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July 29, 2024

City of Detroit
Historic District Commission

Detached Garage
Spencer Residence
14846 Ashton
Detroit, MI 48223

RE: Questions from Daniel Rieden

1. Please provide interior photos of the garage, one for each interior wall including the front face from the inside.
(See photos provided)
2. Do we know the material beneath the vinyl siding on the garage? It is likely wood, Dutch lap siding, which was widely used in this neighborhood at the time of construction.

At this time we do not know what material is beneath the vinyl siding.

3. Do we know if the easement was in place prior to the building of the garage? Or was this easement later applied?

Based on the survey date on the plot plan we were given it shows the easements and the current garage being located within the easement which was always in existence so we assume the last builder may not have pulled a permit when the original garage was built. Also, per Section 50-13-226, a garage may be built up to the lot line when there is an alley. In the absence of an alley, it must be built 3' off the rear lot line.

4. In the proposed drawings, please clarify if the protrusion of the front gable is meant to replicate that of the current garage, or is this simply a protrusion of the roof only?

The proposed garage just has a roof overhang, not a full gable protrusion. We are open to changing the gable to replicate the existing garage if the commission requests it, but we'd like to do away with the columns if possible.

5. Why is the proposed garage door off-center? Why is there a proposed octagonal window opening?

We moved the door closer to the fence line to give the owners the easiest approach into the garage overhead door given the yard easements and location of garage to the rear of house/sunroom. As for the octagonal window, the owners requested it.

Update: Zoning Review 6/26/24

Per the city Zoning Review, they are requesting the new garage to be built to the updated zoning code. The code calls for the new garage to be 3' off the side lot line. The existing garage is only 1.3' off the lot line.

“Sec. 50-13-226. Features allowed within required setbacks. Garages and other accessory structures (attached or unattached). May encroach into the rear setback up to the lot line where an alley provides vehicle access to the property. Where there is no alley, garages and other accessory structures may not be located less than three feet from the rear lot line except for the reconstruction of damaged accessory structures on an existing foundation. Unattached garages and other accessory structures may NOT BE LOCATED LESS THAN THREE FEET FROM A SIDE PROPERTY LINE except for the reconstruction of damaged accessory structures on an existing foundation and may not be located in required front setback. Attached garages shall be subject to the setback provisions for the dwellings to which they are attached. In addition, garages and other accessory structures shall be designed so as to prevent runoff onto adjacent properties. Please adjust your plans to reflect this or provide the required Board of Zoning Appeals Grant recorded with the Wayne County Register of Deeds for Deficient side setback. 1" PROPOSED, 3' REQUIRED”

Thank you,
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