

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza
Zoning Board of Appeal Meeting Agenda
Monday, June 2, 2014
7:35 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. ACCEPTANCE OF AGENDA
4. PUBLIC HEARING
 - A. Dimensional Variance: Wendy R. Barrott and John Lydick, 1984 Fleetwood Drive
 1. Application to the Zoning Board of Appeals received 05/02/14
 2. Building Permit Application 02/03/14
 3. Memo 05/20/14 – Building Official
 4. Memo 05/20/14 – Fire Inspector
 5. Photo (1)
 6. Grosse Pointe Woods Sec. 50-539(5). Solar energy systems
 7. Affidavit of Property Owners Notified
 8. Affidavit of Legal Publication
 9. Aerial View
5. IMMEDIATE CERTIFICATION OF MINUTES
6. ADJOURNMENT

Lisa Kay Hathaway
City Clerk

IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)
POSTED AND COPIES GIVEN TO NEWSPAPERS

The City of Grosse Pointe Woods will provide necessary, reasonable auxiliary aids and services, such as signers for the hearing impaired, or audio tapes of printed materials being considered at the meeting to individuals with disabilities. All such requests must be made at least five days prior to a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the City of Grosse Pointe Woods by writing or call the City Clerk's office, 20025 Mack Plaza, Grosse Pointe Woods, MI 48236 (313) 343-2440 or Telecommunications Device for the Deaf (TDD) 313 343-9249.

PLEASE TYPE or PRINT NEATLY

CITY OF GROSSE POINTE WOODS
20025 MACK PLAZA
GROSSE POINTE WOODS MI 48236
(313) 343-2440 – CITY CLERK
FAX (313) 343-2785
(313) 343-2426 – BUILDING DEPARTMENT
FAX (313) 343-2439

4A
Lead 5/2
JLH

APPLICATION TO THE ZONING BOARD OF APPEALS

1. Address of the Property: 1984 Fleetwood Drive
(Number and Street)

TO THE ZONING BOARD OF APPEALS

I (We) Wendy R Barrott - John Lydick 313-549-3702
Name (Please Print) Phone No. (Daytime)

1984 Fleetwood Drive, Grosse Pointe Woods, MI 48236
Address City State Zip

hereby appeal to the Zoning Board of Appeals for a variance to:

Installation of 14 solar panels on roof of home located at 1984 Fleetwood Drive,
Grosse Pointe Woods

2. DESCRIPTION OF CASE (Fill out only items that apply)

a. Present zoning classification of the property Single-Family Residential

b. Description of property

(1) Size and Area of Lot _____

(2) Is the lot a corner or interior lot Interior

Payment Validation

*NOTE: When answering questions pertaining to use and non-use variances, additional paper may be used.

*****PLEASE TYPE or PRINT NEATLY*****

c. Description of EXISTING structures

- (1) Total square footage of accessory building now on premises _____; of main buildings approx 1,482 sq.ft.
- (2) Uses of building on premises Residence
- (3) Percentage of lot coverage of all buildings on ground level _____%

d. Description of PROPOSED structures

- (1) Height of proposed structure _____
- (2) Height and area of existing structure _____
- (3) Dimensions and area of structure or addition to be constructed _____
- (4) Percentage of lot coverage of all buildings including proposed _____%

e. Yard setbacks after completion of addition/structure

- (1) Front Yard (measured from lot line) _____
- (2) Side Yard (measured from lot line) _____
- (3) Rear Yard (measured from lot line) _____

f. A sketch drawn to scale depicting the above information shall be included herewith.

- 3. TYPE OF VARIANCE REQUEST: NON-USE** – Common regulations subject to non-use variance requests: setbacks, height or parking regulations, lot coverage, bulk or landscaping restrictions. Uniqueness: odd shape, small size, wetland, creek, natural features, big trees or slopes.

A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met (*please answer all reasons*):

- a) That the ordinance restrictions unreasonably prevent the petitioner from using the property for a permitted purpose.

The 4' requirement from any peak of eave will effectively deny the resident

the ability to install a solar electric PV system.

*****PLEASE TYPE or PRINT NEATLY*****

- b) That a variance would do substantial justice to the petitioner as well as to other property owners in the zoning district, and a lesser relaxation than that requested would not give substantial relief to them or be more consistent with justice to other properties. (i.e., Are there other more reasonable alternatives?)

Allow the use of new technology raising home values in the city. Help

the environment and employ MI residents.

- c) That the plight of the petitioner is due to unique circumstances of the property.

Due to home size, the code will prevent a majority of home owners in

Grosse Pointe Woods the ability to install a solar PV system.

- d) That the alleged hardship has not been self-created or created by any person presently having an interest in the property.

Homes were built prior to the creation of this technology.

- e) That the spirit of the Grosse Pointe Woods Ordinance will be observed, public safety secured, and substantial justice done.

This system is easily removed if roof repair is needed.

Additionally, no barrier to venting is caused.

Does not impede ingress or egress from home.

*****PLEASE TYPE or PRINT NEATLY*****

4. **TYPE OF VARIANCE REQUEST: USE** – A use variance permits a use of land that is otherwise not allowed in that zoning district. The applicant must present evidence to show that if the zoning ordinance is applied strictly, an unnecessary hardship to the applicant will result, and that all of the following requirements are met (*please answer all reasons*):

- a) That the property cannot reasonably be used in a manner consistent with existing zoning.

- b) That the plight of the petitioner is due to unique circumstances peculiar to the property and not to general neighborhood conditions.

- c) That the use requested by the variance would not alter the essential character of the area and locality.

- d) That the alleged hardship is not self-created or created by any person presently having an interest in the property.

PLEASE TYPE or PRINT NEATLY

- e) That the spirit of the Grosse Pointe Woods Ordinance will be observed, public safety and welfare secured, and substantial justice done.

5. Interpretation of the Zoning Ordinance is requested because:

Home owner wants to install RV solar electric
to in order reduce carbon footprint, reduce
electricity cost and act consistently with my value system

6. Article and Section of the Zoning Ordinance that is being appealed:

Ordinance # 850

Section 50-539 Solar Energy Systems

(5) Solar panels shall not be located
within 4 ft of any peak, eave or valley ...

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

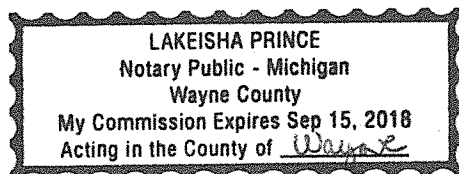
Wendy Baroet

Signature of Petitioner

Wendy Baroet

Signature of Applicant

Subscribed and sworn to before me this 28th day of April 20 14



[Signature]
Notary Public

My Commission expires 9/15/18

NOTE: The Zoning Board of Appeals (ZBA) may consider evidence from a variety of sources in making its determination. The Zoning Board of Appeals meets the first and third Mondays of each month at 7:30 PM. The application must be filed with the City Clerk with a fee in the amount of \$250 a minimum of 14 days prior to council hearing.

3-28-14
Faxed to Namshi
248-479-0376

RECEIVED

FEB 03 2014
CITY OF GROSSE PTE. WOODS
BUILDING DEPT.

CITY OF GROSSE POINTE WOODS
Building Department
20025 Mack Plaza, Grosse Pointe Woods, MI 48236
(313) 343-2426

BUILDING PERMIT APPLICATION
ZONING COMPLIANCE AND PLAN REVIEW
COMMERCIAL AND RESIDENTIAL

ZONING COMPLIANCE INCLUDES:

Drives - Fences - Accessory Structures/Sheds (less than 200 sq ft) - Awnings - Garage Floors -
Patios (non-elevated) - Play Structures

Property Owner Name: NENDY R BARROTT Date: 1 31 14

Property Owner Address: 1984 FLEETWOOD DR e-mail: _____

Work#: _____ Home/Cell#: _____

Contractor/Applicant Name: MELVIN LEWIS

Telephone # 734 320 1858 Fax # 734 485 1195 Mobile/Cell # 734 485 1145

Contractor Address: 4004 TEXTILE Namshi 248-935-4991

MI Builder's License #: 2101111471 MI Driver's License #: L200599012197

e-mail address: _____

313-549-3702
648-6744

SPECIFY NATURE OF PROPOSED WORK:

Installation of Solar Panel on Roof

Value of Construction \$ 8000

Vamshi@srinergy

Section 23a of State Construction Code Act of 1972, No. 230 of the Public Acts of 1972, being Section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of the State relating to persons who are to perform work on a residential building or a residential structure. Violations of Section 23a are subject to civil fines.

Applicant Signature: Melvin Lewis

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

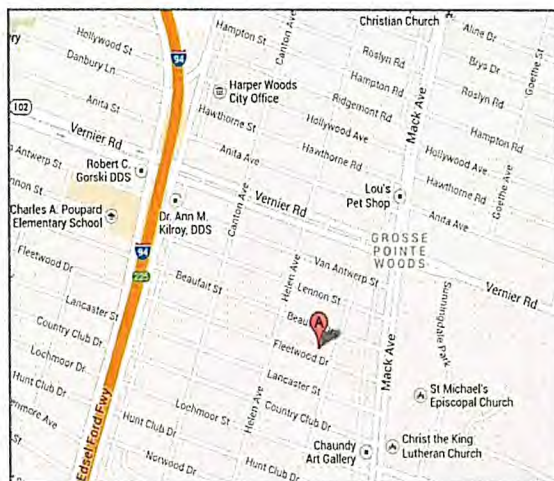
FOR OFFICE USE ONLY

Approved: _____ Denied: X Zoning Board of Approval Required # _____

Inspector: _____

Date: 2/25/14 GT (\$250)

50-539 - INDICATE 4' FROM ANY PEAK,
(5) EAVE OR VALLEY



Vicinity Map



Orientation

PROJECT SCOPE

1. THE INSTALLATION CONSISTS OF SOLAR PHOTOVOLTAIC MODULES MOUNTED ON THE ROOF AND CONNECTED ON AC/DC INVERTER AND RELATED ELECTRICAL SWITCHGEAR AS REQUIRE BY APPLICABLE CODES AND BY THE ELECTRICAL UTILITY COMPANY.
2. THE SYSTEM WILL BE INTERCONNECTED AND OPERATED IN PARALLEL WITH THE UTILITY ELECTRICAL GRID PER THE REQUIREMENTS OF THE UTILITY AND APPLICABLE CODES.

SYSTEM INFORMATION

ARRAY	PITCH	MAGNETIC ORIENTATION	TRUE ORIENTATION
AR01-AR02	30		

TABLE OF CONTENTS

PAGE #	DESCRIPTION
PV-01	VICINITY MAP AND ORIENTATION
PV-02	SITE PLAN
PV-03	ATTACHMENT LAYOUT & ATTACHMENT DETAILS
PV-04	PV LINE ELECTRICAL
PV-05	MODULE DATA SHEET
PV-06	INVERTER DATA SHEET
PV-07	RACKING INFORMATION

SYSTEM COMPONENT SPECIFICATION

MAJOR SYSTEM COMPONENTS	SPECIFICATIONS	QUANTITY
MODULES	SW 280 watts Modules	14
JUNCTION BOX	NEMA 3R MIN. REQUIRED WITH WATERPROOF	1
INVERTER	Renovo 5KW Inverter	1
MOUNTING	Pitched Roof Mounting	1

FILE NAME:MI SOLAR WORKS			
REVISIONS	NO	DATE	BY

MI Solar Works



24371 CATHERINE INDUSTRIAL
DRIVE SUITE 231 NOVI MI 48375

CUSTOMER: WENDY R BARROTT

BUILDING: RESIDENCE

LOCATION: 1984 FLEETWOOD DR
GROSSE POINTE WOODS MI

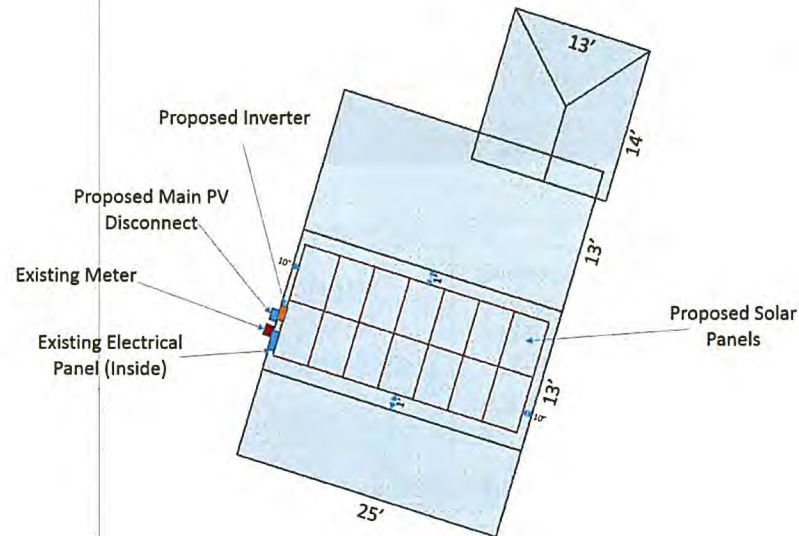
DRAWN BY:
VM

DATE DRAWN:
11/8/2013

PV-01-A



LAYOUT



GENERAL NOTES:

1. SOLAR PHOTOVOLTAIC SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 690 OF THE 2008 NEC.
2. ACCESS TO THE WIRE WILL BE RESTRICTED TO QUALIFIED PERSONNEL ONLY. AS REQUIRED BY ARTICLE 690 OF 2008 NEC.
3. ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATIONS.
4. WIRE SIZES AND CALCULATED VALUES ARE NOMINAL AND SHOULD BE VERIFIED OR RECALCULATED BASED ON THE FIELD INSTALLATIONS AND MEASURE CONDUIT RUN IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 310 OF THE 2008 NEC.

FILE NAME: MI SOLAR WORKS			
REVISIONS	NO	DATE	BY

MI Solar Works



24371 CATHERINE INDUSTRIAL
DRIVE SUITE 231 NOV1 MI 48375

CUSTOMER: WENDY R BARROTT

BUILDING: RESIDENCE

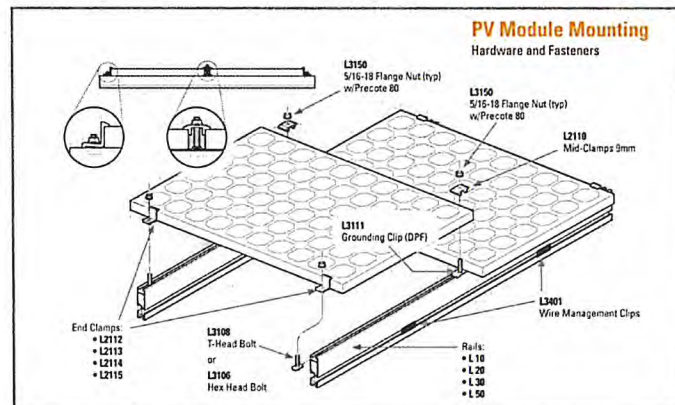
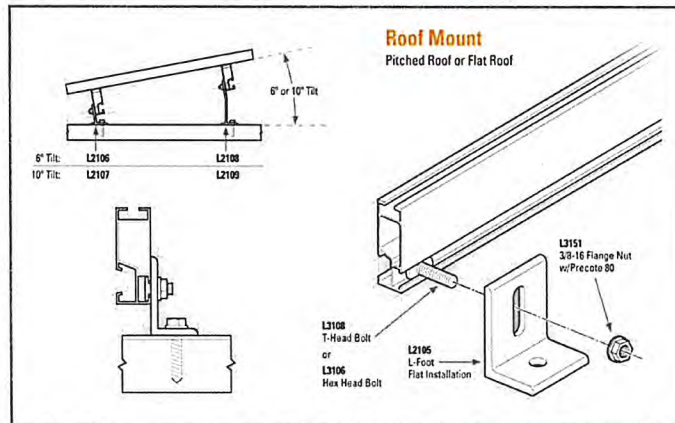
LOCATION: 1984 FLEETWOOD DR
GROSSE POINTE WOODS MI

DRAWN BY:
VM

DATE DRAWN:
11/8/2013

PV-02-A

ATTACHMENT LAYOUT



GENERAL NOTES:

1. SOLAR PHOTOVOLTAIC SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 690 OF THE 2008 NEC.
2. ACCESS TO THE WIRE WILL BE RESTRICTED TO QUALIFIED PERSONNEL ONLY, AS REQUIRED BY ARTICLE 690 OF 2008 NEC.
3. ALL LOCATIONS ARE APPROXIMATE AND REQUIRE FIELD VERIFICATIONS.

STRUCTURAL INFORMATION

EXISTING ROOF	PITCHED ROOF
ROOF HEIGHT	APPROX. 25 FEET
WIND SPEED	90 MPH
METHOD OF WATERPROOFING	FLASHING
ROOF TYPE	ASPHALT SHINGLES
ARRAY INFORMATION	
MODULE WEIGHT	APPROX. 46.7 LBS
MODULE DIMENSIONS	1640 X 981 X 40 MM
TOTAL MODULES	14
SUM MODULES WEIGHT	653.8 LBS
SUM MOUNTS & RAIL WEIGHT	75 LBS
MOUNTING SYSTEM MANUFACTURER	SW SUNFIX
SUM MODULES SURFACE AREA	270 SQFT
INSTALLATION WEIGHT	728.8 LBS
INSTALLATION AREA	270 SQFT
DISTRIBUTE WEIGHT	2.7 LBS/SQFT

FILE NAME: MI SOLAR WORKS			
REVISIONS	NO	DATE	BY

MI Solar Works



24371 CATHERINE INDUSTRIAL
DRIVE SUITE 231 NOVI MI 48375

CUSTOMER: WENDY R BARROTT

BUILDING: RESIDENCE

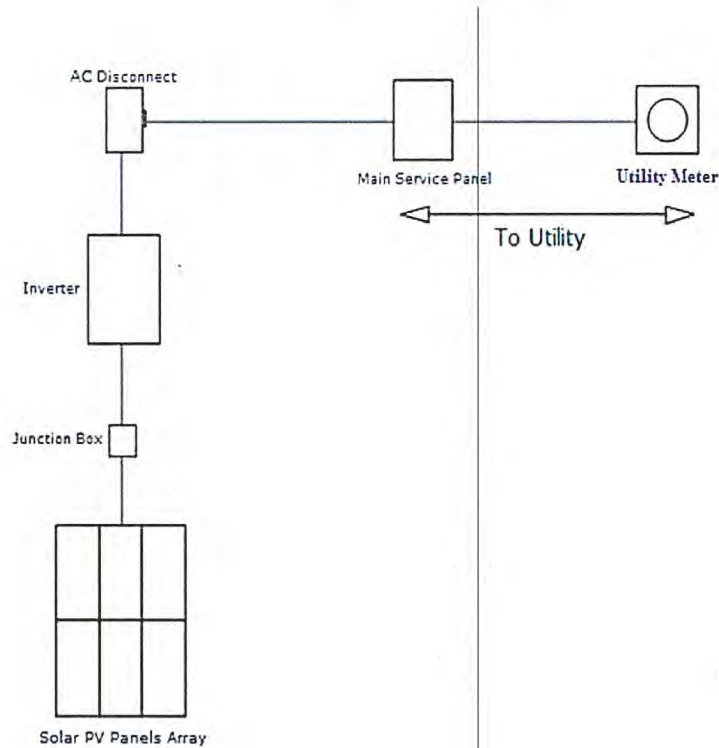
LOCATION: 1984 FLEETWOOD DR
GROSSE POINTE WOODS MI

DRAWN BY:
VM

DATE DRAWN:
11/8/2013

PV-03-A

ELECTRICAL PV ONE LINE DIAGRAM



Solar System Size: 3920 watts or 3.92 KW
 Panels: SW 280 watts Solar PV Modules (Qty: 14)
 Inverter: Solar Edge/Renovo Inverters
 Mounting: SW Sunfix Mounting

FILE NAME: MI SOLAR WORKS			
REVISIONS	NO	DATE	BY

MI Solar Works



24371 CATHERINE INDUSTRIAL
 DRIVE SUITE 231 NOVI MI 48375

CUSTOMER: WENDY R BARROTT	
BUILDING: RESIDENCE	
LOCATION: 1984 FLEETWOOD DR GROSSE POINTE WOODS MI	
DRAWN BY: VM	DATE DRAWN: 11/8/2013
PV-04-A	

Sunmodule[®] Plus SW 280 mono



TUV Power controlled:
Lowest measuring tolerance in industry



Every component is tested to meet
3 times IEC requirements



Designed to withstand heavy
accumulations of snow and ice



Sunmodule Plus:
Positive performance tolerance



25-year linear performance warranty
and 10-year product warranty



Glass with anti-reflective coating



World-class quality

Fully-automated production lines and seamless monitoring of the process and material ensure the quality that the company sets as its benchmark for its sites worldwide.

SolarWorld Plus-Sorting

Plus-Sorting guarantees highest system efficiency. SolarWorld only delivers modules that have greater than or equal to the nameplate rated power.

25 years linear performance guarantee and extension of product warranty to 10 years

SolarWorld guarantees a maximum performance degradation of 0.7% p.a. in the course of 25 years, a significant added value compared to the two-phase warranties common in the industry. In addition, SolarWorld is offering a product warranty, which has been extended to 10 years.*

*in accordance with the applicable SolarWorld Limited Warranty at purchase.
www.solarworld.com/warranty



- Qualified, IEC 61215
- Safety tested, IEC 61730
- Periodic inspection
- Blowing sand resistant



- Ammonia resistance tested
- Periodic inspection
- Power Controlled



Sunmodule® Plus SW 280 mono

PERFORMANCE UNDER STANDARD TEST CONDITIONS (STC)*

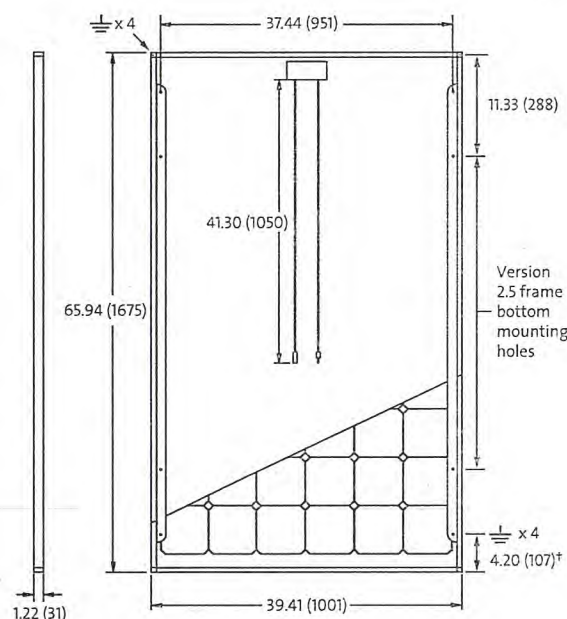
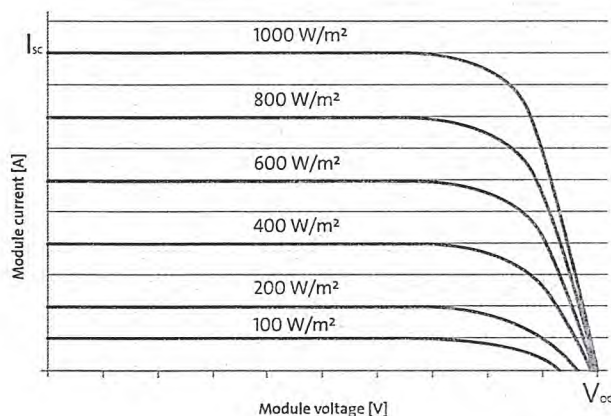
Maximum power	P_{max}	280 Wp
Open circuit voltage	V_{oc}	39.5 V
Maximum power point voltage	V_{mpp}	31.2 V
Short circuit current	I_{sc}	9.71 A
Maximum power point current	I_{mpp}	9.07 A

*STC: 1000 W/m², 25°C, AM 1.5

1) Measuring tolerance (P_{max}) traceable to TUV Rheinland: +/- 2% (TUV Power Controlled).

THERMAL CHARACTERISTICS

NOCT	46 °C
$TC I_{sc}$	0.04 %/°C
$TC V_{oc}$	-0.30 %/°C
$TC P_{mpp}$	-0.45 %/°C
Operating temperature	-40°C to 85°C



PERFORMANCE AT 800 W/m², NOCT, AM 1.5

Maximum power	P_{max}	209.2 Wp
Open circuit voltage	V_{oc}	36.1 V
Maximum power point voltage	V_{mpp}	28.5 V
Short circuit current	I_{sc}	7.85 A
Maximum power point current	I_{mpp}	7.33 A

Minor reduction in efficiency under partial load conditions at 25°C: at 200 W/m², 100% (+/-2%) of the STC efficiency (1000 W/m²) is achieved.

COMPONENT MATERIALS

Cells per module	60
Cell type	Mono crystalline
Cell dimensions	6.14 in x 6.14 in (156 mm x 156 mm)
Front	Tempered glass (EN 12150)
Frame	Clear anodized aluminum
Weight	46.7 lbs (21.2 kg)

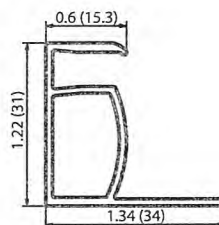
SYSTEM INTEGRATION PARAMETERS

Maximum system voltage SC II		1000 V
Max. system voltage USA NEC		1000 V
Maximum reverse current		16 A
Number of bypass diodes		3
UL Design Loads*	Two rail system	113 psf downward 64 psf upward
UL Design Loads*	Three rail system	170 psf downward 64 psf upward
IEC Design Loads*	Two rail system	113 psf downward 50 psf upward

* Please refer to the Sunmodule installation instructions for the details associated with these load cases.

ADDITIONAL DATA

Power sorting ¹	-0 Wp / +5 Wp
J-Box	IP65
Module leads	PV wire per UL4703 with H4 connectors
Module efficiency	16.70 %
Fire rating (UL 790)	Class C
Glass	Low iron tempered with ARC



VERSION 2.5 FRAME

- Compatible with both "Top-Down" and "Bottom" mounting methods
- ⚡ Grounding Locations:
 - 4 corners of the frame
 - 4 locations along the length of the module in the extended flange†

NEW!

Independently created PAN files now available. Ask your account manager for more information.



Performance Standard

Renovo Power Systems DigiWatts™

5kW PV Grid-Tied Inverter combines efficiency, reliability and standard features to make your next project a success. Leveraging digital and transformerless technologies, modular design and convenient installation, they are ready for a broad range of PV projects. Our products can be purchased through select distributors and installers.

- 96% Peak Efficiency
- Wide Input Operating Voltage
- Two Independent MPPTs
- Light Weight
- LCD Backlit for Easy View
- Full Display of Functional Data
- Monitoring Available
- 10 Year Warranty – Standard



5kW PV Grid-Tied Inverter
Model KNE5000US



* ETL (Intertek) is a Nationally Recognized Testing Laboratory for UL 1741 certification. ETL certified inverters meet all requirements (UL 1741 / IEEE 1547) for utility-interconnected inverters.

A Better Inverter Package

Class leading performance and reliability coupled with the advantages of dual MPPTs (full efficiency from strings with different orientations) and lighter weight (move & mount with one installer).

- Class Leading Peak and CEC Efficiency
- 2 MPPTs and 4 Input Strings
- Dual DSPs
- Wide Operating Range
- 1 Person Installation

Elevate your
Standards with
Renovo!

www.Renovo-USA.com
(855) RENOVO1 (736-6861)



Renovo™ DigiWatts™ Inverters

Specifications

5 kW PV Grid-Tied Inverter

Item	5KW PV Inverter
Model	RN5000US
Recommended Maximum PV Power	6250 W
DC Voltage Range	100 - 550 V
Optimal Peak Power Tracking Voltage	150 - 470 V
DC Maximum Input Current	13A x 2
Number of Input Strings	4
Number of MPPTs	2
PV Start Voltage	150 V
AC Nominal Power	5000 W
AC Maximum Output Power	5500 W
AC Maximum Output Current	22.9A @ 240 V
AC Nominal Voltage Range	215 - 265 V @ 240 V
AC Frequency: nominal/range	60 / 59.3 60.5 Hz
Power Factor (Nominal)	1
Peak Inverter Efficiency / CEC Efficiency	96% / 94.5%
Dimensions	W x H x D (in) 21 x 19 1/4 x 9 3/4
Weight / Shipping Weight	49 lb / 55 lb
Ambient Temperature Range	- 25°C to 60°C
Power Consumption	0 W night time ≤ 8 W in operating
Topology	Transformerless
Enclosure Rating	NEMA 3R
Interface	RS485
Monitoring	Optional (includes lifetime hosting)
Warranty	10yr



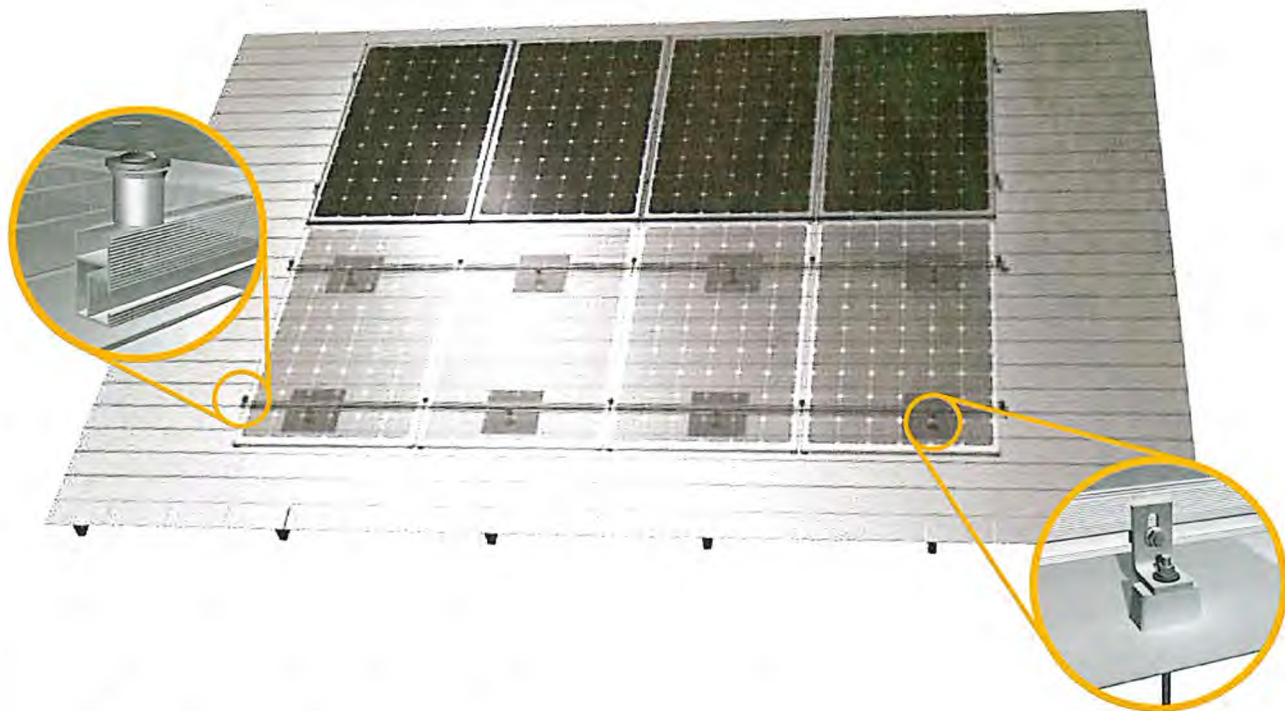
Optional Monitoring - Monitor the performance of any of your installs from anywhere. Provide customers the ability to see their own PV system performance.



Renovo Power Systems™
2723 South State Street, Suite 150
Ann Arbor, MI 48104
(855)-RENOVO1 (736-6861)

1-855-RENOVO1
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Sunfix plus® *The intelligent pitched roof mounting system*



The SolarWorld Sunfix plus pitched roof mounting system is optimized for simple and efficient installation of SolarWorld Sunmodule panels. The Sunfix plus system offers many value-added improvements enabling trouble free assembly.

- For flush mounting to pitched roofs
- Multiple roofing applications: composition shingle, standing metal seam, flat or curved concrete tile
- Supports high wind and snow loads
- Pre-assembled hardware designed for fast and easy installation
- Preset rail lengths simplify planning and reduce material cut-off
- Professional Engineer reviewed and approved (CA. 2010 Building Code, ASCE 7-05 & 2009 International Building Code)
- Top clamps available for other modules (40 mm - 50 mm frames)



solarworld.com



We turn sunlight into power.

Sunfix plus® *The intelligent pitched roof mounting system*

TECHNICAL SPECIFICATIONS

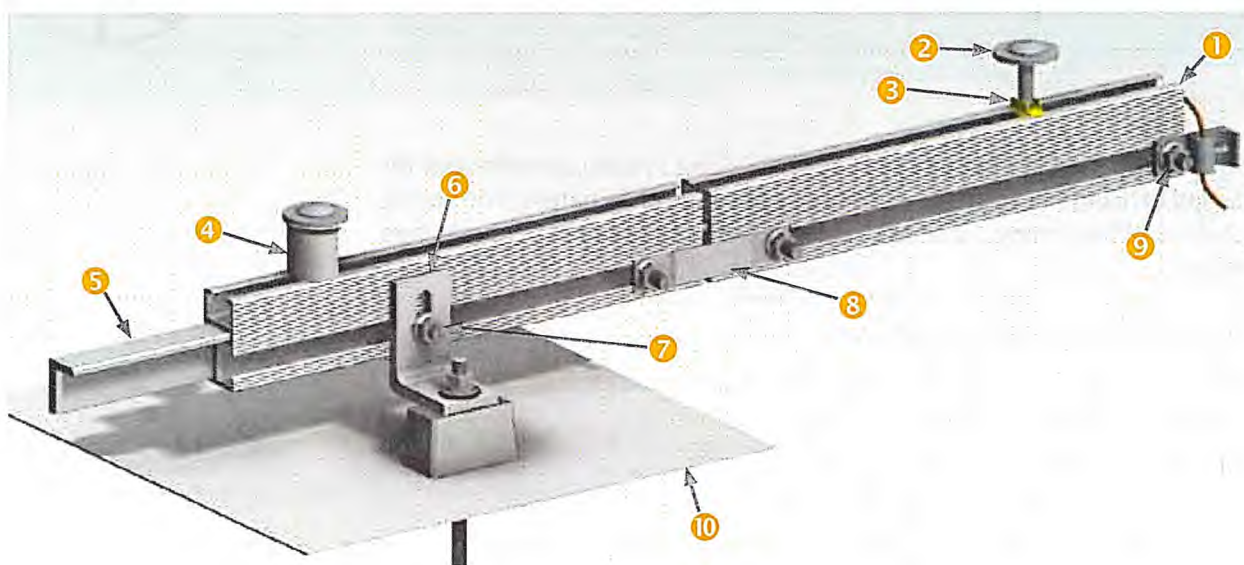
Load rating	170 mph wind at 50 psf snow
Array area weight	0.42 lb/ft²
Roof pitch	7° to 45°
Orientation	Portrait or landscape - flush to roof
Rail lengths	1, 2, 3, and 4 module widths
Top clamps	M8 stainless steel - Torx T40 drive
Top clamp installation	Channel nut design - 15 ft-lbs torque
Top clamp colors	Silver or black
Splice bar	Aluminum, fastener free installation
Extruded material	6005-T5 aluminum alloy
Aluminum finish	Clear or black anodized

FEATURES

- Pre-assembled module 'top-clamp' hardware
- Top clamp with retainer stays in place during installation
- No field drilling of rails is required
- Splice bar with insertion stop - allows thermal expansion
- L-foot needed on only one side near rail splice bar
- Wire management stainless steel cable S-clips
- Anodized aluminum components resists oxidation affects
- Compatible with approved WEEB grounding devices
- All components and custom rail lengths in bulk quantities
- Improved attachment spans and load ratings
- 10-year limited warranty

COMPONENTS

- 1 Sunfix plus rail (2 required) - 2 modules = 82", 3 modules = 122", 4 modules = 162"
- 2 Top-clamp for 31 mm frame - M8 bolt
- 3 Channel nut with bolt positioning retainer
- 4 End clamp aluminum spacer - 31 mm
- 5 Rail splice bar; joins rails together
- 6 L-foot with dual adjustment slots & mating serrations
- 7 T-bolt M8 x 20 stainless steel with serrated flange nut
- 8 Rail splice ground jumper WEEB 8.0 pre-assembled with bolts
- 9 Rail-equipment ground WEEB-lug 8.0 with bolt assembly
- 10 Roof attachment/flashing - Quick Mount PV® (silver or black)



ROOF MOUNTING OPTIONS



Composition shingle



Flat tile



S-Tile



Standing seam clamp

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

RECEIVED
MAY 27 2014
CITY OF GROSSE PTE. WOODS

TO: Zoning Board of Appeals
FROM: Gene Tutag, Building Official *GT*
DATE: May 20, 2014
SUBJECT: 1984 Fleetwood, Solar Panel Installation Variance Request

A building permit application to install 15 solar panels on the front roofs of 1984 Fleetwood has been denied. The application is in violation of section 50-539(5). The ordinance requires that solar panels shall not be located within four feet of any peak, eave, or valley to maintain adequate accessibility.

The proposed installation is not compliant as the distance of the panels indicated on the plans shows one foot from the ridge and one foot to the bottom of the eave. All other relevant ordinance requirements appear to be complied with.

The owners of the property, Wendy R. Barrott and John Lydick, are appealing the denial and are requesting relief from the Zoning Board of Appeals.

The criteria for consideration of a request for a nonuse variance is found in Section 50-149 of the Grosse Pointe Woods Zoning Ordinance. The authority to authorize variances is based on the following:

Sec. 50-149. Variance standards.

(a) *Dimensional or nonuse variances.* The zoning board of appeals may grant a dimensional or nonuse variance only upon a finding that compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, or other dimensional provisions would create a practical difficulty. A finding of practical difficulty, based on competent, material, and substantial evidence on the record, shall require the petitioner to demonstrate that all of the following conditions are met:

- (1) That strict compliance with the restrictions governing area, setbacks, frontage, height, bulk, density, and other similar items would unreasonably prevent the petitioner from using the property for a permitted purpose or would render conformity with said restrictions unnecessarily burdensome.

(2) That a variance would do substantial justice to the petitioner as well as to other petitioners in the zoning district; or whether a lesser relaxation of the restrictions would give substantial relief to the petitioner and be more consistent with justice to others (i.e., are there other more reasonable alternatives);

(3) That the plight of the petitioner is due to unique circumstances of the property;

(4) That the petitioner's problem is not self-created.

(5) That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done.

The applicants state that the 4' setback from the roof edge requirement will effectively prevent them from the ability to install a solar electric PV system, that their home was built prior to the creation of this technology, and that the size and shape of their home will prevent them and others from installing a solar system.

The applicants also state that the system is easily removed if roof repair is needed, the installation will not affect the venting of the roof and the system does not impede egress or ingress from the home.

Section #50-539 was developed with input from our Public Safety Department taking into account Fire Fighter safety and their access to the structure in the event of a fire. The 4' setback was determined to be a safe distance from the panels for access to the roof during rescue or fire fighting operations such as venting the roof.

Included is a memorandum from our Fire Marshall recommending that the variance not be granted. I concur with his recommendation.

The applicant, being unable to demonstrate all conditions necessary for a variance to be granted, particularly subparagraph (5) That the spirit of this chapter will be observed, public safety and welfare secured, and substantial justice done. The denial of the variance of Section 50-539(5) is recommended.

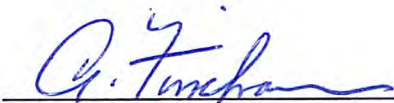
3 Encls

Memo – 05/20/14 (Fire Marshall Provost)

Photo – 1984 Fleetwood

GPW Ord. #50-539 Solar Energy Systems

APPROVED BY:



Alfred Fincham, City Administrator

DATE:

5-21-14



CITY OF GROSSE POINTE WOODS
DEPARTMENT OF PUBLIC SAFETY

Andrew Pazuchowski, Director
20025 Mack Plaza
Grosse Pointe Woods, MI 48236-2397



TO: Director Pazuchowski *AP*
FROM: Det. Joseph E. Provost Jr., Fire Inspector
DATE: May 20, 2014
SUBJECT: Solar Panel Installation at 1984 Fleetwood

Upon reviewing the submitted plans for the proposed Solar Panel Installation at 1984 Fleetwood, the proposed solar panel placement does not meet the ordinance requirement for the 4' clearance path around the exterior of the roof line for each roof line elevation. The close installation of the solar panels to the structure which meets the lower roof line would interfere with any potential rescue of the residents in an emergency. Additionally, on the upper roof line, if the solar panels were to be installed within 4' of the ridge and/or bottom of the roof line, this would interfere with firefighters attempting to access the roof and ventilate the structure.

I would not recommend the plans be approved.

A handwritten signature in black ink, appearing to read "Joseph E. Provost Jr.".

Joseph E. Provost Jr.
Grosse Pointe Woods Fire Inspector



Sec. 50-539. Solar energy systems.

A solar energy system is permitted in any city zoning district. However, it shall be unlawful for any person to install or operate a solar energy system unless all of the following conditions are met:

- (1) A building permit and any necessary mechanical, plumbing and electrical permits shall be secured prior to the start of the installation of an solar energy system. Dimensioned plans are required with the building permit application.
- (2) Only rooftop solar energy systems are permitted. Freestanding or wall-mounted solar energy systems are not permitted.
- (3) The solar energy system installation shall be configured to the degree practicable to have a minimal visual impact as seen from the street. Systems that are visible from the street must be either composed of building-integrated components (such as solar shingles) that are not readily evident, or be designed and mounted to match the shape, proportions, and slope of the roof.
- (4) Installation of solar energy system equipment, including the rails and panels, are subject to the height limitations of the specific zoning district where they are being installed.
- (5) Solar panels shall not be located within four feet of any peak, eave or valley to maintain adequate accessibility.
- (6) Solar panels shall not project more than one foot above the roof deck.
- (7) The following additional design standards shall apply:
 - a. Solar panels shall be arranged so that the panels do not reflect sunlight or glare onto adjacent buildings, properties or roadways.
 - b. The system shall use materials and colors that blend into the existing roof or wall design.
 - c. The system shall include high quality mesh to enclose the space between the roof surface and the solar panels to deter animal nesting.
- (8) If a system is defective or not in operation for a period of 12 months, the system shall be deemed a nuisance. The current owner of the property shall be required to either remove the system or repair it at the owner's expense.

(Ord. No. 850, 12-17-2012)

AFFIDAVIT OF PROPERTY OWNERS NOTIFIED

Re: 1984 Fleetwood
Wendy Barrott
John Lydick

State of Michigan)
) ss.
County of Wayne)

I HEREBY CERTIFY that the notice of Hearing was duly mailed First Class Mail on 5-15-14 to the following property owners within a 300 foot radius of the above property in accordance with the provisions of the 2007 City Code of Grosse Pointe Woods. A Hearing fee of \$250.00 has been received with receipt # 700914.

Lisa Kay Hathaway
City Clerk

See attached document for complete list.

1984 Fleetwood 300" Radius

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AFFIDAVIT OF LEGAL PUBLICATION

Grosse Pointe News

21316 Mack Ave
Grosse Pointe Woods, Michigan 48236
(313) 882-3500

COUNTY OF WAYNE
STATE OF MICHIGAN, SS.

Joe Warner

being duly sworn deposes and says that attached

City of Grosse Pointe Woods

was duly published in accordance with instruction
the following date:

May 15, 2014

#1 GPW 5/15 ZBA-SOLAR

and knows well the facts stated herein, and that it
newspaper.

Subscribed and sworn to before me this 23rd day

Patrice A. Thomas

PATRICE A. THOMAS
Notary Public, State of Michigan
County of Wayne
My Commission Expires 06-21-2014
Acting in the county of Wayne

City of ~~Grosse Pointe Woods~~, Michigan

NOTICE IS HEREBY GIVEN that the City Council, meeting as Zoning Board of Appeals under the provisions of Michigan Zoning Enabling Act, PA 110 of 2006, MCL 125.3101 et seq, will meet in the Council-Court Room of the Municipal Building, 20025 Mack Plaza, on Monday, June 2, 2014, at 7:35 p.m. to hear the appeal of Wendy R. Barrott and John Lydick, 1984 Fleetwood Drive, Grosse Pointe Woods, MI, who are appealing the denial of the Building Official to issue a building permit due to noncompliance with Sec. 50-539(5) Solar Energy Systems of the 2007 City Code of the City of Grosse Pointe Woods, accessibility.

The public hearing materials are available for public inspection at the Municipal Building, 20025 Mack Plaza, between 8:30 a.m. and 5:00 p.m., Monday through Friday. All interested persons are invited to attend and will be given opportunity for public comment. The public may appear in person or be represented by counsel. Written comments will be received in the City Clerk's office, up to the close of business preceding the hearing. A group spokesperson is encouraged on agenda items concerning organized groups. Individuals with disabilities requiring auxiliary aids or services at the meeting should contact the Grosse Pointe Woods Clerk's Office at 313 343-2440 seven days prior to the meeting.

Lisa Kay Hathaway, MMC
City Clerk

G.P.N.: 5/15/2014



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 THE CITY OF GROSSE POINTE WOODS, MI*
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 WAYNE COUNTY, MI*
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 ANDERSON, ECKSTEIN AND WESTRICK, INC.*
 *ALL RIGHTS RESERVED

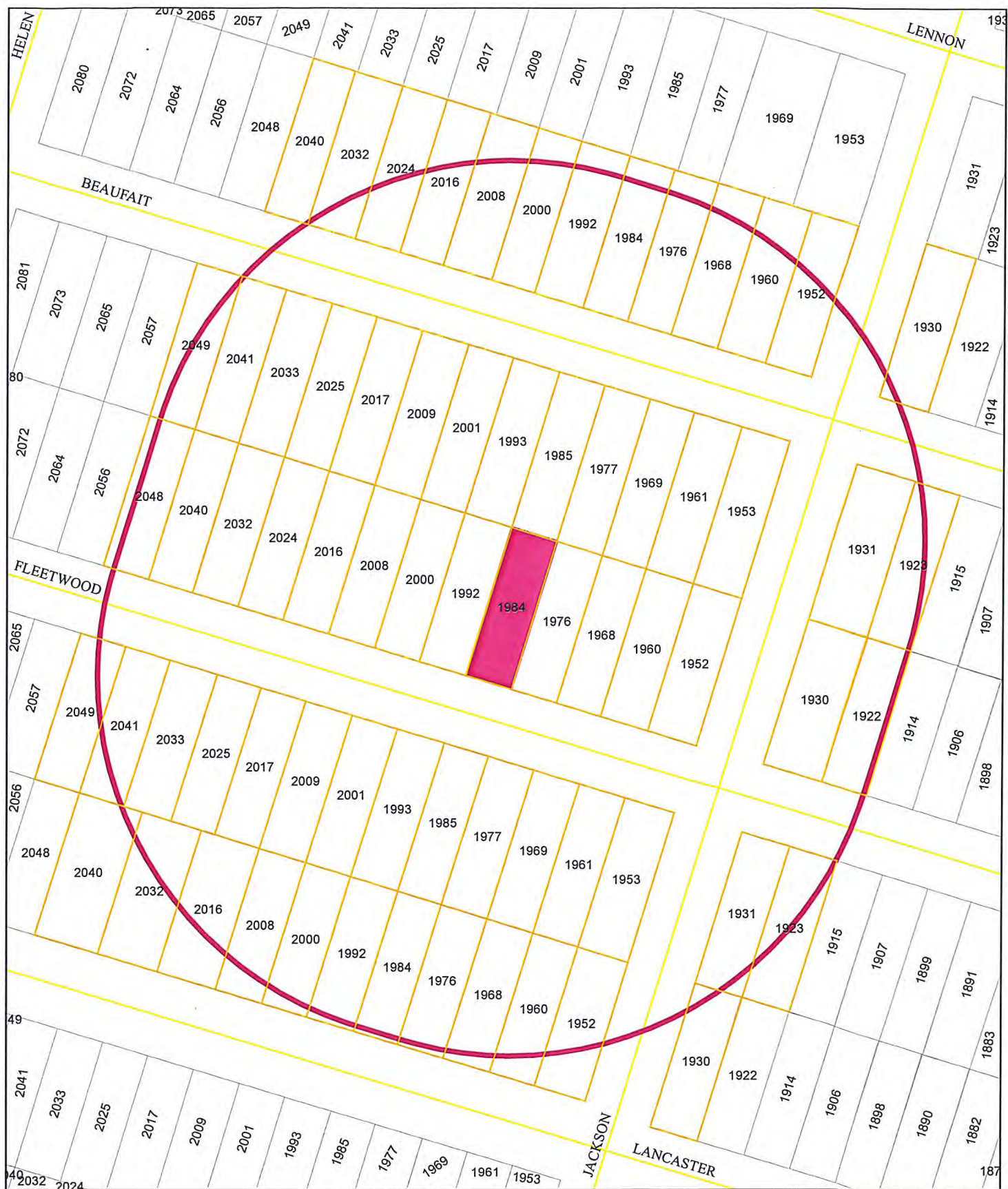


INFORMATION TECHNOLOGY DEPARTMENT
 Geographic Information Systems (GIS) Division

Subject: 1984 Fleetwood

Date: May 15, 2014





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