



CITY OF GROSSE POINTE WOODS
20025 Mack Plaza Drive
Grosse Pointe Woods, Michigan 48236-2397

(313) 343-2440
Fax (313) 343-2785

NOTICE OF MEETING

COMMISSIONS:		COMMITTEES:		BOARDS:	
Beautification Advisory		Building Authority		Board of Canvassers	
Citizens' Recreation		Compensation & Evaluation		Board of Review	
Community Tree		Construction		Construction Board of Appeals	
Election		Finance		Downspout Board of Appeals	
Historical		Fireworks		Pension	
Local Officers Compensation		Mack Ave Business Study			
Planning Workshop	X	Public Relations			
Senior Citizens'					

PUBLIC INVITED: IN ACCORDANCE WITH PUBLIC ACT 267 OF 1976 (OPEN MEETINGS ACT), ALL MEMBERS OF THE GROUP SELECTED ABOVE, AS WELL AS THE GENERAL PUBLIC, ARE INVITED TO ATTEND THE FOLLOWING MEETING ON **TUESDAY, JUNE 28, 2015 AT 6:30 P.M. IN THE CITY HALL CONFERENCE ROOM, 20025 MACK AVE., GROSSE POINTE WOODS.**

AGENDA OF MEETING

1. CALL TO ORDER
2. ROLL CALL
3. DISCUSSION: Proposed Repair Bay Addition
Mack Auto Center, 20805 Mack Avenue
Memo – 06/22/16 (Tutag)
 - (1) GP News Ad – 04/28/16 with Building photo
 - (2) Site Plan
 - (3) Field Sheet
 - (4) Sketch/Area Table Addendum
 - (5) Map
 - (6) Photos (2)
 - (7) Commercial Building Description (2 pgs)
4. NEW BUSINESS
5. ADJOURNMENT

CC:
Mayor Novitke and City Council (7)
Interim City Administrator Colombo
Post (8)
PC Members (9)
File

Submitted by: Gene Tutag

Office Held: Building Official

Telephone: 313-343-2426

CITY OF GROSSE POINTE WOODS

Building Inspector

MEMORANDUM

DATE: June 22, 2016
TO: Planning Commission
FROM: Gene Tutag, Building Inspector 
SUBJECT: Discussion: Proposed Repair Bay - Mack Auto Center, 20805 Mack Avenue

The attached preliminary documents show a proposed repair bay addition to Auto Works, 20805 Mack Avenue, Grosse Pointe Woods.

There are a number of concerns regarding the parking and stacking of vehicles that exist now and would be exasperated with the addition. The addition would also require special land use approval and a parking variance.

The architect and owner would like to informally discuss this project with the Planning Commission at this workshop prior to moving forward with the preparation of a formal site plan for submission.

NEW MACK LUBE CENTERS *Family Owned Locally Operated*

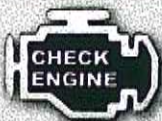


20805 Mack Ave. (Mack at Hawthorne)
GROSSE POINTE WOODS
313-466-3382

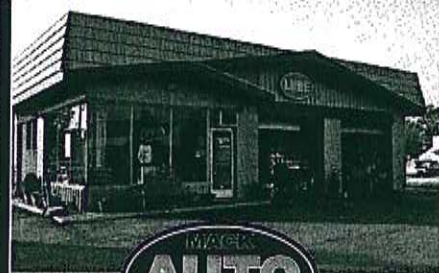


SPECIAL

TUNE-UP from \$69.99
FREE BRAKE INSPECTION | **FREE ENGINE DIAGNOSTIC**
20805 Mack Only



FREE CHECK
on Check
Engine Light



20397 Mack Ave. (Mack & Lancaster)
GROSSE POINTE WOODS
313-647-4212



SPECIAL

OIL CHANGE
\$19.99 Most Cars
+ Tax & Oil Disposal Fee
Up to 5 Qts Regular Oil



18184 Mack Ave. (Mack & Fisher)
GROSSE POINTE
313-466-3030



SPECIAL

OIL CHANGE
\$19.99 Most Cars
+ Tax & Oil Disposal Fee
Up to 5 Qts Regular Oil

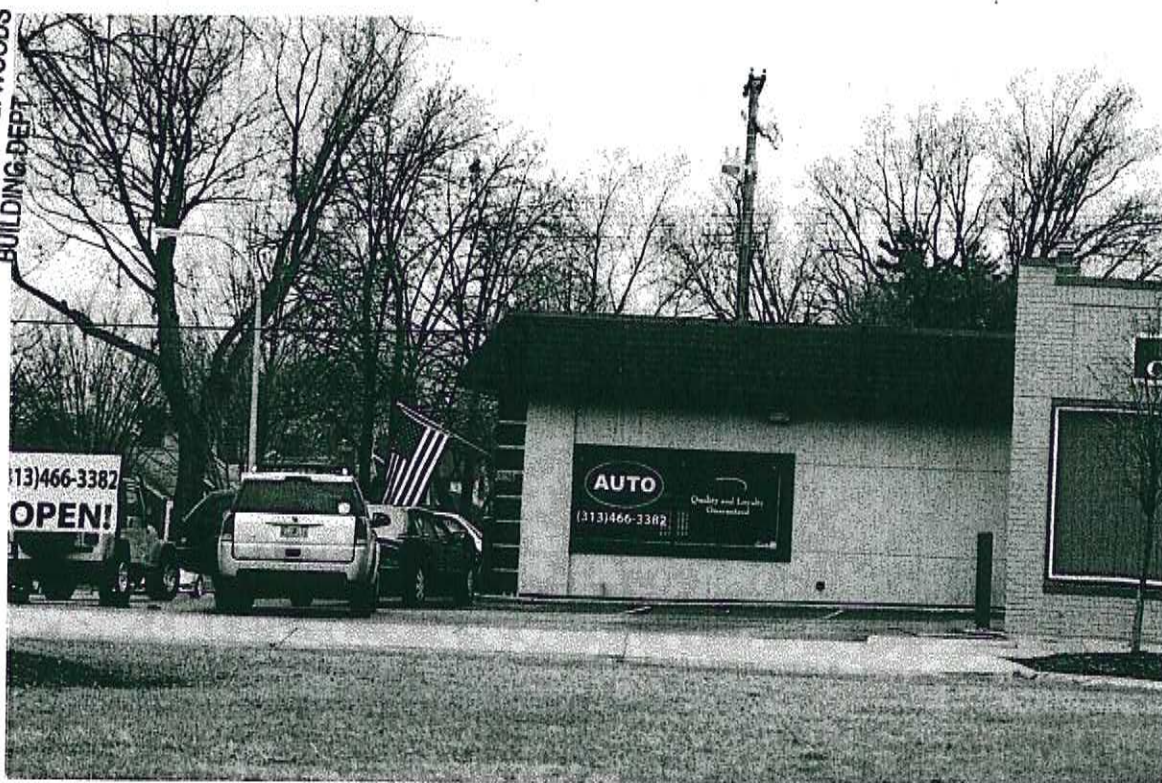
WALK-IN SERVICE
8AM-6PM MON-SAT
All Locations

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CITY OF GROSSE PTE. WOODS
BUILDING DEPT





ARCHITECTS AND ENGINEERS
19900 E. Doyle Pl.
Grosse Pointe Woods, MI 48236
Phone: 586.294.4900
E-mail: wquinlan@wowway.com

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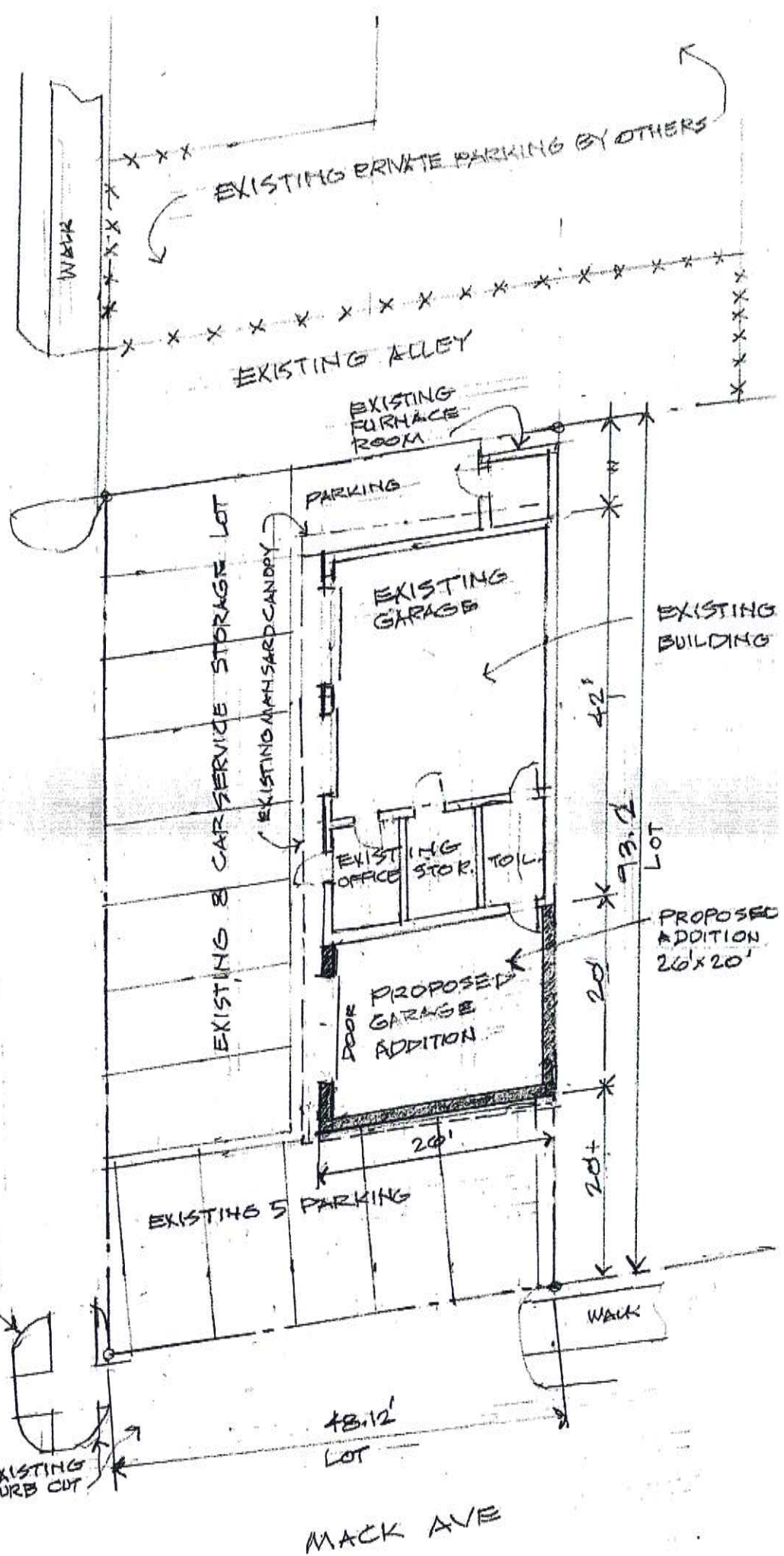
CITY OF GROSSE PTE. WOODS
BUILDING DEPT

HAWTHORNE

SITE SKETCH
1/8" = 1'-0" ±

EXISTING CURB CUT

EXISTING CURB CUT



SKETCH/AREA TABLE ADDENDUM

Parcel No 003 04 0001 001

File No 003 04 0001 001

Property Address 20805 MACK AVE

City GROSSE POINTE WOODS

County WAYNE

State MI

Zip 48236

Owner RAHAL HUSSEIN

Client

Appraiser Name

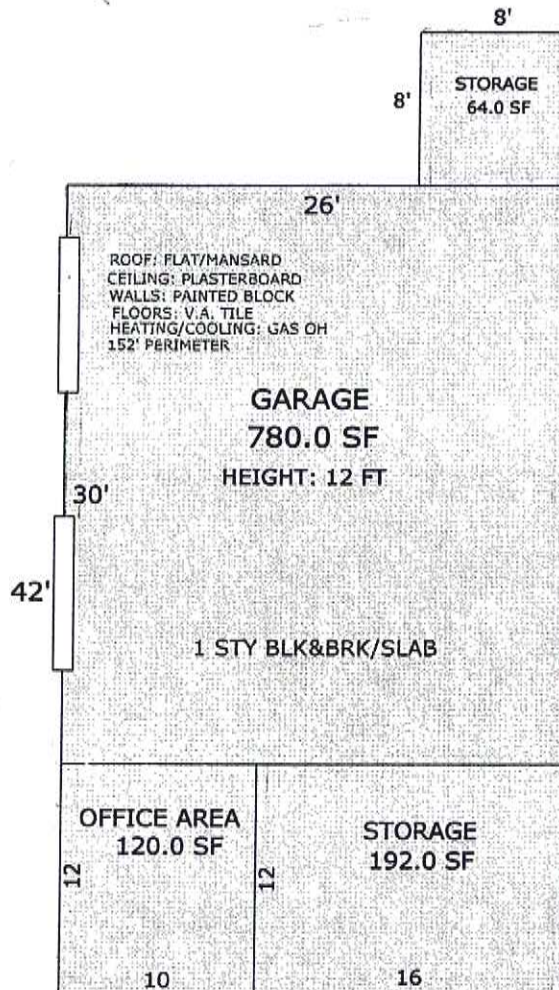
SUBJECT

IMPROVEMENTS SKETCH

TWO 20' LIGHT POLES
FOUR LIGHT FIXTURES

ASPHALT 13X35 & 20X42

CONCRETE PAVING
1,940 SF



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Mack Ave

Scale: 1" = 15'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1SL	GARAGE	1.00	780.00	112.0	
	OFFICE AREA	1.00	120.00	44.0	
	STORAGE	1.00	64.00	32.0	
	STORAGE	1.00	192.00	56.0	1156.00

HISTORICAL INFORMATION:
10,000 GALLON; 8,000 GALLON; & 6,000 GALLON TANK
CONCRETE ISLAND 4x20

AREA CALCULATIONS

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CITY OF GROSSE POINTE WOODS

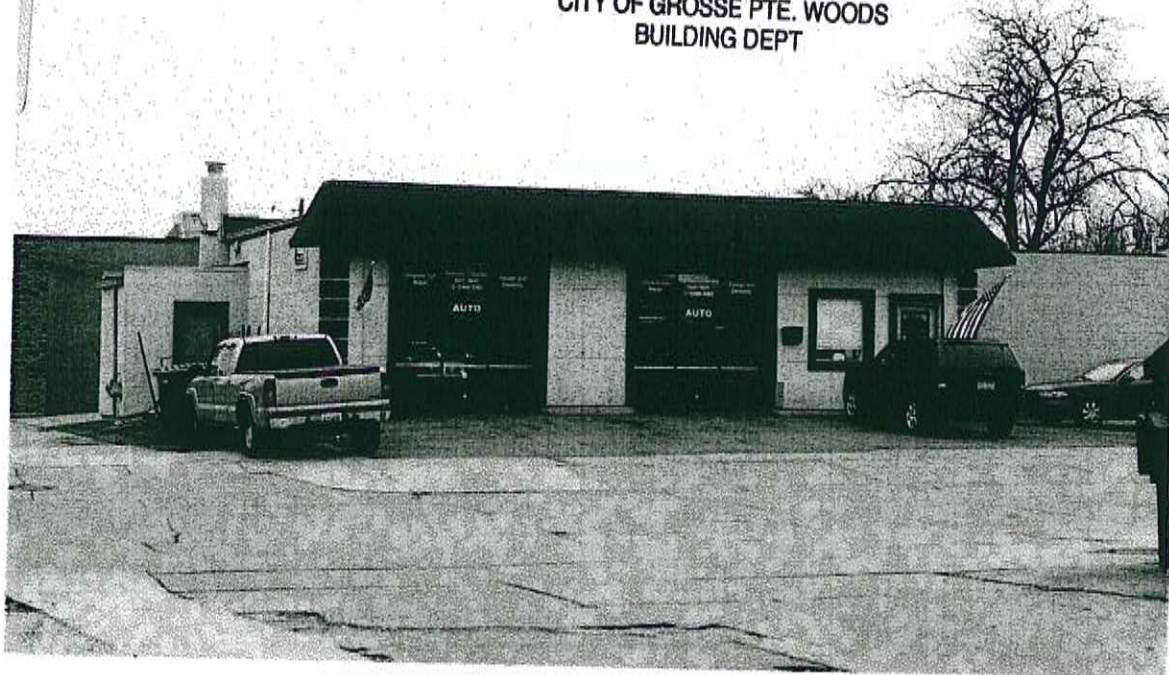




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**CITY OF GROSSE PTE. WOODS
BUILDING DEPT**



Desc. of Bldg/Section: Calculator Occupancy: Garage, Service/Repair		Class: C		Quality: Average		Percent Adj: +0		Calculator Cost Computations	
Floor Area: 1,156		High		Above Ave.		Ave.		Base Rate for Upper Floors = 38.85	
Gross Bldg Area: 1,156		**		**		**		(10) Heating system: Space Heaters, Gas with Fan	
Stories Above Grd: 1		Quality: Average		Adj: +0		\$/SqFt: 0.00		Cost/SqFt: 0.00	
Average Sty Hght: 12		Heat#1: Space Heaters, Gas with Fan		100		0%		Adjusted Square Foot Cost for Upper Floors = 38.85	
Bsmnt Wall Hght		Heat#2: Space Heaters, Gas with Fan		0%				1 Stories	
Depr. Table : 2.5%		Ave. SqFt/Story: 1156		Has Elevators:				Number of Stories Multiplier: 1.000	
Effective Age : 45		Ave. Perimeter: 152						Height per Story Multiplier: 0.960	
Physical %Good: 35								Perim. Multiplier: 1.356	
Func. %Good : 100								Refined Square Foot Cost for Upper Floors: 50.57	
Economic %Good: 100								County Multiplier: 1.52, Final Square Foot Cost for Upper Floors = 76.872	
1945 Year Built		Area:		*** Basement Info ***				Total Floor Area: 1,156	
Remodeled		Perimeter:						Base Cost New of Upper Floors = 88,863	
12 Overall Bldg Height		Type:		Heat: Hot Water, Radiant Floor				Reproduction/Replacement Cost = 88,863	
Comments:		Area #1:		* Mezzanine Info *				Eff. Age: 45 Phy. %Good/Abnr. Phy./Func./Econ./Overall %Good: 35 /100/100/100/35.0	
		Type #1:						Total Depreciated Cost = 31,102	
		Area #2:						ECF (MACK 3 - GAS STATION)	
		Type #2:						Replacement Cost/Floor Area= 76.87	
		Area:		* Sprinkler Info *				1.090 => TCV of Bldg: 1 = 33,901	
		Type: Average						Est. TCV/Floor Area= 29.33	
(1) Excavation/Site Prep: X Site Prep		(7) Interior: X Masonry, Garages, Service, Lower Qual		(8) Plumbing:		(9) Sprinklers:		(11) Electric and Lighting:	
(2) Foundation: X Poured Conc X Brick/Stone X Block X Class C, Bearing Walls		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(12) Thickness	
(3) Frame: X Bearing Walls, Masonry supports on		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(13) Roof Structure: Slope=0	
(4) Floor Structure: X Concrete, On Ground		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(14) Roof Cover:	
(5) Floor Cover: X Vinyl Tile		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		X Built-Up Composite	
(6) Ceiling: X Gypsum Board, Taped and Painted		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		X Brick, Block Back-Up, 8"	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		Bsmnt Insul.	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		(40) Exterior Wall:	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		12	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		X Brick, Block Back-Up, 8"	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		RECEIVED	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		JUN 08 2016	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		CITY OF GROSSE PTE. WOODS	
		(8) Plumbing:		(9) Sprinklers:		(10) Heating and Cooling:		BUILDING DEPT	

*** Information herein deemed reliable but not guaranteed***

Grantor	Grantee	Sale Price	Sale Date	Inst. Type	Terms of Sale	Liber & Page	Verified By	Prcent. Trans.	
ROSE ACCEPTANCE INC	RAHAL HUSSEIN & HAIDAR	126,000	02/08/2012	WD	COMMERCIAL IMPROVED	49679/280	DEED	100.0	
CUTTER BROTHERS SERVICE	ROSE ACCEPTANCE INC	167,900	02/22/2011	JD	NON-MARKET	49115/405	DEED	100.0	
Property Address					Building Permit(s)	Date	Number	Status	
20805 MACK AVE					School: GROSSE POINTE	03/29/2016	PB160109	NEW PERMIT	
Owner's Name/Address					P.R.E. 0%	02/05/2016	PB160048	NEW PERMIT	
					MAP PAGE: 003	Sale	01/27/2016	PS160020	NEW PERMIT
					2016 Est TCV 105,757 TCV/TFA: 91.49 SIGN	SIGN	04/17/2013	PB130151	NEW PERMIT
X Improved		Vacant		Land Value Estimates for Land Table 21.MACK NORTH OF VERNIER					
GROSSE POINTE WOODS MI 48236									

Year	Land Value	Building Value	Assessed Value	Board of Review	Tribunal/Other	Taxable Value
2016	33,700	19,200	52,900			46,037C
2015	33,700	12,200	45,900			45,900S
2014	70,700	11,500	82,200			82,200S
2013	70,700	11,800	82,500			82,500S

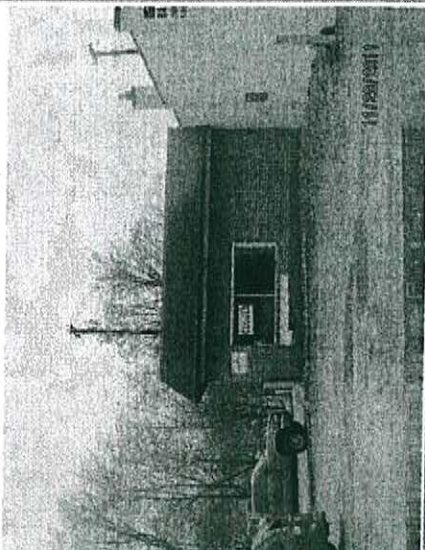
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Topography of Site

X	Level
X	Rolling
X	Low
X	High
X	Landscaped
X	Swamp
X	Wooded
X	Pond
X	Waterfront
X	Ravine
X	Wetland
X	Flood Plain



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