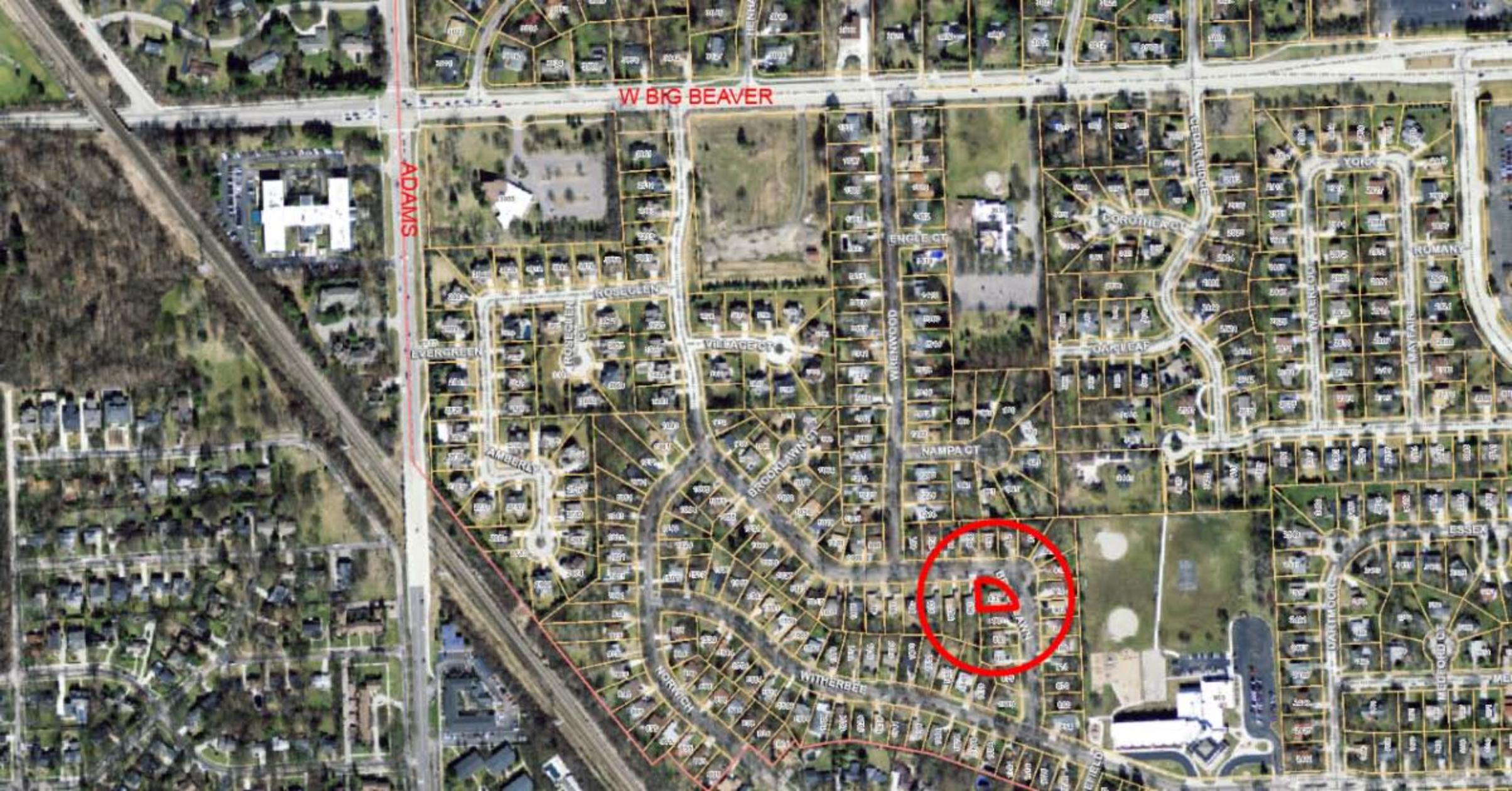


- A. VARIANCE REQUEST, JOHN D. XERRI, JR., 931 BROOKLAWN – In order to construct an addition to the home, a 13.5 foot variance from the minimum required 35 foot rear yard setback.

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



W BIG BEAVER

ADAMS





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BROOKLAWN

WITHERS



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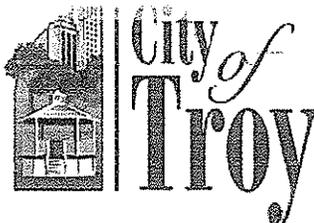
870

1689

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

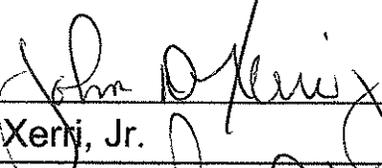
6. PROPERTY OWNER

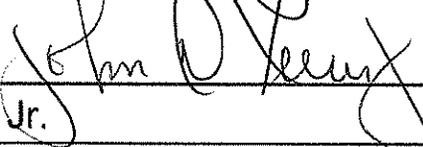
NAME John D Xerri, Jr.
COMPANY Owner
ADDRESS 931 BrookLawn Dr.
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-979-0220
E-MAIL Jdxfirst@gmail.com

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.

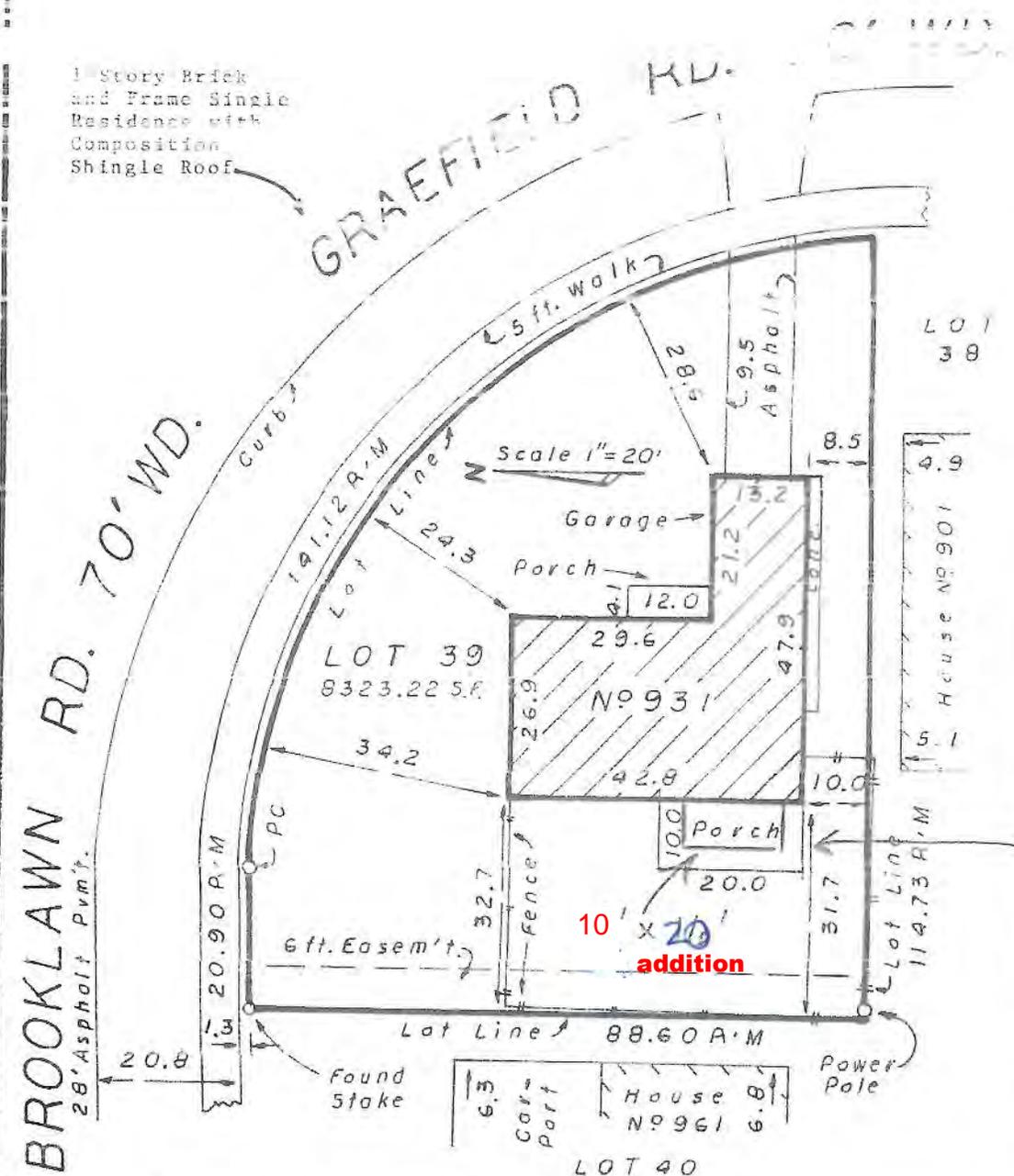
Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

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
ON 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: _____

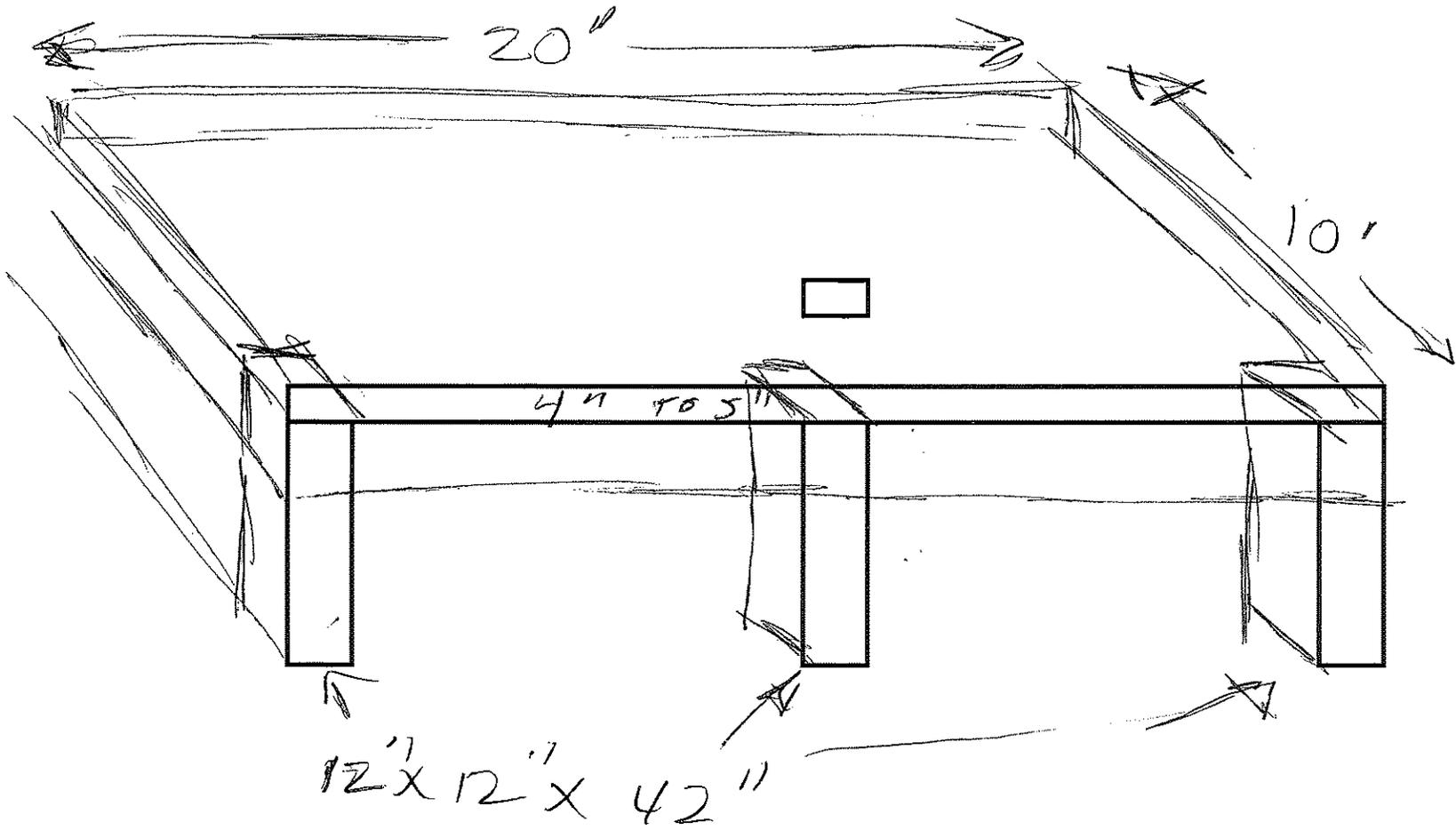
Plan Review Fee Paid \$ _____ Date _____

Soil Erosion _____

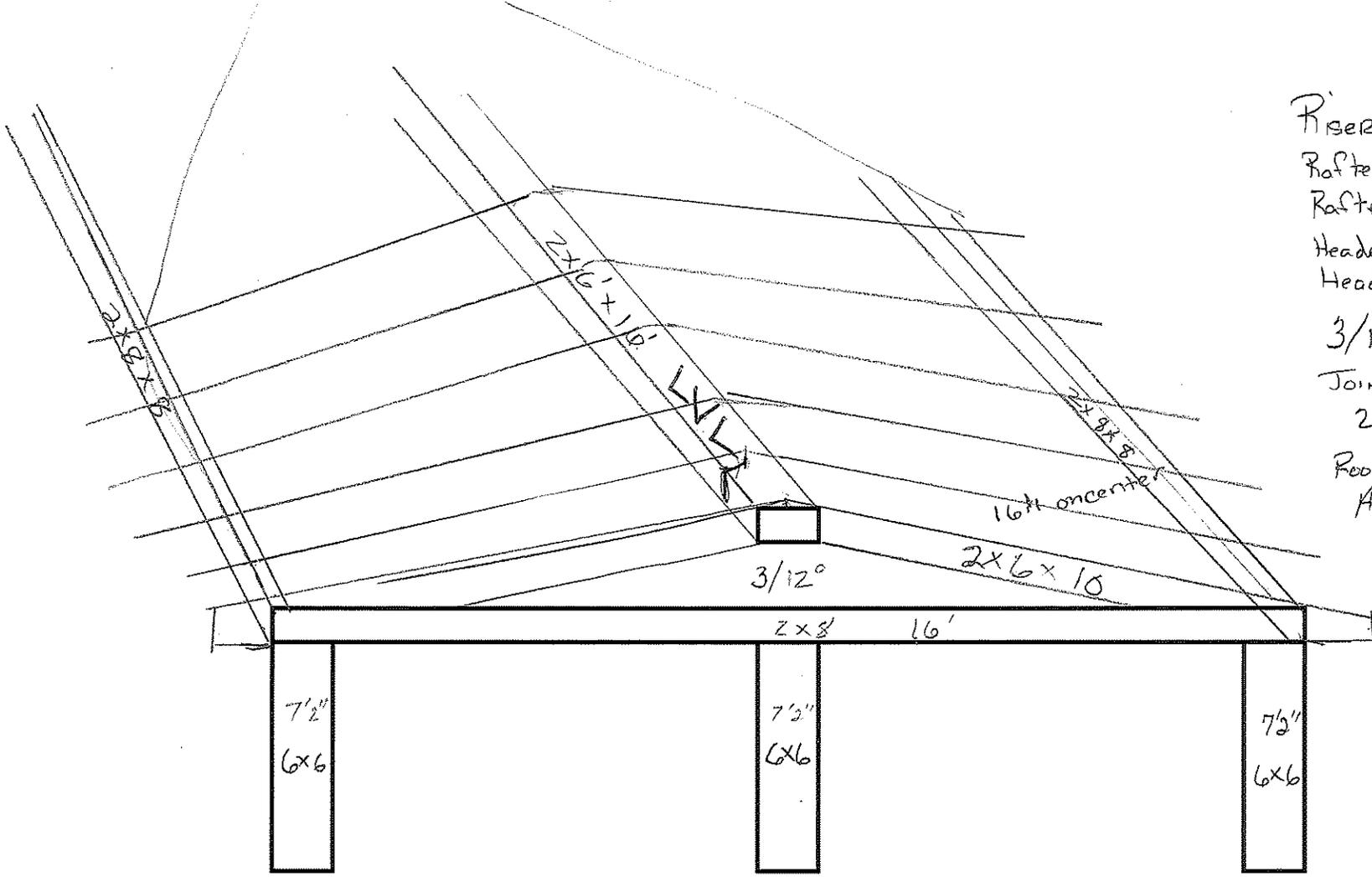
FEES DUE:

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

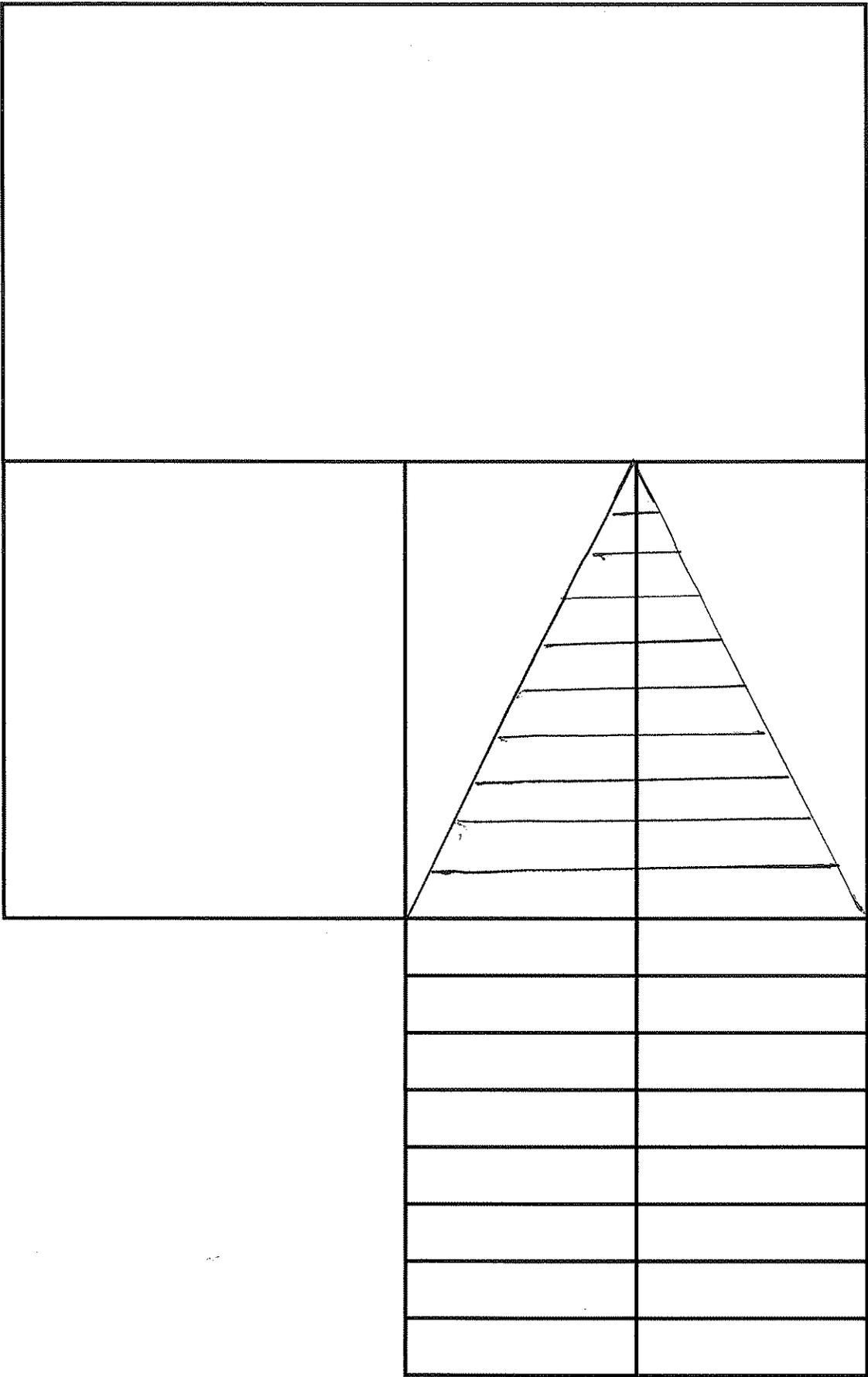
JOHN XERRI
248-979-0220

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

