

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.

BOARD OF ZONING APPEALS

The Board of Zoning Appeals is a group of seven of your neighbors or peers appointed by City Council to pass judgment on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Petitioners must indicate a hardship or practical difficulty running with the land that would warrant the granting of the variance.

PROCEDURE

The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chairman will verify that the petitioner is present. Then the City Administration will summarize the facts of the case. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

After the petitioner makes their presentation, and answers any questions that the Board may have, the Chairman will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairman, come up to the podium and sign in on the sheet provided. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairman. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairman to speak at one time.

At the conclusion of public comments the Chairman will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or table (delay action) the request. In order for the request to pass a minimum of four votes for approval are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.



ZONING BOARD OF APPEALS

MEETING AGENDA

REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Allan Kneale, Chair, and Glenn Clark, Vice Chair
Michael Bartnik, Kenneth Courtney
William Fisher, David Lambert, Thomas Strat
Bruce Bloomingdale and Orestis Kaltsounis (Alternates)

June 19, 2012

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – May 15, 2012
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. VARIANCE REQUEST, TOM KASZUBSKI, NORTH WOODWARD COMMUNITY FOUNDATION, 3668 LIVERNOIS, TROY FAMILY DAZE FESTIVAL – In order to conduct an outdoor special event (Troy Family Daze Festival): 1) A variance from the requirement that hours of operation end no later than 8:00 pm on Thursday and Sunday, and no later than 10:00 pm on Friday and Saturday, and 2) a variance from the 4 consecutive day maximum duration for any one event. Applicant proposes to end daily events 1 hour beyond the required times. The proposed event is to last for 8 days (4 day festival plus 4 days devoted to setup and tear down). The event is scheduled for September 10-17, 2012. Applicant is requesting approval for the same event for a 3 year period.
SECTION: 7.13(I) (3 & 4)
 - 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

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS – Amend Rules of Procedure to change regular meeting start time to 7:00 p.m.
7. PUBLIC COMMENT
8. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymt.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On May 15, 2012, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Lambert called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Bruce Bloomingdale
Glenn Clark
Kenneth Courtney
William Fisher
Allen Kneale
David Lambert
Thomas Strat

Also Present:

Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney
Orestis Kaltsounis, Alternate (in audience)

Absent:

Michael Bartnik

2. APPROVAL OF MINUTES – April 17, 2012

Moved by Clark
Seconded by Strat

RESOLVED, to approve the April 17, 2012 meeting minutes.

Yes: All

MOTION PASSED

3. HEARING OF CASES

A. VARIANCE REQUEST, GARY ABITHEIRA, 1135 CHOPIN (a.k.a. property between 1125 and 1143 Chopin) – In order to continue construction on a new house, a variance from the requirement that the house be set back at least 10 feet from one side lot line, and have combined total setbacks for both side yards of at least 20 feet. Applicant is requesting the proposed house be 9 feet from one side property line and 6 feet from the other.

Moved by Lambert
Second by Strat

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- 5. COMMUNICATIONS – None
- 6. PUBLIC COMMENT – There was no public comment.
- 7. MISCELLANEOUS BUSINESS – Elections for Chair and Vice Chair.

Moved by Courtney
 Second by Clark

RESOLVED, to elect Allan Kneale as Chair and Glenn Clark as Vice Chair

Moved by Strat

RESOLVED, to elect Michael Bartnik as Chair and to bifurcate the vote

Yes: Bloomingdale
 Fisher
 Kneale
 Lambert
 Strat

No: Clark
 Courtney

MOTION PASSED

VOTE on the election of Chair.

Lambert:	Kneale
Strat:	Bartnik
Bloomingdale	Bartnik
Clark	Kneale
Courtney	Kneale
Fisher	Bartnik
Kneale	Kneale

Mr. Kneale is elected as Chair.

VOTE on the election of Glenn Clark as Vice Chair.

Yes: All

Mr. Clark is elected as Vice Chair

The Board discussed changing their meeting start time to 7:00 p.m. They directed Mr. Evans to prepare draft Rules of Procedure reflecting this proposed change for the June ZBA meeting.

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:02 p.m.

Respectfully submitted,

David Lambert, Chair

Paul Evans, Zoning and Compliance Specialist

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4. HEARING OF CASES

- A. **VARIANCE REQUEST, TOM KASZUBSKI, NORTH WOODWARD COMMUNITY FOUNDATION, 3668 LIVERNOIS, TROY FAMILY DAZE FESTIVAL** – In order to conduct an outdoor special event (Troy Family Daze Festival): 1) A variance from the requirement that hours of operation end no later than 8:00 pm on Thursday and Sunday, and no later than 10:00 pm on Friday and Saturday, and 2) a variance from the 4 consecutive day maximum duration for any one event. Applicant proposes to end daily events 1 hour beyond the required times. The proposed event is to last for 8 days (4 day festival plus 4 days devoted to setup and tear down). The event is scheduled for September 10-17, 2012. Applicant is requesting approval for the same event for a 3 year period.

SECTION: 7.13(l) (3 & 4)



CRESTFIELD

HANOVER

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E WATTLES

W WATTLES

VIRGILIA

MIRACLE

LAWSON

ELIZABETH

SCOTTSDALE

BARBARA

WENDELTON

RUTHLAND

KIRK

LIVERSOIS

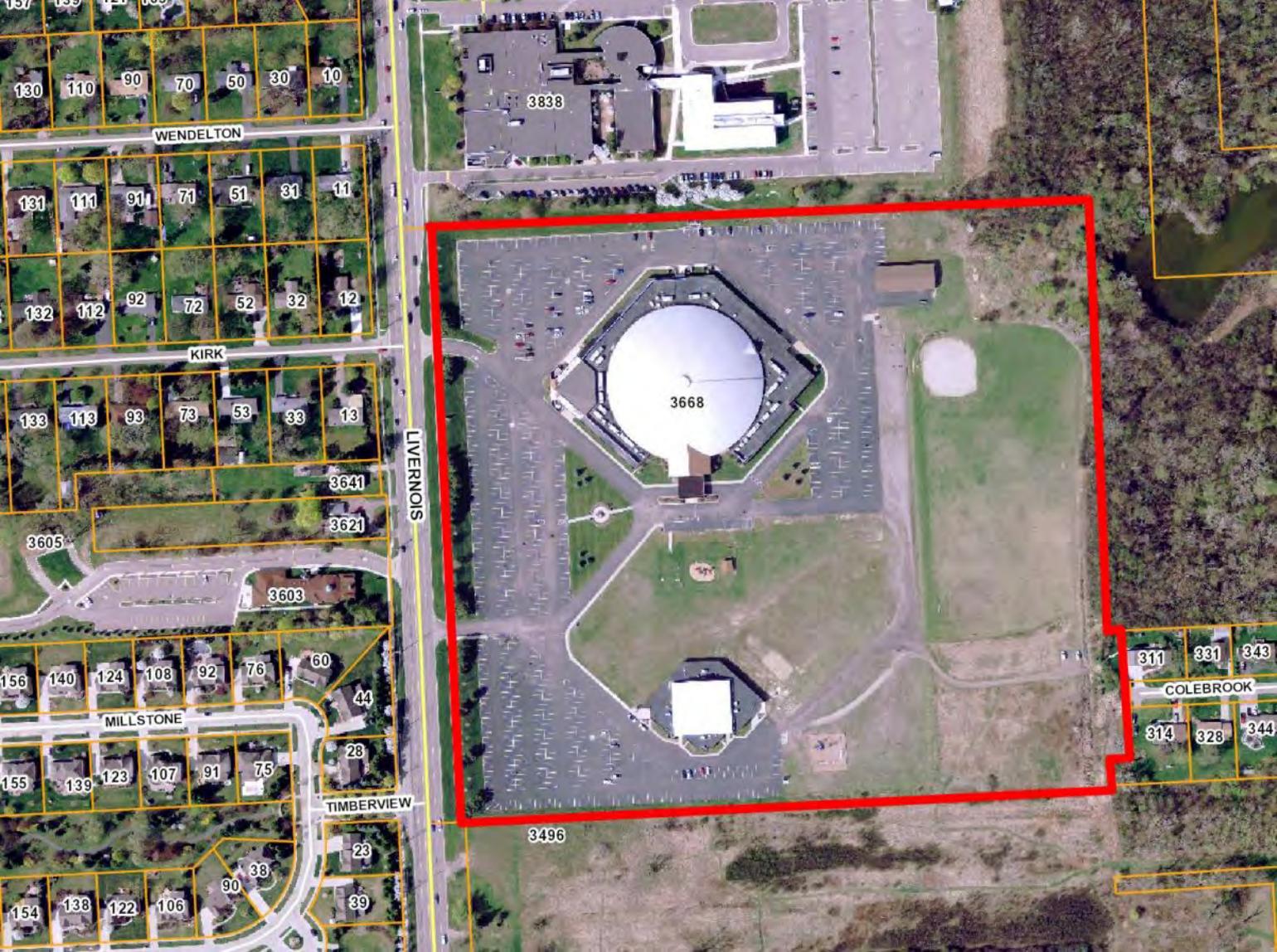
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CHERISHED VIEW

TIMBERVIEW

COLEBROOK

TROMBLEY



WENDELTON

KIRK

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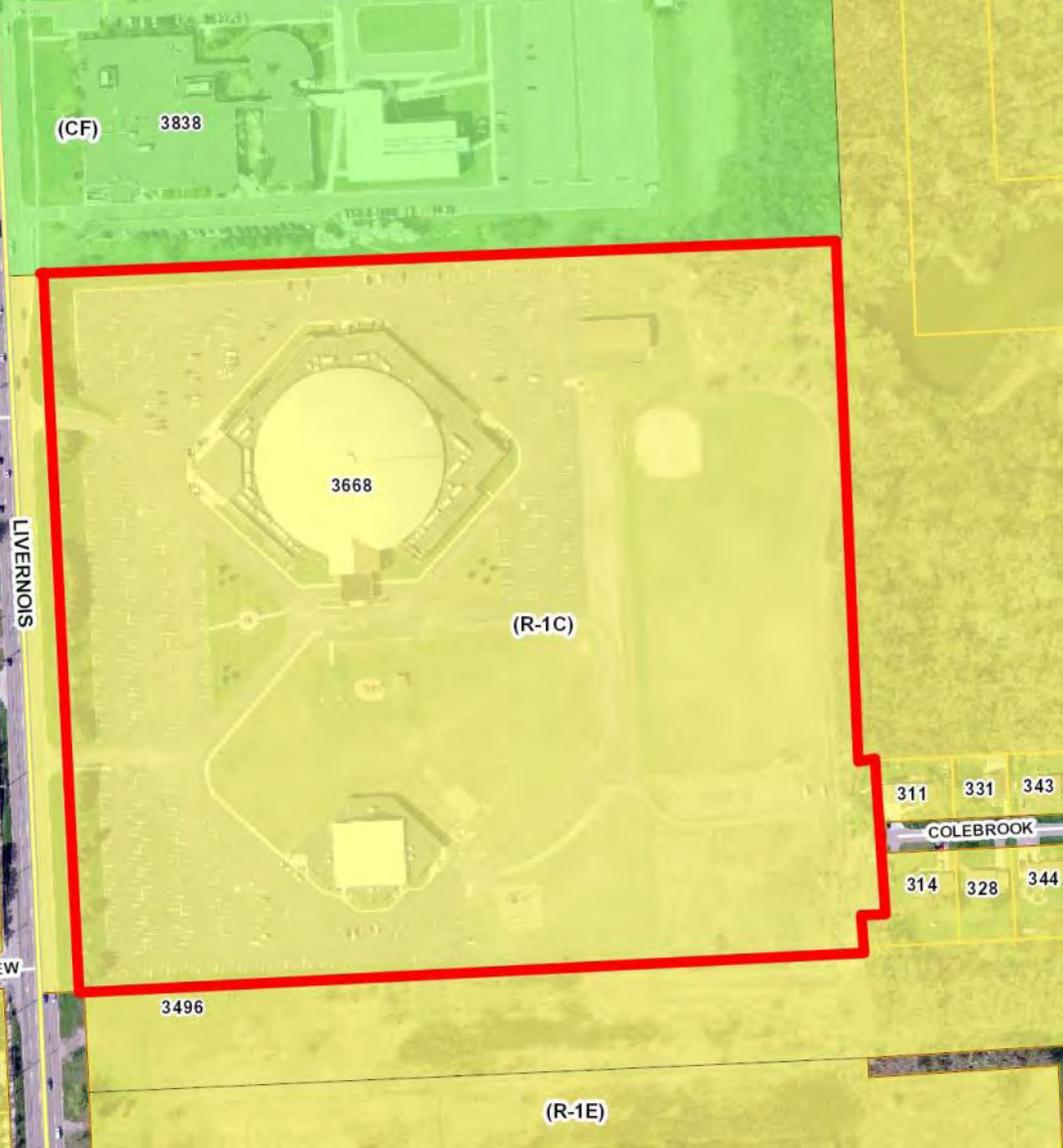
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ZONING BOARD OF APPEALS APPLICATION

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: 3668 Livernois, Troy, MI 48083
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-22-101-034
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: 7.13.I.4 7.13.I.3
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: June 21, 2011
6. APPLICANT INFORMATION:
NAME Tom Kaszubski
COMPANY North Woodward Community Foundation
ADDRESS 1120 E. Long Lake Road
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-740-7600
E-MAIL nwcf@um.att.com

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

8. OWNER OF SUBJECT PROPERTY:
NAME Richard Ramsdell - Business Manager
COMPANY Zion Christian Church Foundation
ADDRESS 3668 Livernois
CITY Troy STATE MI ZIP 48082
TELEPHONE 248-524-2400 ext.228
E-MAIL richard.ramsdell@zionchristian.org

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, Richard Ramsdell (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  EXEC. DIR. DATE 5-2-2012

PRINT NAME: TOM KASZUBSKI

SIGNATURE OF PROPERTY OWNER  DATE 5/2/2012

PRINT NAME: RICHARD L. RAMSDELL
BUSINESS ADMINISTRATION EXECUTIVE

**REQUEST OF ZONING BOARD OF APPEALS
FOR
TROY FAMILY DAZE FESTIVAL**

ARTICLE 7 GENERAL PROVISIONS, 7.13 I OUTDOOR SPECIAL EVENTS

Relief from 7.13 I 4, the maximum duration of four (4) consecutive days to allow for eight (8) days for set-up, the festival and teardown of this event.

Set-up	Monday, September 10, 2012 – Wednesday, September 12, 2012
Festival	Thursday, September 13, 2012 – Sunday, September 16, 2012
Teardown	Monday, September 17, 2012

Relief from 7.13 I 3, the hours of operation for the end times for an Outdoor Special Event in a residential district:

Thursday	4 pm - 9 pm	instead of 8 pm
Friday	4 pm - 11 pm	instead of 10 pm
Saturday	11 am - 11 pm	instead of 10 pm
Sunday	9 am* - 9 pm	instead of 8 pm

* Pancake Breakfast 9am -1pm, Festival open at 1 pm

JUSTIFICATION OF REQUEST

Duration of the Festival

- This event is unique to other events that are held in the City of Troy as it is a large scale community event. Most individuals or groups would not be asking for an event of this magnitude.
- It is not possible to set up such an event, hold the festival and tear down within the four (4) days duration for an Outdoor Special Event.
- Arnold Amusement Company will begin to arrive early Monday morning September 10, 2012. They will require Monday, Tuesday and Wednesday to set up the carnival rides.
- The tents and trailers will also arrive on Monday, September 10, 2012 to allow adequate time for the remainder of the set-up around these structures by the volunteers to be ready for an opening on Thursday.
- The fence will be installed on Monday, September 10, 2012 to secure the area.
- For the event to cover all costs for the overhead associated with the festival four days, Thursday September 13th through Sunday, September 16th are needed.
- The festival will end on Sunday night and tear down begins.
- Arnold Amusement departs on Monday, September 17, 2012.
- Tents Trailers and fencing are removed from the site on Monday, September 17, 2012.
- By the end of the day Monday the site is restore to the before festival condition.

Hours of the Festival

- There are few sites within the City large enough to accommodate a community event of this scale
- The City indicated that City parks could not be used for this type of event.

- Church sites are one of the few sites within the City with enough acreage to handle the event and provide on-site parking. Church sites are also under utilized for the majority of the week thus allowing this type of activity to take place.
- Unfortunately church sites are mainly located in Residential zoning thus imposing stricter hours of operation than other zoning classifications. We are not requesting hours of operation that would be allowed in any other zoning classification.
- We selected a site that had the least impact on the adjoining properties
 - Property to North is zoned CF and is Walsh College. Walsh College also offered their parking as overflow parking.
 - Property to the East is zoned R4. We located the carnival rides over 600 feet from the property line
 - Property to the South is zoned R4 and is vacant as it was to be developed into a City park
 - Property to west is zoned R3. The makeup is a residential neighborhood and St. Mark's Coptic Church. These properties are west of Livernois. The rear property line for the residences is a minimum of 170 feet from the closest carnival ride.
 - We have indicated to the ride vendor to locate the children and smaller adult rides to the west and the spectacular rides further to the east thus reducing the impact on the residences to the west.
 - The west property line of the site has a landscaped berm that will also assist at reducing the impact.
- We plan on the parking entrance and admission to close as follows

Thursday	8:30 pm
Friday	10 pm
Saturday	10 pm
Sunday	8:30 pm
- There is no charge for parking or for riding the shuttles from Walsh or St. Nick's so there is no reason to park down subdivision streets, again reducing the impact on the neighbors.
- If a sponsor is found for the fireworks they are planned for Saturday evening with the back-up date being Sunday. At that time of year it is not even dark enough on Sunday to begin the fireworks until 8:30 pm.
- We are planning an event that is a clean, fun event for the entire family. We would like the teens to be able to be enjoy the festival also, especially those who work on Friday and Saturday. By allow the extended hours that would be allowed in any other zoning classification everyone has the opportunity to enjoy this event.

In 2011, the North Woodward Community Foundation along with the use of the grounds of Zion Christian Church and the volunteers brought back the festival for the community. A safe, family oriented and profitable event was held with no incidents. We are requesting the same variances, as was granted in 2011, for this year's festival. Help us to continue to make this event successful by granting these variances.

Property: Zion Christian Church

Parcel Number: 88-20-22-101-034

Legal Description: T2N, R11E, SEC 22 SW ¼ OF NW ¼ EXC S 5 ACRES, ALSO EXC THAT PART PLATTED INTO "SUPERVISOT'S PLAT NO. 6", ALSO EXC W 60 FT THEROF TAKEN FOR LIVERNOIS RD, ALSO EXC BEG AT NW COR OF 'CLOVERDALE FARMS', TH S 89-44-00 W 15 FT, TH S 00-33-00 W 136 FT, TH N 90-44-00 E 15 FT, TH N 00-33-00 W 136 FT TO BEG 33.38 A 4-15-98 FR 031

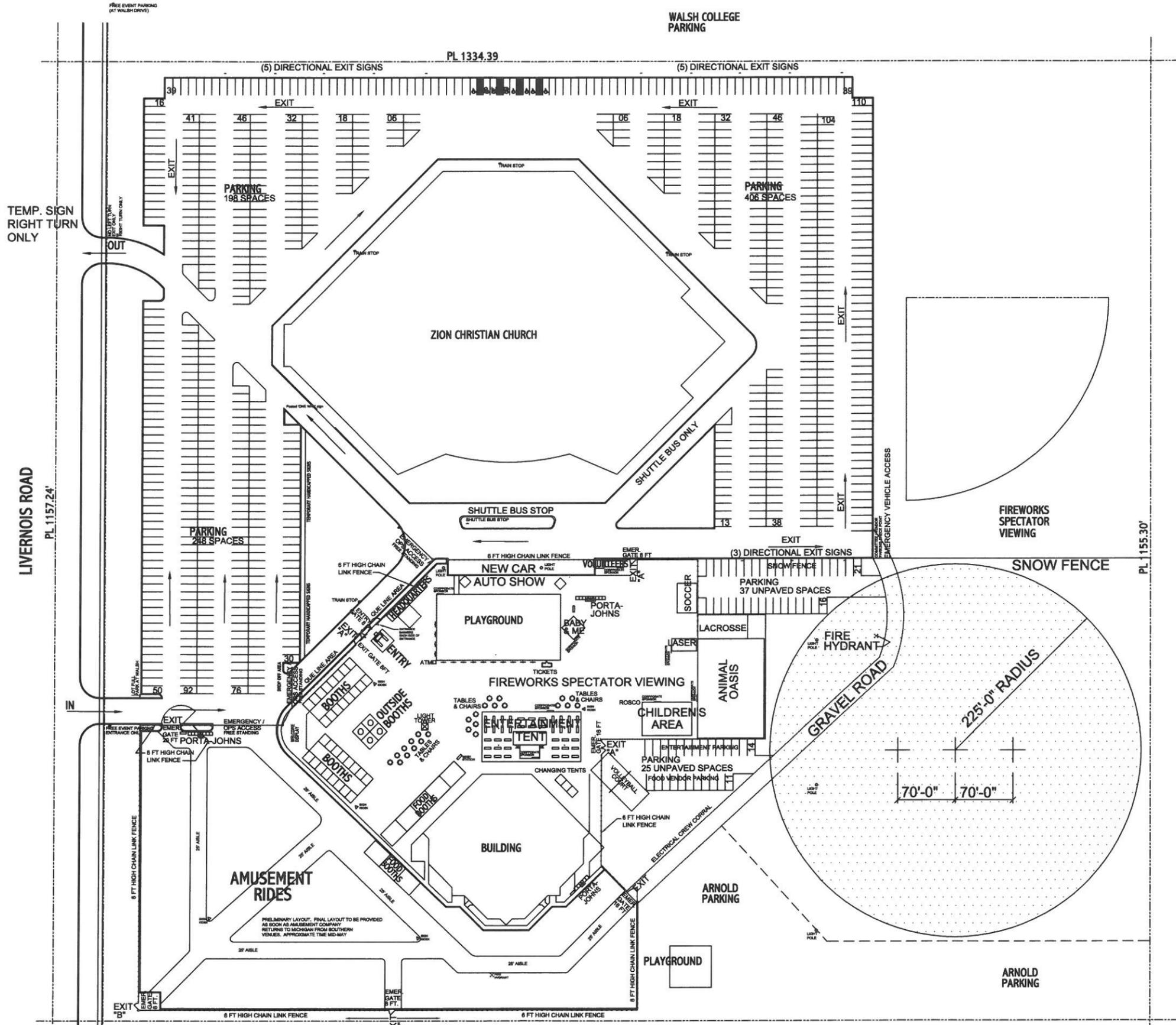
Containing 35.56 Acres

Property: Zion Christian Church

Parcel Number: 88-20-22-101-034

Legal Description: T2N, R11E, SEC 22 SW ¼ OF NW ¼ EXC S 5 ACRES, ALSO EXC THAT PART PLATTED INTO "SUPERVISOT'S PLAT NO. 6", ALSO EXC W 60 FT THEROF TAKEN FOR LIVERNOIS RD, ALSO EXC BEG AT NW COR OF 'CLOVERDALE FARMS', TH S 89-44-00 W 15 FT, TH S 00-33-00 W 136 FT, TH N 90-44-00 E 15 FT, TH N 00-33-00 W 136 FT TO BEG 33.38 A 4-15-98 FR 031

Containing 35.56 Acres

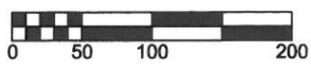


PARKING ON SITE	852 PAVED SPACES 8 PAVED HCP 62 UNPAVED SPACES
WALSH	900 PAVED SPACES
TOTAL	1,822 SPACES
ST. NICK'S	OVERFLOW

LIVERNOIS ROAD
PL 1157.24'

PL 1155.30'

PL 1327.14'
FINAL LOCATION OF THIS GATE WILL BE DETERMINED AS SOON AS WE RECEIVE FINAL LAYOUT FROM AMUSEMENT COMPANY WILL BE WITHIN THE AREA DEFINED BY ARROWS



RESOLVED, That the City of Troy Zoning Board of Appeals hereby POSTPONES to the July 19, 2011, Regular Meeting the Variance Request from Minal Gada and Ashish Manek, 4820 Livernois.

Yes: Courtney, Fisher, Kneale, Lambert, Bartnik
No: None
Abstain: Strat
Absent: Clark

MOTION PASSED

4. HEARING OF CASES

- A. VARIANCE REQUEST, TOM KASZUBSKI, EXECUTIVE DIRECTOR, NORTH WOODWARD COMMUNITY FOUNDATION, 3668 LIVERNOIS - In order to conduct an outdoor special event (Troy Family Daze Festival): 1) A variance from the requirement that hours of operation end no later than 8:00 pm on Thursday and Sunday, and no later than 10:00 pm on Friday and Saturday, and 2) a variance from the 4 consecutive day maximum duration for any one event. Applicant proposes to end daily events 1 hour beyond the required times. The proposed event is to last for 8 days (4 day festival plus 4 days devoted to setup and tear down), Section 7.13(I)

Mr. Bartnik advised the Board of a professional relationship he had with Mr. Kaszubski and asked the Board if they believed it to be a conflict of interest. Mr. Bartnik believes there is no conflict of interest. None of the Board members believed there is a conflict of interest.

Chair Lambert OPENED the Public Hearing.

No one spoke.

Chair Lambert CLOSED the Public Hearing.

Motion to GRANT the variance as requested.

Moved by Bartnik
Seconded by Strat

RESOLVED, That the City of Troy Zoning Board of Appeals hereby GRANTS the variance for Tom Kaszubski, Executive Director, North Woodward Community Foundation, 3668 Livernois.

Yes: All Present (6)
Absent: Clark

MOTION PASSED

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

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(R-1C)

PATTERSON

(R-1C)

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PATTERSON

SANTIA

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**

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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

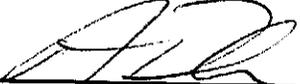
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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)

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- 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.

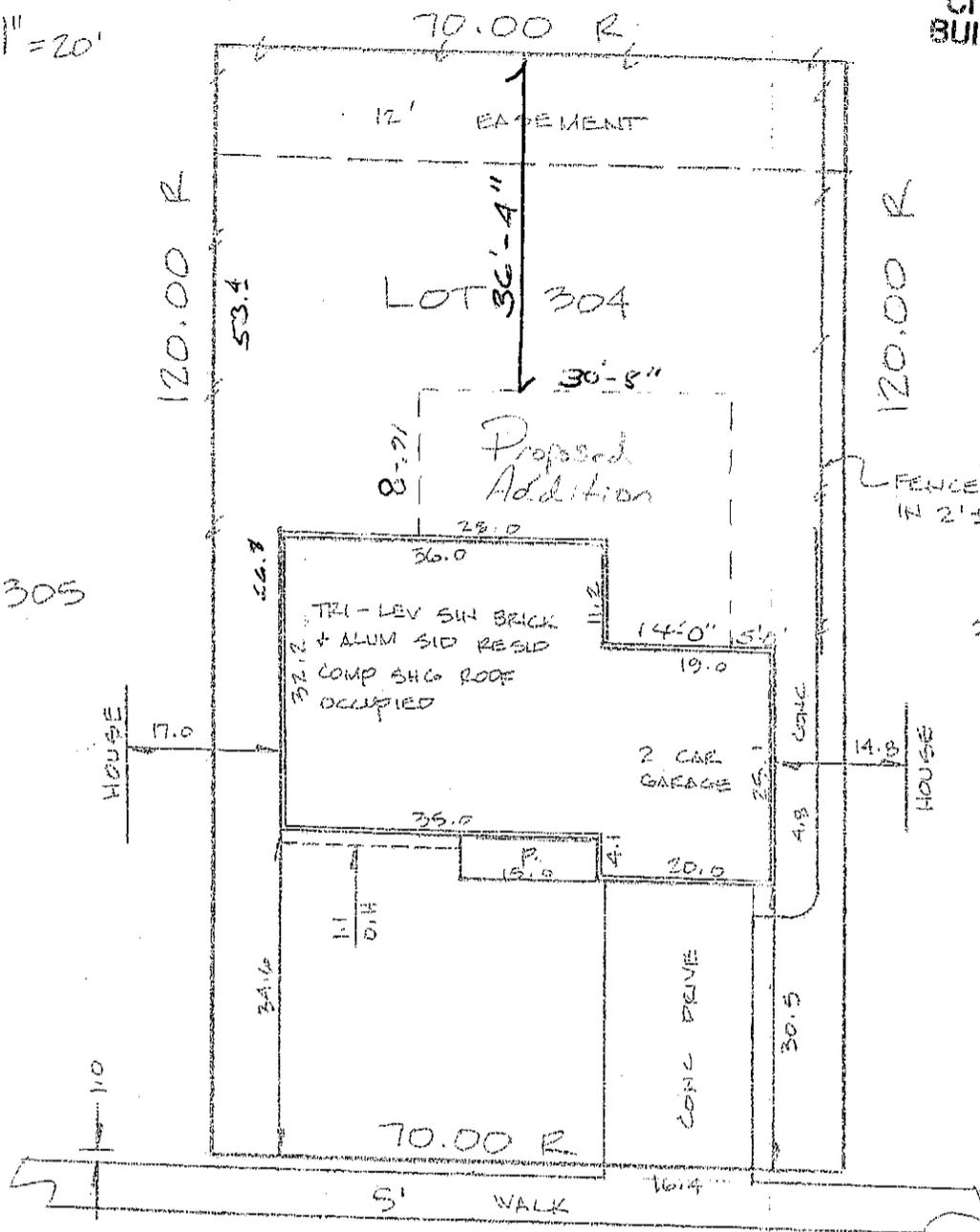
RECEIVED

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.

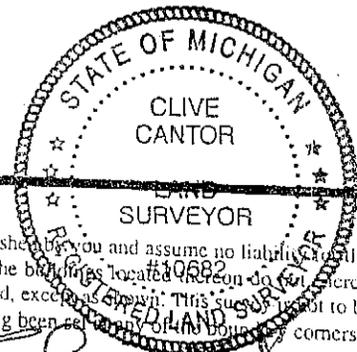
Aalon W. Ploss

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



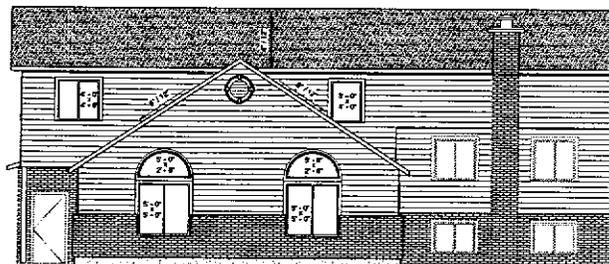
MONAHAN DESIGN LLC

www.MonahanDesignLLC.com

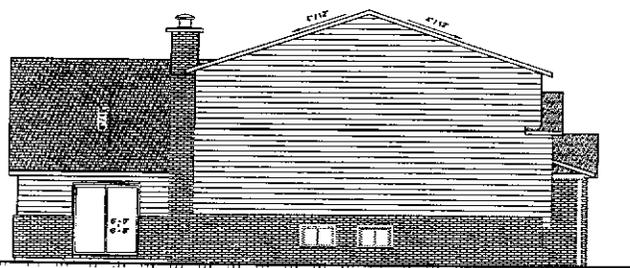
Consultant:
Address:
Phone:
Fax:
Email:

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.

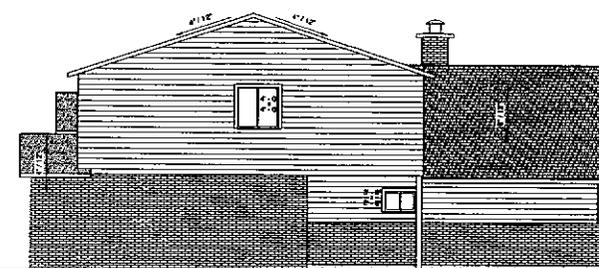
No.	Description	Date



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

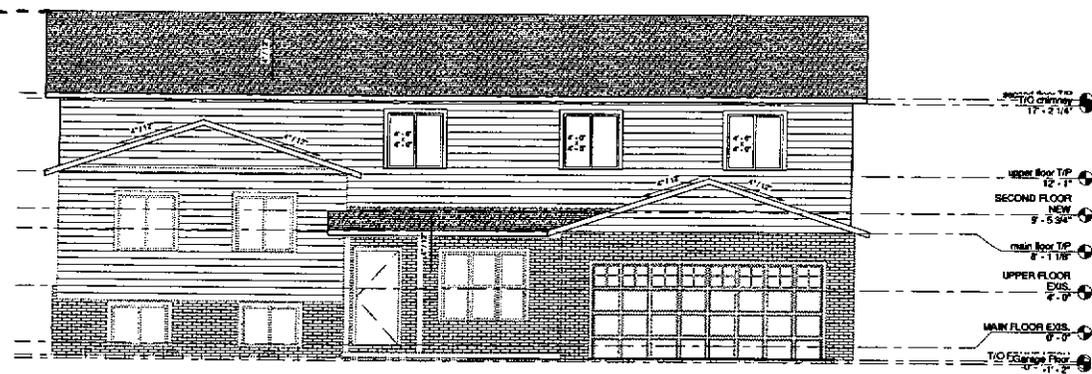


2 LEFT ELEVATION NEW
3'10" x 1'-0"



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

24'-6"



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

- Second Floor FIN
T/O CHIMNEY
17'-2 1/4"
- Upper Bay TIP
12'-11"
- SECOND FLOOR
NEW
9'-5 3/4"
- Main Bay TIP
8'-1 1/8"
- UPPER FLOOR
EXIS.
8'-0"
- MAIN FLOOR EXIS.
6'-0"
- T/O Garage Floor
10'-11'-0"

PLOSS ADDITION

TROY, MICHIGAN

NEW ELEVATIONS

Project number: _____
Date: _____
Drawn by: _____ Author: _____
Checked by: _____ Check: _____

A4

Scale: _____ As Indicated

Printed: 5/14/2018 8:18:51 AM