



# **AGENDA**

## **REGULAR ZONING BOARD OF APPEALS MEETING**

**OAK PARK, MICHIGAN**  
**MARCH 24, 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 2/24/2026

### **4. COMMUNICATIONS/CORRESPONDENCE**

### **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.

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.

### **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 Zoning Board of Appeals Meeting will be made with 7-day prior notice.

**CITY OF OAK PARK, MICHIGAN  
ZONING BOARD OF APPEALS  
FEBRUARY 24, 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:           Commissioner Anderson  
                  Commissioner Kleid  
                  Commissioner Seligson  
                  Chairperson Huston  
                  Commissioner Lebovic  
                  Commissioner Steinberg  
                  Vice Chair Brown

ABSENT:           None

OTHERS

PRESENT:           Director to Municipal Services, Kim Marrone  
                  Deputy City Clerk/Director of Elections, Jo Lynn Williams-Elliott

**3. APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF JANUARY 27, 2026**

**MOTION BY Seligson SECONDED BY Anderson**, to approve the meeting minutes of January 27, 2026

Vote: Yes: All  
      No:  None

**MOTION CARRIED**

**4. NEW BUSINESS:**

A. Case #26-02:Yakir and Rena Muszkat, 14660 Ludlow 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 to allow a rear yard setback of 23.1 feet.

Public Hearing was opened at 7:02

Zack Astroff 1515 Midwood – architect presented and explained the reason for this project is to accommodate a first-floor bedroom and bathroom due to health reasons and expanding the kitchen.

Public Hearing was closed at 7:04

#### STAFF FINDINGS OF FACT

1. The property of 0.14 acres (6,099 sq. ft.) is improved by a two-story single-family residence of 1,738 sq. ft. with an attached garage structure.
2. The property is a corner lot with a 57 feet frontage on Ludlow Ave. and a 107 feet frontage along Briar Dr.
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 existing dwelling consists of approximately 1,331 sq. ft. of living area, inclusive of a 420-square-foot garage. The first floor currently contains a living area, dining area, kitchen, family room, and half bathroom. The second floor consists of three bedrooms, a master bedroom, and one full bathroom.
5. The applicant proposes to construct an addition of 567 sq. ft. to the ground floor and a similar area on the second floor. The plan includes a main-level master bedroom on the first floor and a redesign to create a larger living, dining, and family areas, and kitchen.
6. The second floor will be reconfigured with two additional bedrooms, a laundry room, and an enlarged primary bathroom with a walk-in closet.
7. The applicant indicated that the main-level master bedroom is needed for the homeowner's medical needs, and that the proposed improvements are intended to enhance the overall functionality of the home.
8. The proposed addition does not meet the minimum rear yard setback requirements. The applicant is requesting approval of dimensional variances to allow a rear yard setback of 23.1 feet (where 30 feet is the minimum permitted).
9. The Department of Justice's guidance under the Americans with Disabilities Act (ADA) and the Fair Housing Act requires municipalities to provide reasonable accommodations in zoning when necessary for individuals with disabilities to fully use and enjoy their homes
10. The homeowner has experienced multiple fractures due to osteoporosis, a condition that weakens the bones and makes her more prone to fractures from minor falls or impacts. Due to her mobility limitations, the proposed main-level bedroom and bathroom addition is essential to enable safe and independent living within her home, thereby preventing the need for relocation.
11. While certain design elements, such as reconfigured living spaces including a new larger kitchen, are not strictly medically necessary, they enhance overall functionality contribute to a more accessible and safe living environment.
12. The proposed addition of two bedrooms on the second floor, while not directly related to the medical condition or first-floor functionality, is not prohibited if the requested rear yard variance is granted. The applicant indicated that the additional bedrooms are intended to accommodate her children and grandchildren.

13. The property is a rectangular corner lot with two public road frontages. While its lot size is similar to other lots within the block, it must comply with a 25-foot primary front setback from Ludlow Ave, a 15-foot secondary setback from Briar Dr., a 30-foot rear setback, and a 4-foot side setback, as required by the Zoning Ordinance.
14. These setbacks reduce the buildable area and limit the ability to expand within the permitted footprint. In contrast, interior lots within the same block of comparable size are subject to lesser side setback requirements, resulting in a larger buildable area.
15. According to the corner lot setback requirements of the Zoning Ordinance, the permitted buildable area for the subject property is approximately 1,976 sq. ft. The proposed design, including the addition, totals 1,895 sq. ft., which remains below the buildable area permitted by the Zoning Ordinance. However, because of the existing building configuration and established setback pattern, constructing the addition in full compliance with the required rear yard setback is not feasible without a variance.
16. Furthermore, the addition does not overbuild the lot, remaining under the allowed 35% lot coverage at 31.5%. The reduced setback does not create impacts on adjacent properties.
17. The Zoning Board of Appeals has previously approved rear yard setbacks for one family residential dwellings on corner lots of comparable size.

#### 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 dimensional variance to allow construction of an addition that does not meet rear yard setback requirements.

**MOTION BY Steinberg SECONDED BY Kleid** to approve the case #26-02: Yakir and Rena Muszkat, 14660 Ludlow Ave.

- i. A variance to allow the rear yard setback of 23.1 ft. Article 2, Division 2: Section 214 of the Zoning Ordinance requires the rear yard setback to be a minimum of 30 feet.

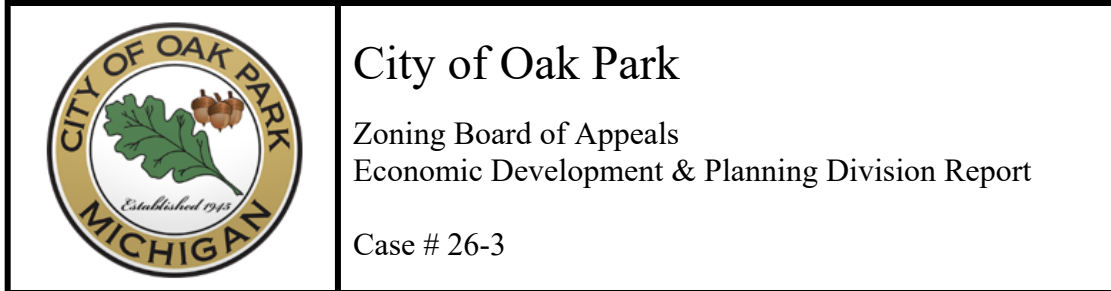
Vote: Yes: Anderson, Lebovic, Seligson, Steinberg, Huston, Brown, Kleid  
No: None

#### **MOTION CARRIED**

**5. ADJOURNMENT:** The meeting was adjourned at 7:05 p.m.

---

Jo Lynn Williams-Elliott, Deputy City Clerk



## **APPLICANT**

Zev Possick  
14550 Vernon Ave.  
Oak Park, MI 48237

## **PROPERTY**

Zev Possick, 14550 Vernon Ave., 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 construction of an addition that does not meet rear yard setback requirements.

14550 Vernon Ave.  
Property ID: 52-25-19-401-030

## **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 a rear yard setback of 17.9 feet.

## **BACKGROUND**

### Site Features

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 foot garage structure. The property has an irregular shape with a shallow frontage on Vernon Ave., a wide rear lot line, and varying side depths. A concrete driveway extends from Vernon Ave. to the detached garage, which is located at the northeast corner of the property. The remainder of the property is improved by landscaped areas.

### Applicant's Request

The applicant proposes a comprehensive renovation and expansion of the existing one-story

dwelling. 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.

The proposal also includes demolishing the existing detached garage and constructing a new attached garage.

All proposed additions to the principal structure, excluding the attached garage, comply with the applicable zoning ordinance, including yard setbacks and lot coverage requirements.

### ZONING ORDINANCE

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.

#### Sec. 214. Schedule of Regulations

Table 1. Article 2. Division 2. Section 214				
Location	Required	Existing	Proposed Addition	Notes
R-1. One-family Residential District				
Primary Front Setback (Vernon Ave.)	25'	25.3'	Remains the same	
Side Setback. Least (East)	4'	7'	4.7'	
Total Side Setback	14'	18.5'	14'	
Rear Setback (South)	30'	27.2'	<b>17.9'</b>	Existing: Legal non-conforming <b>Proposed Addition: Requires a variance</b>
Max. Lot Coverage	35%	-	28%	

Table 2. Article 3. Division 1. Section 300 Accessory Buildings			
Location	Required	Existing	Notes
Detached Garage in Rear Yards			
Rear lot line	6'	5.1'	Legal non-conforming
Side lot Line	2'	2.5	

As shown in Table 1. above, the proposed addition of the attached garage structure does not meet the minimum rear yard setback requirements.

It is important to note that 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. 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. Additionally, 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, as shown in Table 2. above.

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. 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.

As a result, 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).

### **DIMENSIONAL 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 residential use as permitted, the irregular shape of the lot creates inherent constraints on the placement of structures. The existing 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.

The applicant indicated that the existing house, as currently placed, along with the proposed renovation and attached garage, cannot meet the ordinance requirements due to non-parallel distances to the side and rear lot lines. If the original house was placed parallel to the north property line, conformance may have been possible. Demolishing the existing garage and constructing an attached one will result in a safer condition for the homeowner, as they park in the garage and enter the home.

- 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 15.6 feet by 22 feet, is a standard one-car garage. Reducing the size 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.*

The applicant indicated that the lot is located at the end of Vernon Ave. with an extreme turn (to the west) onto Collen Ave., thus creating an irregular shaped property. The shape of the lot is a very irregular shaped trapezoid with varying dimensions on each side. The original house does not orient itself to be parallel to either the side yard or the rear property line. All of the other houses are located on rectangular lots and placed parallel to the property line, with the exception of this lot and the neighbor's lot.

- 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 that the hardship was created by the original construction since the dimensions of the current house and garage do not meet the rear setback requirements. The original development squeezed this lot with a minimum of front property line to maximize the development.

- 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 this variance will not alter the character of the neighborhood since it will actually create more distance and space between the garage and the abutting neighbors to the north and east.

- 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 variance will materially impair the intent and purpose of this ordinance.

## **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 existing 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.

### **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 # 26-03, I move to approve the request**

of 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.



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: Zev Possick PHONE: 845-642-6722
APPLICANT ADDRESS: 14550 vernon st Oak Park MI 48237
APPLICANT E-MAIL: Zev@ziprenovationsllc.com
OWNER: Zev Possick PHONE: 845-642-6722
OWNER ADDRESS: 14580 Balfour st oak Park MI 48237
ADDRESS OF PROPERTY: 14550 vernon st oak Park MI 48237
CURRENT ZONING: R1 PROPOSED ZONING: R1
PROPERTY IDENTIFICATION: 52-25-19-401-030

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 shape of the existing lot is a very irregular shaped trapezoid with varying dimensions on each side. The original house does not orientate itself to be parallel to either side yard or rear property line since the lot is located at the end of the street with an extreme turn to be made onto the adjoining street.

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:
This lot is located at the end of Vernon St, with an extreme turn (to the west) onto Colleen Street, thus creating an irregular shaped property. All of the other houses are located on rectangular lots and placed parallel to the property line, which exception of this lot and the neighbor's lot,



# 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:

The existing house, as currently placed, along with the proposed renovation and attached garage cannot meet the ordinance requirements due to non-parallel distances to the side and rear lot lines. If the original house was placed parallel to the north property line, conformance may have been possible.

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

The hardship was created by the original construction since the dimensions of the current house and garage does not meet rear setback requirements. The original development squeezed this lot with a minimum of front property line to maximize the development.

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:

This variance will not alter the character of the neighborhood since it will actually create more distance and space between the garage and abutting neighbors to the south and east. This will also result in a safer condition for the homeowner as they park in the garage and enter the home.

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 asking for a variance for the rear set back.

We want 17.9' from the garage.

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

No



# 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 zev Possick  
(names)

the Owner(s) or Agent(s) of the property identified as 52-25-19-401-030 located within a  
(circle one) (property ID)

14550 vernon st oak Park MI 48237 R1 Zoning District has no objection to the application  
(property address)

filed by zev Possick  
Name of Applicant

Requesting a Variance for rear yard distance  
Variance, interpretation of zoning ordinance, or rezoning

[Signature]  
Signature

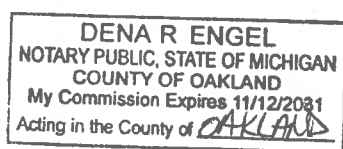
[Signature]  
Signature

Sworn to before me this 16<sup>th</sup> day of FEBRUARY, 2026

Notary Public, OAKLAND County, Michigan

[Signature]

My commission expires: 11/12/31





# 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?

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.

\_\_\_\_\_  
Signature of Applicant

1580 Balfour st oak Park MI 48237

\_\_\_\_\_  
Address

Sworn to before me this 16 day of February, 2026.

Notary Public, OAKLAND County, Michigan

My commission expires: 11/12/31

DENA R ENGEL  
NOTARY PUBLIC, STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires 11/12/2031  
Acting in the County of OAKLAND



# CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT  
& PLANNING

**Mayor**  
Marian McClellan  
**Mayor Pro Tem**  
Shaun Whitehead  
**Council Members**  
Solomon Radner  
Julie Edgar  
Stephanie Crawford  
**City Manager**  
Erik Tungate

## NOTICE OF PUBLIC HEARING CITY OF OAK PARK ZONING BOARD OF APPEALS

Notice is hereby given that the City of Oak Park Zoning Board of Appeals will hold a PUBLIC HEARING on Tuesday, March 25, 2025, at 7:00 p.m., or thereafter, held in City Council Chambers, 14000 Oak Park Blvd., Oak Park, MI.

The Public Hearing will consider:

Case #25-03: Italy American Construction, on behalf of Theresia Collins, 23090 Geneva Ave., Property ID #52-25-29-452-037 has made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 3. Division 1: General Provisions, Sec. 300.d to allow for the construction of a detached garage that does not meet the floor area requirements.

The variance requests can be reviewed at the Economic Development and Planning Office located at 14300 Oak Park Blvd. The public may appear at the Public Hearing in person or by counsel. Written comments should be addressed to: Chairperson, Zoning Board of Appeals, 14300 Oak Park Blvd., Oak Park, MI 48237, and must be received prior to the Public Hearing.

Ed Norris, City Clerk  
City of Oak Park

# POSSICK RESIDENCE

## 14550 VERNON STREET

### OAK PARK, MI 48237

# BUILDING PERMIT REVIEW 02/18/2026

POSSICK RESIDENCE

## RESIDENTIAL RENOVATION & ADDITION

14550 VERNON ST.  
OAK PARK, MI 48237

ARCHITECTURAL INTELLIGENCE LLC

Architecture • Planning • Interiors

24525 Southfield Rd., Ste. 200 Southfield, MI 48075

Ph: (248) 229-7273

E Mail: archintelligence@yahoo.com

© COPYRIGHT 2025  
Architect shall be deemed the author of content of these documents and will retain all common law, statutory, and reserved rights, in addition to the copyright

### DRAWING LIST

A-000	COVER SHEET & CODE INFORMATION
A-001	GENERAL NOTES & SPECIFICATIONS
A-002	FASTENING SCHEDULE & STRUCTURAL NOTES
A-100	EXISTING & DEMO FLOOR PLANS
A-101	PROPOSED BASEMENT FLOOR PLAN
A-102	PROPOSED FIRST FLOOR PLAN
A-103	PROPOSED SECOND FLOOR PLAN
A-104	PROPOSED ROOF & ATTIC PLANS
A-200	EXISTING & DEMO ELEVATIONS
A-201	PROPOSED ELEVATIONS
A-202	PROPOSED ELEVATIONS
A-300	SECTIONS & 3D STAIR VIEW
E-100	ELECTRICAL PLANS
E-101	ELECTRICAL PLANS
S-100	FOUNDATION & FIRST FLOOR FRAMING PLAN
S-101	SECOND FLOOR FRAMING PLAN

### LEGEND

	WALL TAG
	DOOR TAG
	WINDOW TAG
	STOREFRONT WINDOW TAG
	REVISION TAG
	DETAIL CALLOUT
	SECTION CALLOUT
	DATUM

### ABBREVIATIONS

A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
EX.	EXISTING
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYPSONIUM
I.D.	INSIDE DIAMETER
JOINT	JOINT
MAS.	MASONRY
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF ( )
T.O. CONC.	TOP OF CONCRETE
T.O.F.	TOP OF FOOTING
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.	TREAD
TYP.	TYPICAL
@	AT
+	AND
BD.	BOARD
A.F.F.	ABOVE FINISHED FLOOR
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD

### BUILDING CODE DATA

#### RELEVANT CODES:

2021 STATE OF MICHIGAN RESIDENTIAL BUILDING CODE  
2023 PLUMBING CODE  
2023 NATIONAL ELECTRICAL CODE (MI EDITION), NFPA 70  
2023 MECHANICAL CODE  
INTERNATIONAL ENERGY CONSERVATION CODE (MI EDITION), 2015  
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

OCCUPANCY GROUP: R-5  
CONSTRUCTION TYPE: V-B

#### ZONE: R1

TABULATED AREAS		
LEVEL	AREA	VOLUME
EXISTING BASEMENT	1,611 SF	11,277 CF
EXISTING FIRST FLOOR	1,611 SF	15,305 CF
PROPOSED FIRST FLOOR ADDITION	355 SF	3,372.5 CF
PROPOSED GARAGE ADDITION	330 SF	3,300 CF
PROPOSED SECOND FLOOR ADDITION	1,750 SF	14,001 CF
PROPOSED GARAGE LOFT	218 SF	1,308 CF
PROPOSED ATTIC	911 SF	5,467 CF

### FRONT ELEVATIONS



### ENVELOPE COMPLIANCE CERTIFICATE

#### Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Prop. U-Factor/F-Factor	Req. U-Factor/F-Factor	Prop. UA	Req. UA
SF CEILING: Flat Ceiling or Scissor Truss	1750	38.0	0.0	0.030	0.026	53	46
FF CEILING: Flat Ceiling or Scissor Truss	494	38.0	0.0	0.030	0.026	15	13
FIRST FLOOR: All-Wood Joist/Truss	355	20.0	0.0	0.046	0.033	16	12
GARAGE: Slab-On-Grade (Unheated) Insulation depth: 2.00' Insulation position: No Insulation	53		10.0	0.767	0.767	0	0
FF front wall: Wood Frame, 16" o.c.	440	19.0	1.0	0.056	0.060	13	14
CX16*5: Vinyl Frame	78			0.280	0.320	22	25
Sidelights: Vinyl Frame	16			0.280	0.320	4	5
C16*2: Vinyl Frame	24			0.280	0.320	7	8
Garage Door 2: Solid Door (under 50% glazing)	64			0.300	0.320	19	20
Front Door: Glass Door (over 50% glazing)	24			0.280	0.320	7	8
FF Left Wall: Wood Frame, 16" o.c.	378	19.0	1.0	0.056	0.060	15	16
CX16*6: Vinyl Frame	94			0.280	0.320	26	30
C16*2: Vinyl Frame	12			0.280	0.320	3	4
FF Rear Wall: Wood Frame, 16" o.c.	338	19.0	1.0	0.056	0.060	16	17
CX16*3: Vinyl Frame	47			0.280	0.320	13	15
C16*2: Vinyl Frame	12			0.280	0.320	3	4
FF Right Wall: Wood Frame, 16" o.c.	238	19.0	1.0	0.056	0.060	11	12
G34: Vinyl Frame	12			0.280	0.320	3	4
G33: Vinyl Frame	12			0.280	0.320	3	4
Garage Door 1: Solid Door (under 50% glazing)	20			0.300	0.320	6	6
SF Front Wall: Wood Frame, 16" o.c.	294	19.0	1.0	0.056	0.060	12	13
CX145*6: Vinyl Frame	70			0.280	0.320	19	22
CX13: Vinyl Frame	8			0.280	0.320	2	3
SF Rear Wall: Wood Frame, 16" o.c.	294	19.0	1.0	0.056	0.060	14	15
G54*2: Vinyl Frame	39			0.280	0.320	11	12
SF Right Wall: Wood Frame, 16" o.c.	407	19.0	1.0	0.056	0.060	23	24
A21: Vinyl Frame	4			0.280	0.320	1	1
SF Left Wall: Wood Frame, 16" o.c.	407	19.0	1.0	0.056	0.060	21	22
G33: Vinyl Frame	9			0.280	0.320	2	3
A31: Vinyl Frame	6			0.280	0.320	2	2
G54: Vinyl Frame	19			0.280	0.320	5	6

Compliance: Passes using UA trade-off

Report Title: Possick

Report Date: 2/17/26, 5:06 PM

2 of 3

Compliance: 4.9% Better Than Code

Max UA: 386

Your UA: 367

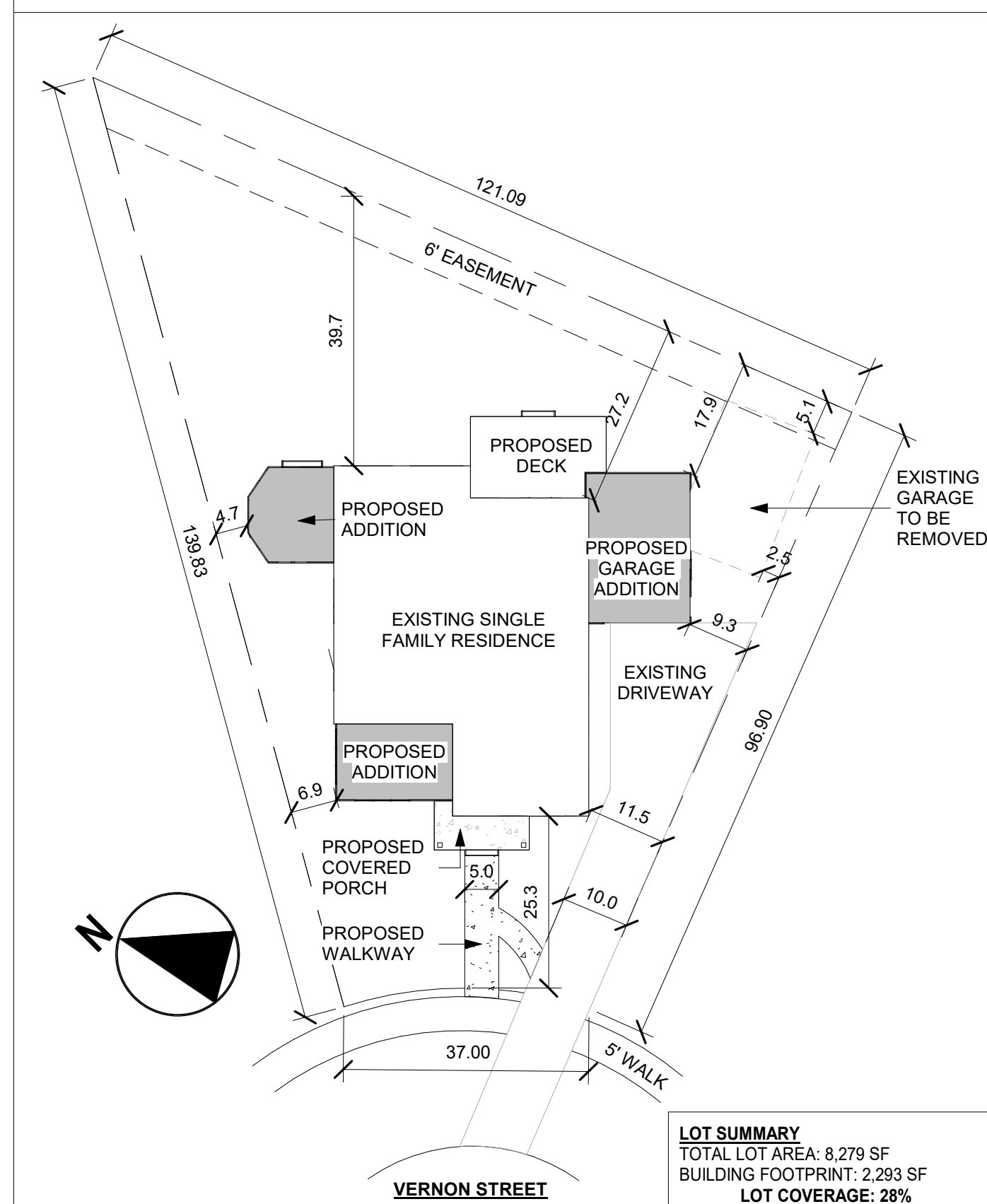
The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules. It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.  
Slab-on-grade tradeoffs are no longer considered in the UA or performance compliance path in REScheck. Each slab-on-grade assembly in the specified climate zone must meet the minimum energy code insulation R-value and depth requirements.

#### Compliance Statement

The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title Signature Date

### SITE PLAN - SCALE 1" = 20'-0"



LOT SUMMARY	
TOTAL LOT AREA:	8,279 SF
BUILDING FOOTPRINT:	2,293 SF
LOT COVERAGE:	28%
TOTAL IMPERVIOUS SURFACE AREA:	4,045 SF
IMPERVIOUS COVERAGE:	49%
FRONT FAÇADE GLAZING:	25% GLASS AREA
FRONT YARD LANDSCAPING:	61% GRASS COVERAGE

02/18/2026 BUILDING PERMIT REVIEW  
DATE: ISSUED FOR:  
(DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS)

DRAWING TITLE:  
**COVER SHEET & CODE INFORMATION**

CAD DRAWINGS FILE:  
DRAWN BY: SAK  
APPRVD BY: SAK  
**2516**  
PROJECT NO.  
**A-000**  
SHEET NO.

**RESIDENTIAL RENOVATION & ADDITION**

14550 VERNON ST.  
OAK PARK, MI 48237

ARCHITECTURAL INTELLIGENCE LLC

Architecture • Planning • Interiors

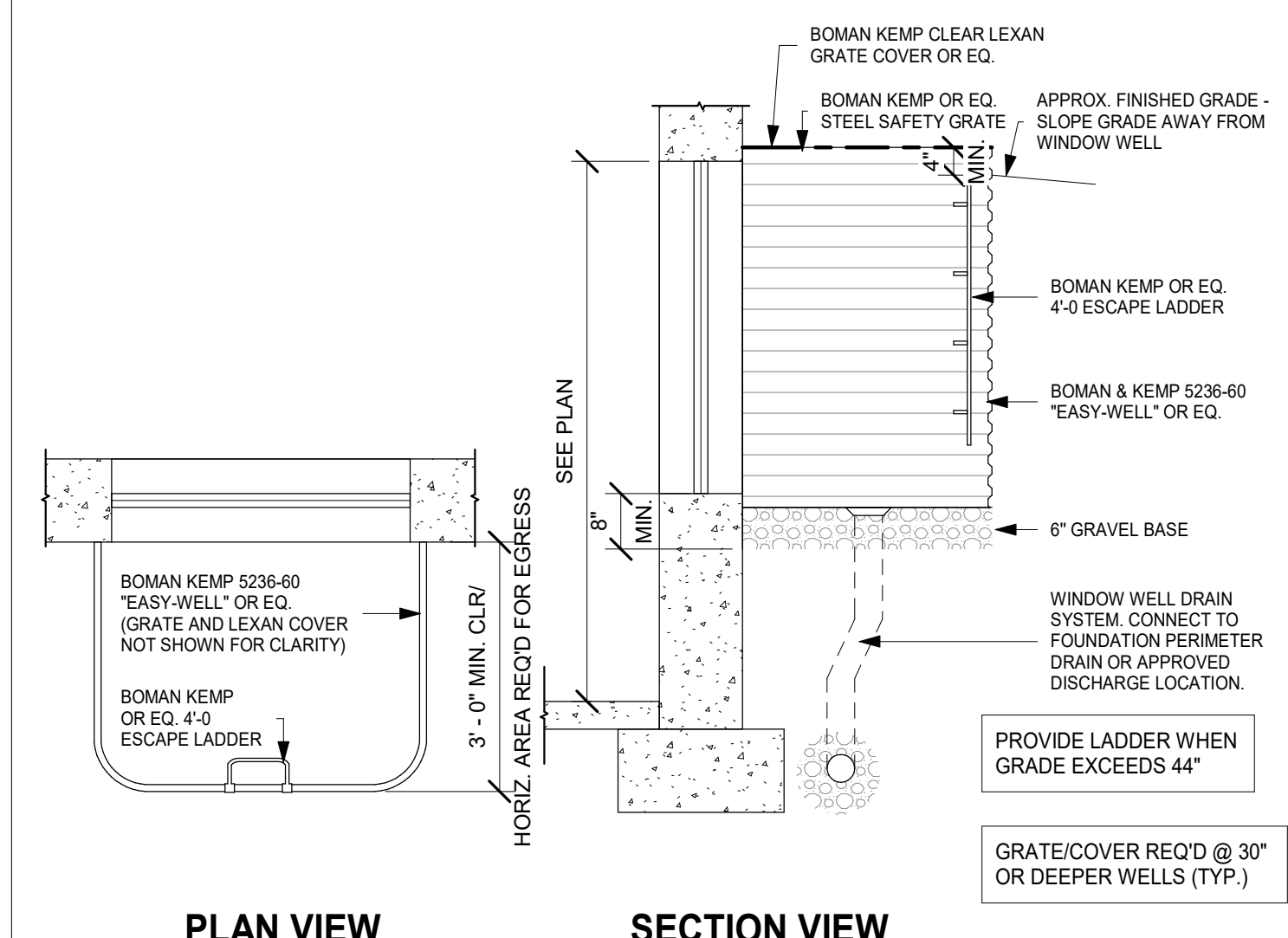
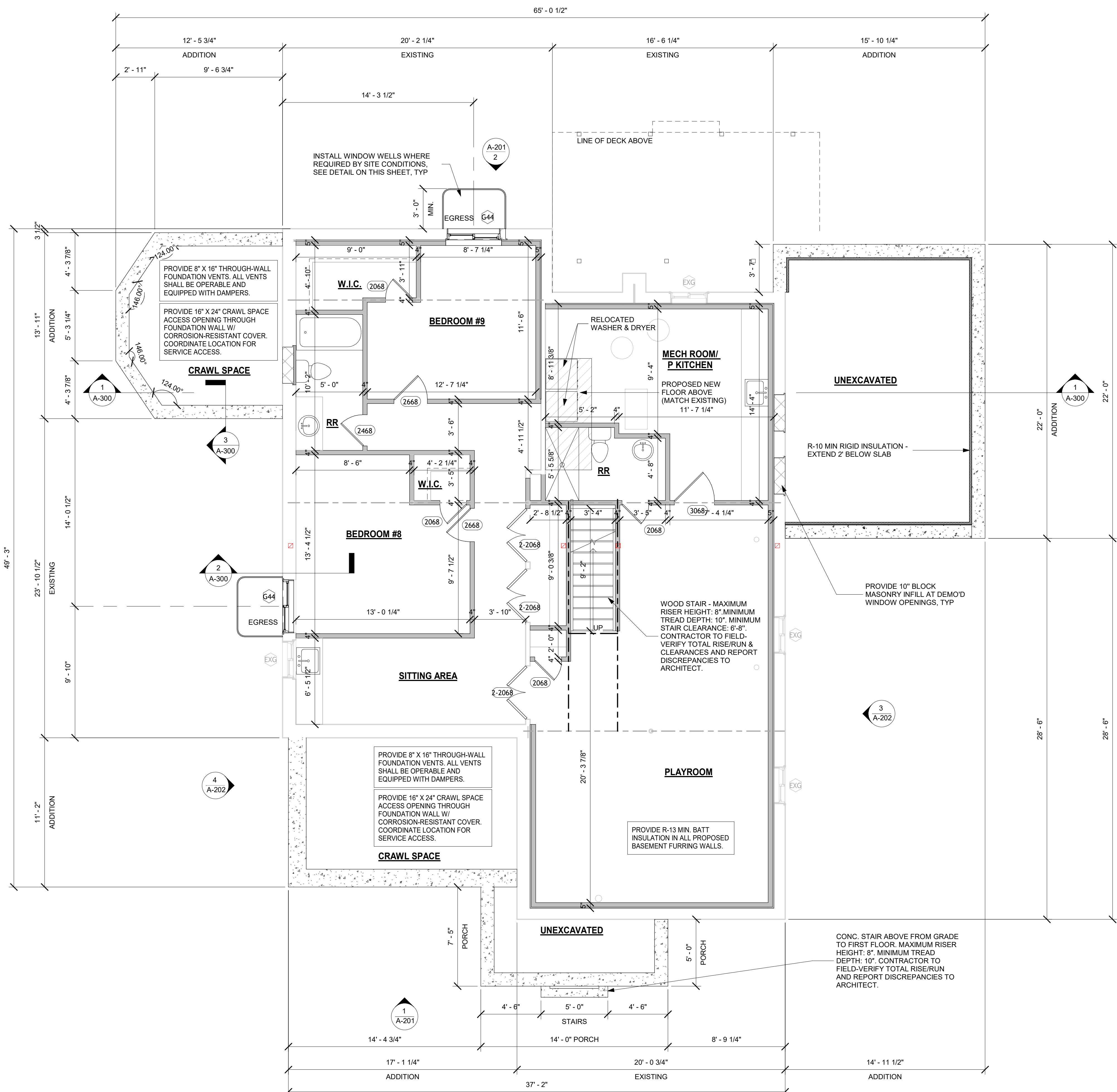
24525 Southfield Rd., Ste. 200 Southfield, MI 48075

Ph: (248) 229-7273

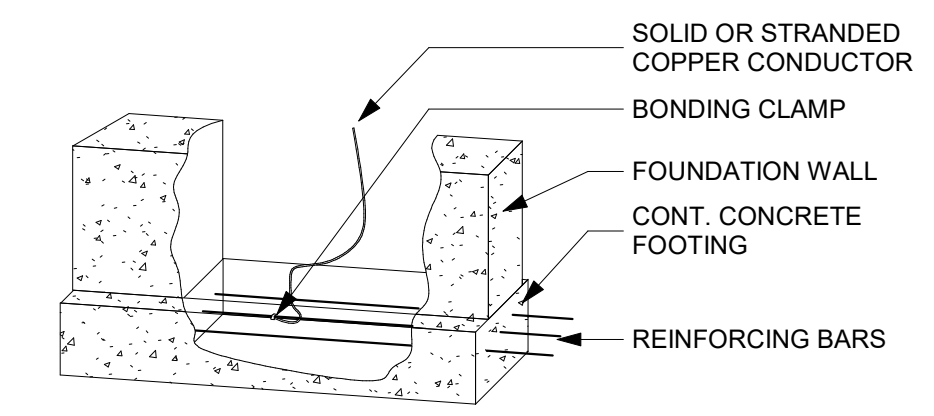
E Mail: architelligence@yahoo.com

© COPYRIGHT 2025

Architect shall be deemed the author of content of these documents and will retain all common law, statutory, and reserved rights, in addition to the copyright



**WINDOW WELL DETAIL**



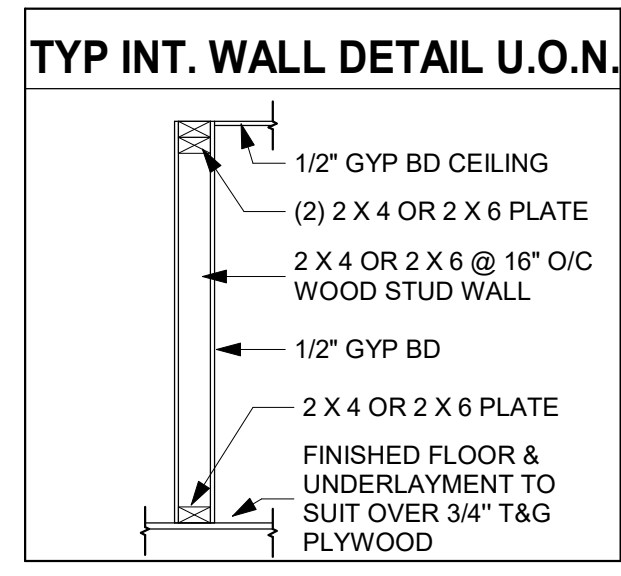
1. ALL CONCRETE FOOTINGS CONTAINING A MINIMUM #4 REINFORCING BAR WITH A MINIMUM OF 20 FEET IN TOTAL LENGTH SHALL BE USED AS A CONCRETE-ENCASED GROUNDING ELECTRODE PER NEC 250.52(A)(3).
2. INSTALL THE BONDING CLAMP TO THE REBAR BEFORE CONCRETE PLACEMENT, ENSURING AT LEAST 12 INCHES OF REBAR EXPOSURE PRIOR TO THE CLAMP.
3. THE BONDING CLAMP CONNECTION MUST BE FULLY ENCASED WITH A MINIMUM 2 INCHES OF CONCRETE IN ALL DIRECTIONS.
4. REBAR MUST BE BARE, GALVANIZED, OR OTHERWISE CONDUCTIVE - EPOXY-COATED OR INSULATED REBAR IS NOT PERMITTED.
5. REBAR MAY BE MECHANICALLY CONNECTED OR LAPPED PER CODE TO FORM A SINGLE CONTINUOUS LOW-IMPEDANCE PATH TO GROUND.
6. USE ONLY COPPER CONDUCTORS IN EARTH OR CONCRETE - ALUMINUM CONDUCTORS ARE PROHIBITED IN THESE APPLICATIONS.
7. WHERE A METAL UNDERGROUND WATER PIPE IS USED AS A GROUNDING ELECTRODE, A SUPPLEMENTAL ELECTRODE (SUCH AS A UFER GROUND OR GROUND ROD) IS STILL REQUIRED.
8. BOND GROUNDING ELECTRODE CONDUCTOR (GEC) TO THE SERVICE EQUIPMENT GROUNDING BUS PER NEC 250.66.

**GROUNDING DETAIL**

WALL LEGEND	
[Symbol]	EXISTING WALL
[Symbol]	NEW WOOD STUD WALL
[Symbol]	EXISTING WALL TO BE DEMOLISHED

HDR SCHEDULE	
MAX 6'-0" OPNG	(3) 2 X 6 HDR
MAX 8'-0" OPNG	(3) 2 X 8 HDR
MAX 10'-0" OPNG	(3) 2 X 10 HDR



**FIRE-BLOCKING NOTE:**  
PROVIDE FIREBLOCKING AT ALL CONCEALED VERTICAL AND HORIZONTAL SPACES, INCLUDING BUT NOT LIMITED TO STUD CAVITIES, FLOOR AND CEILING PENETRATIONS, SOFFITS, CHASES, AND LAUNDRY CHUTE ENCLOSURE, IN ACCORDANCE WITH IRC R302.11 AND R602.8 (2015 IRC AS ADOPTED BY MI UCC). FIREBLOCKING MATERIALS SHALL CONSIST OF SOLID WOOD, GYPSUM BOARD, APPROVED MINERAL WOOL, OR APPROVED FIRE-RESISTANT SEALANT. INSTALLED TO EFFECTIVELY LIMIT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

**PROPOSED BASEMENT FLOOR PLAN**  
Scale: 1/4" = 1'-0"

02/18/2026 BUILDING PERMIT REVIEW  
DATE: ISSUED FOR:  
(DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS)

DRAWING TITLE:  
**PROPOSED BASEMENT FLOOR PLAN**

CAD DRAWINGS FILE:

DRAWN BY: SAK  
APPRVD BY: **2516**  
PROJECT NO.: **A-101**  
SHEET NO.

**RESIDENTIAL RENOVATION & ADDITION**

14550 VERNON ST.  
OAK PARK, MI 48237

ARCHITECTURAL INTELLIGENCE LLC

Architecture • Planning • Interiors

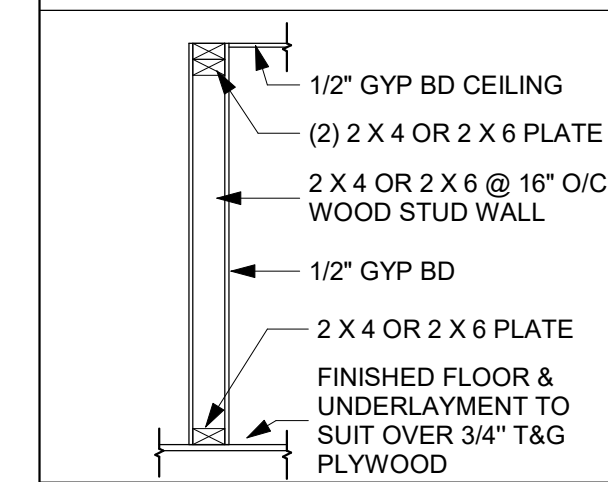
24525 Southfield Rd., Ste. 200 Southfield, MI 48075

Ph: (248) 229-7273

E Mail: architelligence@yahoo.com

**COPYRIGHT 2025**  
Architect shall be deemed the author of content of these documents and will retain all common law, statutory, and reserved rights, in addition to the copyright

**TYP INT. WALL DETAIL U.O.N.**



**FIRE-BLOCKING NOTE:**  
PROVIDE FIREBLOCKING AT ALL CONCEALED VERTICAL AND HORIZONTAL SPACES, INCLUDING BUT NOT LIMITED TO STUD CAVITIES, FLOOR AND CEILING PENETRATIONS, SOFFITS, CHASES, AND LAUNDRY CHUTE ENCLOSURE. IN ACCORDANCE WITH IRC R302.11 AND R602.8 (2015 IRC AS ADOPTED BY MI UCC). FIREBLOCKING MATERIALS SHALL CONSIST OF SOLID WOOD, GYPSUM BOARD, APPROVED MINERAL WOOL OR APPROVED FIRE-RESISTANT SEALANT. INSTALLED TO EFFECTIVELY LIMIT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

**WALL LEGEND**

	EXISTING WALL
	NEW WOOD STUD WALL
	EXISTING WALL TO BE DEMOLISHED

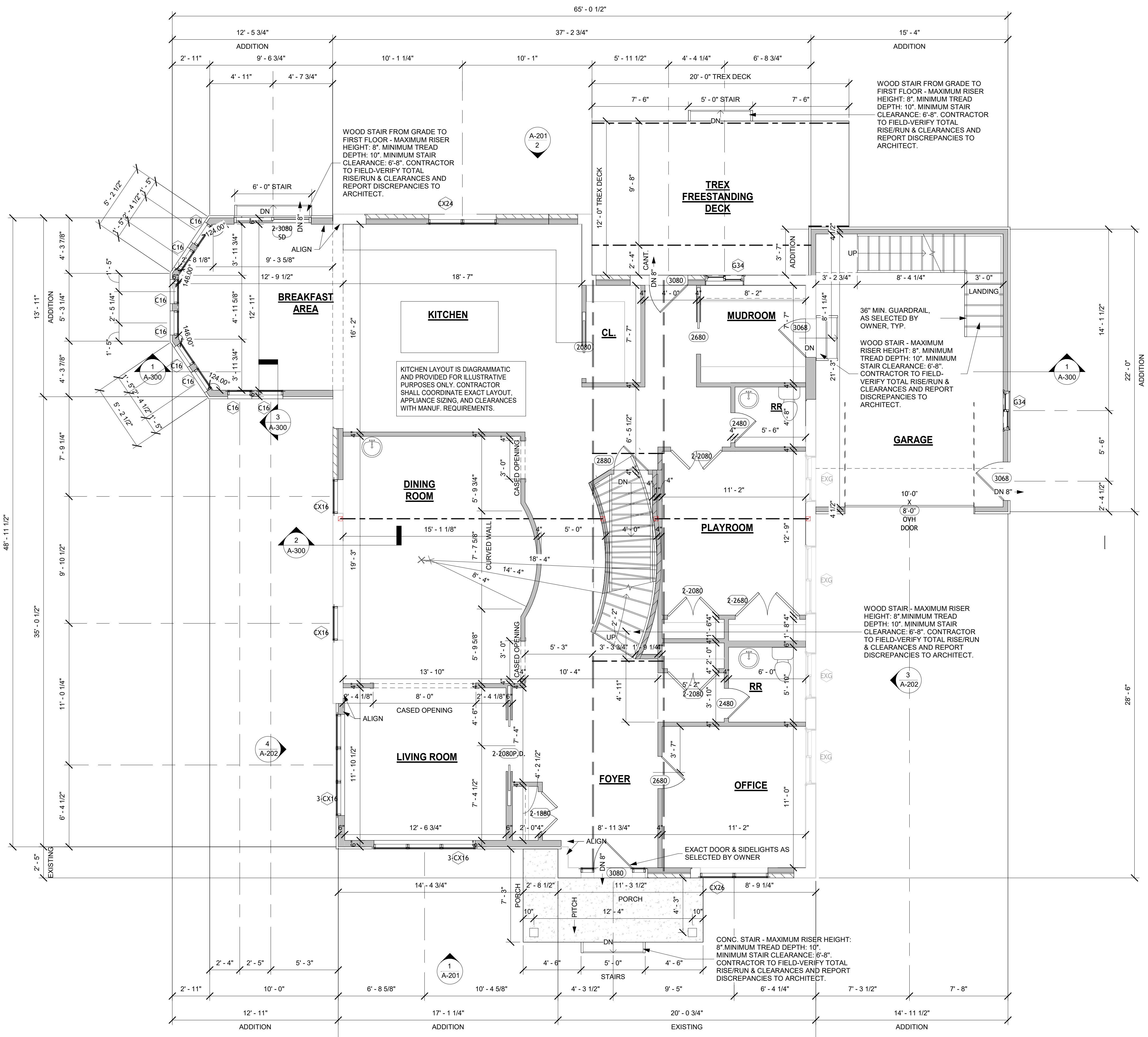
**HDR SCHEDULE**

MAX 6'-0" OP'NG	(3) 2 X 6 HDR
MAX 8'-0" OP'NG	(3) 2 X 8 HDR
MAX 10'-0" OP'NG	(3) 2 X 10 HDR

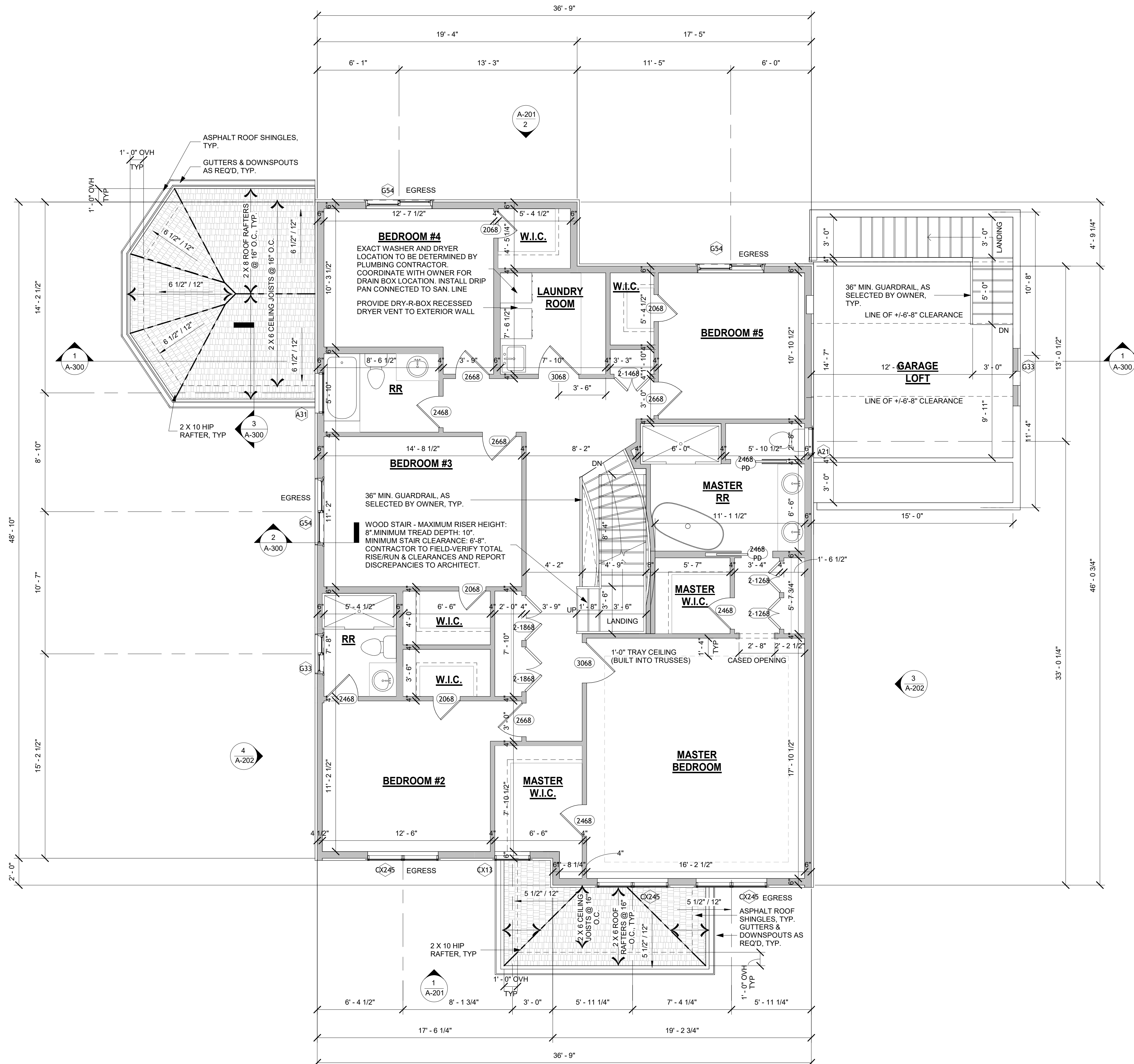
02/18/2026 BUILDING PERMIT REVIEW  
DATE: ISSUED FOR:  
*(DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS)*

DRAWING TITLE:  
**PROPOSED FIRST FLOOR PLAN**

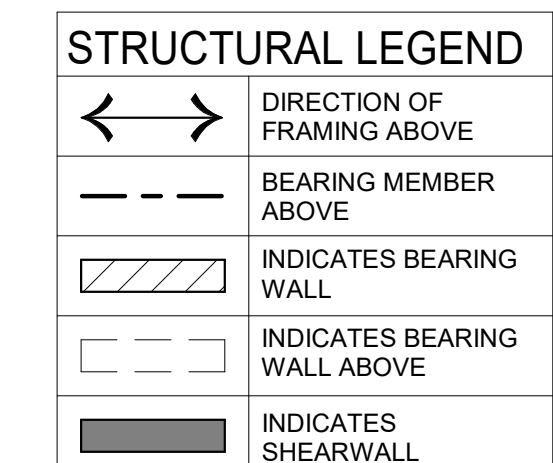
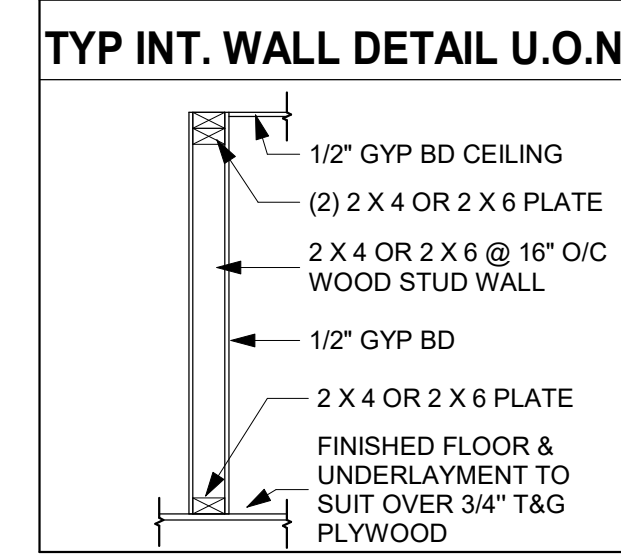
CAD DRAWINGS FILE:  
DRAWN BY: SAK  
APPRVD BY:  
**2516**  
PROJECT NO.  
**A-102**  
SHEET NO.



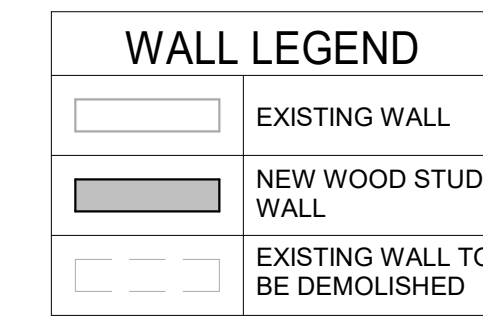
**PROPOSED FIRST FLOOR PLAN**  
Scale: 1/4" = 1'-0"



**PROPOSED SECOND FLOOR PLAN**  
 Scale: 1/4" = 1'-0"



**FIRE-BLOCKING NOTE:**  
 PROVIDE FIREBLOCKING AT ALL CONCEALED VERTICAL AND HORIZONTAL SPACES, INCLUDING BUT NOT LIMITED TO STUD CAVITIES, FLOOR AND CEILING PENETRATIONS, SOFFITS, CHASES, AND LAUNDRY CHUTE ENCLOSURE. IN ACCORDANCE WITH IRC R302.11 AND R602.8 (2015 IRC AS ADOPTED BY MI UCC). FIREBLOCKING MATERIALS SHALL CONSIST OF SOLID WOOD, GYPSUM BOARD, APPROVED MINERAL WOOL, OR APPROVED FIRE-RESISTANT SEALANT. INSTALLED TO EFFECTIVELY LIMIT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.



**HDR SCHEDULE**

MAX 6'-0" OP'NG	(3) 2 X 6 HDR
MAX 8'-0" OP'NG	(3) 2 X 8 HDR
MAX 10'-0" OP'NG	(3) 2 X 10 HDR

**POSSICK RESIDENCE**  
**RESIDENTIAL RENOVATION & ADDITION**  
 14550 VERNON ST.  
 OAK PARK, MI 48237

ARCHITECTURAL INTELLIGENCE LLC  
 Architecture • Planning • Interiors  
 24525 Southfield Rd., Ste. 200 Southfield, MI 48075  
 Ph: (248) 229-7273  
 E Mail: architelligence@yahoo.com

© COPYRIGHT 2025  
 Architect shall be deemed the author of content of these documents and will retain all common law, statutory, and reserved rights, in addition to the copyright

02/18/2026 BUILDING PERMIT REVIEW  
 DATE: ISSUED FOR:  
 (DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS)

DRAWING TITLE:  
**PROPOSED SECOND FLOOR PLAN**

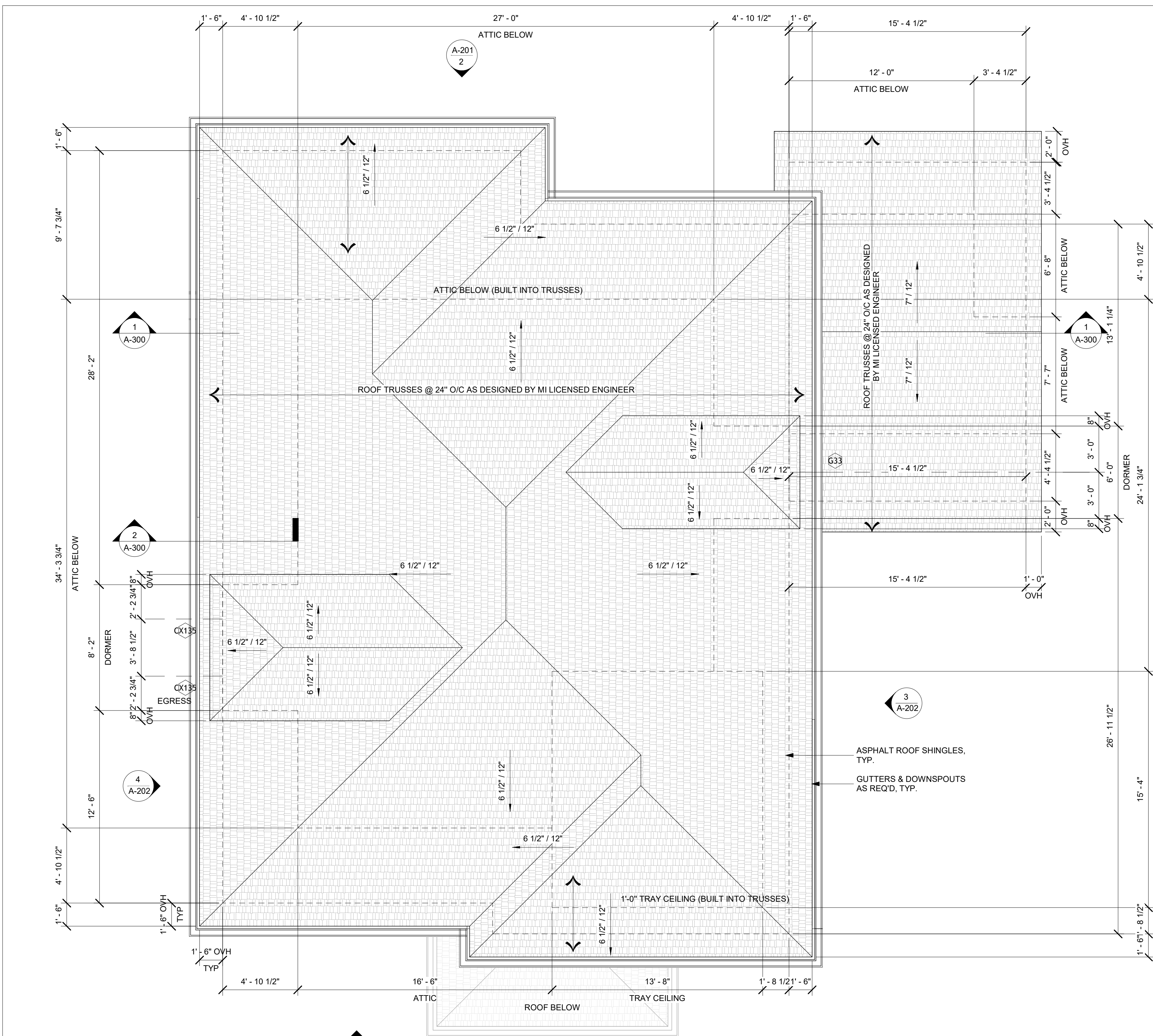
CAD DRAWINGS FILE:

DRAWN BY: SAK  
 APPRVD BY:  
**2516**  
 PROJECT NO.  
**A-103**  
 SHEET NO.

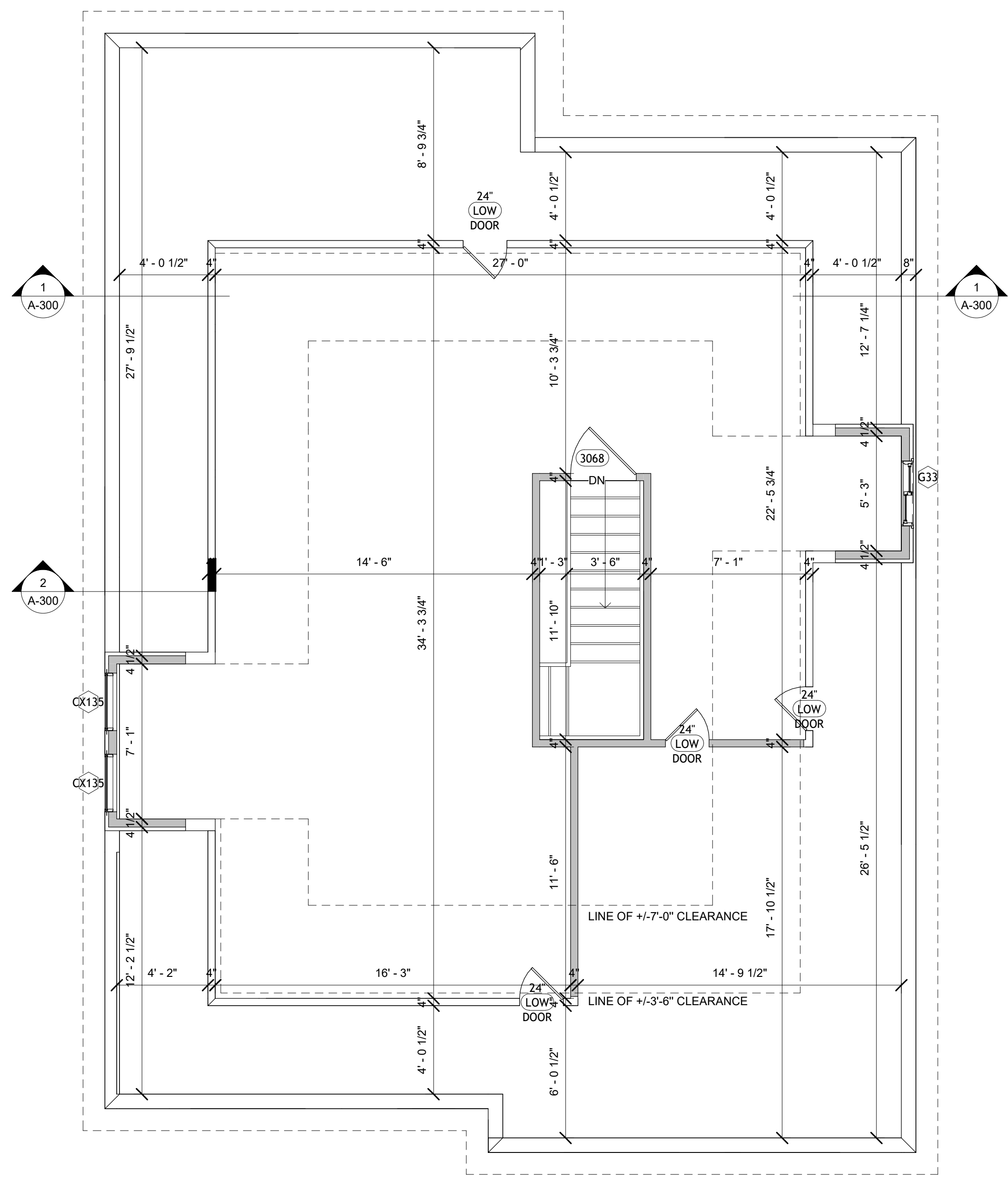
**POSSICK RESIDENCE**  
**RESIDENTIAL RENOVATION & ADDITION**  
 14550 VERNON ST.  
 OAK PARK, MI 48237

ARCHITECTURAL INTELLIGENCE LLC  
 Architecture • Planning • Interiors  
 24525 Southfield Rd., Ste. 200 Southfield, MI 48075  
 Ph: (248) 229-7273  
 E Mail: architelligence@yahoo.com

© COPYRIGHT 2025  
 Architect shall be deemed the author of content of these documents and will retain all common law, statutory, and reserved rights, in addition to the copyright



**PROPOSED ROOF PLAN**  
 Scale: 1/4" = 1'-0"



**PROPOSED ATTIC PLAN**  
 Scale: 1/4" = 1'-0"

**NOTE:**  
 WOOD TRUSSES SHALL BE HANDLED, ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH THE BUILDING COMPONENT SAFETY INFORMATION (BCSI 1403) — GUIDE FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

**WEB MEMBER BRACING (IN-PLANE)**  
 1. THE TRUSS MANUFACTURER SHALL SPECIFY AND LOCATE ALL REQUIRED CONTINUOUS LATERAL BRACING FOR INDIVIDUAL TRUSS WEB MEMBERS.  
 2. LATERAL BRACING SHALL BE RESTRAINED BY CONTINUOUS DIAGONAL BRACING CONSISTING OF MINIMUM NOMINAL 2-INCH-THICK LUMBER.  
 3. PROVIDE A MINIMUM OF TWO (2) ROWS OF DIAGONAL BRACING, LOCATED AT THE VERTICAL WEB MEMBERS NEAREST THE BEARING POINTS.

**BOTTOM CHORD BRACING**  
 PROVIDE CONTINUOUS LATERAL BRACING AT THE BOTTOM CHORDS, SPACED AT 8 TO 10 FEET ON CENTER AND NAILED TO THE TOP OF THE BOTTOM CHORD.  
 PROVIDE DIAGONAL BRACING INSTALLED AT APPROXIMATELY 45 DEGREES TO THE LATERAL BRACING AT EACH END OF THE BUILDING.  
 WHERE THE BUILDING LENGTH EXCEEDS 60 FEET, REPEAT DIAGONAL BRACING AT 20-FOOT INTERVALS.

**TOP CHORD BRACING**  
 1. WHERE PLYWOOD ROOF SHEATHING IS APPLIED DIRECTLY TO THE TOP CHORDS AND PROPERLY LAPPED AND NAILED TO DEVELOP DIAPHRAGM ACTION, ADDITIONAL TOP CHORD BRACING IS NOT REQUIRED.  
 2. WHERE PURLINS ARE USED IN LIEU OF DIRECT SHEATHING, PROVIDE DIAGONAL TOP CHORD BRACING AT EACH END OF THE BUILDING. WHERE THE BUILDING LENGTH EXCEEDS 60 FEET, REPEAT DIAGONAL BRACING AT 20-FOOT INTERVALS.

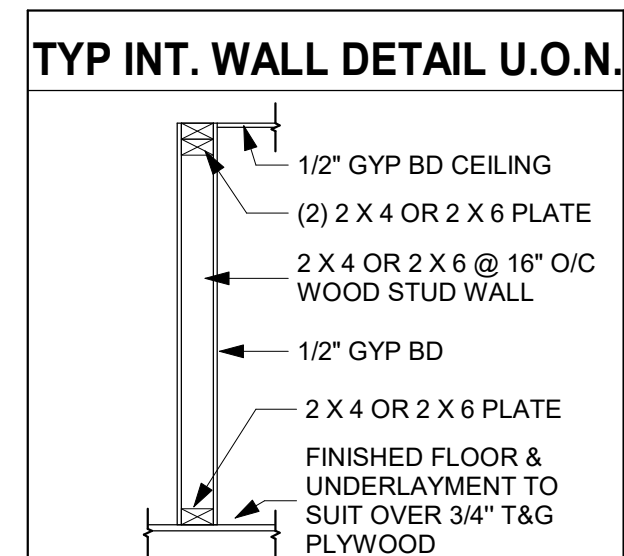
**GENERAL NOTES**  
 1. PROVIDE A PRE-ENGINEERED WOOD ROOF TRUSS SYSTEM DESIGNED TO ACCOMMODATE A FINISHED ATTIC, AS REQUIRED. ROOF TRUSSES SHALL BE ENGINEERED BY THE TRUSS MANUFACTURER'S LICENSED PROFESSIONAL ENGINEER. SEALED TRUSS CALCULATIONS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT & BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.  
 2. ADDITIONAL STRUCTURAL MEMBERS MAY BE REQUIRED, OR INDICATED ELEMENTS MAY BE REVISED OR OMITTED, UPON RECEIPT OF THE ENGINEER'S FINAL TRUSS DESIGN.  
 3. TRUSS BOTTOM CHORDS SHALL BE DESIGNED TO SUPPORT ALL APPLICABLE FLOOR LIVE AND DEAD LOADS.

**GENERAL ROOF NOTES:**  
 1. PROVIDE CONTINUOUS BLIND ALUMINUM FLASHING AT ALL ROOF-TO-WALL INTERSECTIONS AND VALLEYS.  
 2. CONTRACTOR SHALL FIELD-VERIFY ALL BEARING WALL LOCATIONS & EXTERIOR PERIMETER WALL DIMENSIONS PRIOR TO TRUSS FABRICATION.

**FIRE-BLOCKING NOTE:**  
 PROVIDE FIREBLOCKING AT ALL CONCEALED VERTICAL AND HORIZONTAL SPACES, INCLUDING BUT NOT LIMITED TO STUD CAVITIES, FLOOR AND CEILING PENETRATIONS, SOFFITS, CHASES, AND LAUNDRY CHUTE ENCLOSURE. IN ACCORDANCE WITH IRC R302.11 AND R602.8 (2015 IRC AS ADOPTED BY MI UCC), FIREBLOCKING MATERIALS SHALL CONSIST OF SOLID WOOD, GYPSUM BOARD, APPROVED MINERAL WOOL, OR APPROVED FIRE-RESISTANT SEALANT, INSTALLED TO EFFECTIVELY LIMIT THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

**STRUCTURAL LEGEND**

	DIRECTION OF FRAMING ABOVE
	BEARING MEMBER ABOVE
	INDICATES BEARING WALL
	INDICATES BEARING WALL ABOVE
	INDICATES SHEARWALL



**WALL LEGEND**

	EXISTING WALL
	NEW WOOD STUD WALL
	EXISTING WALL TO BE DEMOLISHED

**HDR SCHEDULE**

MAX 6'-0" OP'NG	(3) 2 X 6 HDR
MAX 8'-0" OP'NG	(3) 2 X 8 HDR
MAX 10'-0" OP'NG	(3) 2 X 10 HDR

02/18/2026 BUILDING PERMIT REVIEW  
 DATE: ISSUED FOR:  
 (DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS)

DRAWING TITLE:  
**PROPOSED ROOF & ATTIC PLANS**

CAD DRAWINGS FILE:  
 DRAWN BY: SAK  
 APPRVD BY:  
**2516**  
 PROJECT NO.  
**A-104**  
 SHEET NO.

**RESIDENTIAL RENOVATION & ADDITION**

14550 VERNON ST.  
OAK PARK, MI 48237

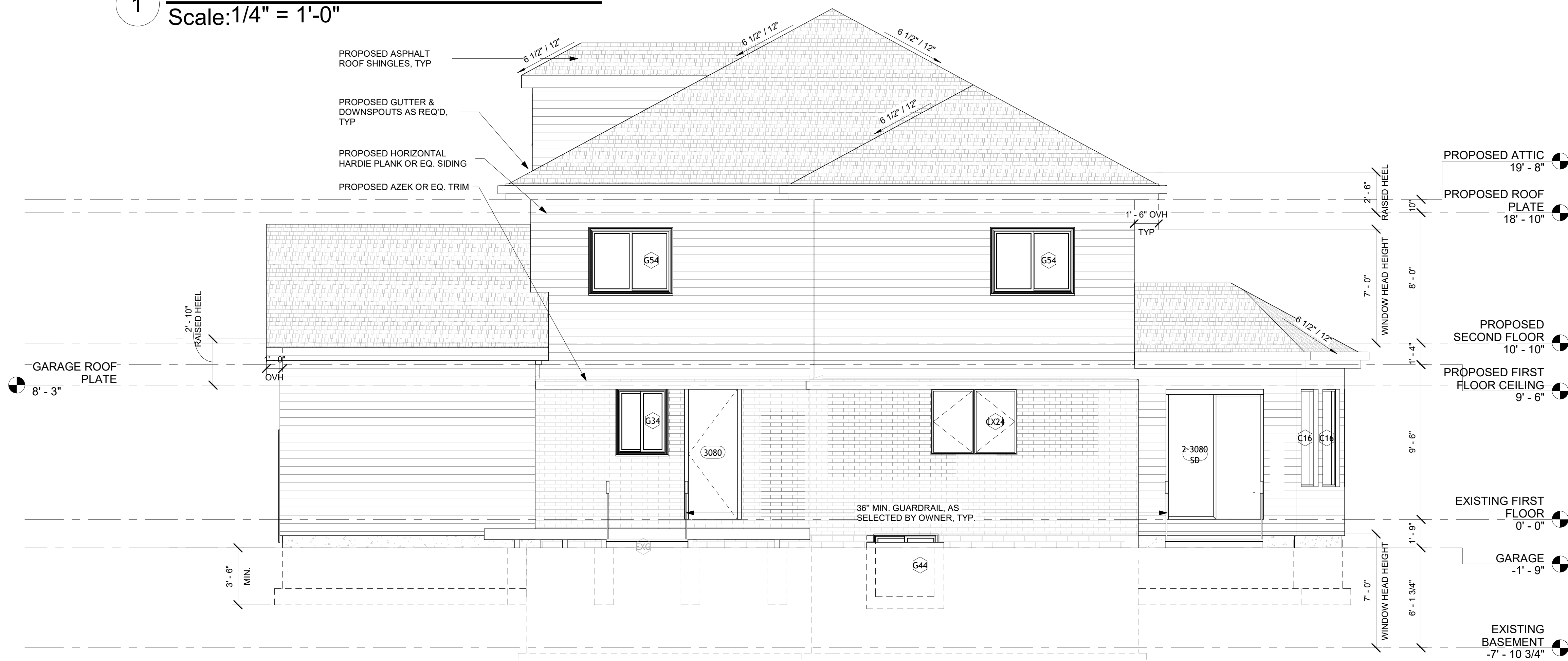
ARCHITECTURAL INTELLIGENCE LLC  
Architecture • Planning • Interiors  
24525 Southfield Rd., Ste. 200 Southfield, MI 48075  
Ph: (248) 229-7273

E Mail: architelligence@yahoo.com

© COPYRIGHT 2025  
Architect shall be deemed the author of content of these documents and will retain all common law, statutory, and reserved rights, in addition to the copyright



**1 PROPOSED FRONT ELEVATION**  
Scale: 1/4" = 1'-0"



**2 PROPOSED REAR ELEVATION**  
Scale: 1/4" = 1'-0"

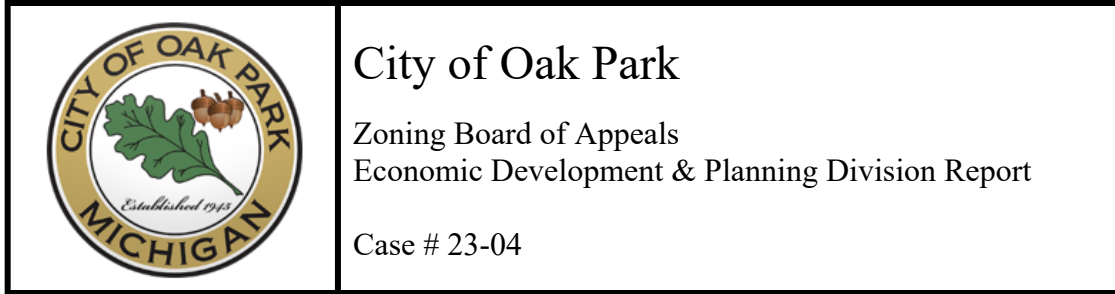
02/18/2026 BUILDING PERMIT REVIEW  
DATE: ISSUED FOR:  
*(DO NOT SCALE DRAWINGS - USE FIGURED DIMENSIONS)*

DRAWING TITLE:  
**PROPOSED ELEVATIONS**

CAD DRAWINGS FILE:

SAK  
DRAWN BY: **2516**  
APPRVD BY:  
PROJECT NO.  
**A-201**  
SHEET NO.





**APPLICANT**

PEA Group  
1849 Pond Run  
Auburn Hills, MI 49326

**PROPERTY**

PEA Group, on behalf of UJF, LLC, 14400 W. 10 Mile Rd., has made an appeal to the Zoning Board of Appeals for variances from the provisions of Article 5, Division 4, Section 557.f of the Zoning Ordinance to allow construction of a school addition that does not meet the rear (north) and west side setbacks. They also seek a variance from the provisions of Article 4, Division 1, Section 403 to allow parking spaces that do not meet the parking numerical requirements.

14000 W. Ten Mile Rd.  
Property ID's: 52-25-19-376-019, and 52-25-19-376-020

**ORDINANCE REQUIREMENTS AND REQUEST**

The following variances are requested:

1. 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 side property line.
2. 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.

## **BACKGROUND**

### Site Features

The site of 4.06 acres (176,645 square feet) consists of two parcels:

- **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.
- **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.

### Applicant's Request

The school historically served as Beth Jacob Preschool and High School, as part of Yeshiva Beth Yehuda's girls' campus in Oak Park. 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.

The current school building is approximately 27,995 square feet and includes 16 classrooms. The applicant proposes building a new gymnasium structure of 5,950 square feet to the northwest side of the building. The existing emergency access through Temple Emanu-El property will be moved to the north, and the middle island will be reconfigured.

The original site plan approval was received in 2012. 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.

**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.**

### Planning Commission Action

On March 9, 2026, the Planning Commission approved a Special Land Use and Site Plan for the project, subject to conditions. The Special Land Use/Site Plan approval is contingent upon obtaining the following variances:

- a. A variance from the requirements of Section 557.f.2. to reduce the new addition building rear yard setback to 37.20 feet from the north and side yard setback to 34.24 feet from the west. The Zoning Ordinance requires 50 feet.

- b. A variance from the requirements of Section 403 to allow 97 off-street parking spaces within the site. The Zoning Ordinance requires 272 spaces.

**ZONING ORDINANCE**

Section 557h. Educational Institutions, including Private and Parochial Preschool, Elementary, Middle, and High School.

1. All ingress and egress from said site shall be directly onto a major or secondary thoroughfare, as designated on the city's adopted master plan.
2. No building other than a single-family residential dwelling shall be closer than 50 feet to any property line and/or existing or proposed public right-of-way.
3. All service and storage areas shall be screened from view by a masonry wall at least six feet high, approved by the planning commission.
4. All areas for student and staff parking shall be set back at least 50 feet from an abutting residential district or residential use.
5. No outdoor use areas (playgrounds, athletic facilities) shall take place within 75 feet of an abutting residential use.
6. The site plan shall clearly demonstrate that the parcel size has the ability to provide adequate space for buildings, parking, setback, open space, landscaping, and the like.

TABLE 1. SEC 557.F and SEC. 215			
Location	Required	Provided	Notes
<b>School Building Setback</b>			
Front (South): §557.f	50'	Existing- 49.89'	Legal non-conforming
Rear (North): §557.f	50'	<b>Addition - 37.20'</b>	<b>Requires a variance</b>
Side (East): Church St. §557.f	50'	Existing- 50.1	-
Side (West): §557.f	<b>50' (40' granted variance)</b>	<b>Addition - 34.24'</b>	<b>Requires a variance</b>
<b>Parking Lot Setback</b>			
Side (West). Temple Emanu-El §557.f	50'	Less than 50'	Legal non-conforming

The approved site plan does not meet the rear (north) and side (west) setback requirements of condition #2, as shown in Table 1 above. 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).

It is important to note that 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 adjacent 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.

Sec. 403. Parking Space Numerical Requirements

TABLE 2. SEC 403 PARKING SPACE NUMERICAL REQUIREMENTS			
Use	Ordinance	Required	Provided
Schools, high schools, colleges, business & vocational schools, & technical training facilities	2.0 spaces per classroom; plus 15.0 student spaces per classroom plus parking required for any assembly hall, auditorium, or outdoor arena	16 classrooms 16 x 2 = 32 spaces, plus 16 x 15 = 240 spaces	97 spaces
	Total	272 spaces	97 spaces

As shown in Table 2 above, the site plan does not meet the minimum off-street parking requirements of the current Zoning ordinance. The applicant is requesting a variance to allow 97 off-street parking spaces within the site (where 272 spaces are required).

It is important to note that 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.

**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 reasonable and will not prevent the owner from using the property for a private educational institution use as permitted by the Zoning Ordinance, due to the shape of the lot, the configuration and size of the school building, and the relationship of the school building to other essential school amenities and required site features, such as off-street parking, landscaping, etc., strict compliance with setback requirements would seem unwarranted.

The applicant indicated that the project is adding a gymnasium to the school. No parking is required for the gym addition. The school transitioned from a combined preschool and high school to a high school only. The relocation of pre-school students, teachers, and support staff to another location has resulted in the daily elimination of over 35 parking spaces in the lot.

- 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 for a gymnasium to meet the needs of high school students, it necessitates a certain size and height. The west end of the existing school is where the connection would accommodate a gym. This location is being proposed, and the size of the gym is the most appropriate for the site. The gym location does not disturb the parking or the current on-site traffic flow. The adjacent property to the west is a driveway, and to the north is a parking lot, so relief from the side and rear setbacks will have minimal impact on the neighboring property.

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.

- 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 parcel is a unique shape of a backward “L” with two narrow areas. Currently, one of the areas is for parking, and the other is where the school is located. After reviewing the dimensions of the addition, the only location that would meet the needs of the school with the least impact on the site is on the west side/rear of the building. This location will keep intact the existing ingress and egress of the school, the existing traffic pattern on the property, and the addition will be at the rear of the building to keep any visual impact from 10 Mile Rd and not alter the essential character of the area.

Furthermore, the school is located in a higher-density area of Oak Park, which acts as a buffer to I-696. The area includes a variety of uses: a police station, high-rise residential buildings, commercial buildings, schools, and Interstate 696. The north side of 10 Mile Rd. is a buffer to I-696 from the single-family homes on the south side of 10 Mile Rd. The girls’ high school has been providing education to the community for over 10 years,

and with the addition of the gym, it will be able to expand its physical activity opportunities.

- 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 that the school needed a gymnasium to accommodate a high school facility. The gym proposed has a minimum court size to reduce impact on the site and adjacent properties. With the property shape, existing structure, and parking, the location of the gym addition, as proposed, is the best spot for the property.

It is important to note that the parking deficiency is an existing, legally established condition. The school has operated exclusively as a high school for a year without any observed parking-related issues or operational difficulties. The proposed gymnasium will not increase parking demand, as it is intended to serve the current student population and does not intensify the overall use of the site.

- 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 expansion is for a school that has been at this location for over ten years. The addition of the gym will not impair the use of the property or adjacent properties in any way, as it will be used by students who attend the school. The location of the addition is on the rear of the property, adjacent to a driveway and a parking lot. The closest structure is over 200 feet away. The parking has been effectively functioning, with both the preschool and the high school combined. The moving of the preschool teachers and staff reduced their parking needs by 35+ spaces. The proposed architecture will match the existing building with the material and colors to create a unified appearance with the existing school.

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

The Economic Development and Planning staff does not believe that granting the variances will materially impair the intent and purpose of this ordinance. The required 50-foot building and parking setbacks were designated to provide for adequate open space and buffering distance from adjacent uses. Similarly, the parking deficiency is an existing, legally established condition. With the transition of the school's operation from a combined preschool and high school to exclusively a high school, the intensity of use is not expected to increase.

It is important to point out that 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 of the school:

- Is compatible and in accordance with the goals, objectives, and polices of the City of Park's Master Plan and promotes the intent of the residential district.
- Is compatible with the existing or intended character of the general vicinity and so as not to change the essential character of the area.
- 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 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 adjacent 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 polices 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.

**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 # 26-04, I move to approve the request**

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

- 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.



March 17, 2026

Rabbi Gershon Miller  
Dean/Rosh Hamosad  
  
Rabbi Dovid Kaufman  
Menahel, Bais Yehudah Boys School

Rabbi Zev Poss  
Menahel, Bais Yaakov Girls School

Mrs. Sarah Faige Goldblatt  
Mrs. Gittel Kanner  
Preschool Directors

Rabbi Shlomo Loketch  
Rosh Kofel

Rabbi Shragie Myers  
Executive Director

Dr. Maury Ellenberg  
Chairman of the Board

Mr. Gary Torgow  
President

Mr. Marvin Berlin \* ז"ל  
Honorary President

**EXECUTIVE COMMITTEE**

Mr. Max Berlin, Co-Chairman  
Dr. Gedaliah Cooper  
Mr. Tzvi Friedman  
Rabbi Yosi Heber  
Mr. Yoni Torgow  
Mr. Yossi Zigdon

**BOARD OF DIRECTORS**

Mr. Shimon Belen  
Mr. Ezzriel Indig  
Mr. Boruch Loriner  
Mr. Bentzion Oseroff  
Rabbi Moische Radner  
Dr. Yossi Singerman  
Mr. Nachy Soloff  
Dr. Yitzy Tumer  
Dr. Nathaniel Ungar

**BOARD OF TRUSTEES**

Dr. Larry Kurz, Chairman  
Mr. Martin Brin  
Mr. Ari Gelberman  
Mr. Reuven Meer  
Mr. Moshe Rose  
Mr. Menachem Sigler  
Mr. Stuart J. Snider  
Mr. Nosson Stoll  
Mr. Yisroel Traube  
Mr. Benji Wayntraub  
Dr. David Zuroff

To the City of Oak Park Zoning Board of Appeal:

I serve as the Principal of Beth Jacob High School in Oak Park, Michigan. Our high school currently serves approximately 150 students and is located at 14400 West 10 Mile Road. We have been a part of the Oak Park community for over two decades and look forward to continuing to serve the female high school students in the area.

Despite being a full high school program, our students do not have a gymnasium. Currently, there is no dedicated space for physical education, athletics, or structured physical activity during the school day. For teenagers in a rigorous academic environment, this is a significant limitation. Physical activity is not simply extracurricular—it plays a critical role in students' physical health, emotional well-being, focus, and overall development.

Beth Jacob High School is proposing the construction of a dedicated gymnasium that will provide our students with space for physical education classes, team sports and healthy physical activity during the school day, similar to comparable high schools. This project is not about adding an amenity; it is about providing our students with an integral component of a complete educational environment.

We respectfully ask for your support as we move forward with this important project and work to provide our students with the balanced education they need to thrive.

Thank you for your consideration.

Rabbi Zev Poss  
Menahel/Principal

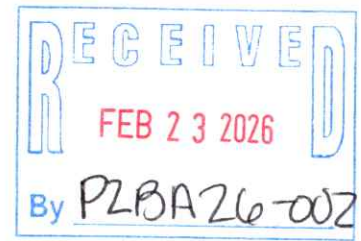


GUARDIANS • Hillel & Ethel Abrams\* • Robert P. Aronson • Alice & Marvin\* Berlin • Mandell & Madeleine Berman\* • Penny & Harold Blumenstein  
Marlene & Paul\* Borman • Lois & Avern\* Cohn • Mark Davidoff • Vivian and Dr. George Dean • Miriam & Fred Ferber • Nancy & Jim Grosfeld • Doreen & David\* Hemelin  
Hilary & Selwyn Isakow • Eleanor & Lawrence Jackier • Diane & Emery\* Klein • Gloria & Edward\* Meer • Anita & Robert Naftaly • Ann & Rudolph Newman\* • Norman Pappas  
Spencer Partrich\* Christine & David Provost\* Mickey Shapiro\* Harriet & Bill\* Sherr\* Lisa & Gary Shiffman\* Lois & Milton Shiffman\* • Matt Simoncini\* Trudy & Arthur Weiss\* Audi & Larry Wolfe  
\*of blessed memory



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: PEA Group PHONE: 248-561-0001

APPLICANT ADDRESS: 1849 Pond Run, Auburn Hills, MI 48326

APPLICANT E-MAIL: aackerman@peagroup.com

OWNER: Yeshiva Beth Yehudah USF LLC PHONE:

OWNER ADDRESS: 14400 W. 10 Mile Road

ADDRESS OF PROPERTY: 14400 W. 10 Mile Road

CURRENT ZONING: R-1 One Family Residential PROPOSED ZONING: R-1 One Family Residential SLU

PROPERTY IDENTIFICATION: 25-19-376-019 and 25-19-376-020

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 project is adding a gymnasium to the school. No parking is required for the gym addition. The school will be going from a combined preschool/high school to only a girls high school. The parcel is a unique shape of a backward "L" with two narrow areas. Currently one of the areas is for parking and the other is where the school is located. After reviewing the dimensions of the addition the only location that would meet the needs of the school with the least impact to the site is on the west side/rear of the building. This location will keep intact the existing ingress/egress of the school, the existing traffic pattern on the property and the addition will be at the rear of the building to keep any visual impact from 10 Mile Road and not alter the essential character of the area. The school going from a combined preschool/high school to only a high school will reduce the number of cars parking daily at the school as the number of teachers and support staff will reduce.

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 school is located in a higher density area of Oak Park which acts as a buffer to I-696. The area includes a variety of uses: a police station, high rise residential buildings, commercial buildings, schools and Interstate I-696. The north side of 10 Mile Road is a buffer to I-696 from the single-family homes on the south side of 10 Mile Road. The girls' high school has been providing education for the community for over 10 years and with the addition of the gym, will be able to expand their physical activity opportunities. The all-girls school is unique to the area as the majority of the schools are all boys or co-ed.



## 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:

*The addition to the school is a gymnasium. For a gymnasium to meet the needs of high school students it necessitates a certain size and height. The west end of the existing school is where the connection would accommodate a gym. This location being proposed, and the size of the gym, is the most appropriate for the site. The gym location does not disturb the parking or the current on-site traffic flow. The adjacent property use to the west is a driveway and to the north is a parking lot so relief from the side and rear setbacks will have minimal impact on the neighboring property. The preschool students moving to another location will eliminate over over 35 cars parking in the lot daily with the preschool teachers and support staff no longer at this location.*

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

*The school needed a gymnasium to accommodate a high school only facility. The gym proposed has minimum court sizes to reduce impact to the site and adjacent properties. With the property shape, existing structure and parking, the location of the gym addition as proposed, is the best spot for the property.*

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 proposed expansion is for a school that has been at this location for over 10 years. The addition of the gym will not impair the use of the property or adjacent properties in any way as it will be used by students that attend the school. The location of the addition is on the rear of the property adjacent to a driveway and a parking lot. The closest structure is over 200' away. The parking has been effectively functioning with both the preschool and the high school combined. With the preschool moving locations, there will be a reduction in daily parking with the preschool teachers and staff no longer needing 35+ spaces. The proposed architecture will match the existing building with the material and colors to create a unified appearance with the existing school.*

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 the following variances:*

*Rear setback from 50' to 37.20', relief of 12.80'*

*Side setback from 40 to 34.24' relief of 5.76'*

*Parking Requirements per current zoning requirements 272 spaces, 97 spaces provided, relief of 175 spaces. Parking requirements were met when the project was approved in 2012, the 272 space requirement is to meet current zoning. The gymnasium addition to the school will not require any additional parking per ordinance. The preschool moving from the school will reduce the daily parking usage by over 35 spots. The current parking lot meets the daily needs with the preschool and high school combined demonstrating the parking will be sufficient with the construction of the addition.*

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

No



# 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: 2012

Character/disposition of the application: *A previous variance was granted for this parcel when it was developed in 2012. A side setback variance was granted from 50' to 40'*

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.

Signature of Applicant

1849 Pond Run, Auburn Hills, MI 48326

Address

Sworn to before me this 20 day of February, 20 26.

Notary Public, Oakland County, Michigan

My commission expires: 4/26/2030





**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 SHRAGA MYERS  
(names)

the Owner(s) or Agent(s) of the property identified as 25-19-376-019 and 25-19-376-020 located within a  
(circle one) (property ID)

14400 W. 10 Mile Road, Oak Park Zoning District has no objection to the application  
(property address)

filed by PEA Group, Amie Ackerman  
Name of Applicant

Requesting a Variance for Side and Rear setback and Variance for current parking standards  
Variance, interpretation of zoning ordinance, or rezoning

CC  
XXXXXXXXXXXXXXXX  
Shraga Myers  
Signature

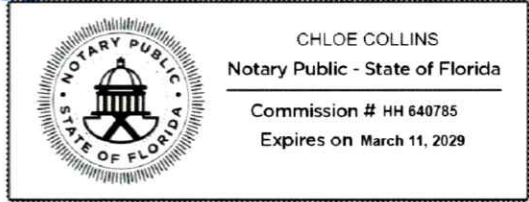
\_\_\_\_\_  
Signature

Sworn to before me this 23rd day of February, 2026.

Notary Public, Brevard County, Florida

Chloe Collins

My commission expires: 03/11/2029



Notarized remotely online using communication technology via Proof.

# PEA GROUP



1849 Pond Run  
Auburn Hills, MI 48326

844.813.2949  
peagroup.com

February 23, 2026

Ms. Salam Habhab  
14300 Oak Park Blvd  
Oak Park, MI 48237

## **RE: ZBA Application 14400 W. 10 Mile – YBY School Addition**

Dear Ms. Habhab:

Please find enclosed ten sets of plans, application and \$1,000 check for the YBY Zoning Board of Appeals. The proposed project consists of an addition to the existing school at 14400 W. 10 Mile Road in Oak Park.

Our application notes our request for relief from rear and side setbacks and from the current parking ordinance that requires significantly more spaces than when the original school was proposed in 2012. The gymnasium as proposed will not require any additional parking per ordinance.

We look forward to having the opportunity to attend the Zoning Board of Appeals Board at the March meeting. If you have any questions or need additional information please contact me 248-561-0001 [aackerman@peagroup.com](mailto:aackerman@peagroup.com)

Thank you!

A blue ink handwritten signature, appearing to read 'Amie Ackerman', with a large, stylized flourish at the end.

Amie Ackerman  
Project Manager



# CITY OF OAK PARK

DEPARTMENT OF ECONOMIC DEVELOPMENT  
& PLANNING

**Mayor**  
Marian McClellan  
**Mayor Pro Tem**  
Shaun Whitehead  
**Council Members**  
Solomon Radner  
Julie Edgar  
Stephanie Crawford  
**City Manager**  
Erik Tungate

## NOTICE OF PUBLIC HEARING CITY OF OAK PARK ZONING BOARD OF APPEALS

Notice is hereby given that the City of Oak Park Zoning Board of Appeals will hold a PUBLIC HEARING on Tuesday, April 22, 2025, at 7:00 p.m., or thereafter, held in City Council Chambers, 14000 Oak Park Blvd., Oak Park, MI.

The Public Hearing will consider:

Case #25-04: Allan & Annette Harris, 23011 Kenosha Ave., Property ID #52-25-30-451-029 has made an appeal to the Zoning Board of Appeals for a variance from the provisions of Article 2, Division 2: Section 214 Schedule of Regulations of the Zoning Ordinance to allow for the addition of a carport that does not meet the total side yard setback requirement.

The variance requests can be reviewed at the Economic Development and Planning Office located at 14300 Oak Park Blvd. The public may appear at the Public Hearing in person or by counsel. Written comments should be addressed to: Chairperson, Zoning Board of Appeals, 14300 Oak Park Blvd., Oak Park, MI 48237, and must be received prior to the Public Hearing.

Ed Norris, City Clerk  
City of Oak Park

PRELIMINARY SITE PLANS

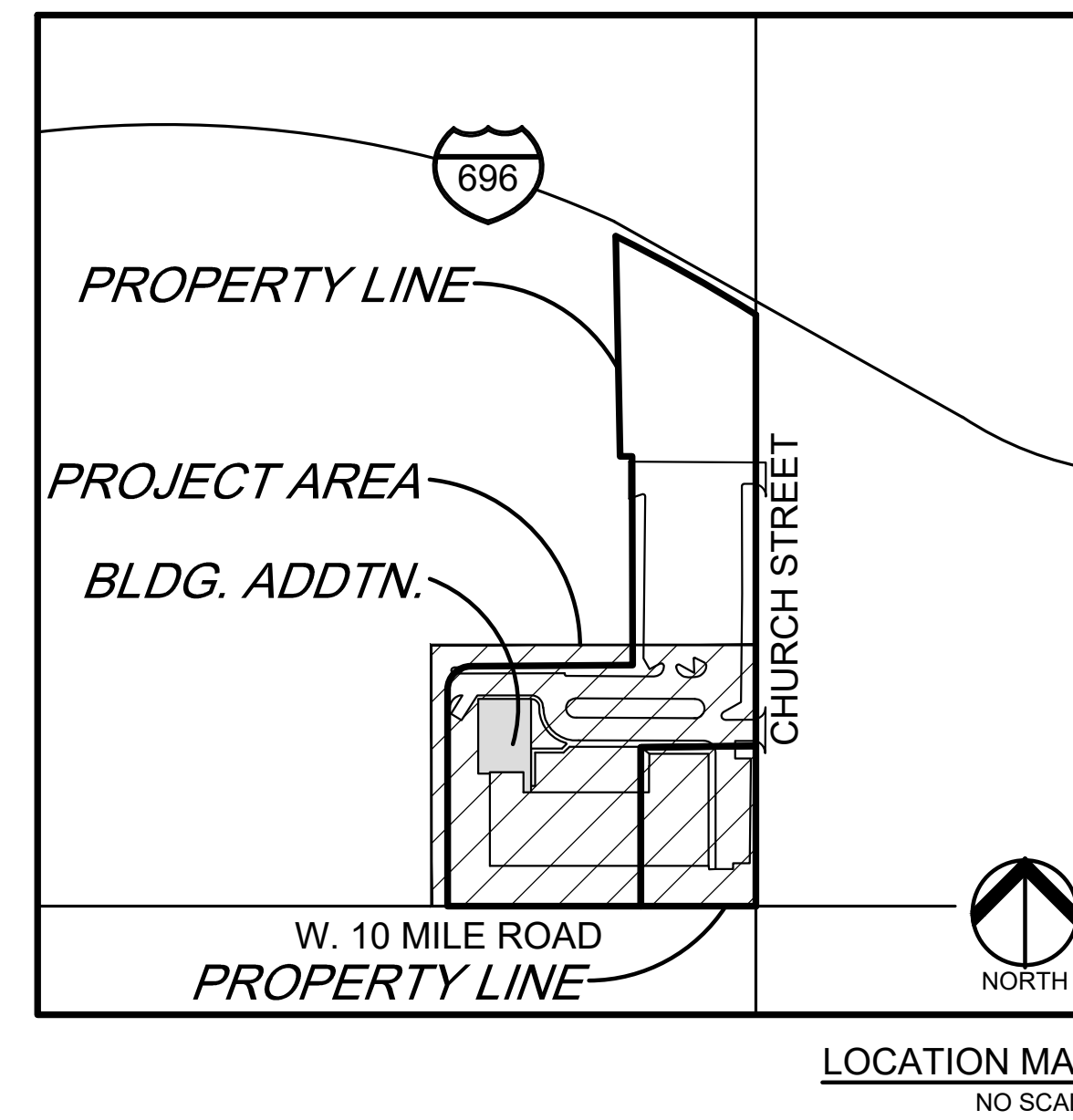
# YESHIVA BETH YEHUDAH SCHOOL EXPANSION

14400 WEST 10 MILE ROAD  
OAK PARK, MI 48237



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/2/2026		CITY OF OAK PARK PLANNING
		CITY OF OAK PARK ENGINEERING
2/23/2026		OAK PARK ZONING BOARD OF APPEALS
		OAKLAND COUNTY EROSION CONTROL

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	PRELIMINARY SITE PLAN
L-1.0	PRELIMINARY LANDSCAPE PLAN
	ARCHITECTURAL SHEETS
A101	FLOOR PLAN
A201	ELEVATIONS



DESIGN TEAM

<p><b>OWNER</b></p> <p>YESHIVA BETH YEHUDAH 14400 WEST 10 MILE ROAD OAK PARK, MI 48237 CONTACT: YONI TORGOW PHONE: 313.618.2024 EMAIL: YONIT@SGDETROIT.COM</p>	<p><b>CIVIL ENGINEER</b></p> <p>PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: AMIE ACKERMAN PHONE: 248.528.7357 EMAIL: AACKERMAN@PEAGROUP.COM</p>
<p><b>ARCHITECT</b></p> <p>RISE ARCHITECTURE NJ, LLC 36 AIRPORT RD, SUITE 402 LAKEWOOD, NJ 08701 CONTACT: SHIMONE E. GREENBAUM, RA PHONE: 908-674-8717 EMAIL: SHIMON@RISEARCHITECTURE.COM</p>	<p><b>LANDSCAPE ARCHITECT</b></p> <p>PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM</p>



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/5/2026
ZBA SUBMITTAL	2/23/2026

NOT FOR CONSTRUCTION



**BENCHMARKS:**  
(GPS DERIVED - NAVD88)

BM #300  
MAG NAIL W/PEA WASHER ON THE BASE OF A LIGHT POLE LOCATED APPROX. 127' NORTH OF THE NORTHEAST CORNER OF 14400 W. 10 MILE ROAD, IN THE NORTH PARKING LOT.  
ELEV - 673.65

BM #301  
PLASTIC HANDHOLE LOCATED ON THE NORTH SIDE OF W. 10 MILE ROAD, JUST EAST OF THE ENTRANCE TO 14400 W. 10 MILE ROAD.  
ELEV - 673.31

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C03677F, DATED 09/29/2006.

**GENERAL NOTES:**  
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.

**SIDEWALK RAMP LEGEND:**

SIDEWALK RAMP 'TYPE P' (P)  
CURB DROP ONLY (D)

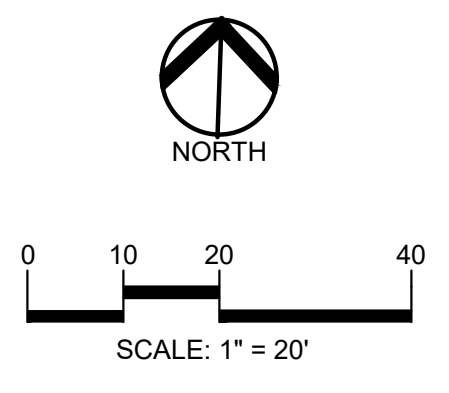
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

**SIGN LEGEND:**

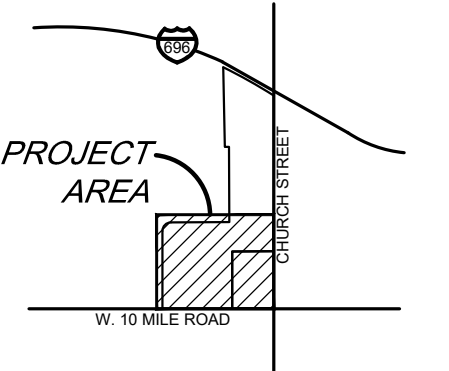
'DROPOFF/PICKUP RIGHT LANE' SIGN (1)  
'PARKING ONLY' SIGN (2)

**LEGEND:**

CONCRETE PAVEMENT  
ASPHALT PAVEMENT  
CONCRETE CURB AND GUTTER  
REVERSE GUTTER PAN  
SETBACK LINE  
SIGN LIGHTPOLE  
FENCE



**CAUTION!!**  
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



**CLIENT**  
**YESHIVA BETH YEHUDAH**  
14400 W. 10 MILE ROAD  
OAK PARK, MICHIGAN 48237

**PROJECT TITLE**  
**YESHIVA BETH YEHUDAH SCHOOL EXPANSION**  
14400 W. 10 MILE ROAD  
CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN

**REVISIONS**

ZBA SUBMITTAL	02/23/26
---------------	----------

**ORIGINAL ISSUE DATE:**  
FEBRUARY 05, 2026

**DRAWING TITLE**  
**PRELIMINARY SITE PLAN**

**PEA JOB NO.** 25-0362

P.M.	AA
DN	KM
DES.	KM

**DRAWING NUMBER:**  
**C-3.0**

**SITE DATA TABLE:**

SITE AREA: 4.06 ACRES (176,645 SF.) NET AND GROSS

ZONING: R-1 (ONE-FAMILY RESIDENTIAL)

PROPOSED USE: SCHOOL (61,320 SF TOTAL BUILDING AREA) (SPECIAL LAND USE)

**PROPOSED VARIANCES:**

- BUILDING SETBACK (SIDE AND REAR) (SEC. 557-1.2)
- MIN 40'-3" WEST SETBACK, (PROPOSED 34.24' SIDE)
- MIN 50' REAR SETBACK (PROPOSED 37.20')
- PARKING TOTAL
- 2 SPACES AND 240 STUDENT SPACES REQUIRED (97 SPACES PROVIDED)

**BUILDING INFORMATION:**

- MAXIMUM ALLOWABLE BUILDING HEIGHT = 27 FT. (2 STORIES)
- PROPOSED BUILDING HEIGHT = 25'-6" (1 STORY)
- BUILDING FOOTPRINT AREA = 33,945 SF.
- BUILDING LOT COVERAGE = 33,945/176,645 = 19.2%

**SETBACK REQUIREMENTS:**

REQUIRED:	PROVIDED:
FRONT (SOUTH)	49.89' (EXISTING)
SIDE (EAST)	50.10' (EXISTING)
SIDE (WEST)	34.24' (PROPOSED)
REAR (NORTH)	37.20' (PROPOSED)

\*WEST SETBACK REDUCED TO 40' FROM ORDINANCE MIN. 50' DUE TO PRIOR APPROVED VARIANCE

**PARKING CALCULATIONS:**

REQUIRED

- HIGH SCHOOL PARKING - ASSEMBLY HALLS AND STADIUMS WITH FIXED SEATING
- 1 SPACE PER 3 SEATS OR 6 LINEAL FEET OF BLEACHERS
- NO SEATING OR BLEACHERS PROPOSED.

PROPOSED

- HIGH SCHOOL PARKING - 2 SPACES AND 15 STUDENT SPACES PER CLASSROOM
- 16 CLASSROOMS
- 16 CLASSROOMS x 2 SPACES PER ROOM + 16 CLASSROOMS x 15 STUDENT SPACES PER ROOM = 32 SPACES AND 240 STUDENT SPACES

**BICYCLE PARKING**

REQUIRED  
BICYCLE PARKING REQUIRED = 1 PER 10 PARKING SPACES OF NEW DEVELOPMENT = NO NEW PARKING REQUIRED = NO BICYCLE SPACES REQUIRED

PROPOSED  
BICYCLE PARKING PROVIDED = 0 SPACES

**LOADING CALCULATIONS:**

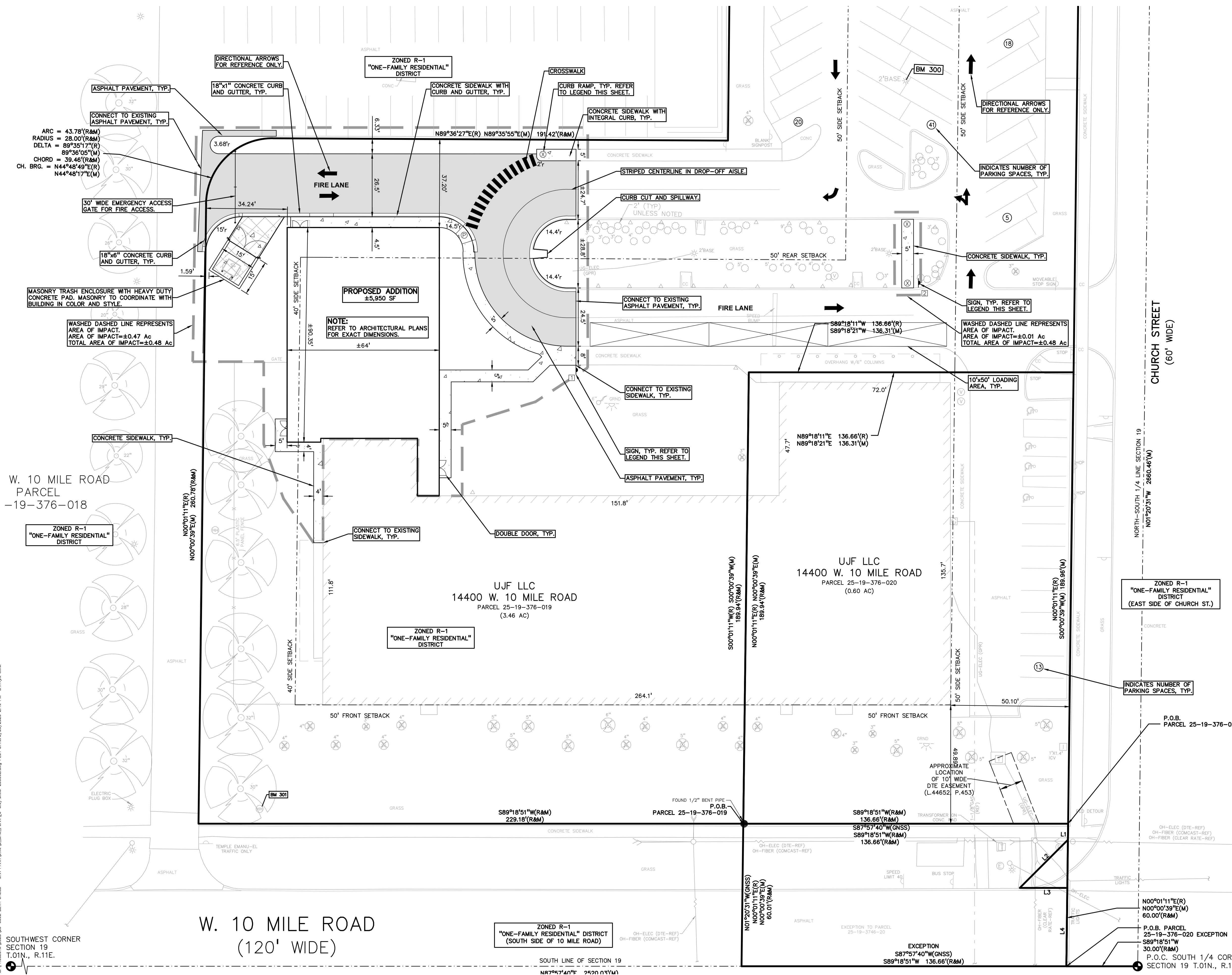
REQUIRED  
LOADING REQUIRED = 1 SPACE PER 20,000 SF  
61,320 SF / 20,000 SF = 3 SPACES

PROPOSED  
LOADING PROVIDED = 3 SPACES AT DROPOFF LOOP (EXISTING)

**IMPERVIOUS SPACE:**

REQUIRED  
MAXIMUM ALLOWED IMPERVIOUS SPACE = 70%

PROPOSED  
PROVIDED IMPERVIOUS SPACE = ±2.4 ACRES = 59.1%



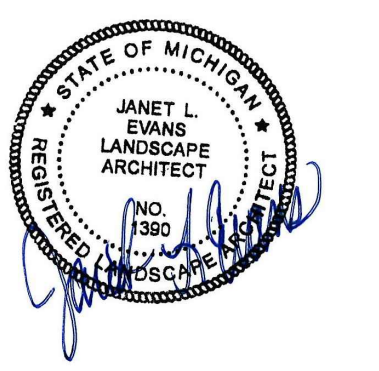
W. 10 MILE ROAD  
PARCEL  
-19-376-018

W. 10 MILE ROAD  
(120' WIDE)

S:\PROJECTS\2025\25-0362\BETH\_YEHUDAH - OAK PARK\DWG\2\_SITE\_PLAN\C-3.0\_DWG-250362.dwg PLOT DATE: 2/20/2026 2:16 PM BY: YMM

SOUTHWEST CORNER  
SECTION 19  
T.01N., R.11E.

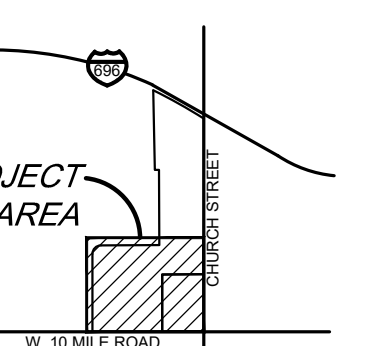
**NOT FOR CONSTRUCTION**



0 10 20 40  
SCALE: 1" = 20'



**CAUTION!!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**YESHIVA BETH YEHUDAH**  
14400 W. 10 MILE ROAD  
OAK PARK, MICHIGAN 48237

PROJECT TITLE  
**YESHIVA BETH YEHUDAH SCHOOL EXPANSION**  
14400 W. 10 MILE ROAD  
CITY OF OAK PARK, OAKLAND COUNTY, MICHIGAN

REVISIONS  
ZBA SUBMITTAL 02/23/26

ORIGINAL ISSUE DATE:  
FEBRUARY 05, 2026

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO. 25-0362

P.M. AA  
DN. JLE  
DES. JLE

DRAWING NUMBER:

**L-1.0**

**KEY:**

- = PROPOSED DECIDUOUS TREES
- = PROPOSED UPRIGHT EVERGREENS
- = PROPOSED SHRUBS/ ORNAMENTAL GRASS/ PERENNIALS
- = RESTORE/ IRRIGATED SEED LAWN
- = 3" DEPTH SHREDDED HARDWOOD MULCH OVER WEED MAT
- = 4" DEPTH RIVER ROCK
- = LOW PROFILE PRAIRIE SEED MIX WITH EROSION MAT STANTEC NATIVE PLANT NURSERY, SEE SEED SPEC. THIS SHT.
- = EXISTING TREE TO REMAIN
- = EXISTING TREE TO BE REMOVED

LETTER KEY: S = SITE TREES  
R = REPLACEMENT TREE

LAWN AND PLANT BEDS TO BE IRRIGATED.  
RESTORE/REROUTE EXISTING IRRIGATION SYSTEM AS NECESSARY, BY OTHERS

**LANDSCAPE CALCULATIONS:**  
PER CITY OF OAK PARK ZONING ORDINANCE, EXISTING: R-1 (ONE FAMILY RESIDENTIAL)  
SCHOOL EXPANSION AREA = .48 ACRES (20,908 SF)  
TOTAL BLDG. 81,320 SF - SCHOOL BLDG. EXPANSION 5,950 SF = 55,970 SF  
BLDG EXPANSION IS LESS THAN 11% OF TOTAL BLDG. AREA

**INTERIOR SITE LANDSCAPING: = S**  
EXCEPT IN R-1 AND R-2 DISTRICT  
REQUIRED: 10% OF LOT AREA:  
1. 2" CAL. DEC./5' HT. EVG TREE AND 2. 18" HT. SHRUBS /400 SF  
20,908 (EXP. AREA) X 10% = 2090 /400 = 5 TREES X 2 = 10 SHRUBS

NOT APPLICABLE SINCE IN R-1:  
PROVIDED 2 ADDITIONAL SITE TREES, SHRUBS/ GRASSES IN CENTER ISLAND WITH NATIVE SEED MIX

**TREE REPLACEMENT: = R**

**LANDMARK TREE REPLACEMENT PER OAK PARK REQUIREMENTS:**  
LANDMARK TREES ARE DEFINED BY SIZE AND SPECIES PER TABLE IN SEC. 442 OF ORDINANCE.  
REPLACE LANDMARK DBH 8"-18": REPLACE AT RATE OF 50% OF DBH REMOVE  
LANDMARK DBH 18"-30": REPLACE AT RATE OF 75% OF DBH REMOVE  
LANDMARK DBH >30": REPLACE AT RATE OF 100 % OF DBH  
DEAD/ DISEASED TREES ARE EXEMPT FROM REPLACEMENT.

(NOTE: REMOVALS INCLUDE (1) 8" MAPLE, (1) DEAD 8" TREE, (1) 6" MAPLE AND (8) 4" CRABS AND (1) DEAD 4" TREE.  
THERE ARE 44 EXISTING TREES TO REMAIN.)  
PROVIDED:  
1, 8" TREE REMOVED X. 5 = 4" TREE REQUIRED = 2 TREES REQUIRED AND PROVIDED

**GENERAL PLANTING NOTES:**

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1 GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 4" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

**PLANT SCHEDULE LANDSCAPE**

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
<b>DECIDUOUS TREES</b>								
NS2.5	2	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
SR2.5	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
<b>SHRUBS</b>								
IVH30	34	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	30" HT.	B&B OR CONT.	5' O.C.	NON-NATIVE	
TOS6	12	THUNIA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	6" HT.	B&B	36" O.C.	NATIVE	
<b>PERENNIALS</b>								
PV52	34	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT	30" O.C.	NATIVE	

**1 SHRUB PLANTING DETAIL**  
NOT TO SCALE

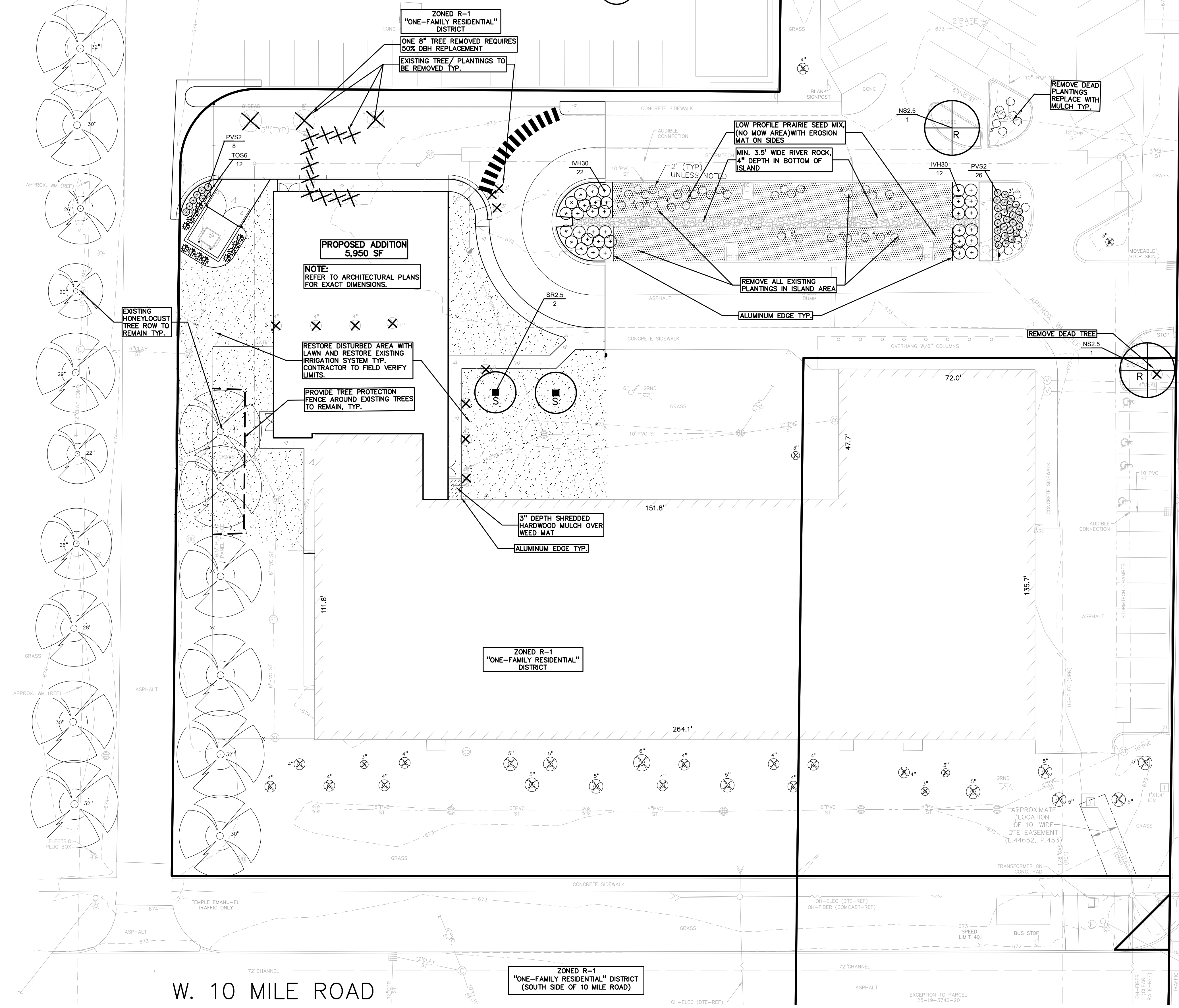
PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1"-2" HIGHER IF IN POORLY DRAINED SOILS.  
SHREDDED HARDWOOD BARK MULCH 3" DEEP AND LEAVE 2" CIRCLE OF BARE SOIL AROUND TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.  
FINISH GRADE.  
FORM SAUCER WITH 4" CONTINUOUS RIM.  
SHREDDED HARDWOOD BARK MULCH 3" DEEP AND LEAVE 2" CIRCLE OF BARE SOIL AROUND TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TRUNK.  
SPECIFIED PLANTING MIX, WATER AND TAMP TO REMOVE AIR POCKETS.  
REMOVE ALL BURLAP FROM TOP 1/4 OF ROOTBALL. DISCARD ALL NON-Biodegradable MATERIAL OFF SITE.  
PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL.

**2 DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1"-2" HIGHER IF IN POORLY DRAINED SOILS.  
SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER.  
DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD BROKEN BRANCHES.  
WITH 2"-3" WIDE FABRIC STRAPS, CONNECT FROM TREE TO STAKE, REMOVE AFTER (1) ONE YEAR, ALLOW FOR FLEXIBILITY. (DO NOT USE WIRE & HOSE)  
(3) THREE 2"x2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.  
SHREDDED HARDWOOD BARK MULCH TO DRIFLINE, 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER AROUND PLANT PIT.  
SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS. MEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS.  
REMOVE ALL BURLAP FROM TOP 1/4 OF ROOTBALL. DISCARD ALL NON-Biodegradable MATERIAL OFF SITE.  
PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL.

**3 PERENNIAL PLANTING DETAIL**  
NOT TO SCALE

VARIES PER SPECIES SEE PLAN FOR QUANTITY  
VARIES PER SPECIES SEE PLAN FOR QUANTITY  
PLANT PERENNIALS EQUAL DISTANCE IN ALL DIRECTIONS  
3" SHREDDED BARK MULCH. DO NOT PILE MULCH AGAINST PLANT STEMS  
SPECIFIED PLANTING MIX  
NOTE: REMOVE ALL CONTAINERS PRIOR TO PLANTING.



NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURERS SPECIFICATIONS

Low-profile Prairie Seed Mix  
Stantec Native Plant Nursery 574-586-2412  
stantec.com/native-plant-nursery

Botanical Name	Common Name
Perennial Grasses:	
Bouteloua curtipendula	Side Oats Grama
Cenchrus ciliaris	Prairie Cocks Mix
Elymus canadensis	Canada Wild Rye
Koeleria pyramidata	June Grass
Panicum virgatum	Switch Grass
Schizochyrium scoparium	Little Bluestem
Temporary Cover:	
Avena sativa	Common oat
Lolium multiflorum	Annual Rye
Forbs:	
Anemone canadensis	Lead Plant
Anemone cylindrica	Thimbleweed
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Milkweed
Baptisia alba	White Wild Indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Coreopsis palmata	Prairie Coreopsis
Dianthus barbatus	White French Clover
Dianthus purpureus	Purple French Clover
Desmodium illinoense	Illinois Sensitive Plant
Echinacea purpurea	Broad-leaved Purple Coneflower
Ergonon yuccifolium	Rattlesnake Master
Lespedeza capitata	Round-head Bush Clover
Liatris aspera	Rough Blazing Star
Lupinus perennis	Wild Lupine
Manisarda fistulosa	Wild Bergamot
Oligoneuron rigidum	Stiff Goldenrod
Parthenium integrifolium	Wild Quinine
Pennisetum digitalis	Foghorn Beard Tongue
Pennisetum thurberianum	Heavy Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Rudbeckia hirta	Yellow Coreflower
Rudbeckia subtomentosa	Black-eyed Susan
Siphium umbelliferum	Sweet Black-eyed Susan
Solidago canadensis	Prairie Dock
Symphoricarpos angustifolia	Showy Goldenrod
Symphoricarpos angustifolia	Health Aster
Taraxacum officinale	Smooth Blue Aster
Tridactylum atherense	New England Aster
Verbena stricta	Common Spikenard
Verbena stricta	Hoary Veronica
Verbena stricta	Ironweed (Various Mix)
Veronica stricta	Culver Root
<b>Total</b>	

S:\PROJECTS\2025\25-0362 BETH YEHUDAH - OAK PARK\DWG\25\_SITE\_PLAN\L-1.0 LANDSCAPE-250362.dwg PLOT DATE: 2/20/2026, 3:16 PM BY: Charlene L. Espinoza

**NOT FOR CONSTRUCTION**



RISE | NJ  
architecture

ARCHITECT: RISE ARCHITECTURE NJ, LLC  
N.J. LICENSE: 36 APPROFIT RD SUITE 402  
LARKSPRING, NJ 08047  
SHIMON GREENBAUM, RA  
SHIMON@RISEARCHITECTURE.COM  
856.264.5277  
WWW.RISEARCHITECTURE.COM

241 37th STREET, SUITE 450, BROOKLYN, NEW YORK 11222  
CORAL SPRINGS, FL 33071

STRUCTURAL CONSULTANT:

MVP CONSULTANT:

CIVIL CONSULTANT:

REVISION NO.	DATE	DESCRIPTION
1	Date 1	Revision 1

CLIENT: CLIENT NAME

PROJECT NAME / LOCATION:  
NJ#359- YBY GIRLS SCHOOL  
14400 W 10 MILE RD

DRAWING TITLE:  
FLOOR PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

NOT FOR  
CONSTRUCTION  
SHIMON E. GREENBAUM, RA  
N.J. LIC. NO.  
21511

SCALE: As Indicated

DATE: 11/20/2025

PROJECT NO. A101

DRAWING NO. 2

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND DISCREPANCIES TO THE PROJECT'S DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

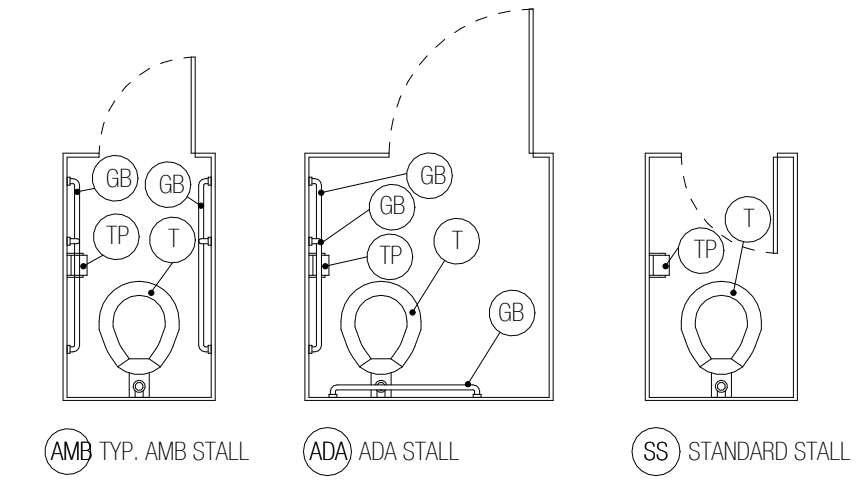
PLAN NOTES:

- REF STRUCT DWGS FOR SLAB AND MOISTURE PROTECTION DETAILS
- ALL DOORS TO BE INSTALLED WITH JAMB 6" OFF OF ADJACENT WALL U.N.O.
- ALL DIMS ARE FROM WALL STUDS, BESIDES FOR SHAFTS WALLS WHERE DIMS ARE TO EDGE OF OPENING
- REF THE WALL TYPE SHEET FOR DETAILS ABOUT WALL NAMING SYSTEM
- STUD HEIGHTS ARE TO UNDERSIDE OF DECK ABOVE AT ALL RATED WALLS & ALL WALLS WITH INSULATION.
- AT ALL OTHER LOCATIONS STUD HEIGHTS ARE TO 6" ABOVE CEILING, BRACED TO ABOVE 4'-0" O.C. U.N.O.
- YELLOW HATCH INDICATES INSULATION IN STUD CAVITY
- EXISTING ELEMENTS SHOWN IN HALFTONE, INFILL NEW WALLS MARKED IN NEW CONSTRUCTION
- ALL STRUCT INFORMATION SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REF STRUCT DWGS FOR ACCURATE GRID LINE, COLUMN, BEAM AND TIE LOCATION
- WHERE EXISTING WALL TO BE INFILLED WITH NEW STUD, ALIGN AT BOTH INTERIOR AND EXTERIOR WALL

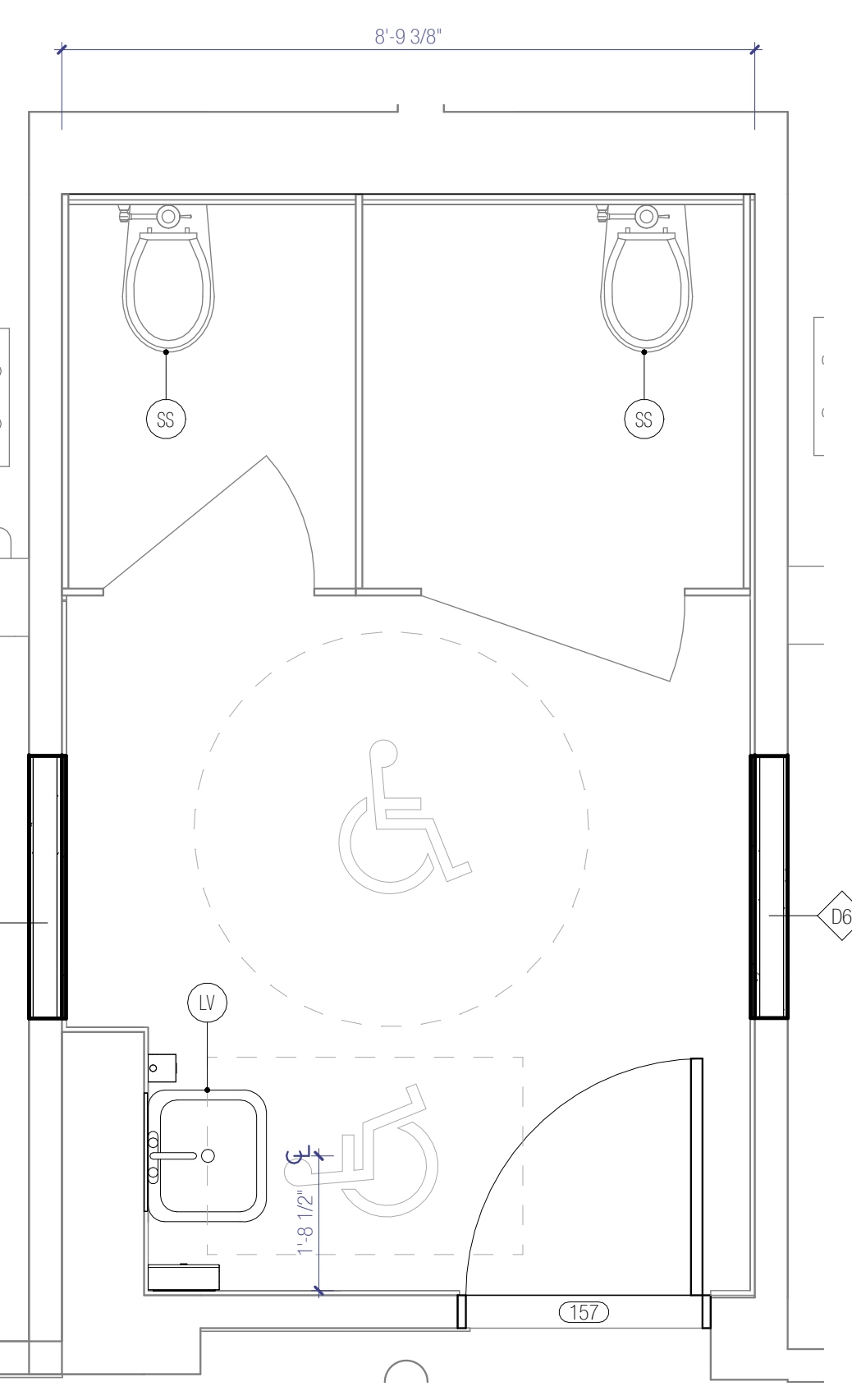
DEMO LEGEND	
	EXISTING TO REMAIN
	DEMO
	NEW CONSTRUCTION

- DIMENSIONS ARE TO WALL FINISH FACE
- RESTROOM WALLS WITHIN TWO FEET OF URINALS AND WATER CLOSETS MUST HAVE SMOOTH, HARD, NONABSORBENT SURFACES TO A MINIMUM HEIGHT OF FOUR FEET.

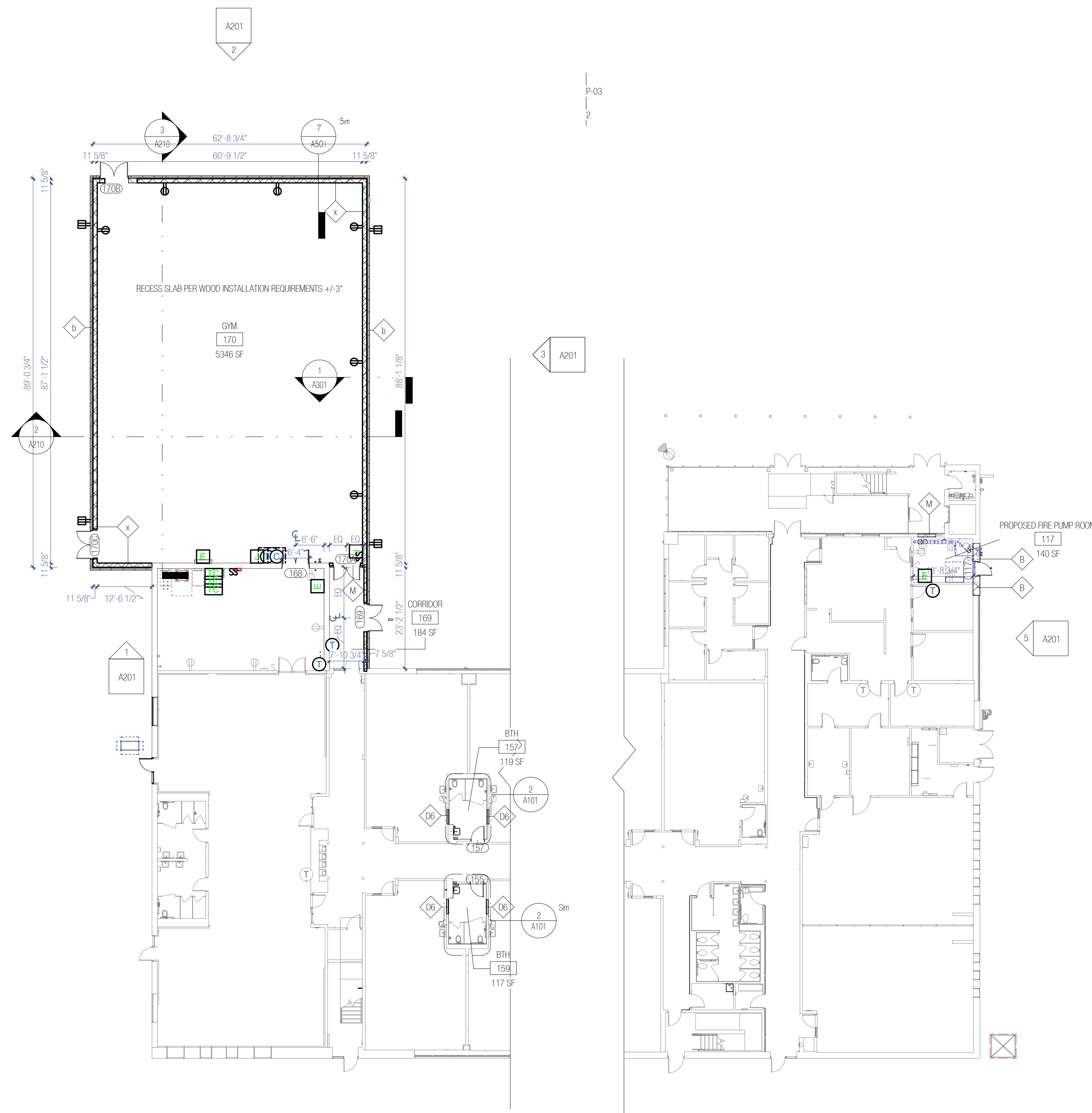
BATHROOM FIXTURE LEGEND	
ADA	TYP. ADA STALL (BELOW)
AMB	TYP. AMBULATORY STALL (BELOW)
SS	TYP. STANDARD STALL (BELOW)
HP	HAND DRYER
GB	GRAB BAR
LV	LAVATORY
MR	MIRROR
MS	MOP SINK
SD	SOAP DISPENSER
T	TOILET
TP	TOILET PAPER DISPENSER
UR	URINAL
SH	STANDARD SHOWER STALL
A SH	ADA SHOWER
SB	FOLD-UP SHOWER BENCH



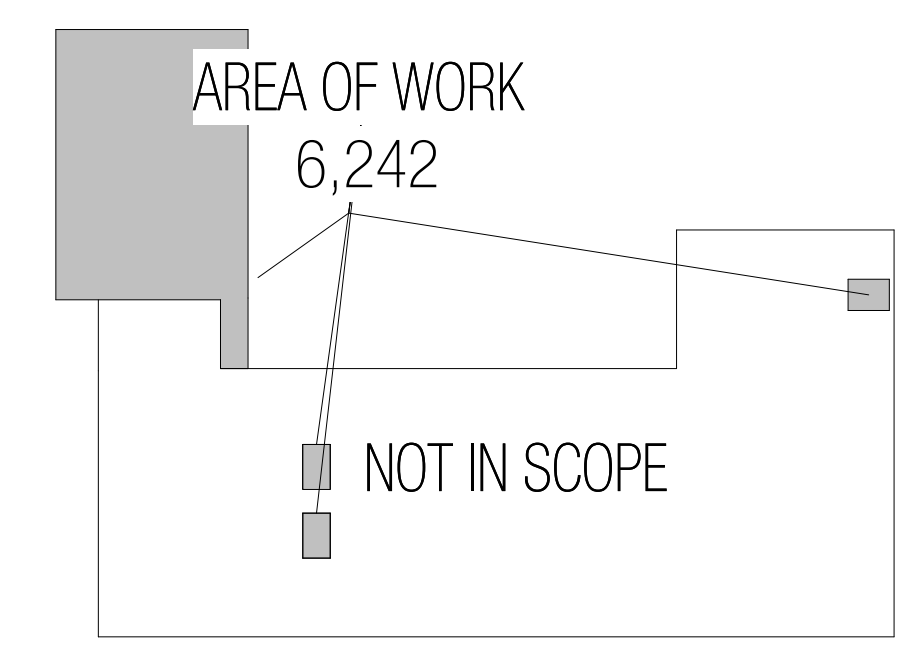
TYP. BATHROOM FIXTURE LEGEND  
1/4" = 1'-0"



TYP BATHROOM CALLOUT  
1/2" = 1'-0"



LEVEL 1  
1/16" = 1'-0"



KEY PLAN  
1/64" = 1'-0"



RISE | NJ  
architecture

ARCHITECT: RISE ARCHITECTURE NJ, LLC  
NJ LICENSE NO. 1301072762  
36 APPORT RD SUITE 402  
LARKSPUR, NJ 08047  
SHIMON GREENBAUM, RA  
SHIMONGREENARCHITECTURE.COM  
856.624.8177  
WWW.RISEARCHITECTURE.COM  
241 37th STREET SUITE 410 STONY UNIVERSITY DR SUITE 210  
BROOKLYN, NEW YORK 11222 CORAL SPRINGS, FL 33071

STRUCTURAL CONSULTANT:

MVP CONSULTANT:

CIVIL CONSULTANT:

REVISIONS:	NO.	DATE	DESCRIPTION
	1	Date 1	Revision 1

CLIENT: CLIENT NAME

PROJECT NAME / LOCATION:  
NJ#359- YBY GIRLS SCHOOL  
14400 W 10 MILE RD

DRAWING TITLE:  
ELEVATIONS

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

NOT FOR  
CONSTRUCTION

SHIMON E. GREENBAUM, RA  
M.L.C. NO.  
1301072762

SCALE: As Indicated

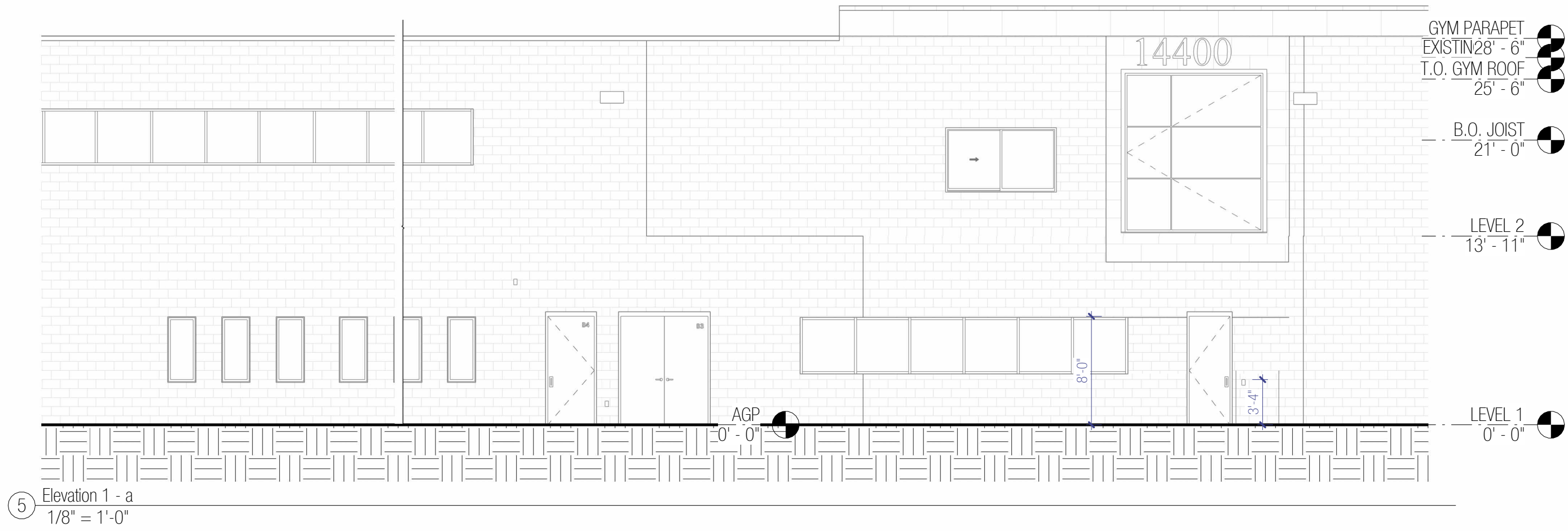
DATE: 11/20/2025

PROJECT NO. A201

DRAWING NO. 5

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPAIR ALL ERRORS AND OMISSIONS TO THE PROJECT'S DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

1/26/2026 3:30:22 PM



- NOTES:**
- COORDINATE ALL SIGNAGE TEXT, LETTERING STYLE, AND MATERIALITY WITH DESIGNER AND OWNER PRIOR TO INSTALL.
  - ALL TOPOGRAPHY FOR VISUAL PURPOSES ONLY. CONTRACTOR TO COORDINATE GRADE LEVEL WITH CIVIL.
  - PROVIDE LIGHTING UNDER CANOPIES. COORDINATE WITH INTERIOR DESIGNER.
  - WALL SCANCES TO BE COORDINATED WITH OWNER AND INTERIOR DESIGNER.

**EXTERIOR MATERIAL LEGEND**

	BRICK - TO MATCH EXISTING
	WINDOWS - STOREFRONT SYSTEM SCHOOL GAURD
	GLASS PANEL AS A BASIS OF DESIGN

**DEMO LEGEND**

	EXISTING TO REMAIN
	DEMO
	NEW CONSTRUCTION

