



A special meeting of the Zoning Board of Appeals of the Village of Bingham Farms will be held in the Village Council Chambers at 24255 Thirteen Mile Road, Suite 190, Bingham Farms, MI., Tuesday, May 26, 2020, at 7:30 p.m., and will be open to the public pursuant to the Village Charter.

### **AGENDA**

- I. Call to Order
- II. Approve Agenda - M
- III. Approve Meeting Minutes of February 17, 2020 - M
- IV. **Case 2020-02: 31033 Cardinal Lane:** Variance to Zoning Ordinance 5.10 Accessory Buildings and Structures, which requires a 25-foot setback in R-1 for rear lot lines abutting side lot lines of adjoining lot.
  - a. Public Hearing
  - b. Board Decision - M
- V. Adjourn - M

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETING ACT) The Village of Bingham Farms will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk at least five (5) business days before meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Bingham Farms in writing or by calling the Village Clerk's Office, 24255 Thirteen Mile, Suite 190, Bingham Farms MI 48025 – (248)644-0044.



The meeting minutes of the Zoning Board of Appeals of Bingham Farms, held at 24255 13 Mile Rd, Suite 190, Bingham Farms, MI, Monday, February 17, 2020

I. **Call to Order:** 7:30 p.m.

**Board members present:** Lisa Blackburn, Larry Freedman, Carl Grenadier, Kurt Jones, Ben Templeton.

**Board members absent:** Jeff Douville, Mel Ettenson.

**Others present:** Administrator Ken Marten, Treasurer Karin Ludwick, Administrative Assistant Yevgeniy Malkin.

II. **Approval of Agenda:** Motion by Grenadier, second by Freedman. Approved unanimously.

III. **Approval of Meeting Minutes of September 23, 2019:** Motion by Jones, second by Blackburn. Approved unanimously.

IV. **Case 2020-01: 29543 Bristol Lane:** Appeal for variance to 157 3.2(E) that requires R-1 lots to be 140 feet wide.

The property owner, Nada Najar, presented her case for variance request due to the unusual shape of her lot. Dr. Patel, Najar's neighbor, expressed support for the variance request and the tentative house plans.

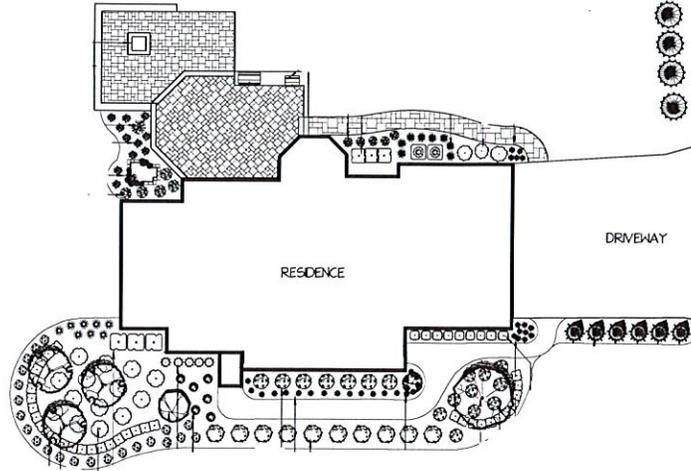
A. **Public Hearing:** Board members asked several questions regarding the upcoming plans for Najar's property and moved to the vote after some discussion.

B. **Board Decision: Motion** to approve by Jones, conditional on the Najar family replacing every tree that will be removed during construction, second by Freedman. Approved unanimously.

V. **Adjourn:** Motion by Jones, second by Freedman. Adjourned at 7:45 p.m.

Ground mount solar installation, 20 panels.

- System size - 26 ft wide, 13 ft deep and 8 ft tall.
- Set back from north lot border - 10 ft (variance from code of 25 ft)
- Set back from east border - greater than required 25 ft.
- East boarder of the lot extends beyond Cardinal Lane



CARDINAL LN

5 MILE RD

1" = 10'

11/13/20



KRABILL RESIDENCE

3033 CARDINAL LN  
 ENGHAM FARMS, TX 78025

**SEQUENCE OF CONSTRUCTION**

- 1.) ALL SOIL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE APPROVED PLAN PRIOR TO THE START OF ANY CONSTRUCTION.
- 2.) ALL STOCKPILED SOILS SHALL BE MAINTAINED IN SUCH A WAY AS TO PREVENT EROSION FROM THE SITE.
- 3.) THE SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AS NEEDED AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND ALL DISTURBED AREAS ARE STABILIZED WITH VEGETATION.
- 4.) ALL MUD/DIRT TRACKED ONTO EXISTING CITY ROADS FROM THE SITE DUE TO CONSTRUCTION OR THE DELIVERY OF MATERIALS SHALL BE REMOVED PROMPTLY BY THE BUILDER.
- 5.) AREAS PRONE TO SOIL EROSION MUST BE STABILIZED PRIOR TO FINAL OCCUPANCY.
- 6.) IF HOUSE IS TO HAVE A DROPPED BRICKLEDGE THEN IT MUST BE STEPPED DOWN UNIFORMLY AROUND HOUSE.
- 7.) SECS MEASURES SHALL BE INSPECTED WEEKLY UNDER NORMAL CONDITIONS, WITHIN 24 HOURS OF RAINFALL, AND DAILY DURING A PROLONGED RAIN EVENT.

**SOIL EROSION SEQUENCE OF OPERATIONS**

- 1- PERSON(S) RESPONSIBLE FOR SOIL EROSION CONTROL INSTALLATION AND MAINTENANCE SHALL BE JERRY KISH (586) 268-6168
- 2- ALL CATCH BASINS AND INLETS SHALL BE PROTECTED WITH PEASTONE INLET FILTER DEVICES ACCEPTABLE TO CITY OF ROCHESTER HILLS.
- 3- MAINTAIN SOIL EROSION CONTROL MEASURES AT ALL TIMES UNTIL FINAL LANDSCAPING AND PAVING ARE COMPLETED AND ACCEPTED BY CITY.
- 4- THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

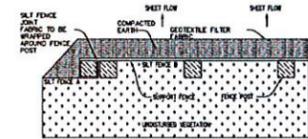
**SOIL EROSION NOTES:**

- THE ESTIMATED GROSS ACREAGE DISTURBED IS 3.6 ACRES.
- THE NEAREST WATERCOURSE IS THE FRANKLIN RIVER, APPROXIMATELY 700' TO THE WEST.

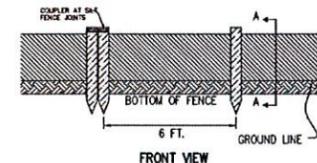
**Soil Survey Legend**

- 1B1 - Capes sandy loam, 0 to 4 percent slopes
- 45B - Airport loamy fine sand, 2 to 6 percent slopes

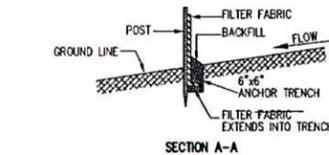
**EROSION CONTROL DETAILS**



PLAN VIEW



FRONT VIEW

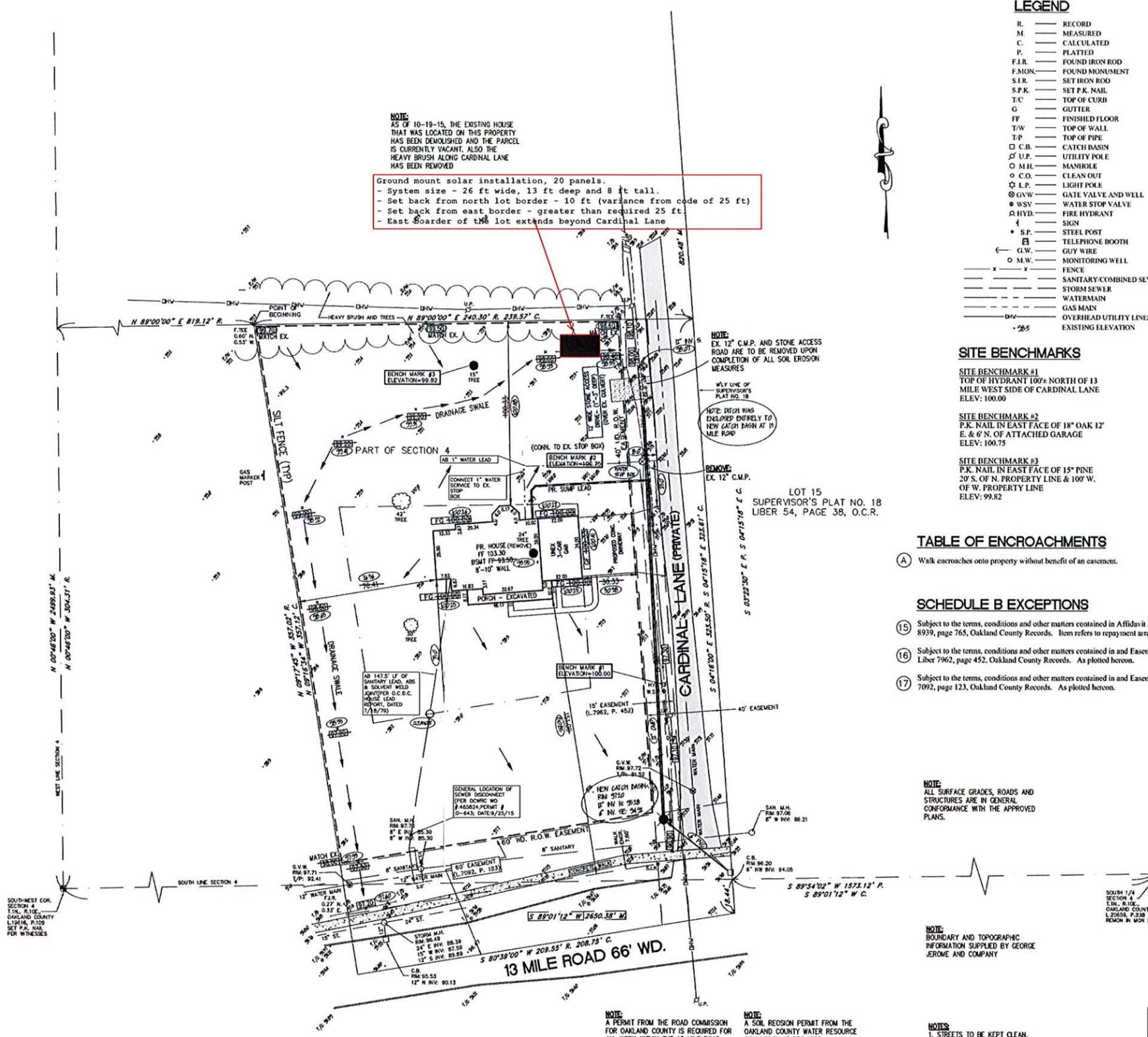


SECTION A-A  
SILTATION FENCE DETAIL  
NOT TO SCALE

ITEM	CONSTRUCTION SCHEDULE AND THE SCHEDULE											
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
INSTALL SOIL EROSION CONTROL MEASURES												
INSTALL DRIVE ACCESS DRIVE												
EXCAVATE BASEMENT												
BRICKLAY BASEMENT												
MOVE CONSTRUCTION												
COMPLETE ALL EXTERIOR MOVEMENT												
STABILIZE GROUND VEGETATION AS NEEDED												

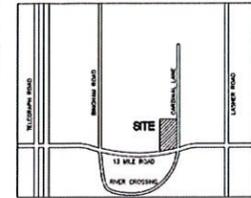
**NOTE:**  
AS OF 10-19-15, THE EXISTING HOUSE THAT WAS LOCATED ON THIS PROPERTY HAS BEEN DEMOLISHED AND THE PARCEL IS CURRENTLY VACANT. ALSO THE HEAVY BRUSH ALONG CARDINAL LANE HAS BEEN REMOVED.

Ground mount solar installation, 20 panels.  
- System size - 26 ft wide, 13 ft deep and 8 ft tall.  
- Set back from north lot border - 10 ft (variance from code of 25 ft)  
- Set back from east border - greater than required 25 ft.  
- East border of the lot extends beyond Cardinal Lane



**LEGEND**

- R. RECORD
- M. MEASURED
- C. CALCULATED
- P. PLATTED
- F.I.R. FOUND IRON ROD
- F.MON. FOUND MONUMENT
- S.I.R. SET IRON ROD
- S.F.K. SET P.K. NAIL
- T.C. TOP OF CURB
- G. GUTTER
- FF. FINISHED FLOOR
- T.W. TOP OF WALL
- T.P. TOP OF PIPE
- C.B. CATCH BASIN
- U.P. UTILITY POLE
- M.H. MANHOLE
- C.O. CLEAN OUT
- L.P. LIGHT POLE
- G.V. GATE VALVE AND WELL
- W.S.V. WATER STOP VALVE
- F.H. FIRE HYDRANT
- S.P. STEEL POST
- T.B. TELEPHONE BOOTH
- G.W. GUY WIRE
- M.W. MONITORING WELL
- F. FENCE
- S.C.S. SANITARY COMBINED SEWER
- S.S. STORM SEWER
- W. WATER MAIN
- G.M. GAS MAIN
- O.U. OVERHEAD UTILITY LINES
- E. EXISTING ELEVATION



LOCATION MAP  
NOT TO SCALE

**SITE BENCHMARKS**

- SITE BENCHMARK #1**  
TOP OF HYDRANT 100± NORTH OF 13 MILE WEST SIDE OF CARDINAL LANE  
ELEV: 100.00
- SITE BENCHMARK #2**  
P.K. NAIL IN EAST FACE OF 18" OAK 12' E. & 6' N. OF ATTACHED GARAGE  
ELEV: 100.75
- SITE BENCHMARK #3**  
P.K. NAIL IN EAST FACE OF 15" PINE 20' S. OF N. PROPERTY LINE & 100' W. OF W. PROPERTY LINE  
ELEV: 99.82

**TABLE OF ENCROACHMENTS**

- (A) Walk encroaches onto property without benefit of an easement.

**SCHEDULE B EXCEPTIONS**

- (15) Subject to the terms, conditions and other matters contained in Affidavit regarding Consumers Power Company, recorded in Liber 8939, page 765, Oakland County Records. Item refers to repayment arrangement for utilities and is not plottable.
- (16) Subject to the terms, conditions and other matters contained in and Easement granted to Consumers Power Company, recorded in Liber 7962, page 452, Oakland County Records. As plotted herein.
- (17) Subject to the terms, conditions and other matters contained in and Easement granted to the County of Oakland, recorded in Liber 7092, page 123, Oakland County Records. As plotted herein.

**NOTE:**  
ALL SURFACE GRADES, ROADS AND STRUCTURES ARE IN GENERAL CONFORMANCE WITH THE APPROVED PLANS.

**NOTE:**  
BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY GEORGE JEROME AND COMPANY

- NOTES:**
1. STREETS TO BE KEPT CLEAN.
  2. PRIOR TO BASEMENT EXCAVATION, CONTRACTOR SHALL EXPOSE AND VERIFY SANITARY LEAD ELEVATION. A HIGHER FINISH FLOOR ELEVATION MAY BE NEEDED TO MAINTAIN GRAVITY FLOW. CONTRACTOR SHALL ALSO VERIFY AND UTILIZE EXISTING WATER SERVICE
  3. WHERE LOTS ARE WOODED, CARE IS TO BE TAKEN SO THAT A MINIMUM NUMBER OF TREES ARE REMOVED/DAMAGED.
  4. OWNER/BUILDER TO VERIFY BUILDING DIMENSIONS PRIOR TO CONSTRUCTION. FOUNDATION CONTRACTOR SHALL UTILIZE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OF FOUNDATIONS.

**NOTE:**  
A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY IS REQUIRED FOR ALL WORK WITHIN THE 13 MILE ROAD R.O.W.

**NOTE:**  
A SOIL REVISION PERMIT FROM THE OAKLAND COUNTY WATER RESOURCE COMMISSION IS REQUIRED.

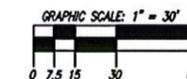
**LEGAL DESCRIPTION** (Old Republic National Title Insurance Company  
Commitment No: 245134 Dated Nov. 22, 2013)

Land situated in the Village of Bingham Farms, County of Oakland, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 4 and part of the Northwest 1/4 of Section 9, Town 1 North, Range 10 East, described as commencing at the Southwest corner of said Section 4; thence North 0 degrees 46 minutes 00 seconds West on Section line 304.31 feet; thence North 89 degrees 00 minutes 00 seconds East, 819.12 feet to the Point of Beginning of this description; thence North 89 degrees 00 minutes 00 seconds East, 240.30 feet to the West line of Superior's Plat No. 18, (as recorded in Liber 54 of Plats, Page 38 of Oakland County Records); thence South 4 degrees 16 minutes 00 seconds East, 323.50 feet to centerline of concrete of 13 Mile Road; thence South 80 degrees 39 minutes 00 seconds West along said centerline 209.55 feet; thence North 9 degrees 17 minutes 45 seconds West, 357.02 feet to the Point of Beginning. EXCEPTING a 40-foot easement along the Easterly side of above description to be used as a private roadway by titleholders of above property in common with others.

REVISE AS-BUILT PLAN ON 3/29/19 PER HRC

**Fenn & Associates, Inc.**  
Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9572 Fax: 586-254-9020 www.fennandassociates.com



GRAPHIC SCALE: 1" = 30'

**JJ ASSOCIATES, INC.**  
Civil Engineering and Surveying  
1000 South Boulevard E. - Suite 200, Rochester Hills, MI 48307  
Telephone: (586) 726-9111 Fax: (248) 852-7707  
Website: www.jjassociates.net

REV. DATE	DESCRIPTION
09/15/2015	REV. PORCH
10/24/2015	REV. PER H.R.C.
12/15/2015	REV. PER H.R.C.
10/25/2017	FOUNDATION CERTIFICATE
12/19/2017	FINAL GRADE CERTIFICATE
	ADDED SAN. C.O. & WATER STOP BOX

**CARDINAL LANE**  
PART OF THE NW 1/4 OF SECTION 9,  
T. 1N., R. 10E., VILLAGE OF BINGHAM FARMS, OAKLAND COUNTY, MICHIGAN.  
PLOT PLAN - JBK CONSTRUCTION CO.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL EXISTING UTILITIES (WHETHER SHOWN OR NOT SHOWN ON THIS DRAWING) BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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SCALE  
1" = 30'  
CITY #  
DRAWING  
M-14-2015  
1 of 1



31173 Cardinal Lane

Solar panels

23398 W 13 mile

31033 Cardinal Lane

Cardinal Ln

Cardinal Ln

13 Mile Rd

Solar panes - no  
visibility from 13  
mile rd

