

**PLANNING COMMISSION
AGENDA
Monday, March 28, 2022
Regular Meeting - Huntington Woods City Hall
26815 Scotia
7:00 p.m.**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: **February 17& 28, 2022**
5. Matter of Site Plan review of an addition to the Gross Residence 10464 Talbot
6. Matter of discussion of Planning Commission priority list
7. Matter of Master Plan update discussion
8. 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 "Public Participation. Plans/Documents may be viewed on the city website hwmi.org one week prior to the Meeting or available at City Hall. Comments or questions contact Hank Berry at 248-581-2637 or email hberry@hwmi.org.

Gross Residence

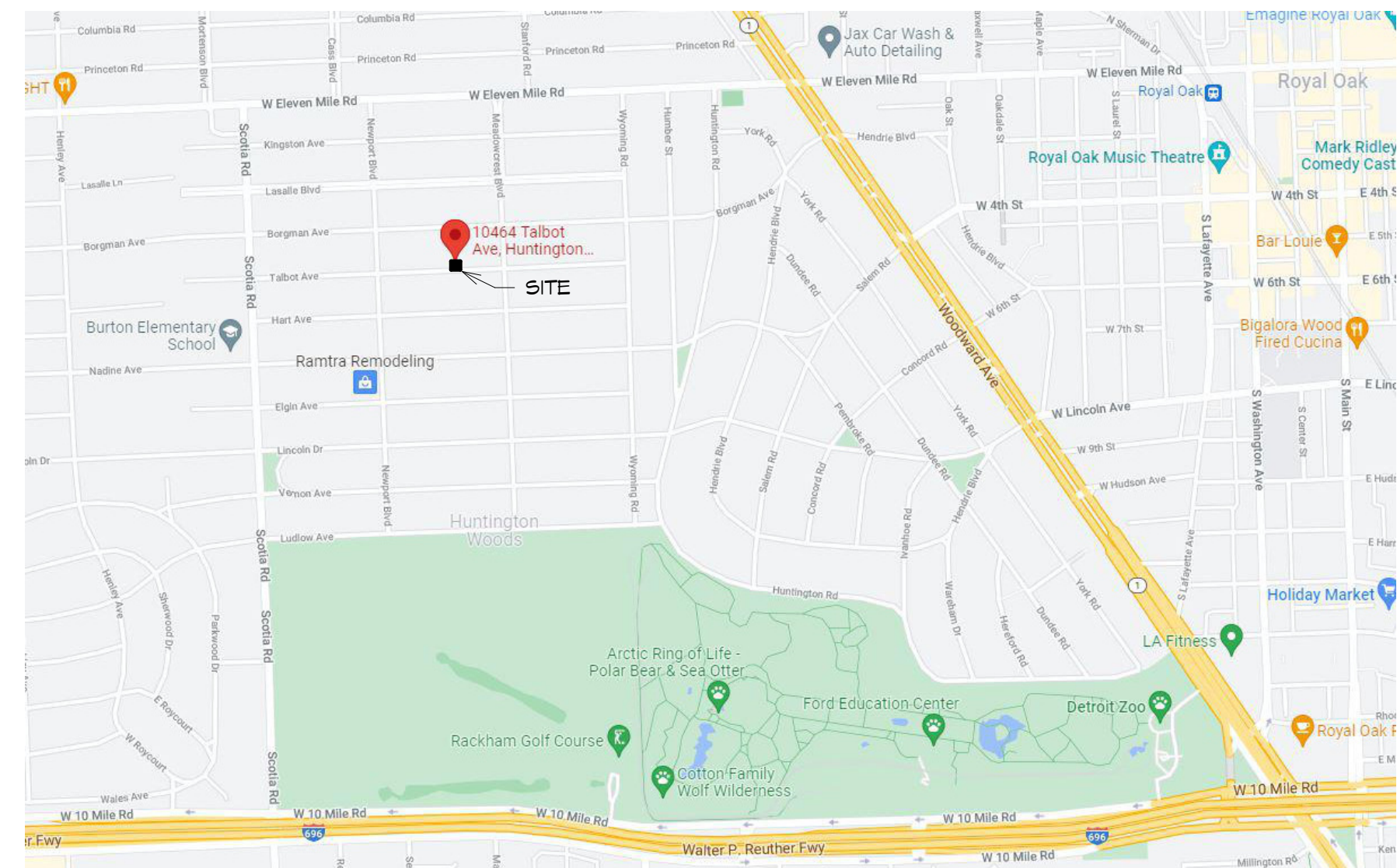
Huntington Woods, Michigan

Drawing Schedule

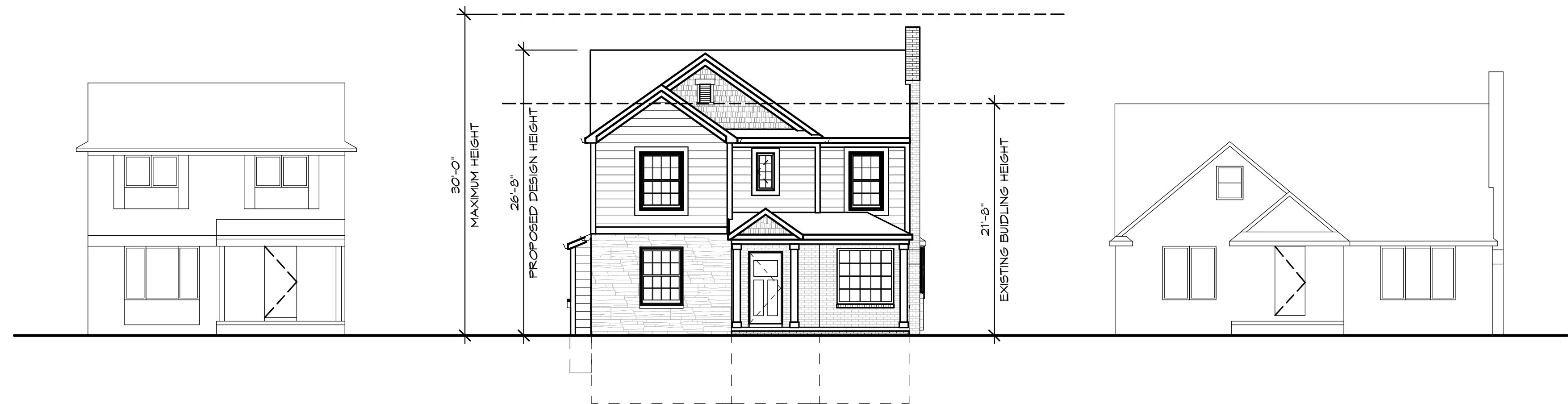
	Issued	Issued	Issued	Issued	Issued	Issued	Issued	Issued
	Site Plan Review	Revised for SPR/ZBA						
SP-1	SITE PLAN	2-22-22	3-3-22					
	SURVEY	2-22-22	3-3-22					
A-1	BASEMENT PLAN							
A-2	FLOOR AND ROOF PLANS	2-22-22	3-3-22					
A-3	ELEVATIONS	2-22-22	3-3-22					

ZONING INFORMATION

ZONING:	R-1D RESIDENTIAL
MAXIMUM HEIGHT:	30'-0" TO PEAK
EXISTING HEIGHT:	21'-8" TO PEAK
PROPOSED HEIGHT:	26'-8" TO PEAK
EXISTING HOUSE	1,915 SF
PROPOSED HOUSE	2,164 SF
LOT SIZE:	6,250 SF
EXISTING LOT COVERAGE:	28.6%
MAXIMUM LOT COVERAGE:	30%
PROPOSED ACTUAL LOT COVERAGE:	30%
CALCULATED LOT COVERAGE W/440 SF MIN. SET ASIDE FOR GARAGE:	31.4%

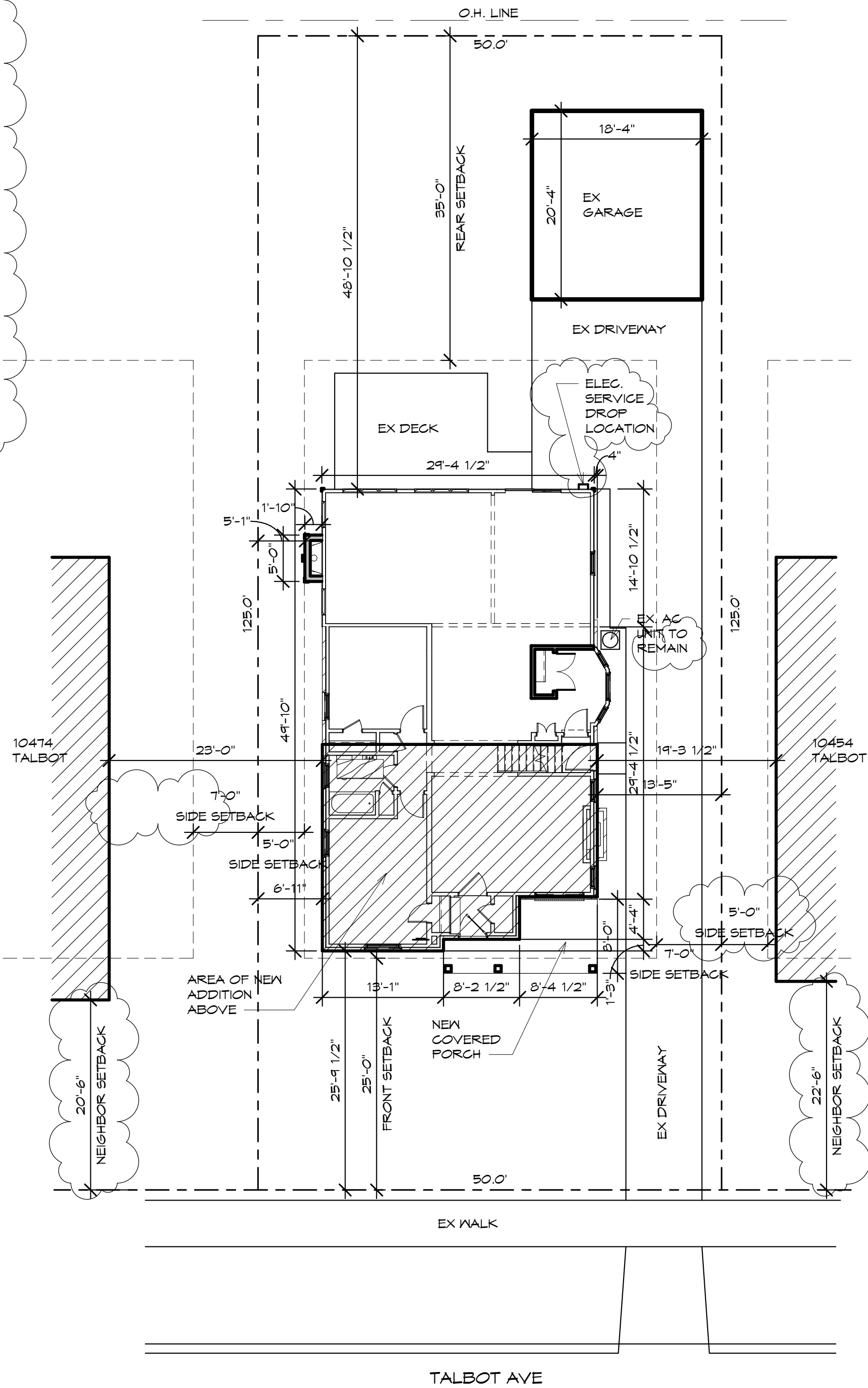


LOCATION MAP
SCALE: N.T.S.



FRONT ELEVATION WITH
ADJACENT BUILDINGS

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



Site

Scale: 1" = 10'-0"

NOTE: NO GRADE CHANGES TO OCCUR



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www.mga-architects.net

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Do not scale the drawings.

Client:

Christine Gross

10464 Talbot Ave.
Huntington Woods, MI

Project Title:

Gross
Residence

10464 Talbot Ave.
Huntington Woods, MI

Sheet Title:

TITLE SHEET &
SITE PLAN

Project Number: 20273

Drawn By: EMW

Checked By: MJG

Approved By: MJG

Date: 11/19/21

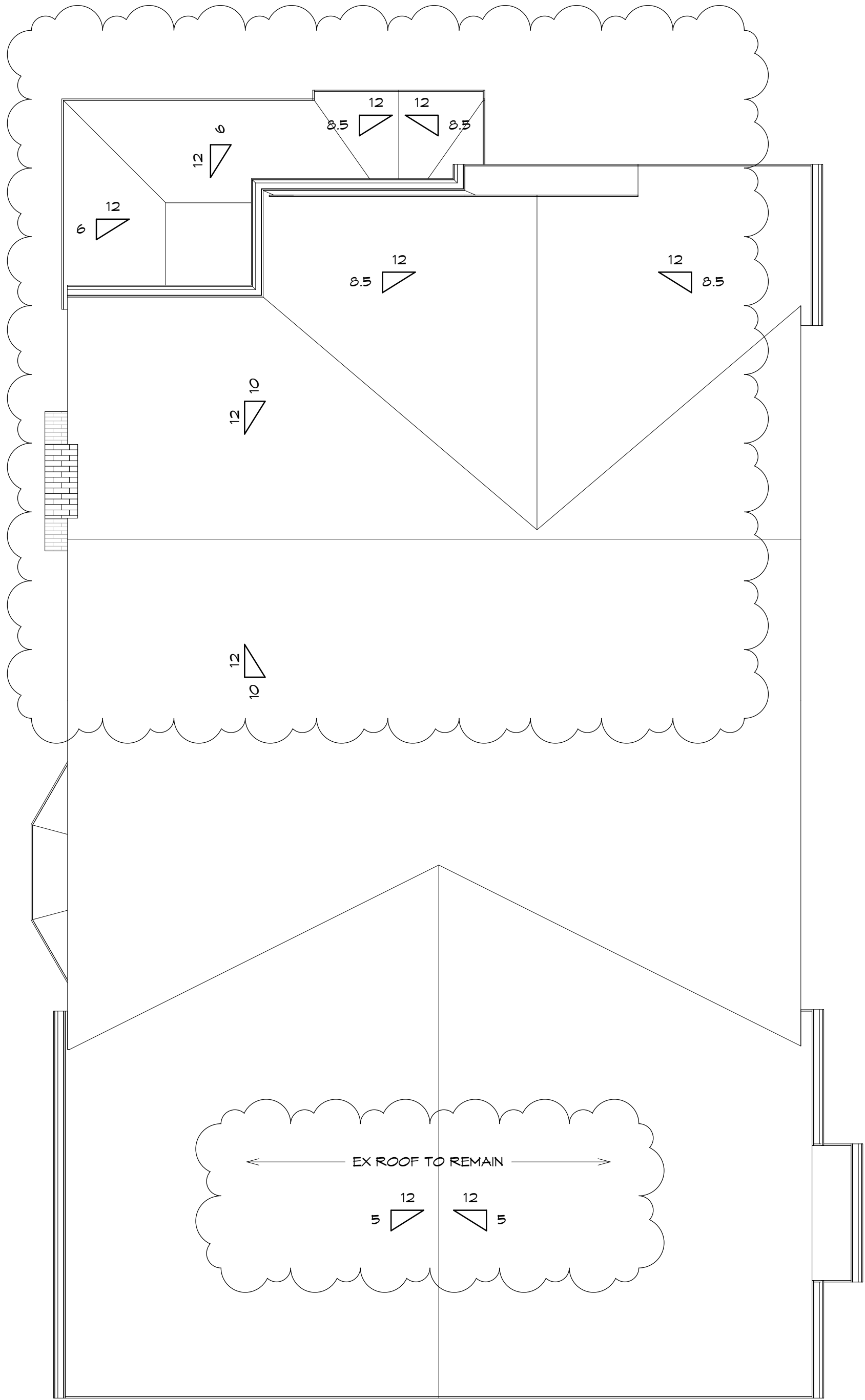
Issued:

Site Plan Review 02-22-22
Revised for SPR/ZBA 03-03-22

Sheet Number:

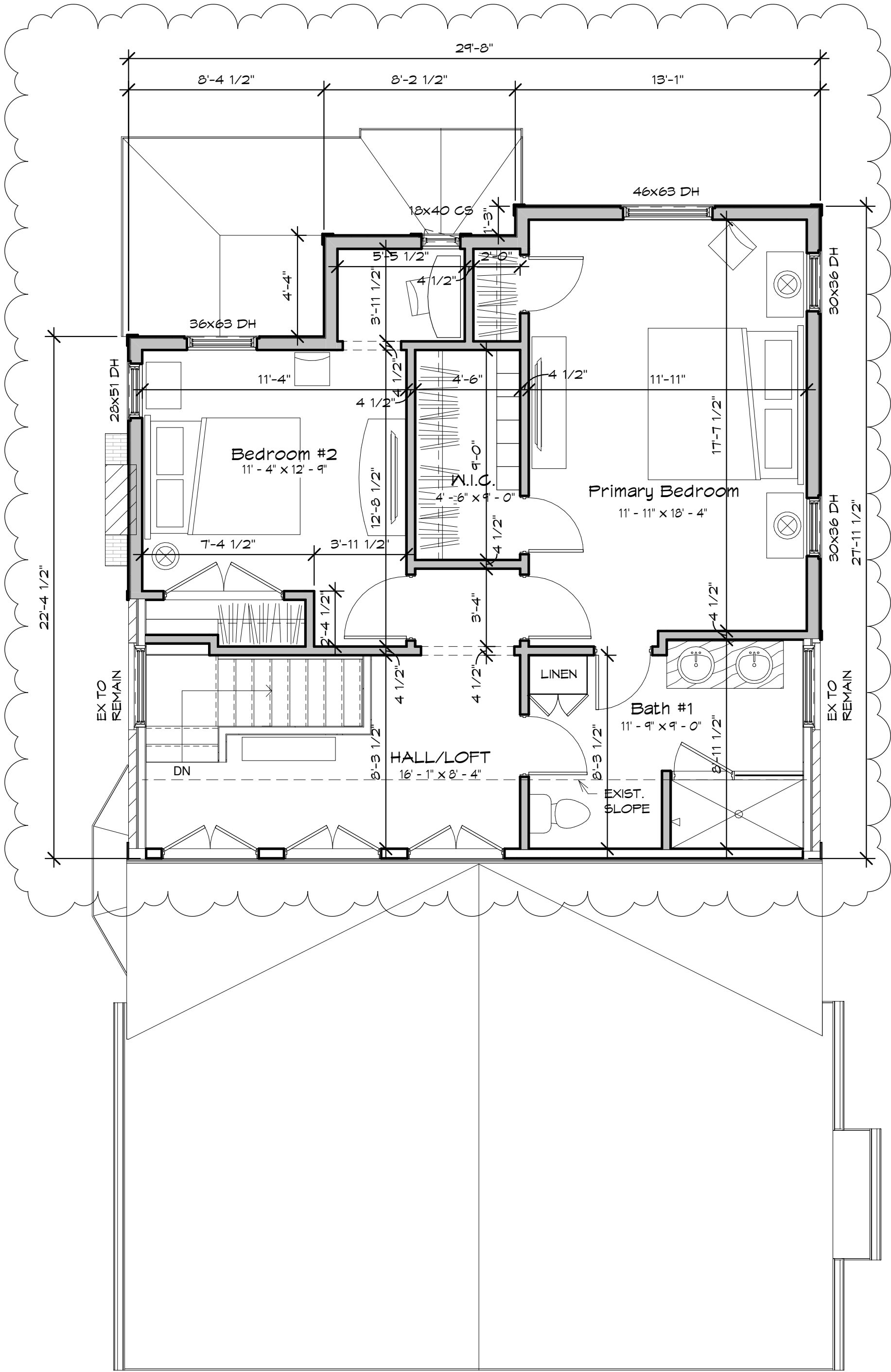
SP1

3/3/2022 10:25:20
AM



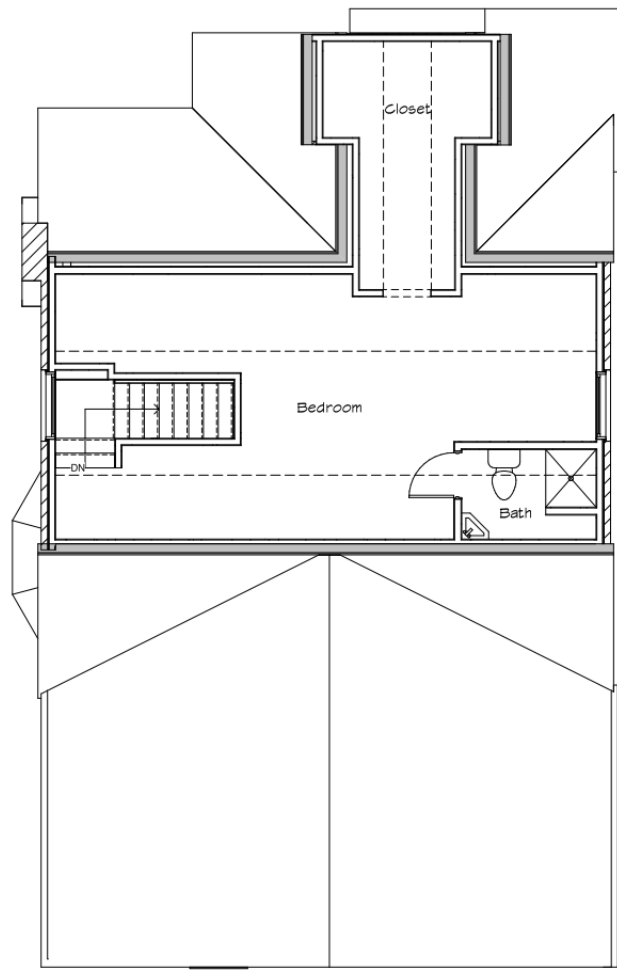
Roof Proposed

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



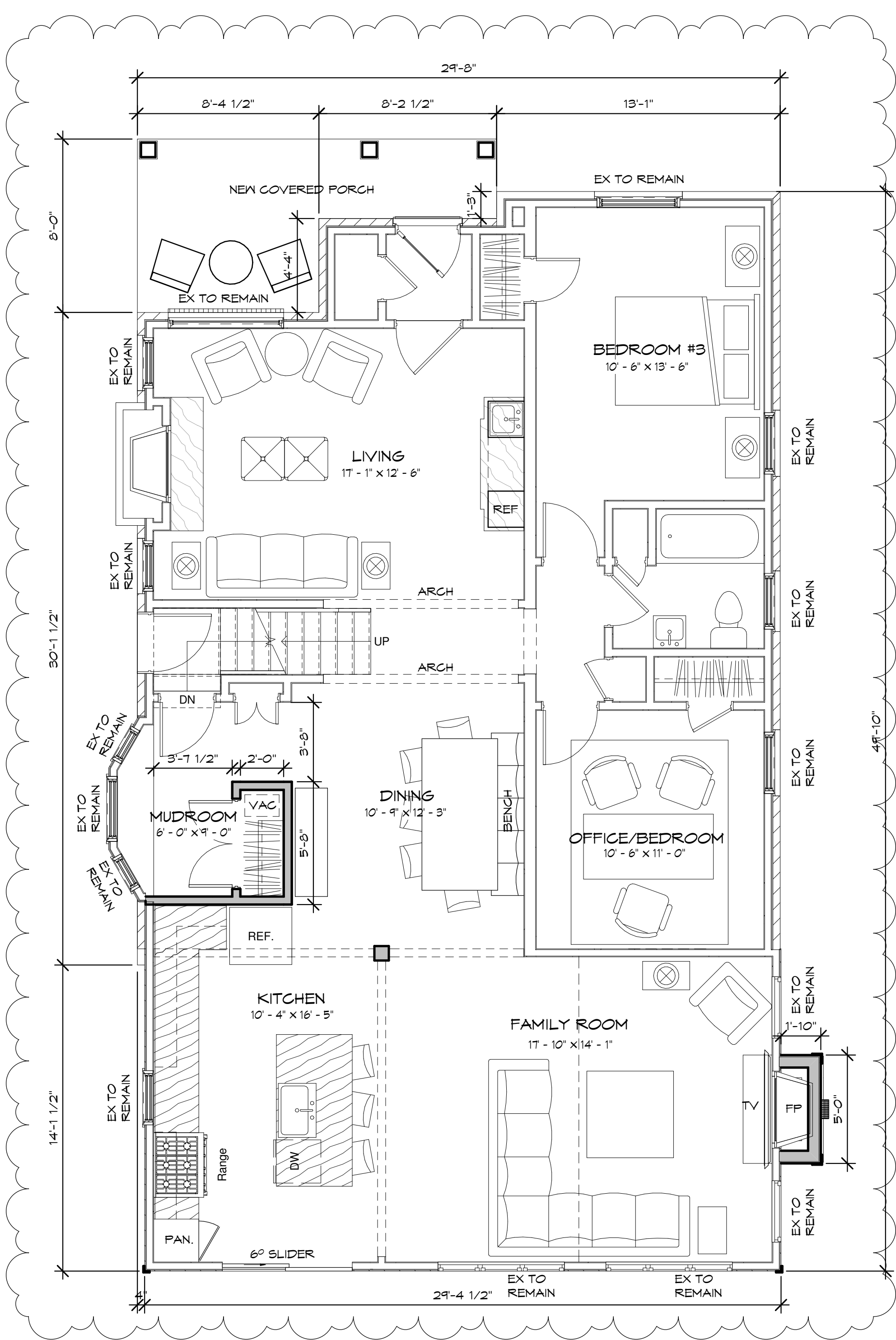
Second Floor Proposed

Scale: 1/4" = 1'-0"
734 SF



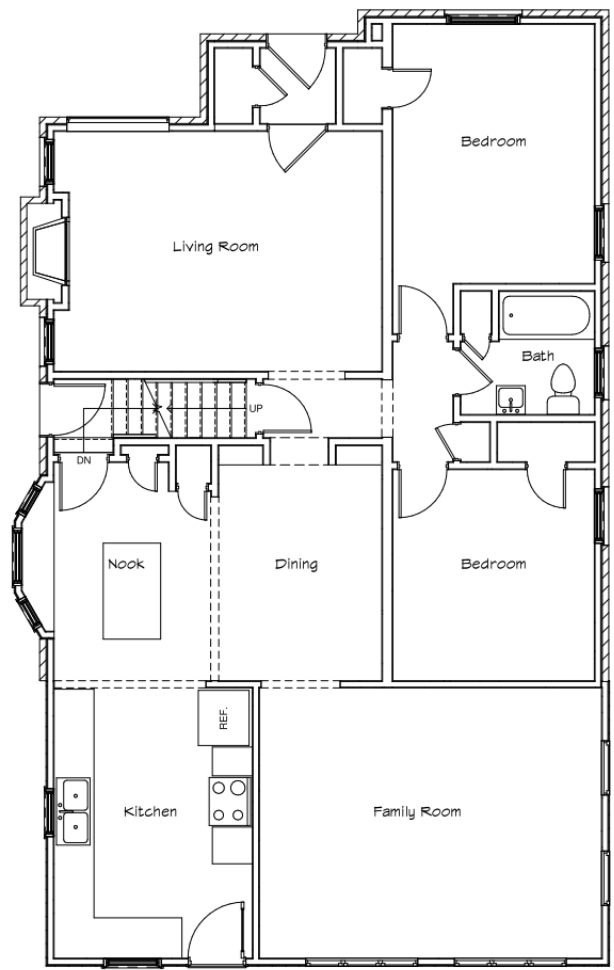
Existing Second Floor

Scale: N.T.S.



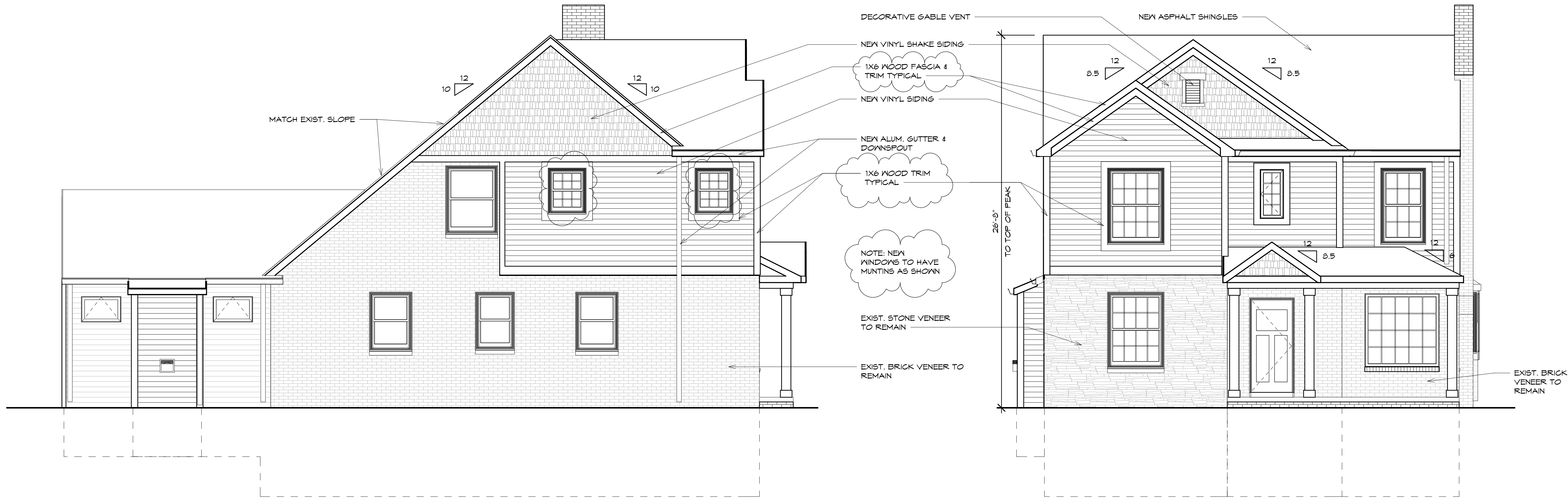
First Floor Proposed

Scale: 1/4" = 1'-0"
1,430 SF



Existing First Floor

Scale: N.T.S.



West Elevation Proposed

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

South (Front) Elevation Proposed

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



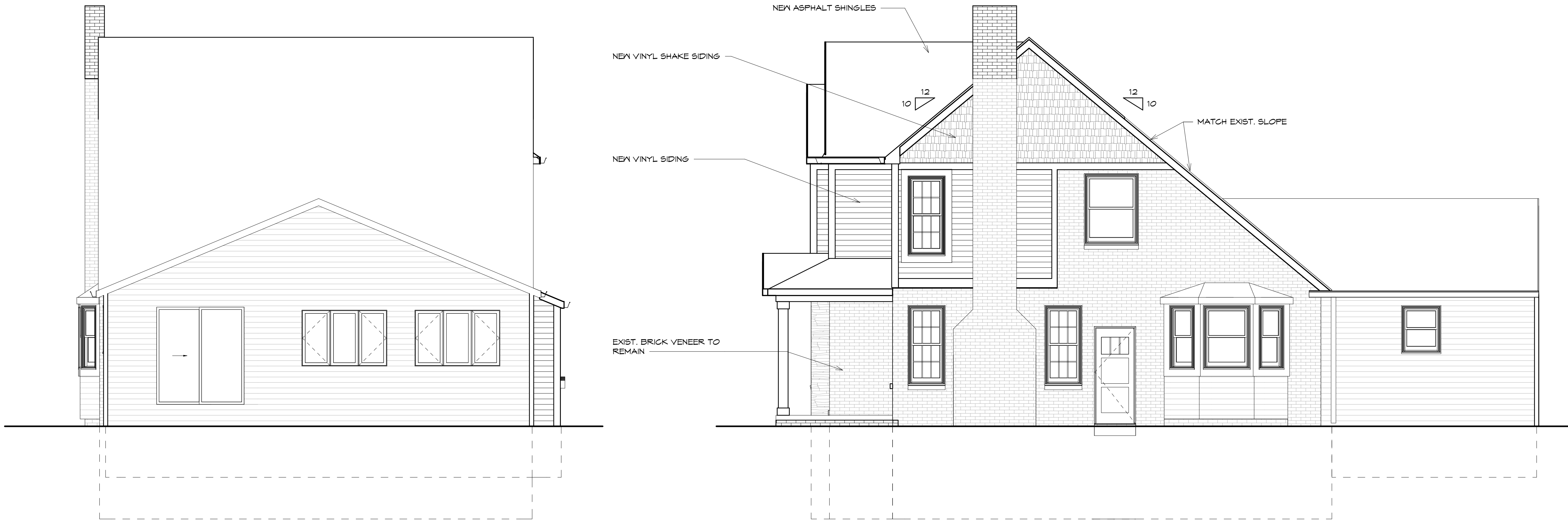
Existing West Elevation

Scale: N.T.S.



Existing Front Elevation

Scale: N.T.S.



North Elevation Proposed

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

East Elevation Proposed

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



Existing North Elevation

Scale: N.T.S.



Existing East Elevation

Scale: N.T.S.