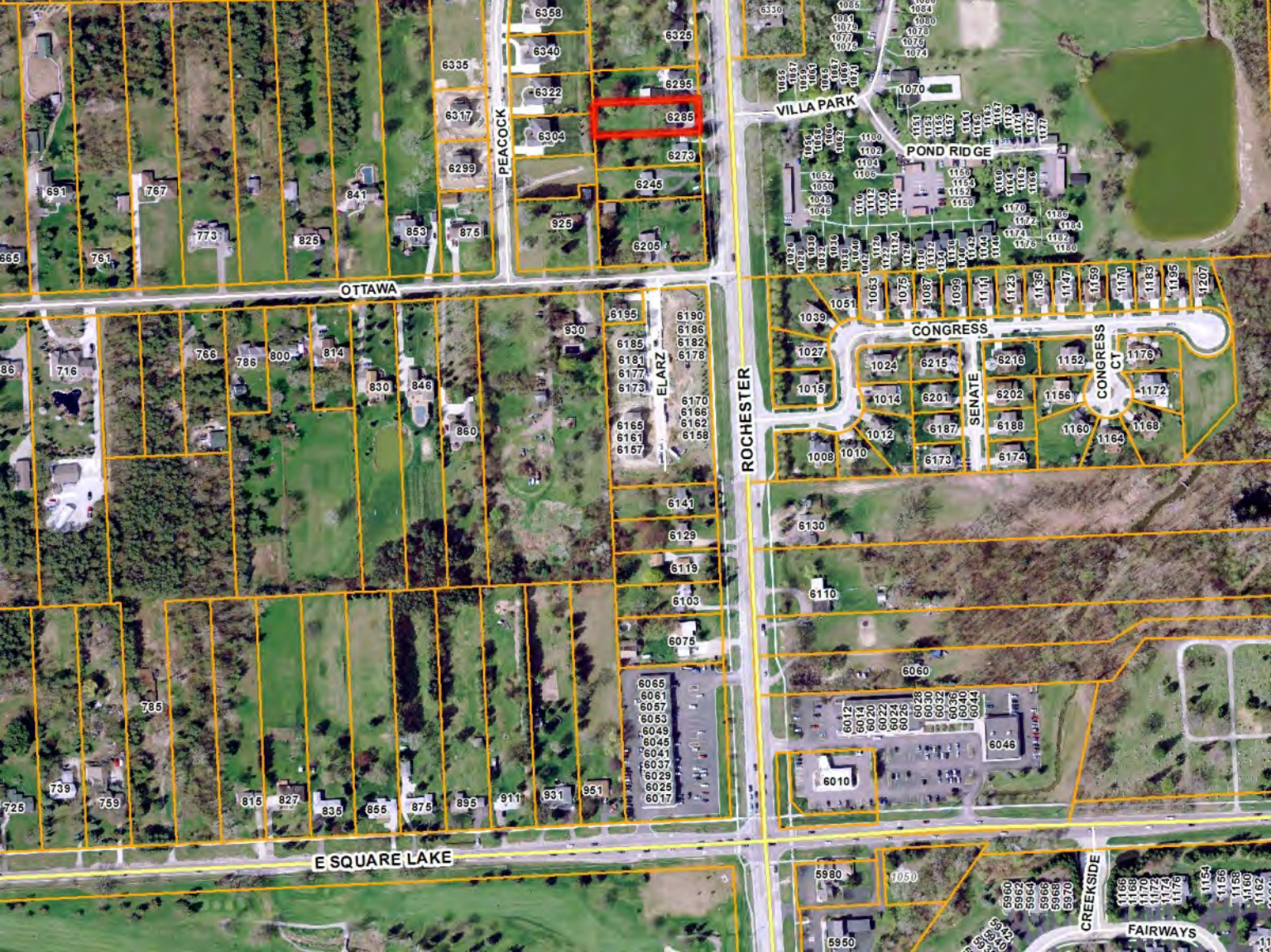
4. HEARING OF CASES

C. **VARIANCE REQUEST, SILVANA AND ZORAN INIC, 6285 ROCHESTER** – In order to construct an addition to the house, a 15.84 foot variance to the required 40 foot front yard setback.

SECTION: 4.06 (C)


OTTAWA
PEACOCK
ELARZ
ROCHESTER
VILLA PARK
POND RIDGE
CONGRESS
SENATE
CONGRESS CT
E SQUARE LAKE
CREEKSIDE
FAIRWAYS

6325
340
6295
322
6285
304
6273
6245
ROCHESTER
VILLA PARK
1055
1057
1059
1061
1056

6325
340
6295
322
(R-1B)
6285
304
6273
6245
ROCHESTER
VILLA PARK
(R-1D)
1055
1057
1059
1061
1056

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: 6285 Rochester Road, Troy., MI 48085
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-03-401-023
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: _____
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 Silvana and Zoran Inic

COMPANY _____

ADDRESS 6285 Rochester Road

CITY Troy STATE MI ZIP 48085

TELEPHONE (586) 306-1491

E-MAIL silvana731@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Silvana and Zoran Inic

COMPANY

ADDRESS 6285 Rochester Road

CITY Troy STATE MI ZIP 48085

TELEPHONE (586) 306-1491

E-MAIL silvana731@yahoo.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, Silvana Inic (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** 09-17-2012

PRINT NAME: Silvana Inic

SIGNATURE OF PROPERTY OWNER _____ **DATE** 09-17-2012

PRINT NAME: Silvana Inic

CERTIFICATE OF SURVEY

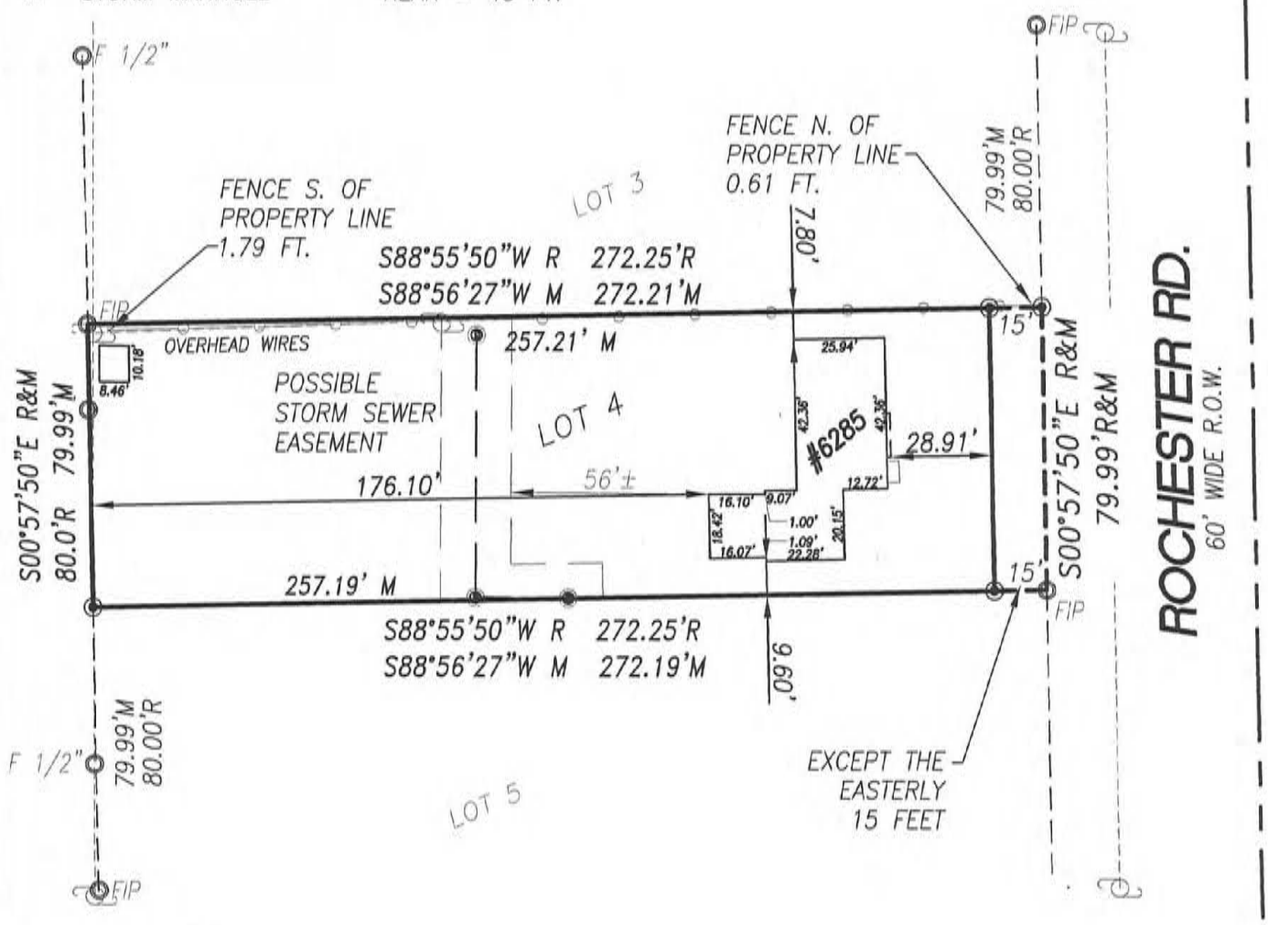
LOT 4 EXCEPT THE EASTERLY 15 FEET TAKEN FOR ROCHESTER ROAD OF "GOLF ESTATES" A SUBDIVISION OF A PART OF THE S.E. ¼ OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.58 OF PLATS, P.23, O.C.R.

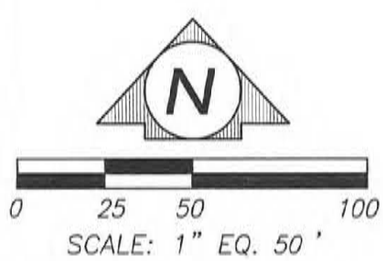
LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- STORM MANHOLE

ZONING:

RESIDENTIAL R-1B
SETBACKS:
FRONT = 40 FT.
SIDE = 10 FT.
REAR = 45 FT.





I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON MARCH 13, 2012 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

STATE OF MICHIGAN
BRADLEY G. REICHERT
PROFESSIONAL SURVEYOR NO. 55923
LICENSED PROFESSIONAL SURVEYOR

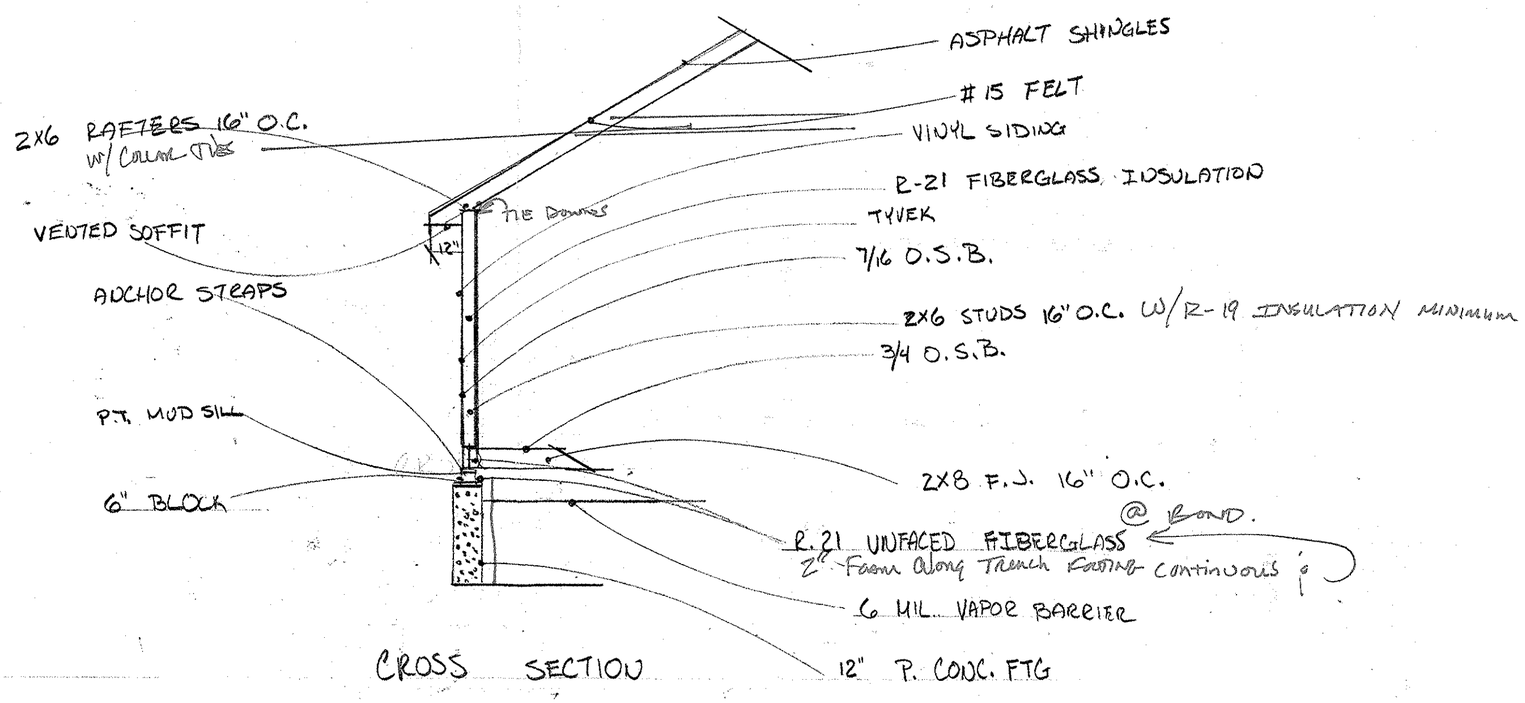
BASIS OF BEARING: THE EAST LINE OF LOT 4 PER PLAT (S00°57'50"E)

PREPARED FOR:
ZORAN & SILVANA INIC
6285 ROCHESTER ROAD
TROY, MI 48085
586 306-1491

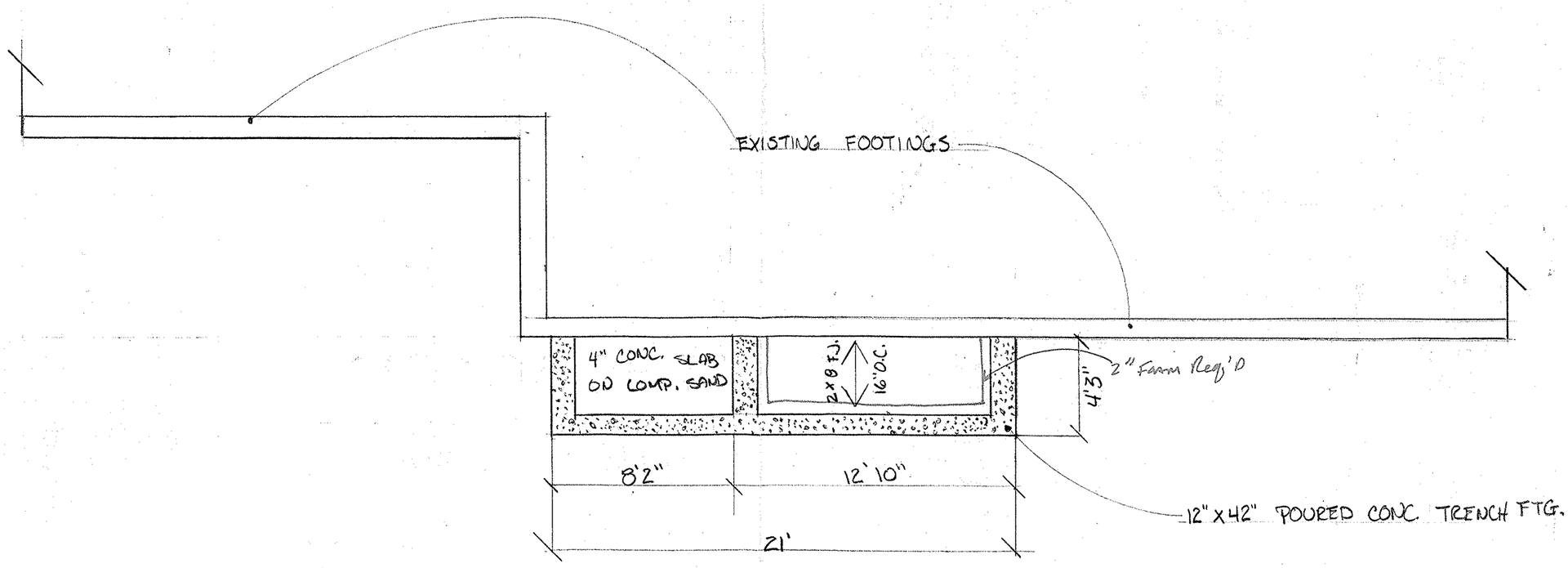
SHEET: 1 OF 1

BRADLEY G. REICHERT P.S. #55923

Scale: 1"=50'	REICHERT SURVEYING INC. 140 FLUMERFELT LANE ROCHESTER, MICH. 48306 P:(248) 651-0592 F:(248) 656-7099 EMAIL:MAIL@REICHERTSURVEYING.COM	DATE:	REV. BY:
Date: 3/13/12			
Job No. G12-018			
Drawn: B.G.R.			



CROSS SECTION

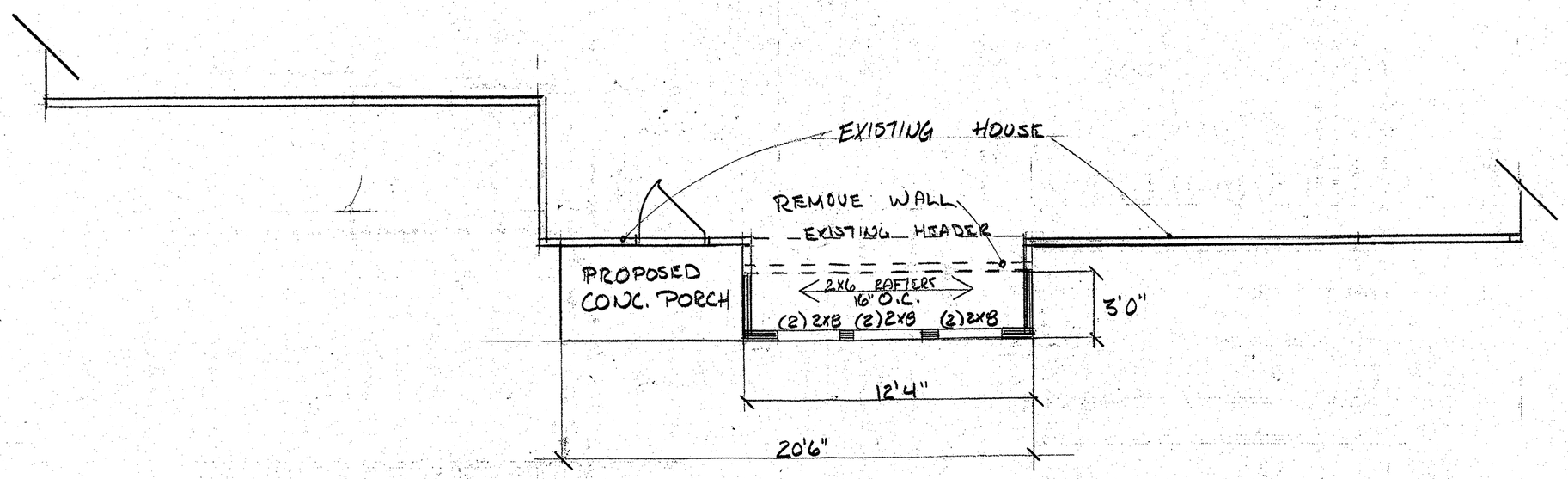


PROPOSED FOUNDATION PLAN

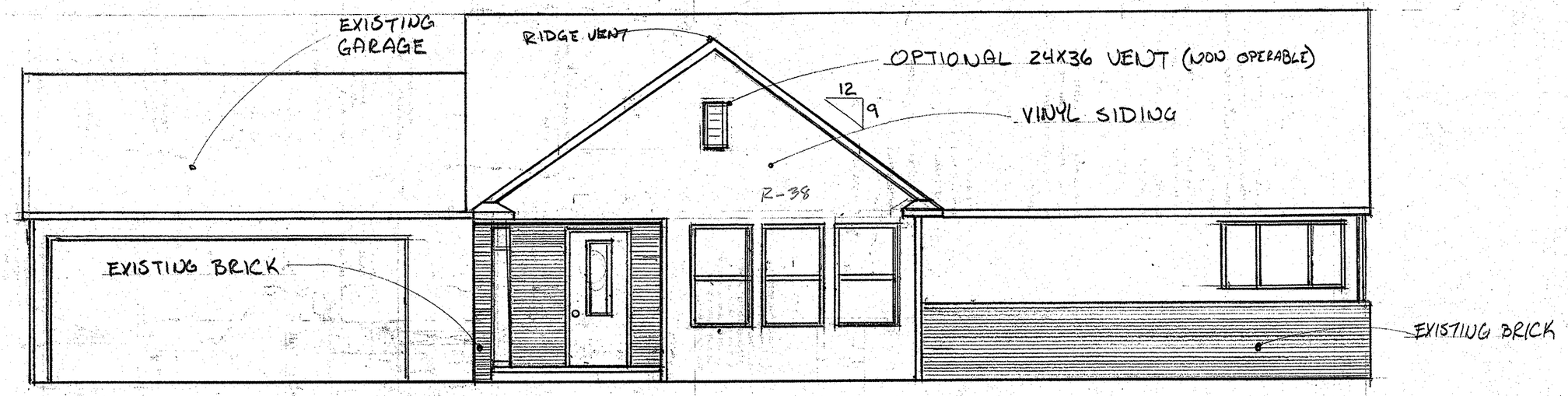
SCALE 1/4 = 1 ft.

EPT.

6285 Rochester Rd PB2012-0164 Job Set



PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION

SCALE 1/4 = 1 ft.

RECEIVED
FEB 28 2012
CITY OF TROY
BUILDING DEPT.

6285

September 17, 2012

City of Troy Planning Department
Zoning Board of Appeals

RE: Proposed project at 6285 Rochester Road

My name is Silvana Inic. My husband and I purchased our very first home back in 2010 and ever since that day, we have been cleaning up the property with great hope that our children can have a safe environment to grow up in.

Currently we have an elevated, boxed window with no footings and a broken down porch. We need to have proper footings with good insulation. We also have no type of overhead protection from rain or snow when entering our home from the front porch and these are the reasons that we would like to add the new bump-out with a new roof over it and a porch that is sturdy and proper.

The wall will be brought up so that the windows will not sit at floor level where kids can break or shatter them and get hurt; safety is very important, yet this is what we currently have.

This project will in no way be a hazard to any of our neighbors nor will it be something that would impair light, air or any type of congestion to the surroundings. The new look for this home will not take away from the original building, it will only enhance it and give it that look as though it had always been there. The roof, eaves and siding wil match that of the existing structure. All demolition, debris and clean up will be done properly and efficiently so that we do not interfere or impair the safety of our neighbors or even the general public .

I have enclosed a copy of our site plan which shows our existing dimensions and setbacks, pictures of the boxed window and porch as well as the plans for the new construction; and at this time request for a zoning/setback variance so that we may begin on this project.

The current required front yard setback is 40' and we are at 28.91' which means I need a variance of 15.84' from the front yard setback for this proposed project.

Please feel free to visit the property and take a closer look at the current condition.

I would like to thank you in advance for taking the time to review my request.

Sincerely,

Silvana Inic

Variance Review:

a) Exceptional characteristics of the property will be in compliance within the zoning district once the variance is approved. The front yard setback for our area is 40' and our house sits at 28.91' which mean we would need an approval of 15.84' to comply.

b) The location in question is at 6285 Rochester Road, Troy MI 48085. Please feel free to visit the location and examine the existing structure of the elevated, boxed window that has no footings, no insulation, no overhead protection from natural elements like rain or snow and a porch that is falling apart.

c) The current condition is a hazard to even a simple pizza delivery or ups delivery or even a neighbor stopping by. The porch is in horrible shape and is falling apart. We would love to complete the entire project at the same time; meaning the window, the roof and porch so that we do not have trucks and material coming in all of the time, which will make for a simple and clean project.

d) The home was built in 1954 and was never remodeled, that's the reason that everything is falling apart. It would be great to have a home with no fixing necessities; unfortunately that is not the case here.

e) This project will in no way be a hazard to any of our neighbors nor will it e something that would impair light, air or cause any type of congestion to the surroundings. The new look for this home will not take away from the original building, it will only enhance it and give it that look as though it had always been there. The roof , eaves, siding, etc ., will match that of the existing structure. All demolition, debris and clean up will be done properly and efficiently so that we do not interfere or impair the safety of our neighbors or even the general public who might be simply taking a walk down the street.

YAHOO! MAIL Classic

RE: Addition Thursday, August 30, 2012 2:07 PM

From: "Steve Burns" <S.Burns@troymi.gov>
To: "Silvana Todorovska" <silvana731@yahoo.com>

Silvana,

Your zoning district requires a 40' front yard setback from structures to the lot line.

We know that your house is 28.91' from the front lot line and you want to add 4'-3" towards that lot line. That would put the front of the structure at 24.16' from the lot line.

Therefore you would need a variance of 15.84' from the required 40' front yard setback.

Best of luck.

Steve Burns
Building Official
20th SAFEbuilt ANNIVERSARY
City of Troy
Building Department
248-524-3348

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

From: Silvana Todorovska [mailto:silvana731@yahoo.com]
Sent: Thursday, August 30, 2012 12:41 PM
To: Steve Burns
Subject: Re: Addition

Hi Steve,

It's been a while since I initially approached you with my plans about the addition at my home on 6285 Rochester Road. I still have intentions on moving forward to apply for the zoning variance with the planning department, but I have a question for you about the encroachment. You previously told me that I would be at a 4'-3" encroachment into the required setback. How much of an encroachment would I be at now, nowing that the front yard setback requirement is 40', my structure sits at 28.91' and with the dimensions of the new addition being proposed?

If you have the time, could you please take a look at the plan that I have given you, provided you still have it and give me an answer. How do you calculate that information anyway., I have no clue?

Thank you so much for your time and help, I really appreciate it.

Silvana Inic

--- On **Wed, 2/29/12, Steve Burns** <*S.Burns@troymi.gov*> wrote:

> From: Steve Burns <S.Burns@troymi.gov>
> Subject: Addition
> To: silvana731@yahoo.com
> Date: Wednesday, February 29, 2012, 10:35 AM
>
> Silvana,
>
> We are in receipt of you plans and application to construct a porch and first floor addition.
> We are complete with our review per the 2009 MRC with notes as discussed at the counter.

However, we cannot further process your application at this time due to zoning ordinance setback requirements. Per Article 4 Chapter 39 of the zoning ordinance your home is located in the R1-B zoning district. The R1-B zoning district requires a 40' front yard setback from the front property line. Our records currently show your existing structure is at 30'. This would equal a 4'-3" encroachment into the required front yard setback.

You may print a copy of this email and apply for a zoning variance at the City of Troy Planning Department if you would like.

Without a setback variance from the Board of Zoning Appeals we cannot further process your permit.

Please feel free to contact me if you have any questions.

Thanks,

Steve Burns
Building Official
*SAFE**built**®*
City of Troy
Building Department
248-524-3348

YAHOO! MAIL Classic

Addition

Wednesday, February 29, 2012 10:35 AM

From: "Steve Burns" <S.Burns@troymi.gov>
To: silvana731@yahoo.com

Silvana,

We are in receipt of you plans and application to construct a porch and first floor addition. We are complete with our review per the 2009 MRC with notes as discussed at the counter.

However, we cannot further process your application at this time due to zoning ordinance setback requirements. Per Article 4 Chapter 39 of the zoning ordinance your home is located in the R1-B zoning district. The R1-B zoning district requires a 40' front yard setback from the front property line. Our records currently show your existing structure is at 30'. This would equal a 4'-3" encroachment into the required front yard setback.

You may print a copy of this email and apply for a zoning variance at the City of Troy Planning Department if you would like.

Without a setback variance from the Board of Zoning Appeals we cannot further process your permit.

Please feel free to contact me if you have any questions.

Thanks,

Steve Burns
Building Official
SAFEbuilt®
City of Troy
Building Department
248-524-3348

Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included.

Confidentiality Note: This message is intended only for the person or entity to which it is addressed. It may contain confidential and/or privileged material. Any review, transmission, dissemination or other use, or taking of any action in reliance upon this message by persons or entities other than the intended recipient is prohibited and may be unlawful. If you received this message in error, please contact the sender and delete it from your computer.

Layer List
Aerial Photography
Administrative
Base Map Layers
Document Management
Engineering
Parcel Data
Parks & Recreation
Planning & Landuse
Site Location
Transportation
Utilities
Golf Course
Show Legend
Selection
Zoom To All
Report
Clear
Parcels (1)
Toolbox
6295
6285
6273
Scale 1: 495
Section 1

WINDOWS

Remove this label after final inspection; SAVE for future reference

NFRC CM

National Fenestration Rating Council

CERTIFIED

Pella Corporation

25 Premium New Construction
Double Hung
Annealed
One Wide
Advanced Low – E
Argon Gas
Vinyl Frame

ThermaStar by Pella

ENERGY PERFORMANCE RATINGS

U – Factor		Solar Heat Gain Coefficient
0.30 (U.S./I–P)	1.70 (Metric/SI)	0.28

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.53	– –

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use. For more information, call (641)621–3114 or visit Pella's web site at www.pella.com or visit NFRC's web site at www.nfrc.org

Wind Load Design Pressure (DP) (psf)
+35/–35
Per ASTM E330

ENERGY STAR® Qualified in Highlighted Regions

ENERGY STAR

Qualified

WDMA

HALLMARK — WINDOW AND DOOR MANUFACTURERS ASSOCIATION www.wdma.com — CERTIFIED

WDMA License Number:411–H–869

Manufacturer Stipulates Conformance to the applicable standards

R35 (Performance Grade35)
Tested to ANSI/AAMA/NWDA 101/I.S.2–97
H–R35 36.000"x62.00
Tested to AAMA/WDMA/CSA 101/I.S.2/A440–05
HR35 914x1574 (36.000"x62.0

WDMA Hallmark Certification. Pella products labeled with the Window & Door Manufacturers Association (WDMA) Hallmark Certification are tested in accordance with applicable WDMA performance standards, which requires products be tested for air infiltration, water infiltration, and structural performance. Peformance of Pella products will change over time depending upon the conditions of use. For details on Hallmark Certification, go to www.wdma.com.

Complies with HUD 111 (Gettysburg, PA)
Meets or exceeds M.E.C., C.E.C., and I.E.C.C. Air Infiltration Requirements

Florida Product Approval System(FPAS) Number:FL11152

Glazing type and thickness:Annealed,2.5MMboth panes, designed per ASTM E1300
Window or Door Actual Size:31.500" wide by53.500" tall

RECEIVED
FEB 28 2012
CITY OF TROY
BUILDING DEPT.

6285

6285