

VARIANCE PROPOSAL:

VARIANCE PROPOSAL FOR APPROVAL OF PROPOSED ATTACHED GARAGE 10'-0" MINIMUM / 20'-0" TOTAL SIDE YARD SETBACK REQUIRED PER R4.

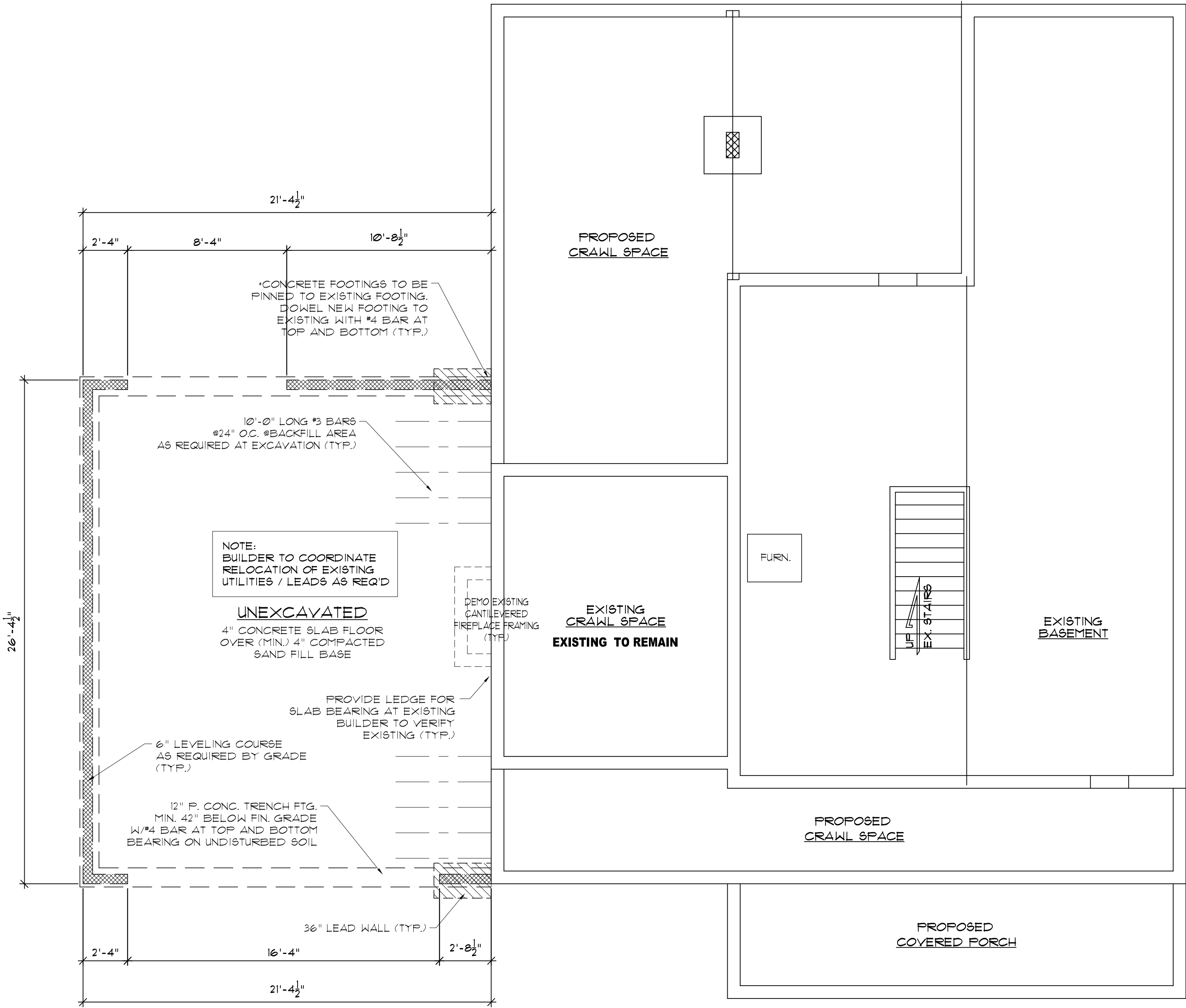
REQUESTING A VARIANCE TO ALLOW 6'-0" SIDE YARD SETBACK ON SOUTH (SIDE) PROPERTY LINE WITH A COMBINED TOTAL OF 22'-0" SIDE YARD SETBACK.

HARDSHIPS:

- A.) LOCATION OF EXISTING HOME TO NORTH SIDE YARD LOT LINE.
- B.) ESTABLISHED PLAT INITIALLY SET WITH 40'-0" LOT FRONTAGE. COMBINED LOT 884/885
- C.) EXISTING HOME IS IN PROCESS OF BEING RENOVATED WITH REMODEL / ADDITION
- D.) DEMOLITION OF EXISTING STRUCTURE IS NOT AN OPTION FINANCIALLY.

PROPOSED IMPROVEMENTS MEET COMBINED SIDE YARD SETBACK AND ALSO MEET 30% LOT COVERAGE REQUIREMENTS. (24% PROPOSED)

RENOVATION OF CURRENT PROPERTY IS AN OVERALL IMPROVEMENT TO NEIGHBORING PROPERTIES.



PROPOSED FOUNDATION PLAN

VARIANCE PROPOSAL
MB DRAFTING AND DESIGN SERVICES
(586) 489-1207

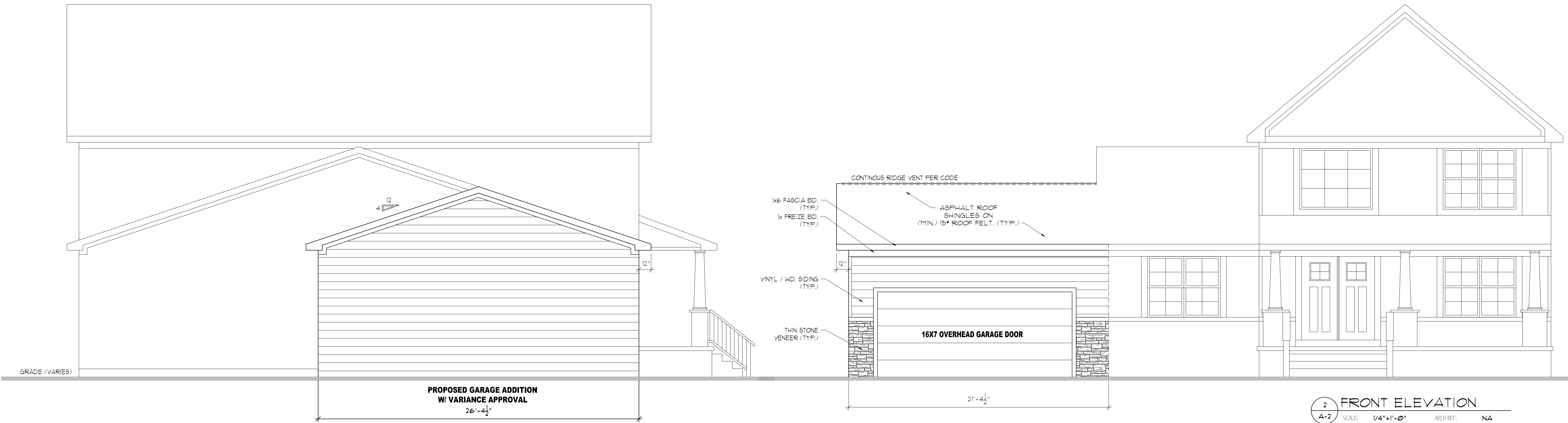
SUBMIT FOR:
Z.B.A. VARIANCE REQUEST
FEBRUARY 27, 2025

REVISIONS:

PRIVATE RESIDENCE
2480 HARRISON AVENUE
ROCHESTER HILLS, MI
FEBRUARY 18, 2025
DRAWN BY: MB

SHEET NO.

A = 1



4 LEFT (SOUTH) ELEVATION
A-2 SCALE: 1/4"=1'-0" ARCH REF: NA

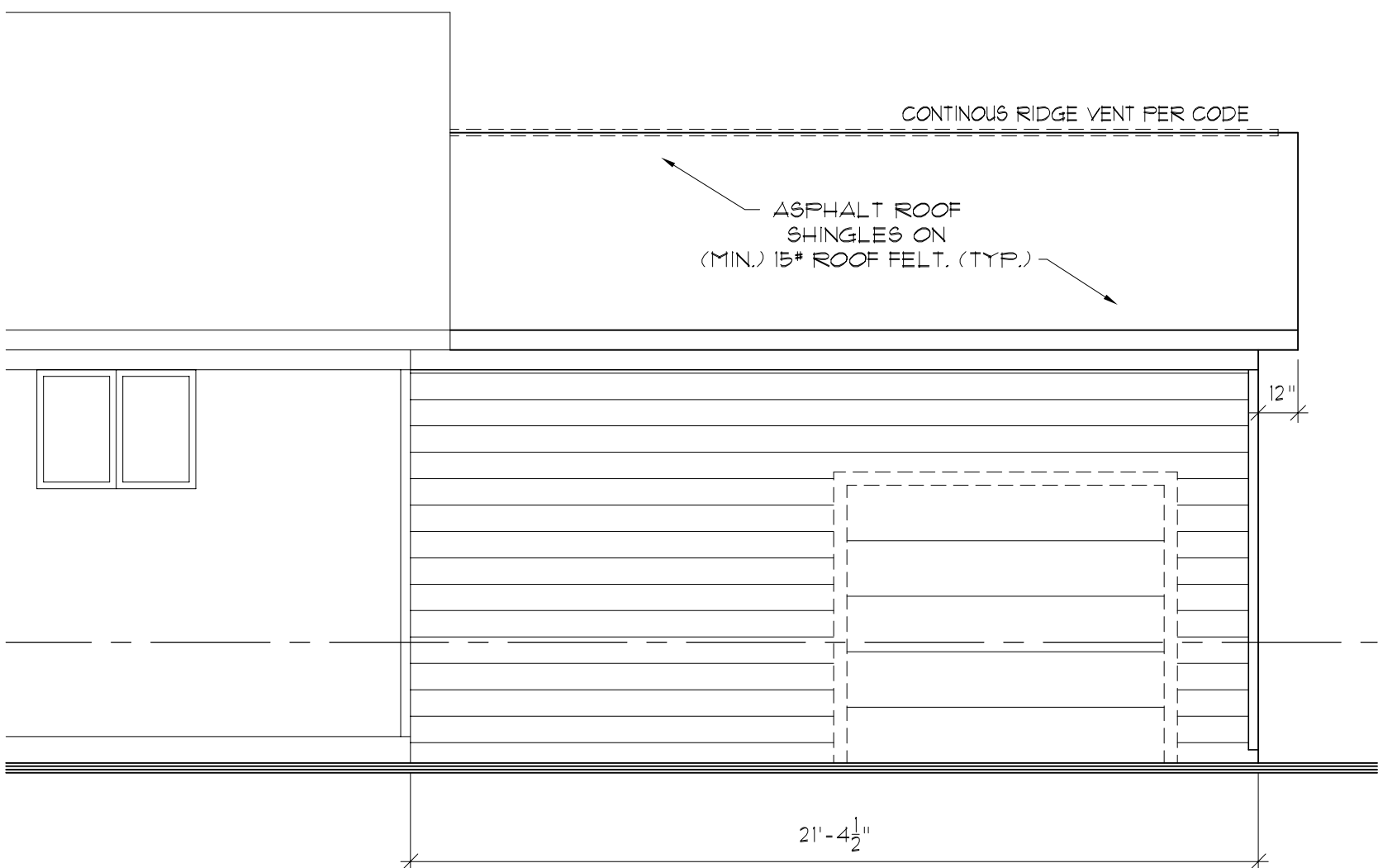
NOTE:
ALL ELECTRICAL SWITCHES / OUTLETS TO
BE PROVIDED PER CODE.

NEW 2X6 FRAMING
EXISTING FRAMING

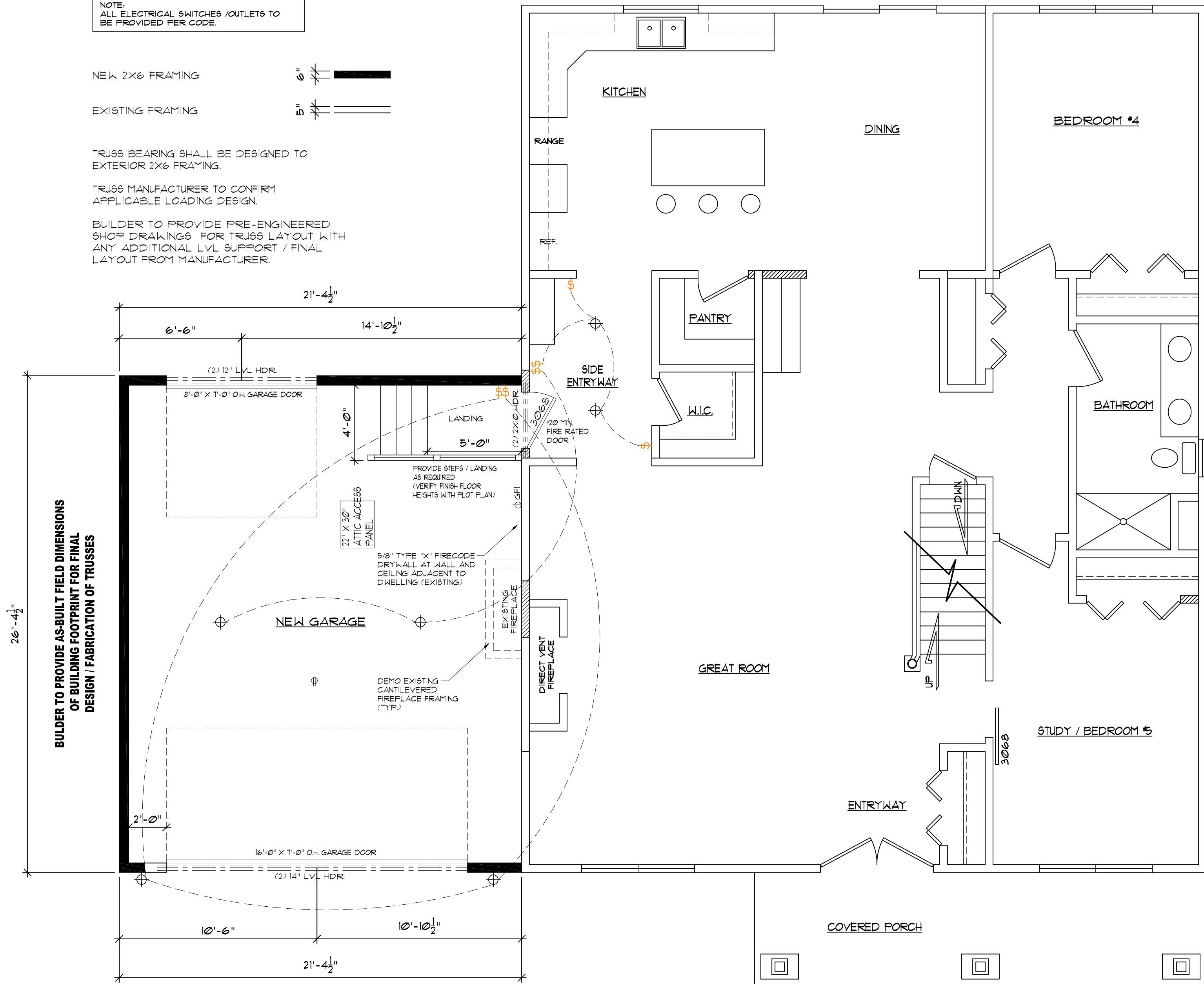
TRUSS BEARING SHALL BE DESIGNED TO
EXTERIOR 2X6 FRAMING.

TRUSS MANUFACTURER TO CONFIRM
APPLICABLE LOADING DESIGN.

BUILDER TO PROVIDE PRE-ENGINEERED
SHOP DRAWINGS FOR TRUSS LAYOUT WITH
ANY ADDITIONAL LVL SUPPORT / FINAL
LAY OUT FROM MANUFACTURER.



3 REAR ELEVATION
A-2 SCALE: 1/4"=1'-0" ARCH REF: NA



2 FRONT ELEVATION
A-2 SCALE: 1/4"=1'-0" ARCH REF: NA

NEW ATTACHED GARAGE

VARIANCE PROPOSAL FOR APPROVAL OF PROPOSED ATTACHED GARAGE
10'-0" MINIMUM / 20'-0" TOTAL SIDE YARD SETBACK REQUIRED PER R4.

REQUESTING A VARIANCE TO ALLOW 6'-0" SIDE YARD SETBACK ON SOUTH (SIDE)
PROPERTY LINE WITH A COMBINED TOTAL OF 22'-0" SIDE YARD SETBACK.

HARDSHIPS:

LOCATION OF EXISTING HOME TO NORTH SIDE YARD LOT LINE.
ESTABLISHED PLAT INITIALLY SET WITH 40'-0" LOT FRONTAGE, COMBINED LOT 884/885
EXISTING HOME IS IN PROCESS OF BEING RENOVATED WITH REMODEL / ADDITION
DEMOLITION OF EXISTING STRUCTURE IS NOT AN OPTION FINANCIALLY.

PROPOSED IMPROVEMENTS MEET COMBINED SIDE YARD SETBACK AND
ALSO MEET LOT COVERAGE REQUIREMENTS.

RENOVATION OF CURRENT PROPERTY IS AN OVERALL PROPOSED
IMPROVEMENT TO NEIGHBORING PROPERTIES

NEW EXTERIOR WALLS TO BE FRAMED WITH 2X6 WOOD STUDS.

NEW PRE-ENGINEERED TRUSS SYSTEM TO BE PROVIDED.
BUILDER TO PROVIDE TRUSS ENGINEERING / LVL LAYOUT SPECIFICATIONS.

BUILDER TO PROVIDE AS-BUILT FIELD DIMENSIONS OF NEW ADDITION
FOOTPRINT FOR FINAL DESIGN / FABRICATION OF TRUSSES

ALL HARDWARE USED TO BE GALVANIZED.

BUILDER SHALL VERIFY EXISTING STRUCTURE FOR PROPER FOOTINGS,
BEARING POINTS AND FINISHED HEIGHT CLEARANCE FOR
NEW ADDITION AREAS.

SQUARE FOOTAGE

NEW ATTACHED GARAGE = 564 S.F.

1 NEW GARAGE FLOOR PLAN
A-2 SCALE: 1/4"=1'-0" ARCH REF: NA

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REVISIONS:

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2480 HARRISON AVENUE
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DRAWN BY: MB

SHEET NO.

A = 2