



# City of Pleasant Ridge

## **Public Hearing and Zoning Board of Appeals Meeting July 29, 2014**

Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Public Hearing and Zoning Board of Appeals Meeting to be held Tuesday, July 29, 2014, 6:00 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following item is on the Agenda for your consideration:

### **PUBLIC HEARING AND ZONING BOARD OF APPEALS MEETING – 6:00 P.M.**

1. Meeting Called to Order.
2. Roll Call.
3. **PUBLIC HEARING** – Solicitation of public comments on the request by Michael and Agnes Valentine, 65 Sylvan Avenue, Pleasant Ridge, Michigan, 48069, for the following variances:
  - a. A variance of 16.24 feet from the 30 foot minimum front yard setback requirement of Section 26-12.1, to permit a 13.76 foot front yard setback.
  - b. A variance of 3 feet from the 5-foot minimum side yard requirement of Section 26.12.1, to permit a 2-foot side yard setback.
  - c. A variance of 387.7 square feet from the permitted required lot coverage of 1,791.3 square feet per Section 26.12.1, to permit a house and garage with a combined lot coverage of 2,179 square feet.
  - d. A variance from the neighborhood compatibility requirements of Section 26-12.3, to permit a structure that does not comply with the neighborhood compatibility requirements.
4. Consideration of the request by Michael and Agnes Valentine, 65 Sylvan Avenue, Pleasant Ridge, Michigan, 48069, for the variances listed above.
5. Adjourned.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



Michael & Agnes Valentine  
65 S y l v a n

*Siding* : Cedar Shiplap- Natural Stain/Oil  
Accent Cherry- Natural Stain/Oil



Strat:Design  
& General  
Contracting

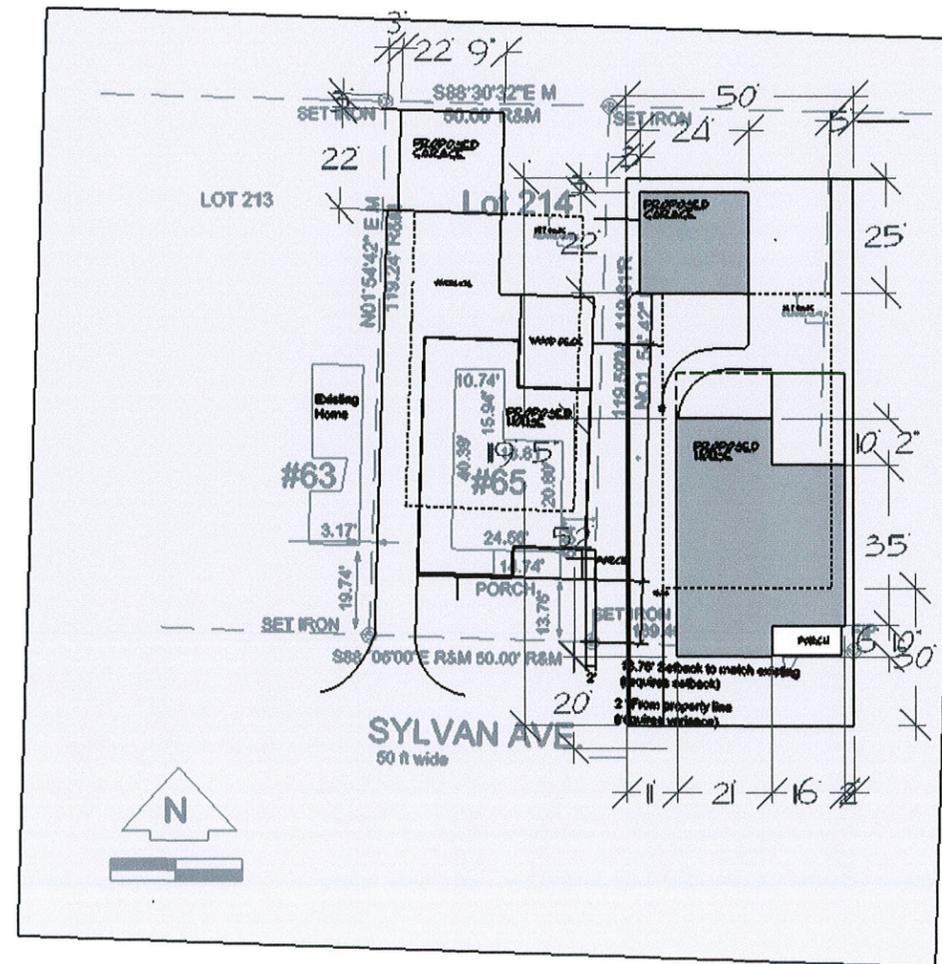
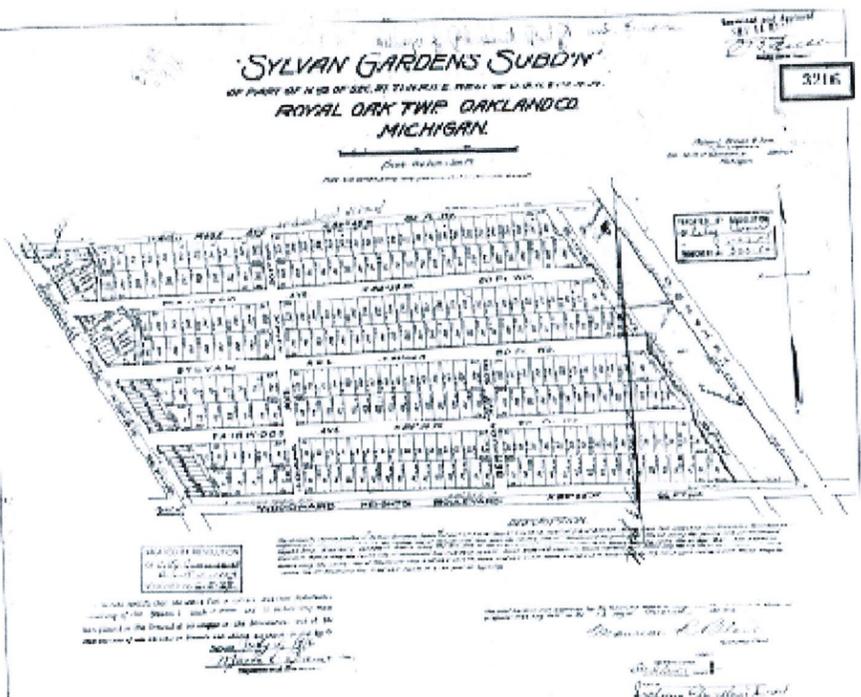
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CLIENT:  
Valentine  
65 Sylvan Pleasant  
Ridge, Mi

PROJECT  
65 Sylvan

Revisions  
7/14/14

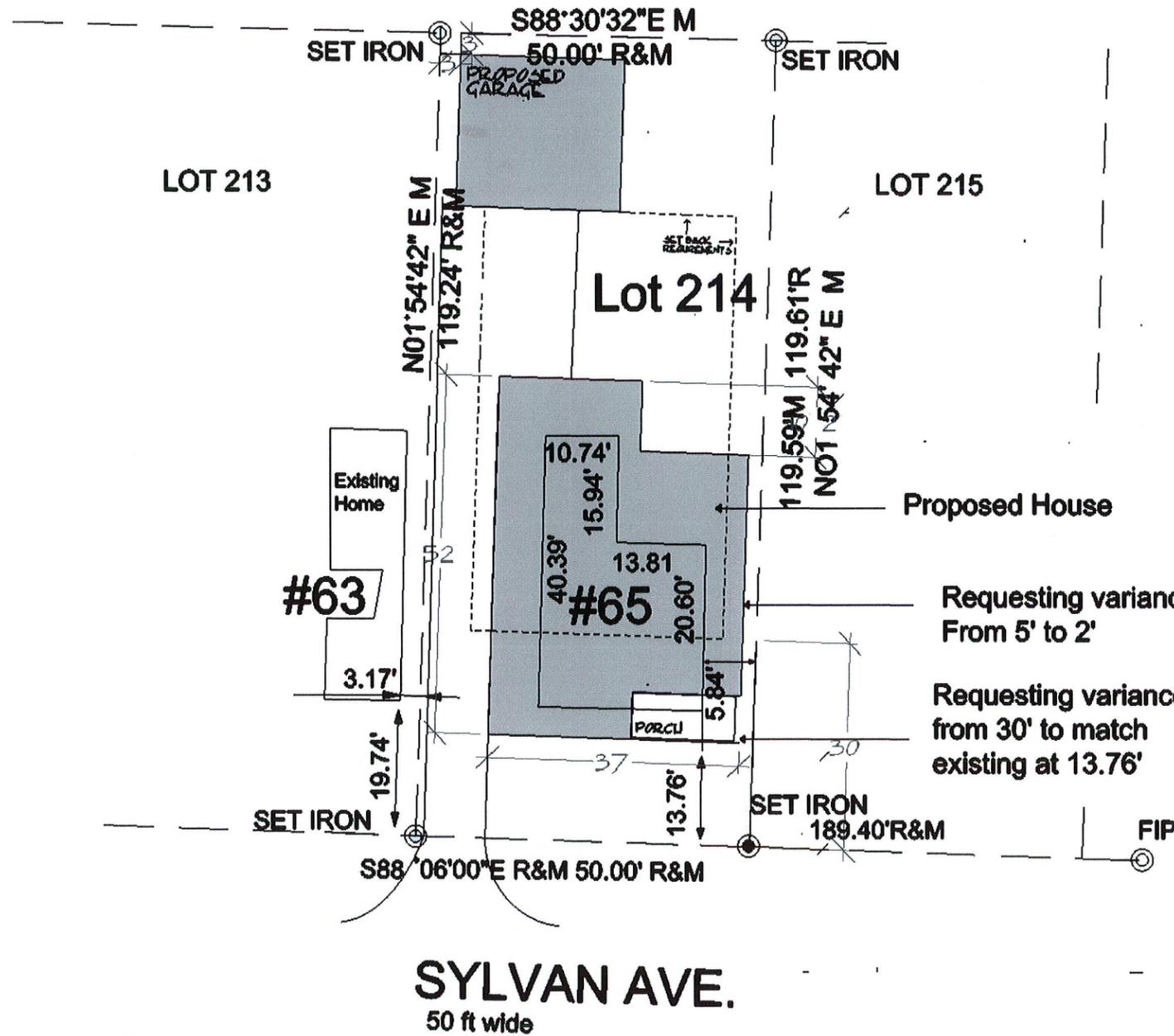
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**General Notes ;**  
Legal Description: T1N R1E Sec 27  
Sylvan Gardens  
Site Area 5.671  
House Footprint 1,661  
Garage Footprint 523  
Total Footprint 2,179  
Total Coverage W/O Garage 27.61%  
Total Coverage With Garage 35.41%  
1st Floor Livable Sq Ft 1945  
2nd Floor Livable Sq Ft 960  
Total Livable Sq Ft 2974  
Exterior Siding : Cedar Ship Lap  
                  : None  
Facia : Cedar  
Roof : 3 Tab Arch Brown

**VALENTINE  
RESIDENCE**

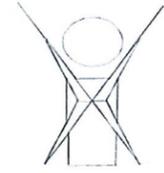
SITE PLAN  
NOT TO SCALE



**General Notes ;**  
 Legal Discription; T1N R11E Sec 27  
 Sylvan Gardens  
 Site Area 5,971  
 House FootPrint 1,651  
 Garage Footprint 528  
 Total Footprint 2,179  
 Total Coverage W/O Garage 27.6%  
 Total Coverage With Garage 36.4%  
 1st Floor Livable Sq Ft 1505  
 2nd Floor Livable Sq Ft 569  
 Total Livable Sq Ft 2074  
 Exterior Siding : Cedar Ship Lap  
                   Natural  
 Facia : Cedar  
 Roof : 3 Tab Arch Brown

# VALENTINE RESIDENCE

SITE PLAN  
 SCALE 1" = 20'-0"



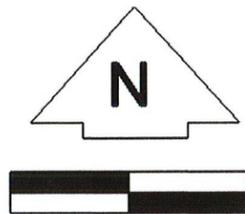
Strat:Design  
 & General  
 Contracting

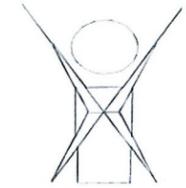
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**CLIENT:**  
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 65 Sylvan Pleasant  
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**PROJECT**  
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Revisions  
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## Determining Your Ventilation Requirements

The following U.S. Department of Housing and Urban Development Statutes covering the ventilation of structural space are basic guidelines to determine the proper ventilation styles and sizes for any home. These statutes appear in the latest edition of the "Minimum Property Standards" (MPS 409-3).

### The correct amount of roof ventilation

Ventilation requirements are one square foot of net free vent area per 100 square feet of attic area to be vented (1/100 rule). Requirements change to one square foot of net free vent area per 300 square feet of attic area to be vented (1/300 rule) when:

- The ventilation is balanced between the lower (eave) and upper (ridge) portion of the attic such that a minimum of 40% and no more than 60% of the required net free vent area is provided in the upper portion to the attic, AND/OR
- A Class I or II vapor retarder is included in the ceiling assembly (on the warm-in-winter side) in climates zones 6, 7 and 8.

**Openings:** All openings greater than 1/8 inch must be screened to prevent insect penetration and louvered to protect against the entrance of rain and snow.

### The proper amount of foundation ventilation

- One square foot of net free vent area is recommended for every 1,000 square feet of floor area covered by a polyethylene vapor retarder. Ratio is 1:100 if vapor retarder is not used.
- Net free vent area is that area unobstructed by screens, louvers or other materials.
- Heated crawlspaces and basements do not need vents.
- Providing at least two crawlspace vents will allow for a flow of air in and out of the crawlspace.
- Earth floors should be covered with a 4-6 mil. polyethylene vapor retarder.

**Openings:** All openings must be screened to prevent insect penetration and must be protected from the entrance of rain and snow.

### Natural ventilation

A natural ventilation system utilizes ventilators installed in openings in the attic and properly positioned to take advantage of natural air flow to draw hot summer or moist winter air out and replace it with fresh outside air.

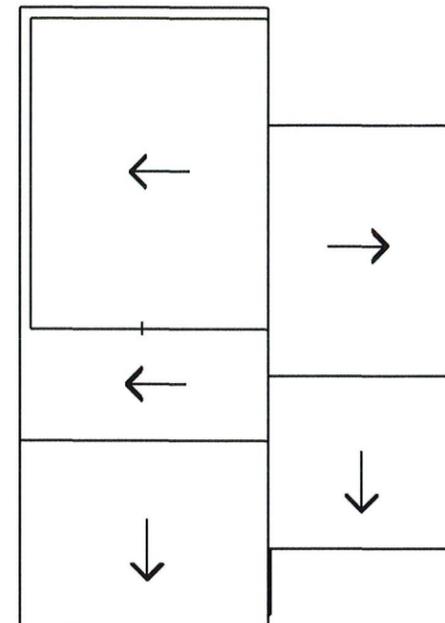
### Calculate your ventilation:

Determine the Square Footage of the Attic or Area to be Vented



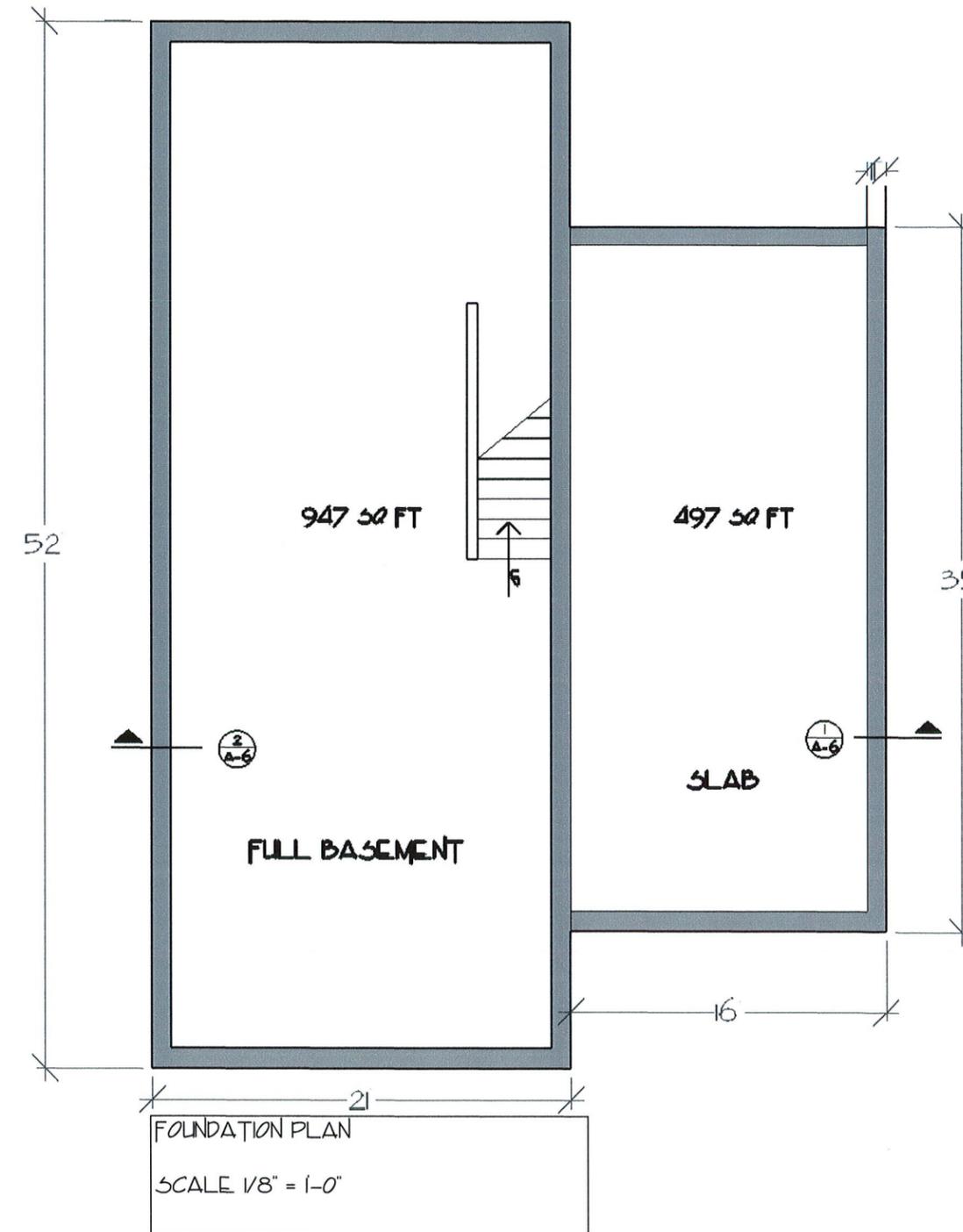
Enter Length  or Enter Width

**Your roof requires 456 Square Inches NFVA<sup>®</sup>**



ROOF PLAN

SCALE 1/16" = 1'-0"



FOUNDATION PLAN

SCALE 1/8" = 1'-0"

1st floor plan

### CONSTRUCTION NOTES

- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS OR 20 MINUTE RATED DOORS, OR EQUIVALENT.
- SAFETY GLAZING SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS:
  - GLAZING IN EGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES
  - GLAZING IN ALL UNFRAMED SWINGING DOORS
  - GLAZING IN AN INDIVIDUAL, FIXED, OR OPERABLE PANEL, ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH RADIUS OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- PROVIDE 5/8 INCH TYPE "X" GYPSUM WALL BOARD ON THE GARAGE SIDE ADJACENT TO THE RESIDENCE AND ITS ATTIC AREA OR EQUIVALENT.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (5 SQUARE FEET ON GRADE FLOORS). THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- A MINIMUM 3 FEET BY 3 FEET LANDING SHALL BE REQUIRED ON EACH SIDE OF AN EGRESS DOOR OR DOORWALL. THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.
- WINDOWS ARE PERMITTED PROVIDED THE WIDTH OF THE TREAD AT A POINT NOT MORE THAN 12 INCHES FROM THE SIDE WHERE THE TREADS ARE NARROWER IS NOT LESS THAN 10 INCHES DEEP. THE MINIMUM WIDTH OF ANY TREAD SHALL NOT BE LESS THAN 6 INCHES, AND THE AVERAGE WIDTH OF ANY TREAD IS NOT LESS THAN 9 INCHES.
- FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN THE TOP STORY AND THE ROOF SPACE. FIRESTOPPING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING TURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
  - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, WHICH OCCUR AT SOFFITS, DROP CEILINGS, ETC.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM RUN.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- EXCEPT AS PROVIDED IN THE ITEM ABOVE, FIRESTOPPING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR (2) THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR (1) THICKNESS OF 23/32 INCH PLYWOOD WITH JOINTS BACKED BY 23/32 INCH PLYWOOD, OR (1) THICKNESS OF 3/4 INCH TYPE 2-M PARTICLEBOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-M PARTICLEBOARD, OR OTHER APPROVED MATERIALS. THE INTEGRITY OF ALL FIRESTOPS SHALL BE MAINTAINED.
- IN SHOWER AND BATH AREAS, FLOORS AND WALLS SHALL BE FINISHED WITH A SMOOTH, HARD AND NON-ABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FINISHED FLOOR. IN AREAS SUBJECT TO REPEATED DAMPNESS AND MOISTURE ACCUMULATION, WATER RESISTANT GYPSUM BOARD IS TO BE INSTALLED IN ACCORDANCE WITH GA-216 AS LISTED IN SECTION 5-26.502.
- RATERS AND CEILING JOISTS SHALL BE PROVIDED WITH LATERAL SUPPORT AT POINTS OF BEARING TO PREVENT ROTATION.
- RFTER OR TRUSS TIES SHALL BE PROVIDED. WHEN ROOF TRUSSES AND ASSEMBLIES MAY BE SUBJECT TO WIND UPLIFT PRESSURES OF 20 PER SQUARE FOOT OR GREATER AND SHALL BE DESIGNED IN ACCORDANCE WITH ASCE 7, AS LISTED IN 5-26.702.
- A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22 INCHES BY 30 INCHES SHALL BE PROVIDED TO ANY ATTIC HAVING A CLEAR HEIGHT OVER 30 INCHES.
- ASPHALT SHINGLE ROOFS SHALL HAVE ICE AND WATER SHIELDS, OR (2) LAYERS OF 15 POUND FELT CEMENTED TOGETHER FOR A DISTANCE OF 2 FEET INSIDE THE OUTSIDE WALLS AND AN UNDERLAYMENT OF NOT LESS THAN ONE PLY OF NUMBER 15 FELT, APPLIED AS REQUIRED IN SECTION R-802 AND TABLE NUMBER R-803.4.
- CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FEET BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.

### GENERAL NOTES

1. ALL WORK TO COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, LAWS AND REGULATIONS THAT ARE APPLICABLE.
2. THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND CALL FOR REQUIRED INSPECTIONS.
4. THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF THE EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, AND UNDERPINNING AND ALL MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL NEW CONSTRUCTION.
6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE EXISTING CONDITIONS OF THE BUILDING INCLUDING UTILITIES, SERVICES, ETC. AND SHALL BE FULLY RESPONSIBLE FOR ANY UNANTICIPATED DISRUPTION TO THE OWNER'S NORMAL USE OF UTILITIES, SERVICES, AND THE SURROUNDING FACILITIES.
7. THE CONTRACTOR/OWNER SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE CONSTRUCTION DOCUMENTS, SIZES AND LOCATIONS OF ANY DISCREPANCIES IN DIMENSIONS, SIZES AND LOCATIONS BEFORE PROCEEDING WITH THE WORK.
8. THE CONTRACTOR/OWNER SHALL INDEMNIFY THE ARCHITECT FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPERATION OF THESE DOCUMENTS.

### NOTE: EGRESS WINDOWS

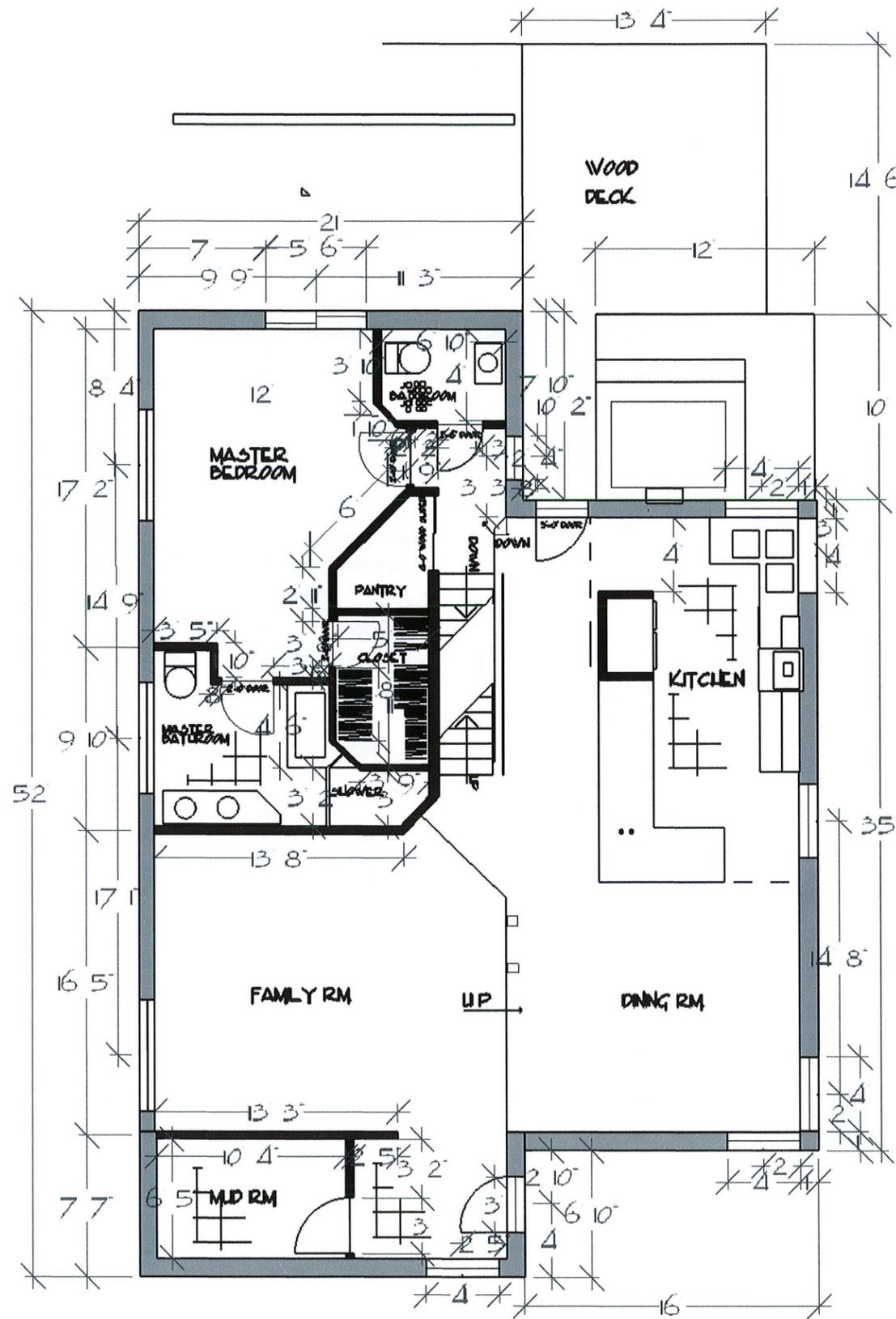
EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESUE. EACH EGRESS WINDOW SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE NET CLEAR OPENING SHALL BE AT LEAST 24 INCHES IN HEIGHT AND AT LEAST 20 INCHES IN WIDTH. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR. (EXCEPTION: THE MINIMUM NET CLEAR OPENING FOR GRADE FLOOR WINDOWS SHALL BE 5 SQUARE FEET.)

### ARCH FAULT CIRCUIT INTERRUPTER

ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMP OUTLETS INSTALLED IN DWELLING UNIT BEDRM. SHALL BE PROTECTED BY ARCH FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT E3802.11.

### SMOKE DETECTORS & CARBON MONOXIDE DETECTOR

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM
  - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS
- ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE A BATTERY BACKUP.
- CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT NEAR STAIRS, HARD WIRED AND BATTERY BACK-UP BACK UP.



1ST FLOOR PLAN  
SCALE 1/8" = 1'-0"



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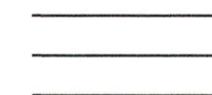
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ELEVATION PLAN  
NOT TO SCALE