



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

**Zoning Board of Appeals Meeting
December 1, 2020
Agenda**

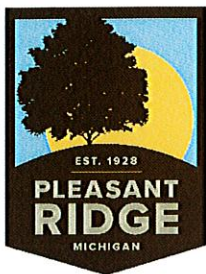
Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Regular City Commission Meeting to be held Tuesday, December 1, 2020, at 6:00pm, via teleconference as described below. The following items are on the Agenda for your consideration:

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 Mr. Stephen Plane, 38 Ridge Road, Pleasant Ridge, for a for a use variance to Section 84-193(9), of the Pleasant Ridge Zoning Ordinance, to allow a combination of uses that would allow the accessory building to be used as habitable space.
4. Request by Mr. Stephen Plane, 38 Ridge Road, Pleasant Ridge, for a for a use variance to Section 84-193(9), of the Pleasant Ridge Zoning Ordinance, to allow a combination of uses that would allow the accessory building to be used as habitable space.
5. Adjournment.

Due to the COVID-19 State of Emergency declared by the Governor's Executive Order 2020-4, the limitation on public assemblies of Executive Order 2020-11, and the permitting of public meetings by remote participation allowed by Governor's Executive Order 2020-15, the December 1, 2020, Pleasant Ridge Zoning Board of Appeals meeting will be conducted via remote participation.

All members of the public will be permitted to participate during the public comment and public hearing portions of the meeting. There are two ways that members of the public can participate in the meeting 1) by joining the Zoom meeting by computer videoconference, Meeting ID: 865 0109 7232, Passcode: 722135. If you have any ADA questions, please call the Clerk's Office (248) 541-2901.



RECEIVED

SEP 22 2020

CITY OF PLEASANT RIDGE

Zoning Board of Appeals (ZBA) Application

Type of Request

Request type (as defined in Section 82-74 of the Pleasant Ridge Zoning Ordinance)

- ☐ Appeal of administrative order or decision
- ☐ Dimensional (non-use) variance
- ☐ Use variance

Property Information

Street Address	38 RIDGE RD, PLEASANT RIDGE, MI 48069
Parcel Identification Number	
Zoning District	
Current Use(s)	

Applicant Information

Name				STEPHEN PLANE	
Address				38 RIDGE RD	
City		PLEASANT RIDGE		State	MI
				Zip	48069
Phone		(248) 535-1018		Email	
				splane@gmail.com	



Property Owner Information

☒ Check here if same as applicant

Name			
Address			
City		State	Zip
Phone		Email	

Applicant/Property Owner's Signature

I (we) do certify that all information contained in this application, accompanying plans, and attachments are completed and accurate to the best of my (our) knowledge. I (we) authorize the employees and representatives of the City to enter and investigate the above referenced property.

Applicant's Signature	Applicant's Printed Name	Date
	STEPHEN PLANE	9/21/2020
Property Owner's Signature	Property Owner's Printed Name	Date
	Stephen Plane	9/21/2020

Application Information

Provide the following information for the type of Zoning Board of Appeals action you are requesting.

Appeal

To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the Zoning Inspector or any other administrative official in carrying out or enforcing any provisions of this Ordinance.

Requested Appeal(s):

Permission to use Heating and cooling in pool house

Reason for Appeal:

City approved plans for heating and cooling throughout the time of building garage/pool house. City then denied once rough for heating and cooling was done in pool house



Dimensional (non-use) Variance

A non-use variance is one that provides relief from a specific dimensional or design standard in the ordinance. Such variances usually relate to area, setbacks, height, or other limitations by measurement that are set forth in the Zoning Ordinance.

Description of the requested variance(s), and applicable ordinance section(s)

To obtain a non-use variance, an applicant must present proof that a practical difficulty exists, and that the practical difficulty relates to a unique circumstance of the property as distinguished from a personal circumstance or situation of the applicant. Use the form below and provide any other supplemental information you deem necessary to describe how each of the following tests are met:

Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use, or would render conformity unnecessarily burdensome.

The request, or a lesser request, would provide substantial justice to the landowner and neighboring property owners.

The plight is due to unique circumstances of the property and is not shared by neighboring properties in the same zone.

The problem is not self-created.

Use Variance

A use variance is one that allows a property to be used for a use that is not otherwise permitted in the Zoning District.

Description of the requested variance(s), and applicable ordinance section(s)

PERMISSION TO PUT HEATING AND COOLING IN
POOL HOUSE. ALREADY APPROVED BY
CITY MULTIPLE TIMES THROUGHOUT OUR
PROJECT.

To obtain a use variance, an applicant must present proof that an unnecessary hardship exists, and the unnecessary hardship must relate to a unique circumstance of the property which prevents the applicant from reasonably using the property for a permitted purpose. Use the form below and provide any other supplemental information you deem necessary to describe how each of the following tests are met:

The property cannot be used in a manner consistent with existing zoning.

POOL HOUSE IS TO BE USED STRICTLY FOR THE
PURPOSE OF A POOL HOUSE. BATHING, CHANGING, ENTERTAINMENT.

The landowner's plight is due to unique circumstances and not to general conditions in the neighborhood that may reflect the unreasonableness of the zoning.

THE POOL HOUSE IS ATTACHED TO GARAGE, THEREFORE
HEATING AND COOLING IS NEEDED FOR TEMPERATURE CONTROL IN
POOL HOUSE.

A use authorized by the variance will not alter the essential character of the zone or City.

POOL HOUSE SPACE IS VERY SMALL; WILL BE USED STRICTLY
FOR BATHING, CHANGING AND ENTERTAINMENT.

The hardship is not the result of the applicant's own actions.

CITY APPROVED PLANS FOR HEATING AND COOLING THROUGHOUT THE
TIME OF BUILDING GARAGE/POOL HOUSE. CITY THEN DENIED ONCE
ROUGH FOR HEATING AND COOLING WAS DONE IN POOL HOUSE.

Application Instructions

1. **Completed Applications.** Applications must be submitted on the attached application for with all information typed or printed in ink along with the following:
 - a. Letter of denial from the Building Department
 - b. 8 copies of the plot plan of the subject property drawn to scale and containing (if applicable):
 - i. Shape and dimensions of the property
 - ii. All existing and proposed structures to be erected, altered, or use changed
 - iii. Building-to-building and building-to-property line relationships
 - iv. Building plans and elevations
 - c. Proof of ownership. If the applicant is not the owner of the land in fee simple title, a document (land contract, purchase agreement, option to purchase, etc.) must be provided that indicates the applicant's interest in the property.
 - d. Notarized letter from the property owner (if different than the applicant) indicating no objection to the request.
 - e. Any other information which the applicant feels will aid the City in its review.
 - f. PDF files of all of the above submitted information.
2. **Review Process.** Prior to submitting an application to the ZBA, an application for a building permit from the Building Department must be submitted. If the proposed construction does not meet the requirements of the Zoning Ordinance, the letter of denial will indicate the sections of the ordinance which are not in compliance.

City staff and consultants will review the ZBA application and supporting materials. If it is determined that one or more applicable item(s) are not included or need to be modified, the applicant will be contacted. Incomplete applications will not be placed on a ZBA agenda until all necessary information is submitted and reviewed.

The applicant will be notified of the date and time that the public hearing will be held by the ZBA. A representative for the project must be present at the public hearing. ZBA meetings are generally held the second or fourth Tuesday of each month at 6:00 pm. After the public hearing, if the application is acted upon, the Building Department will be notified of the action taken.

Notice of the public hearing is provided in accordance with Act 110 of the Public Acts of 2006, as amended. Notification is provided to all persons to whom real property is assessed within 300 feet of the property that is the subject of the request, and to the occupants of structures within 300 feet of the subject property. The notice is also published in a paper of local circulation not less than 15 days prior to the public hearing.

3. **Fees.** A \$500 application fee must be provided before the application can be processed. Checks should be made payable to the City of Pleasant Ridge.
4. **Questions or Clarifications.** Please contact the Building Department at 248-541-2901 with any questions or clarifications.

Explanation of Standards for Variances

Dimensional (Non-Use) Variances

The Michigan Courts have established a four-part test to determine if practical difficulty exists. An applicant must demonstrate that all four parts of the test are met to show that a practical difficulty exists.

1. Strict compliance with the standard would unreasonably prevent the landowner from using the property for a permitted use, or would render conformity unnecessarily burdensome.

- a. *The ZBA must determine if there is a way to accomplish the same purpose without a variance, even if it will be more inconvenient or more expensive for the applicant.*
 - b. *Variances must be related to circumstances that are unique to the property, not those unique to the property owner. For example, the property having an odd shape or unique physical circumstances may be justifications for a variance, but the size of your family or the amount or size of your possessions are not.*
2. The request would provide substantial justice to the landowner and neighboring property owners.
 - a. *The request is the minimum necessary to allow the property to be used for the permitted purpose.*
 - b. *Approval of the variance will not confer a special benefit to the property owner compared to the owners of similar properties in the zone.*
3. The plight is due to unique circumstances of the property and is not shared by neighboring properties in the same zone.
 - a. *How is the property in question unique compared to other properties in the zone?*
 - b. *How does the unique circumstance of the property prevent it from being used for a permitted purpose?*
4. The problem is not self-created.
 - a. *Did the applicant take some action that created the need for the request? For example, proposing to construct a structure that encroaches into a required setback when a structure that complies could be built is a self-created variance.*
 - b. *If there is a circumstance that exists, such as the shape of the lot, easements, or other situations that were not created by the property owner or prior property owners that preclude the use of the site for a permitted use, the problem can be judged to not be self-created.*

Use Variances

The Michigan Courts have established a four-part test to determine if an unnecessary hardship exists. An applicant must demonstrate that all four parts of the test are met to show that an unnecessary hardship exists, and that a use variance is warranted.

1. The property cannot reasonably be used in a manner consistent with existing zoning.
 - a. *The applicant must demonstrate that a reasonable return cannot be earned from any of the uses permitted by the existing zoning.*
2. The landowner's plight is due to unique circumstances and not to general conditions in the neighborhood that may reflect the unreasonableness of the zoning
 - a. *The applicant must demonstrate that the subject property is different than other properties in the same zoning district.*
 - b. *Is the hardship shared by all other properties within the same zoning district? If so, the area should be reviewed by the Planning Commission to determine if the zoning for the entire area should be changed.*
3. A use authorized by the variance will not alter the essential character of the City.
 - a. *If approved, the variance must not change the essential character of the neighborhood or the City.*
 - b. *What elements of the proposed use will protect the essential character of the City?*
4. The hardship is not the result of the applicant's own actions.
 - a. *The applicant must demonstrate that their actions did not create the need for the variance.*



City of Pleasant Ridge

Staff Report to the Zoning Board of Appeals

November 25, 2020

38 Ridge Accessory Dwelling Unit Use Variance Request

REQUEST	Use Variance
APPLICANT	Mr. Stephen Plane
PROPERTY OWNER	Same as applicant
LOCATION	38 Ridge
PARCEL ID	25-28-129-015
ZONING	R-1A Single Family
STAFF	Jim Breuckman, AICP, City Manager

In this Report:

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Review Considerations for Use Variances (Section 82-74).....	2
Recommendation.....	3
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Variance Request

Section 82-193(9) of the Zoning Ordinance prohibits residential occupancy of an accessory building. In order to maintain reasonable enforcement of this provision, a combination of services may not be provided that would allow an accessory building to be converted to habitable space. Generally, there are three types of service that all must be present to allow a building to be used as habitable space: Water/sewer, electric, and gas/heat/HVAC. Accessory buildings can only have two of the three services.

The applicant is requesting a variance to allow all three services to be present in the accessory building. The applicant represents that they have no intention of using the accessory building as habitable space or as an accessory dwelling unit, however, approval of the variance would create the possibility that the structure could be converted to habitable space in the future by the current or any future property owners.

Summary

The applicant has constructed an accessory building which includes a garage and pool house. The pool house portion of the structure includes a bathroom, meaning that water/sewer and electrical are present in the structure.

In March of this year the building received zoning approval prior to the building permits being issued. The zoning review ensured that the building met applicable dimensional standards and exterior design standards.

On March 20, 2020 the City issued a building permit for the project, including a note on the permit that it could not be used as a dwelling unit.

On June 26, 2020, the applicant requested a separate electric meter for the garage. This request was denied by the City in writing on July 15 citing the combination of services issue. Allowing a separate meter would make it easier to convert the structure into habitable space in the future.

In September the applicant applied for a permit to install a mini-split HVAC unit. This was denied on September 15, 2020 citing the combination of services issue.

Sheet A102 of the approved plans includes a callout for a ceiling mounted Mitsubishi HVAC unit. This note was missed during the initial zoning review. However, this error in the initial review does not preclude the City from correcting our error by denying the permit to install HVAC service to the building.

Review Considerations for Use Variances (Section 82-74)

Section 82-74 establishes that the Zoning Board of Appeals has the power to authorize a variance from the strict application of the provisions of the Zoning Ordinance. Michigan case law establishes that, in the case of a use variance, an applicant must demonstrate that a unnecessary hardship exists and that the hardship must relate to a unique circumstance of the property which prevents the applicant from reasonably using the property for a permitted purpose.

The Michigan Court of Appeals has applied the following principles which collectively amount to the showing of unnecessary hardship:

- 1. The property cannot be used in a manner consistent with the existing zoning.**

The principle behind a use variance is that it is necessary because the property is not usable as zoned. A thorough review is required to establish that none of the uses currently allowed in the district are appropriate.

Analysis: The property has an existing house, which is permitted by the Zoning Ordinance. The property is usable as zoned.

- 2. The landowner's plight is due to unique circumstances and not to general conditions in the neighborhood that may reflect the unreasonableness of the zoning.**

The property must have some unique characteristic that is not common to the area. If conditions are common to the area, a use variance would not be appropriate because the area should be reviewed by the Planning Commission to determine if the zoning for the entire area should be changed.

Analysis: There are no unique characteristics of the property that support the request. If approved. The City Commission considered accessory dwelling units in 2015 and decided to not allow them, so this use has been considered by the City in recent years. The City has received applications for other accessory buildings and has denied the combination of services that would allow them to be used as habitable space. Approval of the variance would be contrary to that consistent administration of the Zoning Ordinance and open the door to further requests by other residents who have accessory buildings.

3. A use authorized by the variance will not alter the essential character of the zone or City.

In some cases the essential character of an area of the City may be evidenced by a dominance of one land use over any others. This consideration requires a degree of judgment by the Zoning Board of Appeals.

Analysis: Pleasant Ridge is characterized by single family residential neighborhoods. That is the essential character of most of the City, including the applicant's property. As accessory dwelling units are not allowed, and few or none currently exist, approval of the variance would represent a change to the essential character of the City.

4. The hardship is not the result of the applicant's own actions.

There must be a circumstance that exists, such as the shape of the lot, easements, or other situations that were not created by the property owner or prior property owners that precludes the use of the site for a permitted use in order to determine that the problem is not self-created. For example, if the City were to adopt new zoning requirements that increase setbacks and make an existing lot impossible to develop, a variance would be warranted.

On the other hand, a prior owner granting an easement to another entity that makes it impossible to develop and otherwise developable lot is a self-created problem that would preclude granting a variance.

However, an applicant proposing a use of land that is not permitted when it could be used for an alternate use that meets ordinance requirements is a self-created problem, and precludes granting a variance.

Analysis: In this instance, the applicant is correct that the plans that received initial zoning approval did include a callout for a mini-split HVAC unit. However, the City has been clear in every communication to the applicant, including on the initial approved building permit, that the site may not be used as an accessory dwelling unit and that a combination of utilities that would allow the buildings conversion to habitable space is prohibited. The City is within our rights to correct an earlier administrative error.

The applicant's desire to use the structure as a pool house and for entertaining is not precluded by the denial of a permanent mini-split unit.

Recommendation

Staff recommends that the Zoning Board of Appeals deny the requested variance based on the above review considerations.

Sample Motions

Motion 1 – Motion to Approve

MOTION by _____, seconded by _____, in the matter of the request for a use variance to Section 84-193(9), to allow a combination of uses that would allow the accessory building to be used as habitable space, the Zoning Board of Appeals **grants** the variance with the following findings and subject to any applicable conditions:

Findings

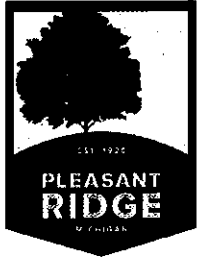
1. *Special or unique conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not generally applicable to other lands, structures or buildings in the same district*
2. *A literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the ordinance, and the requested variance is the minimum necessary.*
3. *The special conditions and circumstances do not result from the actions of the applicant.*
4. *The spirit of the Zoning Ordinance shall be observed, public safety secured, and substantial justice done.*

Motion 2 – Motion to Deny

MOTION by _____, seconded by _____, in the matter of the request for a use variance to Section 84-193(9), to allow a combination of uses that would allow the accessory building to be used as habitable space, the Zoning Board of Appeals **denies** the variance with the following findings and subject to any applicable conditions:

Findings

1. *The property is already used for the purposes permitted in the Zoning District, and as such, a use variance to expand the uses already permitted is not necessary or justified.*
2. *There are no unique circumstances peculiar to the property that support the request for a use variance.*
3. *Approval of the variance would alter the essential character of the area.*
4. *The problem is self-created. While the initial zoning review did not comment on the note indicating that a mini-split HVAC unit was proposed, the proposal always violated the zoning ordinance.*
5. *The spirit of the Zoning Ordinance will not be observed, and substantial justice will not be done by providing a special benefit to the applicant that is not enjoyed by other properties in the zoning district, and which will promote future requests for similar variances that undermine the integrity of the Zoning Ordinance.*



City of Pleasant Ridge

23925 Woodward Avenue Pleasant Ridge, Michigan 48069

Phone: (248) 541-2901

Fax: (248) 541 2504

DEPARTMENT OF BUILDING SAFETY

Permit # **P20-0081**

Issued: 03/20/2020

Expires: 11/16/2020

**PERMIT WILL BE CANCELLED
WHEN NO INSPECTION HAS BEEN
REQUESTED/CONDUCTED WITHIN
6 MONTHS OF DATE OF ISSUANCE
OR DATE OF A PREVIOUS
INSPECTION. CANCELLED PERMIT
CANNOT BE REFUNDED OR
REINSTATED.**

Building

LOCATION	OWNER	APPLICANT
38 RIDGE RD 60-25-28-252-043 Plat/Sub: Lot:	PLANE, STEPHEN 38 RIDGE RD PLEASANT RIDGE MI 48069-1120 Phone: Fax:	SCULPTURE, LLC 8169 ARNOLD RD FAIR HAVEN MI 48023 Phone: (586) 615 7061 Fax:

Work Description: DEMO EXISTING GARAGE AND REPLACE WITH COMBINATION GARAGE/POOLHOUSE

Stipulations: REQUIRE TRADE PERMITS - MECH, PLUMBING, ELECTRICAL. CANNOT USE AS A DWELLING UNIT.

Permit Item	Work Type	Fee Basis	Item Total
Administrative Fee	Standard Item	1.00	25.00
Permit Fee	Standard Item	124.00	1,910.00
Plan Review Fee	Standard Item	1,910.00	955.00
REGISTRATION	License Registration Fee	1.00	15.00

Permission is hereby given for construction in accordance with the application as approved by the Building Inspector. Subject to ordinances and building codes governing construction work this permit may be revoked at any time upon violation of any provision of said ordinances. A 24-hour notice is required for inspection (Monday-Friday).

THIS PERMIT CONVEYS NO RIGHT to occupy any street or sidewalk or any part thereof, either temporarily or permanently. Encroachment on public property must be specifically approved by the City Manager. Working hours are 7 a.m. to 6 p.m. Monday-Friday. No Saturday/Sunday/Holiday work without special permit, issued by City Manager.

Permit will be cancelled when no inspection has been requested/conducted within 6 months of the date of issuance or date of previous inspection. Cancelled permit cannot be refunded or reinstated.

Invoice # 00002415

Fee Total: \$2,905.00

Amount Paid: \$2,905.00

Balance Due: \$0.00

**APPROVED PLANS MUST BE KEPT
ON THE JOBSITE. THIS PERMIT
MUST BE POSTED SO THAT IT IS
VISIBLE FROM THE STREET**

38 Ridge, Pleasant Ridge, MI.

Project Info:

Project Address:

38 Ridge
Pleasant Ridge, MI 48069

Designer:

Vanguard Design Group
17831 Wellworth
Roseville, MI 48066

Contact: Bryan Shishakly
Phone: 586.879.3223
Email: bryan@guardthevan.com

Scope of Work:

Construction of a new 3 car garage in existing location along with a pool house extension on the north side of the garage.
Total square footage = 736

Legal Description:

T1N, R11E, SEC 28 OAKLAND PLACE
SUB N 85 FT OF LOT 3

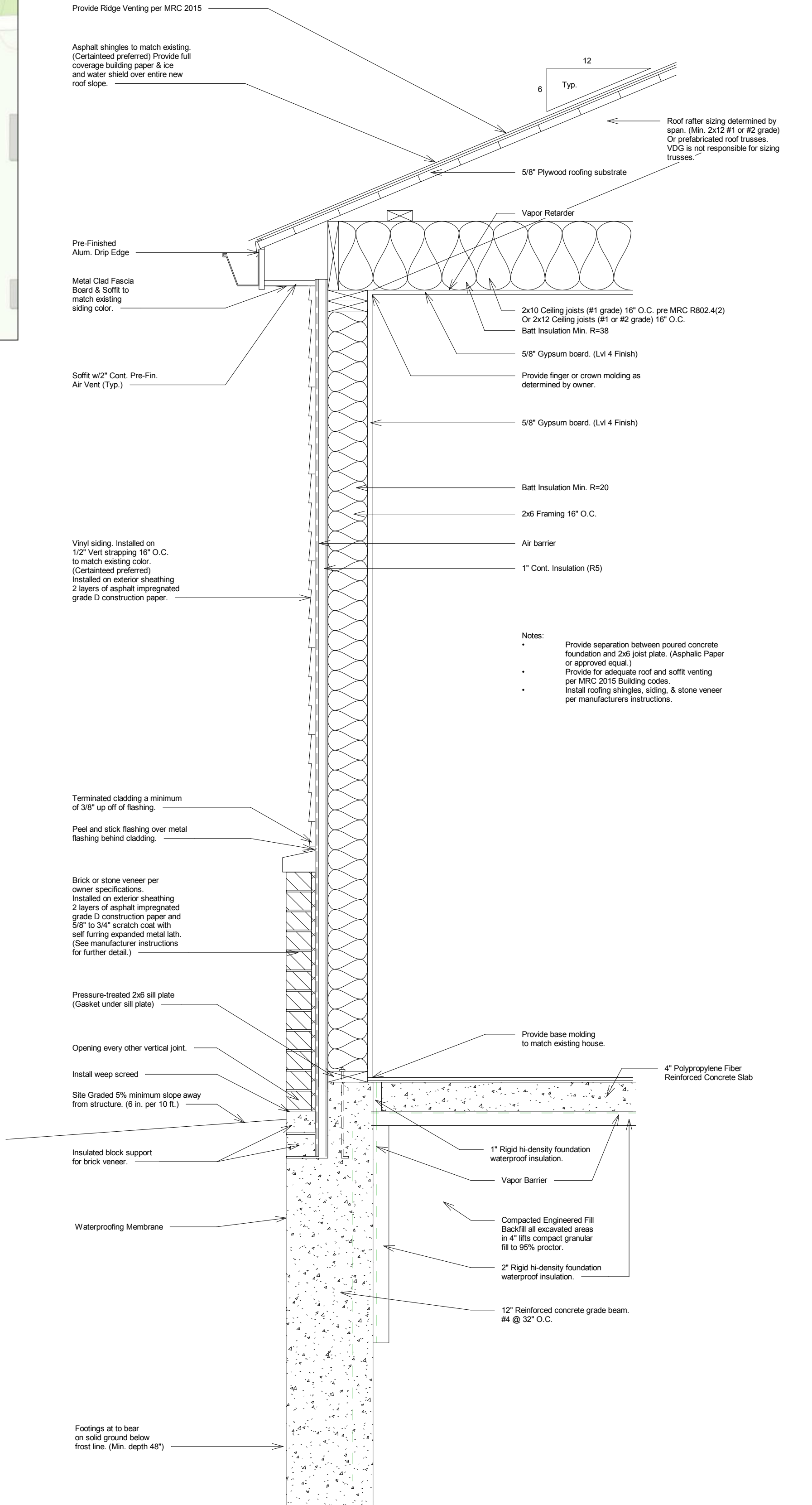
Vicinity Map:



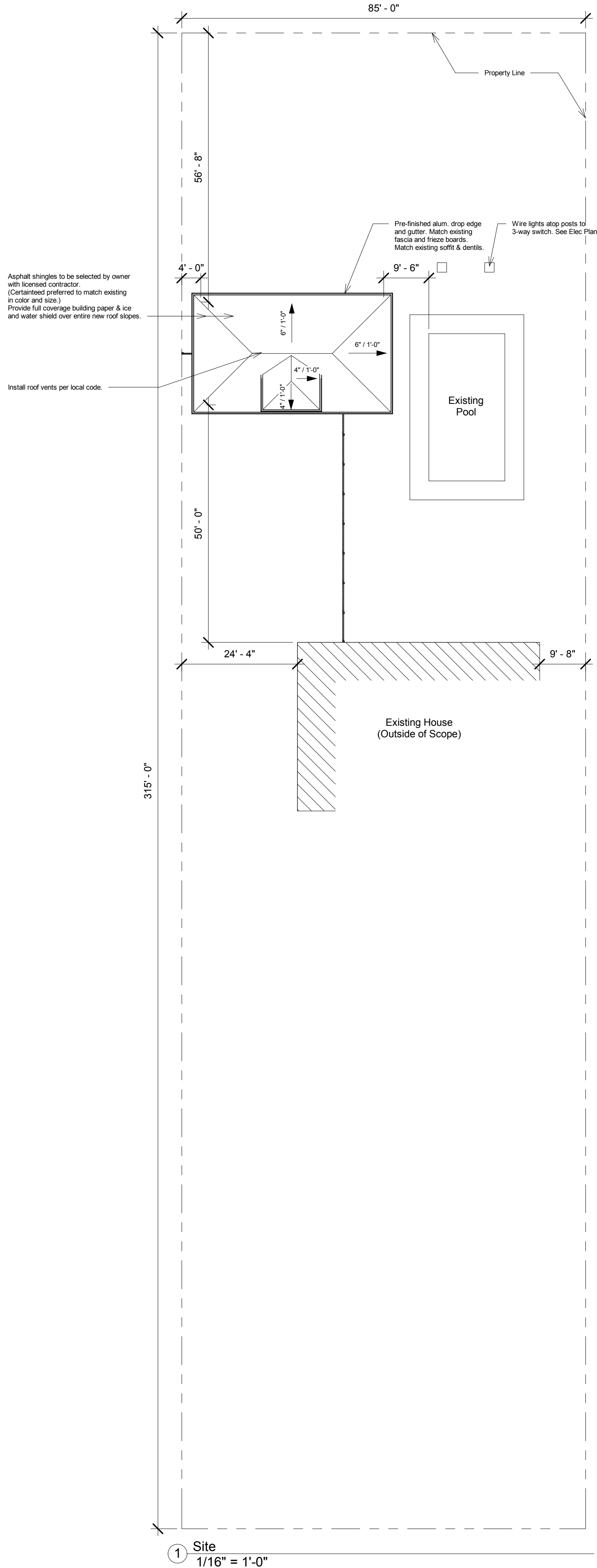
DRAWING INDEX

SHEET NUMBER	SHEET NAME
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A000	Notes, Site Plan, & Typ. Wall Section
A101	First Floor Plan / Interior Elevations
A102	Foundation & Elec. Plans/Elevations



② Typ. Wall Section
1" = 1'-0"



① Site
1/16" = 1'-0"

DO NOT SCALE

THIS IS NOT A SEALED ARCHITECTURAL DRAWING SET

VANGUARD DESIGN GROUP



www.guardthevan.com

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1	Design REV 1	06/25/19
2	Design REV 2	07/13/19
3	Permit Set REV 1	07/31/19
4	Permit Set REV 2	02/04/20
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Plane Residence Garage/Pool House Notes, Site Plan, & Typ. Wall Section

Project number	0088
Date	07/31/19
Drawn by	B. Shishakly
Checked by	B. Shishakly

A000

Scale As indicated

Consultant
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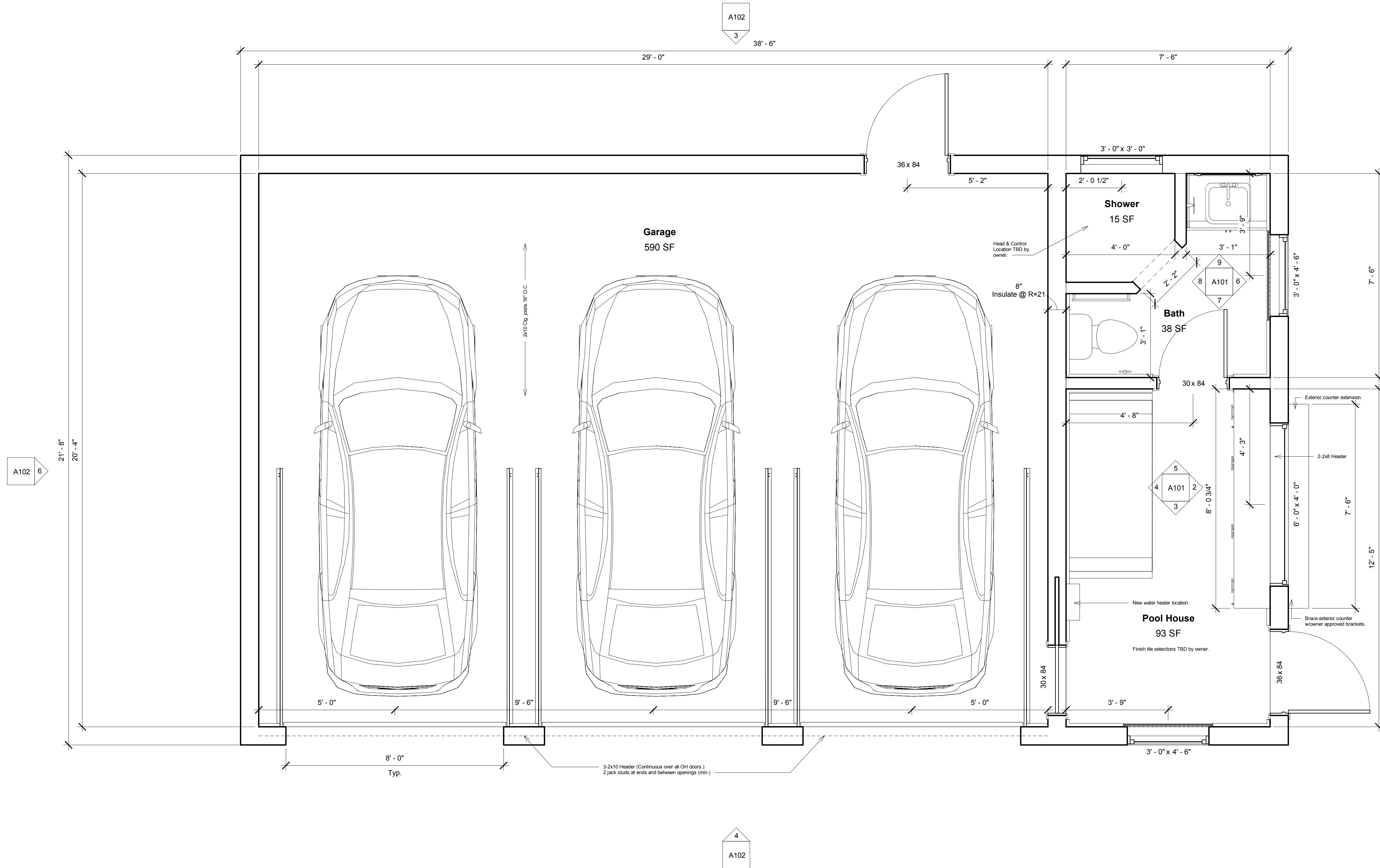
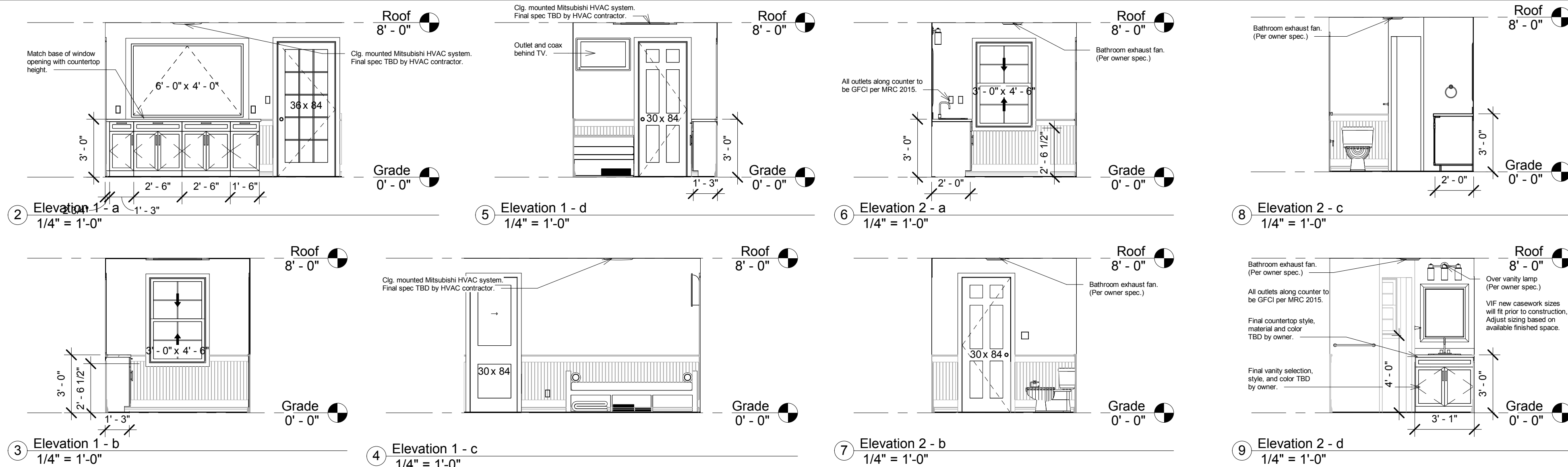
No.	Description	Date
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2	Design REV 2	07/13/19
3	Permit Set REV 1	07/31/19
4	Permit Set REV 2	02/04/20
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Plane Residence
Garage/Pool House
First Floor Plan /
Interior Elevations

Project number	0088
Date	07/31/19
Drawn by	B. Shishakly
Checked by	R. Shishakly

A101

Scale As indicated

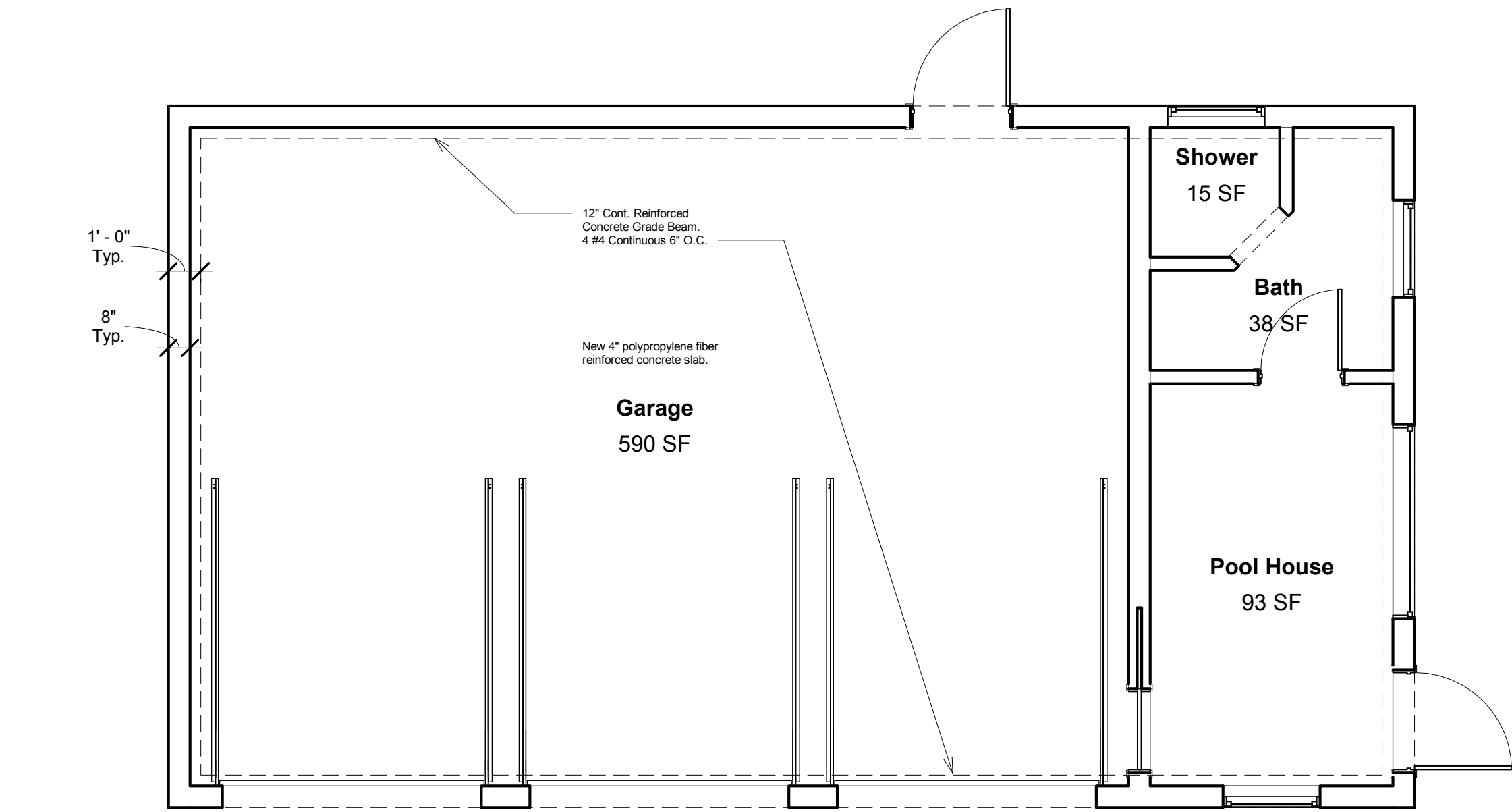


1 Grade
1/2" = 1'-0"

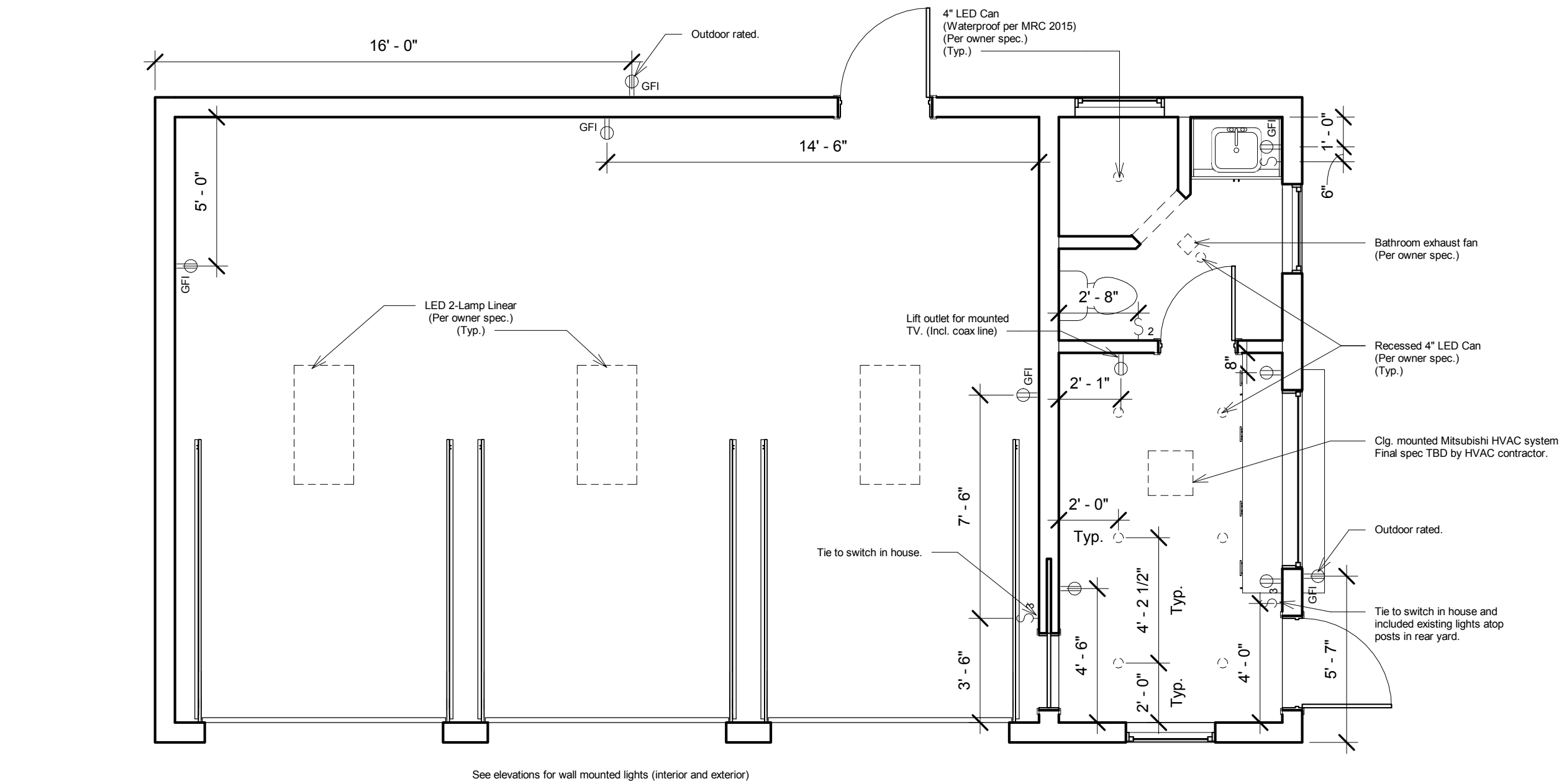
DO NOT SCALE

THIS IS NOT A SEALED ARCHITECTURAL DRAWING SET

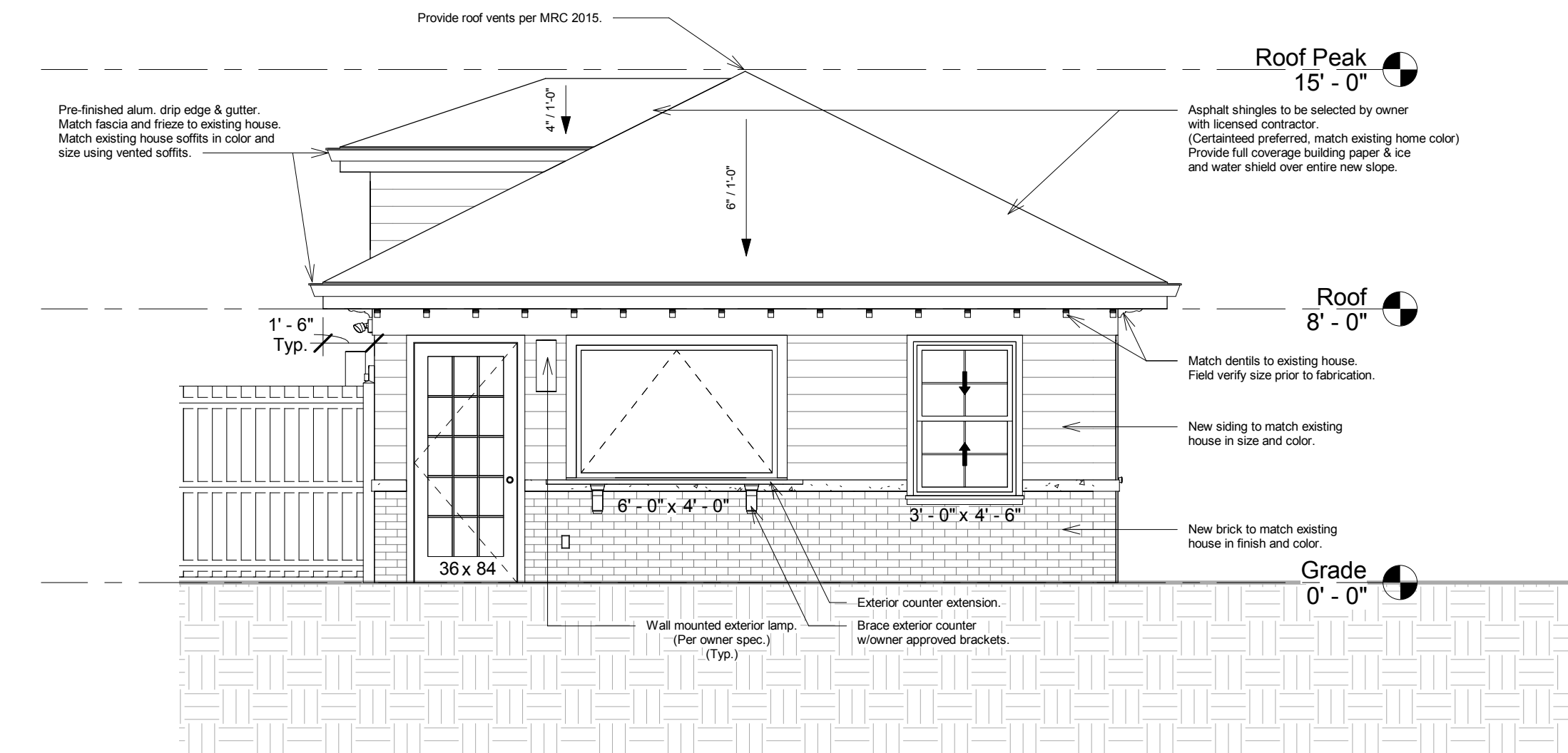
1 Foundation Plan
1/4" = 1'-0"



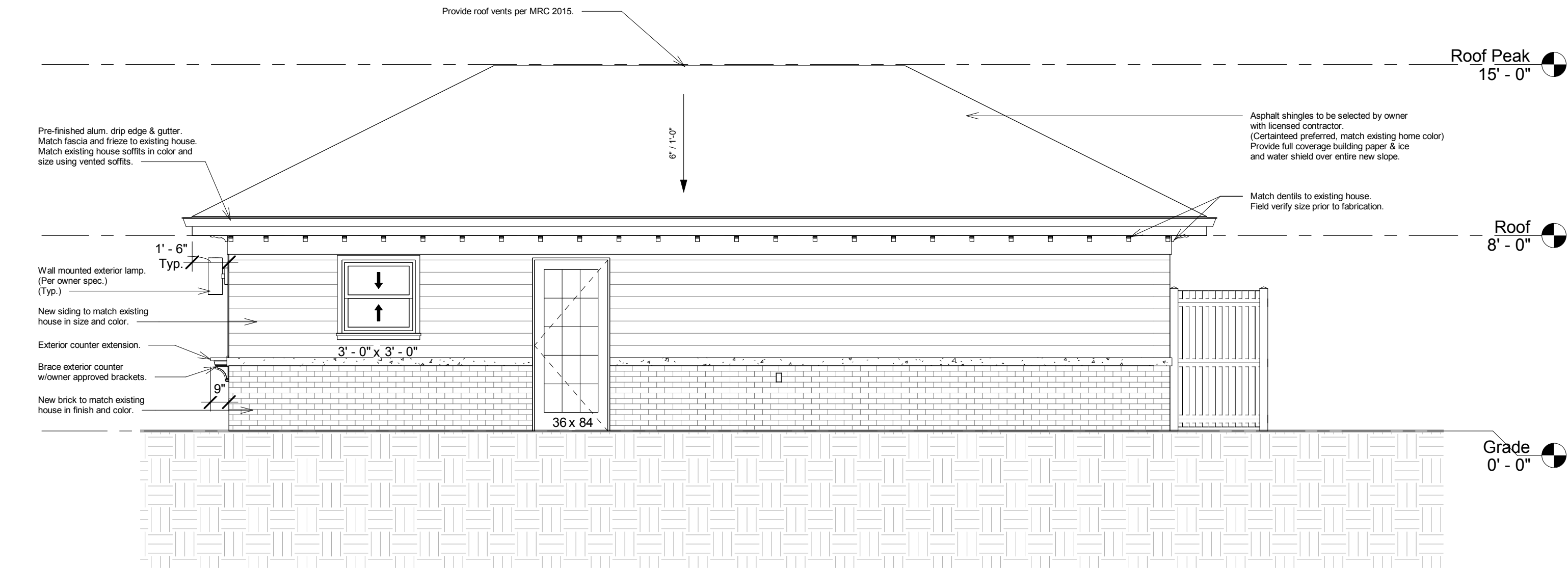
2 Electrical & Lighting Plan
1/4" = 1'-0"



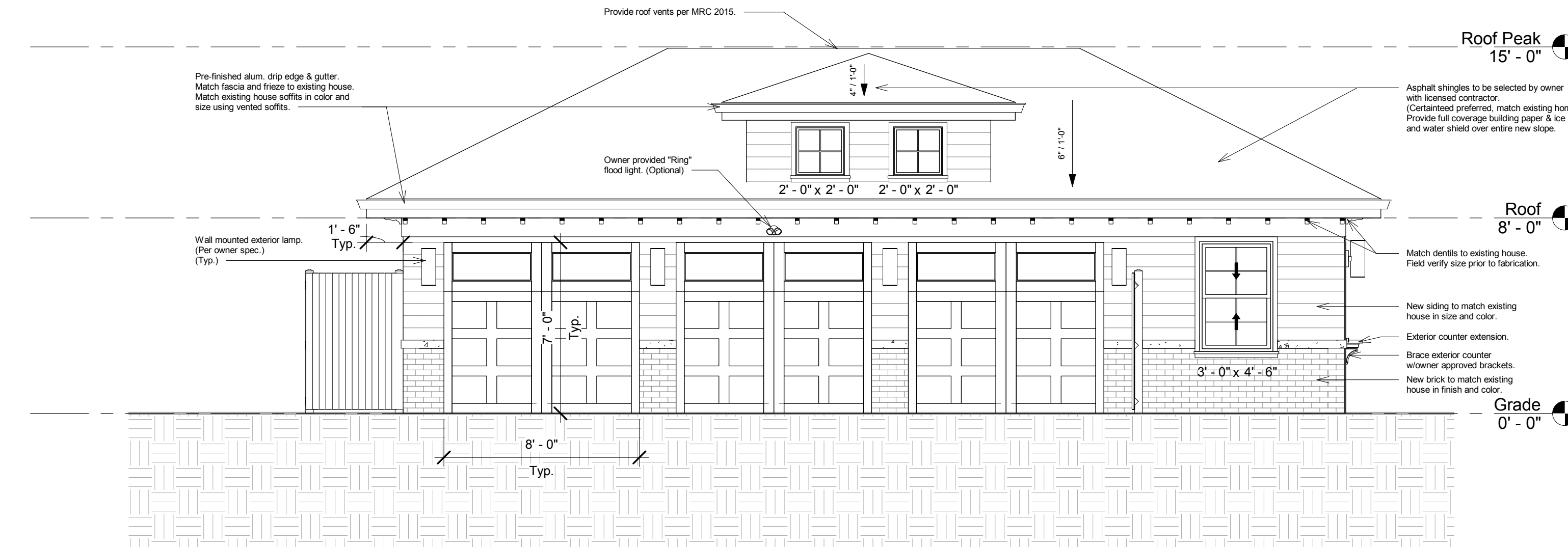
5 East
1/4" = 1'-0"



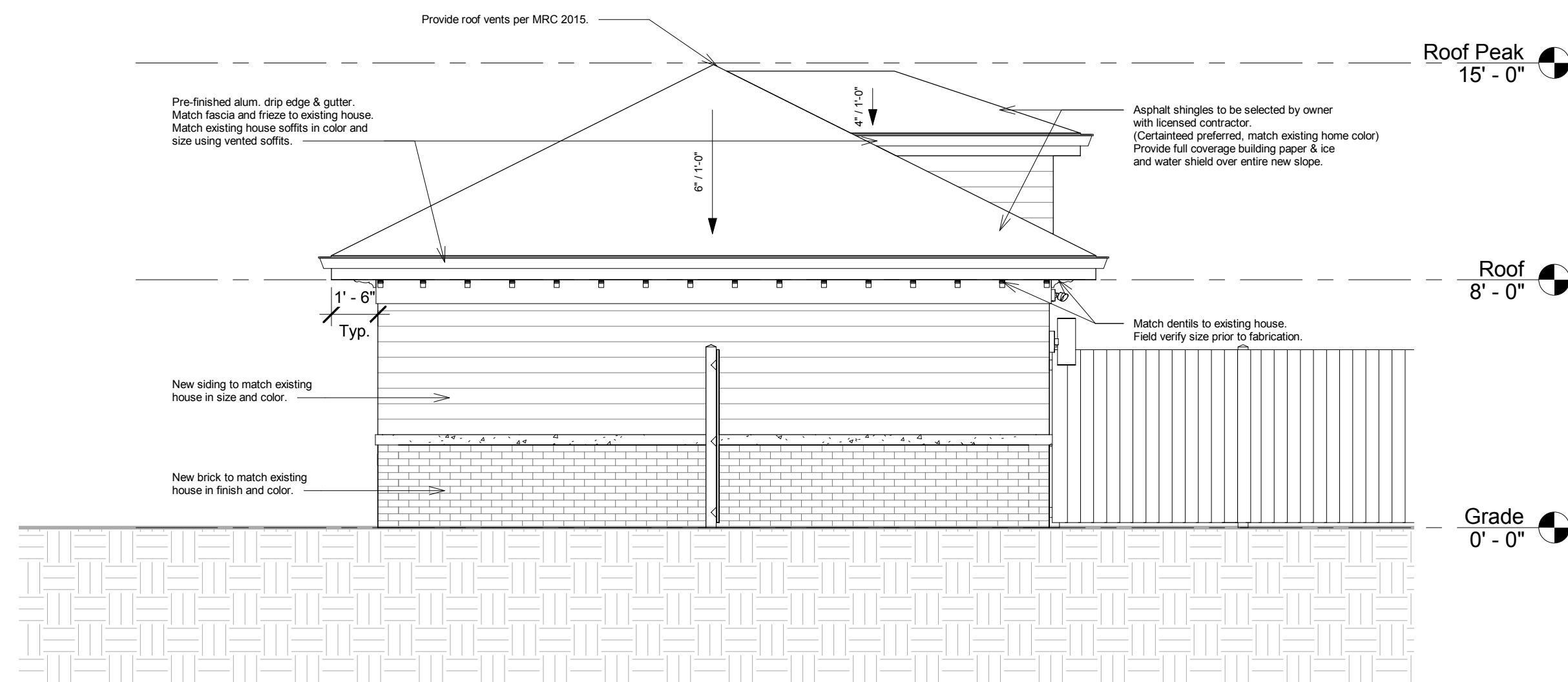
3 North
1/4" = 1'-0"



4 South
1/4" = 1'-0"



6 West
1/4" = 1'-0"



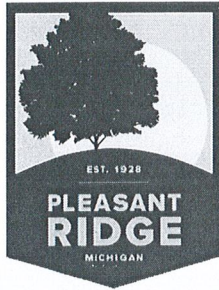
- NOTES**
- Vanguard Design Group is not responsible for job site safety or other job site conditions.
 - Verify the exact size and location of all floor and roof openings with mechanical contractor.
 - Dimensions used for design were assumed, but meet all setback requirements.
 - Final building placement on site to be performed by contractor/builder per Pleasant Ridge, MI zoning ordinance requirements.
- SOIL BEARING REQUIREMENTS**
- All top soil, organic and vegetative material should be removed prior to construction. Any required fill shall be clean, granular material compacted to at least 95% of maximum dry density per ASTM D-1557.
 - Foundations bearing on existing soils are designed for a minimum allowable soil bearing capacity of 2000 PSF, unless otherwise noted. The allowable soil bearing capacity must be verified by a registered soils engineer prior to the start of construction and is the responsibility of the owner or contractor.
 - If the allowable soil bearing capacity is less than 2000 PSF the contractor or owner is responsible for notifying a licensed structural engineer to redesign the foundations.
- FRAMING AND GENERAL NOTES**
- All windows double hung unless otherwise noted. Must be double pane Low-E windows with a U-factor of 0.27 minimum to meet MEC code requirements.
 - Final Door and Window specifications to be determined by contractor with owner approval prior to construction.
 - Final floor finish selection to be determined by contractor with owner approval prior to construction.
 - All bathroom & outdoor outlets to be GCFI and placed per 2015 NEC Standards.
 - Vanguard Design Group is not responsible for job site safety or other job site conditions.
 - Interior walls 5\"/>
 - 8\"/>
 - 2x6 Wood Studs at 16\"/>
 - Install (2) 2x6 Headers for all openings (windows, doors, openings) in load bearing and exterior walls unless otherwise noted. Verify sizing with licensed structural engineer, UNO.
- ELECTRICAL NOTES**
- All new electrical elements must meet NEC 2015 requirements. The drawings provided are for layout purposes only.

No.	Description	Date
1	Design REV 1	06/25/19
2	Design REV 2	07/13/19
3	Permit Set REV 1	07/31/19
4	Permit Set REV 2	02/04/20
5		
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Plane Residence
Garage/Pool House
Foundation & Elec.
Plans/Elevations

Project number	0088
Date	07/31/19
Drawn by	B. Shishakly
Checked by	B. Shishakly

A102



City of Pleasant Ridge

23925 Woodward Avenue, Pleasant Ridge, Michigan 48069
Phone: 248-541-2901 • Web: www.cityofpleasantridge.org

City Commission
Kurt Metzger, Mayor
Chris Budnik
Ann Perry
Bret Scott
Amanda Wahl

City Manager
James Breuckman

July 15, 2020

Tim Sexton
XElectric
26920 Hickler Lane
Harrison Township, MI 48045

RE: Electrical Permit – 38 Ridge Road

Dear Mr. Sexton;

On July 13, 2020 the City of Pleasant Ridge Building Department received your application for an electrical permit related to the detached garage construction for the property at 38 Ridge Road. At this time, your application is partially denied. The reason for the denial is as follows:

1. The second service panel is not permissible/allowable under the City's ordinance standards. Article 13: General Provisions, Section 82-193(9) Accessory Uses states: Residential occupancy of an accessory building is prohibited. A combination of services (which may include water, sewer, gas, and/or electric) which would make an accessory building easily convertible to habitable space, as determined by the Zoning Inspector, is prohibited.

Items related to the requested second service would need to be removed from your plan/permit application in order to proceed. Please complete a new application and submit it to the building department for processing and approval. You may not begin any work until your permit is approved. Should you require any additional information, please contact me.

Best regards,

Kersten Emsley
Building Clerk

cc. Stephen Plane, 38 Ridge Road, homeowner

June 26, 2020

To the city of Pleasant Ridge,

My name is Stephen Plane at 38 Ridge Rd. Im writing to request an additional meter be installed for my garage that is currently being built. I understand that the concern would be that we would use the garage as an additional living space, but i would like to state that we have no intentions of ever using the building for anything other than parking for electric vehicles and an attached pool house.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Stephen Plane', with a long horizontal flourish extending to the right.

Stephen Plane

SHERI MEESSEMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Aug. 25, 2022
Acting in the County of St. Clair



From: [James Breuckman](#)
To: ["amandaopp25@yahoo.com"](#)
Cc: [Kersten Emsley](#)
Subject: RE: 38 Ridge
Date: Tuesday, September 15, 2020 2:46:00 PM

Good afternoon –

The garage/pool house at 38 Ridge may not have permanent heating/cooling installed per Section 82-193(9) of the Pleasant Ridge Zoning Ordinance. The structure already has electrical and water/sewer service, precluding permanent heating/cooling equipment.

James Breuckman

City Manager, City of Pleasant Ridge
23925 Woodward Avenue, Pleasant Ridge, MI 48069
citymanager@cityofpleasantridge.org | Tel: (248) 541-2901
www.cityofpleasantridge.org

From: Kersten Emsley <waterclerk@cityofpleasantridge.org>
Sent: Tuesday, September 15, 2020 2:42 PM
To: James Breuckman <citymanager@cityofpleasantridge.org>
Subject: Fw: 38 Ridge

These are the mechanical specs. I assume this doesn't change anything and I we are still denying them the mechanical permits based on zoning codes.

Regards,

Kersten Emsley

Water Clerk

City of Pleasant Ridge

248-541-2901

From: Amanda Trigona <amandaopp25@yahoo.com>
Sent: Tuesday, September 15, 2020 2:33 PM
To: Pleasant Ridge Building Dept. <building@cityofpleasantridge.org>

Cc: projectmanager@sculpturecabinetry.com <projectmanager@sculpturecabinetry.com>

Subject: 38 Ridge

Hello,

I was just made aware that you didn't receive our initial email, so here is the forward.

Sincerely,

Amanda

----- Forwarded Message -----

Subject: 38 Ridge Rd.

Date: Tue, 15 Sep 2020 10:08:08 -0400

From: Amanda Trigona <assistant@accutemponline.com>

To: building@cityofpleasantridge.org

Good morning,

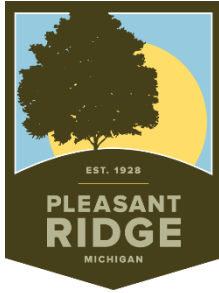
I was asked to send you the following information:

Installation of one Bryant Mini-Split heat pump.
Model# 38MGRQ18B condenser mounted behind garage.
First floor console located under window- Model# 619PEQ009BBMA
One wall mounted evaporator above door to bathroom.

If you have any questions or concerns, please contact Dave at 810-602-6645 or reply to this email and I'll have him call you.

Sincerely,

Amanda Trigona
Office Assistant
Accu-Temp, Inc.
46554 Erb Dr.
Macomb, MI 48042
586-598-2828



City of Pleasant Ridge

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City Commission
Kurt Metzger, Mayor
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Amanda Wahl

City Manager
James Breuckman

Notice of Zoning Board of Appeals Public Hearing

November 17, 2020

Dear Resident:

The Zoning Board of Appeals will hold a public hearing on **Tuesday, December 1, 2020 at 6:00 p.m.** The meeting will be conducted via remote participation on Zoom. You are receiving this notification because your property is located within 300 feet of the property for which the variance is requested. The notification requirement is set by State law. The Zoom meeting login information is as follows:

Meeting ID: 865 0109 7232
Passcode: 722135

The purpose of the ZBA meeting and public hearing is to consider the request by Mr. Stephen Plane, 38 Ridge Road, Pleasant Ridge, for a use variance to Section 82-193(9) of the Pleasant Ridge Zoning Ordinance, regarding a combination of services that would allow an accessory building to be used as a residential dwelling unit.

Accessory dwelling units are not permitted by the Zoning Ordinance, and accessory buildings may not have a combination of utilities that would allow their use as a dwelling unit. The proposal is to install water, sewer, electric, and heating/cooling service to the dwelling unit, and the request is for a use variance to allow a residential dwelling unit where it is not otherwise permitted. While the resident states that it is not their intent to use the accessory building as a dwelling unit, approval of the variance would mean that the building could be used as a dwelling unit in the future.

You are welcome to attend the Zoning Board Meeting to provide input on this request. If that is not possible, please feel free to contact James Breuckman, City Manager, by telephone at 248-541-2901 to discuss this matter, or via email at citymanager@cityofpleasantridge.org, or you may submit your comments in writing to my attention at cityclerk@cityofpleasantridge.org and I will forward them to the members of the Zoning Board.

Best regards,

Amy M. Allison
City Clerk