

**CITY OF HUNTINGTON WOODS
HISTORIC DISTRICT COMMISSION**

AGENDA

January 6, 2021

Virtual Meeting

7:30 P.M.

1. Call to Order
2. Approval of Minutes - **December 2, 2020**

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

A. Ordinance Change

B. Communications

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: Jan 6, 2021 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89008446466?pwd=a3N6U0Q1UVIvVWJseGlWlIWSGp0dz09>

Meeting ID: 890 0844 6466

Passcode: 331900

One tap mobile

+16465588656,,89008446466#,,,,,0#,,331900# US (New York)

+13017158592,,89008446466#,,,,,0#,,331900# US (Washington D.C)

Dial by your location

+1 646 558 8656 US (New York) +1 301 715 8592 US (Washington D.C)

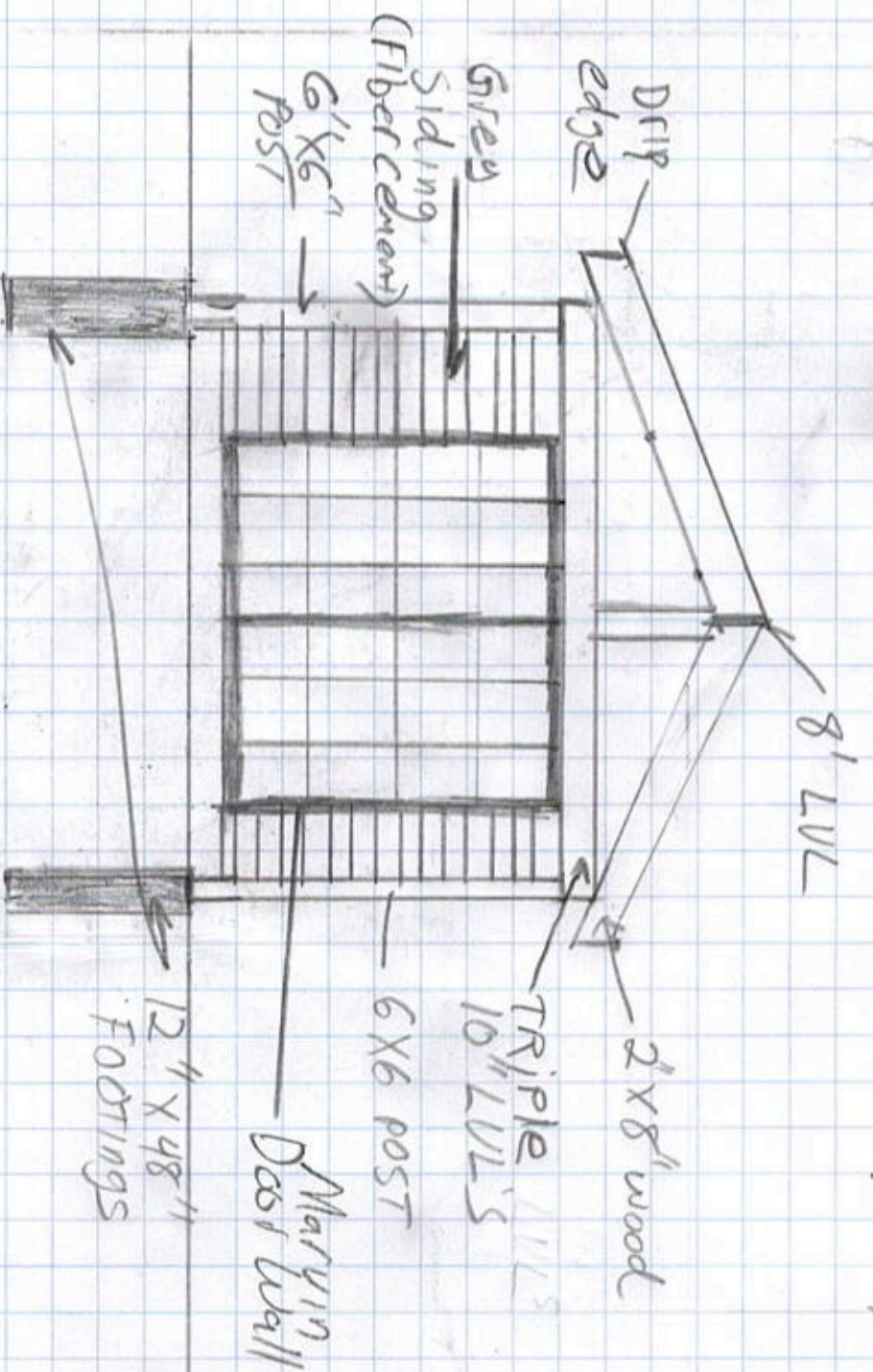
+1 312 626 6799 US (Chicago) +1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)+1 346 248 7799 US (Houston)

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. If you have any additional questions, please call the Planning Department at (248)581-2637. Hank Berry / Zoning Administrator/ hberry@hwmi.org

Rear View

- 30 year dimensional Black Shingles
- Felt Underlayment
- 1/2" barrier
- 3/4" Plywood

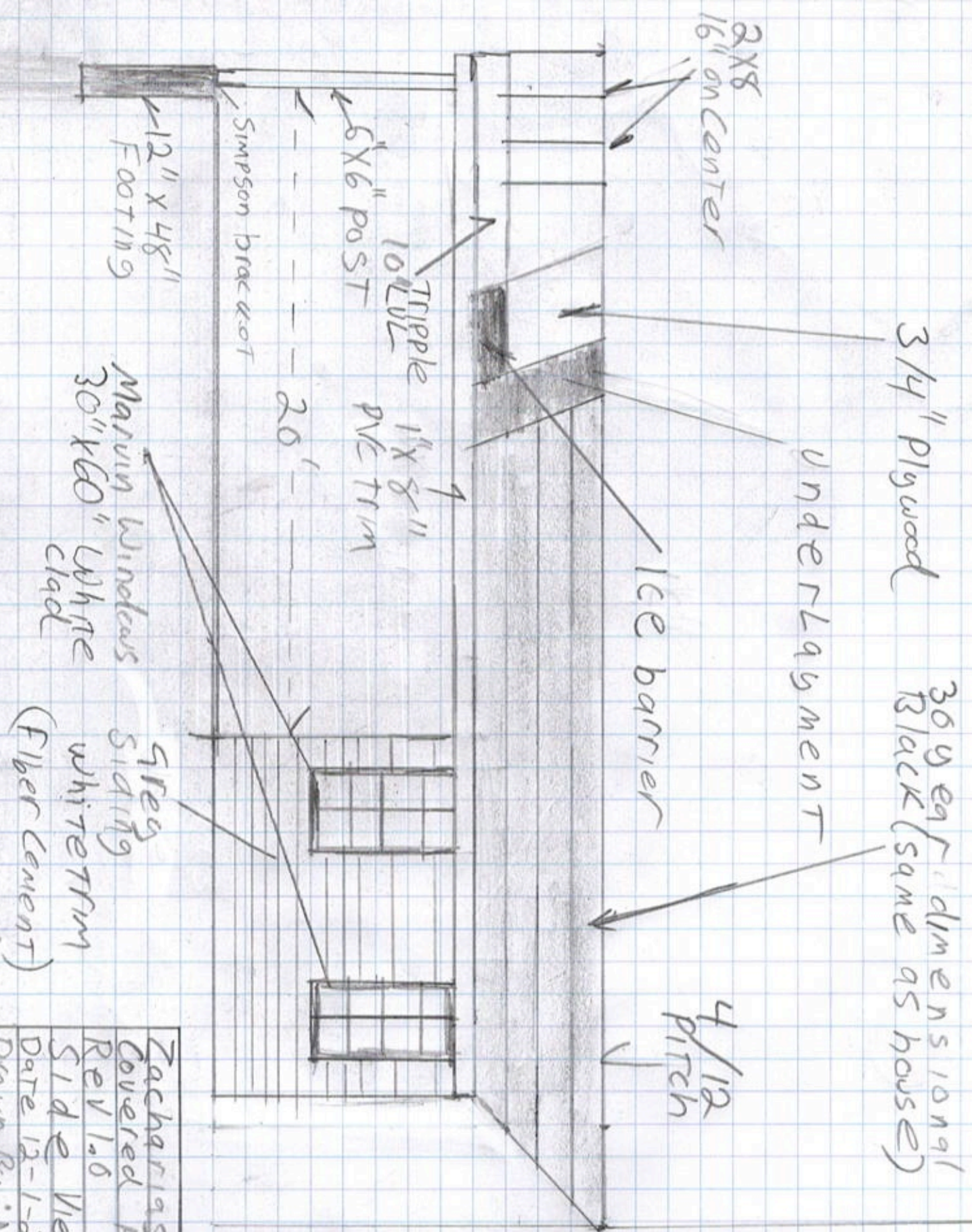


4/12 Pitch

8' wide x 7' tall
white Cladding

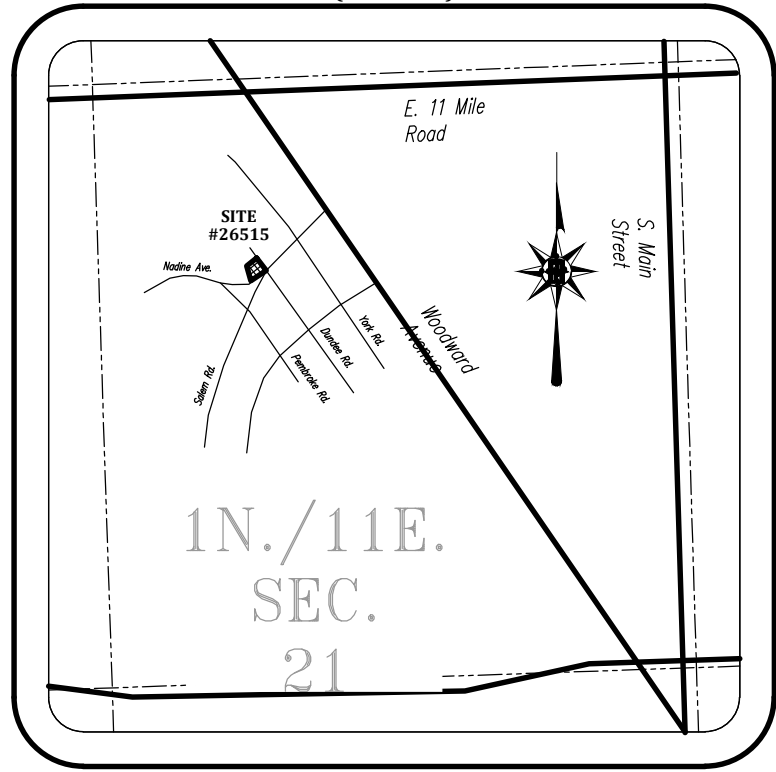
Zacharias
Covered Patio
Rev 1.0 12-1-20
Rear View
Date 12-1-20
Drawn By: MZ
Scale: 1/4" = 1'

Side View

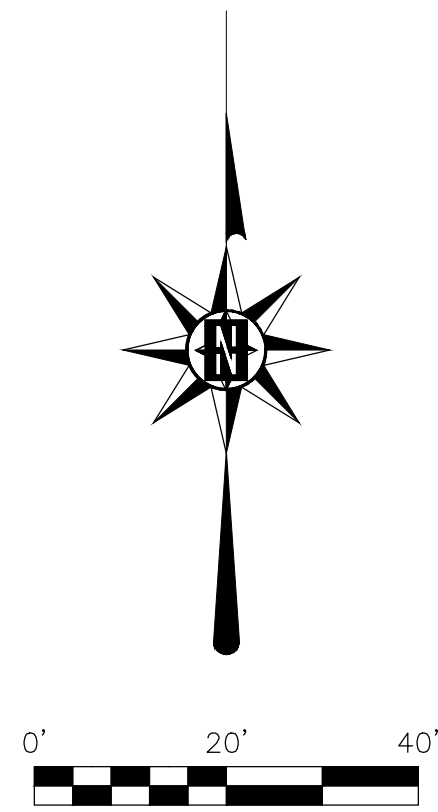


Zacharias
Covered patio
Rev 1.0 12-1-20
Side View
Date 12-1-20
Drawn By: MZ
Scale 1/4" = 1'

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 BECHIVE 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
FIP
FOUND IRON PIPE
FOUND CAPPED IRON
SET CAPPED IRON
BACK OF CURB
TOP OF CURB
CURB GUTTER
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.²

- 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.²

- WIDTH: 120 FT.

COVERAGE - BLD.: 2,421 FT.² 17.3%

Boundary & Topographic Survey

LOT 488, OF "HUNTINGTON WOODS", BEING PART OF SEC. 21,
T.1N., R.11E., CITY OF HUNTINGTON WOODS, OAKLAND CO., MICH.



SECTION: N.W. 1/4 Sec. 21
T1N./R11E.
CITY/TWP: Huntington Woods
COUNTY: Oakland

DATE: 09/28/20
PROJ. #: 020-138
DWG. BY: VP/JCP
1 INCH = 10 FEET

CLIENT: David & Gayle Heller, Michael Ostrowski
26515 Dundee Road
Huntington Woods, MI 48070
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



[illegible][illegible]

FOUND MONUMENTATION SET MONUMENTATION
 SECTION CORNER CORNER
 RECORD MEAS. RECORD MEAS.
 FENCE MEAS. PROJECTED DIST.
 CALCULATED DIST.
 PROPERTY LINE SECTION LINE
 EASEMENT LINE EASEMENT LINE
 PARCEL LINE PARCEL LINE
 LATTED LINE LATTED LINE
 FENCE LINE FENCE LINE
 SANITARY SEWER SANITARY SEWER
 WATER LINE/MAIN WATER LINE/MAIN
 GAS LINE GAS LINE
 OVERHANGING LINES OVERHANGING LINES
 BURIED CABLE BURIED CABLE
 BURIED ELEC. BURIED ELEC.
 GAS METER GAS METER
 GAS SHUT OFF GAS SHUT OFF
 WATER MARKER/FLAG WATER MARKER/FLAG
 WATER MANHOLE WATER MANHOLE
 HYDRANT HYDRANT
 WATER SHUT OFF WATER SHUT OFF
 WATER WELL WATER WELL
 WATER MARKER/FLAG WATER MARKER/FLAG
 STORM MANHOLE STORM MANHOLE
 STORM BASIN STORM BASIN
 BEACH EROSION BASIN BEACH EROSION BASIN
 STORM OUTLET STORM OUTLET
 SAN. MANHOLE SAN. MANHOLE
 SAN. CLEANSOUT SAN. CLEANSOUT
 SAN. MARKER/FLAG SAN. MARKER/FLAG
 COMM. MANHOLE COMM. MANHOLE
 COMM. PEDESTAL COMM. PEDESTAL
 COMM. MANHOLE COMM. MANHOLE
 LIGHT POLE LIGHT POLE
 UTILITY POLE UTILITY POLE
 POWER TRANSFORMER POWER TRANSFORMER
 ELEC. MARKER/FLAG ELEC. MARKER/FLAG
 ELEC. POLE ELEC. POLE
 GRND. WTR. MON. WELL SIGN
 CONDITIONING UNIT FOUND IRON ROD
 FOUND IRON PIPE FOUND IRON PIPE
 FOUND IRON ROD FOUND IRON ROD
 SET CAPPED IRON SET CAPPED IRON
 BACK OF CURB BACK OF CURB
 TOP OF CURB TOP OF CURB
 CURB CUTTER CURB CUTTER
 HIGH CURB HIGH CURB
 LOW POINT LOW POINT
 FINISHED GRADE FINISHED GRADE
 FINISHED FLOOR FINISHED FLOOR
 MATCH EX. GRADE MATCH EX. GRADE
 MS-BUILDING MS-BUILDING
 TOP OF CURVE TOP OF CURVE
 POINT OF BEGIN. POINT OF BEGIN.
 POINT OF END. POINT OF END.
 RIGHT OF WAY RIGHT OF WAY
 POINT OF BEGIN. POINT OF BEGIN.
 POINT OF END. POINT OF END.
 EX. SPOT ELEVATION EX. SPOT ELEVATION
 PROPOSED ELEVATION PROPOSED ELEVATION
 RECONSTRUCTION RECONSTRUCTION
 EVERGREEN TREE EVERGREEN TREE

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.

AREA OF REAR YARD: 4844.0 FT.²
MAX. COVERAGE = 50% = 2422 FT.²

PROP. BLUESTONE PATIO: 453 FT.²
PROPOSED CONC. PATIO: 1282.3 FT.²
PROPOSED POOL: 684 FT.²

TOTAL PROPOSED COVERAGE: 2419.3 FT.²
=49.9%

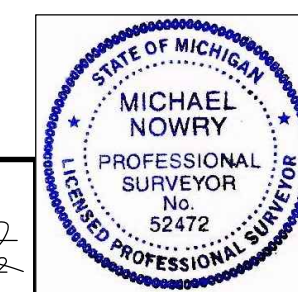
LOT 488, OF "HUNTINGTON WOODS", BEING PART OF SEC. 21, T.1N.,
R.11E., CITY OF HUNTINGTON WOODS, OAKLAND CO., MICH.



SECTION:	N.W. 1/4 Sec. 21	DATE:	12/09/20	CLIENT: David & Gayle Heller, Michael Ostrowski 26515 Dundee Road Huntington Woods, MI 48070
TN./RGE.:	1N./11E.	PROJ. #:	020-138	
CITY/TWP:	Huntington Woods	DWG. BY:	VP/JCP	
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 hereon 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 # 52497



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

R-1B ONE FAMILY RESIDENTIAL

LOT - MIN. AREA: 9,000 FT.²
- 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.²
- WIDTH: 120 FT.
COVERAGE - BLD.: 2,421 FT.² 17.3%



Programming
Design
Construction

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

Project

HELLER RESIDENCE: PROPOSED POOL AND NEW LANDSCAPING

26515 DUNDEE RD.
HUNTINGTON WOODS
MICHIGAN 48070

Sheet

EXISTING SITE
AND SOUTH LANDSCAPE
PLAN

Revisions

[illegible]

Issued for: ☒ preliminary ☐ bidding ☐ permit ☐ construction

Date: 12-05-20

Do Not Scale — Use Figured Dimensions

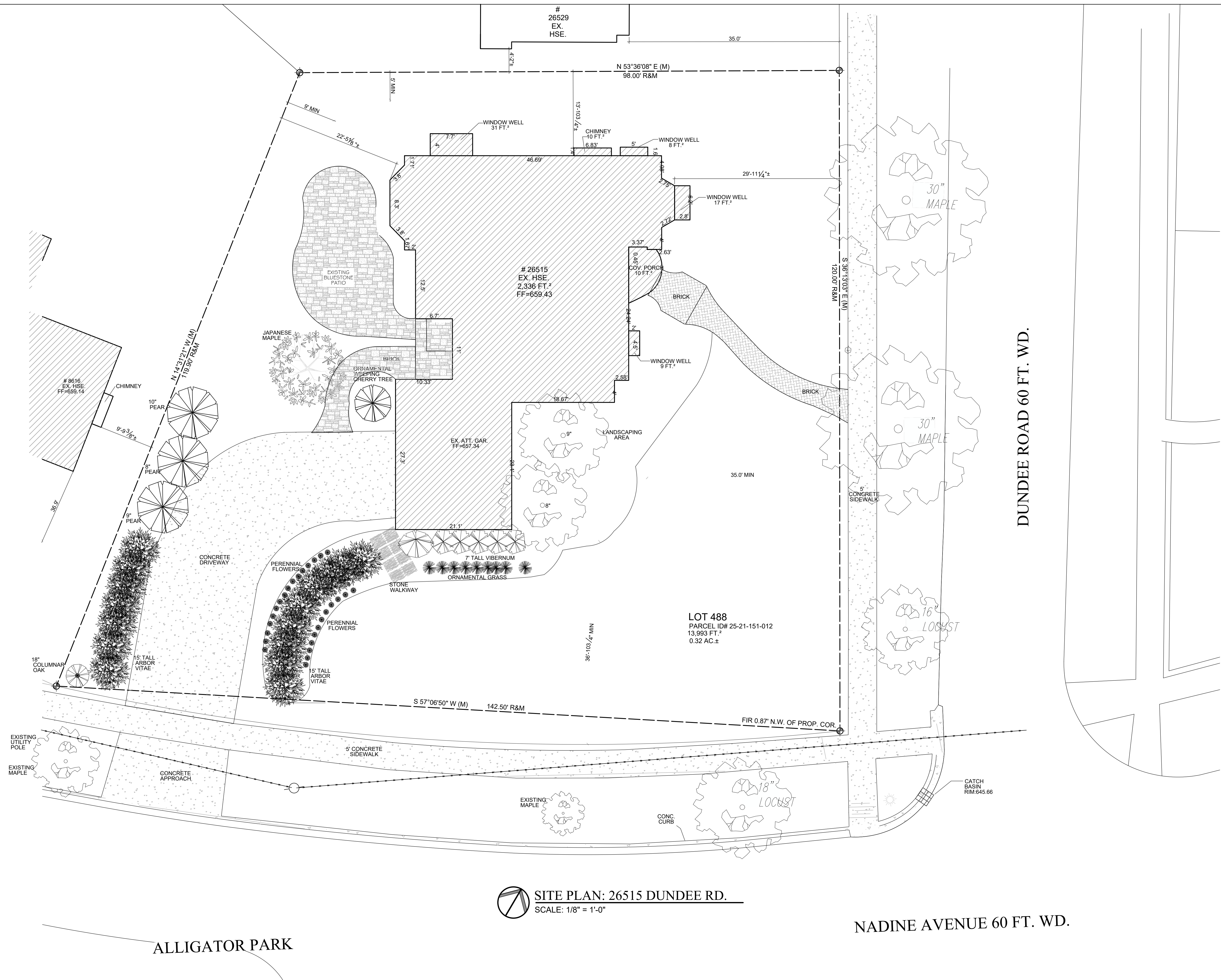
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Drawn	<u>PJO</u>
Checked	<u>MAQ</u>
Approved	<u> </u>

Project no.

22002

Sheet no.

L1

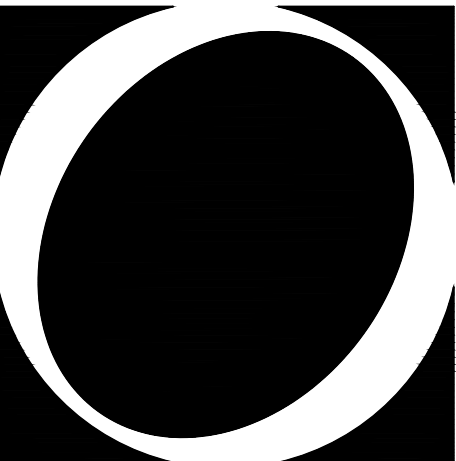


A circle containing a triangle. The triangle is formed by a horizontal base, a vertical side on the right, and a diagonal side on the left. The region between the diagonal side and the vertical side is shaded gray.

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

NADINE AVENUE 60 FT. WD.

ALLIGATOR PARK



OSTROWSKI
DESIGN GROUP, LLC

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Design
Construction

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

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

26515 DUNDEE RD.
HUNTINGTON WOODS
MICHIGAN 48070

Sheet
**POOL, DRIVEWAY
AND LANDSCAPING
PROPOSAL**

Revisions		
no.:	date:	by:

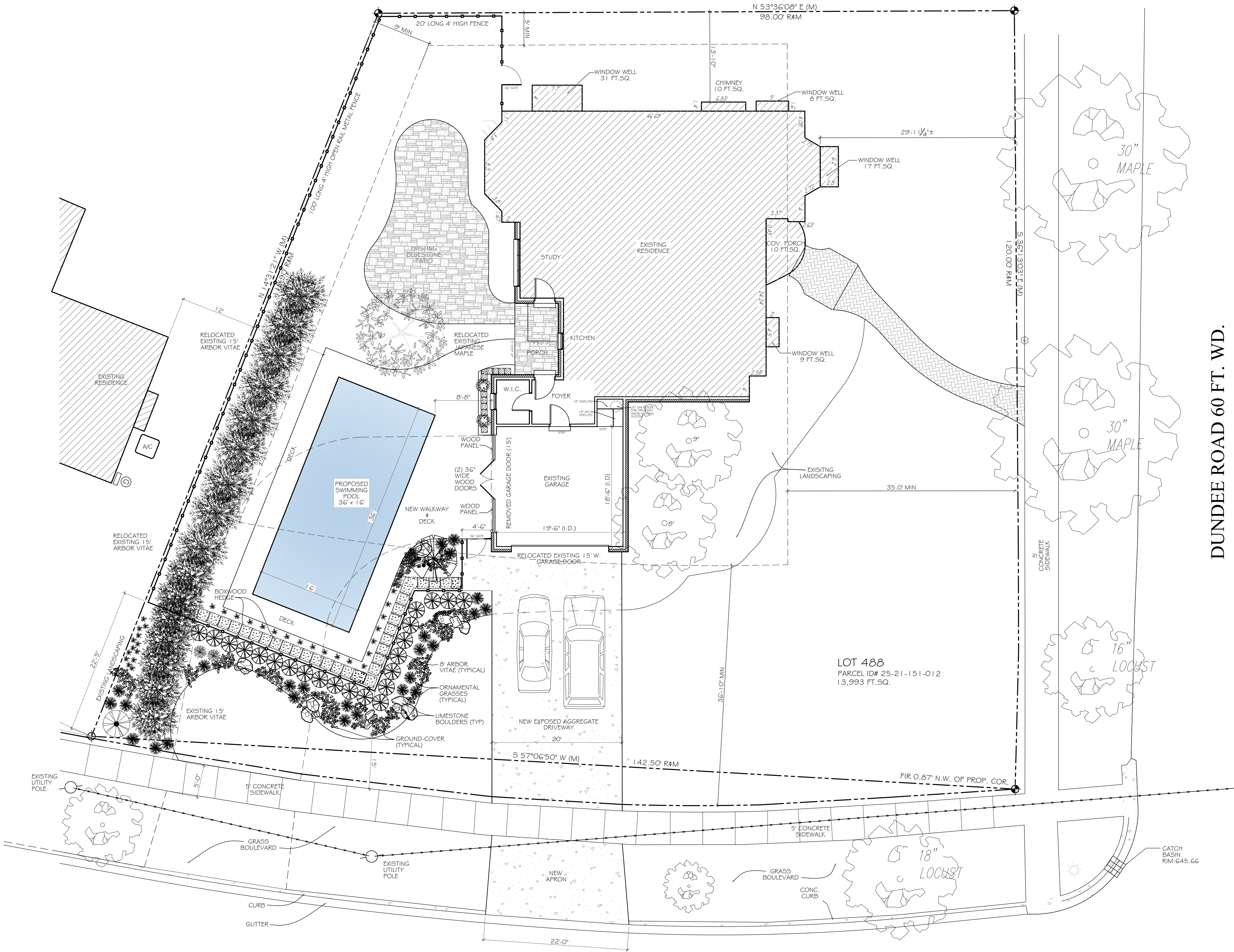
Issued for:	Date:
☒ preliminary	12-05-20
☐ bidding	
☐ permit	
☐ construction	

Do Not Scale - Use Figured Dimensions

Scale	AS NOTED
Drawn	PJO
Checked	MAO
Approved	

Project no.
22002

Sheet no.
L2

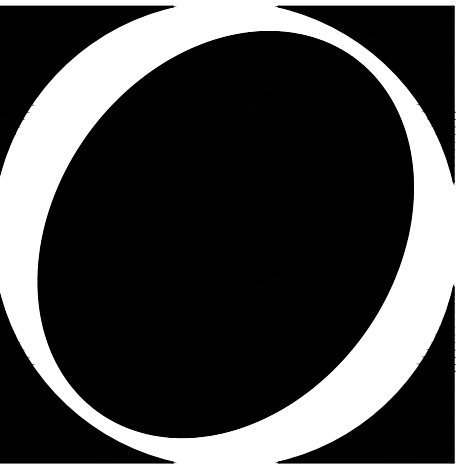


HELLER RESIDENCE: POOL, DRIVEWAY AND LANDSCAPING PROPOSAL
SCALE: 1/8" = 1'-0"

ALLIGATOR PARK

NADINE AVENUE 60 FT. WD.

DUNDEE ROAD 60 FT. WD.



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FAX (248) 543-5049

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

Sheet

EXISTING ELEVATIONS

Revisions

no.:	date:	by:

Issued for: Date:

☒ preliminary 12-05-20

☐ bidding

☐ permit

☐ construction

Do Not Scale – Use Figured Dimensions

Scale 1/4" = 1'-0"

Drawn PJO

Checked MAO

Approved

Project no.

22002

Sheet no.

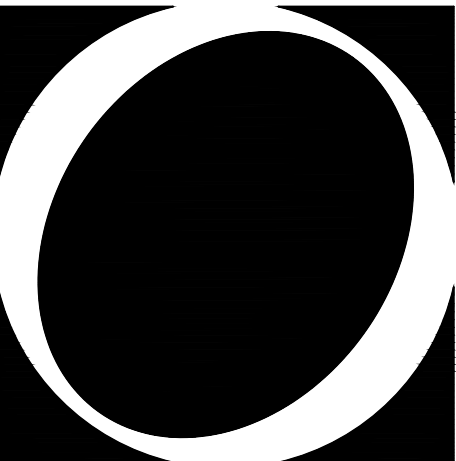
A-1



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 GARAGE
DOOR RELOCATION
26515 DUNDEE RD.
HUNTINGTON WOODS, MI 48070

Sheet

ORIGINAL ELEVATIONS

Revisions

no.:	date:	by:

Issued for:	Date:
☒ preliminary	12-05-20
☐ bidding	
☐ permit	
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Do Not Scale - Use Figured Dimensions

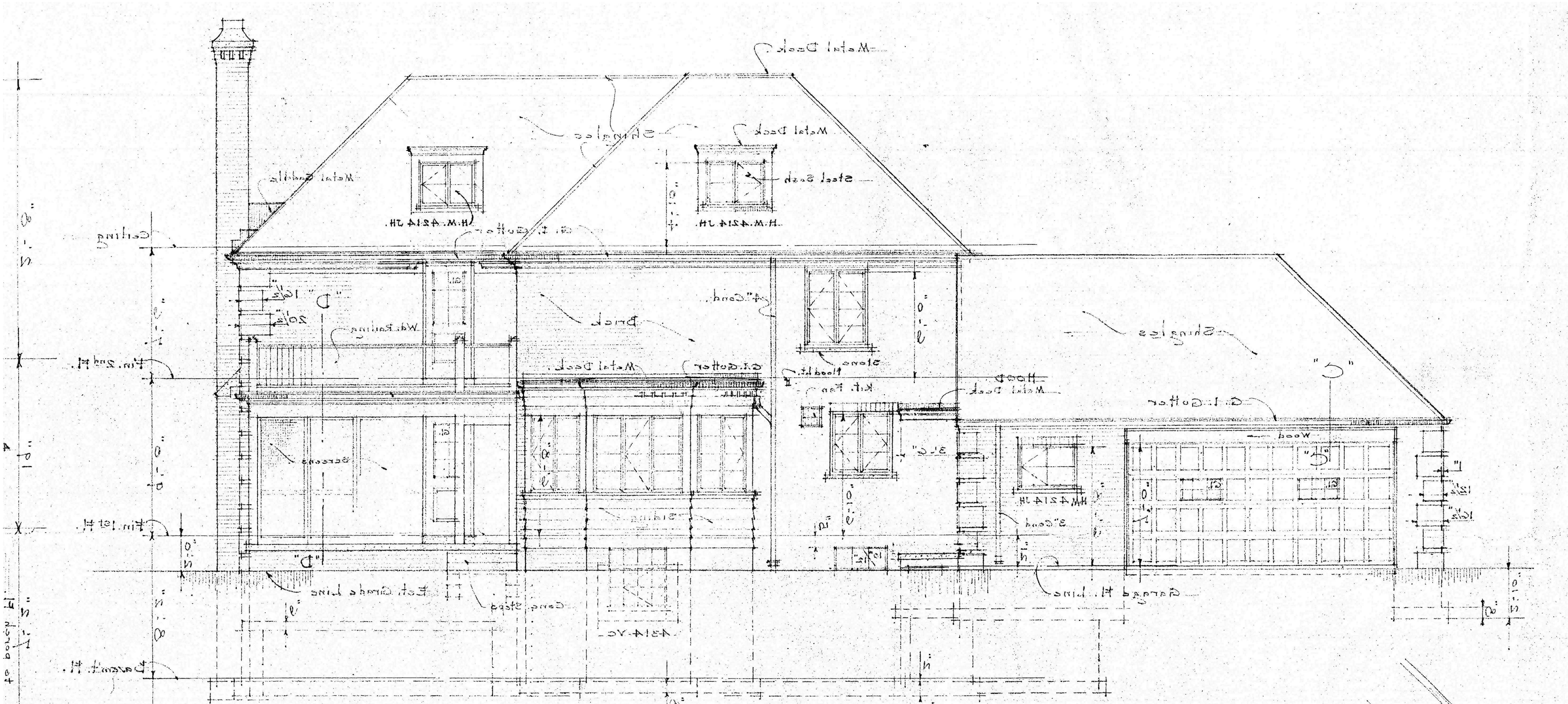
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Project no.

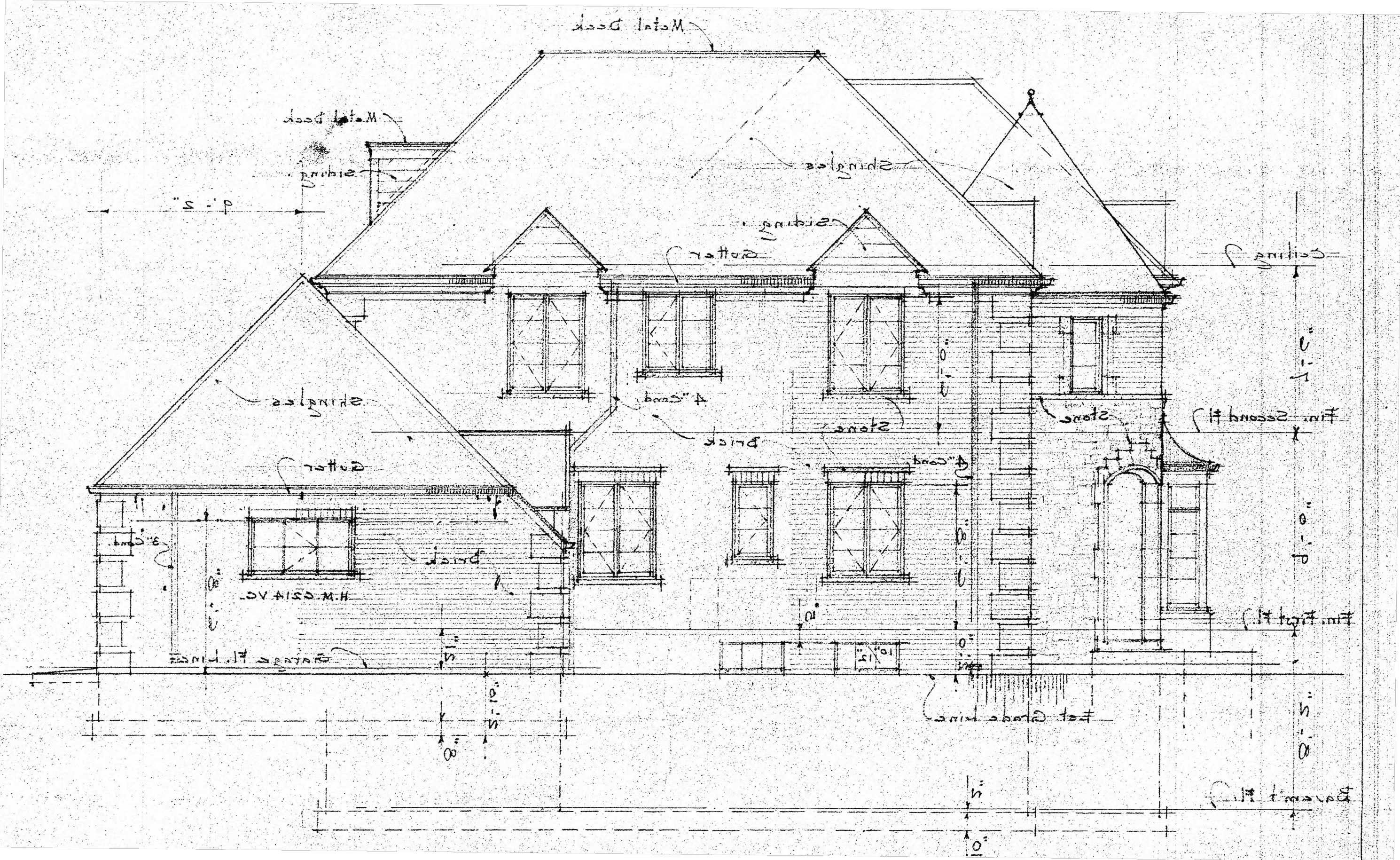
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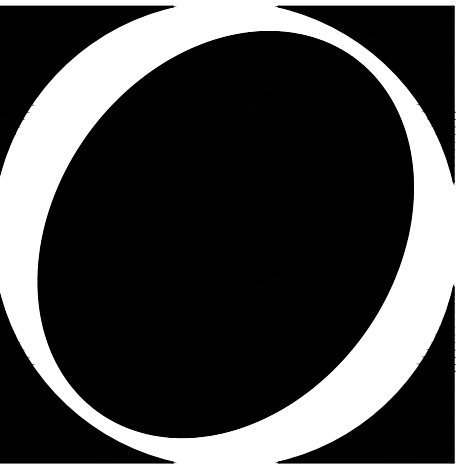
A-2



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



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



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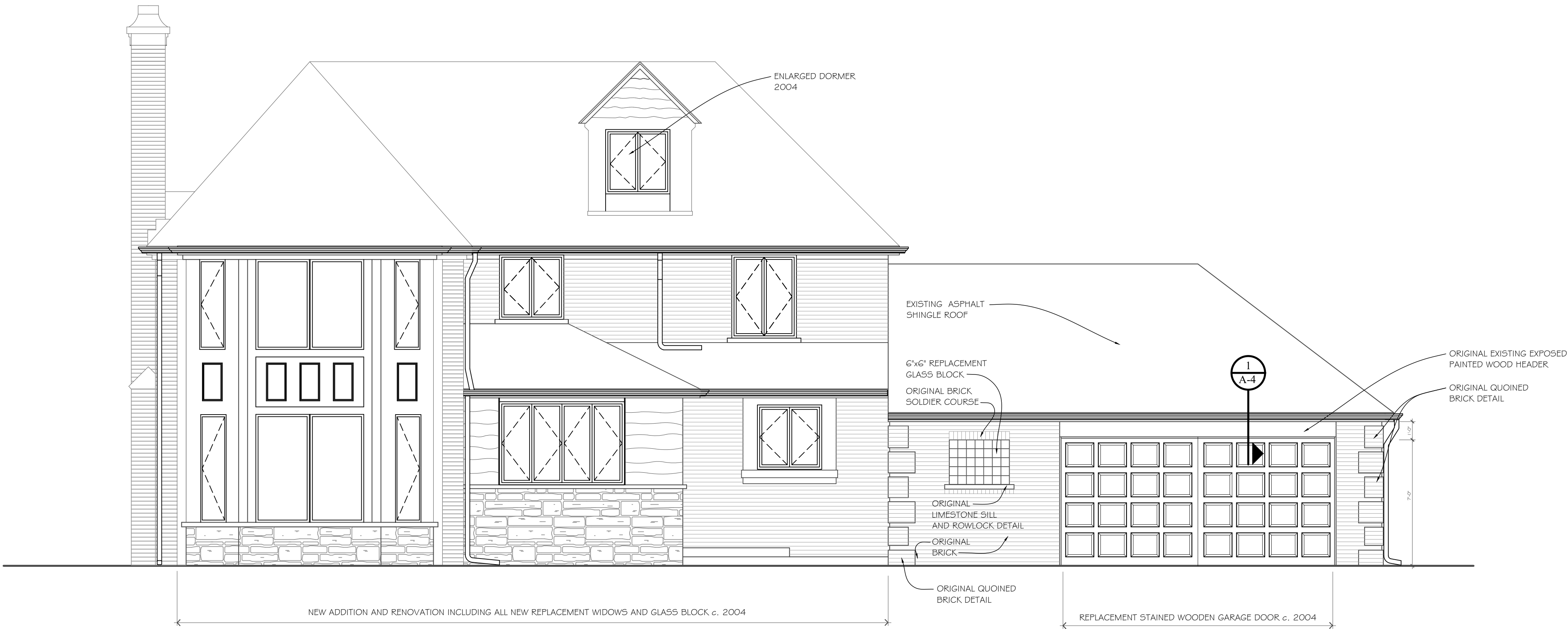
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HUNTINGTON WOODS
MICHIGAN 48070
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Project

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

Sheet

EXISTING ELEVATIONS



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



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

Revisions

no.:	date:	by:

Issued for:	Date:
☒ preliminary	12-05-20
☐ bidding	
☐ permit	
☐ construction	

Do Not Scale - Use Figured Dimensions

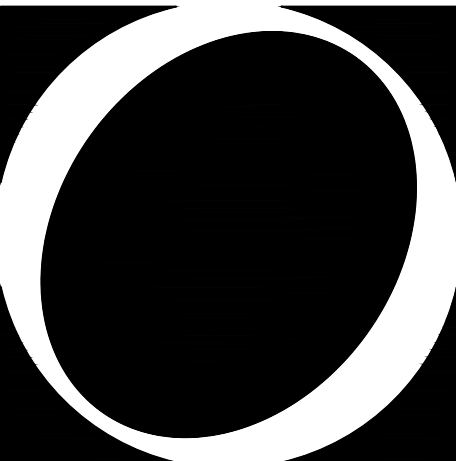
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Checked	MAO
Approved	

Project no.

22002

Sheet no.

A-3



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

Sheet

PROPOSED ELEVATIONS

Revisions

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Issued for:	Date:
☒ preliminary	12-05-20
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☐ construction	

Do Not Scale – Use Figured Dimensions

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

Project no.

22002

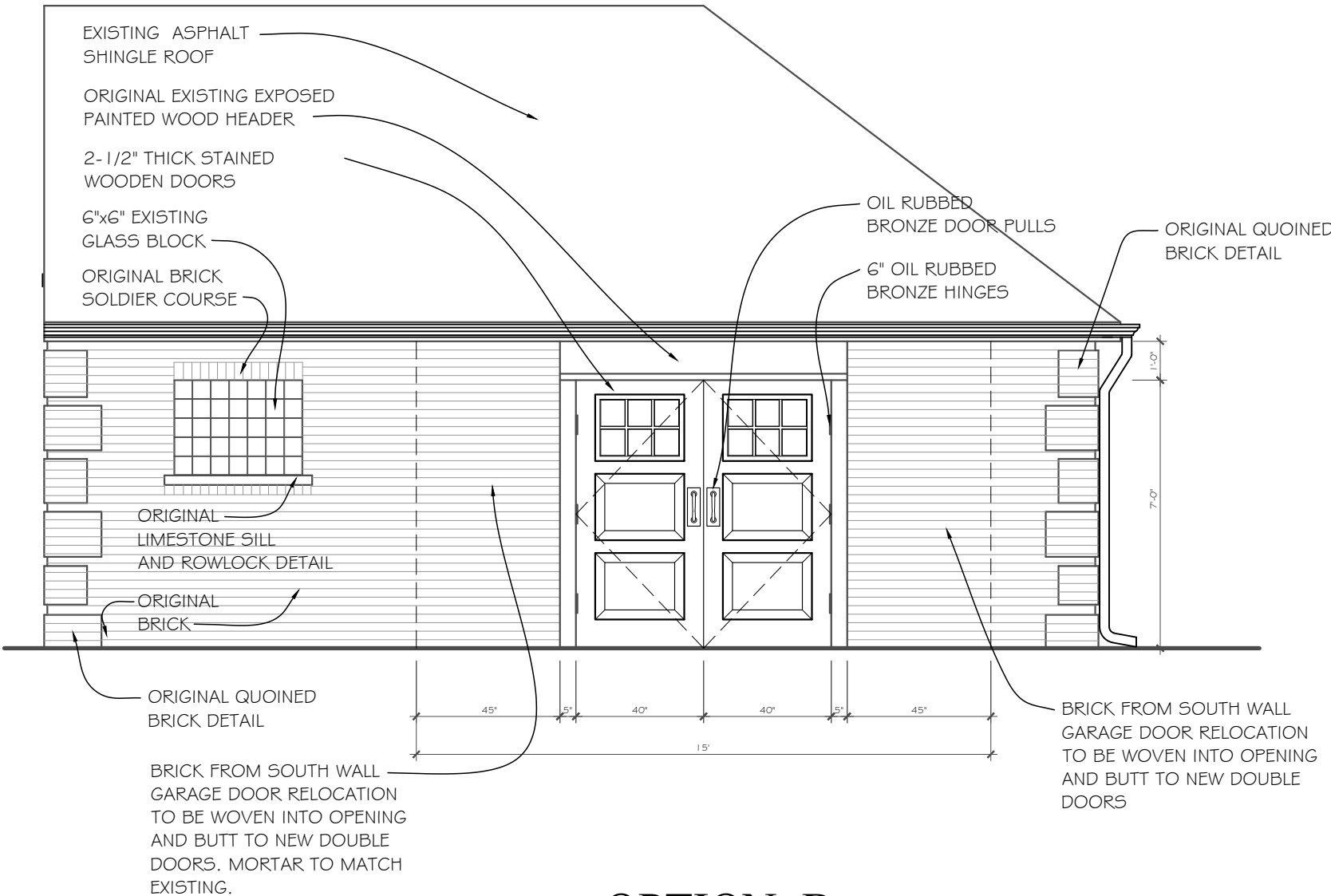
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A-4



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

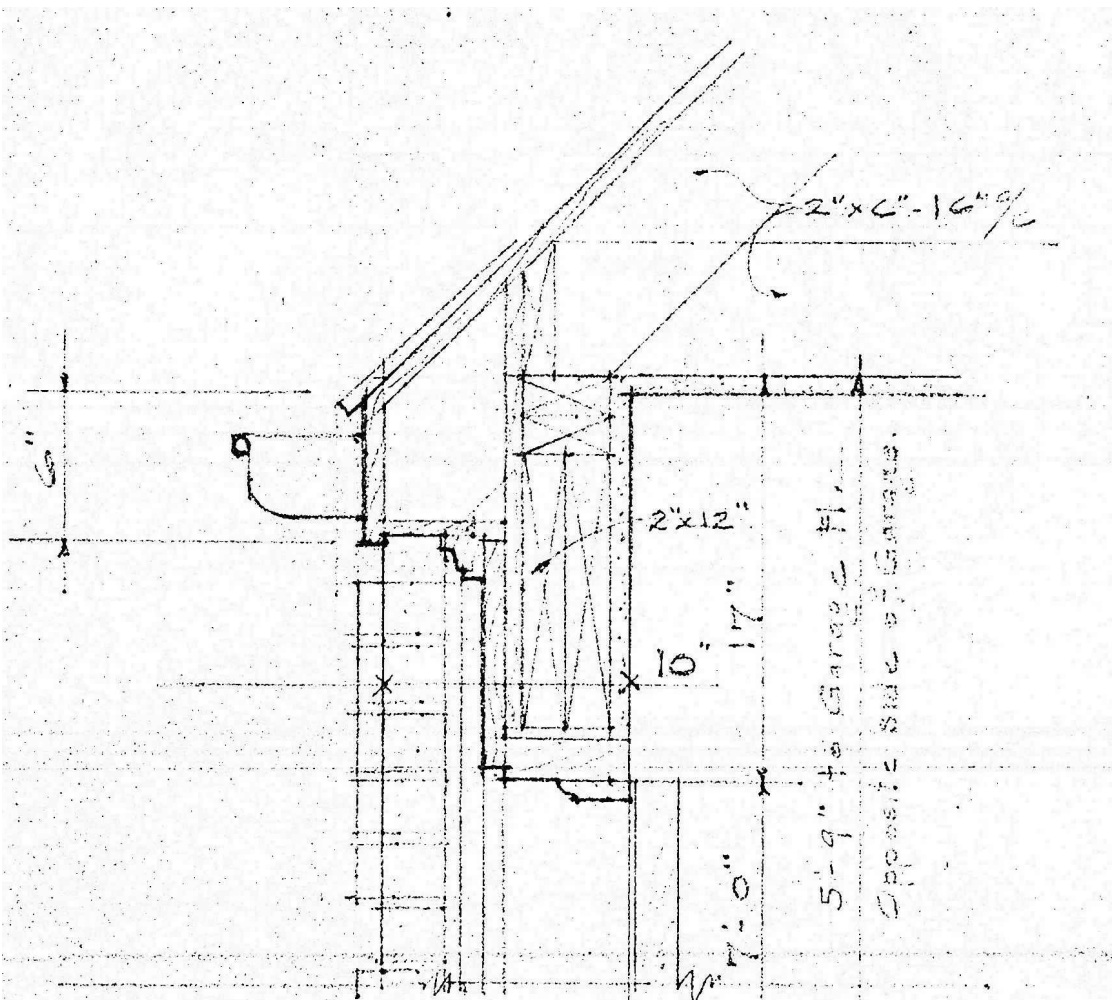
OPTION: A
SCALE: 1/4" = 1'-0"



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



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



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