



NEW HAVEN ZONING BOARD OF APPEALS PUBLIC HEARING AGENDA

September 24, 2024 at 7:00 PM
Municipal Council Room – 57775 Main Street

In accordance with the Americans with Disabilities Act, reasonable accommodations can be made with advance notice by calling the Village Offices at (586) 749-5301

The New Haven Zoning Board of Appeals will hold a Public Hearing at 7:00 pm, at the New Haven Council Room located at 57775 Main Street.

1. Call to Order/Roll Call

2. Public Hearing

- A.** 26-06-28-351-035 - 59010 Main Street Set Back Variance Request
- B.** 26-06-28-351-035 - 59010 Main Street Parking Location Variance Request
- C.** 26-06-28-351-035 - 59010 Main Street number of Parking Spots Variance Request
- D.** 26-06-28-351-035 - 59010 Main Street Side Walk Variance Request

3. Adjournment



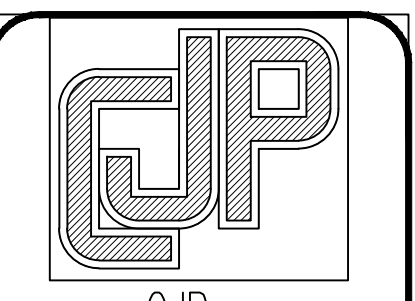












CJP
ENGINEERING & DESIGN, LLC
 30411 W 12 MILE RD.
 FARMINGTON HILLS, MI 48334
 Office (248)747-4562
 Fax (248)297-6121
 Cell (248)376-5006
 harishakim@yahoo.com

PROJECT:
 PROPOSED RETAIL BUILDING
 59010 MAIN ST.
 NEW HAVEN MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:

DESIGNED BY: H.A.
DRAWN BY: HUWIDA ALALEM
REVIEWED BY: HAKIM HAKIM, P.E.

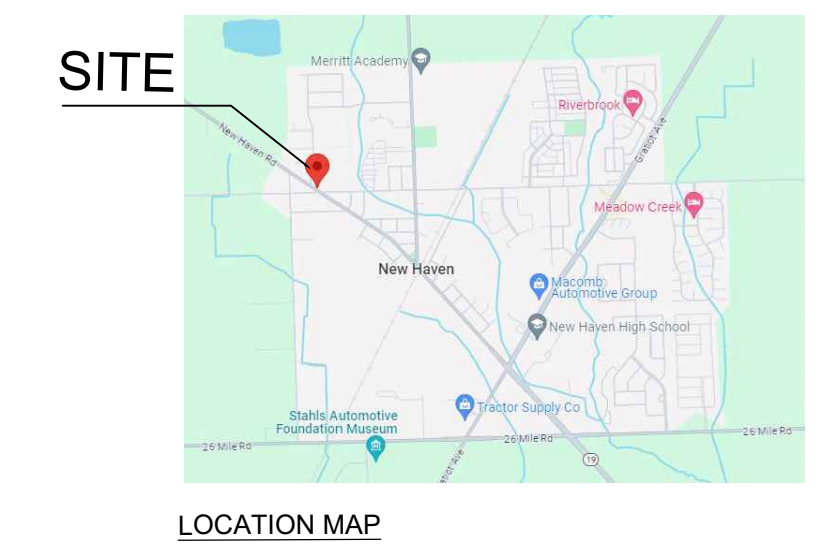


NOTES:
 ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.

DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR CORRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.

ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 42" BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SHEET TITLE:
 EXISTING SITE PLAN
SHEET #:
 SP-1
SCALE: 1" = 20.0'

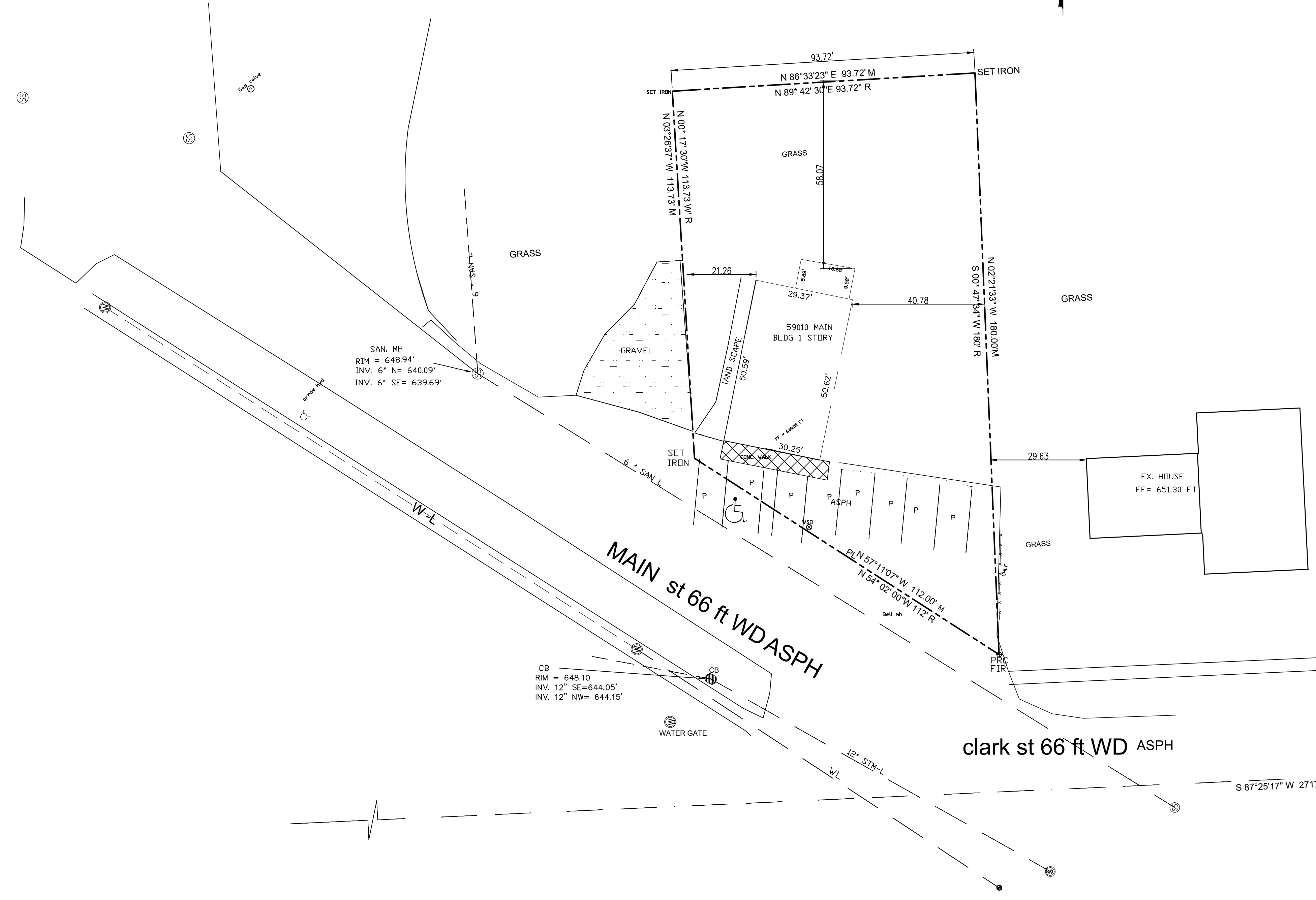


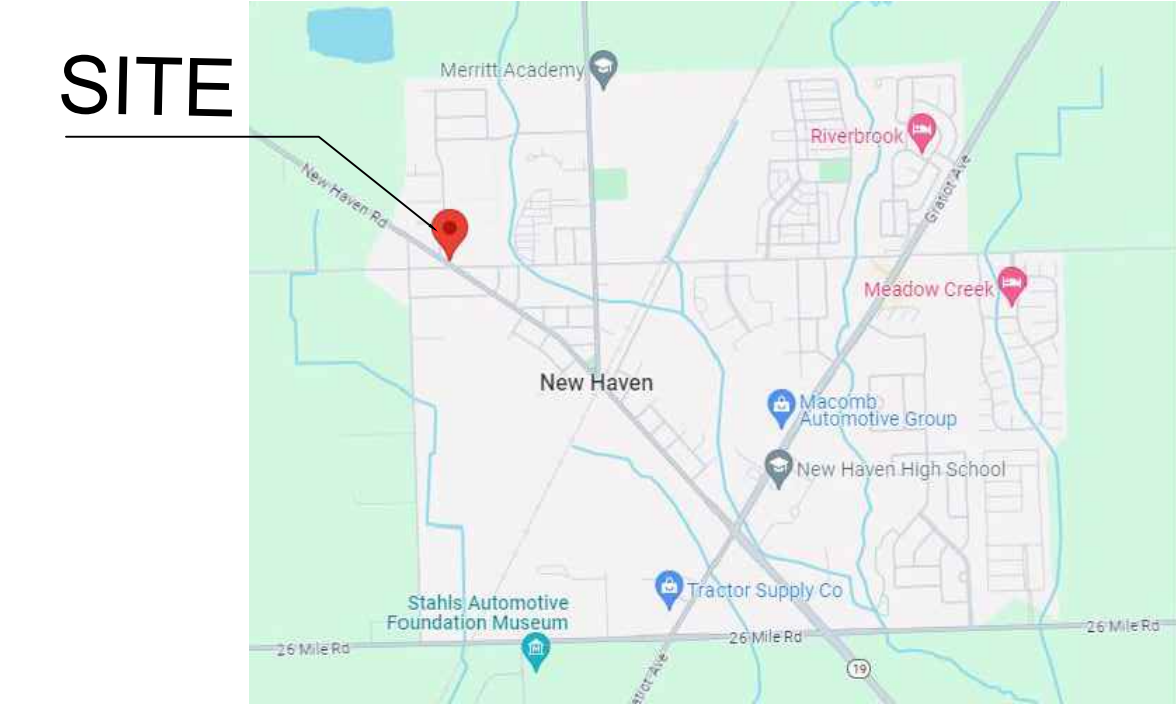
EXISTING SITE PLAN
 SCALE 1" = 20'

LEGAL DESCRIPTION: # 59010 MAIN ST.
 Land part of SW 1/4 of section 28 and part of NW 1/4 of section 33 T4N,R 14 E,Village of New Haven,Macomb CO. Michigan, Particularly described as follows:
 Part of lot 15, Assessor's plat No 1being part of block 3 Charles L.Cole's Addition accordingto the recorded plat thereof, as recordedin liber 16 page 48 of macomb county records. Commencing at south east corner of said lot;Thence north 89 degrees 26 minutes west 116.60 feet,thence north 54 degrees 02 minutes west 15 feet; thencenorth 54 degrees 02 minutes west 112.0 feet; along northeasterly line of main street; 66 feet wide; thence north 00 degrees 17 minutes 30 seconds west 113.73 feet;thence north 89 degrees 42 minutes 30 seconds east 93.72 feet; thence south 00 degrees 47 minutes 34 seconds west 180.0 feet to the point of beginning.
 containing 13,765 SQ FT (0.32 ACRE) MOR OR LESS.
 parcel ID# 26-06-28-351-035

LEGEND	
X 600 EXIST ELEVATIONS	OHI over head line
PL PROPERTY LINE	PP Power pole
BLDG BUILDING	LP light pole
WL WATER LINE	sec. section
HSE HOUSE	W WATER
CONC. CONCRETE	R RECORD
STM L Storm line	SAN SANITARY
WD WIDE	FIR FOUND IRON ROD
WSO WATER KEY SHUTOFF	M MEASURED
TR Tree	P PARK STALL
Prc property corner	CHLF CHAIN LINK Fnc
	ASPH. ASPHALT
	FF finish floor elev.

NOTE:
 Since our survey doesn't include (TITLE SEARCH)HERE COULD BE EASMENTS AND ANY ENCUMARANCES AND/ OR RESTRICTIONS UPON SUBJECT PROPERTY AS MAPED HEREIN AND THAT ARE NOT SHOWN THIS TIME.





LOCATION MAP

SITE DATA

EXISTING ZONING GBD (GENERAL BUSINESS DOWNTOWN)
(RETAIL SHOP)

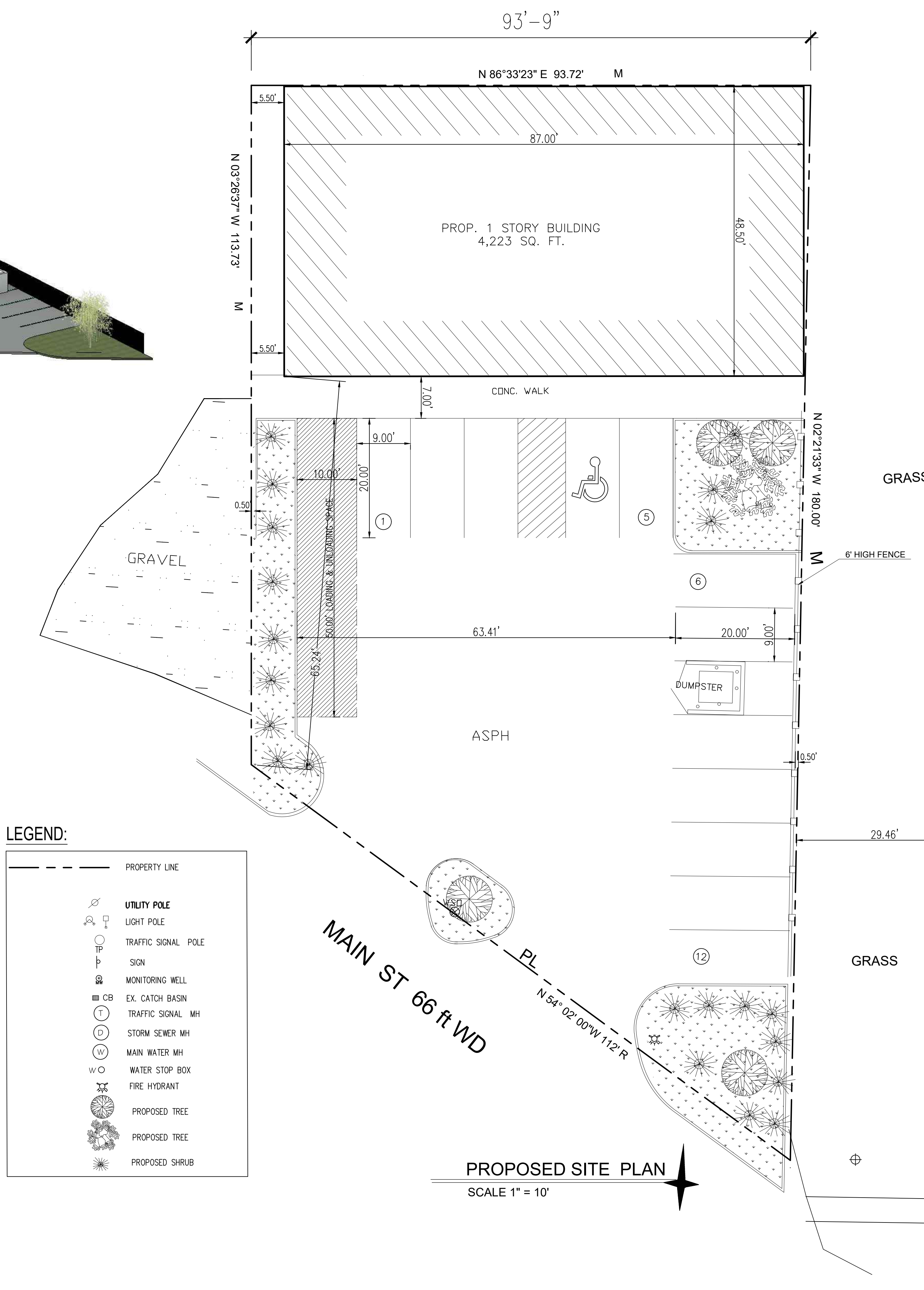
EXISTING SITE AREA 13,568 S.F.
EXISTING BUILDING AREA (TO BE DEMOLISHED) 1,691 S.F.
PROPOSED NEW BUILDING AREA 4,223 S.F.

FRONT SETBACK (REQ.) 0'-0"
FRONT SETBACK 65'-3"
SIDE YARD SETBACKS (REQ.) 0'-0"
SIDE YARD SETBACKS 0'-0" AND 5'-6"
REAR SETBACK (REQ.) 0'-0"
REAR SETBACK 0'-0"

PARKING REQUIREMENT
ONE PER 175 SQ.FT OF RETAIL FLOOR AREA

4,223 / 175 = 24.1 = 24
NUMBER OF PARKING SPACES PROVIDED = 12 SPACES
INCLUDING 1 H.C SPACE (ZONING REQUIRED)

LEGAL DESCRIPTION: # 59010 MAIN ST.
LAND PART OF SW 1/4 OF SECTION 28 AND PART OF NW 1/4 OF SECTION 33 T4N,R 14 E,VILLAGE OF NEW HAVEN,MACOMB CO. MICHIGAN, PARTICULARLY DESCRIBED AS FOLLOWS:
PART OF LOT 15, ASSESSOR'S PLAT NO 1BEING PART OF BLOCK 3 CHARLES L.COLE'S ADDITION ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 16 PAGE 48 OF MACOMB COUNTY RECORDS, COMMENCING AT SOUTH EAST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 26 MINUTES WEST 116.60 FEET; THENCE NORTH 54 DEGREES 02 MINUTES WEST 15 FEET; THENCE NORTH 54 DEGREES 02 MINUTES WEST 112.0 FEET; ALONG NORTHEASTERLY LINE OF MAIN STREET; 66 FEET WIDE; THENCE NORTH 00 DEGREES 17 MINUTES 30 SECONDS WEST 113.73 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS EAST 93.72 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 34 SECONDS WEST 180.0 FEET TO THE POINT OF BEGINNING, CONTAINING 13,765 SQ.FT. (0.32 ACRE) MOR OR LESS. PARCEL ID# 26-06-28-351-035



LEGEND:

- PROPERTY LINE
- UTILITY POLE
- LIGHT POLE
- TP TRAFFIC SIGNAL POLE
- SIGN
- MONITORING WELL
- CB EX. CATCH BASIN
- T TRAFFIC SIGNAL MH
- D STORM SEWER MH
- W MAIN WATER MH
- WO WATER STOP BOX
- FIRE HYDRANT
- PROPOSED TREE
- PROPOSED TREE
- PROPOSED SHRUB

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Office (248)747-4562
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harishakim@yahoo.com

PROJECT: PROPOSAL RETAIL BUILDING

OWNER:

SUBMITTAL:
○ OWNER
○ BIDDING
● MUNICIPAL
○ CONSTRUCTION
○ OTHER

DATE: 04/29/2024

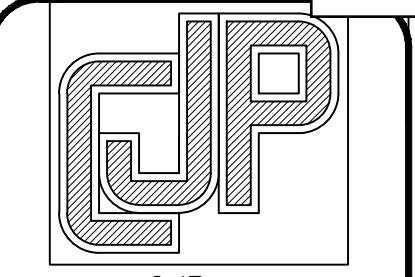
REVISIONS:

DESIGNED BY: H.A.
DRAWN BY: HUWIDA AALEEM
REVIEWED BY: HARIS HAKIM, P.E.

HARIS HAKIM ENGINEER
No. 61468
LICENSED PROFESSIONAL ENGINEER
STATE OF MICHIGAN

NOTES:
ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH THE CURRENT CODES, ORDINANCES AND REQUIREMENTS AS ADOPTED BY THE LOCAL GOVERNING BODY WHERE THE BUILDING IS TO BE LOCATED.
DO NOT SCALE DRAWINGS. USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS, NOTIFY THE DESIGNER IMMEDIATELY FOR CORRECTION. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ARE FINISHED SURFACES TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
ALL POURED CONCRETE FOOTINGS SHALL EXTEND TO A MINIMUM DEPTH OF 4' BELOW PROPOSED FINISHED GRADE, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 2500 P.S.F. IS ASSUMED IF NOT SPECIFIED FOR FOOTING SIZES SHOWN ON DRAWING. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2500 P.S.F. AT EACH JOB SITE IS RESPONSIBILITY OF CONTRACTOR. ALL SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SHEET TITLE: PROPOSED SITE PLAN
SHEET #: SP-2
SCALE: 1" = 10.0'



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PROJECT:
PROPOSAL RETAIL BUILDING
5600 W. MAIN ST.
NEW HAVEN, MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL
 CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:

DESIGNED BY: H.A.
DRAWN BY: HUWIDA ALALEM
REVIEWED BY: HARIS HAKIM, P.E.



NOTES:

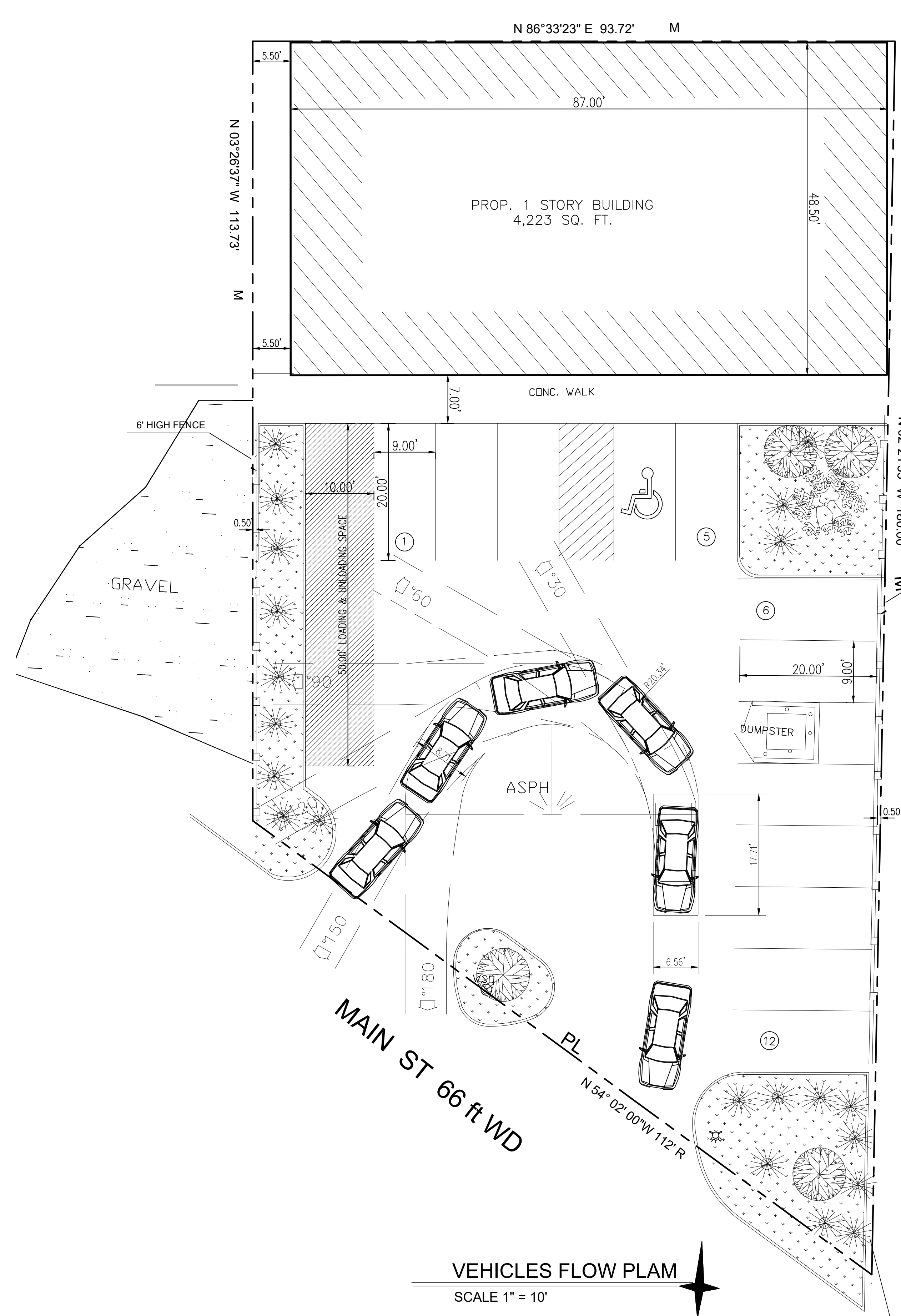
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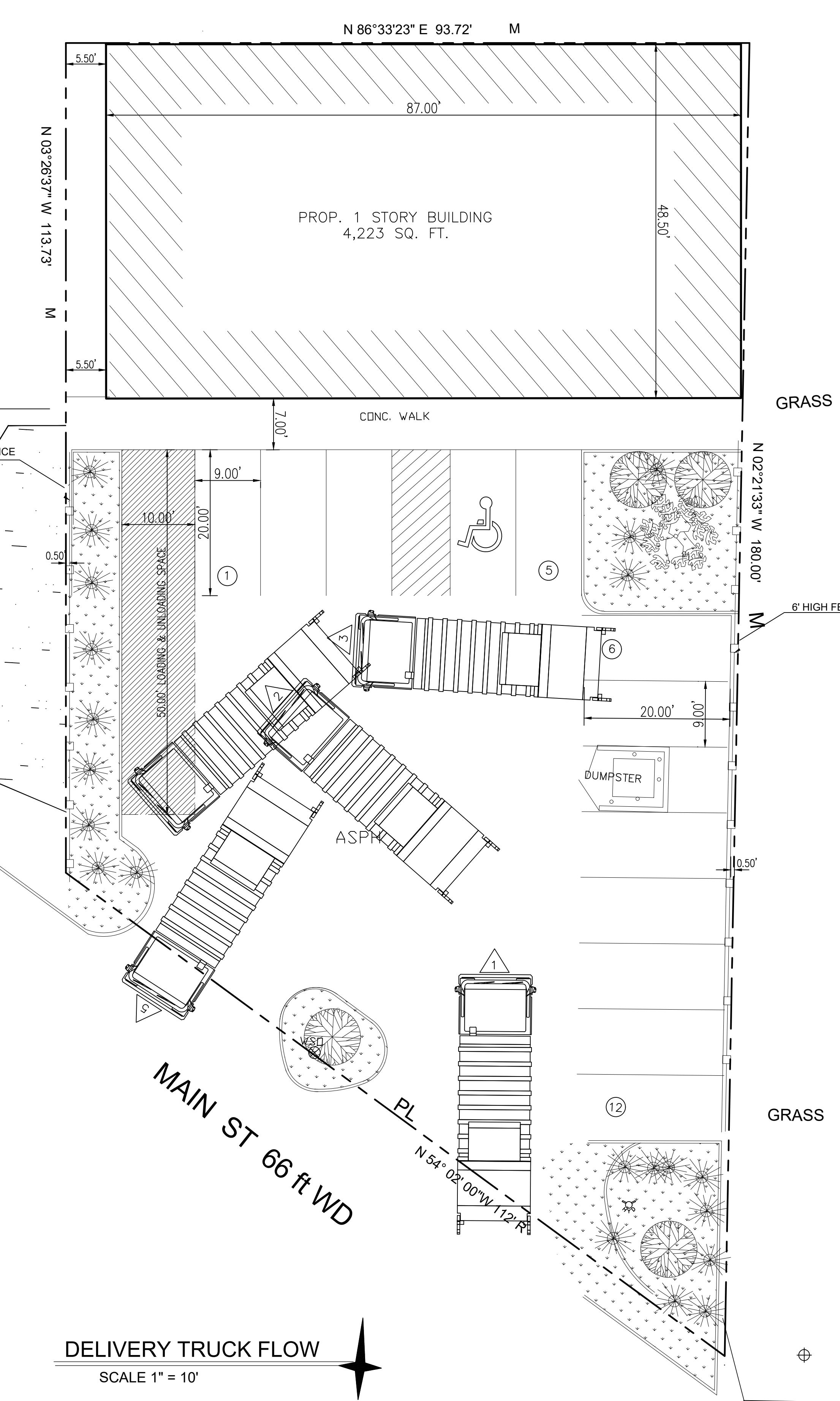
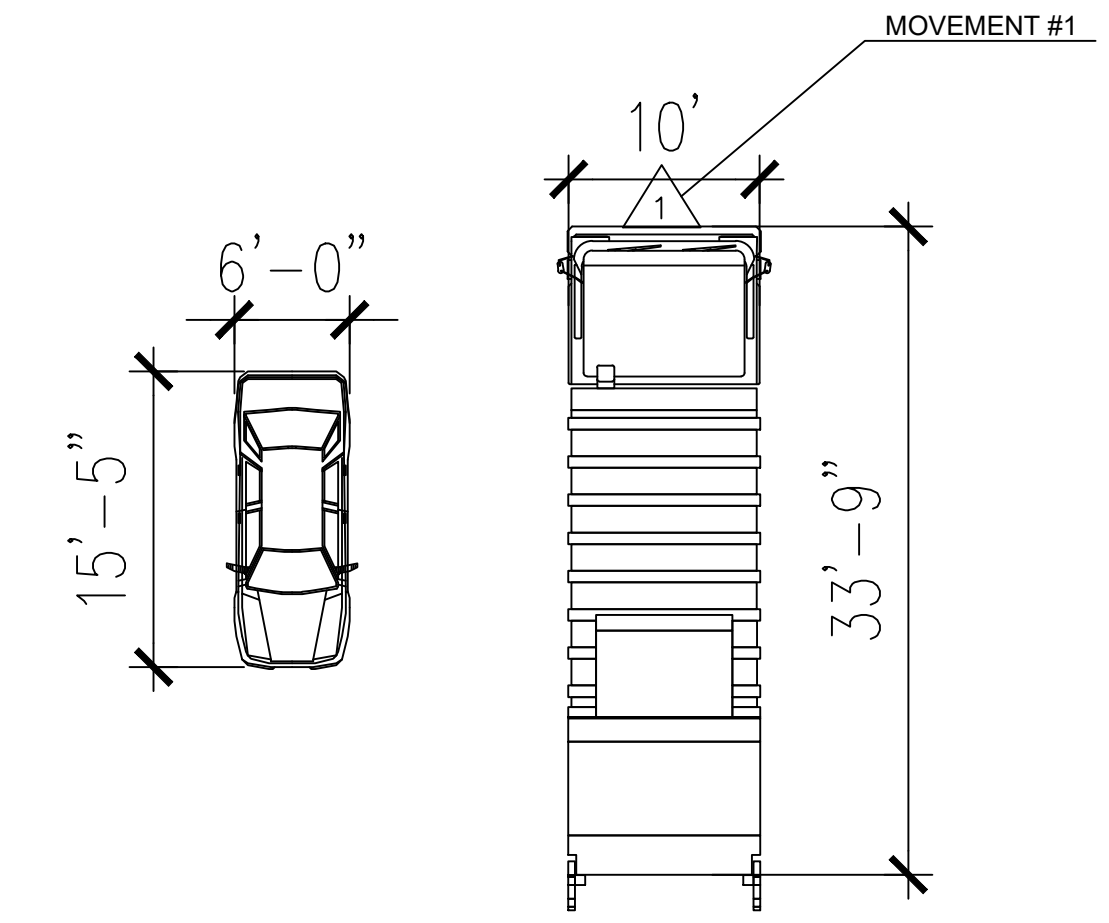
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SHEET TITLE
VEHICLES AND TRUCK FLOW
SCALE: 1" = 10.0'

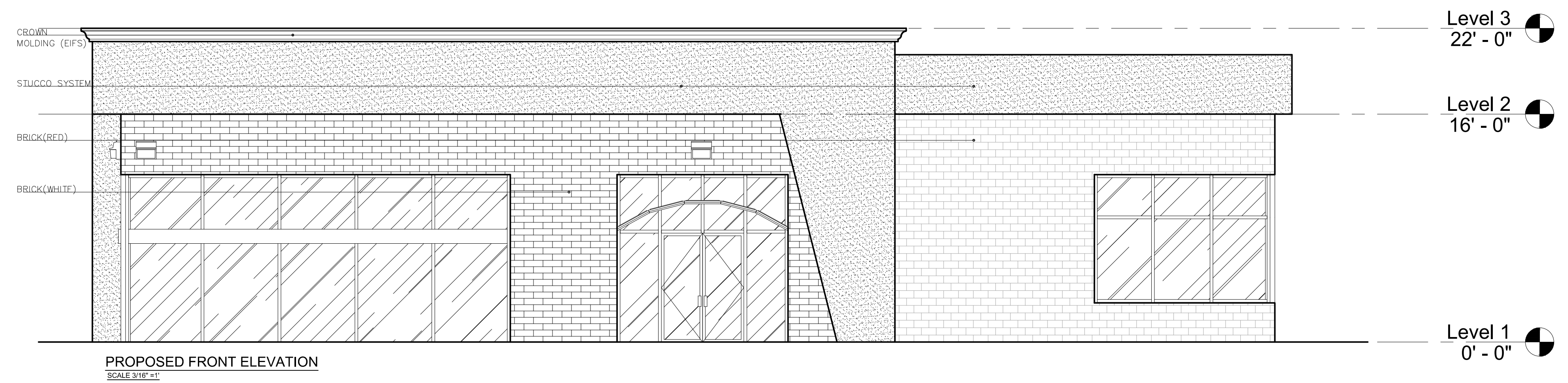
SHEET #
SP-3



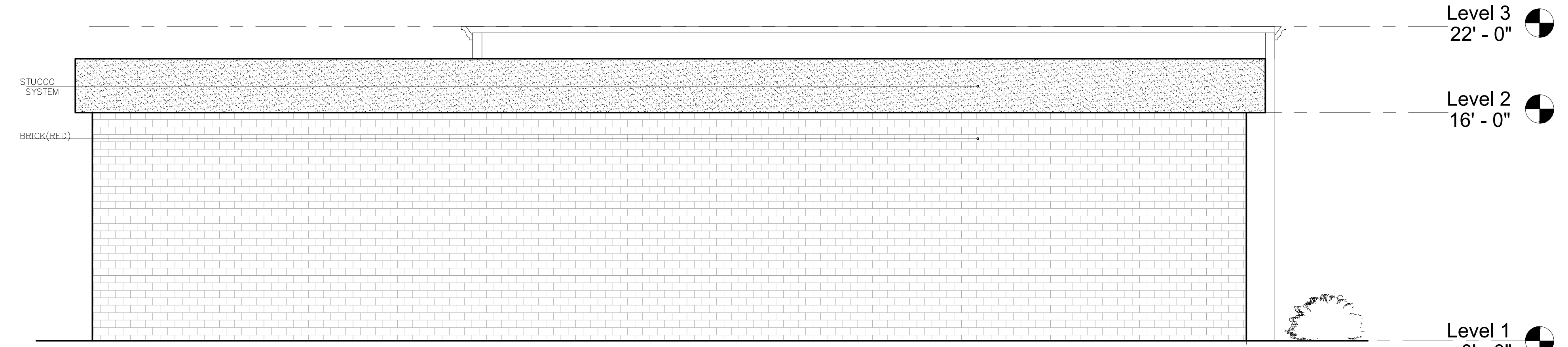
VEHICLES FLOW PLAM
SCALE 1" = 10'



DELIVERY TRUCK FLOW
SCALE 1" = 10'



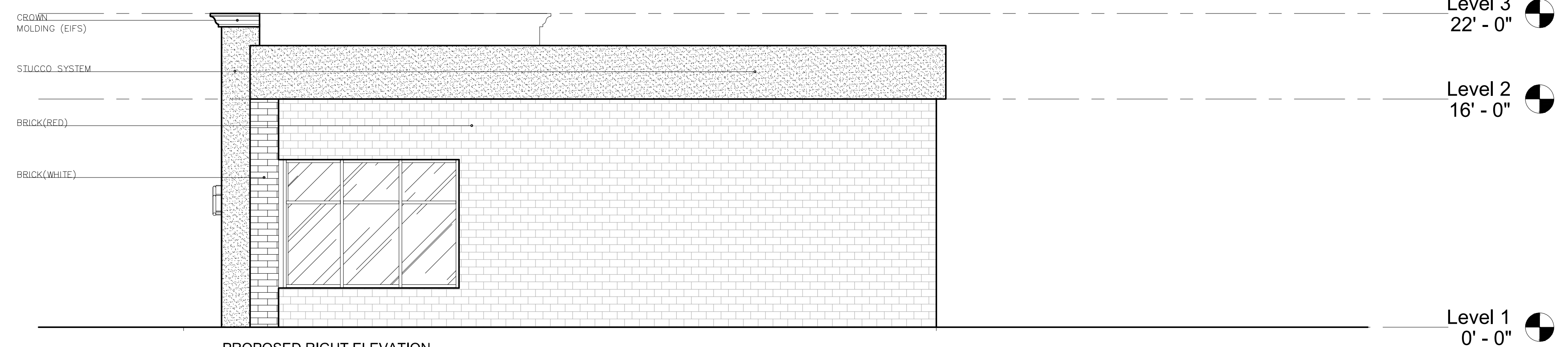
PROPOSED FRONT ELEVATION
SCALE 3/16" = 1'



PROPOSED REAR ELEVATION
SCALE 3/16" = 1'



PROPOSED LEFT ELEVATION
SCALE 3/16" = 1'



PROPOSED RIGHT ELEVATION
SCALE 3/16" = 1'

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harishakim@yahoo.com

PROJECT:
PROPOSAL STORE BUILDING
6800 S. MAIN ST.
NEW HAVEN, MI 48048

OWNER:

SUBMITTAL:
 OWNER
 BIDDING
 MUNICIPAL CONSTRUCTION
 OTHER

DATE: 04/29/2024

REVISIONS:

DESIGNED BY: H. ALALEM
DRAWN BY: HUWIDA ALALEM
REVIEWED BY: HARIS HAKIM, P.E.

STATE OF MICHIGAN
HARIS HAKIM
ENGINEER
No. 61468
LICENSED PROFESSIONAL ENGINEER
SEAL

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SHEET TITLE
ELEVATIONS
SCALE: 1/4" = 1'

SHEET #
A-1