

32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538 (248) 626-9666 www.franklin.mi.us

#### HISTORIC DISTRICT COMMISSION REGULAR MEETING Wednesday, January 6, 2021, 7:00 P.M 32325 Franklin Road, Franklin, MI The Village Historic District Commission will not be assembling to meet at a physical place; the meeting will be held electronically via "Zoom.us©", in accordance with the Michigan Open Meetings Act, as amended by 2020 PA 228. Webinar ID: 899 5020 3931 Password: 838726 Telephone: 1 646 558 8656

#### AGENDA

- I. Meeting Called to Order
- II. Roll Call
- III. Adoption of Agenda
- IV. Adoption of Minutes
  - A. Regular Meeting of November 4, 2020
- V. Public Comments
- VI. Unfinished Business
  - A. Consider an Application for a sign at 32749 Franklin Road, Suite 200, Dental House & Aesthetics.
- VII. New Business
  - A. Consider an Application for a new fence at 32350 Franklin Road.
  - B. Consider an Application for the Franklin Grill patio modifications.
- VIII. Discussion Items
  - A. Report on Historic Study Committee Progress.
- IX. Adjournment

William Dinnan, Building Official and Historic District Commission Facilitator

Posted: December 28, 2020

#### POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)

The Village of Franklin 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 a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025, or by calling the Village Clerk's Office at (248) 626-9666.

#### Village of Franklin, Michigan Public Notice for Virtual Meeting of the **Historic District Commission** via "Zoom.us ©" Scheduled for **7:00 p.m. on Wednesday, January 6, 2021**

The Village of Franklin's priority is always the health, safety, and welfare of residents, businesses, visitors and its staff. The Village of Franklin has proactively taken steps to prevent the further spread of the coronavirus (COVID-19) throughout the village, including hosting of virtual meetings. All Village Council, Commission and Board meetings will be conducted as virtual meetings until further notice.

The **Village of Franklin Historic District Commission Meeting** will be held via "Zoom" online meeting platform. Village Hall is closed to the public. The meeting is open remotely to the public to follow along and participate during the public portion of the meeting. Access the electronic meeting in one of the following three ways:

1. To attend the meeting from your computer browser or tablet, please use the following URL: <u>https://us02web.zoom.us/j/89950203931?pwd=NWtvelN6VjR1cWJjK0lWNWVJZ3Rmdz09</u>

- 2. To attend the meeting by phone:1(646) 558 8656
  - Use webinar ID: 899 5020 3931 Passcode: 838726
- 3. To attend the meeting via Zoom mobile app use webinar ID:899 5020 3931 Passcode: 838726

#### ELECTRONIC HISTORIC DISTRICT COMMISSION MEETING PARTICIPATION

- To help meeting flow and organization, all public comment otherwise known as citizens to be heard, will be taken at the beginning of the meeting and as outlined on the agenda.
  - Video conferencing audience: To make a comment, use the "raise your hand" feature. When recognized by the Chairman, please wait to be un-muted, then state your name and express your interest when called upon to do so.
  - Phone-in audience: To digitally raise your hand to be put into queue for public comment dial \*9.
     When recognized by the Chairman, make a public comment, state your name and express your interest when called upon to do so. To toggle the mute/unmute function dial \*6.

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the Village of Franklin are available to individuals with disabilities with 48 hours' notice. Individuals who believe they are in need of an accommodation should contact the Village of Franklin Clerk's Office by emailing Heather Mydloski at <u>clerk@franklin.mi.us</u>.

- 2	HISTORIC DISTRICT APPLICATIC INSPECTIONS (248) Rd • Franklin MI 48025-1199 by applies for a permit to (describe project) and extend priva	<b>DN</b> 626-1601 Phone (248) 62	DATE STAMP RECEIVE DEC 2 1 202 VILLAGE OF FRAM 26-9666 • Fax (248) 62 	10 NKLIN, MI
Current market value	of project \$ 10,000 00	SUB	MIT CHECKLIST WITH A	PPLICATION
I. LOCATION OF P Address: 32350		Historic District ? ves no	Zoning District	
52350 Village:	Franklin Zd	Township: SOUTHFIELD	County: OAKLAND	Zip Code: 48025
Between II. PARCEL IDENTIFI	13		Mile 7-1	
A. OWNER OR L				
Name: Robert	and Kate Hinnay.	+	Telephone No: 249	7615117
Address: 22350	Franklin Rd	City: Franklin	State: Mi	Zip Code:
1 Provide State	icum C Finniaum Brow	alio Avel to	Telephone No:	5022
Addrose	german Mill Pd	City: Franklin	-00 210 05	Zip Code: 48025
License No: 120	1022839		Expiration Date:	(======
	1 1 1	The second day of the second	Telephone No:	= (222
Address:		City:	State: 11	57 6338 Zip Code: 48076
2748 (J License No:	Cathrup BIVO	City hrup Vill	Expiration Date:	48076
Federal Employer Nurr Reason for Exemption: Worker's Comp Insurar Reason for Exemption: MESC Employer Numb Reason for Exemption: III. TYPE OF IMPROV	20-8508162 nce Carrier or Calk Point In er or	SURACE	Agoney	
A. TYPE OF IMPI	ROVEMENT			
[] New Building B. REVIEW(s) TO	[] Addition / Remodel	[] Demolition	[] Property	F.en ll VI Other
M Building / Trades	[] Engineering	[] Arborist	[] Legal	[] Other

IV. PERMIT PROPOSAL
A. RESIDENTIAL BUILDING – show most recent use
[] One Family [] Detached Condominium - number of units
[] Attached Garage [] Detached Garage [] Other (describe)
B. NON-RESIDENTIAL BUILDING – show most recent use
[] Church, Religious       [] Public Utility       [] Restaurant         [] Service Station       [] School, Library, Educational       [] Grocery         [] Office, Bank, Professional       [] Store, Mercantile       [] Other (describe)
c. PROPERTY-Describe proposal in detail Pepiace and extend an existing stockade privacy screen with a new cedar privacy screen
V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT
A. PRINCIPAL TYPE OF FRAME
[] Masonry, Wall Bearing     Mood Frame     [] Structured Steel       [] Reinforced Concrete     [] Other (describe)
B. PRINCIPAL TYPE OF HEATING FUEL NA
[] Gas [] Oil [] Electricity [] Coal [] Other
C. TYPE OF SEWAGE DISPOSAL NA
[] Pressure Sewer System [] Septic System
D. TYPE OF WATER SUPPLY NA
[] Public or Private Company [] Private Well or Cistern
E. TYPE OF MECHANICAL NA
Will there be air conditioning?       [] yes       [] no       Will there be an elevator?       [] yes       [] no
F. DIMENSIONS
First Floor (sq ft) Garage / Accessory (sq ft)
Second Floor (sq ft) Total Building Area (sq ft)
Basement (sq ft) Total Land Area (sq ft) 9131
G. NUMBER OF OFF-STREET PARKING SPACES
Enclosed 2 Outdoors 2

VI. APPLICANT INFORMATION:									
Applicant is responsible for the payme	ent of all fees and ch	arges applicable to this	application and	must provide the follo	owing information:				
Name: Pobert Hinnant Address: 2250 Franklin Pd City: Franklin State Mi ZIPY 2005									
Address: 32360 Franklin	Pd	city: Frankin		State M V	21P43025				
Federal ID no. (if applicable)									
I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge. Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who perform work on a residential building or a residential structure. Violators of Section									
X BREAT from	A.			12/21	120				
	Signature of Applica	nt		Applica	tion Date				
VII. FOR INTERNAL USE ONLY	VII. FOR INTERNAL USE ONLY								
	REQUIRED	APP / REJ	DATE	BY	,				
A ~ BUILDING PERMIT	[]Yes []No	>							
B ~ CULVERT PERMIT	[]Yes []No								
	[]Yes []No								
D ~ FLOODPLAIN PERMIT	[] Yes [] No	,							
E ~ LANDFILL PERMIT	[]Yes []No	,							
F ~ SOIL EROSION PERMIT	[]Yes []No	)							
G ~ TREE REMOVAL PERMIT	[]Yes []No	•							
H ~ WETLANDS PERMIT	[]Yes []No								
I ~ HISTORIC DISTRICT	[]Yes []No								
J ~ ZONING BOARD **	[]Yes []No	,							
** Zoning District	<b>Required Setback</b>	Front	/	Side	Back				
	Proposed Setback	Front	/	Side	Back				
VIII. VALIDATION Approved by:			DATE STAMP						
			-						
	(signature) VILLAGE OF FRANKLIN BUILDING OFFICIAL								
			I						

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# **FINNICUM BROWNLIE ARCHITECTS**

#### HARDSHIP STATEMENT: 32350 Franklin Road Zoning Board of Appeals

December 21, 2020 Village of Franklin

#### **Background:**

In 1994, when Robert and Katie Hinnant purchased their house, there was an existing 6ft stockade privacy screen along the west two-thirds of the south property line and a 3ft chain link fence for the Easterly one-third. By 2005 it needed replacement and the HDC granted them approval to replace it with a new, matching privacy screen. They also appeared before the ZBA but no action was needed since the new screen was being replaced in the same location as the old. Fast-forward to today - the fence again needs to be replaced. This time, however, the Hinnants wish to replace the privacy screen with one of higher quality and extend it for the full length of the South property line. Therefore, two variances will be required.

#### Zoning Board of Appeals Application supplemental information:

Provided below is information requested on pages 2 and 3 of the Zoning Board of Appeals Application:

#### IV. Detailed description of request for variance:

1. Request to locate a privacy screen on the property line. A privacy screen is defined as a type of fence that is a substantially opaque barrier intended to screen a selected use or particular area of a private residential yard. It may not be located in the required yard setback area. A variance is necessary to allow it to be constructed adjacent to the property line.

2. Request to define the limits of enclosure as the full outdoor living space. A privacy screen shall be designed to screen a selected use or area such as a pool or a patio but not an entire side or rear yard. A variance is requested to establish privacy for the Hinnants' outdoor living area – porch, patio and yard.

#### V. Unique physical conditions:

1. The site is a corner lot, located across from the Post Office, a very busy intersection. The rear yard is in full view of passers-by.

2. The lot is long, narrow, and legally non-conforming. Its area is just 57% of the site area required for the zoning district.

3. The adjacent house is non-conforming. Its North sideyard setback varies from 18" to 24" away from the property line. A 10ft setback is required.

4. The subject parcel is located downhill from the neighboring property. A 30" grade differential creates water runoff issues.

5. A frequently used door from the neighbors' house opens 10 ft from the Hinnants' patio. It provides a direct view into the Hinnant's patio because of the grade differential and because a 36" caliper tree that provided a degree of privacy was recently removed.

6. An 81 ft long, 6 ft high, wood, stockade privacy screen exists along the South property line. Another 41 ft of chain link fencing extends along the remaining third of the property line. The fence ordinance, 1268.28 (a) (2) B, states a fence "must be consistent along a single lot line".

## VI. Do the unique site conditions exist throughout the adjacent neighborhood?

- 1. Other corner lots exist within the historic district.
- We are unaware of any other property that is similarly hindered by its size, its proportions, the extreme proximity of an adjacent house and/or an abrupt grade change.

### VII. Why can the property not be reasonably developed?

1. Since the entire rear yard is in full view of passers-by on Carol Street, outdoor privacy can only be achieved by moving outdoor living into the area screened by the house. That area is very close to the neighboring house; the distance to the property line varies from 18" to 24" from the adjoining house. A privacy screen is necessary to separate the two properties and create privacy.

2. Without the privacy screen, the Hinnant's privacy is breeched by the neighbors' Northfacing door being at a higher elevation, just 10 ft from their private patio. This condition was exacerbated when a 36" caliper tree was recently cut down. What privacy that existed at that point was eliminated.

3. Because the Hinnants' outdoor living space is pushed to the South, and the neighbors' utilitarian outdoor storage space is located behind their garage to the East, the extension of the privacy screen is a reasonable request.

4. To create privacy with vegetative screening is a permissible option used by the Hinnants in the past. Unfortunately, the arbor vitae screen they planted flourished until the adjoining grade was raised approximately 30" higher than it existed prior to an addition by the previous owner. The additional water runoff essentially drowned the trees, causing them to thin and die. The proposed cedar privacy screen will not impede the runoff but will withstand its effect. It is the only viable option for creating privacy

5. There are currently two quite different fence types separating lot 43 from lot 44; an 81ft long, 6 ft high stockade privacy screen and a 41ft long, 3ft high chain link fence. The fence ordinance seeks to have fences be consistent along property lines. This proposal seeks to unify the screen.

#### VIII. Who created the hardship?

- 1. House proceeded the ordinance.
- 2. That the shape of the lot is long and slender and located on a corner is due to the original plat.
- 3. The grade differential between the two properties and the relationships of the finished floor height of the houses is a circumstance of the natural grade and because the grade was raised by the previous owner. Franklin hill begins to rise along their west property lines.

4. The proximity of the houses was established in the early 1900's when the two building were originally constructed.

#### IX. What impact will granting the variance have on the neighborhood?

1. The new privacy screen will not alter the essential character of the neighborhood. There are numerous examples of similar privacy screens along property lines in the Historic District. By extending the remainder of the distance along the property line, the screen will provide visual cohesiveness to the Hinnants' property as viewed from Carol Street. It will also establish mutual privacy between lots 43 and 44. The new materials will echo the existing materials in type and color but be more refined in appearance.

#### **Summary of Practical Hardships and Points of Fact:**

- 1. The house preceded the ordinance
- 2. The current residents did not create the hardships
- 3. Both adjacent residences are legally non-conforming.

4. Numerous privacy screens are located within the historic district that extend for the full length of a side property line (see attached photographs). Other privacy screens are present that are required as separations between residential and residential zoning districts.

5. The need for privacy is exacerbated by the exposure to a busy intersection and the proximity of the neighboring house.

6. Locating a privacy screen outside the required side yard is not feasible because to do so would bisect the existing outdoor living area and reduce it by 33%.

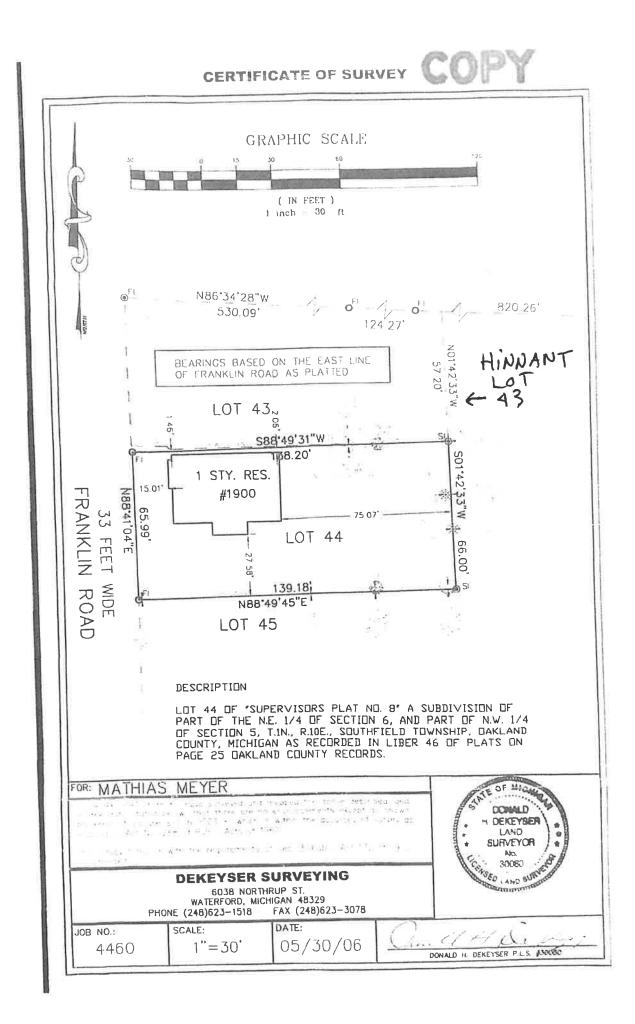
7. Drainage issues caused by a grade differential prevent the use of vegetative screening which has been unsuccessfully attempted in the past.

The proposed privacy screen is placed as a practical need. It is thoughtfully designed and detailed in natural cedar by a highly respected fence builder, Walpole. It was chosen as an enhancement to the Historic District. In view of the practical hardships listed above, as well as the ample precedence of other existing privacy screens, we request that the Zoning Board of Appeals grants the variances necessary to enable Mr. and Mrs. Hinnant to proceed with their request.

Respectfully submitted, Finnicum Brownlie Architects

William J. Fin icun

William L. Finnicum AIA NCARB



#### Hinnant Proposed Privacy Screen Style (Custom Cedar)



Free Design Consultation > Interactiv

- Shopping Cart | Locations | Request Catal

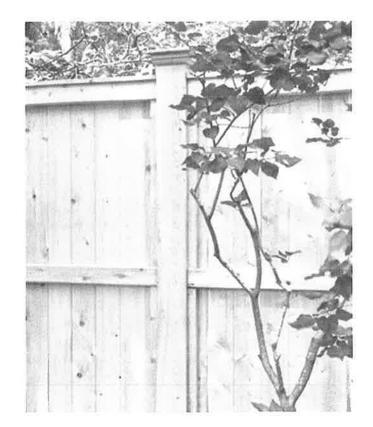
fences & gates pergolas & arbors buildings & enclosures

ngs & enclosures mail & lantern posts furniture

exteric

home fences & gates fences

< Back to Fences



#### Examples of Privacy Screens within Historic District that Extend Full Length of Side Property



26071 German Mill

26091 German Mill



26086 Carol

25925 Romany Way



26111 Carol

We support Robert and Katie Hinnant's proposal to the Franklin Historic District Commission and Zoning Board to replace their current privacy fence with one of higher quality and extend it for the full length of the south property line.

son 26200 Circl Avanue Franking 45025 X Print Name/Address afr 26091 berman Mill Franki 26011 GERMAN MALLESS BANKUN, M Print Name/Address 32320 200 OWDAGe Print Name/Address 116 CAROLAVE Canica NANKAUS Print Name/Address **Print Name/Address** 1. Melinda Saulson 5. Larry Pliska 6. Connie JACOB 4. K.C. RYAN 2. DAN AShcraft 3. MIKELIUT 7. Garrett Keals

We support Robert and Katie Hinnant's proposal to the Franklin Historic District Commission and Zoning Board to replace their current privacy fence with one of higher quality and extend it for the full length of the south property line.

iat Manar 26081 STVOLAR Print Name/Address X Tracey Stein 2611 Carol Ac Likk Print Name/Address 32310 Trakt. Name/Address MHICH 2555 0 HELLIN HILL X HARMA 5934 Hestryvalz E. FILIDS Print Name/Address REALIN 25500 Jomany Way Print Name/Address man 26025 Carol 26103 Carol 15. FARL 8. Feliciamolnar iochipHudson 13 Julie Rath 9. Tracey Stein II MARIAH FINNICUM 12 ELIZABETH FIRKS 19. Andrew Scifw

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	DISTRIC	T.		
Village	APPLICAT	ION		
of Franklin	INSPECTIONS (24	8) 626-1601	REC	EIVED
			14 N	0 4 2021
32325 Franklin	Rd • Franklin MI 48025-119	9 • Phone (248) 6	626-9666 • Fax (248)	626-0538
The undersigned hereb	y applies for a permit to (describe proj	ect)	VILLAGE OF	FRANKLIN, MI
Construct	an outdoor divi	ng structu	re on existing b	rick Atio
Current market value o	f project \$B	SU	BMIT CHECKLIST WITH	APPLICATION
I. LOCATION OF PR	OJECT	Historic District ?	Zoning	
Address:		Historic District ?	Zoning District	
321-	O Frankin Road		1	
Village:	FRANKLIN	Township: SOUTHFIELD	County: OAKLAND	Zip Code: 48025
Between EVel.	in ct	And VMC	ennes Ave	
II. PARCEL IDENTIFIC	ATION #			
A. OWNER OR LES	SSEE			
Name: Tames	Kachensfarser		Telephone No: 24	8 819 9525
Address:	30670 Kirk Ln	City: Franklu	State:	Zip Code:
B. ARCHITECT OR		Flankin	1 1.1	48025
Nome:	· Finnicum Brown lie Ar	1:10.10	Telephone No: 248.851.5	477
Addross			State: 4	Zip Code:
License No.	Milled	Franklin	Expiration Date:	49025
C. CONTRACTOR	022839		10.31.21	
			Telephone No:	
Name: TBD Address:				
		City:	State:	Zip Code:
License No:			Expiration Date:	
Federal Employer Number Reason for Exemption:	er or			
Worker's Comp Insurance Reason for Exemption:	e Carrier or			
MESC Employer Number	or			
Reason for Exemption:	ENT AND PLAN REVIEW			
A. TYPE OF IMPRO	VEMENT			
M New Building	[] Addition / Remodel	[] Demolition	(] Departs	
B. REVIEW(s) TO BE		D Demolition	[] Property	[] Other
Building / Trades	[] Engineering	[] Arborist	[] Legol	[] Other

IV. PERMIT PROPOSAL         A. RESIDENTIAL BUILDING - show most recent use         [] One Fornity       [] Deteched Condominium - number of units		
[] One Formity       [] Detached Condominium - number of units	IV. PERMIT PROPOSAL	
I Aftached Garage [] Defached Garage [] Other (describe) 8. NON-RESIDENTIAL BUILDING – show most recent use [] Church, Religious [] Public Utility [] Service Station [] Stroke, Mercanitie [] Gonery [] Other (describe) [] Other	A. RESIDENTIAL BUILDING - show m	nost recent use
B. NON-RESIDENTIAL BUILDING - show most recent use   [] Church, Religious   [] Church, Religious   [] Office, Bonk, Professional   [] Mesony, Wall Boarding   [] Mesony, Woll Boarding   [] Prosure Sever System   [] Pressure Sever System   [] Pressure Sever System   [] Pressure Sever System   [] Private Well or Cistem   E. TYPE OF MAECHANICAL   Will there be oir conditioning? <t< th=""><th>[] One Family []</th><th>Detached Condominium - number of units</th></t<>	[] One Family []	Detached Condominium - number of units
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[] Service Station       [] School, Ebrony, Educational       [] Grocery         [] Office, Bank, Professional       [] Store, Mercantille       [] Other (describe)         c. PROPERTY - Describe proposal in detail A 1225 SF open - 3x during chruches complaining with the State of Mickingan vestrictions for bother complaining with the State of Mickingan vestrictions for bother complaining with a state of Mickingan vestrictions for bother complaining with a state of Mickingan vestrictions for bother complaining with a state of Mickingan vestriction of Lice.         Y. SELECTED CHARACTERISTICS FOR BUILDING PERMIT       arrow the Eastern portion of Lice.         A. PRINCIPAL TYPE of FRAME       Mada Pauels, Juardie Plank sides, 72% S.         [] Mosony, Wall Beening       X. Waod Frame         [] Mosony, Wall Beening       Y. Waod Frame         [] Mosony, Wall Beening       Y. Waod Frame         [] Mosony, Wall Beening       [] Other (describe)         b. PRINCIPAL TYPE OF HEATING FUEL       [] Other (describe)         b. PRINCIPAL TYPE OF HEATING FUEL       [] Other (describe)	B. NON-RESIDENTIAL BUILDING - sh	iow most recent use
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V. SELECTED CHARACTERISTICS FOR BUILDING PERMIT       unit reflect the redarient work, there is a mark work, The of is         A. PRINCIPAL TYPE OF FRAME       units panels, hard is a mark work, the is a mark wo	with the state of A	hidrigan restrictions for botoloor senting enclosures instructed over the Eastern portion of the is. It will be vooled with 3 open sides and existing
A. FRINCIPAL TIPE OF PRAME       Frame       Frame       France       Frame       Frame         [] Masonny, Woll Bearing       [] Reinforced Concrete       [] Other (describe)       [] Structured Steel         B. PRINCIPAL TYPE OF HEATING FUEL       [] Other (describe)       [] Structured Steel       []         M Gas       [] Oil       [] Electricity       [] Coal       [] Other         c. TYPE OF SEWAGE DISPOSAL       MAS         [] Pressure Sewer System       [] Septic System         D. TYPE OF WATER SUPPLY       NA         [] Public or Private Company       [] Private Well or Clistem         E. TYPE OF MECHANICAL       [] Private Well or Clistem         Will there be air conditioning?       [] yes       [] no         F. DIMENSIONS       [] Total Building Area (sq ft)       1225 SF-         Basement (sq ft)       Total Building Area (sq ft)       11/244 SF-         G. NUMBER OF OFF-STREET PARKING SPACES       [] Mason (sq ft)       11/244 SF-	V. SELECTED CHARACTERISTICS FOR	BUILDING PERMIT will reflect the restarrant roof. The port is
[] Masonry, Wall Bearing X Wood Frame   [] Reinforced Concrete [] Other (describe)   8. PRINCIPAL TYPE OF HEATING FUEL     X Gas [] Oil   Y Gas [] Oil   [] Electricity [] Coal     (] Other     C. TYPE OF SEWAGE DISPOSAL     NA     (] Pressure Sewer System     [] Pressure Sewer System     (] Pressure Sewer System     (] Private Well or Clistern     E. TYPE OF MECHANICAL     Will there be air conditioning?     (] yes     (arg ft)     Accessory (sq ft)     Second Floor (sq ft)     Accessory (sq ft)     Second Floor (sq ft)     Total Land Area (sq ft)     1225 SF     Basement (sq ft)     Total Land Area (sq ft)     1225 SF	A. PRINCIPAL TYPE OF FRAME	Cour boards, 12×12 columns, train and
Ya Gas [] Oil [] Electricity [] Coal [] Other		Wood Frame [] Structured Steel
C. TYPE OF SEWAGE DISPOSAL       NA         [] Pressure Sewer System       [] Septic System         D. TYPE OF WATER SUPPLY       NA         [] Public or Private Company       [] Private Well or Cistern         E. TYPE OF MECHANICAL       [] Ves ¥ no         Will there be air conditioning?       [] yes ¥ no         First Floor (sq ft)       40x 2.5         Garage / Accessory (sq ft)       1225 5F         Basement (sq ft)       Total Building Area (sq ft)         Total Land Area (sq ft)       71, 7244 5F	B. PRINCIPAL TYPE OF HEATING FUEL	
[] Pressure Sewer System       [] Septic System         D. TYPE OF WATER SUPPLY       NA         [] Public or Private Company       [] Private Well or Cistern         E. TYPE OF MECHANICAL       [] Yes 14 no         Will there be air conditioning?       [] yes 14 no         F. DIMENSIONS       [] Total Building Area (sq ft)         First Floor (sq ft)	🎾 Gas [] Oil [	[] Electricity [] Coal [] Other
D. TYPE OF WATER SUPPLY       NA         [] Public or Private Company       [] Private Well or Cistern         E. TYPE OF MECHANICAL	C. TYPE OF SEWAGE DISPOSAL	Δ
[] Public or Private Company       [] Private Well or Cistern         E. TYPE OF MECHANICAL         Will there be air conditioning?       [] yes y no         Will there be air conditioning?       [] yes y no         Will there be an elevator?       [] yes y no         F. DIMENSIONS       Garage / Accessory (sq ft)         Second Floor (sq ft)       Garage / Accessory (sq ft)         Second Floor (sq ft)       Total Building Area (sq ft)         Total Land Area (sq ft)       T1, T244 sF	[] Pressure Sewer System	[] Septic System
E. TYPE OF MECHANICAL         Will there be air conditioning? [] yes y no         Will there be air conditioning? [] yes y no         Will there be an elevator? [] yes y no         F. DIMENSIONS         First Floor (sq ft)         Second Floor (sq ft)         Second Floor (sq ft)         Total Building Area (sq ft)         Total Land Area (sq ft)         Total Land Area (sq ft)         Total Land Area (sq ft)         G. NUMBER OF OFF-STREET PARKING SPACES	D. TYPE OF WATER SUPPLY	
Will there be air conditioning? [] yes y no       Will there be an elevator? [] yes y no         F. DIMENSIONS       Garage / Accessory [sq ft]         First Floor (sq ft)       Garage / Accessory [sq ft]         Second Floor (sq ft)       Total Building Area (sq ft)         Basement (sq ft)       Total Land Area (sq ft)         G. NUMBER OF OFF-STREET PARKING SPACES	[] Public or Private Company	[] Private Well or Cistern
F. DIMENSIONS       First Floor (sq ft)       Second Floor (sq ft)       Basement (sq ft)       Total Land Area (sq ft)       Total Land Area (sq ft)	E. TYPE OF MECHANICAL	
First Floor (sq ft)       Garage / Accessory (sq ft)         Second Floor (sq ft)       Total Building Area (sq ft)         Basement (sq ft)       Total Land Area (sq ft)         G. NUMBER OF OFF-STREET PARKING SPACES	Will there be air conditioning? [-] yes	Mill there be an elevator? [] yes Mino
Second Floor (sq ft)          Basement (sq ft)          Total Land Area (sq ft)       71, 744 sF    G. NUMBER OF OFF-STREET PARKING SPACES		
Basement (sq ft)     Total Land Area (sq ft)     71, 744 sF       G. NUMBER OF OFF-STREET PARKING SPACES	First Floor (sq ft)	Garage / Accessory (sq ft)
G. NUMBER OF OFF-STREET PARKING SPACES	Second Floor (sq ft)	Total Building Area (sq ft)
	Basement (sq ft)	Total Land Area (sq ft) 71, 744 SF
Enclosed Outdoors 2 handi sapped, 40 regular	G. NUMBER OF OFF-STREET PARKING SPA	ACES
	Enclosed	Outdoors 2 handi capped, 40 regular

16 E

VI. APPLICANT INFORMATION:					
Applicant is responsible for the pay	ment of all fees and charge	<b>s applicable to this o</b>	polication and	must provide the f	
			ppiled loft and	Telephone No	3 (9 9525
Address: 30670 Kunt	City	Franklim		State:	ZIP:
Federal ID no. (if applicable)	Lune	Flankim		Mr	48000
125.1523a of the Michigar	outhorized agent, and we	e agree to conform to the best of my k f 1972, Act No. 230 person from conspir	of the Public	Acts of 1972, being	ng Section quirements of Section
0 '	Signature of Applicant				cation Date
VII. FOR INTERNAL USE ONLY	REQUIRED	APP / REJ	DATE		ВҮ
a ~ Building Permit	[]Yes []No		DAIL		
3 ~ CULVERT PERMIT	[] Yes [] No				
C ~ FENCE PERMIT	[]Yes []No				
0 ~ FLOODPLAIN PERMIT	[]Yes []No				
~ LANDFILL PERMIT	[]Yes []No				
~ SOIL EROSION PERMIT	[]Yes []No				
~ TREE REMOVAL PERMIT	[]Yes []No				
~ WETLANDS PERMIT	[]Yes []No				
~ HISTORIC DISTRICT	[]Yes []No				
~ ZONING BOARD **	[]Yes []No				
** Zoning District	Required Setback	Front	1	Side	Back
	Proposed Setback	Front	1	Side	Back
II. VALIDATION			DATE STAMP		
pproved by:					
(s	ignature)				
VILLAGE OF FRAM	IKLIN BUILDING OFFICIAL				

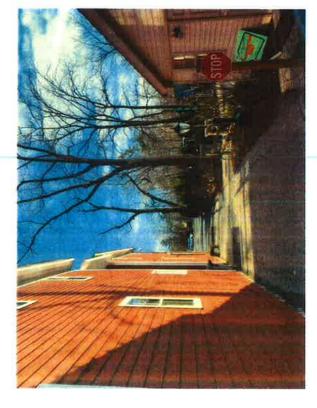
#### HISTORIC DISTRICT CHECKLIST

#### 14 COPIES EACH OF THE FOLLOWING:

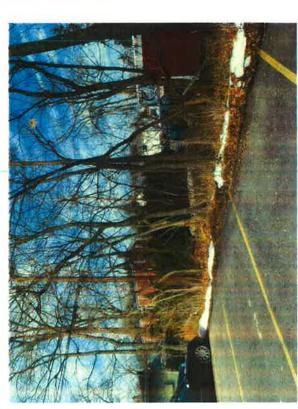
- Completed Permit Application
  - Proof of ownership (ie: copy of title insurance policy)
  - Homeowner's Permit requires signed and dated Home Owner's Affidavit on file
  - \_\_\_\_ Builder's Registration copy builder's license and driver's license on file TBP
- Copy of certified plot plan indicating:
  - ✓ Dimensions of all property lines indicate any easements
  - ✓ Dimensions of existing and proposed work
  - \_\_\_\_\_ Setback dimensions of all yards
  - \_\_\_\_ Notation of any historic or natural resources on site
  - Location of well and septic system
- A descriptive text of the proposed work to be done
- Application complies with Zoning Ordinance requirements?
  - no complete Zoning Appeals Application for review
- Photographs of the existing conditions and/or structures being considered
- Provide detail drawings, moldings, profiles, color samples, materials (etc.) to be used
- Such further information as the Commission or Building Official may require

#### PLEASE NOTE:

- Applicant must be present at Historic District Commission meeting
- Permits must be obtained after Historic District Commission approval
- Applicant shall be responsible for 100% of all consultant fees incurred by the Village PLUS a 10% administration fee.



Looking East

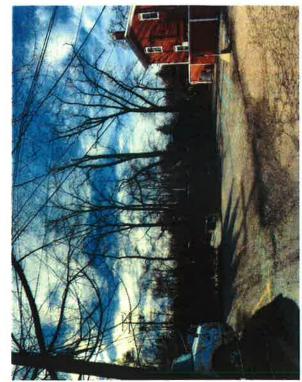


Looking South

Looking North

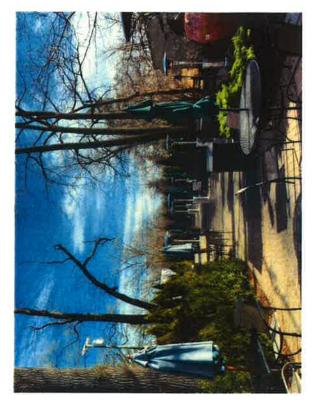


Looking West



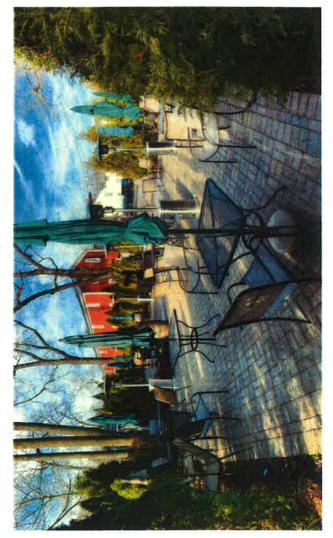


Looking West



,

Looking East



Looking Northwest

#### Village of Franklin Historic District Commission Regular Meeting Wednesday, November 4, 2020 7:00 P.M. via Remote Zoom.us ©

#### I. MEETING CALLED TO ORDER

The Regular Meeting of the Historic District Commission was called to order by Gary Roberts, Chairman, via Remote Zoom at 7:00 P.M.

II. ROLL CALL

Present: Mike Brassfield, Gayle Timmis, Gary Roberts, Jill Wilke, Laura Witty, Alek Kokoszka, Alex Stchekine

Also Present: Bill Dinnan, Building Official, Roger Fraser, Village Administrator, Eileen Pulker, Village Clerk, Heather Mydloski Asst. Clerk; Fred Gallasch, Council Liaison.

Absent: None

#### **III. ADOPTION OF AGENDA**

Motion by Timmis, seconded by Wilke to approve the agenda, as submitted.

<b>Roll Call:</b>	
Brassfield	Aye
Kokoszka	Aye
Stchekine	Aye
Timmis	Aye
Wilke	Aye
Witty	Aye
Roberts	Aye

#### Motion carried.

IV. ADOPTION OF THE MINUTES

#### A. Regular Meeting of October 7, 2020

Witty stated that on page 2, under VI. NEW BUSINESS, A. Consider a Color Change of the door at 23200 Carol, her motion should have included a change in the color of the house which was a grey color, the paint chip was on file.

Motion by Witty, seconded by Wilke to approve the minutes of the Regular Meeting of October 7, 2020, as amended.

Roll Call:	
Brassfield	Aye
Kokoszka	Aye
Stchekine	Aye
Timmis	Aye
Wilke	Aye
Witty	Aye

#### Roberts Aye

V. PUBLIC COMMENTS

None

#### VI. NEW BUSINESS

#### A. Consider an Application for a sign at 32749 Franklin Road, Suite 200, Dental House & Aesthetics

Jomana Shayota, DDS, owner of the dental practice, and Kyle from Casey Signs were present.

Answering Roberts's inquiry about having another sign on the front of the building, Dinnan stated this met all the requirements for a projection sign under Ordinance Chapter 1474.18 Nonresidential District Signs. Shayota acknowledged there was an existing sign pole in the front yard; however, with the entrance to her practice being in the back of the building, the patients were having difficulty locating it. Also, the original sign pole in the front yard was difficult to see unless one\_pulled into the front parking lot which had the two (2) parking spots reserved for Zieban Mare. She felt the location of the new projecting sign on the side of the building would help direct her patients to the back of the building to her entrance. Such a projecting sign would not require the removal of Zieban Mare's sign on the front of the building.

Dinnan further referenced Ordinance Chapter 1474.18 (b) Limit in Number. For each business, only one of the following signs (wall sign, awning sign, or projecting sign) shall be permitted. At the present time Shayota has only applied for one (1): the projecting sign; however, she would be able to redo the former Smile Builders ground sign.

Aesthetically speaking, Roberts stated that such a projected sign in the alley was unusual for Franklin and suggested there might be another alternative. He was also concerned that if the sign hung low tall trucks driving in the alley might destroy it. Dinnan confirmed the allowable clearance to be at least 8 feet; however, cautioned about possible damage from taller trucks. Roberts suggested meeting with her and another HDC member to discuss other alternatives. Shayota explained this was a secondary design as the first-floor tenants did not want to move its sign. She was in favor of a projecting sign as it was a directional sign for her patients. Attention was brought to the directional sign for another Franklin business on Franklin Road which was applied to the side of a building and Roberts explained that this was the intention of the Ordinance.

Other Commissioners expressed their opinions about the design of the sign which they liked and its location which was problematic in several ways. Shayota also remarked that the location of the ground sign might be moved due to the road improvements. This would be beneficial for her dental office; however, her focus was to first get approval for signage on the building. Fraser was unsure about the precise location for the pole sign but recollected that it would be moved a few feet closer to the building. Roberts suggested that the yard sign be enlarged.

Motion by Roberts, seconded by Timmis to postpone the Sign Application at 32749 Frankfin Road, Suite 200, Dental House & Aesthetics for further consideration. This will be on the Agenda next month. Dinnan added and clarified that the pole sign needed to be 5 ft. within the property line and could be 8 ft. high.

#### Roll Call:

Brassfield	Aye
Kokoszka	Aye
Stchekine	Aye
Timmis	Aye
Wilke	Aye
Witty	Aye
Roberts	Aye

#### Motion carried.

#### VII. DISCUSSION ITEMS

#### A. Report on Historic Study Committee Progress.

Roberts spoke with Davis tonight who was unable to attend this meeting. She reported that she was making good progress on the Historic Study Committee report and has some photography left to do. He will have a better update next month.

Fraser spoke about the new location of the sign for Loyal Paws which was to be moved due to the location of the new sidewalk. Pulker projected an overhead view of it. The sign would be the same and shrubbery would be around it as it was in the original location.

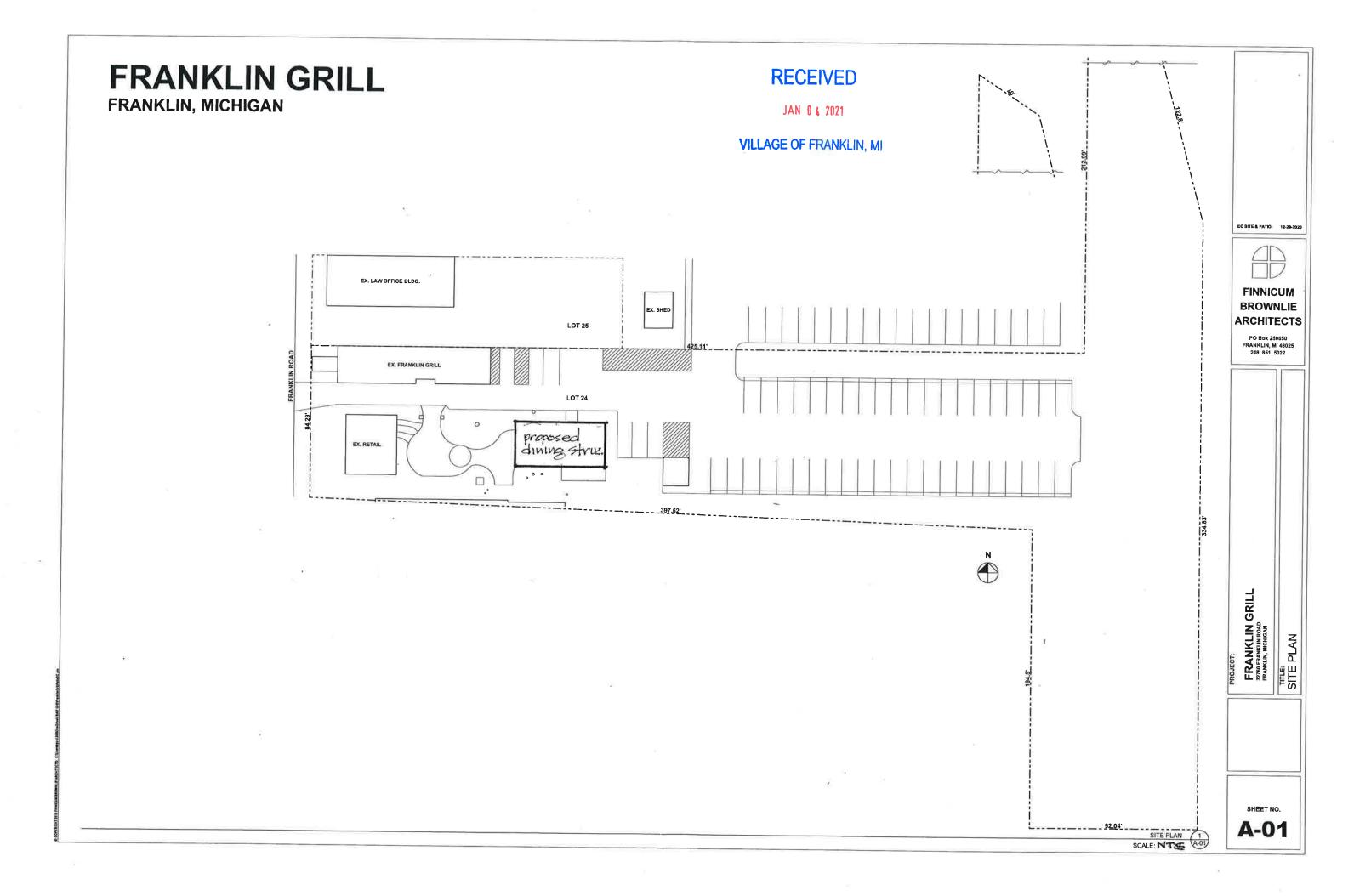
#### VIII. ADJOURNMENT Motion by Roberts to adjourn the meeting. Motion was approved unanimously.

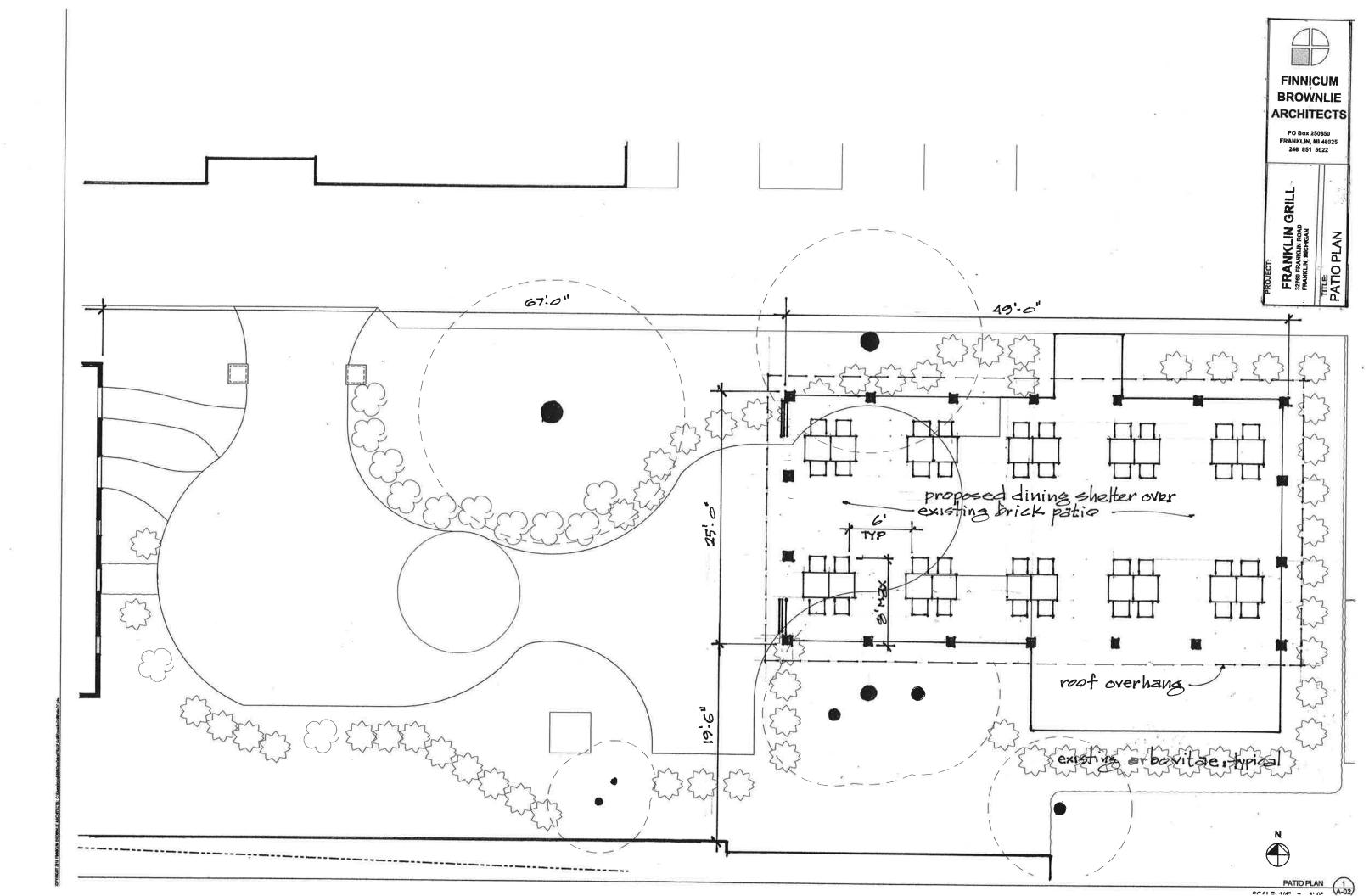
The meeting was adjourned at 7:28 P.M.

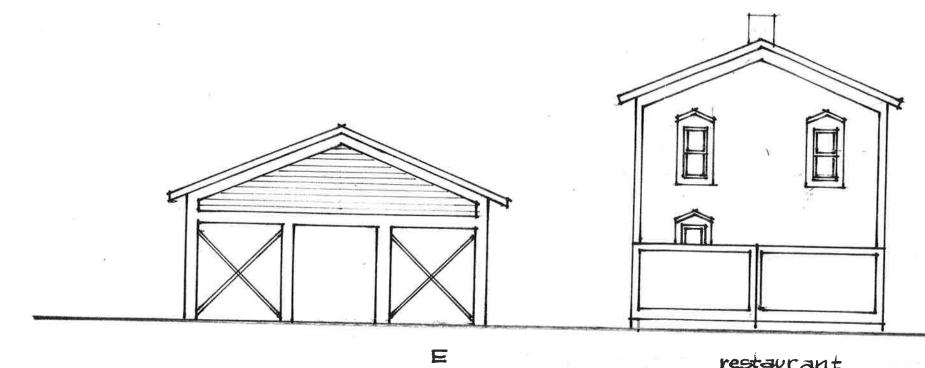
Submitted,

Gail Beke, Recording Secretary

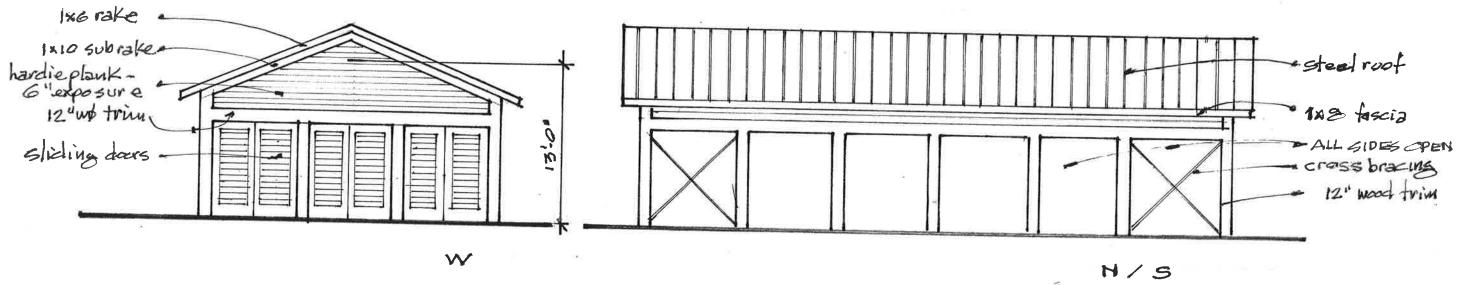
Eileen H. Pulker, Clerk







restaurant



ELEVATIONS





Looking East



Looking North

Looking West



Looking South



Looking West



Looking East

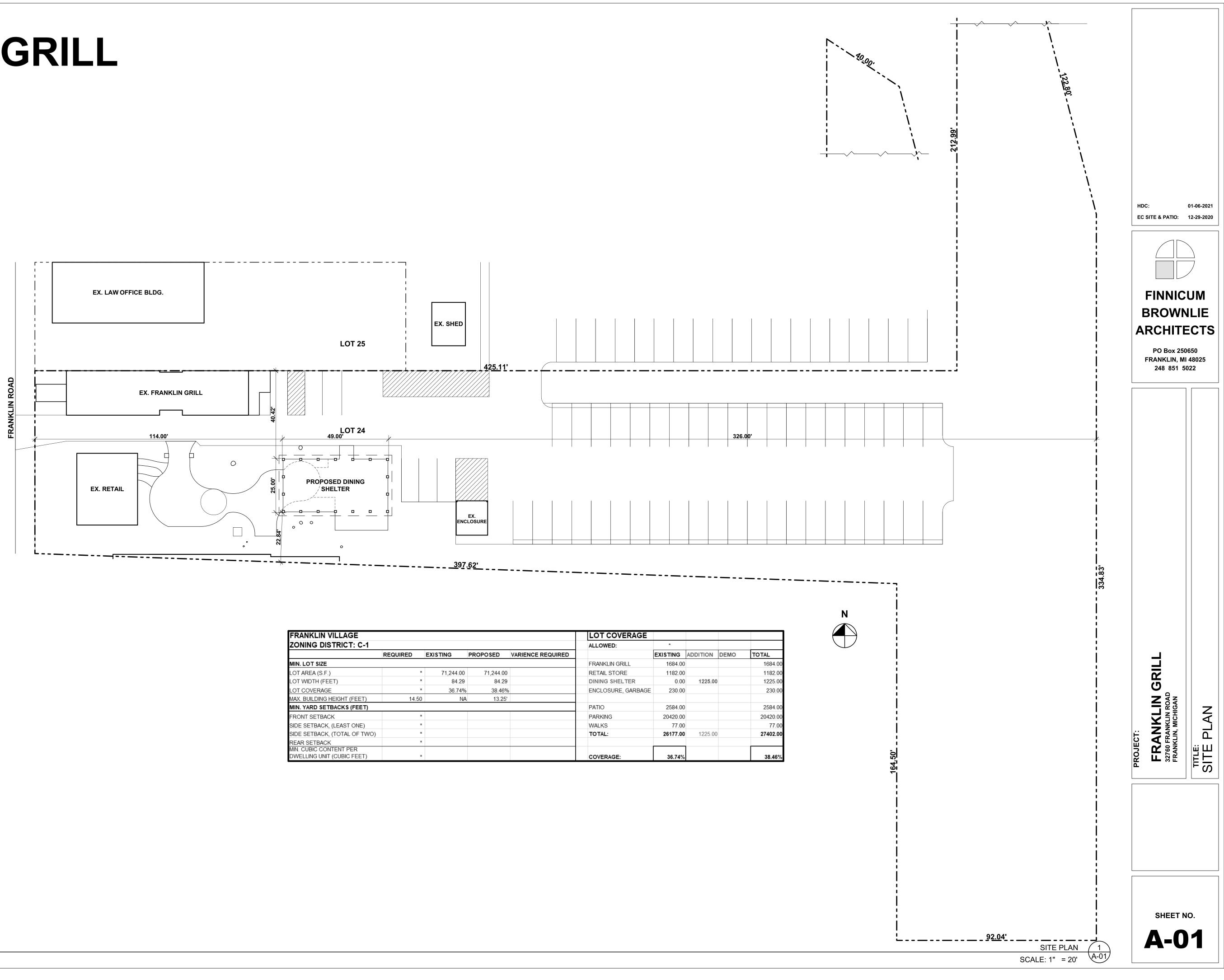


Looking Northwest

# **FRANKLIN GRILL** FRANKLIN, MICHIGAN

## SHEET INDEX

- SITE PLAN A-01
- DINING SHELTER PLAN A-02
- A-03 DINING SHELTER ELEVATIONS

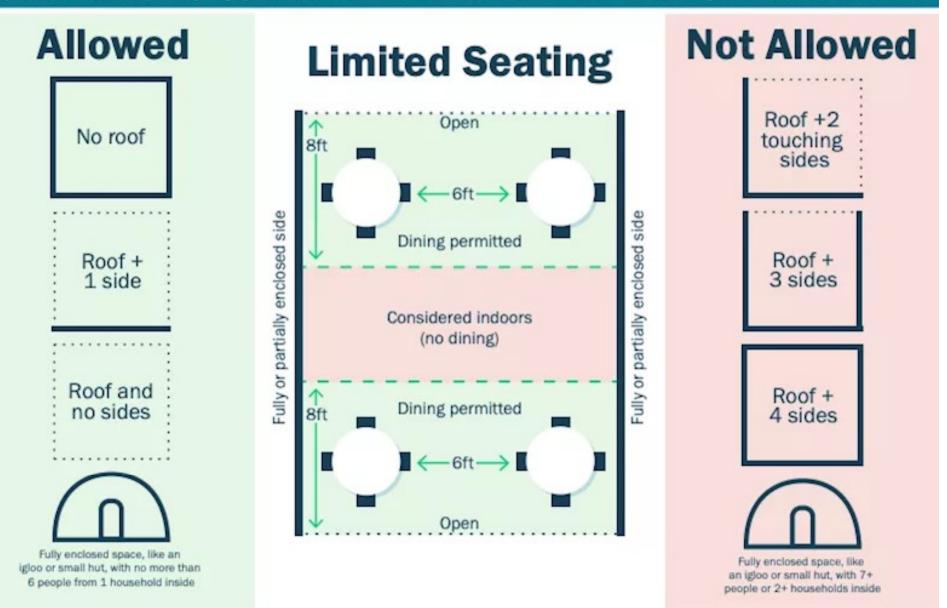


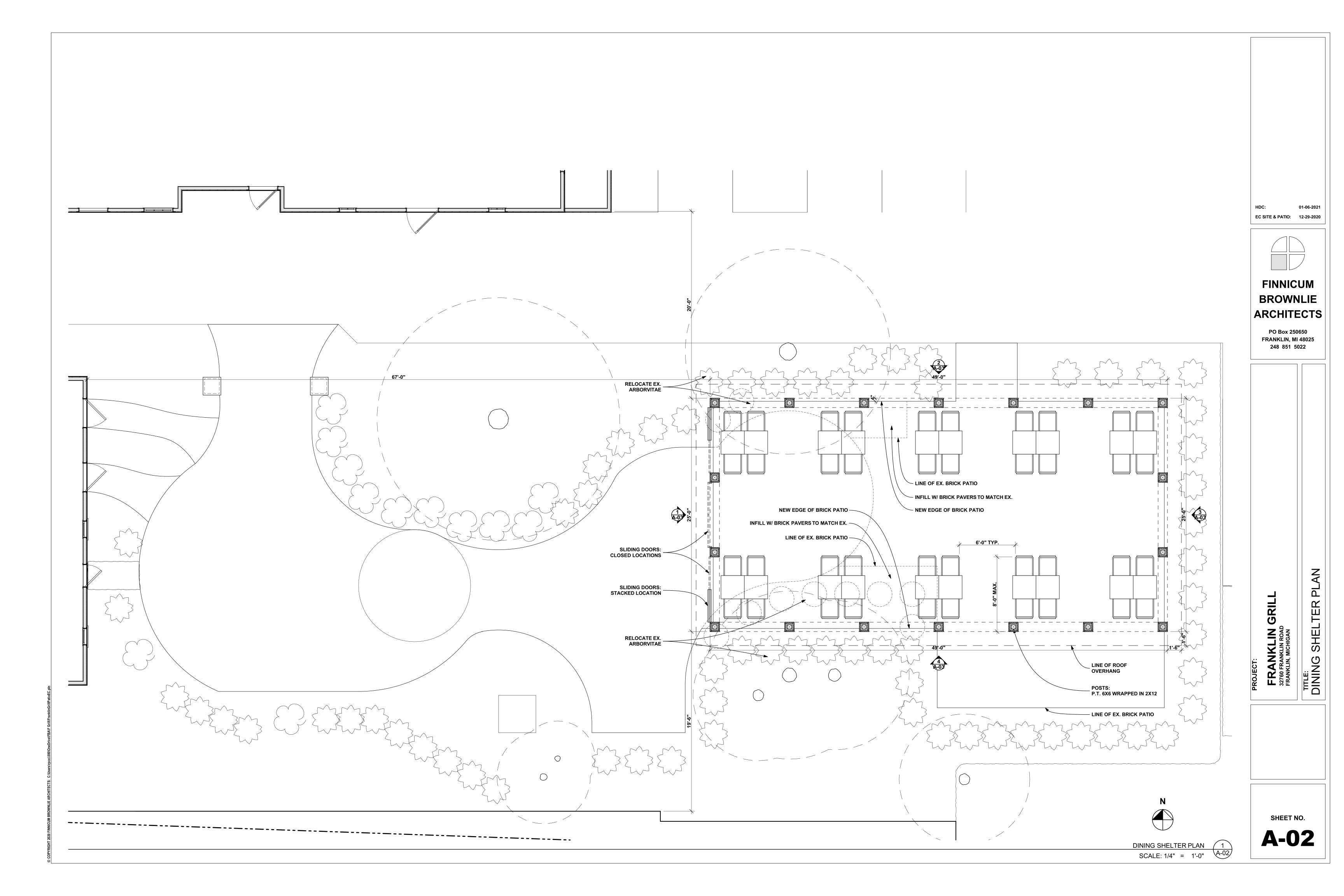
FRANKLIN VILLAGE					LOT COVERAGE				
ZONING DISTRICT: C-1					ALLOWED:	*			
	REQUIRED	EXISTING	PROPOSED	VARIENCE REQUIRED		EXISTING	ADDITION	DEMO	TOTAL
MIN. LOT SIZE					FRANKLIN GRILL	1684.00	)		168
LOT AREA (S.F.)	*	71,244.00	71,244.00		RETAIL STORE	1182.00	)		118
LOT WIDTH (FEET)	*	84.29	84.29		DINING SHELTER	0.00	1225.00		122
LOT COVERAGE	*	36.74%	38.46%		ENCLOSURE, GARBAGE	230.00			23
MAX. BUILDING HEIGHT (FEET)	14.50	NA	13.25'						
MIN. YARD SETBACKS (FEET)					PATIO	2584.00	)		258
FRONT SETBACK	*				PARKING	20420.00	)		2042
SIDE SETBACK, (LEAST ONE)	*				WALKS	77.00			7
SIDE SETBACK, (TOTAL OF TWO)	*				TOTAL:	26177.00	1225.00		2740
REAR SETBACK	*								
MIN. CUBIC CONTENT PER DWELLING UNIT (CUBIC FEET)	*				COVERAGE:	36.74%			38.

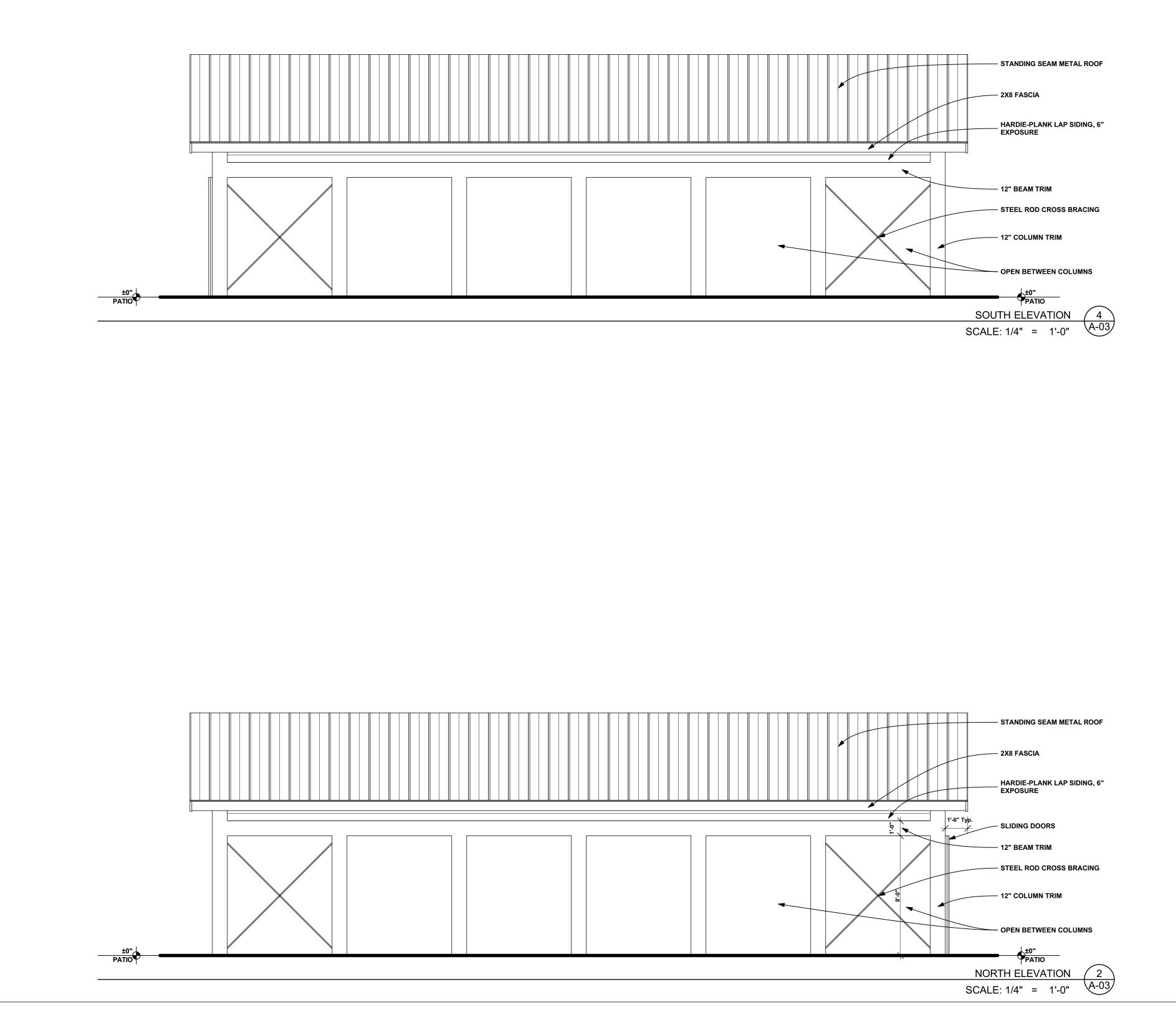


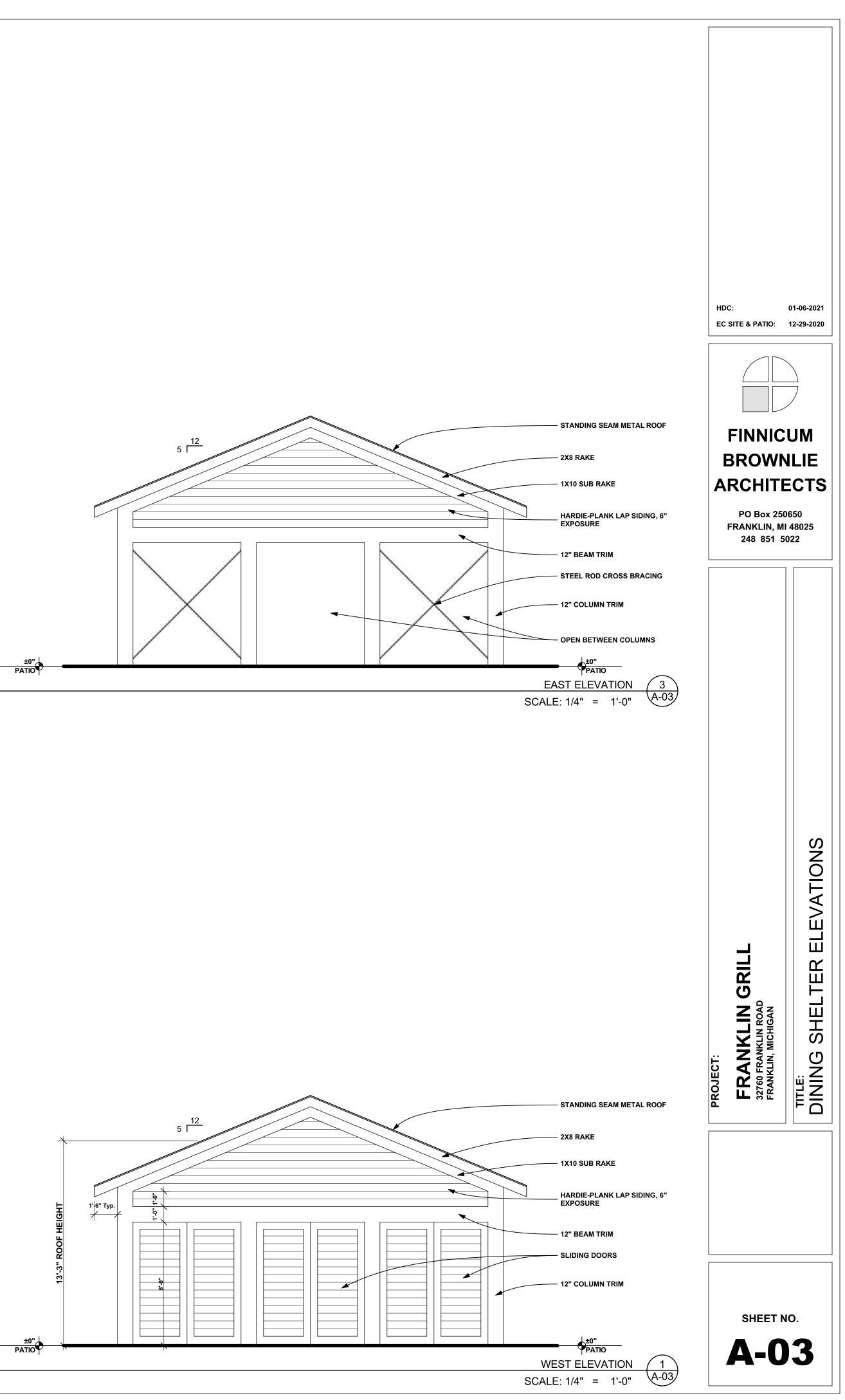
# **Outdoor Seating Enclosures**

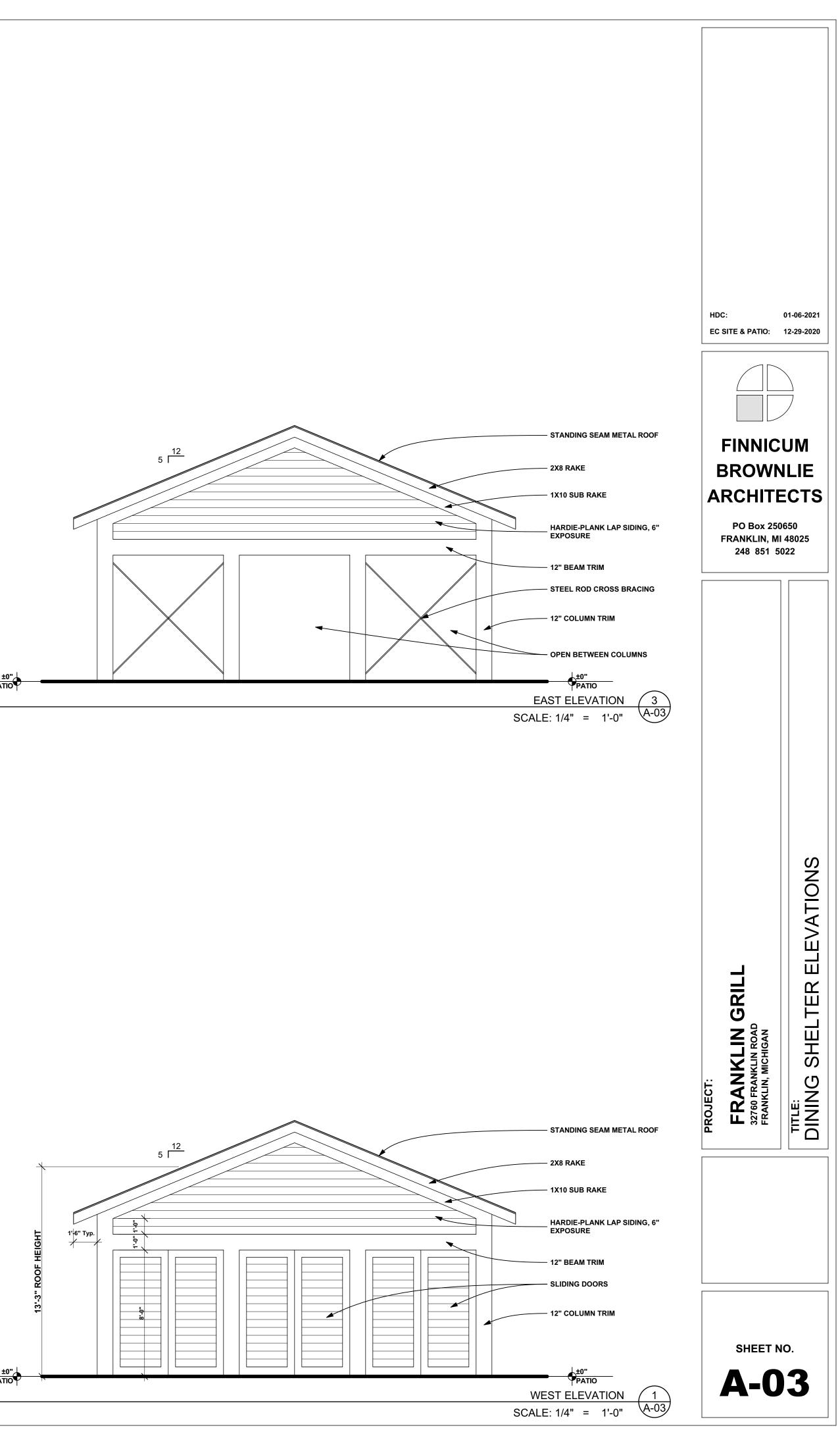
Open roofs or sides must be completely open to count. Partial roofs or sides, such as half tent sides or a low wall with open windows, count as closed sides.

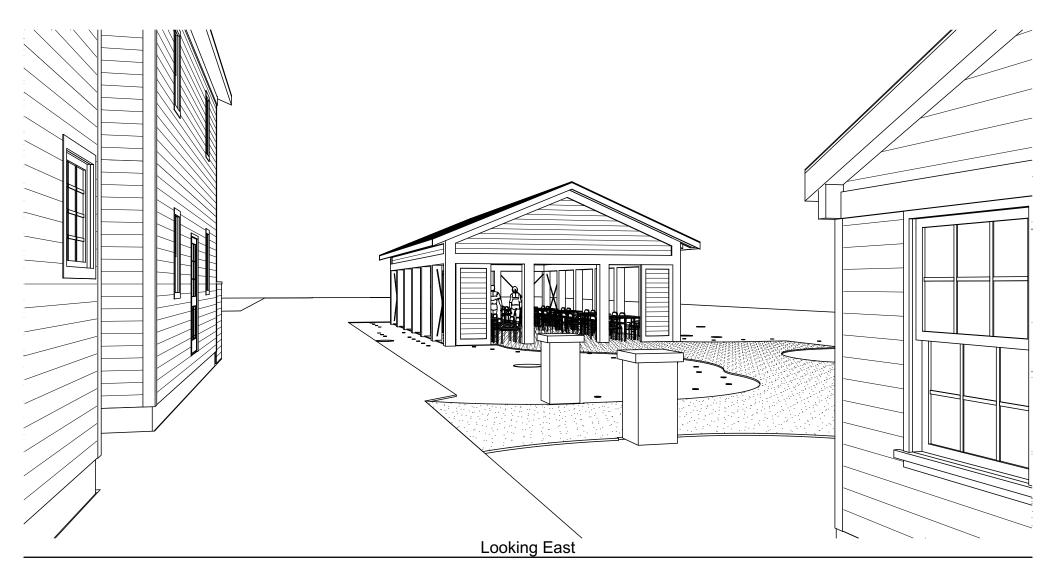


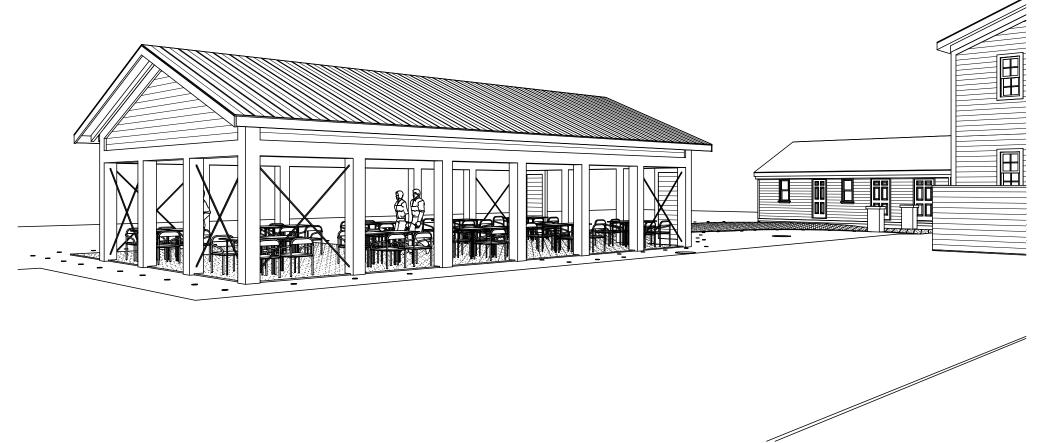




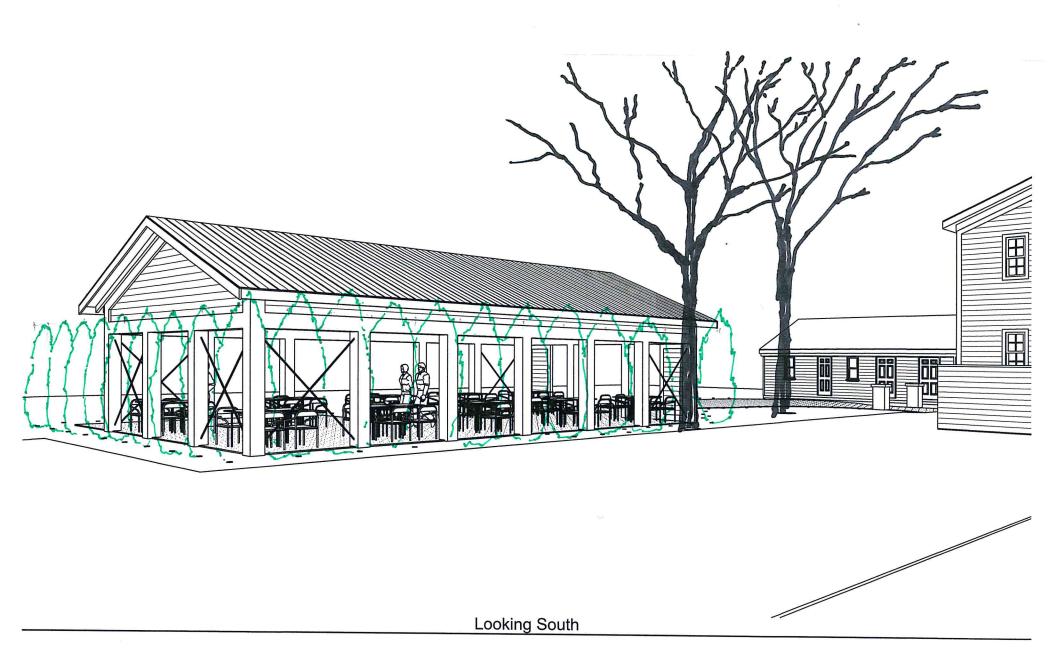






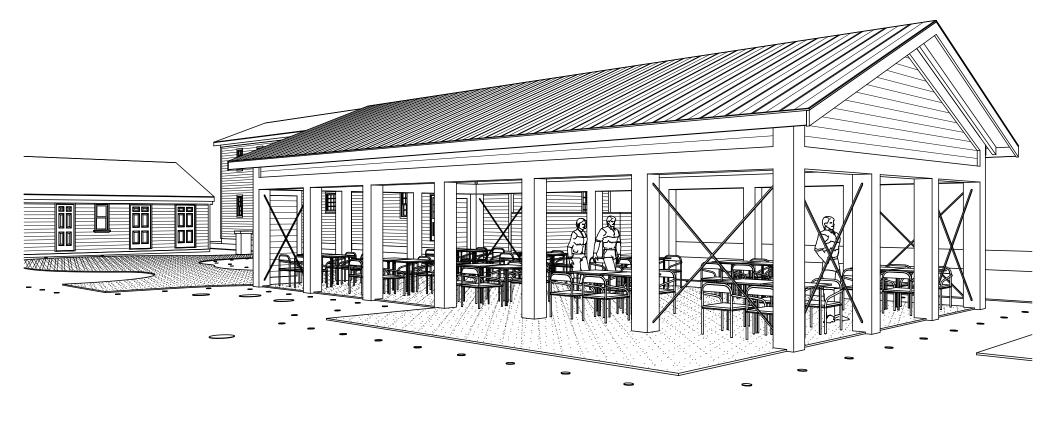


Looking South

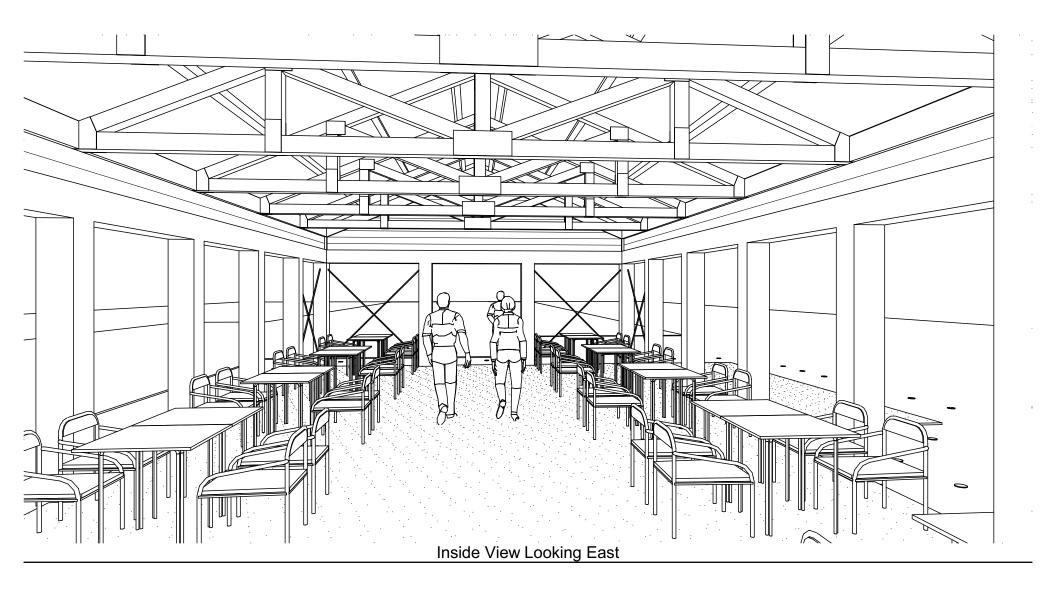




Looking West



Looking North



## 2.5" CORRUGATED ROOF PANEL

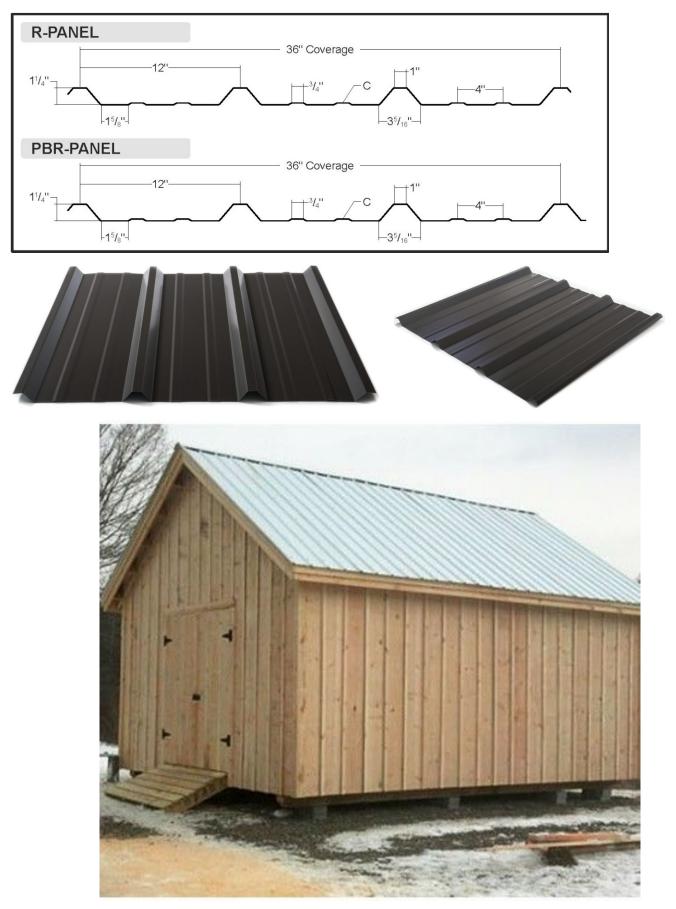


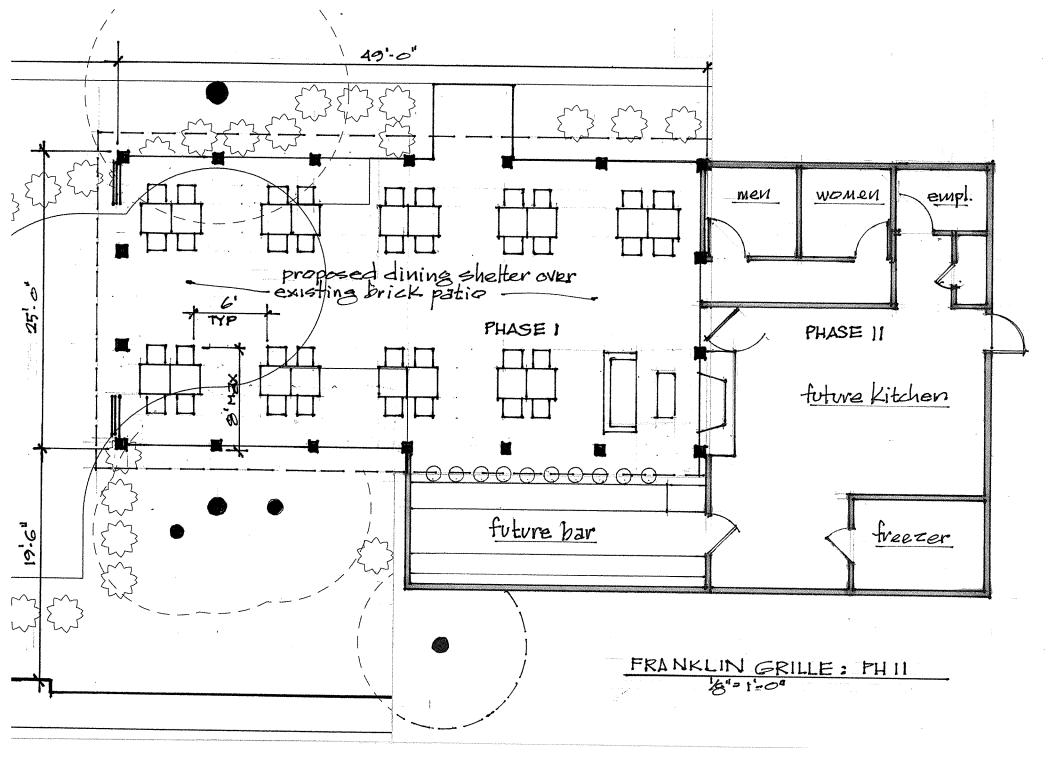


# 1 3/4" STANDING SEAM PANEL



## 1.25" R-PANEL























iMessage with +1 (248) 417-5257 7/16/20, 7:30 PM

Hello Natalia and Daniel,

This is Katie Hinnant next door. I wanted to give you a heads up that we are planning to replace the existing fence that is in disrepair between our properties and are working with a custom fence builder to solidify the details.

The fence will be constructed of cedar, a much sturdier wood. It will be quite an upgrade in terms of quality, aesthetics and safety for your toddler and we think you'll be very happy with it. We will be covering the costs.

At this point, the builder is estimating an October Install that will take about a week. I will let you know if that timing changes. They will need to access the site from both sides of the property, so I want to make sure you are amenable to that. They will be very conscientious.

If there is a concern with our builder accessing your property during installation, please let me know. Otherwise, I will confirm exact dates with you when we have them. Thank you.

#### Yesterday, 4:37 PM

\* Communication Between Hinnant & Shub; wich shows that Hinnants tried to Replace & Built the Fence without permit, HDC approval

Hello. This is Katie, next door. I wanted to let you know that I anticipate the work on replacing the fence to start Tuesday. It would be greatly appreciated if you would move the wood pile, or anything else from the fence line before then, allowing the workers access. Thank you.

property and I will not be moving the wood. In addition I would like to see the permit and the city approval specifying where this new fence will be build. You can email me documents at <u>dshub@octo-capital.com</u>

< Hinnant

E-Shub

is there a reason you wouldn't want the fence replaced?

- Hinnant

E Hinnant

Delivered



32325 Franklin Road, Franklin, Michigan 48025

FAX: (248) 626-0538

(248) 626-9666

#### LETTER OF DENIAL

December 22, 2020

#PF 2020-

Robert and Katie Hinnant 32350 Franklin Road Franklin, MI. 48025

Re: 32350 Franklin Road Fence Application

Owner: Same as above

Builder: TBD

Architect: William Finnicum @ Finnicum Brownlie Arch. 25885 German Mill, Franklin, MI. 48025

Status: Denied for the following:

Remarks: Franklin Ordinance 1268.28 (d) (2) Location, shall to be located in a required yard setback area. Fence is proposed in the south side yard setback area.

Ordinance 1268.28 (d) (3) Limits on Enclosure: A privacy screen shall be designed to screen a selected use or area (such as a swimming pool or patio) but not an entire side or rear yard. The proposed fence is being requested to be installed on the back 2/3 of the south side property line to the rear lot line therefore enclosing the entire side/rear yard.

For the above reasons the permit is being denied. You may wish to relocate the fence or shorten the length to screen a selected area or request a variance from the Zoning Board of Appeals. Please be mindful of the section 1244.07 (d) Standards for Variances whereby the ZBA is to use this section to determine if it meets the standards for approval.

Sincerely, William Dinnan, Building Official

- (5) <u>Setbacks</u>. A perimeter feature shall be set back at least two feet from all road rights-of-way or public easements.
- (6) <u>Materials at a Property Corner</u>. To reduce the safety hazard to pedestrians and bicyclists, a perimeter feature used at a property corner must be primarily constructed of materials that will be easily visible at night or during other times of low visibility. By way of example, thin strands of wire, cable, or cord shall not be permitted to be attached to standing poles to form a perimeter feature.
- (7) <u>Maximum Height.</u> The maximum height of perimeter features is 48 inches.
- (d) <u>Privacy Screens</u>. Privacy screens may be placed on the interior of a lot, subject to the following:
  - Height. Privacy screens shall not exceed six feet in height.
  - (2) <u>Location</u>. Privacy screens shall not be located in a required yard setback area.
  - (3) <u>Limits on Enclosure</u>. A privacy screen shall be designed to screen a selected use or area (such as a swimming pool or patio) but not an entire side or rear yard. In no case shall a privacy screen be located in a front yard or both side yards.
  - (4) <u>Materials</u>. Privacy screens shall be constructed primarily of wood, masonry, or wrought iron.
- (e) <u>Review and Approval Procedures.</u>
  - Permit Required. No fence shall be erected, constructed, or altered until a
    permit has been issued in accordance with the provisions of this Section.
    - A. <u>Site Plan Review</u>. If a fence is proposed in conjunction with a development that requires site plan review, then the fence shall be shown on the site plan, which shall be reviewed in accordance with normal site plan review procedures. No additional permit is required when a fence is approved as part of a site plan. Where a fence is proposed to be added to a property for which a required site plan approval has previously been obtained, the approved site plan must be modified to show the fence and then re-submitted for action by the Building Official according to the application procedure of 1268.28(e)(2).
  - (2) <u>Application Procedure</u>. If a proposed fence is not part of a site plan review as noted above, an application for a permit to construct a fence shall be filed with the Village Clerk. The application shall be accompanied by drawings and other information to illustrate the dimensions, design and location of the proposed fence.