

4. HEARING OF CASES

- B. **VARIANCE REQUEST, AARON PLOSS, 5532 PATTERSON** – In order to construct an addition to the home, a 3.5 foot variance from the requirement that the addition be set back 40 feet from the rear property line.

**SECTION: 4.06 (C), R-1C Zoning District**

5535

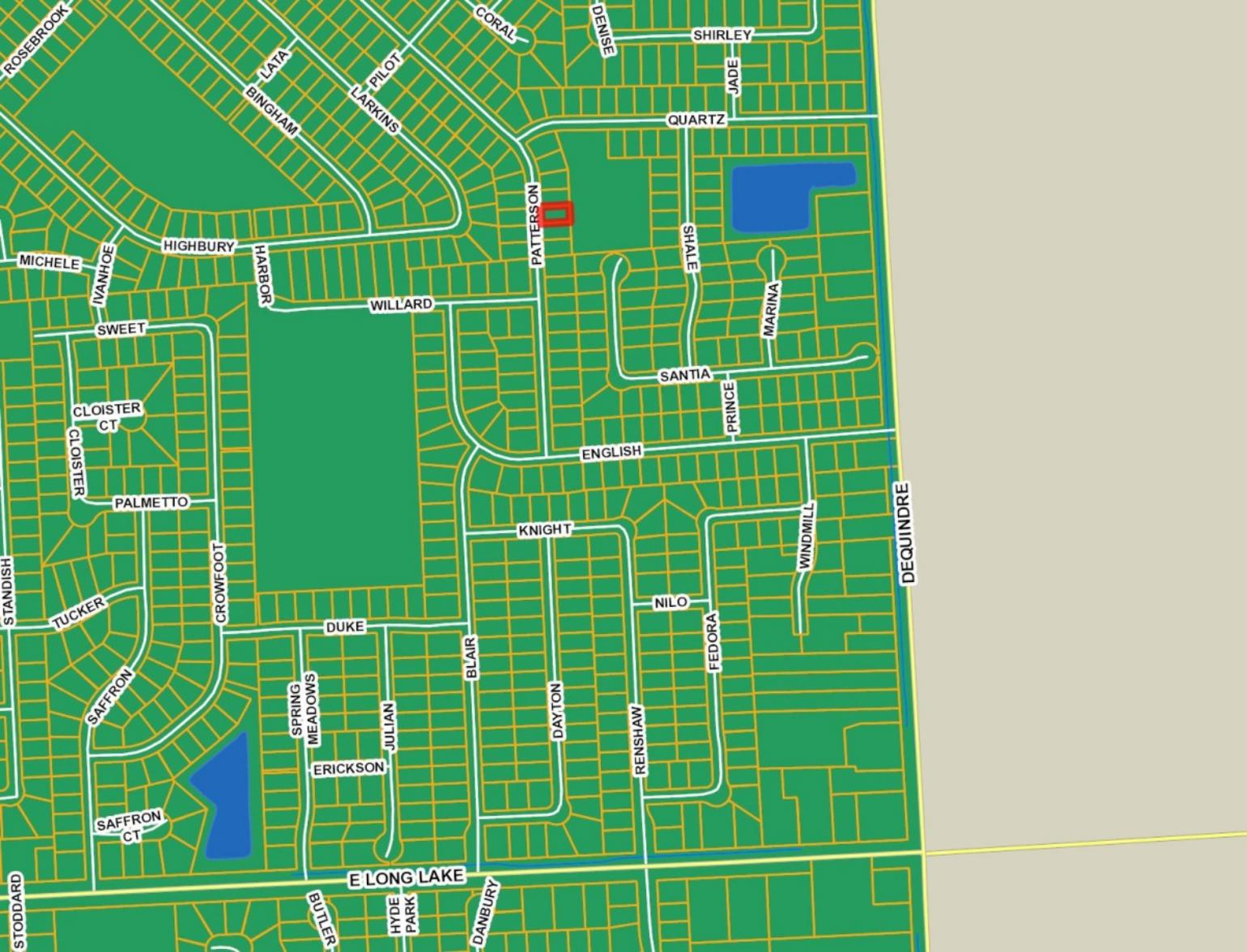
5543

5531

PATTERSON

5544

5532



ROSEBROOK

LATA

PILOT

CORAL

DENISE

SHIRLEY

JADE

QUARTZ

SHALE

MARINA

MICHELE

IVANHOE

HIGHBURY

HARBOR

WILLARD

PATTERSON

SANTIA

PRINCE

ENGLISH

KNIGHT

NILO

FEDORA

WINDMILL

STANDISH

CLOISTER CT

CLOISTER

PALMETTO

CROWFOOT

TUCKER

SAFFRON

DUKE

BLAIR

DAYTON

RENSHAW

STODDARD

SAFFRON CT

SPRING MEADOWS

ERICKSON

JULIAN

E LONG LAKE

BUTLER

HYDE PARK

DANBURY

DEQUINDRE

5579

5568

5555

5556

56

5543

5544

2

5531

5532

(R-1C)

PATTERSON

(R-1C)

8

5519

5520

5508

5507

2682

2681

5488

2685

2701

5472



2695

## 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](mailto: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: 5532 Patterson
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-12-255-005
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: 39 SEC 30.10.0
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 Aaron Ploss  
COMPANY \_\_\_\_\_  
ADDRESS 5532 Patterson  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 810-397-2401  
E-MAIL awp1234@hotmail.com

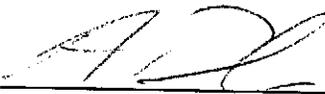
7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Owner

8. OWNER OF SUBJECT PROPERTY:  
NAME Aaron Ploss  
COMPANY \_\_\_\_\_  
ADDRESS 5532 Patterson  
CITY Troy STATE MI ZIP 48085  
TELEPHONE 810-397-2401  
E-MAIL awp1234@hotmail.com

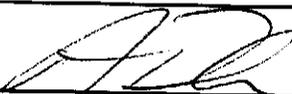
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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, Aaron Ploss (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  DATE 05/16/2012

PRINT NAME: Aaron Ploss

SIGNATURE OF PROPERTY OWNER  DATE 05/16/2012

PRINT NAME: Aaron Ploss

May 16, 2012

City of Troy,

We are writing in regards to an application for an addition that we would like to build onto our home located at 5532 Patterson in Troy.

We have submitted a set of working plans including a plot plan. We found out that we do not meet the requirements of the R1C zoning district per Chapter 39 sec 30.10.0. Our addition plans go into the 40' foot minimum by 3.6 feet.

We are asking the board of appeals to grant us a variance of 3.6 feet, so that we may build this home addition. Both of our neighbors have similar additions on the backs of their homes. Homes in our neighborhood go back as far as we are looking to build.

Our home has a wooded area directly behind it, so this addition would only be visible to two neighbors, one on each side of us. We have enclosing letters from both direct neighbors stating that it will not affect their view of the woods behind their homes and that the addition will be professionally done, and reflect the homes in the area. The addition will look much like the additions that both of our neighbors have on the back of their homes.

We would like to appeal to the board to consider this variance as we have been in the city for nearly eight years and have two children in the Troy School District. We love the city, our schools and our neighborhood, and would like to stay. This addition would give us the room we need so that we will not have to consider a move, which may take us out of the city.

Respectfully,

Aaron and Amy Ploss

## **VARIANCE REVIEW STANDARDS ZONING ORDINANCE SECTION 15.04 (E) (2)**

Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

- a. The property conforms to the area within the neighborhood. This property backs up to a wooded park. Properties to the north and the south of this home extend into the rear yard setback. This home is proposed to use less variance than other homes in the area. The purpose of the addition is to increase the size of our tri-level home. We enjoy living in Troy and specifically our neighborhood. Without increasing the size of our home to the proposed size, our existing home will not meet the needs of our growing family.
  
- b. The home is setback 5 1/2 feet beyond the minimum 25' front yard requirement. The variance being requested is 3' 6" to the rear requirement. Homes on the same side of the street extend more than 3' 6" into the rear yard setback.
  
- c. The addition will add tax value to the city and be more in conformance with surrounding homes.
  
- d. The front yard placement was made by the original builder, not the homeowner.
  
- e. The addition does not impact property to the rear. The back yard abuts a community park and will not interfere with homeowner's line of sight. The addition will be inside the existing sidelines of the existing home. The variance, if granted, will not affect the existing 12' easement along the rear property line.

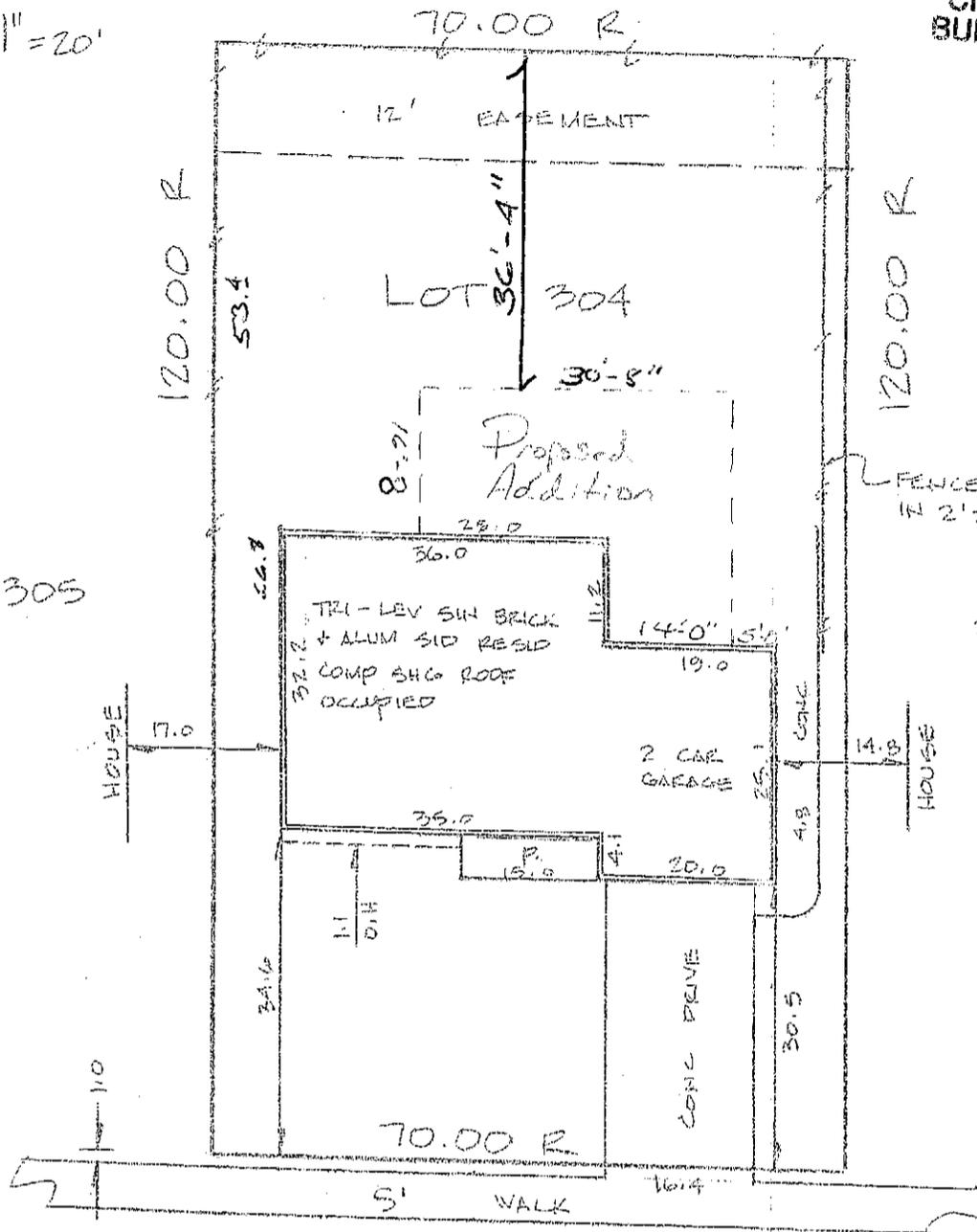
RECEIVED

# MORTGAGE REPORT

MAY 14 2012

CITY OF TROY  
BUILDING DEPT.

1" = 20'



5532 PATTERSON DR. 60' WD

Lot 304, Stoneridge Subdivision, City of Troy, Oakland County, Michigan. As recorded in Liber 134, Pages 33-38 inclusive, of Plats, Oakland County Records.

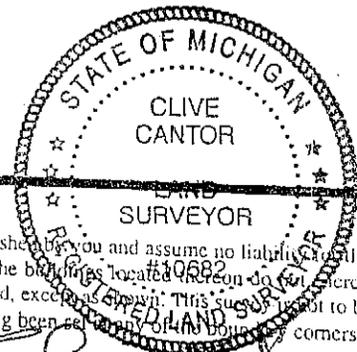
Aalon W. Ploss

Survey # 376667

11/30/04

*Paul Adams  
Email*

SURVEYED BY M.S.



**CERTIFICATE: MANUFACTURERS FINANCIAL CORP.**  
 We hereby certify that we have surveyed the above described property in accordance with the description as furnished by you and assume no liability for the accuracy thereof, for the purpose of a mortgage loan to be made by the aforementioned applicants, mortgagor, and that the buildings located hereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is to be used nor intended for the purpose of establishing property lines, fence lines, nor for construction purposes, no stakes having been set at any of the corners.

BY *[Signature]*  
 Registered Land Surveyor #10682

**LOUIS CANTOR CO.**  
 17600 Northland Park Ct., Ste. 201  
 Southfield, Michigan 48075

**CIVIL ENGINEERING & LAND SURVEYING**  
 (248) 559-7840  
 FAX 560 4504



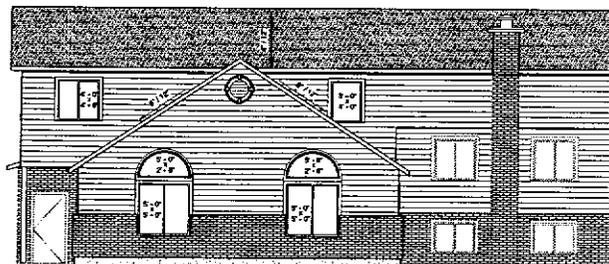
MONAHAN DESIGN LLC

www.MonahanDesignLLC.com

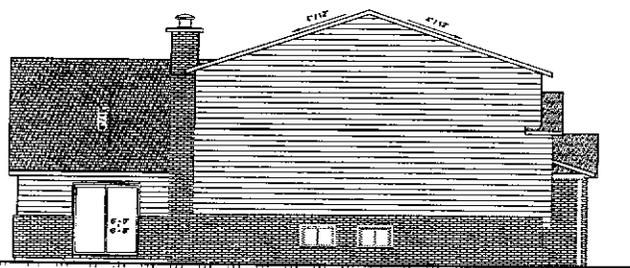
Consultant  
Address  
Phone  
Fax  
Email

THESE DRAWINGS WERE PREPARED BY A DRAFTSMAN, NOT A LICENSED ARCHITECT OR ENGINEER. PLEASE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE FOR ILLUSTRATION ONLY.

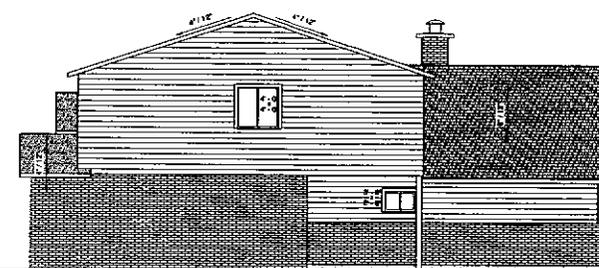
No.	Description	Date



3 REAR ELEVATION NEW  
3'10" x 1'-0"

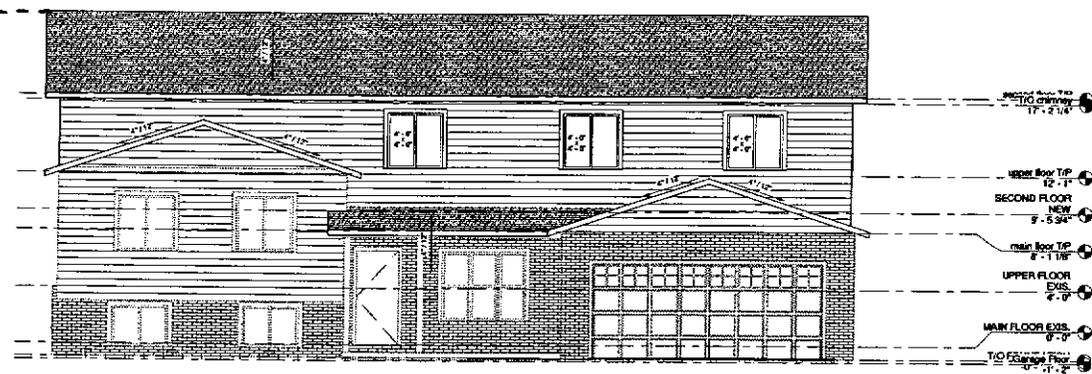


2 LEFT ELEVATION NEW  
3'10" x 1'-0"



4 RIGHT ELEVATION NEW  
3'10" x 1'-0"

24'-6"



1 FRONT ELEVATION NEW  
11'4" x 1'-0"

PLOSS ADDITION

TROY, MICHIGAN

NEW ELEVATIONS

Project number: \_\_\_\_\_  
Date: \_\_\_\_\_  
Drawn by: \_\_\_\_\_ Author: \_\_\_\_\_  
Checked by: \_\_\_\_\_ Checkered: \_\_\_\_\_

**A4**

Scale: \_\_\_\_\_ As Indicated

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