

**CITY OF HUNTINGTON WOODS  
HISTORIC DISTRICT COMMISSION**

**AGENDA**

**February 3, 2021**

**Virtual Meeting**

**7:30 P.M.**

1. Call to Order
2. Approval of Minutes - **January 6, 2021**
3. Applications
  - A. Matter of an addition for the Zacharias residence at 26405 Hendrie.
  - B. Matter of a garage/ driveway alteration for the Heller Residence at 26515 Dundee.
4. Other Business
5. Public Participation

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed under "Other Business" or Public Participation.

Topic: HDC

Time: Feb 3, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83517046991?pwd=ZysyTXdpTnFyQi9QQkdQQy82YWVvQT09>

Meeting ID: 835 1704 6991

Passcode: 486053

One tap mobile

+13126266799,,83517046991#,,,,\*486053# US (Chicago)

+16465588656,,83517046991#,,,,\*486053# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington D.C.)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

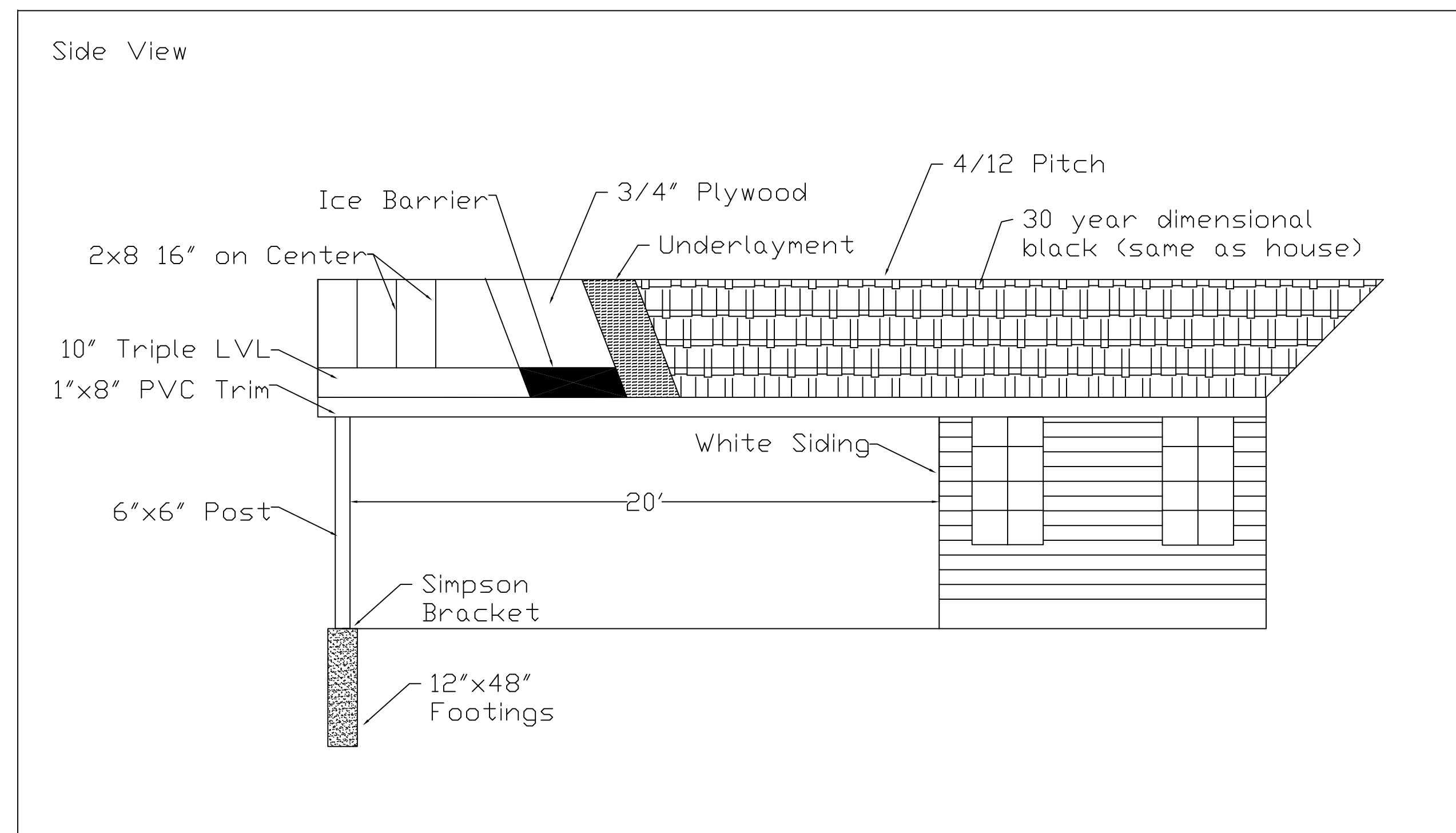
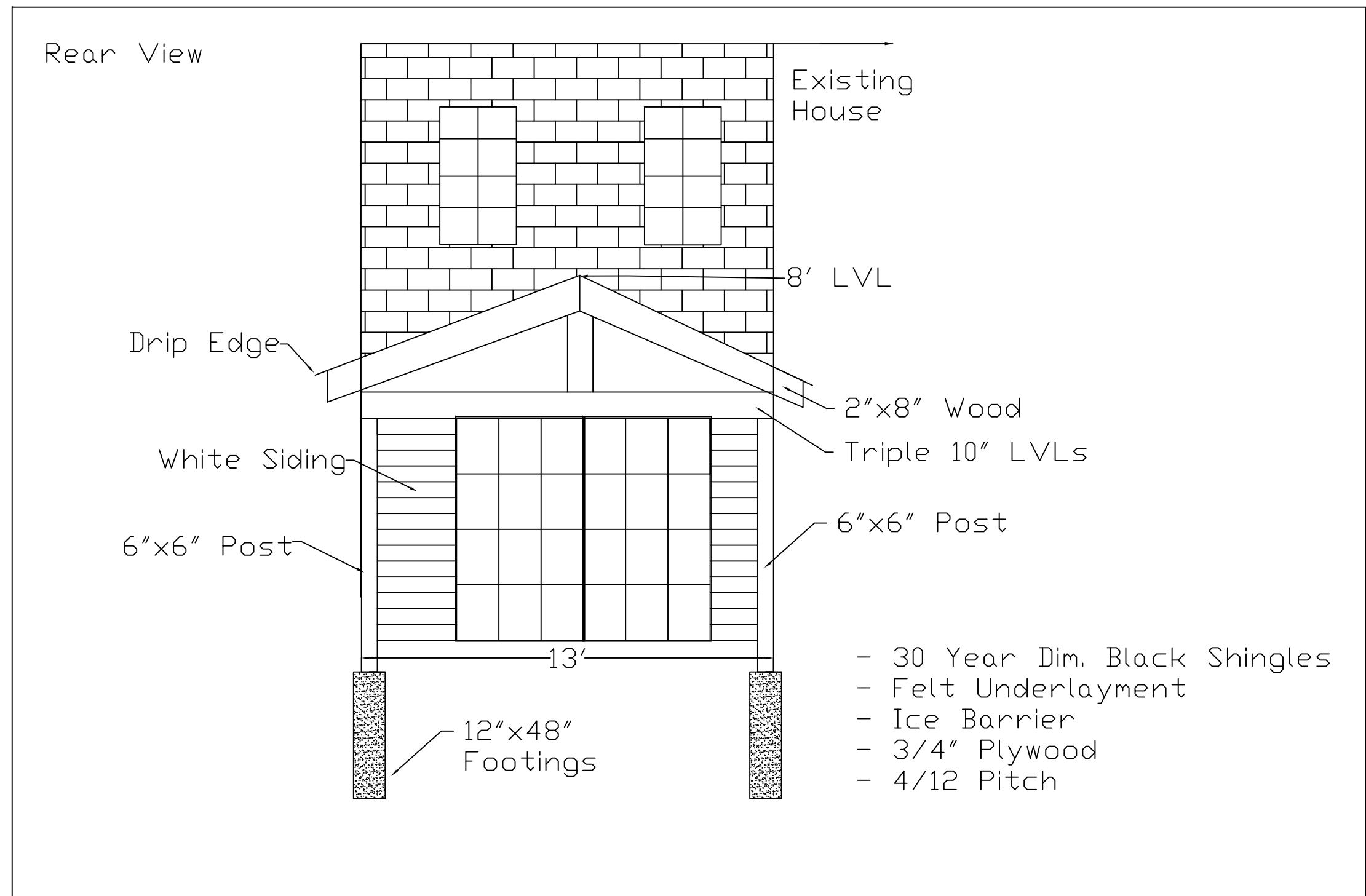
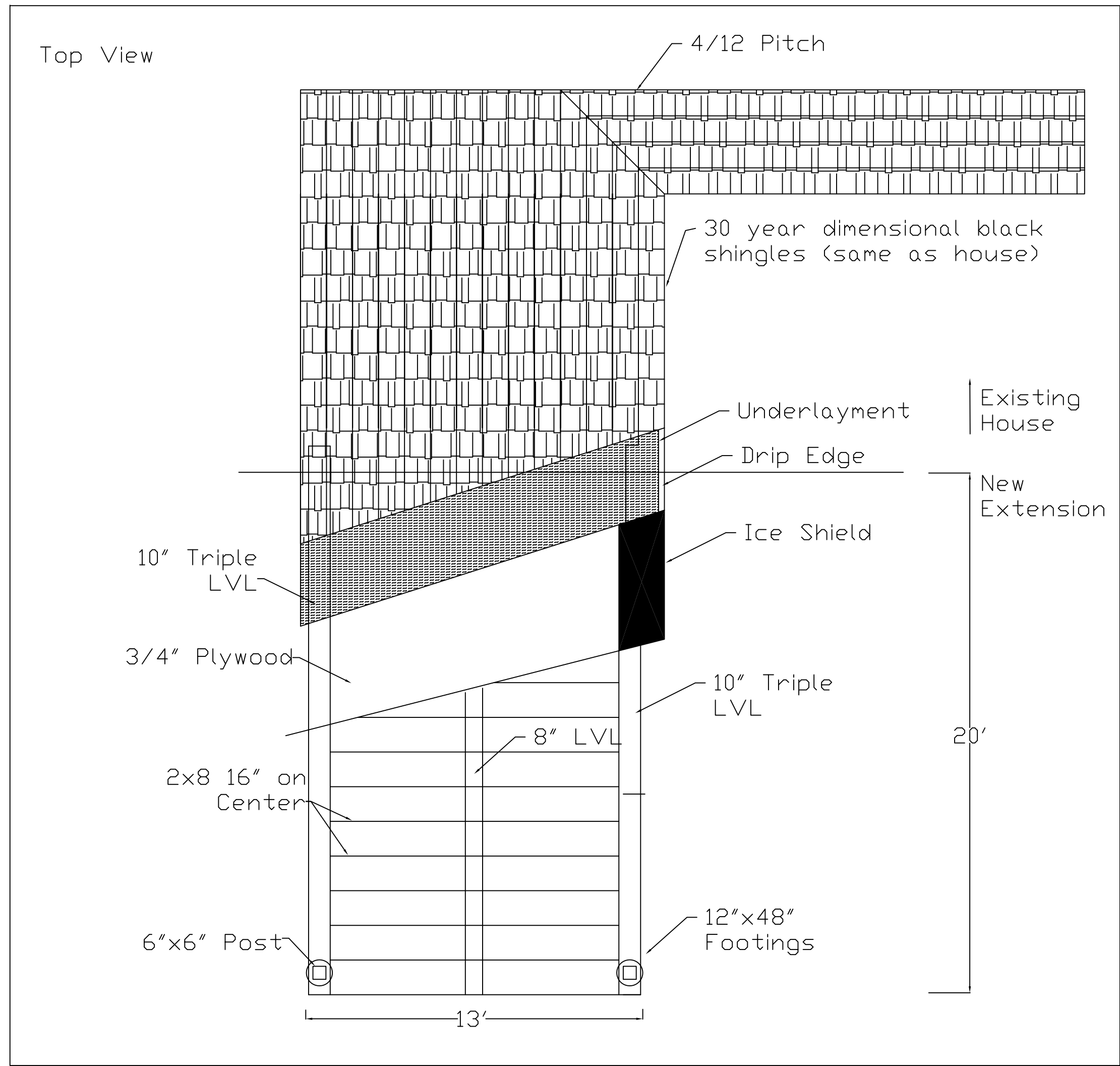
+1 253 215 8782 US (Tacoma)

Meeting ID: 835 1704 6991

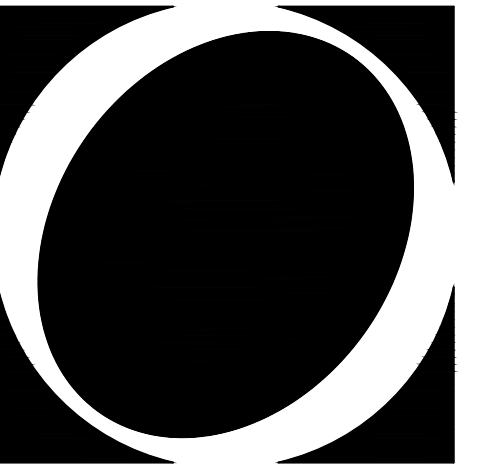
Passcode: 486053

Find your local number: <https://us02web.zoom.us/j/83517046991>

You are invited to view the plans or documents online and present your thoughts to the Historic District Commission at the meeting, or you may view the plans or documents at the online during the week prior to the meeting and present your thoughts by writing to the Historic District Commission at: Huntington Woods City Offices, 26815 Scotia Road, Huntington Woods, MI 48070. You may also email any thoughts or comments to [hberry@hwmi.org](mailto:hberry@hwmi.org). If you have any additional questions, please call the Planning Department at (248)581-2637. Hank Berry / Zoning Administrator/ [hberry@hwmi.org](mailto:hberry@hwmi.org)



DESCRIPTION	DATE
Sunroom Addition - 26406 Hendrie Blvd, Huntington Woods, MI	01/18/2021
SCALE	SHEET



O S T R O W S K I  
D E S I G N G R O U P, L L C

Programming  
Design  
Construction

25890 CONCORD  
HUNTINGTON WOODS  
MICHIGAN 48070  
TEL. (248) 543-1105  
FAX (248) 543-5049

Project

**HELLER RESIDENCE:  
PROPOSED GARAGE  
DOOR RELOCATION**  
26515 DUNDEE RD.  
HUNTINGTON WOODS, MI 48070

Sheet

PROPOSED ELEVATIONS

Revisions

no.:	date:	by:

Issued for:      Date: 01-12-20  
 preliminary  
 bidding  
 permit  
 construction

Do Not Scale - Use Figured Dimensions

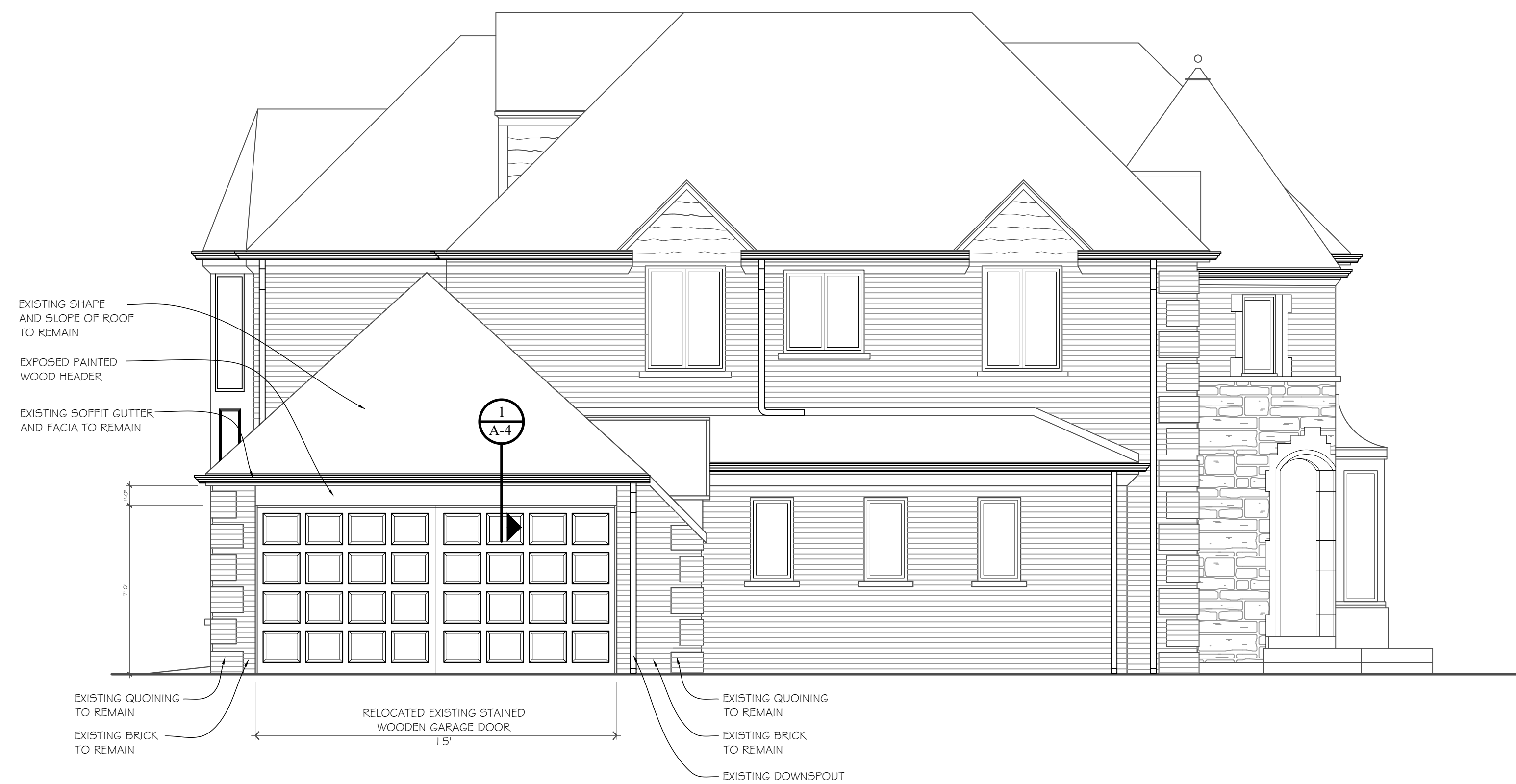
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 Drawn           PJO  
 Checked        MAO  
 Approved       \_\_\_\_\_

Project no.                    **22002**

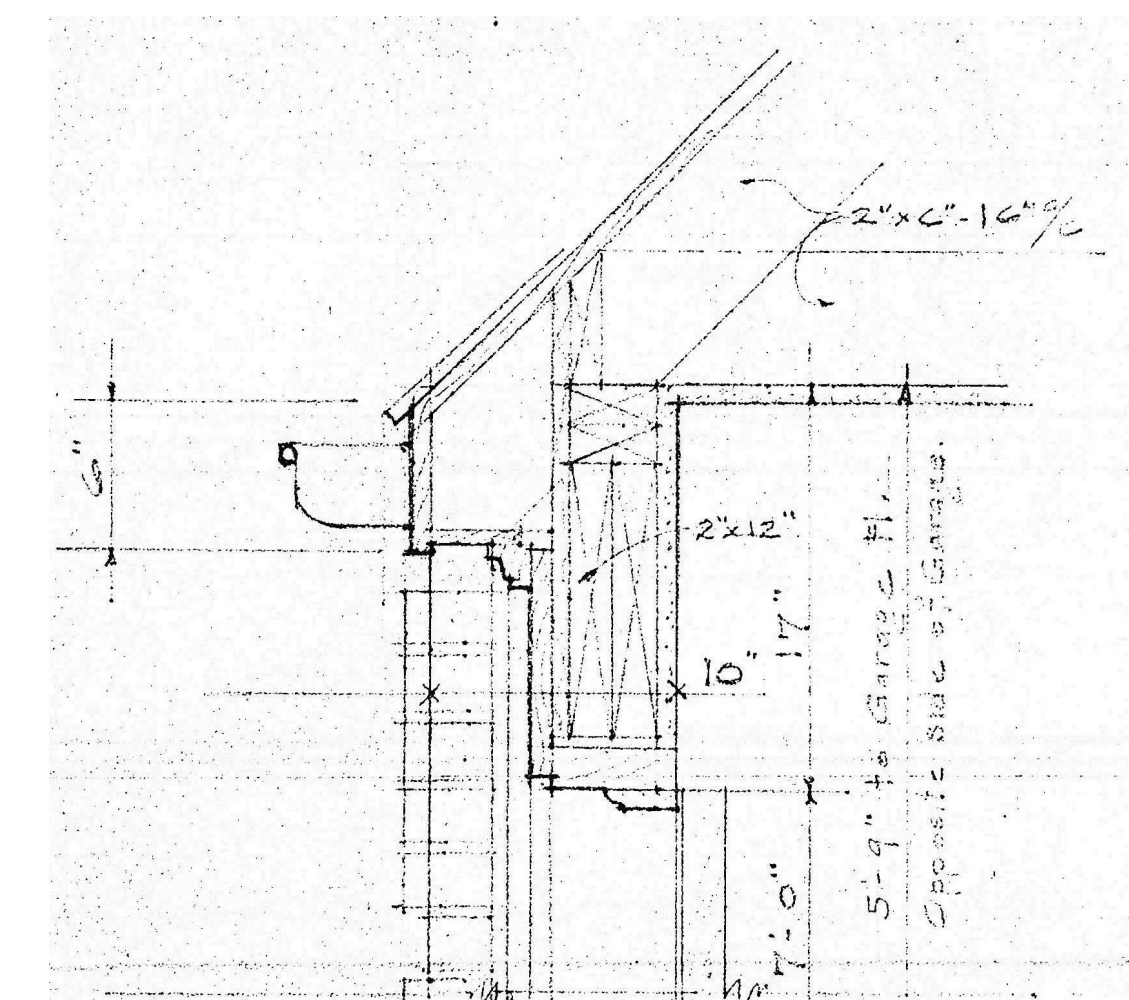
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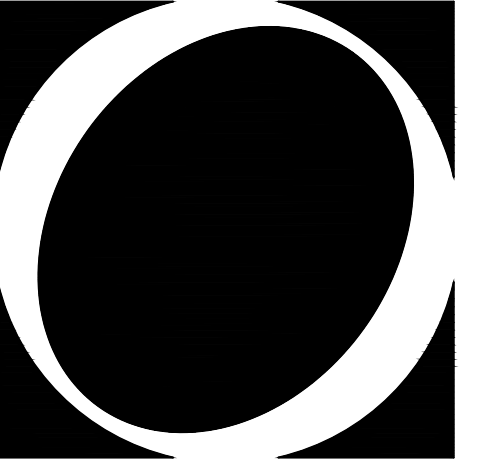
**PROPOSED REAR (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SIDE (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 GARAGE HEADER DETAIL**  
SCALE: 1/2" = 1'-0"



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**HELLER RESIDENCE:  
PROPOSED GARAGE  
DOOR RELOCATION**  
26515 DUNDEE RD.  
HUNTINGTON WOODS, MI 48070

Sheet

EXISTING ELEVATIONS

Revisions

no.:	date:	by:

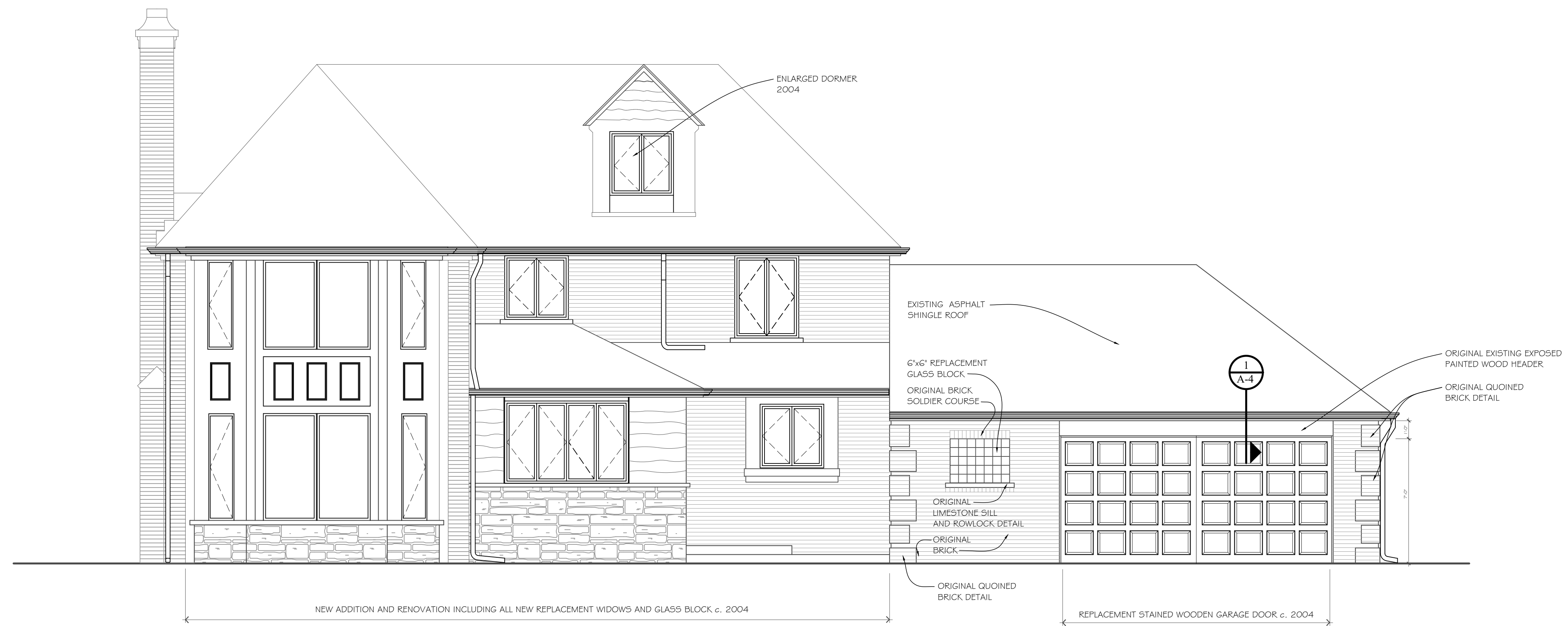
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 bidding  
 permit  
 construction

Do Not Scale - Use Figured Dimensions

Scale      1/4" = 1'-0"  
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 Checked      MAO  
 Approved

Project no.      **22002**

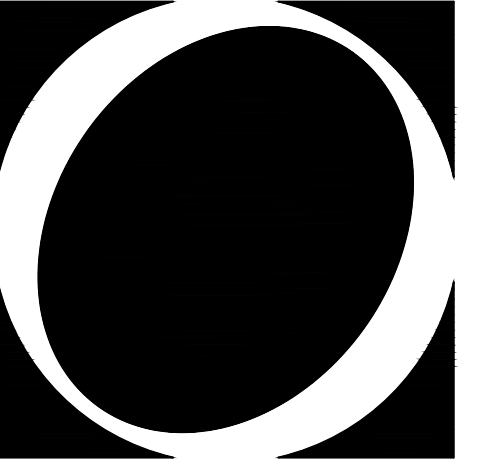
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**EXISTING REAR (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING SIDE (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



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**HELLER RESIDENCE:  
PROPOSED GARAGE  
DOOR RELOCATION**  
26515 DUNDEE RD.  
HUNTINGTON WOODS, MI 48070

Sheet

ORIGINAL ELEVATIONS

Revisions

no.	date	by:

Issued for:      Date:  
 preliminary      01-15-21  
 bidding  
 permit  
 construction

Do Not Scale - Use Figured Dimensions

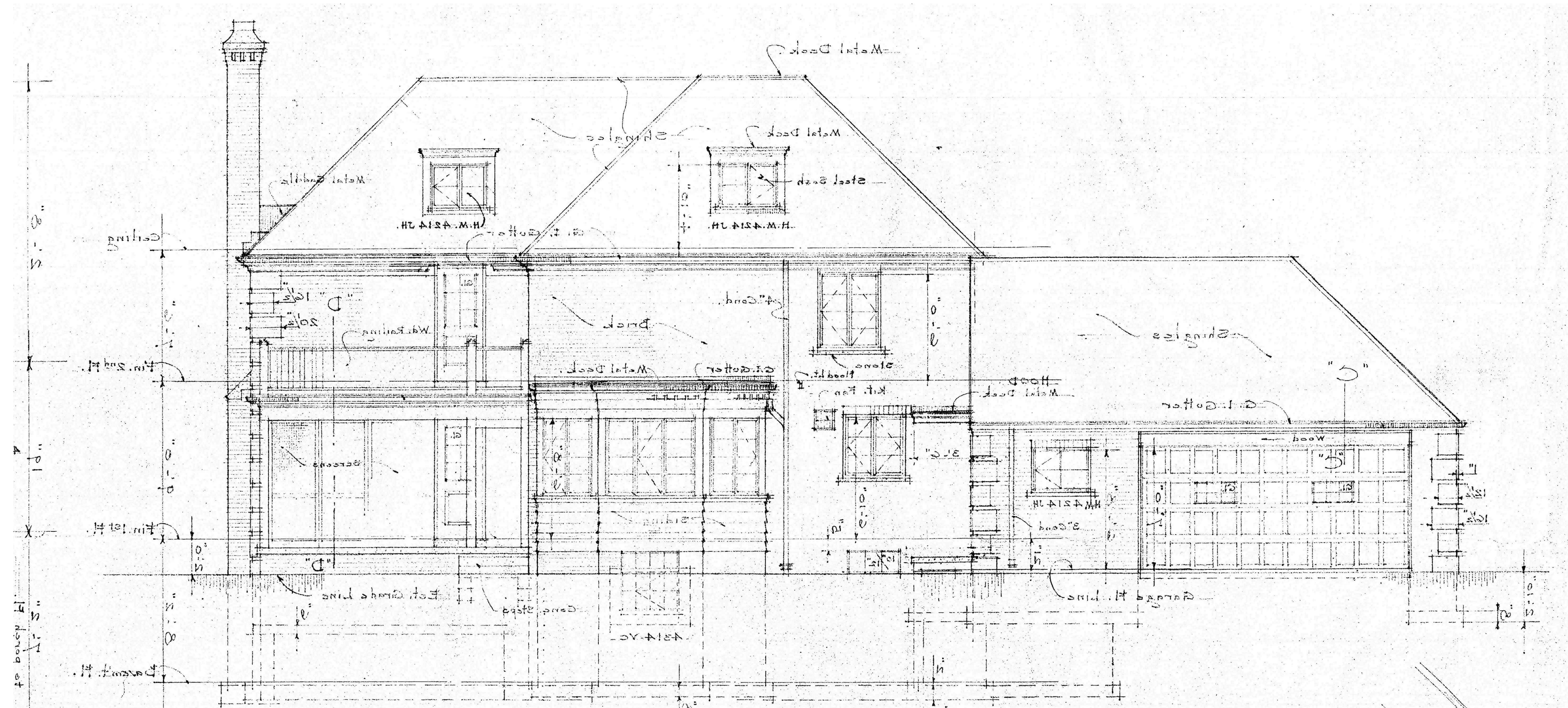
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 Approved

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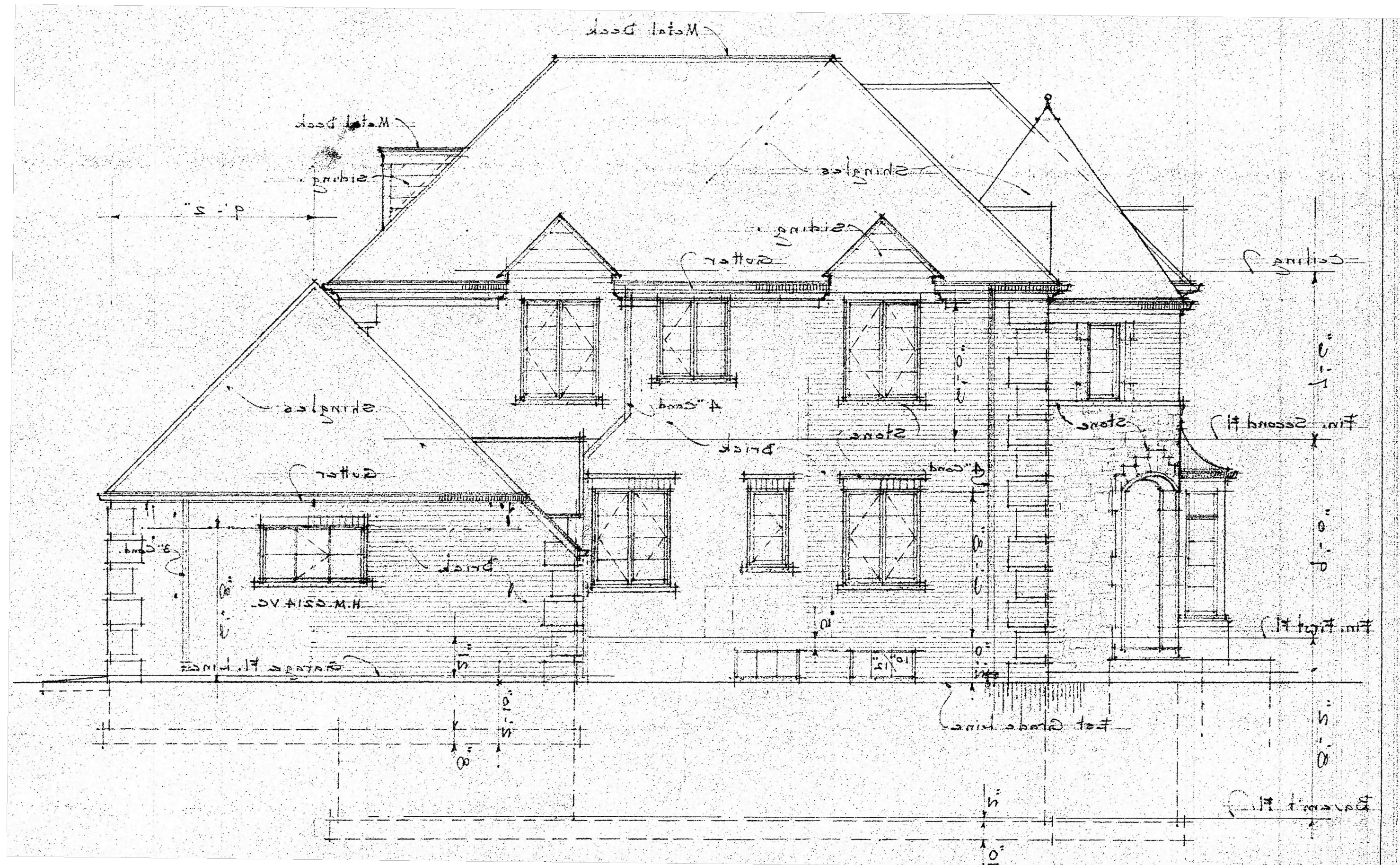
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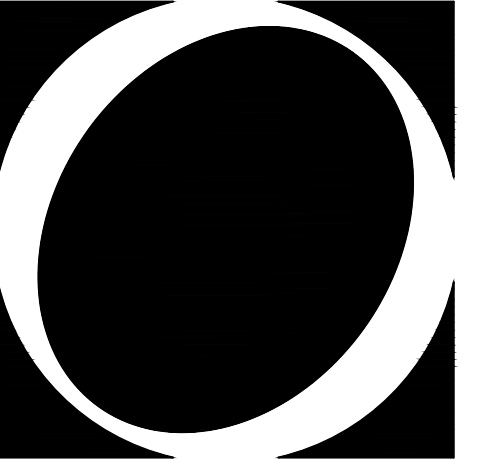
**A-2**



**ORIGINAL REAR (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**ORIGINAL SIDE (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



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**HELLER RESIDENCE:  
PROPOSED GARAGE  
DOOR RELOCATION**  
26515 DUNDEE RD.  
HUNTINGTON WOODS, MI 48070

Sheet

EXISTING ELEVATIONS

Revisions

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Issued for:      Date:  
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 permit  
 construction

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Project no. **22002**

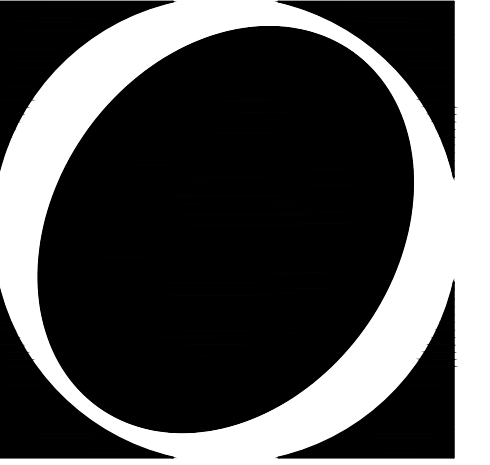
Sheet no. **A-1**



**EXISTING FRONT (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**EXISTING SIDE (NORTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



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**HELLER RESIDENCE:  
PROPOSED POOL AND  
NEW LANDSCAPING**

26515 DUNDEE RD.  
HUNTINGTON WOODS  
MICHIGAN 48070

Sheet

**POOL, DRIVEWAY  
AND LANDSCAPING  
PROPOSAL**

Revisions

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Date:

- preliminary 01-12-20
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- construction

Do Not Scale - Use Figured Dimensions

Scale AS NOTED

Drawn PJO

Checked MAO

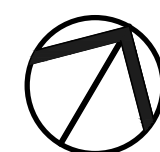
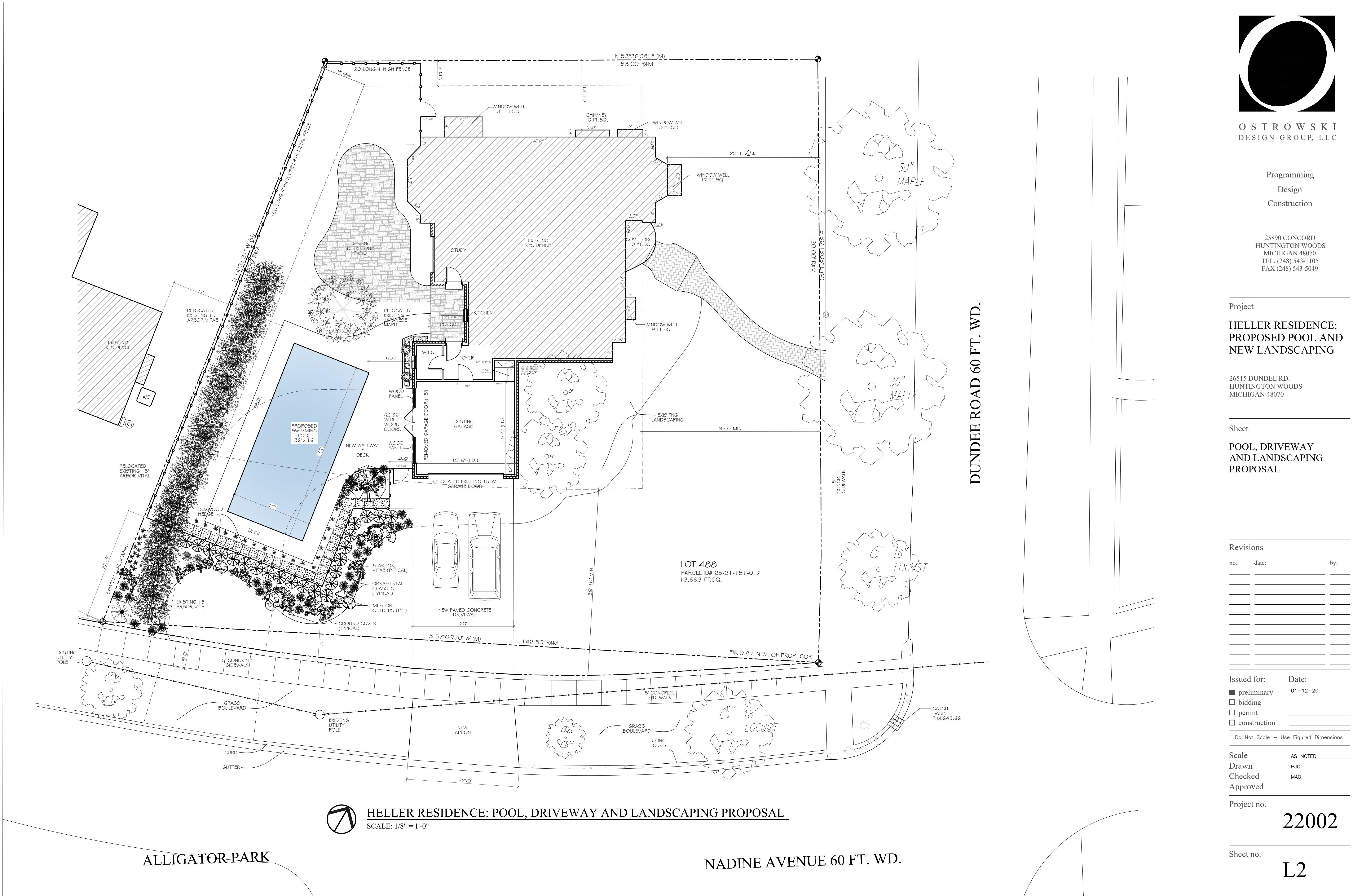
Approved

Project no.

**22002**

Sheet no.

**L2**



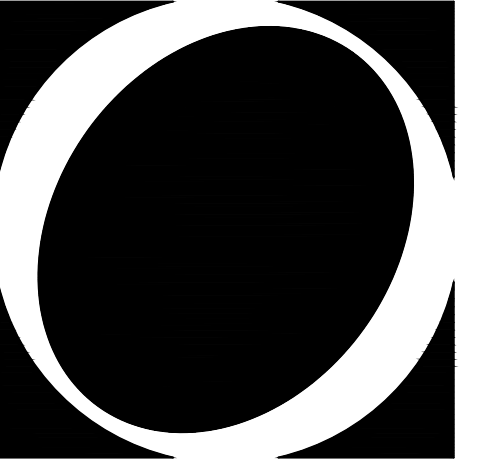
**HELLER RESIDENCE: POOL, DRIVEWAY AND LANDSCAPING PROPOSAL**

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

ALLIGATOR PARK

NADINE AVENUE 60 FT. WD.

DUNDEE ROAD 60 FT. WD.



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**HELLER RESIDENCE:  
PROPOSED POOL AND  
NEW LANDSCAPING**

26515 DUNDEE RD.  
HUNTINGTON WOODS  
MICHIGAN 48070

Sheet

**EXISTING SITE  
AND SOUTH LANDSCAPE  
PLAN**

Revisions

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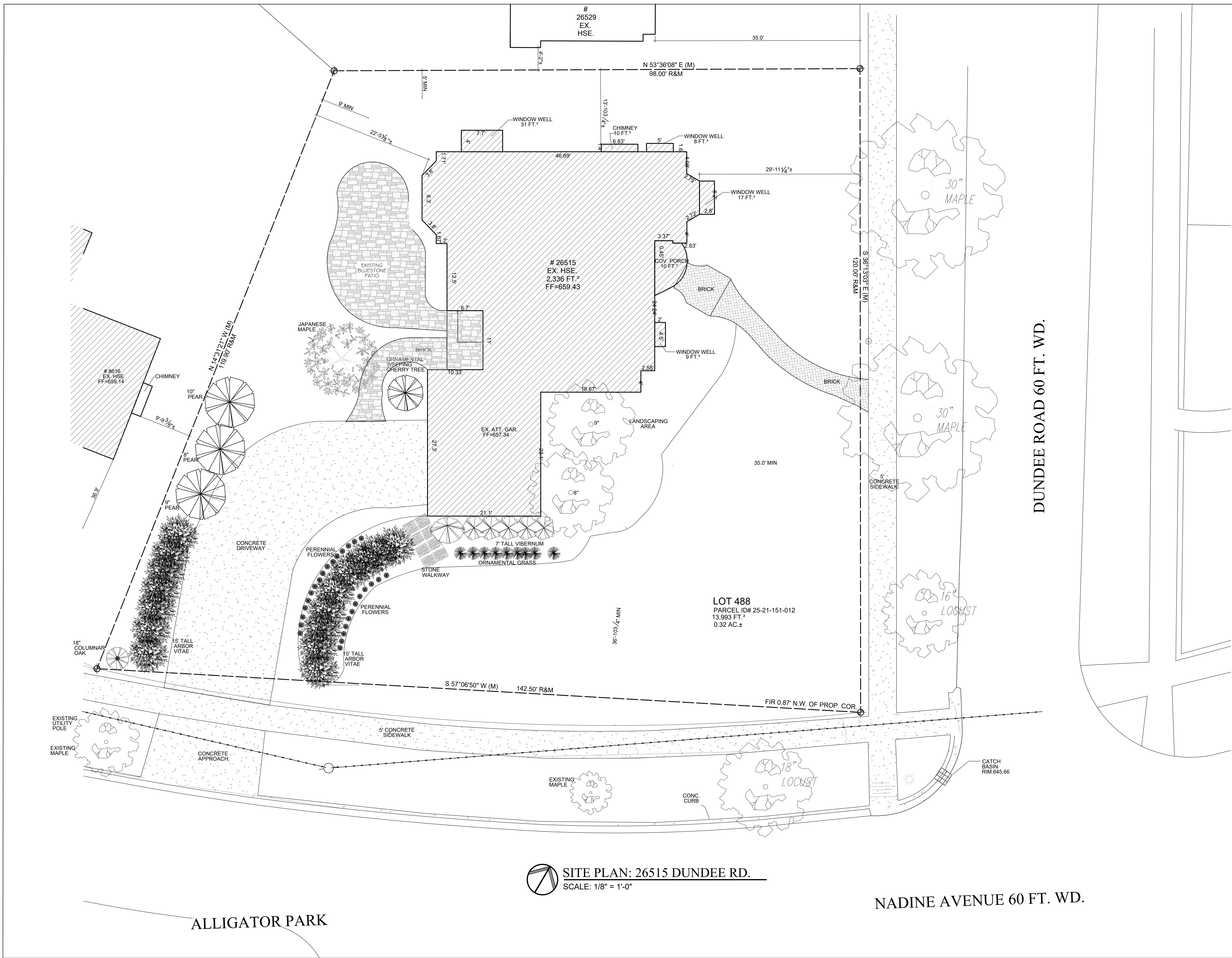
Scale	AS NOTED
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Checked	MAO
Approved	

Project no.

**22002**

Sheet no.

**L1**



**SITE PLAN: 26515 DUNDEE RD.**  
SCALE: 1/8" = 1'-0"

NADINE AVENUE 60 FT. WD.

ALLIGATOR PARK

DUNDEE ROAD 60 FT. WD.





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**HELLER RESIDENCE:  
PROPOSED POOL AND  
NEW LANDSCAPING**

2615 DUNDEE RD.  
HUNTINGTON WOODS  
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**PROPOSED VIEWS  
FROM  
NADINE ROAD  
AND  
ALLIGATOR PARK**

Revisions

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no.	date	by:

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Scale AS NOTED

Drawn PJO

Checked MAO

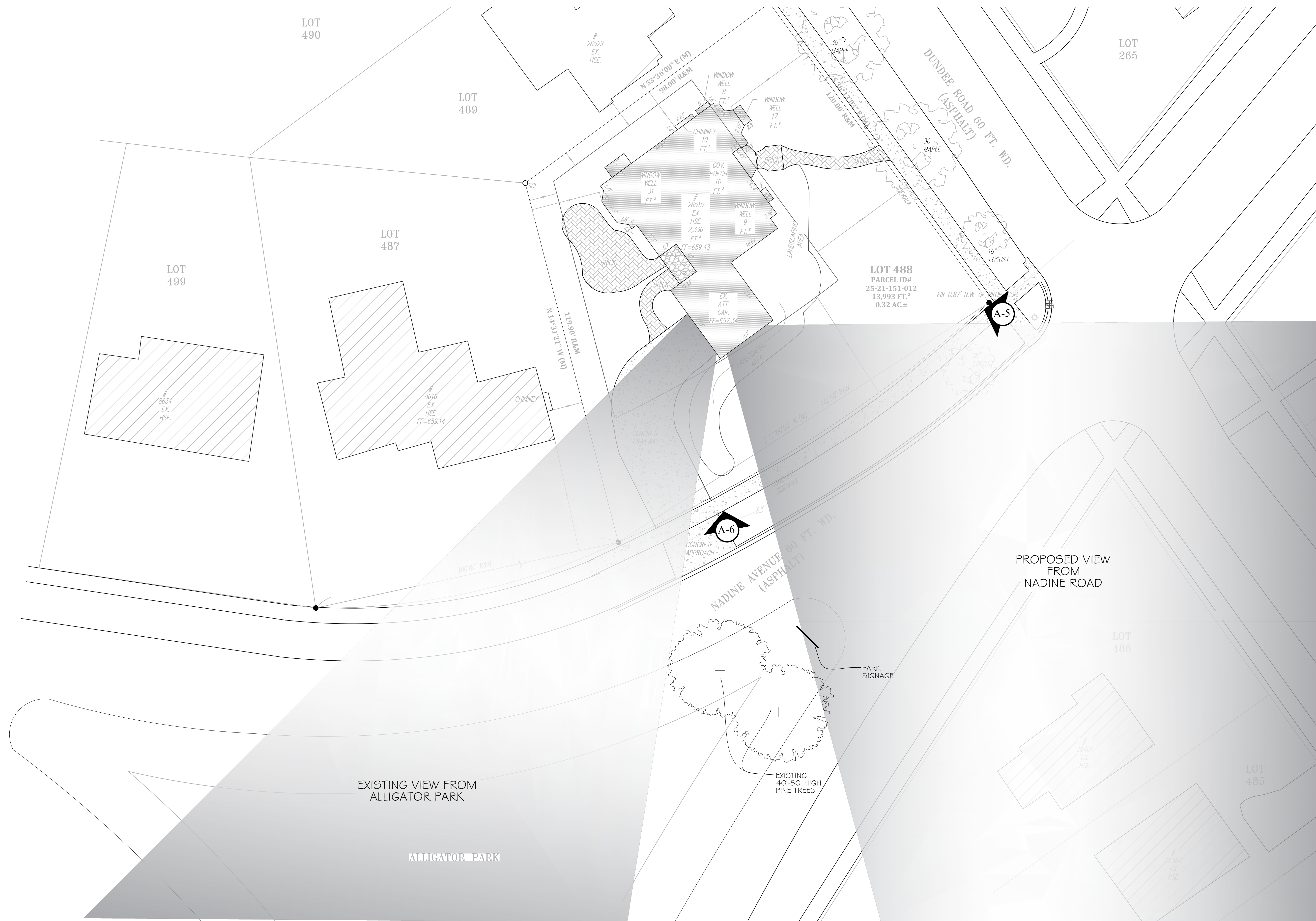
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Project no.

**22002**

Sheet no.

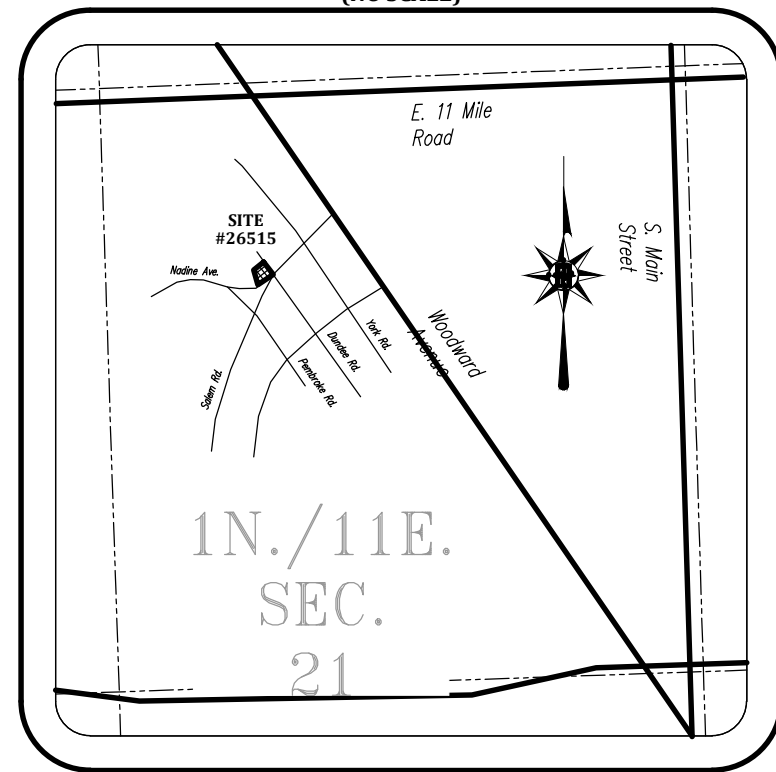
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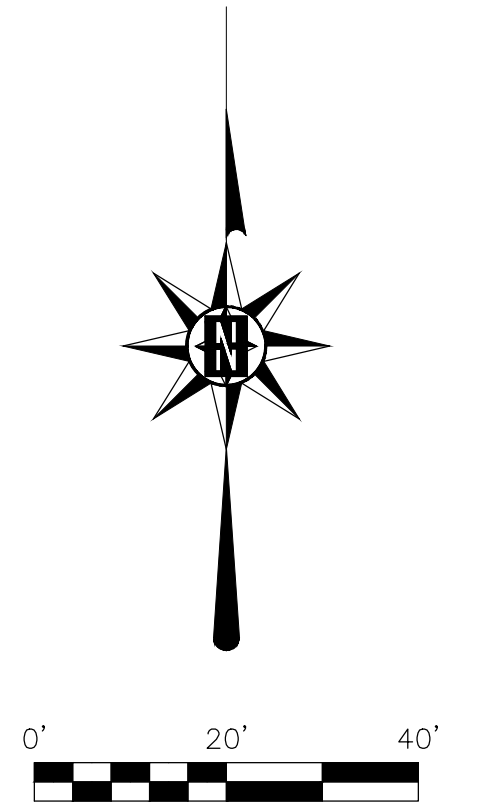
**HELLER RESIDENCE: PROPOSED VIEWS FROM ALIGATOR PARK**

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

**SITE LOCATION MAP**  
(NO SCALE)

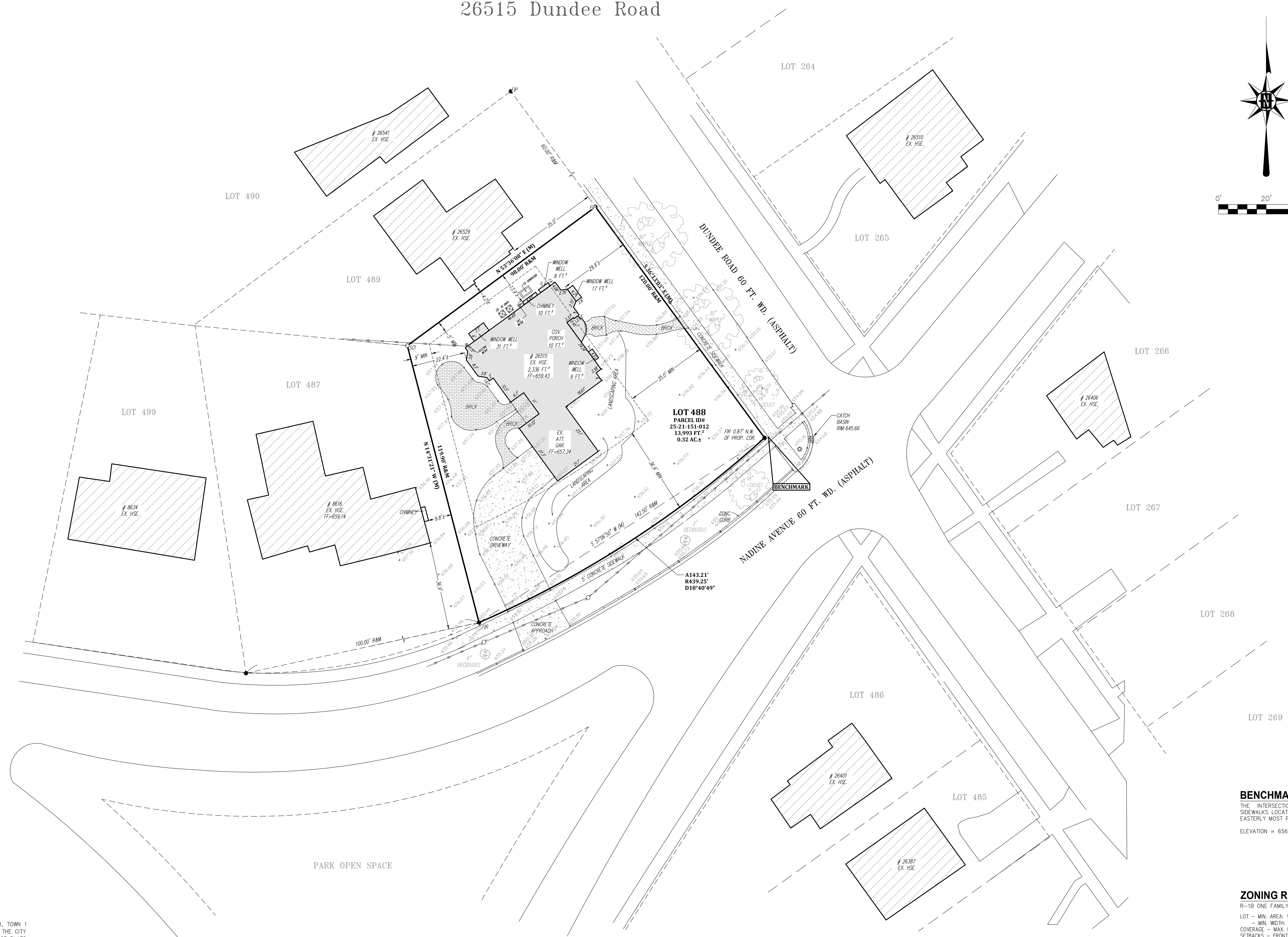


**BOUNDARY AND TOPOGRAPHIC SURVEY**  
26515 Dundee Road



**LEGEND**

- FOUND MONUMENTATION
- SET MONUMENTATION
- SECTION CORNER
- RECORD MEAS.
- FIELD MEAS.
- PRORATED DIST.
- CALCULATED DIST.
- PROPERTY LINE
- SECTION LINE
- EASEMENT LINE
- PARCEL LINE
- PLATTED LINE
- FENCE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE/MAIN
- GAS LINE/MAIN
- OVERHANGING LINES
- BURIED CABLE
- BURIED ELEC.
- GAS METER
- GAS SHUT OFF
- GAS MARKER/FLAG
- WATER MANHOLE
- HYDRANT
- WATER SHUT OFF
- WATER METER
- WATER WELL
- WATER MARKER/FLAG
- STORM MANHOLE
- STORM BASIN
- STORM BEEHIVE BASIN
- STORM OUTLET
- SAN. MANHOLE
- SAN. CLEANOUT
- SAN. MARKER/FLAG
- COMM. MANHOLE
- COMM. PEDESTAL
- COMM. MARKER
- LIGHT POLE
- UTILITY POLE
- POWER TRANSFORMER
- ELEC. MARKER/FLAG
- ELEC. METER
- GRND. WTR. MON. WELL
- SIGN
- AIR CONDITIONING UNIT
- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CAPPED IRON
- SET CAPPED IRON
- BACK OF CURB
- TOP OF CURB
- CURB CUTTER
- HIGH POINT
- LOW POINT
- FINISHED GRADE
- FINISHED FLOOR
- MATCH EX. GRADE
- AS-BUILT MEAS.
- POINT OF CURVE
- POINT OF REV. CURVE
- POINT OF COMP. CURVE
- RIGHT OF WAY
- POINT OF BEGIN.
- POINT OF COMMENCE
- EX. SPOT ELEVATION
- PROPOSED ELEVATION
- DECIDUOUS TREE
- EVERGREEN TREE



**LEGAL DESCRIPTION**

PARCEL ID# 25-21-151-012  
 LOT 488, OF "HUNTINGTON WOODS", BEING A SUBDIVISION OF PART OF SECTION 21, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP AND VILLAGE OF ROYAL OAK (NOW THE CITY OF HUNTINGTON WOODS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 16 OF PLATS ON PAGE 34 OF OAKLAND COUNTY RECORDS, CONTAINING 0.32 ACRES OF LAND MORE OR LESS. SUBJECT TO ANY AND ALL EASEMENTS OR RIGHT OF WAYS OF RECORD IF ANY.

**BENCHMARK:**  
 THE INTERSECTION OF THE BACK OF SIDEWALKS LOCATED 1.7 FEET EAST OF THE EASTERLY MOST PROPERTY CORNER  
 ELEVATION = 656.16

**ZONING REQUIREMENTS**

R-18 ONE FAMILY RESIDENTIAL  
 LOT - MIN. AREA: 9,000 FT.<sup>2</sup>  
 - MIN. WIDTH: 60 FT.  
 COVERAGE - MAX. BLD.: 25%  
 SETBACKS - FRONT YARD: 36 FT.  
 - REAR YARD: 5 FT.  
 - SIDE YARD: 14 FT.  
 - SIDE TOTAL: 35 FT.  
 HEIGHT - MAX. BLD.: 35 FT./2.5 STY.  
 EXISTING CONDITIONS  
 LOT - AREA: 13,993 FT.<sup>2</sup>  
 - WIDTH: 120 FT.  
 COVERAGE - BLD.: 2,421 FT.<sup>2</sup> 17.3%

REVISIONS	Boundary & Topographic Survey



SECTION:	N.W. 1/4 Sec. 21	DATE:	09/28/20	CLIENT:	David & Gayle Heller, Michael Ostrowski
TN./RGE.:	T1N./11E.	PROJ. #:	020-138		26515 Dundee Road
CITY/TWP:	Huntington Woods	DWG. BY:	VP/JCP		Huntington Woods, MI 48070
COUNTY:	Oakland		1 INCH = 10 FEET	PAGE # 1 OF 1	

I, Michael J. Nowry, a Professional Surveyor in the State of Michigan do hereby certify that the parcel of land described and delineated herein has been surveyed under my supervision, that the plat hereon is a true representation of the survey as performed, that the error of closure is no greater than 1 in 5000 and that I have fully complied with the requirements of Section 3, Public Act 132 of 1970.  
 Michael J. Nowry Professional Surveyor # 52472

