

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

## PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

**ePLANS PERMIT NUMBER:**

(only applicable if you've already applied for permits through ePLANS)

BLD2024-01040

### GENERAL

**1. DESCRIPTION OF EXISTING CONDITION**

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

Existing detached garage is leaning because of an accident where a car hit the garage coming off of the freeway. We have contacted an engineer to look at the garage and make a determination on the state of it. We will provide paperwork on this by next week.

**2. PHOTOGRAPHS**

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



**3. DESCRIPTION OF PROJECT**

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*



**4. DETAILED SCOPE OF WORK**

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*



**5. BROCHURES/CUT SHEETS**

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*



**ADDITIONAL DETAILS**

<p><b>9. OTHER</b> <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	



ITALY AMERICAN  
CONSTRUCTION CO., INC.

8401 N. TELEGRAPH RD.  
DEARBORN HEIGHTS, MI. 48127  
(313) 278 – 7500  
FAX: (313) 278 – 7501

August 16, 2024

City of Detroit  
Historic District Commission

Detached Garage  
Spencer Residence  
14846 Ashton  
Detroit, MI 48223

RE: Updates to Staff Reviewed Project

Per the August meeting, our company representative, Michael Mastroianni, and the homeowner, Chiquita Spencer, were told to reapply with updated information for the next meeting. After reviewing the staff report and speaking to the commission, we have decided to make some changes to the proposed garage to comply more with the style of the historical district.

The larger size of the garage was a concern in the staff report, so in order to bring the size of the garage into a more appropriate scale, we will downsize the proposed garage to a 24' wide x 22' deep garage and change the pitch to a 5/12. At the meeting, the commission brought up matching the pitch of the garage to the pitch of the houses front gable. We will verify the pitch in field, but we believe it is a 5/12 pitch. Because we are downsizing the garage, we will also downsize the apron of the driveway too.

The old proposed garage had a front gable with a 2' roof overhang and an octagonal window placed in the center. We will remove the window since it is not in line with the standards of the district or the style of the house. The front gable will protrude like it does in the existing garage. If the columns are needed, they will be wood posts wrapped in aluminum, like the existing ones, but Mrs. Spencer would prefer not to have the columns. Per the staff report, we will not use vinyl siding and instead install primed woodlap with the intention of the homeowner to paint it or replace it with cement board (Hardie board).

We would like to point out that the neighborhood does consist of quite a few 2 car garages, so we do not think our proposed garage, with the new changes, will look out of place. We still propose to install a patio off the rear porch and to replace the driveway per the new plan.

Since we are still proposing to demolish the garage, which has seen a few accidents, we have contacted an engineer to look at the garage and make a determination on the state of it.

Also, since we are working with a short window of time between meetings, we will email over the updated plan when it is completed early next week (Week of 8/19/24).

## 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,  
Italy American Construction  
8401 N. Telegraph Rd.  
Dearborn Heights, MI 48127  
(313) 278-7500 – permits@iac1954.com



# ITALY AMERICAN CONSTRUCTION CO., INC.

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April 23, 2024

City of Detroit  
Historic District Commission

RE: Detached Garage  
Spencer Residence  
14846 Ashton  
Detroit, MI 48223

Material List:

LANDMARK DIMENSIONAL SHINGLES  
COLOR: RESAWN SHAKE

[LINK TO ROOFING SPECS](#)



SIDING – PRIMED WOODLAP  
COLOR: MATCH HOUSE



TRIM SOFFIT GUTTERS  
COLOR: SAVANAH WICKER



713 - WICKER

GARAGE DOOR 16' X 8' NON-  
INSULATED  
SHORT PANEL, COLOR: WHITE  
[LINK TO GARAGE DOOR SPECS](#)



1 WHITE

COACH LIGHT  
[LINK TO COACH LIGHT SPECS](#)





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August 16, 2024

City of Detroit  
Historic District Commission

Detached Garage  
Spencer Residence  
14846 Ashton  
Detroit, MI 48223

RE: Scope of Work

- Demo existing garage and driveway.
- Install new footing per city code (3' off side lot line) and garage floor.
- Install new driveway.
- Build new 24' x 22' detached garage with full protruding gable and a 5/12 pitch. Pitch will be verified in field to match existing pitch of gable on the front of the house.
- Siding will be primed wood lap. Homeowner to paint to match house.
- Shingles will be Landmark Dimensional in the color Reshawn Shake.
- 16' x 8' garage door to be installed.
- 2 coach lights will be installed on either side of the garage door.

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