

4. HEARING OF CASES

- A. VARIANCE REQUEST, AIDA AND SARMAH HERMIZ, 6763 DONALDSON ROAD – In order to construct a 2965 square foot garage addition to the existing house, a 1685 square foot variance to the requirement that the area of an attached accessory building (garage) shall not exceed 75 percent of the ground floor footprint of the living area of the dwelling. 75 percent of the ground floor footprint of the living area is 1952 square feet.

SECTION: 7.03 (B) (b)



(R-1B)

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26 44 62 80 98 116

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65 83 99 115 131 147 163 179 195 211 227

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FIELDSTONE

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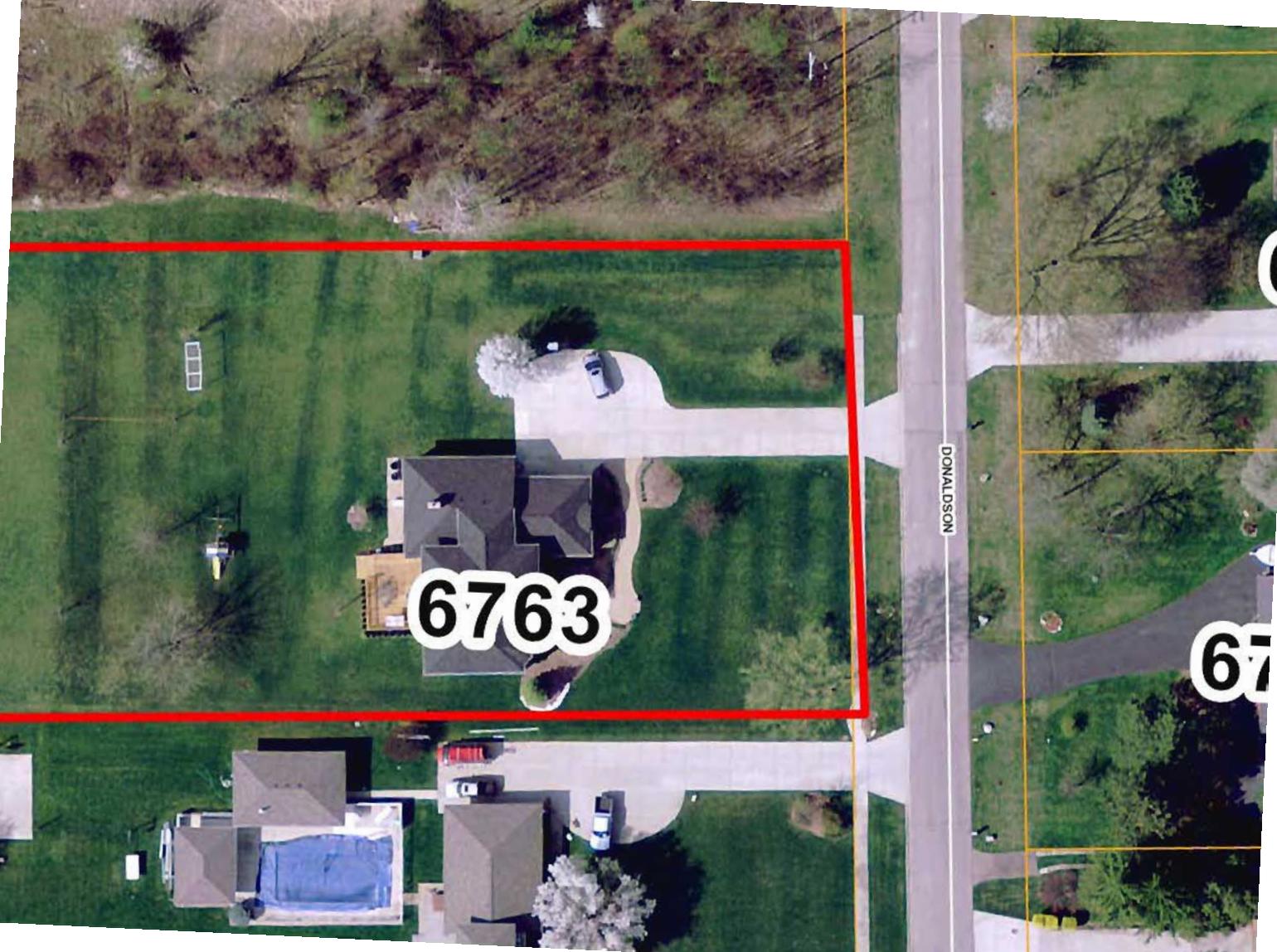
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6763

DOMALDSON

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ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



REGULAR MEETING FEE \$150.00
SPECIAL MEETING FEE \$650.00

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL. PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST 27 DAYS BEFORE THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 6763 DONALDSON RD.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-03-101-008
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL. CHAPTER 39 SECTION 7.03
4. REASONS FOR APPEAL *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
6. APPLICANT INFORMATION.
NAME AIDA & SARMAD HERMIZ
COMPANY _____
ADDRESS 6763 DONALDSON RD.
CITY TROY STATE MI ZIP 48085
TELEPHONE (248) 828-3404
E-MAIL aidahermiz@gmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: OWNER

8. OWNER OF SUBJECT PROPERTY:
NAME AIDA & SARMAD HERMIZ
COMPANY _____
ADDRESS 6763 DONALDSON RD.
CITY TROY STATE MI ZIP 48085
TELEPHONE (248) 828-3404
E-MAIL aidahermiz@gmail.com

The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto

I, AIDA & SARMAD HERMIZ (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT *Aida & Sarmad Hermiz* DATE 6/17/2011

PRINT NAME: AIDA HERMIZ & SARMAD HERMIZ

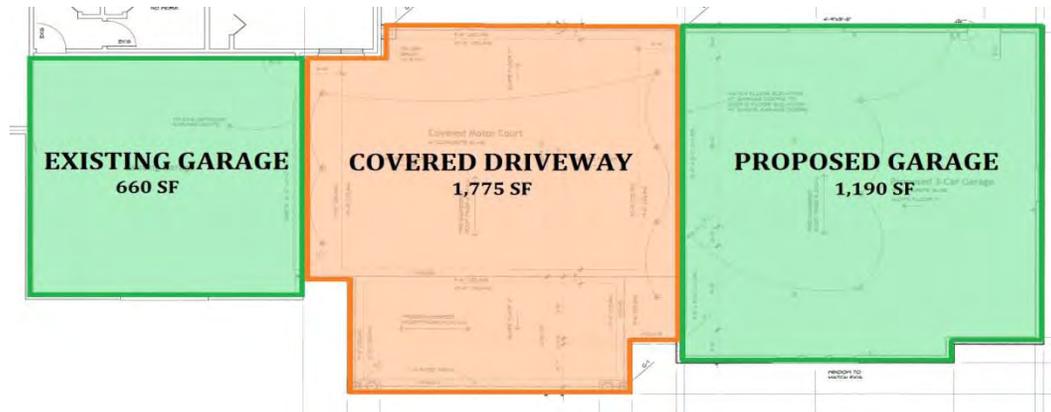
SIGNATURE OF PROPERTY OWNER *Aida & Sarmad Hermiz* DATE 6/17/2011

PRINT NAME: AIDA HERMIZ & SARMAD HERMIZ

Greetings,

Our request for a permit to add a new garage to our home was denied by the City of Troy Building Department. The code requires the garage area not exceed 75% of the first floor living space.

We are requesting relief from counting the square footage of the covered driveway (between the old and the proposed garage) in the calculation of total garage area.



Existing Garage Size	660 square feet
Proposed Second Garage Size	1,190 square feet
Total Enclosed Garage Area	1,850 square feet
Covered Driveway Area	1,775 square feet

The combined area of both garages is 1,850 square feet, which is 69% of the first floor area, well within the 75% maximum. The proposal was rejected because the City added the square footage of the covered driveway to the total garage area.

Our understanding of the intent of this code is to prohibit oversized pole barns and storage sheds. This addition adds architectural features to the home and is not out-of-place. The driveway, which is open in the front and rear, will not present an obstruction to the neighbor's view from across the street.

Additionally, our lot is five acres and the width is 167 feet. The front setback of the house from the street is 90 feet, with this setback the new garage is quite far from the street. Also the location of the house is mostly on the south side of the lot. With the proposed addition, the house will be more centered on the lot (see attached site plan). Therefore the size and the location the proposed garage will not diminish

6/17/2011

neighboring property values. We believe and hope you will agree, that the overall look of the house will add value to the neighborhood.

Attached is the denial letter we received from the building department. We hope you will grant our request and thank you kindly.

Sincerely,

Aida & Sarmad Hermiz

6763 Donaldson Rd.

Troy, MI 48085

(248) 828-3404

500 W Big Beaver
Troy, MI 48064
(248) 524-3359

The City of Tomorrow.



Troy

Sarmac & Aida Hermiz
6763 Donaldson
Troy MI 48085

June 13, 2011

Re: 6763 Donaldson Permit # PB2011-0477

Mr. & Mrs. Hermiz

We are in receipt of your building permit application for a accessory structure/ garage addition to the side of your home at the address listed above

The plans submitted to this office do not meet the requirements set forth in the City of Troy Zoning ordinance for the following reasons.

- Chapter 39 section 7.03 (b) Accessory Buildings in Residential Districts requires that the area of attached accessory buildings shall not exceed seventy-five (75) percent of the ground floor footprint of the living area of the dwelling.
- The plans submitted show the square footage of the existing garage along with the addition would total approximately 2,965 square feet in excess of 75%. The existing ground floor living area is 2,669 square feet

Please submit revised plans showing compliance with the referenced code sections. Therefore your application may not be further processed until this issue is corrected on your plans.

If you should have any questions feel free to contact me

Sincerely,

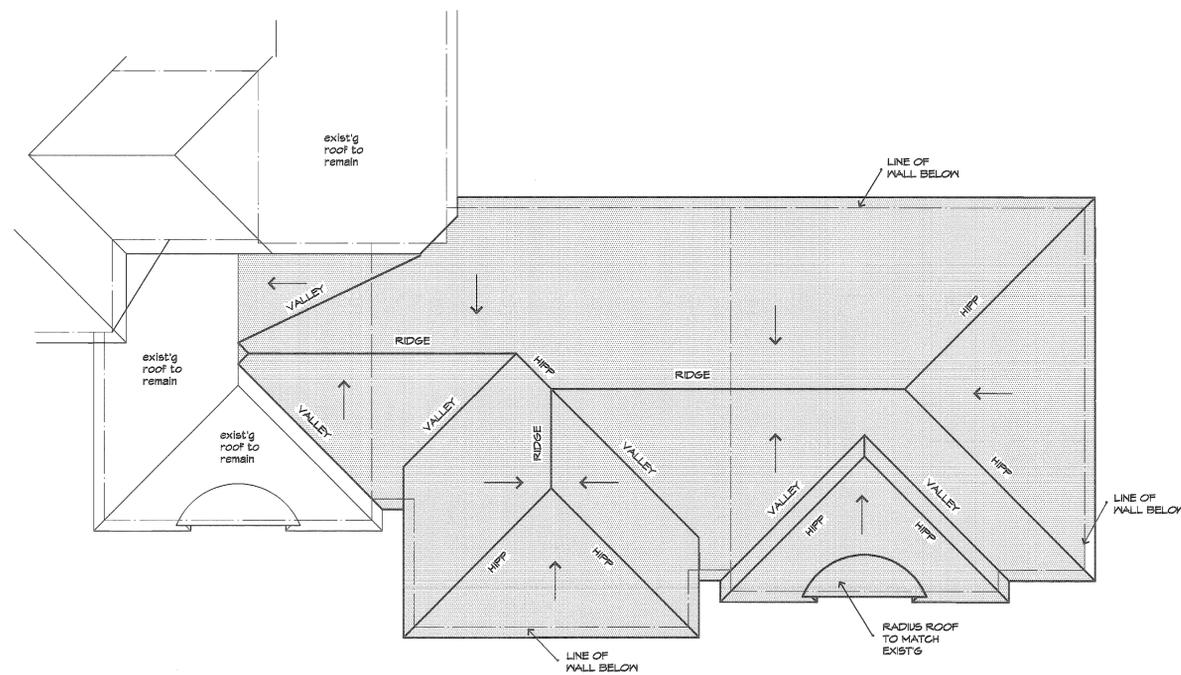
Steve Burns,
SAFEbuilt
Building Official
248-525-3348

www.cityoftroy.org

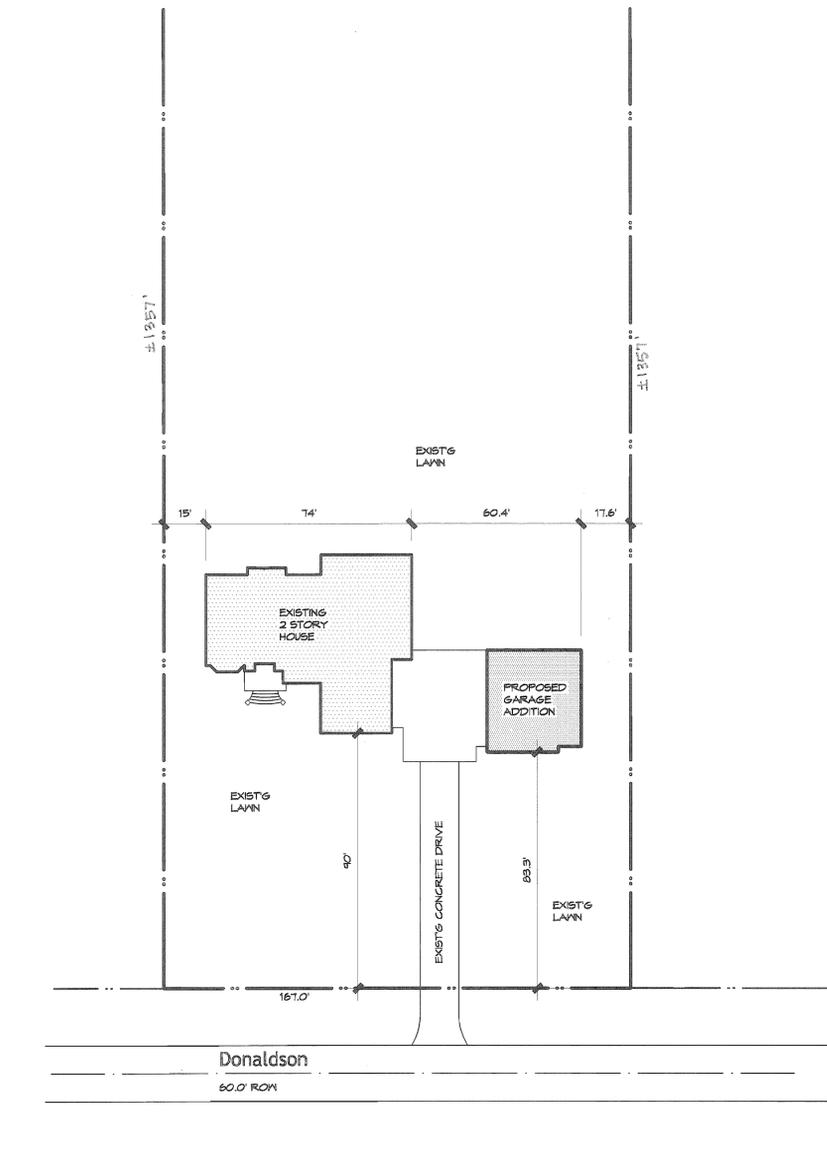


Proposed Garage Addition For: Sarmad & Aida Hermiz

6763 Donaldson
City of Troy - Oakland County - Michigan



Roof Plan
Scale: 1/8" = 1'-0"



Site Plan
Scale: 1/4" = 1'-0"

Sheet Index:

Site Plan & Roof Plan	1
Foundation Plan	2
First Floor Plan	3
Second Floor Plan & Wall Section	4
East & North Elevations	5
West & South Elevations	6
Building Section	7
Number of sheets in complete set:	7

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119 W. St. Clair • Romeo • Michigan • 48065-4655
586.752.5010 Phone • 586.201.1602 Cell

Proposed Addition for:
The Hermiz Family

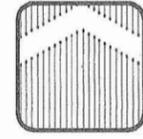
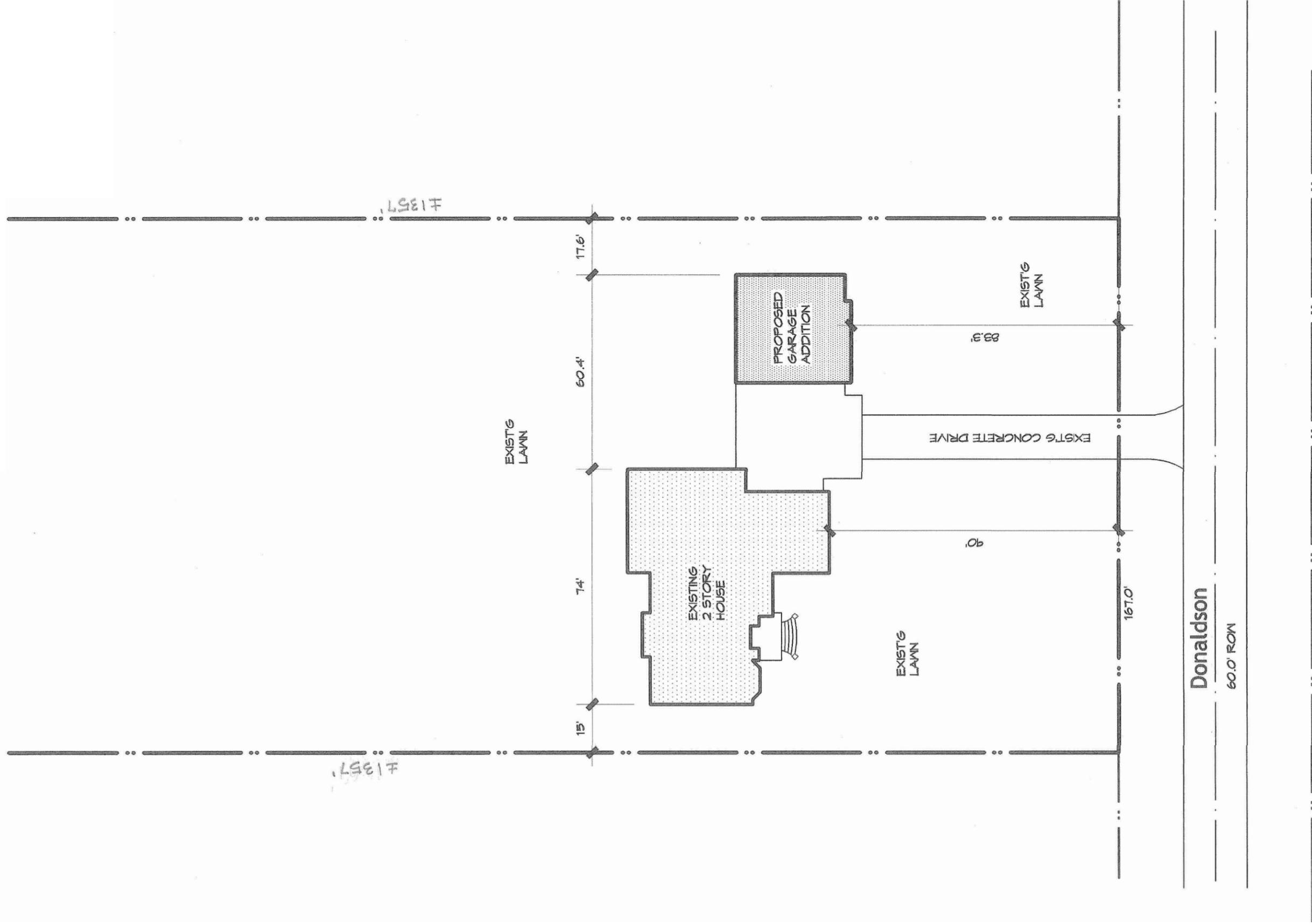
Location: Troy, Michigan
Michigan 2009 Use Type: Residential
Michigan 2009 Construction Type: 5-B
Consultant:

Issued:

Revisions:

Sheet Contents:
Site Plan
Roof Plan

Project Number: 11866
Drawn by: REB / MAK
Date: 01JUN11
Sheet Number:



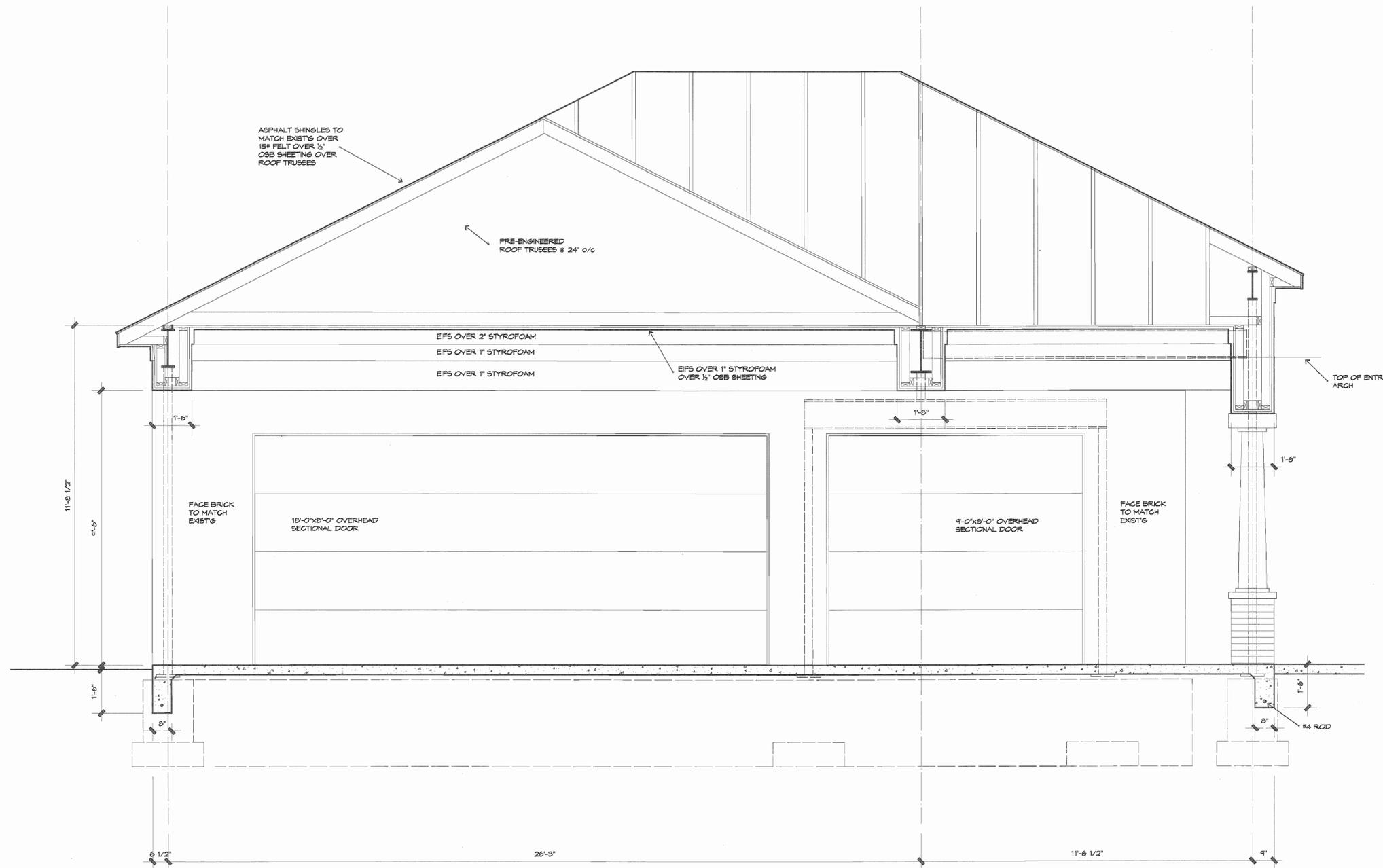
Site Plan

Scale: 1/4" = 1'-0"
 0 1 2 3 4 8 12 feet

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Building Section
 Scale: 1/2" = 1'-0"



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Proposed Addition for:
The Hermiz Family

Location:	Troy, Michigan
Michigan 2009 Use Type:	Residential
Michigan 2009 Construction Type:	5-B
Consultant:	

Issued:

Revisions:

Sheet Contents:
 Building Section

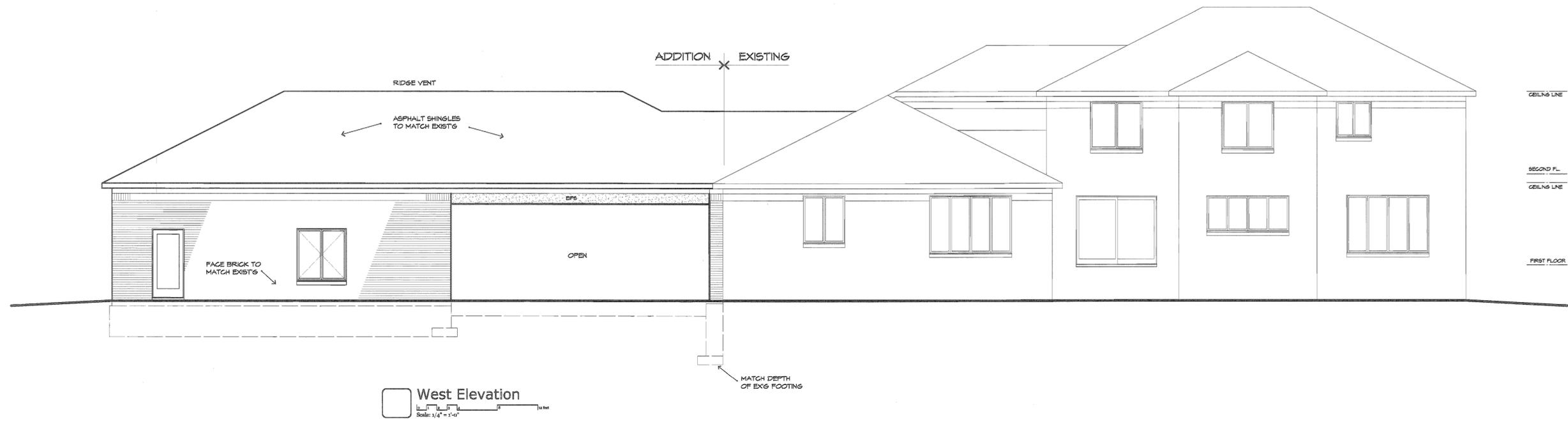
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Drawn by:	REB / MAK
Date:	01JUN11
Sheet Number:	

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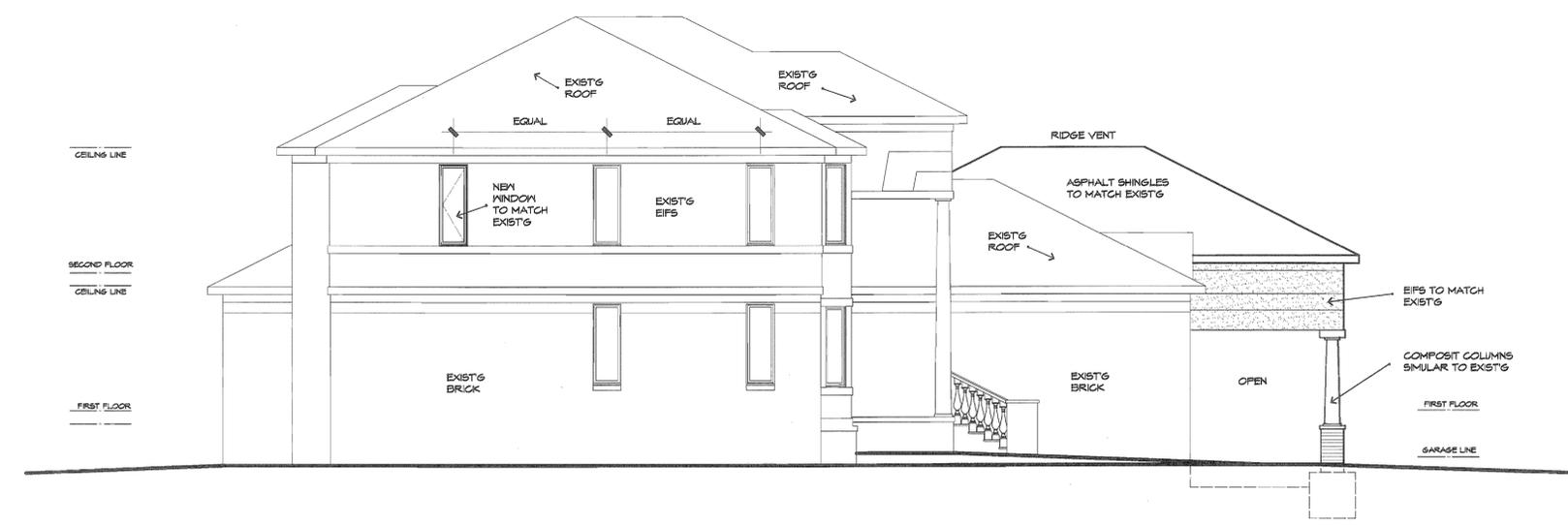
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West Elevation
 Scale: 1/4" = 1'-0"



South Elevation
 Scale: 1/4" = 1'-0"



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Proposed Addition for:
The Hermiz Family

Location: Troy, Michigan
 Michigan 2009 Use Type: Residential
 Michigan 2009 Construction Type: 5-B
 Consultant:

Issued:

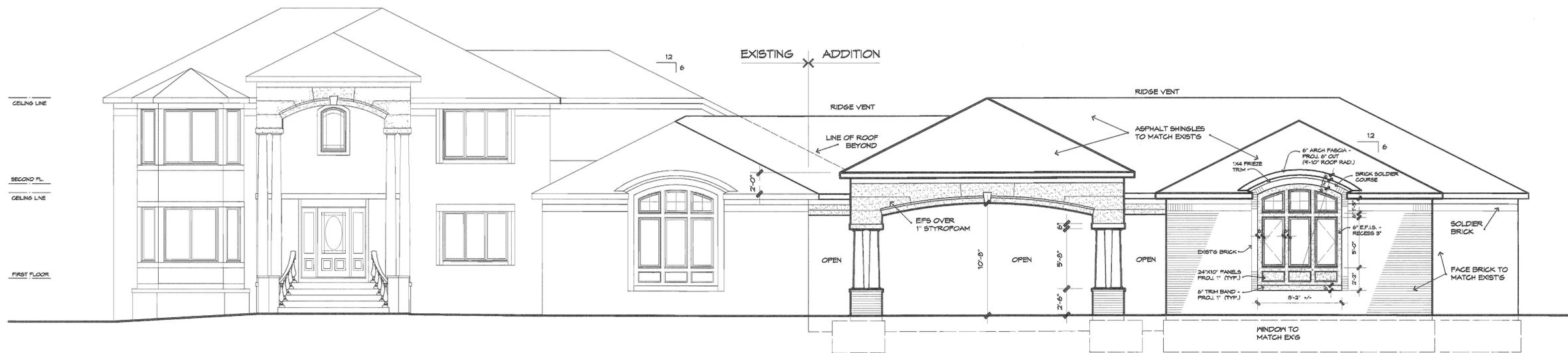
Revisions:

Sheet Contents:
 West Elevation
 South Elevation

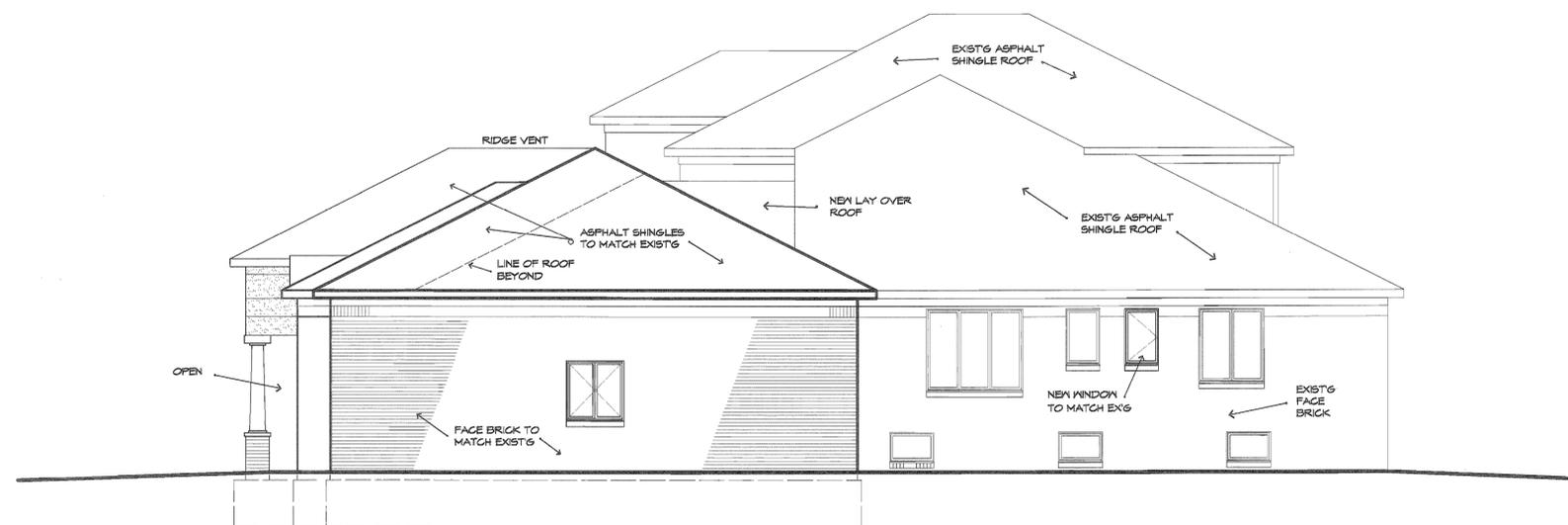
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 Sheet Number:

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East Elevation
 Scale: 3/16" = 1'-0"



North Elevation
 Scale: 3/16" = 1'-0"



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Proposed Addition for:
The Hermiz Family

Location: Troy, Michigan
 Michigan 2009 Use Type: Residential
 Michigan 2009 Construction Type: 5-B
 Consultant:

Issued:

Revisions:

Sheet Contents:
 East Elevation
 North Elevation

Project Number: 11866
 Drawn by: REB / MAK
 Date: 01JUN11
 Sheet Number:

From: [Rudy Antonelli](#)
To: [Planning](#)
Subject: 3000 sf garage
Date: Wednesday, July 13, 2011 9:38:14 AM
Attachments: [3000 sf garage.pdf](#)

City of Troy
July 13, 2011
Planning Department
Zoning Board of Appeals
Item: Residence 6763 Donaldson/ 2965 sq foot garage

We received from the City of Troy a Notice of Public Hearing on 7-19-11 @ 7.30pm. The matter of discussion is the construction of a 2965 sq ft garage by Mr & Mrs Hermiz on their 6763 Donaldson Rd residence.

We are under the perception that these statements will be read at the meeting and have the same value as expressed orally by us in such meeting.

Our position is unchangeable and as follows:

We decisively oppose the construction of this giant garage for the following reasons:

- 1) This is not a rural area.
- 2) A 3,000 sq ft garage does not belong in a residential area.
- 3) Before buying the lot where they later built their house, Mr. and Mrs. Hermiz **knew** of the existing regulations.
- 4) We chose Troy because of its rules, regulations and zoning ordinances. We abide by them and expect our neighbors to do the same.
- 5) A garage this size would change the landscape of the area.
- 6) If approved this construction would set a zoning precedent which will eventually lower even more the property values in this area of Troy.

Finally we would highly appreciate the Board to let us know ahead of any particulars on this case.

Sincerely, Beatriz/Rodolfo Antonelli
6800 Donaldson

From: NSRtroy@aol.com
To: [Planning](#)
Subject: variance request
Date: Monday, July 11, 2011 10:19:18 AM

City of Troy
Planning Department
500 W. Big Beaver
Troy, MI 48084

Ref: 1685 square foot variance to construct an attached accessory building
Location: 6763 Donaldson

We strongly object to granting this variance. Adding a 2965 square foot garage addition to the existing home is way too much. If this is granted, then how many others will want a monster garage? This will change the look and feel of Donaldson in a negative way.

We urge you to deny this variance request.

Thank You,

Norman & Darlene Russell
6774 Donaldson
Troy, MI 48085
248-879-8747

A signed copy of this e-mail has been mailed.

Troy, MI 4885
248-828-8037

please see reference attached