

ZONING BOARD OF 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. 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.), 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.

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.



ZONING BOARD OF APPEALS MEETING AGENDA

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

Glenn Clark, Chair, and Bruce Bloomingdale, Vice Chair
Kenneth Courtney, David Eisenbacher, Allen Kneale

Tom Krent, David Lambert, Orestis Kaltsounis (Alternate), Paul McCown (Alternate)

June 17, 2014

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – May 20, 2014
3. APPROVAL OF AGENDA
4. HEARING OF CASES

POSTPONED ITEM:

- A. VARIANCE REQUEST, JOHN D. XERRI, JR., 931 BROOKLAWN – In order to construct an addition to the home, a 13.5 foot variance from the minimum required 35 foot rear yard setback.

ZONING ORDINANCE SECTION: 4.06 (C), R1-E Zoning District

NEW CASES:

- B. VARIANCE REQUEST, JASON MROZEK, 470 W. SQUARE LAKE – In order to construct a roof over the existing front porch, a 22.5 foot variance from the required 50 foot front yard setback.

ZONING ORDINANCE SECTION: 4.06 (D) (1)

- C. VARIANCE REQUEST, MIKE ROBERTS for CONTINENTAL SERVICES, 700 STEPHENSON HIGHWAY – A variance to allow parking, loading and maneuvering of trucks in the front yard.

ZONING ORDINANCE SECTION: 4.18 (D) (2)

5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
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@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.

On May 20, 2014, at 7:30 p.m., in the Council Chambers of Troy City Hall, Vice Chair Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Bruce Bloomingdale
Glenn Clark
Kenneth Courtney
David Eisenbacher
Thomas Krent
David Lambert
Paul McCown

Absent:

Allen Kneale

Also Present:

Paul Evans, Zoning and Compliance Specialist
Julie Quinlan Dufrane, Assistant City Attorney

2. APPROVAL OF MINUTES – April 15, 2014

Moved by Krent
Seconded by Eisenbacher

RESOLVED, to approve the April 15, 2014 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

A. VARIANCE REQUEST, GAIL A. MORO FOR GPRZ REAL ESTATE LLC, 6530, 6550, 6566 COOLIDGE HIGHWAY– In order to split a parcel into four parcels, variances to the required 100 foot minimum lot frontage and width. Three of the proposed parcels are proposed to have 90 feet of frontage and width. The fourth is proposed to be 98.31 feet wide. Zoning Ordinance Section 4.06 R-1B Zoning District.

Moved by Courtney
Seconded by Kneale (Motion carried over from April 15, 2014 meeting)

RESOLVED, to deny the request.

Yes: Courtney, Krent, Bloomingdale, Clark

No: Eisenbacher, McCown, Lambert

MOTION PASSED

- B. VARIANCE REQUEST, EDWARD SHORNAK, 3665 SANDBURG – In order to construct an addition to the home, 1) a 3.5 foot variance from the minimum required 10 foot side yard setback; 2) a 5.1 foot variance from the minimum required 20 foot combined setback for both side yards; and 3) a 6.2 foot variance from the minimum required 40 foot rear yard setback. Zoning Ordinance .4.06 (C), R1-C Zoning District.

Moved by Eisenbacher
Second by Bloomingdale

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- C. VARIANCE REQUEST, DAN LAPISH, 600 COLEBROOK – In order to continue construction on a tree house, a 4 foot variance from the requirement that detached accessory supplemental buildings not exceed 14 feet in height. Zoning Ordinance Section 7.03 (B) (3) (d).

Moved by Eisenbacher
Second by McCown

RESOLVED, to grant the request provided there are no openings or decks on the east elevation.

Yes: All

MOTION PASSED

- D. VARIANCE REQUEST, JOHN D. XERRI, JR., 931 BROOKLAWN – In order to construct an addition to the home, a 13.5 foot variance from the minimum required 35 foot rear yard setback. Zoning Ordinance Section 4.06 (C), R1-E Zoning District.

Moved by McCown
Second by Lambert

RESOLVED, to postpone the request to the June 17, 2014 regularly scheduled meeting because applicant is not present.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS- Election of Officers

Moved by Courtney
Seconded by Lambert

RESOLVED, to elect Glenn Clark Chair and Bruce Bloomingdale Vice Chair.

Yes: ALL

MOTION PASSED

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:56 pm.

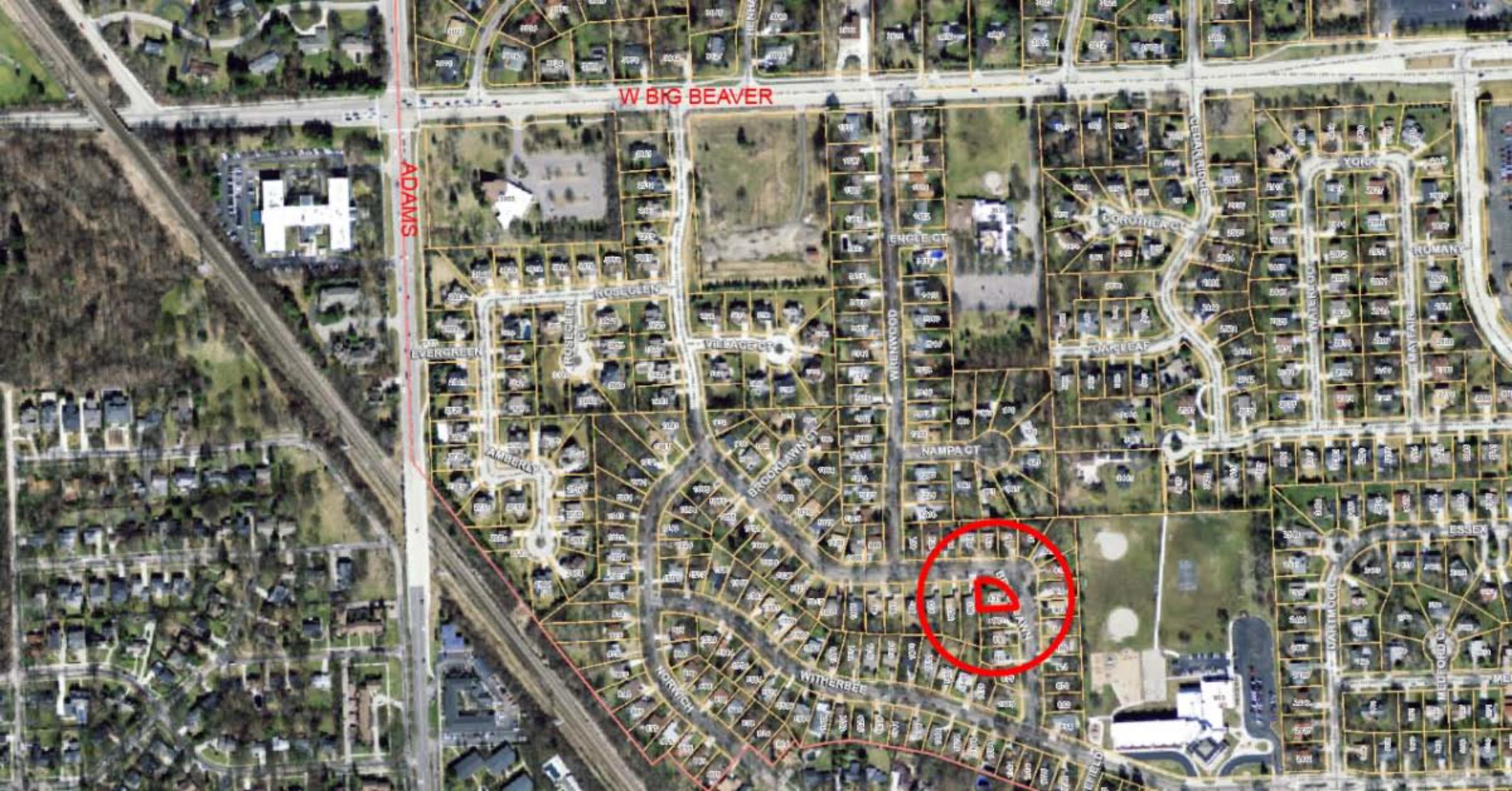
Respectfully submitted,

Glenn Clark, Vice Chair

Paul Evans, Zoning and Compliance Specialist

- A. VARIANCE REQUEST, JOHN D. XERRI, JR., 931 BROOKLAWN – In order to construct an addition to the home, a 13.5 foot variance from the minimum required 35 foot rear yard setback.

ZONING ORDINANCE SECTION: 4.06 (C), R1-E Zoning District



W BIG BEAVER

ADAMS





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WITHERS

BROOKLAWN

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(R-1E)

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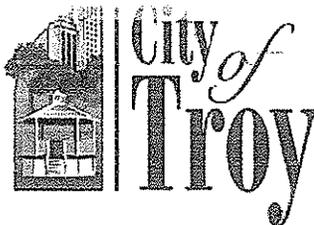
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1584

862

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



FEE \$150.00
<http://troymi.gov/Government/Departments/CodeEnforcement.aspx>

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST **27 DAYS BEFORE THE MEETING DATE.**

1. ADDRESS OF THE SUBJECT PROPERTY: 931 Brooklawn Dr.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-30-152-018
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Rear Property Setback
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: Not in my Ownership
5. APPLICANT:
NAME John D Xerri, Jr.
COMPANY Owner
ADDRESS 931 BrookLawn Dr.
CITY Troy STATE MI ZIP 48084
PHONE 248-979-0220
E-MAIL Jdxfirst@gmail.com
AFFILIATION TO THE PROPERTY OWNER: Owner

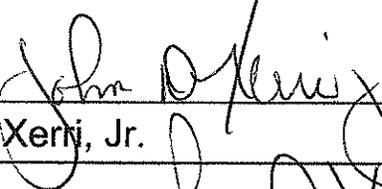
6. PROPERTY OWNER

NAME John D Xerri, Jr.
COMPANY Owner
ADDRESS 931 BrookLawn Dr.
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-979-0220
E-MAIL Jdxfirst@gmail.com

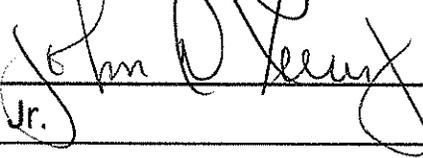
The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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, John D Xerri, Jr. (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE  DATE 4/22/2014

PRINT NAME: John D. Xerri, Jr.

PROPERTY OWNER SIGNATURE  DATE 4/22/2014

PRINT NAME: John D. Xerri, Jr.

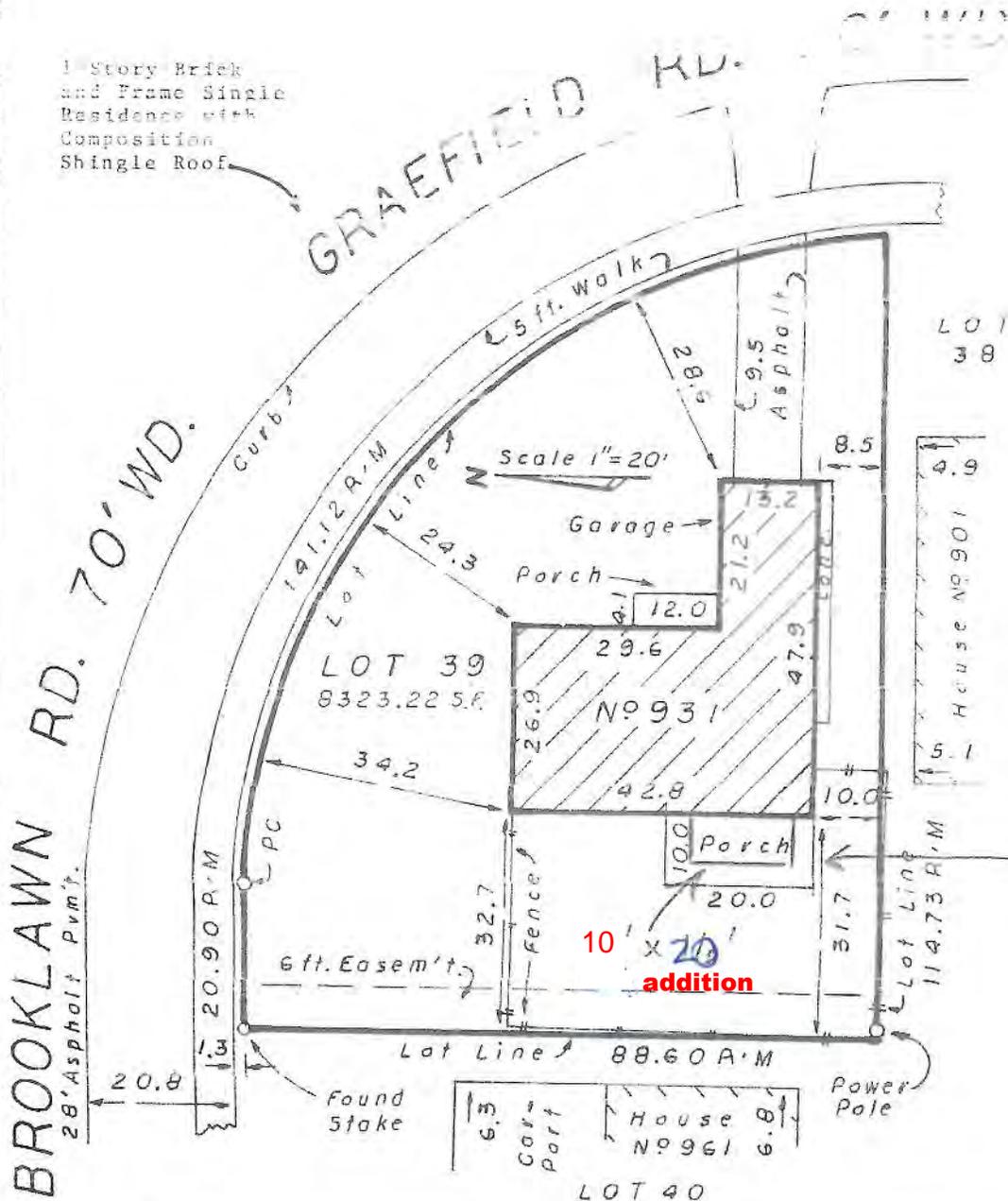
Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.

Statement of Practical Difficulty

- A. 931 BrookLawn Dr, Lot #39 Parcel 88-20-30-152-018 has the largest front radius yard in the Troyton Manor Subdivision. This one of a kind irregularity has unique features and also has unique drawback's one being a somewhat small backyard. Due to its irregular shape it currently does not meet the requirements of the current zone R1E requirements of the 35 foot setback for my proposed project. The properties current setback is 31.7 feet which is not standard due to its one off irregular shape.
- B. There are no other properties in the Troyton Manor Subdivision with the same property layout.
- C. Characteristics are not personal in nature.
- D. Characteristics are not created by the current or previous owners, by design from land development from the subdivision layout.
- E. This request if approve is to restore the existing brick & concrete 10'x20' patio that was built with the house, and to add a ~~8'x16'~~ ^{10x20} reverse gable with the same 3/12 pitch of the existing home maintaining the existing character of the home. The proposed reverse gable will not impair light or air to adjacent properties being a corner lot. No congestion to public streets or public safety because construction is in the backyard and our intent is to increase established property value here and within the surrounding area/City.

RESIDENTIAL PLOT PLAN



INSTALL GABLE OR EXISTING PORCH
20' 7" FROM THE REAR LOT
10' FROM THE SIDE LOT

LEGAL DESCRIPTION OF PROPERTY: Lot 39, TROYTON MANOR SUBDIVISION, of part of the NW $\frac{1}{4}$ of Section 30, T2N-R11E, Troy Twp., and the City of Birmingham, Oakland County, Michigan. SAID PROPERTY located in the City of Troy, Plat recorded in LIBER 73, PAGE 23, Oakland County Records.

WE HEREBY CERTIFY that we have surveyed the property herein described, that there are located entirely thereon as shown, buildings and improvements photograph of which was taken and of which a print appears attached hereto, and that said building and improvements are within the property lines and that there are no existing encroachments upon the lands and property described whatsoever.

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48063
ESTABLISHED 1946

Prepared For: John Xerri

PETER G. PITCHFORD
LOM NORTHROP

(734) 516-1717
FAX (734) 516-1706

ORDER No 190601 DATE Feb. 13, 2014

BY: *John M. Northrop*



BUILDING PERMIT APPLICATION

Check # _____

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
248-524-3344

BUILDING

Date: 4 21 14 PB2014-0413

Project Information

Job Address: 931 Brooklawn DR Suite # _____
Lot: 40 Subdivision: Troyton Manor Sidwell # _____

Building Type

Industrial Office Commercial Multiple Other _____
 Residential Duplex Condo

Request For Building Permit To:

Construct Complete Add to Alter Repair Demolish Other _____
 New Building Existing Structure Tenant Space Spa Other _____
 Garage/Accessory Building Deck Patio Pool

Additional Information on location of Construction (Floor/area of bldg.): Replace existing Concrete

Size of Bldg./Addition/Tenant Space/Garage/Deck/etc.: Add Reverse Gable

ZONING: R2E USE GROUP: _____ CONST. TYPE: Wood/Concrete

ESTIMATED COST OF CONSTRUCTION \$ 4000 By Contractor
\$4000 owner By Department

Applicant Information

Name: John Xerrri Phone: 248 979 0220 Fax: _____
Address: 931 Brooklawn DR City: TROY State: MI Zip: 48084
License # _____ Federal ID # _____ MESC # _____ Comp. Carrier _____
Email: JDXFirst@gmail.com Preferred Contact # /Name John

Check if you would like email notification of any violations

Owner Information

Name: John Xerrri Phone: 248 979 0220 Fax: _____
Address: 931 Brooklawn City: Troy State: MI Zip: 48084

PLOT PLANS SHALL BE Submitted on Separate Sheets and shall show all easements and measurements (must be correct and in detail). Show all streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.

I, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Homeowner Affidavit

I hereby certify that the work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the State of Michigan Building Code and shall not be enclosed, covered up or occupied until it has been inspected and approved. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

Signature & Print Name: John Xerrri John Xerrri Date: 4 21 14
(owner's signature indicates compliance with homeowner's affidavit)

Subscribed and sworn to before me this _____ day of _____ Notary Public, _____ County, Michigan
Gerald Rice My commission expires _____

A SOIL EROSION PERMIT MAY BE NECESSARY FOR YOUR BUILDING PERMIT TO BE PROCESSED
PLEASE SEE THE ENGINEERING DEPARTMENT

GERALD D. RICE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 28, 2016
ACTING IN COUNTY OF Oakland

FOR BUILDING DEPARTMENT USE ONLY

APPROVED BY: Plan Commission Date: _____
 Board of Zoning Appeals Date: _____
 City Council Date: _____

PLAN ANALYST COMMENTS: _____

SPECIAL STIPULATIONS: _____

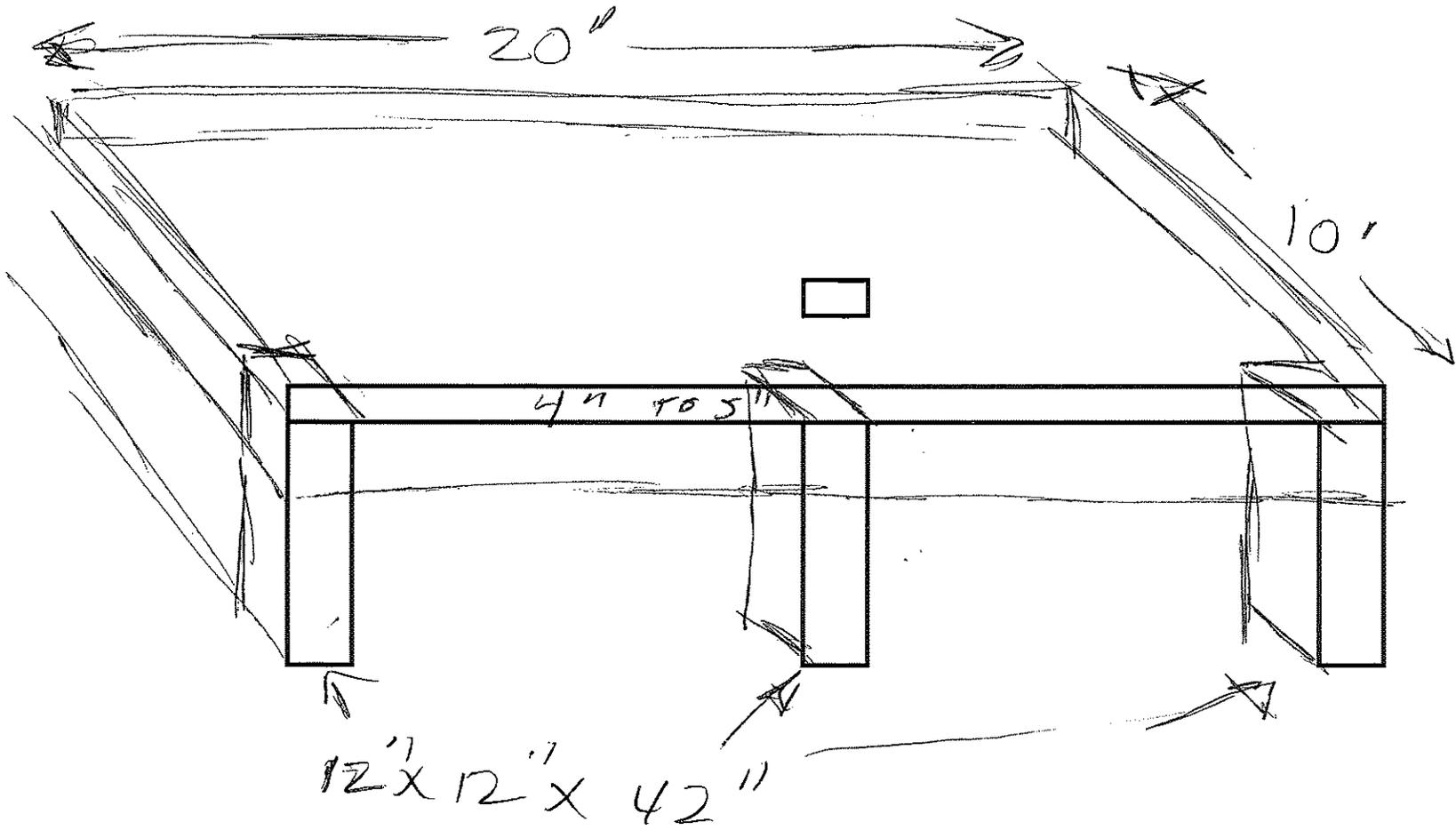
Plan Review Fee Paid \$ _____ Date _____

Soil Erosion _____

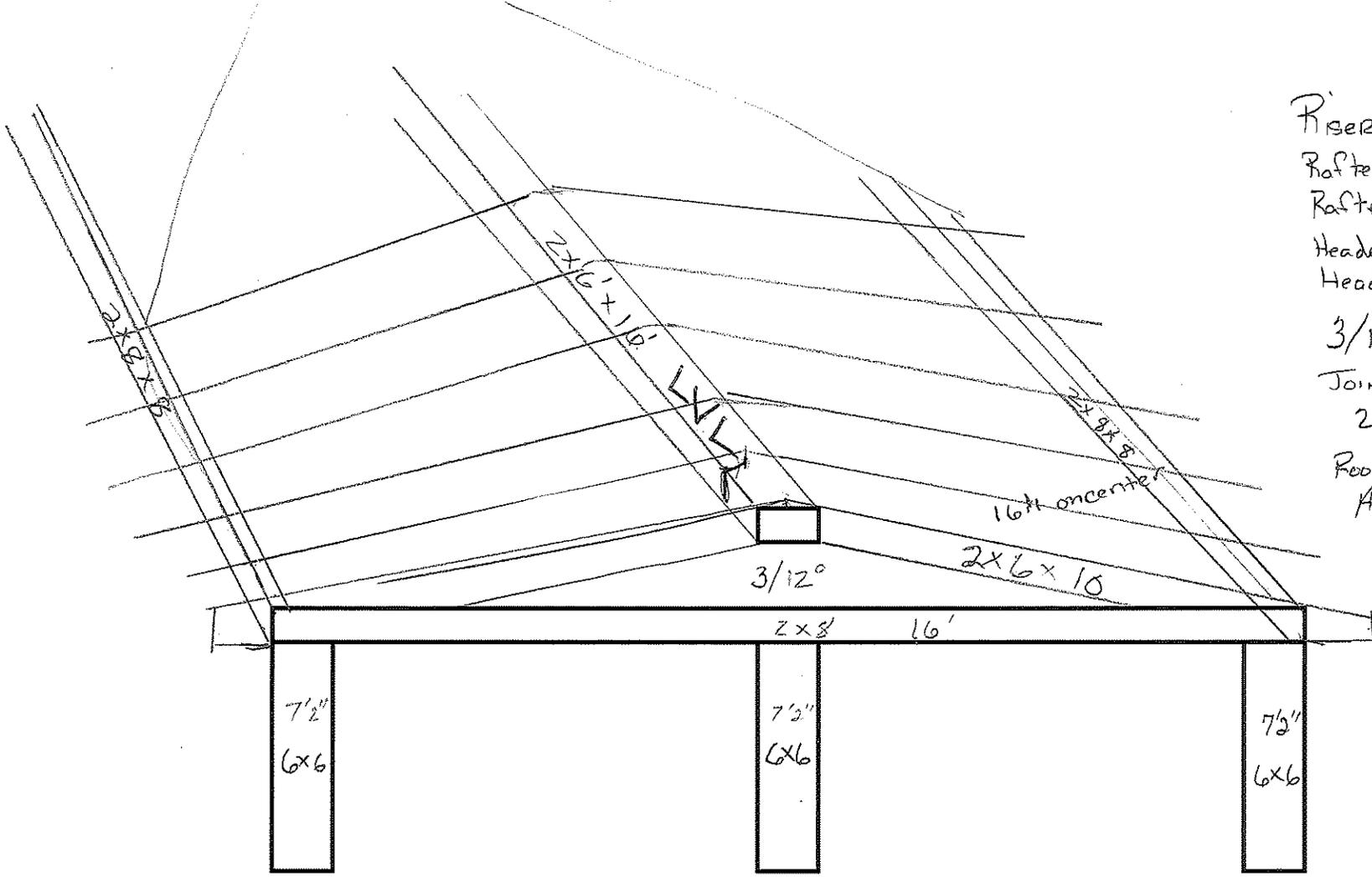
FEES DUE:

Building Permit Fee	\$ _____	Sewer Fee	\$ _____
Certificate of Occupancy	\$ _____	Water Fee Due	\$ _____
Bond (refundable)	\$ _____	Structural Review Fee	\$ _____
Plan Review Fee	\$ _____	Plans [] Rolled	
Add'l Plan Review Fee	\$ _____	[] Folded	
Micro Film Charge	\$ _____	[] Attached	
Grade Inspection	\$ _____		
Street Maintenance Fee	\$ _____		
Tree Deposit	\$ _____		
Residential Bldg Contractor Registration (exp. 5/31)	\$ _____		
TOTAL DUE	\$ _____		

APPROVED BY: _____ DATE: _____



PATIO, CONCRETE
TOP 10' x 20' x 4"
FOOTERS 12" x 12" x 42"
931 BROOK LAWN
TROY MI 48064



- | | |
|------------------|----------|
| | QTY |
| Risers 6x6x7.2 | 3 |
| Rafters 2x6x10 | 8 |
| Rafters 2x6x10 | 8 |
| Header 2x8x8 | 4 Double |
| Header 2x8x16 | 2 Double |
| 3/12° PITCH | |
| JOINER RAFTERS | |
| 2x6x16 | 1 |
| Roof 4x8x3/8 | 6 |
| Asphalt Shingles | 4 |

REVERSE Gable 931 BROADWAY DR
48084

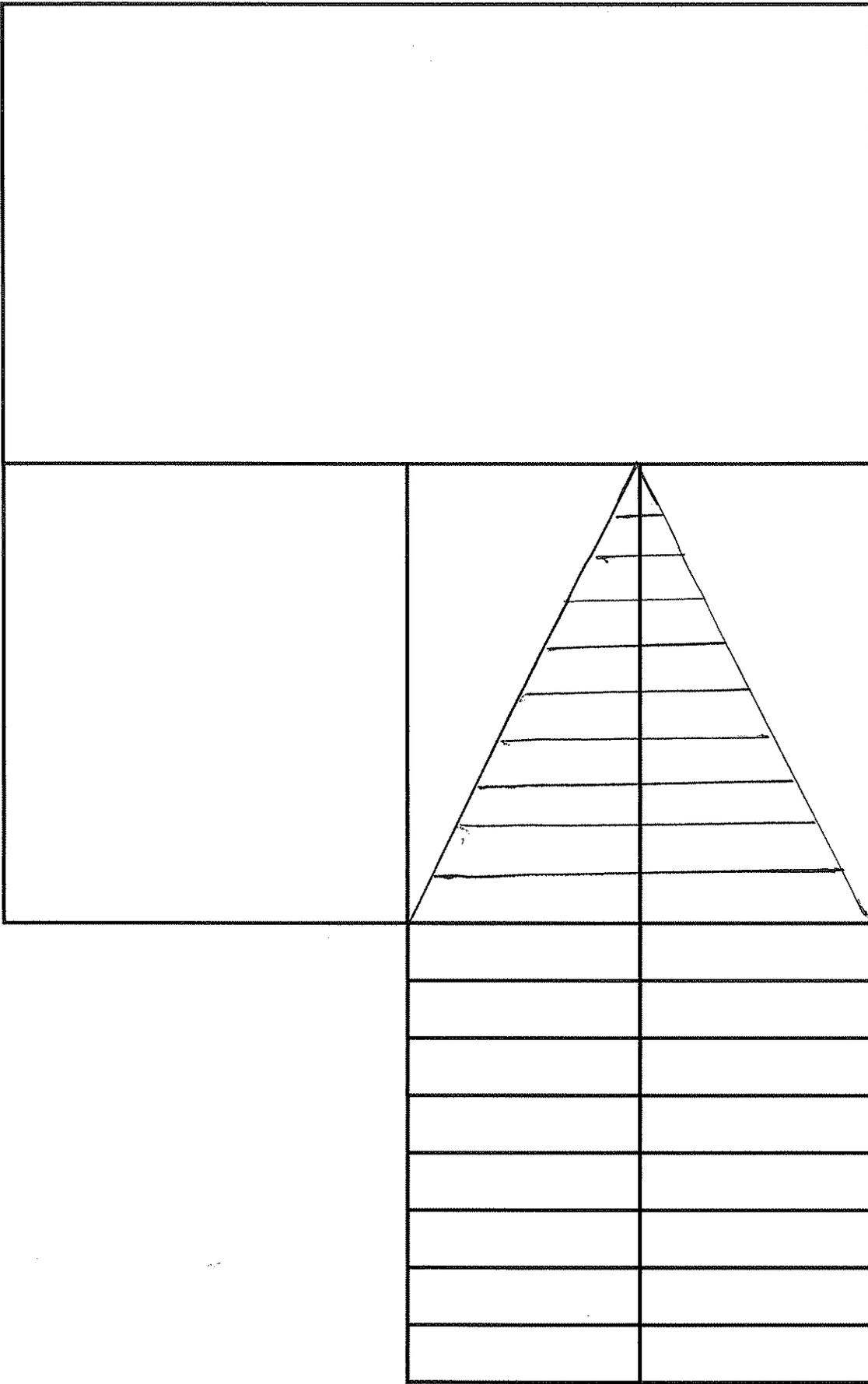
JOHN XERRI
248-979-0220

2x6x10	Rafters	24	\$ 360
2x10x16	Header	1	\$ 50
2x8x10	truss	8	80
6x6x8	stansion	3	150
4x8	Roof	12	180
pek	Shingles	8	160
roll	tarpaper	1	56

\$1036

Patio Replace 10x20
 Add 3 12x12 Footers (42") deep
 \$2,000.00

2x6x10	Rafters	24
2x10x16	Header	1
2x8x10	truss	8
6x6x8	stansion	3
4x8	Roof	12
pek	Shingles	8
roll	tarpaper	1

























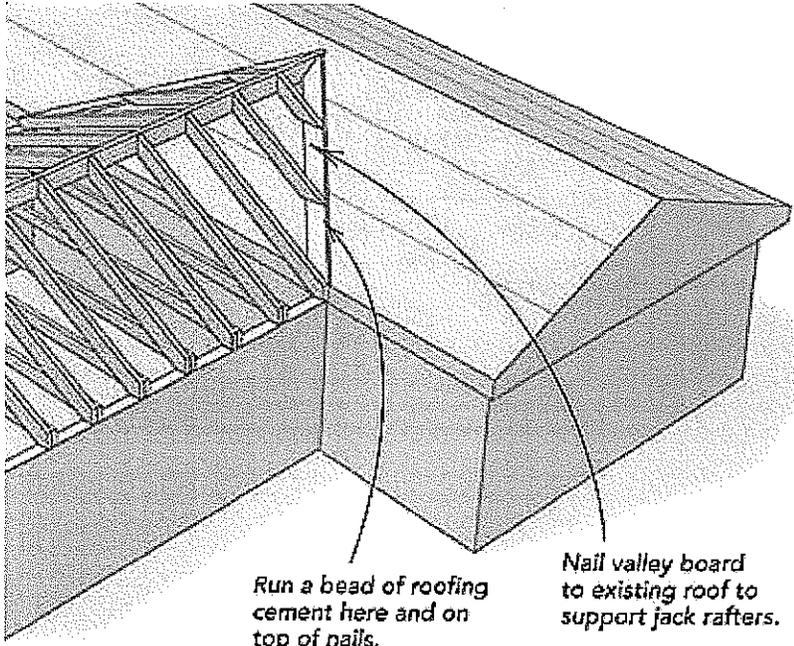


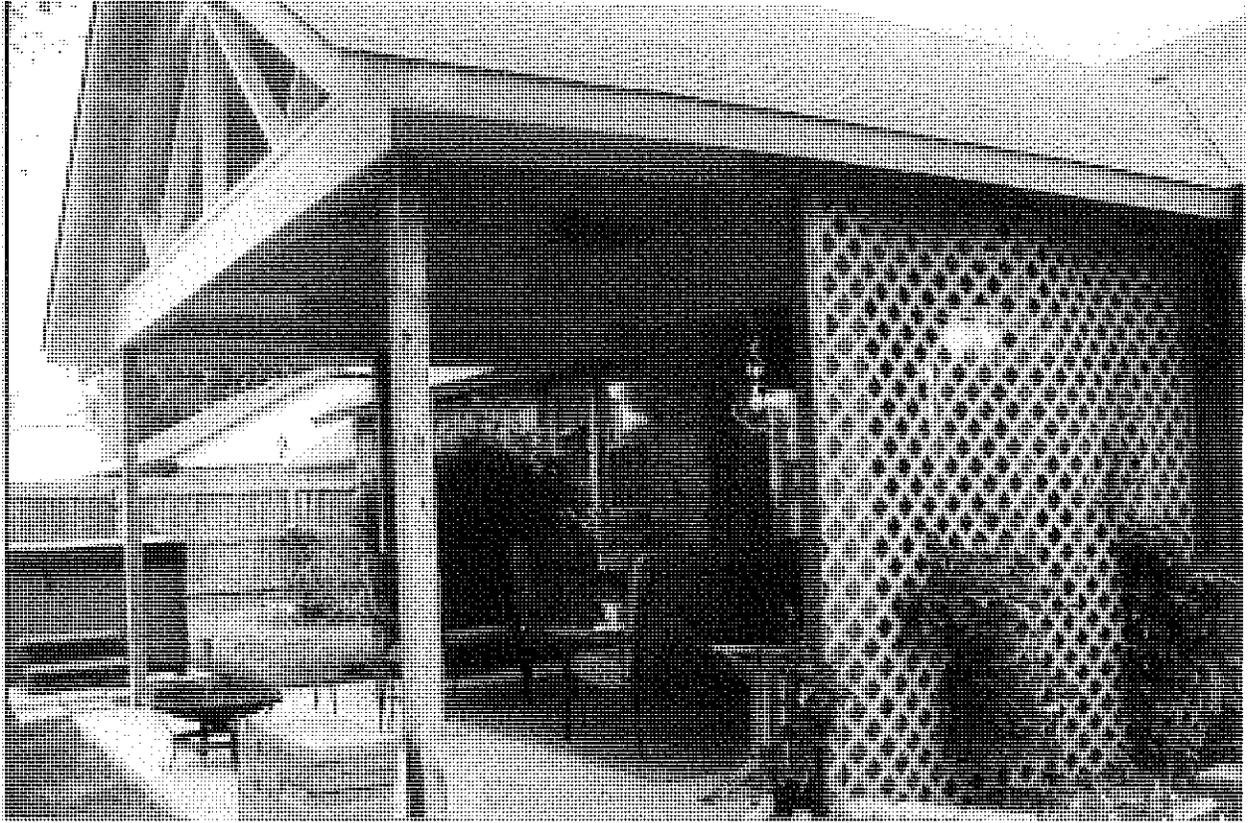
Paul

Attached are examples of ~~Gable~~
Reverse Gable Roofs I would like
To Put over my patio. And the
Plot Plan showing the location
I will drop off the pictures
of my Home before the end of
day

Thanks again
John Kern

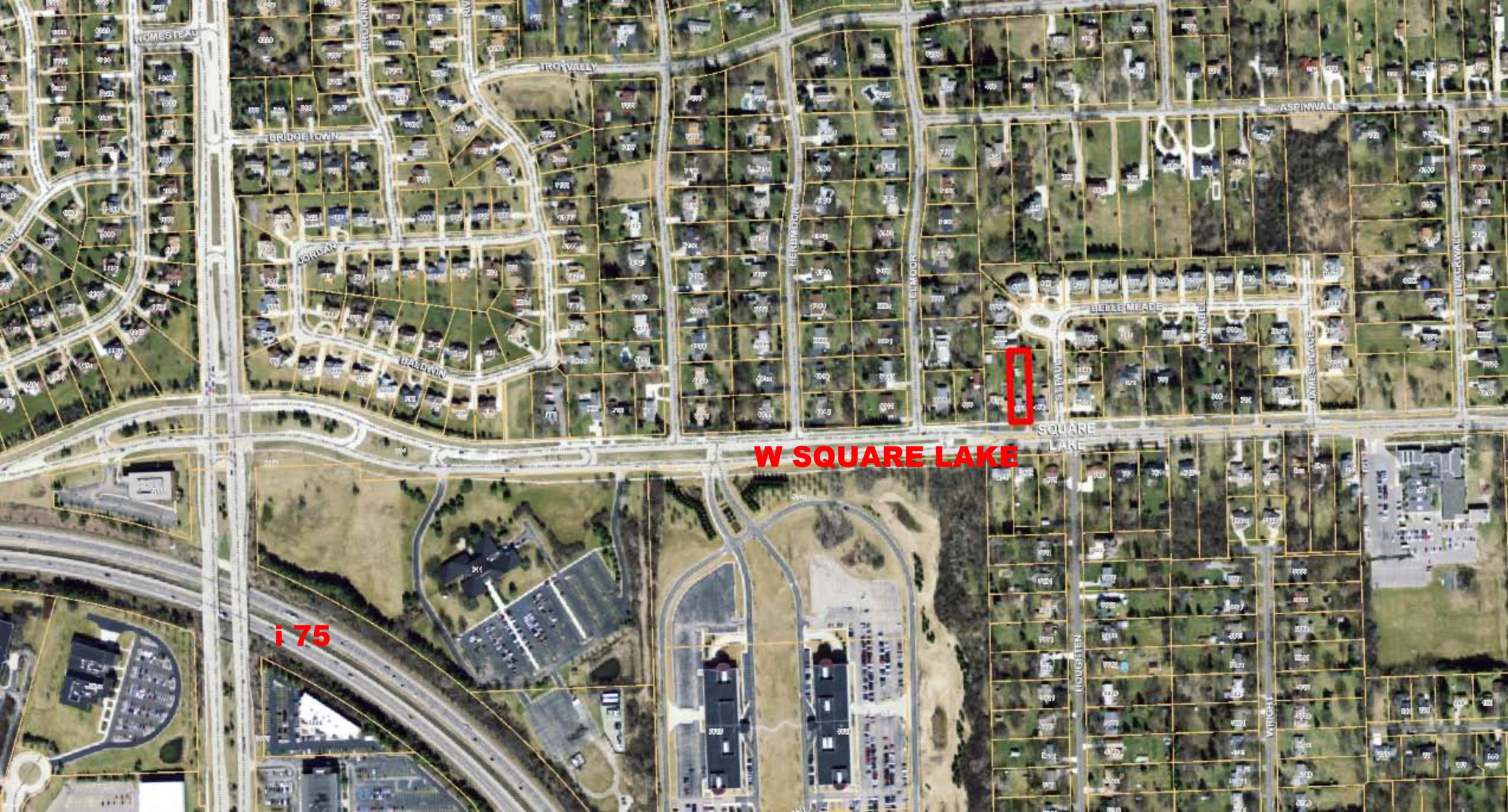
evanspm @ tray mi, gov





- B. VARIANCE REQUEST, JASON MROZEK, 470 W. SQUARE LAKE – In order to construct a roof over the existing front porch, a 22.5 foot variance from the required 50 foot front yard setback.

ZONING ORDINANCE SECTION: 4.06 (D) (1)



W SQUARE LAKE

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ST PAUL





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(R-1B)

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(R-1B)

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SQUARE LAKE

ST PAUL

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(R-1B₁)

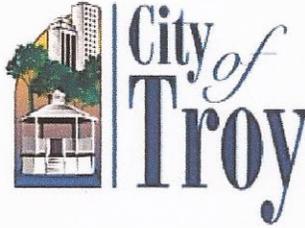
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345

ANNABEL

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



FEE \$150.00
<http://troymi.gov/Government/Departments/CodeEnforcement.aspx>

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION AND FEE, AT LEAST 27 DAYS BEFORE THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 470 West Square Lake Rd. Troy 48098
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-04-451-007
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Front R-1B
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME Jason Mrozek
COMPANY _____
ADDRESS 470 West Square Lake Rd.
CITY Troy STATE MI ZIP 48098
PHONE 248-821-9226
E-MAIL jamtko@comcast.net
AFFILIATION TO THE PROPERTY OWNER: owner

6. PROPERTY OWNER:

NAME Jason Mrozek
COMPANY _____
ADDRESS 470 West Square Lake Rd.
CITY Troy STATE MI. ZIP 48098
TELEPHONE 248-821-9226
E-MAIL jamtko @ comcast.net

The undersigned hereby declares 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, Jason Mrozek (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE  DATE 5-1-14

PRINT NAME: Jason Mrozek

PROPERTY OWNER SIGNATURE  DATE 5-1-14

PRINT NAME: Jason Mrozek

Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

The applicant will be notified of the time and date of the hearing by first class mail.

Statement Of Practical Difficulty

- a) House was built in 1947 before Troy became a City. Through the years the city has purchased frontage for widening W. Square Lake Road and for a five foot wide sidewalk, which has shrunk the frontage of home. The only way to make the variance code would be to move the house and garage further back on the property.
- b) The variance is sought for 470 W. Square Lake Road home only.
- c) Adding this small variance will end a big problem and a liability issue in the winter months. As of now, there is a very small over hang over the front door of about 5 inches. I have a problem with water, snow and ice. During the winter months it's a big ice problem where the front door can not be used and I can not get mail packages delivered because of the ice. This past winter made me get moving on this issue.
- d) The characteristics which make compliance with the dimensional requirements difficult were not created by myself or the previous owner.
- e) This proposed small variance will in no way be harmful or alter the essential character of the area in which the property is located. And will not impair light or air to adjacent property or increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or 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.

Asking for a small variance at 470 W. Square Lake Road, Troy, MI. 48098.
A total of 33 square feet, 5.6 feet out and 6 feet wide for a gable over the
front door and existing concrete slab. The front door area is a problem and
liability issue in the winter months.

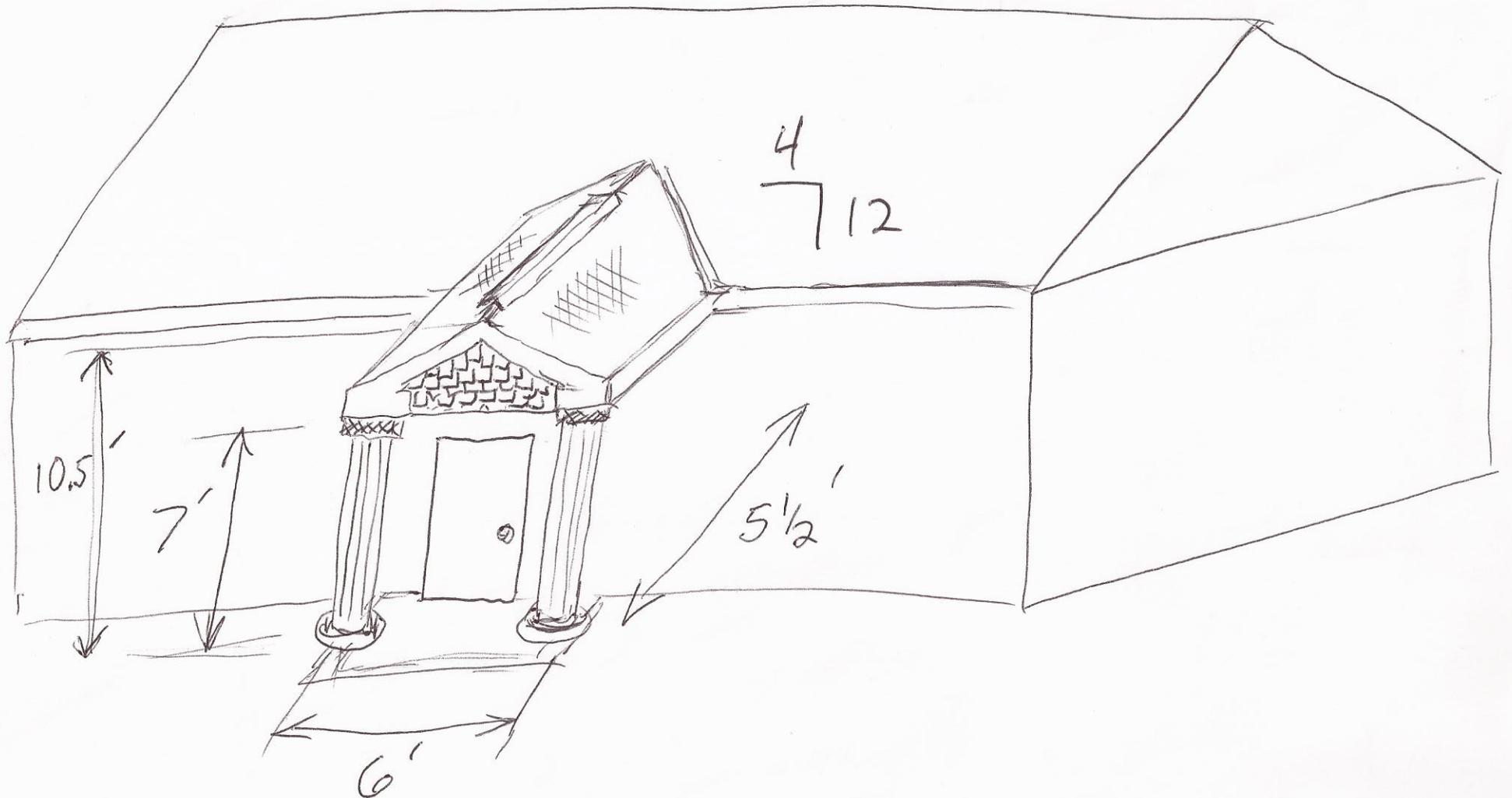
Neighbor support on each side of home for the variance.

Earrington A. Gambrell 476 W. Square Lake
Earrington A. Gambrell

Andy Maxwell 456 W. Sq. Lk. Rd. Troy MI. 48098
Andy Maxwell

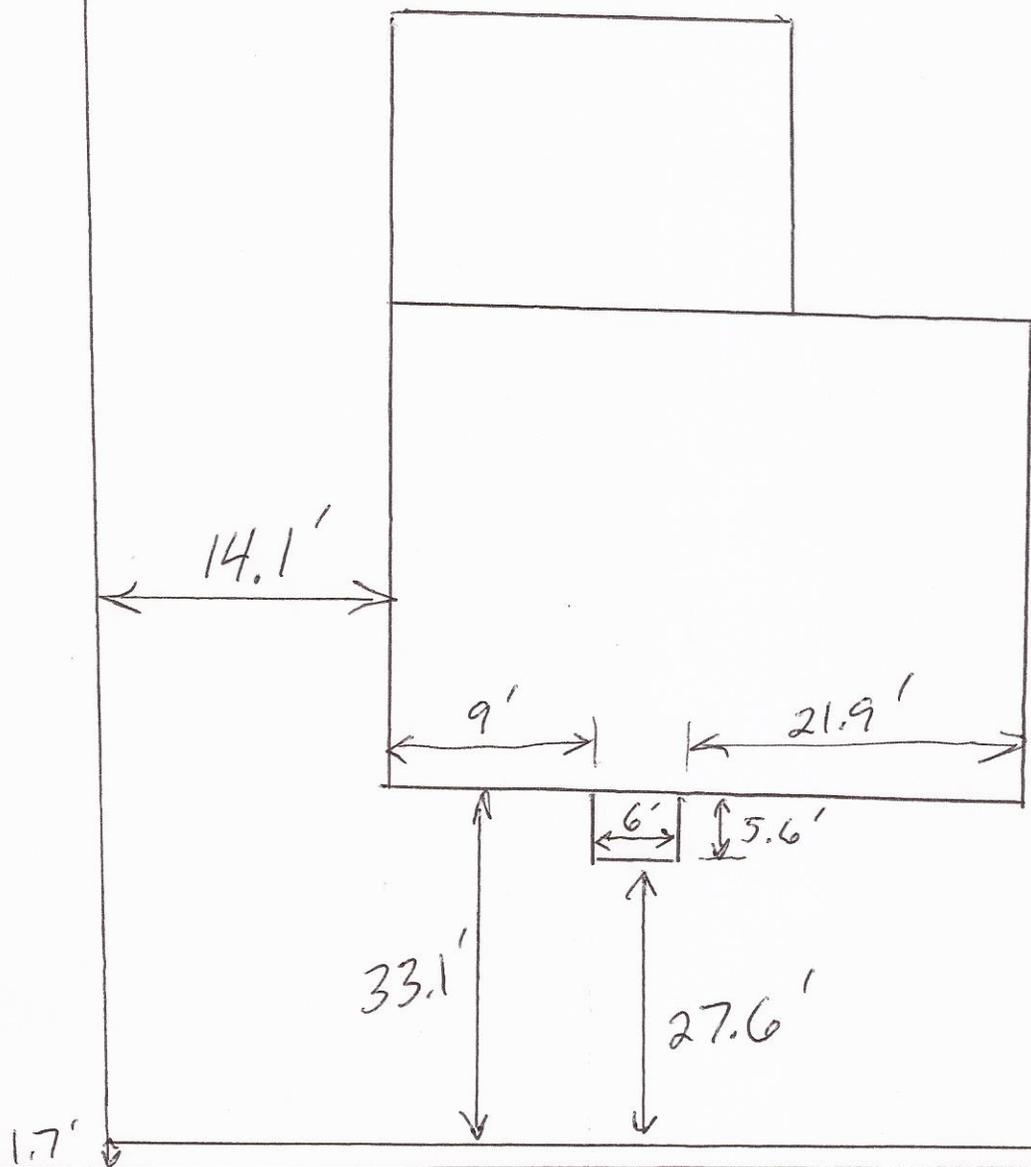
Front Door
Gable

470 W. Square Lake Rd.
Troy, MI. 48098



470 W. Square Lake Rd.

Troy, MI. 48098



SIDEWALK

33.6'

W. Square Lake RD.



GEORGE JEROME & CO.

PRIME FINANCIAL GROUP

GEORGE JEROME & CO.

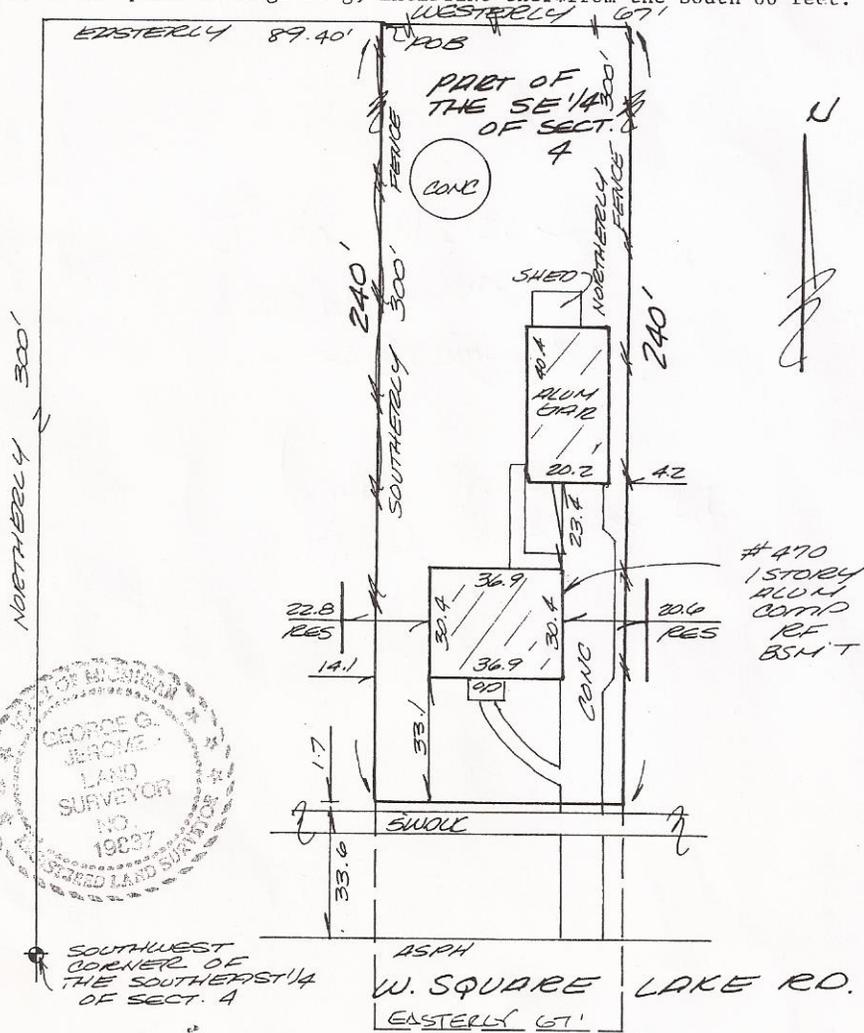


CONSULTING MUNICIPAL & CIVIL ENGINEERS - SURVEYORS. 28304 HAYES • ROSEVILLE, MI 48066 • (810) 774-3000

LEGAL DESCRIPTION OF PROPERTY (AS FURNISHED BY CLIENT)

DATE: 3/1/99

Land in the City of Troy, Oakland County, Michigan, described as follows: Beginning at the Southwest corner of the Southeast 1/4 of Section 4, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan; thence Northerly along the North and South 1/4 Section line a distance of 300 feet to a point; thence Easterly and parallel to the South line 89.40 feet to the point of beginning of this description; thence Southerly and parallel to the said North and South 1/4 Section line, a distance of 300 feet to a point on the South line of said Section; thence Easterly along the said section line, a distance of 67 feet to a point; thence Northerly and parallel to the said North and South 1/4 Section line, a distance of 300 feet to a point; thence Westerly, a distance of 67 feet to the point of beginning, EXCEPTING therefrom the south 60 feet.



CERTIFICATE: We hereby certify to PRIME FINANCIAL GROUP that we have surveyed the above-described property in accordance with the description furnished by you for the purpose of a mortgage loan to be made by JASON A. MROZEK

thereon 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 not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes have been set at any of the boundary corners.

SCALE: 1"=40'
DR. BY TZ
REV. BY

GEORGE JEROME & CO.
George Jerome
REGISTERED LAND SURVEYOR

JOB NO. 128764





470





C. VARIANCE REQUEST, MIKE ROBERTS for CONTINENTAL SERVICES, 700 STEPHENSON HIGHWAY – A variance to allow parking, loading and maneuvering of trucks in the front yard.

ZONING ORDINANCE SECTION: 4.18 (D) (2)



RANKIN

GRANT

SHEPHERD

KENYON

LYONS

RED WOOD

BURDMAN

AICA

WAGON

KEY WEST

STEPHENSON

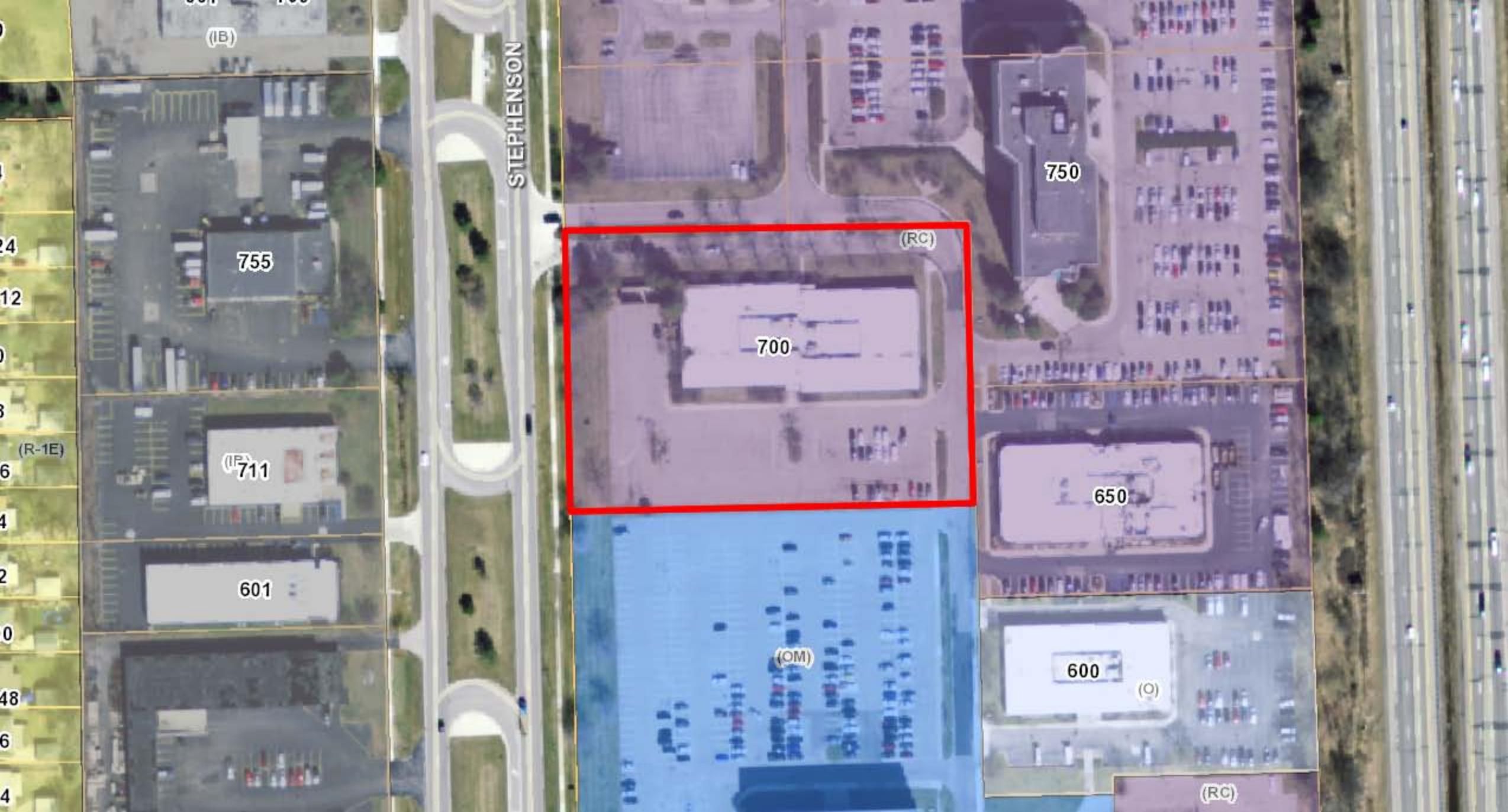
ELLIOTT

W FOURTEEN MILE

JOHN R



700



(IB)

STEPHENSON

755

(IP)
711

601

(RC)

700

750

650

(OM)

600

(O)

(RC)

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: 700 Stephenson Highway, Troy MI 48083

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-35-327-019

3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: Section 4.18.D.2

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: Jan. & Oct. 2012 (sections 4.18.D.2 & 13.03.B.3)

6. APPLICANT INFORMATION:
NAME Mike Roberts
COMPANY Continental Services
ADDRESS 700 Stephenson Hwy
CITY Troy STATE MI ZIP 48083
TELEPHONE 248 414 1749
E-MAIL m.roberts@continentalserv.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: VP of Continental Catering Events

8. OWNER OF SUBJECT PROPERTY:

NAME Jim Bardy

COMPANY Continental Services

ADDRESS 700 Stephenson

CITY Troy STATE MI ZIP 48

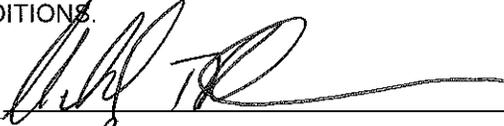
TELEPHONE 248 414 1711

E-MAIL j.bardy@continentalserv.com

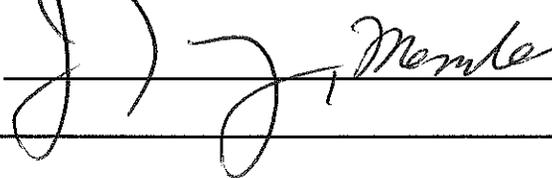
The undersigned hereby declare(s) under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

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, Jim Bardy (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 9/30/14

PRINT NAME: MICHAEL ROBERTS

SIGNATURE OF PROPERTY OWNER  DATE 9-30-14

PRINT NAME: J. BARDY



May 14, 2014

700 Stephenson Zoning Appeal June 2014

700 Stephenson has only two useable yards; the yard along Stephenson and the yard at the South end of the property. While the yard along Stephenson is zoned a front yard, the natural front yard for the building is along the South portion of the property where the majority of parking is located. It was for this reason that the existing building entry location (from when the property was purchased) was maintained as what is now the current entry. The production kitchen was located on the West end of the building and the office was located toward the East end.

While it is not impossible to park trucks in the South yard to accommodate the current variance, we are requesting a variance to allow parking trucks in the front yard as indicated in the graphic presentation for several reasons.

1. Proximity to Berm/Landscaping:

Although trucks parked in the front yard are closer in proximity to Stephenson, they are closer to the berm and landscaping. Our graphic presentation shows a scenario with trucks parked in the front yard and trucks parked in the South yard. It is our opinion, trucks parked in the South yard are more visible than those parked along the berm; especially where the berm is landscaped.

Parking along the berm also allows us to further improve the situation with additional landscaping.

2. Parking Space Size:

Trucks parked along the berm do not infringe on parking lot traffic. Typical parking spaces are 18' in length while trucks are 25' in length. Although it is still possible to drive around the vehicles, they protrude into the circulation by five feet (if they park on the far South and overhand the lawn) and by seven feet parked in the center spaces.

Along the berm, there are no parking stripes and trucks are removed from the general flow of guests and employee parking.

3. Clarity of Program and Our Company Image:

We would like to consolidate trucks to one location (in proximity to loading) and guest vehicles to another (in proximity of our entry). Distributing our trucks on the South yard negatively affects the South yard (what we consider to be our front yard and entry approach). The effect of parking trucks in the South yard does not alleviate the front yard of its utilitarian image but rather extends that utilitarian image to the front of the building. We believe this effect is also perceived from Stephenson. Rather than hiding this zone with the berm, the parking extends it into full site and the impression is the entire site is utilitarian side/rear yard.

While the trucks in question are essential to our business, we are aligned with the City's desire to hide them as best as we can.

We are willing to extend the landscaping on the berm South to create essentially a landscape screen which appears to be very affective along the North end of the berm if the City is willing to allow the additional parking in the front yard.

We feel distributing our vehicle across the South yard is not in anyone's interest and that parking against the berm is the cleaner and less visible solution for both traffic along Stephenson and for our guests and employees.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Roberts", followed by a long horizontal line extending to the right.

Mike Roberts

Vice President, Continental Catering and Events



700 STEPHENSON TROY, MI ZONING APPEAL JUNE 2014
ROBBINS EXECUTIVE PARK WEST ASSOCIATION
ZONED: RC RESEARCH CENTER

CURRENT VARIANCE PERMITS TWO DELIVERY TRUCKS (25' LONG) AND ONE TRUCK ACTIVELY LOADING/UNLOADING IN THE FRONT YARD. THE DELIVERY TRUCKS ARE STORED ON SITE WHILE THE SUPPLY TRUCK IS LIMITED TO THREE HOURS PER WEEK.

**CONTINENTAL DELIVERY TRUCKS
TRUCK LENGTH: 25'**



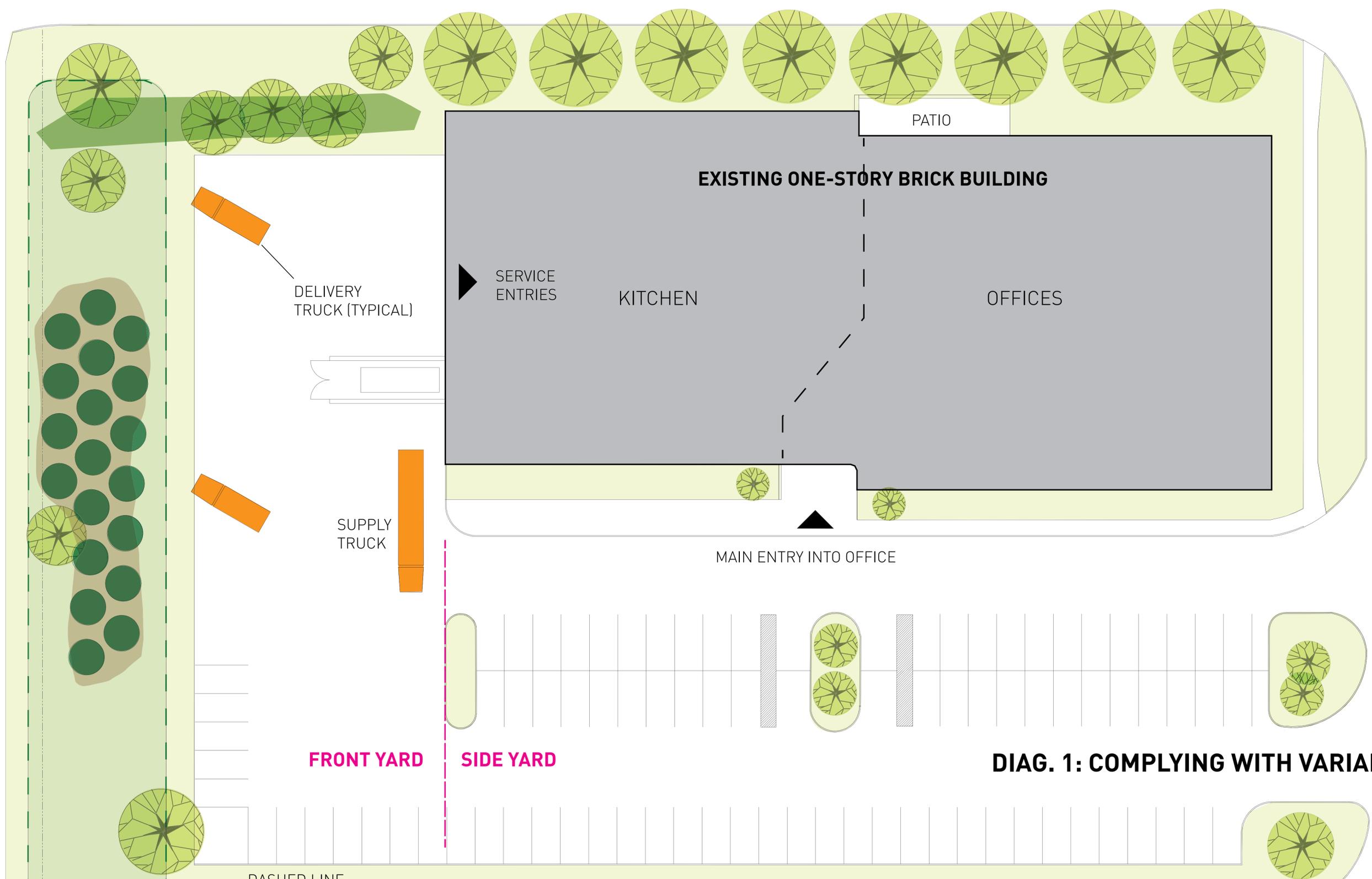
**SUPPLY TRUCKS
TRAILER AND CAB LENGTH: 45' (60' SHOWN)**





STEPHENSON HWY NORTH BOUND

ROBBINS EXECUTIVE PARK DRIVE



FRONT YARD

SIDE YARD

DIAG. 1: COMPLYING WITH VARIANCE

DASHED LINE:
EXISTING BERM
ALONG STEPHENSON

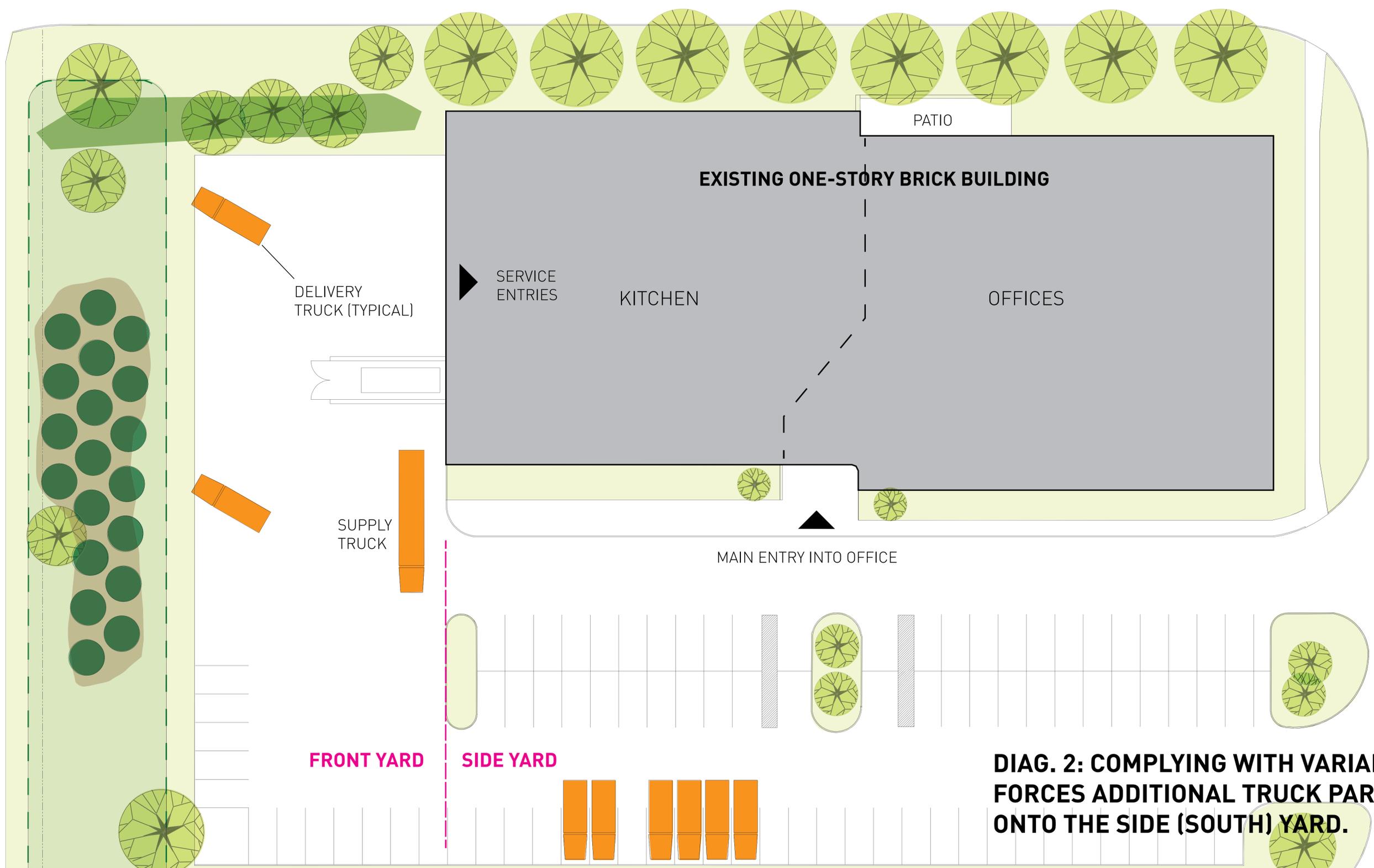
PROPERTY LINE





STEPHENSON HWY NORTH BOUND

ROBBINS EXECUTIVE PARK DRIVE



DELIVERY TRUCK (TYPICAL)

SUPPLY TRUCK

SERVICE ENTRIES

KITCHEN

PATIO

EXISTING ONE-STORY BRICK BUILDING

OFFICES

MAIN ENTRY INTO OFFICE

FRONT YARD

SIDE YARD

DIAG. 2: COMPLYING WITH VARIANCE FORCES ADDITIONAL TRUCK PARKING ONTO THE SIDE (SOUTH) YARD.

DASHED LINE:
EXISTING BERM
ALONG STEPHENSON

PROPERTY LINE



INTERNAL

DELIVERY TRUCKS IN THE SIDE YARD HAVE AN IMPACT ON THE EXPECTATION OF GUESTS. WE WOULD LIKE THE EMPLOYEE AND GUEST PARKING TO BE FREE OF DELIVERY TRUCKS. DELIVERY TRUCKS IN THE SIDE YARD ARE ALSO MORE CENTRAL AND VISIBLE TO THE BUSINESS PARK (ALONG ROBBINS EXECUTIVE PARK DRIVE).

VISUAL IMPACT OF TRUCKS IN SIDE YARD

IT IS OUR OPINION THAT TRUCKS PARKED IN THE SOUTH LOT ARE ACTUALLY MORE VISIBLE ALONG STEPHENSON. THE TRUCKS TO THE RIGHT IN THIS PHOTO ARE PARKED IN THE SIDE/SOUTH YARD. RATHER THAN ELEVATE THE IMPACT IN THE FRONT YARD, THEY EXTEND THE PERCEPTION OF THE LOADING AREA TO THE CENTER OF THE SITE.

EXTERNAL





STEPHENSON HWY NORTH BOUND

30' 50'+/-

ROBBINS EXECUTIVE PARK DRIVE

PATIO

EXISTING ONE-STORY BRICK BUILDING

SERVICE ENTRIES

KITCHEN

OFFICES

PROPOSED TRUCK PARKING ZONE

PROPOSED TRUCK LOADING & TEMPORARY PARKING ZONE (1 HOUR.)

MAIN ENTRY INTO OFFICE

ALIGN EDGE OF ZONE WITH SOUTH EDGE OF EXISTING CURB

FRONT YARD

SIDE YARD

DIAG. 3: PROPOSED LOADING AND PARKING ZONES

(NOTE: AREA OF EXISTING PAVING IS UNCHANGED)

DASHED LINE:
EXISTING BERM
ALONG STEPHENSON

PROPERTY LINE

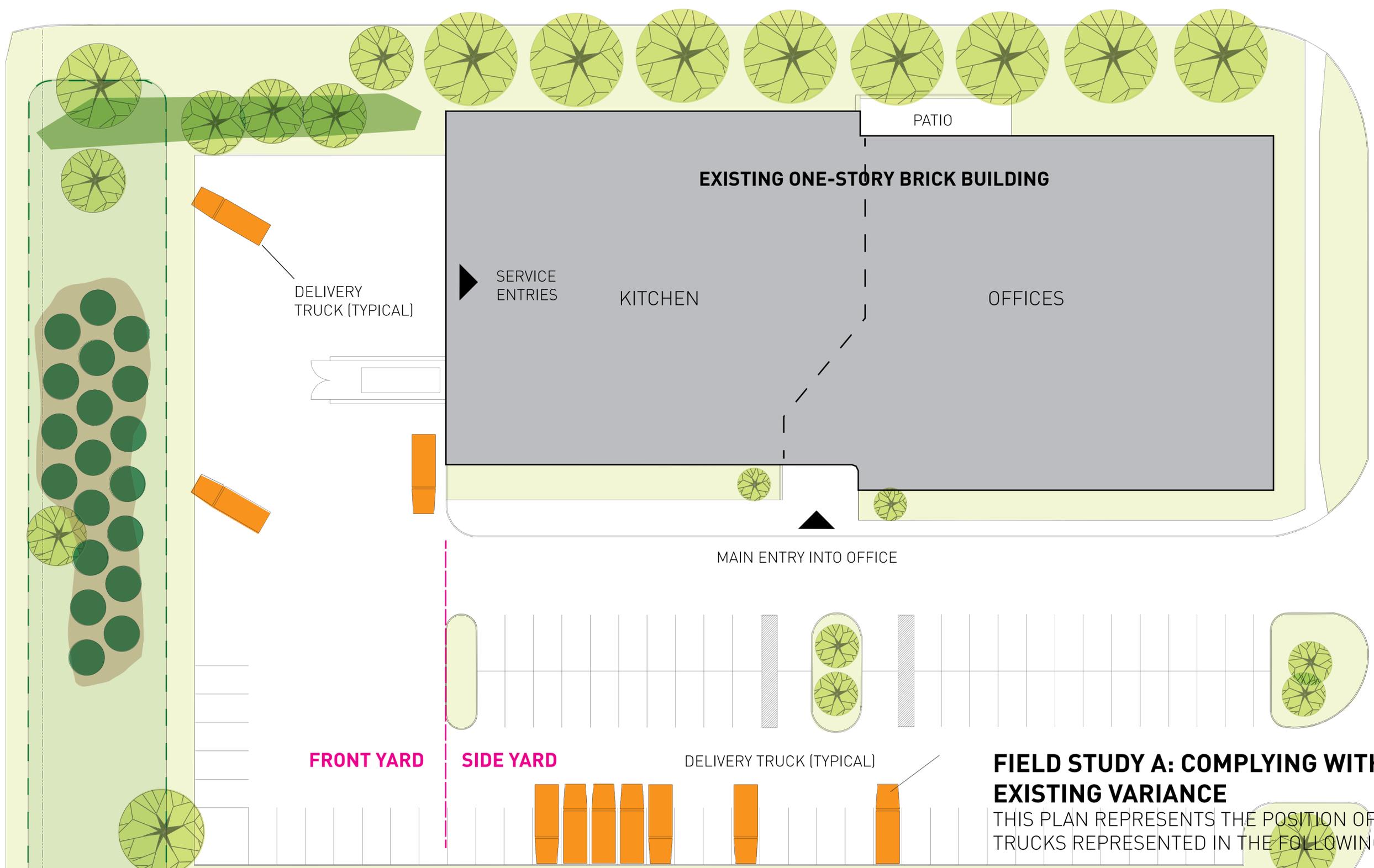
FIELD COMPARISON

DELIVERY TRUCKS WERE ARRANGED ON THE SITE INTO TWO CONFIGURATIONS. IN THE FIRST CONFIGURATION, "FIELD STUDY A", TRUCKS WERE ARRANGED TO COMPLY WITH THE EXISTING VARIANCE. IN THE SECOND CONFIGURATION, "FIELD STUDY B", TRUCKS WERE ARRANGED TO COMPLY WITH THE PROPOSED VARIANCE. PHOTOGRAPHS FROM NORTHBOUND STEVENSON WERE TAKEN OF EACH CONFIGURATION TO COMPARE THE VISUAL IMPACTS.



STEPHENSON HWY NORTH BOUND

ROBBINS EXECUTIVE PARK DRIVE



DELIVERY TRUCK (TYPICAL)

SERVICE ENTRIES

KITCHEN

PATIO

EXISTING ONE-STORY BRICK BUILDING

OFFICES

MAIN ENTRY INTO OFFICE

FRONT YARD

SIDE YARD

DELIVERY TRUCK (TYPICAL)

FIELD STUDY A: COMPLYING WITH EXISTING VARIANCE

THIS PLAN REPRESENTS THE POSITION OF TRUCKS REPRESENTED IN THE FOLLOWING PHOTOS.

DASHED LINE:
EXISTING BERM
ALONG STEPHENSON

PROPERTY LINE





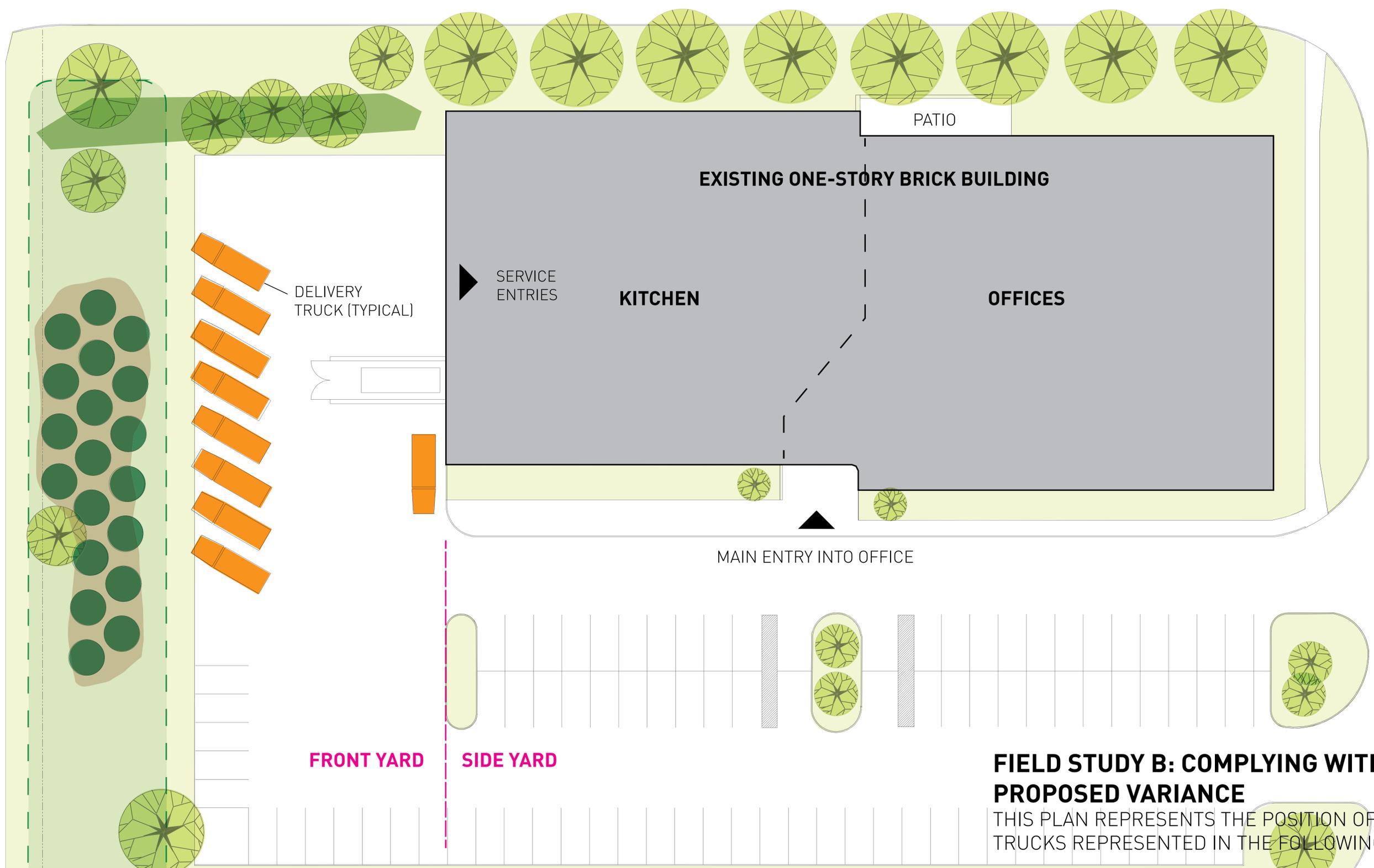
**FIELD STUDY A: COMPLYING WITH
EXISTING VARIANCE**

REFER TO PLAN ON PREVIOUS SHEET FOR LOCATON
OF TRUCKS.



STEPHENSON HWY NORTH BOUND

ROBBINS EXECUTIVE PARK DRIVE



PATIO

EXISTING ONE-STORY BRICK BUILDING

SERVICE ENTRIES

KITCHEN

OFFICES

DELIVERY TRUCK (TYPICAL)

MAIN ENTRY INTO OFFICE

FRONT YARD

SIDE YARD

FIELD STUDY B: COMPLYING WITH PROPOSED VARIANCE

THIS PLAN REPRESENTS THE POSITION OF TRUCKS REPRESENTED IN THE FOLLOWING PHOTOS.

DASHED LINE:
EXISTING BERM
ALONG STEPHENSON

PROPERTY LINE



**FIELD STUDY B: COMPLYING WITH
PROPOSED VARIANCE**
REFER TO PLAN ON PREVIOUS SHEET FOR LOCATON
OF TRUCKS.



FIELD STUDY A: COMPLYING WITH CURRENT VARIANCE



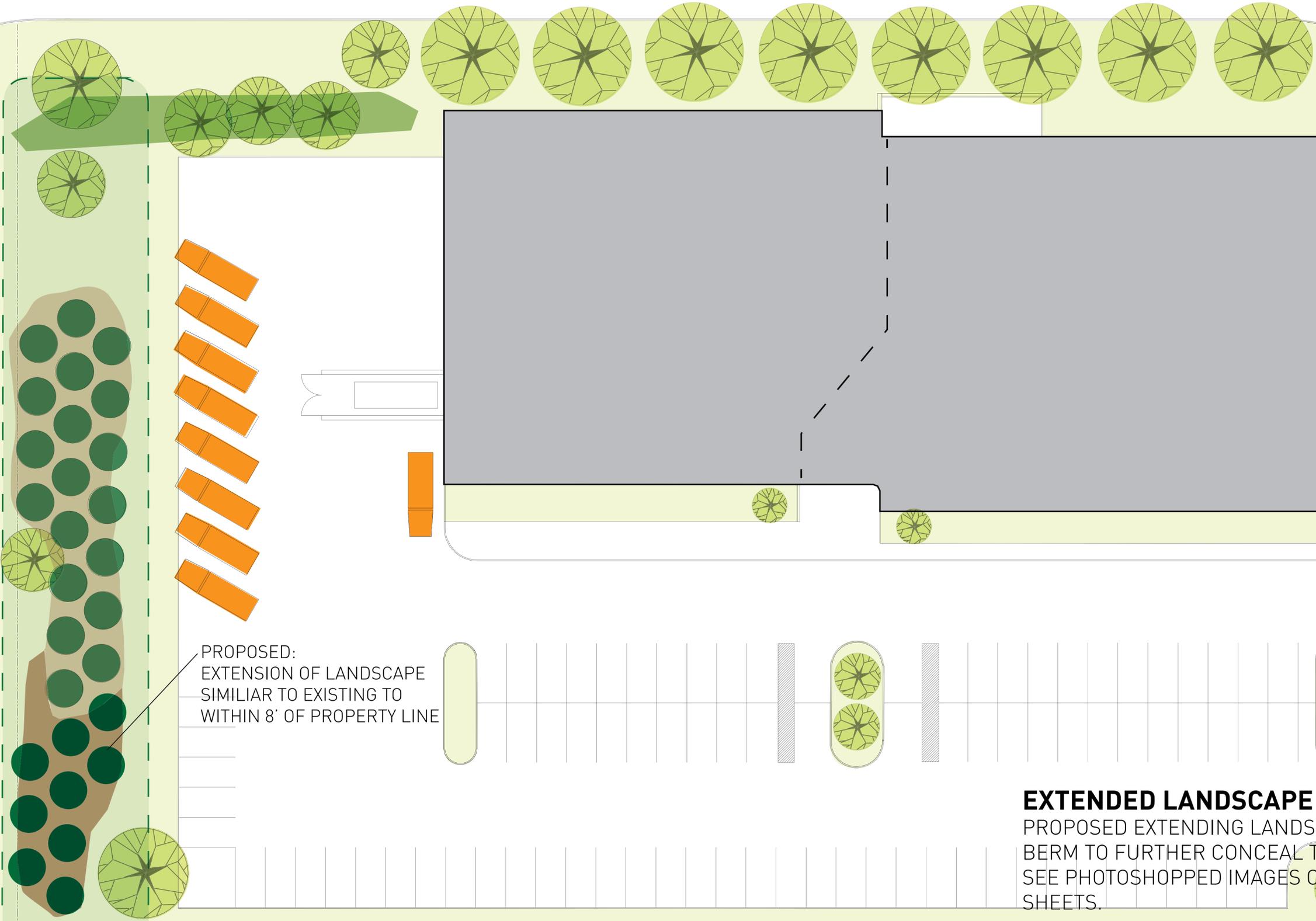
FIELD STUDY B: COMPLYING WITH PROPOSED VARIANCE

FIELD STUDY A & B COMPARISON



STEPHENSON HWY NORTH BOUND

ROBBINS EXECUTIVE PARK DRIVE



PROPOSED:
EXTENSION OF LANDSCAPE
SIMILIAR TO EXISTING TO
WITHIN 8' OF PROPERTY LINE

EXTENDED LANDSCAPE SCREEN

PROPOSED EXTENDING LANDSCAPE ON
BERM TO FURTHER CONCEAL TRUCKS.
SEE PHOTOSHOPPED IMAGES ON FOLLOWING
SHEETS.

PROPERTY LINE



EXTENDED LANDSCAPE SCREEN
PROPOSED EXTENDING LANDSCAPE ON
BERM TO FURTHER CONCEAL TRUCKS.
(note: additional trees photoshopped into image)



FIELD STUDY B: PROPOSED VARIANCE



FIELD STUDY B: PROPOSED VARIANCE WITH LANDSCAPE ADDED

FIELD STUDY B LANDSCAPE COMPARISON



THANK YOU