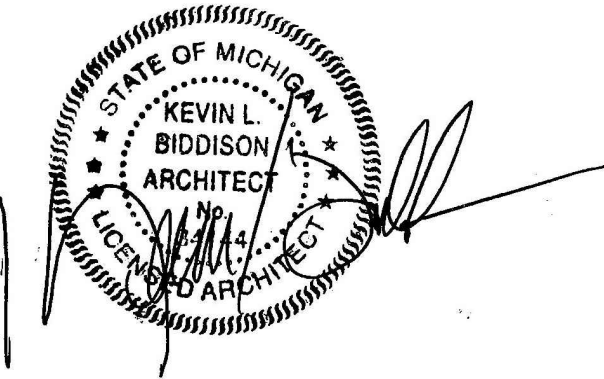
260 N OLD WOODWARD AVE,
BIRMINGHAM, MI 48009

Issued dr/c

SPECIAL LAND USE
PERMIT 02.01.18
SLUP AMENDMENT 05.16.18

Sheet title

FLOOR PLAN

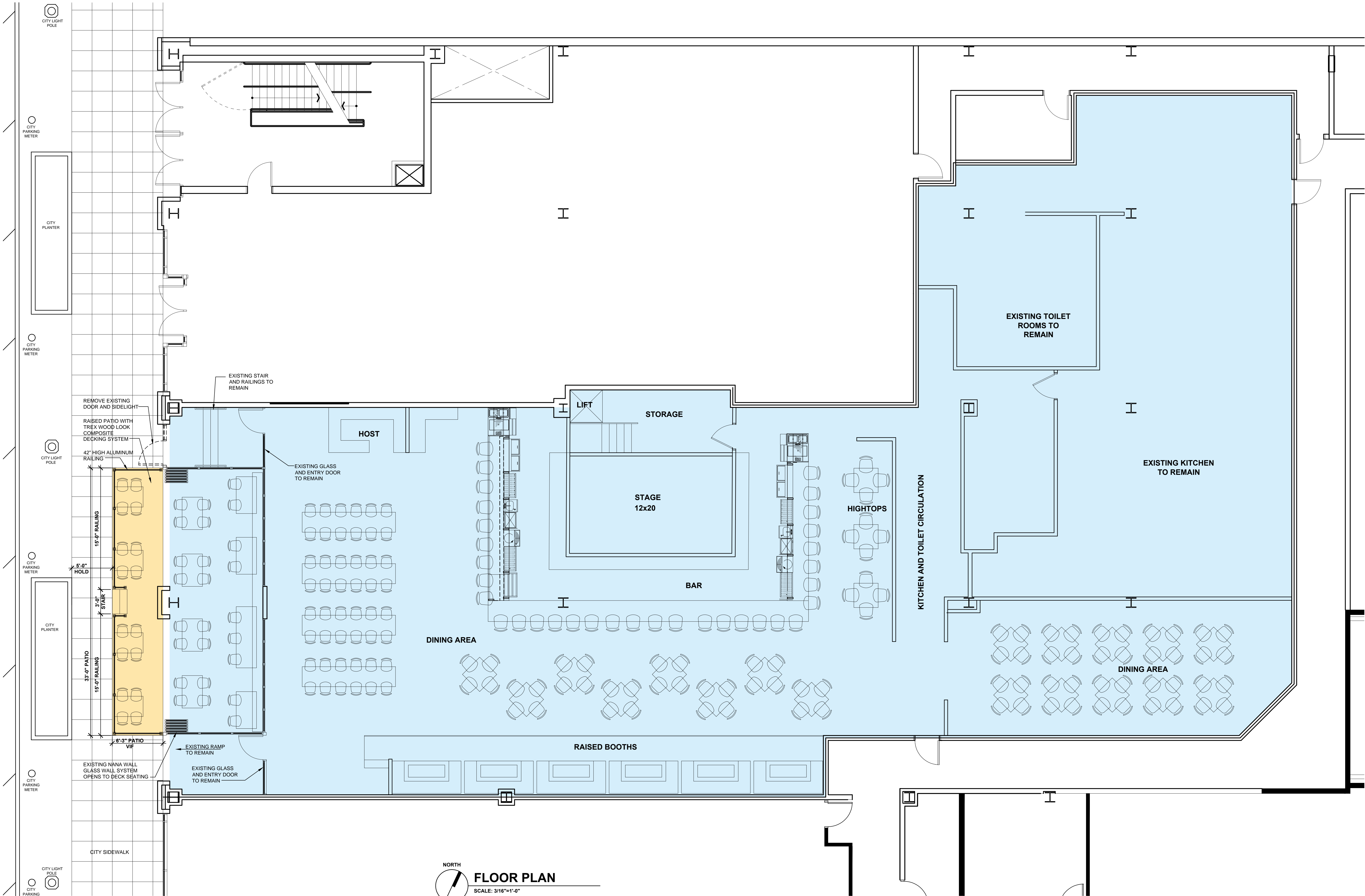


Project no

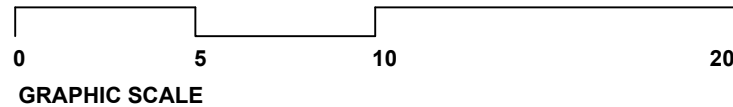
2010.17

Sheet no

A.101a



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



Consult

Project

PROPOSED BUILDING RENOVATION F

THE MORRIE

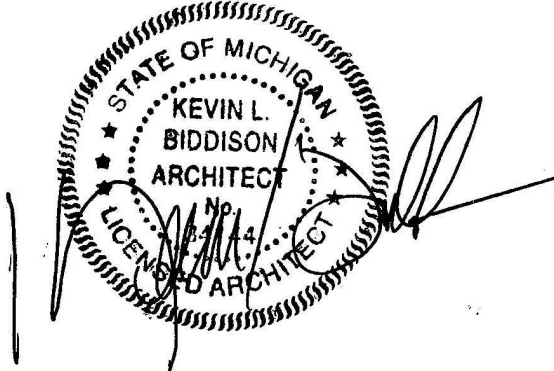
260 N OLD WOODWARD AVE,
BIRMINGHAM, MI 48009

Issued c

SLUP AMENDMENT 05.16.18

Sheet

FLOOR PLAN
- DANCE FLOOR

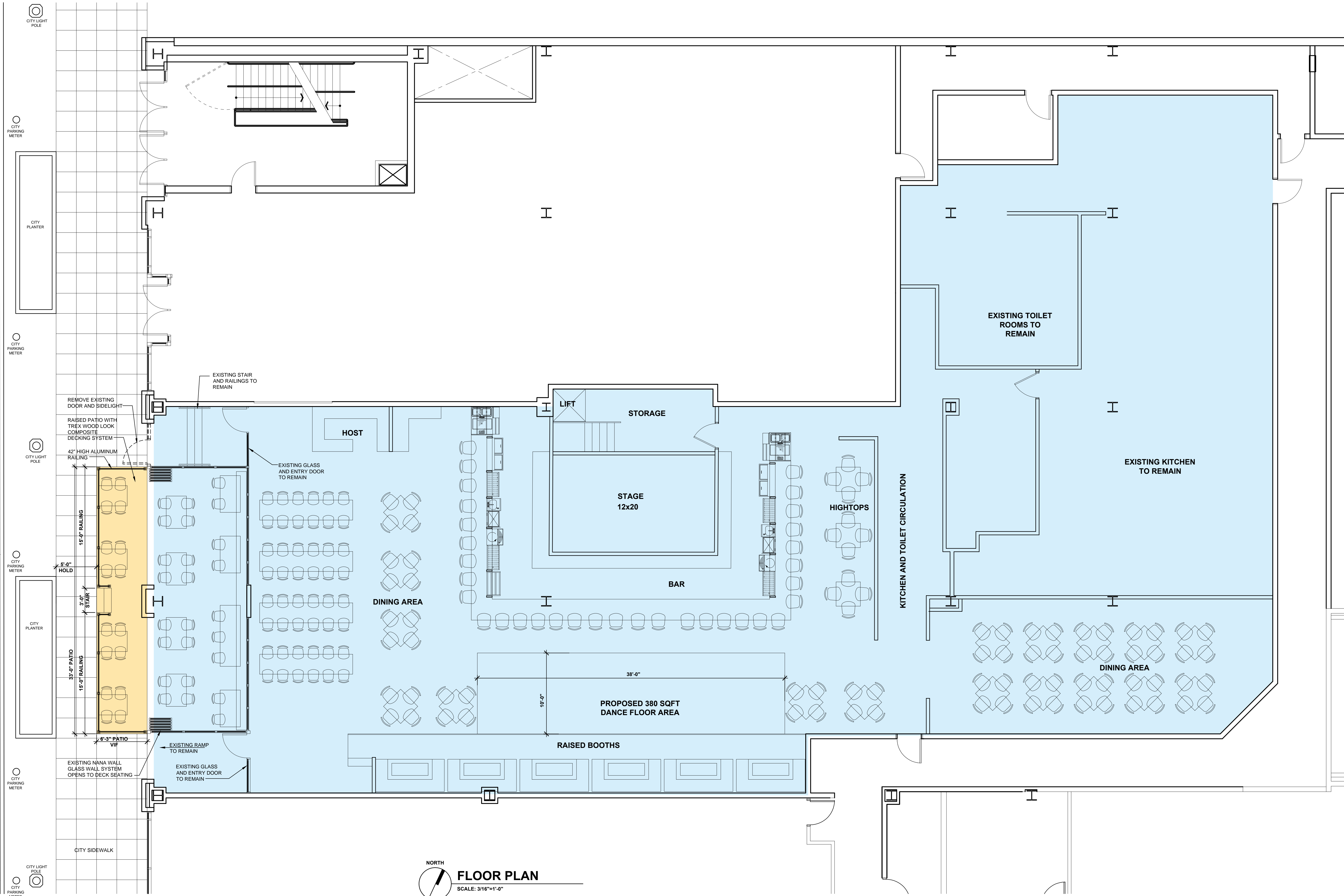


Project

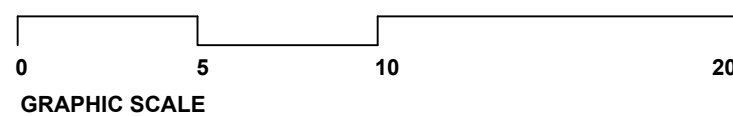
2010.17

Sheet

A.101b



NORTH
FLOOR PLAN
SCALE: 3/16"=1'-0"





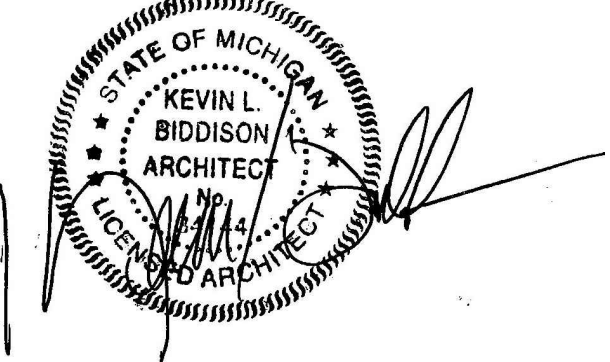
EXTERIOR PATIO PERSPECTIVE

FOR REFERENCE NOT TO SCALE



EXTERIOR ELEVATION

FOR REFERENCE NOT TO SCALE





INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE

Consultant

Project title

PROPOSED BUILDING RENOVATION FOR
THE MORRIE

260 N OLD WOODWARD AVE,
BIRMINGHAM, MI 48009

Issued drc

SPECIAL LAND USE
PERMIT 02.01.18
SLUP AMENDMENT 05.16.18

Sheet title

INTERIOR
PERSPECTIVE
IMAGES



Project no

2010.17

Sheet no

A.302



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE



INTERIOR PERSPECTIVE
FOR REFERENCE NOT TO SCALE

PROPOSED BUILDING RENOVATION FOR
THE MORRIE

260 N OLD WOODWARD AVE,
BIRMINGHAM, MI 48009

SLUP AMENDMENT 05.16.18

INTERIOR
PERSPECTIVE
IMAGE



2010.17

A.303



PALLADIUM

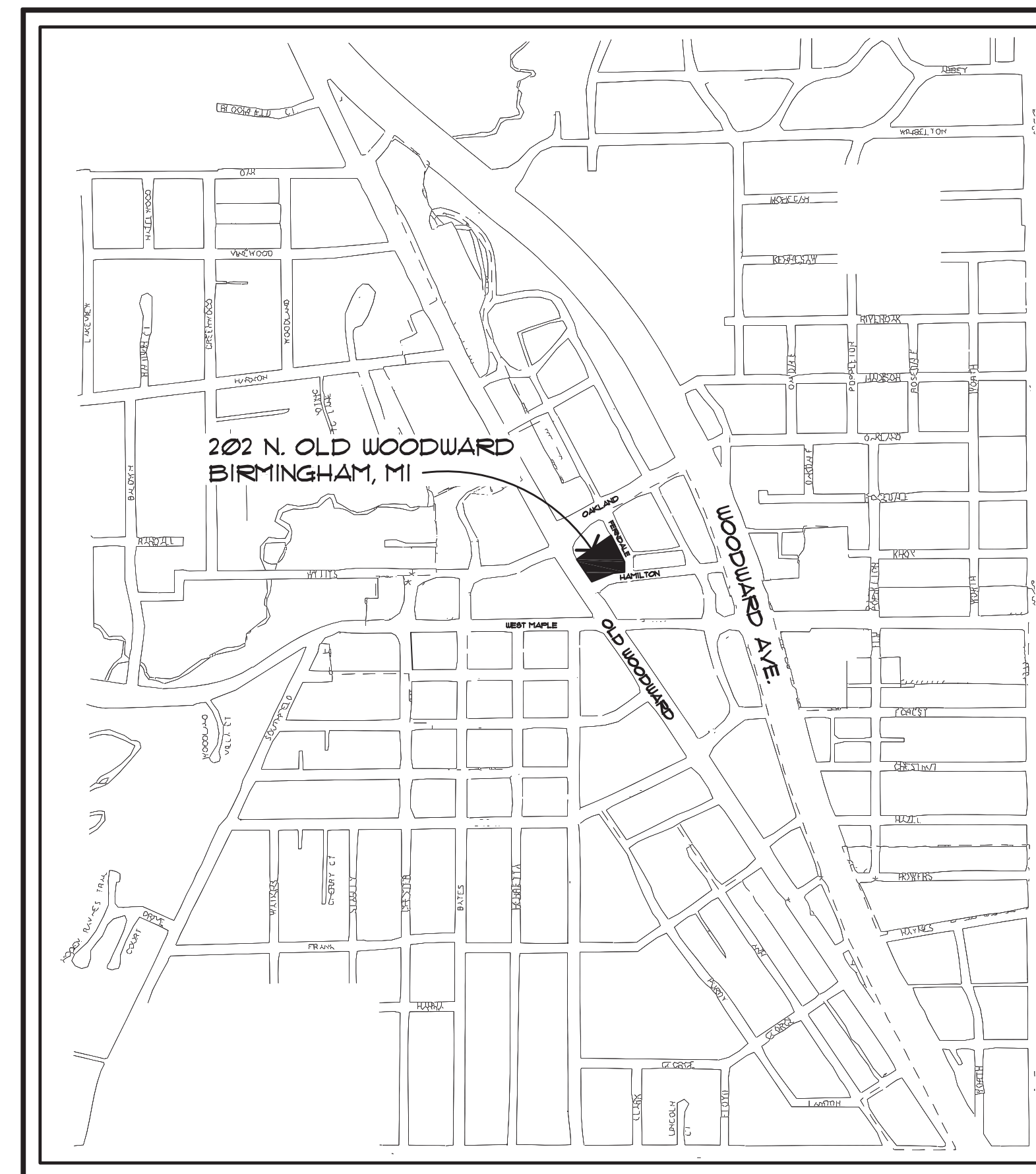
BIRMINGHAM, MICHIGAN

BUILDING OWNER/DEVELOPER:

A.F. JONNA DEVELOPMENT
4036 TELEGRAPH RD. SUITE 201
BLOOMFIELD HILLS, MI 48302
(248) 593-6200 FAX: (248) 593-6203

ARCHITECT:

JPRA ARCHITECTS
31993 WEST TWELVE MILE RD. SUITE 180
FARMINGTON HILLS, MI 48331
(248) 737-0180 FAX: (248) 737-9161



LOCATION MAP

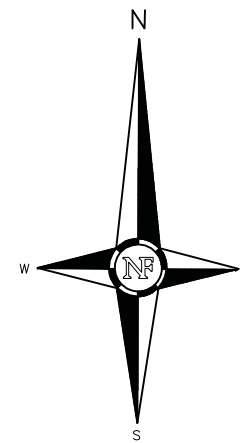
CITY OF BIRMINGHAM

(NOT TO SCALE)

**INDEX OF DRAWINGS**

SHEET NUMBER	DRAWING TITLE
CS	COVER SHEET
1	ALTA/ACSM LAND TITLE SURVEY
A.101	ARCHITECTURAL SITE PLAN
A.102	LOWER LEVEL FLOOR PLAN
A.103	STREET LEVEL FLOOR PLAN
A.104	SECOND LEVEL FLOOR PLAN
A.105	FOURTH LEVEL FLOOR PLAN
A.106	THIRD LEVEL FLOOR PLAN
A.107	FIFTH LEVEL FLOOR PLAN
A.108	ELEVATIONS
A.109	ELEVATIONS

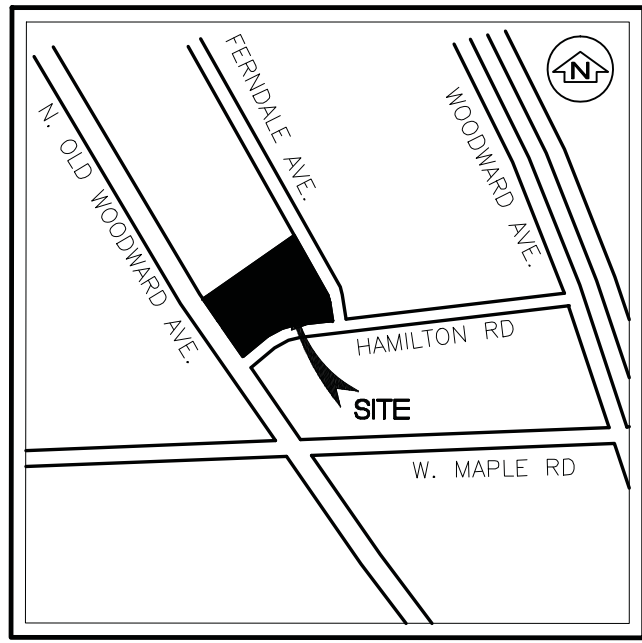
PRELIMINARY SITE PLAN APPROVAL
APRIL 04, 2014
MAY 05, 2014 - REV



LEGEND

ASPH = Asphalt
C = Cable
CATV = Cable TV/Box/Riser
CB = Catch Basin
CO = Clean Out
CONC = Concrete
E = Electric
EM = Electric Meter
EC = Electric Conduit/Riser
F.I. = Found Iron
G = Gas
GL = Ground Light
GP = Guard Post
GV = Gate Valve
HYD = Hydrant
LP = Light Pole
L/S = Landscape
MH = Manhole
MON. = Monument
MW = Monitor Well
OH LINES = Overhead Lines
P = Phone/Box/Riser
PH = Physically Handicapped
PIV = Post Indicator Valve
P/L = Property Line
PM = Parking Meter
ROW = Right of Way
SAN = Sanitary Sewer
SB = Stop Box (Water)
S.I. = Set Iron
SO = Shutoff (Water)
STM = Storm Sewer
TRANS = Transformer
UP = Utility Pole
WM = Water Main
(R) = Record Measurement
(M) = Surveyed Measurement
(C) = Calculated

20 0 10 20 40
GRAPHIC SCALE 1"=20'



LOCATION MAP

LEGAL DESCRIPTION

Land Situated in the City of Birmingham in the County of Oakland in the State of MI
PARCEL 1:

Part of Lots 50, 53, 56 and 57, ASSESSOR'S PLAT NO. 21, according to the recorded plat thereof, as recorded in Liber 54 of Plats, page 19, Oakland County Records, beginning at the Southwest corner of Lot 51, thence North 35 degrees 11 minutes 35 seconds West 128.29 feet, thence North 54 degrees 51 minutes 55 seconds East 222.63 feet, thence South 30 degrees 00 minutes 55 seconds East 132.74 feet, thence South 08 degrees 33 minutes 06 seconds East 52.76 feet, thence South 82 degrees 28 minutes 25 seconds West 110.96 feet, thence South 54 degrees 39 minutes 25 seconds West 88.72 feet to Beginning. Also all of Lots 51, 52, 58 and 59 of said Subdivision.

PARCEL 2:

Part of Lots 53, 56 and 57 of ASSESSOR'S PLAT NO. 21, according to the plat thereof recorded in Liber 54 of Plats, Page 19, Oakland County Records, described as: Beginning at a point distant 128.29 feet from the Southwest corner of Lot 51; thence North 35 degrees 11 minutes 35 seconds West 25 feet; thence North 54 degrees 51 minutes 55 seconds East 224.90 feet; thence South 30 degrees 00 minutes 55 seconds East 25.10 feet; thence South 54 degrees 51 minutes 55 seconds West 222.63 feet.

Tax Id No. 19-25-453-011

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the legal description of record

TITLE NOTES

Subject to:

9. Right of Way granted to The Detroit Edison Company recorded February 22, 1973 in Liber 6249, Page 128, as to Parcel 2. [A building has been constructed over said easements after this document was created. The approximate location of said easements are plotted hereon. The client needs to verify with The Detroit Edison Company to determine if these easements still exist.]

All exceptions shown or noted on this survey were obtained from Title Commitment No. 58689227, with an effective date of 12-09-2013, issued by Title Source, Inc.

SITE DATA

Gross Land Area: 36,542 Square Feet or 0.84 Acres.

Zoned: B4 (Business-Residential)

Building Setbacks:

Front= 0'

Sides= 0' for commercial, office or parking stories.

0' for residential stories with walls facing side lot lines which do not contain windows or front on a street

10' when any wall in residential stories which contain windows and when side lot lines abut a street.

Rear= 10 feet when the rear open space abuts a P, B1, B2, B2B, B2C, B3, B4, O1, or O2 Zoning District.

20 feet when adjacent to a residential zoning district

Max. Building Height permitted: 5 stories/60'

Total Parking: No onsite parking.

The above setback & height requirements were obtained from the City of Birmingham Zoning Ordinance.

A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from City of Birmingham to insure conformity as well as make a final determination of the required building setback requirements.

FLOOD HAZARD NOTE

The Property described on this survey does not lie within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency; the property lies within Zone X of the Flood Insurance Rate Map identified as Map No. 26125C0537F bearing an effective date of 09-29-2006.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

SURVEY NOTES

There was no observable evidence of current earth moving work, building construction or building additions.

There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

There was no observable evidence of recent street or sidewalk construction or repairs.

There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill.

There was no observable evidence of wetlands within the subject property as of the date of completion of the field work.

SURVEYOR'S CERTIFICATION

To:

Associated Bank
The Palladium of Birmingham, LLC
Title Source, Inc.
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 13, 16, 17, 18, 19, 20(a) and 21 of Table A thereof.

The field work was completed on 01-15-2014.

Kevin Navaroli, P.S.
No. 53503
Dated: 01-31-2014
Revised: 03-06-2014



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS
ENGINEERS

46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
EMAIL: rfraus@nowakfraus.com

PROJECT

Palladium

PROJECT LOCATION

No. 250-270 N. Old
Woodward Avenue & 201
Hamilton Road
Part of the S.W. 1/4 of
Section 10, T.2N., R.10E.,
City of Birmingham, Oakland
County, MI

SHEET

ALTA/ACSM
Land Title Survey

REVISIONS

03-06-2014 Rev. Certificate

DRAWN BY:

D.MCCONKEY

APPROVED BY:

K.N./R.FRAUS

EMAIL:

rfraus@nowakfraus.com

DATE ISSUED:

01-31-2014

SCALE:

1"=20'

NFB JOB NO.

H888

SHEET NO.

1

ARCHITECTURAL
SITE PLAN

PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS

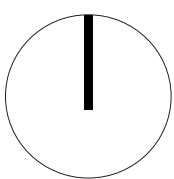
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jppra.com



ARCHITECTURAL SITE PLAN

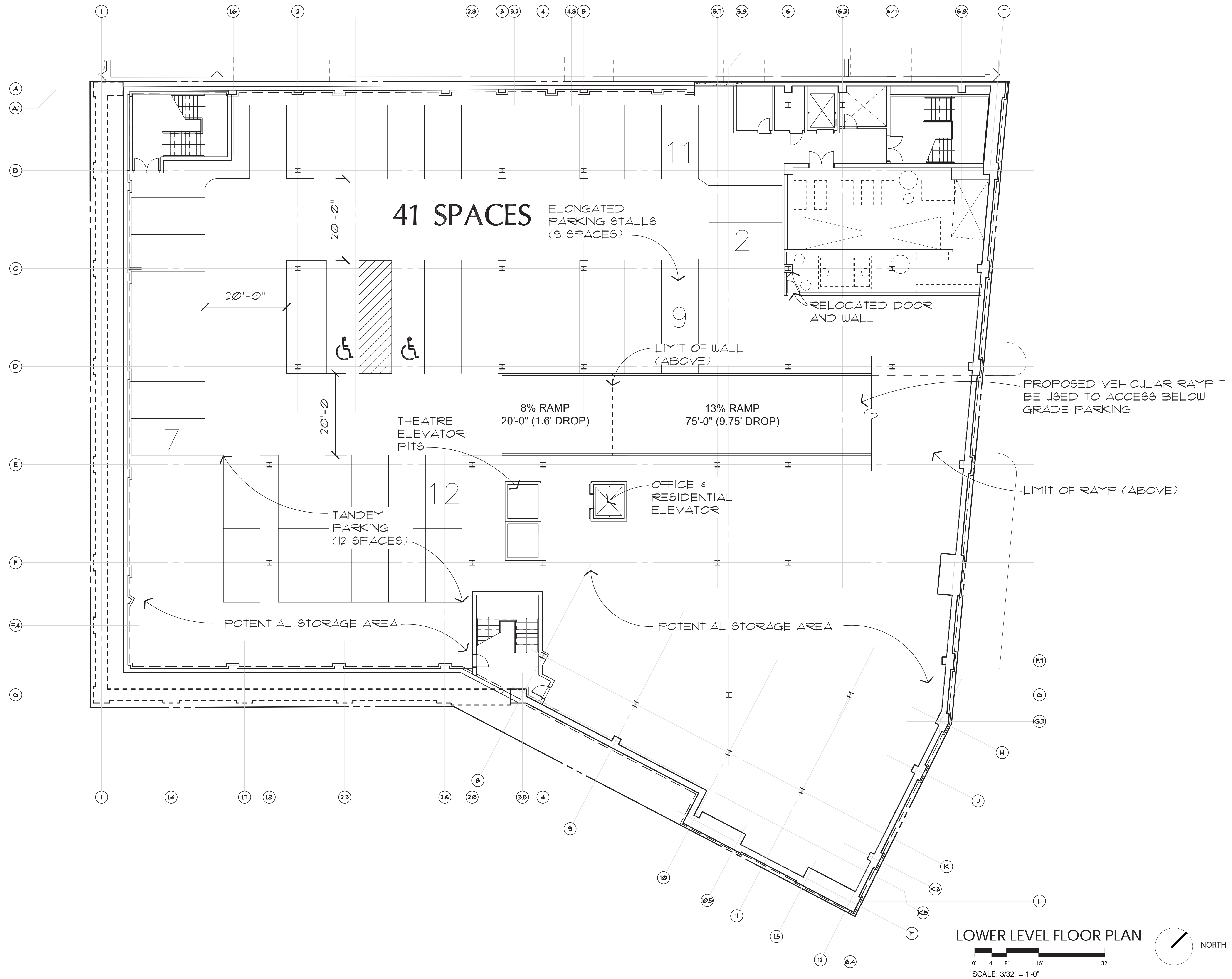
0' 20' 40' 80'

SCALE: 1" = 20'-0"



NORTH

Subject:
**LOWER LEVEL
FLOOR PLAN**



Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp-ra.com

Job No:
1787
Package Series
A.102
Sheet No.

N. OLD WOODWARD AVE

OAKLAND AVE

FERNDAL AVE

HAMILTON RD

A-101
TENANT
3,594 SF

A-103
TENANT
7,669 SF

A-105
TENANT
3,729 SF

A-106
TENANT
996 SF

A-107
TENANT
6,683 SF

LOBBY

STORAGE
&
SUPPORT
SPACE

SERVICE &
LOADING

STORAGE & SUPPORT
SPACE

THEATRE
ELEVATORS

OFFICE &
RESIDENTIAL
ELEVATOR

SERVICE
ELEVATOR

LIMIT OF RAMP
(BELOW)

13% RAMP
75'-0" (9.75' DROP)

8% RAMP
20'-0" (1.6' DROP)

EXISTING LOADING / SERVICE
CURB CUT

PROPOSED
CURB CUT

PROPOSED VEHICULAR RAMP T.
BE USED TO ACCESS BELOW
GRADE PARKING

STREET LEVEL FLOOR PLAN

0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"



Do not scale prints. Use figured dimensions.
©2007 JPRA Architects

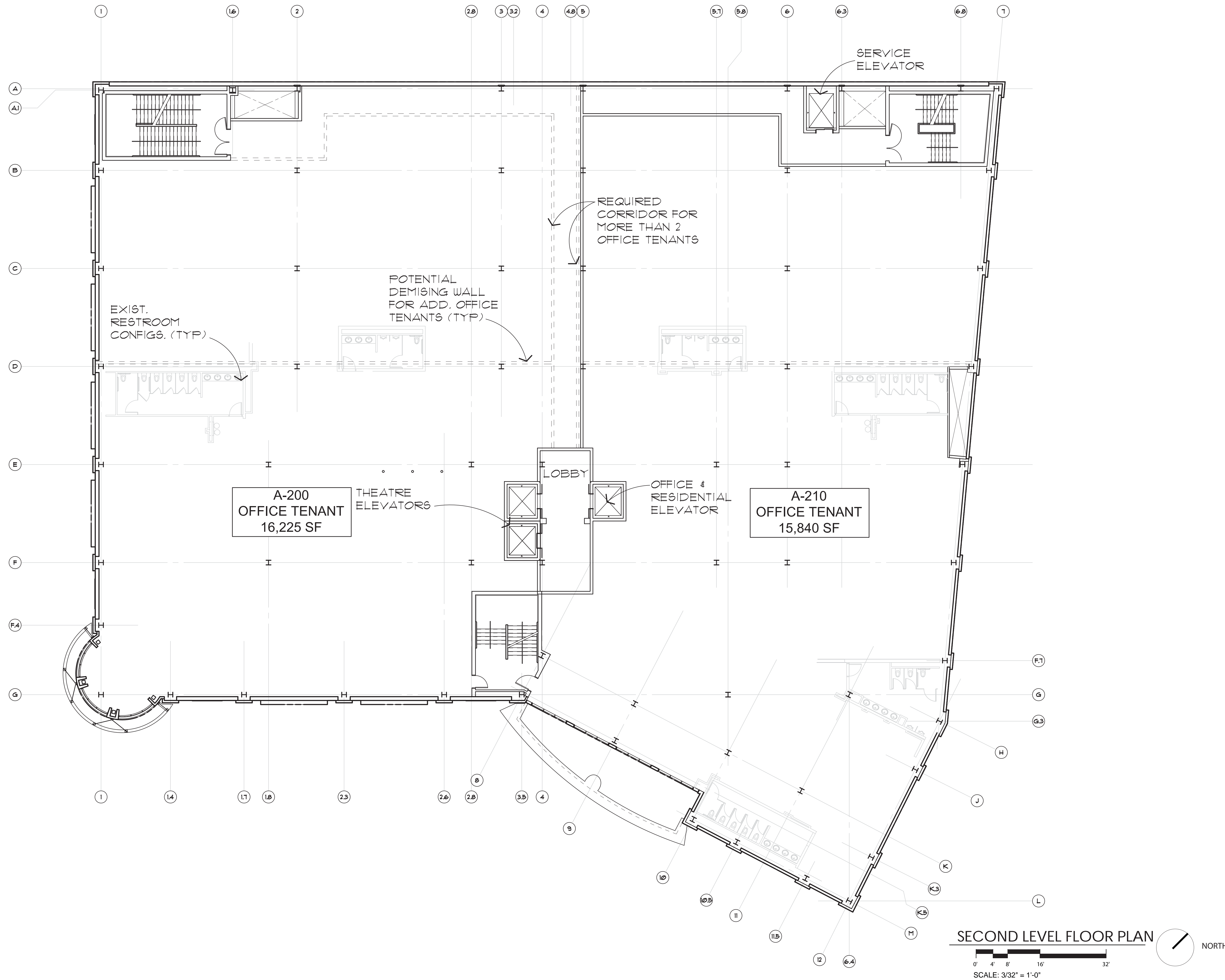
Issued For:
APRIL 04, 2014
MAY 05, 2014 - REV

Subject:
STREET LEVEL
FLOOR PLAN

Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp architects.com

Job No:
1787
Package Series Sheet No.
A.103

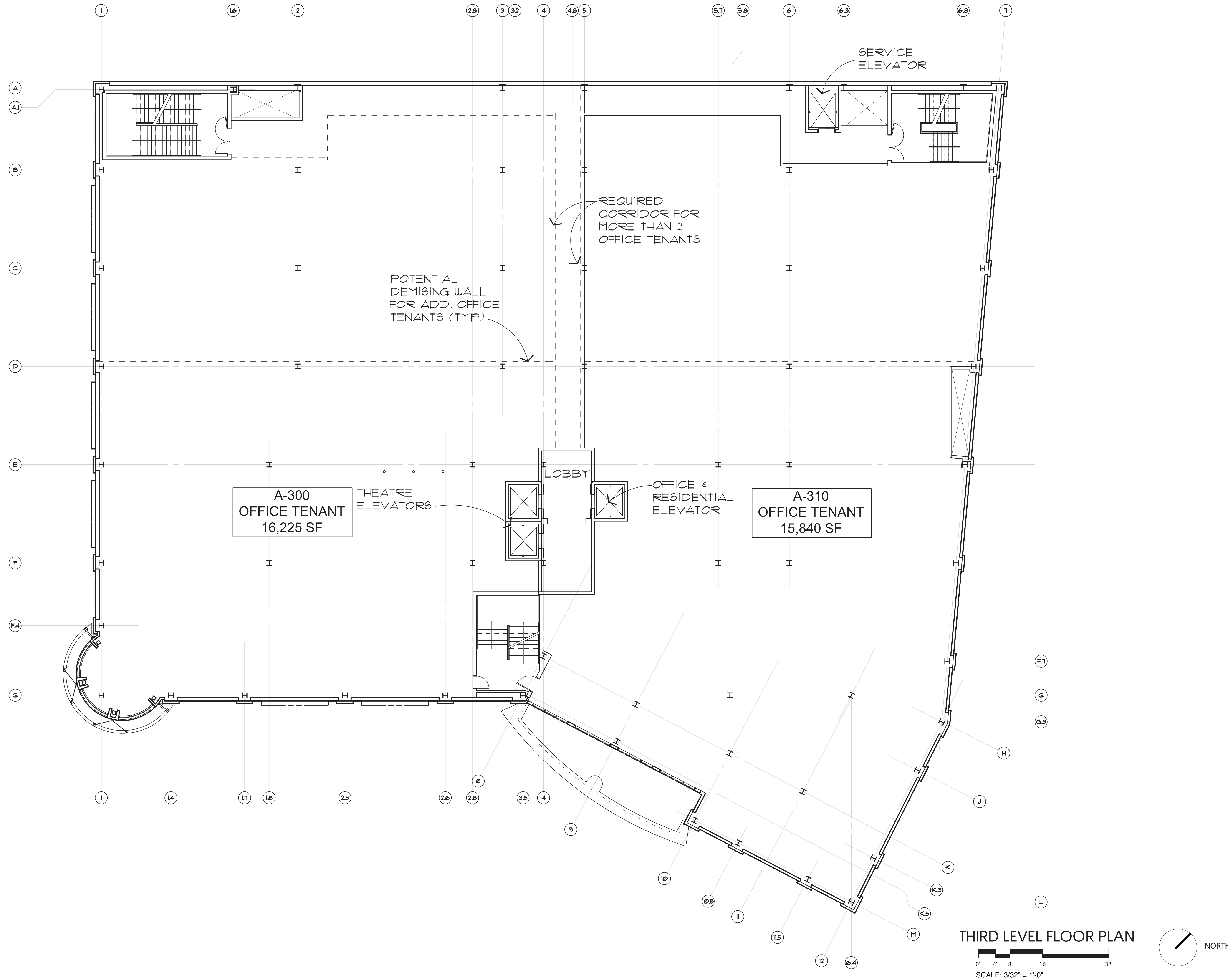


Subject:
**SECOND LEVEL
FLOOR PLAN**

Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp architects.com

Job No:
1787
Package Series
A.104
Sheet No.

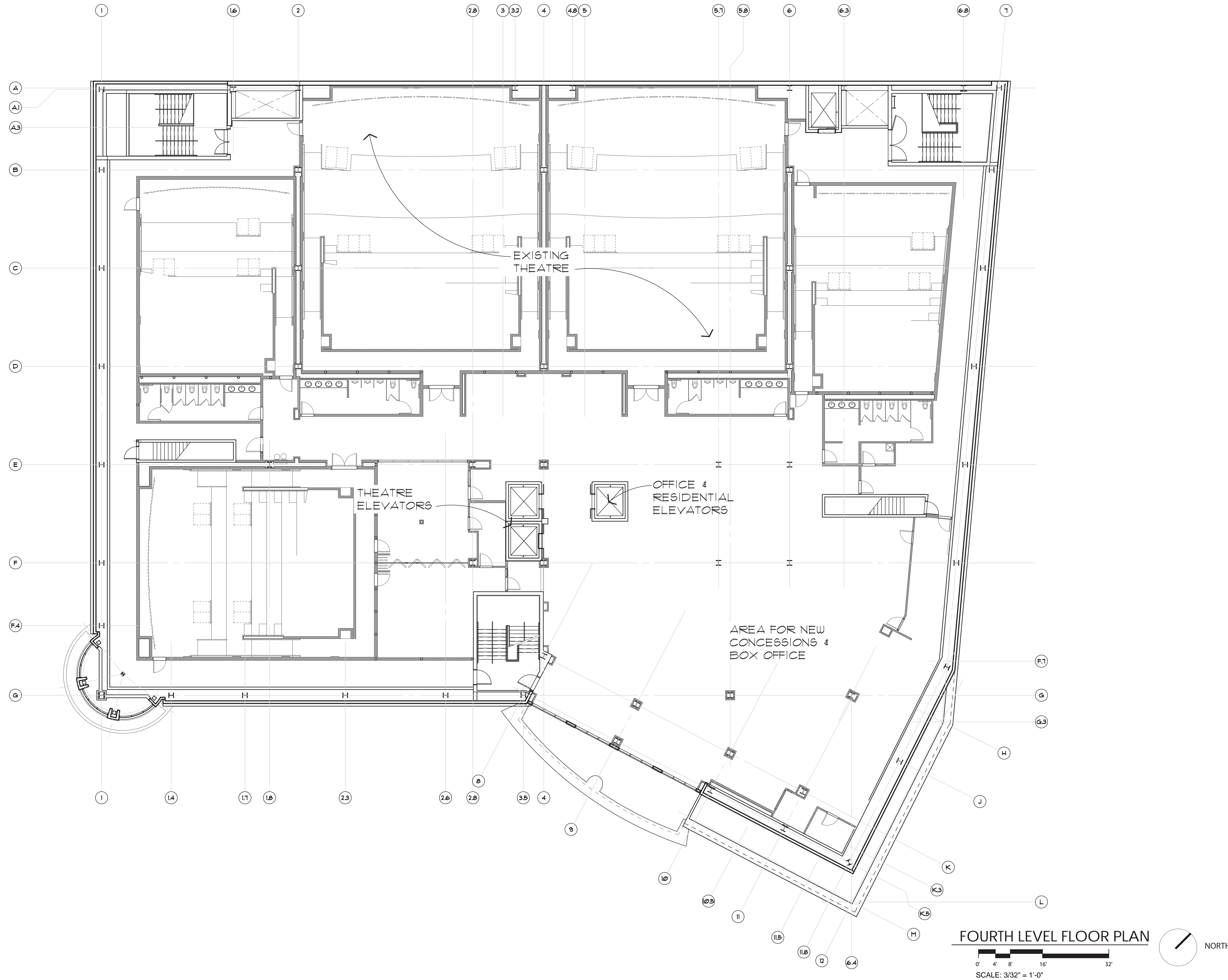


Subject:
THIRD LEVEL
FLOOR PLAN

Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jppra.com

Job No:
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Package Series
A.105
Sheet No.

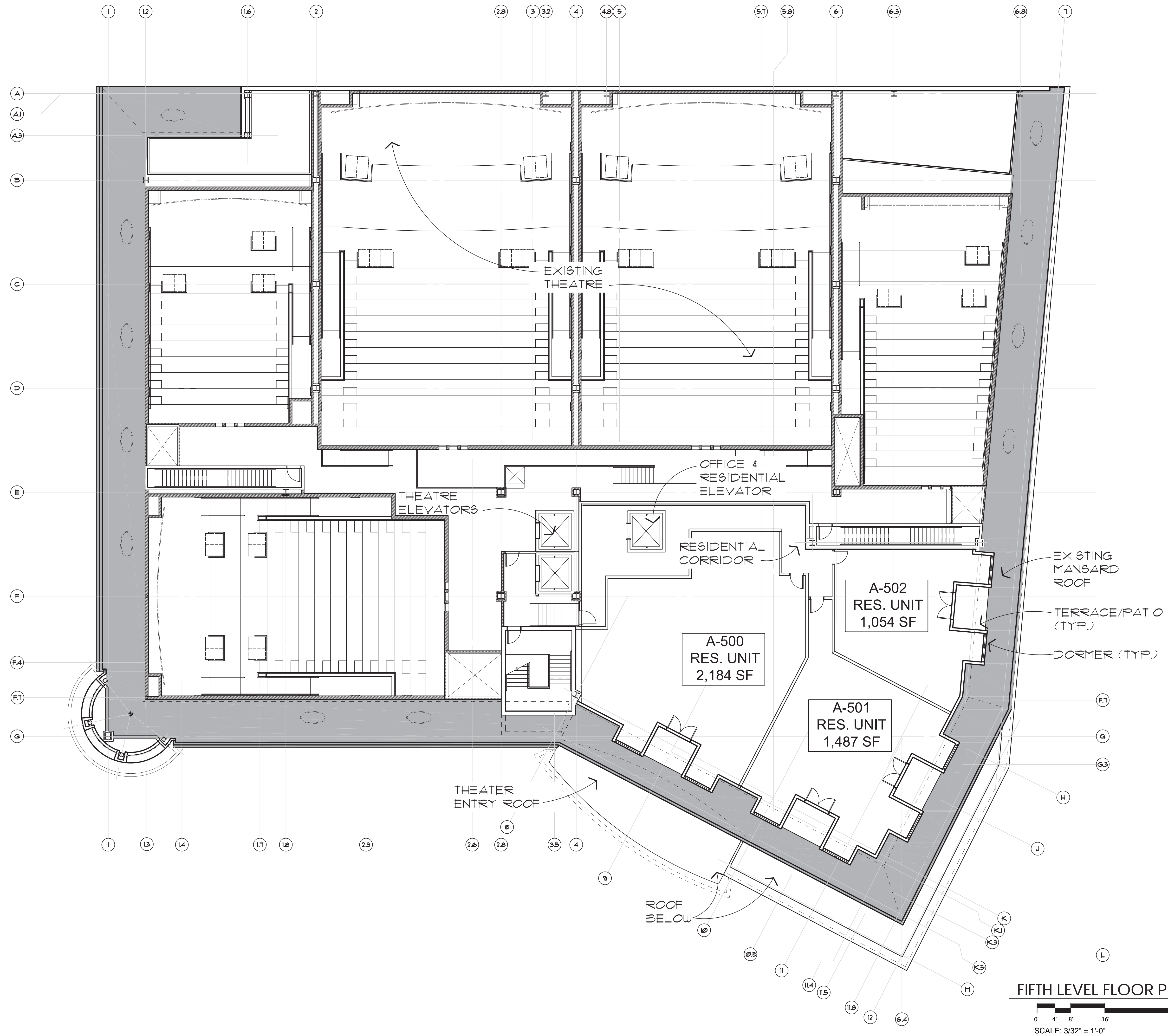


Subject:
**FOURTH LEVEL
FLOOR PLAN**

Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jppra.com

Job No:
1787
Package Series
A.106
Sheet No.



Subject:
**FIFTH LEVEL
FLOOR PLAN**

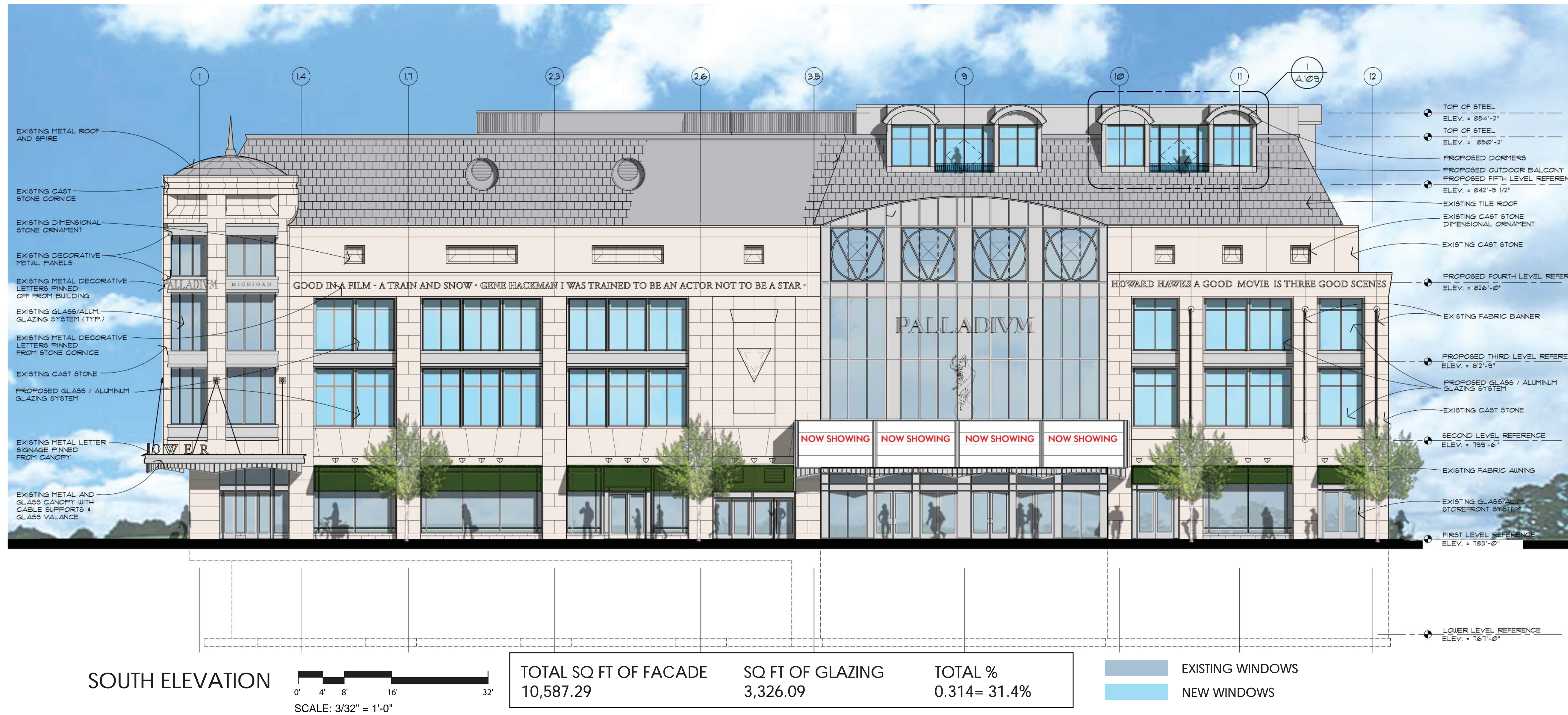
Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp architects.com

Job No:
1787
Package Series
A.107
Sheet No.



EXISTING CONDITIONS PHOTOS



Subject:
ELEVATIONS

Project:
PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS
39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp architects.com

Job No:
1787
Package Series
A.108
Sheet No.



EAST ELEVATION

0' 4' 8' 16' 32'
SCALE: 3/32" = 1'-0"

TOTAL SQ FT OF FACADE	SQ FT OF GLAZING	TOTAL %
10,571.63	2,513.68	0.238 = 23.8%

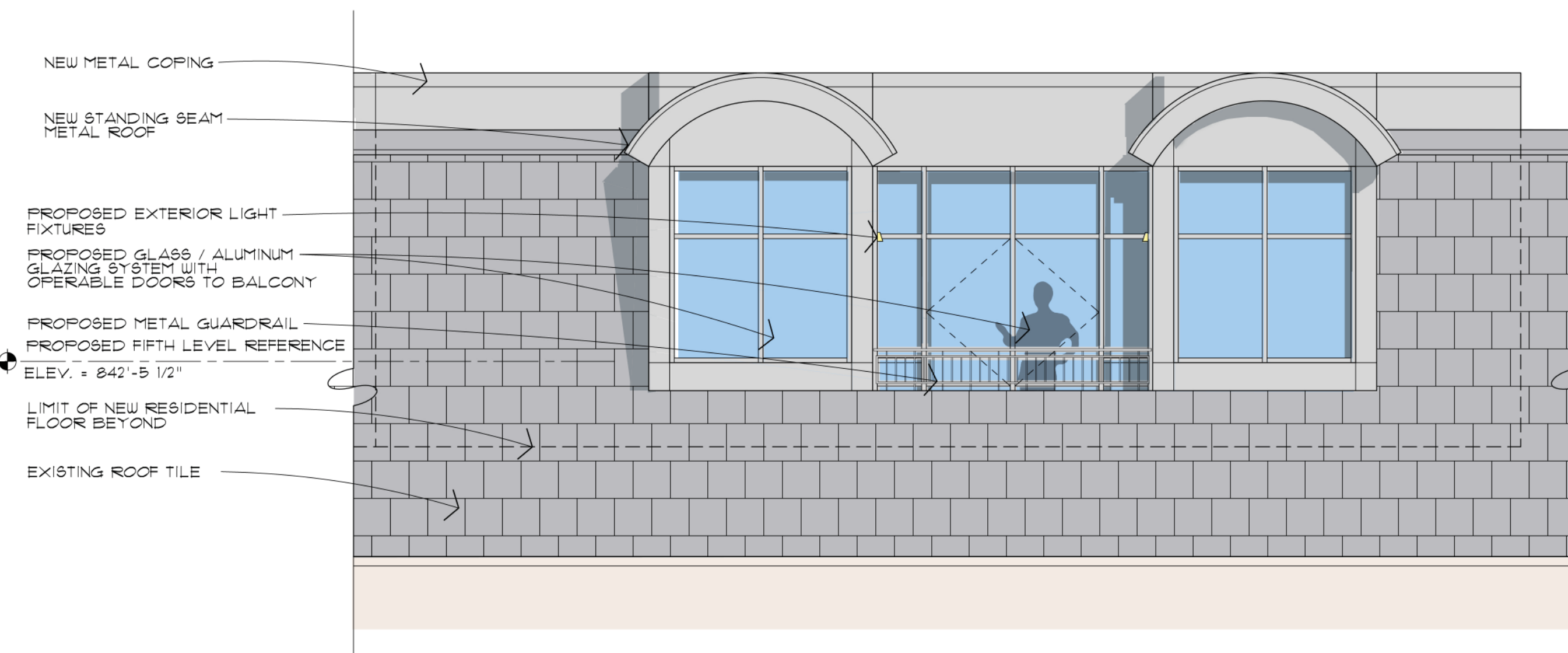
EXISTING WINDOWS
NEW WINDOWS

Downtown Birmingham Overlay District:
Article 03

A-3. D4 Zone (four or five stories)

E-1. Architectural Standards. At least 90% of the exterior finish material on all facades that face a street - limited to glass, brick, cut stone, coarsly textured stucco, or wood.

E-6. The Glazed area of a facade above the first floor shall not exceed 35% of the total area.



1 BALCONY DETAIL

0' 2' 4' 8'
SCALE: 1/4" = 1'-0"



CONCEPT PERSPECTIVES



EXISTING CONDITIONS PHOTOS



Subject:

ELEVATIONS

Project:

PALLADIUM
BIRMINGHAM MICHIGAN
A.F. JONNA
DEVELOPMENT & MANAGEMENT CO.

JPRA ARCHITECTS

39300 West Twelve Mile Road, Suite 180
Farmington Hills MI 48331
phone 248.737.0160 fax 248.737.9161
www.jp architects.com

Job No:

1787

Package Series

A.109

Sheet No.



STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
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P. 248.546.6700
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Project :

PALLADIUM
BUILDING RENOVATION
NO. 250-270 N. OLD
WOODWARD AVENUE +
201 HAMILTON ROAD
BIRMINGHAM, MI 48009

Issued for :

BID PACK #1	10.24.14
BID PACK #2	11.07.14
BID PACK #3	11.21.14
BID PACK #5	03.06.15
BULLETIN #1	06.01.15



Drawn by :
KAW

Checked by :
JJR

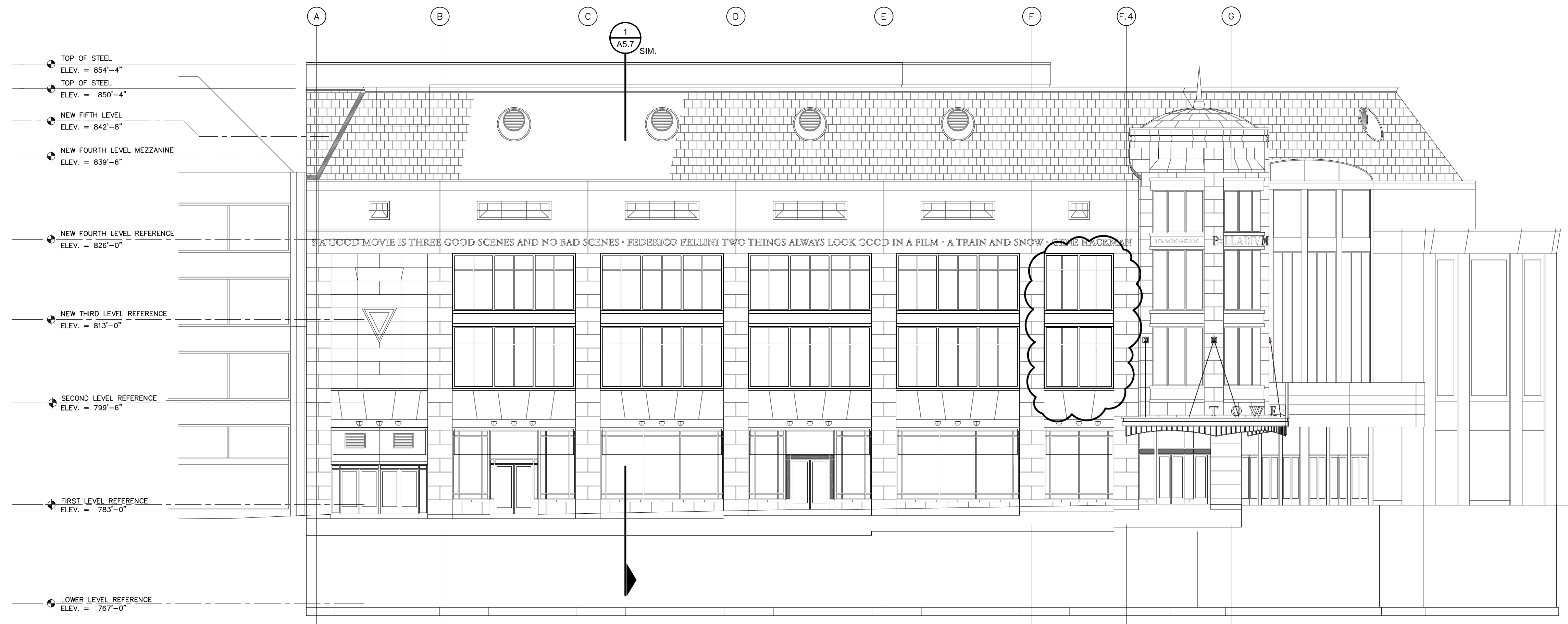
Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :

2014.080

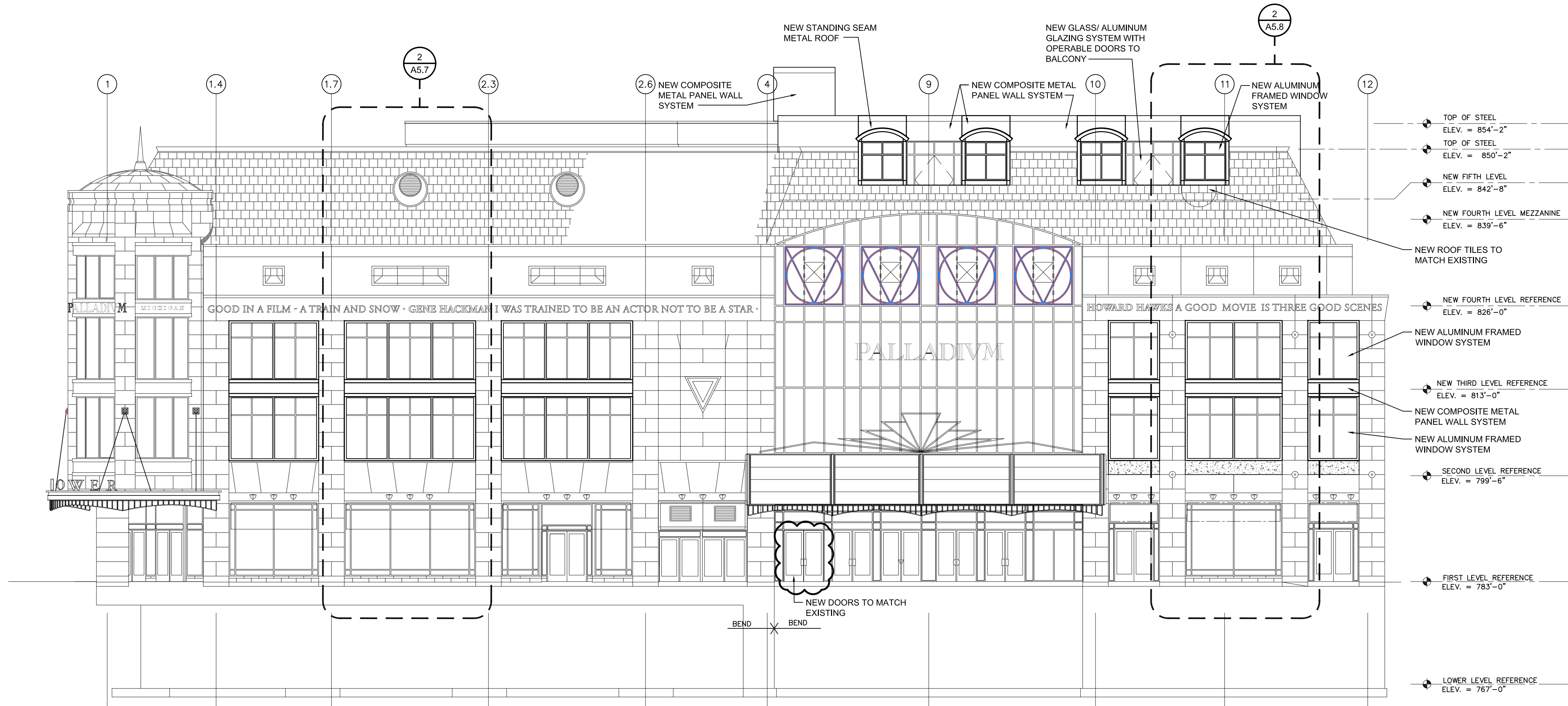
Sheet No. :

A4.1



WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



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BID PACK #5 03.06.15
BULLETIN #4 07.24.15
REVISED 07.29.15
REVISED 08.12.15

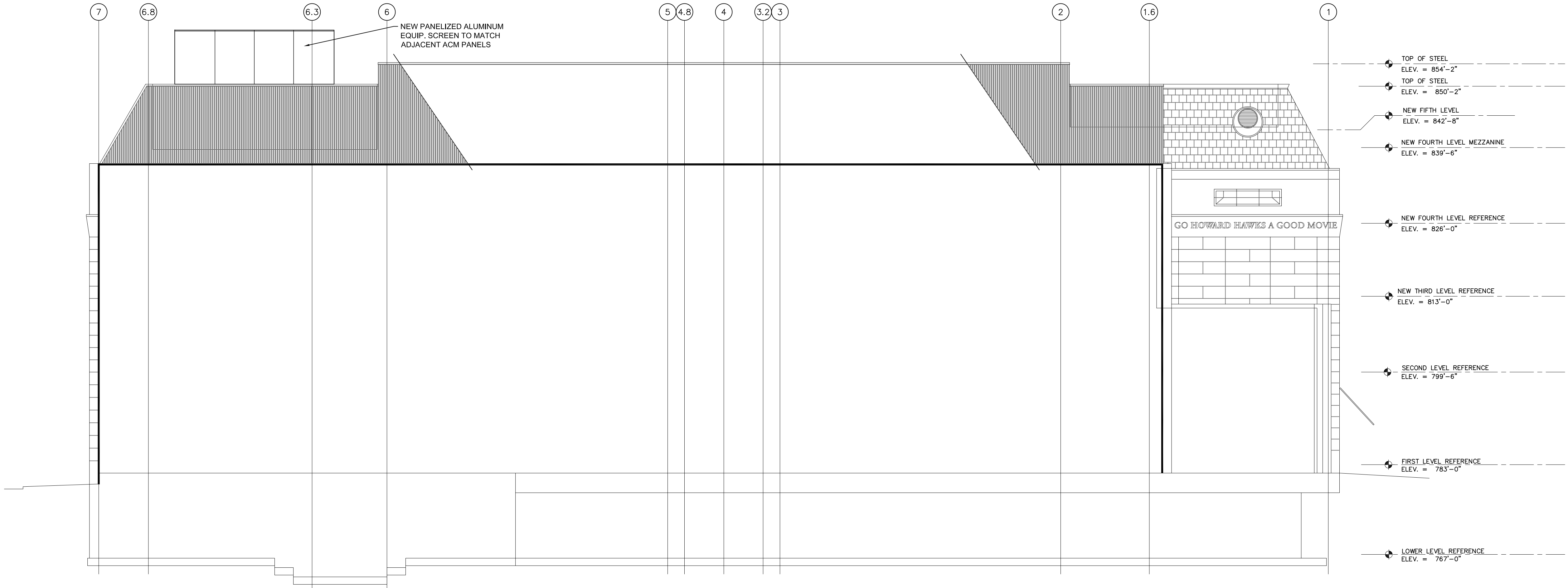
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Checked by :
JJR

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ELEVATIONS

Project No. :
2014.080

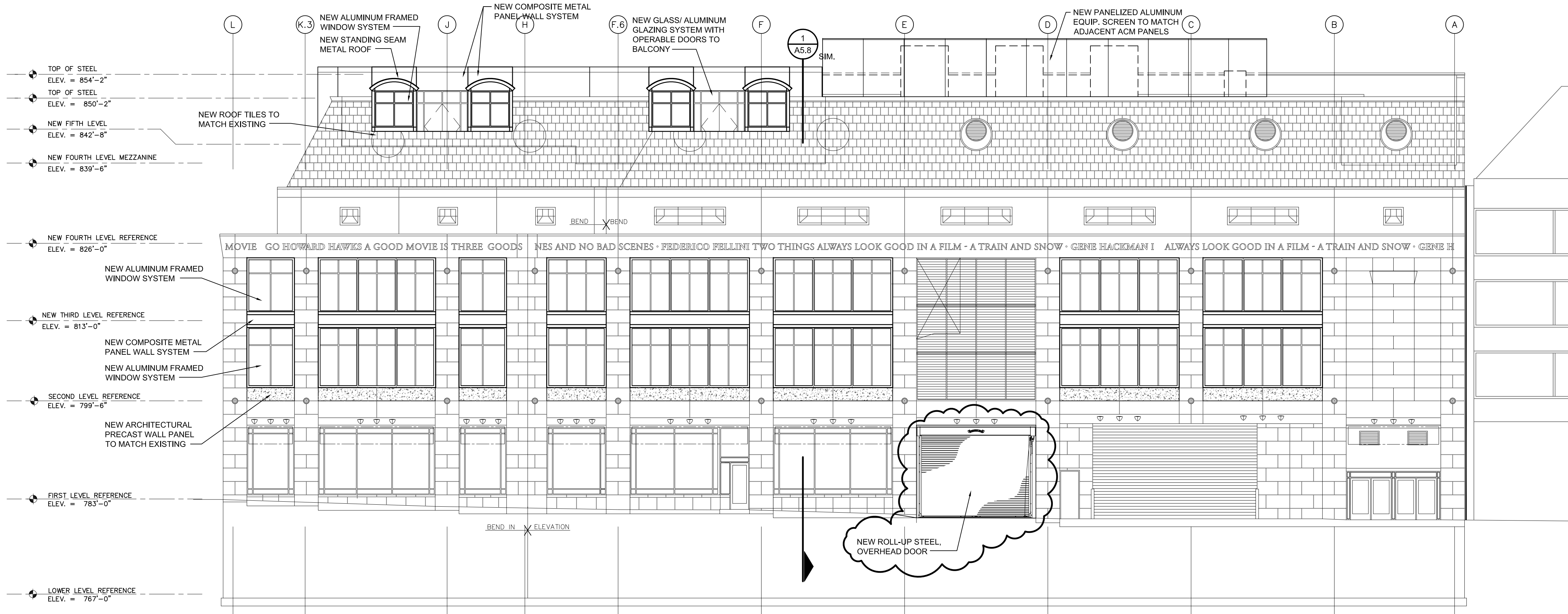
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A4.2

DO NOT SCALE DRAWINGS
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NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

SCALE: 3/32" = 1'-0"

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: **Advisory Parking Committee**

Year: 2019

Members Required for Quorum: 4

MEMBER NAME	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	MTG	MTG	Mtgs.	Absent	Attended
REGULAR MEMBERS																	
Champagne, Gayle	P	P	CM	P	P	P	CM	CM	P	P	P				8	0	100%
Honhart, Anne	P	P	CM	P	P	P	CM	CM	A	A	A				5	3	63%
Kalczynski, Steven	P	P	CM	P	A	P	CM	CM	P	P	A				6	2	75%
Krueger, Lisa	P	A	CM	P	P	A	CM	CM	P	P	A				5	3	63%
Paskiewicz, Judith	P	P	CM	P	P	P	CM	CM	P	P	P				8	0	100%
Vaitas, Al	P	P	CM	P	P	P	CM	CM	P	P	P				8	0	100%
Horowitz, Michael	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P						
Silverman, Lisa	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	P						
VACANT																	
ALTERNATES																	
Yert, Jennifer (8/2018)	A	P	CM	P	P	A	CM	CM	P	P	P						
VACANT																	
Reserved															0	0	#DIV/0!
Reserved															0	0	#DIV/0!
Present or Available	6	6	0	7	6	5	0	0	6	6	6	0	0	0			

KEY: **A** = Member absent
 P = Member present or available
 CP = Member available, but meeting canceled for lack of quorum
 CA = Member not available and meeting was canceled for lack of quorum
 NA = Member not appointed at that time
 NM = No meeting scheduled that month
 CM = Meeting canceled for lack of business items

Department Head Signature

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: Advisory Parking Committee Year: 2020
Members Required for Quorum: 4

MEMBER NAME	JAN	FEB	MAR	APR	5/6	5/15	JUN	JULY	AUG	SEP	OCT	NOV	DEC	MTG	Mtgs.	Absent	Attended
REGULAR MEMBERS																	
Champagne, Gayle	P	P	P	NM	P	P	P	NM	P	NM	P	P	NA		9	0	100%
Honhart, Anne	A	A	P	NM	A	A	A	NM	A	NM	A	A	A		1	9	10%
Kalczynski, Steven	P	P	P	NM	A	P	P	NM	P	NM	P	P	P		9	1	90%
Krueger, Lisa	P	P	A	NM	A	P	A	NM	A	NM	P	A	P		5	5	50%
Paskiewicz, Judith	P	P	P	NM	A	A	P	NM	P	NM	P	P	P		8	2	80%
Vaitas, Al	A	P	P	NM	P	P	P	NM	A	NM	P	P	P		8	2	80%
Astrein, Richard	P	P	P	NM	P	P	P	NM	P	NM	P	P	P		10	0	100%
Silverman, Lisa	P	A	P	NM	P	P	P	NM	P	NM	A	P	A		7	3	70%
ALTERNATES																	
Yert, Jennifer (8/2018)	P	P	A	NM	P	A	P	NM	P	NM	P	P	P				
Horowitz, Michael	A	A	A	NM	P	P	P	NM	P	NM	NA	NA	NA				
Reserved															0	0	#DIV/0!
Reserved															0	0	#DIV/0!
Present or Available	7	7	7	0	6	7	8	0	7	0	7	7	6	0			

- KEY: **A** = Member absent
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Department Head Signature

CITY BOARD/COMMITTEE ATTENDANCE RECORD

Name of Board: **Advisory Parking Committee**

Year: 2021

Members Required for Quorum: 4

[illegible]

KEY: **A** = Member absent
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Department Head Signature