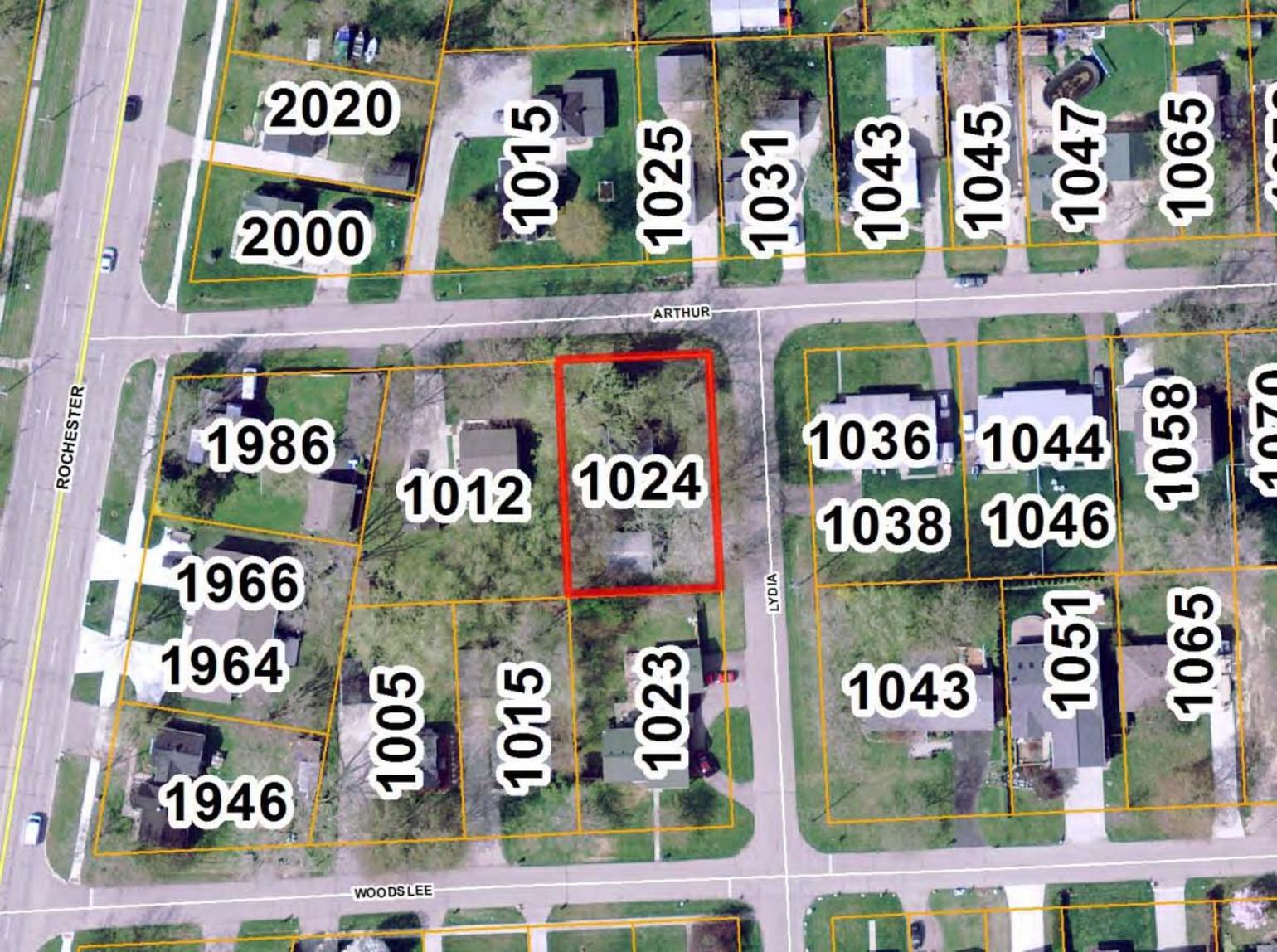


4. HEARING OF CASES

- E. VARIANCE REQUEST, GARY ABITHEIRA, 1024 ARTHUR – In order to construct a duplex, an 80 square foot variance to the required 10,000 square foot minimum lot area.

SECTION: 4.07 (C)



ROCHESTER

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WOODS LEE

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CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



FILE NUMBER _____
LOCATION _____
REGULAR MEETING FEE (\$150.00) _____
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$650.00) _____

NOTICE TO THE APPLICANT

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 **TWENTY-SEVEN (27) DAYS BEFORE** THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 1024 Arthur
LOT NO. 333+334 SUBDIVISION Stumpfs Beach Grove
LOCATED ON THE South SIDE OF (ROAD) Arthur
BETWEEN 1012 Arthur AND 1032 Arthur
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-27-431-005
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 Gary Abitheira
COMPANY _____
ADDRESS 3301 Mirage
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-840-2828
E-MAIL Gabitheira@wideopenwest.com

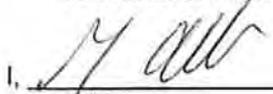
7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: _____

8. OWNER OF SUBJECT PROPERTY:

NAME Same
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

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,  (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 9/15/12

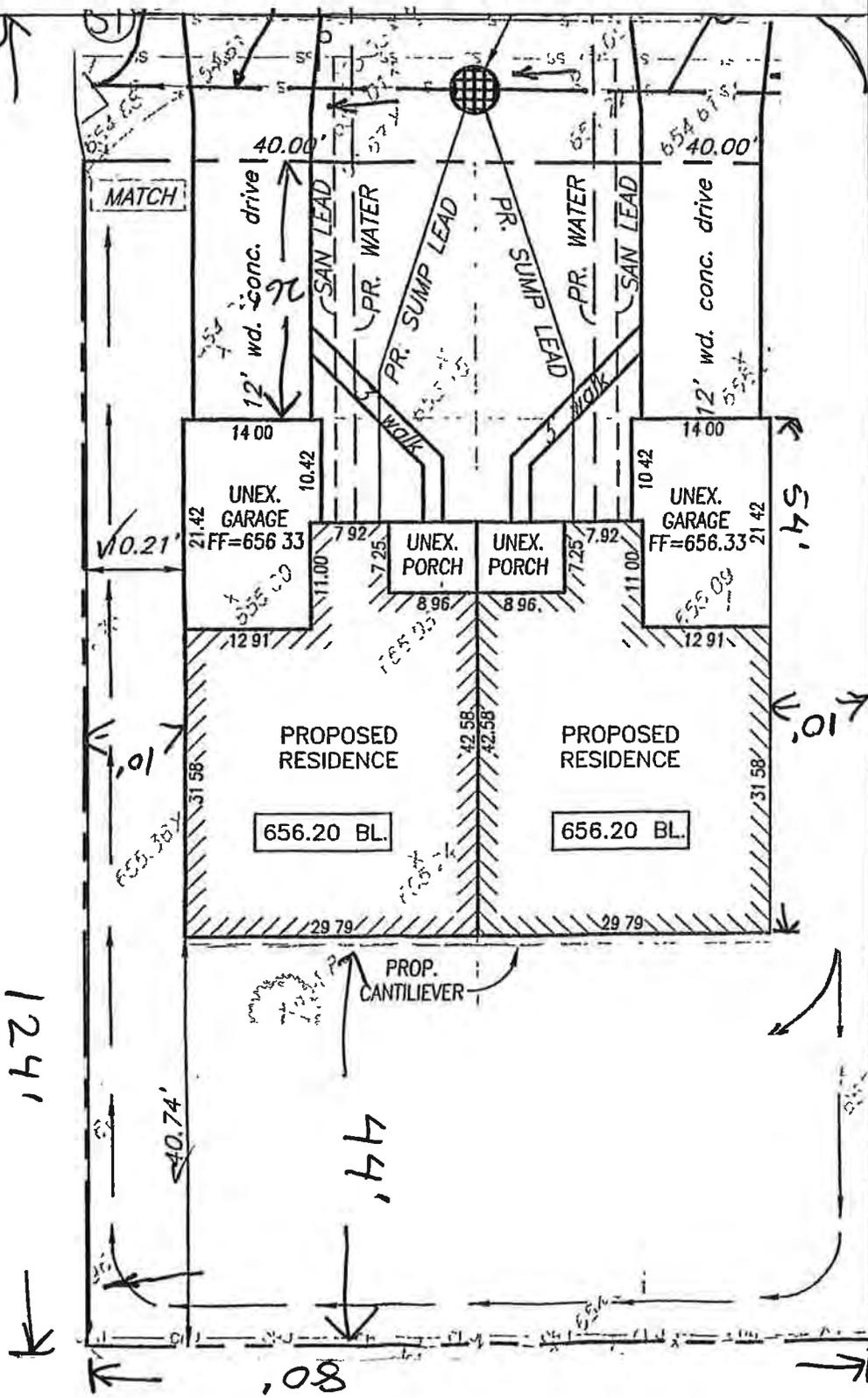
PRINT NAME: Gary Abitheira

SIGNATURE OF PROPERTY OWNER  DATE 9/15/12

PRINT NAME: Gary Abitheira

ARTHUR

4



LYDIA

124'

80'

44'

40.74'

10.21'

54'

10'

MATCH

PROPOSED RESIDENCE

PROPOSED RESIDENCE

UNEX. GARAGE
FF=656.33

UNEX. GARAGE
FF=656.33

UNEX. PORCH

UNEX. PORCH

656.20 BL.

656.20 BL.

PROP. CANTILIEVER

40.00'

40.00'

12' wd. conc. drive

12' wd. conc. drive

SAN LEAD

SAN LEAD

PR. WATER

PR. WATER

PR. SUMP LEAD

PR. SUMP LEAD

PR. WATER

SAN LEAD

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9/15/12

The lots were platted AT 40' lots back in the early 1900s. The lot is only 80' sq ft short of being large enough to fit AT Duplex AT 10,000 sq ft. The lots in this area are not large enough to fit duplexs without a variance. There are app. 20 Duplexs in this area zoned for Duplexs. I worked hard to have the house demolished so the area could see an improvement. The area is zoned for Duplexs in this area. The Duplex will fit on the lot without variances for any thing else. The lot is 9,920 sq ft. The coverage of the Duplex on the lot is less than 30%.