



Planning and Economic Development
Ed Anzek, AICP, Director

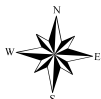
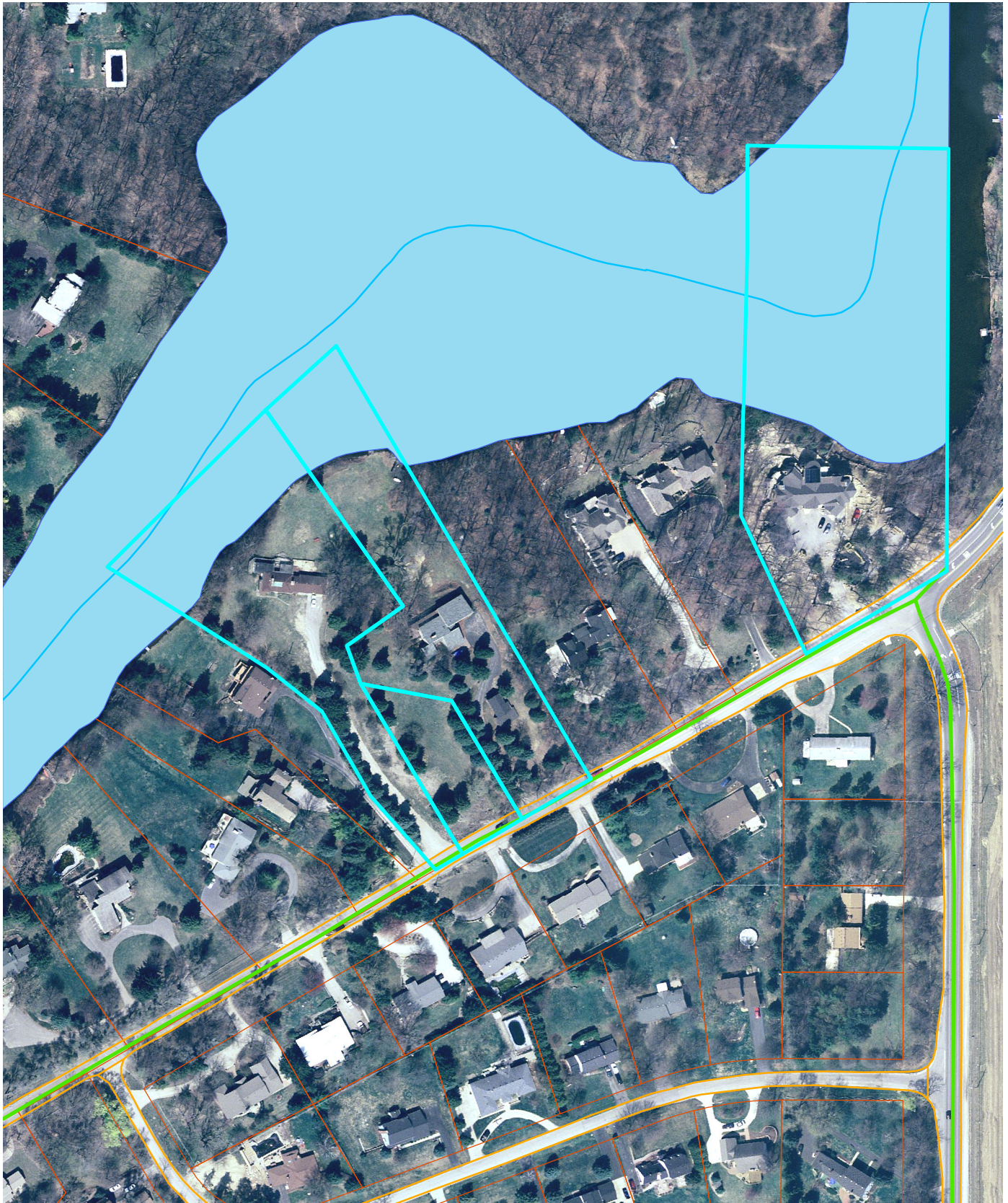
From: James Breuckman, AICP
 To: Historic Districts Commission
 Date: 1/30/2012
 Re: 1855/1899 & 1965 Washington Road Comparison

In the course of reviewing the application for 1855/1899 Washington Road, it has become apparent that 1965 Washington is the closest comparable site within the Winkler Mill Pond historic district. For purposes of comparison, I have compiled the following vital statistics comparing and contrasting the proposed house at 1855/1899 with the existing house at 1965.

I have also included aerial photographs of the site from 2005 and 2010. The 2005 photograph shows the location of the two previous houses on the 1855 and 1899 parcels, while the 2010 aerial shows the existing condition.

	1855/1899	1965
Parcel area	5.18 acres	4.38 acres
Upland parcel area (excluding portions of parcel in the pond)	3.95 acres	1.52 acres
Year previous house built	1945 (1855) 1973 (1899)	1940
Size of previous house footprint (aggregate)	2,850 sq. ft. (1855) 4,450 sq. ft. (1899)	4,350 sq. ft.
Year previous house demolished	2006 (1855) 2006 (1899)	2003
Footprint of proposed/existing house	11,000 sq. ft.	8,560 sq. ft.
Upland lot coverage of prior house	4.24%	6.6%
Upland lot coverage of proposed/existing house	6.4%	12.9%
Setback of proposed/existing house from Washington	202 feet	105 feet
Setback of proposed/existing house from mill pond	200 feet	43 feet
Finished grade elevation above Washington Road	+6 feet	+2 feet
Peak of roof elevation above Washington Road	+39 feet	+27 feet

2005 Aerial: 1855/1899 and 1965 Washington



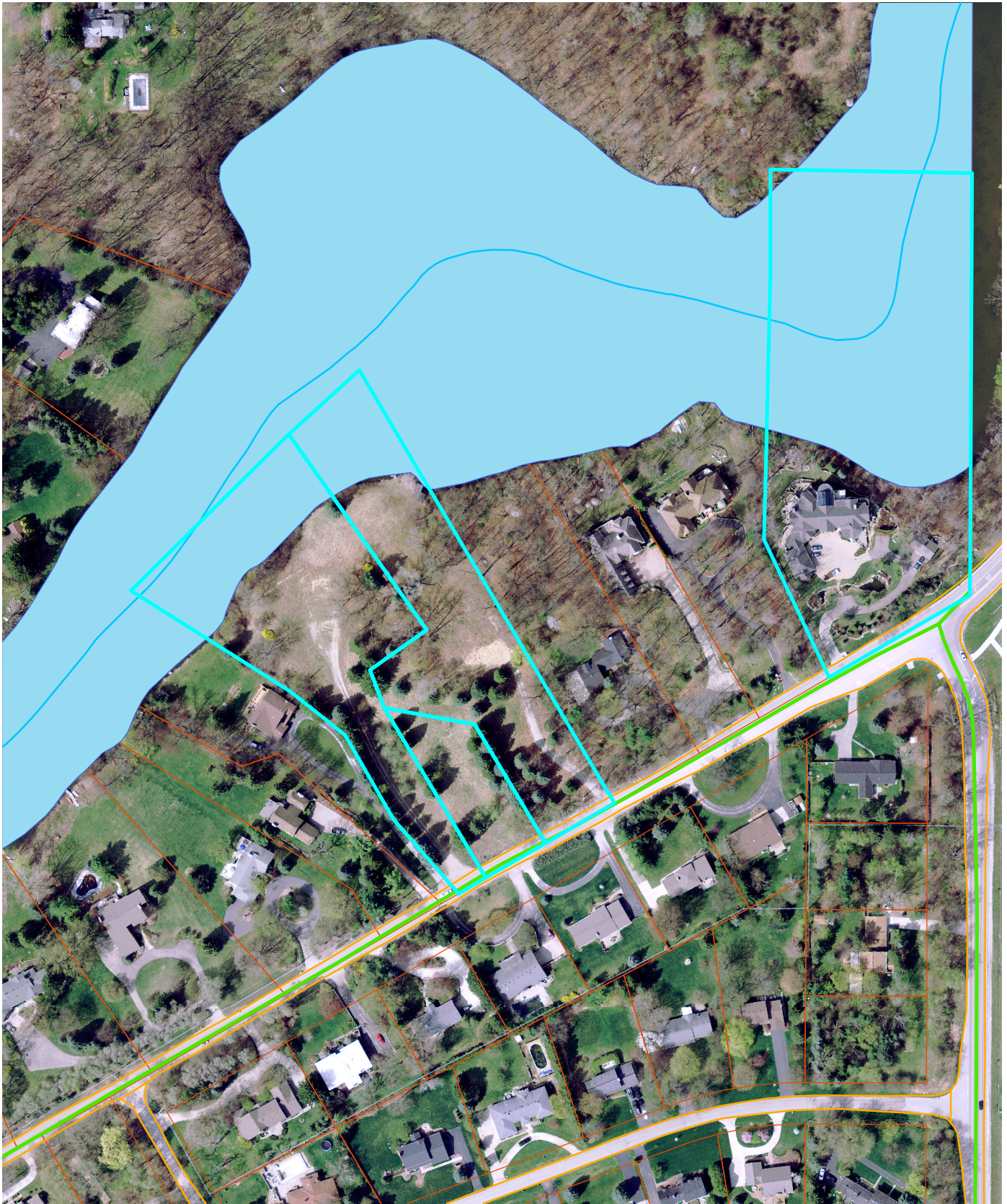
Aerial photographs as of April 2010
TaxParcel lines were obtained on 2/22/11 from Oakland County.
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1 inch = 200 feet

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2010 Aerial: 1855/1899 and 1965 Washington



Aerial photographs as of April 2010
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