

4. HEARING OF CASES

- F. VARIANCE REQUEST, GARY ABITHEIRA, VACANT LOT NEXT TO AND WEST OF 85 CLOVERIDGE – In order to build a new house, a variance from the requirement that at least one side yard setback be at least 10 feet, and the total of two side yard setbacks be at least 20 feet. The proposed side yard setbacks are 9.5 feet and 6 feet.

SECTION: 4.07 (C)



CLOVERIDGE

VERMONT

FORTHTON

BIRCHWOOD

LIVERNOIS

CHOPIN

W MAPLE

E MAPLE

MAIN

257 245 233 221 211 107 85 71 57 47

256 244 232 220 194 106 94 86 66 46

267 255 243 231 219 207 195 121 105 93 87 73 57 45 31

1755 1731

154 158 166 140-A 140 134 128 120 110

1711 1709 1707 74 72

1631

1613

1708

1654

26 36 52 66

35 37 49 53 57 61 65

36 48 56 76 84

1824 37 45 71

1790 22 40 68

1710 25 31 51 77 8

1920 35 55 65 75 85

1917 108 96 80 70



210

122

108

96

80

70

54

42

30

19

19

CLOVERIDGE

211

107

85

71

57

47

194

106

94

86

66

46

18

FORTHTON

(R-1E)

210

122

108

96

(RT)

80

70

54

42

30

(O)

19

19

CLOVERIDGE

211

107

85

71

57

47

(F)

(RT)

(O)

18

(R-1E)

194

106

94

86

66

46

FORTHTON

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: 97 Cloverridge
LOT NO. 19 SUBDIVISION Clover Ridge Sub
LOCATED ON THE South SIDE OF (ROAD) Cloverridge
BETWEEN 85 Cloverridge AND 107 Cloverridge
ACREAGE PROPERTY: Attach legal description if this an acreage parcel
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-28-477-003
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, GAB (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 GAB DATE 9/15/12

PRINT NAME: Gary Abitheira

SIGNATURE OF PROPERTY OWNER GAB DATE 9/15/12

PRINT NAME: Gary Abitheira

1000.00
000.00
000.00

PROP. ELEV.
EXIST. ELEV.
FINAL ELEV.
WATER FLOW

PROP C.B.
RIM - 673.20'
INVT - 670.25'

P.P

9'

W. 60.5'
LOT
19

PROP/ LINE 140.0'

x675.00'
F/G

x675.00'
F/G

x674.50'
F/G

PROP 6" P.V.C. STORM LINE

40.0
PROPOSED
STRUCTURE
W/BASE

UNEX
AREA
PROP
GAR

PROP CONC DRIVE
4" COMP SAND
4" CONC SLAB

CONC WALK

674.50'
F/G

1" - K COPPER

C.B.
RIM 673.13'
INVT 669.13'

6" P.V.C SAN 1% MIN SLOPE

6" P.V.C STORM

674.20'
665.00'

R/W LINE 60.5'

673.47'

673.53'

9/15/12

The lot is 60' wide x 140' deep.

The zoning in this area was changed to be 10' on both sides of the lot leaving a 40' wide house. Before the zoning was changed the side yard setbacks were 5' and 10' for a total of 15'. The Hardship is difficulty building a house with a 2 car garage that is appealing to a buyer. The houses in this area was zoned as R1E before the zoning change.

EXISTING SITE CONDITION

JOB NUMBER

PICTURE # JOB#GL-2012-0089

REF #

CUSTOMER#

PROPERTY OWNER
GFA DEVELOPMENT
979 BADDER, TROY, MICHIGAN, 48083. GARY 248.840.2828

FEEL

FOCAL: 7-28-12

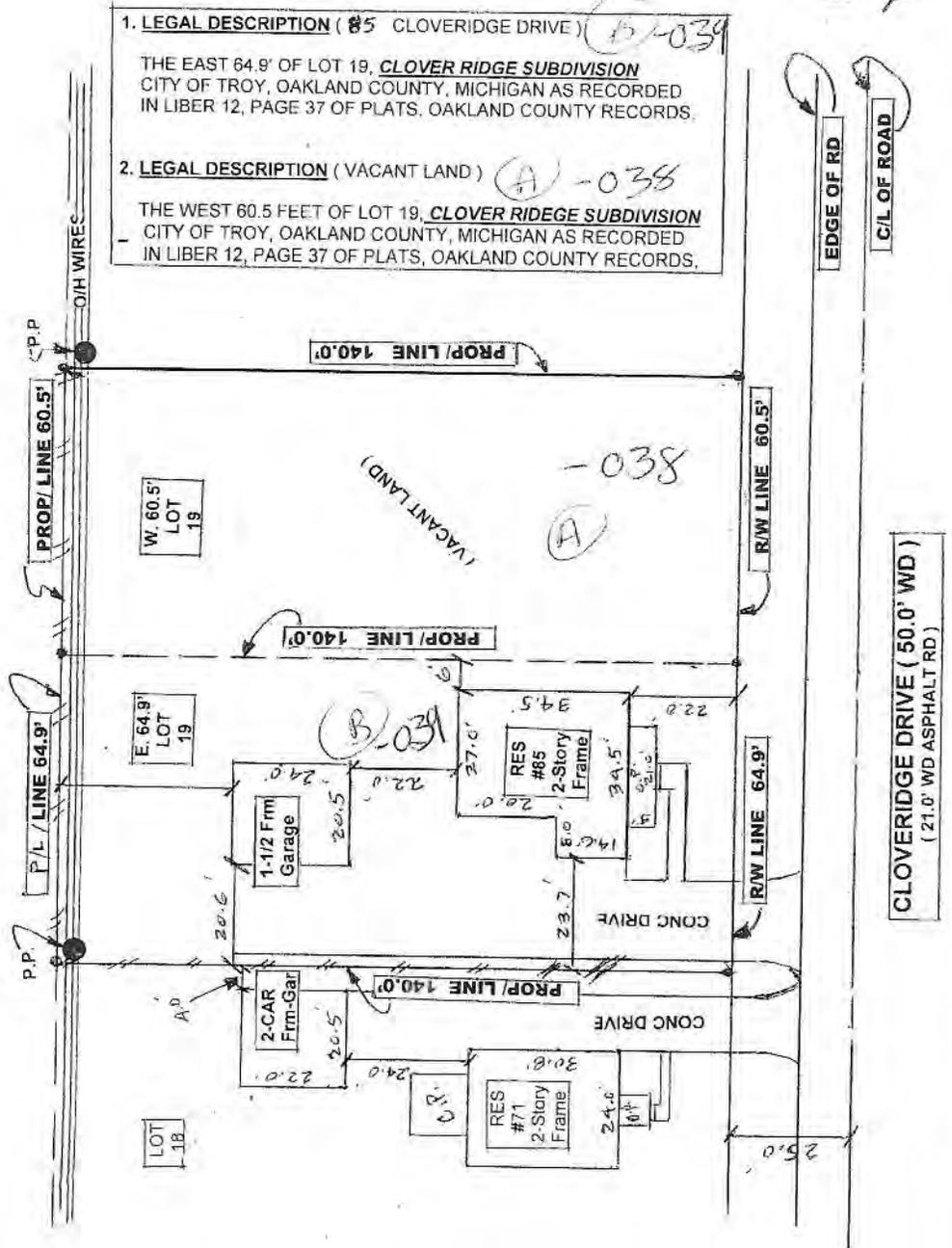
SCALE: 1"=30'

1. LEGAL DESCRIPTION (B-034) CLOVER RIDGE DRIVE

THE EAST 64.9' OF LOT 19, CLOVER RIDGE SUBDIVISION
CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED
IN LIBER 12, PAGE 37 OF PLATS, OAKLAND COUNTY RECORDS.

2. LEGAL DESCRIPTION (A) -038 (VACANT LAND)

THE WEST 60.5 FEET OF LOT 19, CLOVER RIDGE SUBDIVISION
CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED
IN LIBER 12, PAGE 37 OF PLATS, OAKLAND COUNTY RECORDS.



SYSTEM'S
SEVEN

CERTIFIED BY

