

**PLANNING COMMISSION
AGENDA
Monday, November 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: **August 24, October 24, 2022**
5. Matter of Site Plan review of an addition to the Siporin Residence, 25524 Wareham
6. Matter of Site Plan review of an addition to the Hsu Residence, 13308 Lasalle
7. Matter of update for Safe Routes to School/ Complete Streets
 - A) Coolidge Hwy.
8. Election of Officers
 - A. Chair
 - B. Vice Chair
 - C. Secretary
9. 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.

**CITY OF HUNTINGTON WOODS
PLANNING COMMISSION**

APPLICATION FOR SITE PLAN REVIEW

The completed application, ten (10) copies of the proposed plans (see checklist for listing of all items to be included) and a check made out to the "City of Huntington Woods" in the amount of:

\$150.00 for residential building additions;
\$200.00 for new residences;
\$200.00 for commercial, office or institutional building additions;
\$300.00 for new commercial, office or institutional buildings;
\$100.00 for parking lots or semi-circular driveways (not in conjunction with one of the above);
\$200.00 for engineering review (required for all new buildings and other construction as determined by the Planning Department).

The completed application shall be submitted to the City offices at least 20 days prior to the date of the Planning Commission meeting when the site plan review will take place.

Applicant Steven and Karen Siporin

Address 25524 Wareham Drive

City Huntington Woods Zip 48070

Phone _____ (248)-318-9454 _____
(Business) (Home) (Cell)

E-mail karens@sirporin.net Fax _____

If the applicant is not the owner, attach a signed and notarized statement from the owner that the applicant is officially acting on the owner's behalf. Include the owner's address and telephone number.

Location of Property 25524 Wareham Drive
(Street address)

Legal Description T1N, R11E, SEC 21 HUNTINGTON WOODS SUB LOT 363

Sidwell Number 25 - 21 - 333 - 007

Zone District R1-C

Lot Size 7,530 sq. ft.

Lot Width (at front) 50 ft.

Finished Building Height 22'-4" in ft. 2 in stories

Proposed Setbacks 40'-2" front 56'-4" rear 5'-9" side 15'-2" side

Existing Building Size 2,328 sq. ft. as measured from the building plans

Existing Building Size 2,328 sq. ft. as published in the Valuation Records of the City

Finished Building Size 3,126 sq. ft.

Existing Lot Coverage 1,676 sq. ft. 22.3 % of total lot size

Proposed Lot Coverage 2,241 sq. ft. 29.8 % of total lot size

Existing Garage Size 461 sq. ft.

Proposed Garage Size N/A sq. ft.

I have read Chapter 40 of the Huntington Woods City Code and have supplied all of the required information. I understand that failure to submit the completed application and all items on the checklist by the deadline date **will** result in delay of my application until the items are submitted. For new buildings, an "as built" survey showing all dimensions and grades will be required before final inspection is made by the Building Department. My signature on this application grants permission for Planning Commissioners and City staff to make an on-site inspection of my property for the purpose of gaining a better understanding of my request.


Signature of Applicant

11/2/22
Date

DECISION: The site plan was approved / denied on _____

_____ Date

Secretary

Conditions of Approval: _____

CERTIFICATE OF SURVEY

LEGAL DESCRIPTION OF PROPERTY: 32-25-21-333-007

Lot 363, HUNTINGTON WOODS SUBDIVISION, being a Subdivision of part of Section 21, T1N-R11E, Royal Oak Twp., CITY OF HUNTINGTON WOODS, Oakland County, Michigan.

Plat recorded LIBER 16, PAGES 34 A-F, Oakland County Records.
SUBJECT to easements and restrictions of record, if any.

BENCH MARK: Elevation 568.30 Huntington Woods Datum.
Arrow on hydrant on E. side of Wareham at house # 25474

GENERAL NOTES:

1. All construction shall conform with the current standards and specification of the City of Huntington Woods.
2. Call MISS DIG (1-800-482-7171) a minimum of 72 hours before start of construction.
3. Obtain all required approvals from governing agencies.
4. Obtain all required permits and pay all required fees.
5. Call Governing Agencies for inspection when required.
6. Residential driveway approach permit may be required for this project.
7. Permit required for any work within the Road Right of Way.
8. Sump pump discharge to be connected to an approved drainage system.
9. The existing utilities indicated on this plan are in accordance with available information. No guarantee is made as to the completeness or accuracy of the information provided. It shall be the contractor's obligation to verify the exact location of all existing utilities which might affect this job.
10. EROSION CONTROL:
 - A. Provide silt fence on perimeter of property or at places designated on this plan prior to start of construction.
 - B. Provide temporary access driveway of crushed limestone prior to start of construction for temporary erosion control.
 - C. Inspection may be required for temporary erosion control.
 - D. Inspect and repair as may become necessary temporary erosion control devices.
 - E. Seed-Sod-Mulch all disturbed areas, all swale areas, all slopes greater than 1 on 5 and public right of way when project is complete for permanent erosion control.
 - F. Remove temporary erosion control devices.

SEE DETAIL OF PROPERTY ON SHEET No. 2

Sheet 1 of 2

Prepared For:
Joseph S Novitsky Architecture
3856 12 Mile Rd.
Berkley, Mi 48072
248-433-2030



GENERAL NOTES MRBC 2015

- ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
- DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
- PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE IBC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
- CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
- FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 3,000 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT/DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
- SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 2500 P.S.I. FOR FOUNDATION WORK AND FLOOR SLABS WITH 4000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KSI, ASTM 40.
- STRUCTURAL STEEL = 36 KSI ASTM GRADE 36.
- ALL WOOD FLOORS SHALL BE A.P.A. GLUED FLOOR SYSTEMS. FLOOR JOISTS SHALL BE DOUGLAS FIR NO. 1 OR BETTER, OR ENGINEERED FLOOR JOISTS (T.J.I.'s). FRAMING SHALL BE S.P.F. #2 OR BETTER. USE PRESSURE TREATED LUMBER WHEN IN CONTACT W/ MASONRY AND/OR CONCRETE. SILL PLATES SHALL BE SECURED WITH ANCHOR STRAPS OR BOLTS @32" O.C. AND 48" FROM EACH CORNER OF THE BUILDINGS.
- GLUE LAMINATED TIMBERS Pd = 2400 P.S.I.
- THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOBSITE, AND THAT THESE RESPONSIBILITIES ARE INTENDED TO BE AND TO REMAIN SOLELY THOSE OF THE GENERAL CONTRACTOR.
- THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES; i.e. PHONE, ELEC, GAS, WATER, AND SEWER.
- UNLESS NOTED OTHERWISE, CONTRACTOR SHALL PROVIDE & INSTALL THE FOLLOWING. TYPICAL HEADERS FOR OPENINGS AS REQUIRED:
 - (2) 2x6's = OPENINGS TO 6'-0" W.
 - (2) 2x8's = OPENINGS TO 8'-0" W.
 - (2) 2x10's = OPENINGS TO 10'-0" W.
 - (2) 2x12's = OPENINGS TO 12'-0" W.NOTIFY/ CONSULT ARCHITECT FOR UNSPECIFIED OPENINGS EXCEEDING 12'-0" W.
- OWNER OR INTERIOR DESIGNER TO SUPPLY ALL FINAL FINISH & FIXTURE SCHEDULES. ALL INTERIOR DETAILS ON THESE PLANS ARE PLACEHOLDERS. IF OWNER DOES NOT HAVE ANY INPUT, THE CONTRACTOR SHALL PROVIDE FINISHES THAT MATCH EXISTING CONDITIONS TO THE BEST OF HIS/HER ABILITY.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS OF FURNACE PLACEMENT AND NEW DUCT WORK TO OWNER FOR APPROVAL PRIOR TO PERMIT APPLICATION/ AND APPROVED DRAWINGS WILL BECOME PART OF THE CONTRACT/PERMIT SET.
- PROVIDE SHOP DRAWINGS AND ENGINEERING DATA ON ALL STRUCTURAL STEEL AND PREFABRICATED TRUSSES, INCLUDING GIRDER TRUSSES.
 - TOP CHORD ANCHOR LOAD = 25 psf (TYP.)
 - BOTTOM CHORD @ L.L. = 30 psf (TYP.)
 - WIND LOAD = psf (TYP.)
 - SLEEPING AREAS LIVE LOAD = 30 psf (TYP.)
 - LIVING AREAS LIVE LOAD = 40 psf (TYP.)
- PROVIDE SAFETY GLAZING IN ALL HAZARDOUS LOCATION. REFER TO MRBC 2015, R308.4.
- *THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT*.

LEGAL DESCRIPTION

TIN, R1E, SEC 21 HUNTINGTON WOODS SUB LOT 363

RI-C ZONING

LOT AREA:
REQUIRED = 7,000 SQ. FT. (MIN, PER ORDINANCE)
PROVIDED = 7,530 SQ. FT. (EXISTING)

SETBACKS:
FRONT SETBACK:
REQUIRED = 50'-0" (MIN.)
PROVIDED = 40'-2"± (EXISTING TO REMAIN)
SIDE YARD(S):
REQUIRED @1 = 5'-0" (MIN.)
PROVIDED = 4'-9" (EXISTING)
REQUIRED @1 = 9'-0" (MIN.)
PROVIDED = 11'-1" (EXISTING)
REQUIRED COMBINED = 14'-0" (MIN.)
PROVIDED COMBINED = 15'-10" (EXISTING)

REAR SETBACK:
REQUIRED = 35'-0" (MIN.)
PROVIDED = 56'-4" (PROPOSED)

LOT AREA CALCULATIONS

LOT SIZE = 7,530 SQ. FT.
30% MAX. LOT COVERAGE: 2,259 SQ. FT.
LOT COVERAGE (30% MAX.):

RESIDENCE	1,731 SQ. FT.
GARAGE	461 SQ. FT.
COVERAGE	2,192 SQ. FT. (29.1%)

IMPERVIOUS SURFACE:
FRONT PORCH 49 SQ. FT.
COVERAGE 49 SQ. FT. (0.7%)

OPEN SPACE:
OPEN AREA 5,289 SQ. FT. (70.2%)
TOTAL (LOT AREA) 7,530 SQ. FT.

SQUARE FOOT ANALYSIS

ALLOWABLE SQUARE FEET: 2,500 SQ. FT.

EXISTING SQUARE FEET:
FIRST FLOOR: 1,166 SQ. FT.
SECOND FLOOR: 1,162 SQ. FT.
TOTAL: 2,328 SQ. FT.

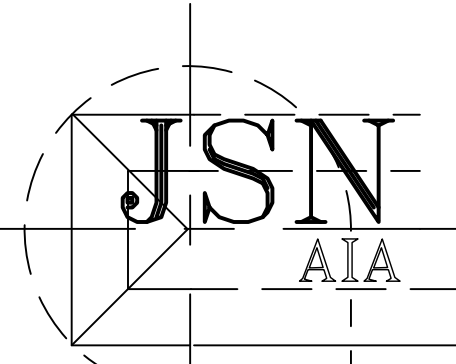
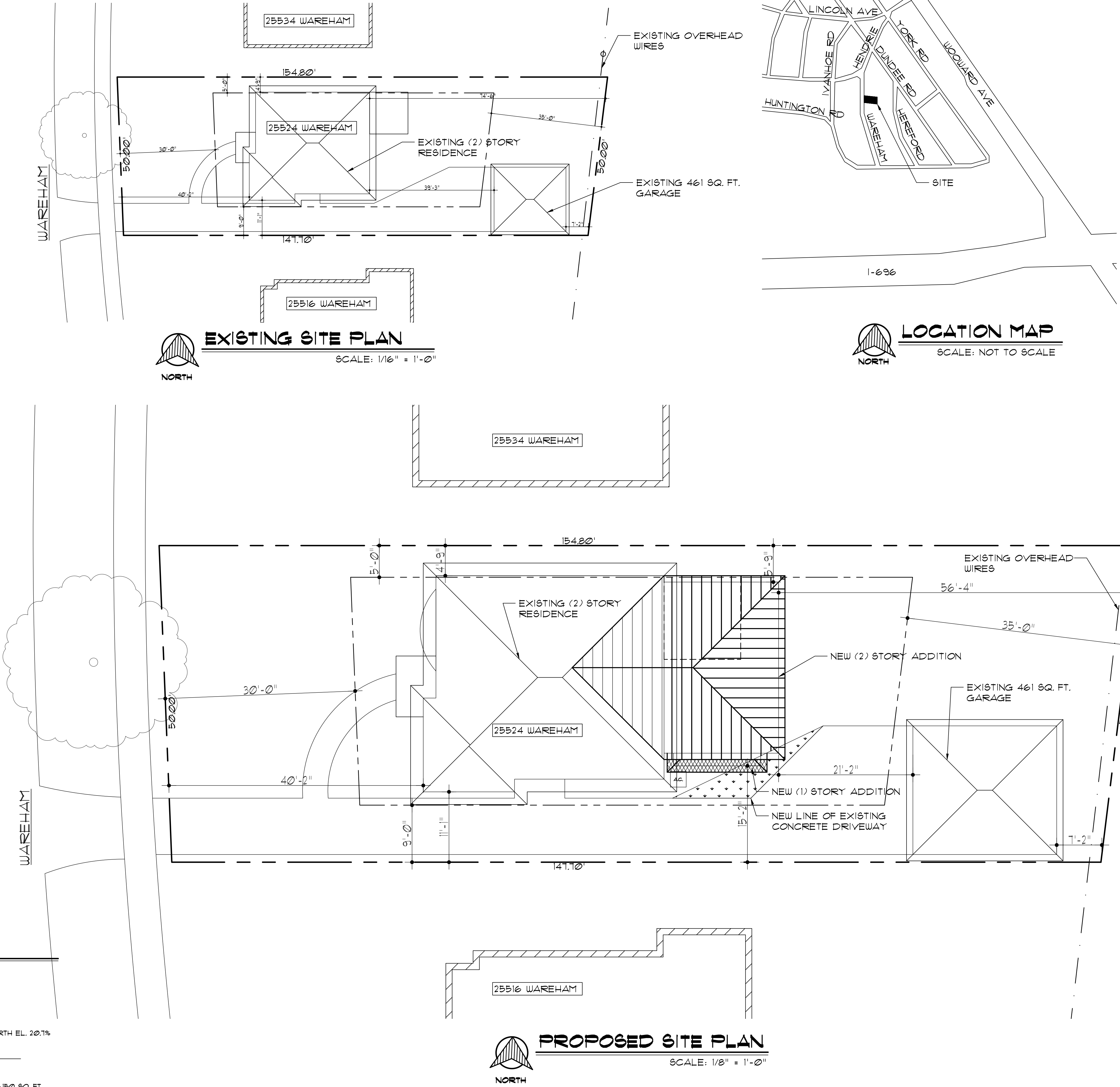
PROPOSED SQUARE FEET:
FIRST FLOOR: 409 SQ. FT.
SECOND FLOOR: 389 SQ. FT.
TOTAL: 798 SQ. FT.

TOTAL SQUARE FEET: 3,126 SQ. FT.
FIRST FLOOR: 1,578 SQ. FT.
SECOND FLOOR: 1,551 SQ. FT.

SQUARE FOOT BONUSES:

ALLOWED BUILDING SQUARE FEET: 2,500 SQ. FT.
ROOF HEIGHT BONUS: 150 SQ. FT.
EXISTING 22'-4", 21'-7" PROVIDED
EXISTING DETACHED GARAGE: 100 SQ. FT.
EXISTING 461 SQ. FT. GARAGE TO REMAIN
FENESTRATION BONUS: 150 SQ. FT.
20% OR MORE: SOUTH EL. 46.7%, EAST EL. 21.2%, NORTH EL. 20.7%
ARCHITECTURAL BONUS: 250 SQ. FT.
ROULOCK AND SOLDIER COURSING BRICK DETAILS

ALLOWED BUILDING SQUARE FEET: 3,150 SQ. FT.
EXISTING BUILDING SQUARE FEET: 2,328 SQ. FT.
PROPOSED BUILDING SQUARE FEET: 3,126 SQ. FT. < 3,150 SQ. FT.



Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

Revisions:

DATE	DESCRIPTION
10/17/2022	EXISTING CONDITIONS
10/19/2022	CITY REVIEW
10/25/2022	OWNER REVIEW
11/02/2022	SFA REVIEW

Project Name:
25524 WAREHAM DRIVE
HUNTINGTON WOODS, MI 48070

OWNER:
KAREN AND STEVEN SIPORIN
(248)-318-9464

Sheet Title:

SITE
PLAN,
LOCATION
MAP,
&GENERAL
NOTES

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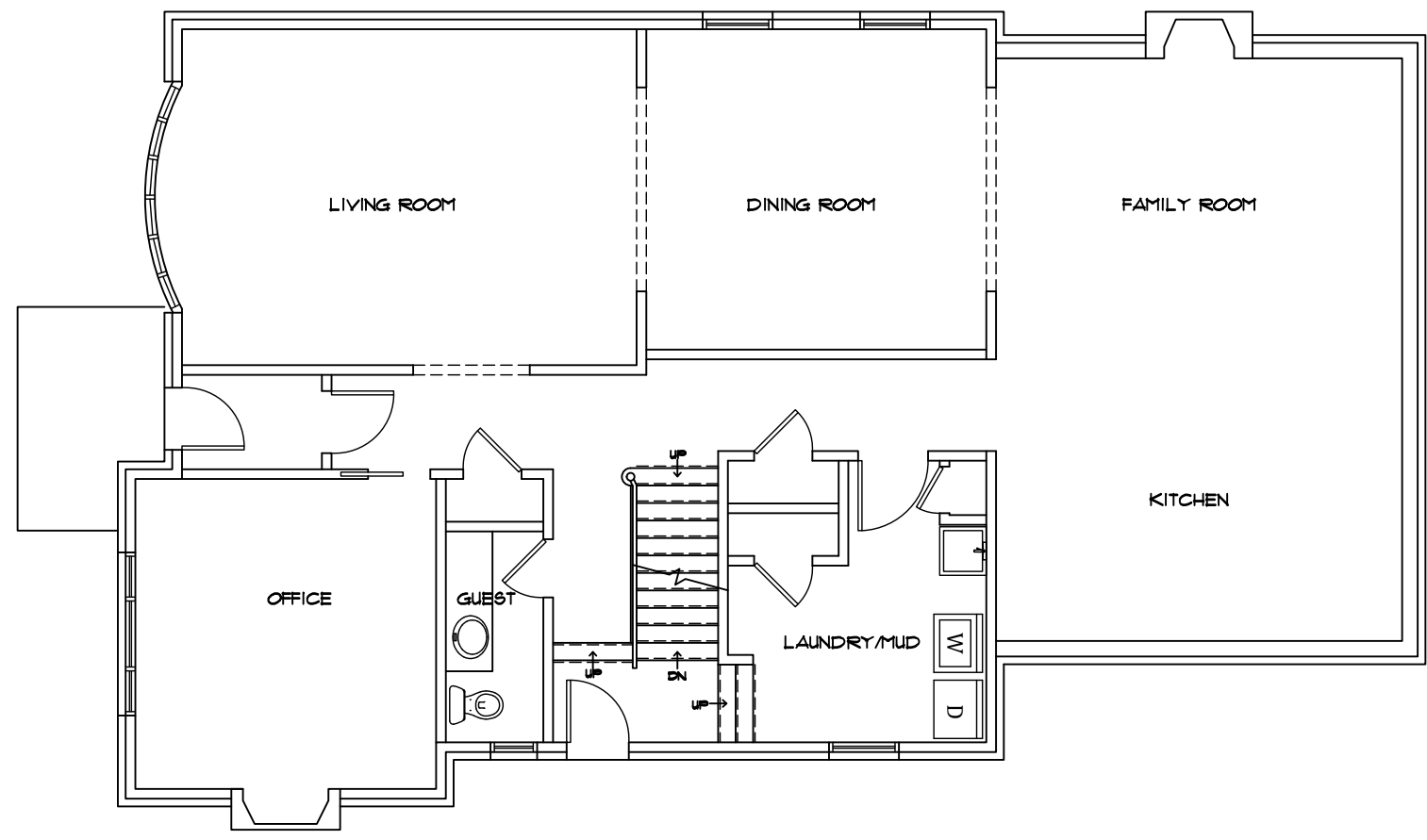
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Project Number:

2022-121

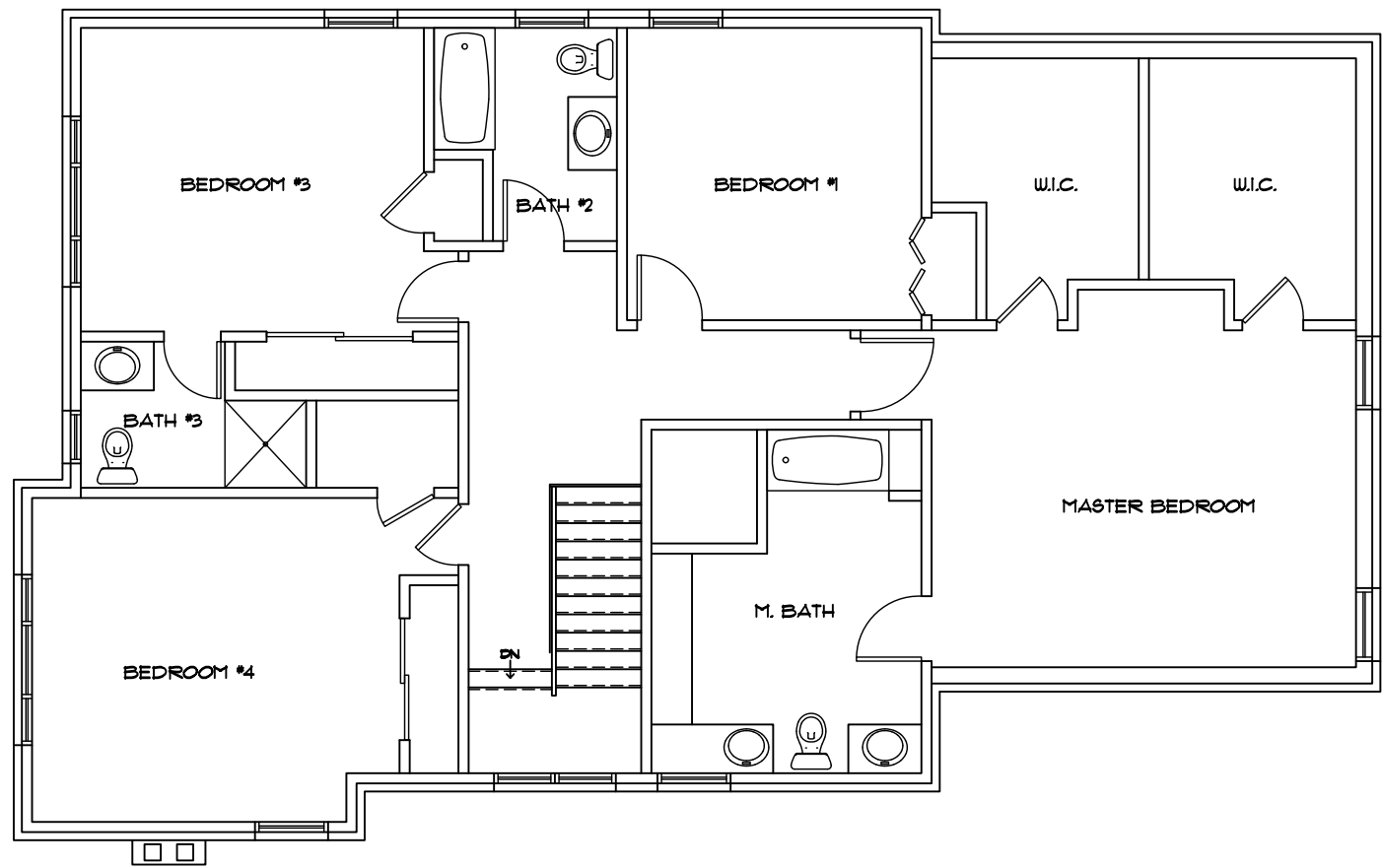
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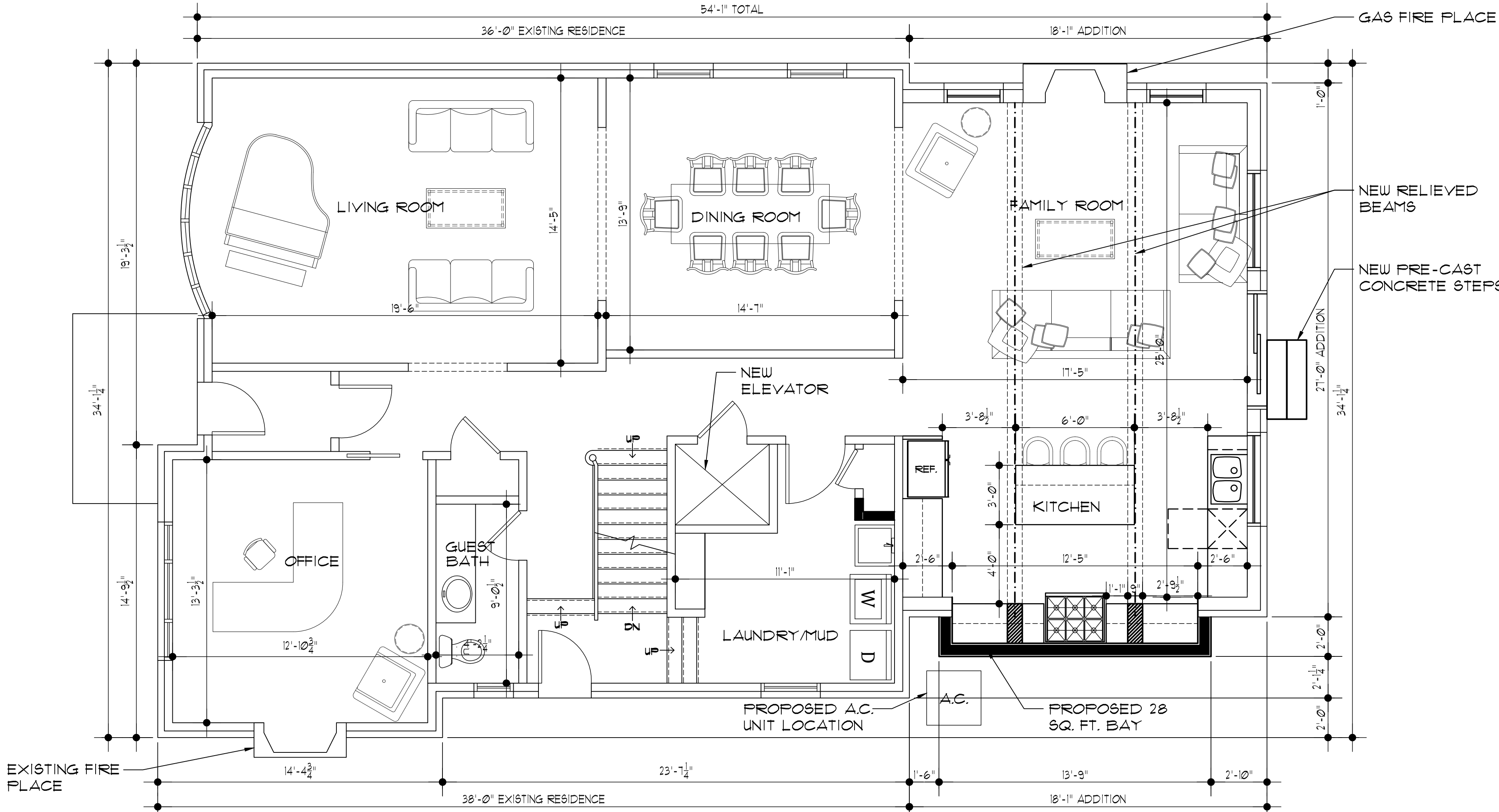
EXISTING FIRST FLOOR

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



EXISTING SECOND FLOOR

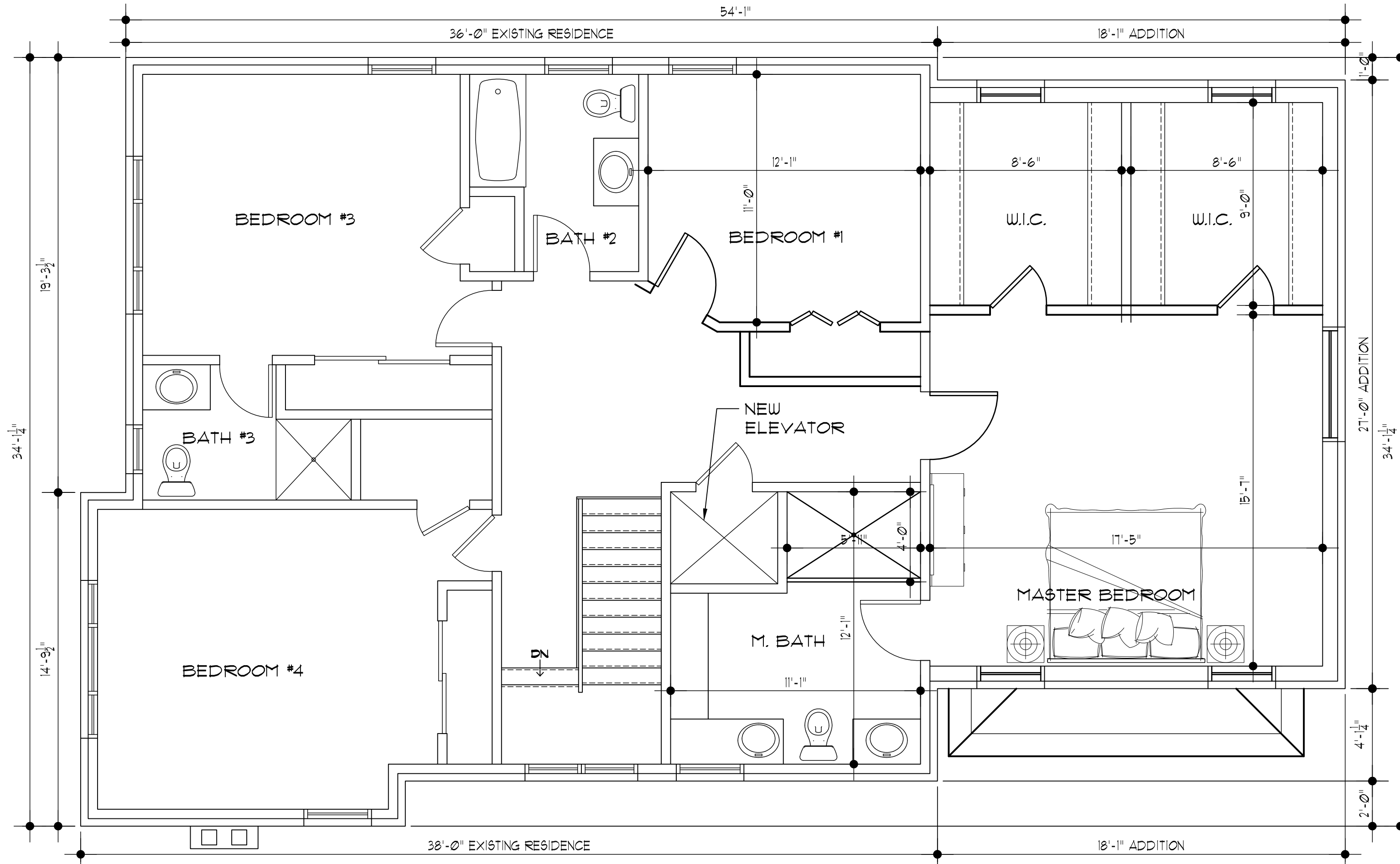
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PROPOSED FIRST FLOOR

1,515 SQ. FT.

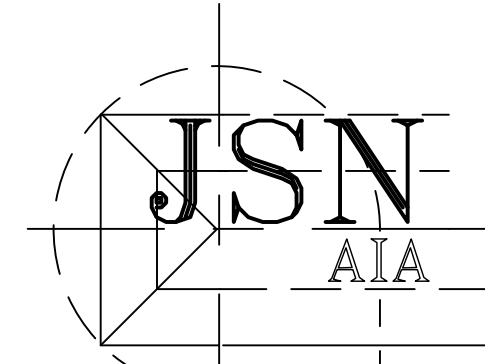
SCALE: 1/4" = 1'-0"



PROPOSED SECOND FLOOR

1,551 SQ. FT.

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



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EXISTING
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FLOOR
PLANS

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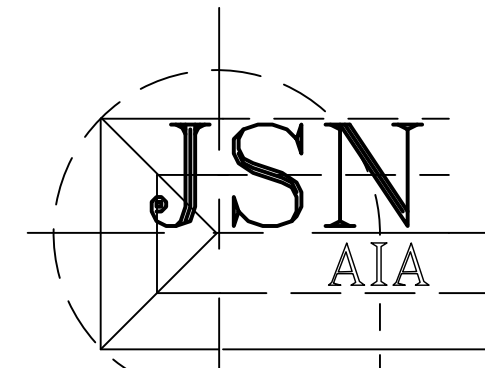
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EXISTING
& PROPOSED
ELEVATIONS

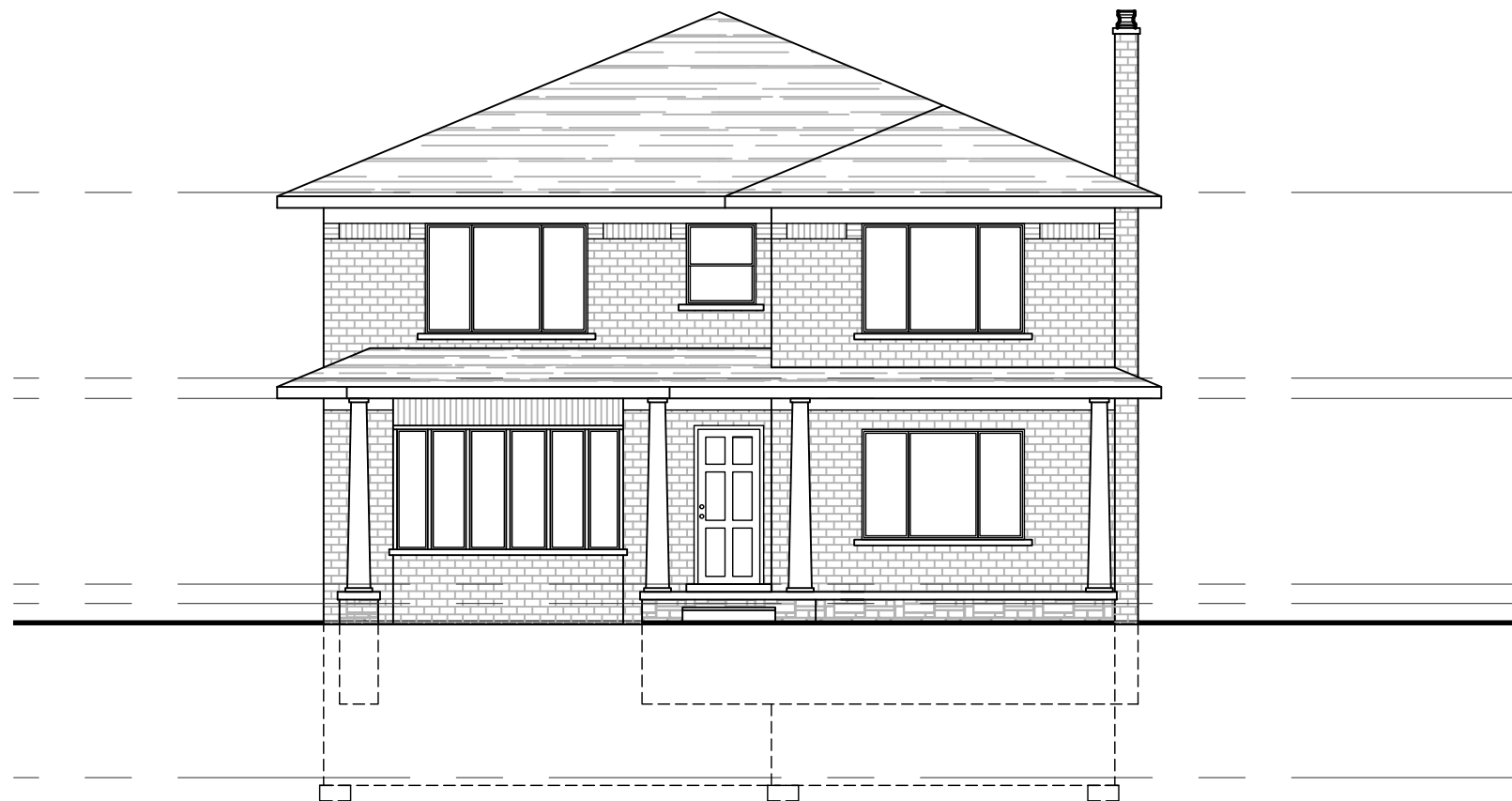
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EXISTING WEST (FRONT) ELEVATION

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



EXISTING SOUTH (SIDE) ELEVATION

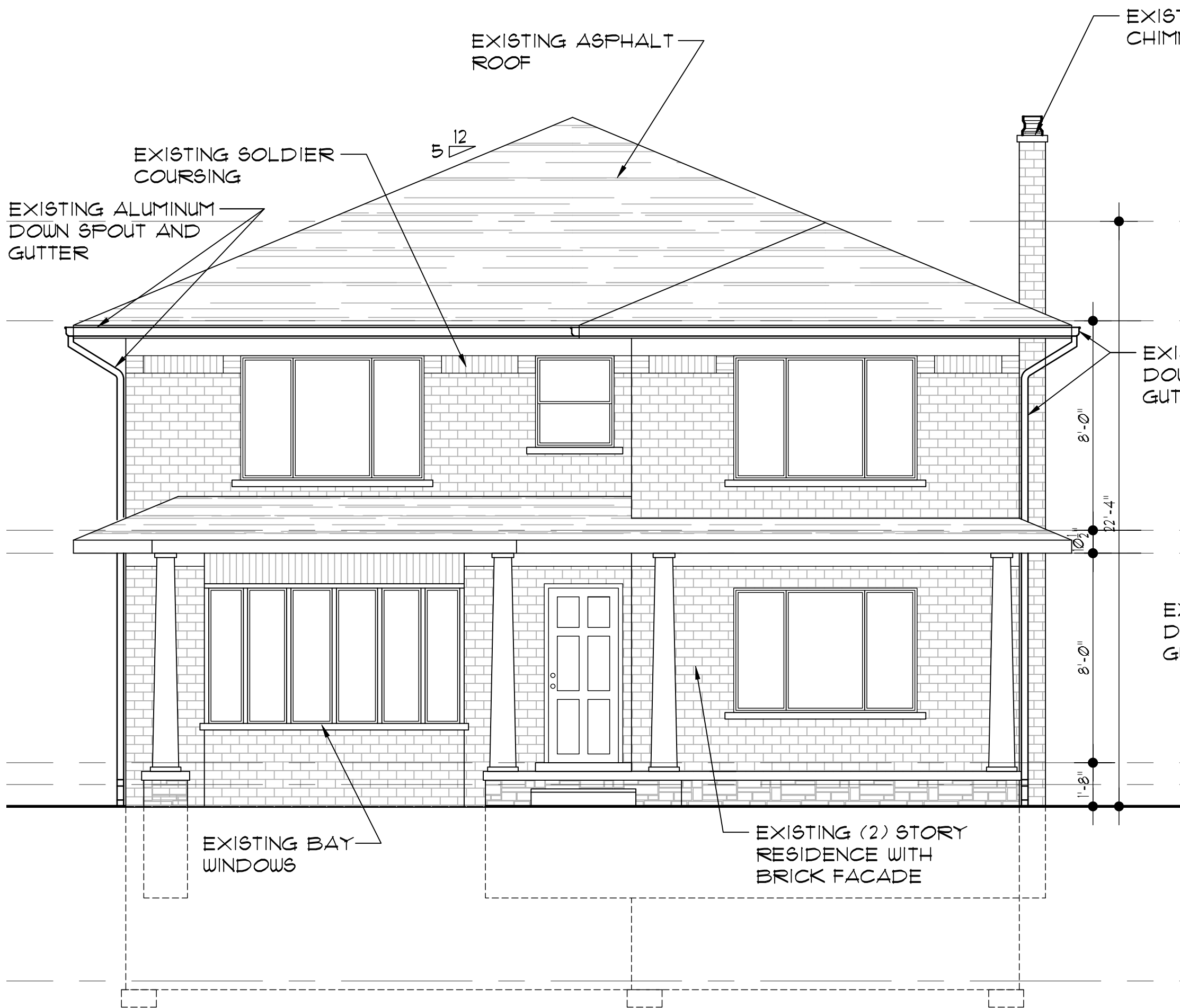
SCALE: 1/4" = 1'-0"

FENESTRATION PERCENTAGE

SOUTH ELEVATION (ADDITION ONLY):
SQUARE FOOT OF WALL: 323 SQ. FT.
FENESTRATION SQUARE FOOT: 151 SQ. FT.
FENESTRATION PERCENT: 46.1%

EAST ELEVATION (ADDITION ONLY):
SQUARE FOOT OF WALL: 483 SQ. FT.
FENESTRATION SQUARE FOOT: 102.5 SQ. FT.
FENESTRATION PERCENT: 21.2%

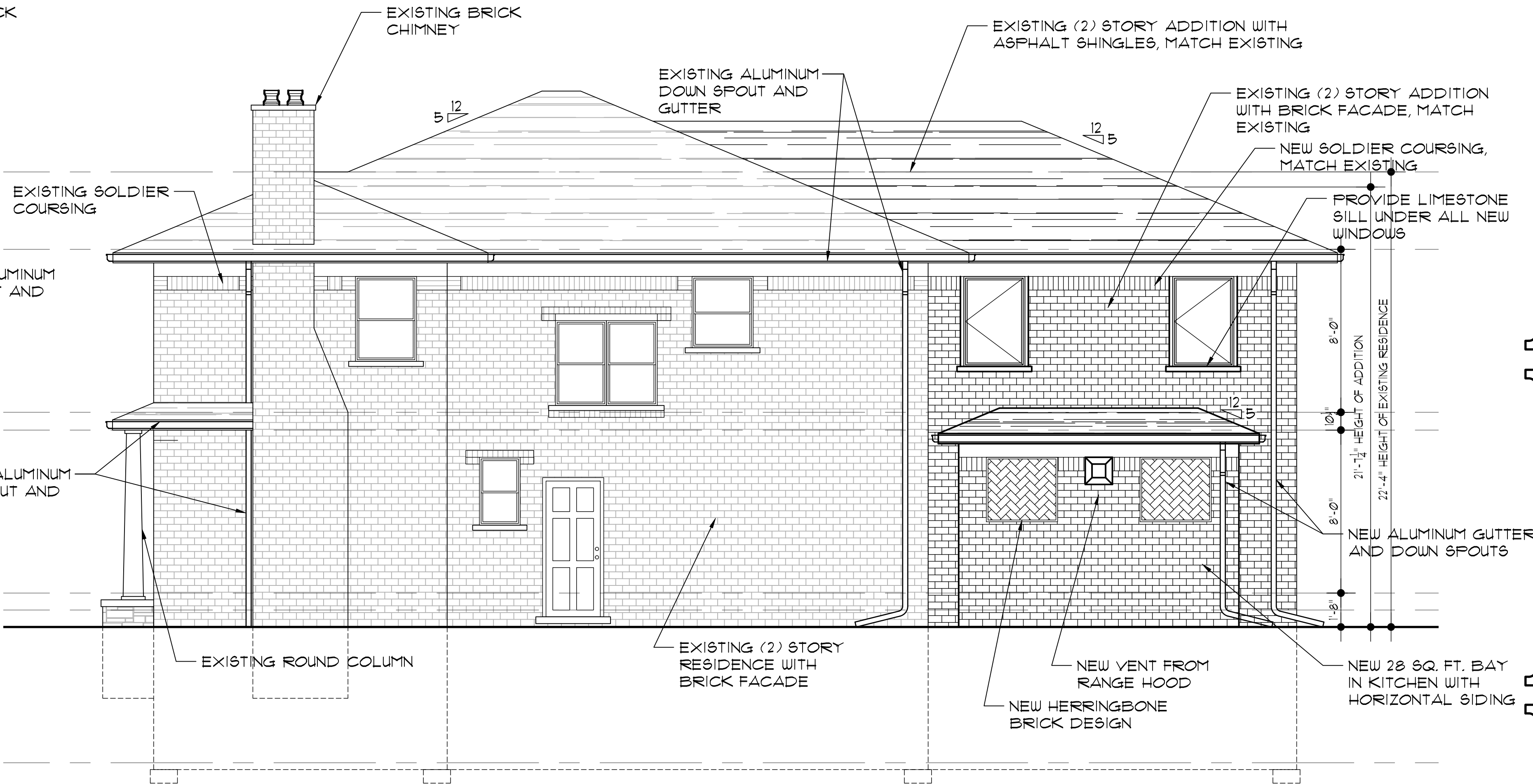
NORTH ELEVATION (ADDITION ONLY):
SQUARE FOOT OF WALL: 323 SQ. FT.
FENESTRATION SQUARE FOOT: 67 SQ. FT.
FENESTRATION PERCENT: 20.1%



PROPOSED WEST (FRONT) ELEVATION

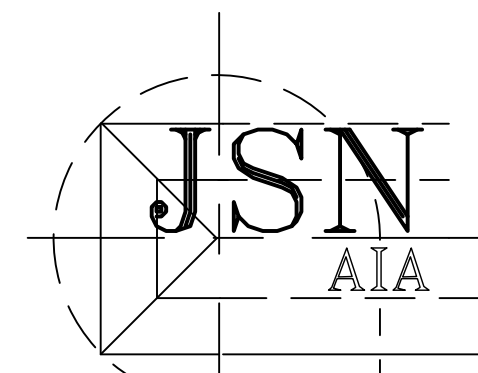
NO CHANGES

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



PROPOSED SOUTH (SIDE) ELEVATION

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



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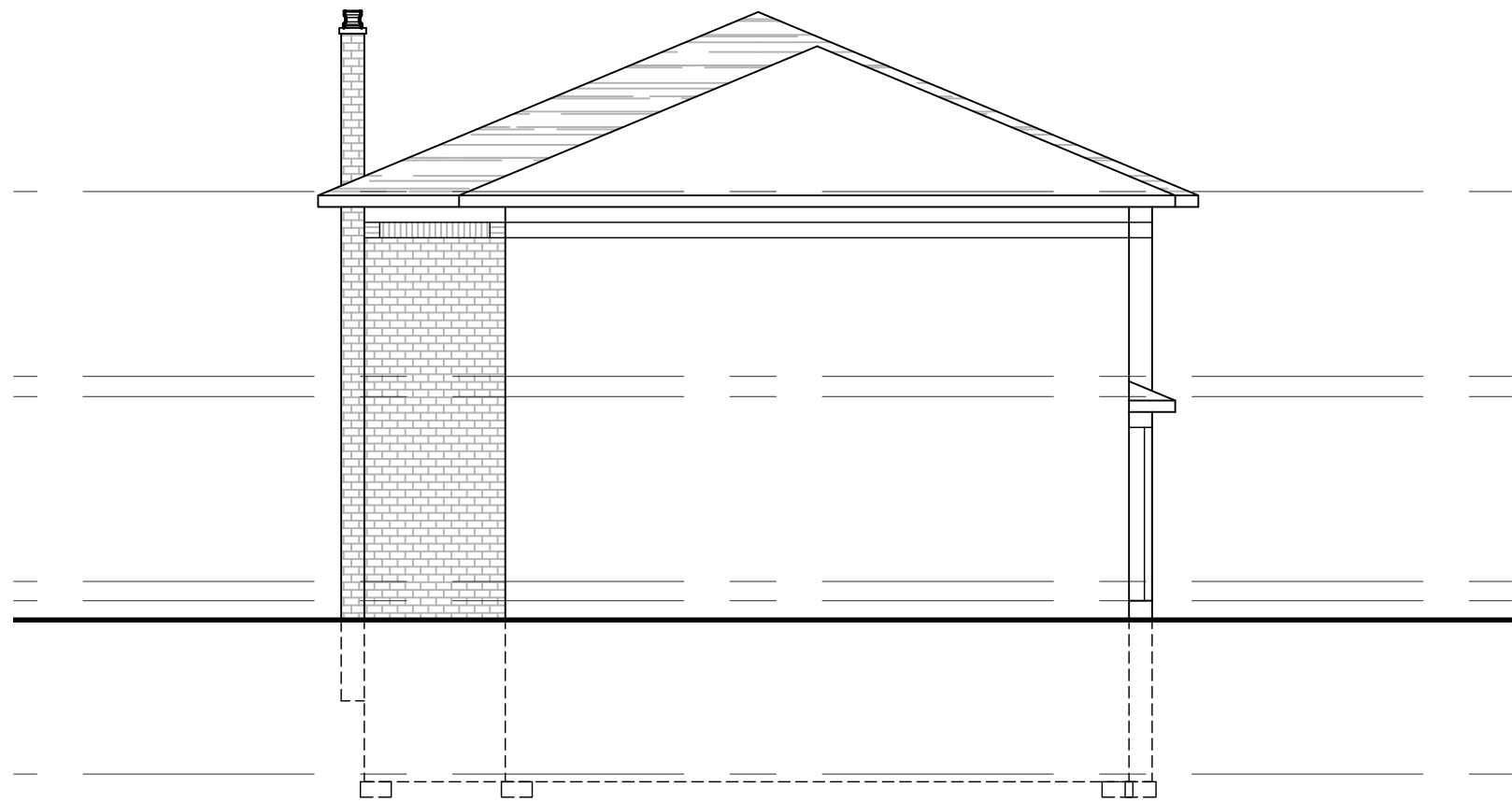
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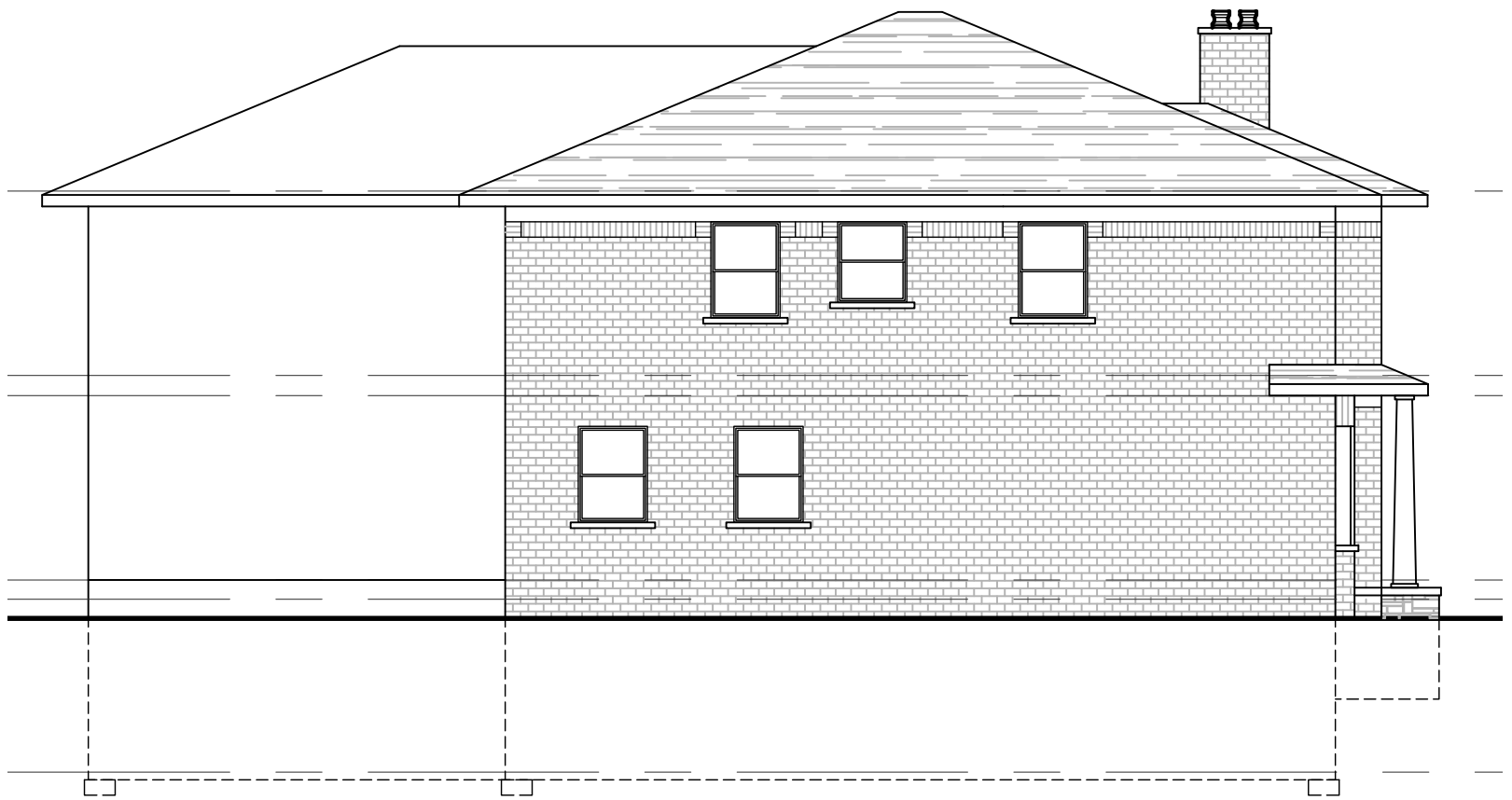
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EXISTING EAST (REAR) ELEVATION

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



EXISTING NORTH (SIDE) ELEVATION

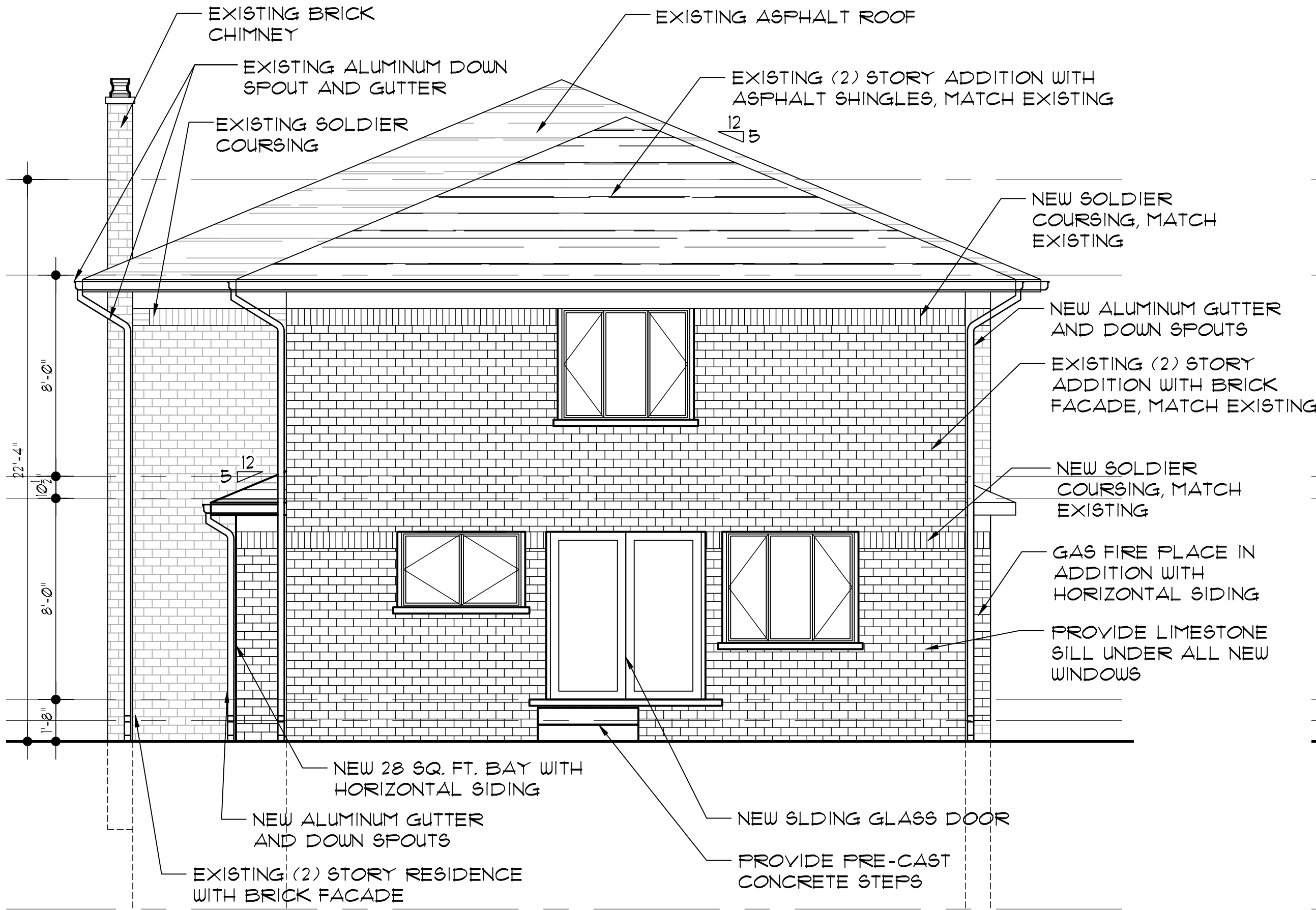
SCALE: 1/4" = 1'-0"

FENESTRATION PERCENTAGE

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FENESTRATION PERCENT: 46.1%

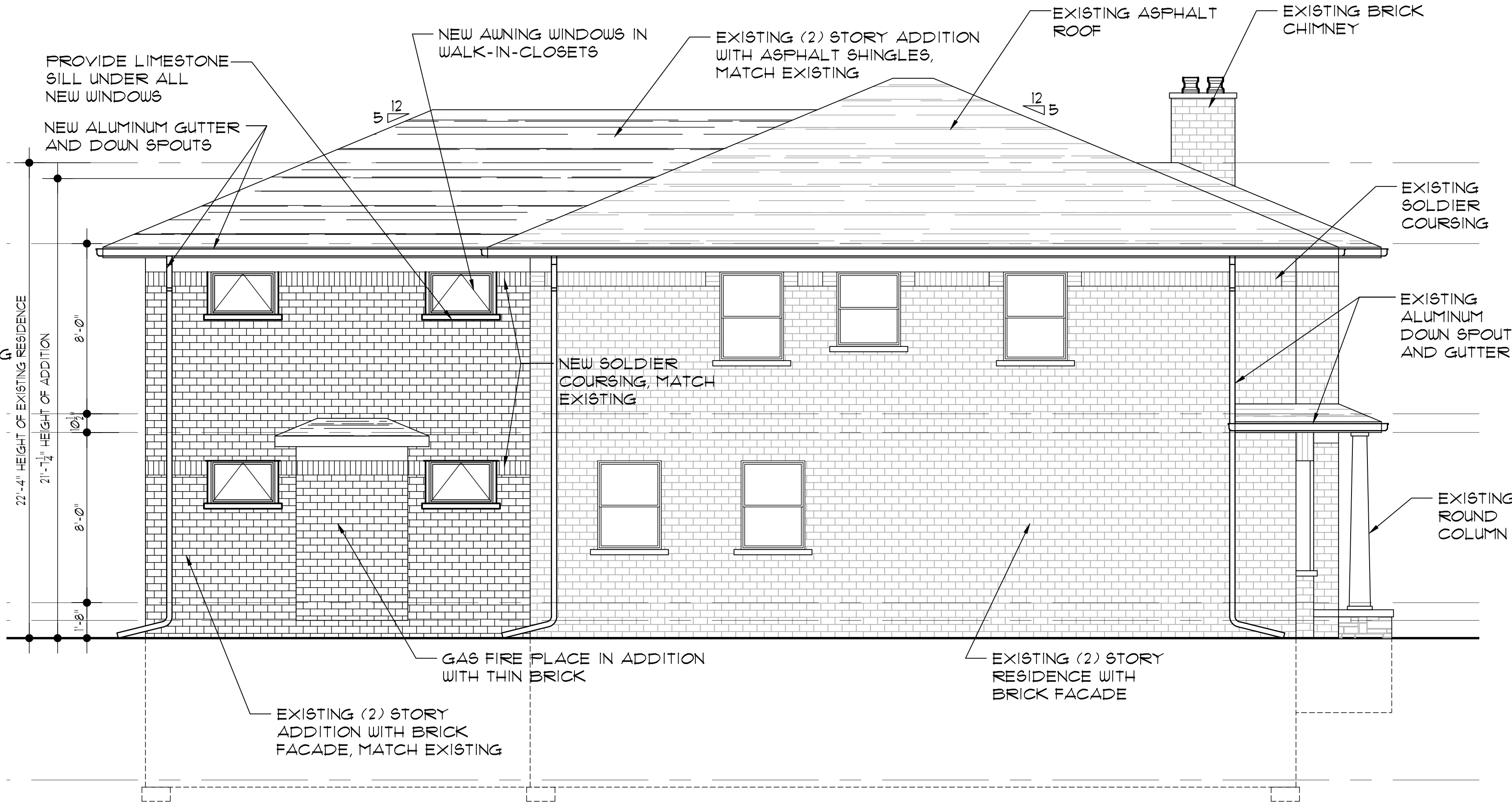
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FENESTRATION PERCENT: 21.2%

NORTH ELEVATION (ADDITION ONLY):
SQUARE FOOT OF WALL: 323 SQ. FT.
FENESTRATION SQUARE FOOT: 61 SQ. FT.
FENESTRATION PERCENT: 20.1%



PROPOSED EAST (REAR) ELEVATION

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



PROPOSED NORTH (SIDE) ELEVATION

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