

**CITY OF BIRMINGHAM
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, SEPTEMBER 12, 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) August 8, 2023

5. APPEALS

	Address	Petitioner	Appeal	Type/Reason
1)	680 FAIRFAX	TODD GRABEL	23-27	DIMENSIONAL
2)	1340 PURITAN	ANTON GOJCAJ	23-28	DIMENSIONAL
3)	1450 BIRD	TIMOTHY CHAK	23-29	DIMENSIONAL
4)	2649 YORKSHIRE	ELIAS NAKHLEH	23-31	DIMENSIONAL
5)	220 PARK	BOJI GROUP	23-32	DIMENSIONAL

6. CORRESPONDENCE

7. GENERAL BUSINESS

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

9. ADJOURNMENT

Title VI

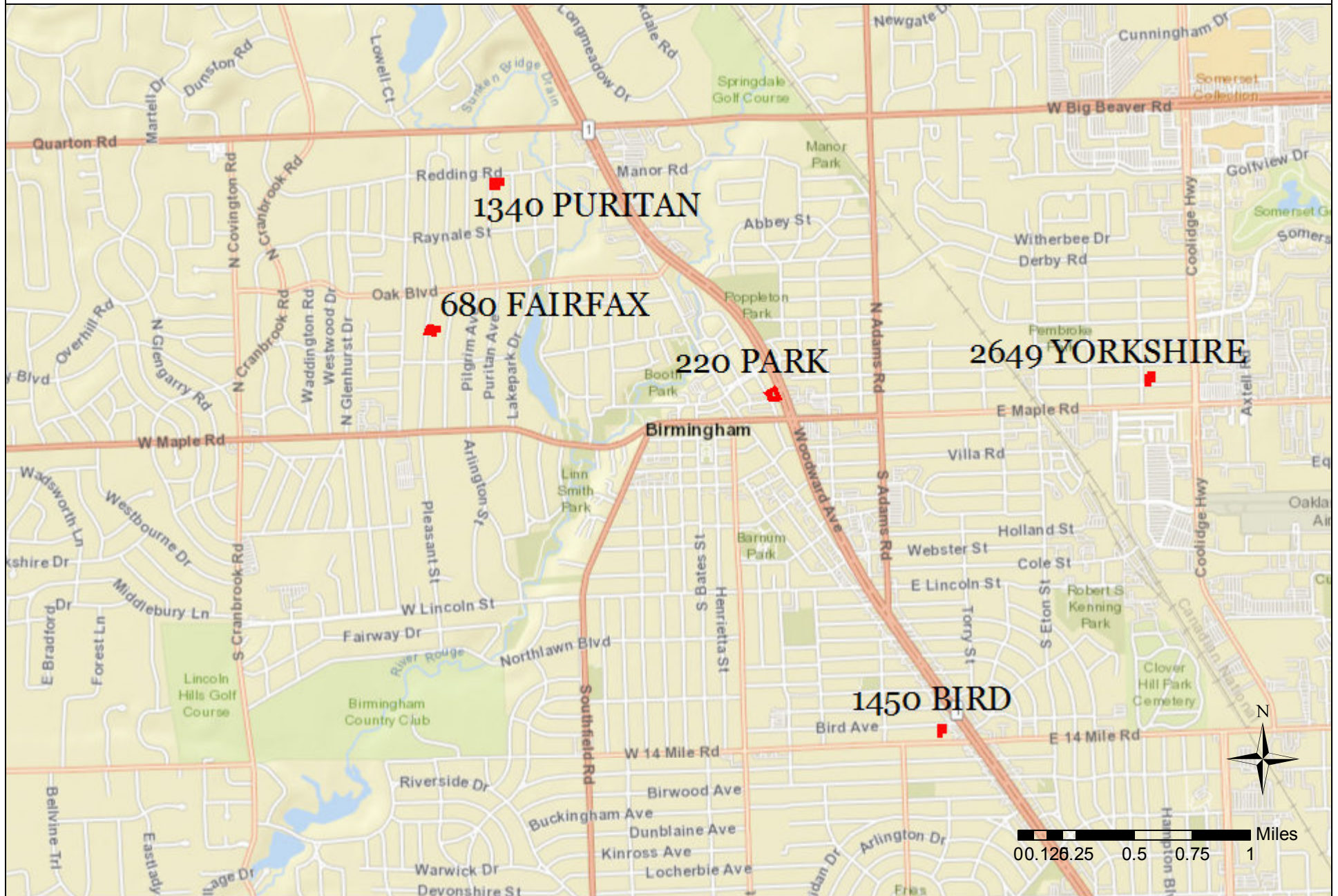
Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing,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

SEPTEMBER BZA MAP



**Birmingham Board Of Zoning Appeals Proceedings
Tuesday, August 8, 2023
City Commission Room
151 Martin Street, Birmingham, Michigan**

1. Call To Order

Minutes of the regular meeting of the City of Birmingham Board of Zoning Appeals ("BZA") held on Tuesday, August 8, 2023. Chair Morganroth convened the meeting at 7:30 p.m.

2. Rollcall

Present: Chair Erik Morganroth; Board Members Kevin Hart (arrived 8:49 p.m.), Richard Lilley, John Miller, Ron Reddy; Alternate Board Member Carl Kona

Absent: Vice Chair Jason Canvasser; Board Member Pierre Yaldo

Staff: Building Official Johnson; City Transcriptionist Eichenhorn, Assistant Building Official Morad, 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 and gave them the option to postpone since there were only five BZA members in attendance.

All petitioners were in attendance and elected to proceed with having their appeals heard during the present meeting.

3. Announcements

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

4. Approval Of The Minutes Of The BZA Meetings Of July 11, 2023

T# 08-31-23

Motion by Mr. Lilley

Seconded by Mr. Reddy to approve the minutes of the BZA meeting of July 11, 2023 as submitted.

Motion carried, 5-0.

VOICE VOTE

Yeas: Lilley, Morganroth, Miller, Reddy, Kona

Nays: None

5. Appeals

T# 08-32-23

**1) 440 Lakeside
Appeal 23-21**

ABO Zielke presented the item, explaining that the owner of the property known as 440 Lakeside was requesting 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 answered informational questions from the Board.

Patrick Howe, attorney, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to Board inquiry, Mr. Howe explained:

- The property to the north would only be negatively impacted by the requested variance if the home on said property were torn down. Since the home to the north was very new, that would be an unlikely occurrence in the near future;
- The design was done with consideration of 470 Lakeside;
- If these plans were not approved, a new plan would be drawn that might be less preferable for 470 Lakeside. It would bring the footprint out to the front lot line;
- 470 Lakeside is a non-conforming structure, and had it been conforming the appellant would not need to request a variance. The variance would grant relief from the hardship the appellant faces being adjacent to a non-conforming structure;
- The variance would be beneficial because it aligns with the layout of Lakeside. If Lakeside were perpendicular to the lot line, only a variance of a foot would likely be necessary; and,
- The ordinance does not account for streets that are not perpendicular to the lot lines, except for by increasing the minimum setback from an adjacent structure.

Board comments were as follows:

- The BZA has to take the next buyers of homes into consideration when deciding variances. Granting variances because of neighbor support would make the ordinance useless and could negatively impact future property owners; and,

- If 470 Lakeside were a conforming structure, the appellant would still need a four foot variance to build the plans as proposed. The requested variance would be greater than the existing non-conformity.

Public Comment

Dr. Obeid, owner of 470 Lakeside, offered support for the variance request.

Motion by Mr. Reddy

Seconded by Mr. Lilley with regard to Appeal 23-21, 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.

Mr. Reddy moved to approve the variance request and tied approval to the plans. He stated that there were a number of unique circumstances in the appeal, including a uniquely-shaped lot and a pre-existing non-conforming structure to the north.

Mr. Miller offered support for the motion, noting that there were non-conforming houses on both sides which was an extremely unusual circumstance. He said that circumstance exacerbated the hardship faced by the appellant, as did the radical geometry of the front of the appellant's lot. He added that the plans for the appellant's property were very reasonable given the hardships.

The Chair supported the motion, commenting on the lot's unique shape, the impact on the appellant of taking the averages of the adjacent properties which are different sizes, the measurement of the angle because the street is at an angle to the lot, and the two non-conformities. Future homes on the adjacent properties would likely be able to build substantially within their lot parameters without the appellant's home significantly impacting those properties.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Lilley, Morganroth, Miller, Reddy, Kona

Nays: None

T# 08-33-23

**2) 307 Westchester Way
Appeal 23-22**

ABO Zielke presented the item, explaining that the owner of the property known as 307 Westchester Way was requesting the following variance to construct a new detached garage:

- A. Chapter 126, Article 4, Section 4.03(B)** of the Zoning Ordinance requires the distance between an accessory building is not permitted closer to a principal residential buildings on an adjoining lot than the sum of the minimum required side setbacks of 14.00 feet or

25% of total lot width, whichever is larger. The required is 22.50 feet. The proposed is 18.00 feet. Therefore, a variance of 4.50 feet is being requested.

Staff answered informational questions from the Board.

Robert Naegaert of Lunar Construction reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to Board inquiry, Mr. Naegaert explained:

- The garage would be kept to the left side near the fence in order to enable egress and ingress;
- Changing the depth of the garage would not make the garage more accessible;
- The proposed depth of the garage was necessary to accommodate the storage trusses with the stairway; and,
- It would be reasonable for the face of the garage with the doors could be pushed back to 20 feet, and the portion with the stairs could remain at 24 feet in order for the garage to be ordinance compliant.

Board comments were as follows:

- The requested variance was larger than necessary in order to accommodate the storage truss, which does not represent a practical difficulty;
- Putting the face of the garage at 20 feet and the portion with the interior stairs at 24 feet would create more maneuverability for garage ingress and egress; and,
- There would be alternate plans that would allow this garage to be added to the property without either requiring the same amount of variance or possibly without requiring a variance at all.

Motion by Mr. Miller

Seconded by Mr. Kona with regard to Appeal 23-22, Chapter 126, Article 4, Section 4.03(B) of the Zoning Ordinance requires the distance between an accessory building is not permitted closer to a principal residential buildings on an adjoining lot than the sum of the minimum required side setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 22.50 feet. The proposed is 18.00 feet. Therefore, a variance of 4.50 feet is being requested.

Mr. Miller moved to deny the present request because there were other options. While the appellant faced some hardship in terms of maneuvering vehicles into the garage, if a portion of the face of the garage were revised, either no or minimal variance would be required.

The Chair supported the motion, stating there were multiple options to mitigate or eliminate the variance. He noted that there was already an extant, functional garage on the property.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Lilley, Morganroth, Miller, Reddy, Kona

Nays: None

T# 08-34-23

**3) 1002 Pilgrim
Appeal 23-23**

ABO Zielke presented the item, explaining that the owner of the property known as 1002 Pilgrim was requesting the following variance to construct a second floor addition to the existing home:

- A. Chapter 126, Article 2, Section 2.04.2** of the Zoning Ordinance requires that the minimum total side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 20.00 feet. The proposed is 16.34 feet. Therefore, a variance of 3.66 feet is being requested.

Staff answered informational questions from the Board.

Jeff Catlin, owner, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

One Board member shared appreciation that the appellant noted their attempts to mitigate the variance request.

Motion by Mr. Miller

Seconded by Mr. Lilley with regard to Appeal 23-23, Chapter 126, Article 2, Section 2.04.2 of the Zoning Ordinance requires that the minimum total side yard setbacks of 14.00 feet or 25% of total lot width, whichever is larger. The required is 20.00 feet. The proposed is 16.34 feet. Therefore, a variance of 3.66 feet is being requested.

Mr. Miller moved to approve the variance request and tied approval to the plans as submitted. He noted the need for the variance was not self-created, and resulted from the home being an older one with a pre-existing non-conformity. He noted that strict compliance with the ordinance would prevent the appellant from building a very reasonable second-story addition. He added that there would be no concerning impact for either the neighbor or the neighborhood.

The Chair offered his support for the motion. He explained that the appellant identified other options that would have increased the variance or would have rendered the proposed changes non-functional. He noted that there was an existing non-conformity, and that the appellant did not increase the non-conformity.

Motion carried, 5-0.

ROLL CALL VOTE

Yeas: Lilley, Morganroth, Miller, Reddy, Kona

Nays: None

T# 08-35-23

4) 2649 Yorkshire

Appeal 23-24

ABO Zielke presented the item, explaining that the owner of the property known as 2649 Yorkshire was requesting the following variances to construct an addition to the existing 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 18.75 feet on the west side. The proposed is 14.20 feet. Therefore, a variance of 4.55 feet is being requested.
- B. Chapter 126, Article 4, Section 4.75(A)(1)** of the Zoning Ordinance requires that attached garages must be setback a minimum of 5.00 feet from the portion of the front façade on the first floor of a principal residential building that is furthest setback from the front property line. The proposed is 1.00 feet. Therefore, a variance of 4.00 feet is being requested.

Staff answered informational questions from the Board.

Zach Ostroff, builder, 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. Ostroff explained:

- 24 feet would be the inside measurement of the garage, and there would also be wall thickness and brick to consider;
- Steps would need to be added internally to the garage due to grade differences between the garage and the house;
- Everything could be pushed back four feet in order to eliminate Variance B;
- The steps would be less relevant to only Variance A;
- The purpose of this request would be to provide shelter for older visitors who would be parking and then entering the house; and,
- Portions of the deck would have to be removed and reinstalled in order to complete the project.

Board comment was as follows:

- The property was non-conforming, and the proposed plans would increase the non-conformity;
- The appellant's presentation did not indicate why the ordinance could not be met;
- The appellant's request was for a larger garage than many people that submit appeals to the BZA;
- Variance A was challenging for the BZA since it would be expanding the pre-existing non-conformity;
- If the interior garage steps were to be presented as part of the appellant's hardship, those would need to be represented in the submitted documentation.

Motion by Mr. Kona

Seconded by Mr. Reddy with regard to Appeal 23-24, 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 18.75 feet on the west side. The proposed is 14.20 feet. Therefore, a variance of 4.55 feet is being requested.

Mr. Kona moved to deny Variances A and B. He noted there would be several alternative options, and there was insufficient information provided regarding the steps.

Mr. Miller supported the motion since the appellant had other options. He said the proposal and functions could largely be built while respecting the required setbacks.

The Chair said that reducing the width of the proposed garage would somewhat mitigate the variance request, and allow the garage to be substantially as functional. He said changing the depth of the garage would not change the usability of the garage, and that the mudroom could be reconfigured to add more depth to the garage if desired. The Chair agreed that there were likely other options that would mitigate the need for a variance. He said he did not see a practical difficulty necessitating the variances.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

T# 08-36-23

**5) 508 W. Lincoln
Appeal 23-25**

ABO Zielke presented the item, explaining that the owner of the property known as 508 W Lincoln was requesting the following variance to construct an in-ground pool:

- A. Chapter 126, Article 4, Section 4.03(D)** of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed is 8.00 feet. Therefore, a variance of 2.00 feet is being requested.

Staff answered informational questions from the Board.

Richard Scheck, contractor, reviewed the letter describing why this variance was being sought. The letter was included in the evening's agenda packet.

In reply to Board inquiry, Mr. Scheck explained:

- The two feet variance being requested would make a difference for the usage of the pool;
- His understanding of the ordinance was that it was to keep the pool out of the area of influence of the foundation; and,
- The pool could be moved further north per the ordinance.

Board comment was as follows:

- The ordinance and the lot would not allow for a 12 foot pool;
- There are many elements allowed on the sides of a foundation; and,

- Regardless of the purpose of the ordinance, the BZA would need to hear why the ordinance could not be adhered to.

Motion by Mr. Reddy

Seconded by Mr. Kona with regard to Appeal 23-25, Chapter 126, Article 4, Section 4.03(D) of the Zoning Ordinance requires that a swimming pool shall not be closer than 10.00 feet to the principal building located on the same lot. The proposed is 8.00 feet. Therefore, a variance of 2.00 feet is being requested.

Mr. Miller moved to deny the variance. He said that while he originally thought the location of the pool was limited by the power lines, since that was not ultimately the case, the request seemed to be self-created. He stated that the request was not due to unique circumstances of the property, and that adhering to the ordinance in this case would not be unnecessarily burdensome.

Mr. Reddy concurred with Mr. Miller.

The Chair supported the motion. He said there were a number of options available for mitigating the ordinance.

Motion carried, 6-0.

ROLL CALL VOTE

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

Nays: None

T# 08-37-23

**6) 1115 Chapin
Appeal 23-26**

ABO Zielke presented the item, explaining that the owner of the property known as 1115 Chapin was requesting the following variances to construct a new detached garage:

- A. Chapter 126, Article 2, Section 2.10.1** of the Zoning Ordinance limits the lot coverage to a maximum of 30% of the lot. The required 30% is 1440.00 SF. The proposed is 32.95% (1581.90 SF). Therefore, a variance of 2.95% (141.90 SF) is being requested.
- B. Chapter 126, Article 4, Section 4.03(G)(1)(C)** of the Zoning Ordinance requires that the minimum building height on an accessory structure in the R3 zoning shall not exceed 14.50 feet to the mid-point. The proposed is 15.25 feet. Therefore, a variance of 0.75 feet is being requested.

Staff answered informational questions from the Board.

Frank Colasanti Jr., co-owner, 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. Colasanti explained that the appellants were advised that the structure could accommodate two vehicles, especially since one of the vehicles was smaller.

Board comments were as follows:

- The lot is limited by its size and the ordinances, and the BZA's decision could not be impacted by the amount of storage desired by the appellant;
- Since most or all of the structure would be used for storage, the width could be reduced by two feet in order to mitigate the need for a variance;
- A different style roof may change where the peak would be measured from. Reducing the width of the garage would also lower where the peak would be measured from; and,
- It would be difficult for the garage to accommodate two vehicles given the stairs.

Motion by Mr. Reddy

Seconded by Mr. Miller with regard to Appeal 23-26, Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance limits the lot coverage to a maximum of 30% of the lot. The required 30% is 1440.00 SF. The proposed is 32.95% (1581.90 SF). Therefore, a variance of 2.95% (141.90 SF) is being requested; and, Chapter 126, Article 4, Section 4.03(G)(1)(C) of the Zoning Ordinance requires that the minimum building height on an accessory structure in the R3 zoning shall not exceed 14.50 feet to the mid-point. The proposed is 15.25 feet. Therefore, a variance of 0.75 feet is being requested.

Mr. Reddy moved to deny the variances. He said slight modifications to the design would minimize or eliminate the requested variances. He noted that the modifications might also benefit the appellant.

Mr. Hart said there was hardship faced by the appellant in terms of the size of the garage. He said the appellant also tried to mitigate the extent of the variance. He said the garage could not be much smaller, and therefore represented a reasonable request. He said he would not support the motion.

Motion carried, 5-1.

ROLL CALL VOTE

Yeas: Lilley, Morganroth, Miller, Reddy, Kona

Nays: Hart

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 9:44 p.m.



Bruce R. Johnson, Building Official

Laura Eichenhorn, City Transcriptionist

CASE DESCRIPTION

680 FAIRFAX (23-27)

Hearing date: September 12, 2023

Appeal No. 23-27: The owner of the property known **680 Fairfax**, requests the following variance to replace the existing pool deck and patio:

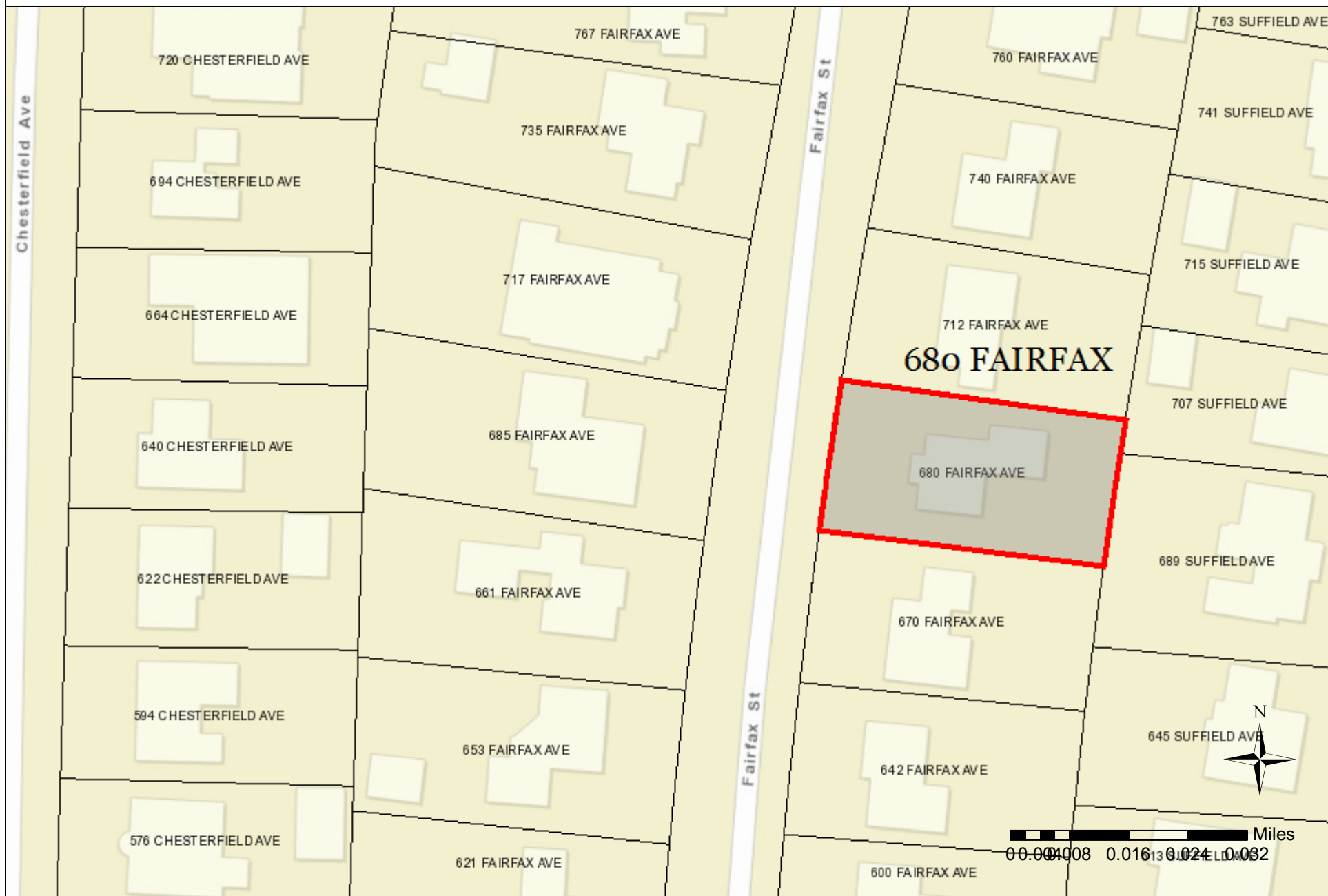
A. Chapter 126, Article 2, Section 2.06.1 of the Zoning Ordinance requires that the minimum open space required is 40% (4705.00 SF). The existing and proposed is 30.29% (3562.43 SF). Therefore, a variance of 9.71% (1142.57 SF) is being requested.

Staff Notes: This applicant looking to replace the existing pool deck and patio that was permitted in 1970. The existing open space is non-conforming per the zoning ordinance.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

680 FAIRFAX 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: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

Address: 680 Fairfax St.	Lot Number: 80	Sidwell Number: 19-26-402-008
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II. OWNER INFORMATION:

Name: Todd Grabel			
Address: 680 Fairfax St.	City: Birmingham	State: MI	Zip code: 48009
Email: * todd.grabel@gmail.com		Phone: 248-840-7710	

III. PETITIONER INFORMATION:

Name: Todd Grabel		Firm/Company Name:	
Address: 680 Fairfax St.	City: Birmingham	State: MI	Zip code: 48009
Email: todd.grabel@gmail.com		Phone: 248-840-7710	

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: Todd Grabel Date: 8-3-23

Signature of Petitioner: Todd Grabel Date: 8-3-23

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: 8/10/23

Hearing Date: _____

Received By: _____

Appeal #: _____

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

Address: 680 Fairfax St.	Lot Number: 80	Sidwell Number: 19-26-402-008
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II. OWNER INFORMATION:

Name: Todd and Mary Beth Grabel			
Address: 680 Fairfax St.	City: Birmingham	State: Michigan	Zip code: 48009
Email: * toddgrabel@gmail.com		Phone:	

III. PETITIONER INFORMATION:

Name: <small>same as above</small>	Firm/Company Name:		
Address:	City:	State:	Zip code:
Email:		Phone:	

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: _____

Date: 8/3/23

Signature of Petitioner: _____

Date: 8/3/23

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:

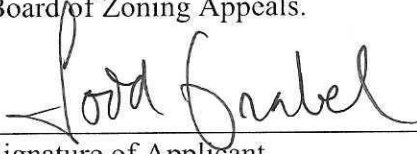
1. Presentation of official records of the case by the Building Official or City Planner as presented on the application form.
2. Applicant's presentation of his/her case—the applicant or his/her representative must be present at the appeal hearing.
3. Interested parties' comments and view on the appeal.
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.

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

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



Signature of Applicant

August 11, 2023

City of Birmingham
Community Development – Building Development
151 Martin Street
Birmingham, MI 48009

Dear Board of Zoning Appeals:

In the process of making improvements to our home over the past 18 months, we encountered an impasse due to the City's Open Space Requirement for Residential Lots. We ran into this issue when our contractor applied for the permits to begin work to replace our patio and pool deck in the back yard. Candidly, the patio and pool deck have aged and weathered beyond just needing basic cosmetic updates.

Upon initial discussion with the City, it was determined that we needed to have a full location and boundary survey to establish the open space percentages that currently exist. Unfortunately, when the survey was completed, it was revealed that we were short of the City's open space percentage requirements. As such, we actively worked with our contractor on a solution, but it was determined that there were no options to mitigate the lack of green space in the rear of the house short of removing the pool and patio which were the primary reason we purchased the home in the first place. However, upon looking at the lot as a whole, we believe that we can mitigate the lack of some of the green space by replacing a decorative paver section between the driveway and the sidewalk in the front of the house with lawn.

Subsequently, we scheduled a meeting with Jeff Zielke to review the survey, to discuss the problems with the backyard layout, and to look at improving our overall open space percentage with the proposed idea of adding the front lawn area described above. After our discussion with Jeff, it was determined we needed to apply to the Board of Zoning Appeals for a variance.

We appreciate your time and consideration of this matter. Our goal in this home project was only to replace existing hardscape, not to add or encroach any further beyond the current footprint. We feel that these changes will not only improve the backyard aesthetically, but will also create a safer space by eliminating sections of the patio and pool deck which have become damaged and worn.

Sincerely,

Todd & Mary Beth Grabel
680 Fairfax
Birmingham, MI 48009

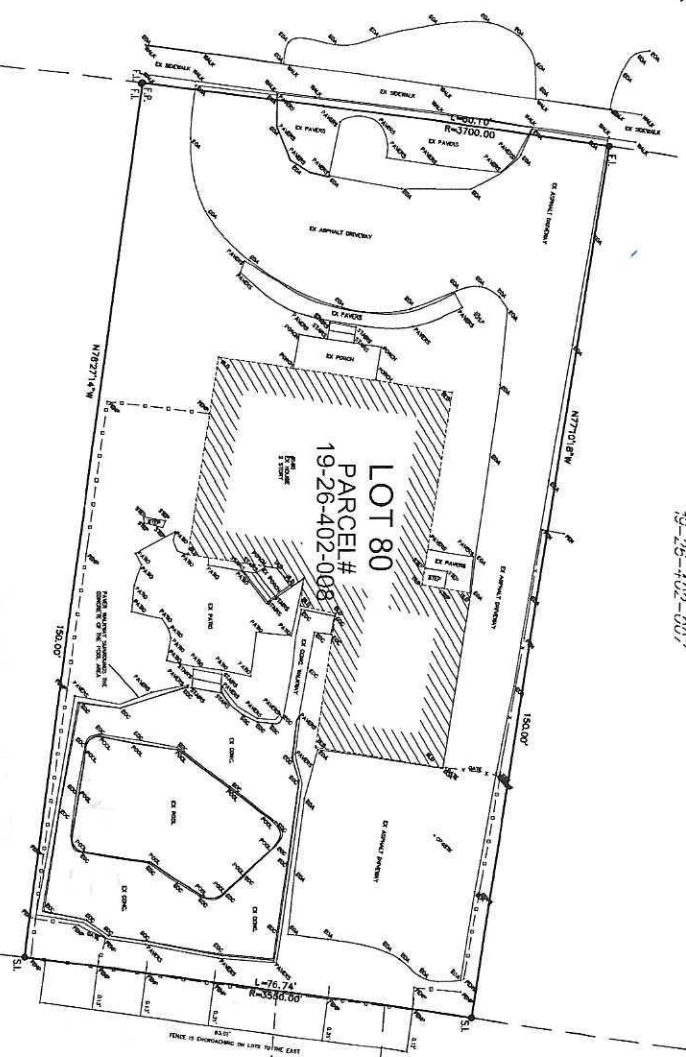
SITE INFORMATION	
AREA:	0.27 ACRES (11,782.61 SQ. FT.)
ZONING:	R1 (SINGLE FAMILY RESIDENTIAL)
BUILDING COVERAGE:	MAXIMUM: 30.00% (3,528.78 SQ. FT.) EXISTING: 17.48% (2,055.75 SQ. FT.)
OPEN SPACE:	MINIMUM: 40.00% (4,705.04 SQ. FT.) EXISTING: 30.29% (3,562.43 SQ. FT.)

BOUNDARY & LOCATION SURVEY

680 FAIRFAX AVENUE
QUANTON LANE ESTATES SUBDIVISION NO. 2
OKLAHOMA COUNTY, OKLAHOMA
PARCEL #19-26-402-008



FAIRFAX AVE. (60 FT R.O.W.)

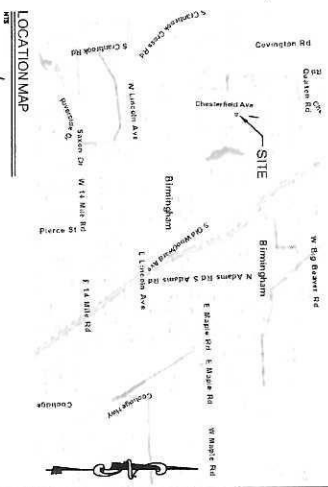


LOT 81
PARCEL #
19-26-402-007

LOT 95
PARCEL #
19-26-402-022

LOT 96
PARCEL #
19-26-402-023

LOT 79
PARCEL #
19-26-402-009



- LEGEND
- FL FOUND FIRM
 - F.P. FOUND PIER
 - F.M. FOUND MANT
 - F.P.K. FOUND P.K. WALL
 - S.P.K. FOUND S.P.K. WALL
 - S.L. FOUND SET LINE
 - S.I. FOUND SECTION CORNER

LEGAL DESCRIPTION OF RECORD

A PARCEL OF LAND LOCATED IN AND BEING PART OF A SUBDIVISION OF QUANTON LANE ESTATES SUBDIVISION NO. 2, OKLAHOMA COUNTY, OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 80 OF QUANTON LANE ESTATES SUBDIVISION NO. 2 (L.S. P. 40 O.C.R.) CONTAINING 0.27 ACRES, MORE OR LESS, SUBJECT TO THE RESTRICTIONS OF RECORD.

LAND DEVELOPMENT SERVICES
S. S. S. S.
of Oklahoma, L.L.C.

680 Fairfax Avenue
Birmingham, AL 35209

CLIENT
Todd Grubel
318-880-7710

PROJECT
680 Fairfax Avenue
Birmingham, AL 35209

DATE
3/11/11

SCALE
1" = 100'

SHEET
BOUNDARY & LOCATION SURVEY

PROJECT LOCATION
PARCEL # 19-26-402-008

REVISIONS

NO.	DATE	DESCRIPTION
1	3/11/11	Initial Survey

APPROVED BY: [Signature]
DATE: 3/11/11

DESIGNED BY: [Signature]
DATE: 3/11/11

DRAWN BY: [Signature]
DATE: 3/11/11

CHECKED BY: [Signature]
DATE: 3/11/11

DATE: 3/11/11

811
Know what's below
Call before you dig.

9:51 AM Tue Jul 18

83%

680 Fairfax

Area Result: 326.1 Square Feet

Add Point

326.1 Square Feet



Done

AREA:	0.27 ACRES (11,762.61 SQ. FT.)
ZONING:	R1 (SINGLE FAMILY RESIDENTIAL)
BUILDING COVERAGE:	MAXIMUM: 30.00% (3,528.78 SQ. FT.) EXISTING: 17.48% (2,055.75 SQ. FT.)
OPEN SPACE:	MINIMUM: 40.00% (4,705.04 SQ. FT.) EXISTING: 30.29% (3,562.43 SQ. FT.)

680 FAIRFAX AVENUE
 "QUARTON LAKES ESTATES SUBDIVISION NO.2"
 VILLAGE OF BIRMINGHAM
 OAKLAND COUNTY, MICHIGAN
 PARCEL #19-26-402-008



Land Development Services
of Michigan LLC
48597 Hayes
Shelby Twp, MI 48315
P: 586.854.7310
E: David@LDSofMichigan.com

80 Fairfax Avenue
Birmingham, MI 48009

Todd Grabel
248-840-7710

BOUNDARY & LOCATION SURVEY

PARCEL #19-26-402-008

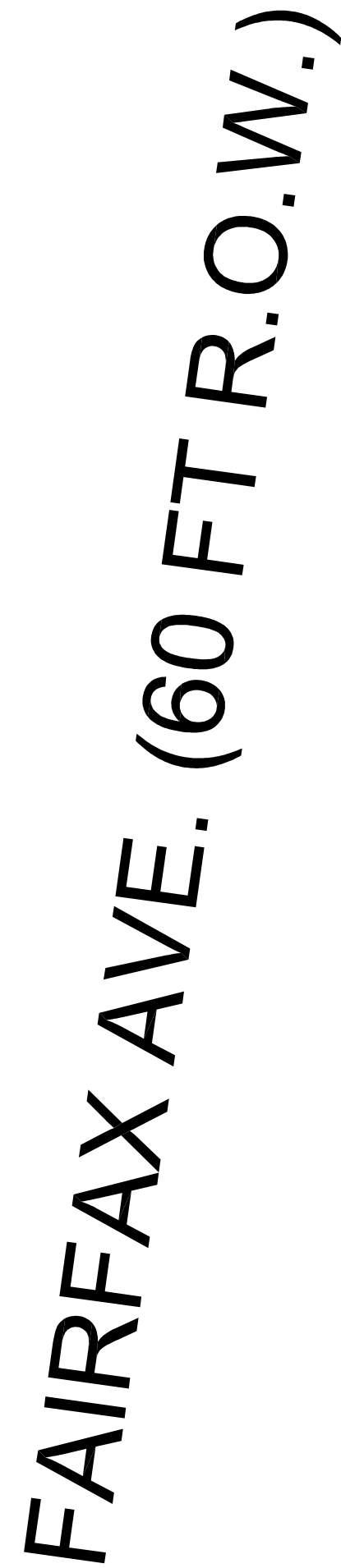


Job No.: Sheet:

7

● F.I.	FOUND IRON
● F.P.	FOUND PIPE
• F.M.	FOUND MONUMENT
● F.P.K.	FOUND P.K. NAIL
● S.P.K.	SET P.K. NAIL
● S.I.	SET IRON
	SECTION CORNER

A PARCEL OF LAND LOCATED IN AND BEING PART OF A SUBDIVISION OF LOTS 1 TO 184 INCLUSIVE OF QUARTON LAKE ESTATES SUBDIVISION, VILLAGE OF BIRMINGHAM, OKLAHOMA COUNTY, MICHIGAN AND DESCRIBED AS FOLLOWS: LOT 80 OF "QUARTON LAKE ESTATES SUBDIVISION NO. 2" (L.32, P.40 O.C.R.) CONTAINING 0.27 ACRES OF LAND RESERVING ALL RIGHTS, EASEMENTS AND RESTRICTIONS OF RECORD.

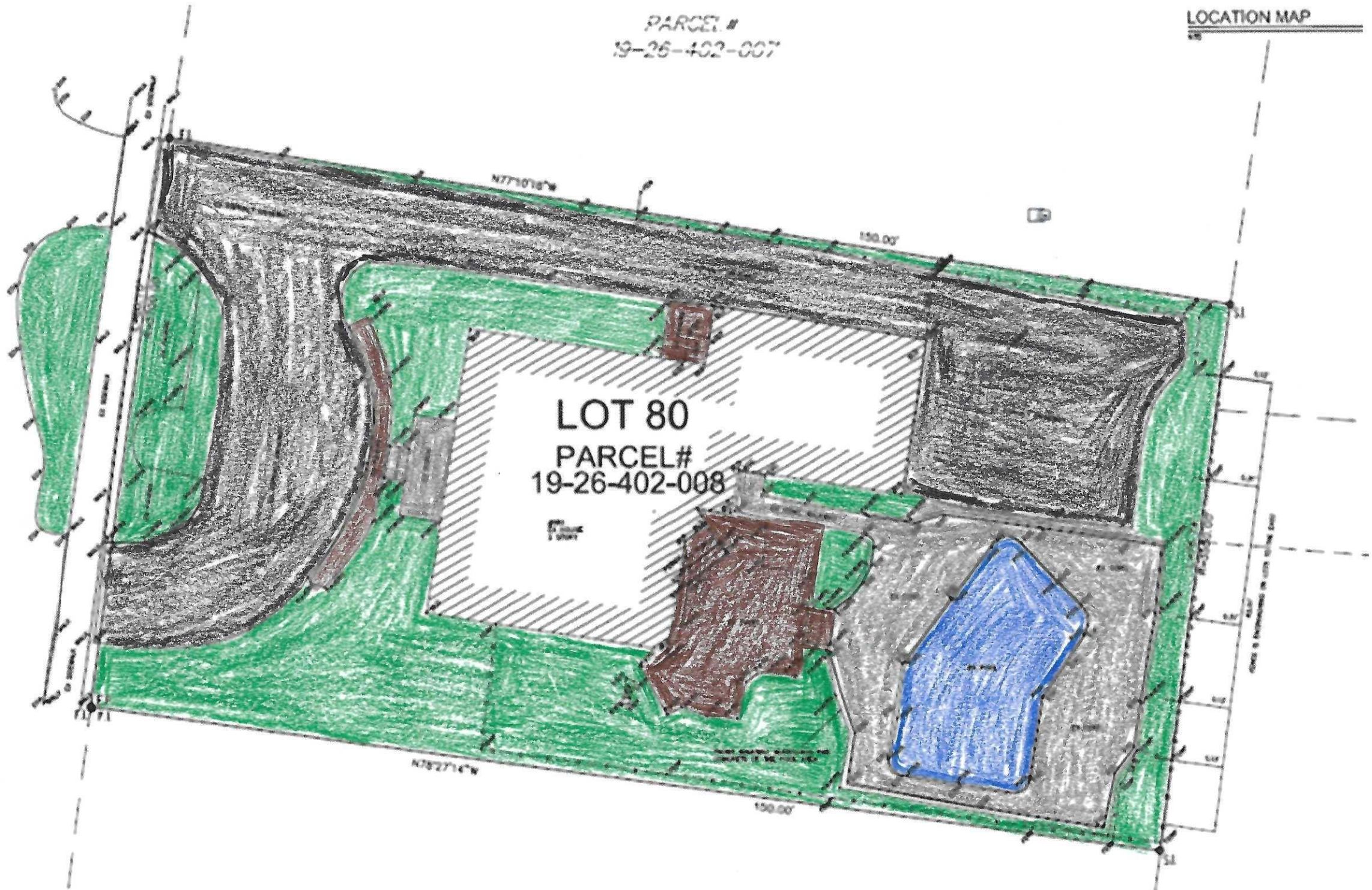


PARCEL #
19-26-402-007

LOCATION MAP



LOCATION MAP



CASE DESCRIPTION

1340 PURITAN (23-28)

Hearing date: September 12, 2023

Appeal No. 23-28: The owner of the property known **1340 Puritan**, requests the Following variance to a second floor rear addition:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the total combined setbacks are 14.00 feet or 25% of total lot width, whichever is larger. The required is 20.00 feet. The proposed is 18.80 feet. Therefore, a variance of 1.20 feet is being requested.

Staff Notes: This applicant looking to construct a rear addition to the existing non-conforming home. The home was constructed in 1952.

This property is zoned R1 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

1340 PURITAN 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: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
--------------------------	---	---	-----------------------------------	-------------------------------	---------------------------------------

I. PROPERTY INFORMATION:

Address: 1340 Puritan Ave	Lot Number: 08-19-26-228-002	Sidwell Number:
---------------------------	------------------------------	-----------------

II. OWNER INFORMATION:

Name: Greg Kevane			
Address: 1340 Puritan Ave	City: Birmingham	State: MI	Zip code: 48009
Email: * Gregkevane@gmail.com		Phone: 248-808-1353	

III. PETITIONER INFORMATION:

Name: Eric Heiderer	Firm/Company Name: Polyarch Inc		
Address: 44045 N Gratiot Ave	City: Clinton Twp	State: MI	Zip code: 48036
Email: Eheiderer@comcast.net		Phone: 586-530-7230	

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:

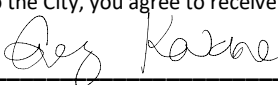
- Please provide the following in your electronic submission:**
- ☐ Completed and signed application
 - ☐ Signed letter of practical difficulty and/or hardship
 - ☐ Certified survey
 - ☐ Building plans including existing and proposed floor plans and elevations
 - ☐ If appealing a board decision, provide 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:  Date: 8-8-2023

Signature of Petitioner:  Date: 8-8-2023

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.

Signature of Applicant

Anton Gojcaj
Antoni Construction LLC
5355 Scotch Settlement
Almont, MI 48003

August 8, 2023

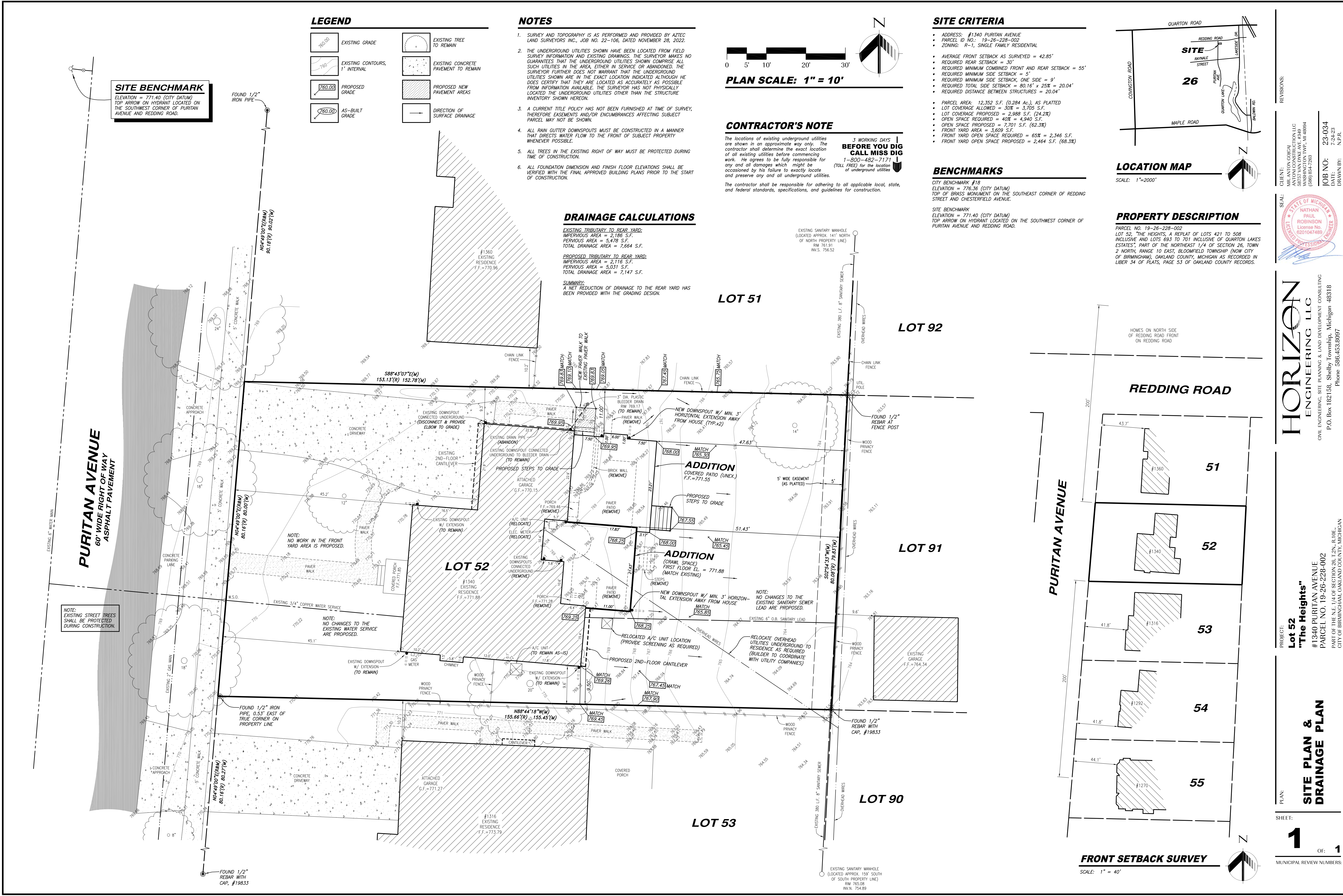
To whom it may concern,

Per preliminary review completed by Jeff Zielke regarding permit number PB23-0616 located at 1340 Puritan Ave, we are requesting a variance of 1.20 feet. The current rear yard setback is 18.80 feet which does not meet the zoning ordinance required of 20.00 feet. As shown in the site plan, the proposed addition will take place above the existing 1st floor. The structure in its current state does not fall within the zoning ordinance requirements due to shape of the lot and how the home sits within this lot and/or new zoning requirements after the home was built, which is why we are requesting a variance of 1.20 feet.

Respectfully,

A handwritten signature in black ink, appearing to read 'Anton Gojcaj', with a long horizontal line extending to the right.

Anton Gojcaj
Owner - Antoni Construction



REVISIONS:

CLIENT: MR. ANTON GORDON
ANTON CONSTRUCTION LLC
5925 VAN DYKE AVE #340
BIRMINGHAM, AL 35210
(205) 954-7263

JOB NO: 23-034
DATE: 7-24-23
DRAWN BY: N.P.R.

SEAL: STATE OF MICHIGAN
NATHAN PAUL ROBINSON
Professional Engineer
License No. 6201047469

PROJECT: Lot 52 "The Heights"

PLAN: SITE PLAN & DRAINAGE PLAN

SHEET: 1 OF 1

MUNICIPAL REVIEW NUMBERS:

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586-453-8097

FRONT SETBACK SURVEY

KEYANE RESIDENCE

NEW 2 STORY REAR ADDITION TO AN EXISTING RESIDENCE

1340 PURITAN
BIRMINGHAM, MI 48009

SHEET INDEX

- A-1 SITE PLAN AND PROJECT INFO
A-2 DEMOLITION
A-3 FOUNDATION PLAN
A-4 FIRST AND SECOND FLOOR PLANS
A-5 EXTERIOR ELEVATIONS
A-6 ROOF PLAN AND VENT CALC
A-7 WALL SECTIONS

BUILDING CODE INFO

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
APPLICABLE CODES
A. 2015 MICHIGAN RESIDENTIAL CODE
B. 2015 MICHIGAN MECHANICAL CODE
C. 2015 MICHIGAN PLUMBING CODE
D. 2011 MICHIGAN ELECTRICAL CODE, NEC W/
PART 8 STATE AMENDMENTS
2. WRITTEN DIMENSIONS HAVE PRECEDENCE
OVER SCALED DIMENSIONS. DO NOT SCALE THE
DRAWINGS.
3. DESIGN LOADS:
FLOOR FRAMING:
FIRST FLOOR LOADING:
1. LIVE LOAD: 40 PSF
2. DEAD LOAD: 15 PSF
SECOND FLOOR LOADING:
1. LIVE LOAD: 30 PSF
2. DEAD LOAD: 15 PSF
ROOF LOADING:
1. SNOW LOAD: 30 PSF
2. DEAD LOAD: 10 PSF
WIND SPEED: 115 MPH
4. INSULATION:
ROOF (CONVENTIONAL) R-38
WALLS (EXTERIOR) R-21
5. ALL EXPOSED INSULATION IS TO HAVE A
FLAME SPREAD RATING OF LESS THAN 25
AND A SMOKE DENSITY OF LESS THAN 450.

POLYARCH INC.
44045 N. GRATIOT AVE.
CLINTON TWP., MI 48036
(O) 586.468.4190 (F) 586.468.1959

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DUPLICATIONS, REPRODUCTIONS, AND/OR SALES OF THESE DOCUMENTS.

ENGINEER:

CLIENT: KEYANE RESIDENCE
1340 PURITAN
BIRMINGHAM, MI

PROJECT: TWO STORY REAR ADDITION
AND INTERIOR RENOVATION

DATE: 2-22-23

PROJECT NO. 23-021

DRAWN BY: EKH

CHECKED BY: ZEB

REVISION DATE: 5-15-23

SHEET •

A-1

DEMOLITION PLAN

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO DEMOLITION
2. CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING THE SITE AND BUILDING WITH RESPECT TO THE REMOVAL OR RELOCATION OF ALL MECHANICAL, ELECTRICAL, STRUCTURED, UTILITY OR ARCHITECTURAL ITEMS (NOT SPECIFICALLY INDICATED ON THE DRAWINGS) WHICH WOULD INTERFERE WITH THE INTENT AND COMPLETION OF THE DEMOLITION WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL EXISTING CONCEALED BUILDING ELEMENTS INCLUDING PLUMBING, MECHANICAL RUNS AND LINES, STRUCTURAL FRAMING AND ELECTRICAL SERVICES AND PROVIDING PROTECTION FROM DAMAGE.
4. PROVIDE APPROPRIATE BARRICADES, SIGNAGE, DUCT CONTROL, SECURITY AND OTHER SAFETY PRECAUTIONS SO AS TO PROTECT RESIDENTS, VISITORS, TRADESMAN, AND ALL EXISTING REMAINING CONDITIONS
5. CONTRACTORS SHALL PROVIDE PROPER TEMPORARY OR PERMANENT SHORING, BRACING, AND SUPPORT UNTIL PERMANENT CONSTRUCTION IS IN PLACE.
6. CONTRACTOR IS TO COORDINATE WITH MECHANICAL AND ELECTRICAL TRADES FOR THE REMOVAL OF CEILING, WALLS, ETC, AS TO THE EXTENT OF STRUCTURE TO BE SAVED AND PROTECTED
7. REMOVE EXISTING FINISHES AS NECESSARY TO EXPOSE STRUCTURE. VERIFY CONDITIONS WITH OWNER BEFORE CONTINUING WORK. RESTORE EXISTING AREAS WHICH ARE DAMAGED DURING CONSTRUCTION. MATCH EXISTING MATERIALS AND FINISHES WHERE DEEMED NECESSARY.
8. NEW OPENINGS SHALL BE CUT IN EXISTING WALLS, CEILING, AND FLOORS AS REQUIRED FOR THE INSTALLATION OF NEW WORK. OPENINGS SHALL BE CUT CLEAN AND ACCURATELY SO AS NOT TO DISTURB EXISTING WALLS, FLOORS, PARTITIONS, CEILING, ETC, WHICH ARE TO REMAIN. MAINTAIN STRUCTURAL SOUNDNESS OF REMAINING WALLS.
9. CONTRACTOR TO TAKE EXTRA PRECAUTIONS IN PRESERVING ALL EXISTING BASEMENT AND FOUNDATION CONSTRUCTION, INCLUDING ALL EXPOSED WATERPROOFING DURING DEMOLITION AND CONSTRUCTION.
10. VERIFY WITH OWNER ALL EQUIPMENT AND FIXTURES TO BE REMOVED AND REUSED OR DISCARDED
11. ALL EXISTING WALLS, DOORS, FRAMES, AND RELATED HARDWARE ASSEMBLIES DESIGNATED AS "TO BE REMOVED" SHALL BE COMPLETELY REMOVED AND DISPOSED OF AS DESIGNATED BY OWNER. ALL EXISTING WALLS NOT DESIGNATED SHALL TO REMAIN "AS IS"
12. REFER TO SPECIFICATIONS ON DRAWINGS FOR EXACT DEMOLITION INFORMATION.
13. CONTRACTOR SHALL DESIGN, PROVIDE, BUILDING ASSEMBLY AND OR ANY SYSTEMS AND OR ANY SUB-ASSEMBLIES ARE COMPLETE, SUPPORTING AND OR STABLE INSTALL AND MAINTAIN ANY AND ALL TEMPORARY BRACING AS REQUIRED TO ENSURE THE STABILITY OF THE STRUCTURE

SHEETING, SHORING AND BRACING

1. TEMPORARY SHEETING, SHORING, GUYING AND TIEDOWNS OF THE WORK AND STRUCTURE DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE NEW CONSTRUCTION SHALL BE BRACED AND PROTECTED AS REQUIRED.
2. THE STRUCTURAL DRAWINGS ARE THE PLACEMENT AND SIZE OF THE STRUCTURAL COMPONENTS ONLY. COMPLIANCE WITH OSHA AND SAFETY CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:

REVIEW EXISTING CONDITIONS IN FIELD PRIOR TO WORK. ANY FIELD CHANGES IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND OR ENGINEER PRIOR TO WORK TO BE COMPLETED

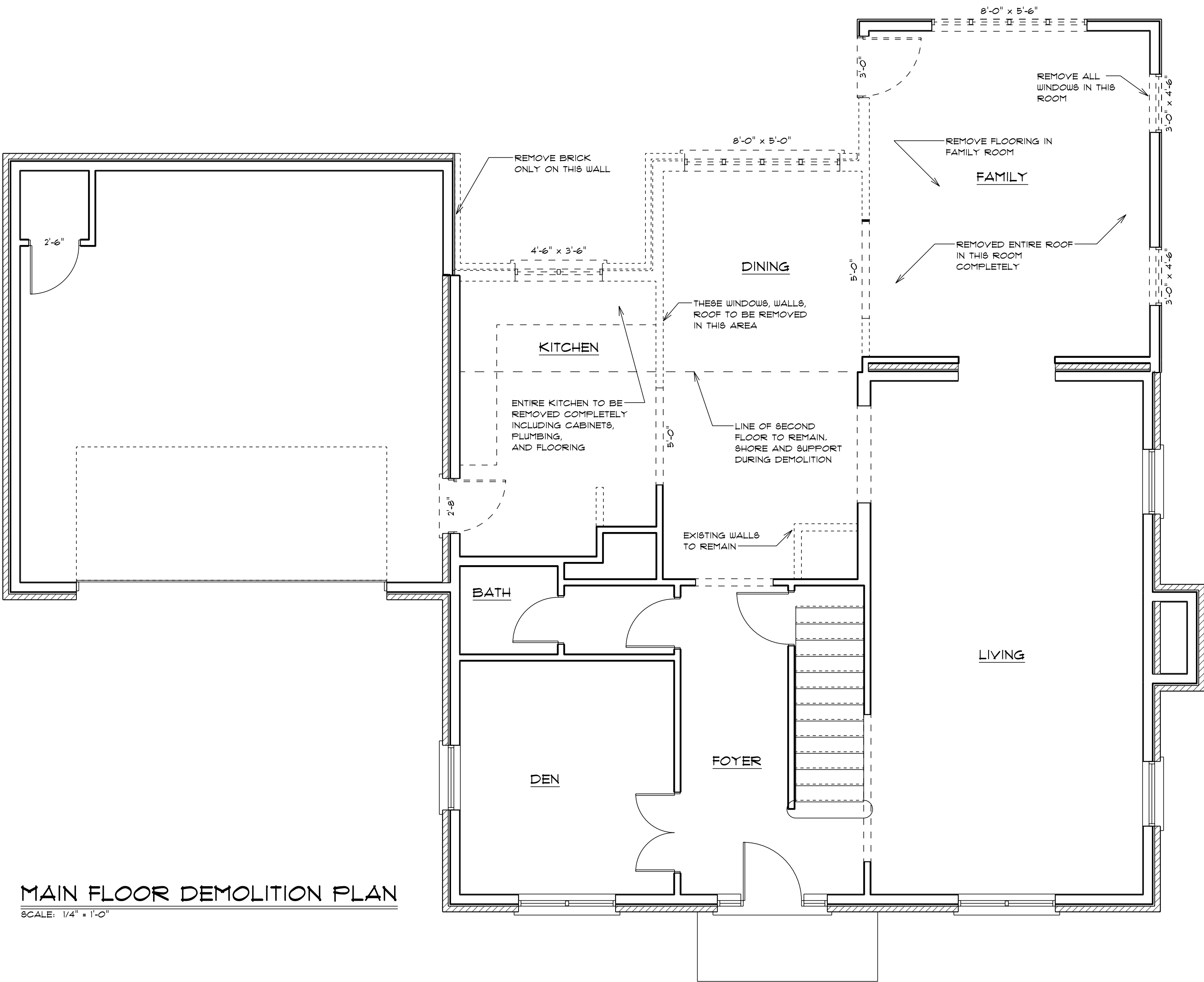
WALL LEGEND

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

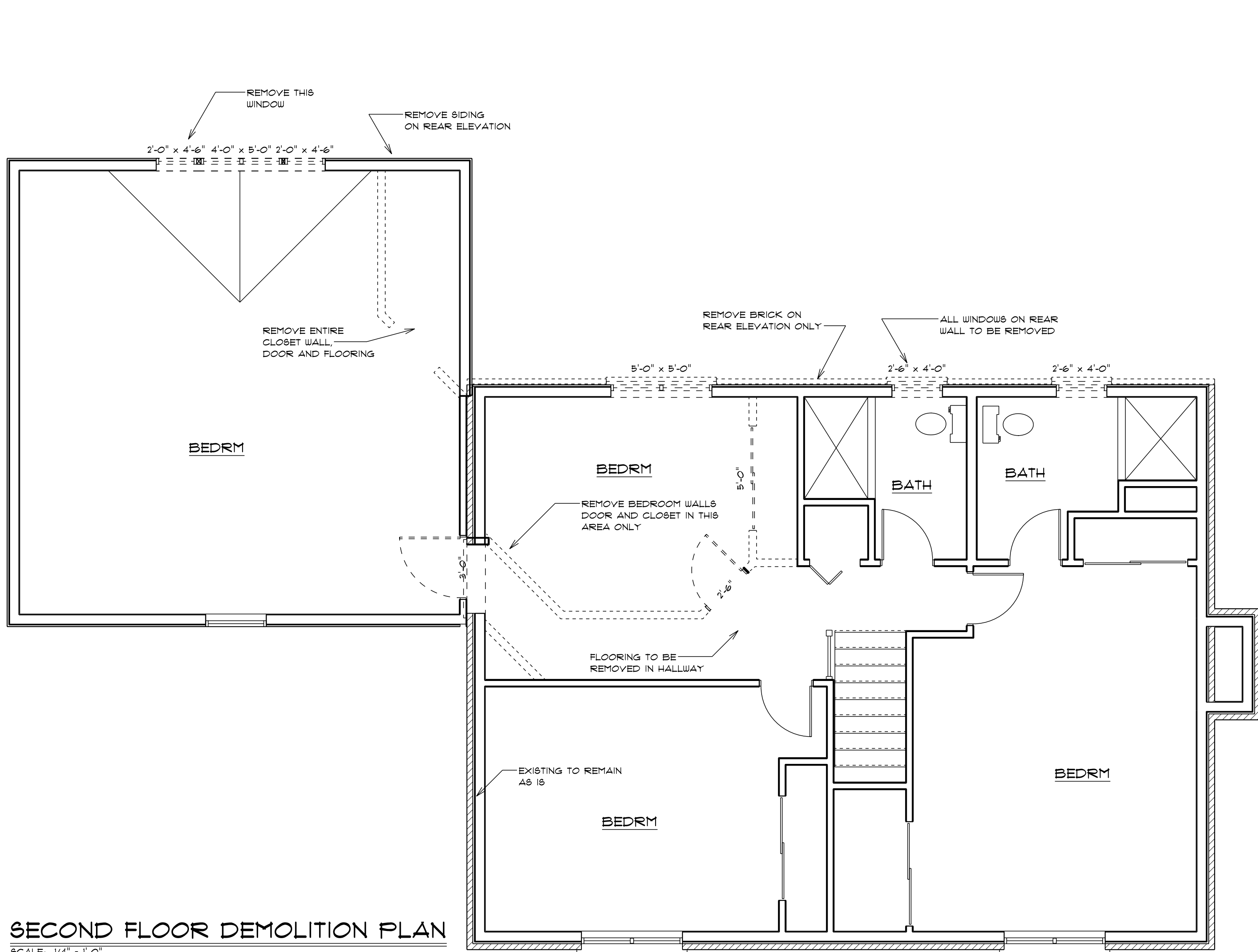
EXISTING 2 X 4 EXTERIOR WALL
AND BRICK FINISH

EXISTING INTERIOR 2 X 4 PARTITION
STUD WALLS WITH 1/2" GYPSUM BOARD
EACH SIDE TO REMAIN

[- - - - -]
EXISTING WALLS TO BE REMOVED.
SEE PLAN FOR LOCATIONS



MAIN FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

POLYARCH INC.

44045 N. GRATIOT AVE.

CLINTON TWP., MI 48036

(O)586.468.4190 (F)586.468.1859

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ENGINEER:

CLIENT: KEVANE RESIDENCE
1340 PURITAN
BIRMINGHAM, MI

PROJECT: TWO STORY REAR ADDITION
AND INTERIOR RENOVATION

DATE: 2-22-23

PROJECT NO. 23-021

DRAWN BY: EKH

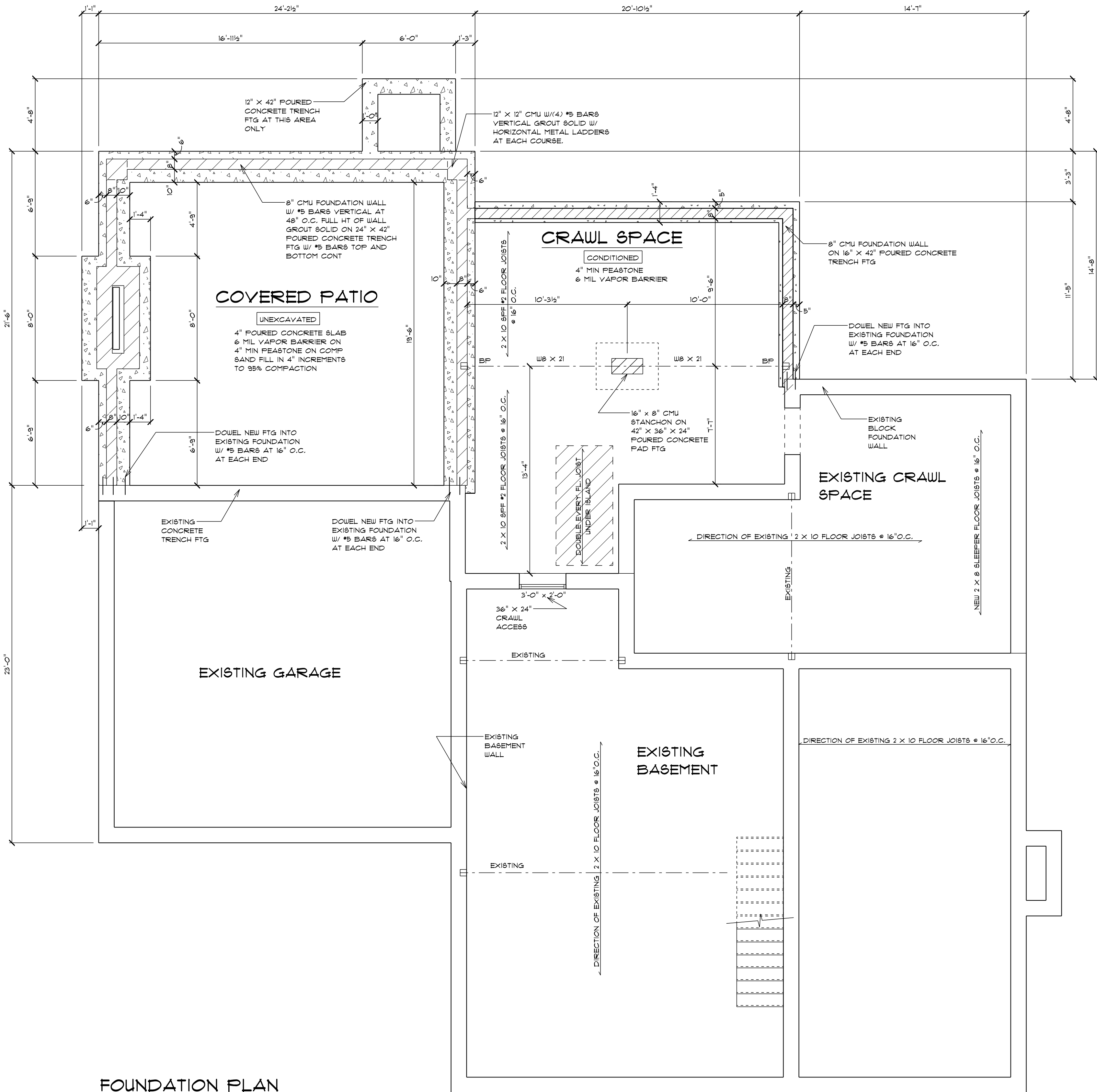
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1-8-23

SHEET *

A-2



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

FOUNDATION NOTES PER MICHIGAN RESIDENTIAL CODE 2015

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AT 1 1/2" TIMES THE FOOTING WIDTH (PERPENDICULAR TO THE WALL PLANS) OF 2', WHICHEVER IS SMALLER IN RISE TO 3 TIMES THE FOOTING WIDTH IN RUN (MINIMUM) TO MAINTAIN THE PROPER DEPTH BELOW FINISH GRADE.
2. FOOTINGS ARE DESIGNED FOR AN ASSUMED SOIL PRESSURE OF 1500 PSF. IF SOIL OF THIS CAPACITY IS NOT FOUND AT THE ELEVATIONS INDICATED, FOOTINGS SHALL BE ENLARGED OR LOWERED AT THE DIRECTION OF THE ARCHITECT. VERIFY SOIL BEARING PRESSURE IN THE FIELD BY THE SOILS ENGINEER.
4. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
5. CONCRETE TO DEVELOP A MINIMUM OF 2500 PSI AT 28 DAYS WITH A MINIMUM OF 6 BAGS OF CEMENT PER YARD AND A MAXIMUM SLUMP OF 4".
6. 3500 PSI AT 28 DAYS (6% +/- 1%) AIR ENTRAINED FOR EXTERIOR SLABS, WALKS, AND CURBING.
7. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25' MAXIMUM INTERVALS EACH WAY.
8. CONCRETE SIDEWALKS TO HAVE 3/4" TOOLED JOINTS AT 3'-0" O.C. MINIMUM OR SAW CUT.
9. REINFORCING STEEL TO BE A #6B GRADE 40, WELDED WIRE MESH TO BE A-183.
11. ALL WOOD IN CONTACT WITH MASONRY TO BE WOLMANIZED WITH THERMO-BARRIER UNDER ALL SILL.
13. ALL REINFORCING BARS, DOWELS, AND TIES SHALL CONFORM TO A.S.T.M. A615 GRADE 60.
16. PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED TO INSURE THE STABILITY OF THE NEW STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
17. ALL MASONRY BEARING STEEL BEAMS AND LINTELS TO BEAR 8" MINIMUM ON 3 COURSES SOLID MASONRY WITH (2) 3/4" DIAMETER BOLTS EACH END, UNLESS OTHERWISE NOTED.
18. ALL BLOCK SHALL BE TYPE N-1 (C-80 X2 CORE).
19. MORTAR IS BE TYPE 'S' OR 'N'.
20. HORIZONTAL WIRE REINFORCING SHALL BE #3 GA. LADDER TYPE WIRE PLACED AT 16" O.C. IN ALL MASONRY WALLS (AT ALTERNATE COURSING TO STRAP ANCHORS).
21. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.
22. DO NOT SCALE DRAWINGS

SHEETING, SHORING AND BRACING

1. TEMPORARY SHEETING, SHORING, GUYING AND TIEDOWNS OF THE WORK AND STRUCTURE DURING ERECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ENGINEER AND/OR ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ABSENCE, PRESENCE OR ADEQUACY OF ANY TEMPORARY BRACING. ALL EXISTING STRUCTURES THAT MAY BE AFFECTED BY THE NEW CONSTRUCTION SHALL BE BRACED AND PROTECTED AS REQUIRED.
2. THE STRUCTURAL DRAWINGS ARE THE PLACEMENT AND SIZE OF THE STRUCTURAL COMPONENTS ONLY. COMPLIANCE WITH OSHA AND SAFETY CODE REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

NOTE:

REVIEW EXISTING CONDITIONS IN FIELD PRIOR TO WORK. ANY FIELD CHANGES IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT AND/OR ENGINEER PRIOR TO WORK TO BE COMPLETED

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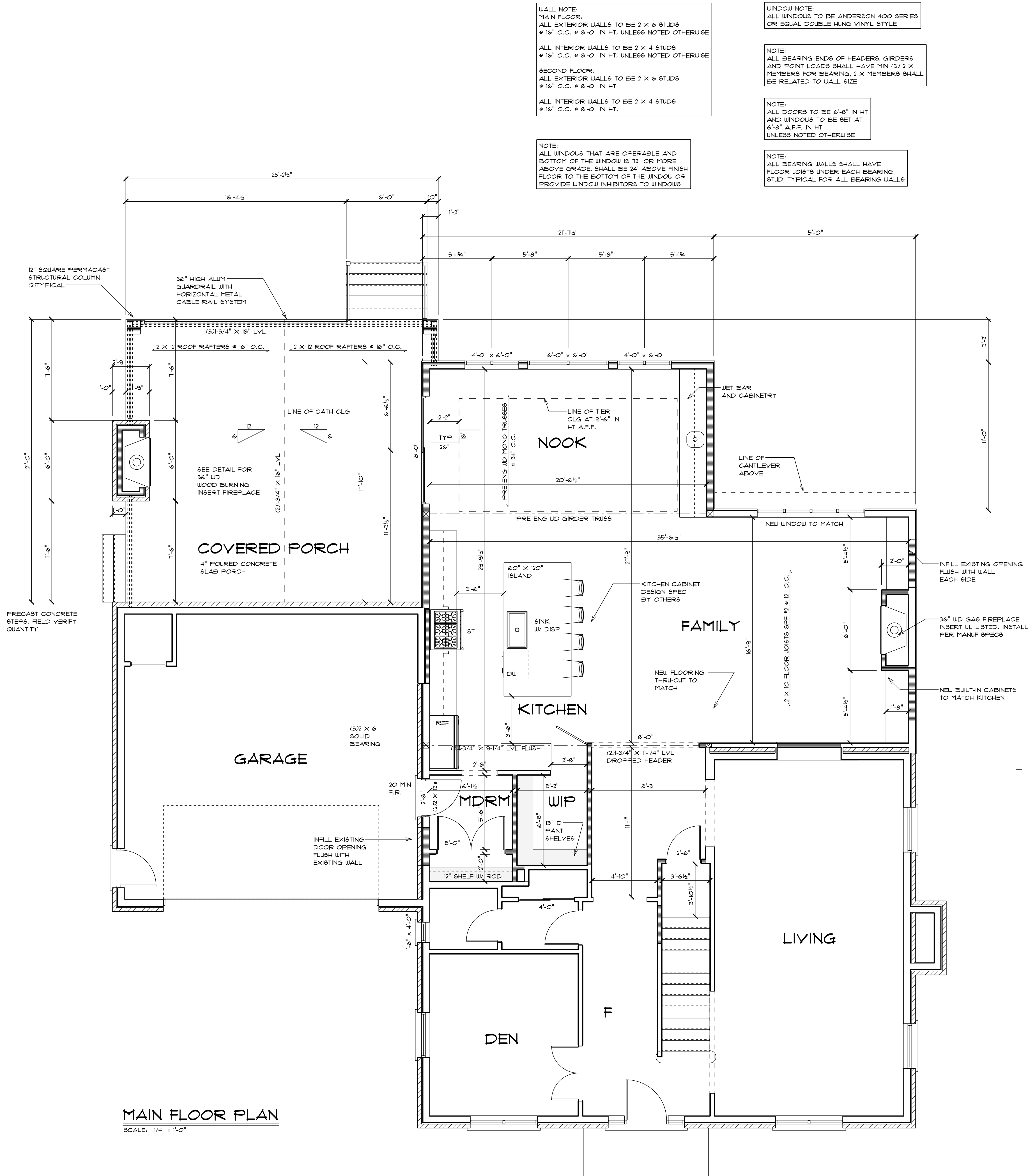
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A-2



MAIN FLOOR PLAN

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

WALL NOTE:
MAIN FLOOR:
ALL EXTERIOR WALLS TO BE 2 X 6 STUDS
@ 16" O.C. @ 8'-0" IN HT. UNLESS NOTED OTHERWISE

ALL INTERIOR WALLS TO BE 2 X 4 STUDS
@ 16" O.C. @ 8'-0" IN HT. UNLESS NOTED OTHERWISE

SECOND FLOOR:
ALL EXTERIOR WALLS TO BE 2 X 6 STUDS
@ 16" O.C. @ 8'-0" IN HT

ALL INTERIOR WALLS TO BE 2 X 4 STUDS
@ 16" O.C. @ 8'-0" IN HT.

WINDOW NOTE:
ALL WINDOWS TO BE ANDERSON 400 SERIES
OR EQUAL DOUBLE HUNG VINYL STYLE

NOTE:
ALL BEARING ENDS OF HEADERS, GIRDERS
AND POINT LOADS SHALL HAVE MIN (3) 2 X
MEMBERS FOR BEARING. 2 X MEMBERS SHALL
BE RELATED TO WALL SIZE

NOTE:
ALL DOORS TO BE 6'-8" IN HT
AND WINDOWS TO BE SET AT
6'-8" A.F.F. IN HT
UNLESS NOTED OTHERWISE

NOTE:
ALL BEARING WALLS SHALL HAVE
FLOOR JOISTS UNDER EACH BEARING
STUD, TYPICAL FOR ALL BEARING WALLS

NOTE:
ALL WINDOWS THAT ARE OPERABLE AND
BOTTOM OF THE WINDOW IS 12" OR MORE
ABOVE GRADE, SHALL BE 24" ABOVE FINISH
FLOOR TO THE BOTTOM OF THE WINDOW OR
PROVIDE WINDOW INHIBITORS TO WINDOWS

FRAMING NOTES

1. LUMBER SPECIES:

A. POST, BEAMS, HEADERS, JOISTS & RAFTERS.	NO.2 DOUGLAS FIR.
B. SILL, PLATES, BLOCKING, BRIDGING ETC.	NO. 3 DOUGLAS FIR.
C. STUDS	STUD GRADE D.F.
D. POST & BEAM DECKING	UTILITY GRADE D.F.
E. PLYWOOD SHEATHING	1/2" CDX PLYWOOD, 32/16
F. GLU-LAM BEAMS	FB-2400, DRY ADH.

2. NAIL SCHEDULE:

BRIDGING TO JOIST	2-8d	TOE NAIL
SOLE PLATE TO JOIST	16d @ 16"	FACE NAIL
TOP PLATE TO STUDS	2-16d	END NAIL
STUD TO SOLE PLATE	4-8d	TOE NAIL OR
DOUBLE STUDS	16d @ 16"	FACE NAIL
DOUBLE TOP PLATE	16d @ 16"	EDGE NAIL
CONTINUOUS HEADER (2 PG.)	16d @ 16"	TOE NAIL
CLG. JOIST TO FL.	3-8d	FACE NAIL
CLG. JOIST LAP OVER PL.	3-16d	FACE NAIL
BUILD-UP CORNER STUDS	16d @ 24"	EDGE NAIL
PLYWOOD SUBFLOOR	8d @ 6"	INTERIOR
1X6 SPACED SHEATHING	2-8d	FACE NAIL

FLOOR PLAN NOTES (MICHIGAN RESIDENTIAL CODE 2015)

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20" AND A SILL LESS THAN 44" ABOVE FINISHED FLOOR.

ALL WINDOWS WITH 18" OF THE FLOOR AND WITH IN 12" OF ANY DOOR ARE TO HAVE A SAFETY TEMPERED GLAZING.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE SAFETY TEMPERED GLAZING

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOOR AND WINDOWS. PROVIDE PEEP HOLE 34" TO 66" ABOVE FLOOR ON EXTERIOR DOORS.

CONNECT ALL SMOKE DETECTORS (SEE PLANS FOR LOCATIONS) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND.

PROVIDE COMBUSTION AIR VENTS WITH SCREEN AND BACK DAMPER FOR FIREPLACES, WOOD STOVE, AND ANY APPLIANCE WITH OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO OUTSIDE AIR WITH A MINIMUM OF A 80 CFM FAN. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE. ENCLOSED ORIFICES OR RAFTER SPACES SHALL HAVE 1 SQ. FT. OF FREE VENTILATING AREA FOR EVERY 130 SQ. FT. OF AREA WHERE THE CEILING IS APPLIED TO THE UNDERSIDE OF ROOF RAFTERS.

HANDRAILS SHALL BE 36" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD. HANDRAILS SHALL NOT PROJECT MORE THAN 3" INTO THE WIDTH OF THE STAIRS.

ALL OPEN SIDES OF STAIRWAYS OR WALKWAYS SHALL HAVE GUARDRAILS. RAISED FLOORS EXCEEDING 18" ABOVE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. BALUSTERS SHALL BE SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH ANY OPENING.

STAIRS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36". A MINIMUM 10" TREAD WIDTH, 1" NOSING MINIMUM, RISER HEIGHT SHALL HAVE A MAXIMUM OF 8" IN HEIGHT. PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM MEASURED VERTICALLY FORM NOSING OF THE TREAD.

NOTCHES IN SOLID LUMBER SHALL NOT EXCEED ONE SIXTH OF THE DEPTH OF THE MEMBER OF NO LONGER THAN ONE THIRD OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. ALL NOTCHES SHALL CONFORM TO R602.6, R602.7 OF THE MICHIGAN RESIDENTIAL CODE 2015. STUD SPACING IN BEARING WALLS SHALL BE IN ACCORDANCE W/ R602.3.

GENERAL NOTES

ALL HEADERS IN BEARING WALLS SHALL BE MINIMUM OF 2 X 12 HEM FIR #2 OR BETTER PROVIDE MIN. (2) 2 X 4 OR 2 X 6 DEPENDING ON WALL THICKNESS SFF STUD GRADE OR BETTER UNDER EACH END OF ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.

JOIST LAYOUT IS ONLY FOR GUIDANCE AND SHALL NOT BE USED AS SHOP DRAWINGS. SUPPLIER TO ENSURE THE UNOBSTRUCTED PLUMBING AND HVAC OPENING AND HEADER CLEARANCE.

ALL STEEL BEAMS MUST DIRECTLY BEAR ON STEEL COLUMNS. PROVIDE DOUBLE RIM JOISTS ABOVE ALL OPENINGS IN FOUNDATION WALL.

ALL MULTI JACK STUDS TO BE GLUED AND NAILED WITH 2 ROWS OF 12D NAILS @ 12" O.C.

SPACING OF JOISTS UNDER ALL TILE FINISHES SHALL NOT BE MORE THAN 16" O.C.

PROVIDE DOUBLE JOISTS UNDER ALL PARTITION WALLS PARALLEL TO JOIST DIRECTION.

PROVIDE SOLID BLOCKING PER MANUFACTURER

ELEVATION NOTES

PROVIDE DRIP CAPS AT ALL WINDOW AND DOORS

ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE AND WATERSHIELD AND SHINGLED

PROVIDE ICE AND WATERSHIELD MIN 6'-0" COVERAGE AT ALL ROOF VALLEYS

PROVIDE WEEP HOLES AND FLASHING AT ALL BRICK LEDGES AROUND PERIMETER OF FOUNDATION

EGRESS WINDOW REQUIREMENTS:

MIN. NET CLEAR OPENING 5.7 SQ. FT. FOR FIRST AND SECOND FLOOR BEDROOMS

MIN CLEAR HT 24"
MIN CLEAR WIDTH 20"
MIN SILL HT 44"

TEMPERED GLASS REQUIREMENTS:

FIXED SLIDING PANELS OF SLIDING TYPE DOORS
SHOWER AND BATHTUB DOORS AND ENCLOSURES
PANELS WITH A GLAZED AREA IN EXCESS OF 9 SQ FT WITH LOWEST EDGE LESS

THAN

18" ABOVE FINISHED FLOOR LEVEL WINDOWS ABOVE ANY BATHTUBS

POLYARCH INC.

44045 N. GRATIOT AVE.
CLINTON TWP., MI 48036

(O) 586.468.4790 (F) 586.468.1959

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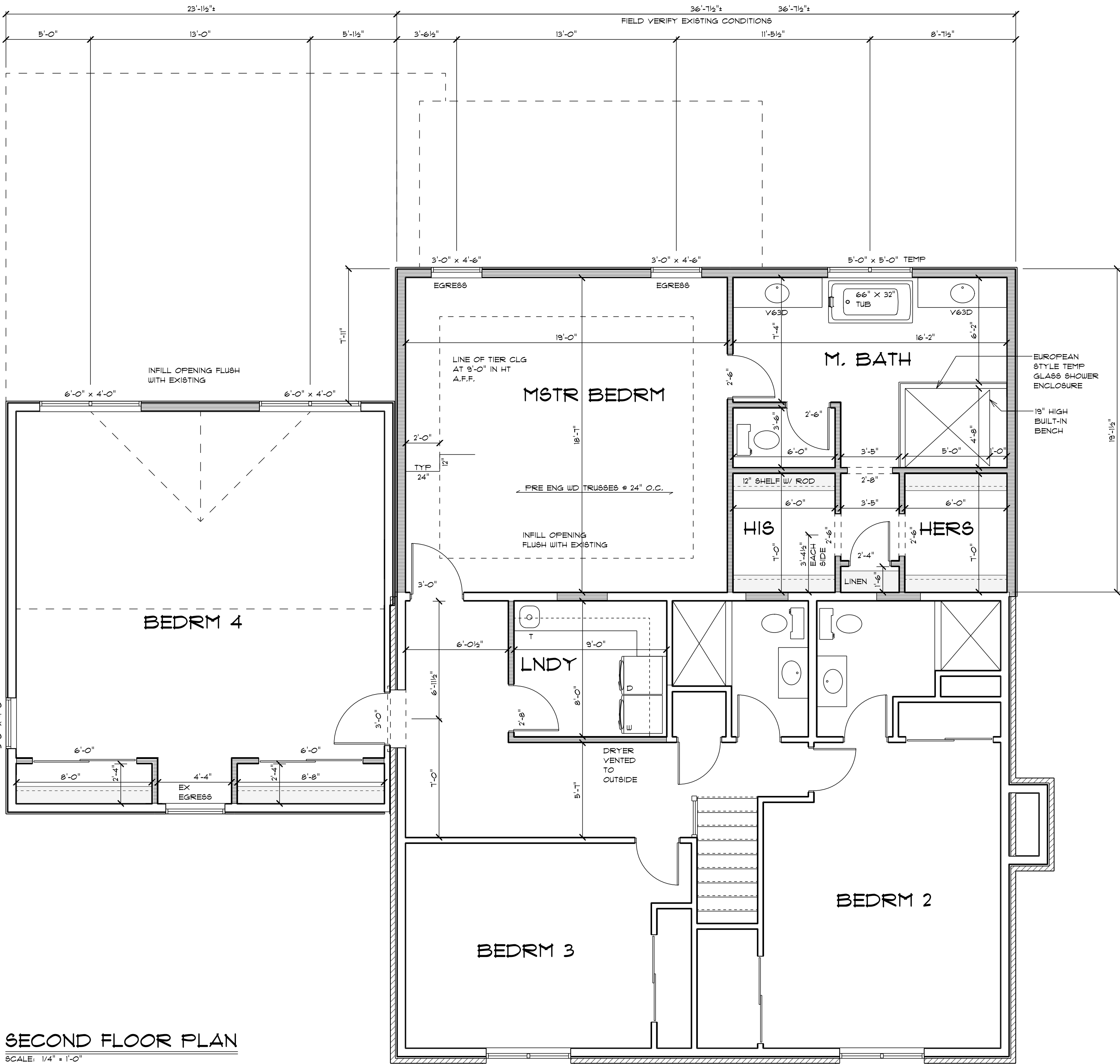
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A-3



WALL NOTE:
SECOND FLOOR:
ALL EXTERIOR WALLS TO BE 2 X 6 STUDS
@ 16" O.C. @ 8'-0" IN HT
ALL INTERIOR WALLS TO BE 2 X 4 STUDS
@ 16" O.C. @ 8'-0" IN HT.

NOTE:
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WINDOW NOTE:
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OR EQUAL DOUBLE HUNG VINYL STYLE

NOTE:
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AND JOIST LOADS SHALL HAVE MIN 3 X 2 X
MEMBERS FOR BEARING, 2 X MEMBERS SHALL
BE RELATED TO WALL SIZE

NOTE:
ALL DOORS TO BE 6'-8" IN HT
AND WINDOWS TO BE SET AT
8'-8" A.F.F. IN HT
UNLESS NOTED OTHERWISE

NOTE:
ALL BEARING WALLS SHALL HAVE
FLOOR JOISTS UNDER EACH BEARING
STUD, TYPICAL FOR ALL BEARING WALLS

FRAMING NOTES

1. LUMBER SPECIES:
- | | |
|--|------------------------|
| A. POST, BEAMS, HEADERS, JOISTS & RAFTERS. | NO.2 DOUGLAS FIR. |
| B. SILL, PLATES, BLOCKING, BRIDGING ETC. | NO. 3 DOUGLAS FIR. |
| C. STUDS | STUD GRADE D.F. |
| D. POST & BEAM DECKING | UTILITY GRADE D.F. |
| E. PLYWOOD SHEATHING | 1/2" CDX PLYWOOD 32/16 |
| F. GLU-LAM BEAMS | FD-2400, DRY ADH. |
2. NAIL SCHEDULE:
- | | | |
|---------------------------|-----------|-------------|
| BRIDGING TO JOIST | 2-8d | TOE NAIL |
| SOLE PLATE TO LOIST | 16d @ 16" | FACE NAIL |
| TOP PLATE TO STUDS | 2-16d | END NAIL |
| STUD TO SOLE PLATE | 4-8d | TOE NAIL OR |
| DOUBLE STUDS | 16d @ 16" | FACE NAIL |
| DOUBLE TOP PLATE | 16d @ 16" | EDGE NAIL |
| CONTINUOUS HEADER (2 PC.) | 16d @ 16" | TOE NAIL |
| CLG. JST TO FL. | 3-8d | FACE NAIL |
| CLG. JST LAP OVER PL. | 3-16d | FACE NAIL |
| BUILD-UP CORNER STUDS | 16d @ 24" | EDGE NAIL |
| PLYWOOD SUBFLOOR | 8d @ 6" | INTERIOR |
| 1X6 SPACED SHEATHING | 2-8d | FACE NAIL |

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ENGINEER:

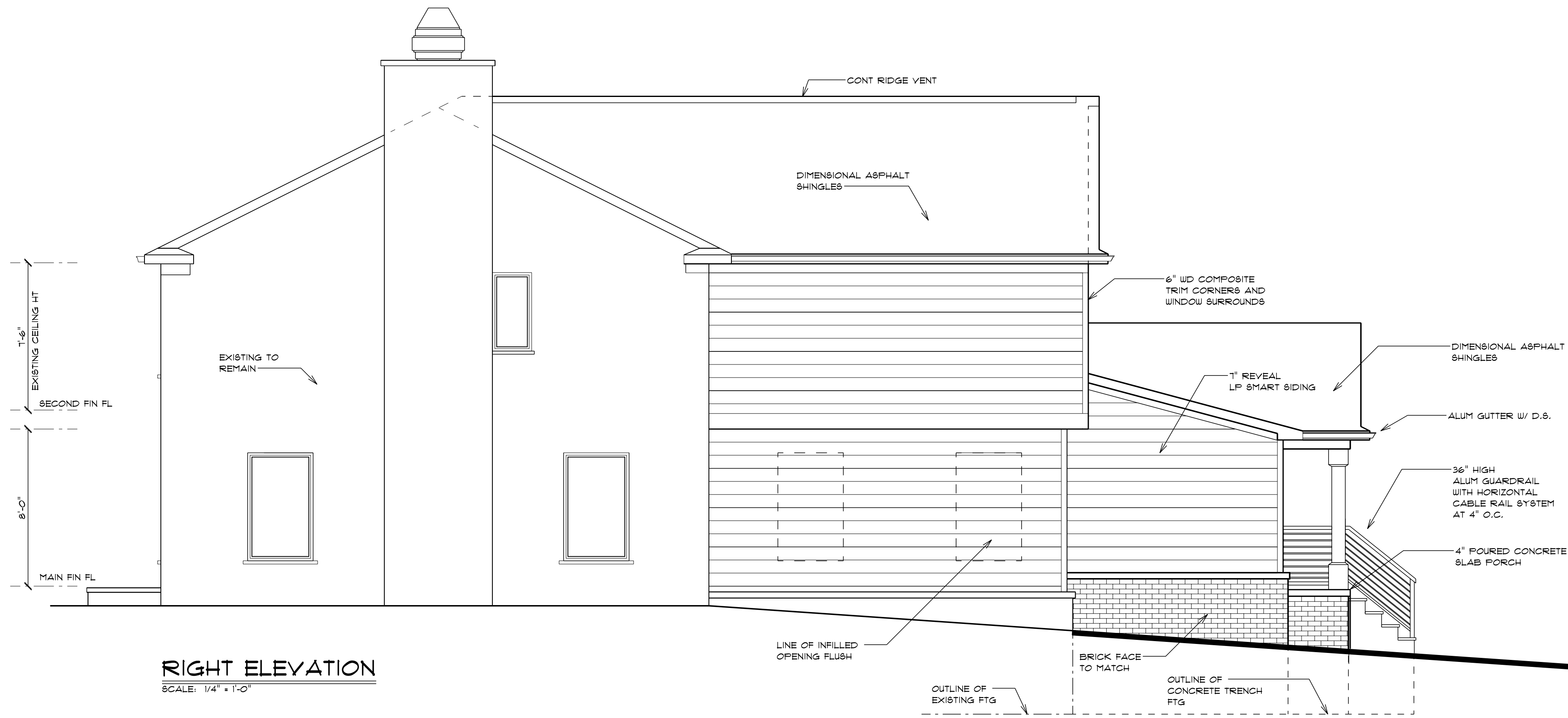
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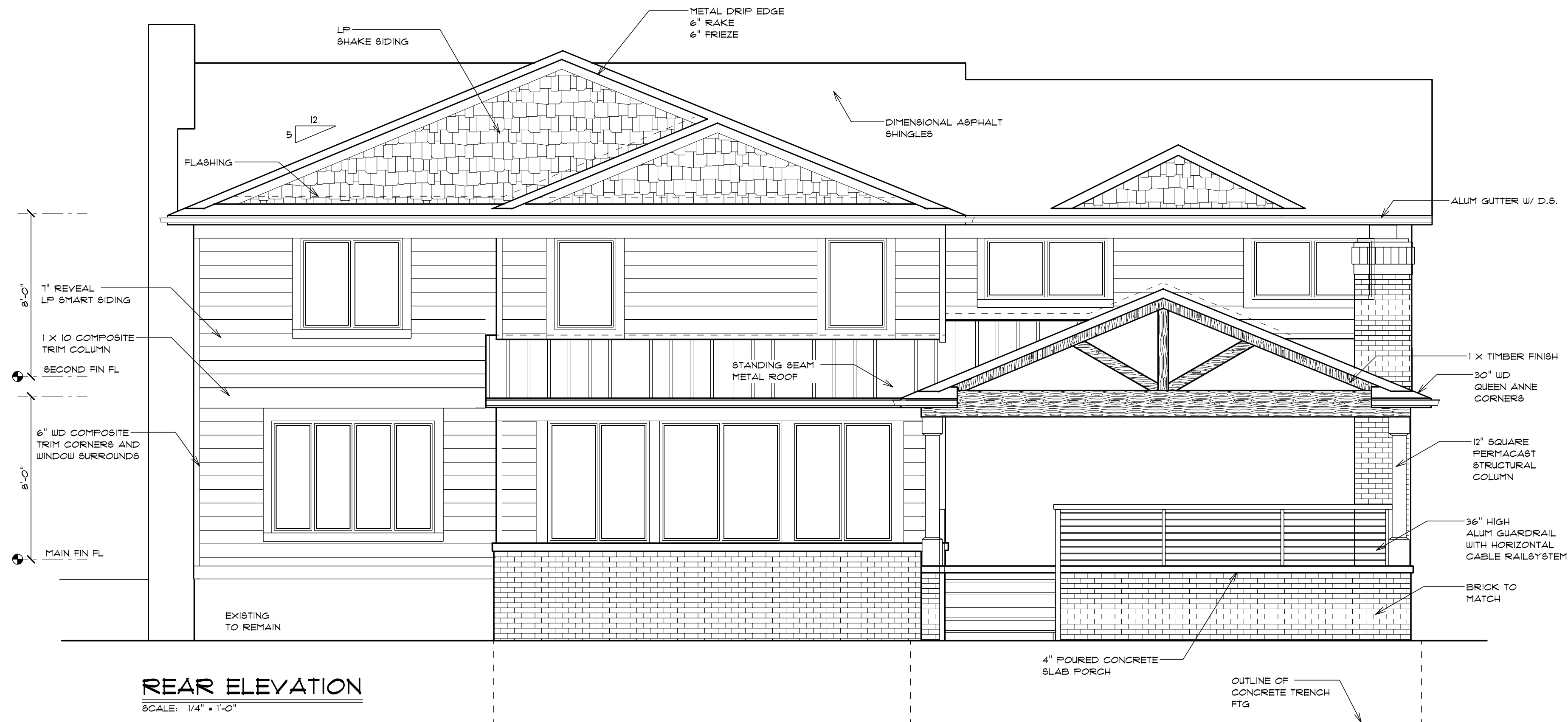
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A-4



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



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

POLYARCH INC.

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CLINTON TWP., MI 48036
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A-5

ROOF AREA VENTILATION CALCULATION

PROPOSED VENTING AREA:
ATTIC AREA: 3661 SQFT /180 = 24.40 VENT AREA
VENT AREA REQ: 24.40 SQ FT X 144 = 3515 SQ IN

RIDGE VENTING:
CONTINUOUS RIDGE TYPE W/ 16 SQ IN PER L.F. X 46 FT
= 736 SQ IN
ZERO GABLE ENDS

TOTAL VENTING = RIDGE VENTS = 736 SQ IN

SOFFIT VENTING:
CONTINUOUS SOFFIT VENT W/ 12 SQ IN PER L.F. X 256
= 3072 SQ IN

TOTAL VENTING = SOFFIT = 3072 SQ IN

TOTAL VENTING = 3072 + 736 = 3808 SQ IN

NOTE:
VENTILATION PROVIDED VARIES BY MANUF.
AND PRODUCTS USED. VERIFY VENTILATION
WITH MANUFACTURERS

GENERAL ROOF PLAN NOTES

1. PROVIDE PRE-FINISH METAL DRIP EDGE AT ALL
ROOF EAVES AND RAKES. COLOR TO BE DETERMINED

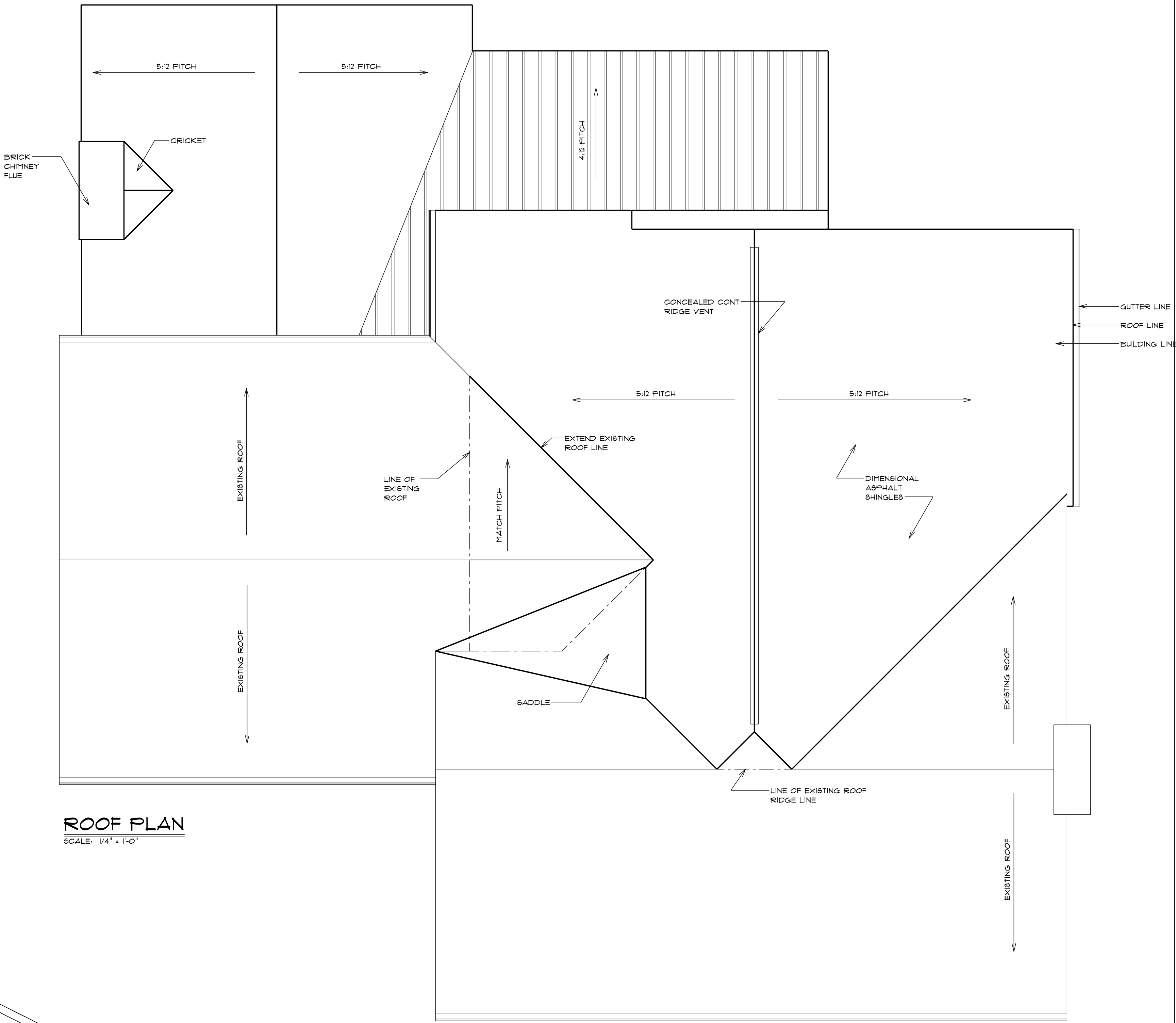
2. LOCATE ALL PLUMBING STACKS AT REAR OF NEW AREA.
VERIFY THAT NO VENTS ARE VISIBLE FROM STREET

3. FLASH ALL PENETRATIONS AS REQUIRED AND PER CODE

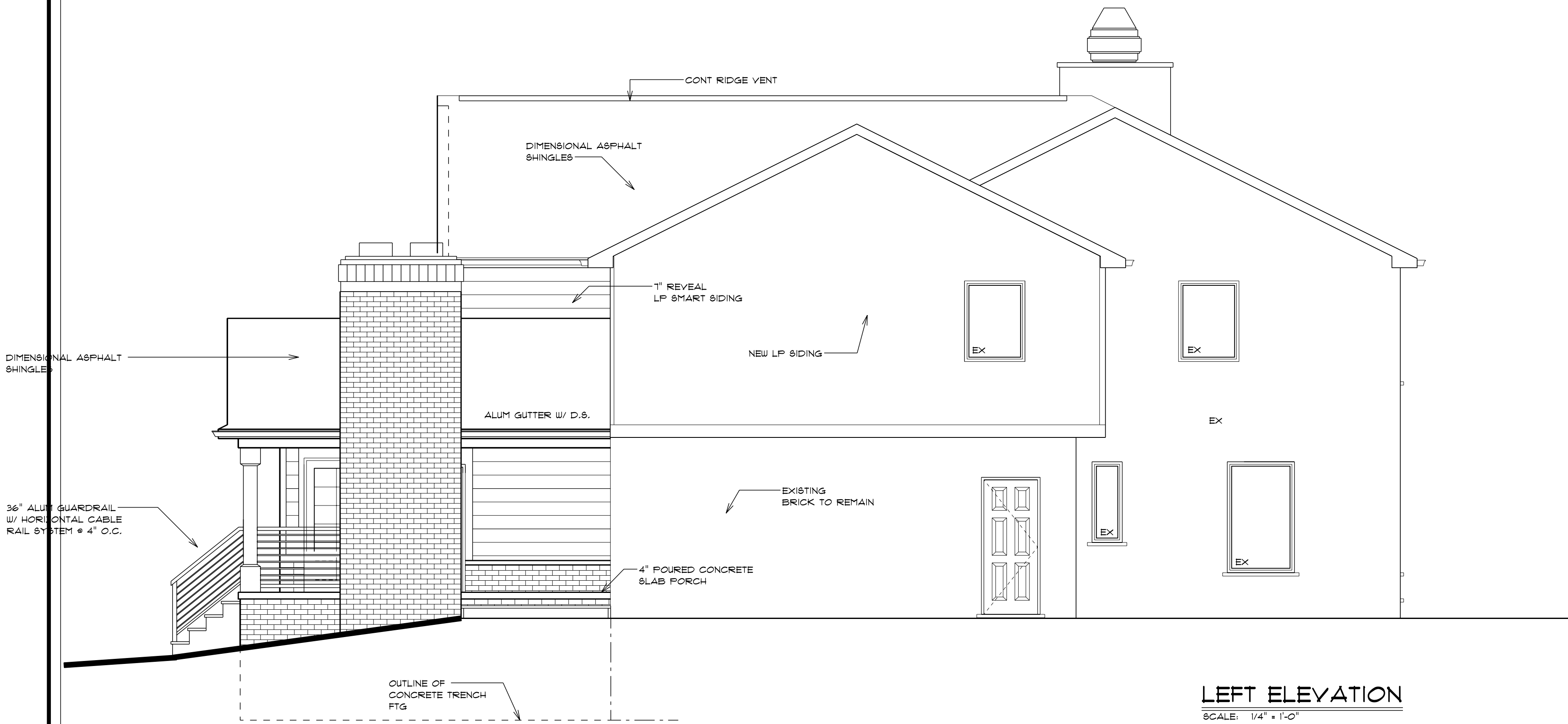
4. SEE EXTERIOR ELEVATIONS AND CONSTRUCTION
SPECIFICATIONS FOR ALL FLASHING NOTES AND LOCATIONS

5. PROVIDE PRE-FINISH 'K' STYLE ALUMINUM GUTTERS AND
DOWNSPOUTS (MECHANICALLY FASTENED). COORDINATE
DOWNSPOUT LOCATIONS W/ OWNER AND CIVIL ENGINEER
IN FIELD.

6. TO MAINTAIN CONTINUITY, CONTINUE RIDGE VENTS ALONG
ROOF RIDGES AT UNVENTED LOCATIONS.



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



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

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CLINTON TWP., MI 48036
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A-6

12

5

DIMENSIONAL ASPHALT SHINGLES
ICE SHIELD 6'-0" FROM EAVE
#5 BUILDING FELT
1/2" CDX PLY SHEATHING W/ CLIPS
FRIE ENG WOOD TRUSSES @ 24" O.C.
W/ SIMPSON HURRICANE CLIP @ EACH ONE
CONNECTION
R-38 W/ BAFFLES
5/8" GYP BD CEILING

8'-0"

1'-0"

1'-0"

ALUM GUTTER W/ D.S.
PRE FIN ALUM FASCIA
2 X 6 FASCIA BD
VINYL VENTED SOFFIT
1 X COMPOSITE FRIEZE BD

1'-0"

7" REVEAL UP SMARTSIDE SIDING
BUILDING WRAP
7/16" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
R-21 INSULATION
1/2" GYP BD

3/4" PLY T&G SHEATHING
GLUED AND SCREWED ON
2 X 12 FLOOR JOISTS @ 16" O.C.
8FF #2 OR EQUAL
R-30 @ PERIMETER
DOUBLE BOND AT REAR

EXISTING MAIN FLOOR
STUD STRUCTURE TO REMAIN

8'-0"

TYPICAL CEILING HT

EXISTING FOUNDATION
STRUCTURALLY ADEQUATE TO
SUPPORT NEW SECOND FLOOR

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

1. PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR STEEL GRADE LUMBER AND ITS SUPPLEMENTS AS REQUIRED. ALL TRUSSES SHALL BE DESIGNED FOR A 50% WIND UPLIFT.

2. TOP CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE ROOF DEAD LOAD AND LIVE LOAD. TOP AND BOTTOM CHORDS OF ROOF TRUSSES SHALL BE MIN. SIZE 4X12 ON ELEVATIONS.

3. DEFLECTIONS DUE TO ROOF DEAD LOAD SHALL BE LIMITED TO 1/360 TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO 1/240

4. BOTTOM CHORDS SHALL NOT BE SPLICED WITHIN THE MIDDLE THIRD OF THE SPAN.

5. WHERE NOT NOTED OTHERWISE IN SECTION, CONNECT TRUSSES TO BEARING WALL OR BEAM SUPPORT AT EACH END WITH A TYPE A36 FRAMING ANCHOR AS MANUFACTURED BY SIMPSON COMPANY, OR APPROVED EQUAL.

6. TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL HEADERS AND SPECIAL TRUSSES REQUIRED TO SUPPORT ROOF TOP EQUIPMENT AND TO FRAME ROOF OPENINGS. CONNECTIONS BETWEEN HEADERS AND TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER.

7. TRUSS MANUFACTURER SHALL DESIGN AND INDICATE LOCATIONS FOR ALL TEMPORARY AND PERMANENT BRIDGING. GENERAL CONTRACTOR SHALL INSTALL ALL BRIDGING AS DIRECTED BY TRUSS MANUFACTURER.

8. ALL TRUSS CHORDS SHALL BE FULLY BRACED TO RESIST WIND UPLIFT. NOTE: TRUSS SELF WEIGHT HAS NOT BEEN INCLUDED IN THE FOLLOWING LOADS.

TOP CHORD LIVE LOAD	25psf
TOP CHORD DEAD LOAD	10psf
BOTTOM CHORD LIVE LOAD	0psf
BOTTOM CHORD DEAD LOAD	10psf

1. PROVIDE 5/8" APA RATED SHEATHING EXPOSURE 1 C-54 48/24 AT ALL AREAS OF ROOF UNLESS NOTED OTHERWISE
2. DECK IS TO BE INSTALLED WITH PANEL LONG DIMENSION PERPENDICULAR TO TRUSS DIRECTION AND STAGGER PANELS.
3. NAILS TO BE DRIVEN PERPENDICULAR TO WOOL FRAMING AND BLOCKING WITH 8d COMMON NAILS AT 6" O.C. AT ALL DIAPHRAGM BOUNDARIES AND PANEL EDGES, SPACE NAILS AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS, EXCEPT AT 1/8" SHEATHING, SPACE NAILS AT 6" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. SUBSTITUTE 10d NAILS FOR THE ABOVE REFERENCED 8d NAILS AT ALL CONDITIONS EXCEPT AT 1/8" SHEATHING
4. ALL PANEL EDGES SHALL BE BLOCKED
5. ALL BLOCKING WILL BE NAILED ON EDGE

12/3

1'-0"

8'-0"

TYPICAL CEILING HT

FIELD VENEER

16" WID X 42" HIGH FOURED CONCRETE TRENCH FTG WITH #5 BARS TOP AND BOTTOM

VERIFY FINAL GRADE W/ TOPO. SURVEY

BRICK W/ TIES
1" AIRSPACE
8" CMU FOUNDATION WALL
GROUT SOLID WITH #4 VERTICAL BARS @ 48" O.C. FULL HT OF WALL

6" DIMENSIONAL ASPHALT SHINGLES
ICE SHIELD 3'-0" FROM EAVE
#5 BUILDING FELT
1/2" CDX FLY SHEATHING W/ CLIPS
FRIE ENG WOOD TRUSSES @ 24" O.C.
W/ SIMPSON HURRICANE CLIP @ EACH ONE CONNECTION
R-38 W/ BAFFLES
5/8" GYP BD CEILING

ALUM GUTTER W/ D.B.
FRIE FIN ALUM FASCIA
2 X 6 FASCIA BD
VINYL VENTED SOFFIT
1 X COMPOSITE FRIEZE BD

1" REVEAL LP SMARTSIDE SIDING BUILDING WRAP
7/16" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
R-1 INSULATION
1/2" GYP BD

3/4" FLY TAG SHEATHING
GLUED AND SCREWED ON
2 X 12 FLOOR JOISTS @ 16" O.C.
SPF #2 OR EQUAL
R-30 @ PERIMETER
DOUBLE BOND AT REAR

1/2" DIA ANCHOR BOLTS @ 32" O.C.
12" DEEP AND 12" FROM CORNERS
OR EQUAL APPROVED STRAPS ON
2 X 6 TREATED SILL PLATE ON
SILL SEAL

1" AIRSPACE
8" CMU FOUNDATION WALL
GROUT SOLID WITH #4 VERTICAL BARS @ 48" O.C. FULL HT OF WALL

VERIFY FINAL GRADE W/ TOPO. SURVEY

16" WID X 42" HIGH FOURED CONCRETE TRENCH FTG WITH #5 BARS TOP AND BOTTOM

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

12
6

ASPHALT SHINGLES
ICE SHIELD 6'-0" FROM EAVE
#15 BUILDING FELT
1/2" CDX PLY SHEATHING W/ CLIPS
2 X 6 ROOF RAFTERS @ 16" O.C.
W/ SIMPSON HURRICANE CLIP @ EACH ONE
AT CONNECTION
2 X 6 TONGUE AND GROOVE NOTTY FINE

1 X 12 WD TRIM

2 X 6 NAILERS
TOP AND BOTTOM

ALUM GUTTER W/ D.B.
PRE FIN ALUM FASCIA
2 X 6 FASCIA BD
VINYL VENTED SOFFIT
1 X COMPOSITE FRIEZE BD

(2)-3/4" X 3-1/4" LVL

6 X 6 TREATED POST
ATTACHED WITH SIMPSON
CAP CONNECTION

SIMPSON 6 X 6 BASE BASE
ANCHORED TO FOUNDATION WALL
FOR 6 X 6 TREATED POST

BRICK W/ TIES
1" AIRSPACE
8" CMU FOUNDATION WALL
GROUT SOLID WITH #4 VERTICAL
BARS @ 48" O.C. FULL HT OF WALL

VERIFY FINAL GRADE W/
TOPO. SURVEY

24" WD X 42" HIGH POURED CONCRETE
TRENCH FTG W/ #5 BARS TOP AND
BOTTOM

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

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DATE:	2-22-23
PROJECT NO.	23-021
DRAWN BY:	EKH
CHECKED BY:	ZEB
REVISION DATE:	5-15-23

SHEET #

A-1

CASE DESCRIPTION

1450 BIRD (23-29)

Hearing date: September 12, 2023

Appeal No. 23-29: The owner of the property known **1450 Bird**, requests the following variances to reconstruct a detached garage:

A. Chapter 126, Article 2, Section 2.10.1 of the Zoning Ordinance limits the lot coverage to a maximum of 30% of the lot. The required 30% is 1440.00 SF. The existing is 32.60% (1565 SF). The proposed is 31.00% (1490.00 SF). Therefore, a variance of 1.00% (50.00 SF) is being requested.

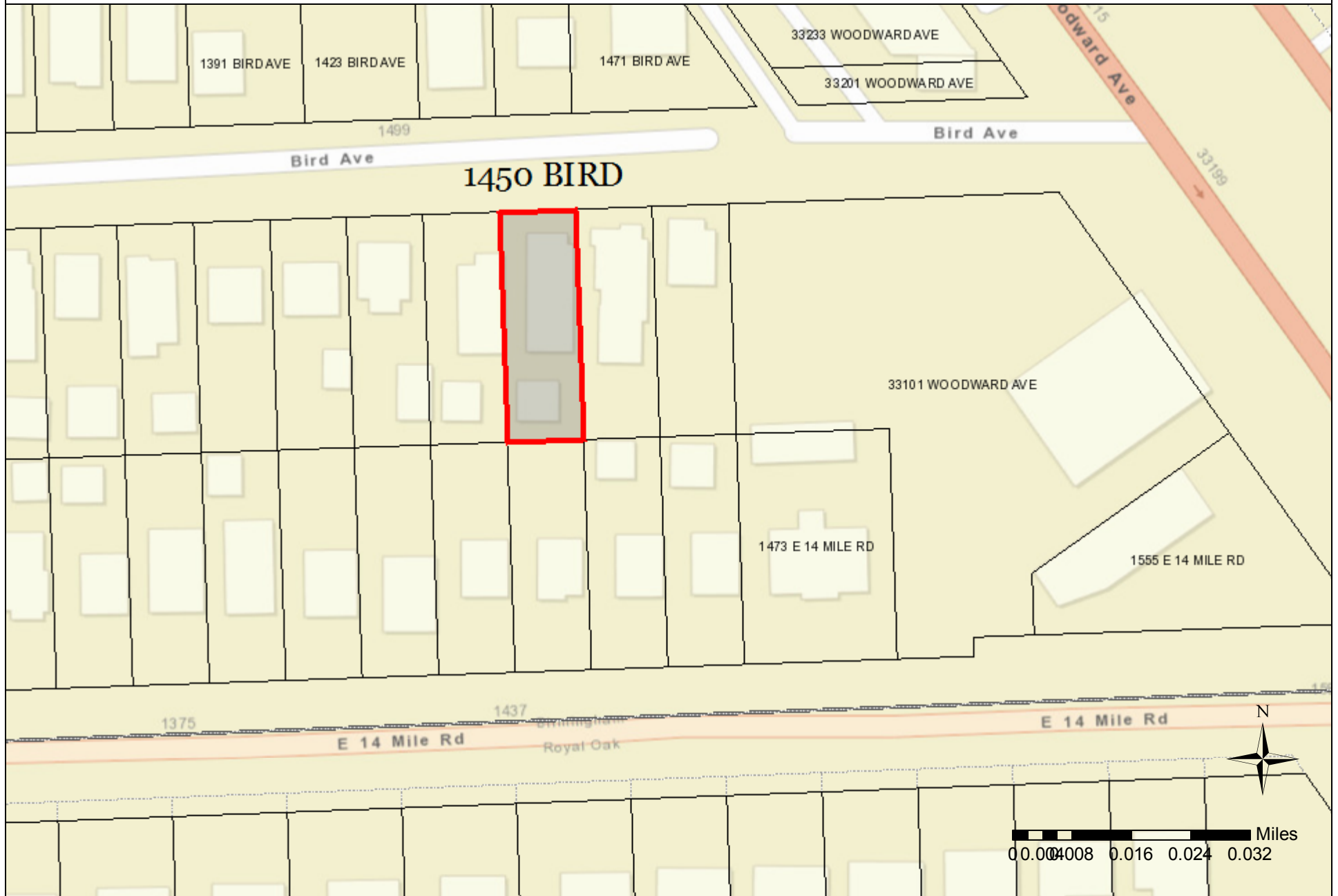
B. Chapter 126, Article 4, Section 4.03(G)(1)(C) of the Zoning Ordinance requires that the maximum building height of an accessory structure in the R3 zoning shall not exceed 14.50 feet to the mid-point. The proposed is 15.50 feet. Therefore, a variance of 1.00 feet is being requested.

Staff Notes: This applicant is looking to construct a new detached garage on the same footprint of the existing garage that was damaged by a fire in 2022.

This property is zoned R3 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

1450 BIRD 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: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

Address:	Lot Number:	Sidwell Number:
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II. OWNER INFORMATION:

Name:			
Address:	City:	State:	Zip code:
Email:*		Phone:	

III. PETITIONER INFORMATION:

Name:	Firm/Company Name:		
Address:	City:	State:	Zip code:
Email:		Phone:	

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: _____	Date: _____
Signature of Petitioner: _____	Date: _____

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

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

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

C. The order of hearings shall be:

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

D. Motions and Voting

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

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

ARTICLE II - Results of an Appeal

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

ARTICLE III - Rehearings

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

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

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

Signature of Applicant

August 12, 2023

City of Birmingham - Board of Zoning Appeals

151 MARTIN ST, BIRMINGHAM, MI 48009

Subject: Request for Variances on City Ordinance

Dear Members of the Board of Zoning Appeals,

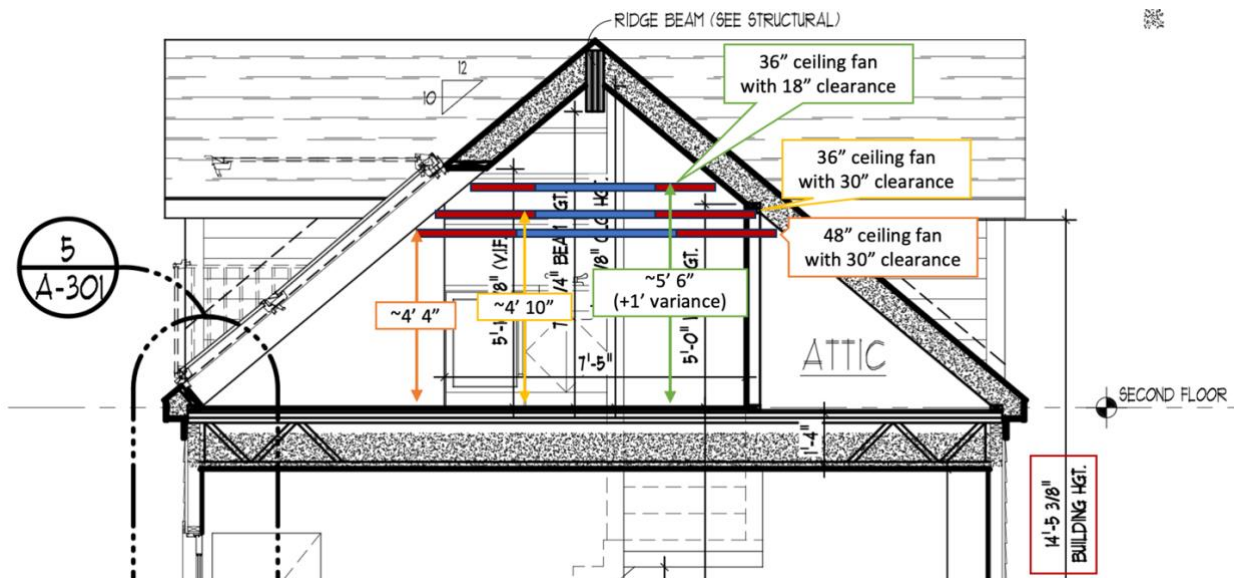
I hope this letter finds you in good health and spirits. My name is Timothy Chak, and I am a property owner at 1450 Bird Ave, Birmingham, MI. I am writing to respectfully request a variance on the lot area and maximum building height ordinances applicable to my property.

Rationale for Variance

As you are aware, the maximum lot coverage and maximum building height for accessory structure ordinances in place are intended to maintain a harmonious and balanced environment within our community, protecting the privacy, safety, and aesthetic values of the properties involved. I fully appreciate the purpose and importance of such regulations. However, I am seeking a variance for the following reasons:

- ***Impetus for change*** – On September 11, 2022, we experienced a catastrophic fire that destroyed the roof of our detached garage. Thankfully, because drywall was installed merely a week prior, the four main walls were left largely intact.
- ***(A) Maintaining property value*** – Our home was built in 2002, when the lot coverage was based on setback requirements, and not the current maximum lot coverage requirements. As such, our request is to **maintain the current footprint of the garage, and not to expand it**. The alternative would be to completely tear down the garage and rebuild it as a 1.5 car garage, which would devalue our property and greatly add to the expense of rebuilding.

- **(B) Ceiling fan clearance requirement** – As the residents of Birmingham well know, we tend to experience both warm and cold weather in Michigan. A ceiling fan can help keep the space cooler during warmer weather, and better distribute heat to prevent freezing of the water lines during colder weather. However, even by installing a 36” fan instead of a more standard 48” fan, the head clearance to the fan blades does not even reach 5’ – based on ceiling fan manufacturers’ recommended 30” clearance from the tips of the fan blades (minimum clearance is 18”). The following combination would enable a more reasonable 6’ 6” of head clearance to the fan blades:
 - 36” ceiling fan
 - 18” clearance from fan blade tips to nearest “obstruction” (ceiling fan manufacturers’ required minimum)
 - 1-ft of additional ceiling height



Proposed Solution

Our family is respectfully requesting variances to two of the City of Birmingham’s ordinances – maximum lot coverage and maximum building height for accessory structure, as outlined below:

Variance Chart

Requested Variance	Required	Existing	Proposed	Variance Amt
A - (2.10.1) Maximum Lot Coverage	30% Maximum (1,440 sqft)	<u>32.6%</u> (1,565 sqft)	<u>31.0%</u> (1,490 sqft)	+1.0% (+50 sqft)
B - (4.03 AS-02 – G.1.c) Maximum Building Height for Accessory Structure – Gable roofs	14.5 feet to midpoint	<u>14 feet</u> to midpoint	<u>15.5 feet</u> to midpoint	1 foot to midpoint

A. **(2.10.1)** To keep the existing building footprint, we are requesting a variance that would allow us to achieve a 31.0% lot coverage of the overall lot size, a 1.0% increase from the requirements, but a net decrease of 1.6% from the existing. Based on 4.30 OS-1 – C.6, since the proposed design will have an interior staircase, a “bonus” 75 sqft is permitted, resulting in a net effective lower maximum lot coverage than the existing footprint. (Actual footprint will remain the same as existing). To keep the impact to a minimum, we also voluntarily tore down a pergola that was built on the property that would have further increased lot coverage.

B. **(4.03 AS-02 – G.1.c)** To allow for a head clearance of 6’ 6” to the ceiling fan, we are requesting a 1-foot variance for the maximum building height for accessory structures, as measured to the midpoint of the roof. Although this would be a variance to the requirements in Zone R3, it would have been within the requirements of 4.03 AS-02 – G.1.a, had our property been zoned R1A or R1 instead.

Solution Benefits

A. **(2.10.1)** Maintaining the same footprint would allow us to keep the same overall character of the area, which mostly comprise of two-car garages. This would be the only potential solution, short of demolishing and rebuilding a portion of our home.

B. **(4.03 AS-02 – G.1.c)** The 1-foot building height variance – although a compromise to most ceiling fan manufacturers' recommended minimum height clearance of 7' – was a compromise that we are proposing to minimize the impact to the privacy and aesthetic values of our community, as it would be in compliance with the R1A / R1 zoning requirements covering more than half of the city's homes.

Supporting Documentation

Please find attached the following supporting documents:

- Property Survey
- Architectural Plans / Drawings

I assure you that this request has been made after thorough consideration and with the utmost respect for the local zoning regulations. I am committed to being a responsible and contributing member of the community and believe that the proposed variance will only enhance the well-being and aesthetics of the area.

I kindly request the opportunity to present my case in person before the Board of Zoning Appeals during the next available hearing in September. I am open to any questions or clarifications the board may have and will be present to provide additional information as needed.

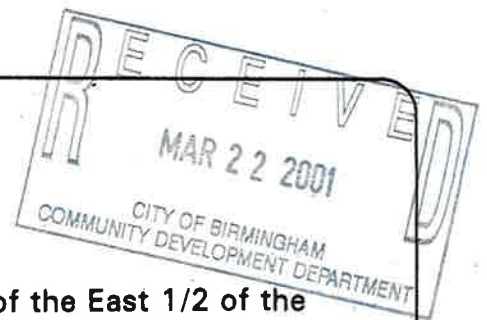
Thank you for considering my request. I truly hope for a favorable resolution that will enable me to improve my property while still adhering to the principles of the lot coverage and accessory building height ordinances. If you require any further information or have any questions, please do not hesitate to contact me at 614-735-0715 or tim.chak@gmail.com.

SINCERELY,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

TIMOTHY CHAK

SITE PLAN



PROPERTY DESCRIPTION:

LOT 721 of LEINBACH HUMPHREY'S WOODWARD AVENUE SUB. of the East 1/2 of the S.E. 1/4 of Sec. 36, T.2 N., R. 10 E., Bloomfield Twp., (now City of Birmingham) and part of the W. 1/2 of the S.W. 1/4 of Sec. 31 and part of the N.W. 1/4 of Sec. 31, T. 2 N., R. 11 E., Troy Twp., (now City of Birmingham) excepting G.T.R.R. Right-of-Way, Oakland Co., Michigan as recorded in Liber 27 of Plats, Page 5 of Oakland County Records.

000.0 EXIST. ELEV.

000.0 PROPOSED GRADE

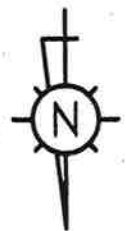
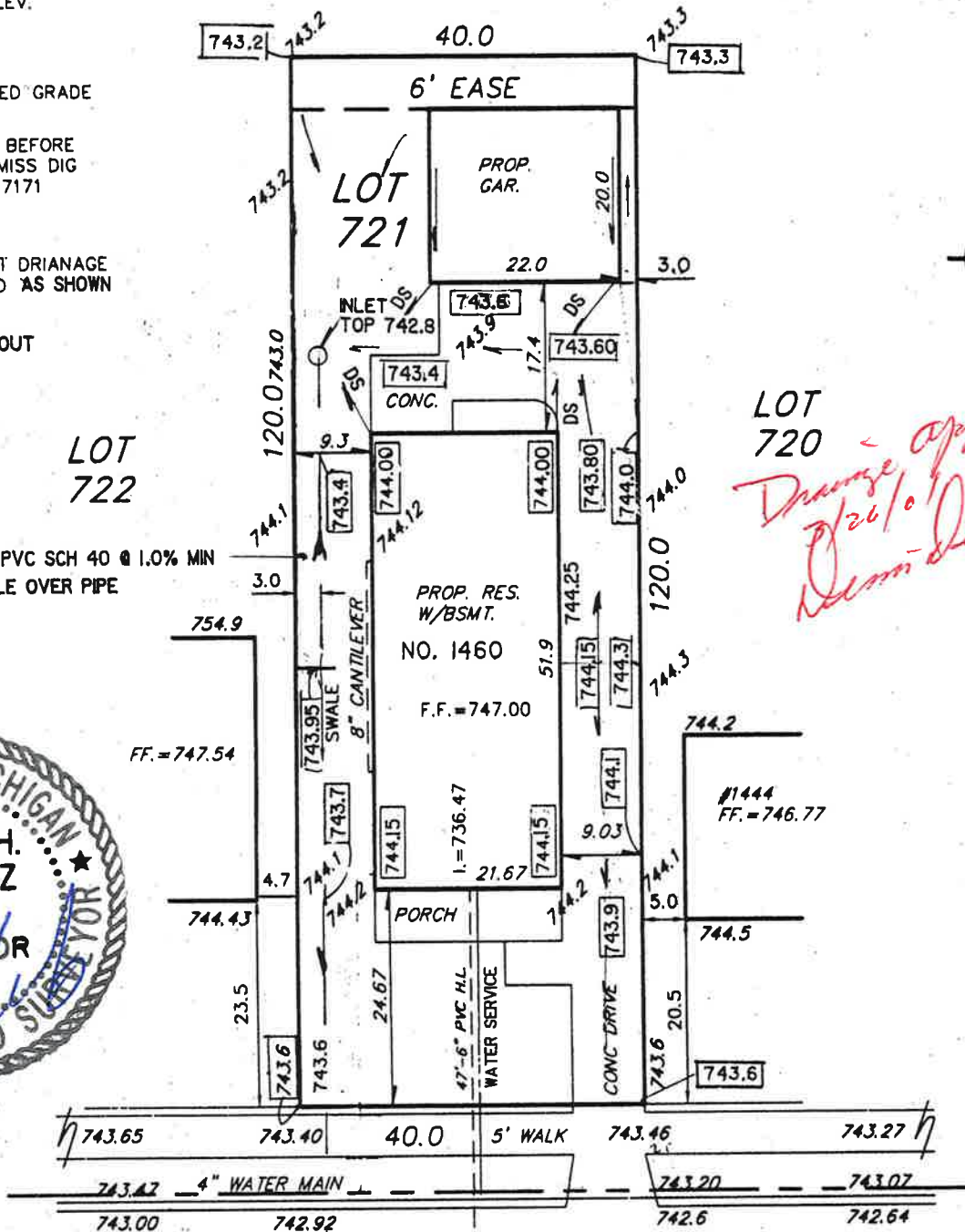
NOTE: 72 HRS. BEFORE
YOU DIG CALL MISS DIG
1-800-482-7171

ALL DOWNSPOUT DRAINAGE
TO BE DIRECTED AS SHOWN

DS DOWNSPOUT

LOT
722

115' - 6" PVC SCH 40 @ 1.0% MIN
SWALE OVER PIPE



LOT
720
*Drainage approved
2/26/01
Dennis Dember*

BIRD AVE. 50' WD.

B.M.
MH RIM.

1.6" = 735.8

42" COMBO SEWER @ 0.190%

1.6" = 736.0

1.6" = 734.51

MH NO. 115
R. = 743.51
I.N. = 734.28
I.E. = 734.25

JOB NO. 6382

SCALE

1" = 20'

DATE 5-29-2000

REV. 3-12-2001
3-22-2001

DEL-TEC
Surveying & Engineering
5800 Twelve Mile Rd.
Warren, MI 48092
(810) 573-8288

CHAK RESIDENCE

1450 BIRD AVENUE

BIRMINGHAM, MI

GENERAL NOTES

- MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS SHALL COMPLY WITH MICHIGAN RESIDENTIAL CODE SECTION R301.5
- EGRESS - EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE IN ACCORDANCE WITH SECTION R302. THE WINDOW SILL HEIGHT SHALL NOT BE MORE THAN 48 INCHES ABOVE THE FLOOR. THE WINDOW WHEN OPEN SHALL HAVE A NET CLEAR OPENING AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE AT LEAST 20 INCHES AND MINIMUM NET CLEAR OPENING HEIGHT OF AT LEAST 24 INCHES
- ALL GLASS WITHIN 24" OF A DOOR SHALL BE APPROVED SAFETY GLASS
- ALL GLASS ADJACENT TO TUB AND SHOWER AREA SHALL BE SAFETY GLASS
- ALL GLAZING MORE THAN 9 SQUARE FEET AND 18 INCHES OR LESS ABOVE ADJACENT WALKING SURFACES SHALL BE APPROVED SAFETY GLASS
- APPROVED SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R314
- PRIVATE GARAGES LOCATED BENEATH OR ADJACENT TO HABITABLE ROOMS SHALL HAVE WALL ASSEMBLIES AND FLOOR-CEILING ASSEMBLIES SEPARATING GARAGE SPACE CONSTRUCTED OF NOT LESS THAN ONE-HOUR FIRE RESISTANCE RATING. DOOR PENETRATING RATED WALL CONSTRUCTION SHALL BE 1/3-HOUR RATED ASSEMBLY WITH DOOR CLOSER.
- MAINTAIN ONE-HOUR FIRE SEPARATION BETWEEN GARAGE AND LIVING SPACES
- FRAMING COMPONENTS IN CONTACT WITH CONCRETE, MASONRY OR EXPOSED TO WEATHER SHALL BE PRESURE TREATED
- EXTERIOR FOOTINGS AND FOUNDATIONS SHALL EXTEND 42" (MIN) BELOW FINISH GRADE AND SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL
- GULL PLATES OR FLOOR SYSTEM SHALL BE ANCHORED TO THE FOUNDATION WALL WITH 1/2" DIAMETER BOLTS EMBEDDED 8" INTO CONCRETE AND 15" INTO BLOCK AT 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS OR METAL STRAPS AT 2'-8" ON CENTER
- FOUNDATION DRAINAGE SHALL BE PROVIDED CONSISTING OF 4" PVC DRAIN TILE WITH FILTER FABRIC IN 12" PEA GRAVEL AROUND ALL FOUNDATIONS ENCLOSING HABITABLE SPACES BELOW GRADE IN ACCORDANCE WITH SECTION R405
- DAMP-PROOF OR WATER-PROOF ALL CONCRETE AND MASONRY BELOW GRADE IN ACCORDANCE WITH SECTION R406
- A 6-MIL POLYETHYLENE MOISTURE BARRIER SHALL BE INSTALLED UNDER ALL CONCRETE SLABS IN HABITABLE SPACES AND IN ALL CRAWL SPACES
- EXPOSED FOUNDATION INSULATION SHALL BE DOW "BLUE BOARD" OR APPROVED EQUAL
- CRAWL SPACES SHALL BE VENTILATED IN ACCORDANCE WITH SECTION R408
- ROOF VENTILATION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION R806
- MECHANICAL MEANS OF VENTILATION SHALL BE PROVIDED IN ALL BATH-ROOMS WITHOUT AN OPERABLE WINDOW
- ACCESS TO CRAWL SPACES SHALL BE PROVIDED (MINIMUM 18" x 24")
- ACCESS TO ATTICS HAVING A CLEAR HEIGHT OVER 30" SHALL BE PROVIDED (MINIMUM 22" x 30")
- ALL STRUCTURAL FRAMING SHALL HAVE DIRECT BEARING BELOW OR USE APPROVED METAL HANGERS
- MAINTAIN 2" CLEARANCE FROM ALL MASONRY CHIMNEYS AND FIREPLACES TO COMBUSTIBLE MATERIALS
- FIREPLACE HEARTHIS TO BE CONSTRUCTED WITH NON-COMBUSTIBLE MATERIAL. THE HEARTH SHALL EXTEND OUT 20" BEYOND OPENING AND 12" OVER EACH SIDE OF OPENING
- DOOR LEADING INTO HOUSE FROM GARAGE SHALL HAVE DOOR SILLS MINIMUM 4" ABOVE GARAGE FLOOR
- FIRESTOPPING SHALL BE IN SUCH PLACES AS STAIR SPACES, STAIRS, FLOORS, CEILING DROPS, ETC.
- ALL HANDRAILS SHALL COMPLY WITH SECTION R31. ALL GUARDS SHALL COMPLY WITH SECTION R32
- ILLUMINATING SWITCHES SHALL BE AT THE TOP AND BOTTOM OF ALL STAIRS
- VERIFY THAT THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER PRESERVE PRESERVATIVELY TREATED, IS BEING USED AS REQUIRED IN SECTION R-3.1
- THE FINISHED GRADE OF UNDER-FLOOR SPACE MAY BE LOCATED AT THE BOTTOM OF THE FOOTINGS; HOWEVER, WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE CAN RISE TO WITH 6 INCHES OF THE FINISHED GRADE AT THE BUILDING PERIMETER OR WHERE THERE IS EVIDENCE THAT SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GRADE IN THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GRADE, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED. (MAINTAIN 18" CLEARANCE) SECTION R408
- GROSER SPANS 4 HEADER SPANS FOR EXTERIOR BEARING WALLS SHALL NOT EXCEED THE SPANS SET FORTH IN TABLE R602.1(1). GROSER SPANS 4 HEADER SPANS FOR INTERIOR BEARING WALLS SHALL NOT EXCEED THE SPANS SET FORTH IN TABLE R602.1(2). WOOD STRUCTURAL PANEL BOY HEADER SPANS SHALL NOT EXCEED THE SPANS SET FORTH IN TABLE R602.1(3). ALL HEADERS SHALL COMPLY WITH SECTION R602.1
- PROVIDE WIND BRACINGS AT EXTERIOR WALLS WITH APPROVED STRUCTURAL SHEATHING, 1 INCH BY 4 INCH LET-IN BRACES, OR APPROVED METAL STRIP DEVICES INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. IF LET-IN BRACING IS USED, IT SHALL BE LET INTO THE TOP AND BOTTOM PLATES AND THE INTERVENING STUDS, PLACED AT NOT MORE THAN 60 NOR LESS THAN 48 DEGREES FROM THE HORIZONTAL AND ATTACHED TO THE FRAMING IN CONFORMANCE WITH TABLE R602.3. STRUCTURAL SHEATHING AND LET-IN BRACES SHALL BE INSTALLED IN ACCORDANCE WITH TABLE R602.1(3) AND FASTENED IN ACCORDANCE WITH TABLE R602.3(1)
- SHOWER AND BATH AREAS FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. IN AREAS SUBJECT TO REPEATED DAMPNESS AND MOISTURE ACCUMULATION WATER RESISTANT GYPSUM BOARD IS TO BE INSTALLED IN ACCORDANCE WITH GA-26. SECTION R302.1
- PROVIDE AN ACCESS PANEL AT ALL BATH AND WHIRLPOOL AREAS IN ACCORDANCE WITH THE PLUMBING CODE. SECTION P1704.1 P1710
- MASONRY VENEER SHALL BE ATTACHED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. VENEER TIES, F STRAND WIRE SHALL NOT BE LESS IN THICKNESS THAN NO. 9 US GAGE WIRE AND SHALL HAVE A HOOK EMBEDDED IN THE MORTAR JOINT OR F SHEET METAL, NOT LESS THAN NO. 22 GAUGE BY 1/8" CORRUGATED. EACH TIE SHALL BE SPACED NOT MORE THAN 16" HORIZONTALLY AND VERTICALLY AND SHALL SUPPORT NOT MORE THAN 3-1/4 SQUARE FEET OF WALL AREA. SECTION R702.2.1
- APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED AT TOP AND SIDES OF ALL EXTERIOR WINDOW DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF, EXCEPT THAT SELF-FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1-1/8" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING, INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL. SIMILAR FLASHINGS SHALL BE INSTALLED AT THE INTERSECTION OF CHIMNEY OR OTHER MASONRY CONSTRUCTION CORNERS, JACKER AND AT THE ENDS OF MASONRY, WOOD OR METAL CORNERS AND SILLS
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY, OR WOOD-FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS, UNDER BUILT-IN GUTTERS, AT JUNCTION OF CHIMNEYS AND ROOFS AND IN ALL ROOF VALLEYS AND AROUND ALL ROOF OPENINGS. SECTION R905.2.8
- NOTHING AT THE ENDS OF THE RAFTER OR CEILING JOISTS SHALL NOT EXCEED ONE-FOURTH THE DEPTH. NOTCHES IN THE TOP OR BOTTOM OF THE JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE SPAN EXCEPT THAT A NOTCH NOT EXCEEDING ONE-THIRD OF THE DEPTH IS PERMITTED IN THE TOP OF THE RAFTER OR CEILING JOIST NOT FURTHER FROM THE FACE OF THE SUPPORT THAN THE DEPTH OF THE MEMBER. THE TENSION SIDE OF LUMBER 4 INCHES WIDE OR GREATER SHALL NOT BE NOTCHED EXCEPT AT THE ENDS OF THE MEMBERS. CANTILEVERED PORTIONS LESS THAN 4 INCHES WIDE SHALL NOT BE NOTCHED UNLESS THE REDUCED SECTION PROPERTIES AND LUMBER DEFECTS ARE CONSIDERED IN THE DESIGN. SECTION R902.1
- RAFTERS AND CEILING JOISTS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION. SECTION R902.8
- RAFTER OR TRUSS TIES SHALL BE PROVIDED, WHEN ROOF TRUSSES AND ASSEMBLIES MAY BE SUBJECT TO WIND UPLIFT PRESSURES OF 20 POUNDS PER SQUARE FOOT OR GREATER AND SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TPI 1. SECTION 9-16.102. SECTION R902.1
- PROVIDE WEEP HOLES (AT A MINIMUM DIAMETER OF 3/16") IN THE OUTSIDE WYTHE OF MASONRY WALLS AND LOCATED IMMEDIATELY ABOVE THE FLASHING AT A MAXIMUM SPACING OF 33" ON CENTER. THE FLASHING IS TO BE MADE OF CORROSION RESISTANT MATERIAL (METAL) INSTALLED BENEATH THE FIRST COURSE OF MASONRY ABOVE THE FINISHED GROUND LEVEL AND ABOVE THE FOUNDATION WALL OR SLAB
- ASPHALT SHINGLE ROOFS SHALL HAVE "ICE AND WATER SHIELD", FOR A DISTANCE OF 6 FEET INSIDE THE OUTSIDE WALLS AND AN UNDERLAYMENT OF NOT LESS THAN ONE PLY OF NO. 15 FELT, APPLIED AS REQUIRED IN SECTION R905.1
- CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF. TABLE R1003.9
- MASONRY CHIMNEY WALLS SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS WITH NOT LESS THAN 4 INCHES NOMINAL THICKNESS. TABLE R1001
- MASONRY CHIMNEYS SHALL BE LINED WITH FLUE LINERS OF APPROVED MATERIAL THAT WILL RESIST, WITHOUT CRACKING OR SOFTENING, A TEMPERATURE OF 1800 DEGREES F. SECTION R1003.1
- FLUE LINERS SHALL EXTEND FROM A POINT NOT LESS THAN 8 INCHES BELOW THE LOWEST INLET OR, IN CASE OF FIREPLACES, FROM THE TOP OF THE SMOKE CHIMNEY, TO A POINT ABOVE THE ENCLOSING WALLS. FIREPLACE FLUE LINERS SHALL BE LAID WITH TIGHT MORTAR JOINTS LEFT SMOOTH ON INSIDE AND INSTALLED TO MAINTAIN A 1/2 INCH WIDE AIR SPACE SEPARATING THE FLUE LINERS FROM THE INTERIOR FACE OF THE CHIMNEY MASONRY WALLS. FLUE LINERS SHALL BE SUPPORTED ON ALL SIDES. SECTION R1003.1
- CLEANOUT OPENINGS, WHEN PROVIDED, SHALL BE EQUIPPED WITH NONCOMBUSTIBLE COVER CONSTRUCTED TO REMAIN TIGHTLY CLOSED, EXCEPT WHEN IN USE. CLEANOUTS SHALL BE ACCESSIBLE AND SO LOCATED THAT ASH REMOVAL WILL NOT CREATE A HAZARD TO COMBUSTIBLE MATERIALS. EXCEPT FOR CHIMNEYS SERVING FIREPLACES, THE UPPER EDGE OF THE CLEANOUT SHALL BE NOT LESS THAN 6 INCHES BELOW THE LOWEST FLUE INLET. SECTION R1003.1
- CHIMNEY SHALL BE PROVIDED WITH CRICKETS OR SADDLES WHEN THE DIMENSION PARALLEL TO THE RIDGELINE IS GREATER THAN 30 INCHES AND DOES NOT INTERSECT THE RIDGELINE. THE INTERSECTION OF THE CRICKET AND THE CHIMNEY SHALL BE FLASHED AND COUNTERFLASHED IN THE SAME MANNER AS NORMAL ROOF-CHIMNEY INTERSECTION. CRICKETS SHALL BE CONSTRUCTED PER FOLLOWING TABLE:

TABLE R1003.10 - CRICKET DIMENSIONS	
ROOF SLOPE	HEIGHT
1/12	1/2 OF WIDTH
2/12	1/3 OF WIDTH
4/12	1/4 OF WIDTH
6/12	1/6 OF WIDTH
8/12	1/8 OF WIDTH

- FACTORY-BUILT CHIMNEYS SHALL CONFORM TO THE CONDITIONS OF THEIR LISTING AND THE MANUFACTURER'S INSTRUCTIONS. SECTION 1002.1 FACTORY-BUILT FIREPLACES SHALL CONFORM TO SECTION R1005
- MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS, STONE, OR REINFORCED CONCRETE IN ACCORDANCE WITH SECTIONS R1001 AND R1003
- FACTORY-BUILT OR MASONRY FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR OUTLET TO ASSURE FUEL COMBUSTION. SECTION R1004.1
- THE EXTERIOR AIR INTAKE SHALL BE CAPABLE OF PROVIDING ALL COMBUSTION AIR FROM THE EXTERIOR OF THE DWELLING OR FROM SPACES WITHIN THE DWELLING VENTILATED WITH OUTSIDE AIR SUCH AS CRAWL OR ATTIC SPACE. THE EXTERIOR AIR INTAKE SHALL NOT BE LOCATED WITHIN THE GARAGE OF THE DWELLING. THE EXTERIOR AIR INTAKE SHALL BE COVERED WITH A CORROSION-RESISTANT SCREEN OF 1/4 INCH PESH. SECTION R1004.1
- THE COMBUSTION AIR PASSAGEWAY SHALL BE A MINIMUM OF 6 SQUARE INCHES AND NOT MORE THAN 55 SQUARE INCHES. SECTION R1004.1
- THE EXTERIOR AIR OUTLET CAN BE LOCATED IN THE SIDES OF THE FIREBOX CHIMNEY OR WITHIN 24 INCHES OF THE FIREBOX OPENING ON OR NEAR THE FLOOR. THE INLET SHALL BE CLOSABLE AND DESIGNED TO PREVENT BURNING MATERIALS FROM DROPPING INTO CONCEALED COMBUSTIBLE SPACES. SECTION R1004.1
- TRUSS MANUFACTURER TO SUBMIT ENGINEERING ON ALL TRUSSES TO LOCAL BUILDING OFFICIAL FOR REVIEW OF FABRICATION OF TRUSSES
- DO NOT SCALE DRAWINGS, USE CALCULATED DIMENSIONS ONLY
- THE FOLLOWING R-VALUES SHALL BE USED WHEN INSULATING: ROOFS, R-49; WALLS, R-21; BASEMENT WALLS, R-11

ELECTRICAL NOTES

- ELECTRICAL SYSTEMS SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF PART VII, CHAPTERS 33 THROUGH 42 OF THE 2015 MICHIGAN RESIDENTIAL CODE
- THE ELECTRICAL SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE APPROPRIATE BUILDING AND ELECTRICAL CODES BY A PERSON OR FIRM QUALIFIED AND LICENSED IN THE STATE OF MICHIGAN
- FINISH, STYLE, AND MANUFACTURER OF LIGHTING FIXTURES SHALL BE SELECTED BY OWNER
- ELECTRICAL RECEPTACLES IN TOILETS AND OTHER WET AREAS SHALL BE GROUND FAULT PROTECTED AT THE PANEL
- EXTERIOR RECEPTACLES SHALL BE INSTALLED IN WATER-TIGHT BOXES WITH GASKETED, HINGED COVERS
- GROUND-FAULT PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION E2802

ALL CONSTRUCTION TO COMPLY WITH
2015 MICHIGAN RESIDENTIAL CODE

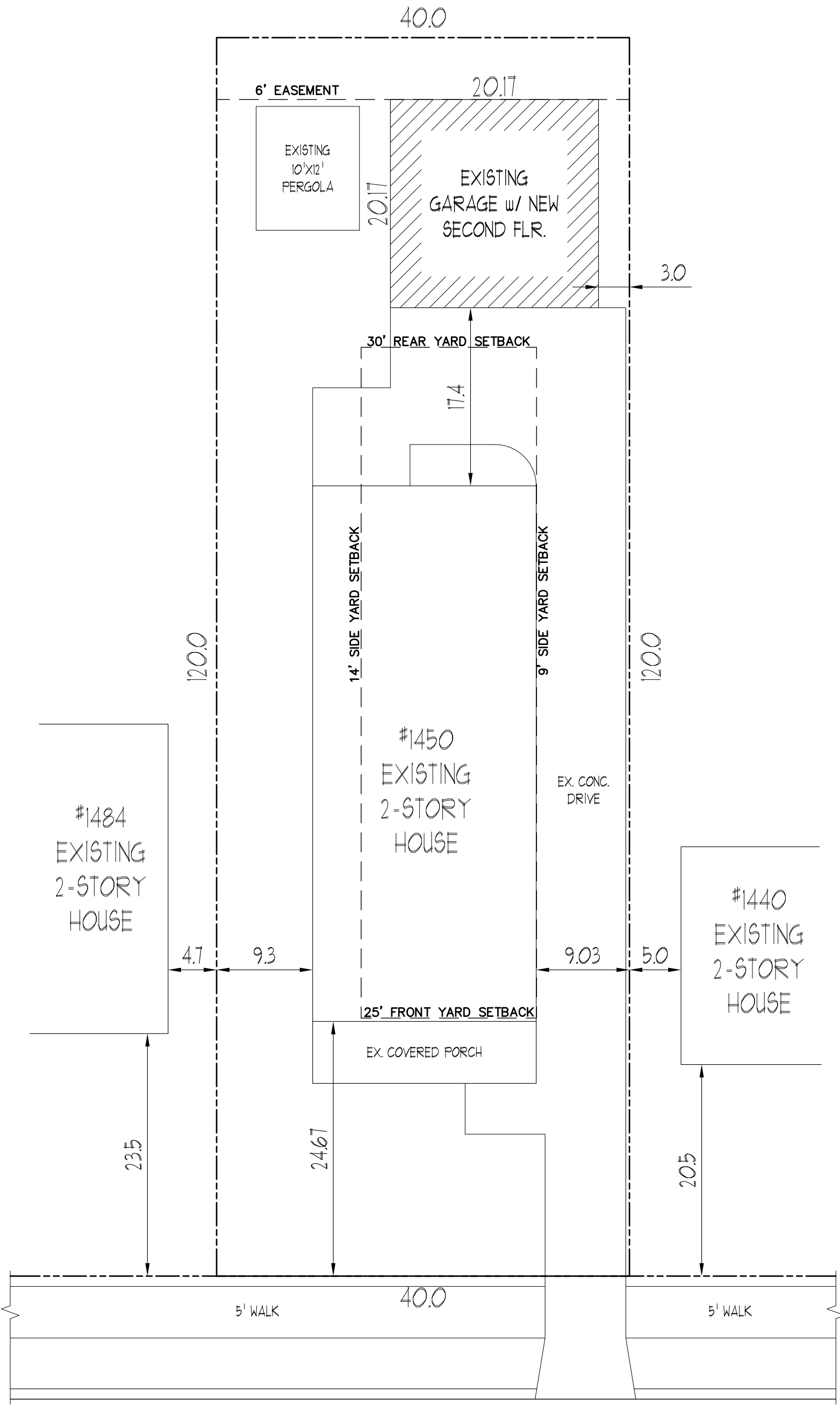
LEGEND

- NEW WALLS
- EXISTING WALLS/FEATURES TO REMAIN
- EXISTING WALLS/FEATURES TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- RIGHT-OF-WAY

DRAWING INDEX

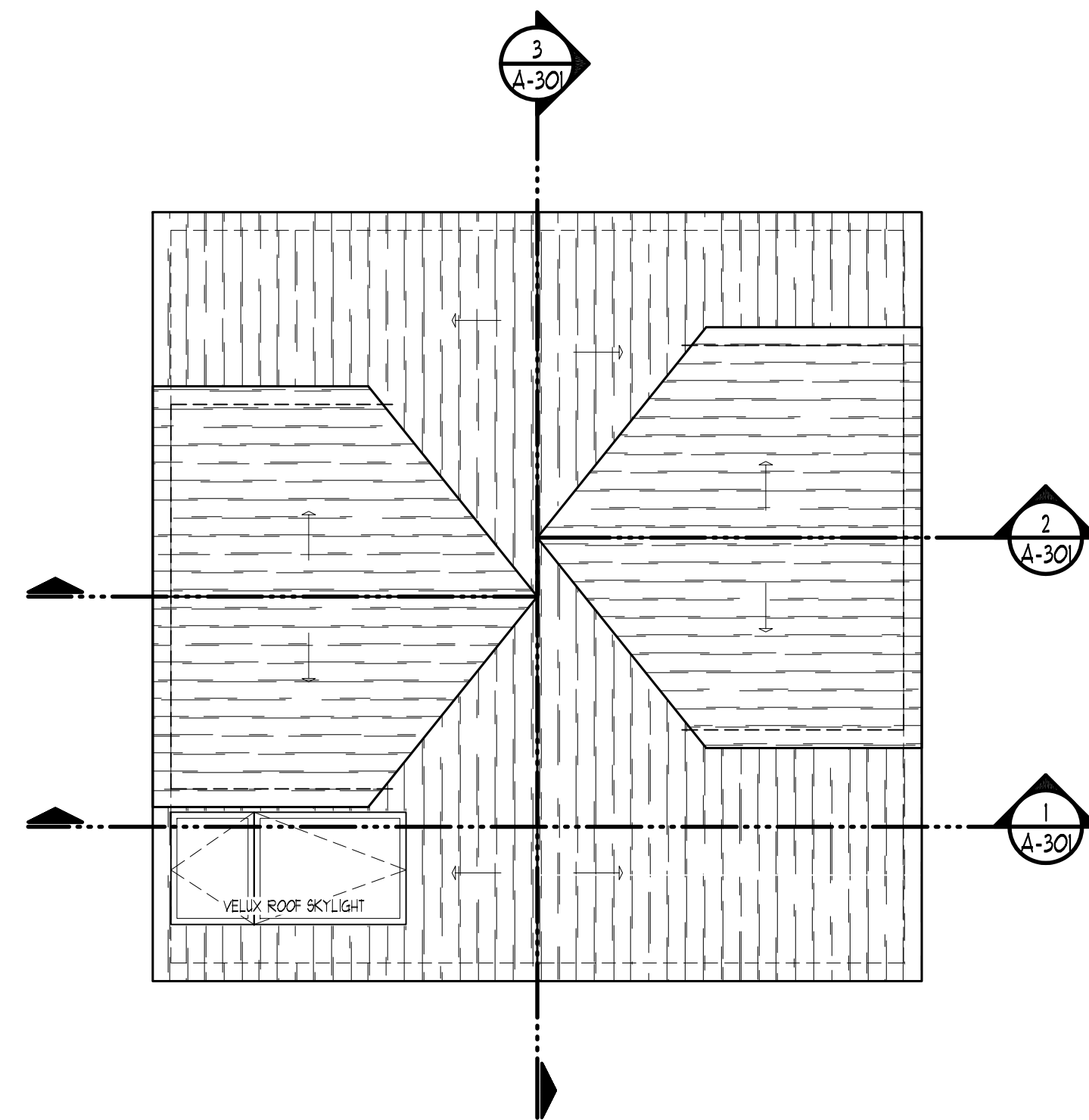
ISSUED

- G-100 COVER SHEET & SITE PLAN
- A-101 FLOOR PLANS
- A-201 EXTERIOR ELEVATIONS
- A-301 BUILDING & WALL SECTIONS
- S-101 STRUCTURAL PLANS



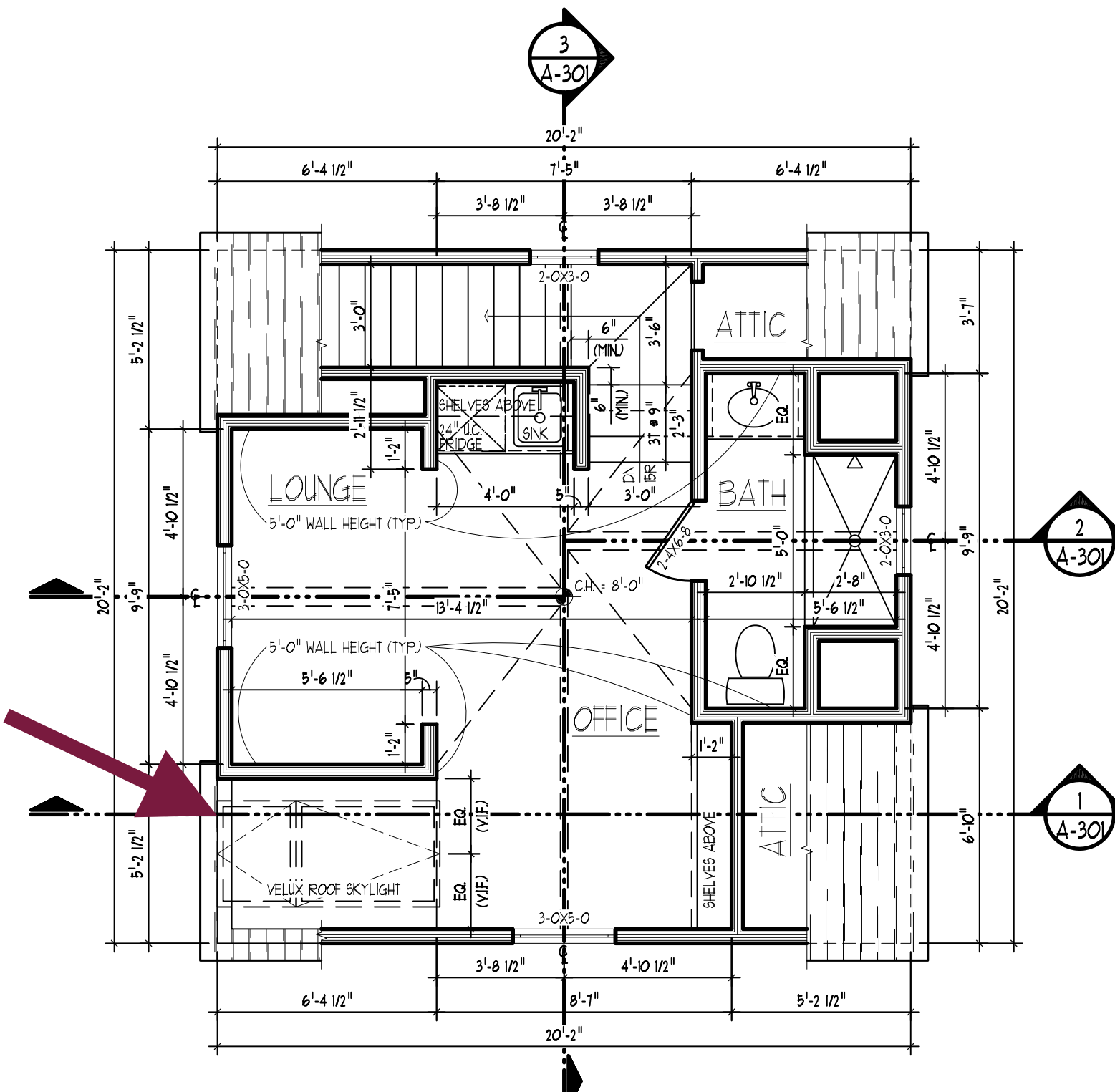
BIRD. AVE 50' WIDE



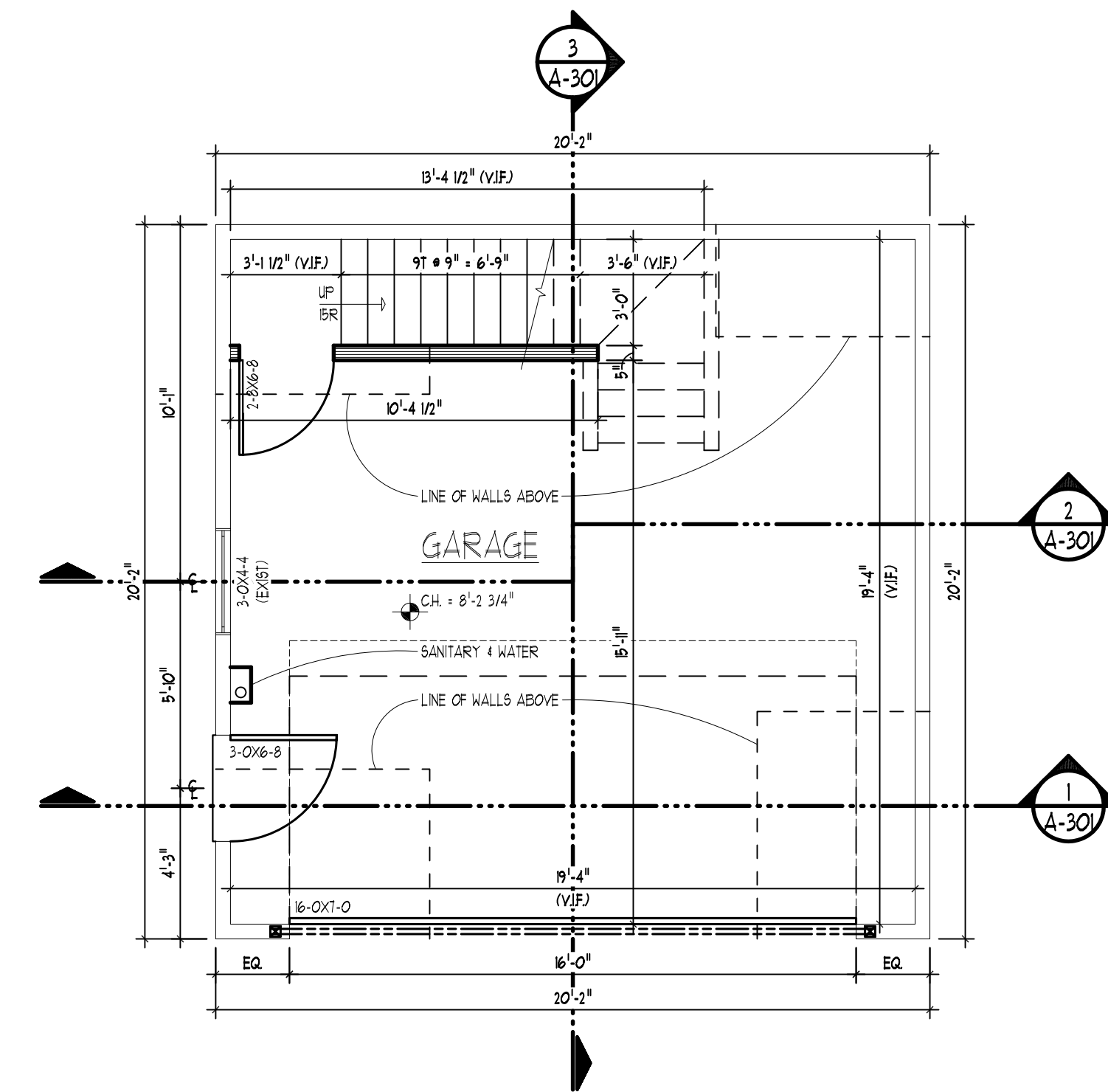


ROOF PLAN
SCALE: 1/4" = 1'-0"

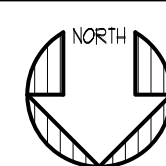
To be
changed to
conventional
skylight

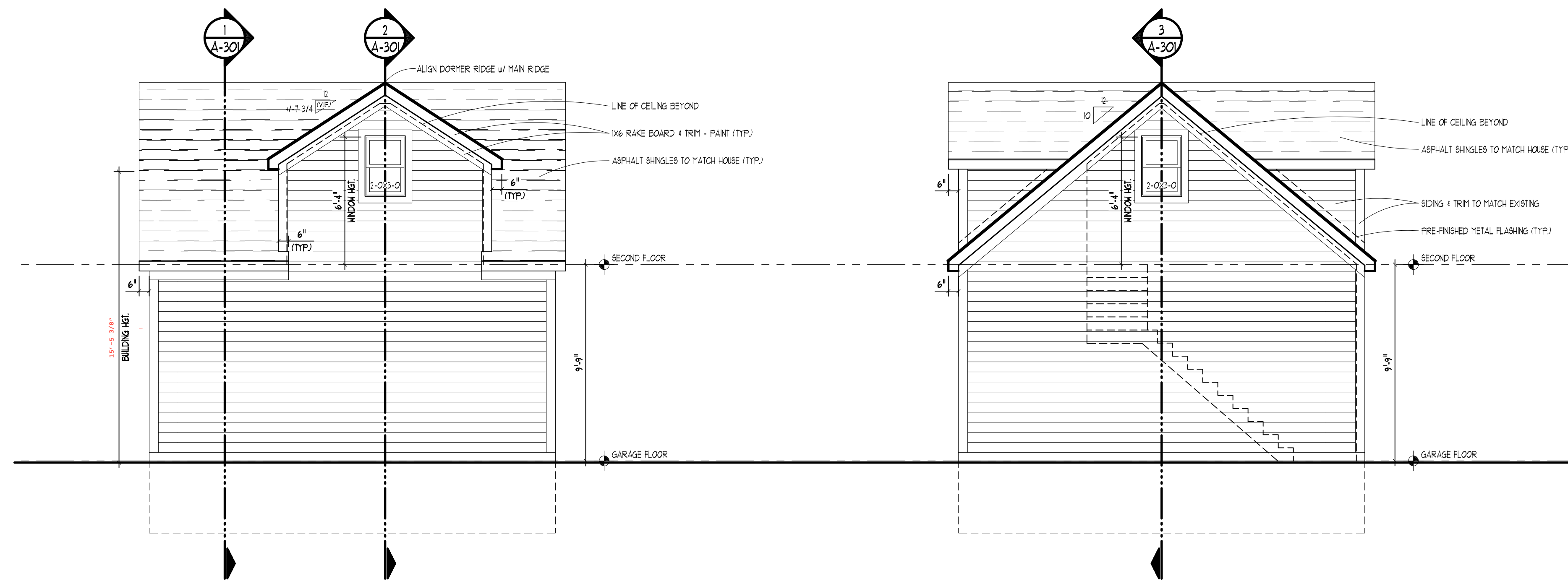


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



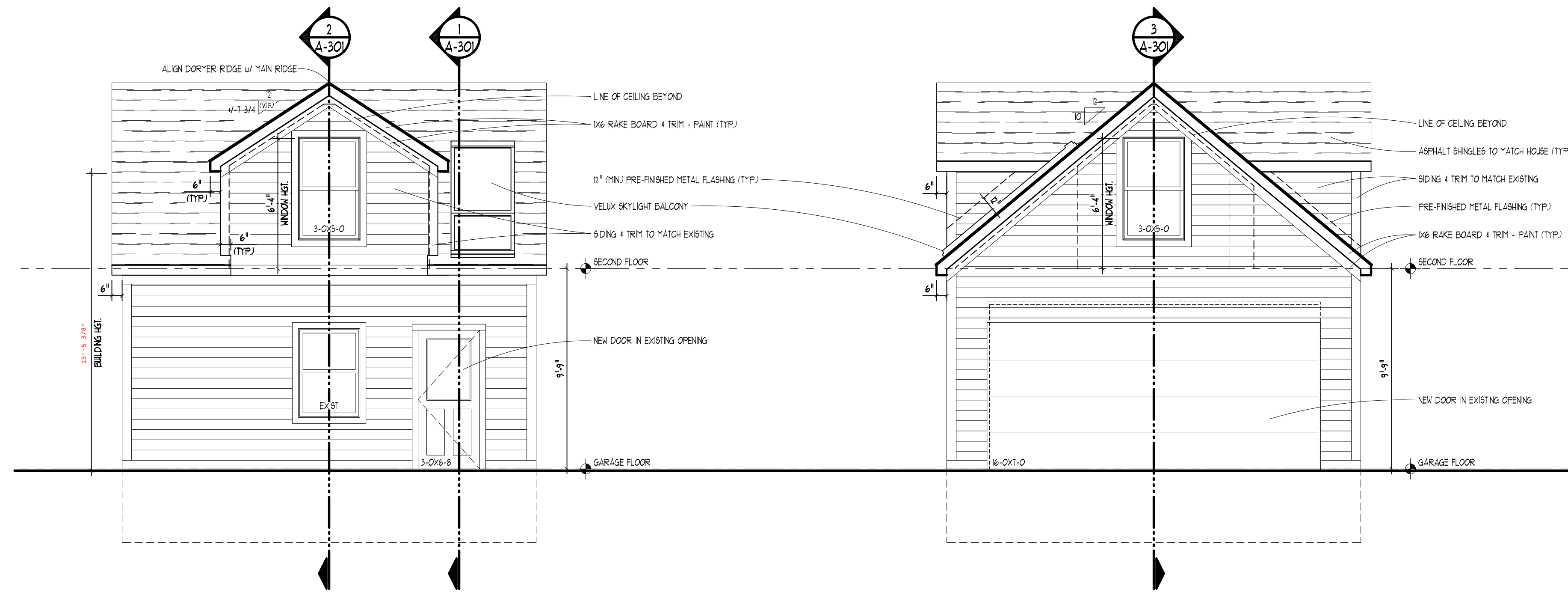


WEST ELEVATION

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

SOUTH ELEVATION

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

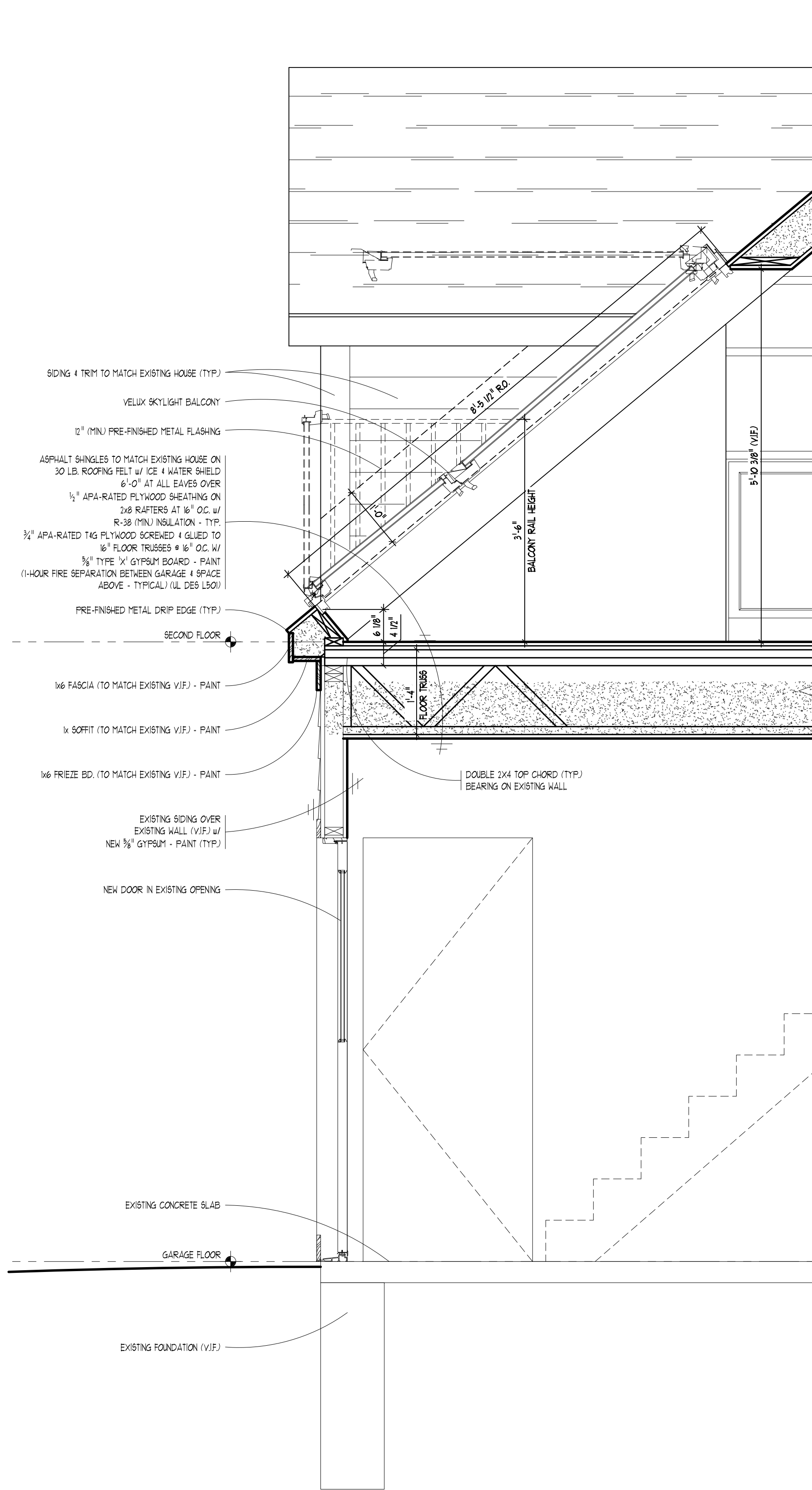


EAST ELEVATION

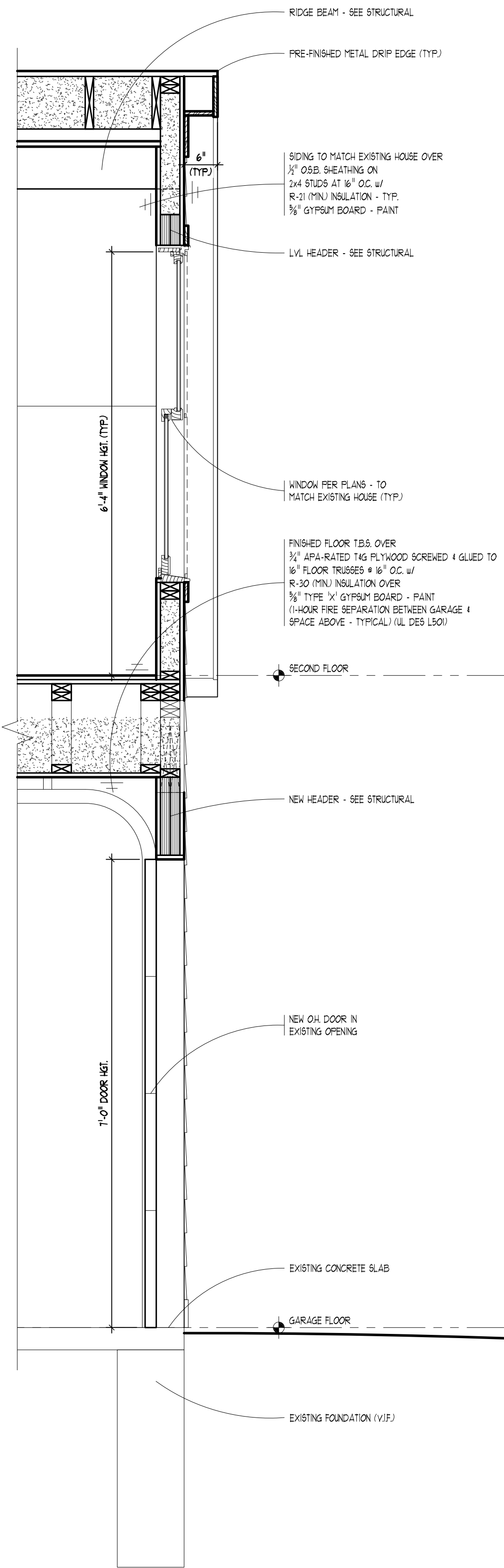
SCALE: 1/4" = 1'-0"

NORTH ELEVATION

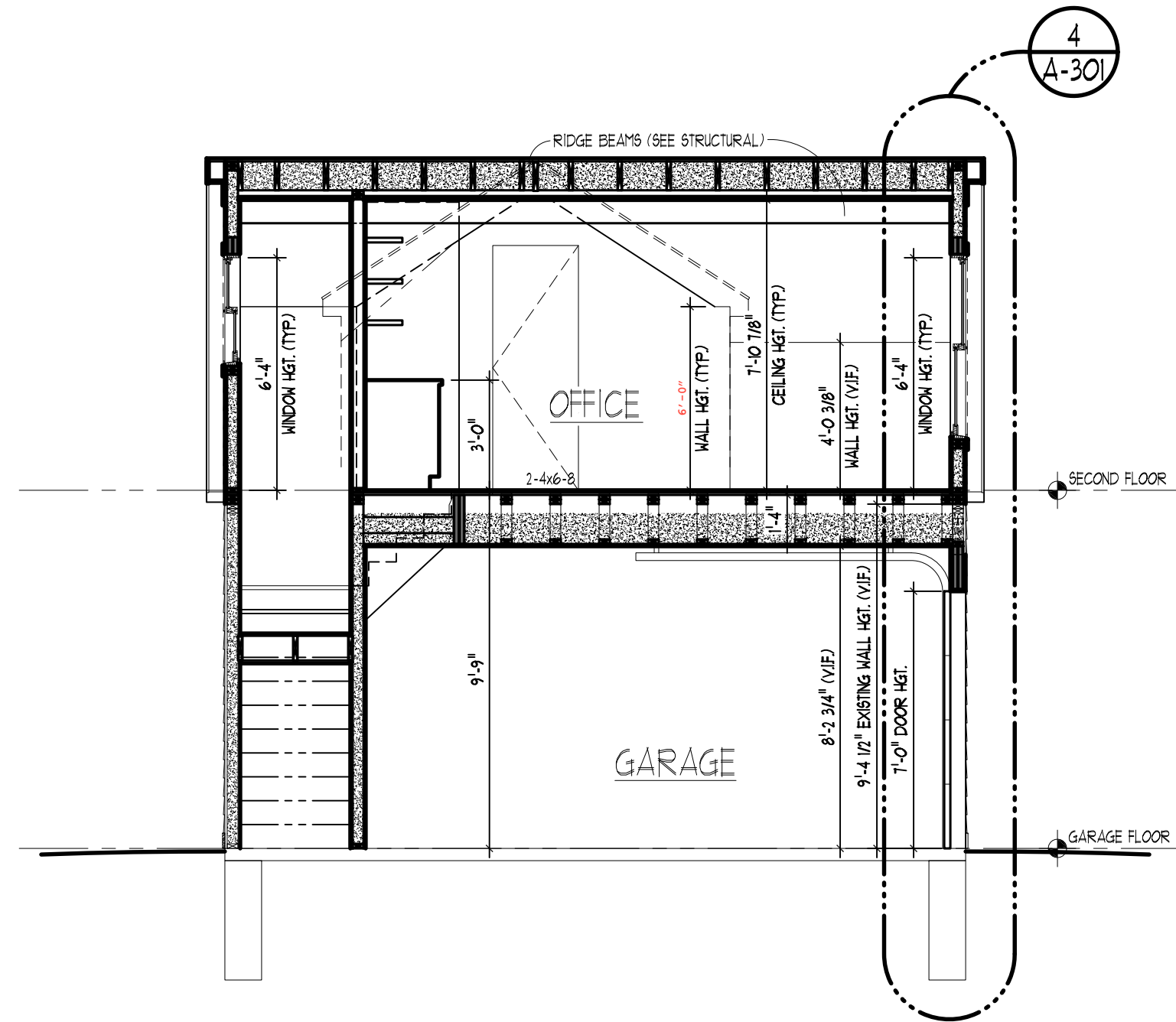
SCALE: 1/4" = 1'-0"



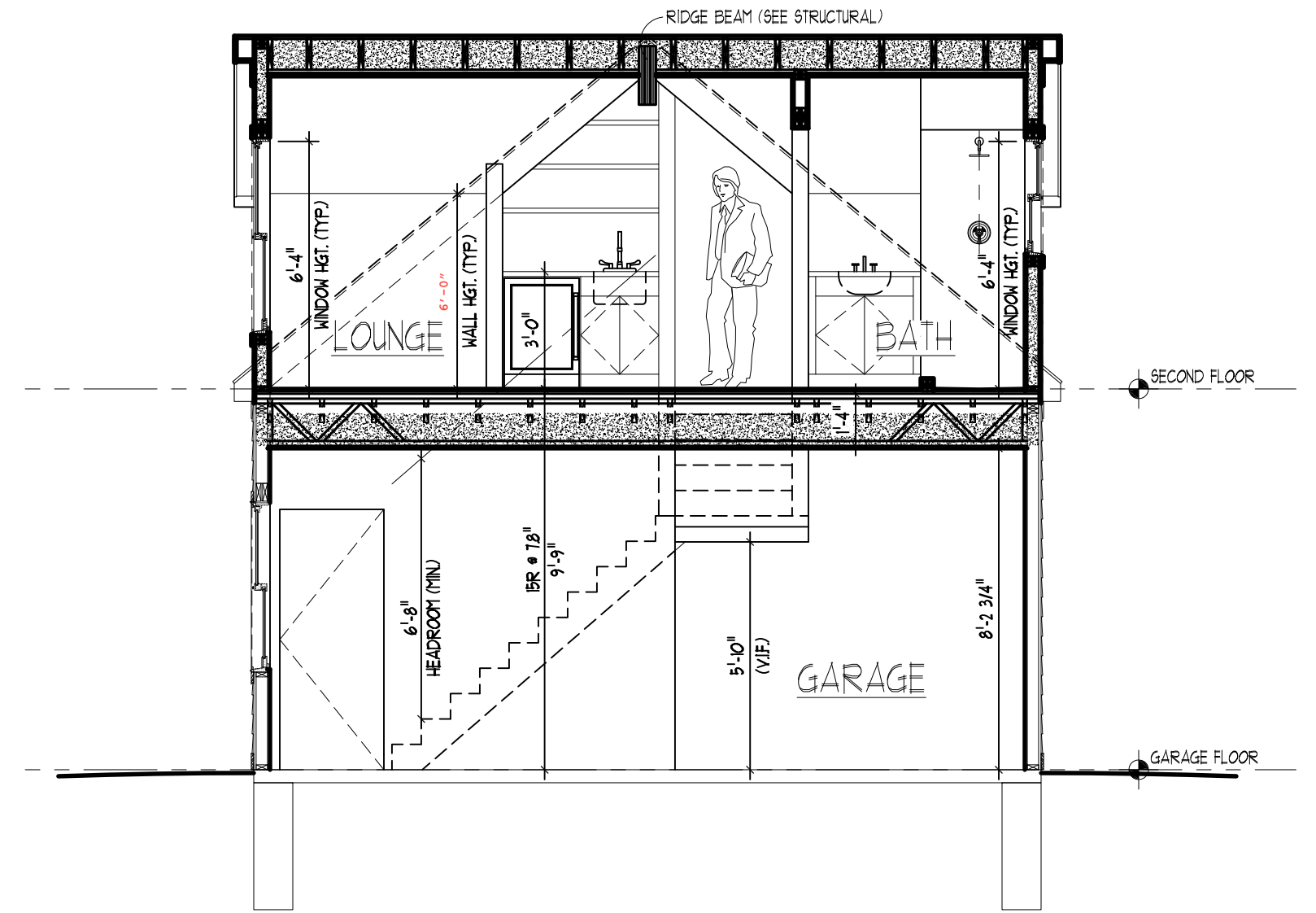
5 WALL SECTION II
A-301 SCALE: 3/4" = 1'-0"



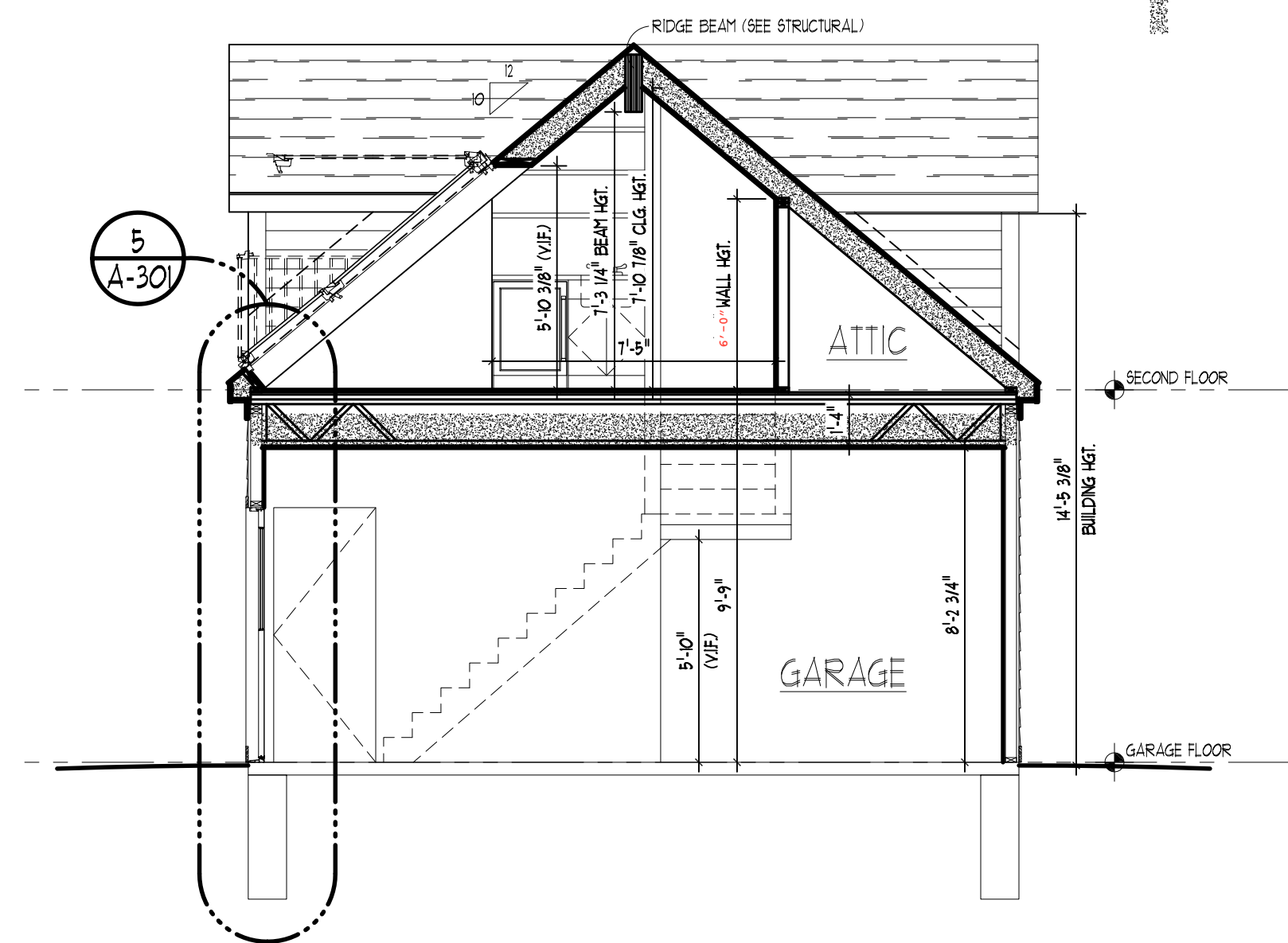
4 WALL SECTION I
A-301 SCALE: 3/4" = 1'-0"



3 BUILDING SECTION III
A-101, A-201 SCALE: 1/4" = 1'-0"



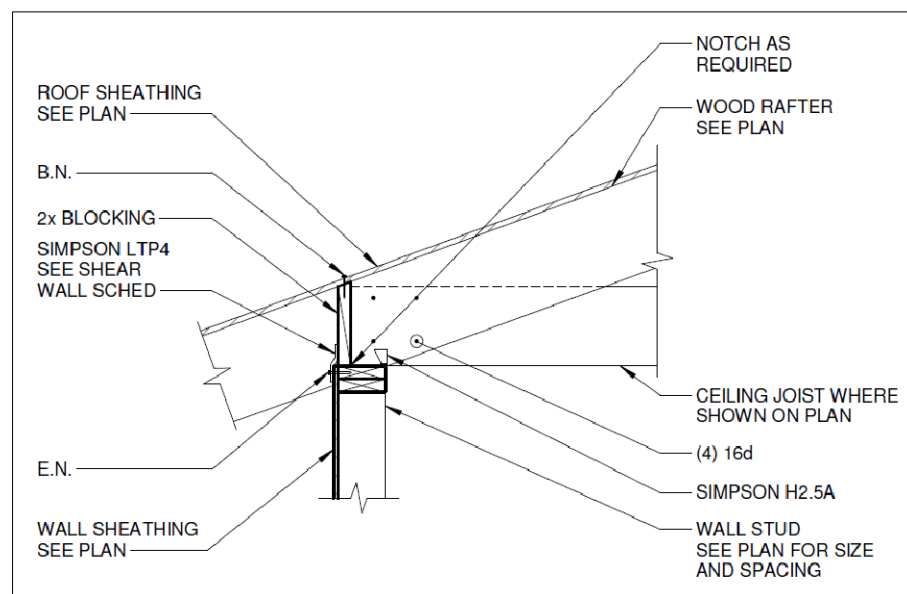
2 BUILDING SECTION II
A-101, A-201 SCALE: 1/4" = 1'-0"



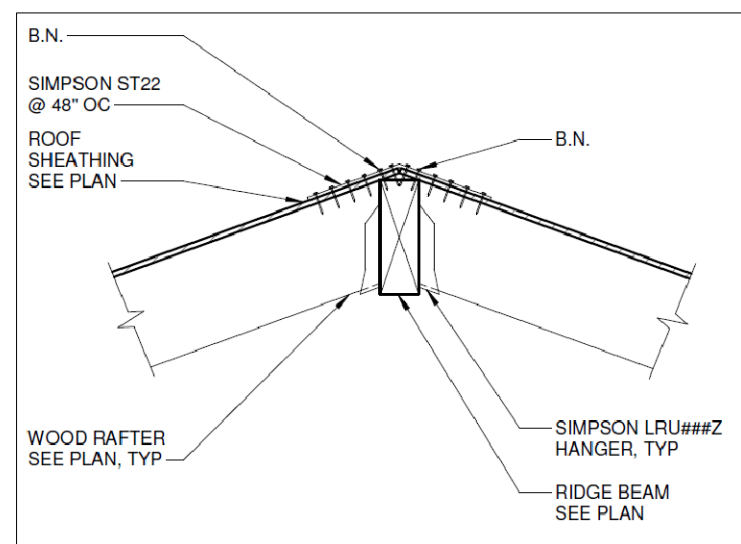
1 BUILDING SECTION I
A-101, A-201 SCALE: 1/4" = 1'-0"

1. **SHORING AND BRACING**
1. Contractor shall provide temporary shoring and bracing of existing construction, new construction, and underground utilities as follows:
 - a. Where shown or noted on the Drawings.
 - b. Where existing construction is to be altered or disturbed until permanent support is in place.
 - c. Where existing construction is not undergoing alteration and is to be remain undisturbed but is considered at risk as a result of the work at this contract.
 - d. As required for safe erection, installation of new construction, equipment, etc.
 - e. When needed for Contractor's "means and methods" of construction and other safety related issues.
2. Shoring and bracing shown on the Drawings is conceptual. Contractor shall be responsible for verifying existing conditions, shoring and bracing calculations, methods of installation, transfer of loads through to final load support, and work sequence pairing with new construction.
3. Shoring and bracing will be performed by a Contractor with demonstrated experience in similar size and scope of shoring and bracing projects.
4. Before starting work, Contractor shall perform condition surveys of the existing building structure, exterior facade and interior finishes, including photographic documentation and submit survey to the Owner for record.
5. During the shoring and bracing operations, Contractor shall:
 - a. Keep the existing and new construction in a safe condition.
 - b. Monitor existing and new construction to detect any signs of distress or deformation.
 - c. Take immediate steps to prevent distress, deformation or damage.
6. Contractor shall continuously monitor the shoring and bracing system.
7. After completion of shoring and bracing and completion of work requiring shoring and bracing, Contractor shall repair any damage to the existing and new construction, without any cost to the Owner, and to the satisfaction of the Owner and Architect/Structural Engineer.

1. Structural sub-lumber, glued limited under and corners have been designed in accordance with the "National Design Specifications for Wood Construction".
2. Plywood has been designed in accordance with "Plywood Design Specification".
3. Structural sub-lumber shall be Spruce-Pine-Fir No.1/No.2 or better with base design values:
Fb = 875 psf (perpendicular) / 475 psi
Fv = 450 psf (parallel) / 150 psi
Fv = 135 psf / 400 ksi
With installed moisture content of the wood not to exceed 9%.
4. Structural composite lumber shall conform to ASTM D5456 with the following allowable design stresses:
Microlam LVL Parallel PSL Interlock LSL
E = 12000 ksi / 12000 ksi / 1900 ksi
F = 12000 psf / 2900 psf / 2500 psi
Fv (perpendicular) / 150 psf (perpendicular) / 650 psf (parallel) / 950 psi
Fv (parallel) / 150 psf (perpendicular) / 650 psf (perpendicular) / 650 psi
Fv = 125 psf / 280 psf / 125 psi
With installed moisture content of the wood not to exceed 6%.
5. Installed moisture content of wood construction shall be monitored at regular intervals to ensure moisture content does not exceed the limits described herein.
6. Plywood shall conform to "Voluntary Product Standard PS-1, Structural Plywood".
7. Oriented Strand Board (OSB) shall conform to "Voluntary Product Standard PS-2, Performance Standard for Wood-Based Structural-Use Panels".
8. Floor dressing shall be glued and nailed to supporting members. Adhesive shall meet APA Specification AFG-01 applied in accordance with the Manufacturer's recommendations.
9. Provide one line of bracing for each eight feet of span for roof joists and floor joists. The bracing shall consist of 1 inch by 3 inch lumber, double nailed at each end of equivalent metal bracing of equal rigidity, with full depth solid blocking.
10. Beaming and exterior wall studs shall be capped with double top plates installed to provide overlapping at corners and at intersections. End joints in double top plates shall be offset at least 48 inches and shall be nailed with not less than eight d nail falls on each side the joint.
11. Bolts and lag screws shall conform to ASTM A307.
12. Nails, spikes and staples shall conform to ASTM F1667.
13. The fastening schedule for wood framing elements shall comply with the Governing Building Code, Table 2304.01.
14. Lumber shall be so handled and covered as to prevent rain and moisture absorption from snow or rain until the building is enclosed.
15. Erection of structural interior finishing shall be in accordance with AISC.
16. Trusses shall be designed in accordance with the applicable provisions of the latest editions of American Institute of Steel Construction's (AISC) National Design Specification (NDS) for Wood Construction, ANSI/APA's E and all applicable legal requirements.
17. Truss Supplier shall submit calculations and shop drawings before fabrication prepared and approved by a Professional Engineer registered in the State of the Project for review and approval by the Architect/Engineer. Truss drawings shall include all information per section 1302.01 of the Governing Building Code.
18. Metal plates connected wood trusses shall be designed and manufactured for the indicated loads in accordance with ANSI/APA's National Design Standards for Metal Plates Connected Wood Trusses Construction".
19. Wood truss Manufacturer shall submit calculations and shop drawings sealed by a Professional Engineer registered in the State of the Project, for review and approval by Architect/Engineer prior to fabrication. Truss submission shall include the following information:
 - a. Truss placement plan showing the location and designation of each truss and permanent bracing required for lateral support of individual truss members.
 - b. Design loads including top chord dead and live load, bottom chord dead and live load, concentrated loads, controlling wind and earthquake loads.
 - c. Each truss reaction force and direction.
 - d. Lumber size, species, and grade for each member.
 - e. Metal truss connector plate type, size, thickness or gauge, and dimensions location of each metal connector plate.
 - f. Details at truss bearing ends.
 - g. Connection details for truss to truss girder, truss to ply-to-ply, and field splices.
 - h. Connection to truss to truss girder truss bracing, temporary shoring for wood truss during construction, as required.



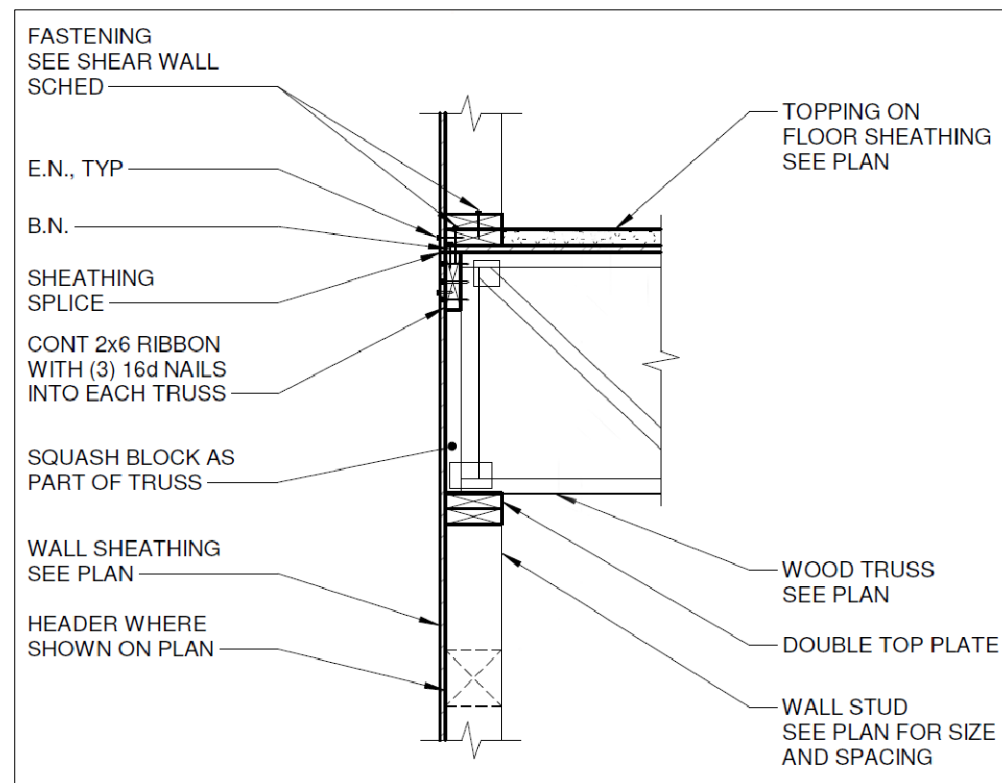
4
5-101 Rafter Bearing Detail
SCALE: N.T.S.



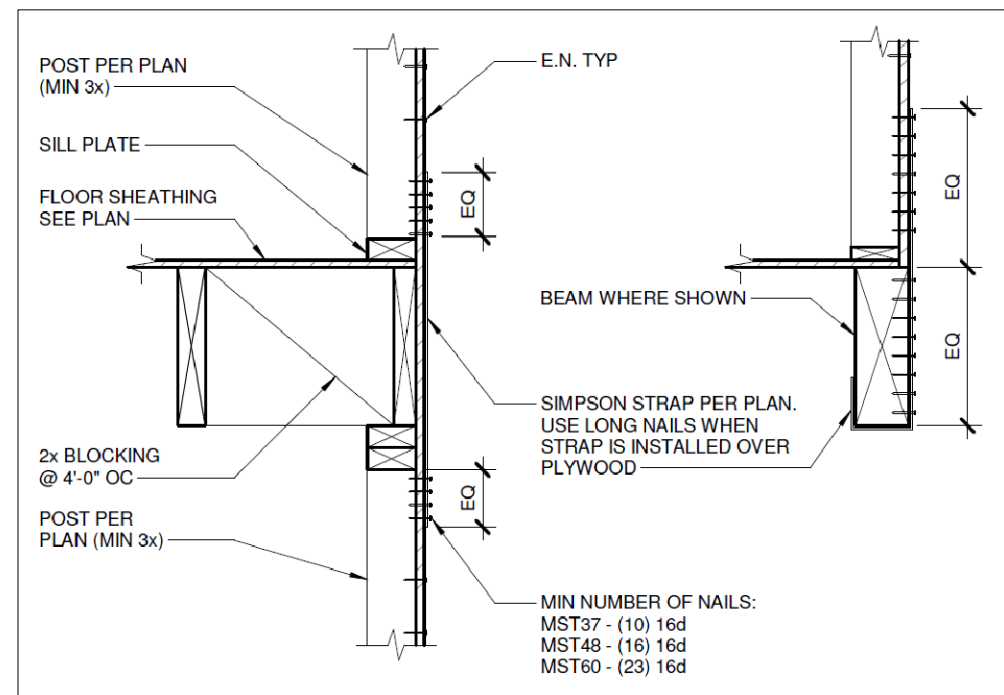
3
5-101

RIDGE BEAM DETAIL

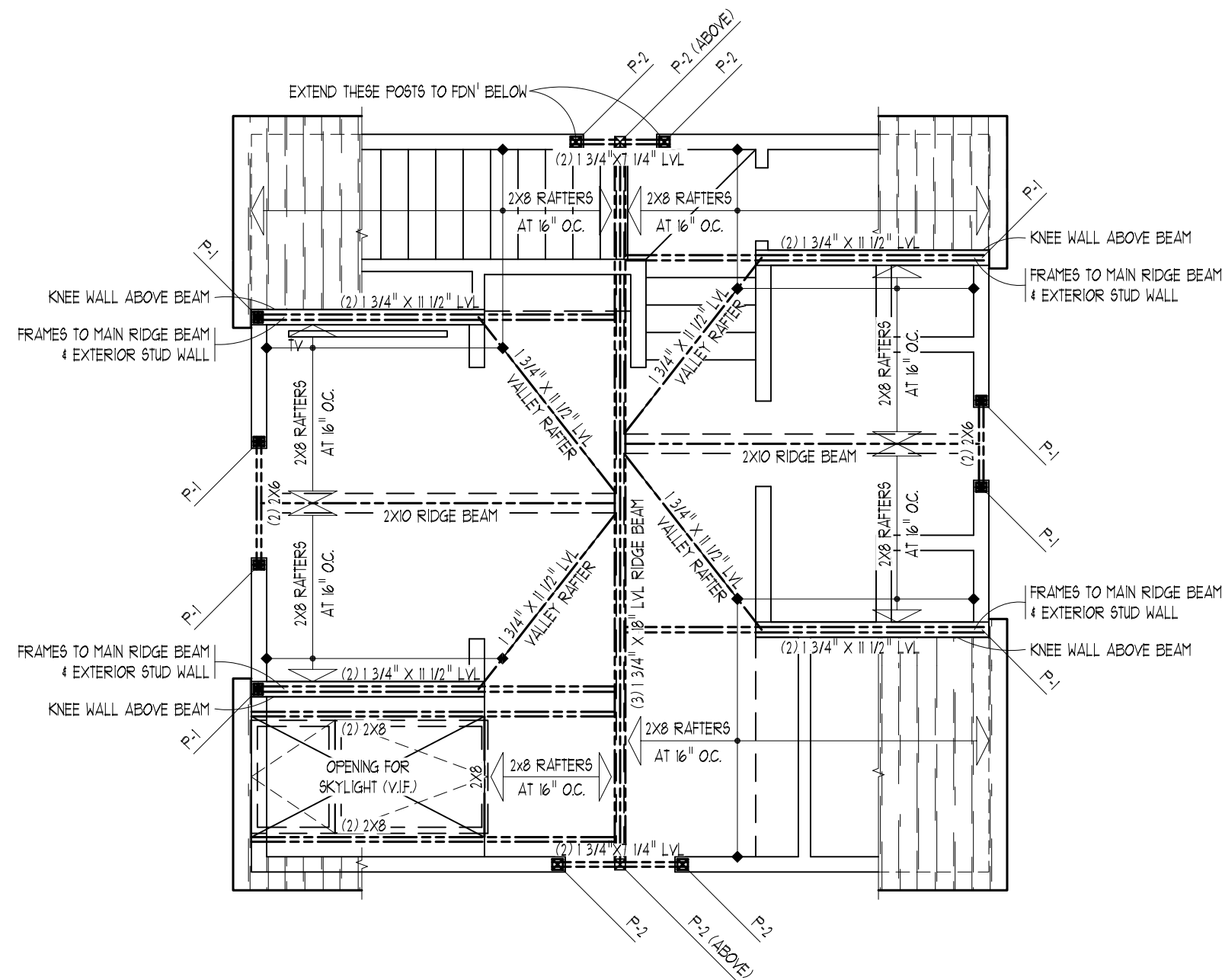
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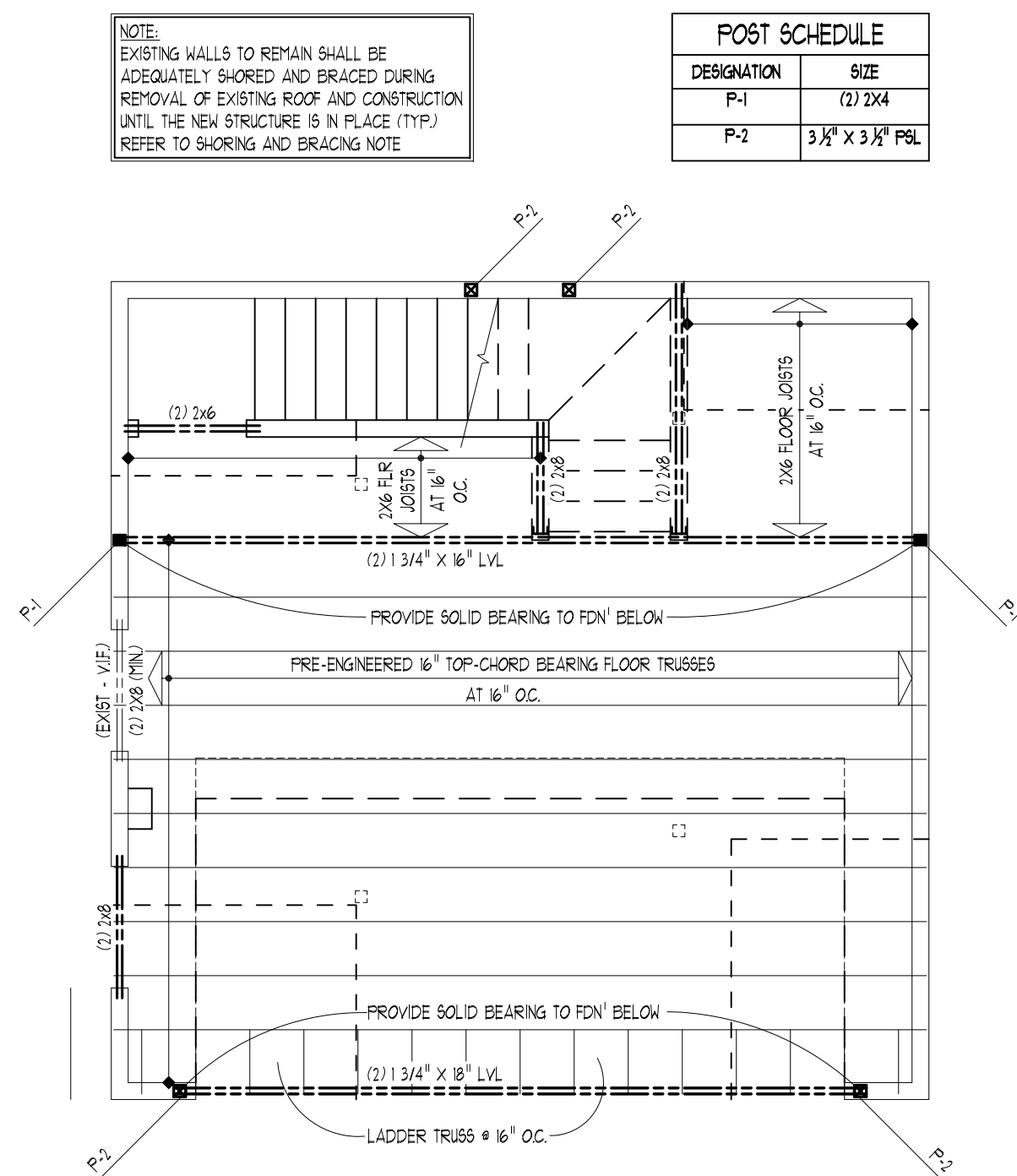
WOOD FLOOR TRUSS
BEARING AT EXTERIOR WALL



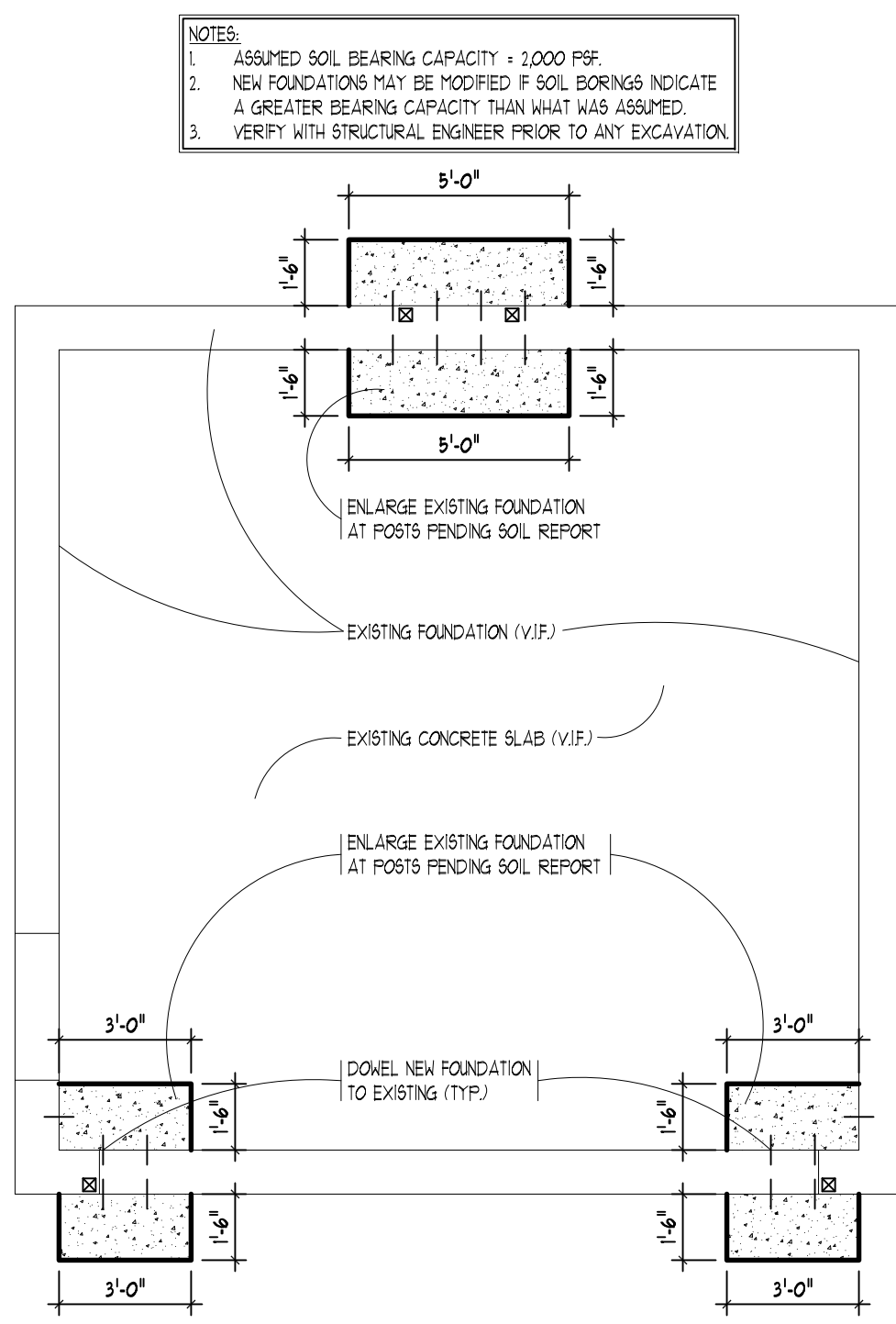
**HOLD DOWN DETAIL
ACROSS FRAMING**



ROOF FRAMING PLAN



SECOND FLOOR FRAMING PLAN



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

CASE DESCRIPTION

2649 YORKSHIRE (23-31)

Hearing date: September 12, 2023

Appeal No. 23-31: The owner of the property known **2649 Yorkshire**, requests the following variances to construct an addition to the existing home:

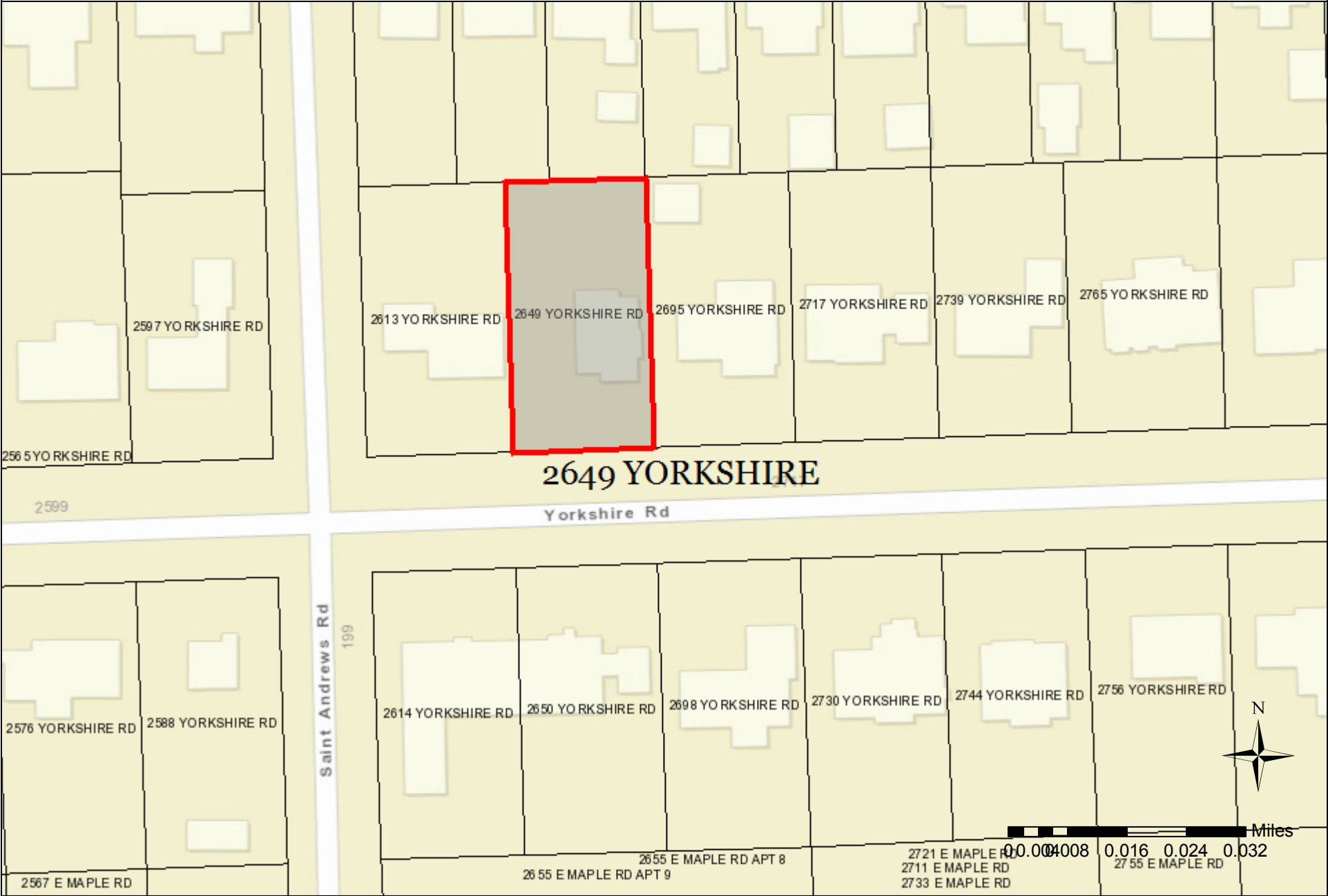
A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 18.75 feet on the west side. The proposed is 16.00 feet. Therefore, a variance of 2.75 feet is being requested.

Staff Notes: This applicant looking to construct an attached garage on the existing home that was constructed in 1948. This applicate was in front of the board last month (see the draft minutes). The applicant made changes from the previous appeal.

This property is zoned R2 – Single family residential.

Jeff Zielke, NCIDQ, LEED AP
Assistant Building Official

2649 YORKSHIRE 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: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

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

Address: 2649 Yorkshire	Lot Number: 90	Sidwell Number: 20-30-477-018
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II. OWNER INFORMATION:

Name: Nakhleh Residence			
Address: 2649 Yorkshire	City: Birmingham	State: MI	Zip code: 48009
Email: * jwtekinc@gmail.com		Phone: 248-425-4190	

III. PETITIONER INFORMATION:

Name: zack ostroff	Firm/Company Name: zack ostroff assoc., pllc		
Address: 2640 water oaks drive	City: west bloomfield	State: MI	Zip code: 48324
Email: z_ostroff@yahoo.com		Phone: 248-425-4190	

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: _____ **Date:** _____

Signature of Petitioner: _____ **Date:** _____

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

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

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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.
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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.
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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.
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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.
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- F. Any decision of the Board favorable to the applicant is tied to the plans submitted, including any modifications approved by the Board at the hearing and agreed to by the applicant, and shall remain valid only as long as the information or data provided by the applicant is found to be correct and the conditions upon which the resolution was based are maintained.

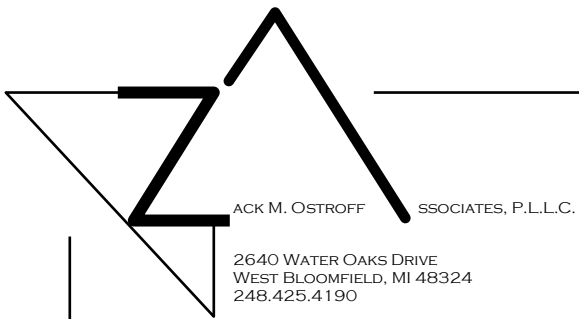
ARTICLE III - Rehearings

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

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

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

Signature of Applicant



08/12/23

Attn: Board of Zoning Appeals

RE: Letter of Hardship
2649 Yorkshire
Nekhlah Residence

To The Board of Zoning Appeals,

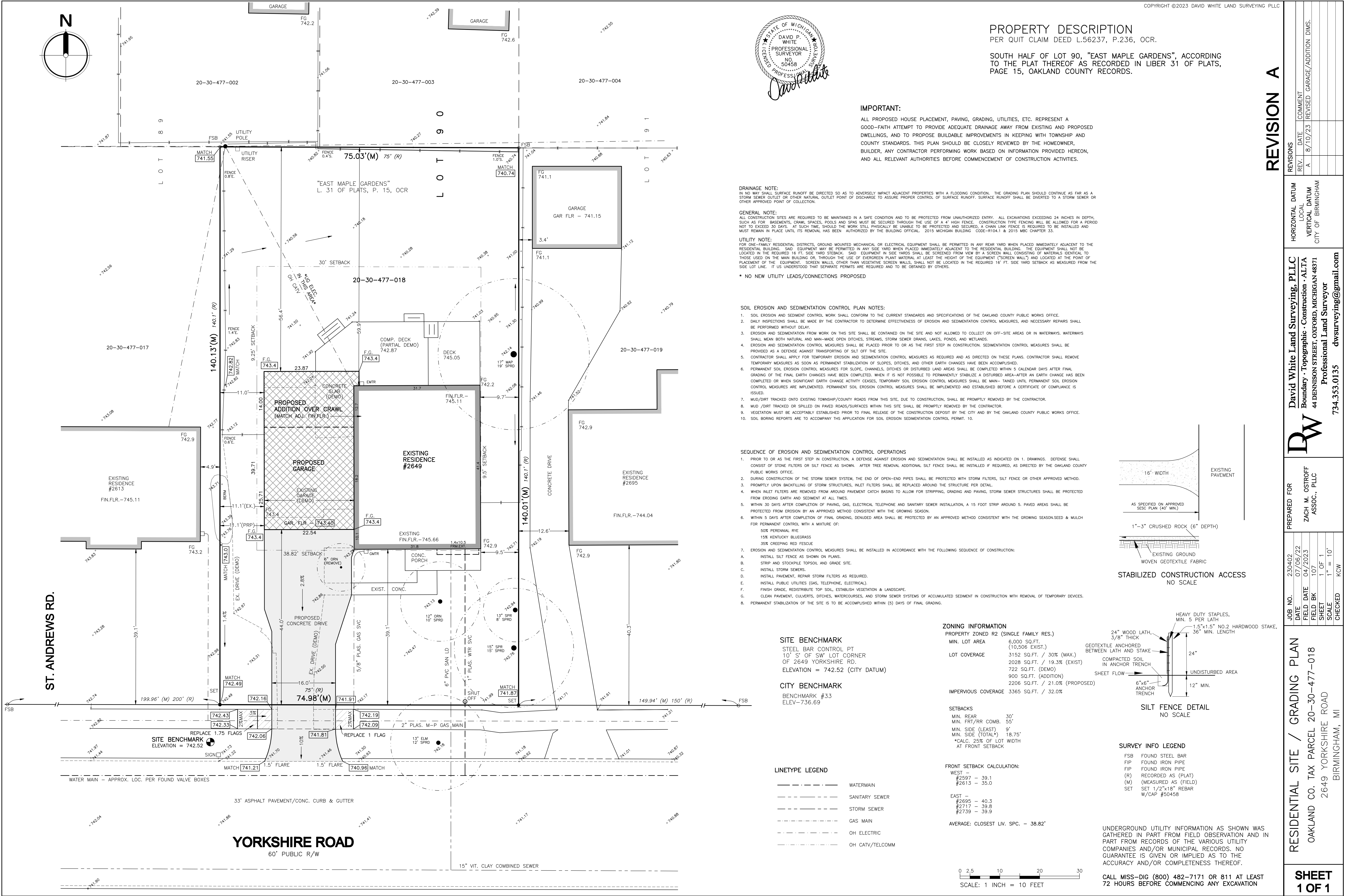
We are proposing one variance:

#1. Distance between the proposed addition and the adjacent property to the west.

We are proposing to place the new garage and addition in the same location as the pre-existing non-conforming garage. We are not making the non-conformity worse.

Respectfully,

Zack M. Ostroff



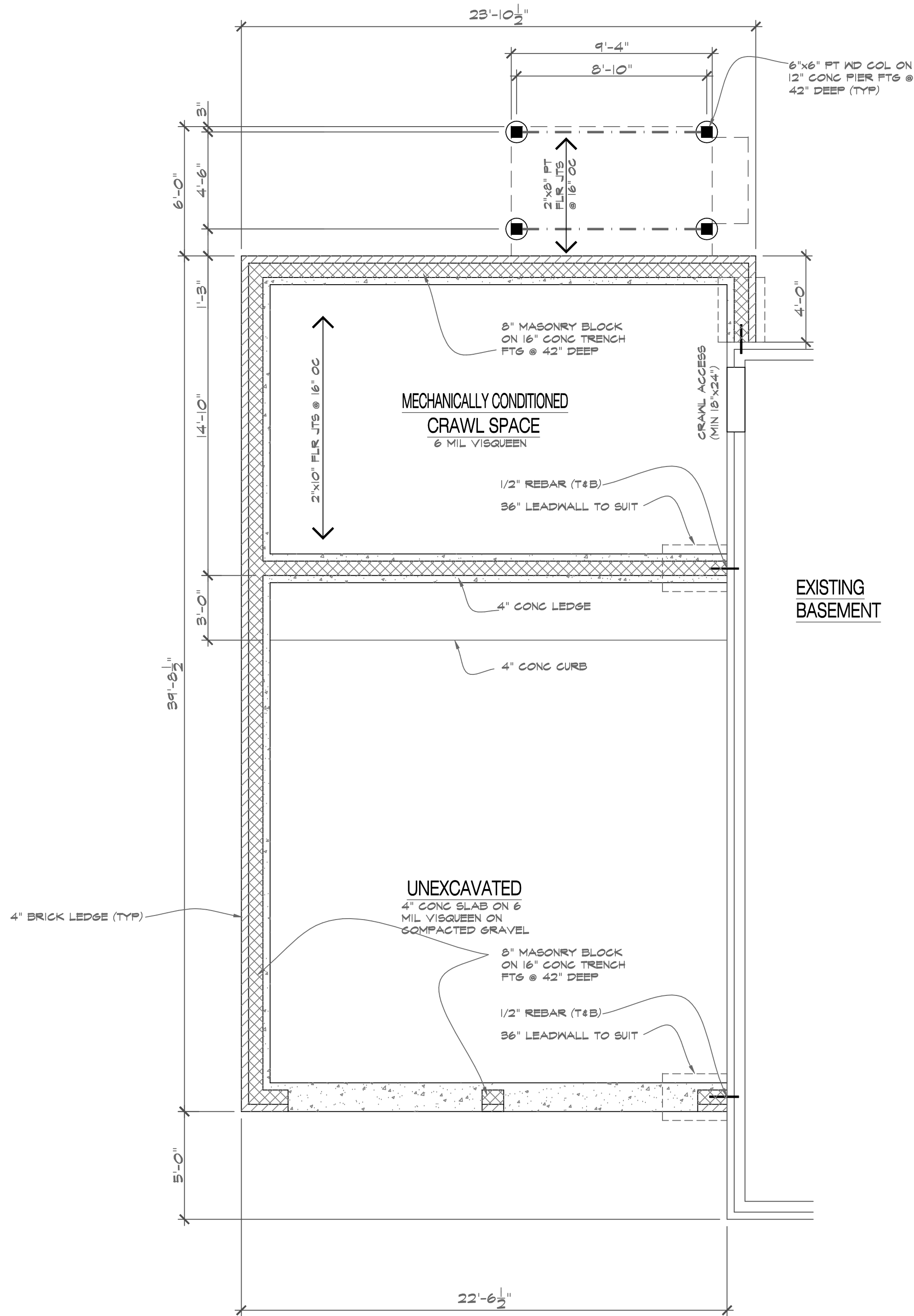
**SHEET
1 OF 1**

WALL LEGEND	
EXISTING WALL	=====
DEMOLITION WALL	-----
NEW WALL	=====
BRICK	=====
MASONRY BLOCK	=====

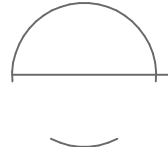
REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE

NOTES:

1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. R315.1 Carbonmonoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in *dwelling units* within which fuel-fired *appliances* are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE



NOTE: CONTRACTOR TO
VERIFY EXACT NUMBER OF
COURSES OF BRICK &
MASONRY BLOCK IN FIELD



FOUNDATION PLAN

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

REVISIONS		
#	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION & RENOVATION FOR:
NAKHEH RESIDENCE
2649 YORKSHIRE ROAD
BIRMINGHAM, MICHIGAN 48009

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
MEMBER
A I B D
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

THIS DRAWING AS AN INSTRUMENT
OF SERVICE IS AND SHALL REMAIN
THE PROPERTY OF THE DESIGNER
AND SHALL NOT BE USED IN ANY
WAY WITHOUT THE PERMISSION OF
THE DESIGNER.

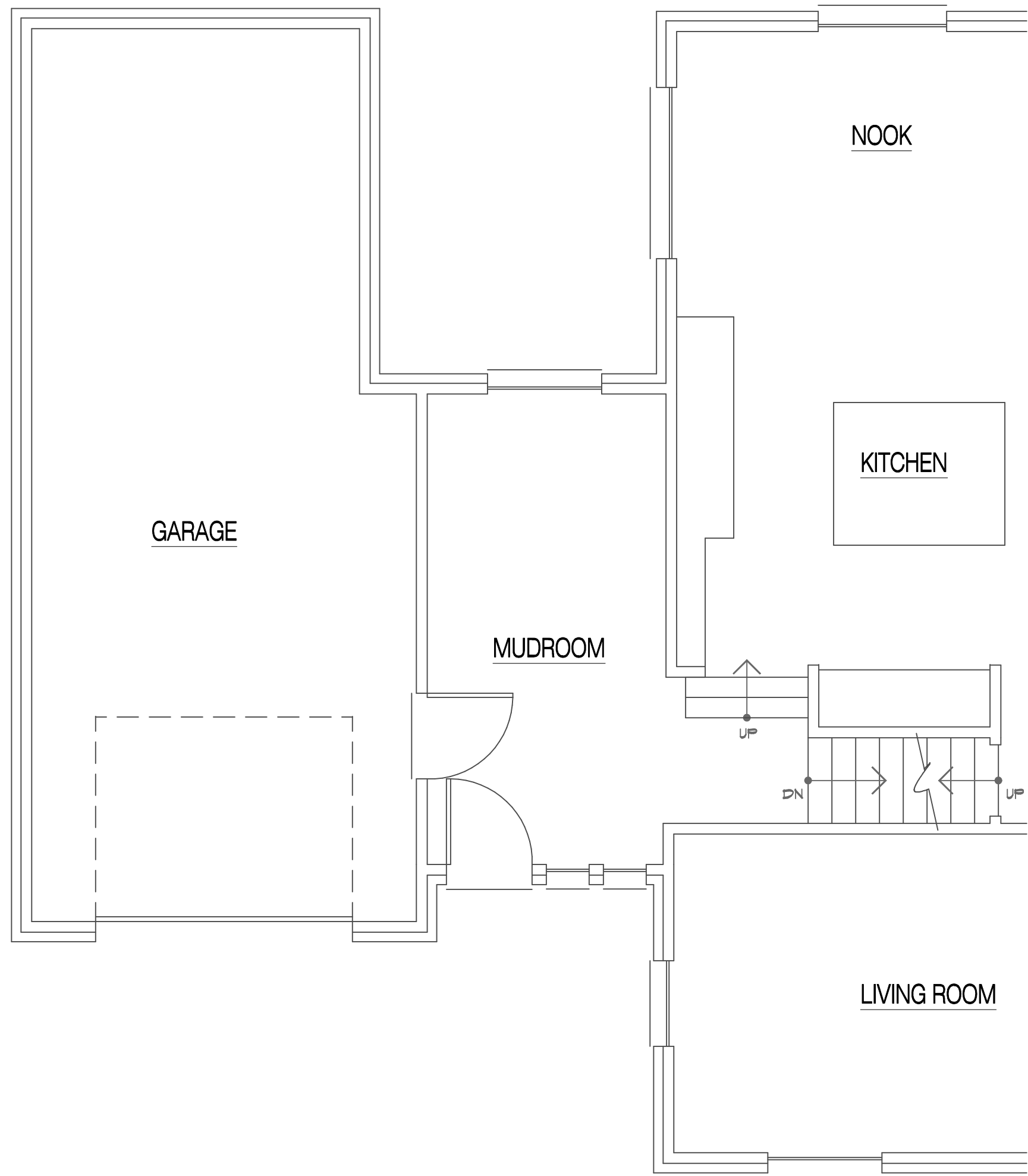
THE CONTRACTOR SHALL VERIFY ALL
DIMENSIONS AND EXISTING CONDITIONS
AT THE SITE BEFORE PROCEEDING
WITH EACH PHASE OF HIS WORK.

SHEET TITLE
FOUNDATION PLAN
SHEET SCALE
AS NOTED
PROJECT NO.
23-067
DATE
08.11.23
SHEET NUMBER
A-1

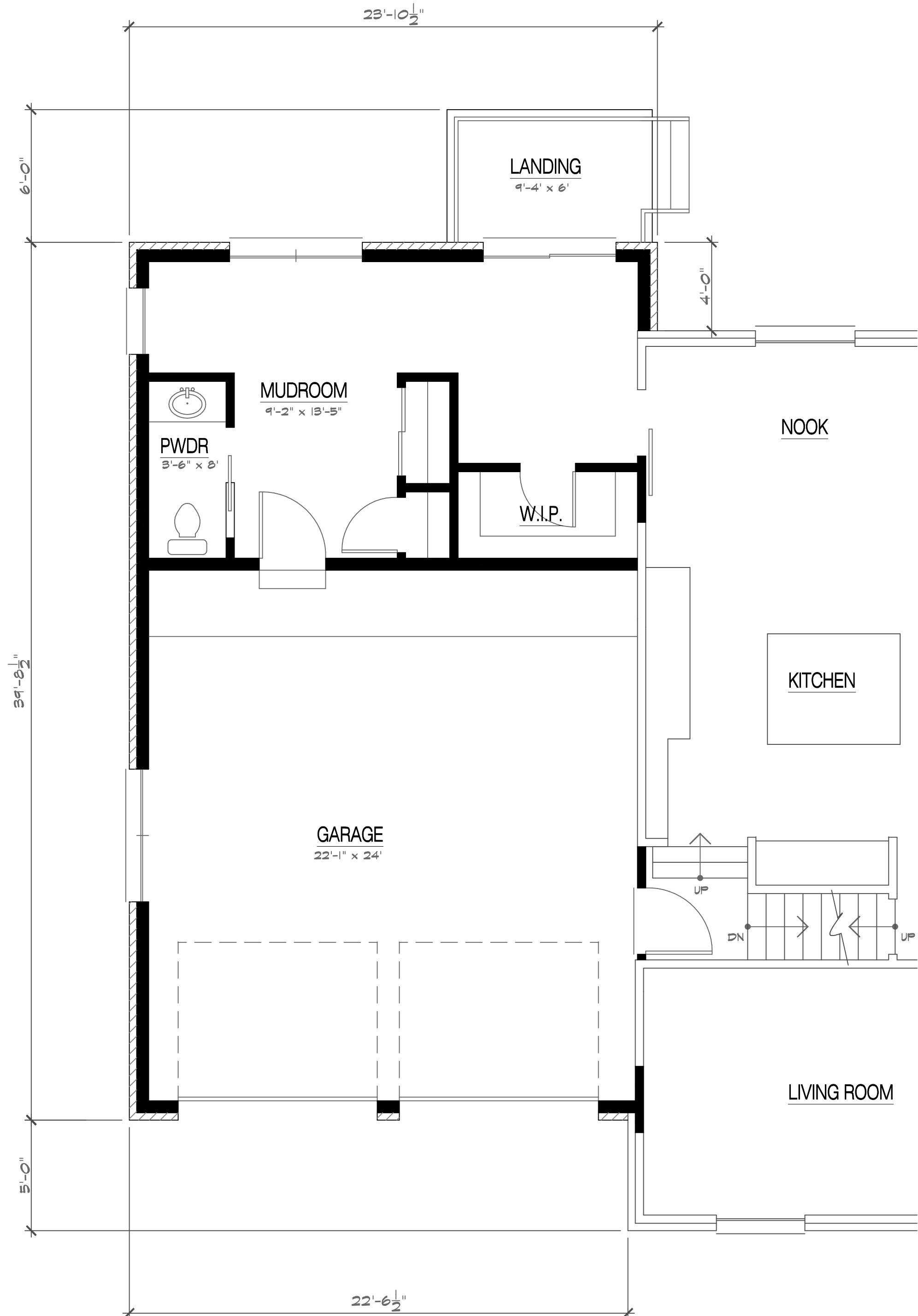
WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE &
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 - 3. ELECTRICAL TO CODE



N
EXISTING MAIN
LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



N
PROPOSED MAIN
LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

REVISIONS		
#	DATE	ADDENDUM/BULLETIN

A PROPOSED ADDITION & RENOVATION FOR:

NAKHEH RESIDENCE

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ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

MEMBER
A I B D

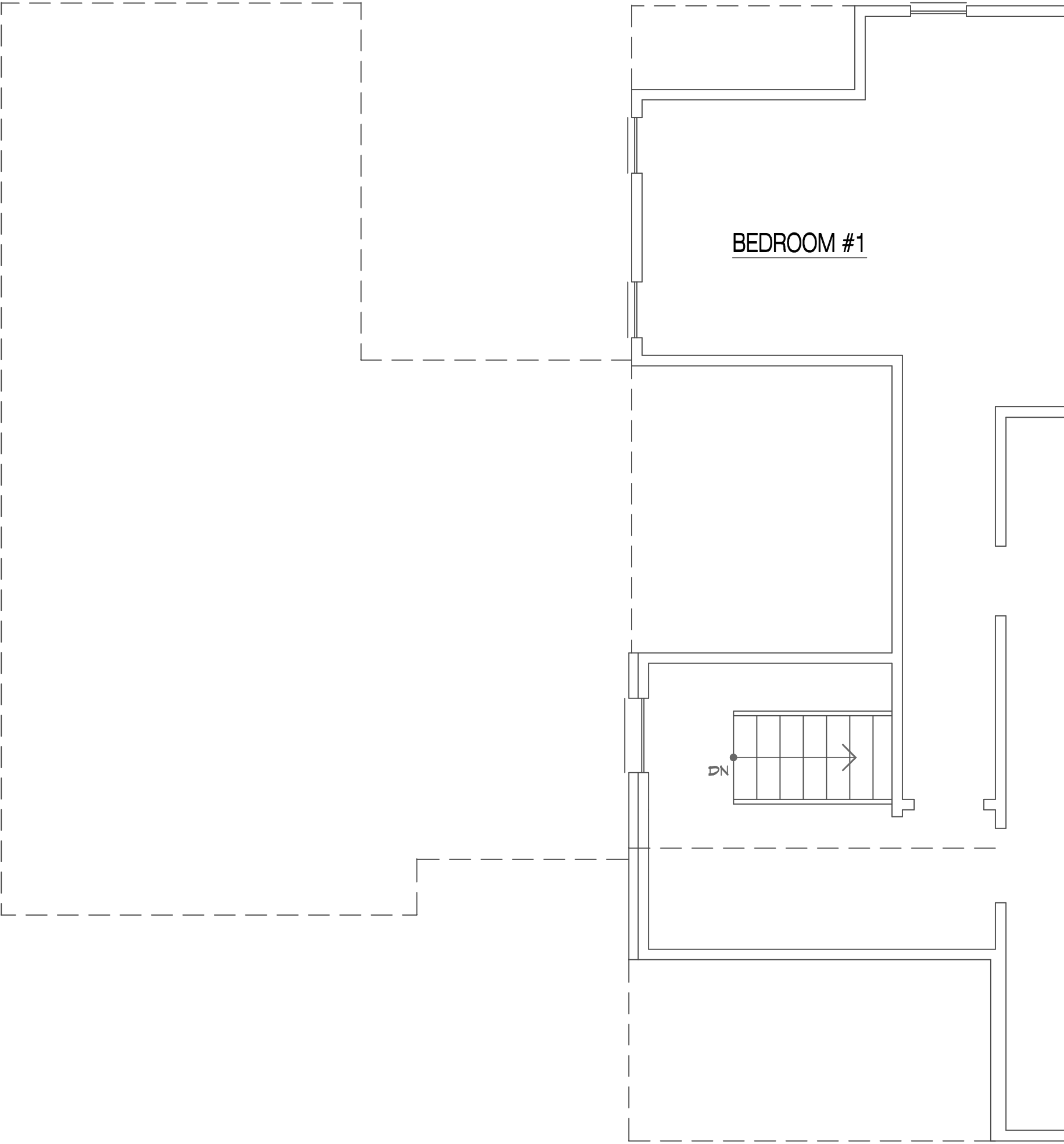
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190

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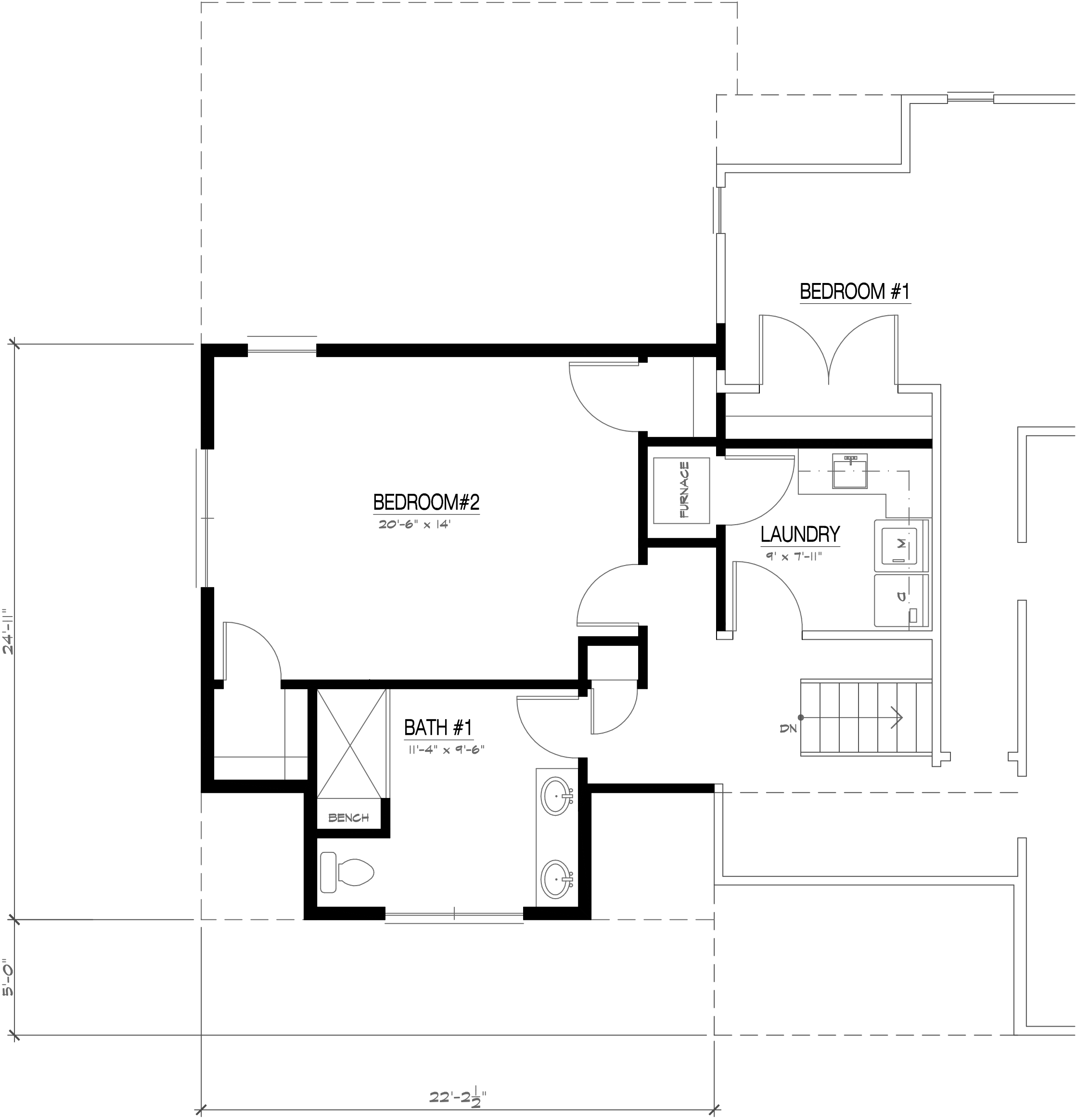
SHEET TITLE
MAIN LEVEL FLOOR PLANS
SHEET SCALE
AS NOTED
PROJECT NO.
23-067
DATE
08.11.23
SHEET NUMBER
A-2

WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	



EXISTING UPPER
LEVEL FLOOR PLAN

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



PROPOSED UPPER
LEVEL FLOOR PLAN

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

REVISIONS		
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NAKHLEH RESIDENCE
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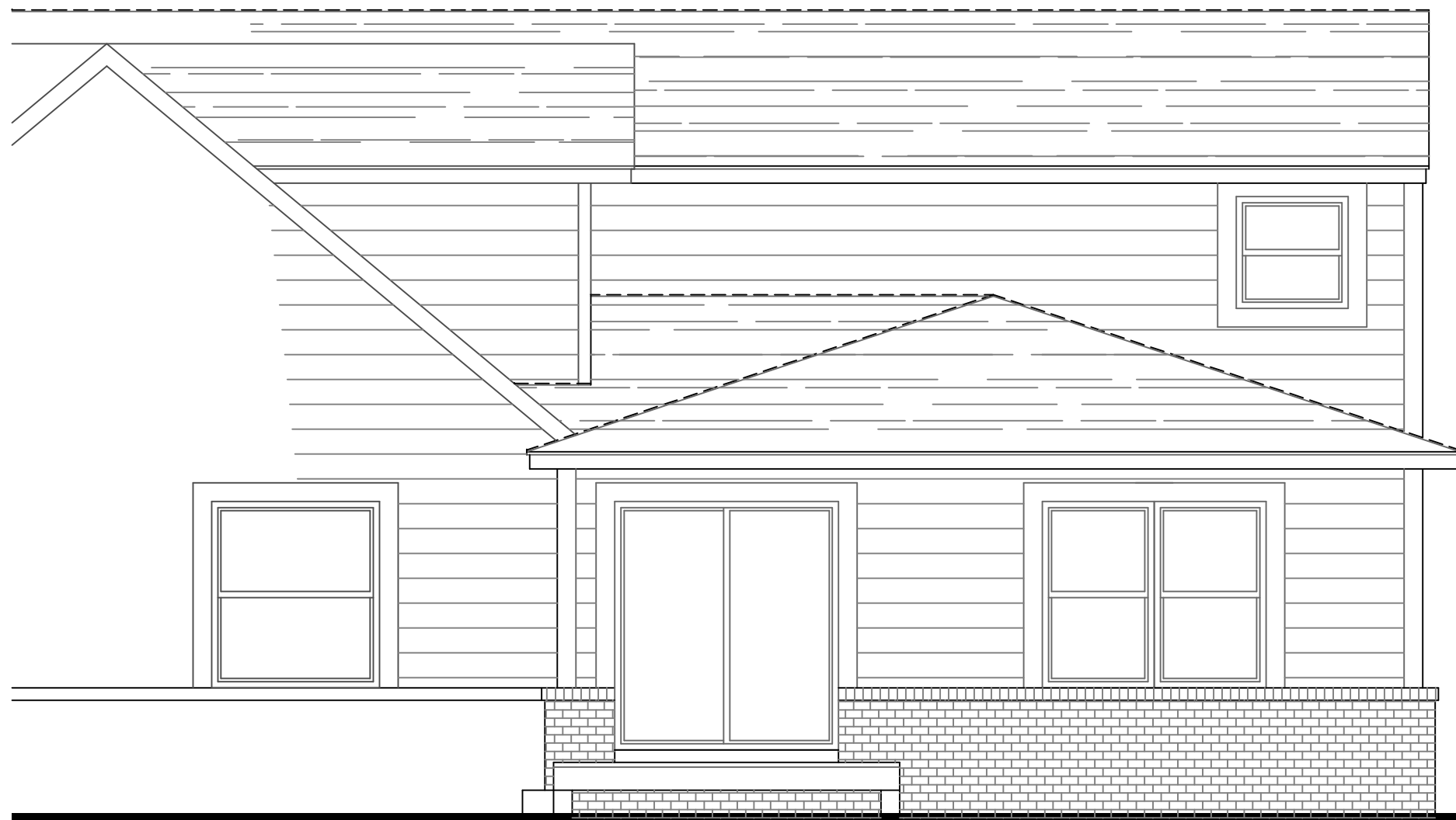
SHEET TITLE UPPER LEVEL FLOOR PLANS	
SHEET SCALE AS NOTED	PROJECT NO. 23-067
DATE 08.11.23	SHEET NUMBER A-3



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



SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS		
#	DATE	ADDENDUM/BULLETIN

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NAKHLEH RESIDENCE
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BIRMINGHAM, MICHIGAN 48009

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MEMBER
A I B D

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SHEET TITLE EXTERIOR ELEVATIONS	
SHEET SCALE AS NOTED	PROJECT NO. 23-067
DATE 08.11.23	SHEET NUMBER A-4

CASE DESCRIPTION

220 PARK (23-32)

Hearing date: September 12, 2023

Appeal No. 23-32: The owner of the property known **220 Park**, requests the following variance to remove one directly accessible storefront from the public sidewalk facing Hamilton Row:

A. Chapter 126, Article 3, Section 3.04(E) of the Zoning Ordinance requires that storefronts be directly accessible from public sidewalks. The applicant is proposing a building frontage along Hamilton Row without a directly accessible entrance facing the street's frontage line at the first story. Therefore, a variance of one directly accessible storefront from the public sidewalk is being requested.

Staff Notes: The subject property fronts three streets which include Woodward Ave, Hamilton Row, and Park Street. 220 Park Street currently has first floor entrances facing all three public sidewalks. The applicant is proposing to remove the lone entrance facing Hamilton Row to accommodate an interior remodeling proposal for a first floor tenant space. This will result in a building without direct access from a public sidewalk along Hamilton Row.

Chapter 126, Article 9.02 of the Zoning Ordinance defines "storefront" as "the portion of the building at the first story of a frontage line." Given that the subject property has three frontage lines and therefore three storefronts, 220 Park is required to have three storefronts that are directly accessible from the public sidewalk along each of its frontage streets. Removing an entrance facing Hamilton Row violates Article 3, Section 3.04(E) of the Zoning Ordinance due to the lack of direct access from the sidewalk of Hamilton Row.

This property is zoned B4 and D4 Overlay

Brooks Cowan
City Planner

220 PARK 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: _____

Hearing Date: _____

Received By: _____

Appeal #: _____

Type of Variance:	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Dimensional	<input type="checkbox"/> Land Use	<input type="checkbox"/> Sign	<input type="checkbox"/> Admin Review
--------------------------	---	--------------------------------------	-----------------------------------	-------------------------------	---------------------------------------

I. PROPERTY INFORMATION:

Address:	Lot Number:	Sidwell Number:
----------	-------------	-----------------

II. OWNER INFORMATION:

Name:			
Address:	City:	State:	Zip code:
Email:*		Phone:	

III. PETITIONER INFORMATION:

Name:	Firm/Company Name:		
Address:	City:	State:	Zip code:
Email:		Phone:	

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: _____	Date: _____
Signature of Petitioner: _____	Date: _____

CITY OF BIRMINGHAM
BOARD OF ZONING APPEALS
RULES OF PROCEDURE

ARTICLE I - Appeals

- A. Appeals may be filed under the following conditions:
1. A property owner may appeal for variance, modification or adjustment of the requirements of the Zoning Ordinance.
 2. A property owner may appeal for variance, modification or adjustment of the requirements of the Sign Ordinance.
 3. Any aggrieved party may appeal the decision of the Planning Board and/or the Building Official in accordance with the City of Birmingham Zoning Ordinance, Article Eight, Section 8.01 (D) Appeals. If an appellant requests a review of any determination of the Building Official, a complete statement setting forth the facts and reasons for the disagreement with the Building Official's determination shall include the principal point, or points on the decision, order or section of the ordinance appealed from, on which the appeal is based.
- B. Procedures of the Board of Zoning Appeals (BZA) are as follows:
1. Regular BZA meetings, which are open to the public, shall be held on the second Tuesday of the month at 7:30 P.M. provided there are pending appeals. There will be a maximum of seven appeals heard at the regular meeting which are taken in the order received. If an appeal is received on time after the initial seven appeals have been scheduled, it will be scheduled to the next regular meeting.
 2. All applications for appeal shall be submitted to the Community Development Department on or before the 12th day of the month preceding the next regular meeting. If the 12th falls on a Saturday, Sunday, or legal holiday, the next working day shall be considered the last day of acceptance.
 3. All property owners and occupants within 300 feet of the subject property will be given written notice of a hearing by the City of Birmingham.
 4. See the application form for specific requirements. If the application is incomplete, the BZA may refuse to hear the appeal. The Building Official or City Planner may require the applicant to provide additional information as is deemed essential to fully advise the Board in reference to the appeal. Refusal or failure to comply shall be grounds for dismissal of the appeal at the discretion of the Board.
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- A. No rehearing of any decision of the Board shall be considered unless new evidence is submitted which could not reasonably have been presented at the previous hearing or unless there has been a material change of facts or law.
-

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

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

Signature of Applicant

August 14, 2023

City of Birmingham

Board of Zoning Appeals
151 Martin Street
Birmingham, MI 48009

Re: 220 Park Street, Birmingham, MI 48009

Request for Variance Relating to Storefront being directly accessible from sidewalks.

Referenced Ordinance: June 11, 2023 Code of Ordinances

Dear Members of the Board of Zoning Appeals,

The Boji Group (building owner and "Petitioner") and Hylant (new tenant), are requesting The Board of Zoning Appeals grant a variance for the closure of the existing exterior stair and existing doors on the southern side of the building that fronts Hamilton Row. We are proposing to simply replace the stairs with a built-up planter bed that matches what is currently on either side. This will provide a neat and uniform appearance along Hamilton. We will also replace the existing doors with fixed glazing for a seamless appearance.

The project is currently zoned B-4 Business-Residential, D-4 Downtown Birmingham Overlay District. Hylant's office space consists of the south and east portions of the first floor of the building and has multiple points of egress. The current zoning regulations state in Section 3.04 (E)(4) that "Storefronts shall be directly accessible from public sidewalks." We are submitting this hardship letter on behalf of the Petitioner and new tenant in support of their request for a variance related to Section 3.04(E)(4).

Article 3, Section 3.04 (E)(4) which states that "Storefronts shall be directly accessible from public sidewalks."

The requested Variance is summarized in the table below:

Requested Variances	Required	Existing	Proposed	Variance Amount
Hamilton Row Entrance Closure	Storefront accessible from public sidewalk	Storefront at the top of a set of stairs into the center of office space	Enclosure of Hamilton Entrance to direct visitors to the reception desk at the center of the space off the Park Street Entrance	Removal of Egress Door

Background:

Boji Group has made numerous improvements to 220 Park Street since purchasing the building. Improvements include tuckpointing the existing brick, replacing row-lock brick at the top of planter walls with cast-stone tops, reconstructing the planter beds waterproofing systems, a new glazed entrance wall and canopy system, a patio space along Woodward Avenue for tenants to use, a redesigned Lobby with upgraded ADA compliant restrooms, and a new skylight. This building will now

August 14, 2023

have three new tenants moving in by the end of this year. All exterior improvements have gained the Design Review Board's approval.

It has been acknowledged that this is a unique property as it has three street frontages and the new Hylant suite spans the three sides. We recently received administrative approval to enclose the stairwell directly into this suite from Park Street and are requesting a similar approval to do the same on Hamilton Row for the safety of the staff within this tenant suite.

All Hylant guests will use the primary entrance along Park Street with secondary access at the Woodward side. Hylant's reception desk welcomes guests at the Park Street entrance. The existing door on Hamilton Row presents a safety concern for the staff as it would bring guests directly into the center of their workspace. This is disruptive, unsafe, and confusing for the guests.

We discussed options with the Planning department and Design Review Board. What we are requesting was ultimately approved by the Design Review Board, at its August 2, 2023 meeting, contingent upon the variance approval.

In conclusion, we feel that this variance request and design proposal will ensure the safety of staff while continuing the existing planter profile along Hamilton Row.

Standards:

Section 8.03 (Enforcement, Penalties and Other Remedies) provides that the Board of Zoning Appeals "shall hear and grant or deny requests for variances from the strict application of the provisions of the Zoning Ordinance where there are practical difficulties or unnecessary hardships in carrying out the strict letter or such chapter." Section 8.01 (3)(a) further provides that the Board of Zoning Appeals shall not grant a variance unless it determines that:

- Because of special conditions applicable to the property in question, the provisions of the Zoning Ordinance, if strictly applied, unreasonably prevent the property owner from using the property for a permitted purpose;
- Literal enforcement of the chapter will result in unnecessary hardship;
- The granting of the variance will not be contrary to the spirit and purpose of the Zoning Ordinance nor contrary to the public health, safety and welfare; and
- The granting of the variance will result in substantial justice to the property owner, the owners of property in the area and the general public.

Literal Enforcement of the Zoning Ordinance Will Result in Unnecessary Hardship:

For the reasons stated above, literal enforcement of Section 3.04 (E)(4) does create a safety issue for the tenant due to the door's location within the suite as the suite fronts three sides of the lot. The Petitioner is not changing the use of the property which has a legal non-conforming storefront due to the height of the first floor above grade. Petitioner's proposed closure of the Hamilton Row Stairs to Storefront is due to the nature of the first floor existing entrance points in excess of the required amount by code. For the reasons outlined above, this entrance creates a fourth entrance location into the suite in a position that is not required and would enter them directly into a single occupant office. Multiple iterations of enclosing this have been discussed with the Design Review Board and the desire

August 14, 2023

was to enclose the stairwell and abandon it within a planter and continue the storefront in plane versus abandoning to a locked door at the top of the steps.

Granting the requested variance would not be contrary to the Spirit and Purpose of the Zoning Ordinance, Nor Contrary to the Public Health, Safety, and Welfare.

And,

Granting the Requested Variances will result in substantial justice to the petitioner, owners of the property in the area, and to the general public.

Although Section 3.04 (E)(4) states that storefronts shall be publicly accessible from public sidewalks, this location is not a public or employee entrance into the suite. All visitors to the building will be coming by appointment only. They will be directed, prior to arrival, to come through the main entrance for all three building tenants which is on Park Street, under the new canopy. Closing the steps prevents the public from attempting to enter a secured door. Granting the requested variance will result in substantial justice to the petitioner, owners of the property in the area, and to the General Public as it will secure the tenant suite, prevent the general public from attempting to access a non-entrance, and continue the planter along the south façade of the building in a uniform planting bed.

As stated above, the City is determined to meet the goals and objectives of the Zoning Ordinance as it was most recently adopted, and the Petitioner's proposed use meets all other requirements except for the Hamilton Row stairs to glazing.

The Petitioner would like to call attention to the north side of 280 North Old Woodward as another three frontage building that does not have entrances on all three sides, but instead has a planter across the long Oakland Avenue street frontage. This similar intent is what the Petitioner is proposing in that it creates a consistent path along the sidewalk directing visitors to the East and West facades which have the entrances into the building.

The Practical Difficulty is not Self Created

The Practical Difficulty is not Self Created. As stated above, this building has frontage on three sides. Recent history indicates that this entrance was not used as signage directed guests towards Park Street. The entrance is also not a required Life/Safety exist per the Michigan Building Code. The entrance was not installed by the current Owner.

Conclusion:

The variance requested is consistent with similar properties within the B-4 Downtown Overlay District. Granting the variance will provide relief of the safety hardship for the owner and tenant; relieve Petitioner from unfair and unnecessary hardship that would result from literal enforcement of the Zoning Ordinance; the variances, if granted, would be consistent with the spirit and purpose of the

KRIEGER KLATT

ARCHITECTS

August 14, 2023

Zoning ordinance or the public health, safety, and welfare would result; and substantial justice would result to the Petitioner, the owners of property in the area, and the general public.

Hylant is committed to a long-term lease within the suite and is excited to be a new business partner within the city of Birmingham. The current floor plan for Hylant has been submitted for board member review only to show the level of finish and layout of the tenant suite along the Park Street, Hamilton Row, and Woodward frontages.

If you have any further questions or comments regarding the above, please do not hesitate to contact this office at your convenience.

Krieger Klatt Architects

Jeff Klatt, AIA



UNABLE TO DETERMINE INTERIOR PARKING.

19,196± SQUARE FEET = 0.44± ACRES

SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP
NUMBER 26125C0537F, DATED 9/29/2006, PUBLISHED
BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE ONLY UTILITIES LOCATED THROUGH HIS DUE DILIGENCE. THE SURVEYOR CERTIFIES THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

3. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
Ⓢ	ELECTRIC MANHOLE
ⓐ	TRANSFORMER
⓪	UTILITY POLE
ⓧ	GAS VALVE
Ⓜ	CABLE TV RISER
Ⓣ	TRAFFIC SIGNAL MANHOLE
Ⓢ	SEWER MANHOLE
Ⓢ	SQUARE CATCH BASIN
Ⓜ	FIRE HYDRANT
Ⓜ	FIRE DEPARTMENT CONNECTION
Ⓜ	WATER GATE MANHOLE
Ⓜ	WATER VALVE
Ⓜ	UNKNOWN MANHOLE
Ⓜ	AIR CONDITIONING UNIT
Ⓜ	LIGHTPOST/LAMP POST
Ⓜ	PARKING METER
Ⓜ	BOLLARD
Ⓜ	SINGLE POST SIGN
Ⓜ	DOUBLE POST SIGN
Ⓜ	DECIDUOUS TREE (AS NOTED)
Ⓜ	PARCEL BOUNDARY LINE
Ⓜ	PLATTED LOT LINE
Ⓜ	EASEMENT (AS NOTED)
Ⓜ	BUILDING
Ⓜ	BUILDING OVERHANG
Ⓜ	CONCRETE CURB
Ⓜ	RAISED CONCRETE
Ⓜ	PARKING
Ⓜ	EDGE OF CONCRETE (CONC.)
Ⓜ	WALL (AS NOTED)
Ⓜ	OVERHEAD UTILITY LINE
Ⓜ	GAS LINE
Ⓜ	SEWER LINE
Ⓜ	WATER LINE
Ⓜ	MINOR CONTOUR LINE
Ⓜ	MAJOR CONTOUR LINE
Ⓜ	BUILDING AREA
Ⓜ	ASPHALT
Ⓜ	CONCRETE

B4 - BUSINESS-RESIDENTIAL DISTRICT

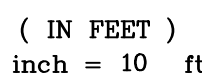
*MINIMUM USABLE OPEN SPACE IN PERCENTAGE OF LOT AREA - N/A

*REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET -
FRONT - 0 FEET
SIDE - 0 FEET, 10 FEET WHEN ANY WALL IN RESIDENTIAL STORIES
WHICH CONTAIN WINDOWS AND WHEN SIDE LOT LINES ABUT A STREET
REAR - 10 FEET

*MAXIMUM HEIGHT IN FEET - 60 FEET (RESIDENTIAL USES ONLY)
48 FEET (ALL OTHER BUILDINGS)

*MINIMUM GROSS LOT SIZE
AREA IN SQUARE FEET - N/A
WIDTH IN FEET - N/A

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF BIRMINGHAM WEBSITE. ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH CURRENT ZONING REGULATIONS.



THE LAND SITUATED IN THE CITY OF BIRMINGHAM, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF LOT 43 AND ALL OF LOTS 42 AND 70, OF ASSESSOR'S PLAT NO. 21, AS RECORDED IN LIBER 54 OF DEEDS, PAGE 19, OAKLAND COUNTY RECORDS; BOUNDED BY HUNTER BOULEVARD, AS ESTABLISHED, HAMILTON AVENUE (60 FEET WIDE) AND THE WESTERLY LINE OF SAID HAMILTON AVENUE, AS DESCRIBED AS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 42, AS RECORDED, SAID CORNER BEING ALSO THE INTERSECTION OF THE WESTERLY LINE OF SAID HUNTER BOULEVARD WITH THE WESTERLY LINE OF SAID HAMILTON AVENUE, SOUTH 82 DEGREES 23 MINUTES 50 SECONDS WEST 109.25 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARK STREET, NORTH 30 DEGREES 30 MINUTES 30 SECONDS WEST 100 FEET; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 70, NORTH 60 DEGREES 19 MINUTES 44 SECONDS EAST 128.38 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOT 70, BEARING ALSO S 82 DEGREES 23 MINUTES 50 SECONDS W 109.25 FEET, ALONG A CURVE TO THE RIGHT, RADIUS 3719.1 FEET, CENTRAL ANGLE 02 DEGREES 17 MINUTES 42 SECONDS, ARC LENGTH 149.10 FEET, CORNER BEARING SOUTH 12 DEGREES 50 MINUTES 59 SECONDS EAST 149.09 FEET) AND CONTINUING SOUTH 12 DEGREES 50 MINUTES 19 SECONDS EAST 36.94 FEET TO THE POINT OF BEGINNING.

DESCRIBED FOR TAX PURPOSES AS:

T2N, 1R6, SECTION 25, ASSESSOR'S PLAT NO. 21, LOTS 42 AND 70, ALSO
T2N, 1R6, SECTION 25, ASSESSOR'S PLAT NO. 21, THE SOUTHWEST CORNER OF
NORTH 82 DEGREES 23 MINUTES 50 SECONDS EAST 5.50 FEET; THENCE NORTH
08 DEGREES 05 MINUTES 01 SECOND WEST 30.43 FEET; THENCE ALONG A
CURVE BEARING S 89 DEGREES 00 MINUTES 00 SECOND E 36.36 FEET
MINUTES 50 SECONDS WEST 37.08 FEET, A DISTANCE OF 37.22 FEET; THENCE
SOUTH 08 DEGREES 05 MINUTES 01 SECOND EAST 67.06 FEET TO BEGINNING;
THENCE S 89 DEGREES 00 MINUTES 00 SECOND E 36.36 FEET TO THE
OF SAID LOT 43; THENCE SOUTH 82 DEGREES 03 MINUTES 32 SECONDS WEST
10.18 FEET; THENCE SOUTH 29 DEGREES 42 MINUTES 55 SECONDS EAST 18.65
FEET TO THE SOUTHWEST CORNER OF LOT 43; THENCE S 89 DEGREES 00
BEARS SOUTH 27 DEGREES 25 MINUTES 49 SECONDS EAST 9.97 FEET, A
DISTANCE OF 9.97 FEET TO THE SOUTHWEST CORNER OF LOT 43; THENCE
N 26 DEGREES 12 MINUTES 00 SECOND E 10.00 FEET TO BEGINNING.

NOTE: TAX PARCEL DESCRIBES SAME PROPERTY AS TITLE PARCEL, BUT ALSO INCLUDES A PORTION OF PARK STREET THAT HAS BEEN RELOCATE.

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY COMMITMENT No. 2133762, DATED OCTOBER 04,
2021, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER
RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

8. TERMS AND CONDITIONS CONTAINED IN EASEMENT AGREEMENT, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 10857, PAGE 696. (AS SHOWN)

9. UNDERGROUND RIGHT OF WAY AGREEMENT IN FAVOR OF THE DETROIT EDISON COMPANY AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 10657, PAGE 90. (AS SHOWN)

10. TERMS AND CONDITIONS CONTAINED IN RESOLUTION, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 3753, PAGE 574. (DOCUMENT NOT PROVIDED AT TIME OF SURVEY)

11. EASEMENT(S) AS DISCLOSED BY THE RECORDED PLAT. (NONE)

TO BACALL COMPANIES, LLC; 220 PARK AVE, LLC; FARMERS & MERCHANTS
STATE BANK; eTITLE AGENCY, INC.; AND OLD REPUBLIC 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 6B, 7A, 7B1, 8, 9, 10, 13, 15, 16, AND 17 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/02/21.

DATE OF PLAT OR MAP: 12/08/21

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com



DRAWN BY:		NPH	12/08/21			
CHECKED BY:		ATS	12/08/21			
DATE:	DECEMBER 08, 2021			3	04/25/22	JV
				2	12/15/21	ATS
				1	12/10/21	JDM
PROJECT NO. 21-03956		SCALE 1" = 10'		EDITED SURVEYOR'S CERTIFICATION ADDED TAX PARCEL ADDED ADDITIONAL TABLE A ITEMS		
PROJECT NO. 21-03956		SCALE 1" = 10'		ADDED ADDITIONAL TABLE A ITEMS		





Boji Group

220 Park Street-Phase 6
Birmingham, MI 48009

[illegible]

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

Enlarged Plans

22-014

As indicated

200

A.301.A

1. DESIGN INTENT IS TO EXTEND EXISTING PLANTERS AND EXISTING GLAZING SYSTEM, EXISTING FOUNDATION TO REMAIN, NEW PLANTER STRUCTURAL WALLS TO THE INTO EXISTING FOUNDATION, LINE OF NEW WALLS TO FOLLOW EXISTING WALL LINE (TYP.)
2. CONTRACTOR TO VISIT PREMISES TO BECOME FAMILIAR WITH EXISTING CONDITIONS, VERIFY THE SCOPE OF WORK AND EVALUATE POTENTIAL PROBLEMS ATTENDANT TO ITS EXECUTION
3. THE SUBMISSION OF PRICING SHALL BE EVIDENCE THAT THE CONTRACTOR HAS FULLY EVALUATED POTENTIAL PROBLEMS AND LATER ADDITIONAL COST CLAIMS FOR LABOR, EQUIPMENT, MATERIAL OR HARSHNESS WILL NOT BE CONSIDERED.
4. THE DOCUMENTS, DRAWINGS, AND CONSULTANT DOCUMENTS ARE COMPLEMENTARY IN NATURE, WHAT IS CALLED FOR BY ONE IS BINDING BY ALL, INFORM KRIEGER KLATT ARCHITECTS (KKA) OF ANY DISCREPANCIES SHOULD THEY OCCUR.
5. INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON INFORMATION PROVIDED TO OR OBTAINED BY KKA INDICATING EXISTING CONDITIONS, CONTRACTOR IS TO VERIFY DIMENSIONS IN FIELD & NOTIFY ARCHITECT OF ANY DISCREPANCIES, ACTUAL FIELD CONDITIONS MAY VARY FROM THOSE INDICATED HEREIN, SHOULD ACTUAL CONDITIONS DIFFER SUBSTANTIALLY FROM THOSE INDICATED ON THE DRAWINGS OR FROM THOSE ORDINARILY ENCOUNTERED IN RENOVATION WORK OF THIS TYPE, PROMPTLY NOTIFY KKA BEFORE ANY OF THESE CONDITIONS ARE DISTURBED, FAILURE TO DO SO MAY WAIVE THE CONTRACTOR'S RIGHT TO ADDITIONAL TIME OR OTHER CONSIDERATIONS DUE TO SUCH CONDITIONS.
6. WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS, NOTHING IN THE DRAWINGS OR RELATED DOCUMENTS IS TO BE CONSTRUED AS REQUIRING OR PERMITTING WORK THAT IS CONTRARY TO CODE REQUIREMENTS.
7. MANUFS RECOMMENDED INSTALLATION METHODS SHALL TAKE PRECEDENCE OVER METHODS RECOMMENDED ON THE CONSTRUCTION DOCUMENTS.
8. BASE BUILDING ELEMENTS (ACCESS COMPONENTS, EGRESS COMPONENTS, ETC.) TO COMPLY WITH ALL APPLICABLE CODES AND ADA ACCESSIBLE GUIDELINES.
9. PATCH & REPAIR ALL EXISTING WALLS TO REMAIN, MATCH EXISTING ADJACENT SURFACES, VERIFY ALL FINISH SELECTIONS WITH OWNER.
10. FIRST FLOOR ENTRANCE AND EXIT DOORS WILL HAVE BARRIER FREE ACCESSIBILITY.

1. NEW 4,000 PSI CONCRETE SLAB WITH #6 REINFORCEMENT @ 5 MIL VAPOR BARRIER TO MATCH EXISTING CONCRETE SLOPE TO EXISTING DRAINAGE. CONTROL JOINTS @ 10'-0" MAX SPACING (TYP) WITH PLANTING MEDIA ABOVE.
2. LINE OF EXISTING FOUNDATION EDGE TO REMAIN. VERIFY EXACT LOCATION IN FIELD (TYP.)
3. CAST LIMESTONE CAP REFER TO PLAN FOR SLOPE DIRECTION (TYP.)
4. EXISTING SIDEWALK TO REMAIN. REPLACE/REPAIR AT AREAS OF NEW WORK (TYP.)
5. EXISTING BRICK VENEER TO BE TUCKPOINTED AND REPAIRED AS REQUIRED DUE TO DEMOLITION (TYP.)
6. PATCH SURROUNDING CONCRETE IN WORK AREAS.
7. SLAB ELEVATION TO MATCH EXIST. PLANTING SLAB BASE ELEVATION.
8. EXIST. STAIR AND LANDING TO REMAIN REPAIR AND RESURFACE AS NEEDED. SUBMIT SHOP DRAWING FOR REVIEW & APPROVAL. (TYP.)
9. EXISTING LIMESTONE CAP PATCH AND REPAIR WHERE DEMO HAS OCCURRED

1.	NOT USED
2.	NOT USED
3.	EXISTING DOOR, GLAZING, RAILING AND KNEE WALL TO BE REMOVED COMPLETE. PREP FOR NEW PLANTER CONFIGURATION, PORTION OF EXTERIOR BRICK GLAZING TO BE REMOVED SAVE AND STACK BRICKS FOR NEW PLANTER WALL. PATCH AND REPAIR WHERE EXISTING WALL DEMO HAS OCCURRED
4.	EXISTING CONCRETE STAIRS TO REMAIN
5.	NOT USED
6.	PATCH AND REPAIR FLOORING WITH LIKE MATERIALS WHERE EXISTING WALL DEMO HAS OCCURRED.
7.	REMOVE EXISTING EXTERIOR SFPIT SYSTEM. LIGHTING FIXTURES ABOVE AS REQUIRED. COORDINATE WITH NEW CONFIGURATION REPLACE WITH INTERIOR CEILING FINISH TO MATCH
8.	PATCH AND REPAIR ALL DRYWALL. PREP FOR NEW FINISHES


$$1/2'' = 1'-0''$$


A.101.1 $1/2'' = 1'-0''$



A 200

$$1/2'' = 1'-0''$$


G 000 A $1/2'' = 1'-0''$

Boji Group

220 Park Street-Phase 6
Birmingham, MI 48009

[illegible]

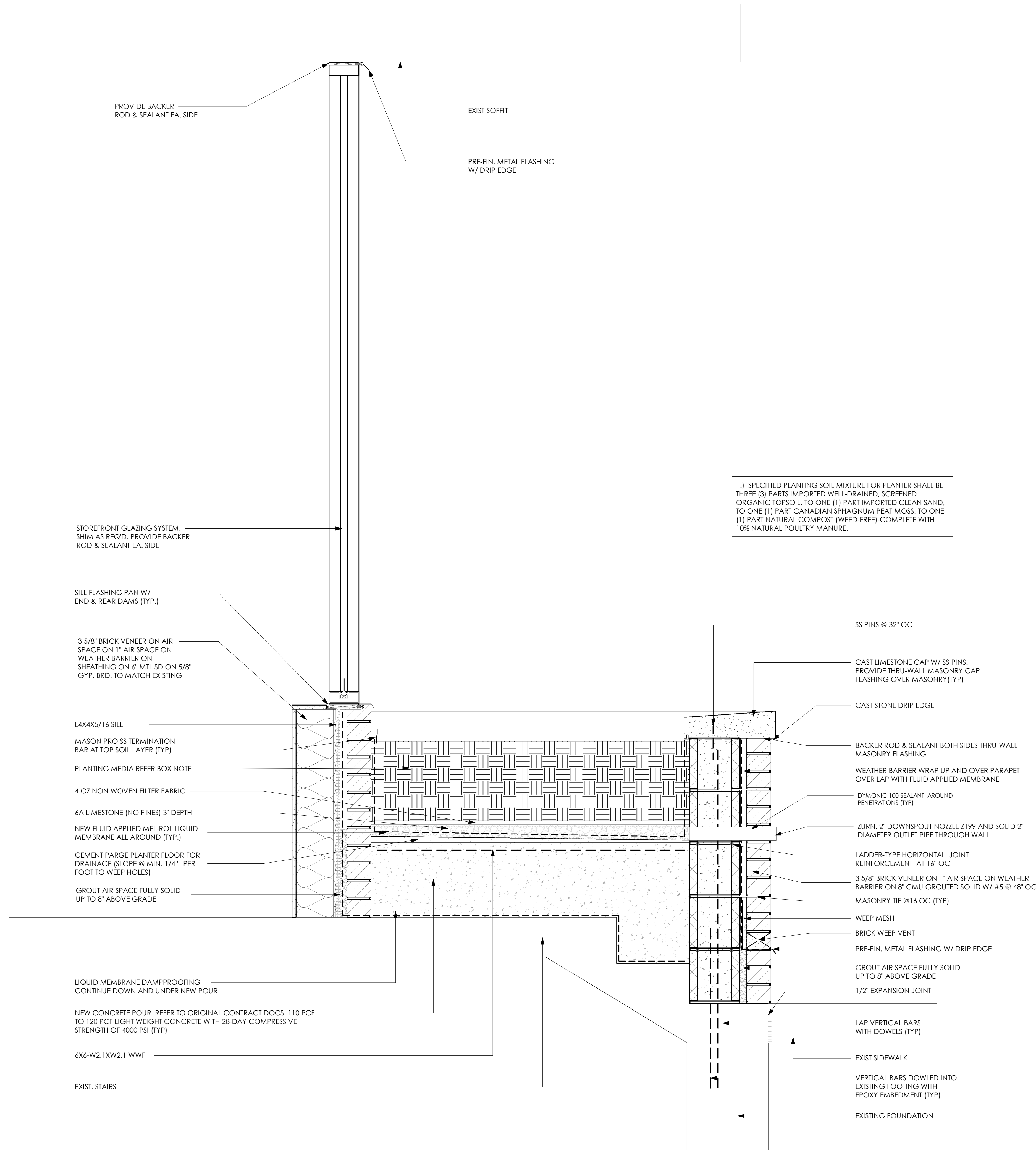
Do not scale drawings. Use
calculated dimensions only.
Verify existing conditions in
field.

Section Details

22-014

$$1\ 1/2'' = 1'-0''$$

A.302.A



1 Section at Planter
A.301/A 1 1/2" = 1'-0"