

CITY OF HUNTINGTON WOODS

**ZONING BOARD OF APPEALS
AGENDA**

December 14, 2020

Virtual Meeting

7:30 P.M.

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes - **September 14, October 13, 2020**
4. Appeals

A) Matter of an appeal from Mark Osborne at 25143 E. Roycourt, for a front yard setback variance of 9.42' for a setback of 30.65' where 40.07' is required. Section 40-4.03 - R-1A through R-1E: One-Family Districts. Dimensional Requirements..

5. Other Business
6. Public Participation

Topic: ZBA

Time: Dec 14, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89179646607?pwd=a21ySmhNb1ZZVFY5SEhlcGx2VnJBZz09>

Meeting ID: 891 7964 6607

Passcode: 389309

One tap mobile

+13017158592,,89179646607#,,,,,0#,,389309# US (Washington D.C)

+13126266799,,89179646607#,,,,,0#,,389309# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington D.C) +1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York) +1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)+1 669 900 9128 US (San Jose)

Meeting ID: 891 7964 6607

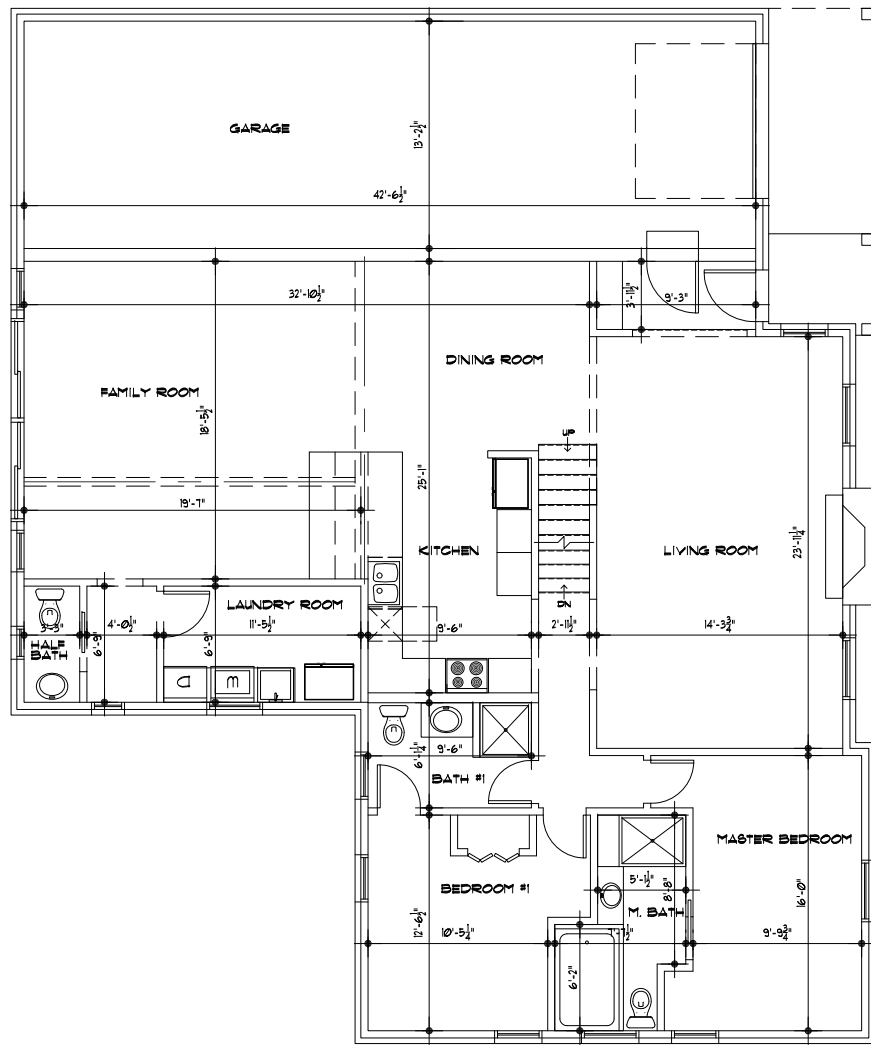
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Find your local number: <https://us02web.zoom.us/j/89179646607?pwd=a21ySmhNb1ZZVFY5SEhlcGx2VnJBZz09>

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." You may view plans at City Hall the week before the election

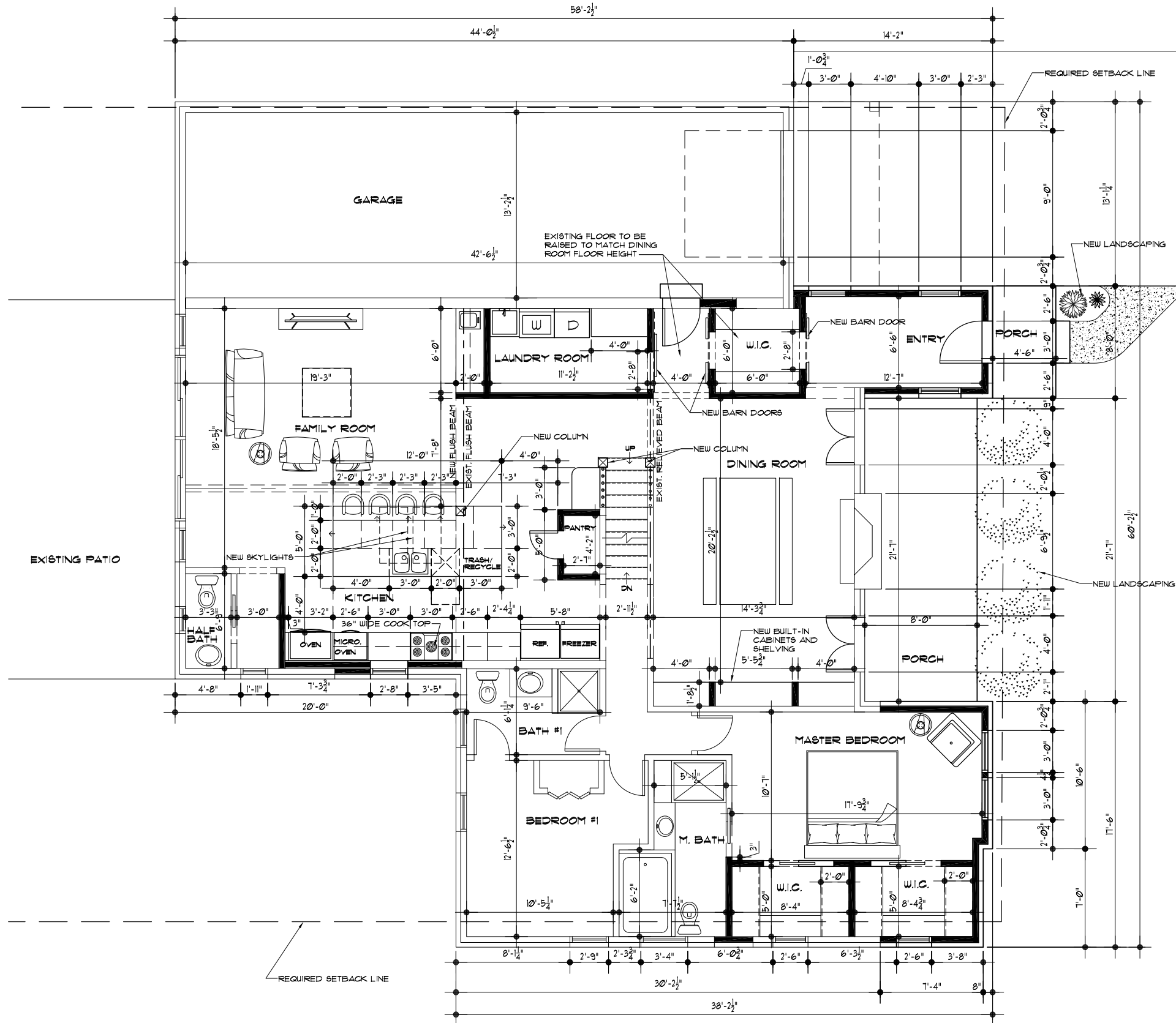
Hank Berry - Zoning Administrator - 248-581-2637 hberry@hwmi.org



EXISTING FIRST FLOOR

2,508.4 SQ. FT.

SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR

2,743.0 SQ. FT.

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

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

Seal

Revisions:

DATE	DESCRIPTION
07/14/2020	EXISTING CONDITIONS
07/20/2020	REVIEW
08/07/2020	REVIEW
08/14/2020	REVIEW
08/18/2020	REVIEW
08/24/2020	REVIEW
09/23/2020	CITY REVIEW
09/23/2020	REVIEW

Project Name:
OSBORNE RESIDENCE
25143 E. ROYCOURT
HUNTINGTON WOODS, MI 48070

OWNER:
MARK AND ROCHELLE OSBORNE
25143 E. ROYCOURT
HUNTINGTON WOODS, MI 48070

Sheet Title:
**PROPOSED
& EXISTING
FLOOR
PLANS**

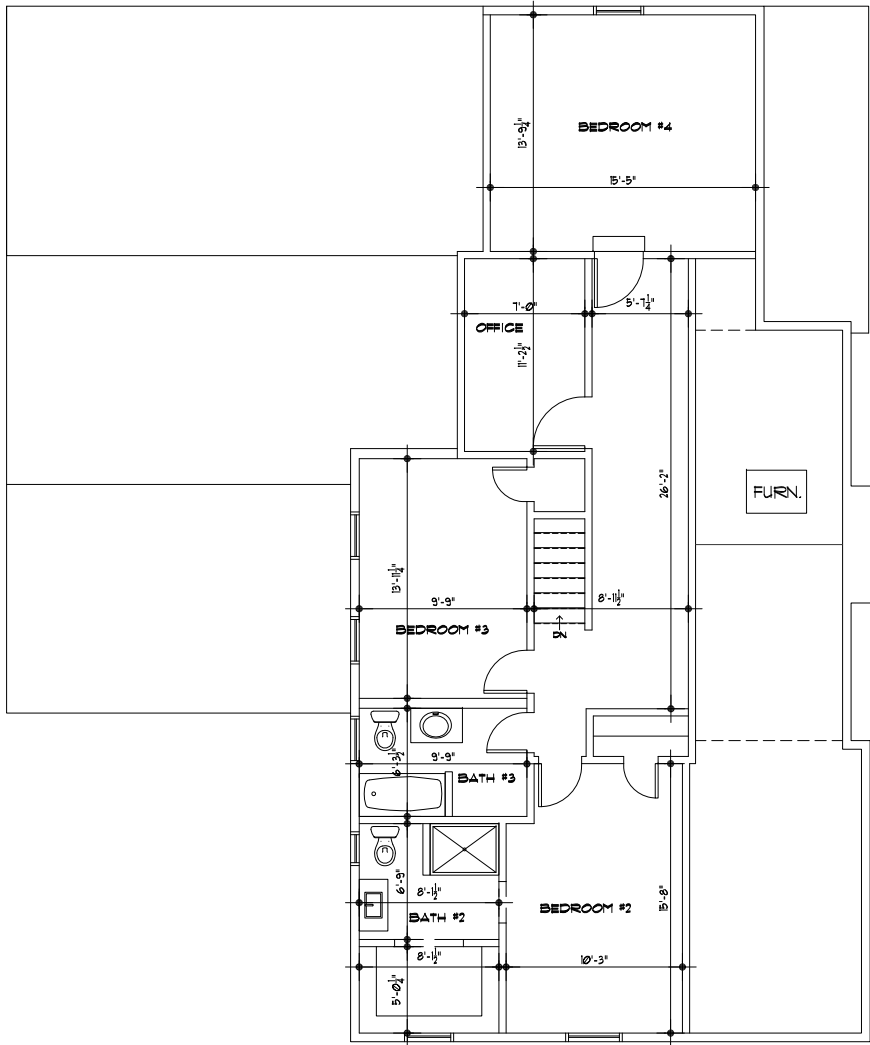
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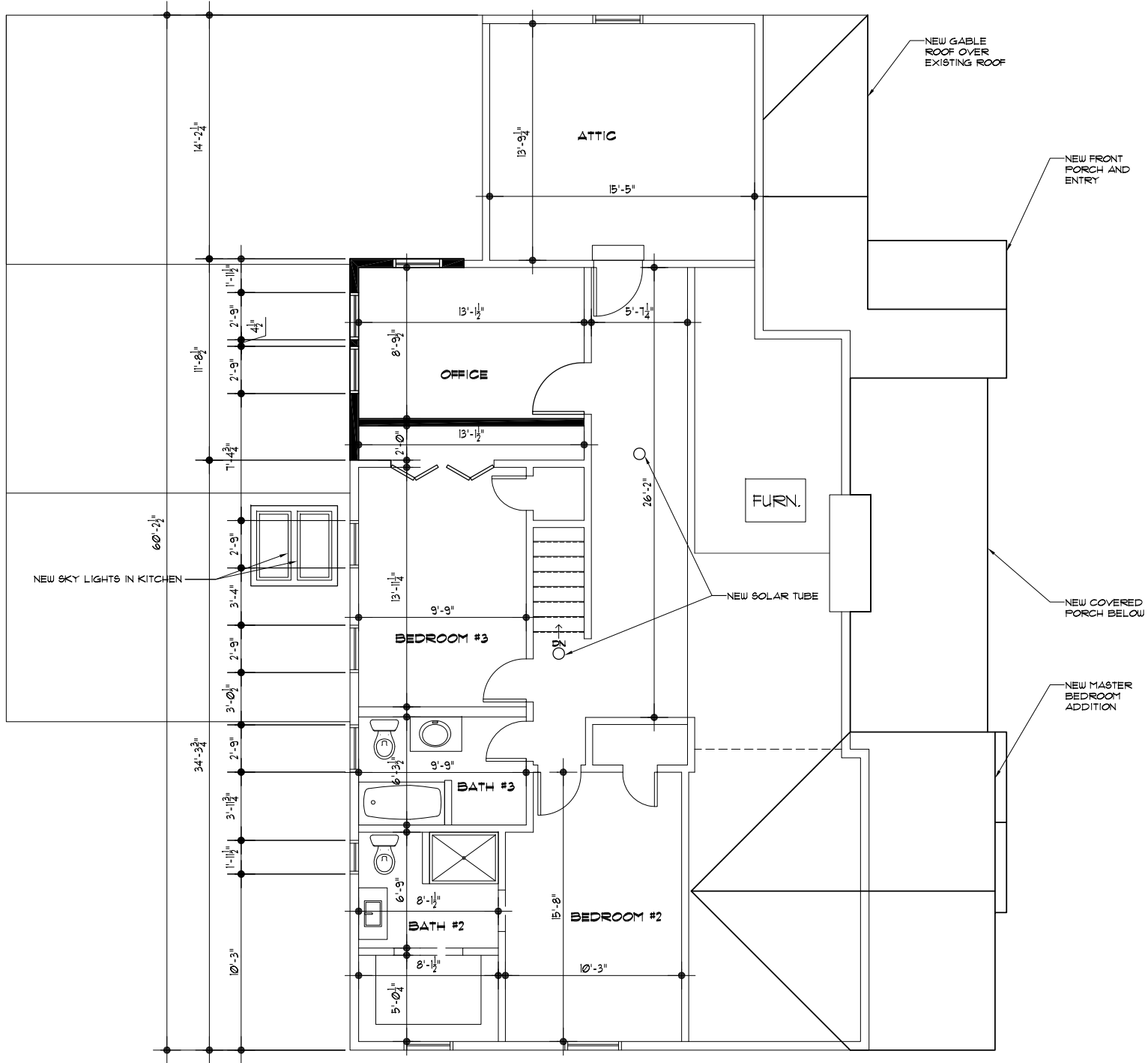
A-1.1



EXISTING SECOND FLOOR

1,079.1 SQ. FT.

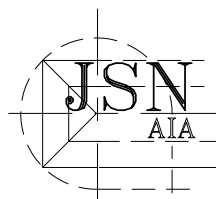
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR

1,150.2 SQ. FT.

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



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

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09/23/2020	REVIEW

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**PROPOSED
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FLOOR**

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GENERAL NOTES MRBC 2015

1. 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.
2. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
3. PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
4. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ICC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
5. CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
6. 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.
7. SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
8. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 2,500 P.S.I. FOR FOUNDATION WORK AND FLOOR SLABS WITH 4,000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KSI, ASTM 40.
9. STRUCTURAL STEEL = 36 KSI ASTM GRADE 36.
10. 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 9.P.F. #2 OR BETTER. USE PRESSURE TREATED LUMBER WHEN IN CONTACT WITH MASONARY AND/OR CONCRETE.
11. GLUE LAMINATED TIMBERS Fb = 2400 P.S.I.
12. 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.
13. THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: I.e: PHONE, ELEC, GAS, WATER, AND SEWER.
14. 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.
15. 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.
16. 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.
17. PROVIDE SHOP DRAWINGS AND ENGINEERING DATA ON ALL STRUCTURAL STEEL AND PREFABRICATED TRUSSES, INCLUDING GIRDER TRUSSES.
TOP CHORD = 8.L. = 25 psf (TYP.)
BOTTOM CHORD = L.L. = 30 psf (ATTIC TRUSSES)

LOT AREA CALCULATIONS

MINIMUM LOT SIZE = 1,000 SQ. FT.
EXISTING LOT SIZE = 10,080.1 SQ. FT.

30% MAX. LOT COVERAGE = 3,024.0 SQ. FT. (MAX.)

LOT COVERAGE (30% MAX.):

RESIDENCE	2,116.0 SQ. FT.
GARAGE	621.0 SQ. FT.
COVERAGE	2,743.0 SQ. FT. (27.2%)

IMPERVIOUS SURFACE:

MAIN ENTRY	36.0 SQ. FT.
PRIVATE PORCH	164.6 SQ. FT.
GARAGE OVERHANG	19.1 SQ. FT.
COVERAGE	2803.3 SQ. FT. (28.2%)

OPEN SPACE:

OPEN AREA	1,056.1 SQ. FT. (10.0%)
TOTAL (LOT AREA)	10,080.1 SQ. FT.

LEGAL DESCRIPTION

T1N, R1E, SEC 2 MC GIVERIN-HALDEMAN'S HUNTINGTON WOODS MANOR SUB S 1/2 OF LOT 840 & ALL OF LOT 841.

R-1C ZONING

LOT AREA:

REQUIRED = 1,000 SQ. FT. (MIN., PER ORDINANCE)
PROVIDED = 10,080.1 SQ. FT. (EXISTING)

SETBACKS:

FRONT SETBACK:

REQUIRED = 30'-0" (MIN)
PROVIDED = 30'-8" (PROPOSED)

SIDE YARD(S):

(1) • REQUIRED = 5'-0" (MIN)
(1) • PROVIDED = 4'-11" (EXISTING TO REMAIN)
REQUIRED = (2) • 14'-0" TOTAL (MIN.)
PROVIDED = (2) • 11'-9" TOTAL (EXIST. TO REMAIN)
(1) • REQUIRED = 5'-0" (MIN)
(1) • PROVIDED = 1'-2" (EXISTING)

REAR SETBACK:

REQUIRED = 35'-0" (MIN.)
PROVIDED = 1'-0" (EXISTING)

SQUARE FOOTAGE

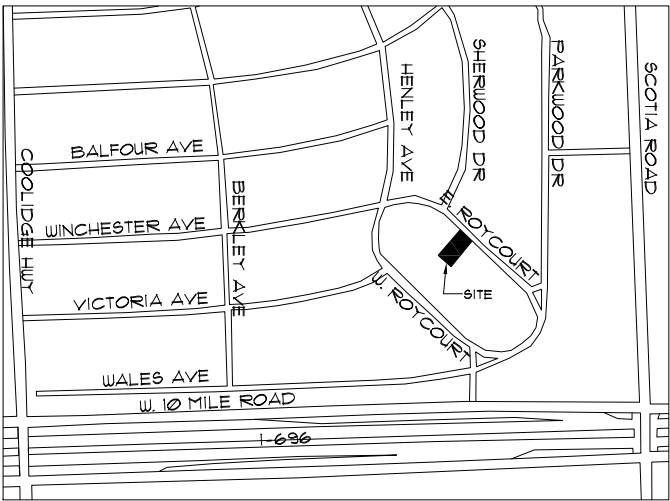
EXISTING RESIDENCE:

BASEMENT (FINISHED):	338.5 SQ. FT.
FIRST FLOOR:	1,891.4 SQ. FT.
SECOND FLOOR:	1,019.1 SQ. FT.
ATTACHED GARAGE:	621.0 SQ. FT.
EXISTING TOTAL:	3,926.0 SQ. FT.

PROPOSED ADDITION:

FIRST FLOOR:	234.6 SQ. FT.
SECOND FLOOR:	111.1 SQ. FT.
PROPOSED TOTAL:	305.7 SQ. FT.

TOTAL SQUARE FEET: 4,231.7 SQ. FT.



LOCATION MAP

SCALE: N.T.S.

Joseph S. Novitsky
Architecture
3856 12 Mile Road
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(248) 433-2030

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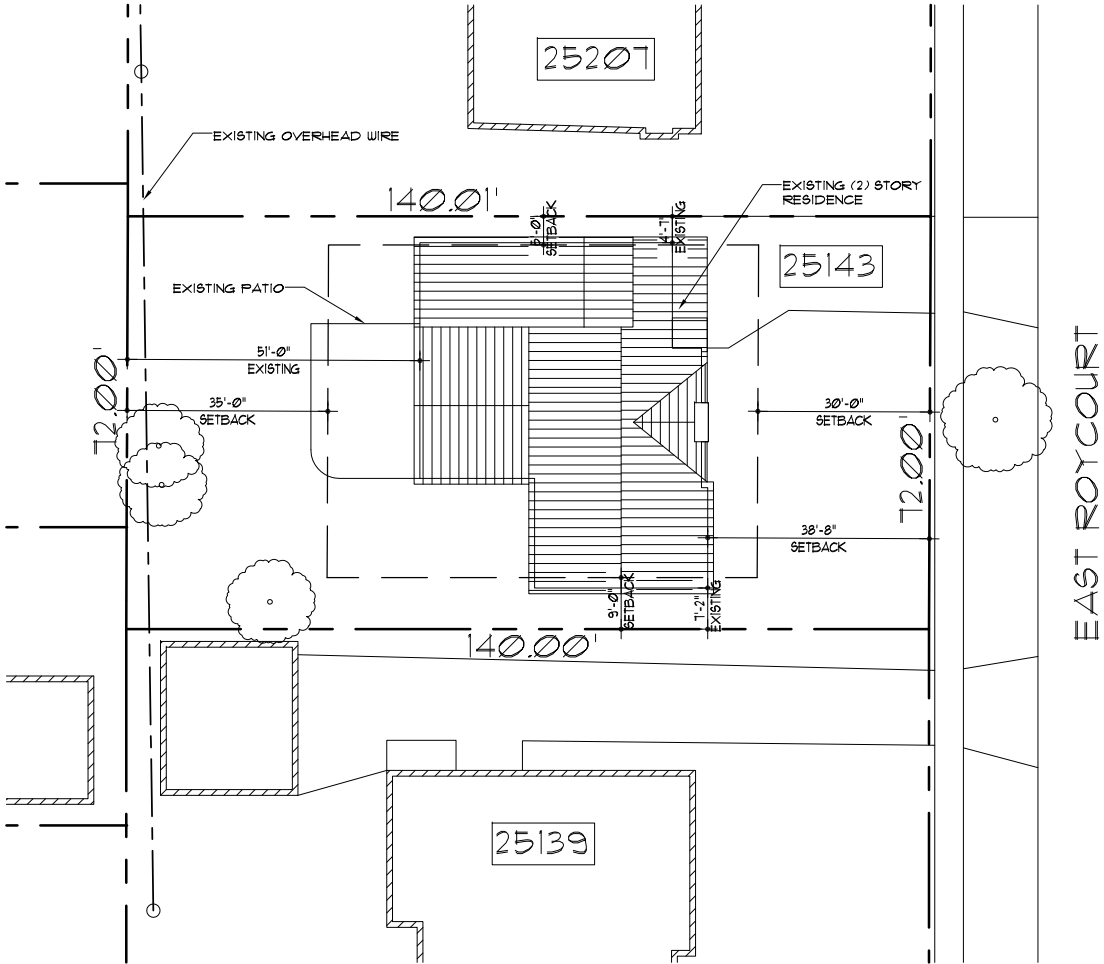
SITE PLAN, ZONING & GENERAL NOTES

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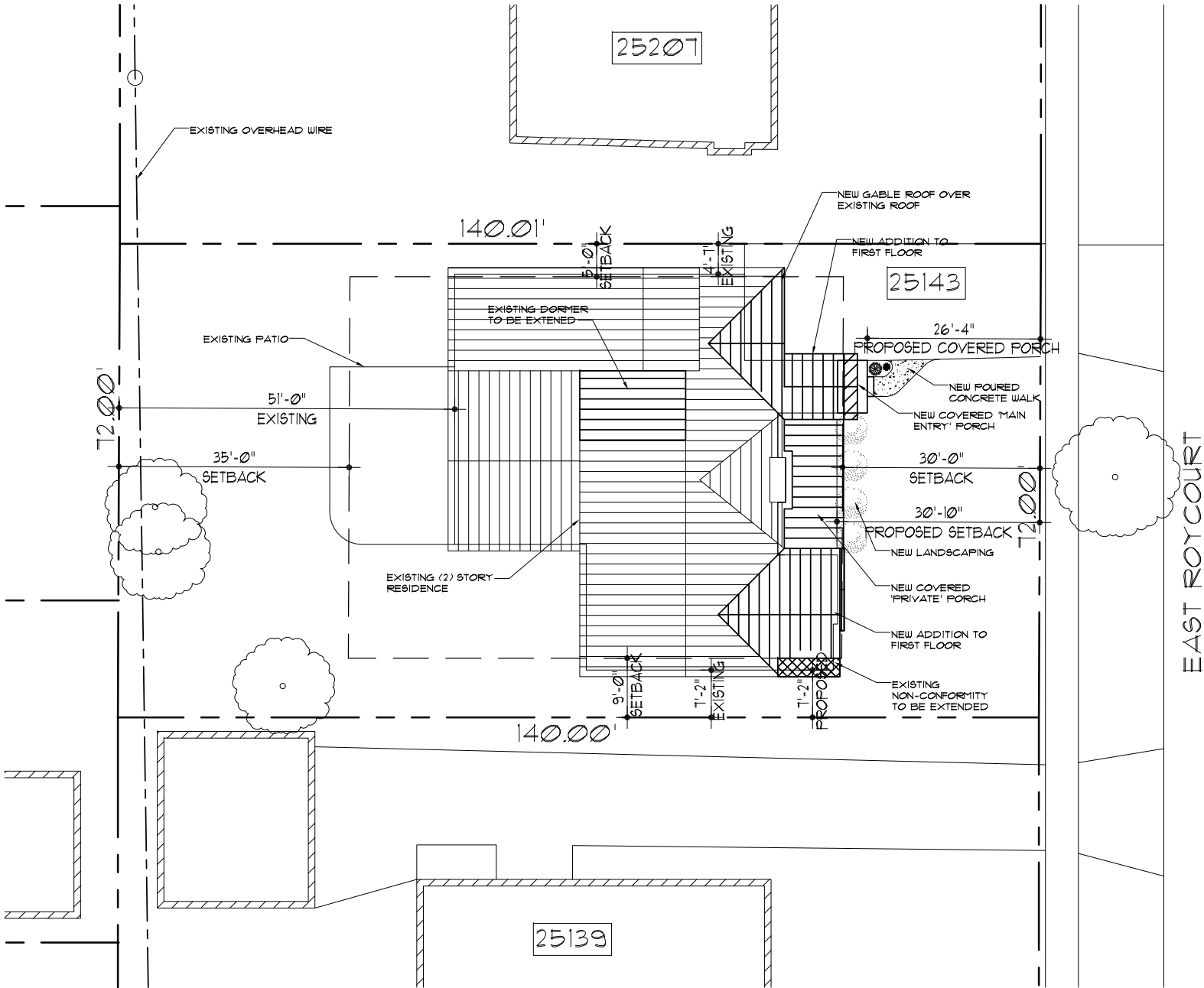
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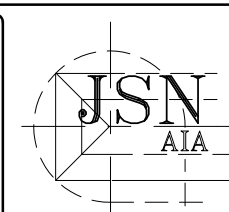
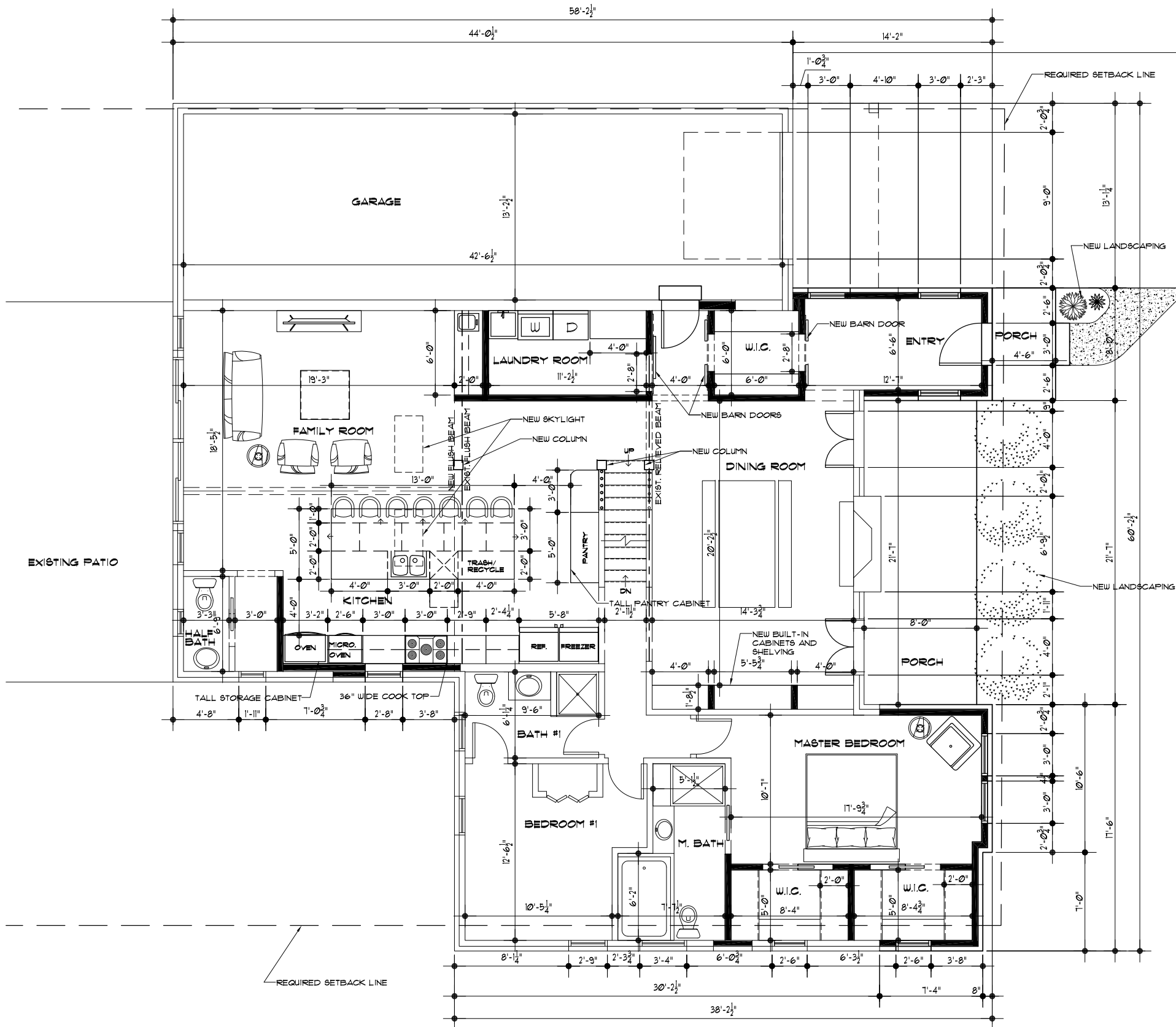
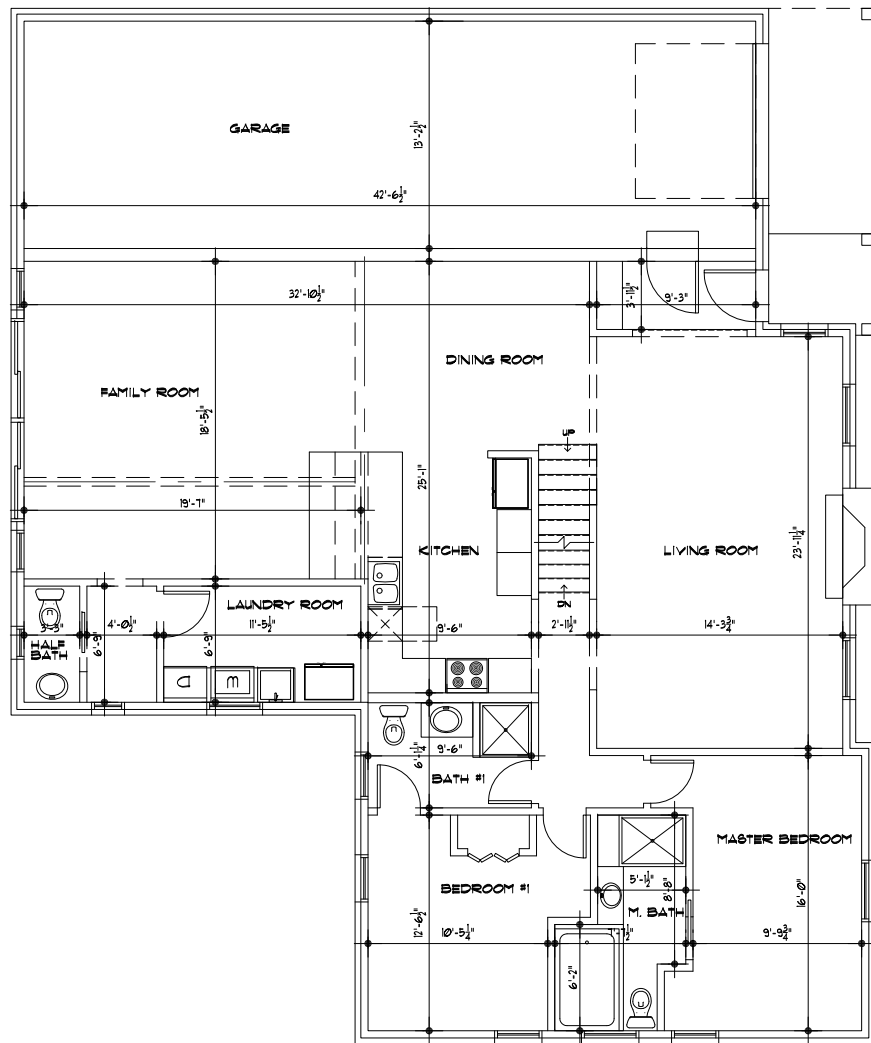
EXISTING SITE PLAN

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



PROPOSED SITE PLAN

SCALE: 3/32" = 1'-0"



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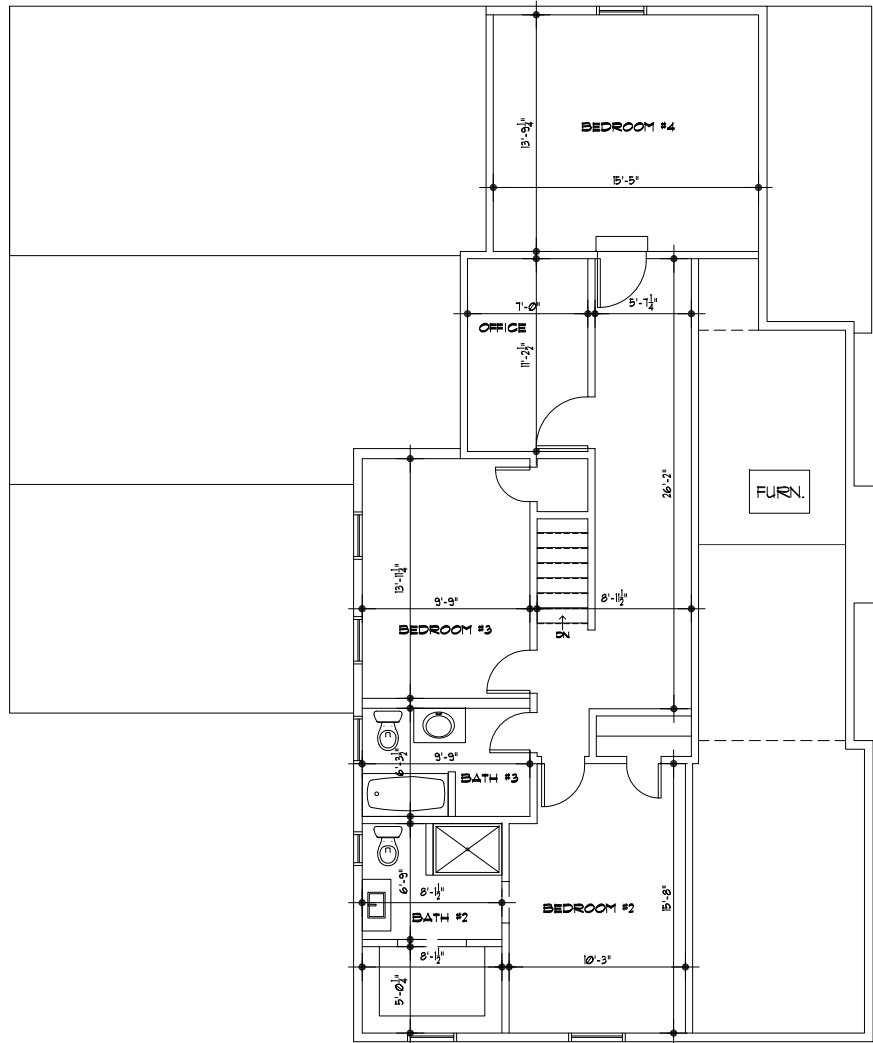
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**PROPOSED
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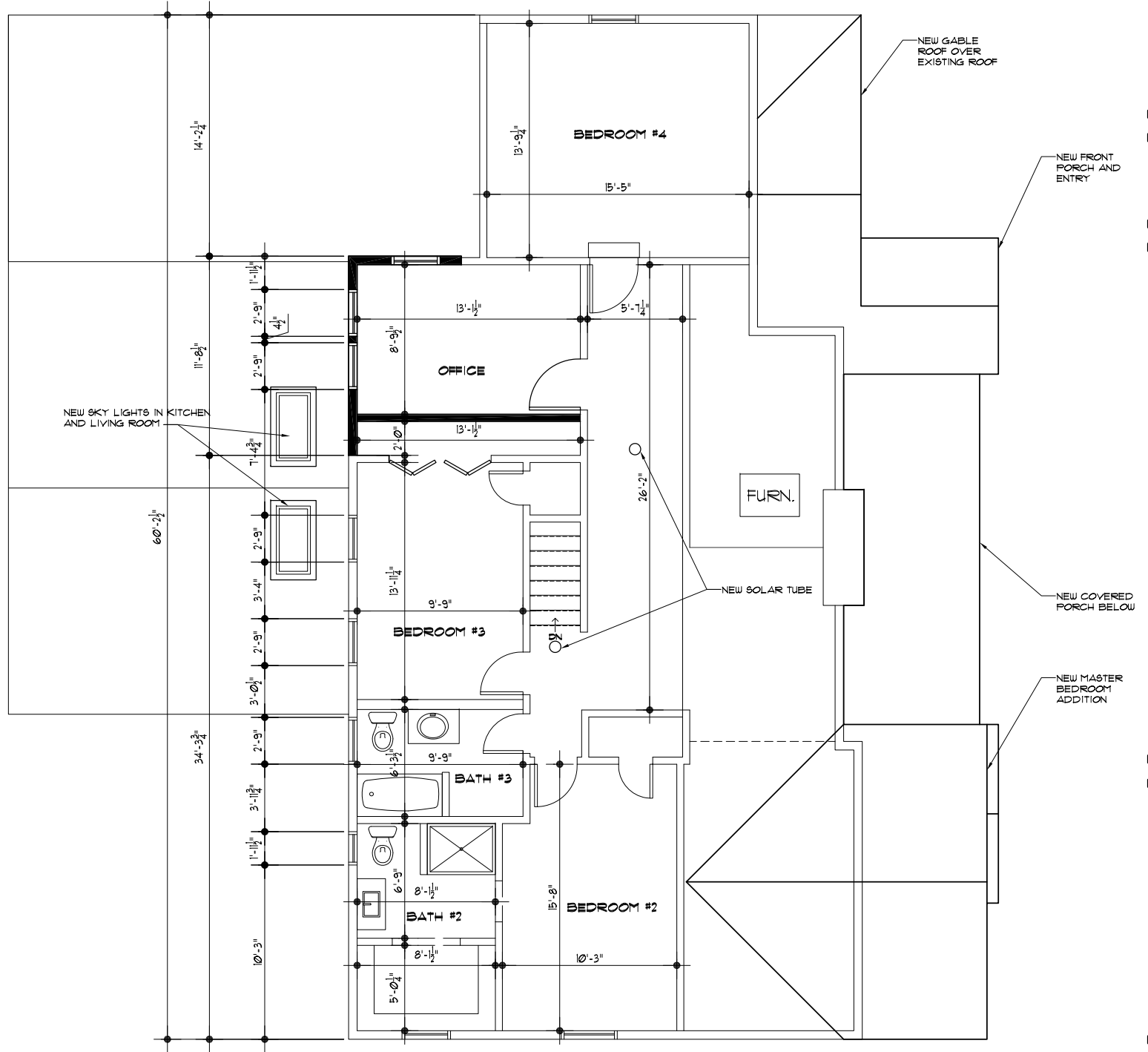
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EXISTING SECOND FLOOR

1,079.1 SQ. FT.

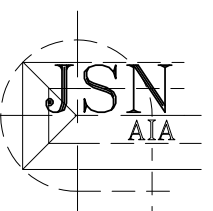
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PROPOSED SECOND FLOOR

1,150.2 SQ. FT.

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



Joseph S. Novitsky
Architecture
3856 12 Mile Road
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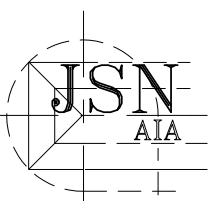
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Joseph S. Novitsky
Architecture
3856 12 Mile Road
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Sheet Title:
**EXISTING
& PROPOSED
ELEVATIONS**

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EXISTING NORTH (FRONT) ELEVATION

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

EXISTING SOUTH (FRONT) ELEVATION

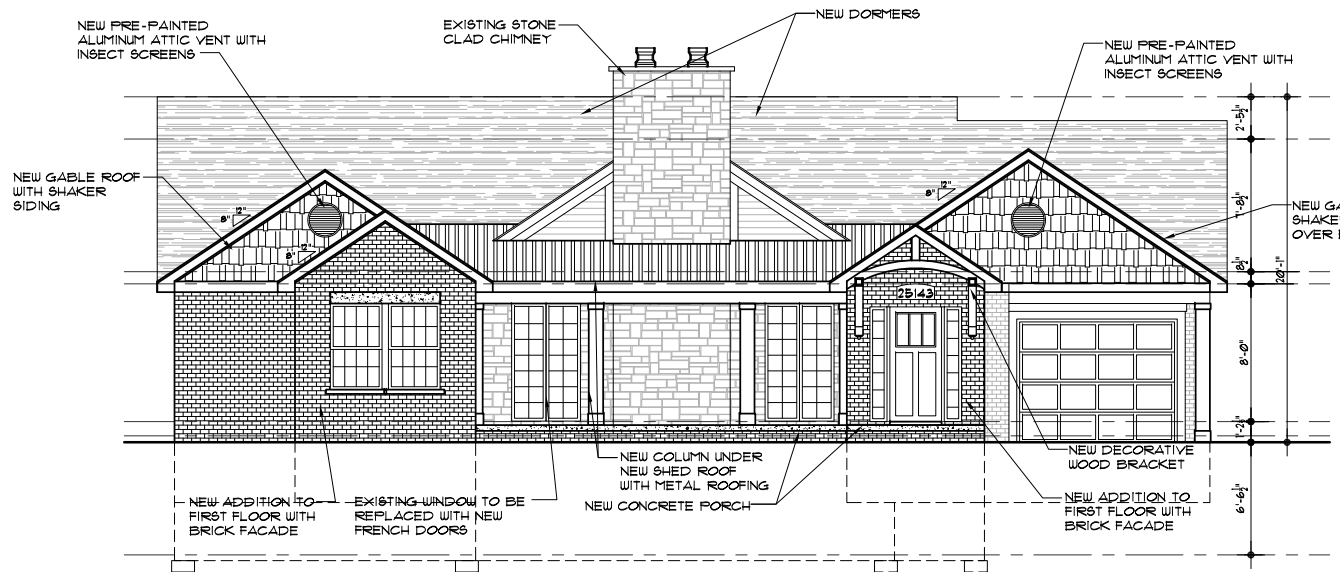
SCALE: 1/8" = 1'-0"

EXISTING WEST (SIDE) ELEVATION

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

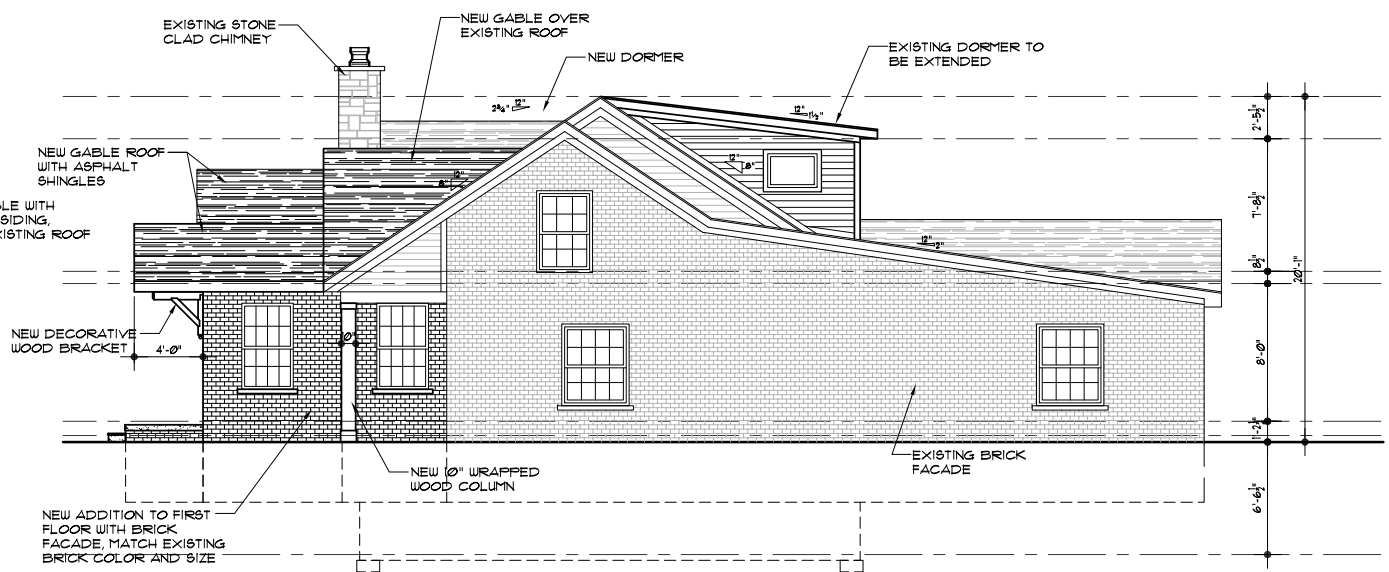
EXISTING EAST (SIDE) ELEVATION

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



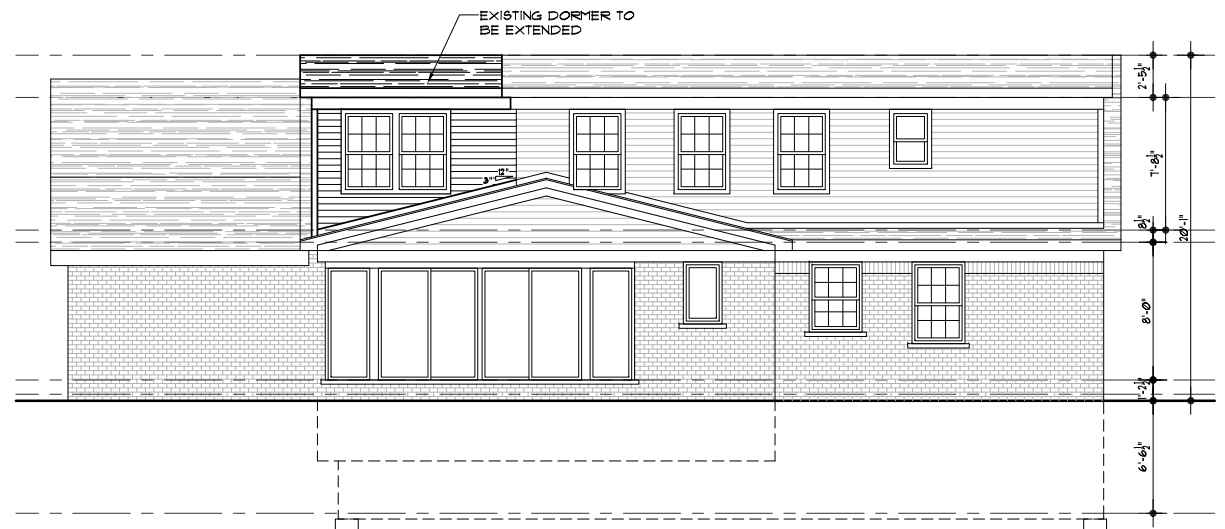
PROPOSED NORTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"



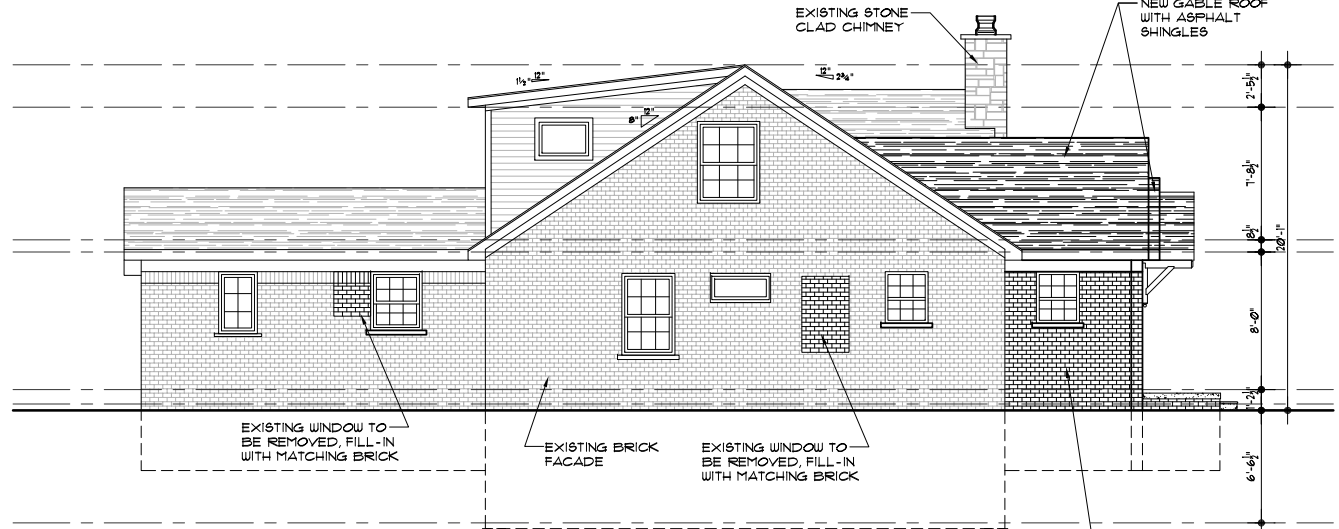
PROPOSED WEST (SIDE) ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SOUTH (FRONT) ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED EAST (SIDE) ELEVATION

SCALE: 3/16" = 1'-0"