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## May 22 Public Hearing on 2040 Master Plan No Mention of Study for Residential Lot Coverage increase for Open Air Structures

1 message

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**larry bertollini** <lbertollini@att.net>

Thu, May 18, 2023 at 9:57 AM

To: Nick Birmingham City Planner Nicholas <ndupuis@bhamgov.org>, L Broski <lbroski@bhamgov.org>

Dear Mayor & Commissioners,

I am presently near my maximum lot coverage & it would be great if there was some relief to maximum lot coverage to allow a multi-purpose open air structure at the front of my garage. It seems that there is already a concrete driveway so a roof over it that is properly drained does not add to reducing my previous surface. If the City Ordinance was able to be looked at regarding this type of need I think any adjustments would benefit many residents. Should there be future needs of protected outdoor space as well as some additional car protection options in the winter months. I have brought this request up at previous 2040 master plan Planning Board meeting however there seems to be no interest on the matter.

Thanks for considering this need.

Larry Bertollini

Sent from my iPhone



Alex Bingham &lt;abingham@bhamgov.org&gt;

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## Fwd: Adams Square Subdivision Restrictions & 2040 Master Plan

1 message

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**Tom Markus** <tmarkus@bhamgov.org>

Mon, May 22, 2023 at 4:04 PM

To: Nicholas Dupuis &lt;ndupuis@bhamgov.org&gt;

Cc: City Commission &lt;city-commission@bhamgov.org&gt;, DepartmentHeads &lt;departmentheads@bhamgov.org&gt;

THis further relates to the message I left you about Mr. Bertollini's claim that the plan is proposing a change in zoning

----- Forwarded message -----

From: **larry bertollini** <lbertollini@att.net>

Date: Mon, May 22, 2023 at 3:59 PM

Subject: Adams Square Subdivision Restrictions &amp; 2040 Master Plan

To: Tom Markus &lt;tmarkus@bhamgov.org&gt;, Nick Birmingham City Planner Nicholas &lt;ndupuis@bhamgov.org&gt;

Dear Mayor , City Commission, & City Manager,

Please find the attached subdivision restrictions that could apply to the land where Adams Square is (lot 29) & the Post Office (Lot 30). On the second from the last page it of Liber 3171 it states that changes are made by the voting of the owners of the subdivision. Is this of any consequence for plans to revise zoning?

Larry Bertollini

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You received this message because you are subscribed to the Google Groups "DepartmentHeads" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [departmentheads+unsubscribe@bhamgov.org](mailto:departmentheads+unsubscribe@bhamgov.org).

To view this discussion on the web visit [https://groups.google.com/a/bhamgov.org/d/msgid/departmentheads/CALPLqChDY4jBNGyBjSMJG8ooTBJDs%3D3CKGW\\_FQa%3Da-a5fd8GLw%40mail.gmail.com](https://groups.google.com/a/bhamgov.org/d/msgid/departmentheads/CALPLqChDY4jBNGyBjSMJG8ooTBJDs%3D3CKGW_FQa%3Da-a5fd8GLw%40mail.gmail.com).

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### 2 attachments

**Liber 3277 p165 Liber 3171 p546.pdf**

454K

**Adams Square Site Plan Aerial.pdf**

665K

WHEREAS, the undersigned, W. E. Reid Development Co., a Michigan corporation, The Greater Detroit Hospital Fund, Inc., a Michigan Non-Profit corporation, and Hamilton H. Paterson and Eva M. Paterson, his wife, are the owners in fee simple of certain premises in the City of Birmingham, Oakland County, Michigan, and have platted the same as Adams Village, a Plat thereof having been recorded in Liber 73 of Plats, Pages 1 & 2, Oakland County Records, and

WHEREAS, the undersigned desire to place certain restrictions on the use of said premises, to bind themselves, their successors, grantees and assigns.

NOW, THEREFORE, IT IS AGREED that the following restrictions shall from this day be in force covering said premises included in the plat of Adams Village aforesaid; that said restrictions as hereinafter set forth are covenants running with the land and are binding on the present owners and unors of said land, the parties hereto, their heirs, legal representatives, successors and assigns, and the grantees of all lots in said subdivision, their heirs, legal representatives, successors, grantees and assigns, as follows:

a - All lots numbered 1 through 28, inclusive, and 31 through 124, inclusive, shall be used for residential purposes only.

b - Lots numbered 29 and 30 may be used for business purposes and may be subdivided into smaller parcels if desired.

c - The residential lots numbered 1 through 28, inclusive, numbered 31 through 34, inclusive, and numbered 51 through 124, inclusive, may be used for single family dwellings or dwellings containing not more than two family units per building plot. In addition a two car garage may be erected thereon per each family dwelling unit.

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*Over 70 years*  
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OAKLAND COUNTY MICHIGAN  
REGISTER OF DEEDS RECORDS

*Paterson & Paterson*  
404 Community Hall  
Pontiac

*15258*

d - Lots numbered 35 through 50 inclusive, shall be restricted to the erection of a single residence only on each building plot; provided, however, that a private garage for not more than two cars may be erected thereon for each single residence.

e - Said residential lots numbered 1 through 28, inclusive, and numbered 31 through 34, inclusive, and numbered 51 through 124, inclusive, may be subdivided and/or consolidated with other lots or parts of lots to create "Building Plots". Provided, however, that all the other terms, conditions and restrictions herein set forth shall be complied with. Provided, further, that any building plot used for the erection of a single residence shall have a front foot width of not less than 50 feet at the building line and a ground area of not less than 6000 square feet. And that said single residences shall be so placed on the plat that the minimum side yard is 4 feet 6 inches and the sum of the side yards shall equal 13 feet 6 inches and that the distance between buildings shall not be less than 13 feet 6 inches. Provided, further, that any building plot used for the erection of a two family dwelling shall have a width of not less than 60 feet at the building line and a ground area of not less than 6000 square feet and the building shall be so placed on the lot that the minimum side yard shall be 9 feet and the sum of the side yards shall be not less than 18 feet and the distance between buildings, porches excluded, shall be not less than 12 feet. Provided, further, that lots 35 through 50, inclusive, may be subdivided and consolidated in order to provide for larger building plots.

f - The floor area of any single residence, exclusive of porches and garages, shall be not less than 750 square feet above the basement. The floor area of any duplex residential unit, exclusive of open porches and garages, shall be not less than 500 square feet above the basement per family.

g - No dwelling unit shall have a garage for more than two cars. All detached garages shall be built on the rear 1/3 of the lot.

h - It is the intent of these restrictions that all buildings

UNCL 3171 PAGE 548

erected on said lots shall be substantial, well designed and in good character and appearance.

i - All residence structures must be erected on solid foundations of poured concrete, cinder block, brick, stone, cement block or tile, and on as near a uniform grade line as possible, the grade line to be not less than twelve inches nor more than twenty inches above the inner sidewalk line.

j - No building shall be erected, placed or altered on any building plot until the building plans, specifications and plot plan showing the location of such building have been approved by a majority of a committee composed of Wallace E. Reid, Hamilton H. Paterson and Carl H. Plumhoff, or their authorized representative, for conformity and harmony of external design with existing structures in the subdivision; and as to location of the building with respect to property and building setback lines. In case of the death of any member or members of said committee, the surviving members or member shall have authority to approve or disapprove such design or location. Said committee, or their authorized representative, shall act without compensation. Said committee shall act and serve until January 1, 1964, unless all residences are completed prior to that date, at which time the then record owners of the majority of the lots which are subject to the covenants herein set forth may designate in writing duly recorded among the land records their authorized representative, who thereafter shall have all the powers, subject to the same limitations, as were previously delegated herein to the aforesaid committee, insofar as the residential lots only are concerned.

k - No dwelling shall be so located on any residential lot, except Lots 1 and 2, that the front line thereof (open porches not considered) shall be nearer than 30 feet nor further than 40 feet from the front lot line, nor nearer than 10 feet to any side street line, except that this provision may be disregarded in specific instances upon determination by the committee mentioned in Paragraph j, heretofore, that a different location of the residence thereon is to the benefit of the subdivision.

l - No noxious activity shall be carried on upon any residential lot.  
m - No trailer, basement, tent, shack, garage, or other outbuildings shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted.

n - No old buildings may be moved onto the subdivision.

o - No fence shall be erected on any lot more than four feet in height except as stated below in Exception No. 6, nor shall any fence be erected in front of the rear line of the dwelling house on any lot, except as follows:

Exception No. 1: The front portion of any lot may be enclosed with a hedge, provided that no such hedge shall be more than 2½ feet in height.

Exception No. 2: As to Lot 70, no fence shall be erected nearer than 30 feet from Bowers and Hazel Avenues.

Exception No. 3: As to Lots 104 and 28, no fence shall be erected nearer than 30 feet from Haynes and Bowers Avenues.

Exception No. 4: As to Lot 31, no fence shall be erected nearer than 30 feet from Hazel and Bowers Avenues.

Exception No. 5: As to Lots 24 and 19, no fence shall be erected nearer than 30 feet from Hayes Avenue or Haynes Court.

Exception No. 6: A solid picket fence may be erected on the center line of the easement at the easterly edge of the business lots, namely Lots 29 and 30, said fence not to exceed seven feet in height, and shall not be higher than two and one-half feet within a distance of thirty feet north and south of Bowers Avenue.

p - An easement is hereby reserved over the rear six feet of all residence lots as indicated on the plat and between certain lots as indicated on the plat, and each of said lots shall be subject to the right of ingress and egress and access to and over said easement for public utility purposes, or other purposes beneficial to the lots in said subdivision.

Whereas the plat as recorded shows a twelve-foot easement at the

easterly edge of business lots numbered 29 and 30, it is hereby provided that the easterly six feet of said easement shall be detached from said business lots and attached to the abutting residential lots numbered 22, 23, 25, 26, 27, 28, 31, 32, 33 and 34; provided further that the entire twelve feet is reserved for a green belt screening area, public utility purposes and other purposes beneficial to the lots in the subdivision, the green belt in the westerly six feet to be maintained by the owner or owners of the abutting business property, and the green belt in the easterly six feet to be maintained by the owner or owners, respectively, of the residential lots to which the easterly portion of the easement is attached.

An easement is also reserved along the northerly side of Lot 30 and the southerly side of Lot 29, twelve feet in width, for a green belt screening area, public utility purposes and other purposes beneficial to the lots in the subdivision, the green belt to be maintained by the owner or owners of the abutting business property.

q - Any building on any lot which may be started, or which may in whole or in part be destroyed by fire, windstorm or other type of damage, must be completed or rebuilt, or all of the debris removed and the lot restored to a sightly condition in keeping with the other lots, within a reasonable time, provided always that if the owner or owners of said premises fail to do so then the undersigned, or their successors, may do so and recover the cost thereof from said owner or owners.

r - Invalidation of any of these covenants by judgment or court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

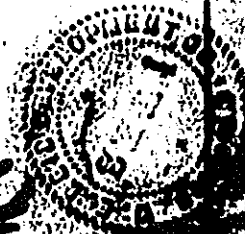
s - The foregoing restrictions shall run with the land and shall remain in full force until May 1, 1970, and for successive periods of 10 years each thereafter, provided, that after May 1, 1970 these restrictions may be changed by the written vote of the owners of the majority of said lots.

IN WITNESS WHEREOF, W. E. Reid Development Co., a Michigan corporation,

The Greater Detroit Hospital Fund, Inc., a Michigan Non-Profit corporation, and Hamilton H. Paterson and Eva M. Paterson, his wife, individually, have executed this instrument this 16th day of July A.D. 1954, and said corporations have executed the same by their duly authorized officers and have caused their respective corporate seals to be hereto affixed.

IN PRESENCE OF:

W. E. REID DEVELOPMENT CO.  
a Michigan corporation



Carl H. Plunkhoff  
Carl H. Plunkhoff  
Ellen Crawford  
Ellen Crawford

By: [Signature]  
[Signature] its Vice-President  
By: Elizabeth M. Coolson  
Elizabeth M. Coolson its Secretary

GREATER DETROIT HOSPITAL FUND, INC.  
a Michigan Non-Profit Corporation



Mark N. Beach  
Mark N. Beach  
Mark B. Beach  
Mark B. Beach

By: James B. Webber, Jr.  
James B. Webber, Jr. President  
By: Wm. J. Norton  
Wm. J. Norton, Vice-President

Carl H. Plunkhoff  
Carl H. Plunkhoff  
Ellen Crawford  
Ellen Crawford

Hamilton H. Paterson  
Hamilton H. Paterson  
Eva M. Paterson  
Eva M. Paterson



**LIBER 3277 PAGE 165**  
**AMENDMENT TO RESTRICTIONS**

WHEREAS, the undersigned, V. E. Reid Development Co., a Michigan Corporation, Reid-Paterson, Inc., a Michigan Corporation, Hamilton H. Paterson and Eva M. Paterson, his wife, and Helen V. Cox, are presently the owners of all of the property included in Adams Village Subdivision, of part of the Northwest Quarter of Section 31, Town 2 North, Range 11 East, City of Birmingham, Oakland County, Michigan, according to the plat thereof as recorded in Liber 73 of Plats, pages 1 and 2, Oakland County Records; and,

WHEREAS, said premises are subject to restrictions as recorded in Liber 3171, pages 546-551, Oakland County Records; and,

WHEREAS, the undersigned desire to amend Paragraph f of said restrictions,

NOW, THEREFORE, IT IS AGREED that Paragraph f of said restrictions is hereby terminated and in the place and stead thereof, and to have the same force and effect as though contained in the original restrictions as recorded, the following restrictions are substituted, to be known as Paragraph f, as follows:

Paragraph f - Eighty per cent (80%) of each dwelling shall be of new brick above the grade. The floor area as herein provided shall mean exclusive of porches and garages. The floor area of any single dwelling shall be not less than one thousand (1000) square feet above the basement for a one story dwelling, not less than seven hundred fifty (750) square feet on the first floor of any one and one-half story dwelling, and not less than seven hundred (700) square feet on each floor of any two story dwelling. The floor area of any duplex residential unit shall be not less than nine hundred (900) square feet above the basement per family.

All other provisions of the restrictions covering the subdivision as recorded are hereby reaffirmed.

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals at the City of Birmingham, Michigan, this 11th day of JANUARY, A. D. 1955.

In Presence of:

Ellen Crawford  
Ellen Crawford

Thalia Zimmerman  
Thalia Zimmerman

W. E. Reid Development Co.,  
a Michigan Corporation

By Wallace E. Reid  
Wallace E. Reid, its Vice-President

By Elizabeth M. Coolsen  
Elizabeth M. Coolsen, its Secretary

Reid-Paterson, Inc.,  
a Michigan Corporation

By Wallace E. Reid  
Wallace E. Reid, its President

By Elizabeth M. Coolsen  
Elizabeth M. Coolsen, its Secretary

Hamilton H. Paterson  
Hamilton H. Paterson

Eva M. Paterson (L.S.)  
Eva M. Paterson

Helen V. Cox (L.S.)  
Helen V. Cox

State of Michigan )  
County of Oakland ) ss

On this 11th day of January, A. D. 1955, before me, a notary public in and for said county, appeared Wallace E. Reid, and Elizabeth M. Coolsen, to me personally known, who being by me sworn did each for himself say that they are respectively the Vice-President and Secretary of W. E. Reid Development Co., a Michigan Corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said Wallace E. Reid and

Elizabeth M. Coolsen acknowledged said instrument to be the free act and deed of said corporation for the intents and purposes therein mentioned.

*Carl H. Plumhoff*  
Carl H. Plumhoff ~~Wayne County, Acting in~~  
Notary Public, Oakland County, Michigan  
My commission expires: *Feb. 19, 1957.*

State of Michigan )  
County of Oakland ) ss

On this 31st day of January, A. D. 1955, before me a notary public in and for said county, appeared Wallace E. Reid and Elizabeth M. Coolsen, to me personally known, who being by me sworn did each for himself say that they are respectively the President and Secretary of Reid-Paterson, Inc., a Michigan Corporation, the corporation named in and which executed the within instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and said Wallace E. Reid and Elizabeth M. Coolsen acknowledged said instrument to be the free act and deed of said corporation for the intents and purposes therein mentioned.

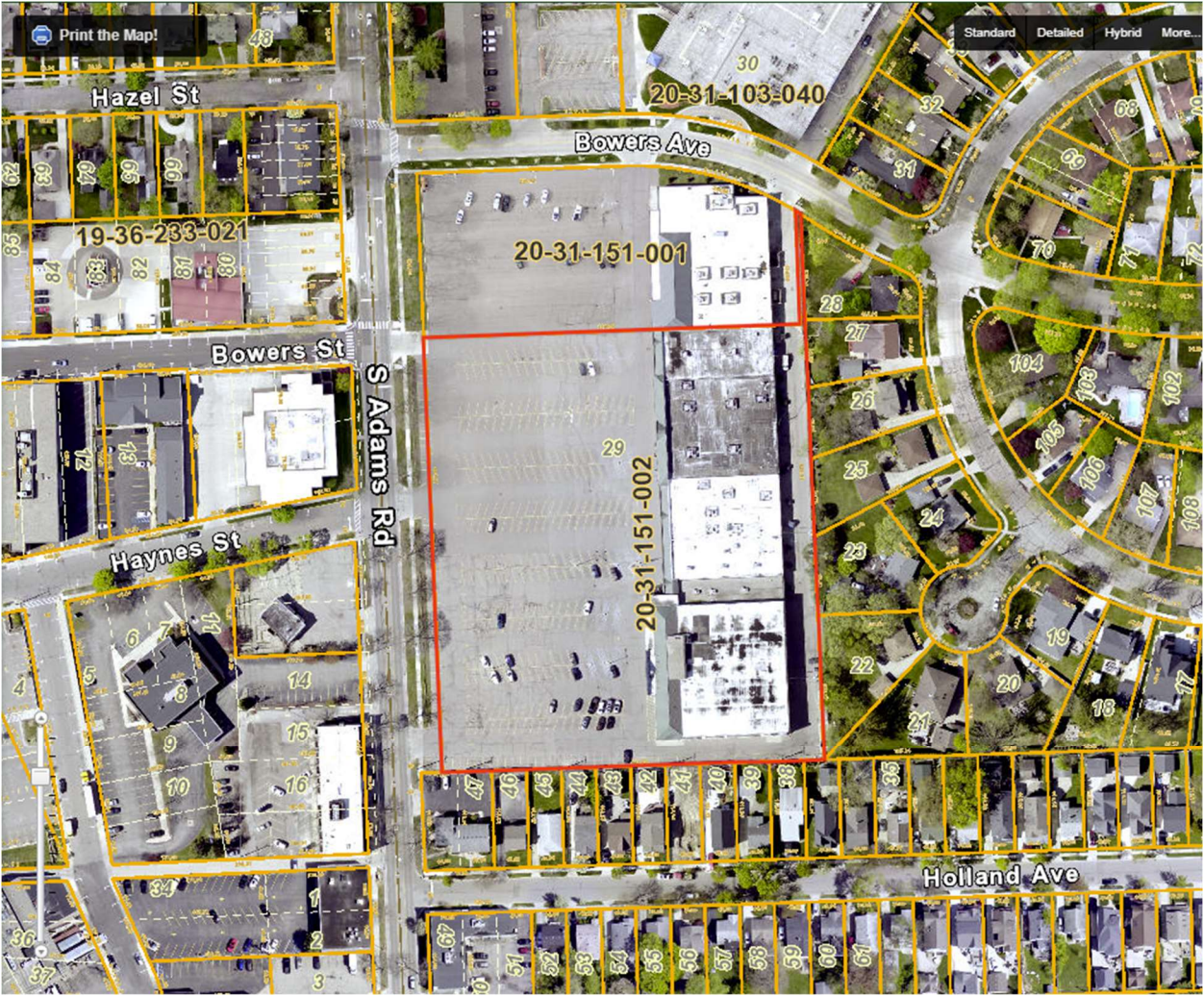
*Carl H. Plumhoff*  
Carl H. Plumhoff Wayne County, ~~Acting in~~  
Notary Public, Oakland County, Michigan  
My commission expires: *Feb. 19, 1957*

State of Michigan)  
County of Oakland) ss

On this 11st day of January, A. D. 1955, before me, a notary public in and for said county, personally appeared Madison H. Paterson and Eva M. Paterson, his wife, and Helen V. Dow, to me known to be the same persons described in and who executed the within instrument, and who acknowledged the same to be their free act and deed.

*Carl E. Plunkoff*  
Carl E. Plunkoff, Wayne County, Acting  
Notary Public, Oakland County, Michigan  
My commission expires: Feb. 19, 1957

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Birmingham 2040 Master  
**Residential & Commercial Supplemental Background**  
Bob Gibbs

Birmingham Community

I am pleased to offer the following supplemental background to the Draft 2040 City Master Plan prepared by DPZ-CoDesign, Gibbs Planning and McKenna Associates.

The Birmingham 2040 Plan was commissioned, in part, to address the community's current and future housing and commercial needs.

Housing was one of the primary concerns shared by residents during the plan's community engagement process. Many residents expressed their preferences for additional updated or new apartment or condo options. Young families asked for larger homes they can afford to grow into. Many older residents expressed concerns about their house maintenance and the desire to downsize into a smaller home or condo with a first-floor bedroom.

On the other hand, public comments have frequently centered on the city's overabundance of apartments and the need to curtail any new multi-family development, single family housing or commercial.

These sentiments are representative of national housing trends.



*Figure 1: Above, Dorchester Street looking west towards multi-family housing along N. Eton Street.*

Community concerns over additional multifamily, new homes and commercial has focused on four primary issues: economic, density-traffic, quality of life and building scale.

**Economic:** Foremost, many residents fear multi-family or commercial buildings will reduce their home values. While sometimes the case in suburban subdivisions, Birmingham's 3,000 multi-family homes and neighborhood shops seamlessly mix with single family homes of all prices. Many of Birmingham's homes, including new upscale houses coexist with adjacent duplexes, apartments, town houses, commercial centers, schools, and places of worship.

My research has not identified reduced home values when close to apartments or small retail centers.



**Figure 2:** Above left, new house construction behind an auto service center, 14 Mile and Southfield Streets. Right, view of the Quarton Lake neighborhood's 20,000 sq. ft. shopping center: Chester and W. Maple Streets. Note, the center's corner bank building originally operated as a Mobil gas station.

**Density-Traffic:** Birmingham's population has declined by 17 % - 4,400 persons between 1970 to 2020 (26,200 to 21,800). The city's population is projected to only grow by 500 persons, to 22,500 by 2045 (US Census , ESRI- SEMCOG). The city's neighborhoods average over 500 – 1,000 homes. Adding new families along major (seams) streets (Adams, Eaton, 14 Mile, Maple, Southfield, Woodward), or even in some neighborhoods will not significantly increase their densities or vehicular traffic. Realtors have reported that homes located near coffee shops, cafes and markets are desirable and command premium values.

**Quality of Life:** Birmingham is a city of prewar neighborhoods where residents can move into larger or smaller homes, walk to local shops, parks, and schools. More residents will increase park usage, pedestrians, children in schools and local businesses, stores, and cafes. There is no evidence that Birmingham's apartment renters increase crime or cause community disruptions. Statistically, Birmingham is safer than 91% of US cities, with 70% lower crime than the Michigan and national averages.

Birmingham's livability, amenities, crime, employment, and schools are rated an A by the Area Vibes organization. The city's livability also ranks in the top 98% of all U.S. cities. (Figure 16)



**Figure 3:** Some of Birmingham's upscale homes are larger than nearby multi-family homes. Above left, view looking north towards Brown Street from Stanley Street. Right, Frank Street apartment building.

**Scale:** Utilizing a form-based approach, new multi-family and retail buildings can be scaled to reflect an area's character. Historically, many of Birmingham's apartments were designed similarly to its neighborhood's single-family homes. This approach is known as the market based, Missing Middle housing typologies, where multi-family building are designed to appear as single family houses.

To address the city's existing and future demand, the 2040 Plan proposes modest zoning flexibility to allow for some market-based, multi-family development along primary streets (seams).

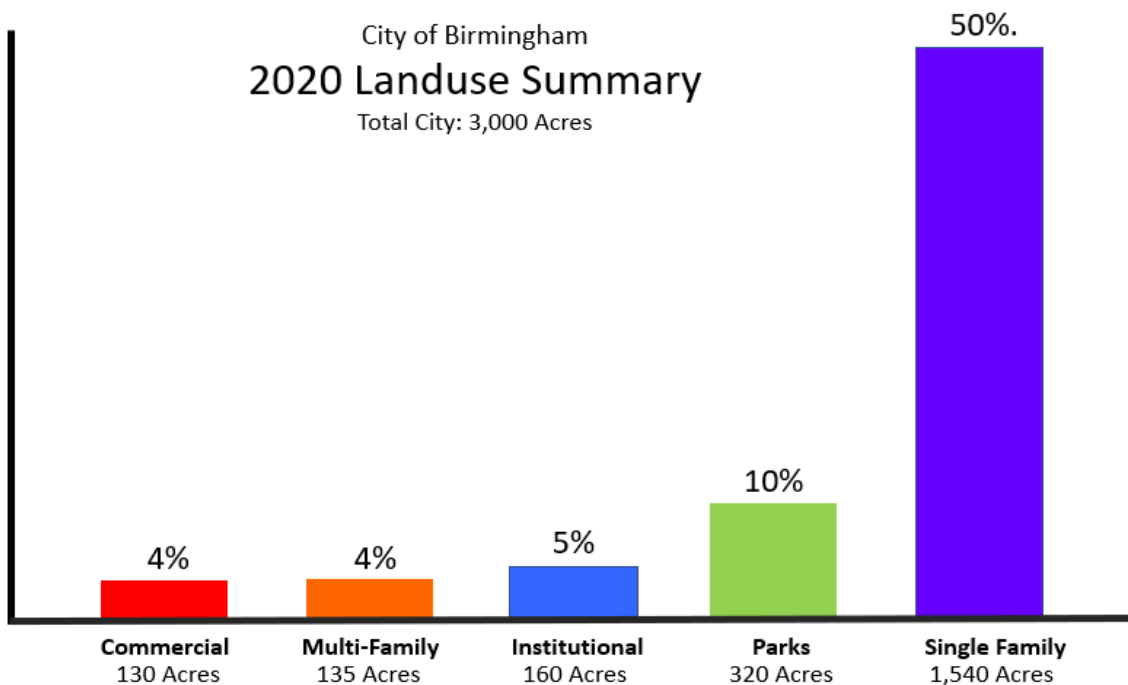
The 2040 Master Plan does not mandate high density buildings or shopping centers throughout the city.



**Figure 4:** Duplex – 2 unit apartment buildings are no longer permitted in many of the city’s neighborhoods. Above, 2-family homes on Baldwin and Harmon Streets in the Holy Name neighborhood. Current city zoning does not permit duplexes in Holy Name neighborhood.

**Existing Birmingham Housing and Commercial Inventory** (ESRI, U. S. Census, SEMCOG)

- 7,200 Single family homes (70% of total city dwellings)
- 3,000 Multiple family homes (30% of total city dwellings)
- 70-80% multi-family buildings built pre 1963 (estimate based on 1963 satellite images Figures 23-26)
- 1,540 acres-Single-Family (50%)
- 135 acres Multi-family – apartments, condos (4%)
- 130 acres Commercial: hotels, industrial, office, retail (4%)
- 24% Houses renter occupied



Source: SEMCOG

**Figure 5:** Single family neighborhoods are Birmingham’s largest land use, occupying 50% of its total land area. Multi-family dwellings represent 30% of the city’s housing and occupy 4% of its total land area. Commercial uses cover 4% of the city’s total land area. Data source: SEMCOG, graphic GPG. Note: Commercial includes hotel, industrial, office, retail; Institutional includes governmental, religious and schools. Parks include cemeteries, golf courses, and recreational land.



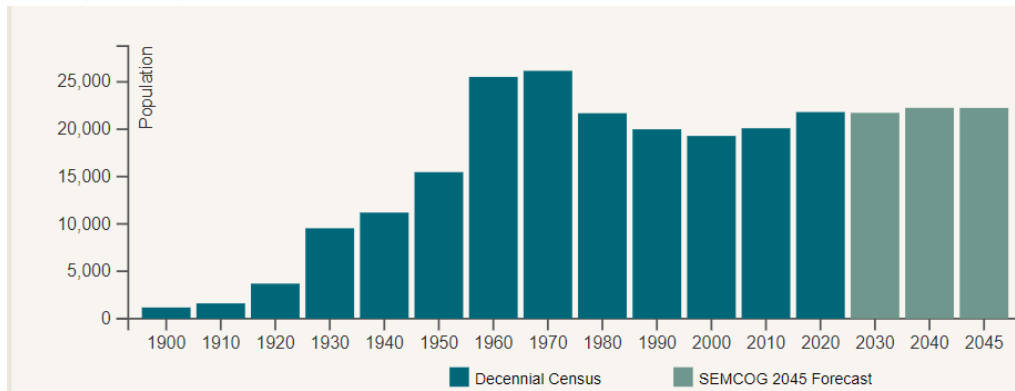


**Figure 6:** New or updated multi-family housing can offer a desirable housing alternative for many of the city's residents. 4,900 of Birmingham's residents (23%) are age 60, 3,200 household residents live alone (35%) and 11,300- households (52%) have no children living with them. Source: SEMCOG, ESRI.

### City of Birmingham 2020 Demographics

- 69% Households: single or age 65+ or no children living with them
- 52% Households have no children
- 4,900 Residents 60+ age 2020 (23%)
- 3,400 Residents 65+ (16%)
- 6,000 Residents 60+ projected by 2040 (23% increase from 2020)
- 2,600 Households include seniors (28%)
- 3,200 1-Person households (35%)
- 3,000 existing multiple-family dwellings (30%)
- 1,200 Households 65+ persons living alone (26% Increase from 2010)
- 26% Households earn under \$60,000 / yr.
- 558 Households living in Poverty (6.1%)
- 4,900 Population decline (17%) 1970-2020
- 450 Population (1%) projected growth by 2045 (SEMCOG)

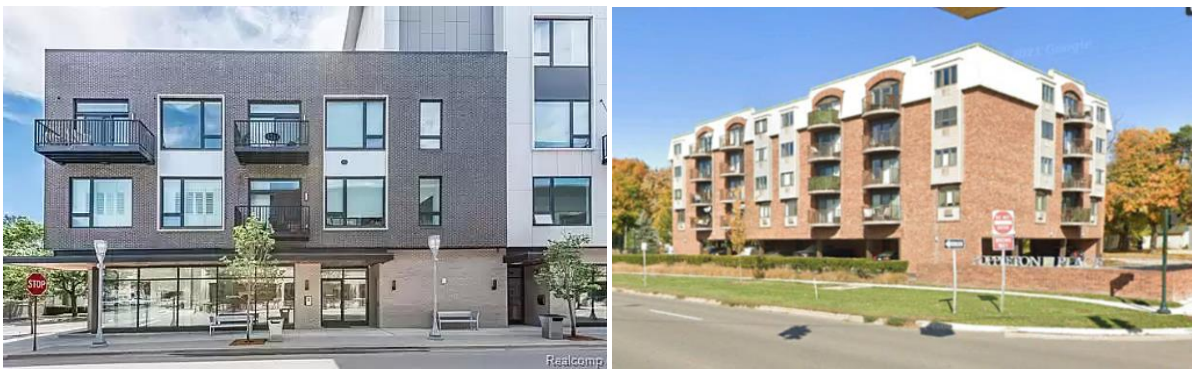
### Birmingham Population Growth Trends



**Figure 7:** Birmingham's population has declined by 4,400 persons (17%) between 1970 and 2020 (26,200 to 21,800). The city's population is projected to increase approximately 450 persons total (1%), net by 2045 representing 20 persons per year. Source SEMCOG.



**Figure 8:** Above, newer Brown Street 2-family duplex. Note, each dwelling's entry faces a different direction, creating the appearance of a large single-family home along each street. The building design represents the Form Based planning approach.



**Figure 9:** Birmingham's 3,000 multi-family dwellings represent 30% of its total housing inventory (10,100 units) and 4% of the city's total land area. Source: SEMCOG, ESRI, U.S. Census.

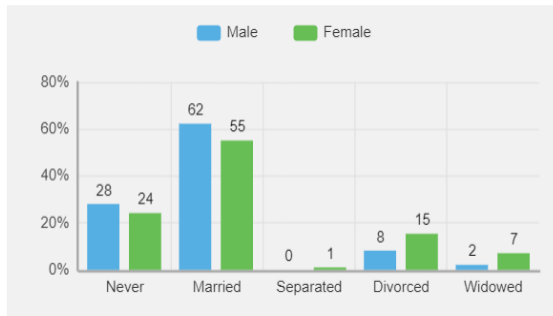


**Figure 10:** Approximately 70- 80% of Birmingham's multi-family buildings were built pre 1963. (Source: GPG visual analysis of Oakland County 1963 satellite photo- Figures 23-26)

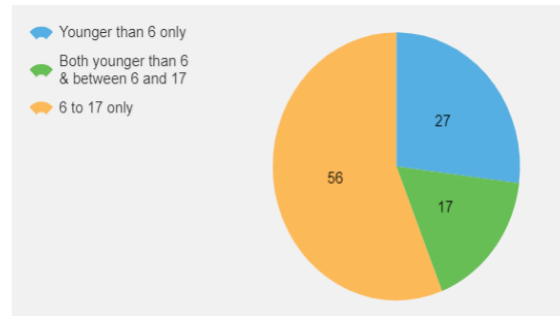


**Figure 11:** Multi-family residential buildings located on Redding Street, west of Woodward, adjacent to the Quarton Lake neighborhood. Note, Quarton Lake neighborhood home shown at right edge of photo.

### Marital Status



### Age Of Children In Married Couples



**Figure 12:** Birmingham residents' marital status and child ages

### Older Adults and Youth Populations

Older Adults and Youth Population	Census 2010	ACS 2020	Change 2010-2020	Pct Change 2010-2020	SEMCOG 2045
<b>60 and over</b>	4,024	4,933	909	22.6%	6,020
<b>65 and over</b>	2,763	3,442	679	24.6%	4,503
<b>65 to 84</b>	2,317	2,899	582	25.1%	3,376
<b>85 and Over</b>	446	543	97	21.7%	1,127
<b>Under 18</b>	4,939	5,683	744	15.1%	4,666
<b>5 to 17</b>	3,648	4,195	547	15%	3,512
<b>Under 5</b>	1,291	1,488	197	15.3%	1,154

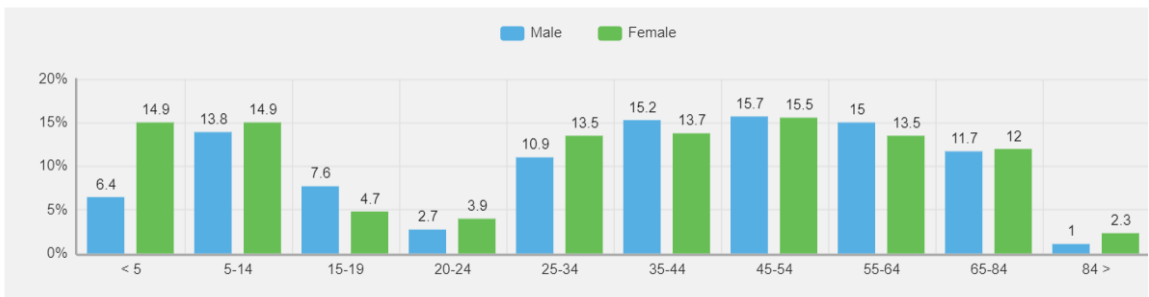
Note: Population by age changes over time because of the aging of people into older age groups, the movement of people, and the occurrence of births and deaths.

**Figure 13:** Birmingham senior and children growth trends. Source: U.S. Census Bureau, Decennial Census, American Community Survey, and SEMCOG.



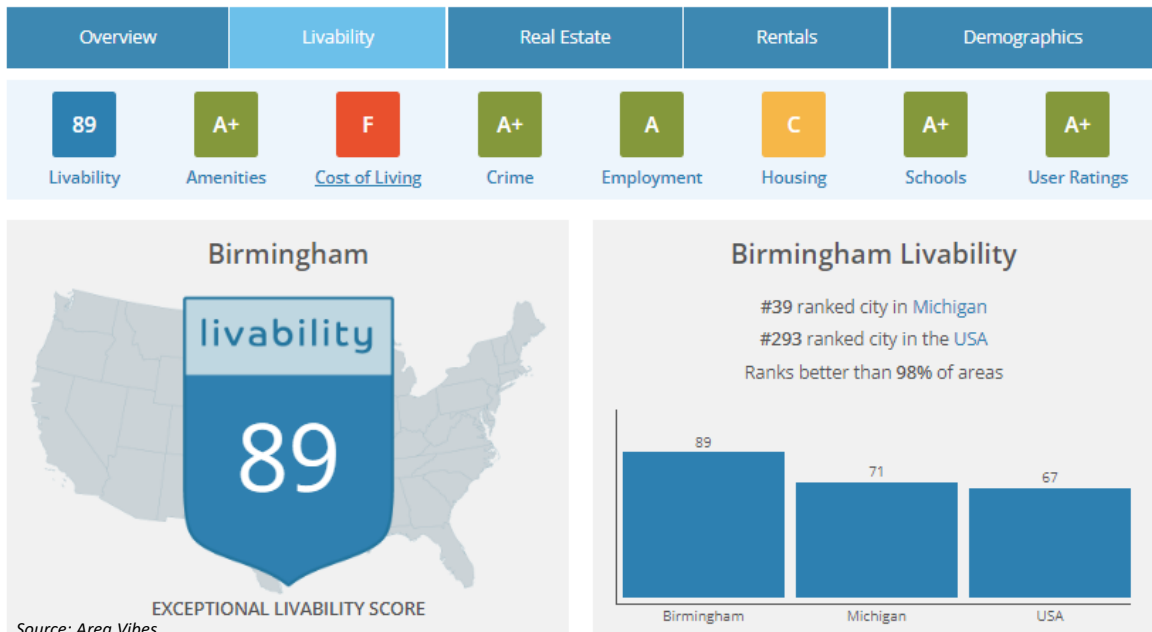
**Figure 14:** Left: Existing art gallery located in a former neighborhood grocery market building -Chester-Brown Street. Right: Former 4-unit apartment building, currently a single-family residence-Ann & George Streets, Barnum Neighborhood.

### Birmingham Age Breakdown



**Figure 15:** Birmingham income age demographic profiles Source SEMCOG.

### Birmingham, MI Livability



**Figure 16:** Birmingham's Livability Index. The city has an overall 89/100 score and ranks in the top 98% of all U.S. communities. Source: Area Vibes.



**Figure 17:** Yorkshire Street looking west towards N. Eton Street towards 2 neighborhood shopping centers. The commercial buildings total 12,000 sq. ft. and include a café, cleaners, food market, hair salon, seamstress and carry-out pizza restaurant.



**Figure 18:** Above, Existing 12,000 sq. ft. office building, W. Maple-Larchlea Streets.



**Figure 19:** Above, existing multi-family residential – Oak Street – Old Woodward Ave.

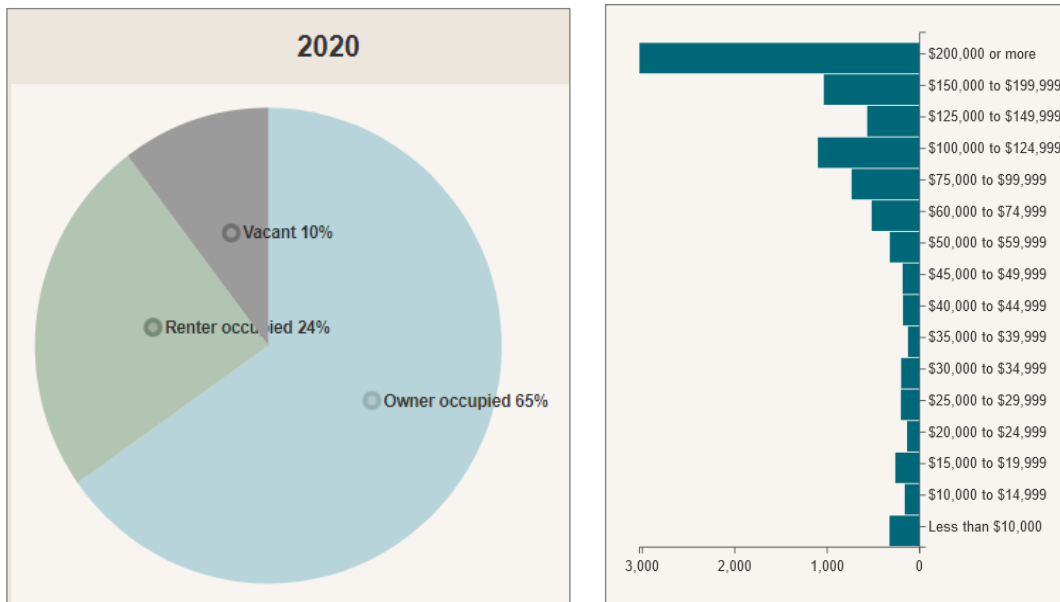


Figure 20: Left: Birmingham 2020 home occupancy summary. Right: City 2020 residents income summary. Source: SEMCOG.

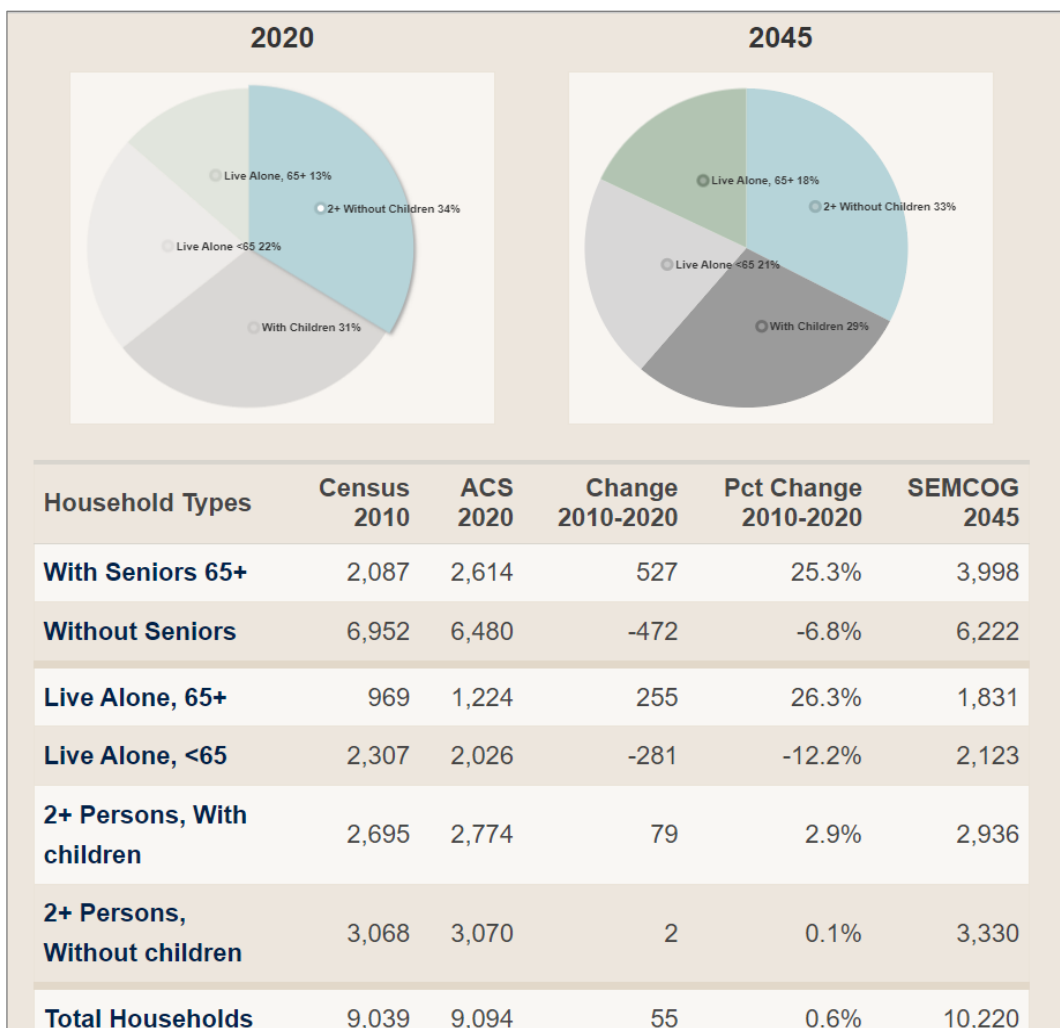


Figure 21: Top: Birmingham household occupancy demographic. Above: Birmingham demographics summary. Source: SEMCOG

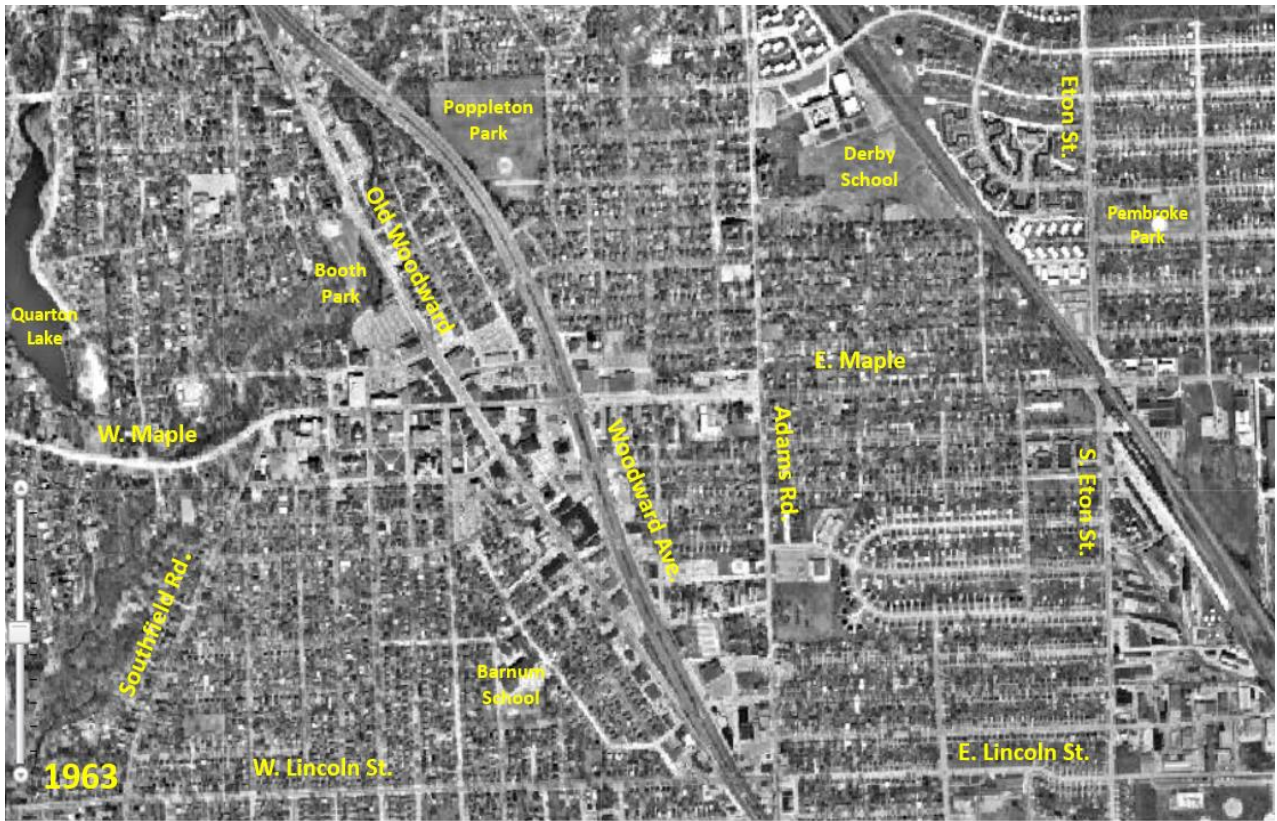


Figure 23: Birmingham 1963 satellite Image - Source: Oakland County, MI



Figure 24: Birmingham 1963 satellite Image - Source: Oakland County, MI



Figure 25: Birmingham 1963 satellite Image - Source: Oakland County, MI



Figure 26: Birmingham 1963 satellite Image Source: Oakland County, MI





Alex Bingham &lt;abingham@bhamgov.org&gt;

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## The Birmingham Plan 5.9.2023

1 message

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'James Ryder' via City Commission <city-commission@bhamgov.org>

Fri, May 19, 2023 at 2:21 PM

Reply-To: James Ryder &lt;james31@aol.com&gt;

To: "city-commission@bhamgov.org" &lt;city-commission@bhamgov.org&gt;

Cc: "ndupuis@bhamgov.org" &lt;ndupuis@bhamgov.org&gt;

1115 Chapin Avenue  
Birmingham, MI 48009  
5.19.2023

Dear Commissioners:

The final Birmingham Plan selects winners and losers with its Chapter 2: Embrace Managed Growth: Study Accessory Dwelling, pages 46 and 47. This Chapter creates winners by listing zones of opportunity for well-off homeowners to increase their space and wealth. The losers in this Chapter are zones R1-R3 because homeowners fall into the "study" category. This Chapter divides the City of Birmingham by Wealth, Class, Age and Race.

The Birmingham Plan list zones where the homeowners in the listed zones, can, if they wish, build ADUs without obstacles. However, the homeowners in R1-R3 are required to wait until the City slow rolls a "study" to determine compatibility and dictate the regulations. Is it a study to determine if the least developed neighborhoods and the least wealthy among the residents of the City of Birmingham are deserving of an equal opportunity to increase our space and value of our home? The Birmingham Plan clearly implies that the single-family homeowners of the R1-R3 zones are not worthy of an equal opportunity by excluding our zones from the ADU list.

For 40 years, my husband and I have lived in R3 on the very lot size depicted on page 112 in the robust first draft (10.13.2019) of the Birmingham Plan. 40'x 120' is the only lot size used as an example for adding an accessory dwelling unit (ADU). However, the depictions were excised from the robust first draft to appease the opposition of ADUs by a handful of homeowners in R1-R3. No doubt these homeowners do not want their way of live disrupted; they live comfortably. They do not want an ADU in their neighbor's backyard. "Not in my backyard" is a stance of fear that echoes racial and classist undertones in a city 88% Caucasian.

For 40 years, we have lived in our modest 1.5 story bungalow of 1,065 square feet. Our home exists without a basement, without a second floor or useable attic and with a 101-year-old Model T detached "garage." A "garage" that the city wants removed. Our home has one bathroom, two small bedrooms, and a functional combined living room, dining room, and kitchen area for two of us. Our dining room functions as our office too. It's unlikely that the Commissioners voting to approve the final draft of the Birmingham Plan have homes of our size with limited space and comforts.

Of course, our home is today a rarity in the City of Birmingham. Our home was not always a rarity. For our first twenty years, the R-3 zone had plentiful affordable bungalows and affordable rentals for any person with a job – blue collar, white collar, public servants. Being underdeveloped and poorer homeowners than the rest of Birmingham, R3 was referred to as the armpit of Birmingham. We held little influence on policy.

In the last twenty years, the contractors/builders/developers discovered our quiet neighborhoods lined with bungalows in R1-R3, especially R3. The affordable bungalows were bulldozed for McMansions for the wealthy who wanted to live in "Birmingham." The revenue from the new construction filled the city coffers. R3 gained attention and influence.

The R3 influencers of today are Doctors, Lawyers, Architects, Web Developers, Money Managers and Builders, not the long-term homeowners with modest homes. The influencers live in the R1-R3 zones in their comfortable homes of a minimum of 2,500 square feet with multiple bedrooms and bathrooms, a full basement, two-car garage with storage space galore. These homeowners oppose an equal opportunity to build ADUs for the homeowners who still live in the neighborhoods in their older, modest bungalows, and who hold little sway with the City of Birmingham.

For 40 years, we have not moved out, sold out, cashed out, allowed ourselves to be squeezed out or run out of town. At 70 years old and 58 years old, we will age-in-place. We will age-in-place in the community we have lived, enjoyed and supported, and from which I retired as an educator after 20+ years with [Birmingham Public Schools](#). [1115 Chapin Avenue](#) is our one and only home. Birmingham is our final destination. We plan on being "winners."

We will age-in-place grabbing the same opportunity that is granted to every other area of the city – with a planned Accessory Dwelling Unit. We are not wealthy. We are not wealthy senior citizens homeowners. We are not the young and moneyed. We are not transitional homeowners. We may not be wanted in the City of Birmingham, but we will not relinquish our equal opportunity, our equal right as residents of the City of Birmingham, to build an ADU as homeowners in one of the snubbed zones of R1-R3. We will challenge discrimination for any reason: wealth, classism and ageism.

Though the R1-R3 zones are denied the opportunity to do so immediately upon approval of the Birmingham Plan, we are moving forward immediately with plans for a needed replacement for our 101-year-old "garage" with a two-car garage and a full second-floor granny flat in the R3 zone. The plan will utilize the vague best practices listed on page 47 of the final draft (4.18.2023) of the Birmingham Plan. The second-floor will serve us well in the various stages of our aging-in-place progression, especially expanding our confined living and storage space, which are hardships at this age.

In the first stage, the upper level will serve as valuable office space and storage for our possessions, our history of our lives together for 35 years and as a safe repository for historical LGBTQ+ documents. No longer will we need to rent multiple, costly, offsite storage units; saving money. Living on fixed incomes, this change is extremely important. We will store everything in one location – our home.

In the second stage, the upper level of the ADU will provide a rent-free, private living space for a caregiver when required by either of us. In the third stage, the upper level may provide my husband with a rental income to supplement his severely reduced income as the result of my passing. This financial boost would allow Jim to continue to age-in-place in our Birmingham bungalow until his sunset. Of course, the rental stage depends on if the zoning code is updated and modernized to compete with surrounding cities.

Our ADU will accomplish exactly what the Birmingham Plan describes. It assists seniors on fixed incomes to age-in-place, allows a private living space for a caregiver, diversifies housing, creates an affordable rental, and provides new revenue for the City of Birmingham. It permits homeowners of all levels of income and wealth the equal opportunity to increase their wealth; the same opportunity given wealthier homeowners. An accessory dwelling unit should serve the R1-R3 homeowners as it will the other homeowners in the listed zones in the City of Birmingham. ADUs can serve many purposes throughout its lifecycle as suggested by the Birmingham Plan.

Prior to 2006, a granny flat would have easily been reviewed and approved in the R1-R3 zones. The zoning code could have been flexible to allow long-term homeowners to be grandfathered in, but it does not. We know that no study was required or conducted to learn of the devastating impact on the loss of privacy and the blocking of sunshine on the homeowners of a 1.5 story bungalow; the impact resulting from of a towering three-story home with windows looking into our home and backyard. No study was conducted then because the well-off wanted their towering homes. For R1-R3, no slow roll, low priority study is warranted now because ADUs have existed for 30 years in R3.

Equal opportunity should be the hallmark of the City of Birmingham. We should not be divided by zone, wealth, age and race. However, the Birmingham Plan proposes these divisions in the ADU section. Every zone needs to be listed as qualifying for ADUs, or no zone needs to be listed. We are one – the City of Birmingham.

Thank you,

Frank Colasonti, Jr. and James B. Ryder  
Homeowners of 40 years  
[james31@aol.com](mailto:james31@aol.com)  
248-404-7966

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To view this discussion on the web visit <https://groups.google.com/a/bhamgov.org/d/msgid/city-commission/2147291991.11839.1684520470634%40mail.yahoo.com>.



Alex Bingham &lt;abingham@bhamgov.org&gt;

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**Fwd: Commission Vote on 2040 Plan**

2 messages

**Jana Ecker** <jecker@bhamgov.org>

Sun, May 21, 2023 at 6:15 PM

To: Nick Dupuis &lt;ndupuis@bhamgov.org&gt;, Alex Bingham &lt;abingham@bhamgov.org&gt;

Cc: Tom Markus &lt;tmarkus@bhamgov.org&gt;

For meeting tomorrow...

Begin forwarded message:

**From:** [friedrex@aol.com](mailto:friedrex@aol.com)**Date:** May 20, 2023 at 8:35:52 PM EDT**To:** [jecker@bhamgov.org](mailto:jecker@bhamgov.org)**Subject:** Commission Vote on 2040 Plan**Reply-To:** [friedrex@aol.com](mailto:friedrex@aol.com)

Dear Ms. Ecker, first and foremost, please accept my congratulations on your selection as Birmingham's next city manager. As a Birmingham resident since 1987, I've observed your hard work and expertise on numerous city issues over many years, and I anticipate that that seasoning has made you uniquely capable for your new post.

A few days ago I received an email from Birmingham Citizens for Responsible Government advising that the city commission will be voting on the 2040 Master Plan on Monday and encouraging resident attendance. By coincidence, I had just presented an article on the city's development to the NEXT Writers' Group, of which I'm a member, and I sent that to the BCRG. I take this occasion to send the article, as attached, also to you for what it's worth.

On the merits, from the time of the 2019 charrette, I admit to have taken only a casual interest in the evolution of the city plan, in part because I didn't suppose my input would have made much difference. I appreciate that it will make even less today, for the train has left the station, so to speak. But short of attending Monday's meeting, which I don't plan to do, this is my last chance to convey my perceptions, which you will probably find amount, more or less, to a requiem.

With best wishes for your stewardship,

Paul Seibold  
921 Knox

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 **321-NEXT Brave New Bham\_051823.pdf**  
4262K**Tom Markus** <tmarkus@bhamgov.org>

Sun, May 21, 2023 at 7:06 PM

To: City Commission &lt;city-commission@bhamgov.org&gt;, Department Heads &lt;departmentheads@bhamgov.org&gt;

[Quoted text hidden]

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You received this message because you are subscribed to the Google Groups "City Commission" group.To unsubscribe from this group and stop receiving emails from it, send an email to [city-commission+unsubscribe@bhamgov.org](mailto:city-commission+unsubscribe@bhamgov.org).

## A Brave New Birmingham

Pat and I are both native Michiganders, so we chose to return to this state upon my retirement from the Army in 1987. From our Maryland location at the time, we could scout Michigan residences with relative ease. We ended up buying a newly-built house in Birmingham, only half a block from the intersection of Woodward and Maple. A major attraction was the easy walk to the supermarket at that corner and, just a little farther, to the shops, restaurants, offices and other downtown amenities including city hall, Shain Park, the public library and an event venue called the Community House.

We found the city little changed from the way it was when I was growing up in nearby Huntington Woods. The bypass around the downtown was known as Hunter Boulevard and the anchor retailer was Jacobson's in a cluster of buildings but not too far from rival Crowley's, near an ice cream parlor where we would stop for a cone. Across from the Jacobson's validatable parking lot was a city lot that charged its own rates. The post office was in a venerable building whose interior featured WPA murals. Kiddy-corner from city hall was the Varsity Shop with its upscale collegiate apparel, and farther north was the Claymore Shop with its upscale men's wear. By our 1987 arrival the Birmingham Theater, with its Art Deco marquee, had morphed from movies to live performances. The Machus family owned three restaurants within the city as well as the Machus Red Fox, on Telegraph Road, where Jimmy Hoffa was last seen. And almost kiddy-corner from each other at Woodward and Maple were the popular Alban's and Peabody's restaurants.

By now, in 2023, the Hunter Boulevard bypass is named Woodward Avenue and the original Woodward, going through the downtown, is Old Woodward. The supermarket has passed from Chatham to Great Scott to Kroger's, entirely rebuilt. Jacobson's and Crowley's, as well as the ice cream parlor, are long gone, Jacobson's being replaced by miscellaneous retail and Crowley's by the Emagine movie theater. The city parking lot across from Jacobson's now accommodates a massive, multi-story condo complex, and the post office has been relocated to Bowers Street east of Adams, now, thankfully, with free parking. The Varsity and Claymore shops are now along Adams, thus escaping the downtown's pricey rents, and the Birmingham Theater has become a movie multiplex competing with Emagine. The city's Machus restaurants are defunct, with the Red Fox, on Telegraph, being re-styled as an Andiamo's. Alban's restaurant is now, for the most part, a women's health clinic, and Peabody's, torn down in March 2017, awaits replacement by a multi-use building. The building owners on either side of that space were dismayed to learn that the planned replacement calls for a full-width structure whose side windows will directly abut their neighboring counterparts; it will be fun to watch how this develops. All this activity has taken place within the Principal Shopping District, whose services are supported by assessments on district merchants and whose boundaries terminate just short of our house – again, thankfully.

Starting with a Village Plan in 1929, the city has addressed various aspects of its layout in plans and studies greatly boosted in May 2019 by a "charrette," defined as a final, intensive effort to finish a project, especially an architectural design project, before a deadline. The result is the Citywide Master Plan for 2040, whose elements are already being implemented by a diligent Planning Commission. And it's here where I, perhaps a solitary voice, beg to differ. There seems to be an obsession for approving five-story multi-use buildings that consist of underground parking, street-level retail, office space on levels two and three and residences on levels four and five. As if one posh hotel, the Townsend, weren't enough, we now have the equally posh Daxton, and small merchants such as Frank's Shoe Repair have been cleared away for a Restoration Hardware, relocating from Somerset Mall to become a monstrous edifice where customers will sip wine as they browse the inventory. A space at the SEC of Woodward and Maple, formerly occupied by a small hotel but curiously empty for a number of years, will soon boast a multi-use building not of five stories but of nine. And with a population of only 21,000, the city has named a Railroad District to the east and a Triangle District to the south for extensive development. The latter already sports an imposing parking deck with all the charm of a surviving flak tower in Berlin.

Maybe I should have become more engaged, in response to the city's frequent invitations, but I'm left with the sense that "be it ever so lavish, there's no place like home."

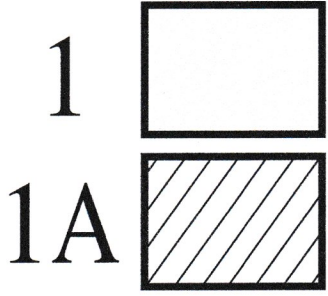
# Birmingham Shopping District Assessment Area

## DOWNTOWN BIRMINGHAM PARKING STRUCTURES

1. Chester Street
2. North Woodward
3. Park Street
4. Peabody Street
5. Pierce Street



REP



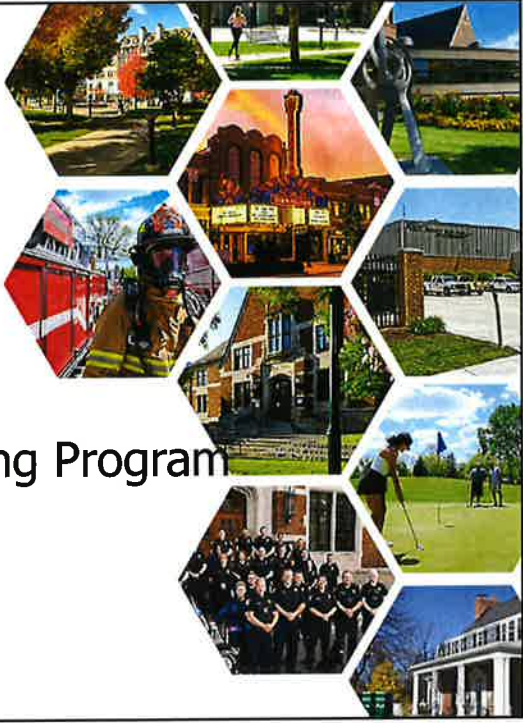


Parking Deck, Triangle District, Birmingham



Flak Tower, Berlin

7B



**BIRMINGHAM**  
A WALKABLE CITY

Engineering Department  
Date: May 22, 2023

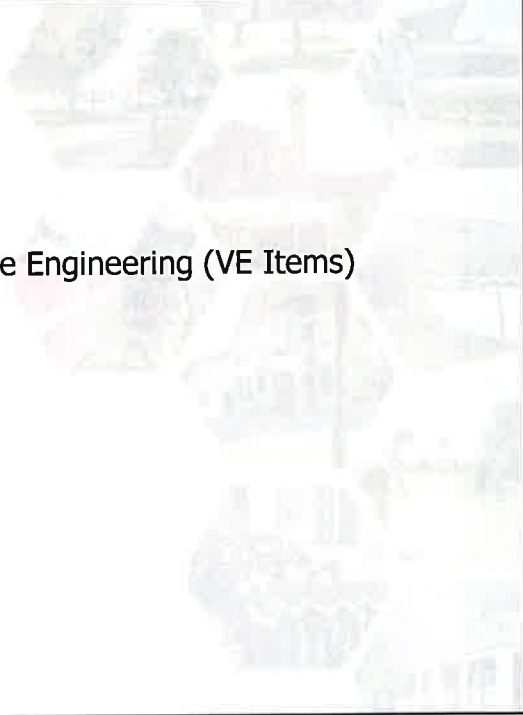
## Brown Street Paving Program

Contract #5-23 (P)  
Contract Award

## Brown Street Paving Program Contract Award

➤ Overview

- History
- Bid Process: Bids, Post-Bid Meeting, Value Engineering (VE Items)
- Project Schedule
- Maintaining Traffic During Construction
- Recommendation of Award



**BIRMINGHAM**  
A WALKABLE CITY



## Brown Street Paving Program Contract Award

### ➤ History

- Brown Street between S. Old Woodard to Woodward was scheduled for road repair several years out.
- MDOT is proceeding with a project that will be improving pedestrian crossings in September 2023. Part of this project required reconfiguring Brown street to a reduction of one lane eastbound at Woodward Ave.
- Key Dates:
  - 10/24/22: City Commission approved Brown Street Reconfiguration
  - 3/23/23: Property Owner's Meeting at City Hall
  - 5/8/23: Hearing of Necessity for Sidewalk and Streetscape SAD
  - 5/22/23: Hearing of Confirmation for Sidewalk and Streetscape SAD



## Brown Street Paving Program Contract Award

Brown Street Paving Project Limits

Project Location



## Brown Street Paving Program Contract Award

### ➤ Bid Process

- Bids:
  - Issued for Bids: 4/10/23
  - Received Bids: 5/2/23
  - Received two (2) bids from \$1,972,258.35 to \$3,658,807.52
  - Engineer's estimate: \$1,081,512.00
- Post-Bid Meeting :
  - Meeting held with low bidder, V.I.L. Construction on 5/3/23
  - Discuss project and options of Value Engineering (VE) Items



## Brown Street Paving Program Contract Award

### ➤ Bid Process

- Value Engineering Items by Low Bidder:
  1. Planter boxes as plain concrete: -\$38,704.00
  2. Raise storm sewer elevation: -\$5,323.22
  3. Utilize existing 12" storm from 033b as an outlet: -\$44,043.50
  4. Switch limestone 21aa to 21 crushed concrete: -\$4,531.50
  5. 9" concrete roadway to 7" of asphalt: -\$60,900.94
  6. Reduction in time of project / "Road Closure Assessment" (4 days): -\$20,000.00  
Post-Bid Meeting
- Engineering Department Recommends:
  - 1, 2, 4, 5 and 6 for a total cost savings of \$129,459.66.
  - VE Item 3 is not recommended due to the existing slope and capacity of the 12" storm.
  - "Road Closure Assessment" \$5,000.00 a day 52 days bid = \$240,000.00



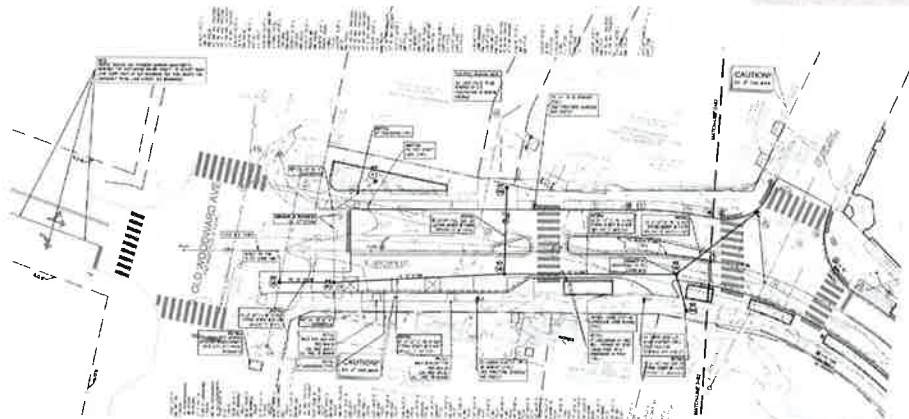
# Brown Street Paving Program Contract Award

## ➤ Project Schedule

- Week of 5/30/23: Mobilization and Traffic Signage
- Week of 6/5/23: Start Construction
- 8/2/23: Substantial Completion
- 8/17/23: Final Completion

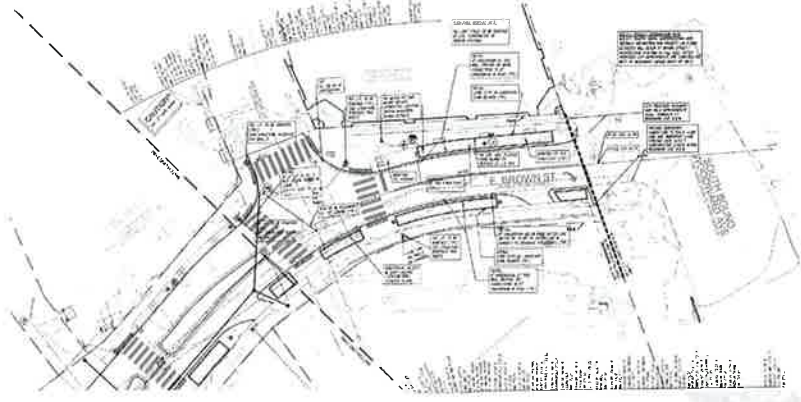


# Brown Street Paving Program Contract Award



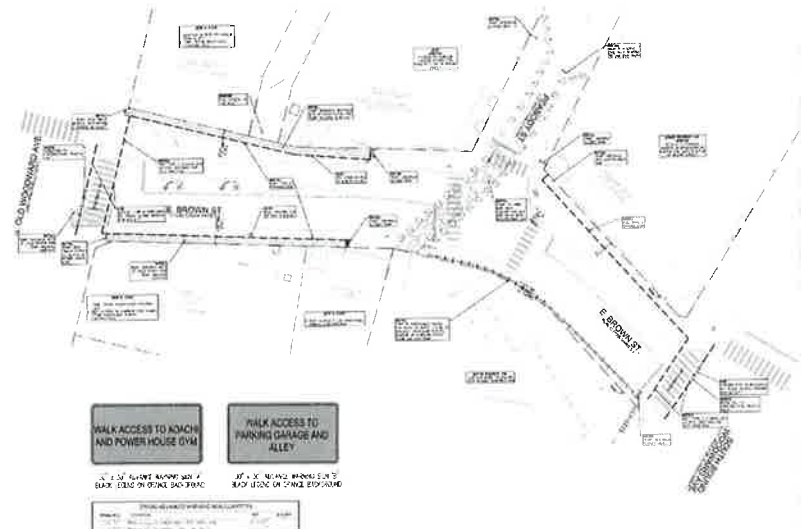
Proposed Plan

# Brown Street Paving Program Contract Award



Proposed Plan

# Brown Street Paving Program Contract Award



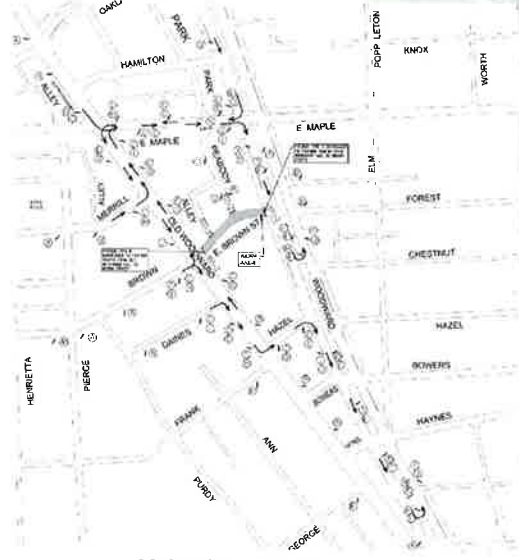
WALK ACCESS TO KITCHEN AND POWER HOUSE EYM  
1/2" OF 6/16" ROUND BAR AT  
BACK EDGE OF DRIVE AND DRIVE

WALK ACCESS TO PARKING GARAGE AND ALLEY  
1/2" OF 6/16" ROUND BAR AT  
BACK EDGE OF DRIVE AND ALLEY



Maintaining Traffic

## Brown Street Paving Program Contract Award



Maintaining Traffic

## Brown Street Paving Program Contract Award

### ➤ Recommendation

- Award Project to low bidder, V.I.L. Construction:
  - Award Amount: \$1,832,529.69
    - Include VE Items 1, 2, 4, 5 and 6
  - 5% Construction Contingency: \$91,626.49
  - Total Construction Amount: \$1,924,156.18



































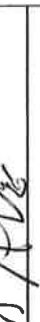





# PETITION

We the undersigned residents of Birmingham, Michigan respectfully request the Birmingham City Commission to modify the proposed 2040 Master Plan in order to maintain the current R3 zoning designation for the properties on the north side of 14 Mile Road between Grant Street and Woodward Avenue. The current draft of the 2040 Master Plan designates this strip of land as an "Activity Seam" and would expand the zoning options for these properties from R3 only to also include R4 (2 family), R5, R6 and R8 (multi-family) residential zones as well as a TZ-1 transition zoning code. Allowing multi-family (including apartment buildings) which could be up to 3 stories in height to be built on these properties would significantly change the fabric of our neighborhood and would likely negatively impact the desirability of the homes in this neighborhood, thereby reducing the value of these homes.



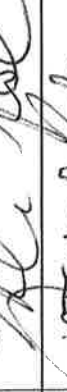




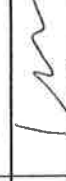











We feel this proposed change uniquely and unfairly burdens our neighborhood as it is the only Seam in the 2040 Master Plan (aside from the north and south side of Lincoln Avenue between Grant Street and Woodward) that would entail a change from a zone that currently is reserved exclusively for single family homes (R3) into a multi-family and Transition zone. No other location in Birmingham would have such a significant and negatively-impactful change.




We thank you for your consideration in maintaining in good faith the conditions that existed when we purchased our homes.

Name	Signature	Address
Laura Lynn		644 Bird
Lawrence Lyng		644 Bird Avenue
Brian DeLi		668 Bird Avenue
Mary Doyle		668 Bird Avenue
Mary BEARDS		638 BIRD AVE
Conrad Kozot		616 Bird Ave.
Ashley Ligon		684 Bird Ave
Sarah Licavoli		716 Bird Ave
Drew Ruby		740 Bird Ave
Apigail Ruby		740 Bird Ave
Janelle Sharrak		784 Bird Av.
Lynsey Nyrne		808 Bird Ave
MICHAEL W. MUE		808 Bird Ave
Vadim Brayman		832 Bird Ave
Melissa Solis		954 Bird Ave
Scott Pretora		990 Bird Ave.
Alex Nedelkovic		1208 Bird Ave
Gregory Kushnir		1332 Bird Ave
Cynthia Vepel		1362 Bird Ave

Name	Signature	Address
Pat O'Hara		1392 Bird Ave.
Lara Stokich		1440 Bird Ave
Tim Chalk		1450 Bird Ave
Tatiana Roubal		926 Bird Ave
Andrea Mehaly		655 Bird Ave
Mary Beth Selby		711 Bird Ave.
Pat Kulas		711 Bird
Ron Colangelo		730 Bird Ave.
Lori B Jacobs		747 Bird Ave
Tanya Nemikowsky		771 BIRD AVE
Jessica Moreno		811 Bird Ave
Norman Cohen		900 Bird Ave.
Wes Barnes		855 Bird Ave
KEVIN JON		707 BIRD AVE
Arasteh Nouzoon		925 Bird Ave
MARIE WOODS		955 BIRD AVE
DAN ROZTAI		920 BIRD AVE
Evelyn Joy		907 Bird Ave.
Andy Fleszar		993 Bird Ave



Name	Signature	Address
Kirstine Bradley		1019 Bird, Brumingham
Stephanie Poehrig		1039 Bird, Birmingham
Nash Jacob		1092 Bird Ave, Birmingham
Patty Jacob		1092 Bird Ave, Birmingham
Joe Levin		931 Bird Ave, Birmingham
Justin Thompson		671 Bird Ave, Birmingham
Ripa Azaropetra		891 Bird Ave, Birmingham
Nick Vanjukhin		---
Kathleen Kramer		1109 Bird, Birmingham
John David		1133 Bird Ave, Birmingham
Alvina Sidelko		1183 Bird Ave, Birmingham
Robert Waisa		207 Bird Ave, Birmingham, MI
MICHAEL WAISAA		1255 Bird Ave, Birmingham, MI
Patty Pashy		1391 Bird Ave Birmingham, MI
VRINDA NARAYANA		1355 Bird Ave, Birmingham, MI
Varsha Kumar		1355 Bird Ave, Birmingham MI
KARISTI HANSEN		1423 BIRD BIRMINGHAM MI
KAYLEIGH EVANS		1455 BIRD AVE, BIRMINGHAM
Lawen Lambert		1380 Bird Ave, Birmingham

Name	Signature	Address
Joseph M. Castellano		1324 Bird Ave.
Marco Krave		1166 Bird Ave.
Sandra van Meek		730 Bird Ave.