

CITY OF GROSSE POINTE WOODS, MICHIGAN
20025 Mack Plaza Dr.
Planning Commission Meeting
May 26, 2015
7:30 p.m.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **ACCEPTANCE OF AGENDA**
5. **RECOGNITION OF COUNCIL REPRESENTATIVE/S**
6. **APPROVAL OF MINUTES:**
Planning Commission – 04/28/15
7. **REVISION TO PREVIOUSLY APPROVED FAÇADE CHANGE: CHURCHILL'S BISTRO CIGAR BAR, 19271 MACK AVE:**
 - A. Memo w/attachments – 05/19/15 – Building Official (G.Tutag)
 - B. Letter of Request – 05/05/15 – Etchen Gumma Ltd (E.Etchen)
 - C. Proposed Elevations Sheet A-4 – 05/04/15
 - D. PC Excerpt – 10/28/14
 - E. Previous Letter of Request – 10/13/14 – Churchill's Bistro (N.Zaitouna)
 - F. Previous Memo – 10/21/14 – Building Official (G.Tutag)
 - G. Design Guidelines - Architectural Elements/Quality Materials
 - H. Previous Proposed Elevations Sheet A-4 – 09/11/14
8. **AWNING APPEAL, CHURCHILL'S BISTRO CIGAR BAR, 19271 MACK AVE:**
 - A. Memo – 05/19/15 – Building Official (G.Tutag)
 - B. Awning Application – 03/18/15
 - C. Letter of Appeal – Rec'd 04/07/15 – Sign Emporium – (K. Mansour)
 - D. Metal Awning Standing Seam – 4' Projection – 05/18/15
 - E. Aluminum Standing Awning Specs Sheet – 03/17/15
 - F. Photos (2) – 04/20/15
 - G. Landlord Approval Sheet
 - H. Proposed Awning Color (Burgundy #SW6300)
9. **BUILDING OFFICIAL'S MONTHLY REPORT:**
Building Department Report – April 2015

10. COUNCIL REPORT:

May – Rozycki

11. INFORMATION ONLY: COUNCIL REPRESENTATIVE FOR NEXT MEETING:

June - Stapleton

12. NEW BUSINESS:

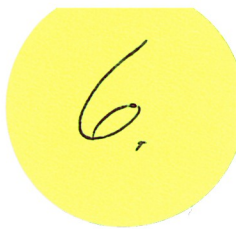
2020 Plan (Hamborsky/Vitale/Fuller/Gilezan)

Special Sign (Vaughn/Fuller/Stapleton)

13. PUBLIC COMMENT:

14. ADJOURNMENT:

PLANNING COMMISSION
04/28/15 – 05



MINUTES OF THE PLANNING COMMISSION OF THE CITY OF GROSSE POINTE WOODS HELD ON TUESDAY, APRIL 28, 2015, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK AVENUE, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:32 p.m. by Chair Vitale.

Roll Call: Chair Vitale
Fuller, Gilezan, Hamborsky, Profeta, Vaughn

Absent: Rozycki, Stapleton

Also Present: Building Official Tutag
City Attorney Chip Berschback
Deputy City Clerk Gerhart

Motion by Gilezan, seconded by Vaughn, that Commission Members Rozycki and Stapleton be excused from tonight's meeting.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki, Stapleton

Motion by Vaughn, seconded by Gilezan, that all items on tonight's agenda be received, placed on file, and taken in order of appearance.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki, Stapleton

Motion by Vaughn, seconded by Fuller, regarding **Approval of Minutes**, Planning Commission minutes dated March 24, 2015, be approved as corrected.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Vaughn, Vitale
NO: None
ABSENT: Rozycki, Stapleton

The next item on the agenda was a **Site Plan Review: Ferrara Dermatology Clinic Expansion, 20045 Mack Ave.**

PLANNING COMMISSION

04/28/15 – 06

Motion by Gilezan, seconded by Fuller, to receive and place on file the following documents:

- (A) Permit Application – 04/13/15
- (B) Letter of Request to PC – 04/10/15 (R.Ferrara)
- (C) Letter of Request to PC – 04/13/15 (R.Cliffe)
- (D) Letter of Request to ZBA – 04/20/15 (R.Ferrara)
- (E) Letter of Request to ZBA – 04/20/15 (R.Cliffe)
- (F) ZBA Application – 04/20/15
- (G) Memo – 04/21/15 – Building Official (G.Tutag)
- (H) Memo – 04/16/15 – DPW Director (J.Ahee)
- (I) E-mail – 04/22/15 – DPW Director (B.Smith)
- (J) Aerial Photo – 20045 Mack Avenue
- (K) Photos (3)
- (L) Site Plans – Rec'd 4/13/15
- (M) SP-1 Title Sheet & Site Plan
- (N) A-1 Foundation Plan
- (O) A-2 Floor Plan
- (P) A-5 Elevations
- (Q) Memo – 01/20/15 - City Attorney

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Vaughn, Vitale

NO: None

ABSENT: Rozycki, Stapleton

Hearing no objections, the following individuals were heard regarding **Site Plan Review: Ferrara Dermatology Clinic Expansion, 20045 Mack Ave:**

- Robert Cliffe – MGA Architects, 4351 Delemere Ct, Royal Oak, MI
- Dr. Richard John Ferrara - 20045 Mack Ave

Building Official Tutag provided an overview of the proposed project.

Motion by Vaughn, seconded by Fuller, regarding **Site Plan Review: Ferrara Dermatology Clinic Expansion, 20045 Mack Ave**, that the Planning Commission concur with the recommendation of the Building Inspector and recommend to the Zoning Board of Appeal approval of the site plan dated April 13, 2015, and to grant the variance permitting 65.5% lot coverage, based upon the following findings of fact:

- The subject property is a trapezoidal shaped lot. Due to the size of the property and the requirements of Section 50-463, the only way the applicant could add the needed space in compliance with the current ordinance and keep his practice in its current location would be to add a second story to the existing building which would require an elevator, structural analysis, and alteration to the existing structure. A two story building would not be consistent with the surrounding areas as the buildings to the north and south are single story. The proposed addition is consistent with the overall development of the area;

PLANNING COMMISSION

04/28/15 – 07

- The RO-1 District regulations, with regard to setbacks, is exclusive as no front, rear, or side yards are required; however, lot coverage is limited to a maximum of 40%;
- The property is somewhat unique as only 0.8% of the total land use in the city is zoned as RO-1;
- Laws regarding health care, patient privacy and record retention are constantly changing along with technology and medical treatments that require additional patient rooms and space in general. The petitioner has no control over these factors;
- The granting of the requested variance will preserve the spirit and intent of the ordinance, public safety and welfare will be secured and substantial justice done;
- The applicant's property is immediately north of a municipally-owned public parking lot and not subject to the code's off-street parking regulations;
- The screening of rooftop heating and cooling equipment will be left to the discretion of the Building Official.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Vaughn, Vitale

NO: None

ABSENT: Rozycki, Stapleton

Motion by Gilezan, seconded by Hamborsky, that the Planning Commission immediately certify the previous motion.

MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Profeta, Vaughn, Vitale

NO: None

ABSENT: Rozycki, Stapleton

The next item on the agenda was the **Building Official's Monthly Report – March 2015.**

Mr. Tutag reported the following:

- The Churchill's sign and façade approval changes will appear before the Planning Commission at the May 2015 Planning Commission Meeting, and they have made additional changes from the previously approved façade plan;
- He met with the bank officials along with a medical company from Texas regarding the proposed medical facility;
- A new home is being built on Vernier and Morningside, he is quite impressed with the blueprints;
- Under the Council report he discussed the recently adopted ordinance regarding the placement of generators. Two variance requests have already been reviewed and approved by Council;
- Caribou Coffee building is now for sale;
- No information to report regarding Radio Shack;
- No further information has been received regarding a potential sale of the Fontana property.

PLANNING COMMISSION
04/28/15 – 08

Commission Member Rozycki will attend the Council Meetings in May.

Under **New Business**, the following **Subcommittee Reports** were provided:

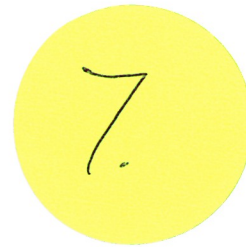
2020 Plan – Commission Members Hamborsky, Vitale, Fuller and Gilezan had nothing to report.

Special Sign – Commission Members Vaughn and Fuller had nothing to report.

Motion by Profeta, seconded by Gilezan, that the Planning Commission Meeting be adjourned at 8:16 p.m. PASSED UNANIMOUSLY.

Respectfully submitted,

Steve Gerhart
Deputy City Clerk



CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: May 19, 2015
SUBJECT: Façade Change, Churchill's Bistro Cigar Bar, 19271 Mack Avenue

At the October 28, 2014 Planning Commission meeting, a plan for façade improvements to Churchill's Bistro Cigar Bar at 19271 Mack Avenue, was approved. During a recent inspection it was discovered that the work taking place on the façade was not in compliance with the approved plan. The owner was notified and is requesting approval of an amended plan for the building's façade.

The new façade would have been a significant change from the existing building's exterior. The plans showed that the existing mansard will be removed, new windows, doors, and cornice will be installed, and the main entry door relocated. Metal coping, phypon moldings, limestone, wood paneling, cement based siding, and a standing seam metal roof were to be used for the façade as indicated on the plans. The approved plans show the existing main entry on the northeast corner of the building will be relocated to the Mack Avenue elevation. In addition, opening french doors will be installed in place of existing windows on the Mack Avenue elevation. The location and sizes of the proposed windows differ from the previously approved drawings.

A letter dated May 5, 2015 and an elevation sheet have been provided by the project's architect, Edward A. Etchen, indicating reasons for the changes.

The new plan does not bear much of a resemblance to the approved design as much of the molding, columns, arch, and siding have been changed or eliminated.

Sections 50-373 and 50-374 of the City's code are attached. These sections regulate the design and approval of exterior building alterations within the City.

The applicant feels that these changes provide a more pleasing balance, match better with the surrounding buildings and eliminate clutter by providing a more contemporary image. The applicant also states that the proposed fiber cement siding is a more durable material than the previously approved wood siding.

The proposed façade represents a significant change from the previously approved design. The proposed design changes need to be discussed with the applicant at the meeting to ensure that principals and concepts of the City's Design Guidelines are adhered with.

Suggestions to the design could include:

- 1) Exterior light fixtures to compliment the façade; and
- 2) addition of a design element such as a sill under the windows to scale down the large expanse of the walls; or
- 3) incorporate some of the design elements found on the approved plan.

3 Attachments

City Ord #50-419(1)g - Permitted uses

City Ord #50-373 - Design standards

City Ord # 50-374 - Change of appearance of building exterior

GT/sjs

- **Sec. 50-373. - Design standards.**

- (a) *General.*

- (1) New construction, renovations, remodeling or exterior building alterations within all C commercial, C-2 high intensity city center, and RO-1 restricted office zoning districts shall be designed in conformance with approved design standards found in this section and on file with the building department. The purpose of these design standards is to promote a coordinated and complimentary use of design elements that result in a theme oriented, harmonious appearance and image for the commercial and high intensity residential areas of the city.

- (2) To be in compliance with these standards, all designs as governed by this section shall contain a dominant use of assorted architectural design elements generally described as "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional." Specific definitions and examples of these elements are included within this section, and in the "design standards" guidelines on file with the building department. The guidelines may be modified by planning commission resolution.

- (b) *Design components.*

- (1) The words "Colonial," "Williamsburg Colonial," "Georgian Colonial," "Early American," "Classic" or "Traditional" shall collectively refer to use of a pallet of materials, trim, shapes, forms, colors and details most commonly associated with the dominant architectural styles utilized during the early development of the east coast American towns and cities. Some examples of where these designs are commonly found and featured include Williamsburg, Virginia, Cape Cod, New England and Philadelphia.

- (2) To more specifically define the assorted components that can be utilized to achieve this design style, the design standards guidelines include graphic examples of design elements, all of which are considered by definition of this section to be acceptable when collectively used within a total design. These elements shall be utilized in appropriate proportions and quantity to form an overall total design consistent with the requirements of this section.

- (3) Colors utilized in all design components shall be consistent with the approved color chart on file with the building department and shall be utilized to produce a balanced, coordinated and complimentary total design solution.

(Code 1975, § 5-8-5; Code 1997, § 98-205)

- **Sec. 50-374. - Change of appearance of building exterior in C, RO-1 or C-2 district.**

- (a) *Approval required.* All plans for new construction, renovations, remodeling or exterior building alterations within all C commercial district, the RO-1 restricted office district, and the C-2 high intensity city center district shall be submitted to the building inspector for approval prior to the issuance of any building, sign, or awning permit and any new certificate of occupancy as may be required. All plans will be submitted to the planning commission for review consistent with the design standards ordinance, unless otherwise exempt under subsection (b) of this section.
- (b) *Repair or maintenance.* The following repairs or maintenance to the exterior appearance of any building or structure are examples of changes not requiring planning commission review if complaint with other provisions of this Code including the design standards ordinance and approved colors:
 - (1) Replacement of windows or doors.
 - (2) Painting or repainting of building exterior.
 - (3) Repaving or repairs of driveways, sidewalks or parking lots.
 - (4) Repair or replacement of damaged or worn building elements.
 - (5) Signs in compliance with chapter 32
 - (6) Awnings or canopies in compliance with chapter 32
 - (7) Replacement or addition of gutters or downspouts.
 - (8) Emergency repairs or replacement requiring immediate attention.
 - (9) Exterior building lighting fixtures.
 - (10) Reshingling or replacement of mansard roof covering or other roof covering.

(Code 1975, § 5-8-6; Code 1997, § 98-206)

- **Sec. 50-419. - Permitted uses.**

The following uses shall be permitted by right in the C-2 high intensity city center district:

(1) *Retail businesses.* Retail businesses are permitted as follows:

- a. The sale and manufacture of baked goods, and the sale of confectionery, dairy products, delicatessen, fruits, vegetables, groceries, meats and food products; provided that the provisions of this subsection shall not be construed so as to permit the housing of live poultry or animals on the premises which are to be sold therefrom or which are to be slaughtered or processed into food or food products thereon.
- b. The sale of dry goods and variety merchandise.
- c. The sale of men's and boy's furnishings, shoes and hats; and women's ready-to-wear, furs, millinery, apparel and accessories.
- d. The sale of china, floor covering, hardware, household appliances, radios, paint, wallpaper, materials and objects for interior decorating, or furniture.
- e. The sale of books, magazines, newspapers, cigars, drugs, flowers, gifts, music, photographic goods, sporting goods or stationery.
- f. Restaurants, lunchrooms and cafeterias and places for the sale of soft drinks, juices, ice cream and nonalcoholic liquors, but excluding drive-thru facilities and places or businesses providing dancing or entertainment and places where food or beverages are dispensed to or served in automobiles parking on private property adjacent to and in connection with such establishments or are dispensed or served from an outside counter. A drive-thru facility may be permitted only as an accessory use in combination with a bank or financial institution.
- g. Establishments that sell alcoholic beverages for consumption on the premises, provided a liquor license has been approved by the city and granted by the liquor control commission. No dancing is allowed unless the establishment receives approval for a dance permit from the city pursuant to section 4-31, and the liquor control commission. This subsection does not prohibit singing, piano playing or the playing of other types of musical instruments.

05 May 2015

RECEIVED

MAY 06 2015

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

Grosse Pointe Woods Planning Commission
20025 Mack Plaza
Grosse Pointe Woods, Mi. 48236

Subject: Façade change for Churchill's Cigar Bar, 19271 Mack Avenue
Grosse Pointe Woods, Mi. 48236

Dear Planning Commission:

During the exterior renovation process we became familiar with NICHHA Fiber Cement Siding and selected it to replace the wood paneling previously selected for the exterior of the second floor. NICHHA Siding is a more durable material and allows for a cleaner less cluttered expression presenting a more contemporary image. When we eliminated much of the clutter we found by reorganizing the windows that we could achieve a stronger relationship between the first and second floor fenestration achieving a more pleasing balance. We feel that the building having undergone these changes has become a better neighbor with the surrounding buildings and we hope that you enjoy this updated expression as much as we do.

Sincerely
Edward A. Etchen
Architect



ARCHITECTS • ENGINEERS • BUILDERS

31000 Northwestern Hwy. Suite L-100. • Farmington Hills, MI 48334 •
(248) 865-5555 • FAX (248) 865-5015

Project:

Churchill's Cigar Bar

19271 Mack Avenue
Grosse Pointe Woods, MI 48236

Designed E. A. Etchen, Architect

Drawn L. Akroni

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

This sheet includes details
no. 1 Thru 5

All drawings and written material appearing herein constitute
original and unpublished work of Etchen Gumma Limited
and may not be duplicated, used or disclosed without the
written consent of Etchen Gumma Limited.

Do not scale drawings. Use given dimensions only. If not
shown, verify correct dimensions with Etchen Gumma Limited.
Contractor shall check and verify all dimensions and
conditions at job site.

Issued

Bids & Permits 01/08/14

Owner's Review 01/07/14

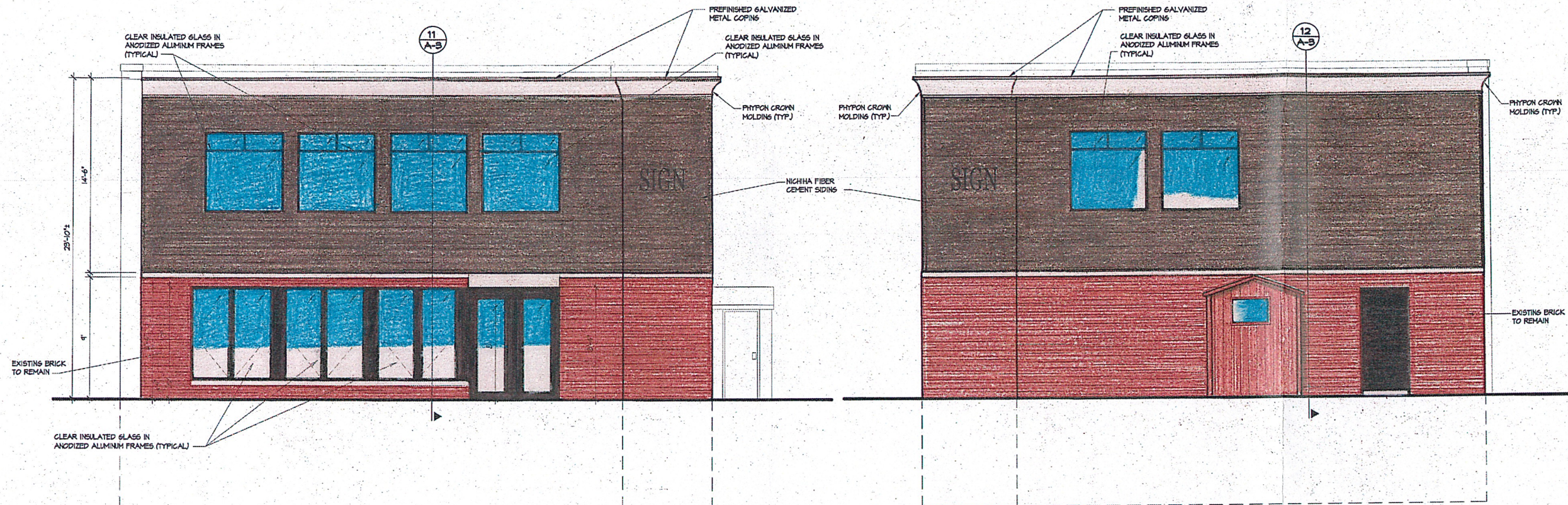
Bids & Permits 04/11/14

Approvals 05/04/15

Sheet Title
and Number

Proposed
Elevations

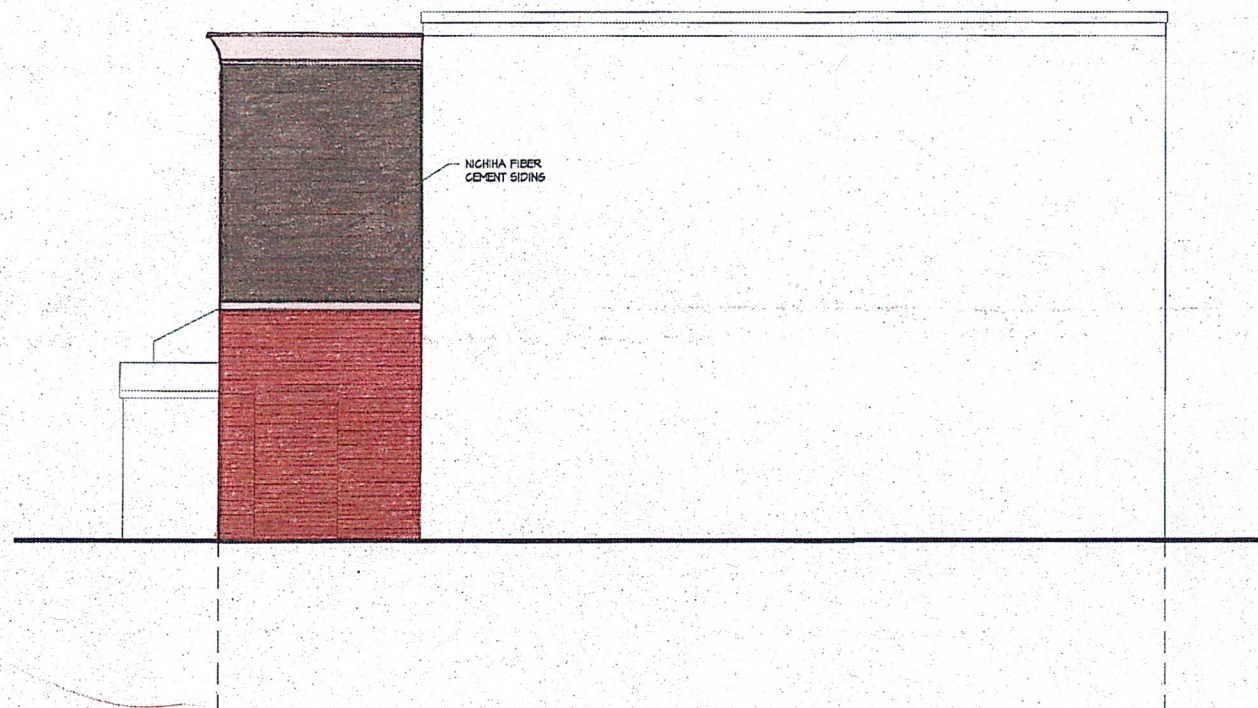
A-4



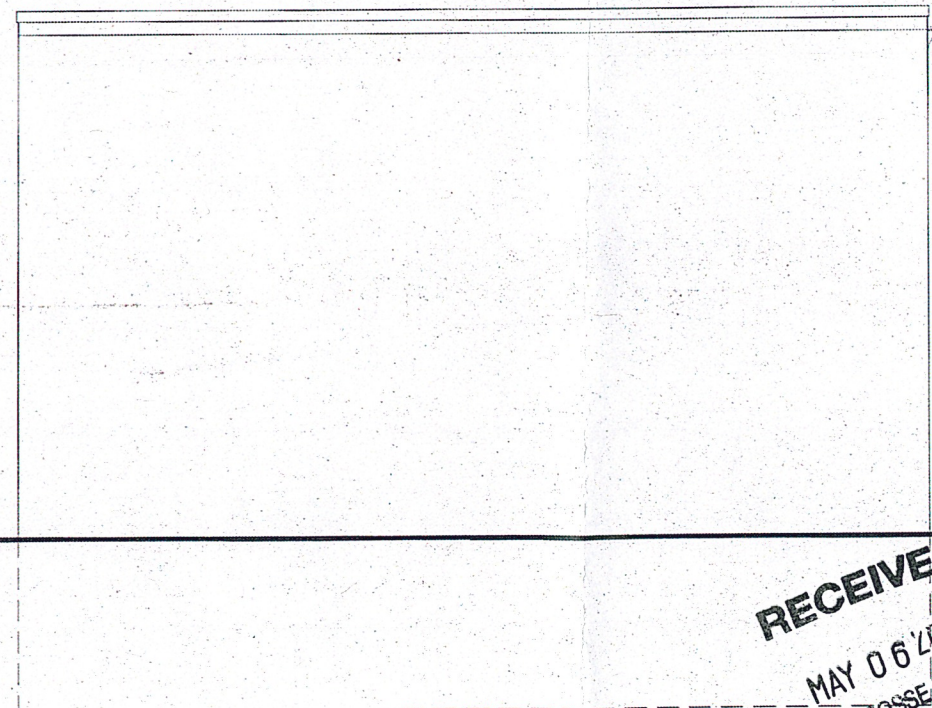
WEST ELEVATION
SCALE: 1/4" = 1'-0"

NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NOTE:
REVISE SECOND FLOOR WINDOW OPENINGS PER WINDOW
OPENING PLAN ON SHEET A-3



EAST ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

RECEIVED
MAY 06 2015
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

PLANNING COMMISSION EXCERPT
10/28/14

The next item on the agenda was the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack**. Building Official Tutag gave an overview of the project noting that the design reflects the colonial style architectural elements mandated by the City Code. He was in favor of approving the request as long as it did not include signage and with the condition that any roof top equipment be screened as to prevent being viewed from grade level. John Gumma, on behalf of Churchill's Bistro Cigar Bar, was present for questions. Discussion ensued regarding the design concept.

Motion by Vaughn, seconded by Fuller, that the Planning Commission approve the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack** as presented, with the following conditions:

1. Approval does not include sign approval, sign approvals require additional review;
2. Approval does not include any patio, a separate permit and administrative review will be required;
3. Any roof top equipment shall be properly positioned or screen as to not be visible from grade level and be approved by the Building Official;
4. Final façade design, lighting and colors be approved by the Building Official.

Substitute motion by Hamborsky, seconded by Vaughn, that the Planning Commission approve the **Proposed Façade Change: Churchill's Bistro Cigar Bar, 19271 Mack** as presented, with the following conditions:

1. Approval does not include sign approval, sign approvals require additional review;
2. Approval does not include any patio, a separate permit and administrative review will be required;
3. Any roof top equipment shall be properly positioned or screen as to not be visible from grade level and be approved by the Building Official;
4. Final façade design, lighting and colors be approved by the Building Official;
5. Give the Building Official the flexibility to approve a façade that maintains the current location of the entrance.

SUBSTITUTE MOTION CARRIED by the following vote:

YES: Fuller, Gilezan, Hamborsky, Harrell, Profeta, Rozycki, Vaughn, Vitale
NO: None
ABSENT: Stapleton

To: City of Grosse Pointe Woods

From:
Nash Zaitouna
Churchill's Bistro Cigar Bar
116 S. Old Woodward
Birmingham, MI 48009

RECEIVED
OCT 13 2014
CITY OF GROSSE POINTE WOODS
BUILDING DEPT.

Regarding: Proposed Grosse Pointe Woods Churchill's Location

To Whom It May Concern:

We are writing this to provide the City of Grosse Pointe Woods Board background information on the company of Churchill's Bistro Cigar Bar per the proposed location to be opened in Grosse Pointe Woods. The current ownership of Churchill's Bistro Cigar Bar has been in the premium cigar retailers business since 1990, and currently owns the franchise for all Churchill's locations. The first location was opened in 2002 in downtown Birmingham, MI. This location was a retail location that remained as a mainstay in downtown Birmingham till it was moved three doors down and reopened as Churchill's Bistro Cigar Bar. This location serves downtown Birmingham with a full American bistro menu, full bar, walk in humidor and numerous seating options. Lockers for cigar storage are available for yearly rental. The environment is maintained through a state of the art air filtration system, which completely replaces the air in the bistro with fresh air from the outdoors every fifteen minutes. A similar system is currently in place at the West Bloomfield location.

In 2009 the West Bloomfield location, Churchill's Cigar Bar, was opened. This location has remained opened in West Bloomfield and continues to serve its community with a friendly bar atmosphere, full humidor, and comfortable private lounges. This location has yearly storage lockers to compliment a large selection of cigars. A system based off of the one currently in use at the Birmingham location was installed into Churchill's Cigar Bar providing similar rates of fresh air being circulated throughout the building while insulating surrounding area's from the smoke. The proposed site in Grosse Pointe Woods is planned to have features of both the West Bloomfield and the Birmingham locations.

The proposed site for the new Churchill's Bistro Cigar bar is at 19271 Mack Avenue in Grosse Pointe Woods, the previous site of Robusto's Martini Bar. It is a two story building with a small basement located directly off of Mack Avenue with a small parking located at the rear of the building. Current plans include a re-facing of the building including new windows, including additional windows on the second floor, which will include the demolition mansard roof. The Mack Avenue frontage will include the addition of a series of French doors in replacement of existing windows. The front door will repositioned to face directly to Mack Avenue. The main portions of the exterior of the structure will be maintained and updated but no significant construction to expand the structure will take place. The interior will be

separated into two floors, with the upper floor being reserved as a private lounge complete with cigar storage lockers. Bar's will be located on both the upper and lower levels. The basement will house a small kitchen from which small plates will be served to guests. A similar air refreshing system to the ones located at the other locations will be installed to maintain a clean, fresh environment with the main portion of the equipment being installed upon the roof. Specific plans are to be submitted as follows, thank you.

Nash Zaitouna

CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM

TO: Planning Commission
FROM: Gene Tutag, Building Official
DATE: October 21, 2014
SUBJECT: Façade Change, Churchill's Bistro Cigar Bar, 19271 Mack Avenue

Churchill's Bistro Cigar Bar, in compliance with Section 50-374 of the City's code (copy attached) has submitted plans to remodel the exterior of the former Robusto's at 19271 Mack Avenue.

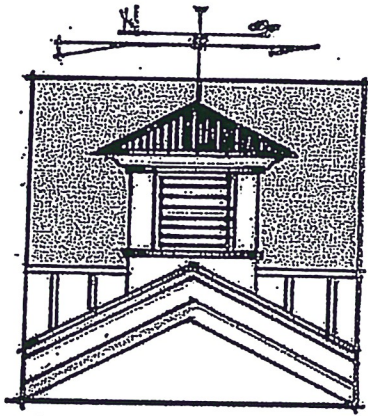
Churchill's Bistro Cigar Bar is planning on operating a cigar bar with lockers for cigar storage, a full bar with a bistro food menu and a walk-in humidor at this location. They currently operate two existing facilities, one in downtown Birmingham and another in West Bloomfield.

The existing building at 19271 Mack Avenue has been unoccupied since approximately February of 2012. The property is zoned C-2 (High Intensity City Center). This use as proposed is a permitted use per Section 50-419(1)g (copy attached).

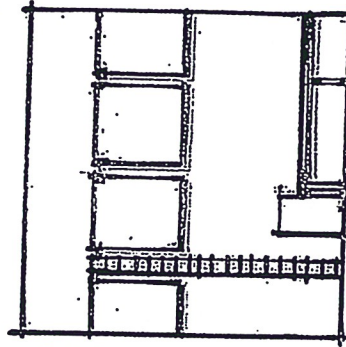
The building is located near the southern boarder of the city. AAA insurance is located to the north and a landscaped area owned by St John Hospital is directly to the south, Lazare's of Grosse Pointe is in the next building south.

The new façade represents a significant change from the existing building's dated mansard roof. The plans show that the existing mansard will be removed, new windows, doors and cornice will be installed and the main entry door relocated. Metal coping, phypon moldings, limestone, wood paneling, cement based siding and a standing seam metal roof will be used for the façade as indicated on the plans. Colors shown on the renderings are found on our approved color chart.

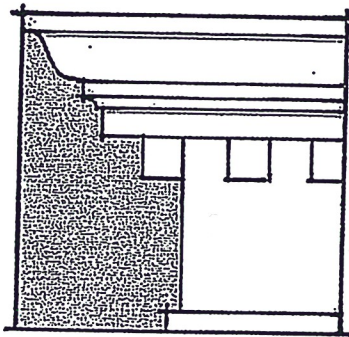
Architectural Elements:



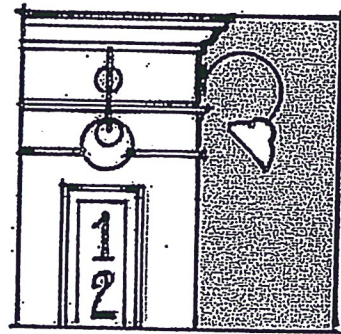
*Cupolas, Gables,
Weathervanes*



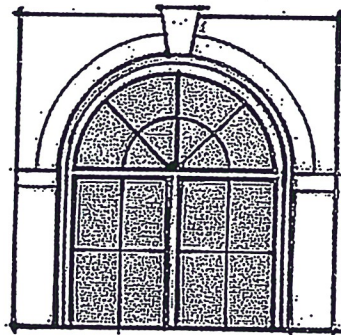
*Brick or
Stone Quoins*



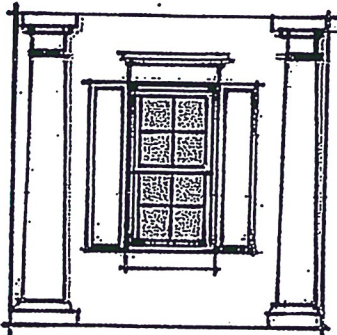
Cornice Trim



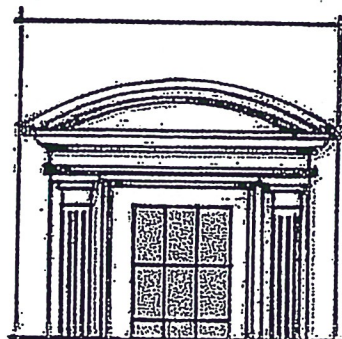
Gooseneck Lighting



*Wood, Stone or Brick
Arches, Keystones
Divided Lights*

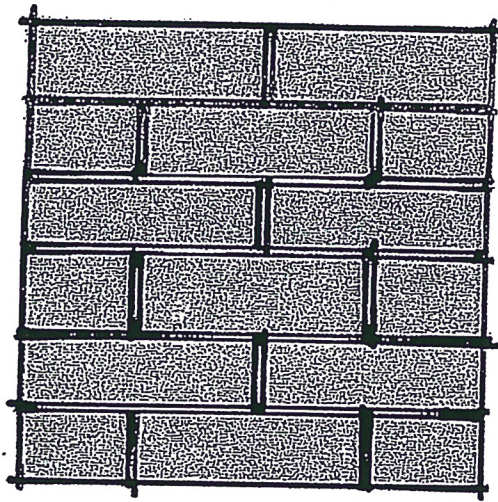


*Columns, Properly
Proportioned Shutters*

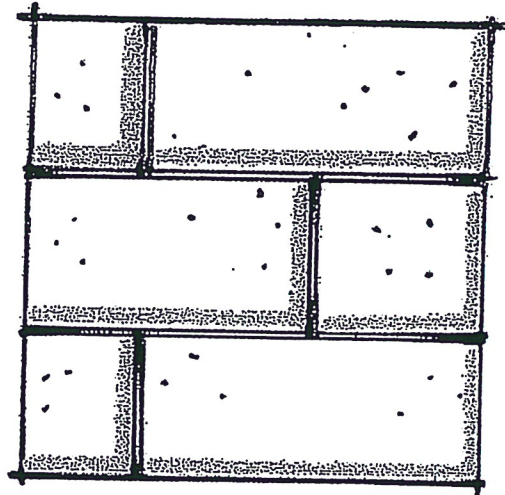


Wood or Stone Door Surrounds: Pediment, Frieze, Pilasters

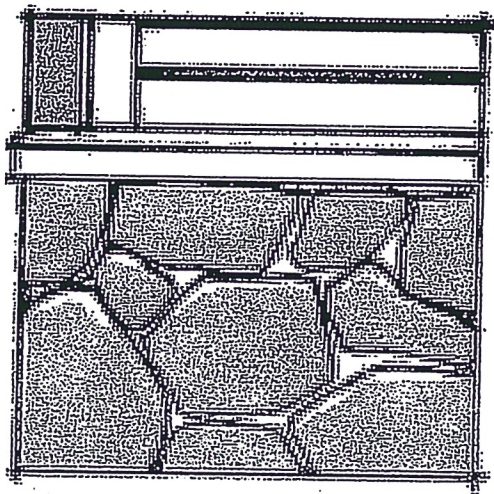
Quality Materials:



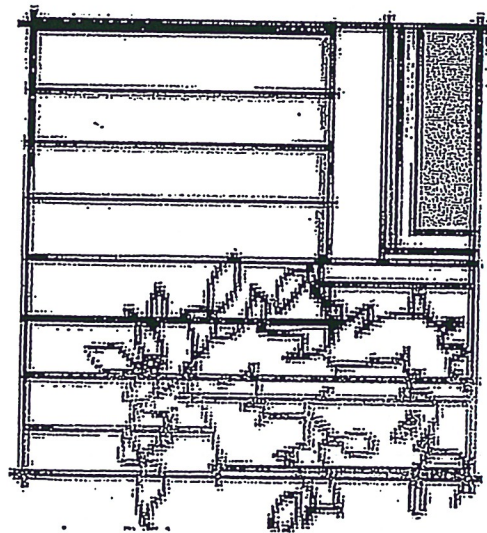
Brick-warm, earthy tones



Natural or Cultured Stone



*Natural or Cultured
Stone Accents*



*Wood Trim
Wood or Cementitious
Siding*



ARCHITECTS ENGINEERS BUILDERS
www.etchengumma.com
31000 Northwestern Hwy, Suite L-100
Farmington Hills, MI 48334
(248) 865-5555 Fax (248) 865-5015

Project:

Churchill's
Cigar Bar

18271 Mack Avenue
Grosse Pointe Woods, MI 48238

Designed E. A. Etchen, Architect

Drawn L. Akrali

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

This sheet includes details
no. 1 thru 5

All drawings and written material appearing herein constitute
original and unpublished work of Etchen Gumma Limited
and may not be duplicated, used or disclosed without the
written consent of Etchen Gumma Limited.

Do not scale drawings. Use given dimensions only. If not
shown, verify correct dimensions with Etchen Gumma Limited.
Contractor shall check and verify all dimensions and
conditions at job site.

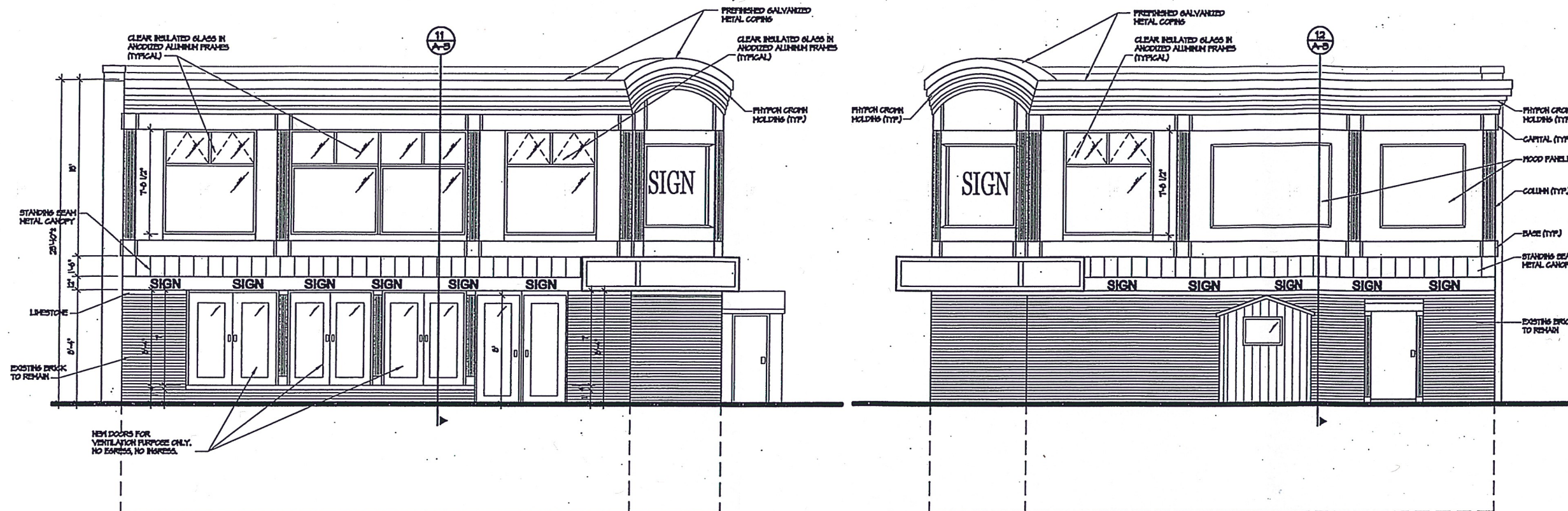
Issued

Bids & Permits 01/08/14
Owner's Review 07/07/14
Bids & Permits 09/11/14

Sheet Title
and Number

**Proposed
Elevations**

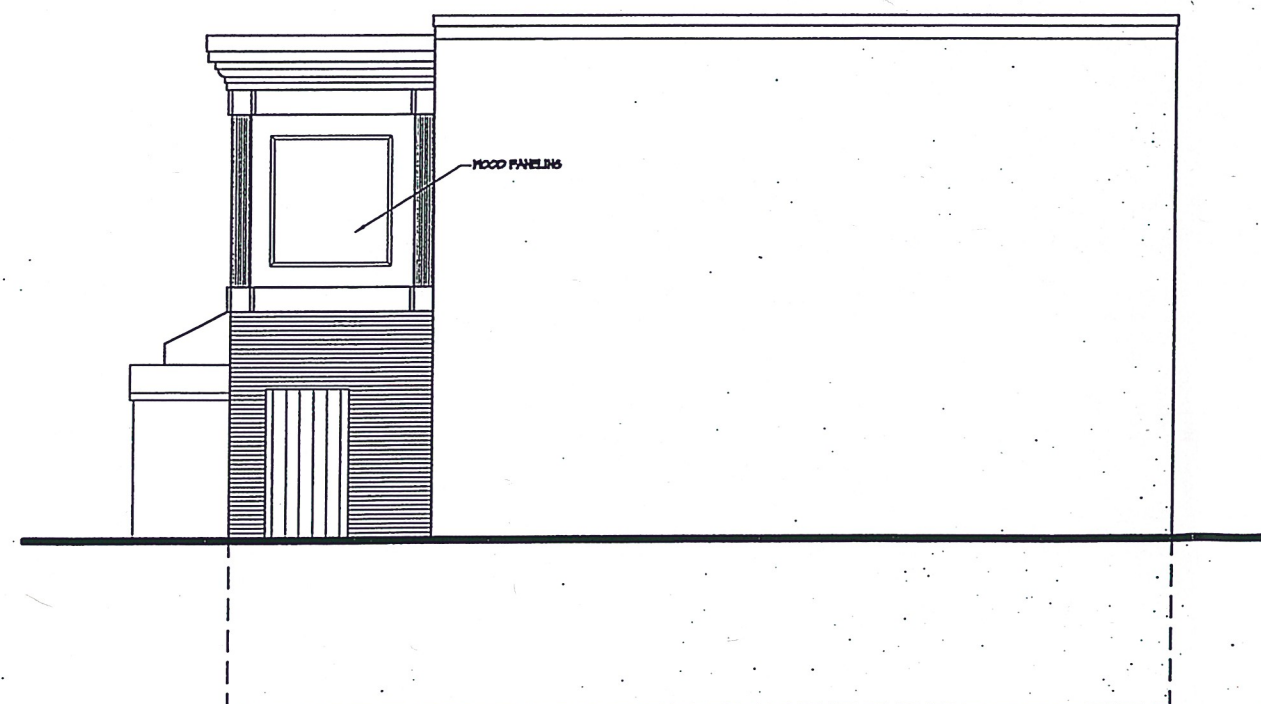
A-1



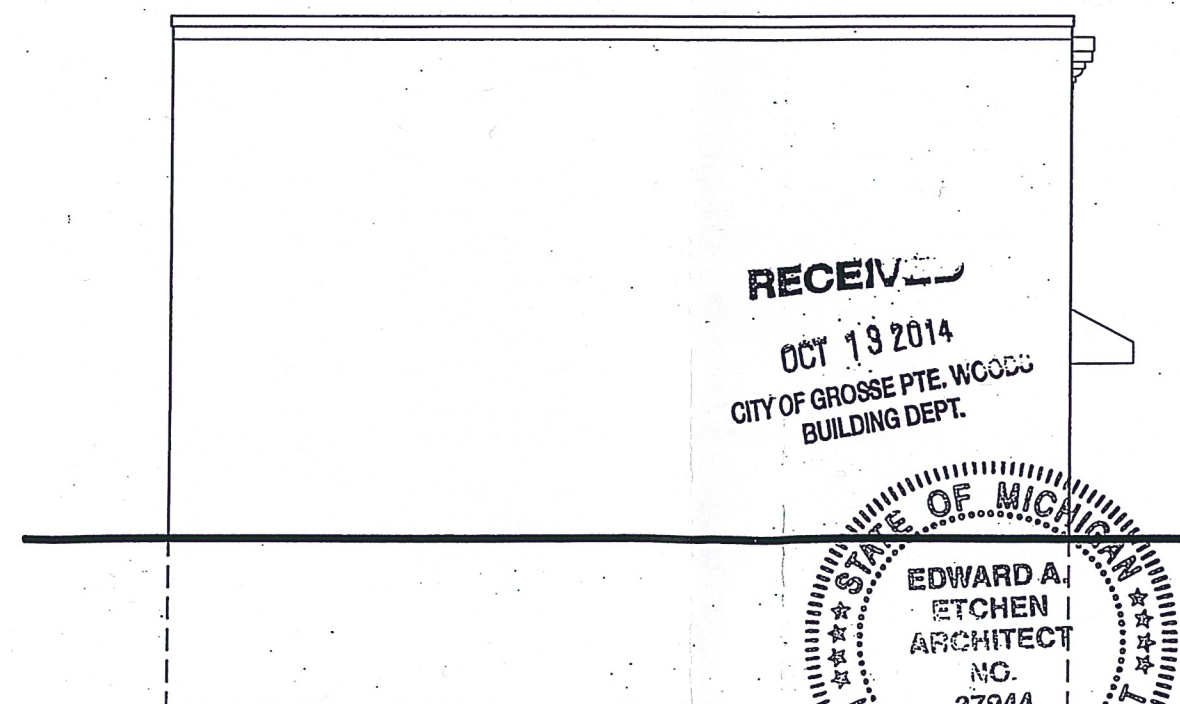
WEST ELEVATION
SCALE 1/4" = 1'-0"

NOTES:
REVISE SECOND FLOOR WINDOW OPENING PER WINDOW
OPENING PLAN ON SHEET A-5

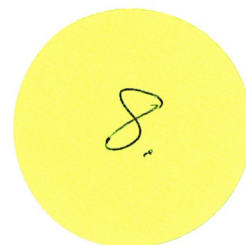
NORTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



**CITY OF GROSSE POINTE WOODS
BUILDING DEPARTMENT
MEMORANDUM**

TO: Planning Commission

FROM: Gene Tutag, Building Official *GT*

DATE: May 19, 2015

SUBJECT: Awning Appeal – Churchill’s Bistro Cigar Bar, 19271 Mack Avenue

The attached application to install a metal awning onto the east wall of 19271 Mack Avenue has been denied. The proposed awning is in violation of Section 32-31(a). The code does not allow metal covered awnings.

The awning will project 4 feet from the building and the bottom will be 9 feet above grade.

The proposed awning is otherwise compliant with the code.

The petitioner is asking for relief of Section 32-31(a) to allow the installation of the proposed metal awning. Awnings are regulated by Chapter 32, Section 32-32 states that the Planning Commission will first review the appeal and provide a recommendation to the City Council based upon the exception being in the best interests of the City.

Sec. 32-32. Appeal of denial of permit.

Any party who has been refused a sign permit after review by the building official or planning commission for a proposed installation or has been notified by the city to remove an existing sign may file a claim of appeal with the city clerk. Such claim of appeal shall be accompanied by an appeal fee as currently established or as hereafter adopted by resolution of the city council from time to time or a fee structure designated by the administration and approved by the city council by resolution, payable to the general fund of the city. The city council may grant such appeal and allow an exception to the provisions of this chapter upon a finding that such an exception would be in the best interests of the city and not against the spirit and intent of this chapter. If the building official denies a sign permit, or if a variance is requested, the appeal or variance request will first be reviewed by the planning commission, which will provide a recommendation to the city council.

A new façade design was approved by the Planning Commission on October 28, 2014; however that approved design is not being followed. The applicant is requesting approval of the modifications of the approved design on this evening's agenda.

This awning was not presented as part of the façade review; however, the applicant indicated that an awning would be part of the overall project.

The new modified design does depict the proposed awning on the building's façade.

The proposed awning will be a standing seam metal awning installed on an aluminum frame. The awning will be a burgundy color which is an approved color.

We are recommending that after review by the Planning Commission, a favorable report be forwarded to the City Council for approval of a variance of Section 32-31(a) to allow a 30'x 4' standing seam metal awning be installed on the east wall of 19271 Mack Avenue as shown on the attached plan dated March 17, 2015 and May 18, 2015 prepared by Sign Emporium, based upon the following facts:

1. The façade of 19271 Mack façade is under renovation, and once approved and completed, the redevelopment and occupancy of this long vacant building will greatly enhance the south end of the community along Mack Avenue. The request is in the best interest of the City.
2. The proposed awning will add depth and interest to the building's façade while providing for weather protection of patrons that will be utilizing the future outdoor seating area. The proposed metal standing seam awning is within the spirit and intent of code.



RECEIVED

MAR 18 2015

CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

APPLICATION FOR PERMIT
TO INSTALL OR REPAIR FIXED AWNINGS

Applications must be submitted to the Building Department and be in compliance with the Grosse Pointe Woods City Ordinance, Sections #50-373(b)(3), #50-374(b)(6), & #32-31. If the Building Official denies an application, or if a variance is requested, the appeal or variance request will first be reviewed by the Planning Commission, which will provide a recommendation to the City Council. Applicant/Business Owner attendance is recommended at both meetings to answer any questions regarding the application. Please note, if a canopy extends over public property, a special canopy permit is required. New or replacement permit fee is \$100 when approved.

OWNER/APPLICANT NAME: Nash Zaitouna

BUSINESS NAME: Churchill's

BUSINESS ADDRESS: 19271 Mack Ave

CONTRACTOR/INSTALLER: Kal Mansour - Sign Emporium

ADDRESS: 45775 Lapeer Rd, Ste A, Orion Twp 48359

LICENSE #: LC2005-00099 PHONE: 248-499-6166

MATERIAL & FRAMEWORK: Aluminum Standing Seem
awning with aluminum frame painted with ppg
car paint (primed, painted, & sealed)

SIZE OF AWNING: 30' DISTANCE - BLDG TO CURB. 20'

PROJECTION OF AWNING FROM BUILDING: 4' FROM CURB: 16'

CLEARANCE BETWEEN LOWEST PART OF FRAMEWORK & PUBLIC SIDEWALK:
Approximately 9'

COLOR DESCRIPTION: Burgundy (Provide sample swatch)

SIGNATURE OF APPLICANT: [Signature]

SIGNATURE OF PROPERTY OWNER: See Attached

APPROVED BY: _____ DATE: _____

① METAL AWNINGS NOT PERMITTED
32-31 (c)

Sign & Awning
32-32 \$150 Variance



11035 E 9 Mile Rd
Warren, MI 48089

RECEIVED
APR 07 2015
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

Regarding: Churchill's - 19271 Mack Ave Awning and Wall Sign Appeal

Dear Sir or Madam:

We would like to request an appeal to the denied proposal of the metal awning, City Ordinance #32-31. The reason for the appeal is because we feel that this is the best design for the location and there have been other metal awnings allowed in the area.

We would also like to request an appeal to the denied proposal of the wall signage, City Ordinance #32-13. The reason for the appeal is because of the trade marking of the logo and where the sign is going to be placed.

We will be representing our client, Nash Zaitouna, 248-342-2750. Please let us know if there is anything else that you need. Thank you.

Sincerely,

Kal Mansour
Sign Emporium
586-576-7901
248-941-8215
signsbykal@gmail.com

Metal Awning Standing Seem - 4' Projection Channel Letters and Channel Box - Front and Back-lit



CEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____

Date: _____

Mounting Detail

After

Sign Description
Churchill's

Date: 5-18-15

Site Address: 19271 Mack Ave
Grosse Pointe Woods, MI

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

Eps Artwork:

Check Sign Ordinance:

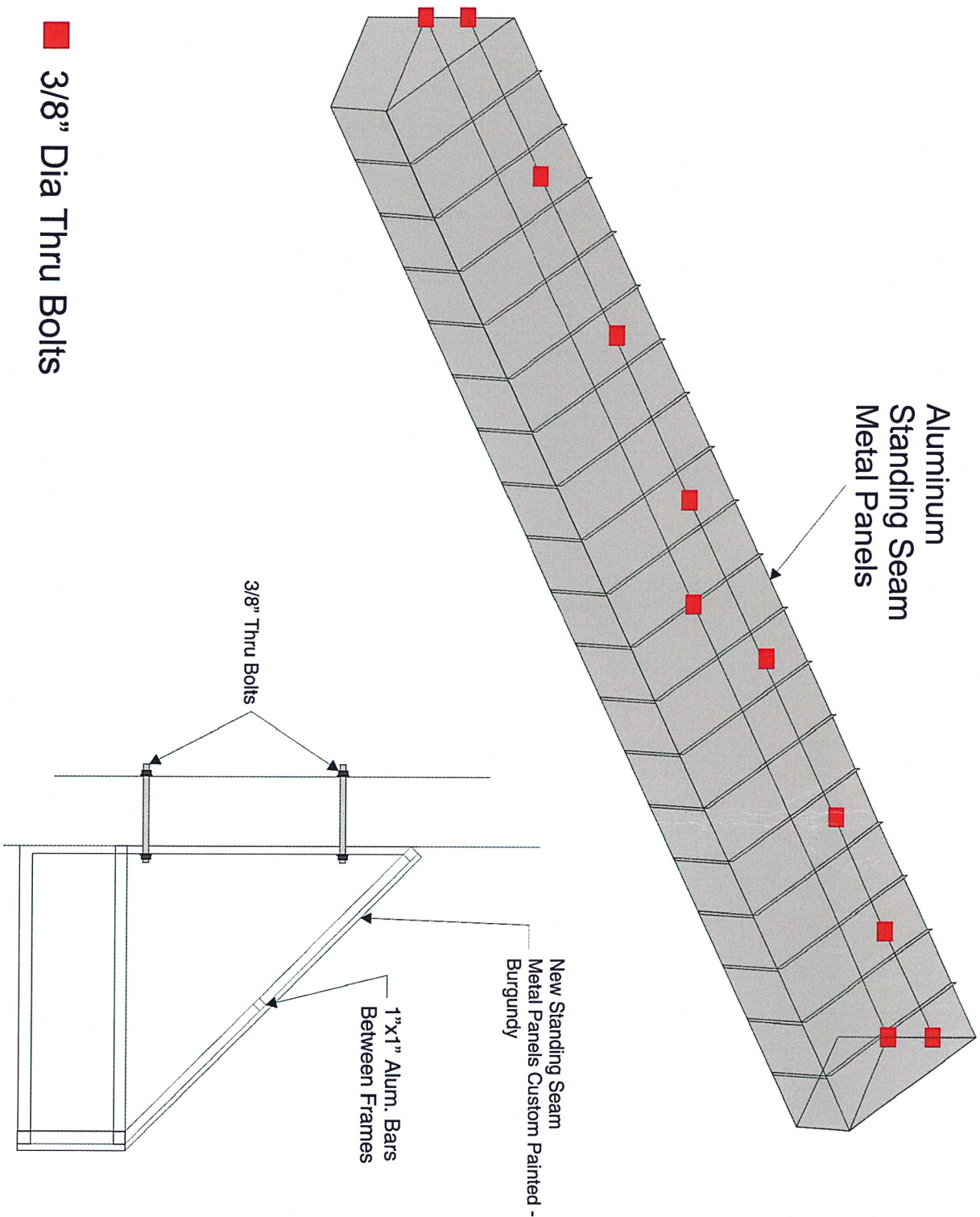
Wall Color SW#:

Landlord Approval:

Permits Needed:

SIGN EMPORIUM
phone - 248.941.8215
fax - 866-881-8182
3773 Nutcracker
Suite 200
Oxford, MI 48370
email - mysignemporium@aol.com

Mounting Detail



■ 3/8" Dia Thru Bolts

Sign Description

Churchill's

Date:

3-17-15

Site Address:

19271 Mack Ave
Grosse Pointe Woods, MI

Contact Info:

Landlord Info:

Photo of Suite:

Meas. of Suite:

Site Plan:

.Eps Artwork:

Check Sign Ordinance:

Wall Color SW#:

Landlord Approval:

Permits Needed:

SIGN
EMPORIUM

phone - 248.941.8215
fax - 866-881-8182
3773 Nutcracker
Suite 200
Oxford, MI 48370
email - mysignemporium@aol.com

ACCEPTANCE OF ARTWORK The drawing above is an artistic representation ONLY. Elements may vary based on field measurements. This color proof is intended for verification of spelling, layout, color and composition. (PLEASE HELP AVOID UNNECESSARY COSTS BY CHECKING THIS PROOF CAREFULLY.) Signature constitutes authorization to proceed with specifications and conditions of this document as specified. All artwork and designs are property of Sign Emporium and may not be used without expressed written permission of Sign Emporium.

Approval: _____

Date: _____



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**APR 20 2015
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.**



RECEIVED

APR 20 2015

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

19271 Mack Ave, Grosse Pointe Woods, MI

Landlord Information

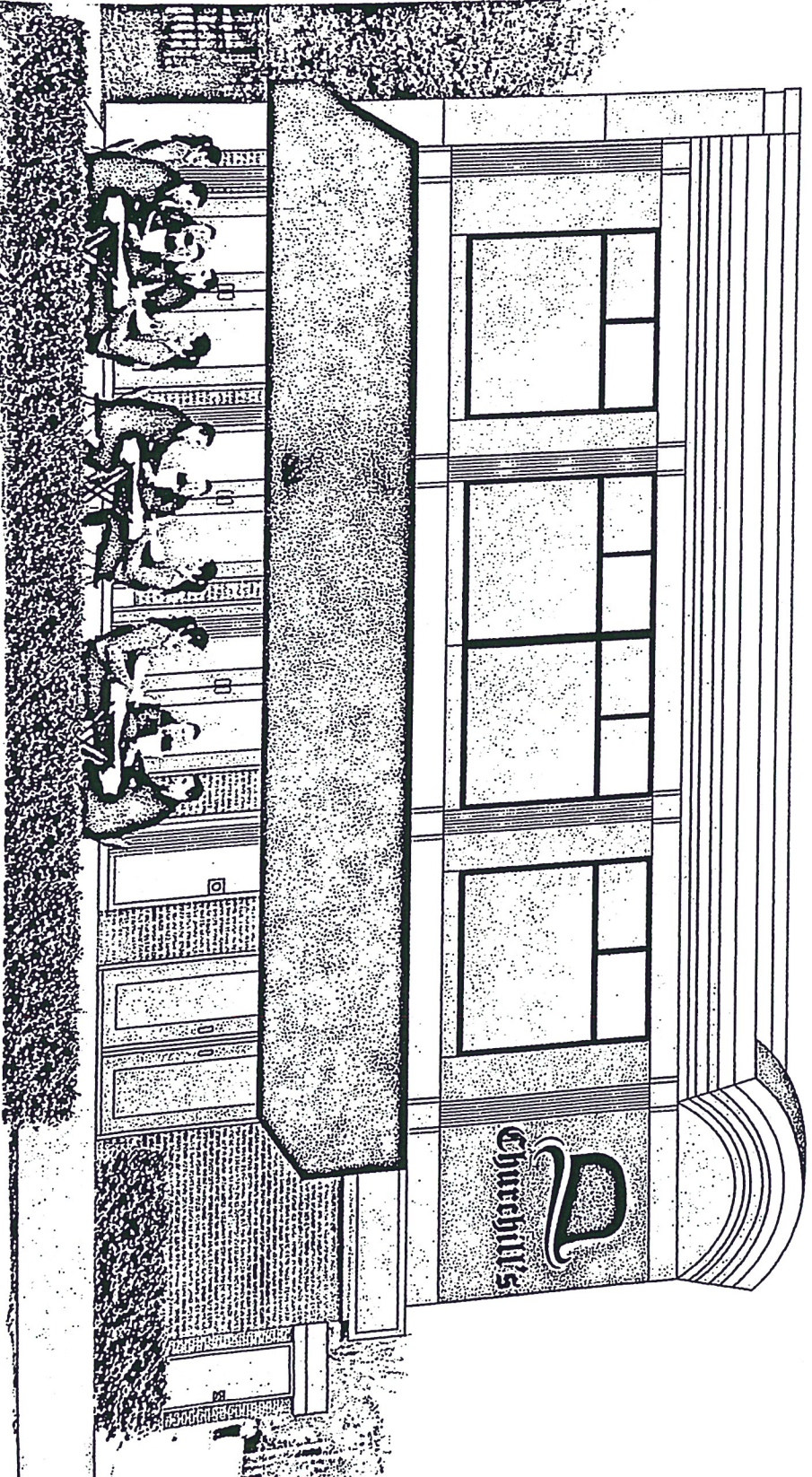
Name NASHUAN ZATOUNA

Address 19271 Mack Avenue

GROSSE POINTE WOODS 48236

Phone # 248-342-2750

Signature





11035 E 9 Mile Rd
Warren, MI 48089

Sue:

Here are 2 color samples for the Churchill's Awning at 19271 Mack Ave. The SW 6307 Fine Wine matches the Sunbrella Burgundy, but I have also included SW 6300 Burgundy in case you prefer this color. Please let us know which you prefer and if you need anything else.

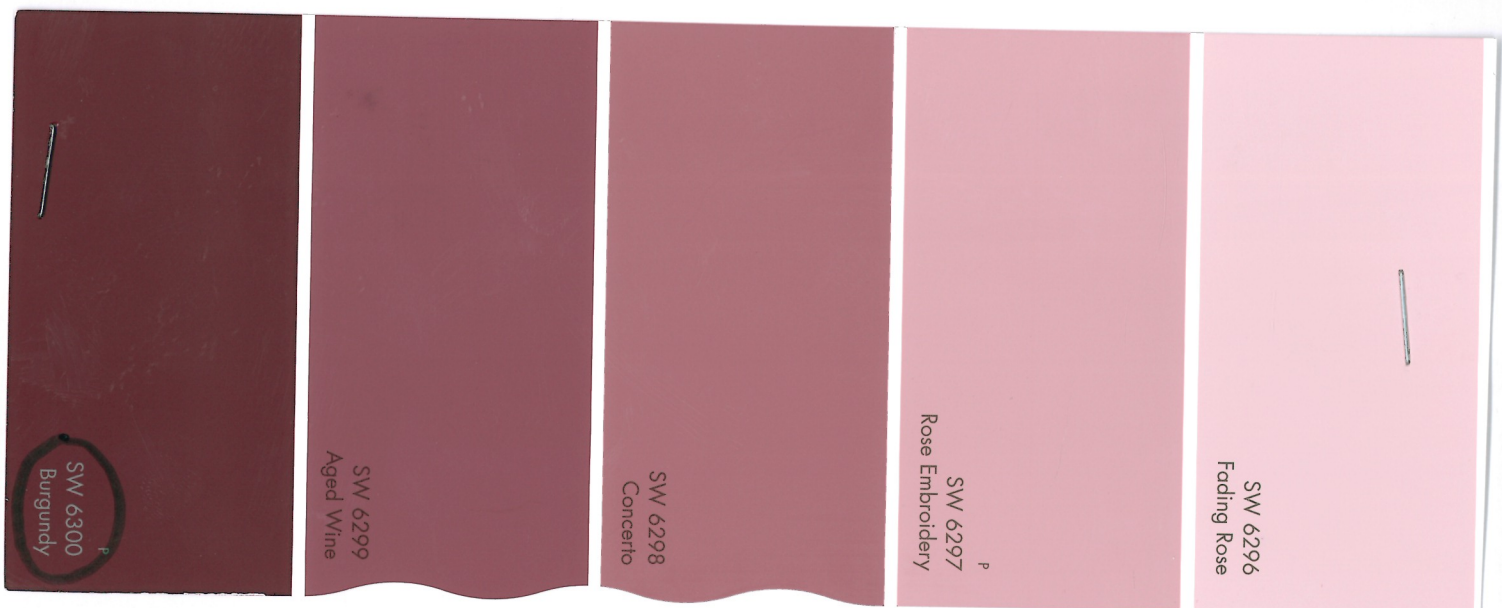
Sincerely,

Christine Podzikowski
Sign Emporium Inc.
586-576-7901
signsbykal@gmail.com

OK - GT

#SW 6300

Burgundy





**City of Grosse Pointe Woods
BUILDING DEPARTMENT
Monthly Financial Report – APRIL 2015**

Permits Issued: 202

Rental Certificates: 24

Total: \$ 49,193

CODE ENFORCEMENT

Abandoned/Foreclosure Compl. Notices Issued:	0
# of Complaints Investigated by Code Enforcement:	30
Closed Due to Compliance:	21
Open for Longer Compliance Time:	9
Citations Issued:	1
Early Trash Notices:	23
Code Violation Notices to Residents:	13
Tall Grass Notices Issued:	0
Stop Work notices to Contractors (working w/o permit):	12
Outside Storage:	9

NEW BUSINESS

Applied Licensing, LLC, 20247 Mack Avenue