

CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, July 11, 2023
7:30 PM

The meeting will be held in the City Commission Room at City Hall, 151 Martin St. Birmingham, MI 48009. Should you have any statement regarding any appeals, you are invited to attend the meeting in person or virtually through ZOOM:

[https://zoom.us/j/963 4319 8370](https://zoom.us/j/96343198370) or dial: **877-853-5247 Toll-Free,**
Meeting Code: 963 4319 8370

You may also provide a written statement to the Board of Zoning Appeals, City of Birmingham, 151 Martin Street,
P.O. Box 3001, Birmingham MI, 48012-3001 prior to the hearing

1. CALL TO ORDER

2. ROLL CALL

3. ANNOUNCEMENTS

4. APPROVAL OF THE MINUTES

a) June 13, 2023

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	440 LAKESIDE	AMY FOLBE	23-21	DIMENSIONAL
2)				
3)				
4)				
5)				
6)				
7)				

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

9. ADJOURNMENT

Title VI

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964).

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

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

JULY BZA MAP



Birmingham Board Of Zoning Appeals Proceedings
Tuesday, June 13, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan

1. Call To Order

Minutes of the special meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, June 13, 2023. Chair Morganroth convened the meeting at 7:30 p.m.

2. Rollcall

Present: Chair Erik Morganroth, Vice Chair Jason Canvasser; Board Members Kevin Hart Richard Lilley, John Miller, Ron Reddy, Pierre Yaldo; Alternate Board Member Carl Kona

Absent: None

Staff: Building Official Johnson; Senior Planner Cowan, City Transcriptionist Eichenhorn, Assistant Building Official Zielke

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

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

3. Announcements

Announcements can be found in the evening's agenda packet.

4. Approval Of The Minutes Of The BZA Meetings Of May 9, 2023

T# 06-26-23

Motion by Mr. Lilley

Seconded by Mr. Yaldo to approve the minutes of the BZA meeting of May 9, 2023 as submitted.

Motion carried, 7-0.

VOICE VOTE

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

Nays: None

5. Appeals

T# 06-27-23

**1) 185 Oakland
Appeal 23-17**

SP Cowan presented the item, explaining that the owner of the property known as 185 Oakland Ave was requesting the following variances:

- A. Chapter 126, Article 3, Section 3.09(B)(1)** requires that no less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway. The applicant is proposing changes to the façade facing Oakland Ave that will result in a glazing percentage of 51.5% (300.29 square feet); therefore, a variance of 18.5% (107.81 square feet) is being requested.
- B. Chapter 126, Article 3, Section 3.09(B)(1)** requires that no less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway. The applicant is proposing changes to the façade facing Ferndale Ave that will result in a glazing percentage of 59.5% (472.89 square feet), therefore a variance of 10.5% (83.4 square feet) is being requested.

Staff answered informational questions from the Board.

Russ Hinkle, architect, reviewed the letter describing why these variances were being sought. The letter was included in the evening's agenda packet.

In reply to Board inquiry, Mr. Hinkle explained:

- Since the glazing would be changing, it would more beneficial to leave the sill as-is in order to avoid exposing the backs of the desks to the sun; and,
- The landlord was undertaking the project and was attempting impact the tenant as little as possible. The landlord was aiming to avoid asking the tenant to change the interior layout of the office.

Motion by Mr. Reddy

Seconded by Mr. Lilley with regard to Appeal 23-17, Chapter 126, Article 3, Section 3.09(B)(1) requires that no less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway. The applicant is proposing changes to the façade facing Oakland Ave that will result in a glazing percentage of 51.5% (300.29 square feet); therefore, a variance of 18.5% (107.81 square feet) is being requested; and, B. Chapter 126, Article 3, Section 3.09(B)(1) requires that no less than 70% of the storefront/ground floor façade between 1 and 8 feet above grade shall be clear glass panels and doorway. The

applicant is proposing changes to the façade facing Ferndale Ave that will result in a glazing percentage of 59.5% (472.89 square feet), therefore a variance of 10.5% (83.4 square feet) is being requested.

Mr. Reddy moved to approve the variance requests for both A and B and tied approval to the plans. He said the appellant articulated straightforward reasons explaining why it would be an unreasonable burden to modify the windowsills. He noted the building was pre-existing non-conforming and that the appellant made efforts to increase compliance with the ordinance.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

T# 06-28-23

**2) 1511 E. Maple Road
Appeal 23-19**

ABO Zielke presented the item, explaining that the owner of the property known as 1511 E. Maple Road was requesting the following variance to construct a rear addition to the existing nonconforming house:

- A. Chapter 126, Article 4, Section 4.74(C)** of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 20.00 feet on the east side. The proposed is 17.20 feet. Therefore, a variance of 2.80 feet is being requested.

Staff answered informational questions from the Board.

Jason Hurst, co-owner, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to the Board, Mr. Hurst explained that while they explored stepping the wall of the second floor in, and were advised not to given load-bearing and cost concerns.

Motion by Mr. Hart

Seconded by VC Canvasser with regard to Appeal 23-19, A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 20.00 feet on the east side. The proposed is 17.20 feet. Therefore, a variance of 2.80 feet is being requested.

Mr. Hart moved to approve the variance request and tied approval to the plans as submitted. He said the appellant presented a reasonable request, that the pre-existing non-conforming portion of the home would not be affected, that there would be little effect on the neighboring properties, that the existing condition was not self-

created, and that approval would do substantial justice to the owner and the neighboring properties.

Motion carried, 7-0.

ROLL CALL VOTE

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

Nays: None

**3) 220 Park
Appeal 23-20**

VC Canvasser recused from the item citing a professional relationship with the appellant and exited the meeting at 8:01 p.m. Mr. Kona served for the hearing of this item in light of VC Canvasser's recusal.

SP Cowan presented the item, explaining that the owner of the property known as 220 Park was requesting the following variance to install two illuminated building identification signs:

- A. Chapter 86, Article 1, Section 1.05 (K)(2)** of the Sign Ordinance permits non-illuminated signs identifying the entire structure by a building name to be permitted above the first floor. The applicant is proposing two illuminated building identification signs at 18.3 square feet each (36.6 square feet total). Therefore, the applicant is requesting a dimensional variance of 36.6 square feet of illuminated building identification signage.

Staff answered informational questions from the Board.

Dan Minkus, Managing Partner of the Birmingham location of Clark Hill, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to the Board, Mr. Minkus said:

- The signage design was an effort to distinguish Clark Hill from the other signage on the building;
- He did not believe that the 220 Park sign was an illuminated sign. He noted that upcoming changes to the sign might include illumination;
- This outcome of this case should not be considered precedential because each case should be considered on its own merits;
- Their hardships were related to wayfinding, having to move from their previous office, and a desire for increased recognition; and,
- If it were in the sign band, a south-facing sign might not be visible to northbound traffic on Woodward due to the location of Hunter House Hamburgers. On the east facade, the building is indented which might also obscure the signage from view; and,
- The building was not unique in regards to most of the other buildings in the City.

Motion by Mr. Miller

Seconded by Mr. Lilley with regard to Appeal 23-20, A. Chapter 86, Article 1, Section 1.05 (K)(2) of the Sign Ordinance permits non-illuminated signs identifying the entire

structure by a building name to be permitted above the first floor. The applicant is proposing two illuminated building identification signs at 18.3 square feet each (36.6 square feet total). Therefore, the applicant is requesting a dimensional variance of 36.6 square feet of illuminated building identification signage.

Mr. Miller moved to approve the variance request and tied approval to the plans as submitted. He said a variance would do substantial justice to this particular petitioner. He said the building was in a unique location on Woodward, and noted that many nearby buildings had signage above the current limit. He noted that the lighting would be soft and unobtrusive due to its use of LED lighting. He said the request was reasonable due to the location of the building.

The Chair said that while he appreciated the appellant's presentation, the ordinance did not allow lighting based on the level, softness, or type of lighting used. He noted that the appellant would be able to brand the building through an agreement with the landlord, and that lighting of the signage was not permitted in the ordinance. He noted that the sign could also be illuminated within the sign band. He said the appellant therefore had sufficient opportunity to maximize exposure and illuminate without a variance. He said he would not support the motion for that reason.

Mr. Kona concurred with the Chair. He noted the ordinance would permit the appellant to have both the signage on the third floor and a lit sign in the sign band. He said that would resolve any difficulties with trying to locate the building in the dark without a variance. He said he would not support the motion and that there was no justification for the variance.

Mr. Hart said he would support the motion. He noted that there are a number of challenges with multi-tenant buildings and identification. He said the lighting would be very subtle and that foot candles with LEDs are very difficult to measure. He noted that the sign would be indirect lighting. Given the challenges with the building, he said he would support the motion.

The Chair noted it was not within the Board's purview to change the ordinance. He noted the appellant could petition the Commission if they believed the ordinance should be changed in regards to the lighting of signs. He said he did not hear anything from the appellant that established a practical difficulty.

Mr. Yaldo said it was his understanding that in order to grant a variance the difficulties faced by the appellant needed to be relatively unique to that appellant. He noted there were many other buildings along Woodward, and asked what would prevent those buildings from requesting the same variance. He said there were no particularly unique features of the building relative to other buildings along Woodward, and said he was concerned the Board would be varying from the standards it was required to vote on if the variance were granted.

Mr. Miller said there were not many buildings on Woodward, which made this building unique. He also opined that it was the Board's responsibility to do what was reasonable, even if it was beyond the ordinance. He noted that anyone requesting a

signage variance would have to have their appeal reviewed by the Board, and that the Board would determine whether a request was reasonable or unreasonable. He noted the sign was neither large nor bright, and that the building was relatively unique given its location. He said that any building on Woodward became a somewhat unique situation compared to other buildings within the City. He said that was why he found the appellant's request to be reasonable.

Motion failed, 3-4.

ROLL CALL VOTE

Yeas: Hart, Lilley, Miller

Nays: Morganroth, Reddy, Kona, Yaldo

VC Canvasser rejoined the meeting at 8:31 p.m.

6. Correspondence

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

8. Adjournment

No further business being evident, the Board motioned to adjourn at 8:32p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

440 LAKESIDE (23-21)

Hearing date: July 11, 2023

Appeal No. 23-21: The owner of the property known **440 Lakeside**, requests the following variance to construct a new single family home:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 23.75 feet on the north side. The proposed is 14.63 feet. Therefore, a variance of 9.12 feet is being requested.

Staff Notes: This applicant is looking to construct a new home on the irregular shaped lot.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

440 LAKESIDE MAP



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

APPLICATION FOR THE BOARD OF ZONING APPEALS

Received Date: 6/12/23

Hearing Date: 7/11/23

Received By: SP

Appeal #: 23-21

Type of Variance:	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Dimensional X	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
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I. PROPERTY INFORMATION:

Address: 440 Lakeside Drive	Lot Number: 168 and Part of lot 169	Sidwell Number:
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II. OWNER INFORMATION:

Name: Amy B. Folbe Trust Agreement			
Address: 290 Lake Park Drive	City: Birmingham	State: MI	Zip code: 48009
Email: * afolbe@honigman.com		Phone: 248 882 1634	

III. PETITIONER INFORMATION:

Name: Amy B. Folbe	Firm/Company Name:		
Address: 290 Lake Park Drive	City: Birmingham	State: MI	Zip code: 48009
Email: afolbe@honigman.com		Phone: 248 882 1634	

IV. GENERAL INFORMATION:

The Board of Zoning Appeals typically meets the second Tuesday of each month. COMPLETE digital applications along with supporting documents must be submitted on or before the 12th day of the month preceding the next regular meeting. Please note that incomplete applications will not be accepted.

To insure complete applications are provided, appellants must schedule a pre-application meeting with the Building Official, Assistant Building Official and/or City Planner for a preliminary discussion of their request and the documents that will be required to be submitted. Staff will explain how all requested variances must be highlighted on the survey, site plan and construction plans. Each variance request must be clearly shown on the survey and plans including a table as shown in the example below. All dimensions to be shown in feet measured to the second decimal point.

The BZA application fee is **\$360.00** for single family residential; **\$560.00** for all others. This amount includes a fee for a public notice sign which must be posted at the property at least 15-days prior to the scheduled hearing date.

Variance Chart Example

Requested Variances	Required	Existing	Proposed	Variance Amount
Variance A, Front Setback	25.00 Feet	23.50 Feet	23.50 Feet	1.50 Feet
Variance B, Height	30.00 Feet	30.25 Feet	30.25 Feet	0.25 Feet

V. REQUIRED INFORMATION CHECKLIST:

Please provide the following in your electronic submission:

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

VI. APPLICANT SIGNATURE

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

By signing this application, I agree to conform to all applicable laws of the City of Birmingham. All information submitted on this application is accurate to the best of my knowledge. Changes to the plans are not allowed without approval from the Building Official or City Planner.

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

Signature of Owner: Amy Folbe

Digitally signed by: Amy Folbe
DN: CN = Amy Folbe email = afolbe@honigman.com C = US
Date: 2023.06.08 20:01:01 -0400

Date: June 8, 2023

Signature of Petitioner: Amy Folbe

Digitally signed by: Amy Folbe
DN: CN = Amy Folbe email = afolbe@honigman.com C = US
Date: 2023.06.08 20:02:01 -0400

Date: June 8, 2023

**CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE**

ARTICLE I - Appeals

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

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

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

ARTICLE II - Results of an Appeal

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

ARTICLE III - Rehearings

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

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

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

Amy Folbe

Digitally signed by: Amy Folbe
DN: CN = Amy Folbe email = afolbe@honigman.com C
= US
Date: 2023.06.08 20:02:49 -04'00'

Signature of Applicant

AZD

associates, inc.

6905 telegraph rd, suite 230, bloomfield hills, mi 48301

architects

June 12, 2023

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

RE: 440 Lakeside rd variance

Distance Between Neighbors (Northwest):

Chapter 126, Article 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of the total lot width whichever is larger. The required is 23.75 feet. The proposed is 14.62 feet. Therefore, a variance of 9.13 feet on northwest is requested.

Because of the non-conforming condition of our neighbor's house on the northwest at #470 and the minimum side yard setback on the house on southeast. This non-compliance directly impacts the Northwest setback of our client's property.

By approving this variance, we can achieve a balanced solution that meets our needs without unduly impacting the neighborhood. We kindly request your consideration and support in granting this variance.

Best Regards,


Kevin Akey
AZD Associates Inc.
kevin@azdarch.com
248-540-6009



ph. (248) 540 . 6009
www.azdarch.com

NO.	DESCRIPTION	DATE

AZD HAS ONLY BEEN CONTRACTED FOR THE CONTENT OF THESE ARCHITECTURAL DRAWINGS. AZD ARCHITECTS IS NOT LIABLE OR RESPONSIBLE FOR CONTRACTORS' CONSTRUCTION DETAILS, QUALITY OF CONSTRUCTION, SPECIFICATIONS AND CONSTRUCTION TECHNIQUES THAT ARE NOT SHOWN ON THESE SPECIFIC DRAWINGS. THIS DISCLAIMER INCLUDES BUT IS NOT LIMITED TO: WATERPROOFING, VENTILATING, FLASHING, SOIL CAPACITY, INSULATION, STRUCTURAL CONNECTIONS, MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS. QUALITY OF MATERIALS, QUALITY OF CONSTRUCTION OR OTHER CONSTRUCTION SPECIFICATIONS. AZD ARCHITECTS IS ONLY RESPONSIBLE FOR CONSTRUCTION DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS IF CONTRACTOR IS UNSURE OR UNCLEAR ON ANY TYPE OF CONSTRUCTION TECHNIQUE OR DETAIL. AZD ARCHITECTS IS TO BE CONTACTED FOR IMMEDIATE CLARIFICATION.

REQUESTED VARIANCE:
NORTH WEST DISTANCE BETWEEN NEIGHBORS/ SIDEYARD SETBACK

ZONING SUMMARY :

ZONING:
R-1 SINGLE FAMILY RESIDENTIAL

MIN. LOT AREA:

REQUIRED:
9,000 S.F.

PROVIDED:
+/- 16,635 S.F.

VARIANCE:
--

SETBACKS:

• FRONT:

• REAR:

• SIDES:

REQUIRED:
62.30' (MIN.)

30.00' (MIN.)

5.00' (MIN.)

25% SITE WIDTH (TOTAL)

94.75' x 30% = 23.75' (TOTAL)

PROPOSED:
63.30'

30.75'

15.50' (SOUTHEAST)

9.75' (NORTHWEST)

25.25' (TOTAL)

DISTANCE BETWEEN
NEIGHBORS:

25% SITE WIDTH

94.75' x 30% = 23.75'

14.62' (NW SIDE)

9.13' (NORTHWEST NEIGHBOR)

MAX. BUILDING HEIGHT:

ALLOWED:

30'-0" TO MIDPOINT

24'-0" TO EAVE

PROPOSED:
30'-0"

24'-0"

MAX. LOT COVERAGE:

ALLOWED:

30%

+/- 16,635 S.F. (LOT SIZE) x 30% = 4,991 S.F.

PROPOSED:
24%

3,986 S.F.

MIN. OPEN SPACE:

REQUIRED:

40%

+/- 16,635 S.F. (LOT SIZE) X 40% = 6, 654 S.F.

PROPOSED:
57%

9,549 S.F.

MAX. FRONT IMPERVIOUS AREA:

ALLOWED:

35%

+/- 6,321 S.F. (FRONT OPEN SPACE) X 35% = 2,212 S.F.

PROPOSED:
22%

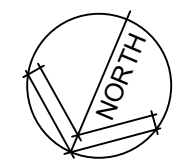
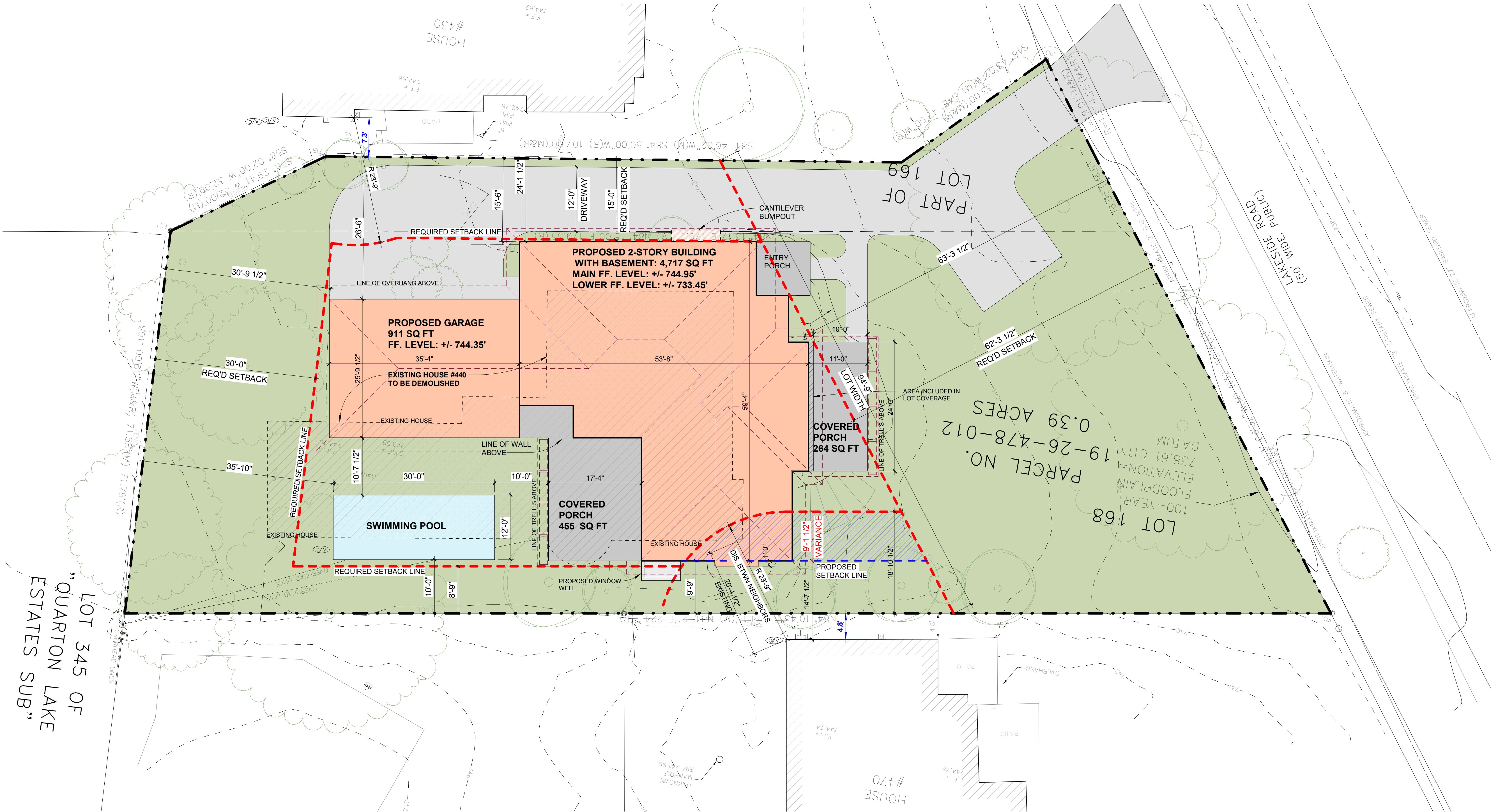
1,400 S.F.

LEGEND:

- PROPOSED BUILDING
- REQUIRED SETBACK LINE
- PROPOSED SETBACK LINE
- EXISTING HOUSE TO BE DEMOLISHED
- REQUESTED VARIANCE

AVERAGE FRONT SETBACK CALCULATION:
 $68.2' + 64.6' + 61.4' + 71.1' + 70.9' + 37.4' = 373.6' / 6 = 62.3'$

2 AVERAGE FRONT SETBACK
SCALE : 1" = 50'-0"



1 ARCHITECTURAL SITE PLAN
SCALE : 1" = 10'-0"

ELEVATION 100'-0" EQUAL
TO XXX.XX' USGS DATUM

MAIN LEVEL	2245 SF
UPPER LEVEL	2472 SF
	4717 SF

LOWER LEVEL	2469 SF
GARAGE	849 SF
COVER'D PORCH	658 SF

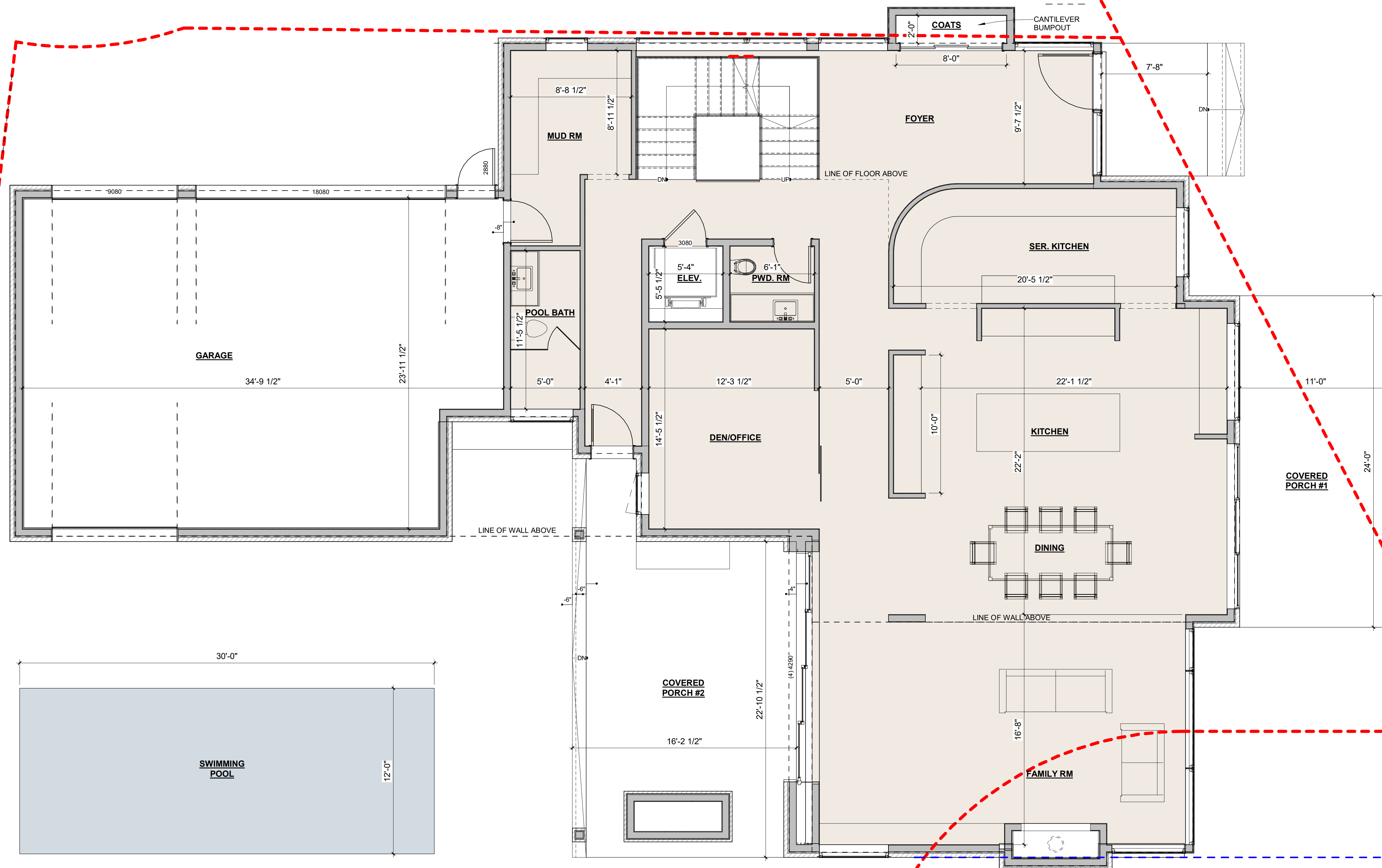
GROSS SQUARE FOOTAGE IS MEASURED TO THE OUTER FACE OF EXTERIOR FOUNDATION WALLS - WHICH ALIGN WITH THE FACE OF SHEATHING OR FACE OF FULL VENEER MASONRY ABOVE. VOIDS IN FLOORS ARE NOT COUNTED IN SQUARE FOOTAGE. STRUCTURES LIKE STAIRS ARE INCLUDED IN CALCULATION FOR ALL FLOORS EXCEPT THE VERY TOP FLOOR (TYPICALLY UPPER LEVEL).

BZA SUBMITTAL 06/12/23

[illegible]

AZD HAS ONLY BEEN CONTRACTED FOR THE CONTENT OF THESE ARCHITECTURAL DRAWINGS. AZD ARCHITECTS IS NOT LIABLE OR RESPONSIBLE FOR CONTRACTORS CONSTRUCTION DETAILS, QUALITY OF CONSTRUCTION, SPECIFICATIONS AND CONSTRUCTION TECHNIQUES THAT ARE NOT SHOWN ON THESE SPECIFIC DRAWINGS. THIS DISCLAIMER INCLUDES BUT IS NOT LIMITED TO: WATERPROOFING, VENTILATING, FINISHES, SOIL, CLIMATE, INSULATION, MECHANICAL CONNECTIONS, MECHANICAL, ELECTRICAL OR PLUMBING SYSTEMS, QUALITY OF MATERIALS, QUALITY OF CONSTRUCTION OR OTHER CONSTRUCTION SPECIFICATIONS. AZD ARCHITECTS IS ONLY RESPONSIBLE FOR CONSTRUCTION DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. IF CONSTRUCTION IS NOT IN ACCORDANCE WITH ANY TYPE OF CONSTRUCTION TECHNIQUE OR DETAIL, AZD ARCHITECTS IS TO BE CONTACTED FOR IMMEDIATE CLARIFICATION.

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY



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

MAIN LEVEL	2245 SF
UPPER LEVEL	2472 SF
	4717 SF

LOWER LEVEL	2469 SF
GARAGE	849 SF
COVER'D PORCH	658 SF

GROSS SQUARE FOOTAGE IS MEASURED TO THE OUTER FACE OF EXTERIOR FOUNDATION WALLS - WHICH ALIGN WITH THE FACE OF SHEATHING OR FACE OF FULL VENER MASONRY ABOVE. VOIDS IN FLOORS ARE NOT COUNTED IN SQUARE FOOTAGE. STRUCTURES LIKE STAIRS ARE INCLUDED IN CALCULATION FOR ALL FLOORS EXCEPT THE VERY TOP FLOOR (TYPICALLY UPPER LEVEL).

NO.	DESCRIPTION	DATE

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