

Re: 27376 Barrington St - Updated Floor Plan

Martino Thomas <martinothomasre@gmail.com>

Thu 6/13/2024 10:20 AM

To: Matt Lonnerstater <MattLonnerstater@madison-heights.org>

Good morning Matt,

My apologies sir, I know I was supposed to email you regarding the additional variance request we need for 27376 Barrington Dr on Tuesday. The variance we are requesting is for an allowed side setback of 2.7 ft rather than the minimum 3 ft in the requirements. The total side setbacks for both sides of the proposed lot would still equal 12+ feet. The neighbor to the south of us also has a side setback of 2.7 ft which is why we had to shift our structures to the north. The survey I have submitted reflects this. Also, we will not be touching the tree in the corner of the lot and can assure the neighboring homeowner of this. We really appreciate the help you and the rest of the planning department have provided us. Anything else we can do to help with this process please let us know.

With gratitude,
Martino Thomas

On Tue, Jun 11, 2024 at 10:09 AM Martino Thomas <martinothomasre@gmail.com> wrote:

Good morning Matt,

Yes I will swing by today after lunch to add that to our application. Thank you for the reminder

On Tue, Jun 11, 2024 at 10:05 AM Matt Lonnerstater <MattLonnerstater@madison-heights.org> wrote:

Good morning, Martino & Magdalena:

This is confirmation that we will be considering the variance request at our July 11th Zoning Board of Appeals meeting.

Based on the revised site plan, the following additional variances would be necessary:

Setback variance from minimum 3 ft. side yard setback requirement to allow side yard setbacks of 2.7 feet.

Would you like to add this setback variance request to your ZBA application?

If so, we will need a revised project narrative sheet (The "Action Requested" sheet from your previous submittal) to include the new variance.

Thank you!



Matt Lonnerstater, AICP
City Planner
City of Madison Heights
MattLonnerstater@Madison-Heights.org
Office: (248) 837-2649

<https://www.madison-heights.org/209/Planning-Services>

From: Martino Thomas <martinothomasre@gmail.com>

Sent: Monday, June 3, 2024 12:23 PM

To: Matt Lonnerstater <MattLonnerstater@madison-heights.org>

Subject: Re: 27376 Barrington St - Updated Floor Plan

Hi Matt,

Please see updated Architectural Site Plan that would allow for 12 ft + of space between all structures. Thank you

Best,
Martino Thomas

On Thu, May 30, 2024 at 10:39 AM Matt Lonnerstater <MattLonnerstater@madison-heights.org> wrote:

Good morning, Martino.

In reviewing the conceptual architectural site plan and the survey for the proposed land division, I wanted to bring something to your attention.

Per [Section 10.401\(s\)](#), the minimum distance between houses located on adjacent lots in the R-3 district shall not be less than twelve (12) feet.

Per the survey, the the existing house located to the south at 27360 Barrington Street (to the south of proposed Parcel B) is only 2.7 feet from the property line. Therefore, the proposed house on Parcel B would need to be located a minimum of 9.3 feet from the southern property line. As proposed, the house would only be set back 5 feet from the property line, failing to meet the 12 foot separation requirement between structures.

Please be aware that if the variance for the land division is approved, we could not approve the plot plan for the new homes as presented. A separate variance would be required at a different Zoning Board of Appeals meeting, or the plans would need to be modified to meet Ordinance standards.

Please let me know if you have any questions.

Best,



Matt Lonnerstater, AICP
City Planner
City of Madison Heights
MattLonnerstater@Madison-Heights.org
Office: (248) 837-2649

<https://www.madison-heights.org/209/Planning-Services>

From: Martino Thomas <martinothomasre@gmail.com>

Sent: Wednesday, May 22, 2024 12:58 PM

To: Matt Lonnerstater <mattlonnerstater@madison-heights.org>

Subject: [27376 Barrington St](#) - Updated Floor Plan

Hi Matt,

Here is the updated floor plan for [27376 Barrington St](#). The architect corrected the issue and now has the garage sitting slightly behind the front of the house. Please let me know if you have any questions or if you need anything else from me. Thank you

Best,
Martino Thomas