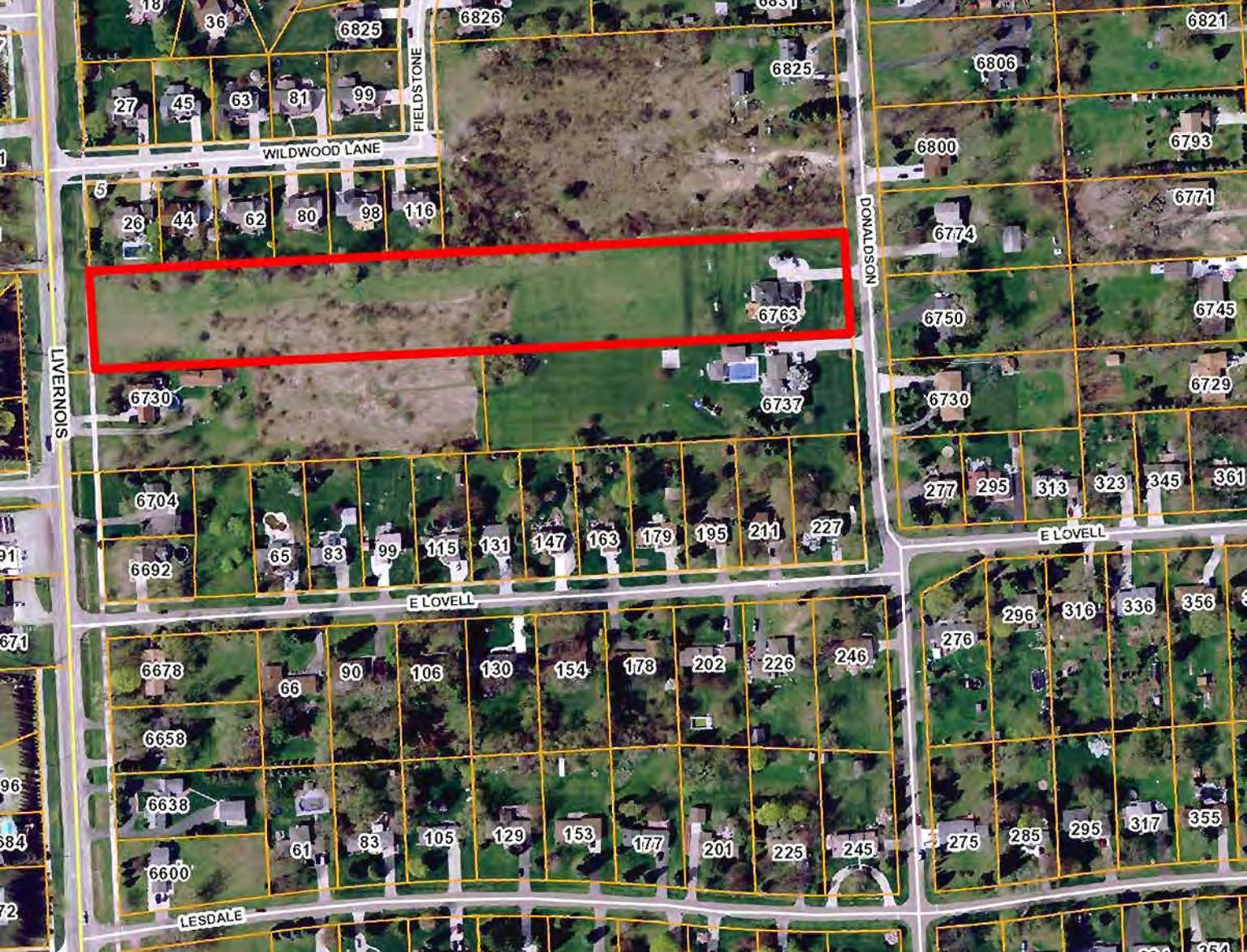


3. POSTPONED ITEMS

- C. 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)



FIELDSTONE

WILDWOOD LANE

DONALDSON

LIVERNOS

E LOVELL

LESDALE

18 36 6825 6826 6831 27 45 63 81 99

5 26 44 62 80 98 116 6825 6806 6793 6771

6763 6730 6737 6750 6745 6729

6704 6692 65 83 99 115 131 147 163 179 195 211 227 277 295 313 323 345 361

6678 6658 6638 6600 66 90 106 130 154 178 202 226 246 61 83 105 129 153 177 201 225 245

276 296 316 336 356 275 285 295 317 355



(R-1B)

6763

27 45 63 81 99

26 44 62 80 98 116

6730

6704

6692

65 83 99 115 131 147 163 179 195 211 227

6678

6658

6638

6600

66 90 106 130 154 178 202 226 246

61 83 105 129 153 177 201 225 245

6825

6806

6800

6774

6750

6730

277 295 313 323 345 361

276

275 285 295 317 355

6793

6771

6745

6729

6821

WILDWOOD LANE

FIELDSTONE

DONALDSON

LIVERNOIS

E LOVELL

LESDALE



6763

DONALDSON

67

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

City of Troy
 10000
 48068

City of Troy



10000

Sarmad & Aifa Hermiz
 6763 Donaldson
 Troy, MI 48065

June 13, 2011

Re: 6763 Donaldson Permit # PB2011-0477

Mr. & Mrs. Hermiz

We are in receipt of your building permit application for a accessory structural 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 2,665 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

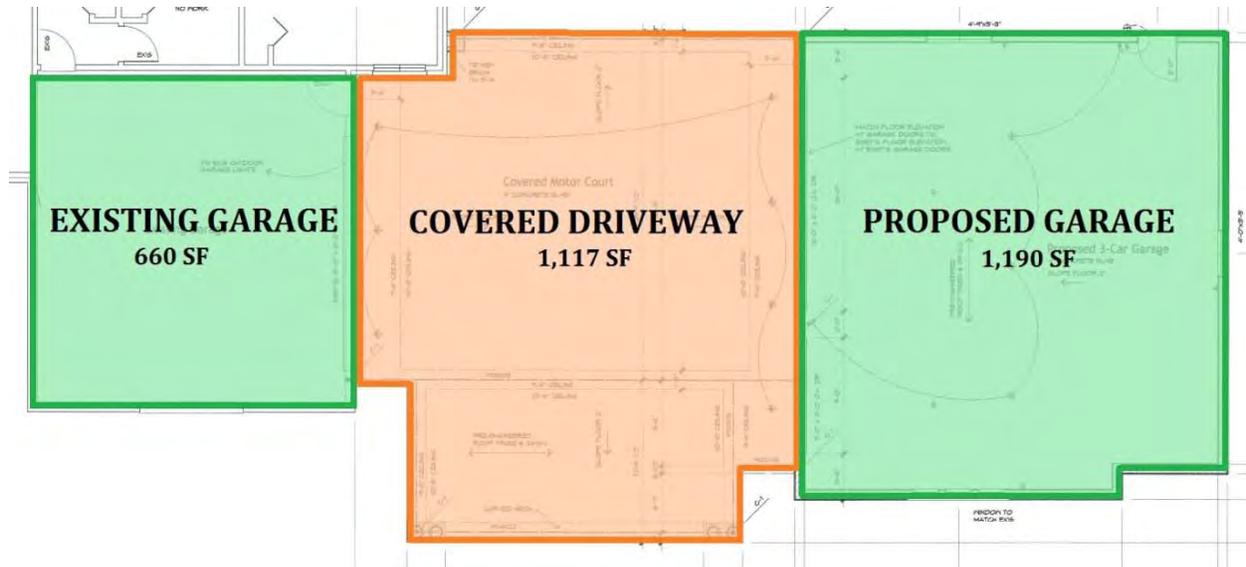
Sincerely,

Steve Birns,
 SAFEbuilt
 Building Official
 248-575-3348

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	1,117 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 will be quite far

7/19/2011

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. With the size of the lot and the location of the proposed addition, they will not diminish 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.

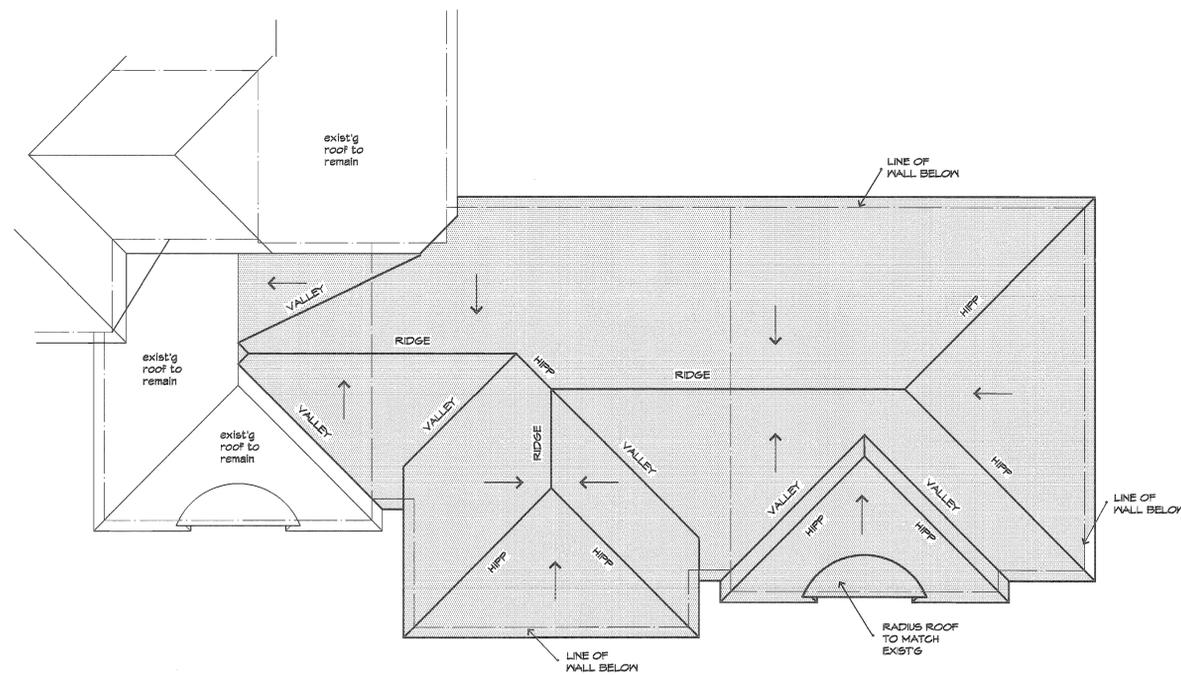
Troy, MI 48085

(248) 828-3404

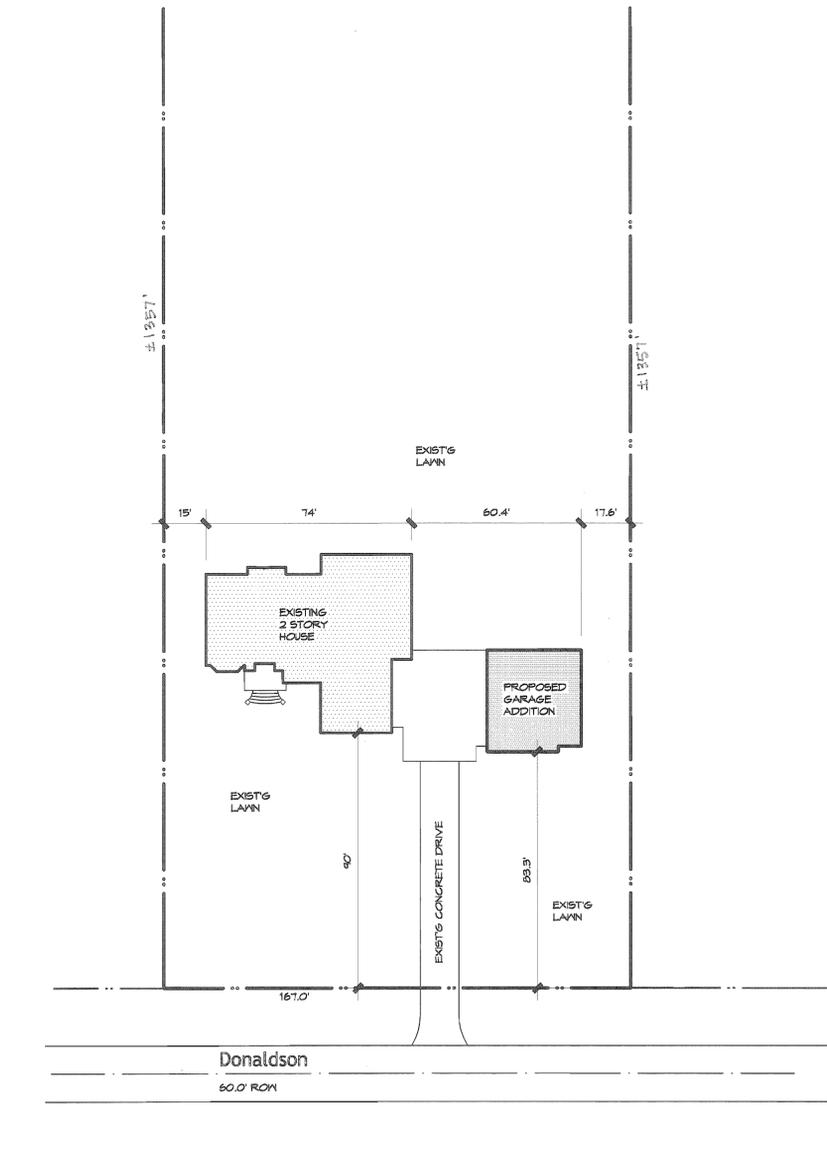


Proposed Garage Addition For: Sarmad & Aida Hermiz

6763 Donaldson
City of Troy - Oakland County - Michigan



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



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

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Building Section	7
Number of sheets in complete set:	7

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Proposed Addition for:
The Hermiz Family

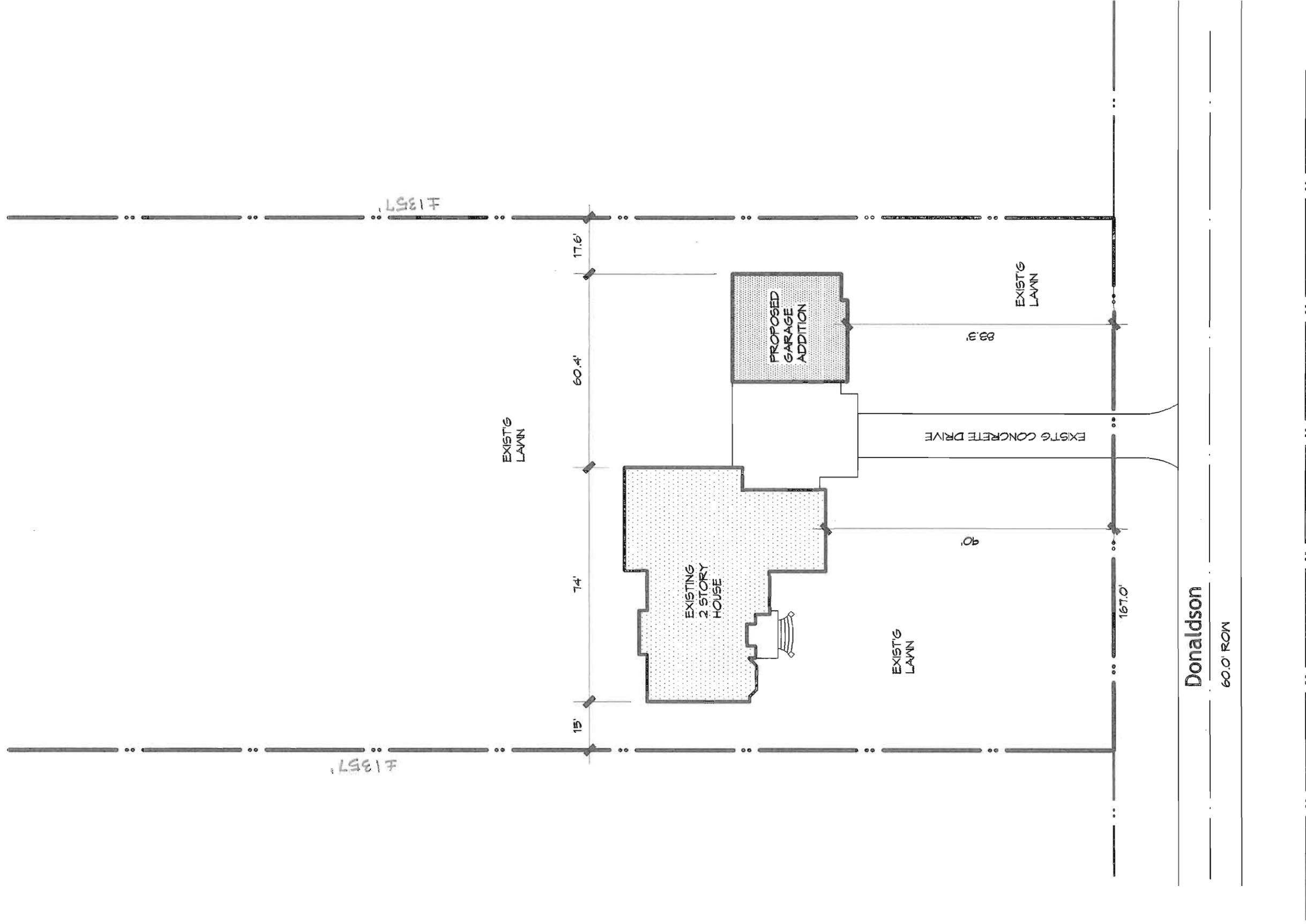
Location: Troy, Michigan
Michigan 2009 Use Type: Residential
Michigan 2009 Construction Type: 5-B
Consultant:

Issued:

Revisions:

Sheet Contents:
Site Plan
Roof Plan

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



Site Plan

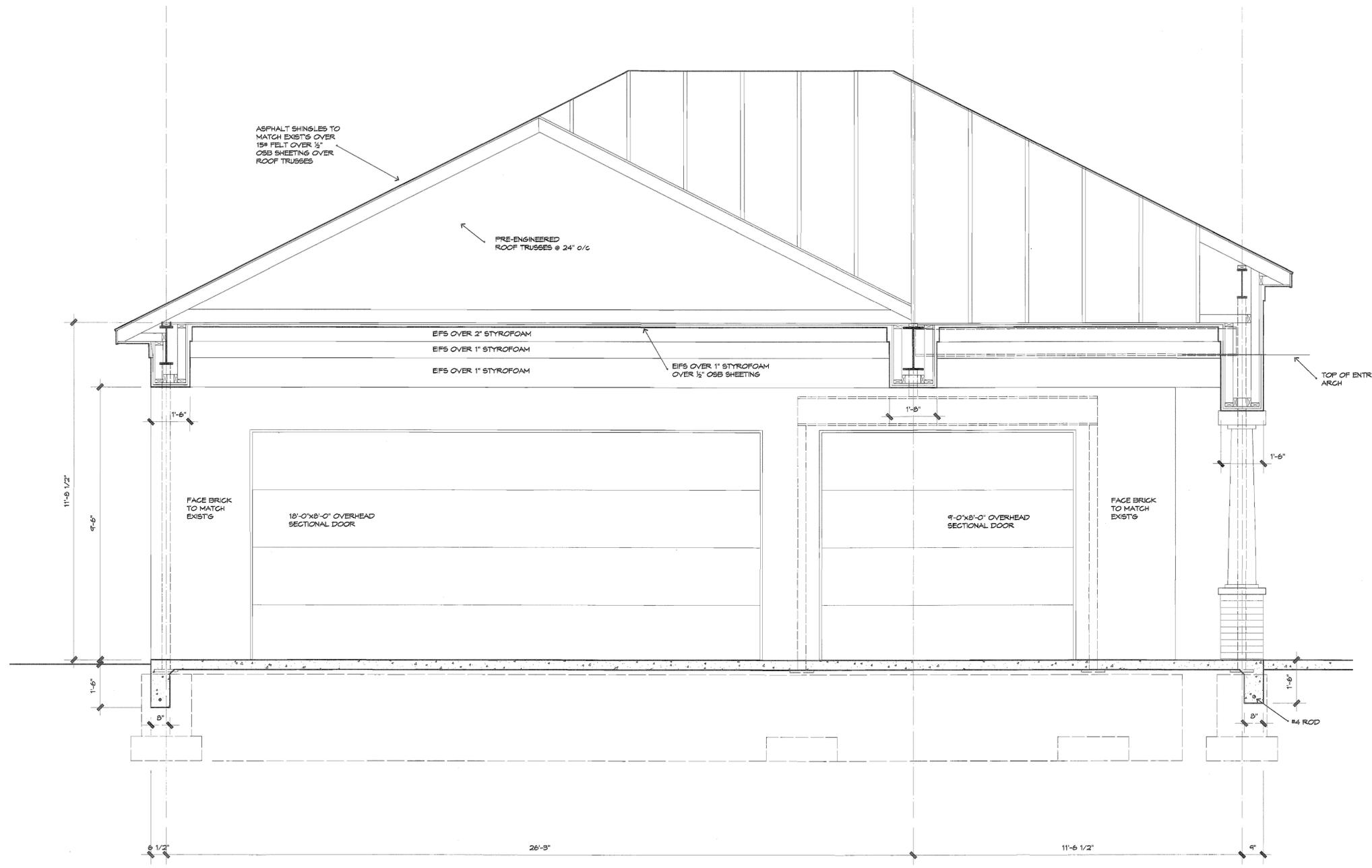
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Building Section
 Scale: 1/2" = 1'-0"



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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

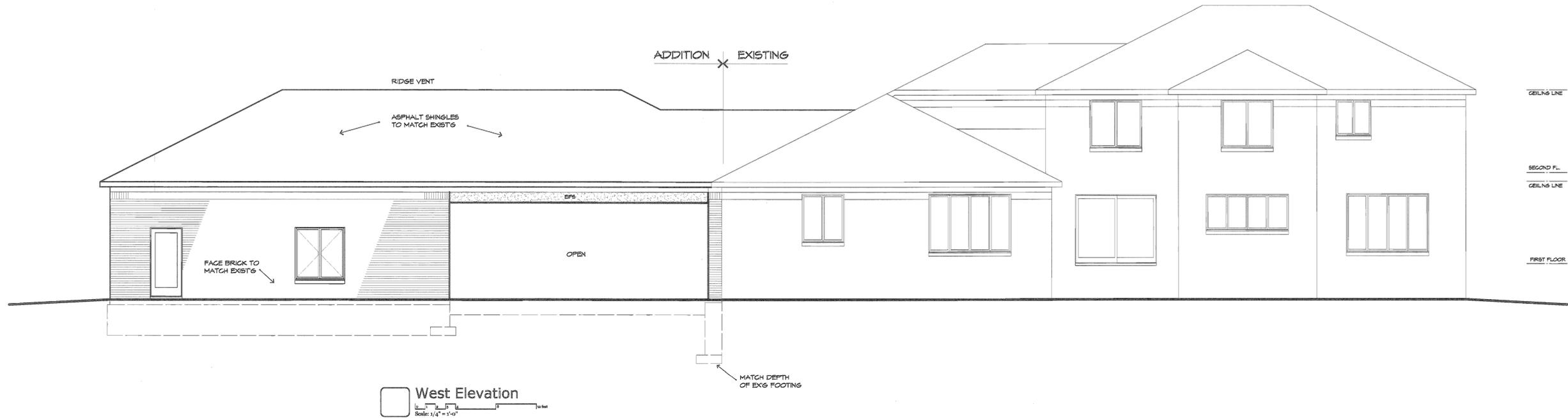
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 Drawn by: REB / MAK
 Date: 01JUN11
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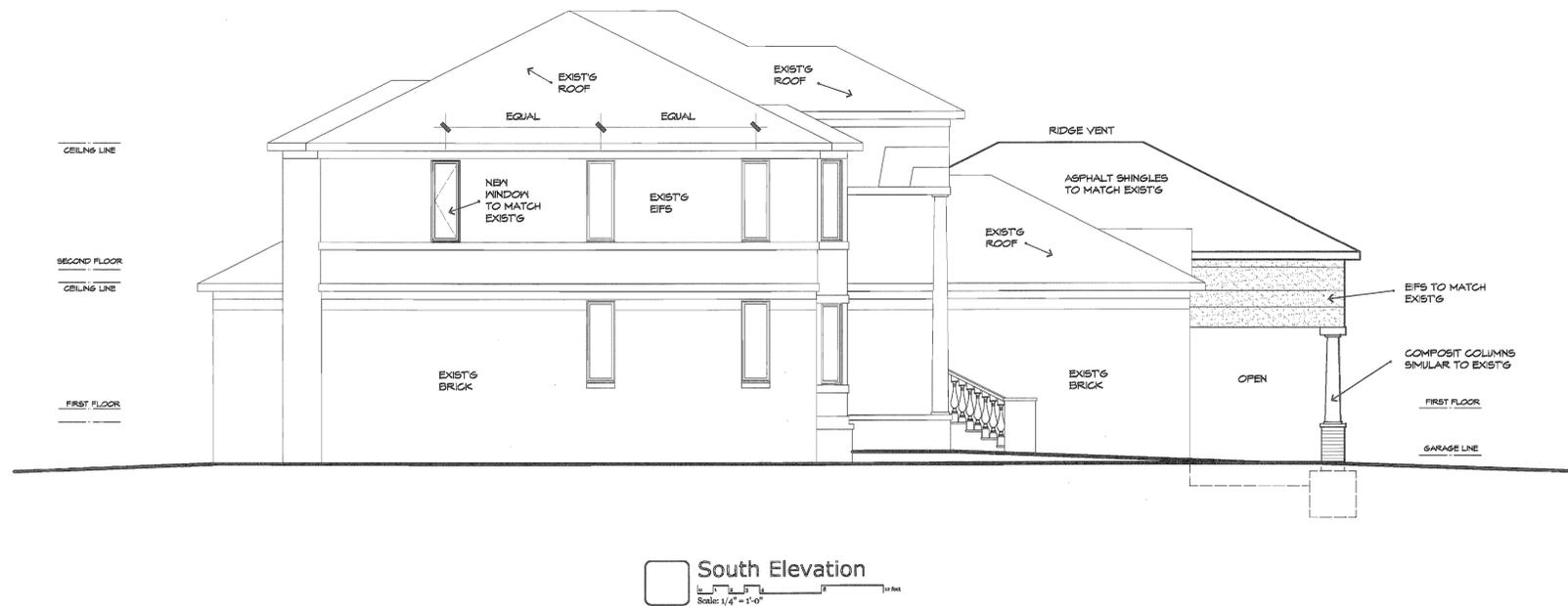
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West Elevation
 Scale: 1/4" = 1'-0"



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:

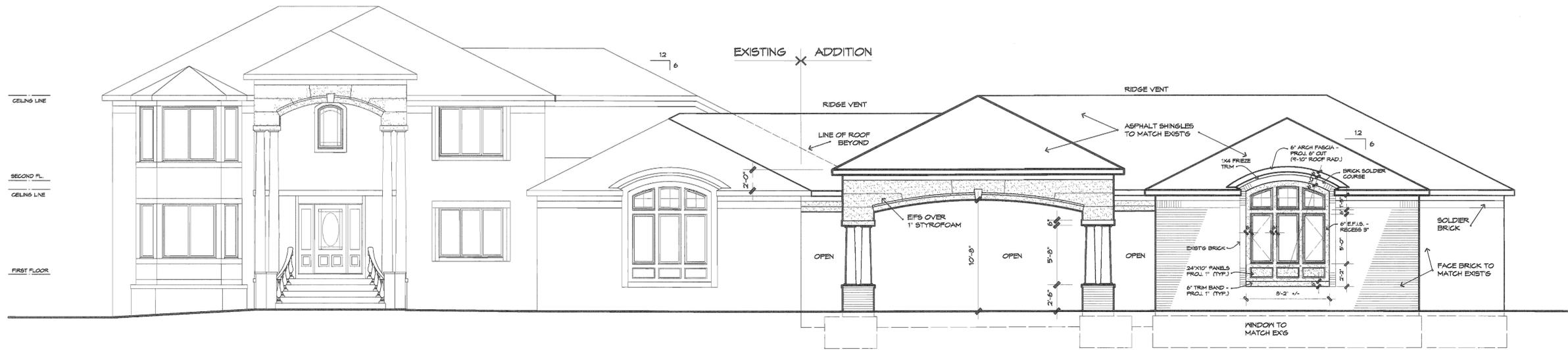
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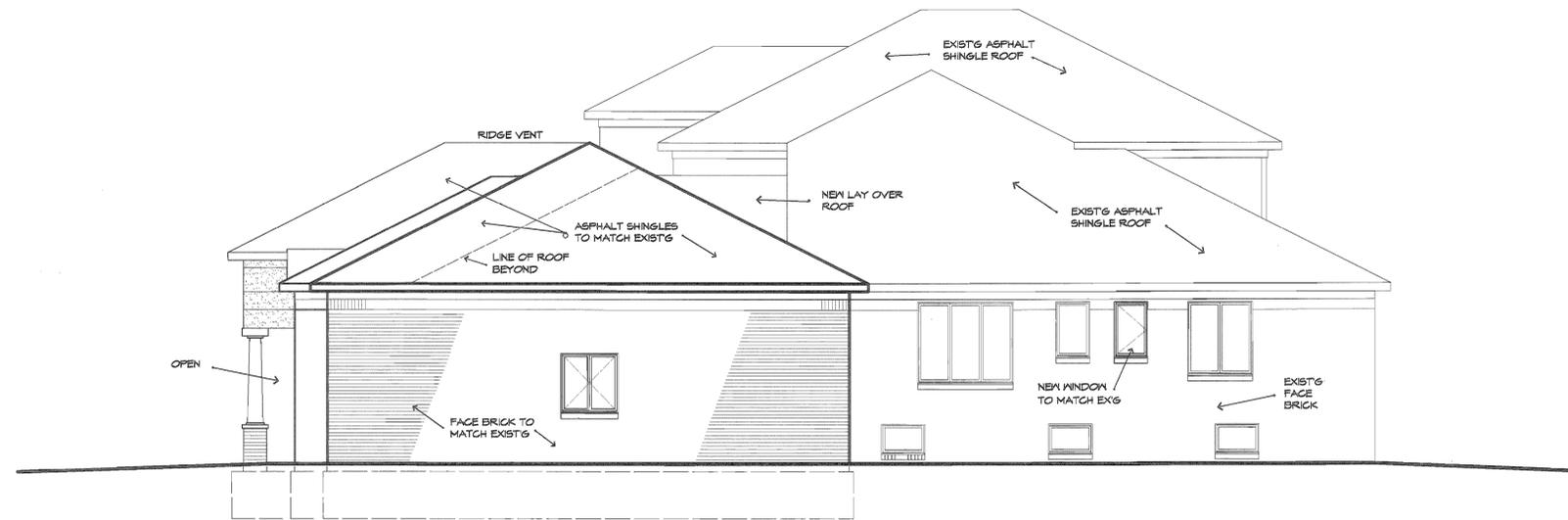
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 West Elevation
 South Elevation

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

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Revisions:	

Sheet Contents:
 East Elevation
 North Elevation

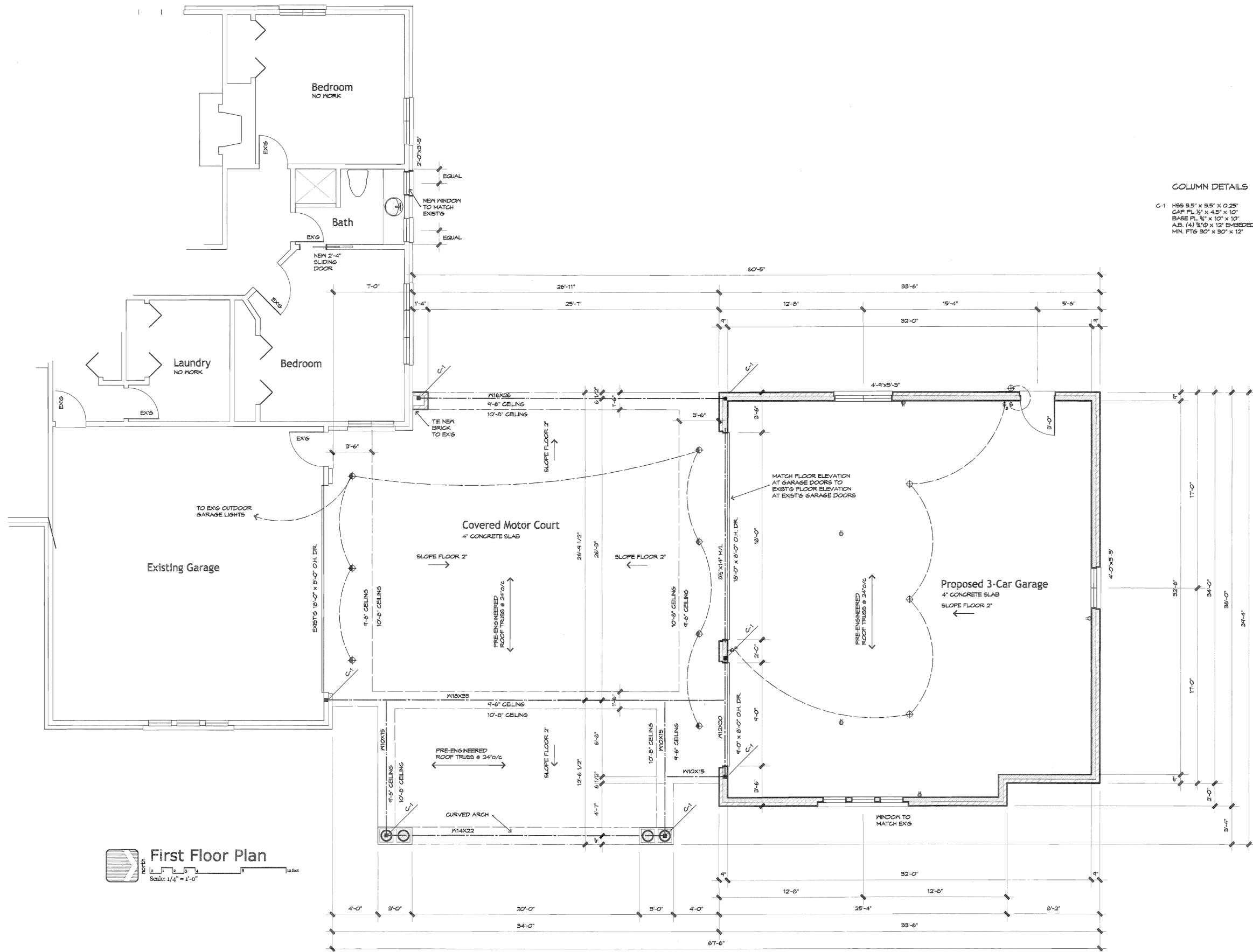
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 Date: 01JUN11
 Sheet Number:

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COLUMN DETAILS

C-1 HSB 3.5" x 3.5" x 0.25"
 CAP PL 1/2" x 4.5" x 10"
 BASE PL 3/4" x 10" x 10"
 A.B. (4) 3/16" x 12" EMBEDDED
 MIN. FTG 30" x 30" x 12"

First Floor Plan
 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:

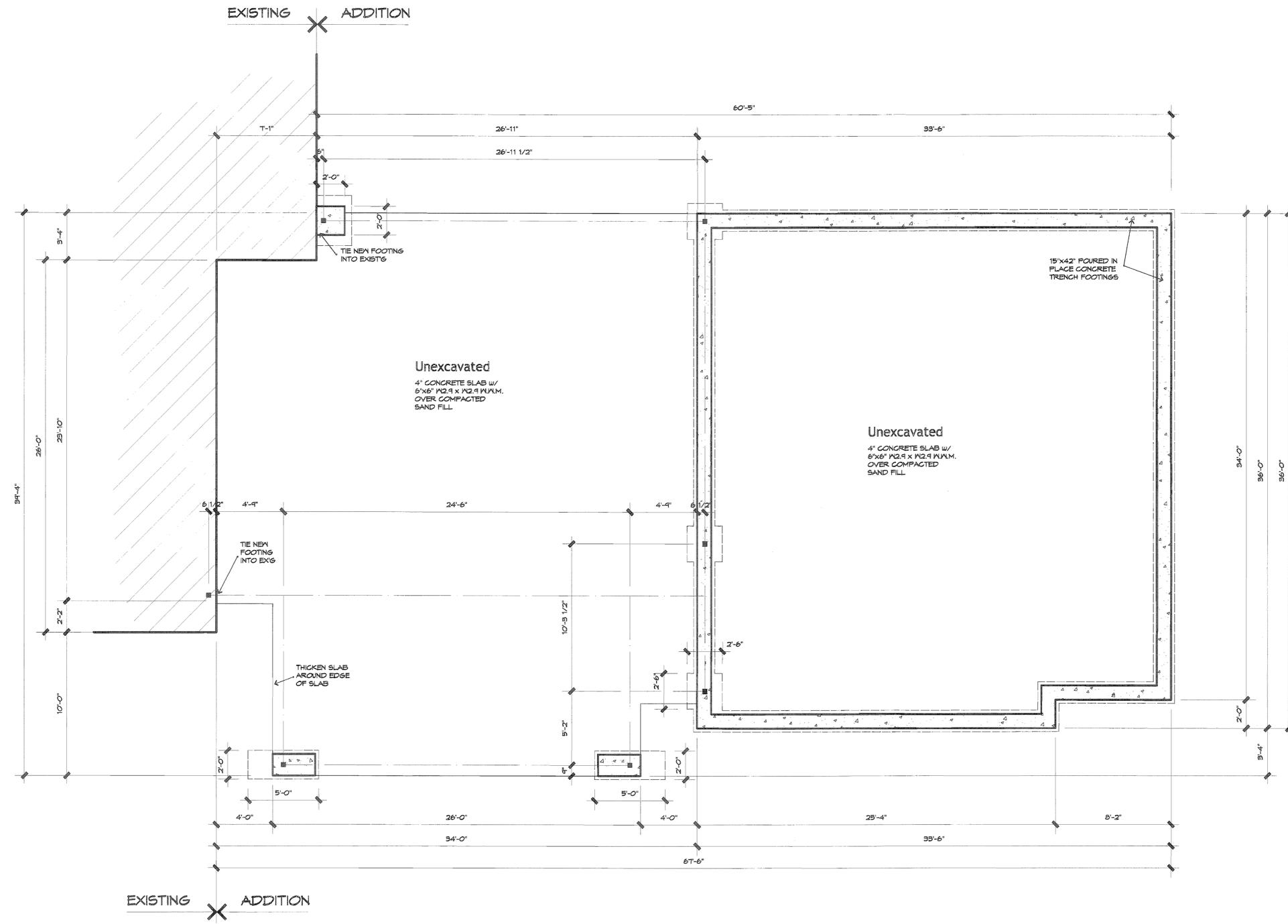
Revisions:

Sheet Contents:
 Floor Plan

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

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Foundation Plan
 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:	
Foundation Plan	
Project Number:	11866
Drawn by:	REB / MAK
Date:	01JUN11
Sheet Number:	2

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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.

From: [Rudy Antonelli](#)
To: [Planning](#)
Subject: 6763 Donaldson
Date: Tuesday, July 19, 2011 12:54:41 PM

City of Troy
July 19, 2011
Planing Department
Zoning Appeals
Item: Residence 6763 Donaldson
Att: Mr. Paul Evans

After my telephone conversation with Mr. Evans, I talked to Mr. and Mrs. Hermiz at 6763 Donaldson Rd. about the garage that they are planning to build.

After understanding that they will build a garage of not more than 1190 sq ft plus a “seethrough” covered driveway area of not more than 1175 sq ft, my wife and I decided to retract from our previous position opposing the project indicated in our previous letter & email to the Planning Department Zoning Board of Appeals.

We now agree to the construction project with the limitations expressed above.

Sincerely,
Rudy and Beatriz Antonelli
6800 Donaldson
Troy, MI 48085

From: [Lynda Chope](#)
To: [Planning](#)
Subject: 6763 Donaldson Public Hearing
Date: Tuesday, July 19, 2011 12:27:11 PM

Hi, I am a neighbor of the Hermiz Family that wish to build a garage and need a variance. I live across the street at 6750 Donaldson. I have viewed the plans and have no problem with the potential new garage.

sincerely,

Linda Chope

6763 DONALDSON

CITY STAFF CALCULATIONS BASED ON 7-19-2011 APPLICATION REVISION

HOUSE SF BASED ON ASSESSING RECORDS	2602 SQ FT X 75%
	1951.5 (1952 ROUNDED)

ACCESSORY FLOOR AREA

ATTACHED GARAGE BASED ON ASSESSING REC	671 SQ FT
PROPOSED "COVERED DRIVEWAY	1117 SQ FT
PROPOSED "GARAGE"	1190 SQ FT
TOTAL	2978 SQ FT
ALLOWED	1952 SQ FT
VARIANCE	1026 SQ FT