



AGENDA

REGULAR ZONING BOARD OF APPEALS MEETING

OAK PARK, MICHIGAN
JUNE 23, 2026
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. Zoning Board os Appeals Minutes 04-28-26

4. COMMUNICATIONS/CORRESPONDENCE

5. NEW BUSINESS

A. Case #26-08, Lazer Freimark, on behalf of Yeshiva Gedolah of Greater Detroit, 24600 Greenfield Rd.,

- i. Article 3, Division 1: Section 308.a, General Provisions, requires that fences in all districts shall not extend toward the front of the lot beyond the front building line. The applicant is requesting a variance to replace the existing 6-foot chain-link fence, which currently extends beyond the front building line, with a new 6-foot black-coated chain-link fence. The new fence would also extend along the entire frontage of Greenfield Rd. and include arborvitae plantings as a complementary landscape buffer.

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
APRIL 28, 2026
MEETING MINUTES**

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

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

ABSENT: None

OTHERS
PRESENT: Economic Development & Planning Specialist, Salam Habhab
Deputy City Clerk/Director of Elections, Jo Lynn Williams-Elliott

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

MOTION BY Seligson SECONDED BY Kleid, to approve the meeting minutes of March 24 , 2026

Vote: Yes: All
No: None

MOTION CARRIED

4. COMMUNICATIONS/CORRESPONDENCE: Received survey for Case #26-07

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%.

Zack Ostroff – 1515 Midwood Dr. White Lake, MI - Project Architect, and Jamie Craig – 1502 W 13 Mile Rd, Royal Oak, MI - from Renaissance Restoration, both briefly provided an overview of the project changes and answered questions raised by the Board.

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.

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.

MOTION BY Steinberg SECONDED BY Seligson to approve the 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%.

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

MOTION CARRIED

B. 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 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.

Mark Alfonsi - 100 E. Big Beaver Rd. Suite 915, Troy, MI- the project architect, provided an overview of the project and answered questions raised by the Board.

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.

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.

MOTION BY Kleid SECONDED BY Seligson to approve 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.

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

MOTION CARRIED

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).

Joe Novitsky – 3856 12 Mile Berkley, MI., the project architect, provided an overview of the project and answered questions raised by the Board.

Sanford Greenberg – 14810 Talbot spoke in support of the project

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.

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.

MOTION BY Steinberg SECONDED BY Kleid to approve 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).

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

MOTION CARRIED

6. PUBLIC COMMENT: None

7. ADJOURNMENT: The meeting was adjourned at 7:22 p.m.

Jo Lynn Williams-Elliott, Deputy City Clerk

	City of Oak Park Zoning Board of Appeals Economic Development & Planning Division Report Case # 26-08
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APPLICANT

Lazer Freimark
18877 W. 10 Mile, Suite 108
Southfield, MI 48075

PROPERTY

Lazer Freimark, on behalf of Yeshiva Gedolah of Greater Detroit, 24600 Greenfield Rd, has made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 3. Division 1: Section 308 of the Zoning Ordinance, to allow a fence that does not meet the fence requirements.

24600 Greenfield Rd.
Property Identification Number: 52-25-30-101-036

ORDINANCE REQUIREMENTS AND REQUEST

The following variance is requested:

1. Article 3, Division 1: Section 308.a, General Provisions, requires that fences in all districts shall not extend toward the front of the lot beyond the front building line. The applicant is requesting a variance to replace the existing 6-foot chain-link fence, which currently extends beyond the front building line, with a new 6-foot black-coated chain-link fence. The new fence would also extend along the entire frontage of Greenfield Rd. And include arborvitae plantings as a complementary landscape buffer.

BACKGROUND

Site Features

The 4.88-acre site (212,433 square feet) is developed with a private school serving high school and college students and includes seven classrooms. The property has frontage along Greenfield Rd. and is accessed by an existing driveway from Greenfield Rd. The existing one-story,

62,340-square-foot school building is located near the center of the site, with parking areas located at the front and rear. The remainder of the property consists of landscaped areas.

The applicant previously received Planning Commission approval for an approximately 27,999-square-foot, two-story dormitory building with a basement, located on the southwest portion of the property. The building is currently under construction and nearing completion. As approved, the dormitory will include 29 bedrooms with a total of 116 beds, including 14 bedrooms on the first floor and 15 bedrooms on the second floor. The basement level will include a dining area, kitchen, storage, and service areas.

The applicant is requesting approval from the Zoning Board of Appeals for a fence variance associated with the project.

Applicant's Request

The property currently contains a 6-foot chain-link fence that extends beyond the front building line. The fence does not extend along the full frontage and is in poor condition.

The applicant proposes replacing the existing fence with a new 6-foot black-coated chain-link that would enclose the entire frontage along Greenfield Rd. The proposal also includes installing a landscape buffer of arborvitae plantings along the fence line to improve security and provide screening for the school and dormitory buildings.

The arborvitae plantings would replace the shrubs previously approved as part of the site plan review.

ZONING ORDINANCE

Sec. 308. - Fences, walls, and other protective barriers.

All fences of any kind shall conform with the following provisions:

a. *General provisions.* In all districts the following standards apply:

1. The erection, construction or substantial rebuilding of any fence shall be constructed within all municipal codes and shall require a building permit. Substantial rebuilding is reconstruction of more than 50 percent of the fence within a 12-month period.
2. No fence shall extend toward the front of the lot farther than the front building line. Landscape treatments which are no longer than 50 percent of the width of the lot at the front lot line, and are 30 inches in height or less, may be erected within the front yard
3. No portion of the fence shall project beyond the property line.
4. It shall be the duty of each property owner to ensure that all fences on the property are installed and maintained plumb, with adequate support and footings, and in a safe and sightly manner, and to remove or repair any fence, wall or privacy screen that is dangerous, damaged, dilapidated, or otherwise in violation of this Code.
5. Bumper stops curbing or guard posts/rails in multiple family residential developments shall be provided where any fence or wall abuts a drive or parking area.

6. If because of the design or construction, one side of a privacy or decorative fence has a more finished appearance than the other, the side with the more finished appearance shall face away from the fence owner's property.

Per Section 308, in all districts, fences are not permitted to extend beyond the front building line, and landscape treatments that are longer than 50 percent of the width of the lot at the front lot line and exceed 30 inches in height are not allowed.

Although the current 6-foot chain-link fence has been in place since the building was constructed, the applicant is requesting to replace it with a new 6-foot black coated chain-link fence and extend it along the entire frontage of Greenfield Rd.

The proposal also includes planting a row of arborvitae along the front fence line. These plantings exceed 50% of the lot width and 30 inches in height and are intended to improve security and provide screening.

It is important to note that the Zoning Ordinance permits landscaping within the required front-yard greenbelt, including canopy and evergreen trees. While the proposed arborvitae plantings are generally permitted, their placement in a continuous row along the front fence line would function as a visual screen for the fence.

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 strict compliance with the Zoning Ordinance would not prevent continued use of the property as a private educational institution, it would be unnecessarily burdensome given the need to replace and reconfigure the existing deteriorated fencing.

The existing fence, which has been in place for approximately 60 years, is in poor condition. The proposed replacement and extension along Greenfield Rd. are necessary to improve site security and ensure safe, controlled access.

- 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 variance is reasonable, as it allows replacement and extension of the existing fence in a manner that improves safety while remaining consistent with the surrounding site.

The inclusion of arborvitae plantings represents a compliant landscaping treatment that enhances screening and complement the fence.

- 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.*

Yeshiva has occupied the building since 1980, and the structure previously served as a public school.

Due to the age of the site, the existing fencing is in poor condition. Replacing it with a new 6-foot black-coated chain-link fence, along with the ability to secure entrances and exits, is essential for security purposes.

- 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.*

There is no evidence that the applicant's need for a variance was self-created. The existing fence has been in place since original construction and has deteriorated over time.

- 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 school property is located within a commercial district along Greenfield Rd., a main thoroughfare. Replacing the existing fence and adding arborvitae screening will not alter the essential character of the area.

The Zoning Board of Appeals has, at times, approved fences extending beyond the front building line when it has been demonstrated that such fences do not negatively impact adjacent properties or substantially alter the character of the surrounding area.

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

Economic Development and Planning staff does not believe that granting the requested variance will materially impair the intent and purpose of the Zoning Ordinance.

STAFF FINDINGS OF FACT

1. The 4.88-acre site (212,433 square feet) is developed with a private school serving high school and college students and includes seven classrooms.
2. The property is zoned PTRED, Planned, Technical, Research, Education, Development District.
3. The applicant previously received Planning Commission approval for an approximately 27,999-square-foot, two-story dormitory building with a basement, located on the southwest portion of the property.
4. The building is currently under construction and nearing completion.
5. As approved, the dormitory will include 29 bedrooms with a total of 116 beds, including 14 bedrooms on the first floor and 15 bedrooms on the second floor. The basement level will include a dining area, kitchen, storage, and service areas.
6. The property currently contains a 6-foot chain-link fence that extends beyond the front building line. The fence does not extend along the full frontage and is in poor condition.
7. The applicant proposes replacing the existing fence with a new 6-foot black-coated chain-link that would enclose the entire frontage along Greenfield Rd.
8. The proposal also includes installing a landscape buffer of arborvitae plantings along the fence line to improve security and provide screening for the school and dormitory buildings.
9. Per Section 308, in all districts, fences are not permitted to extend beyond the front building line, and landscape treatments that are longer than 50 percent of the width of the lot at the front lot line and exceed 30 inches in height are not allowed.
10. Although the current 6-foot chain-link fence has been in place since the building was constructed, the applicant is requesting to replace it with a new 6-foot black coated chain-link fence and extend it along the entire frontage of Greenfield Rd.
11. The proposal also includes planting a row of arborvitae along the front fence line. These plantings exceed 50% of the lot width and 30 inches in height and are intended to improve security and provide screening.
12. It is important to note that the Zoning Ordinance permits landscaping within the required front-yard greenbelt, including canopy and evergreen trees. While the proposed arborvitae plantings are generally permitted, their placement in a continuous row along the front fence line would function as a visual screen for the fence.
13. The Zoning Board of Appeals has, at times, approved fences extending beyond the front building line when it has been demonstrated that such fences do not negatively impact adjacent properties or substantially alter the character of the surrounding area.

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 requested to replace the existing fence with a new 6-foot black-coated chain-link fence and extend it to along the entire frontage of Greenfield Rd., including arborvitae plantings as a complementary landscape buffer.

This approval is subject to the condition that the applicant works with the Economic Development and Planning staff to ensure that the number and arrangement of arborvitae plantings are generally consistent with the quantity of shrubs previously approved as part of the site plan review. If the number of arborvitae plantings is less than previously approved shrub counts, the applicant shall provide additional plantings elsewhere on the site, subject to staff 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 # 26-08, I move to (approve) the request

of Lazer Freimark, on behalf of Yeshiva Gedolah of Greater Detroit, 24600 Greenfield Rd,

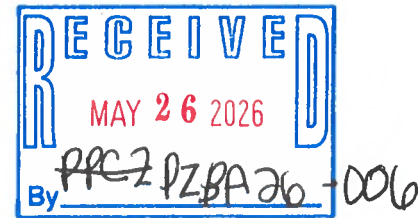
1. A variance from Article 3, Division 1, Section 308.a, General Provisions, of the Zoning Ordinance to allow the replacement of the existing fence with a new 6-foot black-coated chain-link fence and its extension to enclose the entire frontage along Greenfield Road, including the installation of arborvitae plantings along the fence line as a complementary landscape buffer.

Conditions of approval:

- The applicant shall work with the Economic Development and Planning staff to ensure that the number and arrangement of proposed arborvitae plantings are consistent, to the extent practicable, with the quantity of shrubs previously approved as part of the site plan review.
- If the number of arborvitae plantings is less than previously approved shrub counts, the applicant shall provide additional plantings elsewhere on the site, subject to staff approval.



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: Lazer Freimark **PHONE:** 248-388-2223
APPLICANT ADDRESS: 18877 West Ten Mile Rd., Suite 108, Southfield, MI 48075
APPLICANT E-MAIL: lazerfreimark@gmail.com
OWNER: Yeshiva Gedolah of Greater Detroit **PHONE:** 248.388.2223
OWNER ADDRESS: 24600 Greenfield RD Oak Park MI 48237
ADDRESS OF PROPERTY: 24580 Greenfield Rd., Oak Park, MI
CURRENT ZONING: PTRED **PROPOSED ZONING:** No Change
PROPERTY IDENTIFICATION: 52-25-30-101-036

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:

Yeshiva Gedolah is a private school with grades from 9-12th grades in high school and a full college program.

The property has frontage on Greenfield road. The Yehsiva has been in the building since the 1980 and was a public school prior. Based on the age of the building and the property the security fencing was in very poor shape and in disrepair.

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 Yeshiva would like to replace the fence with a new 6' cast iron fence or a new 6' chain link fence with the ability to close the entrance and exist to the parking lot. This is for the School security purposes



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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:

The old fence was not able to be repaired and with the addition of the new dormitory , the fence line needed to be adjusted to allow for the handicap access to the building. The school is concerned about security

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

A 60 year old fence and time has degraded the current fencing beyond repair. The ordinance requires no frontage fencing.

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 current fencing has been in place since the building was built. In order to enhance the property from the street we will be planting more shrubs on the greenfield side in order to enhance the City. The fencing will be placed behind the new shrubs.

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:

The Yeshiva is looking to adding fencing with the fence closure on the greenfield side of the property

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

No.



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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.

Larry Freimark
Signature of Applicant

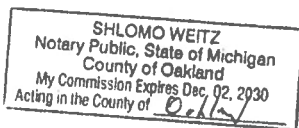
18877 W 10 Mile RD Site 108
Address

affirmed
Sworn to before me this 20th day of May, 2026.

Notary Public, Oakland County, Michigan

Shlomo Weitz

My commission expires: _____





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LETTER OF AUTHORITY

TO THE CITY OF OAK PARK:

Please be advised that Larry Freimar Director of Special Projects
(names)

the Owner(s) or Agent(s) of the property identified as 52-25-30-101-036 located within a
(circle one) (property ID)

24600 Greenfield RD, Oak Park Zoning District has no objection to the application
(property address)

filed by Larry Freimar
Name of Applicant

Requesting a variance for zoning ordinance Section 308 A, 2.
Variance, interpretation of zoning ordinance, or rezoning

[Signature]
Signature

[Signature]
Signature

Sworn to before me this 20th day of May, 2020.

Notary Public, Oakland County, Michigan

[Signature]

My commission expires: _____



ColorBond®

Architectural Color Coated Chain Link Fence Systems



FENCE SOLUTIONS IN ORNAMENTAL • CHAIN LINK • WOOD • PVC • ACCESS CONTROL • TEMPORARY

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Product Features:

- 15-Year Limited Warranty
- Residential, Recreational, Commercial, Industrial and High Security Applications
- Matching Framework, Fittings and Gates Available
- Choose from Light Mil or Heavy Mil Framework
- Two Standard Environmentally Blending Colors – Black & Green

Color Coated Wire Classes:

Class 1: Good
PVC coating extruded over galvanized steel core wire.

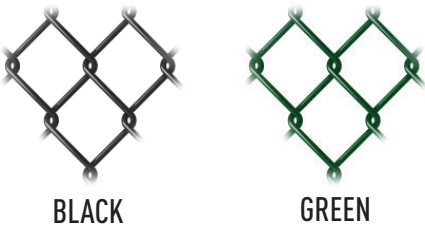
Class 2a: Better
PVC coating extruded and adhered to galvanized steel core wire.

Class 2b: Best
PVC coating is fused and adhered to galvanized steel core wire.

ColorBond® Color Coated Chain Link Fence Systems

ColorBond® color coated chain link systems are the natural choice for projects that require the aesthetically pleasing benefits of color, and the dependable security of chain link. Available in two environmentally-inspired colors – black and green– color coated chain link systems blend naturally with the environment and allow the beauty of the landscape and architecture to show through.

The architectural color coating is applied to the wire in one of three ways, Extruded (Good), Extruded & Adhered (Better) or Fused & Adhered (Best), and each method begins with a galvanized steel core wire. This process provides a double coating of protection and assures years of maintenance free performance.



Fabric

Our color coated chain link fabric is produced in a variety of gauge and mesh sizes, and is available in heights of 36”, 42”, 48”, 60”, 72”, 84”, 96”, 120” and 144”. *Please note 120” and 144” is available in 8 gauge only.*

COLOR COATED CHAIN LINK MESH AND GAUGE SIZE CHART						
COLOR COATED MESH SIZES	GOOD	BETTER		BEST		
	Class 1 Extruded	Class 2a Extruded & Adhered (Bonded)	Class 2a Extruded & Adhered (Bonded)	Class 2b Fused & Adhered (Bonded)	Class 2b Fused & Adhered (Bonded)	Class 2b Fused & Adhered (Bonded)
	13 Ga. Core 9 Ga. Finish	11 Ga. Core 8 Ga. Finish	9 Ga. Core 6 Ga. Finish	11 Ga. Core 10 Ga. Finish	9 Ga. Core 8 Ga. Finish	6 Ga. Core 5 Ga. Finish
2"	✓	✓	✓	✓	✓	✓
1-3/4"	✓	✓	✓	✓	✓	
1-1/4"	✓	✓		✓	✓	
1"	✓	✓		✓	✓	

Fabric Terminology

Gauge:

Refers to the diameter of the wire used to produce the fabric; the higher the gauge number the smaller the wire diameter.

On color fabric, two gauge sizes are referenced. The first gauge listed refers to the size of the galvanized core wire while the second gauge listed represents the size of the finished product.

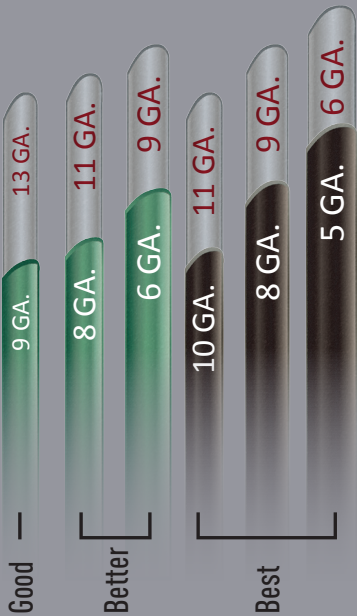
Mesh Size:

Is the clear distance between parallel wires forming a diamond; the smaller the mesh size, the tighter the fabric.

Selvage:

Refers to the way the individual ends of the wire are finished after being woven together. The wire can be “knuckled” to avoid sharp ends or “Twisted” when more security is required.

Measuring Gauge Size



Framework

Matching color coated galvanized steel framework is available in a variety of gauge and diameter sizes, for 3’ to 12’ high chain link fence systems.

Framework for color systems is available in both a Light Mil and Heavy Mil option, both coated over a galvanized substrate. Light Mil framework has a total color coating thickness of 3 mils, while the superior Heavy Mil coating has a coating thickness of at least 10 mils.

WALL THICKNESS OF IN-LINE GALVANIZED LIGHT MIL COATED FRAMEWORK							
FRAME- WORK DIAMETER	FRAMEWORK GAUGE						
	17 gauge	16 gauge	LG - 15	LG - 20	LG - 30	LG - 40	SCH. 40
1-3/8"	.055"	.065"	.072"	.080"			
1-5/8"		.065"	.072"	.085"	.095"	.111"	
1-7/8"		.065"	.072"	.090"	.105"	.120"	
2-3/8"		.065"	.072"	.095"	.115"	.130"	
2-7/8"				.110"	.125"	.160"	
3-1/2"						.160"	
4"					.145"	.160"	
6-5/8"							
8-5/8"							

WALL THICKNESS OF GALVANIZED HEAVY MIL COATED FRAMEWORK							
FRAME- WORK DIAMETER	FRAMEWORK GAUGE						
	17 gauge	16 gauge	LG - 15	LG - 20	LG - 30	LG - 40	SCH. 40
1-3/8"	.055"		.072"				
1-5/8"				.085"		.111"	.140"
1-7/8"			.072"			.120"	.145"
2-3/8"				.095"		.130"	.154"
2-7/8"						.160"	.203"
3-1/2"							
4"						.160"	.226"
6-5/8"							.280"
8-5/8"							.322"

Additional Fence Solutions

Merchants Metals is one of the largest manufacturers and distributors of fence systems in the nation. Our complete line of fencing solutions for residential, commercial and industrial applications includes:

- Hot-Dipped Galvanized Chain Link
- Color Coated Chain Link
- Steel Ornamental in both Component and Fully-Welded Systems
- Aluminum Ornamental Systems
- Wood Fence
- PVC Fence
- Temporary Fence
- Aluminum Track Gates
- Access Control Products
- Guardrail
- Pre-hung Security Gates
- Welded Wire

All Merchants Metals products are available through professional fence contractors nationwide.

To find out more about Merchants Metals and the fencing solutions we offer, please call 866.888.5611 or visit www.merchantsmetals.com.



AIA Continuing Education



ORNAMENTAL



PVC



CHAIN LINK



WOOD

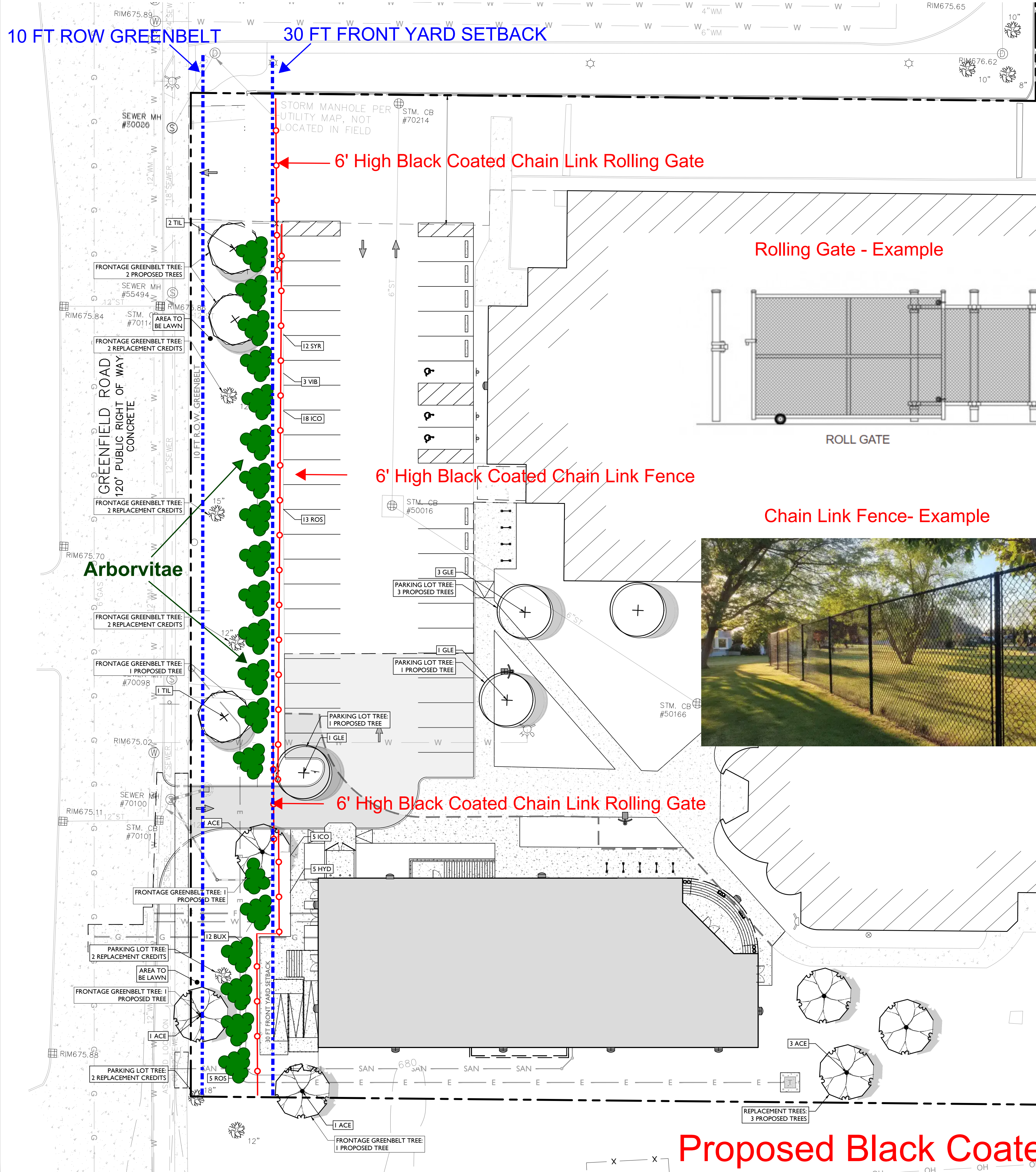


GATES



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Call before you dig.



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE	6	ACER RUBRUM	RED MAPLE	3" - 3.5" CAL	B&B
	GLE	5	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	3" - 3.5" CAL	B&B
	TIL	3	TILIA AMERICANA 'REDMOND'	AMERICAN LINDEN	3" - 3.5" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HYD	5	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	24" - 30"	POT
	ROS	18	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	24" - 30"	B&B
	SYR	12	SYRINGA PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	24" - 30"	POT
	VIB	3	VIBURNUM DENTATUM	VIBURNUM	24" - 30"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BUX	12	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	18" - 24"	POT
	ICO	23	ILEX GLABRA 'COMPACTA'	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.

TREE REMOVAL SCHEDULE

TREE NUMBER	SIZE	BOTANICAL NAME	COMMON NAME	LANDMARK TREE?	RECOMMENDATION
#1001	24"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	NO	TO BE REMOVED
#1002	15"	GLEDITSIA TRIACANTHOS	HONEYLOCUST	NO	TO BE REMOVED
#1003	15"	JUGLANS NIGRA	BLACK WALNUT	NO	TO BE REMOVED

3 NON-LANDMARK TREES TO BE REMOVED : 3 REPLACEMENT TREES PROPOSED.

LANDSCAPING AND BUFFER REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
\$ 445.a	GREENBELT REQUIREMENTS GREENBELT WIDTH: 10 FT ONE CANOPY TREE AND SIX SHRUBS PER 30 LF (363 LF)/(30 LF) = 12.1 CANOPY TREES: 12 TOTAL ⁽¹⁾ SHRUBS: 73 TOTAL	34.1 FT 6 TREE CREDITS, 6 PROPOSED TREES 73 SHRUBS
\$ 445.b.1	PARKING LOT REQUIREMENTS 15 SF LANDSCAPE AREA PER PARKING LOT SPACE (61 SPACES)/(15 SF) = 915 SF	2,367 SF
\$ 445.b.2.a	ONE TREE PER 100 SF OF REQUIRED LANDSCAPE (915 SF)/(100 SF) = 9 REQUIRED TREES ⁽¹⁾	4 TREE CREDITS, 5 PROPOSED TREES
\$ 445.d	INTERIOR SITE LANDSCAPING INTERIOR LANDSCAPING: 10% OF THE TOTAL AREA (213,008 SF) * (0.10) = 21,300 SF ONE CANOPY OR EVERGREEN TREE PER 400 SF OF REQUIRED INTERIOR LANDSCAPING (21,300) / (400) = 53 TREES TWO SHRUBS PER 400 SF OF REQUIRED INTERIOR LANDSCAPING (21,300) / (400) = 53 x (2) = 106 SHRUBS	61,815 SF 33 TREES(W) 94 SHRUBS(W)

(W) WAIVER

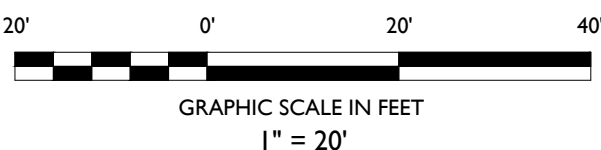
(1) TREE CREDITS MAY NOT CONSIST OF GREATER THAN 50% OF THE TOTAL REQUIREMENT.
(2) SIX REPLACEMENT TREES AT 2" CALIPER PROPOSED FOR A TOTAL OF 12 D.B.H.

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.



Proposed Black Coated Chain Link Fence

FOR CONSTRUCTION	FOR PERMIT	REVISED PER ENGINEERING REVIEW COMMENTS	REVISED PER ENGINEERING REVIEW COMMENTS	REVISED UTILITY CONNECTIONS & BUILDING FOOTPRINT	FOR ENGINEERING & PERMITTING APPROVALS	FOR SITE PLAN APPROVAL	DESCRIPTION
7	02/18/2025	KG	KG	6	07/26/2024	KG	DATE
5	11/01/2024	KG	KG	5	07/26/2024	KG	ISSUE
4	05/24/2024	KG	KG	4	02/19/2024	EM	
3	02/19/2024	EM	EM	3	12/26/2023	EM	
2	07/10/2023	NB	NB	1	07/10/2023	NB	

NOT APPROVED FOR CONSTRUCTION

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607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

YESHIVA GEDOLAH
ATERES MORDECHAI
PROPOSED DORMITORY

PID: 2530.10.036
24580 GREENFIELD ROAD
CITY OF OAK PARK
OAKLAND COUNTY, MICHIGAN



STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-220489

TITLE:

LANDSCAPING PLAN

DRAWING:

C-9