



AGENDA

REGULAR ZONING BOARD OF APPEALS MEETING

OAK PARK, MICHIGAN
APRIL 28, 2026
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

Member Anderson, Member Brown, Member Huston, Member Kleid, Member Lebovic, Member Seligson, Member Steinberg.

3. APPROVAL OF MINUTES

A. Zoning Board of Appeals Meeting Minutes 3/24/2026

4. COMMUNICATIONS/CORRESPONDENCE

5. NEW BUSINESS

A. Case #26-05, Jamie Craig, on behalf of Jonathan and Sarah Weinrach, 25951 Harding Sq.,

- i. Article 2, Division 2: Section 214 of the Zoning Ordinance allows a maximum lot coverage of 35%. The applicant is requesting approval to allow a lot coverage of 36.8%.

B. Case #26-06, Ari Kosterlitz, on behalf of Congregation Dovid Ben Nuchim, 14830 Lincoln Ave.,

- i. Article 5. Division 3. Section 544.g. requires the principal building to be located at least 50 feet from any residential district or use. The applicant is requesting approval for the building to be setback 47 feet from the north and 4 feet from the east.
- ii. Article 2. Division 2. Section 215.d. requires a total area of all impervious surfaces to not exceed 70% of the lot area. The applicant is requesting approval for 74.4% of impervious surfaces of the lot area.

- iii. Article 4. Division 1. Section 403. requires 30 spaces for the proposed cultural center (mikvah building). The applicant is requesting to allow 6 parking spaces on site.
- iv. Article 4. Division 5. Section 494 requires building-mounted light intensity within a site not to exceed one foot candle at any property line. The applicant is requesting approval for the wall-mounted light intensity to reach 3.7 foot candles at the east property line.

C. Case #26-07, Barry and Martha Ginsburg, 14781 Talbot Ave.,

- i. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet. The applicant is requesting approval of a rear yard setback of 27 feet and 8 inches (a waiver of 2 feet and 4 inches).

6. PUBLIC COMMENT

7. ADJOURNMENT

The City of Oak Park will comply with the spirit and intent of the American with Disabilities Act. We will provide support and make reasonable accommodations to assist people with disabilities to access and participate in our programs, facilities and services. Accommodations to participate at a ZBA Meeting will be made with 7-day prior notice.

**CITY OF OAK PARK, MICHIGAN
ZONING BOARD OF APPEALS
MARCH 24, 2026
MEETING MINUTES**

The meeting was called to order at 7:00 p.m. by Vice Chairperson Brown in the City Council Chambers, 14000 Oak Park Blvd, Oak Park, MI 48237 and roll call was made.

PRESENT: Commissioner Anderson
 Commissioner Kleid
 Commissioner Seligson
 Commissioner Lebovic
 Commissioner Steinberg
 Vice Chair Brown

ABSENT: Chairperson Huston

OTHERS
PRESENT: City Planner Salam Habhab
 Deputy City Clerk/Director of Elections, Jo Lynn Williams-Elliott

3. APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF FEBRUARY 24, 2026

MOTION BY Seligson SECONDED BY Anderson, to approve the meeting minutes of February 24, 2026

Vote: Yes: All
 No: None

MOTION CARRIED

4. COMMUNICATIONS/CORRESPONDENCE: None

5. NEW BUSINESS:

A. Case #26-03, Zev Possick, 14550 Vernon Ave.

- i. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet. The applicant is requesting a rear yard setback of 17.9 feet

Public Hearing was opened at 7:01

Stephen Kwasnik with Architectural Intelligence, 24525 Southfield Rd., provided a review of the project and the need for this request.

Public Hearing was closed at 7:04

STAFF FINDINGS OF FACT

1. The property of 0.145 acres (8,279 sq. ft.) is improved by a one-story single-family residence of 1,622 square feet, and a detached 308 square feet garage structure.
2. The property has an irregular shape with a shallow frontage on Vernon Ave., a wide rear lot line, and varying side depths.
3. The property is zoned, R-1 One-Family Residential District, and one-family dwellings are permitted in the R-1 District by right, subject to the regulations of Article 2 Division 2 of the Zoning Ordinance.
4. The applicant proposes a comprehensive renovation and expansion of the existing one-story dwelling.
5. The project includes reconfiguring the interior layout of the first floor and adding to the southwest and northwest sides of the structure to accommodate a new living room and a breakfast area, respectively. In addition, the applicant proposes to construct a second story for bedrooms.
6. The proposal also includes demolishing the existing detached garage and constructing a new attached garage.
7. All proposed additions to the principal structure, excluding the attached garage, comply with the applicable zoning ordinance, including yard setbacks and lot coverage requirements.
8. The lot is characterized by an irregular shape with shallow frontage and uneven lot depths. The west lot line extends deeper than the east lot line, resulting in a non-uniform rear yard setback.
9. The existing principal structure is currently non-conforming with the required rear yard setback, as it is located 27.2 feet from the rear property line on the east side, while maintaining a deeper setback of 39.7 feet on the west side.
10. The existing detached garage is non-conforming with the required 6-foot rear yard setback for accessory structures, as it is located 5.1 feet from the rear property line.
11. The zoning ordinance permits the extension of legal non-conforming structures, provided that such extensions do not extend beyond the established rear building line, or increase the non-conformity of the structure.
12. The proposed attached garage does not extend beyond the existing rear building line; however, due to the irregular shape of the lot, it would reduce the rear yard setback on the east side to 17.9 feet, thereby increasing the non-conformity of the structure.
13. The applicant is requesting approval of a variance to allow a rear yard setback of 17.9 feet (where 30 feet is the minimum permitted).
14. The proposed attached garage, with outside dimensions of 15.6 feet by 22 feet, is a standard one-car garage.
15. Reducing the size of the attached garage would result in a garage that is impractical for typical residential use.
16. The irregular shape of the lot creates inherent constraints on the placement of structures. The exiting principal building and detached garage are already nonconforming with the rear yard setbacks, and these conditions limit the ability to construct a functional attached garage.
17. The Zoning Board of Appeals has previously approved rear yard setbacks for one-family residential dwellings where physical conditions constrain additions

STAFF RECOMMENDATIONS

Based on the information submitted by the applicant and the analysis presented in this report, it is the recommendation of the Economic Development and Planning staff to approve the variance to allow construction of an addition that does not meet rear yard setback requirements

MOTION BY Brown SECONDED BY Kleid to approve the case #26-03: Zev Possick, 14550 Vernon Ave.

- i. A variance to allow the rear yard setback of 17.9 feet. Article 2, Division 2: Section 214 of the Zoning Ordinance which requires the rear yard setback to be a minimum of 30 feet

Vote: Yes: Anderson, Lebovic, Seligson, Steinberg, Brown, Kleid
No: None

MOTION CARRIED

B. PEA Group, on behalf of UJF, LLC, 14400 W. 10 Mile Rd.

- i. Article 5, Division 4: Section 557.f of the Zoning Ordinance requires all buildings to be set back 50 feet from any property line. The applicant is requesting a variance to reduce the setback for the new addition to 37.20 feet from the north (rear) property line and 34.24 feet from the west property line.
- ii. Article 4, Division 1: Section 403 of the Zoning Ordinance requires 272 off-street parking spaces. The applicant is requesting a variance to allow 97 spaces within the site.

Public Hearing opened at 7:06

Amie Ackerman from PA Group, 1849 Pond Run Auburn Hills, provided an overview of the proposed project and addressed questions raised by the board.

Public Hearing closed at 7:10

STAFF FINDINGS OF FACT

1. The total site of 4.06 acres (176,645 square feet) consists of two parcels:
 - a. Parcel A. Parcel ID #52-25-19-376-019. This parcel is 0.60 acres (26,136 square feet) and includes the southeast portion of the school building. It has frontages on both 10 Mile Rd. and Church St. A parking lot of 13 spaces is located to the east along Church St., and a greenbelt area located to the south along 10 Mile Rd.
 - b. Parcel B. Parcel ID #52-25-19-376-020. This parcel is 3.460 acres (150,509 square feet) and contains the majority of the school building. It has frontages on both 10 Mile Rd. And Church St. There are two driveways along Church St., and

a shared driveway through the Temple Emanu-El Property for emergency access. A large parking lot is located to the north and a playground area is to the west of the building. The remainder of the property is improved by landscaped areas.

2. The school historically served as Beth Jacob Preschool and High School, as part of Yeshiva Beth Yehuda's girls' campus in Oak Park.
3. In September 2025, a new Yeshiva Beth Yehudah Preschool opened at 15110 W. 10 Mile Rd. With the preschool program relocated, the applicant proposes to maintain the existing high school and construct an expansion to accommodate a gymnasium.
4. The current school building is approximately 27,995 square feet and includes 16 classrooms.
5. The applicant proposes building a new gymnasium structure of 5,950 square feet to the northwest side of the building.
6. The original site plan approval was received in 2012.
7. In the same year, the project received a variance approval for a waiver of ten (10) feet, to allow for the side (west) yard setback to be forty (40) feet, where the zoning ordinance required 50 feet.
8. On March 9, 2026, the Planning Commission approved a Special Land Use and Site Plan for the project, subject to conditions.
9. The approved site plan does not meet the rear (north) and side (west) setback requirements of Sec. 557.f. and the off-street parking requirements of Section 403 of the zoning ordinance.
10. The applicant is requesting a variance to allow a rear setback from 50 feet to 37.20 feet (relief of 12.80 feet) and a side setback from the granted variance of 40 feet to 34.34 feet (relief of 5.76 feet).
11. The applicant is also requesting a variance to allow 97 off-street parking spaces within the site (where 272 spaces are required).
12. The required 50-foot building setback is the maximum setback in all the City's zoning districts, and they were designed to provide for adequate open space and a buffer from uses. In this case, given the location of the school and the types and proximity of adjacent uses, strict compliance with setback requirements would seem unwarranted.
13. The school has operated at this location since 2012, serving both preschool and high school students. With the relocation of the preschool program, the building is utilized as a high school, resulting in a reduced overall student and teacher population. Historically, the site has not experienced documented parking shortages or operational issues related to parking demand.
14. A letter from the high school principal outlining the need for the proposed gymnasium was submitted with the application materials and is attached to this report.
15. The Board has at times approved dimensional variances (setbacks, height, off-street parking, etc.) to allow private educational institutions to operate, given that the proposed setback or parking reductions will not negatively affect the adjacent uses or essentially alter the character of the surrounding area.
16. The State of Michigan has authority for site plan review and approval of public schools. In this case, the applicant is a private school, and the City has authority for site plan review and approval. The Planning Commission has approved the special land use and site plan review, subject to conditions, based on the fact-finding that the addition to the school:
 - a. Is compatible and in accordance with the goals, objectives, and policies of the City of Park's Master Plan and promotes the intent of the residential district.
 - b. Is compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area.

- c. Does not cause substantial injury to the value of other property in the neighborhood in which it is to be located and will not be detrimental to existing and/or other permitted land uses in the zoning district.

STAFF RECOMMENDATIONS

Based on the information submitted by the applicant and the analysis presented in this report, it is the recommendation of the Economic Development and Planning staff to approve the variances requested to allow for the addition of a gymnasium that does not meet the side and rear yard setback requirements and the off-street parking requirements.

MOTION BY Kleid SECONDED BY Seligson to approve the following request of PEA Group, on half of UJF, LLF, 14400 W.10 Mile Road

- i. A variance to reduce the new gymnasium building rear (north) yard setback to 37.20 feet and the west side yard setback to 34.24 feet. Article 5, Division 4: Section 557.f of the Zoning Ordinance requires all buildings to be set back 50 feet from any property line.
- ii. A variance to allow 97 off-street parking spaces within the site. Article 4, Division 1: Section 403 of the Zoning Ordinance requires 272 parking spaces.

Vote: Yes: Anderson, Lebovic, Seligson, Steinberg, Huston, Brown, Kleid
No: None

MOTION CARRIED

6. ADJOURNMENT: The meeting was adjourned at 7:12 p.m.

Jo Lynn Williams-Elliott, Deputy City Clerk

	City of Oak Park Zoning Board of Appeals Economic Development & Planning Division Report Case # 26-05
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APPLICANT

Jamie Craig
1502 W. 13 Mile Rd.
Royal Oak, MI 48073

PROPERTY

Jamie Craig, on behalf of Jonathon and Sarah Weinrach, 25951 Harding Sq., has made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 2. Division 2: Section 214 of the Zoning Ordinance, to allow a building addition that does not meet lot coverage requirements.

25951 Harding Square.
Property ID: 52-25-19-152-006

ORDINANCE REQUIREMENTS AND REQUEST

The following variance is requested:

- i. Article 2, Division 2: Section 214 of the Zoning Ordinance allows a maximum lot coverage of 35%. The applicant is requesting approval to allow a lot coverage of 36.8%.

BACKGROUND

Site Features

The property of 0.141 acres (6,142 sq. ft.) is improved by a two-story single-family residence (main dwelling) of 3,220 sq. ft. and an attached 433 sq. ft. garage structure. The property is an irregularly shaped lot located at the southeast corner of a cul-de-sac, with a triangular configuration and sharp angles along the side yard property lines. The property has approximately 25 ft of frontage along Harding sq. and a depth of approximately 108 ft. There is a concrete patio east of the garage, and the remainder of the property is improved by a landscaped area.

Previous ZBA Case History

The subject property was previously reviewed by the Zoning Board of Appeals under Case 26-01 at its January 27, 2026, meeting. At that time, the applicant requested approval of a use variance to allow a two-family dwelling in the R-1, One-Family Dwelling District, as well as dimensional variances for total side yard setbacks of 13 ft (where 14 ft is the minimum required) and lot coverage of 37.6% (where 35% is the maximum required). The addition is intended to accommodate an in-law suite, as the owner's parents, both of whom use wheelchairs and require a caregiver, would reside in the dwelling.

The Board denied the prior requests, finding that the proposed addition, due to the inclusion of a second kitchen and related design features, constituted a two-family dwelling, a use not permitted in the R-1 District. The Board determined that the criteria for a use variance were not met, and the proposal would be inconsistent with the established single-family character of the neighborhood. Additionally, because the dimensional variances were directly associated with the size and layout of the proposed two-family configuration, the Board also denied the related setback and lot coverage variances.

Applicant's Request

The applicant submitted a new variance request with a revised design. The updated plans eliminate the second kitchen to maintain a single-family dwelling and reduce the size of the addition, while still accommodating the needs of the applicant's parents. The proposed addition includes a common living area, two master bedrooms: one intended for a live-in caregiver, and a separate exterior entrance with an accessibility ramp.

As a result, the proposal now meets the permitted uses in the R-1 District and the total side yard setback requirements, leaving lot coverage as the remaining variance request. Therefore, the applicant is requesting a variance to allow a lot coverage of 36.8%, where the Zoning Ordinance requires a maximum of 35%.

The application materials state the following:

- The proposed addition is to be an "in-law" suite for the owners. Both parents are in wheelchairs and will require a caregiver.
- The proposed addition is the minimum required to be able to use a wheelchair within the home.
- Since the last variance meeting, we have eliminated the need for two of the three variances. We made the addition smaller and brought the east wall in to eliminate the total side yard variance. We also reduced the lot coverage slightly and eliminated any kitchen from the plans.
- All adjacent properties have been shown the proposed design and are in full support. The proposed addition backs up to the backyards of several houses, which are heavily buffered by trees.
- The architecture of the proposed addition matches the existing house and is consistent with surrounding houses.

ZONING ORDINANCE

Sec. 214. Schedule of Regulations

Section 214. Schedule of Regulations			
Location	Required	Provided	Notes
R-1 District			
Min. Front Setback (north)	25'	15'	Existing - legal non-conforming
Min. Side Setback, Least (west)	4'	3'	Existing - legal non-conforming
Min. Side Setback, Total (east)	14'	14'	Met
Min. Rear Setback (south)	30	27.7'	Existing - legal non-conforming
Max. Lot Coverage	35%	36.8%	Addition – requires a variance

The existing main building is considered a legal non-conforming residential building because it does not meet the current front, side, and rear yard setback requirements of the Zoning Ordinance. Nonconforming structures are permitted to be expanded, provided that any addition complies with all other applicable setbacks, lot coverage, and height requirements.

As shown in the table above, the proposed addition does not meet the lot coverage standards. The applicant is requesting approval of a variance to allow a lot coverage of 36.8% (where 35% is the maximum permitted).

VARIANCE REVIEW CRITERIA

Article 6, Division 3, Section 635 provides the ZBA with review criteria for granting a dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this ordinance, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all the following:

- a) *Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.*

While compliance with the Zoning Ordinance requirements is generally reasonable and does not prevent residential use or the construction of an addition that complies with the Zoning Ordinance, strict compliance with the maximum lot coverage requirement would be unreasonably burdensome. This burden arises from the necessity to accommodate the functional and spatial needs associated with wheelchair accessibility for the applicant's

parents. Granting the requested lot coverage variance would provide reasonable relief to the applicant.

- b) *A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.*

The requested lot coverage variance is the minimum necessary to accommodate the accessibility needs of the occupants, including circulation spaces, bedroom dimensions, and bathroom clearance.

- c) *The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.*

The property is irregularly shaped, with limited frontage on Harding Sq. and located on the southeast corner of a cul-de-sac. While these physical characteristics distinguish the lot from standard interior parcels, they have not prevented the original development of a single-family dwelling, nor do they prevent reasonable expansion of the home in general.

However, the need for the requested variance arises primarily from the combination of the property's configuration and the necessity to accommodate accessible living space for the applicant's parents, both of whom rely on wheelchairs.

- d) *The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.*

The need for the requested lot coverage variance has not been self-created by the applicant. Following the previous ZBA denial, the applicant revised the proposal by eliminating the second kitchen, reducing the size of the addition, and bringing the design into compliance with the required setbacks. These revisions minimized the scope of the request to avoid unnecessary dimensional relief.

The remaining need for a lot coverage variance results from the functional requirements associated with accommodating wheelchair accessibility for the applicant's parents.

- e) *The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.*

The surrounding area is characterized by single-family residential development, and the proposed addition is consistent in design and appearance with nearby homes. The revised

proposal maintains the property as a single-family dwelling and does not introduce an additional dwelling unit or increase residential density.

The Board has, at times, granted lot coverage variances in similar single-family cases where the requested relief did not negatively impact neighborhood character.

- f) The granting of the variance will not materially impair the intent and purpose of this Ordinance.*

The intent of the Zoning ordinance is to preserve the single-family residential character of neighborhoods while allowing reasonable improvements to existing homes. The revised proposal maintains the property as a single-family dwelling and complies with the setback requirements.

The Board has, at times, granted lot coverage variances in similar single-family cases where the requested relief was the minimum necessary and did not negatively impact neighborhood character.

STAFF FINDINGS OF FACT

1. The property of 0.141 acres (6,142 sq. ft.) is improved by a two-story single-family residence (main dwelling) of 3,220 sq. ft. and an attached 433 sq. ft. garage structure.
2. The property is an irregularly shaped lot located at the southeast corner of a cul-de-sac, with a triangular configuration and sharp angles along the side yard property lines.
3. The property has approximately 25 ft of frontage along Harding sq. and a depth of approximately 108 ft.
4. The subject property was previously reviewed by the Zoning Board of Appeals under Case 26-01 at its January 17, 2026, meeting. At that time, the applicant requested approval of a use variance to allow a two-family dwelling in the R-1, One-Family Dwelling District, along with dimensional variances for total side yard setbacks and lot coverage related to the proposed addition.
5. The addition is intended to accommodate an in-law suite, as the owner's parents, both of whom use wheelchairs and require a caregiver, would reside in the dwelling.
6. The Board denied the prior request, finding that the proposed addition, due to the inclusion of a second kitchen and related design features, constituted a two-family dwelling, a use not permitted in the R-1 District.
7. The Board determined that the criteria for a use variance were not met, and the proposal would be inconsistent with the established single-family character of the neighborhood.
8. Additionally, because the dimensional variances were directly associated with the size and layout of the proposed two-family configuration, the Board also denied the related setback and lot coverage variances.
9. The applicant submitted a new variance request with revised plans.
10. The updated plans eliminate the second kitchen to maintain a single-family dwelling and

reduce the size of the addition, while still accommodating the needs of the applicant's parents.

11. The proposed addition includes a common living area, two master bedrooms: one intended for a live-in caregiver, and a separate exterior entrance with an accessibility ramp.
12. As a result, the proposal now meets the permitted uses in the R-1 District and the total side yard setback requirements, leaving lot coverage as the remaining variance request.
13. The applicant is requesting a variance to allow a lot coverage of 36.8%.
14. Section 411 requires a maximum lot coverage of 35%.
15. The applicant indicated that the proposed addition is to be an "in-law" suite for the owners. Both parents are in wheelchairs and will require a caregiver.
16. While the irregular shape of the property distinguishes the lot from standard interior parcels, they have not prevented the original development of a single-family dwelling, nor do they prevent reasonable expansion of the home in general.
17. However, the need for the requested variance arises primarily from the combination of the property's configuration and the necessity to accommodate accessible living space for the applicant's parents, both of whom rely on wheelchairs.
18. The requested lot coverage variance is the minimum necessary to accommodate the accessibility needs of the occupants, including circulation spaces, bedroom dimensions, and bathroom clearance.
19. The Board has, at times, granted lot coverage variances in similar single-family cases where the requested relief was the minimum necessary and did not negatively impact neighborhood character.

STAFF RECOMMENDATIONS

Based on the information submitted by the applicant and the analysis presented in this report, it is the recommendation of the Economic Development and Planning staff to **approve** the use variance to allow an addition that does not meet the lot coverage requirements.

BOARD ACTION

The motion should always be stated as a motion to approve. The Board's vote will determine whether the request is approved or denied.

- *Your "Yes" vote is for approval.*
- *Your "No" vote is for denial.*

Based on the information presented in the Staff Report and additional findings of fact discussed during the review of case # 26-05, I move to approve the request

of Jamie Craig, on behalf of Jonathan and Sarah Weinrach, 25951 Harding Sq.

- i. A variance to allow a lot coverage of 36.8%. Article 2, Division 2: Section 214 of the Zoning Ordinance allows a maximum lot coverage of 35%.

1. Describe any unique physical circumstances affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to this property:

The property is triangular with a sharp angle on two of the sideyards.

2. Explain if the unique physical circumstance or conditions described in #1 do not exist throughout the neighborhood or district where the property is located:

Most of the adjacent lots are rectangular and not triangular. This shape of lot does not exist in the general area, and is unique.

3. Describe why the property cannot be reasonably developed in conformity with the provisions of the Zoning Ordinance, giving consideration to the unique physical circumstances or conditions affecting the property described in #1:

Due to the drastic angles on the sides, the property is difficult to add to since the existing house is not parallel to the angles sideyards.

4. Explain who or what has created the hardship, other than the applicant:

The hardship is a function of the shape of the lot and not created by the homeowner. Also, the homeowner is in a wheelchair. The proposed addition is the minimum required to be able to use a wheelchair within the home.

5. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property:

The variance requested is:

1. Lot coverage, Max. 35%, proposed 36.8%

Proposed Impervious surface = 47.2% < 70%

The proposed addition is to be an "In-Law" suite for the owners. The owner would like his parents to live with him. Both parents are in wheel chairs and will require a caregiver. The proposed addition is the minimum required to be able to use a wheelchair within the home.

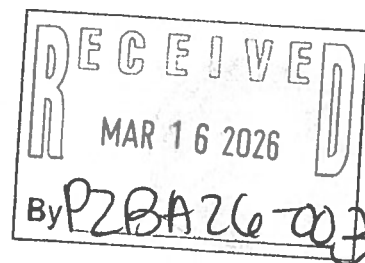
For the lot coverage and setback variance: Our hardship and request for the variance stems from the angled shape of the lot; which makes it difficult to get an addition that meets setback requirements and is cohesive. If the variance is granted, it will not affect adjacent properties. All adjacent properties have been shown our proposed design and are in full support. The proposed addition backs up to the backyards of several houses that are buffered by heavily wooded trees. The architecture of the proposed addition matches the existing house and is consistent with surrounding houses.

Since the last variance meeting, we have eliminated the need for two of the three variances. We made the addition smaller, and brought the east wall in to eliminate the total sideyard variance. We also reduced the lot coverage slightly and eliminate any kitchen from the plans.



CITY OF OAK PARK

Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165



ZONING BOARD OF APPEALS (ZBA)

Application to File a Variance or Interpretation of the Zoning Ordinance

1. This application submission must be accompanied by the application fee and, if applicable, ten (10) folded set of plans shall be filed at the Department of Community and Economic Development, located within the Department of Technical and Planning Services
2. The following fee schedule applies to this application
 - a. Single Family \$500.00
 - b. Multi-family, Commercial/Industrial \$1,000.00
 - c. Special meeting of Board of Appeals \$600.00
3. All applications, fee, and pertinent information must be typewritten and filed no later than 5:00 P.M. thirty (30) days prior to the next regularly scheduled ZBA meeting. The ZBA meets on the 4th Tuesday of each month. This deadline is strictly adhered to and no exceptions will be made

NAME OF APPLICANT: JAMIE CRAIG PHONE: _____
APPLICANT ADDRESS: 1582 W. 13 MILE
APPLICANT E-MAIL: [REDACTED]@GOM
OWNER: JONATHAN & SARAH WEINRACH PHONE: [REDACTED]
OWNER ADDRESS: ~~25951~~ 25951 HARDING SQUARE
ADDRESS OF PROPERTY: 25951 HARDING SQUARE
CURRENT ZONING: R-1 SINGLE FAMILY PROPOSED ZONING: JAME
PROPERTY IDENTIFICATION: 52-25-19-152-006

1. Describe any unique physical circumstances affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to this property:

SEE ATTACHED

2. Explain if the unique physical circumstance or conditions described in #1 do not exist throughout the neighborhood or district where the property is located:

SEE ATTACHED



CITY OF OAK PARK

Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

3. Describe why the property cannot be reasonably developed in conformity with the provisions of the Zoning Ordinance, giving consideration to the unique physical circumstances or conditions affecting the property described in #1:

SEE ATTACHED

4. Explain who or what has created the hardship, other than the applicant:

SEE ATTACHED

5. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property:

SEE ATTACHED

In the space below, describe your request in detail for a variance or interpretation of the Zoning Ordinance. If additional space is needed, attach one 8 1/2" x 11" sheet of paper:

A 110W 36.87% LOT COVERAGE

Has the Building Inspector examined the plans for the proposed property, and refused a building permit?

SEE ATTACHED



CITY OF OAK PARK
Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

LETTER OF AUTHORITY

TO THE CITY OF OAK PARK:

Please be advised that Jonathan Saul Weinrach
(names)

the Owner(s) or Agent(s) of the property identified as _____ located within a
(circle one) (property ID)

25951 HARDING SQ. _____ Zoning District has no objection to the application
(property address)

filed by JAMIE CRAIG
Name of Applicant

Requesting a Variance
Variance, interpretation of zoning ordinance, or rezoning

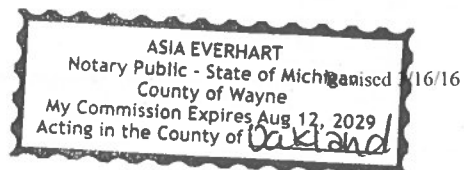
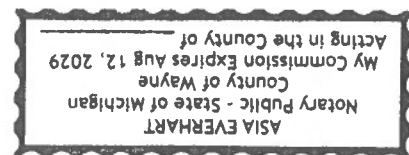
Jonathan Saul Weinrach
Signature

Signature

Sworn to before me this 16th day of March, 2020

Notary Public, Wayne County, Michigan

Asia Everhart
My commission expires: 8-12-2029





CITY OF OAK PARK

Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

Have previous requests for a variance or interpretation of the Zoning Ordinance involving the property be submitted?

YES

If yes, please state the following:

Date the application was filed: DECEMBER 15, 2025

Character/disposition of the application: DENIED

Attached hereto and made part of the appeal is the letter of authority, or power of attorney, in the case the appeal is made by a person other than the actual owner of the property.

I hereby depose and say that the statements contained in this application are true and correct.

James Chang
Signature of Applicant

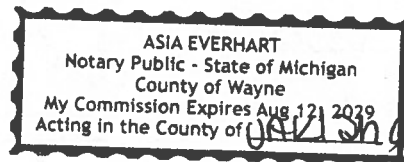
1502 W. 13 MILE RD.
Address ROYAL OAK, MI 48073

Sworn to before me this 16th day of MARCH, 2026

Notary Public, Wayne County, Michigan

Asia

My commission expires: 8-12-2029



WALL LEGEND	
EXISTING WALL	=====
DEMOLITION WALL	-----
NEW WALL	=====
BRICK	=====
MASONRY BLOCK	=====

REVIEWED UNDER:
2015 MICHIGAN RESIDENTIAL CODE &
2015 MICHIGAN UNIFORM ENERGY CODE

ZONED: R-1 (ONE-FAMILY RESIDENTIAL)

LOT AREA: 9,010 SF (6,000 SF MIN)

EXISTING LOT COVERAGE: 23.9% (35% ALLOWED)

PROPOSED LOT COVERAGE: 36.8%

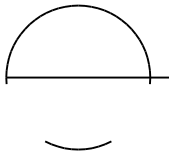
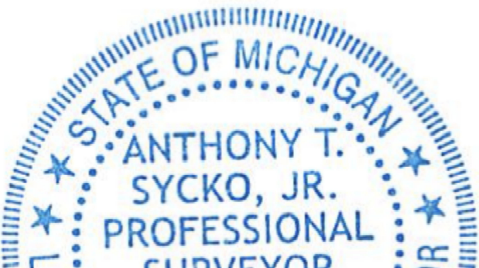
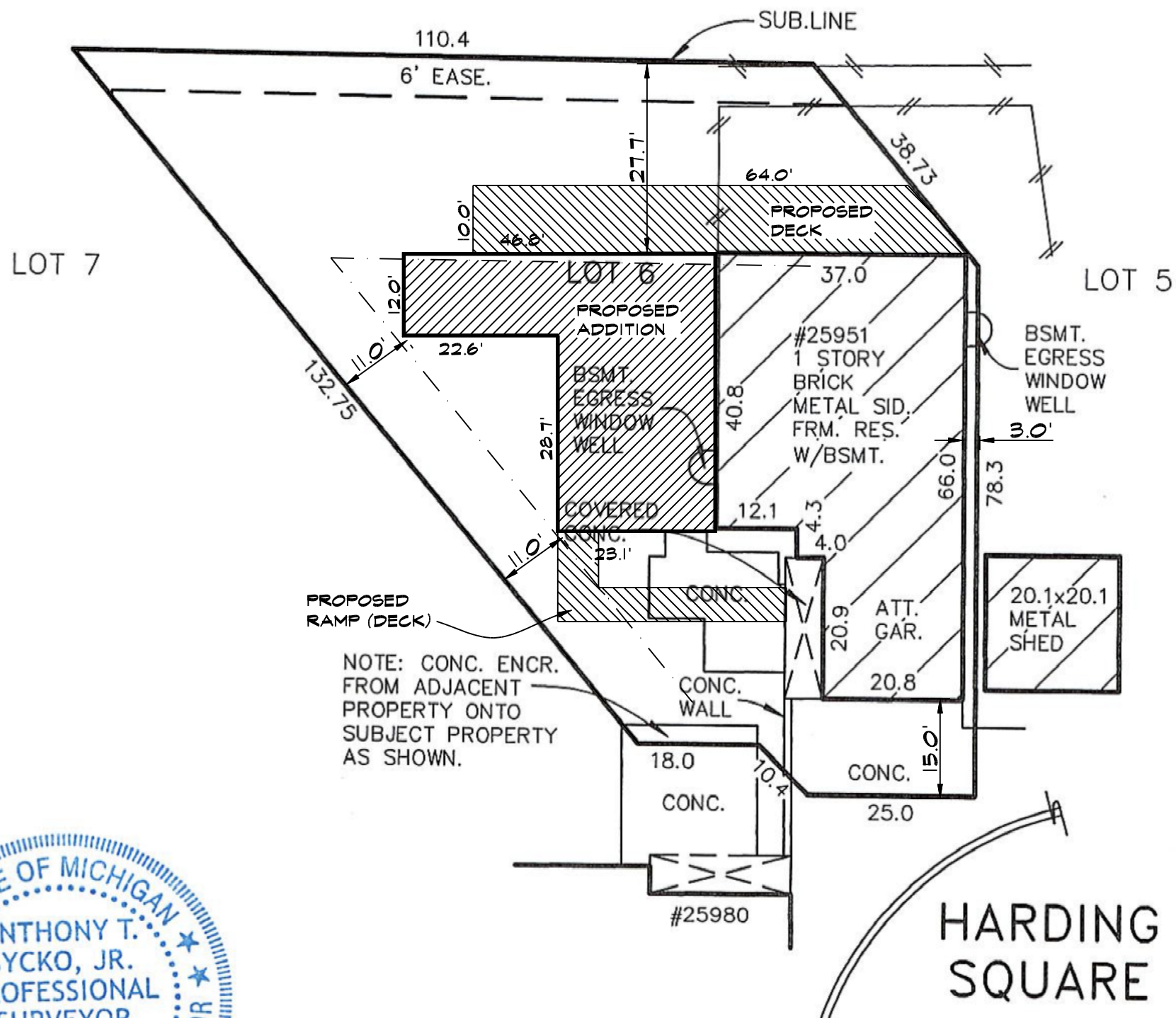
FRONT SETBACK: 25' REQ'D 15.0' EXISTING

REAR SETBACK: 30' REQ'D 27.7' EXISTING

SIDE SETBACKS: 4' TOTAL OF 14' 3.0'/11.0' = 14.0' TOTAL PROPOSED

Property Description:
Lot 6; HARDING SQUARE SUBDIVISION, part of the E. 1/2 of the W. 1/2 of the N.W. 1/4 of Section 19, T.1 N., R.11 E., City of Oak Park, Oakland County, Michigan, as recorded in Liber 112 of Plats, Page 9 of Oakland County Records.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES, TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.



PROPOSED SITE PLAN

SCALE: 1"=20'-0"

NOTES:

1. SMOKE ALARMS TO CODE: ALL SMOKE ALARMS TO BE ELECTRONICALLY INTERCONNECTED WITH A BATTERY BACKUP
2. R315.1 Carbonmonoxide alarms. For new construction, an approved carbon monoxide alarm shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwelling units within which fuel-fired appliances are installed and in dwelling units that have attached garages.
3. ELECTRICAL TO CODE

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:
WEINRACH RESIDENCE
25951 HARDING SQUARE
OAK PARK, MICHIGAN 48237

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248-425-4190
MEMBER
A I
B D

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF HIS WORK.

SHEET TITLE
SITE PLAN

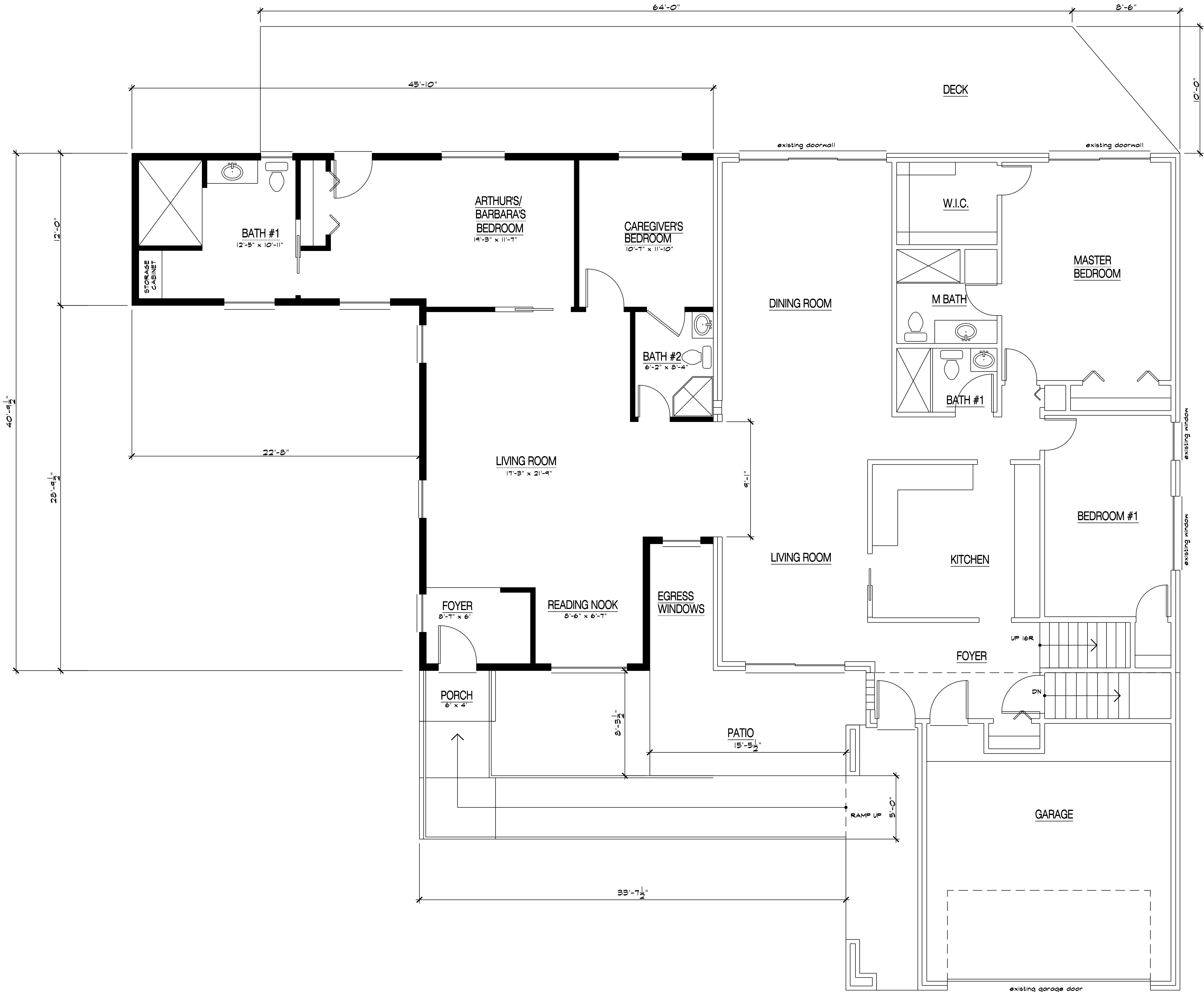
SHEET SCALE
AS NOTED

PROJECT NO.
25-108

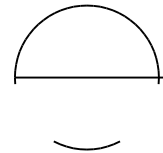
DATE
03.05.26

SHEET NUMBER
A-1

WALL LEGEND	
EXISTING WALL	
DEMOLITION WALL	
NEW WALL	
BRICK	
MASONRY BLOCK	



TOTAL 1,166 sf



MAIN LEVEL
PROPOSED FLOOR PLAN

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

REVISIONS		
NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:
WEINRACH RESIDENCE
25951 HARDING SQUARE
OAK PARK, MICHIGAN 48237

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER
web: www.zoarchitecture.com
email: zack@zoarchitecture.com
PH: 248.425.4190
MEMBER
A I B D

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WITH EACH PHASE OF HIS WORK.

SHEET TITLE
**PROPOSED
FLOOR PLANS**

SHEET SCALE
AS NOTED

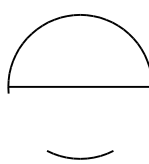
PROJECT NO.
25-108

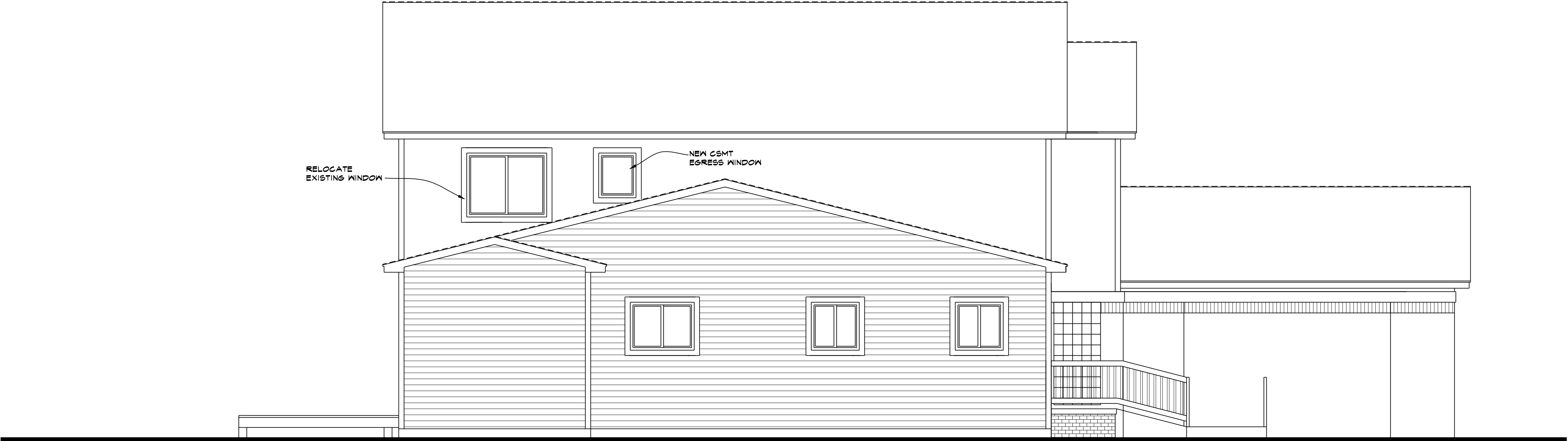
DATE
03.05.26

SHEET NUMBER
A-2

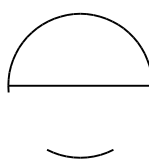


← PROPOSED existing →

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



← PROPOSED existing →

 **EAST ELEVATION**
SCALE: 1/4"=1'-0"

REVISIONS

NO.	DATE	ADDENDUM/BULLETIN

A PROPOSED INTERIOR RENOVATION/ADDITION FOR:

WEINRACH RESIDENCE

25951 HARDING SQUARE
OAK PARK, MICHIGAN 48237

ZACK M OSTROFF & ASSOCIATES
RESIDENTIAL/COMMERCIAL DESIGNER/PLANNER

MEMBER
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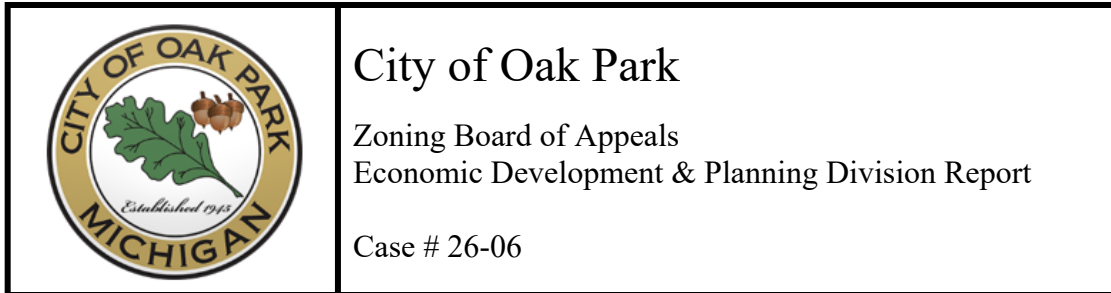
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET SCALE
AS NOTED

PROJECT NO.
25-108

DATE
03.05.26

SHEET NUMBER
A-3



APPLICANT

Ari Kosterlitz
14800 Lincoln St
Oak Park, MI 48237

PROPERTY

Ari Kosterlitz, on behalf of Congregation Dovid Ben Nuchim, 14830 Lincoln Ave., Property ID #52-25-19-178-018, has made an appeal to the Zoning Board of Appeals for variances from the provisions of Article 2. Division 2. Section 215, Article 4. Division 1. Section 403, Article 4. Division 5. Section 494, and Article 5. Division 3. Section 544.g of the Zoning Ordinance, to allow the construction of a cultural center (mikvah building) that does not meet the requirements for impervious surface percentage, north (rear) and east side setbacks, required off-street parking spaces, and building-mounted light intensity.

14830 Lincoln St.
Property ID: 52-25-19-178-018

ORDINANCE REQUIREMENTS AND REQUEST

The following variances are requested:

- i. Article 5. Division 3. Section 544.g. requires the principal building to be located at least 50 feet from any residential district or use. The applicant is requesting approval for the building to be setback 47 feet from the north and 4 feet from the east.
- ii. Article 2. Division 2. Section 215.d. requires a total area of all impervious surfaces to not exceed 70% of the lot area. The applicant is requesting approval for 74.4% of impervious surfaces of the lot area.
- iii. Article 4. Division 1. Section 403. requires 30 spaces for the proposed cultural center (mikvah building). The applicant is requesting to allow 6 parking spaces on site.
- iv. Article 4. Division 5. Section 494 requires building-mounted light intensity within a site not to exceed one footcandle at any property line. The applicant is requesting approval for the wall-mounted light intensity to reach 3.7 footcandles at the east property line.

BACKGROUND

Site Features

The site of 0.25 acres (10,985 square feet) currently comprises a two-story, single-family residential structure. The lot has frontages on Lincoln Ave. and Stratford Pl. There is a driveway approach on Stratford Pl. that leads to an attached garage. The remainder of the property is improved with landscaped areas.

Applicant's Request

The applicant proposes to construct a new two-story cultural center. The cultural center will include a library and women's Mikvah on the first floor, men's mikvah on the basement floor, and a youth activity area, and an open office space on the second floor.

The subject property is located immediately west of, and directly abutting, the existing Congregation Dovid Ben Nuchim synagogue at 14800 Lincoln Avenue. The properties are under common ownership and will function as a unified campus.

As part of the application materials, the applicant submitted a Summary of Variance Justification that addresses the requested variances and demonstrates the special conditions and circumstances affecting the project. **The Variance Justification Summary is attached to this report for the Board's review and consideration.**

Planning Commission Action

On March 9, 2026, the Planning Commission approved a Site Plan Review for the project with the following condition:

1. The Site Plan approval is contingent upon receiving dimensional variances from the Zoning Board of Appeals (ZBA), as follows:
 - a. A waiver from the requirements of Sec. 544.g.1.d to reduce the north side setback to 47 feet and the east side yard setback to 4 feet. The Zoning Ordinance requires 50 feet.
 - b. A waiver from the requirements of Sec. 215.d to allow impervious surfaces of 74.4%. The Zoning Ordinance requires a total area of all impervious surfaces not to exceed 70% of the lot area.
 - c. A variance from the requirements of Section 403 to allow 6 off-street parking spaces within the site. The Zoning Ordinance requires 30 spaces for the proposed cultural center (mikvah building).
 - d. A waiver from the requirements of Sec. 494 to allow wall-mounted light intensity to reach 3.7 footcandles at the east property line. The zoning ordinance requires the intensity of light within a site not to exceed one footcandle at any property line.

ZONING ORDINANCE

Section 544.g Community Center/Places of Worship

1. In residential zoning districts, community centers or cultural facilities, churches,

synagogues and other places of worship shall conform to the following requirements and restrictions.

- a. They shall be located on a principal arterial, major arterial, minor arterial, or major collector street.
- b. Parking shall not be provided in the front building setback area.
- c. All parking areas shall be screened from adjoining properties by a minimum four-foot, six-inch high masonry wall or similar material suitable to the planning commission. The planning commission may permit the substitution of a landscaped greenbelt or earth berm after submission and review of a landscape plan.
- d. The principal building shall comply with all setback requirements of the district in which it is located provided, however, that in no case shall the principal building be located closer than 50 feet from an abutting residential district or residential use.
- e. The site plan shall include a floor plan of the proposed structure(s) for use in determining required parking etc., based on proposed uses within the structure.
- f. The site plan shall detail any proposed outdoor use areas (playgrounds, shrines, etc.), including means of pedestrian and vehicular access, if applicable.

Per section 544.g.d, the principal building shall not be located closer than 50 feet from any abutting residential district or use. The proposed building is located 47 feet from the rear property line and 4 feet from the east side property line, as shown in Table 1.

Section 215.d Required Conditions

d. The total area of all impervious surfaces shall not exceed 70% of the lot area.

Per section 215.d, the total area of all impervious surfaces shall not exceed 70%. The site plan depicts 74.4%, as shown in Table 1.

Table 1. SECTION 544.g			
Location	Required	Provided	Comments
Front (South); Primary frontage, SEC 214	25'	25.1'	Met
Rear (North), SEC 544.g	50'	47'	Requires a variance
Side (East) SEC 214	50'	4'	Requires a variance
Side (West), Secondary Frontage, SEC 214	15'	15.3'	Met
SECTION 215.d			
Impervious Surfaces; SEC 215.d	Max. 70%	74.4%	Requires a variance

Section 403 Parking Space Numerical Requirements

TABLE 2. SEC 403				
Use	Ordinance	Required	Provided	Notes
Community centers including	1.0 space per each 250 sq. ft. of GFA, or 1.0 space per every four	7,803/250 = 30 spaces	6	Requires a variance

senior centers, cultural centers & teen centers	persons of capacity authorized by the Uniform Building Code; plus 1.0 space per employee, whichever is less			
---	--	--	--	--

Per Section 403, 30 parking spaces are required for the proposed cultural center (mikvah building). The site plan depicts a rear parking lot with 6 spaces, with proposed vehicle access connecting to the existing Congregation Dovid Ben Nuchim synagogue parking lot. The applicant indicated that a shared parking agreement with the synagogue is in place to meet the parking requirements.

On October 24, 2017, the Zoning Board of Appeals granted Congregation Dovid Ben Nuchim a variance for 49 off-street parking spaces from the 67 spaces required by the Zoning Ordinance.

It is important to note that the synagogue currently houses a 1,749-square-foot library. A smaller library of 1,060 square feet will be moved to the new building. This move will not increase occupancy, as library users are already included in the original calculations.

Additionally, the proposed relocation of the library from the synagogue building to the new building will not result in an expansion of sanctuary or worship space within the synagogue. The vacated library area will be used for customary congregation activities. As such, the overall parking demand for the synagogue site is expected to remain consistent with previously approved levels.

Section 494.b Building-Mounted Lighting

1. The intensity of light within a site shall not exceed one footcandle at any property line, except where it abuts a service drive or other public right-of-way.

Per Section 494.b, building-mounted lighting shall not exceed one footcandle at any property line. The light plan indicates an intensity range from 0.1 to 3.7 footcandles along the east property line.

Therefore, the applicant is requesting approval for the principal building to be located 47 feet from the north and 4 feet from the east, with 74.4% of the lot area impervious surfaces, 6 on-site parking spaces, and 3.7% light intensity at the east side, as indicated above.

VARIANCE REVIEW CRITERIA

Article 6, Division 3, Section 635 provides the ZBA with review criteria for granting a dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this ordinance, such as, but not limited to, a deviation from density, height,

bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all the following:

- a) *Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.*

Strict compliance with the Zoning Ordinance's requirements, including the fifty (50) foot setback for cultural centers, would be unnecessarily burdensome and would limit reasonable use of the property. While the lot is suitable for a single-family home, the proposed use is a cultural center (mikvah/library) that is intended to function as part of the adjoining synagogue campus.

The applicant indicated that the mikvah must be located immediately next to the synagogue to ensure safe, convenient, and dignified access for congregants, particularly during evening hours and inclement weather.

Requiring the building to meet the full 50-foot setback, impervious surface, parking space, and light intensity requirements would significantly impair the facility's functionality, accessibility, and safety, and would prevent reasonable use of the property for its intended religious and operational purposes.

- b) *A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.*

The applicant indicated that the requested variances are the minimum necessary to allow for reasonable use of the property while maintaining compatibility with the surrounding neighborhood.

The setback variances are limited in scope, including a minor reduction to the north setback and a reduced east side setback where the property directly abuts the existing synagogue under the same ownership, rather than a residential use. The increase in impervious surface coverage from 70 percent to 74.4 percent is modest and directly attributable to the constrained buildable area and the need to site the mikvah adjacent to the synagogue. Similarly, the off-street parking variance reflects the shared nature of the use, with mikvah activity occurring primarily during off-peak hours and relying on existing synagogue parking. The lighting variance is limited to what is necessary to provide adequate safety and security, with fixtures fully shielded and directed away from adjoining properties. No lesser variance, or alternative site layout, would adequately resolve these constraints or allow the facility to function as intended.

- c) *The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.*

The applicant indicated that the need for the requested variances arises from circumstances unique to the subject property and not generally applicable to other properties in the R-1 zoning district. These conditions include the parcel's narrow lot configuration, its limited buildable area, and its direct physical and functional relationship to the adjacent synagogue. The properties operate together as a unified religious campus, and the mikvah's required proximity to the synagogue is inherent to its use and purpose. These characteristics create practical difficulties that are specific to this site and distinguish it from single-family dwellings in the R-1 District.

- d) *The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.*

The applicant indicated the constraints result from the lot's pre-existing size, shape, and location, as well as the established presence of the adjacent synagogue and the functional requirements of a mikvah facility. These conditions exist independently of the applicant's actions and would affect any reasonable development of the property intended to serve as an integrated religious facility.

- e) *The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.*

The applicant indicated that the proposed mikvah is an accessory and complementary use to an existing synagogue and extends an established religious and institutional presence on the site. The variances will not result in adverse impacts on neighboring residential properties, as the reduced setbacks and increased lighting occur adjacent to the synagogue rather than on residential properties. The modest increase in impervious surface coverage is de minimis and will be addressed through appropriate site engineering and drainage measures. Overall, the project maintains neighborhood compatibility and advances the ordinance's intent by supporting safe, reasonable, and customary use of the property.

- f) *The granting of the variance will not materially impair the intent and purpose of this Ordinance.*

Granting the variance will not materially impair the intent and purpose of the Zoning Ordinance, as the proposed cultural center is an integral part of the existing synagogue campus. The synagogue is an established institutional use in the neighborhood, and the addition maintains the character, function, and intent of the zoning regulations while supporting an existing, permitted use.

STAFF FINDINGS OF FACT

1. The site of 0.25 acres (10,985 square feet) currently comprises a two-story, single-family residential structure. The lot has frontages on Lincoln Ave. and Stratford Pl. There is a driveway approach on Stratford Pl. that leads to an attached garage.
2. The applicant proposes demolishing the existing residential structure and constructing a new two-story cultural center (mikvah building).
3. The cultural center will include a library and women's mikvah on the first floor, men's mikvah on the basement floor, and a youth activity area and an open office space on the second floor.
4. The subject property is located immediately west of, and directly abutting, the existing Congregation Dovid Ben Nuchim synagogue at 14800 Lincoln Avenue. The properties are under common ownership and will function as a unified campus.
5. As part of the application materials, the applicant submitted a Summary of Variance Justification that addresses the requested variances and demonstrates the special conditions and circumstances affecting the project. **The Variance Justification Summary is attached to this report for the Board's review and consideration.**
6. The property is zoned R-1, One-family Dwelling District, and community centers/cultural centers/places of worship are permitted in the R-1 District by Conditional Land Use, subject to the regulations of Section 544.g of the Zoning Ordinance.
7. On March 9, 2026, the Planning Commission approved a Site Plan Review for the project. The Site Plan approval is contingent upon receiving variances from the Zoning Board of Appeals (ZBA) to allow the construction of the cultural center (mikvah building) that does not meet the requirements for impervious surface percentage, north (rear) and east side setbacks, required off-street parking spaces, and building-mounted light intensity.
8. Per section 544.g.d, the principal building shall not be located closer than 50 feet from any abutting residential district or use. The proposed building is located 47 feet from the rear property line and 4 feet from the east side property line.
9. Per section 215.d, the total area of all impervious surfaces shall not exceed 70%. The site plan depicts 74.4%.
10. Per Section 403, 30 parking spaces are required for the proposed cultural center (mikvah building). The site plan depicts a rear parking lot with 6 spaces, with proposed vehicle access connecting to the existing Congregation Dovid Ben Nuchim synagogue parking lot.
11. The applicant indicated that a shared parking agreement with the synagogue is in place to meet the parking requirements.

12. On October 24, 2017, the Zoning Board of Appeals granted Congregation Dovid Ben Nuchim a variance for 49 off-street parking spaces from the 67 spaces required by the Zoning Ordinance.
13. It is important to note that the synagogue currently houses a 1,749-square-foot library. A smaller library of 1,060 square feet will be moved to the new building. This move will not increase occupancy, as library users are already included in the original calculations.
14. Additionally, the proposed relocation of the library from the synagogue building to the new building will not result in an expansion of sanctuary or worship space within the synagogue. The vacated library area will be used for customary congregation activities. As such, the overall parking demand for the synagogue site is expected to remain consistent with previously approved levels.
15. Per Section 494.b, building-mounted lighting shall not exceed one footcandle at any property line. The light plan indicates an intensity range from 0.1 to 3.7 footcandles along the east property line.
16. The applicant is requesting approval for the principal building to be located 47 feet from the north and 4 feet from the east, with 74.4% of the lot area impervious surfaces, 6 on-site parking spaces, and 3.7% light intensity at the east side, as indicated above.
17. While the lot is suitable for a single-family home, the proposed use is a cultural center (mikvah/library) that is intended to function as part of the adjoining synagogue campus.
18. The applicant indicated that the mikvah must be located immediately next to the synagogue to ensure safe, convenient, and dignified access for congregants, particularly during evening hours and inclement weather.
19. The Board had at times approved dimensional variances such as setbacks, impervious surfaces, and off-street parking for religious uses or educational institutions.

STAFF RECOMMENDATIONS

Based on the application materials and the analysis in this report, the Zoning Board of Appeals (ZBA) will determine whether to grant the requested variances to allow construction of the proposed cultural center (mikvah building), which does not meet Zoning Ordinance requirements for impervious surface coverage, north (rear) and east side setbacks, off-street parking, and building-mounted lighting intensity.

Should the variances be granted, staff recommends that the approval be limited solely to the proposed cultural center (mikvah building) that is directly related to, and operated in connection with, the adjoining synagogue, as presented.

The recommendation is also conditioned on parking being shared between the synagogue and the cultural center in a coordinated manner so that activities do not overlap during peak times and do not create additional parking impacts. Any changes to operations or the shared parking arrangement would require further review and approval.

BOARD ACTION

The motion should always be stated as a motion to approve. The Board's vote will determine whether the request is approved or denied.

- ***Your "Yes" vote is for approval.***
- ***Your "No" vote is for denial.***

Based on the information presented in the Staff Report and additional findings of fact discussed during the review of case # 26-06, I move to approve the request

Ari Kosterlitz, on behalf of Congregation Dovid Ben Nuchim, 14830 Lincoln Ave.

- A waiver to allow the building to be located 47 feet from the north and 4 feet from the east. Article 5. Division 3. Section 544.g. requires the principal building to be located at least 50 feet from any residential district or use.
- A waiver to allow 74.4% impervious surfaces of the lot area. Article 2. Division 2: Section 215.d. requires a total area of all impervious surfaces to not exceed 70% of the lot area.
- A waiver to allow 6 parking spaces on site. Article 4. Division 1: Section 403. requires 30 spaces for the proposed cultural center (Mikvah building).
- A waiver to allow wall-mounted light intensity to reach 3.7 footcandles on the east property line. Article 4. Division 5: Section 494 requires building-mounted light intensity within a site not to exceed one footcandle at any property line.

Conditions:

- Approval of the parking variance is conditioned on the execution and continued validity of a written shared parking agreement between Congregation Dovid Ben Nuchim and the Cultural Center (Mikvah) properties. The agreement shall specify the days and hours of operation of the mikvah and library and shall ensure that such use occurs at times that do not overlap with peak synagogue activities or increase overall parking demand beyond previously approved levels. Any changes to the agreement or operating schedule shall require City review and approval.
- This approval is granted solely for the construction and operation of the proposed cultural center (mikvah/library) associated with the adjoining synagogue. Any future construction or change of use on the property shall be required to comply with all applicable Zoning Ordinance requirements in effect at the time of application.

SUMMARY OF VARIANCE JUSTIFICATION

The subject property is uniquely constrained due to its narrow configuration and its direct adjacency to the existing synagogue, creating practical difficulties in complying with the strict application of the zoning ordinance. These conditions are inherent to the property and were not self-created.

The proposed mikvah is a religious facility that is functionally and operationally integrated with the existing synagogue and, by necessity, should be located immediately adjacent to it. This proximity is essential to provide safe, convenient, and dignified access for congregants, particularly during evening hours and in varying weather conditions. Locating the mikvah elsewhere on the site, or at a different location, is not a reasonable alternative, as it would significantly impair its intended use and accessibility.

As a result of these inherent constraints, we are requesting the minimum variance relief necessary to allow for the reasonable and customary use of the property for this integral religious purpose.

SETBACK VARIANCES:

A reduction of the required north side setback from 50 feet to 47 feet is requested due to the limited buildable area created by the property's narrow configuration. Additionally, a reduced setback of 4 feet is requested along the east property line, which directly abuts the existing synagogue. Both the synagogue and the proposed mikvah are under the same ownership and function as a unified religious campus. This adjacency is not to a residential property, and given the integrated nature of the use, it is appropriate and reasonable for the structures to be located in close proximity.

PARKING VARIANCE:

The mikvah will share the synagogue's existing parking facilities. As an accessory religious use serving the same membership base, it does not generate a separate or significant additional parking demand. Mikvah usage is inherently staggered and occurs primarily during off-peak hours, resulting in minimal overlap with peak synagogue attendance. Accordingly, the existing parking supply is sufficient to accommodate this complementary use. Strict compliance would impose an unnecessary hardship and prevent the reasonable use of the property.

IMPERVIOUS SURFACE VARIANCE:

The requested increase in impervious surface coverage from 70% to 74.4% is modest and directly attributable to the property's physical constraints and the necessity of siting the mikvah adjacent to the synagogue. The proposed layout reflects the minimum feasible footprint required to accommodate the structure, safe access, and proper site functionality. This limited increase is de minimis and will not result in any adverse impact on stormwater management or neighboring properties, as appropriate drainage measures will be implemented.

LIGHTING VARIANCE:

The zoning ordinance limits light intensity at the property line to one footcandle; however, we are requesting permission for wall-mounted lighting on the east property line of up to 3.7 footcandles. This increase is necessary to ensure adequate safety, visibility, and security for mikvah users during evening and nighttime hours. The east property line directly abuts the existing synagogue, not a residential use, and both properties function as a unified religious campus under common ownership. The proposed lighting will be fully shielded and directed downward to prevent glare or spillover onto adjacent properties.

CONCLUSION:

The requested variances are minimal in scope, represent the least relief necessary to overcome the property's unique constraints, and are essential to allow for a reasonable, safe and customary religious use. Granting this relief will not alter the essential character of the surrounding area, impair the intent of the zoning ordinance, or be detrimental to adjacent properties.



CITY OF OAK PARK

Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

ZONING BOARD OF APPEALS (ZBA)

Application to File a Variance or Interpretation of the Zoning Ordinance

1. This application submission must be accompanied by the application fee and, if applicable, ten (10) folded set of plans shall be filed at the Department of Community and Economic Development, located within the Department of Technical and Planning Services
2. The following fee schedule applies to this application
 - a. Single Family \$500.00
 - b. Multi-family, Commercial/Industrial \$1,000.00
 - c. Special meeting of Board of Appeals \$600.00
3. All applications, fee, and pertinent information must be typewritten and filed no later than 5:00 P.M. thirty (30) days prior to the next regularly scheduled ZBA meeting. The ZBA meets on the 4th Tuesday of each month. This deadline is strictly adhered to and no exceptions will be made

ARI KOSTERLITZ
NAME OF APPLICANT: CONGREGATION DAVID BEN NUCHIM PHONE: [REDACTED]
APPLICANT ADDRESS: 14800 LINCOLN ST. OAK PARK, MI 48237
APPLICANT E-MAIL: [REDACTED]
OWNER: CONGREGATION DAVID BEN NUCHIM PHONE: [REDACTED]
OWNER ADDRESS: 14860 LINCOLN ST. OAK PARK, MI 48237
ADDRESS OF PROPERTY: 14830 LINCOLN ST. OAK PARK, MI 48237
CURRENT ZONING: R-1 PROPOSED ZONING: R-1
PROPERTY IDENTIFICATION: 52-25-19-178-018

1. Describe any unique physical circumstances affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to this property:

The property is adjacent to the existing Synagogue. The narrow configuration of the parcel and the need to align the Mikva/Center with the Synagogue for functional, religious and safety purposes limit feasible placement options. The Mikva will share the Synagogue's existing parking lot. These conditions are unique to the site and minimum variances are needed.

2. Explain if the unique physical circumstance or conditions described in #1 do not exist throughout the neighborhood or district where the property is located:

Current circumstances are unique. No other property in the neighborhood involve a project of this nature. A Mikva integrated with an existing Synagogue. The specialized design, operational requirements and religious considerations demand close proximity to the Synagogue.



CITY OF OAK PARK

Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

3. Describe why the property cannot be reasonably developed in conformity with the provisions of the Zoning Ordinance, giving consideration to the unique physical circumstances or conditions affecting the property described in #1:

Because of the lot's layout and its direct integration with the adjoining Synagogue, strict compliance with zoning would make this impossible. The standard setbacks, coverage and lighting would prevent a functional design that meets the essential needs. The requested variances are the minimum necessary to allow the property to be developed.

4. Explain who or what has created the hardship, other than the applicant:

The physical characteristics of the property and its relationship to the Synagogue. The lot's shape and size and location next to the Synagogue combined with the functional requirements of a Mikva create design limitations that make strict zoning compliance impractical.

5. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property:

The Mikva directly adjoins and complements the existing Synagogue, extending an established institutional use on the block. Its high quality architecture and design will enhance the street's appearance and curb appeal. (In addition, it will provide great benefit to the community by meeting an important religious and cultural need within the city.)

In the space below, describe your request in detail for a variance or interpretation of the Zoning Ordinance. If additional space is needed, attach one 8 1/2" x 11" sheet of paper:

SEE ATTACHMENT

Has the Building Inspector examined the plans for the proposed property, and refused a building permit?

- NO -

The subject property is uniquely constrained due to its narrow configuration and its direct adjacency to the existing synagogue, creating practical difficulties in complying with the strict application of the zoning ordinance. These conditions are inherent to the property and were not self-created.

The proposed mikvah is a religious facility that is functionally and operationally integrated with the synagogue and, by necessity, needs to be located immediately adjacent to it. Its placement is essential to allow safe, convenient, and dignified access for congregants, particularly during evening hours and in varying weather conditions. Locating the mikvah elsewhere on the site or at a different location is not a reasonable alternative, as it would significantly impair its intended use and accessibility. This requirement creates a genuine hardship in meeting the ordinance's dimensional and site limitations. Accordingly, the applicant is requesting the minimum variance relief necessary to accommodate these unique conditions, including: (i) a reduction of the required north side setback from 50 feet to 47 feet, (ii) allowance for impervious surface coverage of 74.4%, and (iii) permission for wall-mounted lighting on the east side of up to 3.7 footcandles at the property line. The proposed lighting is necessary to ensure safety, visibility, and proper illumination for evening use, and will be fully directed and shielded to minimize glare and prevent adverse impact on neighboring properties.

To the east side we are requesting a set back of only 4 ft as this is the side adjacent to the Synagogue. The synagogue is located immediately next to the mikvah site, and both properties are under the same ownership. Although the proposed 4-foot setback is less than what is required, the adjoining building is the synagogue itself, not a residential property. The synagogue fully permits this proximity, and because of their functional and religious connection, it is preferable for the two buildings to be as close as possible.

The mikvah will share the synagogue's existing parking lot. These conditions are unique to this site and necessary to achieve a practical, coordinated design that complements the synagogue and functions appropriately within the surrounding area.

The requested variances are minimal in scope, represent the least relief necessary to overcome the property's unique constraints and the functional requirements of the religious use, and will not alter the essential character of the surrounding area, impair the intent of the zoning ordinance, or be detrimental to adjacent properties.



CITY OF OAK PARK

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Have previous requests for a variance or interpretation of the Zoning Ordinance involving the property be submitted?

NO

If yes, please state the following:

Date the application was filed: _____

Character/disposition of the application: _____

Attached hereto and made part of the appeal is the letter of authority, or power of attorney, in the case the appeal is made by a person other than the actual owner of the property.

I hereby depose and say that the statements contained in this application are true and correct.

G.L.

Signature of Applicant

14100 LINCOLN ST, OAK PARK, MI 48237

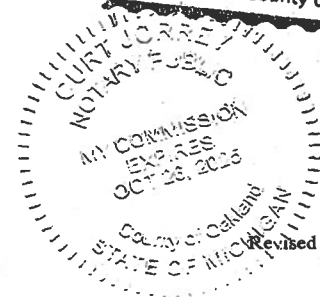
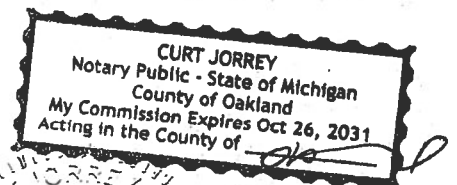
Address

Sworn to before me this 28 day of March, 2026

Notary Public, Oakland County, Michigan

[Signature]

My commission expires: 10/26/2031





CITY OF OAK PARK
Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165

LETTER OF AUTHORITY

TO THE CITY OF OAK PARK:

Please be advised that ARI KOSTERLITZ
(names)

the Owner(s) or Agent(s) of the property identified as 52-25-19-178-018 located within a
(circle one) (property ID)

14830 LINCOLN ST OAK PARK MI 48237 Zoning District has no objection to the application
(property address)

filed by ARI KOSTERLITZ
Name of Applicant

Requesting a VARIANCE FOR SET BACKS.
Variance, interpretation of zoning ordinance, or rezoning

G.L.H.
Signature

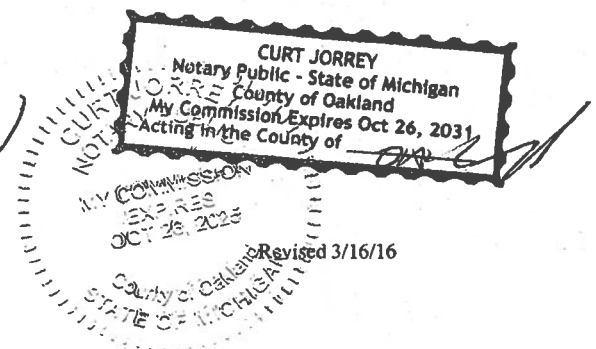
Signature

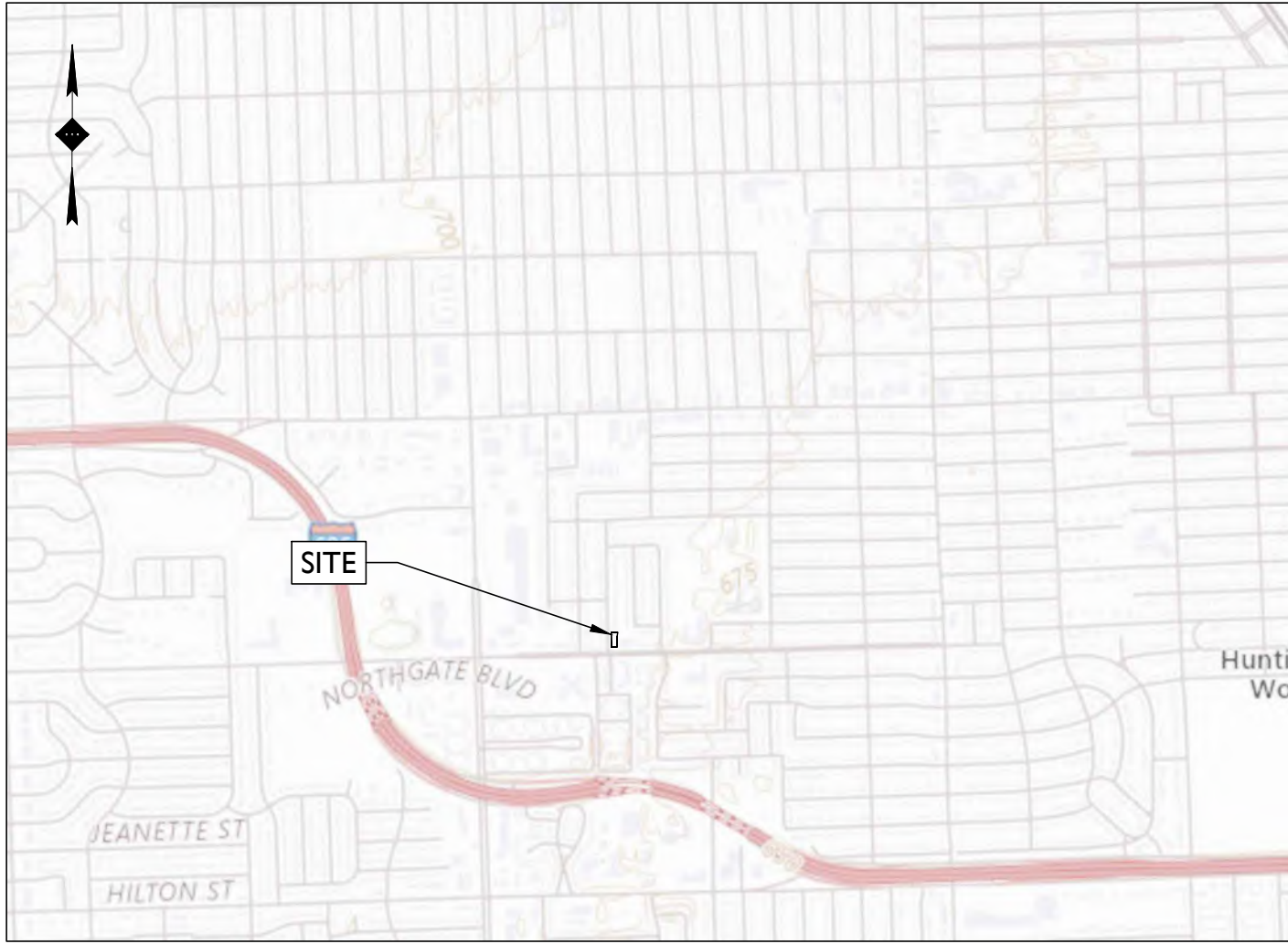
Sworn to before me this 24 day of March, 2024

Notary Public, [Signature] County, Michigan

[Signature]

My commission expires: 10/26/2031

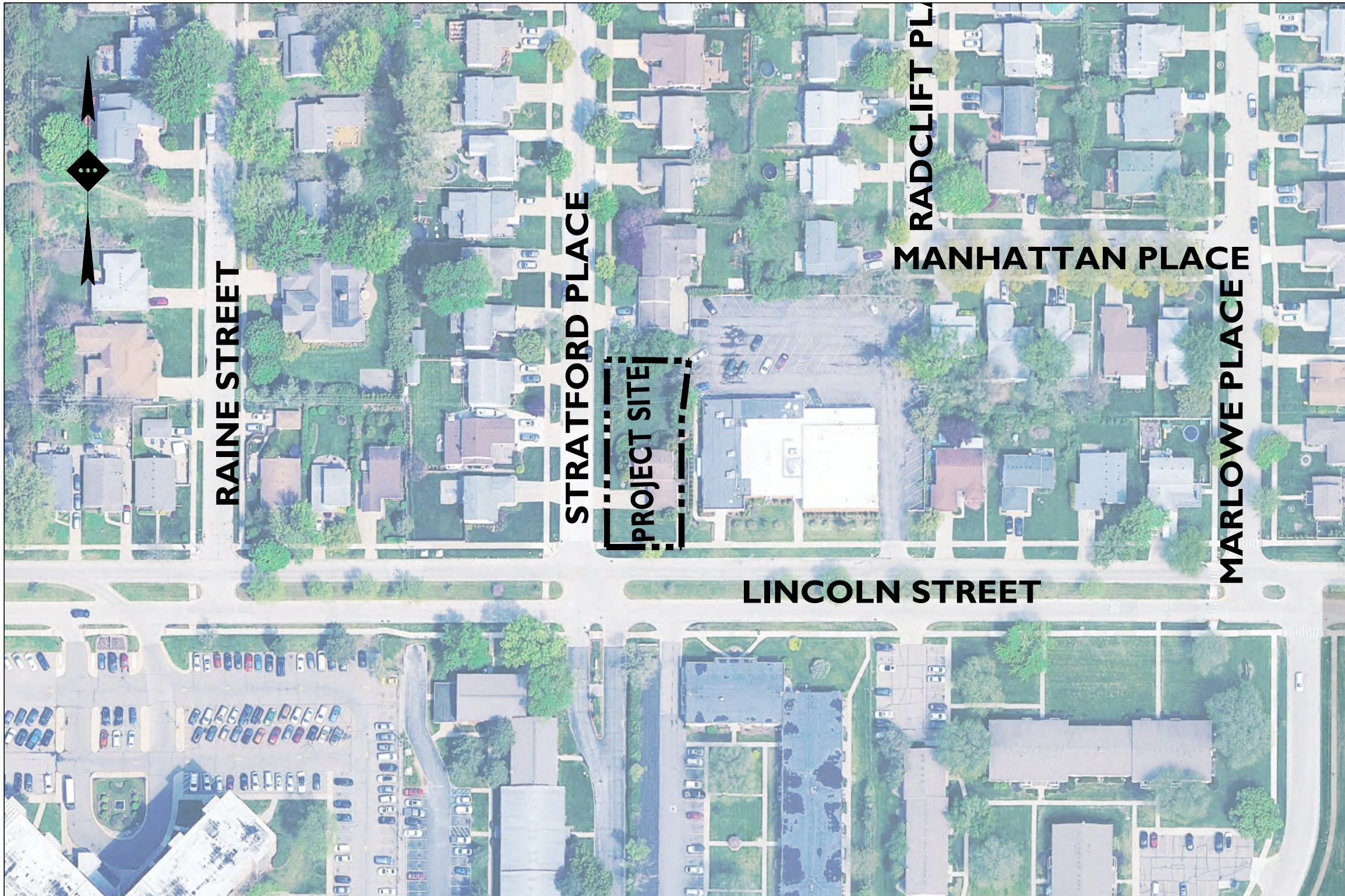




SOURCE: USGS MAPPING SYSTEM

LOCATION MAP

SCALE: 1" = 2,000'±



SOURCE: GOOGLE EARTH PRO

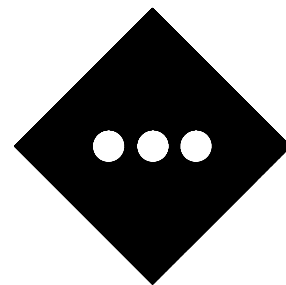
AERIAL MAP

SCALE: 1" = 100'±

PLANS PREPARED BY:



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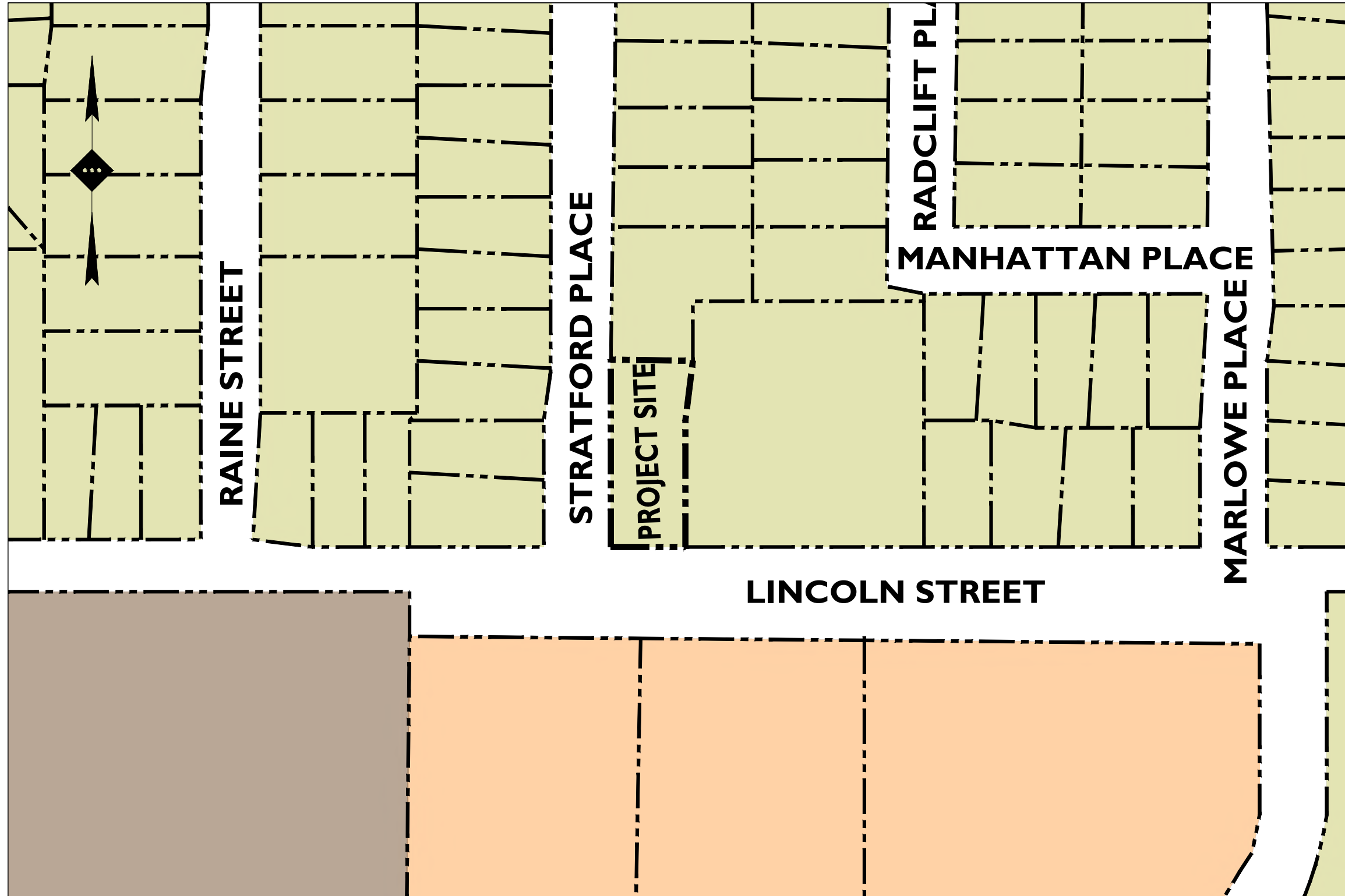
Phone 248.247.1115

SITE DEVELOPMENT PLANS FOR ABD ARCHITECTS PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018

14830 LINCOLN STREET

CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN 48237



SOURCE: CITY OF OAK PARK ZONING MAP, DATED 07/2020

ZONING KEY

- R-1: ONE-FAMILY RESIDENTIAL
- RM-1: MULTI-FAMILY RESIDENTIAL
- RM-2: MULTI-FAMILY RESIDENTIAL

ZONING MAP

SCALE: 1" = 100'±

PARCEL DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE CITY OF OAK PARK,
COUNTY OF OAKLAND, STATE OF MICHIGAN,
TO WIT:

OUTLOT A AND THE SOUTH HALF OF OUTLOT B,
LINCOLNSHIRE MANOR SUBDIVISION,
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN LIBER 109 PAGES 34 AND 35,
OAKLAND COUNTY RECORDS.

PARCEL ID 25-19-178-018

C/I/A: 14830 W LINCOLN, OAK PARK, MI 48237

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - ALTA/NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING AND DESIGN DATED 09/05/2025
 - ARCHITECTURAL PLANS PREPARED BY ABD ARCHITECTS DATED XX-XX-XXXX
 - AERIAL MAP OBTAINED FROM GOOGLE EARTH PRO
 - LOCATION MAP OBTAINED FROM USGS MAPPING SYSTEM
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

APPLICANT

ABD ARCHITECTS
ARI KOSTELITZ
100 EAST BIG BEAVER ROAD, SUITE 915
TROY, MICHIGAN 48063

OWNER

CONGREGATION DOVID BEN NUCHIM
14830 WEST LINCOLN STREET
OAK PARK, MICHIGAN 48237

LANDSCAPE ARCHITECT

PAUL DEVITTO III
STONEFIELD ENGINEERING AND DESIGN
15 SPRING STREET
PRINCETON, NJ 08542
908-415-6801
PDEVITTO@STONEFIELDENG.COM

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



STONEFIELD
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SCALE: AS SHOWN PROJECT ID: DET-250303

TITLE:

COVER SHEET

DRAWING:

C-1

**SYMBOL**

DESCRIPTION

FEATURE TO BE REMOVED / DEMOLISHED

ALL SITE FEATURES WITHIN THE PROPERTY LINES ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. ALL SITE FEATURES OUTSIDE THE PROPERTY LINES ARE TO REMAIN AND BE PROTECTED THROUGHOUT THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS



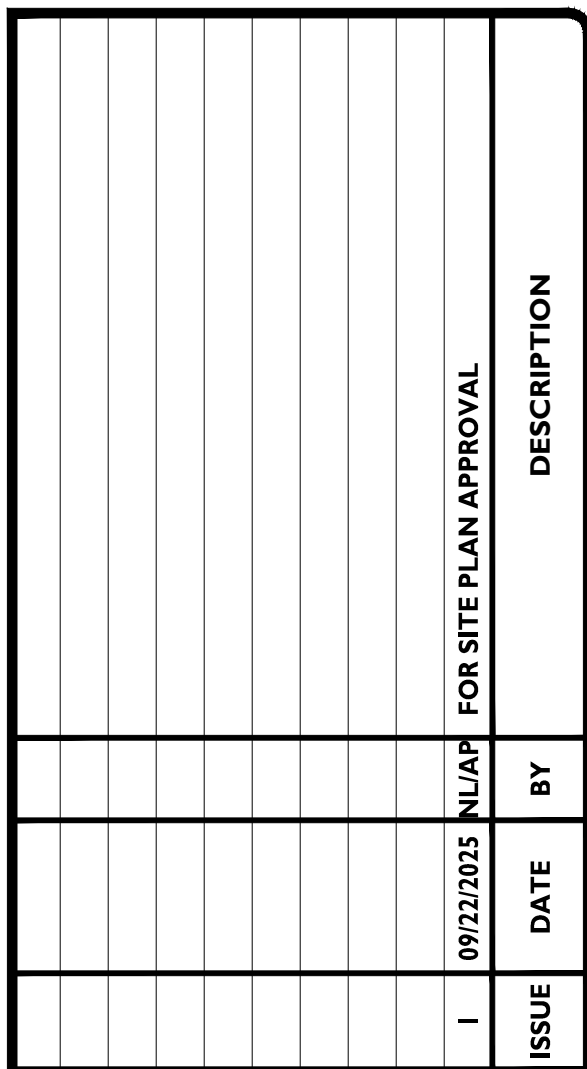
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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ENTIRE DEMOLITION PLAN AND REPORTS/REPORTS BEFORE THE START OF ANY DEMOLITION ACTIVITIES. INCLUDING, BUT NOT LIMITED TO, ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
- EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM THE PROJECT OWNER IS OBTAINED. A WRITABLE GOVERNING AGENCY IS OBTAINED BEFORE THE START OF ANY EXPLOSIVE PROGRAM. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND ADJACENT DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
- ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CALIFORNIA'S DEMOLITION ACT. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL UTILITIES ARE ASSIGNED TO THE CONTRACTOR TO BE REMOVED. REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL, AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
- DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL DEMOLISHED GENERATOR, ENGINE, AND OTHER EQUIPMENT SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS AND TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

20' 0' 20' 40'

GRAPHIC SCALE IN FEET
1" = 20'



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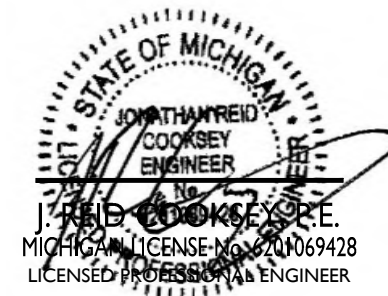
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

ABD ARCHITECTS

PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



SCALE:	1" = 20'	PROJECT ID: DET-250303
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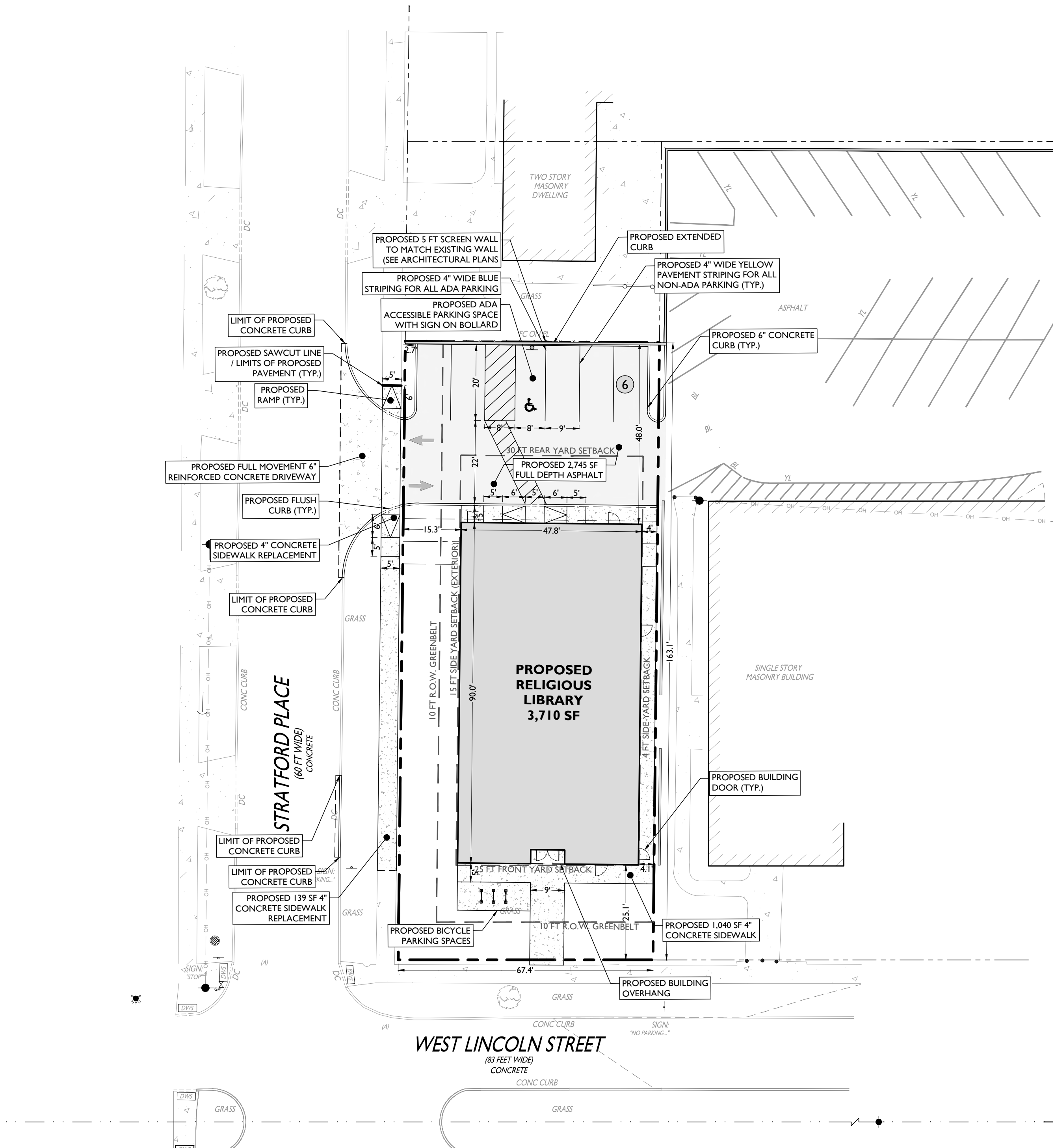
TITLE:

DEMOLITION PLAN

DRAWING:

C-2

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LAND USE AND ZONING			
PID: 25-19-178-018			
ONE-FAMILY RESIDENTIAL (R-1)			
CODE SECTION	PROPOSED USE	PERMITTED USE	
-	RELIGIOUS LIBRARY	REQUIRED	PROPOSED
§ 214	MINIMUM LOT AREA	6,000 SF	10,985 SF (0.25 AC)
§ 214	MINIMUM LOT WIDTH	50 FT	67.4 FT
§ 214	MAXIMUM LOT COVERAGE	35% (3,845 SF)	33.8% (3,710 SF)
§ 214	MAXIMUM BUILDING HEIGHT	27 FT (2 STORIES)	2 STORIES
§ 214	MINIMUM FRONT YARD SETBACK	25 FT	25.1 FT
§ 214	MINIMUM SIDE YARD SETBACK (EXTERIOR)	15 FT	15.3 FT
§ 214	MINIMUM SIDE YARD SETBACK (ONE)	4 FT	4.1 FT
§ 214	MINIMUM REAR YARD SETBACK	30 FT	48.0 FT
§ 215.d.	MAXIMUM IMPERVIOUS COVERAGE	70%	74.4% (8,173 SF) (V)
§ 445 a.l.	R.O.W. GREENBELT	10 FT	2.7 FT (V)

(V) VARIANCE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 403	PLACES OF WORSHIP: 1 SPACE PER 3 PEOPLE AT MAX. CAPACITY (40 PEOPLE) (1 SPACE)/(3 PEOPLE) = 13 SPACES ⁽¹⁾	COMPLIES
§ 405.d.	90° PARKING: 9 FT X 20 FT VW/ 22 FT DRIVE AISLE	9 FT X 20 FT 22 FT DRIVE
§ 405 [g]	BICYCLE PARKING: 1 SPACE PER 2,000 SF OF GFA (11,445 SF) (1/2,000 SF) = 6 SPACES	6 SPACES
§ 407.d.	LOADING: 1 SPACE: 10 FT X 50 FT ⁽¹⁾	TO OCCUR OFF HOURS

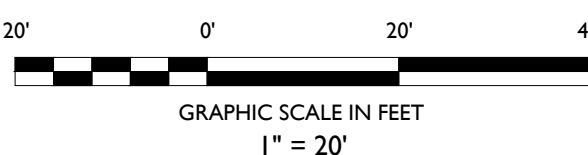
(1) SHARED PARKING AGREEMENT IN PLACE WITH EXISTING SYNAGOGUE TO THE EAST TO MEET PARKING REQUIREMENT

SYMBOL DESCRIPTION

---	PROPERTY LINE
- - - -	SETBACK LINE
- - - -	SAWCUT LINE
=====	PROPOSED CURB
=====	PROPOSED EXTENDED CURB
=====	PROPOSED FLUSH CURB
⊙ ⊙ ⊙	PROPOSED SIGNS / BOLLARDS
▬	PROPOSED BUILDING
▬	PROPOSED 4" CONCRETE SIDEWALK
▬	PROPOSED 6" REINFORCED CONCRETE
▬	PROPOSED ASPHALT PAVEMENT
⌒	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.



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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



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SCALE: 1" = 20' PROJECT ID: DET-250303

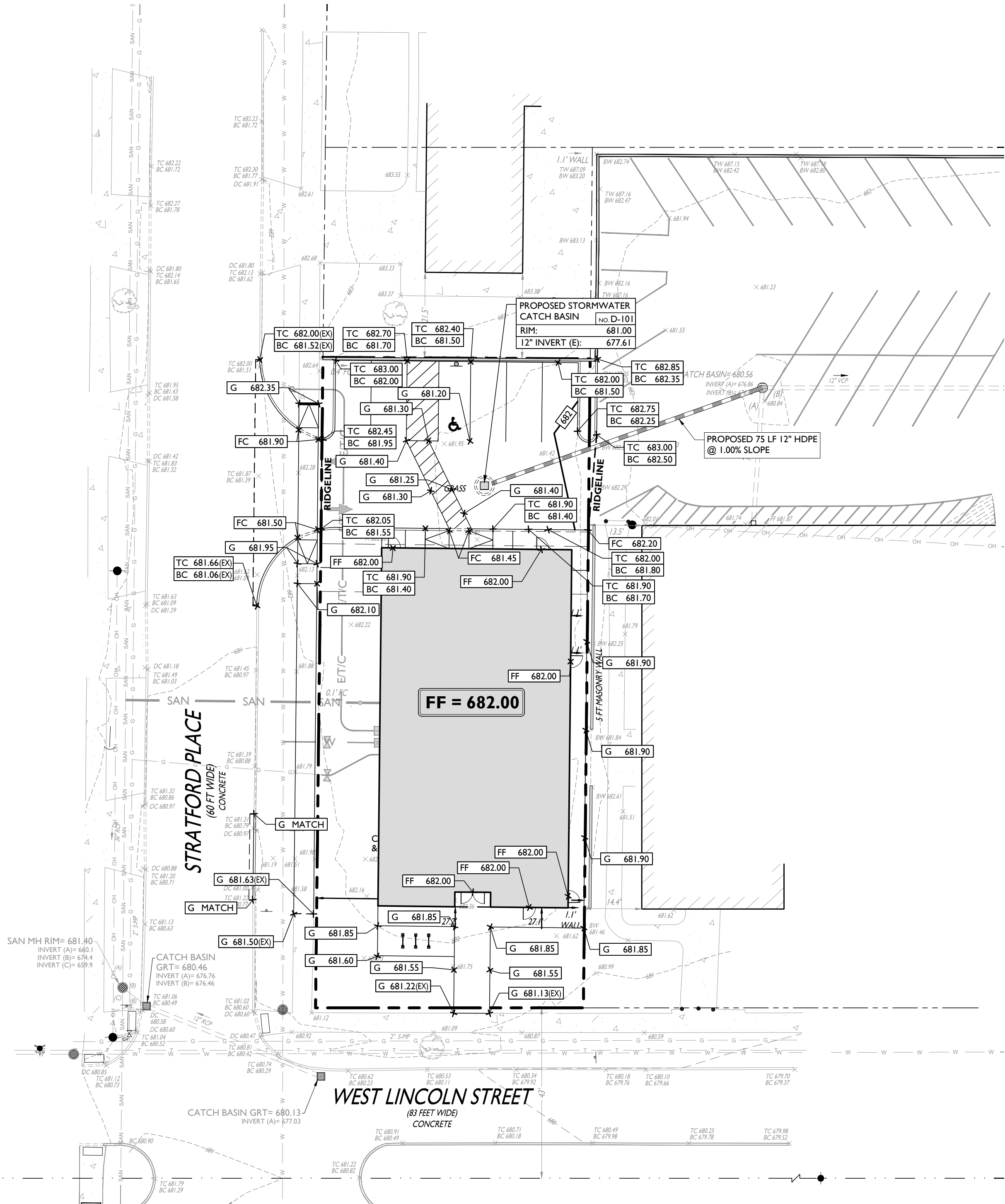
TITLE:

SITE PLAN

DRAWING:

C-3

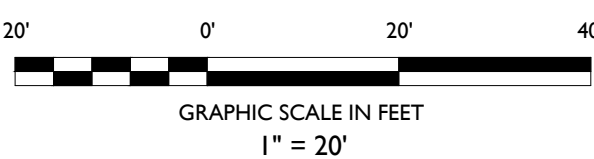
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SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED STORMWATER STRUCTURES
	PROPOSED STORMWATER PIPING

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00%. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATIONS) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



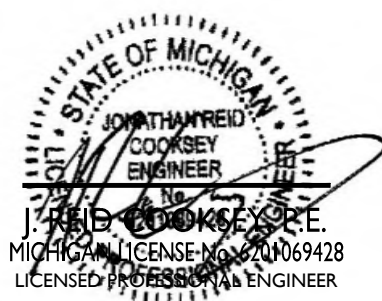
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Phone 248.247.1115

SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



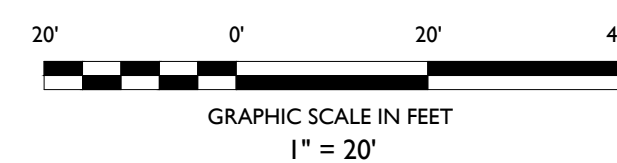
SCALE: 1" = 20' PROJECT ID: DET-250303

TITLE:

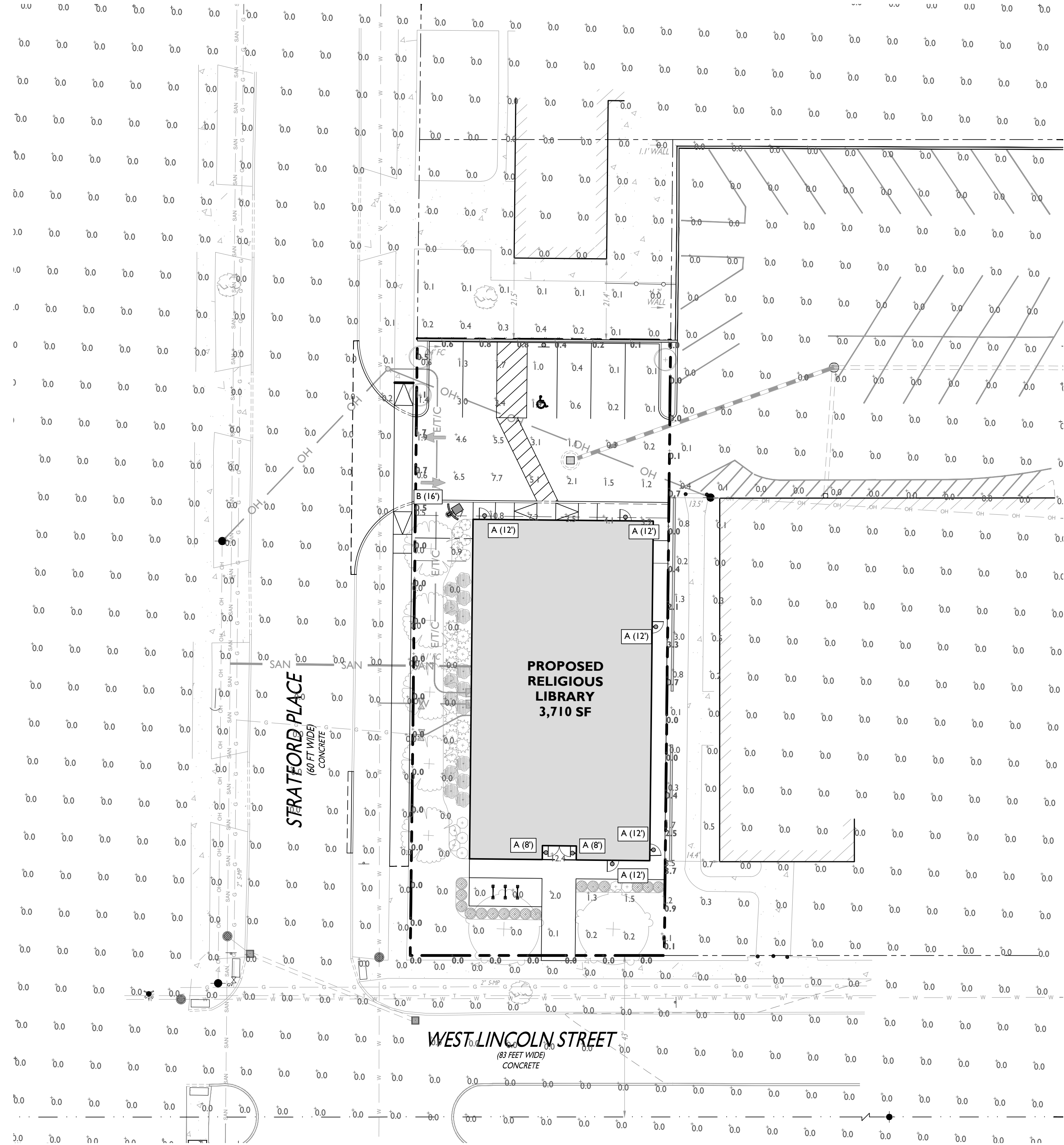
GRADING PLAN

DRAWING:

C-4



Z:\MICHIGAN\PROJECTS\25018 ABD ARCHITECTS - 14830 LINCOLN STREET, OAK PARK, MI\CADD\PROJECTS\LIGHTING



PROPOSED LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QUANTITY	LIGHTING	DISTRIBUTION	LLF	MANUFACTURER	IES FILE
	A	7	EXTERIOR WALL MOUNTED 12" DIAMETER WAREHOUSE FIXTURE, LED 4,000K	N/A	0.9	HI-LITE-MFG-CO	H-15312-B-119-CGU-91-LED-20W-B CM-MLIES
	B	1	MIRADA MEDIUM - MRM OUTDOOR LED AREA LIGHT- FULL CUTOFF	FT	0.9	LSI LIGHTING	MRM-LED-18L-SIL-FT-30-70CRI-LIES

LIGHTING STATISTICS			
DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	1.61 FC	0.0 FC	12.4 FC
PROPERTY LINE	0.48 FC	0.0 FC	3.7 FC

OUTDOOR LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 494.a.4	MAXIMUM MOUNTING HEIGHT: 20 FT	16 FT
§ 494.a.1	LIGHT POSITIONING: DIRECTED DOWN & FULLY SHIELDED	COMPLIES
§ 494.a.2	MAXIMUM PROPERTY LINE: 1 FC EXCEPT R.O.W	3.7 FC (EAST)(W) 0.8 FC (NORTH)

(W) WAIVER



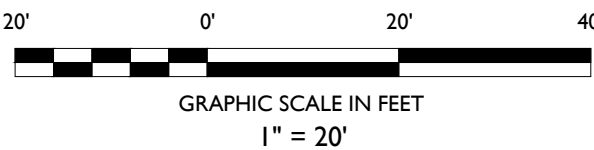
FIXTURE 'A'



FIXTURE 'B'

GENERAL LIGHTING NOTES

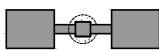
- THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH AS WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
- WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
- UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED): 0.90
 - HIGH PRESSURE SODIUM: 0.72
 - METAL HALIDE: 0.72
- THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.



SYMBOL

A (XX')

+XX



DESCRIPTION

PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT)

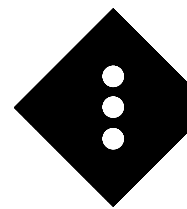
PROPOSED LIGHTING INTENSITY (FOOTCANDLES)

PROPOSED AREA LIGHT

PROPOSED BUILDING MOUNTED LIGHT

NOT APPROVED FOR CONSTRUCTION

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Phone 248.247.1115

SITE DEVELOPMENT PLANS

ABD ARCHITECTS
PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-250303

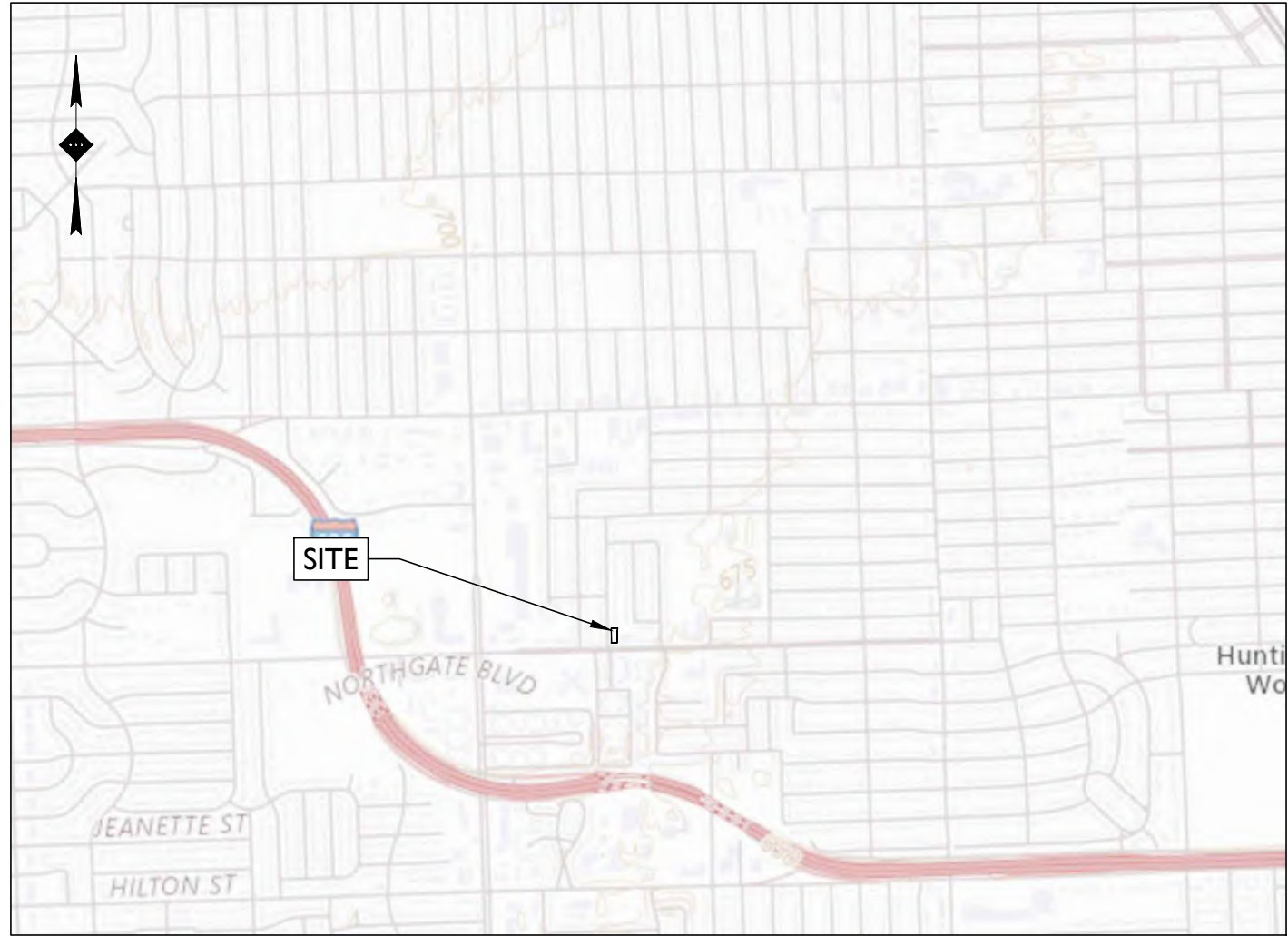
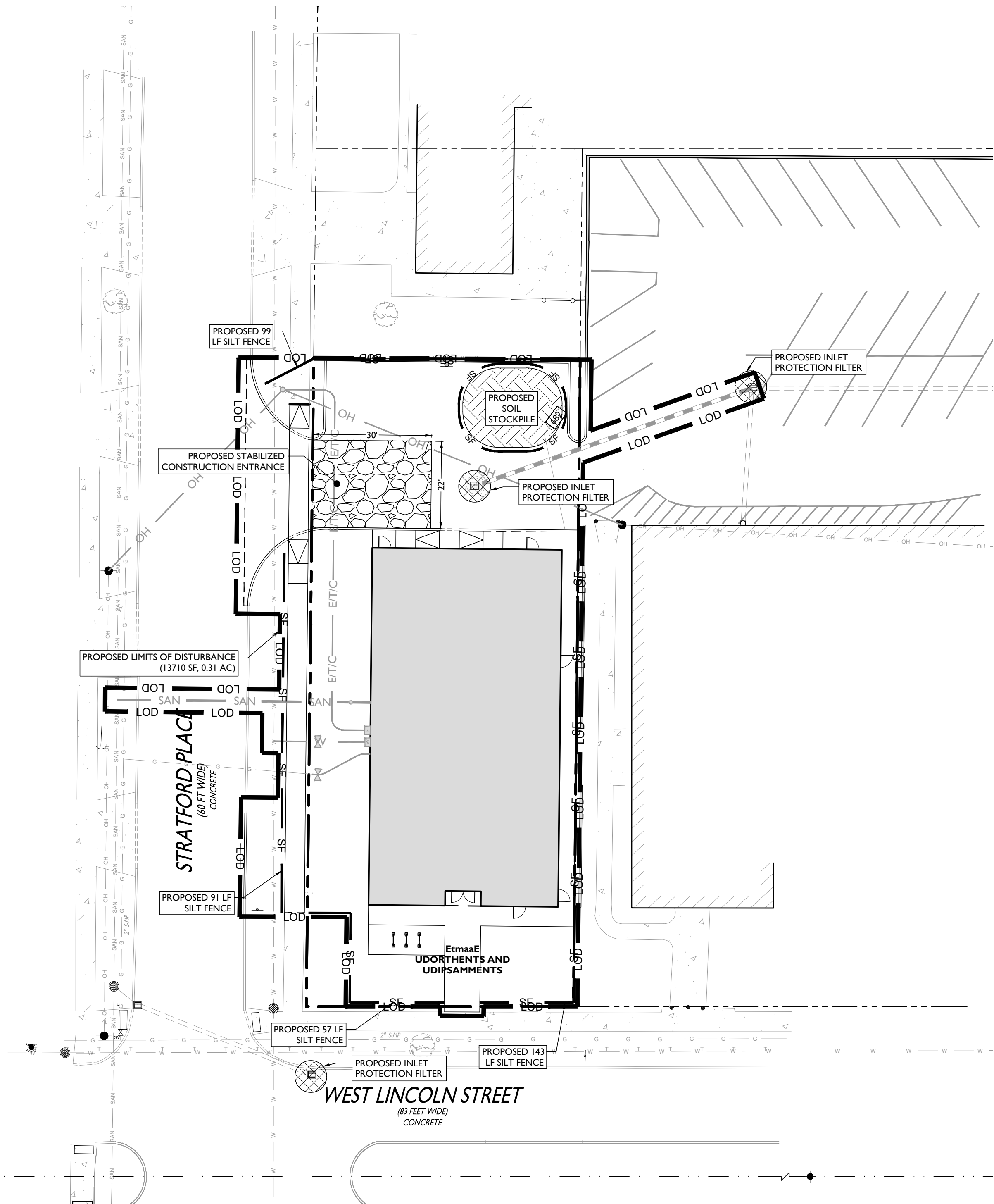
TITLE:

LIGHTING PLAN

DRAWING:

C-6

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SOURCE: USGS MAPPING SYSTEM

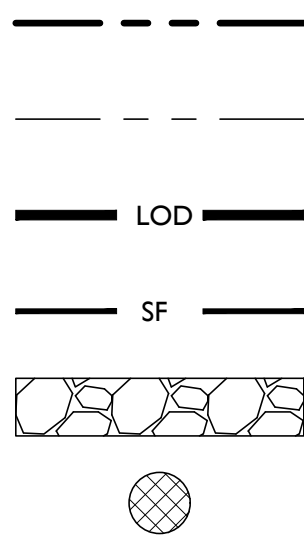
LOCATION MAP

SCALE: 1" = 2,000'±

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	UDORTHENTS AND UDIPSAMMENTS (EtnaaE)
PERCENT OF SITE COVERAGE	100%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES
SOIL PERMEABILITY	0.00 TO 0.01 IN / HR
DEPTH TO WATER TABLE	> 80 INCHES

SYMBOL

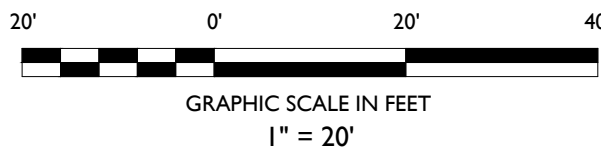


DESCRIPTION

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED SILT FENCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

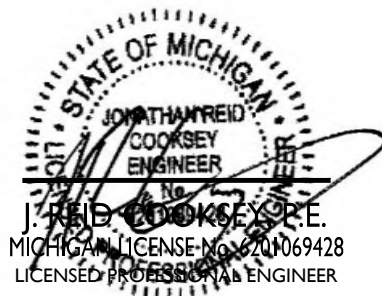
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL AIR QUALITY STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.



SITE DEVELOPMENT PLANS

ABD ARCHITECTS PROPOSED MIKVAH BUILDING

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



SCALE: 1" = 20' PROJECT ID: DET-250303

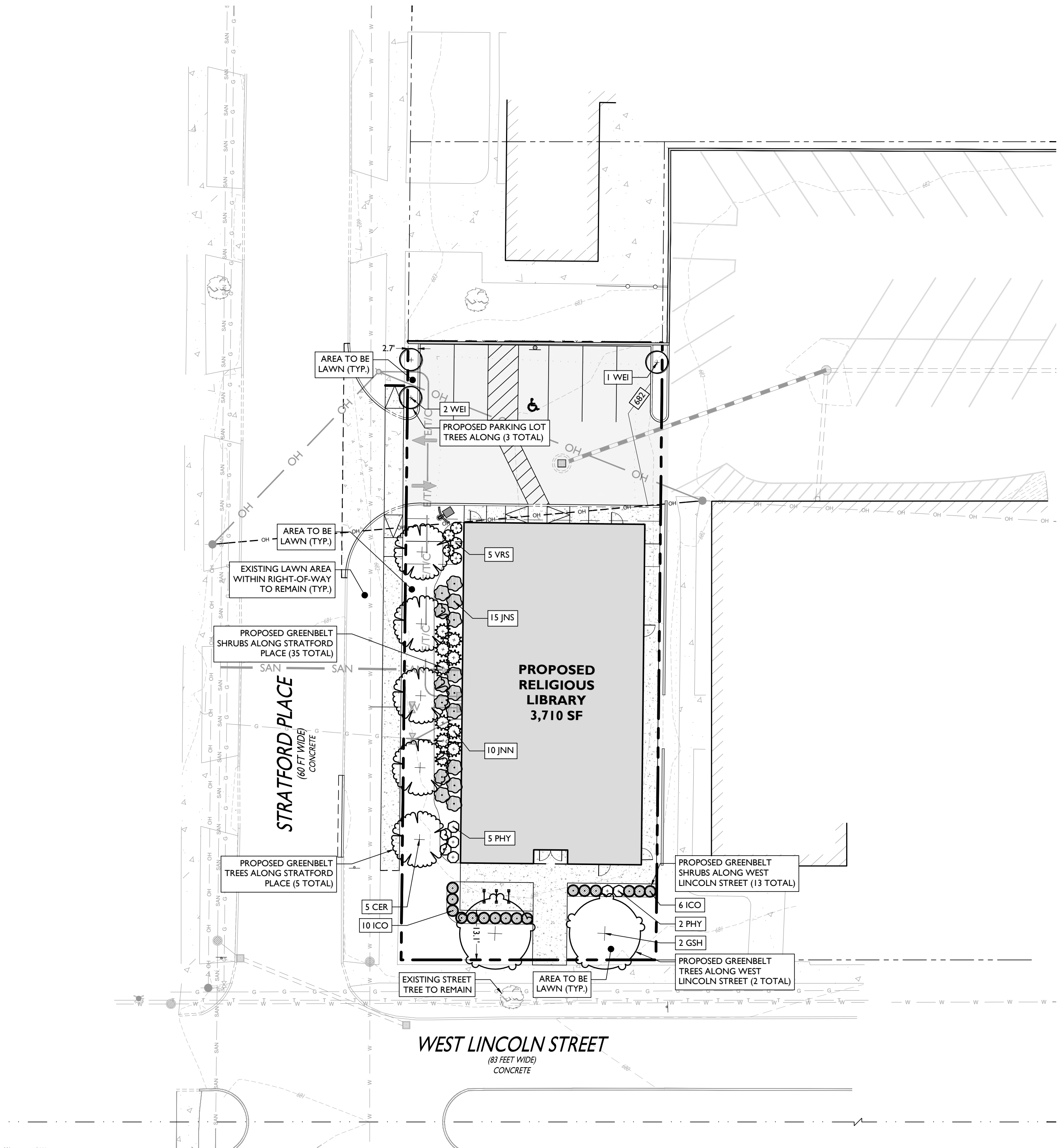
TITLE:

SOIL EROSION &
SEDIMENT CONTROL
PLAN

DRAWING:

C-7

Z:\MICHIGAN\2025\DET-25033\ABD ARCHITECTS - 14830 LINCOLN STREET, OAK PARK, MI\LANDSCAPE\25033\811 LAND.DWG



Know what's below
Call before you dig.

CITY OF OAK PARK MINIMUM STANDARDS:

- TIMING OF PLANTING: ALL REQUIRED PLANT MATERIAL SHALL BE PLANTED PRIOR TO ISSUING A FINAL CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE PROJECT IS COMPLETED DURING A TIME OF YEAR WHEN PLANTING IS IMPRACTICAL, A FINANCIAL GUARANTEE IN THE AMOUNT OF THE REMAINING IMPROVEMENTS SHALL BE PROVIDED IN A FORM OF PAYMENT ACCEPTABLE TO THE CITY.
- COMPLETION OF IMPROVEMENTS: TREE STAKES, GUY WIRES AND TREE WRAP SHALL BE REMOVED AFTER COMPLETION OF THE INITIAL GROWING SEASON.
- IRRIGATION: ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH FUNCTIONAL UNDERGROUND IRRIGATION SYSTEM. IF THE LANDSCAPE MATERIALS USED MAY SURVIVE WITHOUT IRRIGATION, THE APPLICANT MUST DEMONSTRATE OR PROVIDE DATA TO CONFIRM THAT IRRIGATION IS NOT NEEDED FOR SURVIVAL.
- MAINTENANCE: LANDSCAPED AREAS AND PLANT MATERIALS REQUIRED BY THIS CHAPTER SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN. IF ANY PLANT MATERIAL DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN 30 DAYS WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.

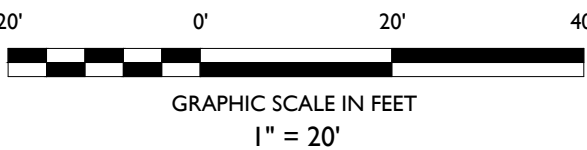
IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

PAUL DEVITTO, L.L.A.
MICHIGAN LICENSE No. 3901001797
LICENSED LANDSCAPE ARCHITECT



LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
GREENBELTS		
§ 445.a.	REQUIRED FOR TRANSITION BETWEEN THE ROADWAY AND EXISTING/PROPOSED LAND USE	COMPLIES
§ 445.a.1.	MINIMUM WIDTH: 10 FT	STRATFORD PLACE: 2.7 FT (W) W LINCOLN STREET: 13.1 FT
§ 445.a.4.	1 TREE & 6 SHRUBS FOR EVERY 30 LF OF FRONTAGE STRATFORD PLACE: 163 FT (163 FT) * (1 TREE / 30 FT FRONTAGE) = 5 TREES (163 FT) * (6 SHRUBS / 30 FT FRONTAGE) = 33 SHRUBS W LINCOLN STREET: 67 FT (67 FT) * (1 TREE / 30 FT FRONTAGE) = 2 TREES (67 FT) * (6 SHRUBS / 30 FT FRONTAGE) = 13 SHRUBS	5 TREES 35 SHRUBS 2 TREES 13 SHRUBS
§ 445.b.1.	PARKING LOT LANDSCAPING MINIMUM 10% INTERIOR LANDSCAPING REQUIRED (2,703 SF) * (0.10) = 270 SF	277 SF (10.2%)
§ 445.b.1.	1 TREE FOR EVERY 100 SF OF LANDSCAPING (270 SF) * (1 TREE / 100 SF) = 3 TREES	3 TREES
§ 445.d.	INTERIOR SITE LANDSCAPING MINIMUM 10% OF LOT SHALL BE LANDSCAPED EXCEPT IN R-1 & R-2 RESIDENTIAL DISTRICTS	N/A

(W) WAIVER
N/A NOT APPLICABLE

PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES						
	GSH	2	GLEDITSIA TRIACANTHOS	SHADEMASTER HONEY LOCUST	2.5" - 3" CAL	B&B
	WEI	3	QUERCUS X WAREI	KINDRED SPIRIT OAK	2.5" - 3" CAL	B&B
EVERGREEN TREES						
	JNN	10	JUNIPERUS VIRGINIANA	EMERALD FEATHER	5' - 6' HT	B&B
	JNS	15	JUNIPERUS VIRGINIANA	SPARTAN EASTERN REDCEDAR	5' - 6' HT	B&B
ORNAMENTAL TREES (SINGLE-STEM)						
	CER	5	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2.5" CAL	B&B
SHRUBS						
	VRS	5	ILEX VERTICILLATA	RED SPRITE WINTERBERRY	36" - 42"	POT
	PHY	7	PHYSOCARPUS OPULIFOLIUS	LITTLE DEVIL DWARF NINEBARK	36" - 42"	POT
EVERGREEN SHRUBS						
	ICO	16	ILEX GLABRA	COMPACT INKBERRY	18" - 24"	POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

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SITE DEVELOPMENT PLANS

ABD ARCHITECTS
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OAKLAND COUNTY, MICHIGAN 48237



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SCALE: 1" = 20' PROJECT ID: DET-250303

TITLE:

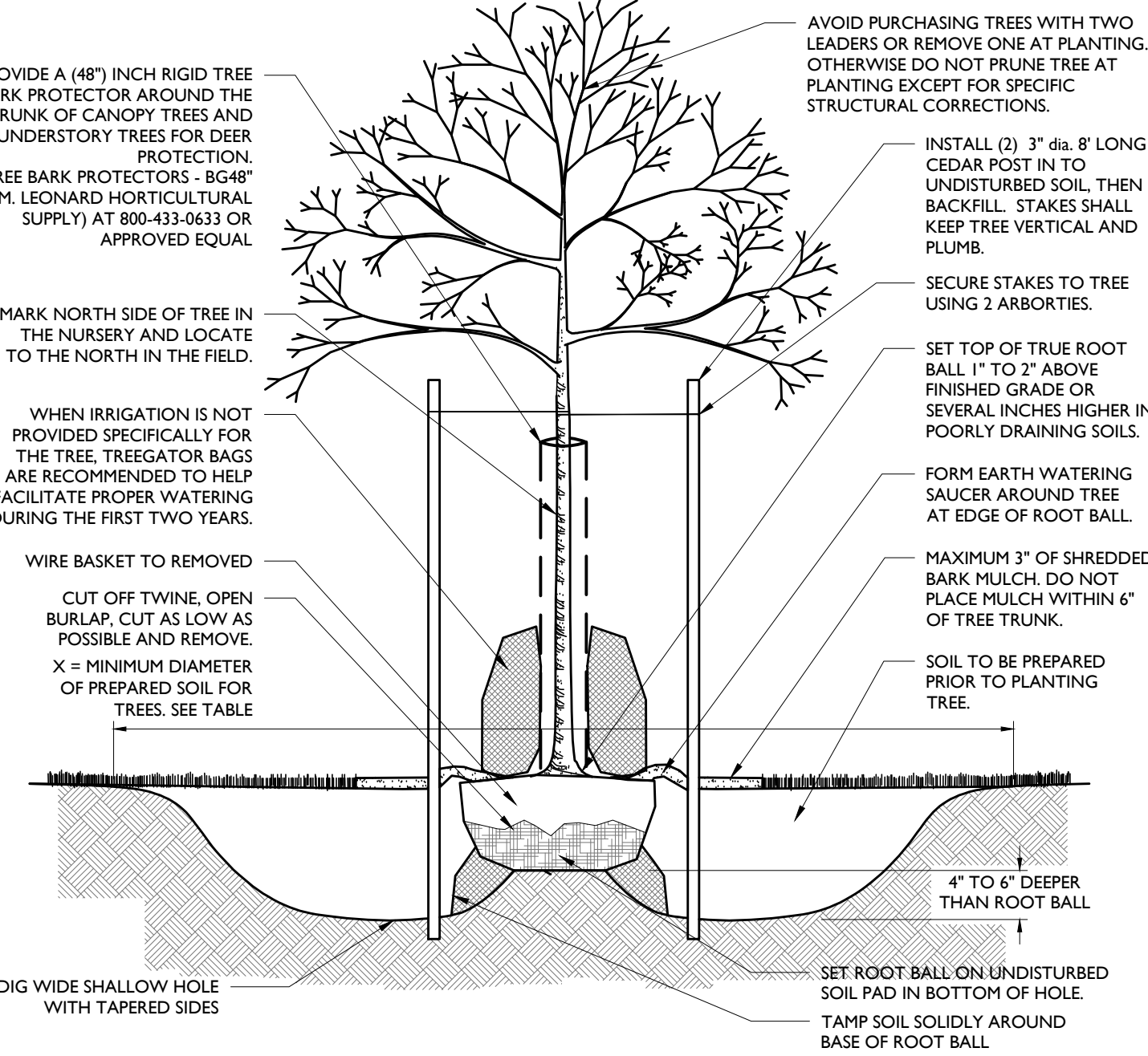
LANDSCAPING PLAN

DRAWING:

C-8

NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX

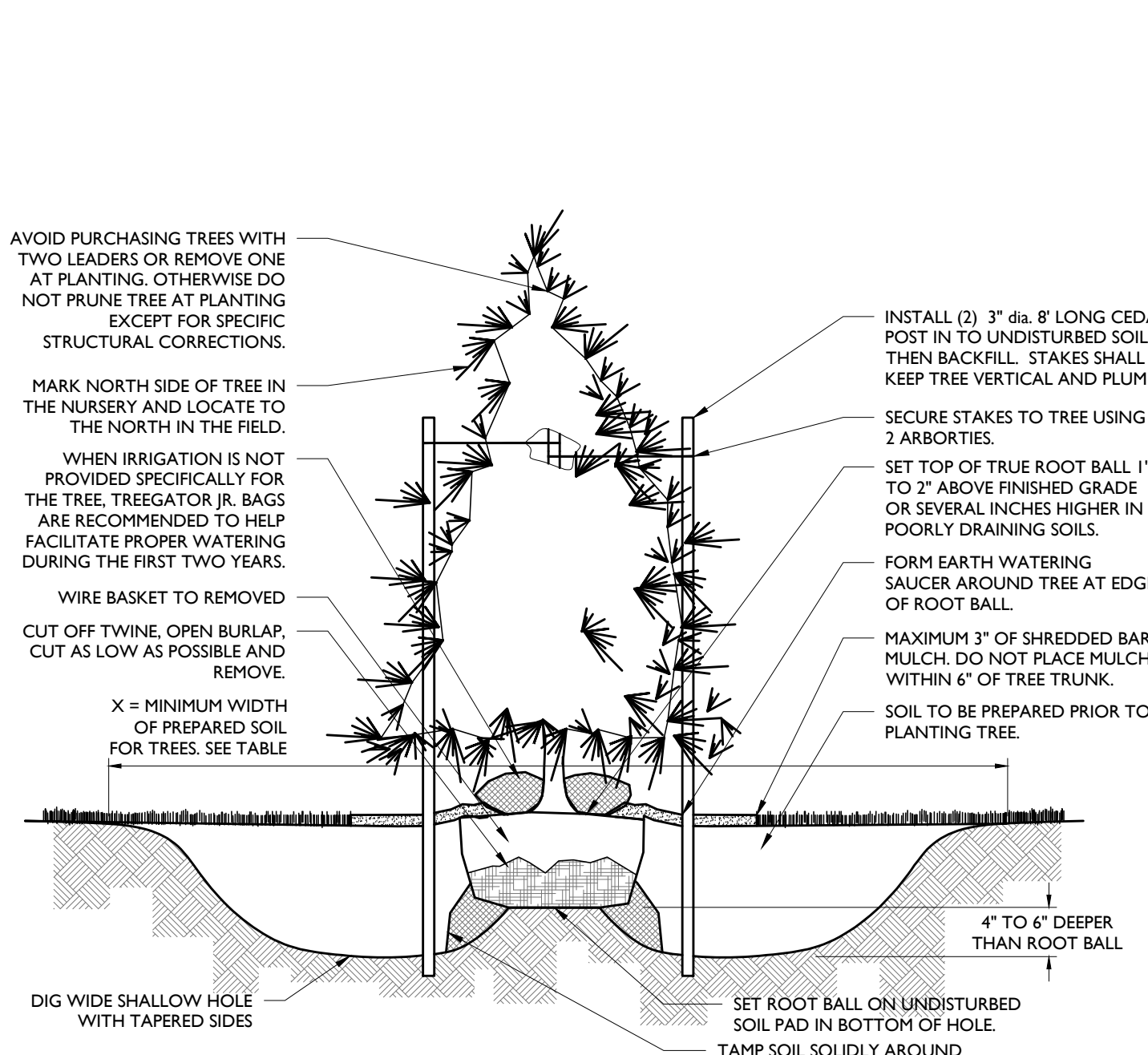


DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

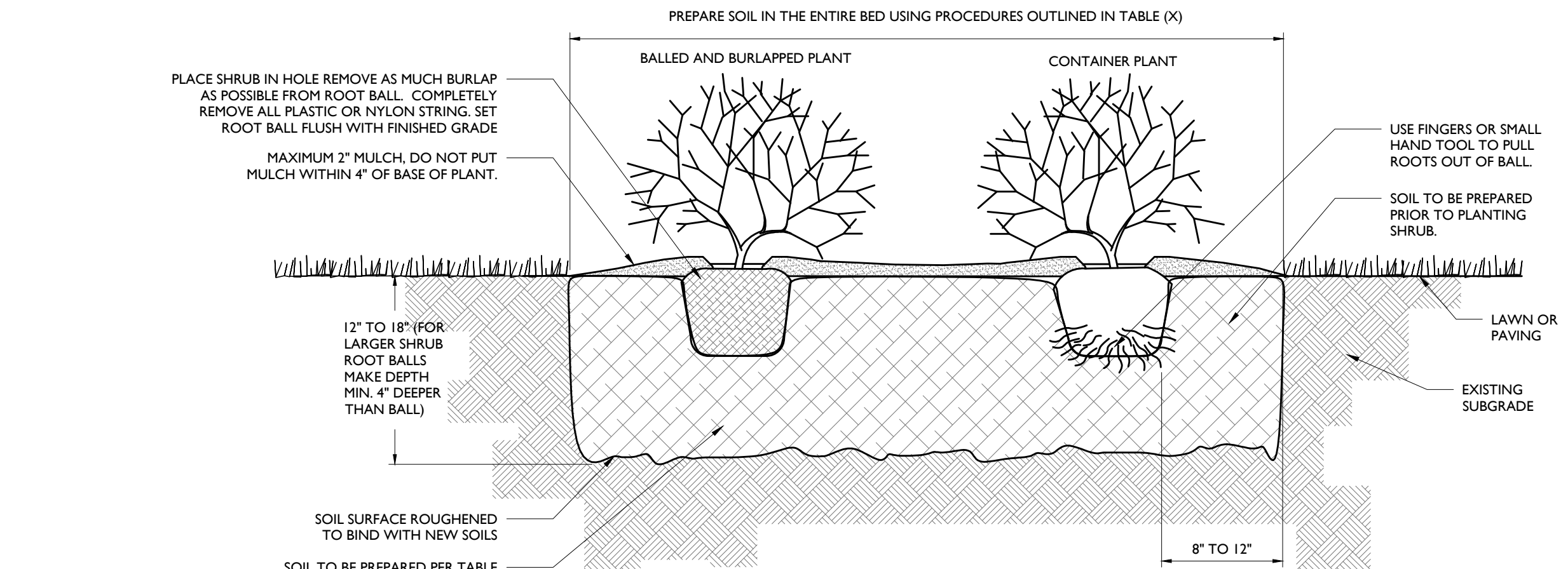
NOTES:

- FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER
- THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

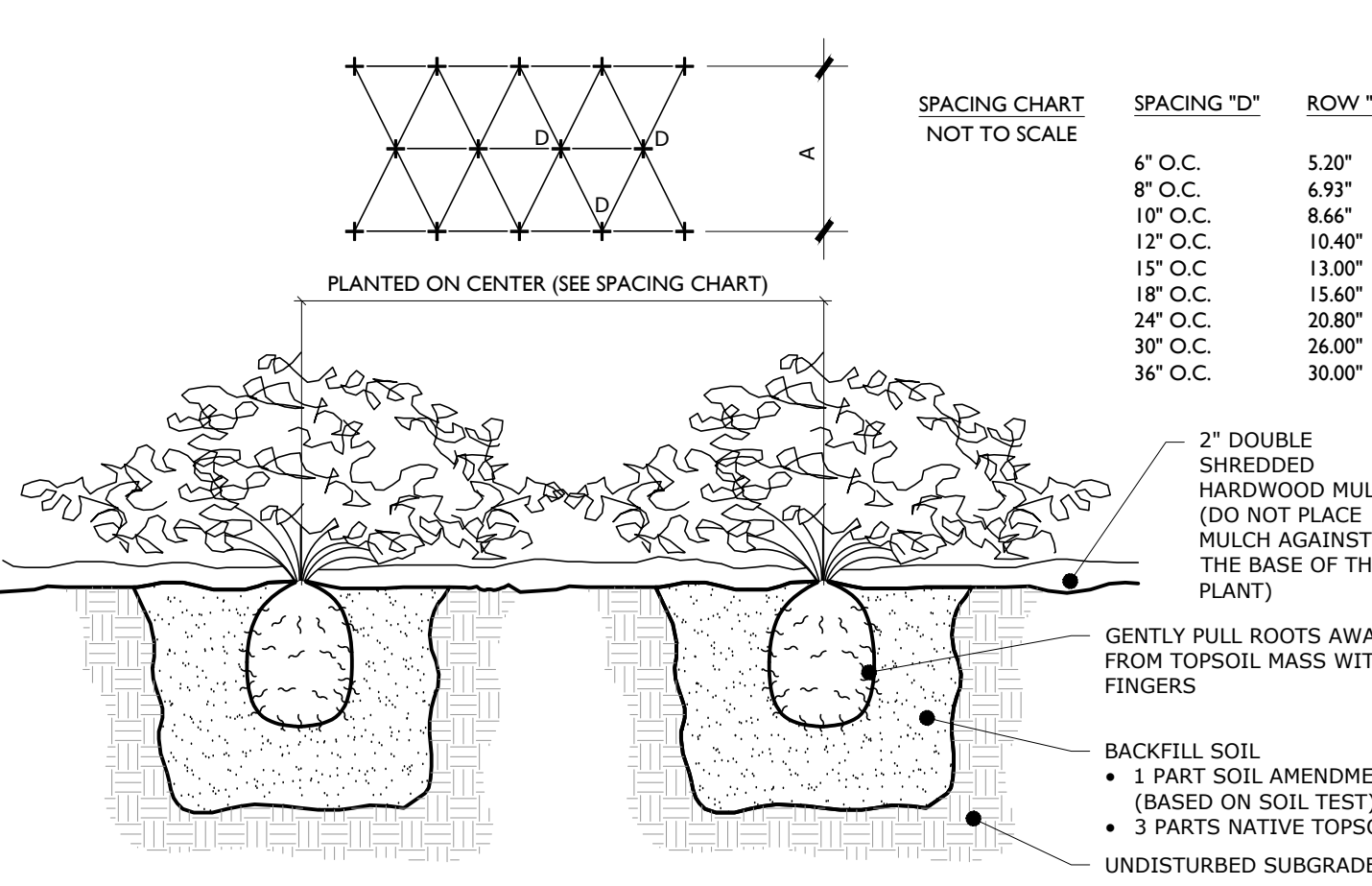


DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

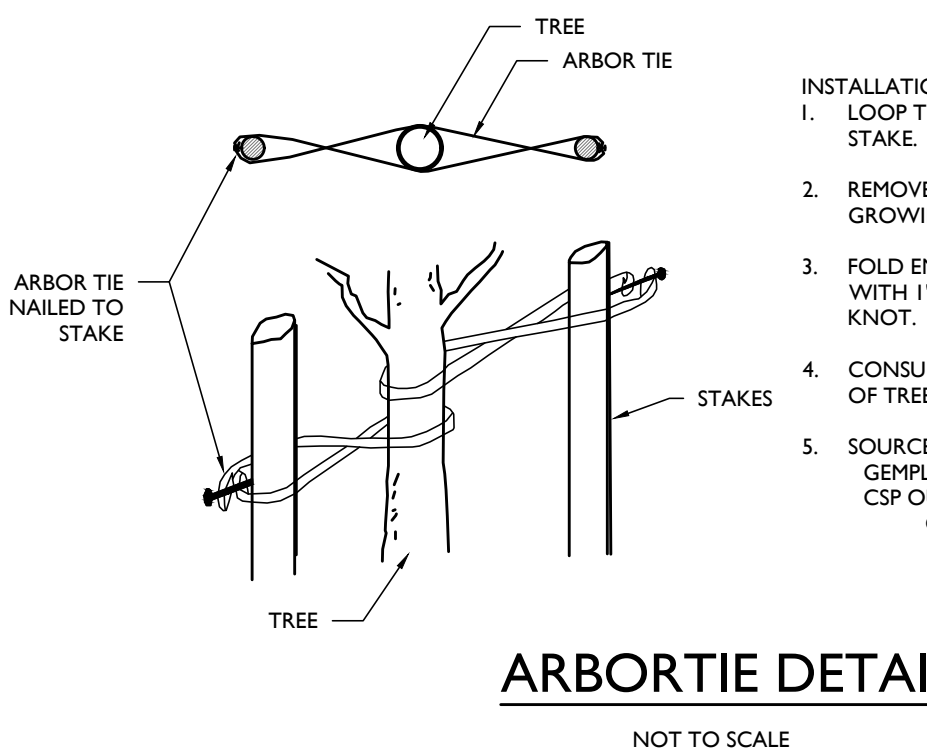
NOTES:

- THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- SOIL AMENDMENTS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
- ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE



ARBORTIE DETAIL

NOT TO SCALE

- INSTALLATION GUIDELINES:
- LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
 - REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
 - FOLD ENDS OF ARBOR TIE BACK, SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
 - CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
 - SOURCES INCLUDE:
 - GEEMPLERS 1-800-332-6744 or GEEMPLERS.COM
 - CSP OUTDOORS.COM

NOTES:

- FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL, THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
- MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
- MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENEED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENEED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

IRRIGATION DURING ESTABLISHMENT		
SIZE AT PLANTING	IRRIGATION FOR VITALITY	IRRIGATION FOR SURVIVAL
< 2" CALIPER	DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS
2"-4 CALIPER	DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED	TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS
4" > CALIPER	DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED	TWICE WEEKLY FOR FOUR TO FIVE MONTHS

- TABLE NOTES:
- AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.
 - WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER, NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.
 - WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION WILL BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES. IN STRICT COMPLIANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLANT SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES, IF GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18"). THE FINISH GRADE SHALL BE AT LEAST 2 INCHES (2") ABOVE THE GRAVEL SURFACE. GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "TREE SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINABLE ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SAND, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.

- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR, GROUND COVER, PERENNIAL AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENEED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENEED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF THE LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
- ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION"
- REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEED OR LAID WITH SOD.
- SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".
- PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

DATE	BY	ISSUE	FOR SITE PLAN APPROVAL	DESCRIPTION
09/12/2015	NLAP	1		
NOT APPROVED FOR CONSTRUCTION				

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ABD ARCHITECTS PROPOSED MIKVAH BUILDING

SITE DEVELOPMENT PLANS

PARCEL ID: 25-19-178-018
14830 LINCOLN STREET
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN 48237



STONEFIELD engineering & design

SCALE: AS SHOWN PROJECT ID: DET-250303

TITLE:

LANDSCAPING DETAILS

DRAWING:

C-9



4



- 5



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9



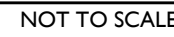
- 10



- 1



- 12



- 13



- 14



- 19

Jonathan Reid Cooksey
ENGINEER
J. REID COOKSEY P.E.
MICHIGAN LICENSE NO. 0069428
LICENSED PROFESSIONAL ENGINEER

SCALE: AS SHOWN	PROJECT ID: DET-250303
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DRAWING:

C-10

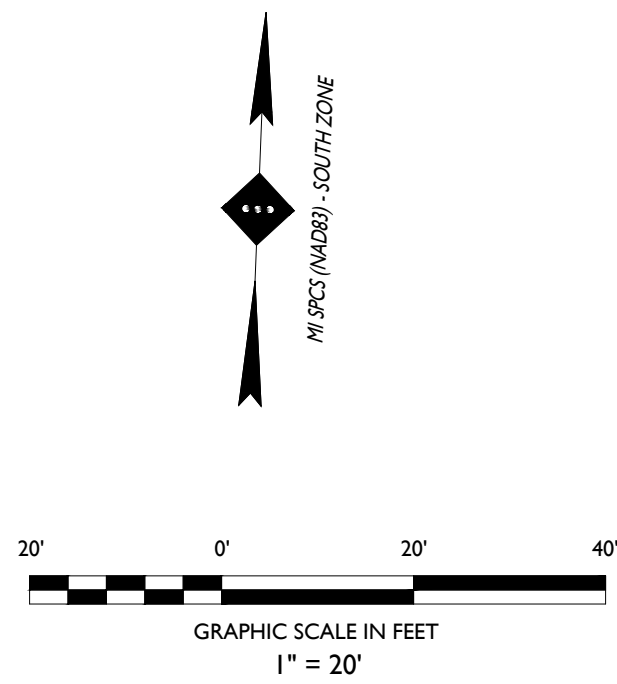
1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON AUGUST 21, 2023, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS RIGHTS AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARK-OUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES, STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEE OR WARRANTY REGARDING THE ACCURACY OF THE UTILITIES SHOWN. UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83). SOUTH ZONE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS SURVEYING. THE SURVEYOR HAS NO AFFILIATION OR DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (MDOT CORS).
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) ARE UNKNOWN.
8. BENCHMARK #1 = SET CAPED IRON = 680.90 (NAVD88).
 - GRASS AREA #1 AT THE INTERSECTION OF THE NORTHERLY LINE OF LINCOLN STREET AND EASTERLY LINE OF STRATFORD PLACE
 - BENCHMARK #2 = SET CAPED IRON = 681.00 (NAVD88).
 - IN GREENBELT / NORTHWEST OF NORTHWEST CORNER OF SUBJECT PARCEL

C/K/A: 14830 W LINCOLN, OAK PARK, MI 48237

1. A DEED BETWEEN LORETTA N. BLUMENFELD TRUST (GRANTOR) AND CONGREGATION DOVID BEN NUCHIM (GRANTEE), DATED FEBRUARY 7, 2025 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, OAKLAND COUNTY, MICHIGAN IN LIBER 60035, PAGE 136.
2. "LINCOLNSHIRE MANOR SUBDIVISION" MAP OF PART OF THE NORTHWEST 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 11 EAST, CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN, DATED NOVEMBER 8, 1963 AND RECORDED IN THE OAKLAND COUNTY REGISTER OF DEEDS OFFICE IN LIBER 109 OF PLATS, PAGE 34.
3. A TITLE COMMITMENT PREPARED BY M.S. TITLE AGENCY, LLC, ISSUING OFFICE FILING NUMBER MST-24-008813, COMMITMENT DATE OCTOBER 29, 2024 AT 12:00 AM.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X (UNSHADED), (AREA OF MINIMAL FLOOD HAZARD) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 260323, MAP NUMBER ##26125C0677F WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

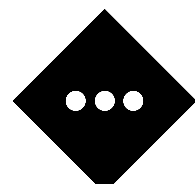
14. EASEMENTS, SETBACK LINES, AND RESTRICTIONS AS SHOWN ON THE PLAT MAP (SHOWN)



Know what's **below**
Call before you dig.

A SHED ENCROACHES ADJACENT LOT

	BUILDING
	CONCRETE SIDEWALK / MAT
	ASPHALT / CONCRETE CURB
	DEPRESSED CURB
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SECTION LINE
	RIGHT OF WAY LINE
	CENTERLINE
	EASEMENT
	CHAIN LINK FENCE
	UTILITY POLE
	GUY WIRE
	SIGNS
	WATER VALVE
	GAS VALVE
	DRAIN
	INLET
	MAN HOLE
	BOLLARDS
	FIRE HYDRANT
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	UNDERGROUND GAS LINE
	UNDERGROUND WATER LINE
	SANITARY SEWER LINE
	MAJOR CONTOUR
	MINOR CONTOUR
	GRADE SPOT
	TOP OF CURB SHOT
	BOTTOM OF CURB SHOT
	TOP OF WALL SHOT
	BOTTOM OF WALL SHOT
	DETECTABLE WARNING STRIP
	HANDICAP PARKING
	WALL
	PAVEMENT STRIPING
	VEGETATION LINE
	ROOF LEADER
	SECTION CORNER
	IRON ROD
	BENCHMARK
	DECIDUOUS TREE
	ELEVATION
	FINISH FLOOR
	MANHOLE
	MEASURED
	RECORD
	TOP OF PIPE



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ALTA / NSPS LAND TITLE SURVEY

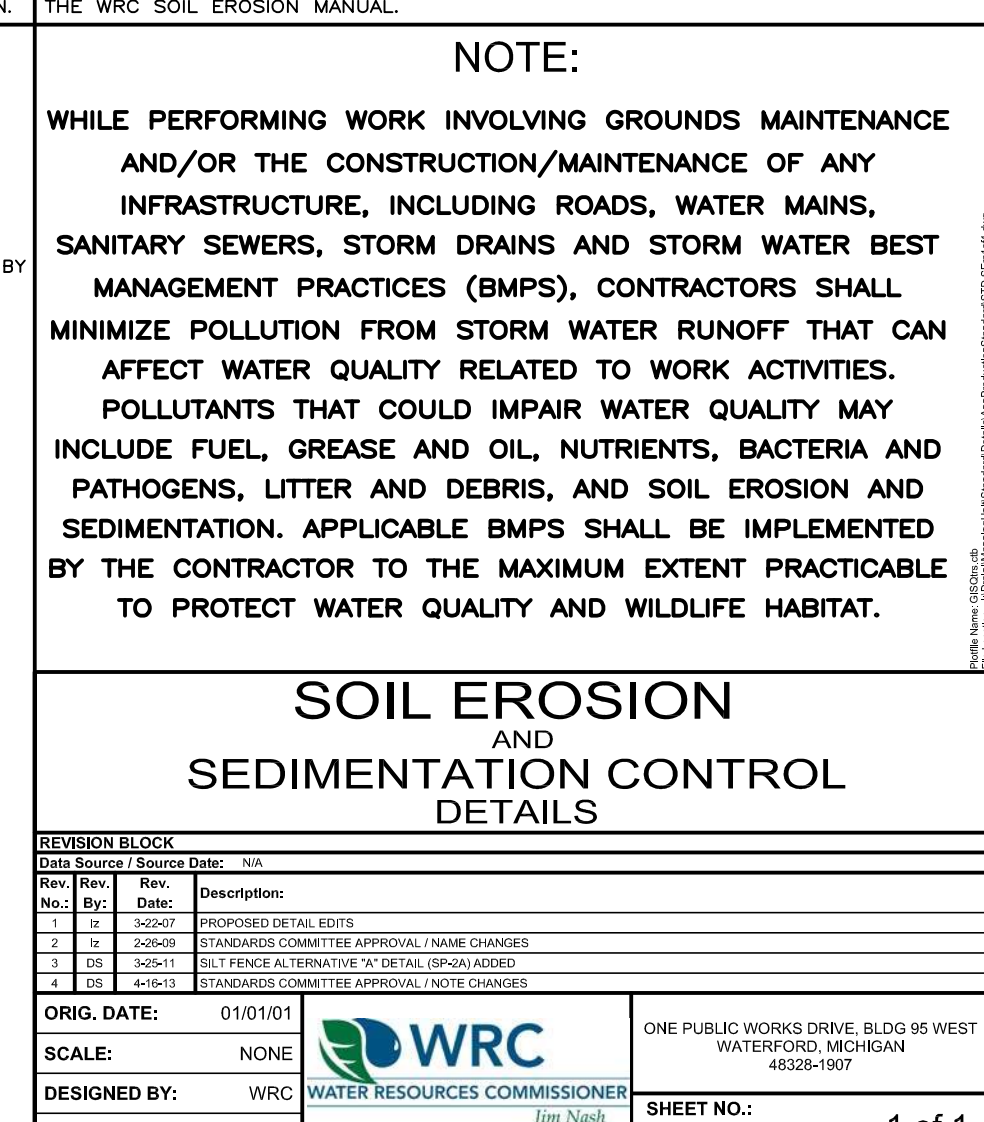
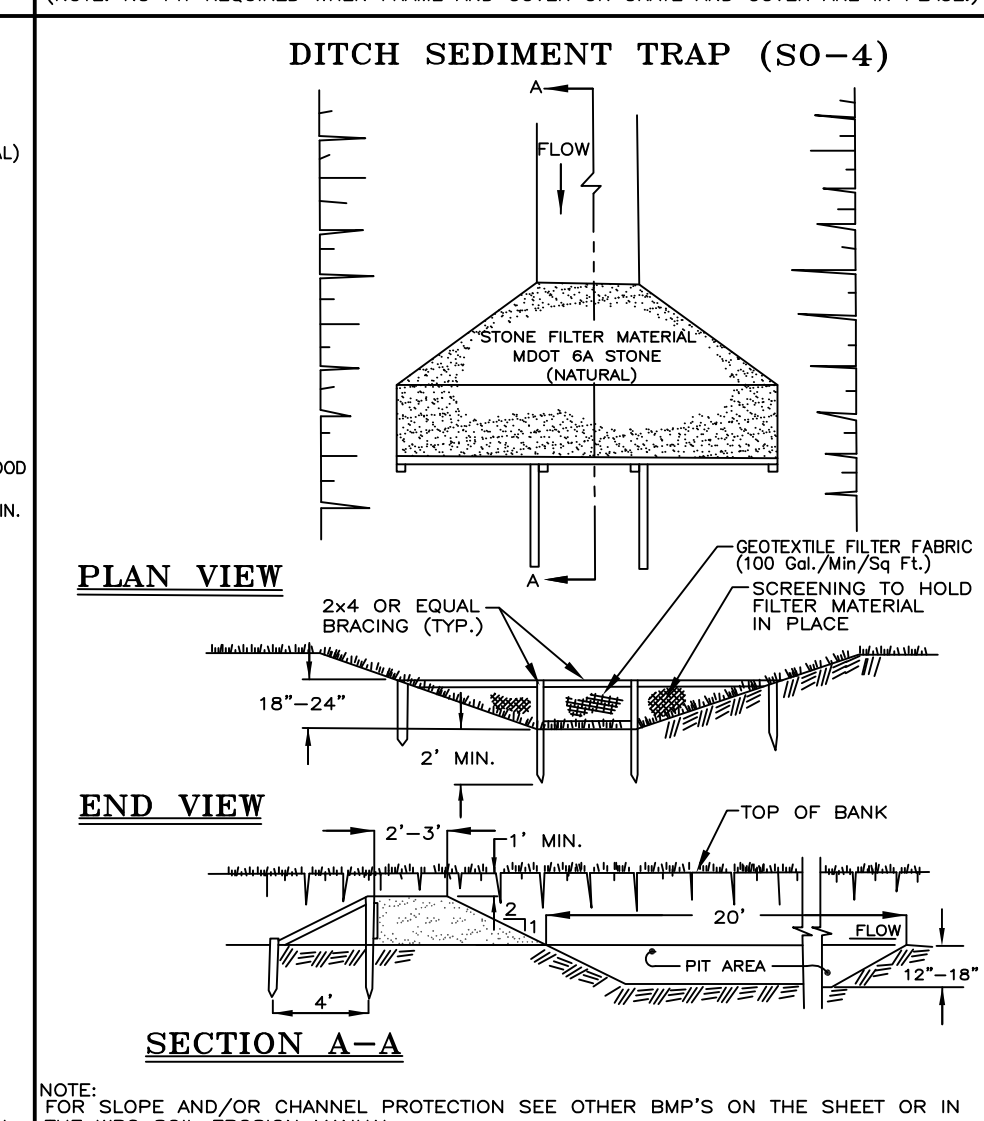
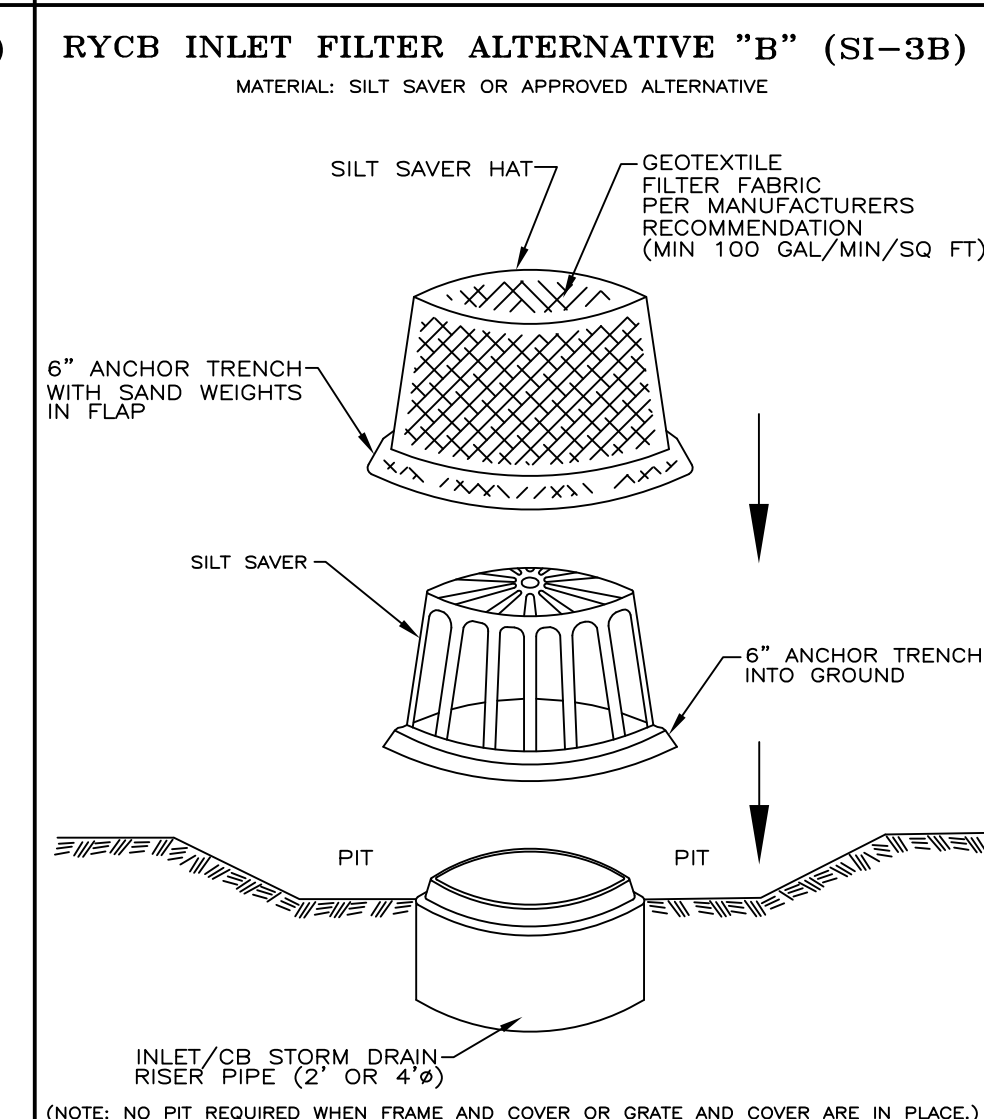
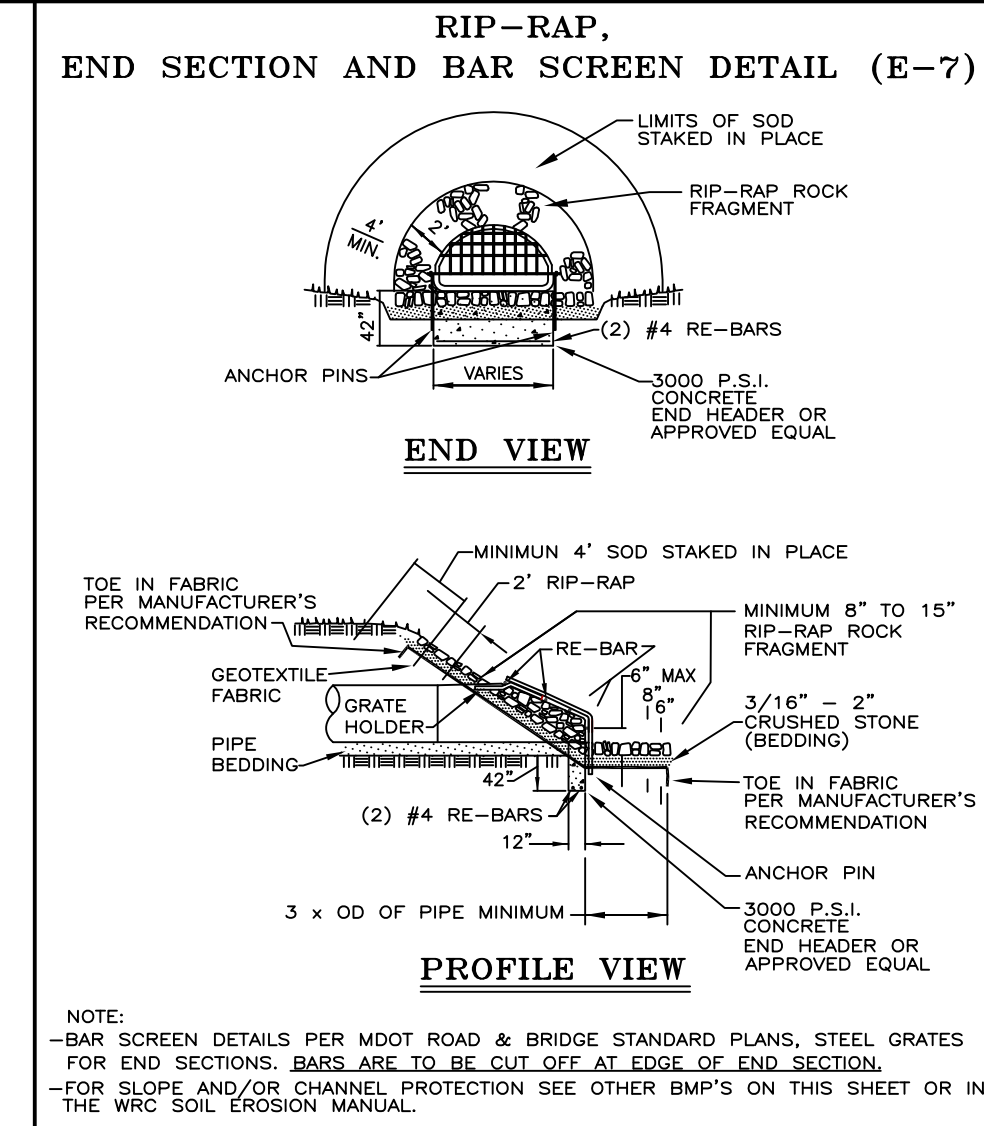
PARCEL #: 25-19-178-018
PART OF THE NW 1/4 OF SECTION 19, TOWN 1 NORTH, RANGE 11 EAST
14830 LINCOLN STREET
CITY OF OAK PARK,
OAKLAND COUNTY, MICHIGAN

I	09/05/25	DJS	AG	08/21/25	JU	FOR ISSUE
ISSUE	DATE	DRAFT BY	CHECK BY	FIELD DATE	FIELD CREW	DESCRIPTION

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

ROBERT E. HORNYAK, PS
MICHIGAN PROFESSIONAL SURVEYOR No. 4001044286

SCALE: 1"=20' **PROJECT ID:** DET-250303 **SHEET:** 1 OF 1



SEAL:

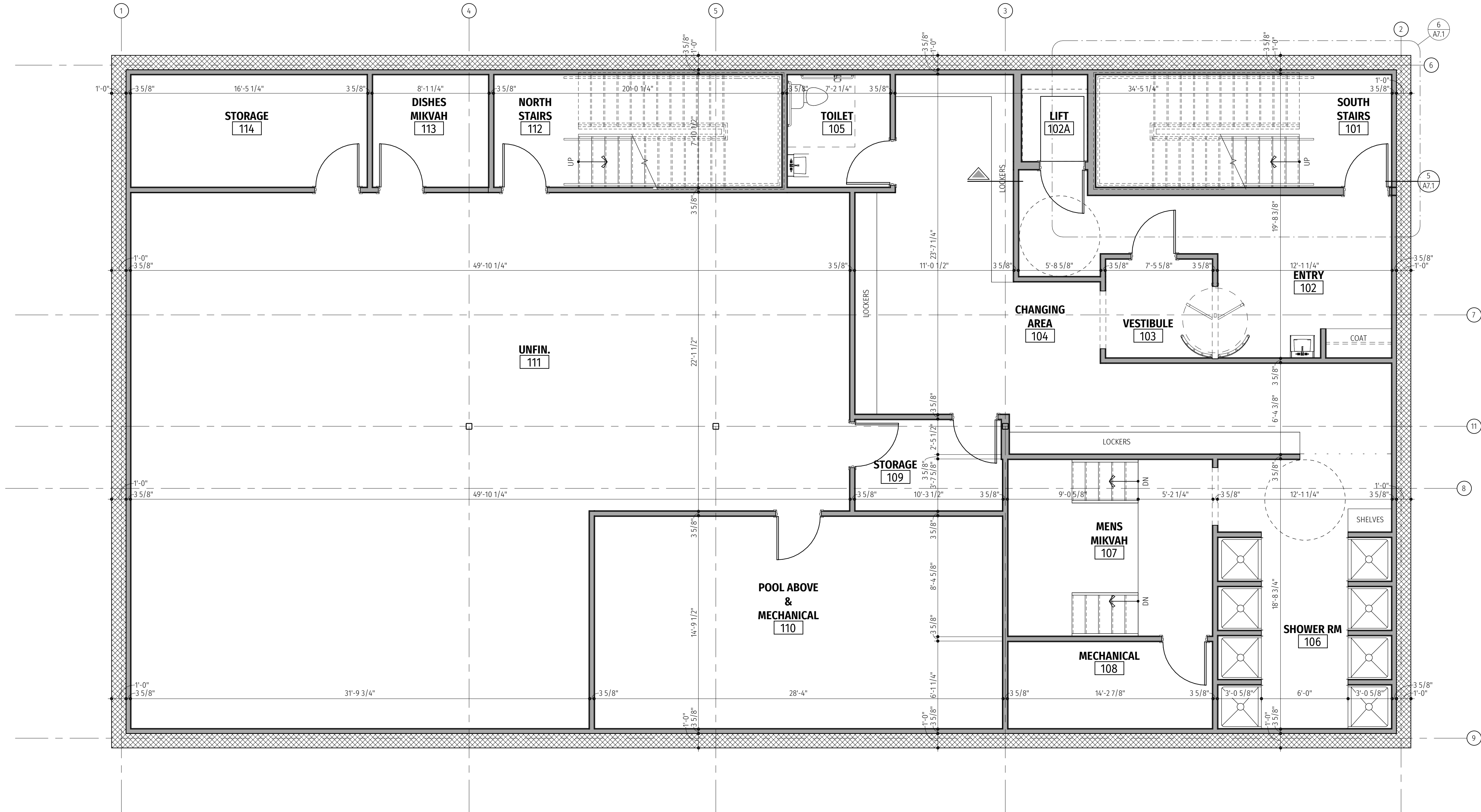
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OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: LOWER LEVEL FLOOR PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.1



1

A2.1

BASEMENT LEVEL FLOOR PLAN

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

DO NOT SCALE DRAWINGS

SEAL:

MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: MAIN LEVEL FLOOR PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.2



1 1ST LEVEL FLOOR PLAN
A2.2 SCALE: 1/4" = 1'-0"

SEAL:

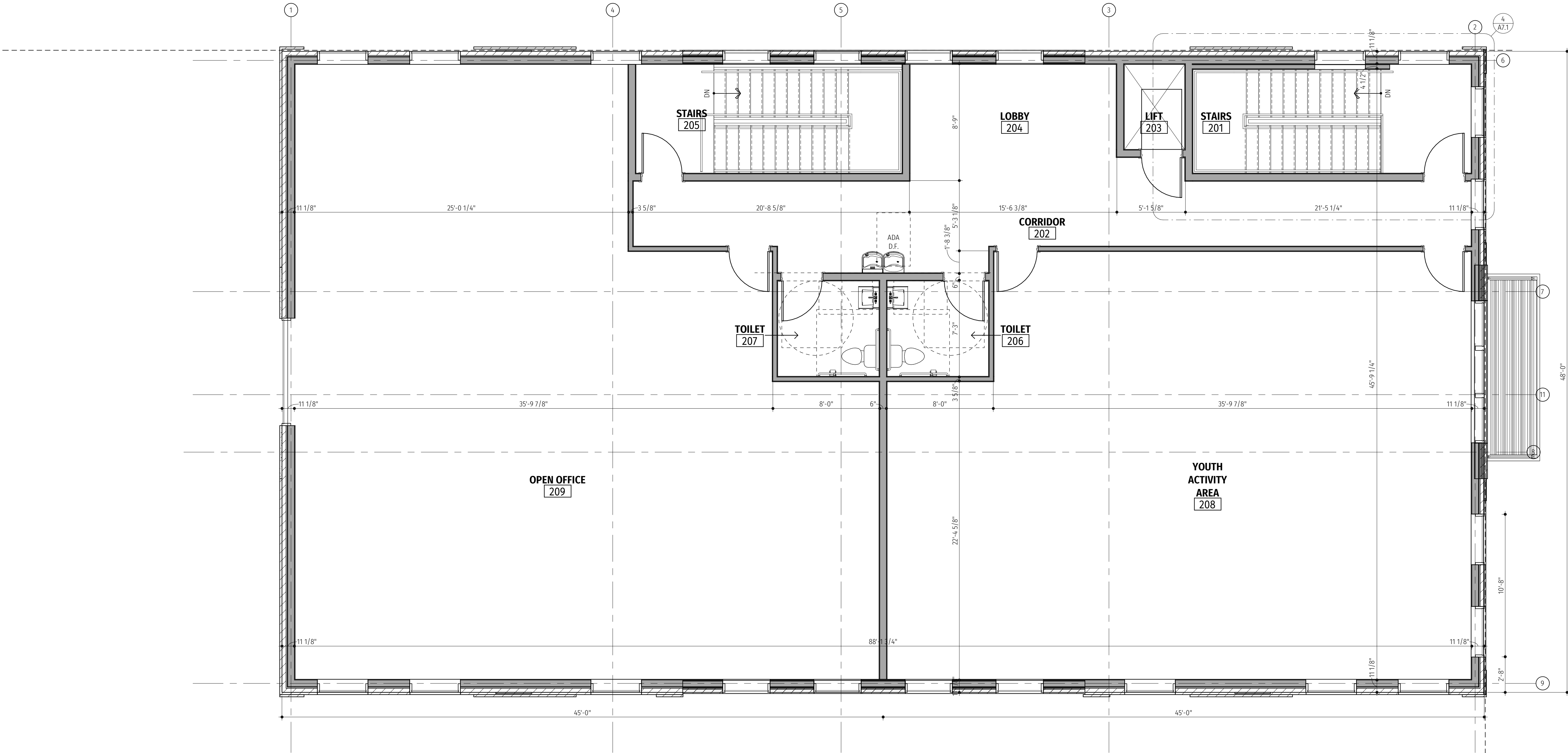
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PRELIMINARY
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REVISIONS:
12-03-25 SITE PLAN SUBMISSION
02-06-26 DRAWING UPDATE

DRAWN: NLG, MRA
DATE: DECEMBER 3RD, 2025
SHEET TITLE: UPPER LEVEL FLOOR PLAN

JOB NUMBER: ABD1965
SHEET NUMBER:

A2.3



1 2ND LEVEL FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

SEAL:

MIKVAH BUILDING

PRELIMINARY

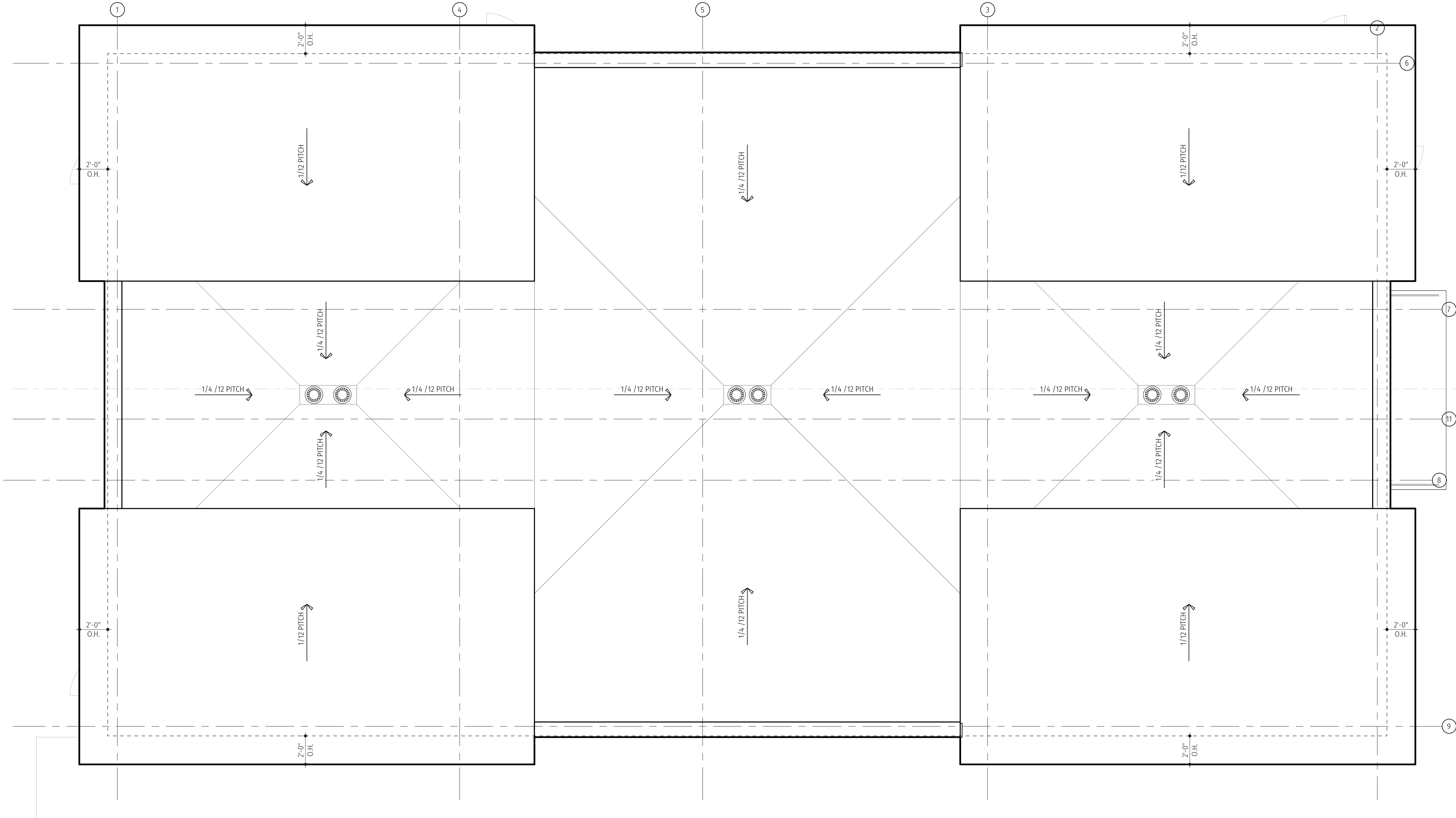
14830 LINCOLN STREET

OAK PARK, MICHIGAN 48237

REVISIONS:
12-03-25 SITE PLAN SUBMISSION

DRAWN:	NLG, MRA
DATE:	DECEMBER 3RD, 2025
SHEET TITLE:	ROOF PLAN

JOB NUMBER:	ABD1965
SHEET NUMBER:	A2.4



NORTH

1

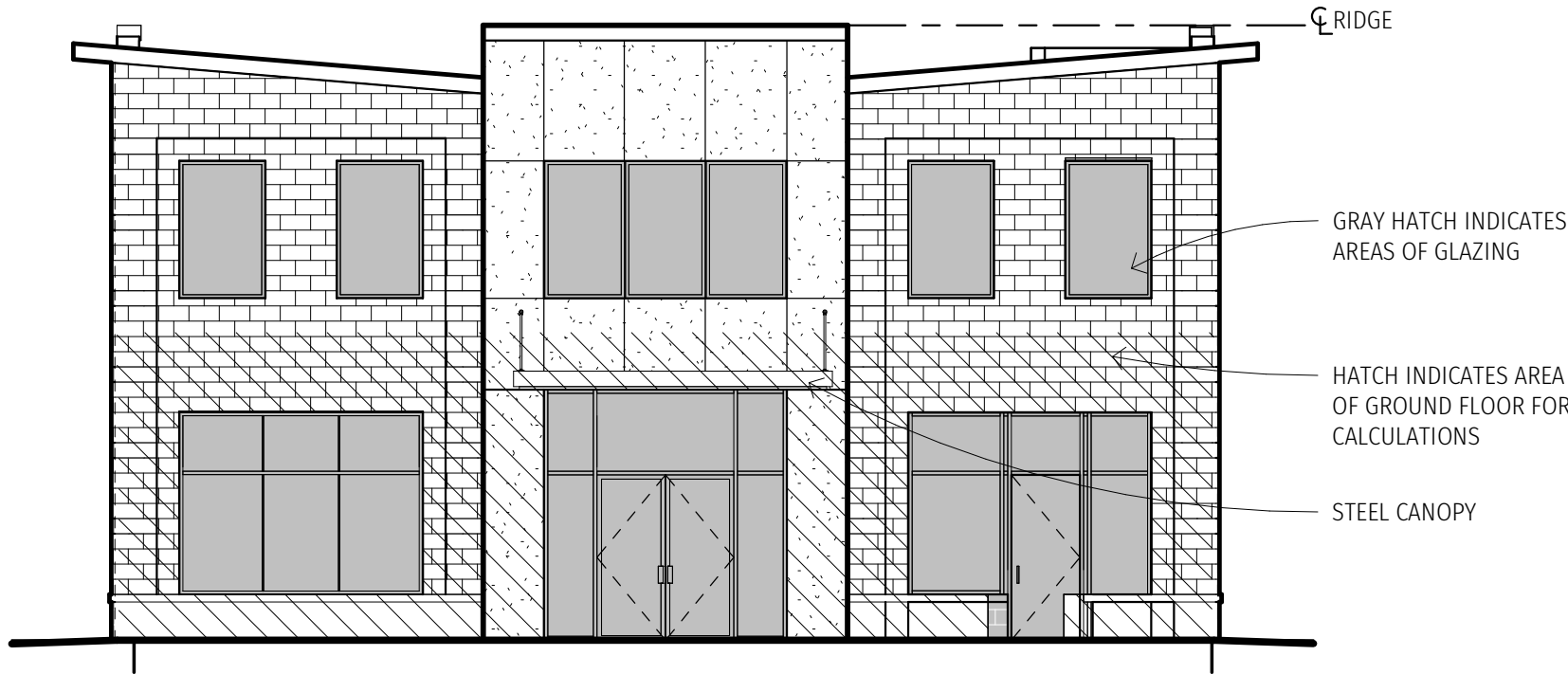
A2.4

PROPOSED ROOF PLAN

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

FENESTRATION ANALYSIS	
PRIMARY FACADE	1235 S.F.
TOTAL GLAZING	452 S.F.
TOTAL COVERAGE	37%
REQUIRED COVERAGE	35%
GROUND FLOOR FACADE	649 S.F.
GROUND FLOOR GLAZING	295 S.F.
TOTAL COVERAGE	45%
REQUIRED COVERAGE	40%

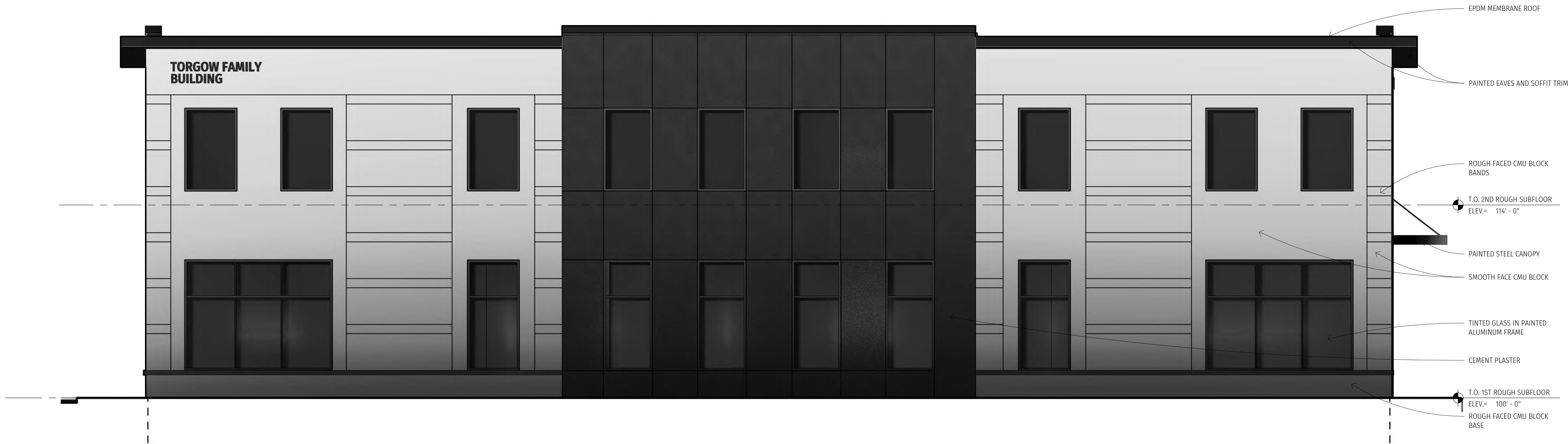
BOTH PRIMARY FACADE AND GROUND FLOOR FACADE ARE COMPLIANT WITH OAK PARK ZONING ORDINANCE SEC. 356



1 FRONT- LINCOLN ST. FACADE STUDY
A3.1 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (FRONT- LINCOLN ST.)
A3.1 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION (STRATFORD PL)
A3.1 SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS

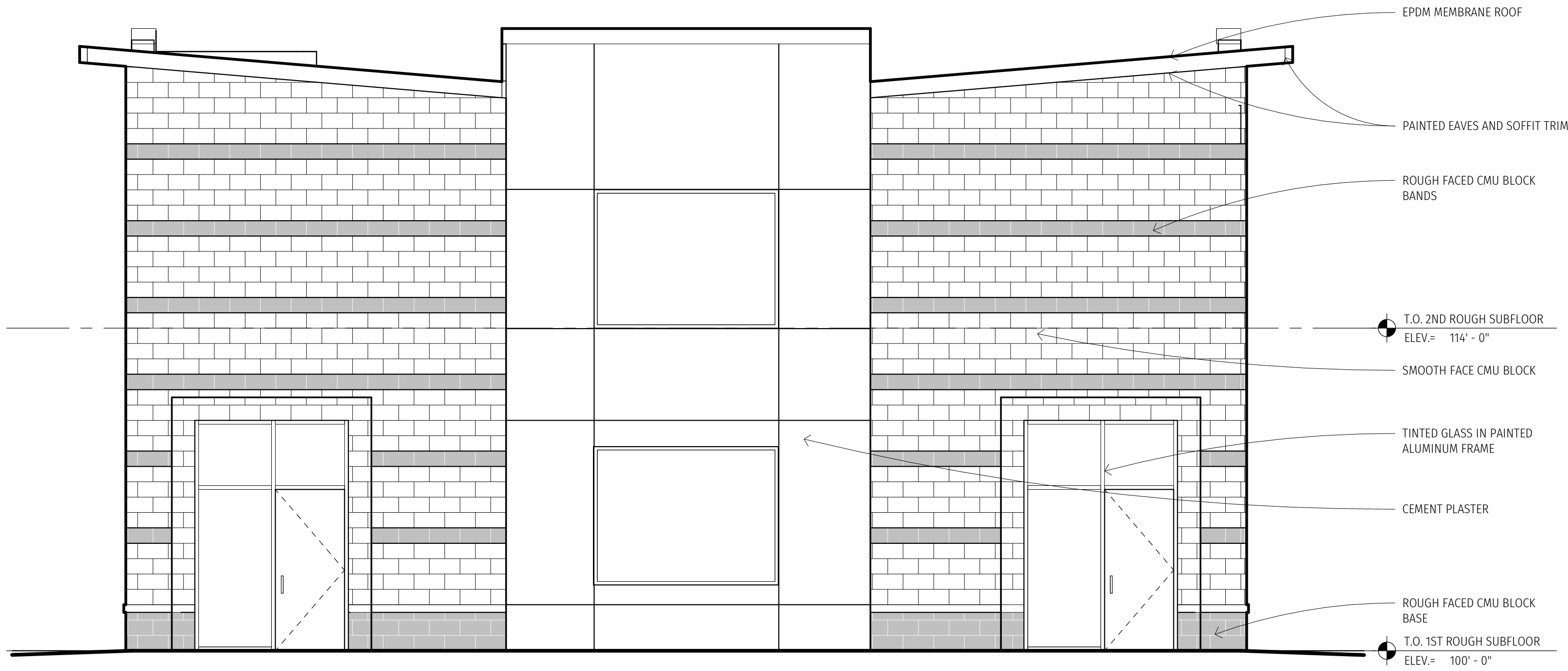
MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:	
12-03-25	SITE PLAN SUBMISSION
02-06-26	DRAWING UPDATE

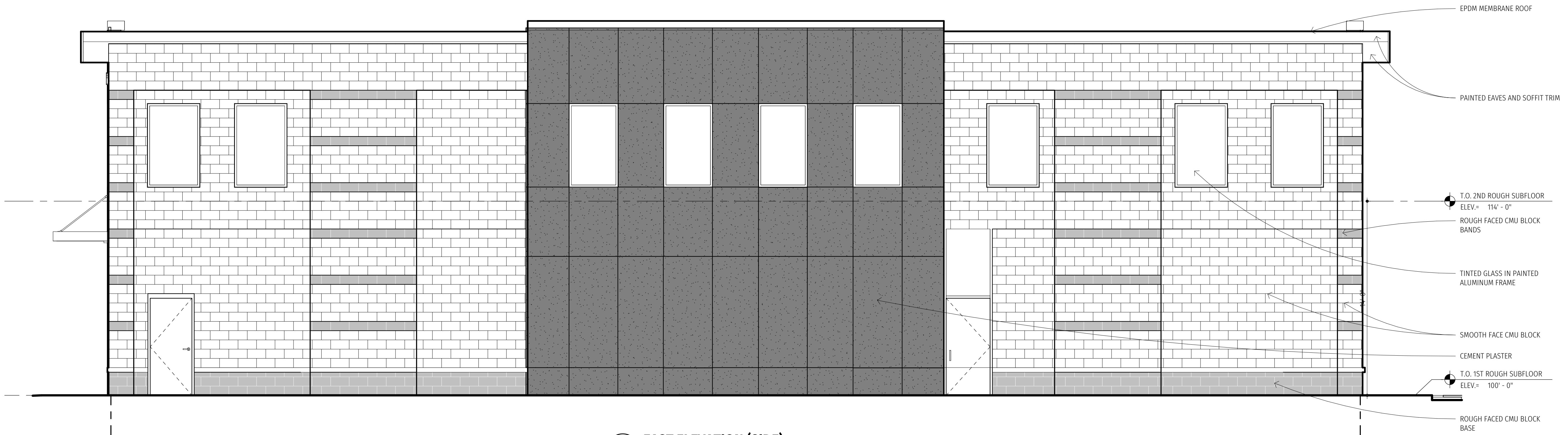
DRAWN:	NLG, MRA
DATE:	DECEMBER 3RD , 2025
SHEET TITLE:	ELEVATIONS

JOB NUMBER:
ABD1965
SHEET NUMBER:

A3.1



1 NORTH ELEVATION (REAR)
A3.2 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION (SIDE)
A3.2 SCALE: 1/4" = 1'-0"

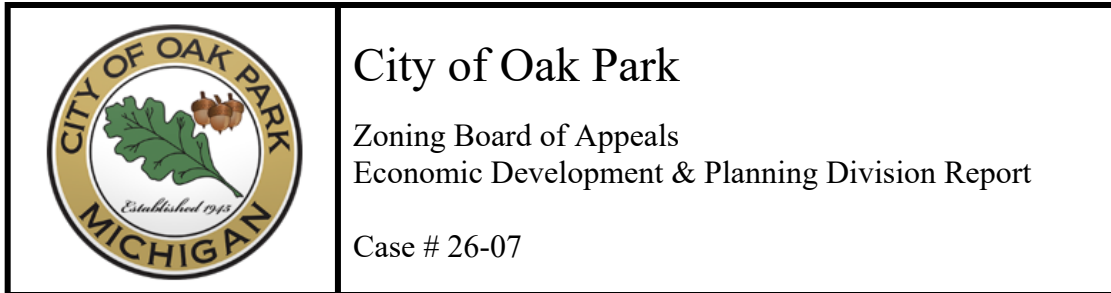
SEAL:

MIKVAH BUILDING
PRELIMINARY
14830 LINCOLN STREET
OAK PARK, MICHIGAN 48237

REVISIONS:	
12-03-25	SITE PLAN SUBMISSION
02-06-26	DRAWING UPDATE

DRAWN:	NLG, MRA
DATE:	DECEMBER 3RD , 2025
SHEET TITLE:	ELEVATIONS

JOB NUMBER:	ABD1965
SHEET NUMBER:	A3.2



APPLICANT

Barry and Martha Ginsburg
14781 Talbot Ave.
Oak Park, MI 48237

PROPERTY

Barry and Martha Ginsburg, 14781 Talbot Ave., Property ID #52-25-19-180-004, have made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 2. Division 2: Section 214 of the Zoning Ordinance, to allow a building addition that does not meet rear-yard setback requirements.

14781 Talbot Ave.
Property ID: 52-25-19-180-004

ORDINANCE REQUIREMENTS AND REQUEST

The following variance is requested:

- i. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet. The applicant is requesting approval of a rear yard setback of 27 feet and 8 inches (a waiver of 2 feet and 4 inches).

BACKGROUND

Site Features

The property of 0.146 acres (6,419 sq. ft.) is improved by a one-story single-family residence (main dwelling) of 1,328 sq. ft. and a detached garage of 488 sq. ft. The property is an interior lot within an established residential neighborhood, and has a depth of approximately 118 ft. There is a drive lane that runs along the west property line to the detached garage. The remainder of the property is improved by a landscaped area.

Applicant's Request

The applicants propose demolishing the existing detached garage and constructing an addition

including an attached garage, a mud room, a study area, and a covered front porch. The existing residence contains one bedroom, a living room, a kitchen, and a full basement. The single-story layout provides accessible living accommodation, which was a primary factor in the applicant's decision to purchase the property, as they plan to age in place.

The applicants had previously submitted and received approval for a building permit. The approved plans indicated compliance with all applicable Zoning Ordinance requirements. During construction, after the demolition of the existing detached garage and commencement of foundation work for the new attached garage, a building inspection determined that the proposed garage foundation was located approximately 28 feet from the rear property line rather than the required 30 feet. The discrepancy was identified as the result of an inaccurate rear-yard measurement reflected in the originally submitted plans.

Following the inspection, the applicants obtained a certified survey, which demonstrated that the actual rear yard depth of the property is 2 feet and 4 inches less than what had been previously submitted. As a result, the garage as constructed does not meet the minimum rear yard setback requirement.

The proposed attached garage measures approximately 20 feet wide and 23 feet deep. The attached garage area is approximately 477 square feet, which is smaller than the former detached garage that measured approximately 484 square feet. The applicants state that the attached garage is necessary to improve safety and accessibility, particularly as they plan to remain in the home long-term as they age.

As part of the application materials, the applicant submitted a personal statement and a statement of non-objection from their neighbors on each side and in the rear of their property. **These documents are attached to this report for the Board's review and consideration.**

ZONING ORDINANCE

Sec. 214. Schedule of Regulations

Table 1. Section 214. Schedule of Regulations				
Location	Required	Existing	Provided	Notes
R-1 District				
Min. Front Setback (north)	25'	30'	25'	Met
Min. Side Setback, Least (west)	4'	4'	-	Remains the same
Min. Side Setback, Total (east)	14'	14'	-	Remains the same
Min. Rear Setback (south)	30	48'-1"	27'-8"	Requires a variance
Max. Lot Coverage	35%	21%	33%	Met

Table 2. Article 3. Division 1. Section 300 Accessory Buildings			
Location	Required	Existing	Notes
Detached Garage in Rear Yards			
Rear lot line	6'	5'	Legal non-conforming
Side lot Line	2'	4'	Met

The proposed detached garage does not meet the rear yard setback requirements, as shown in Table 1.

It is important to note that although the proposed attached garage would become nonconforming with respect to the rear yard setback, it is replacing a previously existing legal nonconforming detached garage that was located closer to both the rear and side property lines, as shown in Table 2.

The applicants are requesting approval for a rear yard setback variance to reduce the required 30 feet to 27 feet and 8 inches; a waiver of 2 feet and 4 inches.

VARIANCE REVIEW CRITERIA

Article 6, Division 3, Section 635 provides the ZBA with review criteria for granting a dimensional variance. The ZBA may grant a dimensional variance only upon a finding that practical difficulties exist. A dimensional variance is a variance from any dimensional standard or requirement of this ordinance, such as, but not limited to, a deviation from density, height, bulk, setback, or parking, landscaping and sign standards and requirements. A finding of practical difficulties shall require demonstration by the applicant of all the following:

- a) *Strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other "non-use" matters will unreasonably prevent the owner from using the property for a permitted purpose or will be unnecessarily burdensome. The variance will do substantial justice to the applicant, as well as to other property owners.*

Although compliance with the Zoning Ordinance requirements is generally reasonable and does not prevent the owner from using the property for a permitted residential use, strict adherence to the rear yard setback would be unnecessarily burdensome. The requested variance involves an approximately two-foot encroachment and allows the property to continue to function in a manner consistent with its permitted residential use.

The proposed attached garage replaces a previously existing legal nonconforming detached garage that was larger in area and located closer to the rear and side property lines. The new garage is smaller, improves accessibility and functionality, and represents an overall improvement to the property. Granting the requested rear yard setback variance would provide reasonable relief to the applicant.

- b) *A lesser variance than that requested will not give substantial relief to the applicant and/or be consistent with justice to other property owners.*

The proposed attached garage, with outside dimensions of 20 feet and 3 inches wide by 23 feet and 2 inches deep, is a standard two-car garage. Reducing the width of the attached garage would result in a garage that is impractical for typical residential use. A lesser variance would not provide substantial relief, and the requested variance is the minimum necessary to allow a functional, standard-size garage.

- c) *The need for the variance is due to unique circumstances or conditions peculiar to the property and not generally applicable in the area or to other properties in the same zoning district such as exceptional narrowness, shallowness, shape, topography or area.*

While there are no unique physical characteristics of the property, the need for variance arises from circumstances specific to this site and its existing development pattern. The lot is developed with an existing one-story single-family home and previously contained a legal nonconforming detached garage.

The proposed attached garage is designed to integrate with the existing home while providing a safer, more accessible layout to support the applicants' intent to age in place. The configuration of the existing dwelling, combined with the need to replace the detached garage with an attached garage of reasonable size, limits feasible placement options without encroachment into the rear yard setback.

- d) *The problem and resulting need for the variance has not been self-created by the applicant and/or the applicant's predecessor may or may not be considered depending upon whether the practical difficulty would have existed regardless of the action.*

The applicants relied on approved plans and an issued building permit when proceeding with demolition of the existing detached garage and construction of the new attached garage. The rear yard setback discrepancy was identified after construction had commenced and was subsequently clarified through a certified survey.

- e) *The variance will not alter the essential character of the area. In determining whether the effect the variance will have on the character of the area, the established type and pattern of land uses in the area and the natural characteristics of the site and surrounding area will be considered.*

The design of the attached garage addition is consistent with the existing home and compatible with the surrounding residential neighborhood.

The Zoning Board of Appeals has previously approved similar rear yard setback variances, where it was demonstrated that the addition did not negatively impact neighborhood character.

- f) The granting of the variance will not materially impair the intent and purpose of this Ordinance.*

The Zoning Ordinance requirements are intended to provide functional purposes as well as to protect the public health, safety, and general welfare of the community. The setback requirements are intended to ensure adequate light, air, privacy, and spacing between structures, while maintaining neighborhood character, safety, and proper separation from property lines.

The Economic Development and Planning staff does not believe that granting the rear yard setback variance will materially impair the intent and purpose of this ordinance.

STAFF FINDINGS OF FACT

1. The property of 0.146 acres (6,419 sq. ft.) is improved by a one-story single-family residence (main dwelling) of 1,328 sq. ft. and a detached garage of 488 sq. ft.
2. The property is an interior lot within an established residential neighborhood, and has a depth of approximately 118 ft. There is a drive lane that runs along the west property line to the detached garage.
3. The applicants propose demolishing the existing detached garage and constructing an addition including an attached garage, a mud room, a study area, and a covered front porch.
4. The existing residence contains one bedroom, a living room, a kitchen, and a full basement. The single-story layout provides accessible living accommodation, which was a primary factor in the applicant's decision to purchase the property, as they plan to age in place.
5. The applicants previously submitted and received approval for a building permit. The approved plans indicated compliance with all applicable Zoning Ordinance requirements.
6. During construction, after the demolition of the existing detached garage and commencement of foundation work for the new attached garage, a building inspection determined that the proposed garage foundation was located approximately 28 feet from the rear property line rather than the required 30 feet.
7. The discrepancy was identified as the result of an inaccurate rear-yard measurement reflected in the originally submitted plans.
8. Following the inspection, the applicants obtained a certified survey, which demonstrated that the actual rear yard depth of the property is 2 feet and 4 inches less than what had been previously submitted. As a result, the garage as constructed does not meet the minimum rear yard setback requirement.
9. The applicants are requesting approval for a rear yard setback variance to reduce the required 30 feet to 27 feet and 8 inches; a waiver of 2 feet and 4 inches.
10. As part of the application materials, the applicant submitted a personal statement and a statement of non-objection from their neighbors on each side and in the rear of their property. **These documents are attached to this report for the Board's review and consideration.**

11. The proposed attached garage measures approximately 20 feet wide and 23 feet deep. The attached garage area is approximately 477 square feet, which is smaller than the former detached garage that measured approximately 484 square feet.
12. The proposed attached garage replaces a previously existing legal nonconforming detached garage that was larger in area and located closer to the rear and side property lines. The new garage is smaller, improves accessibility and functionality, and represents an overall improvement to the property.
13. The Zoning Board of Appeals has previously approved similar rear yard setback variances, where it was demonstrated that the addition did not negatively impact neighborhood character.

STAFF RECOMMENDATIONS

Based on the information submitted by the applicant and the analysis presented in this report, it is the recommendation of the Economic Development and Planning staff to **approve** the variance to allow a building addition that does not meet rear-yard setback requirements.

BOARD ACTION

The motion should always be stated as a motion to approve. The Board's vote will determine whether the request is approved or denied.

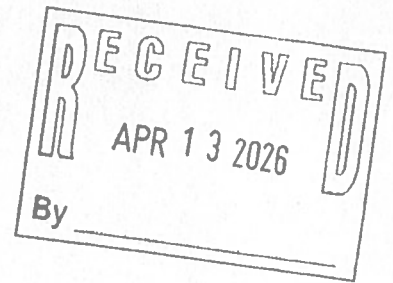
- *Your "Yes" vote is for approval.*
- *Your "No" vote is for denial.*

Based on the information presented in the Staff Report and additional findings of fact discussed during the review of case # 26-07, I move to approve the request

Barry and Martha Ginsburg, 14781 Talbot Ave.

- i. A waiver of 2 feet and 4 inches to allow a rear yard setback of 27 feet and 8 inches. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet.

BARRY GINSBURG
2405 OAKSHIRE AVE.
Berkley, MI 48072
[REDACTED]
[REDACTED]



April 13, 2026

Chairperson
Zoning Board of Appeals
14300 Oak Park Blvd.
Oak Park, MI 48237

HAND DELIVERED

RE: Case #26-07 14781 Talbot Ave.- Barry and Martha Ginsburg
Hearing date: April 28, 2026

Dear Sir or Madam:

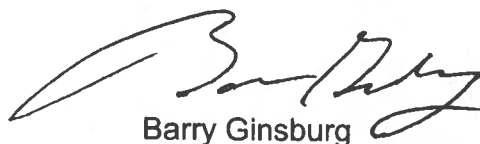
I am enclosing for use and consideration at the above noted hearing, the following documents for use by the ZBA:

1. Personal statement from Barry and Martha Ginsburg
2. Statement of non objection to our request for the variance from our neighbors on each side and in the rear of our property:
 - a. Rubin, 14791 Talbot
 - b. Bean, 14771 Talbot
 - c. Abraham, 14790 Loretta
 - d. Wolfson, 14770 Loretta

If there is anything else you may require please feel free to let me know or you may contact our architect Joe Novitsky at 248-433-2030.

Thank you for your consideration of these enclosures.

Sincerely,


Barry Ginsburg

April 13, 2026

To: Oak Park Zoning Board

Re: Variance Request- 14781 Talbot- April 28, 2026

From: Martha and Barry Ginsburg

Dear Zoning Board Members:

Thank you for considering our request for a variance of the rear set back requirements for our home on Talbot.

We wanted to let you know that we will not be able to appear in person at the hearing. We will be out of the country on an anniversary trip (44 years) that had been planned a year ago. We obviously did not know we would be having this hearing. Our architect Joe Novitsky will be appearing on our behalf and we hope that our absence will be understood.

Our request for a variance is due to conditions beyond our control. We relied upon our architect and his team in designing the remodeling of the existing structure on Talbot. We followed all the procedures and only AFTER obtaining a building permit and after demolition of the interior of the home and the existing detached garage and after pouring the footings for the added structure it was determined that the structure encroached on the rear setback line by about 2 feet.

We purchased the home on Talbot to help us downsize and create a home where we could age in place. It was difficult to find a single story home in this Oak Park neighborhood that would allow us to create a space on one level with an attached garage that would permit us to remain in our own home as we age.

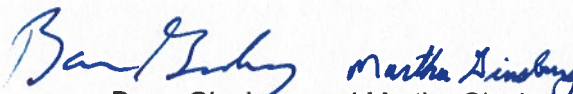
The present home sits on a narrow lot which made it impossible to design an attached garage with the existing location of the house except where our architect located it on the lot. With the Michigan winters and to reduce our risk of falling, an attached garage is something we were hoping to accomplish in this house since we feel it is essential for our long-term health, safety, and continued residence in the Oak Park community.

This request for a variance represents the **minimum variance** required to achieve a functional living space during our later years. (We are both in our 70s) The proposed expansion will not alter the character of the neighborhood. The design is consistent with our current home and surrounding properties, ensures adequate light and air for neighbors, and will not increase fire or public safety risks. (The old garage was built within 2 feet of the rear property line). Now that will be unobstructed.

We have presented our plan to our neighbors on each side of and behind our house and there is NO objection to our plan and request for a variance and we have delivered copies of the neighbors' submission to the Chair of the Zoning Board.

Thank you for your consideration of this request.

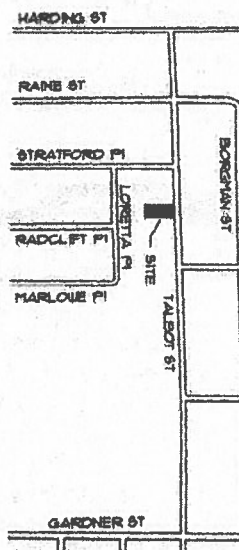
Sincerely,


Barry Ginsburg and Martha Ginsburg

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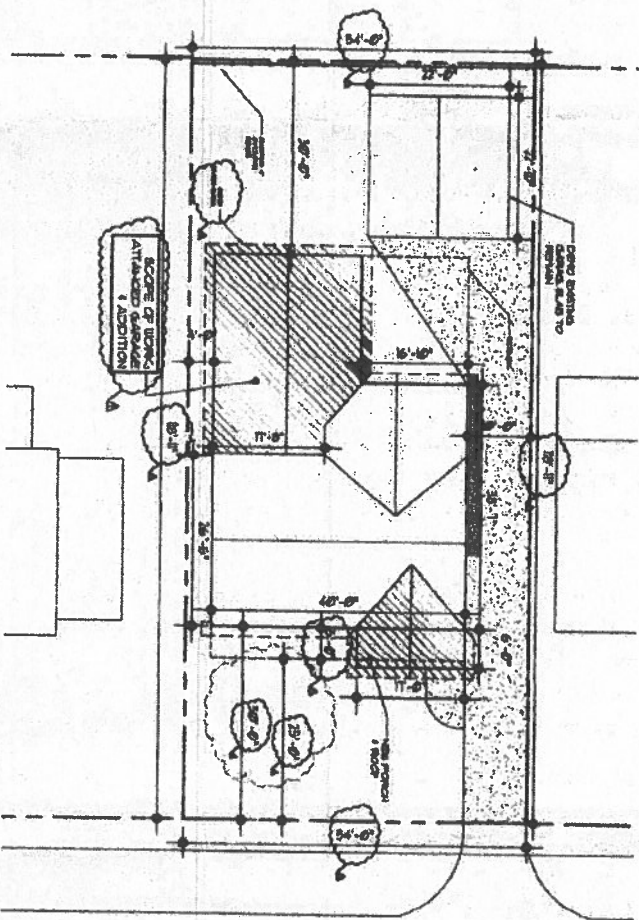
NEW DESCRIPTION

RECEIVED - JUNE 20, 1964
FBI - NEW YORK

[illegible][illegible]

EXISTING SITE PLAN
SCALE: 1" = 1'-0"

LOCATION MAP
SCALE: 1:10,000



TALBOT ST

PROPOSED BITE PLAN
SCALE: 100% = 1"0

we have no objection to this request for a variance

Ethan Rubin

14791 Talbot OAF Pack

Stafhe-Bear Rudin

Date 2025-00 S-1	Title Zoning Advisement NOTES	Project Name: 14781 TALBOT ST, OAK PARK, MICHIGAN Owner: BARRY + MARTHA GINSBURG NORTHSHORE@GMAIL.COM			Agency & Specialty Architectural Scale: 1/8" = 1'-0" Date: 04-25-2025 Sheet No.: S-1
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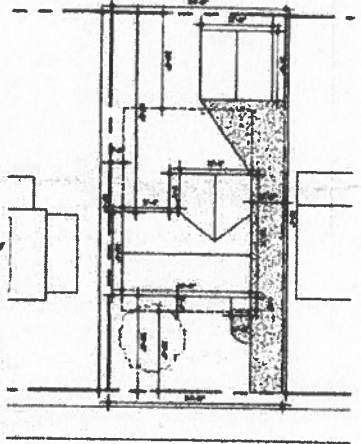
GENERAL NOTES PERC 1021

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE APPLICANT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE ILLINOIS CONSTRUCTION CODE.
4. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS ZONING ORDINANCE AND THE ILLINOIS SUBDIVISION ACT.
5. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS EROSION CONTROL CODE.
6. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS LANDSCAPE ARCHITECTURE CODE.
7. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS PLUMBING CODE.
8. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS ELECTRICAL CODE.
9. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS MECHANICAL CODE.
10. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS FIRE PROTECTION CODE.
11. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS ENVIRONMENTAL CODE.
12. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS HISTORIC PRESERVATION CODE.
13. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS ANTI-CORRUPTION CODE.
14. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS CAMPAIGN FINANCE CODE.
15. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS GOVERNMENT ETHICS CODE.
16. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS JUDICIAL BRANCH CODE.
17. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS LEGISLATIVE BRANCH CODE.
18. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS EXECUTIVE BRANCH CODE.
19. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS JUDICIAL BRANCH CODE.
20. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ILLINOIS LEGISLATIVE BRANCH CODE.

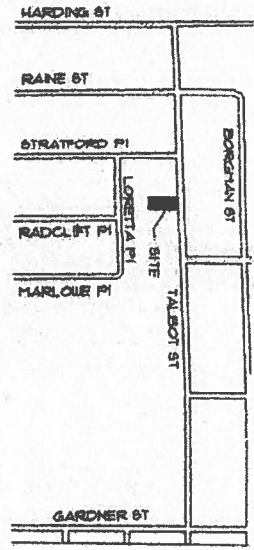
LEGAL DESCRIPTION
 LOT 10, SECTION 16, TOWNSHIP 14N, RANGE 12E, CO. 10W, ILL.
 1/4 AC. ±

B-1 ZONING
 The proposed construction shall be in accordance with the B-1 Zoning Ordinance, which allows for single-family detached dwellings with accessory structures.

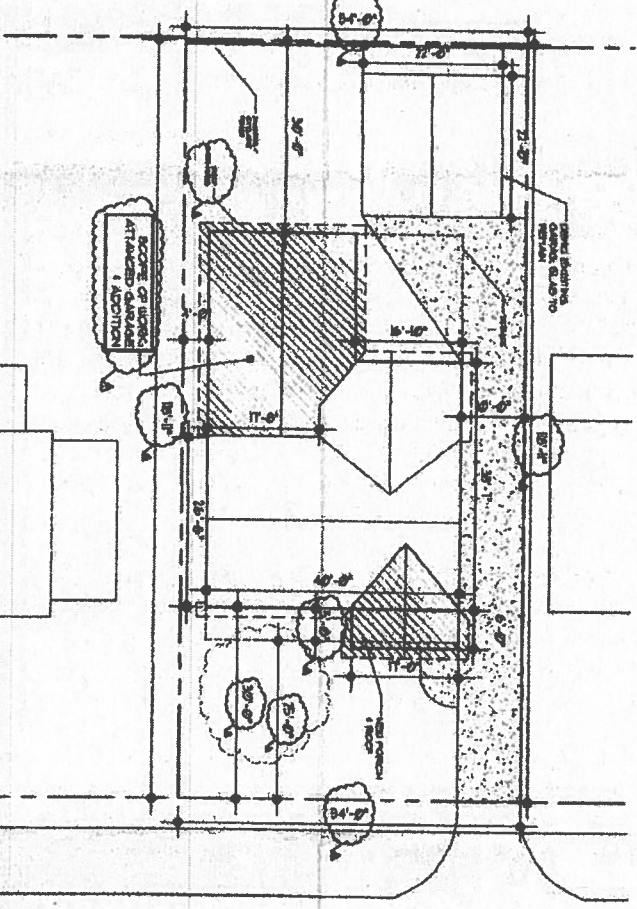
SETBACK REQUIREMENTS
 The proposed construction shall be in accordance with the following setback requirements:
 Front: 10'-0" (Minimum)
 Side: 5'-0" (Minimum)
 Rear: 10'-0" (Minimum)



DETAILED SITE PLAN
 SCALE: 1/8" = 1'-0"



LOCATION MAP
 SCALE: 1/2" = 1'-0"



TALBOT ST

I do not object to this Variance request.
Olivia
 14770 Loreth Dr
 Oak Park

PROPOSED SITE PLAN
 SCALE: 1/8" = 1'-0"

15781 TALBOT ST.
 OAK PARK, ILLINOIS

BARRY & MARTHA GINSBURG
 ARCHITECTS

SITE PLAN
 ZONING
 GENERAL
 NOTES

2025-80
 S-1

1. The following is a list of the names of the persons who were present at the meeting held on 12/1/54 at the home of the subject, Mrs. J. M. Smith, 1234 Main Street, New York, New York.
2. The following is a list of the names of the persons who were present at the meeting held on 12/1/54 at the home of the subject, Mrs. J. M. Smith, 1234 Main Street, New York, New York.
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10. The following is a list of the names of the persons who were present at the meeting held on 12/1/54 at the home of the subject, Mrs. J. M. Smith, 1234 Main Street, New York, New York.

THE STATE OF LOUISIANA HAS BEEN COLLECTING ALL OF ITS

FOR RENT
FURNISHED - 4 BED RM, 1 BATH, 1 KITCHEN
WATERVIEW - 4000 BLK. N. 10TH ST.

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STY 66 PG.	125 66 PG.
INT 66 PG.	125 66 PG.
4-12 66 PG.	125 66 PG.
100 66 PG.	125 66 PG.
100 66 PG.	125 66 PG.



I do not object to this request for a Variance.

DEATH NO. 105

SITE PLAN ZONING & GENERAL NOTES	Project Name: 14781 TALBOT ST, OAK PARK, MICHIGAN	Address: City: State: Zip: Phone:		
	Owner: DAVID + MARTHA GINSBURG www.dmg-inc.com			
Date: 07/20/04 Drawing No.: 0404	Scale: 1" = 100'			



14781 TALBOT ST, OAK PARK, MICHIGAN

BARRY + MARTHA GINSBURG
MARTHAGINS@GMAIL.COM

LOT AREA CALCULATIONS

LOT SIZE (SINGLE LOT) = 6,419 SQ. FT.

35% MAX. LOT COVERAGE = 2,246 SQ. FT. (MAX.)

LOT COVERAGE (35% MAX.):

RESIDENCE	1,503 SQ. FT.
GARAGE	450 SQ. FT.
PORCH	80 SQ. FT.
COVERAGE	<u>2,033 SQ. FT. (32.0%)</u>

IMPERVIOUS SURFACE	1,308 SQ. FT.
BUILDING + SURFACE COVERAGE	<u>3,341 SQ. FT. (52%)</u>

OPEN SPACE:

ACTUAL (LOT AREA) $6,419 \text{ SQ. FT.} \times .70 = 4,493 \text{ SQ. FT. ALLOWABLE}$

SQUARE FOOTAGE

SQUARE FEET:

FIRST FLOOR:	1,327 SQ. FT.
DRIVEWAY:	1,167 SQ. FT.
ADDITION:	679 SQ. FT.
FRONT PORCH:	102 SQ. FT.
TOTAL:	<u>3,725 SQ. FT.</u>

ALLOWABLE:	4,493 SQ. FT. (70% MAX)
ACTUAL:	3,725 SQ. FT. (58.0%)

ZBA Brief



RE: 147781 Talbot St.
Barry and Martha Ginsburg's new residence.

Please allow me to explain why we are here.

The Ginsburg's are retiring here in this home on Talbot, downsizing from a much larger family home. Finding a Lot wide enough to afford an attached garage with a first floor Master Suite and modestly scaled plan is not a comment find. This is their last home and these elements are necessary to allow them to "age gracefully in place".

All was well; they purchased the home. We redesigned parts of the home to allow *the age in place* detailing, and designed the attached garage. The math per Ordinance regulations on the site works. Lot coverage, setbacks, and the reality of the side setbacks and garage access with an appropriate apron works.

The permit was issues based on math and the assumption the home was built up to the front yard setbacks as MOST all homes are built to in my 4 decades of professional experience has revealed. The homes on Talbot are all built in line, looking up and down the street at the front yard setbacks. We "assumed" the homes were all built on the front yard setback line. We built our site plan using County records and existing building lines, being careful not to extend any building line beyond the existing to secure the ability to do the addition. The math works: Setbacks, lot coverage, side yard for garage access, assuming the front wall was built as most are—to the front yard setback, as everyone on the street appeared to be. No survey was required for it is all existing and no setbacks were being challenged. The foundations were placed and the inspector pulled ape from the home to the rear fence line. It appeared the home was placed two feet or so closer to the rear property line than it was intended. We checked the math. It still seems to work.

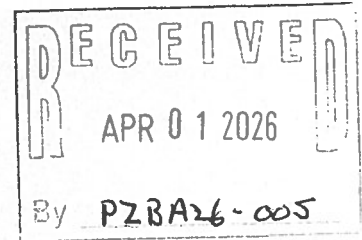
After careful study the only thing that could be wrong is the home MUST be built two feet or so further into the lot than the front yard setback. A survey was ordered to verify what exactly is the problem... We now have that answer. It is built 2'-4" deeper into the site than we believed it to be. Their existing garage has now been demolished as the attached garage was the required element.

We are asking for 2'-4" relief from the rear yard setback, as the Alpine Engineering survey now shows. . We do not believe it harms anyone in the neighborhood and by removing the existing garage , opens up the rear yards for all adjacent neighbors to enjoy the new open space. We GREATLY appreciate your support on this - *once in a lifetime* -ask.

Respectfully,
Joe Novitsky, Barry and Martha Ginsburg



CITY OF OAK PARK
Department of Technical & Planning Services
14300 Oak Park Boulevard Oak Park, MI 48237
Phone (248) 691-7450 Fax (248) 691-7165



ZONING BOARD OF APPEALS (ZBA)
Application to File a Variance or Interpretation of the Zoning Ordinance

1. This application submission must be accompanied by the application fee and, if applicable, ten (10) folded set of plans shall be filed at the Department of Community and Economic Development, located within the Department of Technical and Planning Services
2. The following fee schedule applies to this application
 - a. Single Family \$500.00
 - b. Multi-family, Commercial/Industrial \$1,000.00
 - c. Special meeting of Board of Appeals \$800.00
3. All applications, fee, and pertinent information must be typewritten and filed no later than 5:00 P.M. thirty (30) days prior to the next regularly scheduled ZBA meeting. The ZBA meets on the 4th Tuesday of each month. This deadline is strictly adhered to and no exceptions will be made

NAME OF APPLICANT: BARRY & MARTHA GINSBURG PHONE: [REDACTED]
APPLICANT ADDRESS: 1478 TALBOT OAKPARK, MI.
APPLICANT E-MAIL: [REDACTED]
OWNER: S.A.A. PHONE: [REDACTED]
OWNER ADDRESS: [REDACTED]
ADDRESS OF PROPERTY: [REDACTED]
CURRENT ZONING: R-1 PROPOSED ZONING: R-1
PROPERTY IDENTIFICATION: SINGLE FAMILY RES. 52-25-19-180-004

1. Describe any unique physical circumstances affecting the property. These can include such things as shape, size, narrowness or shallowness, steep slope, or other conditions that are peculiar to this property:

WE ARE MOVING TO THIS, OUR RETIREMENT HOME, TO
ALLOW US TO "AGE IN PLACE". THE GENEROUS WIDTH
OF THE LOT (54') ALLOW US TO CONCEPTUALLY ENJOY
AN ATTACHED (2) CAR GARAGE ALONG WITH THE
1ST FLOOR MASTER BED & OPEN PLAN.

2. Explain if the unique physical circumstance or conditions described in #1 do not exist throughout the neighborhood or district where the property is located:

THE 54 LOT WIDTH IS NOT TOO COMMON.
WE SEARCHED FOR THIS POTENTIAL OPPORTUNITY.
THE MATH WORKS - THE HOMES ARE ALL
SIMPLY PUSHE BACK ABOUT 2'.



CITY OF OAK PARK

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3. Describe why the property cannot be reasonably developed in conformity with the provisions of the Zoning Ordinance, giving consideration to the unique physical circumstances or conditions affecting the property described in #1:

ALL THE HOUSES ON TALBOT ARE BUILT IN A NICE TIGHT LINE... THE FRONT OF THE BUILDINGS ALL ALIGN. UNFORTUNATELY, THEY ARE ALL BUILT 2' (+) INSIDE THE REQUIRED SETBACK - INSTEAD OF THE TYPICAL/USUAL "TO" OR ON THE SETBACK.

4. Explain who or what has created the hardship, other than the applicant:

THE ARCHITECT USE COUNTY RECORDS TO DEVELOP THE SITE PLAN, MAKING SURE OUR PLANS CONFORMED TO SIDE SETBACKS (EXISTING) & LOT COVERAGE - ASSUMING THE EXISTING HOME WAS BUILT TO THE FRONT YARD SETBACK (AS THEY ALL ALIGN)

5. If the variance is granted, explain how it will not alter the essential character of the neighborhood or district where the property is located and, if the variance is granted, explain how it will not substantially or permanently impair the appropriate use or development of the adjacent property:

THE REAR YARDS VARY GREATLY & NO ONE WILL NOTICE. THE EXISTING GARAGE WAS REMOVED & IT WAS BUILT TOO CLOSE TO THE SIDE YARD FOR FIRE CODE (5'). - WE ARE IMPROVING THE OPEN FEEL & SAFETY OF THE IMMEDIATE AREA.

In the space below, describe your request in detail for a variance or interpretation of the Zoning Ordinance. If additional space is needed, attach one 8 1/2" x 11" sheet of paper:

WE ARE REQUESTING 2' (+) VARIANCE FROM THE REAR YARD SETBACK. THE SURVEY WILL ESTABLISH THE EXACT DIMENSION. OUR 20' WIDE PROPOSED GARAGE CANNOT BE SHORTENED 2' AND STILL FUNCTION FOR OUR (2) CARS.

Has the Building Inspector examined the plans for the proposed property, and refused a building permit?

NO. PERMIT IS ISSUED. FOUNDATIONS ARE IN PLACE. EXISTING GARAGE IS REMOVED.



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Have previous requests for a variance or interpretation of the Zoning Ordinance involving the property be submitted?

No.

If yes, please state the following:

Date the application was filed: _____

Character/disposition of the application: _____

Attached hereto and made part of the appeal is the letter of authority, or power of attorney, in the case the appeal is made by a person other than the actual owner of the property.

I hereby depose and say that the statements contained in this application are true and correct.

Martha L. Ginsburg
Signature of Applicant

2405 OAKshire Berkley MI
Address

Sworn to before me this 1st day of April, 2026.

Notary Public, Oakland County, Michigan

Dylan Oshier

My commission expires: 01/12/2030

for 604
Barry Ginsburg and
Martha Ginsburg (DO)

DYLAN OSHIER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jan 12, 2030
ACTING IN COUNTY OF Oakland





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

Seal:



Revisions:	
DATE	DESCRIPTION
9/15/2025	START DRAFTING
10/1/2025	REVIEW
10/20/2025	REVIEW
10/21/2025	REVIEW
10/27/2025	REVIEW
10/29/2025	REVIEW
11/05/2025	REVIEW
11/07/2025	REVIEW
11/20/2026	REVIEW

Project Name:
**14781 TALBOT ST,
OAK PARK, MICHIGAN**

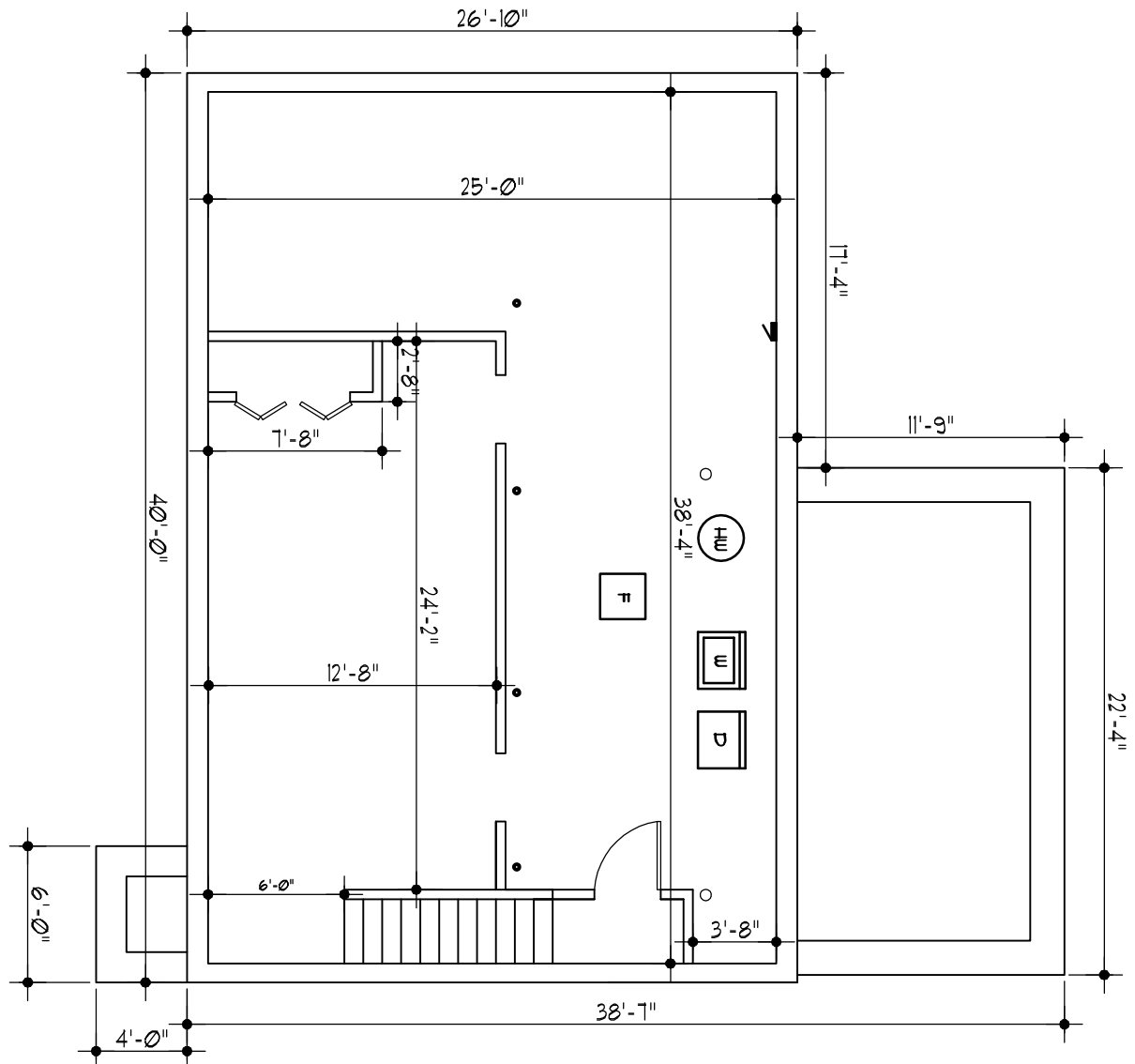
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MARTHAGINS@GMAIL.COM

Sheet Title:

**EXISTING &
PROPOSED
FLOOR
PLANS**

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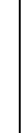
Date: 09/15/2025
 Drawn by: YNC
 Project Number:
2025-80
 Sheet Number:
A-1.0

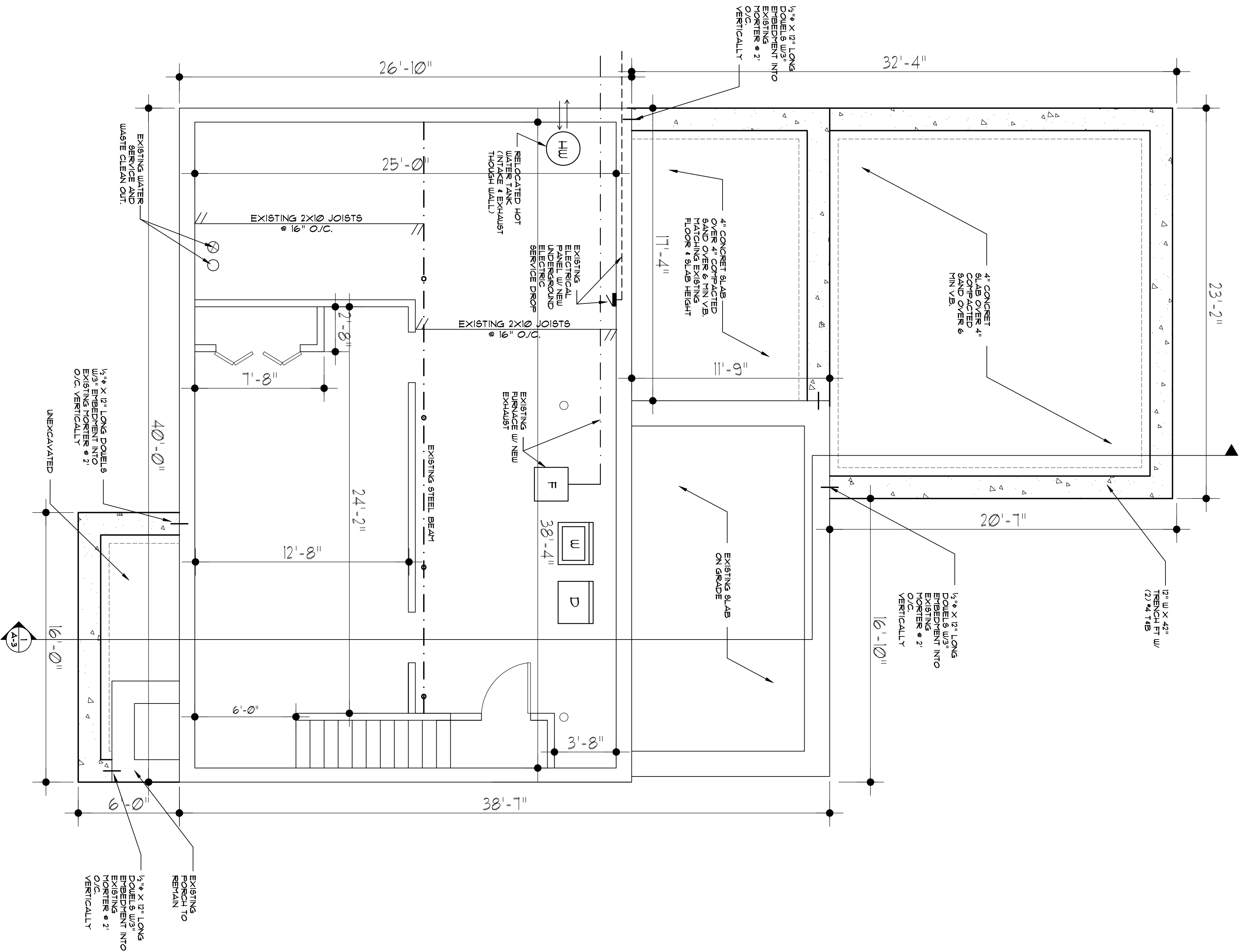


EXISTING FOUNDATION

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

 NORTH

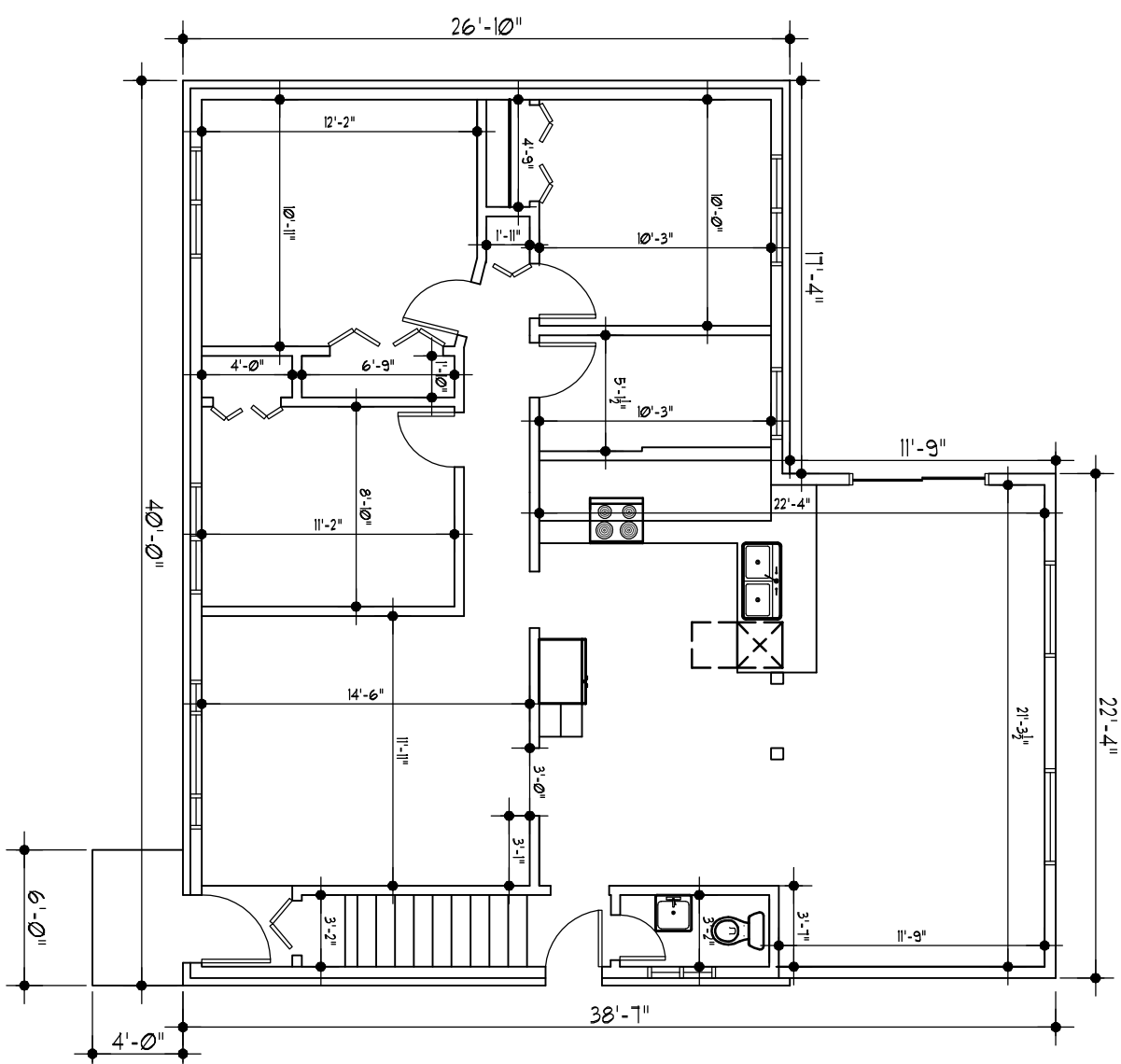
WALL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING WALL SCHEDULED FOR DEMOLITION
	EXISTING WALL TO REMAIN
	NEW INTERIOR PARTITION WALL.
	NEW EXTERIOR WALL. 1/2" OC, W/ 1/2" GYPSOBOARD EACH SIDE
	NEW EXTERIOR PARTITION WALL.
	2x6 STUD WALL, 1 1/2" OC, W/ 1/2" GYPSOBOARD ON THE SING. (SEE ELEVATION) 1/2" GYPSOBOARD ON THE INT. INSULATE W/ BATT INSULATION (R-20 OR ABOVE)
	NEW TRENCH FOOTING
	16x16, 4'x2' (MIN) FORMED CONC. TRENCH FTG. (2' MIN BOTTOM) W/ 3' (MIN) CONC. COVER TO EDGES) @ 6" DIA. TIE



PROPOSED FOUNDATION

1,335 SQ. FT

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



EXISTING FIRST FLOOR

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

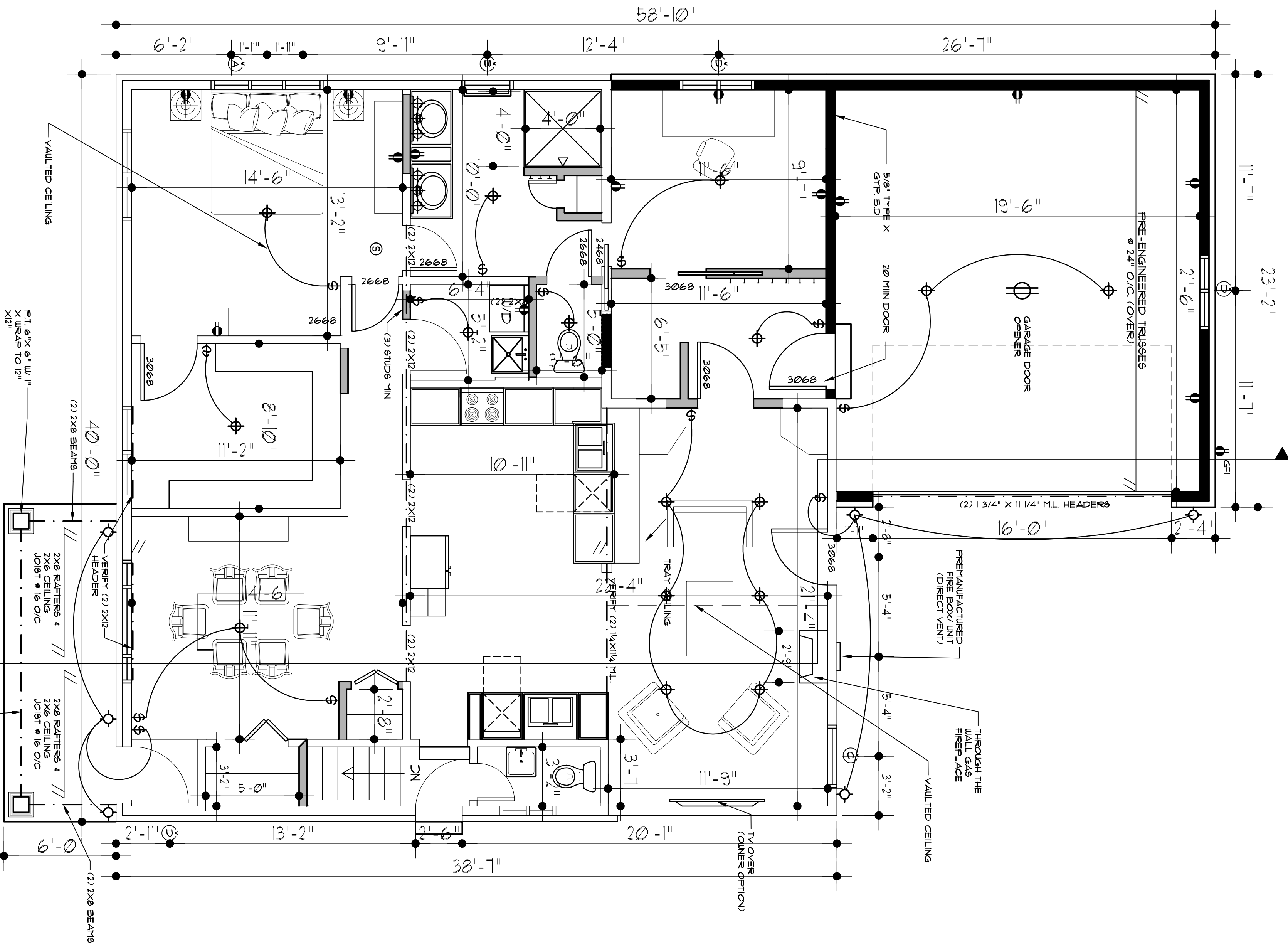
NORTH

WALL SCHEDULE	
SYMBOL	DESCRIPTION
	EXISTING WALL SCHEDULED FOR DEMOLITION
	EXISTING WALL TO REMAIN
	NEW INTERIOR PARTITION WALL 2x4 STUD WALL @ 16" O.C. w/ 1/2" GYPSOBOARD EACH SIDE
	NEW EXTERIOR PARTITION WALL GYPSOBOARD 1/2" GYPSOBOARD ON THE OUTSIDE (PER ELEVATIONS) 1/2" GYPSOBOARD ON THE INSIDE INSULATE W/ BATT INSULATION (R-20 OR ABOVE)
	NEW TERRACE FOOTING 16" DIA. X 40" D. (MIN) POURED CONC. TRENCH FTG. (2) #4 BARS TOP & BOTTOM W/ 3" (MIN) CONC. COVER TO EDGES) OF FTG. TYP.

ELECTRICAL & LIGHTING LEGEND	
	EXISTING DUPLEX
	NEW DUPLEX
	NEW DUPLEX WITH GROUND FAULT INTERRUPTER
	EXISTING LIGHT SWITCH
	NEW LIGHT SWITCH/ NEW THREE-WAY LIGHT SWITCH
	NEW CEILING MOUNTED LIGHT FIXTURE
	NEW WALL MOUNTED LIGHT FIXTURE
	NEW VANITY LIGHT
	NEW RESTROOM EXHAUST FAN
	NEW SMOKE DETECTOR TO BE INSTALLED

WINDOW SCHEDULE							
ALL NEW WINDOWS BASED ON ANDERSEN 400 SERIES WINDOWS							
NO.	QTY	ROUGH OPENING	UNIT SIZE	UNIT #	FRAME	FINISH	NOTES
A	(1)	6'-0" x 2'-0"	6"	C32	NOTE 4	NOTE 1	NOTE 2
B	(1)	3'-5" x 2'-0"	6"	CX35	NOTE 4	NOTE 1	NOTE 2
C	(1)	3'-0" x 6'-0"	6"	CX46	NOTE 4	NOTE 1	NOTE 2
D	(2)	4'-0" x 4'-0"	6"	CUSTOM	NOTE 4	NOTE 1	NOTE 2
E	(1)	6'-0" x 6'-0"	6"	CUSTOM	NOTE 4	NOTE 1	NOTE 2

- WINDOW & TRIM GENERAL NOTES:**
- ALL EXTERIOR WINDOW AND DOOR TRIM SHALL BE HARDENED BOARD, STYLE AND COLOR BY OWNER SEE ELEVATIONS FOR VISUAL REPRESENTATION OF DESIGN INTENT.
 - ALL INTERIOR WINDOW & DOOR TRIM SHALL BE DETERMINED BY OWNER & OR INTERIOR DESIGNER.
 - ALL WINDOWS SHOULD BE LOCATED VERTICALLY SO THE TOP IS 6'-0" ABOVE FINISH FLOOR SLAB THAT DOOR AND WINDOW ALIGN WITH EACH OTHER UNLESS OTHERWISE NOTED OR FRAMING STRUCTURE DOES NOT ALLOW.
 - ALL WINDOW FRAMES SHALL HAVE A STYLE & COLOR TO BE DETERMINED BY OWNER.



PROPOSED FIRST FLOOR

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

NORTH

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Berkley, MI 48072
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Seal:

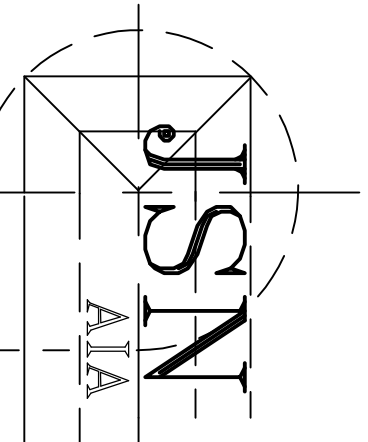
Revisions:	
DATE	DESCRIPTION
05/02/25	SHEET DOTTING
06/02/25	REVIEW
07/02/25	REVIEW
08/02/25	REVIEW
09/02/25	REVIEW
10/02/25	REVIEW
11/02/25	REVIEW
12/02/25	REVIEW

Project Name:
**14781 TALBOT ST,
OAK PARK, MICHIGAN**

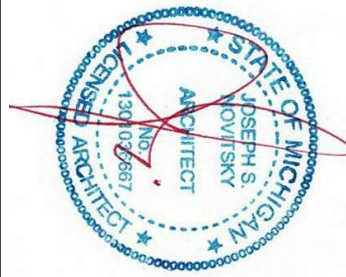
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MARTHAGINSBURG@GMAIL.COM

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

Date: 09/15/2025
Drawn by: YNC
Project Number:
2025-80
Sheet Number:
A-1.1



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DATE	DESCRIPTION
9/16/2025	START DRAFTING
10/21/2025	REVIEW
10/29/2025	REVIEW
11/05/2025	REVIEW
11/20/2025	BLDS & PERMITS
12/01/2025	REVIEW

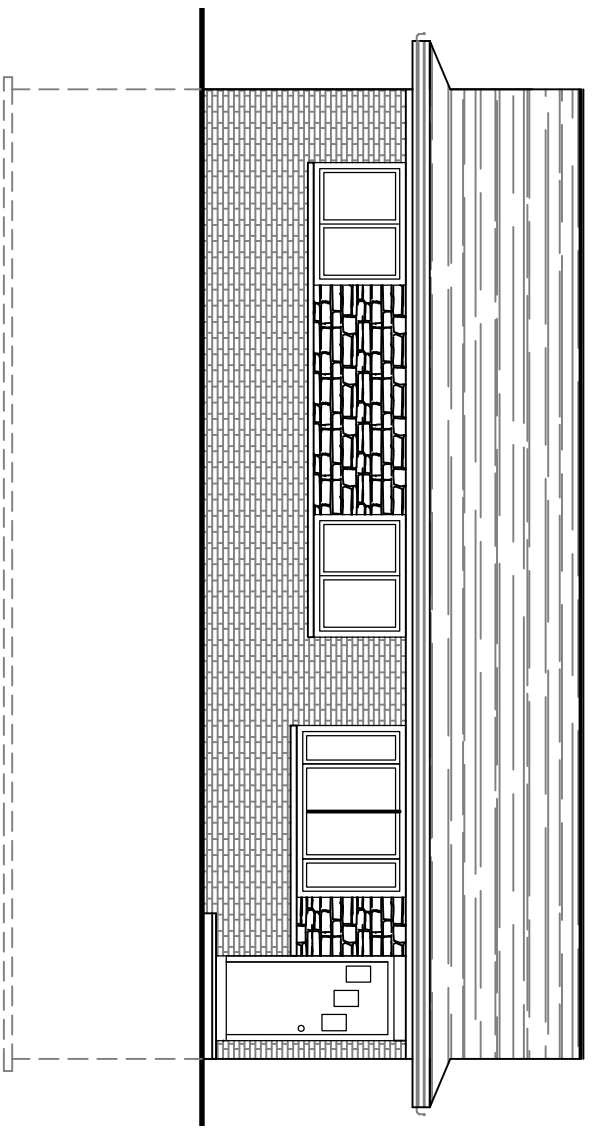
Project Name:
**14781 TALBOT ST,
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OWNER:
BARRY + MARTHA GINSBURG
MARTHAGINS@GMAIL.COM

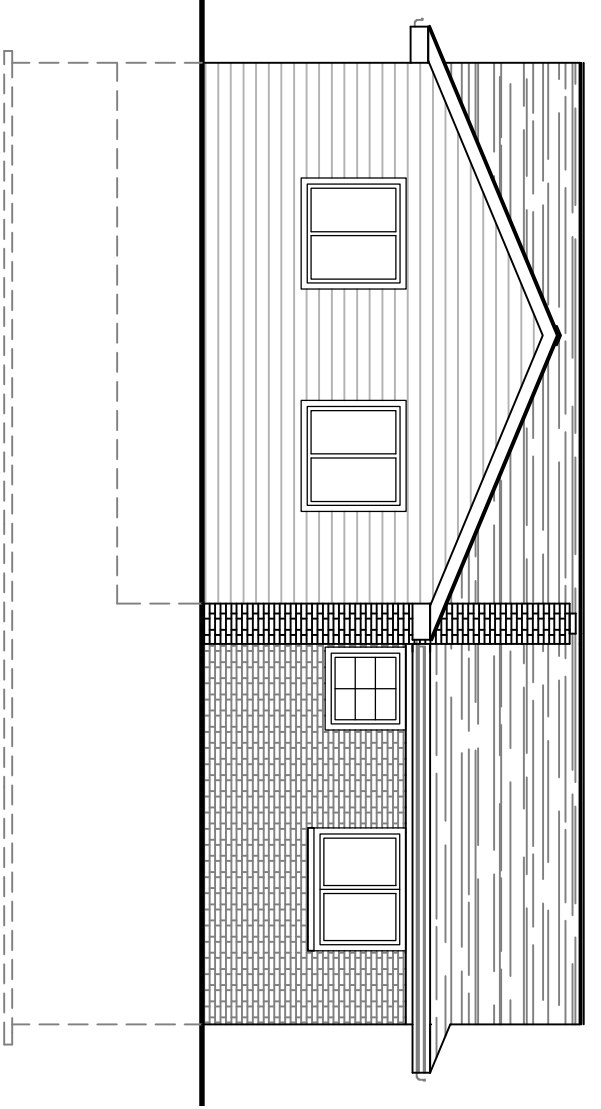
Sheet Title:
**EXISTING &
PROPOSED
ELEVATIONS**

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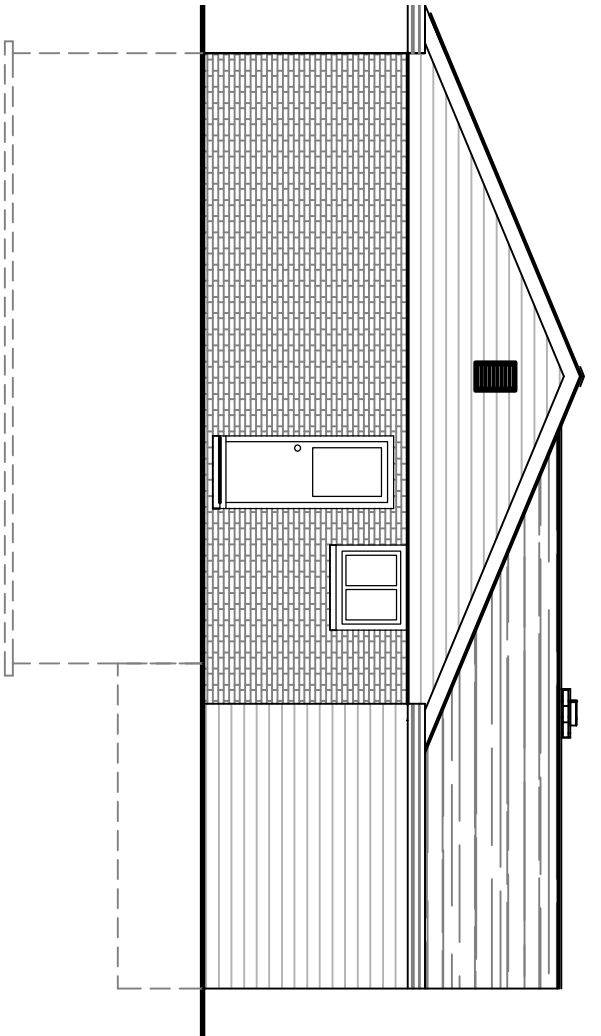
Date: 09/15/2025
 Drawn by: VNC
 Project Number:
2025-80
 Sheet Number:
A-2.0



EXISTING FRONT (NORTH) ELEVATION

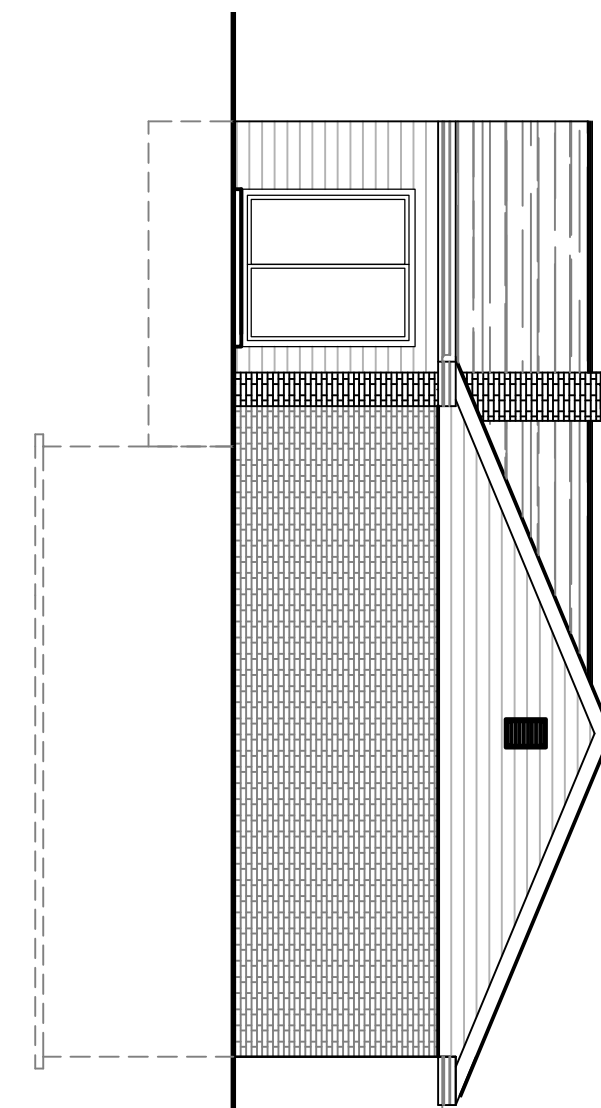


EXISTING SIDE (SOUTH) ELEVATION

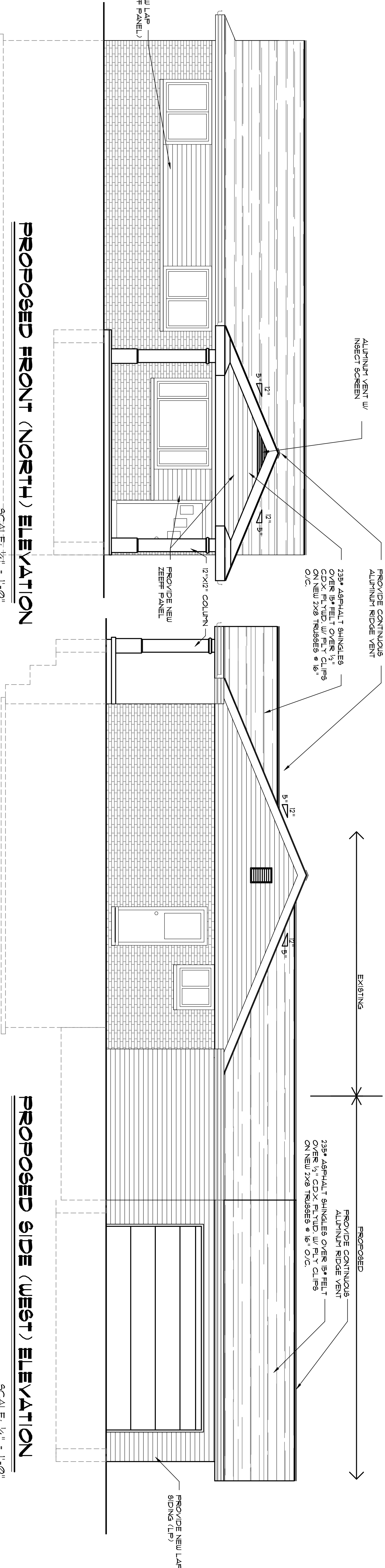


EXISTING BACK (WEST) ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

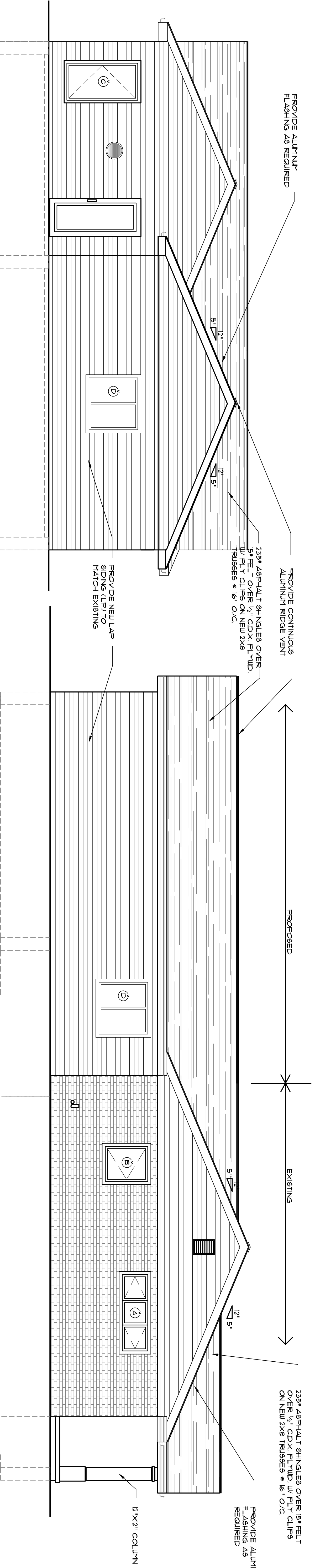


EXISTING SIDE (EAST) ELEVATION



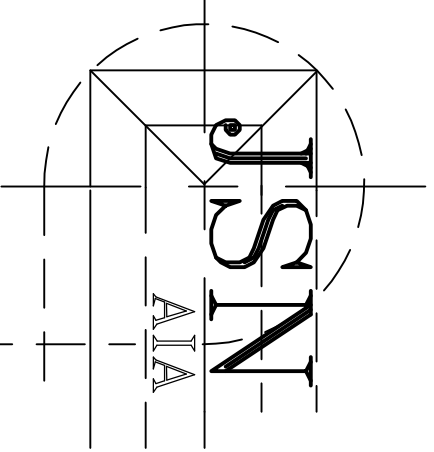
PROPOSED FRONT (NORTH) ELEVATION

PROPOSED SIDE (WEST) ELEVATION



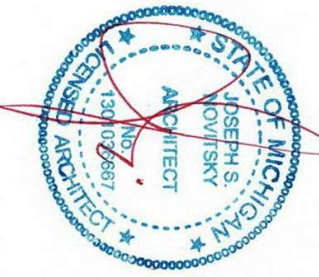
PROPOSED BACK (SOUTH) ELEVATION

PROPOSED SIDE (EAST) ELEVATION



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Seal:



Revisions:

DATE	DESCRIPTION
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10/11/2025	REVIEW
10/21/2025	REVIEW
11/03/2025	REVIEW
11/07/2025	REVIEW
01/28/2026	REVIEW

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OWNER:
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MARTHAGINS@GMAIL.COM

Sheet Title:

**PROPOSED
SECTIONS &
DETAILS**

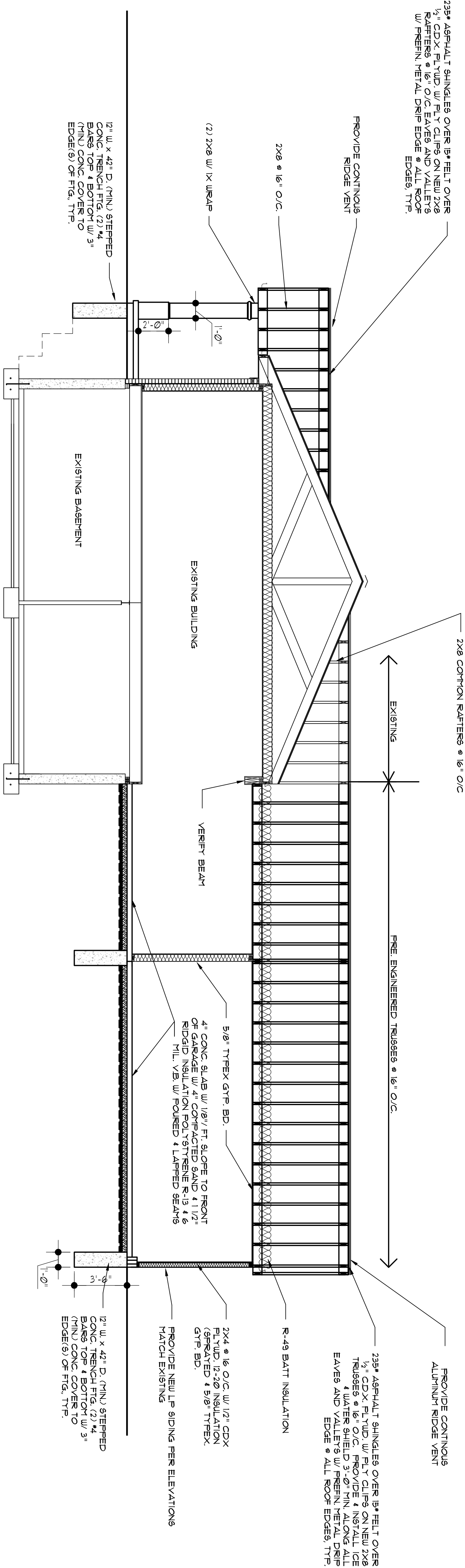
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2025-80

Sheet Number:

A-3.0



**1
A-3
PROPOSED SECTION #1**

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