

## ZONING BOARD OF APPEALS

Zoning Board of 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 and sign in on the sheet provided. 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.) and 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.

## STATEMENT OF PRACTICAL DIFFICULTY

In order for a variance to be granted, a practical difficulty, as determined by the Board, must be present. On a separate sheet, please clearly identify and explain the practical difficulty justifying the variance request. The practical difficulty must be clearly related to as many of the 5 standards below as possible:

- 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](http://www.troymi.gov)  
planning@troymi.gov

Glenn Clark, Chairman, and Bruce Bloomingdale, Vice Chairman  
Kenneth Courtney, David Eisenbacher, Allen Kneale  
Tom Krent, David Lambert, Orestis Kaltsounis (Alternate), Paul McCown (Alternate)

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**December 16, 2014**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF MINUTES – September 16, 2014
3. APPROVAL OF AGENDA
4. HEARING OF CASES
  - A. VARIANCE REQUEST, SALVO ORLANDO FOR CASCA BUILDING LLC, 863 TROYWOOD – In order to construct a new home, a 10 foot variance from the 30 foot required setback from the front (Edenderry Drive) property line.  
  
ZONING ORDINANCE SECTION: 4.06 (C) R-1C Zoning District
  - B. VARIANCE REQUEST, N. ROBERT AND KATHLEEN COUET, 4083 LEDGESTONE – In order to construct an addition to the rear of the house, a 16 foot variance from the 45 foot required rear yard setback.  
  
ZONING ORDINANCE SECTION: 4.06 (C) R-1B Zoning District
5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
  - A. City Attorney Lori Grigg-Bluhm presentation
  - B. Proposed 2015 Zoning Board of Appeals Meeting Dates
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](mailto: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 September 16, 2014, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Allen Kneale  
Bruce Bloomingdale  
Glenn Clark  
Kenneth Courtney  
David Eisenbacher  
Thomas Krent  
David Lambert

Also Present:

Paul Evans, Zoning and Compliance Specialist  
Julie Quinlan Dufrane, Assistant City Attorney  
Paul McCown, Alternate (in audience)

2. APPROVAL OF MINUTES – August 19, 2014

Moved by Eisenbacher  
Seconded by Lambert

RESOLVED, to approve the August 19, 2014 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

VARIANCE REQUEST, JAMES MACIEJEWSKI OF JIMCO CONSTRUCTION COMPANY LLC, 1635 WITHERBEE – In order to reconstruct a garage, a 3 foot variance from the requirement that the garage be set back at least 5 feet from the side property line. ZONING ORDINANCE SECTION: 4.06 (C) R-1E Zoning District

Moved by Eisenbacher  
Seconded by Courtney

RESOLVED, to grant the request.

Yes: Courtney, Eisenbacher, Lambert, Bloomingdale, Clark

No: Kneale, Krent

MOTION PASSED

5. COMMUNICATIONS – None
6. MISCELLANEOUS BUSINESS – None
7. PUBLIC COMMENT – Chair Clark announced that on September 24, 2014 there would be a public forum at the Troy Community Center regarding potential changes involving the Detroit Water & Sewer Department and that all are welcome.
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:00 pm.

Respectfully submitted,

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Glenn Clark, Chairman

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Paul Evans, Zoning and Compliance Specialist

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4. HEARING OF CASES

- A. VARIANCE REQUEST, SALVO ORLANDO FOR CASCA BUILDING LLC, 863 TROYWOOD – In order to construct a new home, a 10 foot variance from the 30 foot required setback from the front (Edenderry Drive) property line.

ZONING ORDINANCE SECTION: 4.06 (C) R-1C Zoning District



CYPRESS

EWATTLES

GATWICK

BURNS

ISLAND

JENNING'S

BRISTOL

ROCHESTER

ROOT

JUDY

LARP

INVERNESS CT

EDENDERRY

HAWTHORNE

TENNYSON

TROYWOOD

BRISTOL

BISHOP

MILWAY

STONETREE





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GATWICK

EDENDERRY

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TROYWOOD

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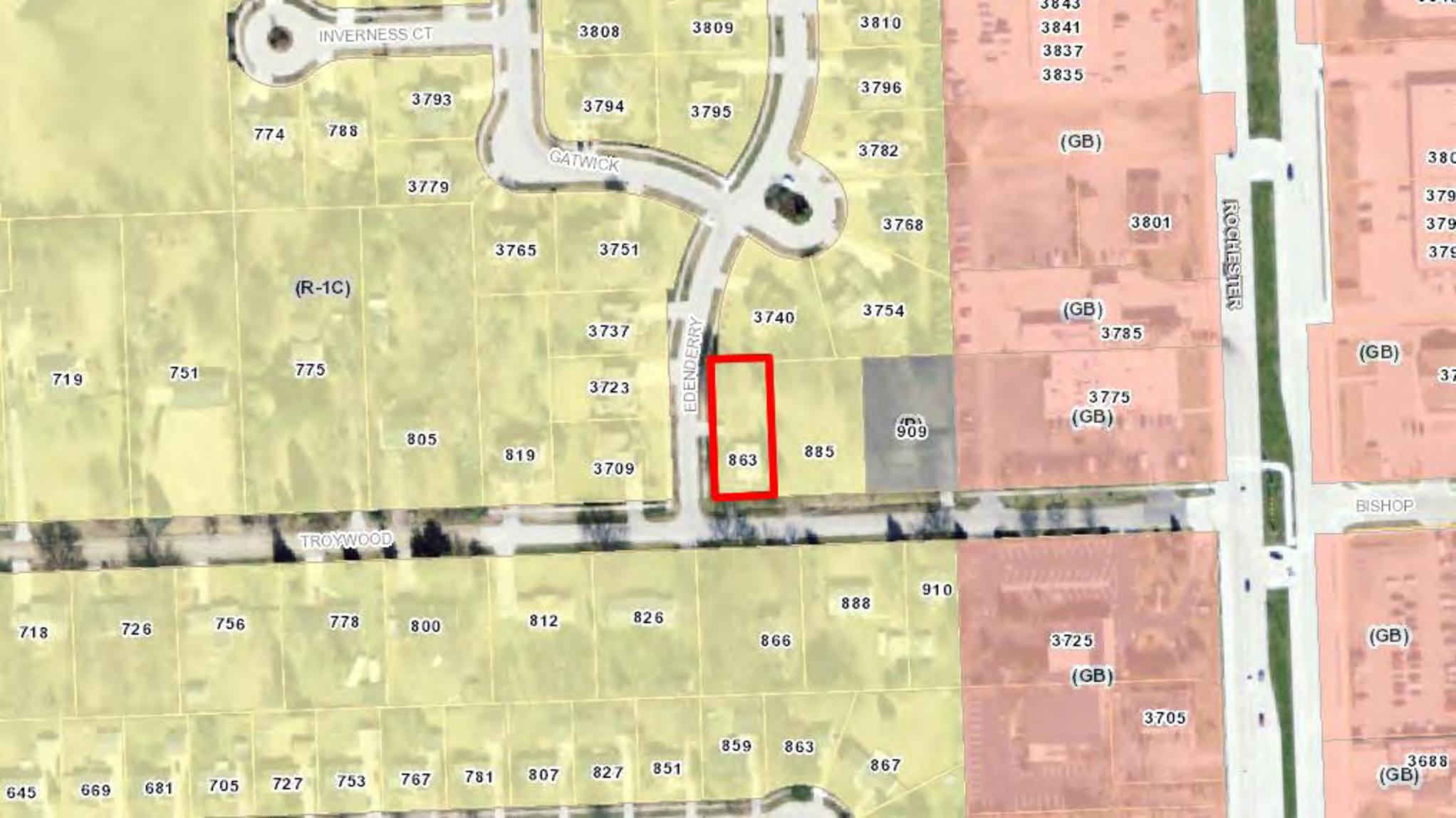
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(R-1C)

EDENDERRY

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BISHOP

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863

867

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(GB)

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767

781

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827

851

### 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](mailto: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: 863 Troywood
- 2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-22-226-034
- 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 SALVO ORLANICO

COMPANY CARSA BUILDING

ADDRESS 2617 BEACON HILL DR

CITY AUBURN HILLS STATE MI ZIP 48326

TELEPHONE (AMIE) 586-215-4046

E-MAIL amic.parisi@hotmail.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: \_\_\_\_\_

8. OWNER OF SUBJECT PROPERTY:

NAME \_\_\_\_\_

COMPANY CASCA BUILDING

ADDRESS 2617 BEACON HILL DR

CITY AUBURN HILLS STATE MI ZIP 48326

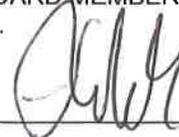
TELEPHONE 586-215-4046 (Amie)

E-MAIL amieparisi@hotmail.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, SALVO ORLANDO (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 10-20-14

PRINT NAME: SALVO ORLANDO

SIGNATURE OF PROPERTY OWNER  DATE 10-20-14

PRINT NAME: SALVO ORLANDO



2617 BEACON HILL DRIVE, AUBURN HILLS, MI 48375  
(P) 248.373.5080 (F) 248.373.1230

October 22, 2014

City of Troy Planning Department  
Attn: Zoning Board of Appeals  
500 W. Big Beaver Road  
Troy, Michigan 48084

***Re: Statement of Practical Difficulty regarding requested front yard setback variance from west property line of 863 Troywood, Troy, Michigan 48083 (the "Lot")***

To Whom It May Concern:

Simultaneous with our submittal of the Zoning Board of Appeals Application for the above-referenced matter, Casca Building, LLC, a Michigan limited liability company ("*Casca*") wishes to present this Statement of Practical Difficulty for your review and consideration.

Casca is seeking to develop a home on the Lot, which home will be consistent with the fabric of the community on Troywood Drive. Casca has experience building homes on Troywood Drive near the Lot and is committed to developing the Lot in a tasteful manner that is consistent with the character of the neighborhood.

In order to achieve the foregoing objectives, Casca kindly requests that you consider granting a 10' front yard setback variance from the west property line of the Lot facing Edenderry Drive (the "*Variance*") because of the following practical difficulties Casca will encounter by developing the Lot in accordance with the City of Troy's dimensional requirements:

- (a) The exceptional characteristics of the Lot for which the Variance is sought make compliance with the dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district**

The Lot sits on the corner of Troywood Drive and Edenderry Drive and has existing dimensions of 70' x 165'. While the Lot is an acceptable length, its width makes it an irregular shape and considerably more narrow than a majority of properties located in the same zoning district. For example, the lot directly east of the Lot is 110' x 165'. The four corner lots located just one block to the west of the Lot located at the corner of Troywood Drive and Bristol Drive

are: 121' x 175', 120' x 101', 114' x 100' and 85' x 175', respectively. As such, granting the Variance would expand the Lot's dimensions to roughly 80' x 165' and make it compatible with the existing lots located on Troywood Drive.

**(b) The exceptional characteristics of the Lot which make compliance with the dimensional requirements difficult are related to the Lot for which the Variance is sought**

The foregoing exceptional characteristics of the Lot, namely its irregular shape and narrow width, exist at and are unique to the Lot for which the Variance is sought.

**(c) The exceptional characteristics of the Lot which make compliance with the dimensional requirements difficult are not of a personal nature**

The exceptional characteristics of the Lot which make compliance with the dimensional requirements difficult are not of a personal nature. The existing dimensions of the Lot do not allow for the construction of a functional and aesthetically-pleasing home that meets the needs of today's homebuyers. Casca's sincere hope is to be able to develop a home on the Lot that meets the needs of a future City of Troy resident(s) through the granting of the Variance because the existing dimensions of the Lot severely restrict that possibility currently.

**(d) The exceptional characteristics which make compliance with the dimensional requirements difficult have not been created by Casca or any previous owner of the Lot**

Casca has not in any way affected or influenced the current dimensions of the Lot. It is Casca's understanding that the Lot was platted in the mid-20<sup>th</sup> century.

**(e) The Variance will not be harmful or alter the essential character of the area, will not impair an adequate supply of light and air to the 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 of Troy**

Casca has experience in developing homes on Troywood Drive and has made impactful contributions to the City of Troy. Casca's desire to develop a home on the Lot with the Variance will be done with the utmost respect for the neighborhood and will not in any way be harmful or alter the essential character of the area, impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion in public streets, increase the danger of fire, endanger the public safety, 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 of Troy. Casca is hoping to be granted the Variance so that it may develop a home on the Lot that meets the needs of today's homebuyers without

compromising the integrity of the City of Troy Planning Department's objective to have safe, viable and dynamic neighborhoods within the City of Troy.

Respectfully Submitted,

**CASCA BUILDING, LLC,**  
a Michigan limited liability company

By:   
Anthony Randazzo, Authorized Agent

EX. SANITARY M.H.  
RIM 667.51

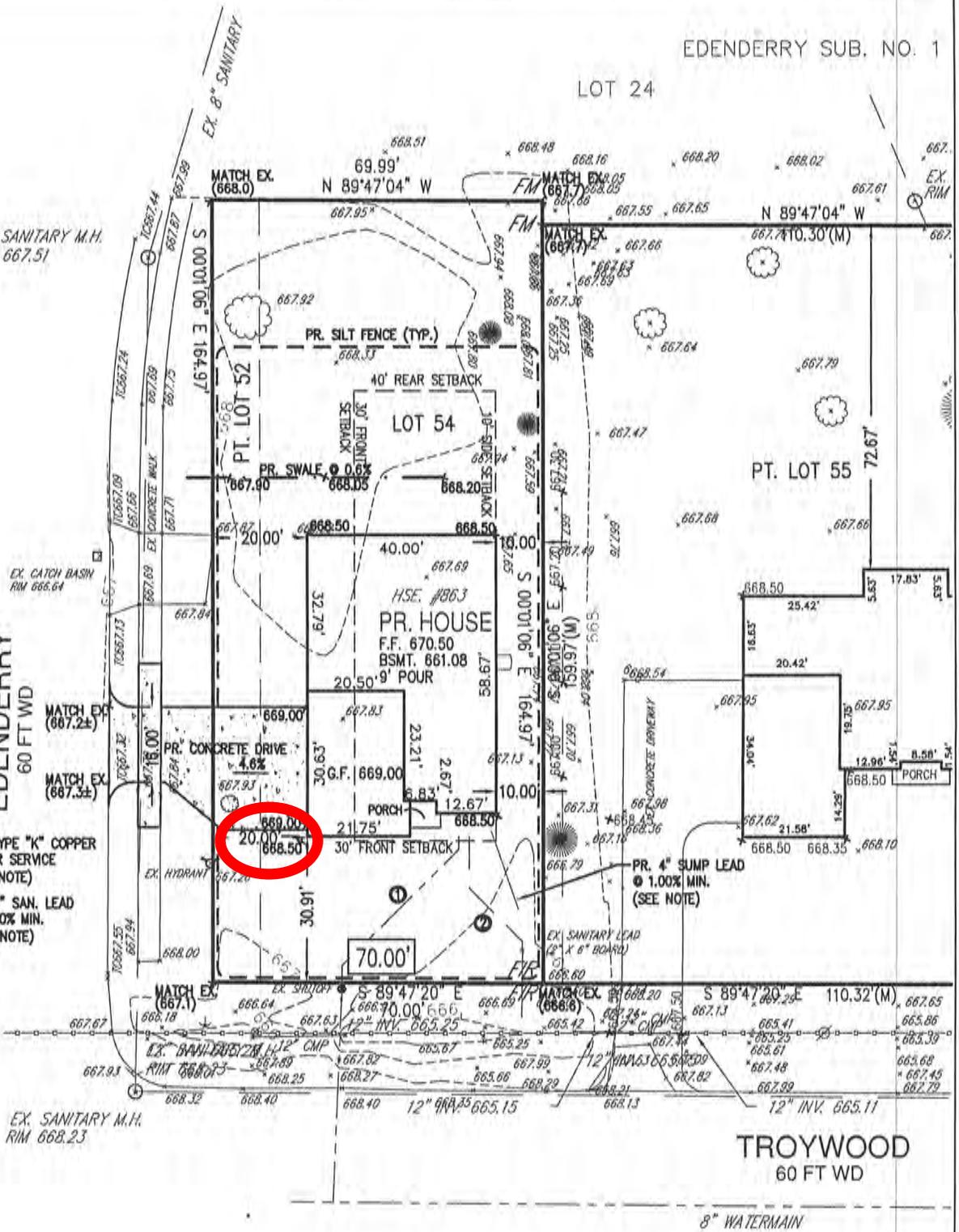
EDENDERRY  
60 FT WD

- ① PR. TYPE "K" COPPER WATER SERVICE (SEE NOTE)
- ② PR. 6" SAN. LEAD @ 1.00% MIN. (SEE NOTE)

EX. SANITARY M.H.  
RIM 668.23

TROYWOOD  
60 FT WD

8" WATERMAIN



**LEGAL DESCRIPTION**

THE EAST 10 FEET OF THE SOUTH 165 FEET OF LOT 52, ALSO ALL OF LOT 54 NORTHGATE SUBDIVISION, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

Contractor to obtain & verify utility lead locations & elevations in field.

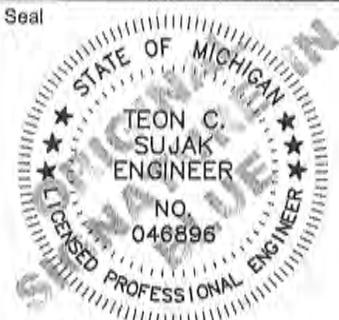
Survey performed by Thomas Smith P.S.

House to be staked from architect's plans.

**PROPRIETOR**  
CASCA BUILDING, LLC  
2617 BEACON HILL DR.  
AUBURN HILLS, MI 48326  
(248) 373-5080

Floor Plan:  
The Cadieux - 40' Wide

Seal



Teon C. Sujak, P.E. No. 046896

ISSUED FOR: \_\_\_\_\_ REV'D BY: \_\_\_\_\_

ISSUED FOR: \_\_\_\_\_ REV'D BY: \_\_\_\_\_

**SE** Sujak Engineering PLC

CIVIL ENGINEERING § PLANNING § DESIGN  
4031 Coolidge Highway Phone: (248) 885-8431  
Troy, MI 48098 Fax: (248) 885-8432  
Email: SujakEngineering@Comcast.net

DRAWN BY TCS JOB No. 14-013  
DATE 10/03/2014 SHEET No. 1 SCALE 1" = 30'

DESCRIPTION  
863 Troywood, Troy MI  
Parcel ID #20-22-226-034



NOTE: ALL ANGLED WALLS TO BE 4" UNLESS OTHERWISE NOTED

NOTE: 1ST FLOOR PLATE HEIGHTS TO BE 9'-0" A.F.F. UNLESS OTHERWISE NOTED

NOTE: 1ST FLOOR DOORS TO BE 6'-8" & ALL WINDOWS TO BE HUNG 7'-6" ABOVE F.F. UNLESS OTHERWISE NOTED

NOTE: 2ND FLOOR PLATE HEIGHTS TO BE 8'-0" A.F.F. UNLESS OTHERWISE NOTED

NOTE: 2ND FLOOR DOORS TO BE 6'-8" & ALL WINDOWS TO BE HUNG 6'-8" ABOVE F.F. UNLESS OTHERWISE NOTED

NOTE: ALL LANDING & EXTERIOR DOORS SHALL NOT BE MORE THAN 1'-3/4" BELOW THE TOP OF THRESHOLD

PLANS MEET THE REQUIREMENTS OF THE IBC 2009, PRESCRIPTIVE METHOD

PROVIDE CARBON MONOXIDE ALARMS PER IRC 2009 SEC 315

NOTE: PLANS CONFORM TO IRC 2009

NOTE: PROVIDE AIR LEAKAGE TEST PER IBC 2009 SEC R402.4

NOTE: BOTTOM OF WINDOWS TO BE NO LESS THAN 24" MIN. ABOVE F.F.

NOTE: PROVIDE ALL ARC FAULT CIRCUIT INTERRUPTERS IN ALL SLEEPING ROOMS

NOTE: PROVIDE SELF-ILLUMINATING SWITCH AT TOP & BOTTOM OF EACH STAIR CONTROLLING LIGHT FOR THAT STAIR

NOTE: FLASHING & WEEP HOLES SHALL BE PROVIDED OVER ALL WALL OPENINGS

NOTE: SECURE ALL DOORWALLS PER HANDRAIL SPECIFICATIONS

**R311.5 Stairways**  
**R311.5.1 Width**  
 Stairways shall not be less than 36" (914mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4 5/8" (114mm) on either side of stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches (787 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides. Be in accordance with Section R311.5.2.

**R311.5.2 Headroom**  
 The minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches (2036mm) measured vertically from the sloped plane adjoining the tread nosing or from the nosing of the landing or platform.

**R311.5.3.1 Riser Height**  
 The maximum riser height shall be 7 3/4" (196mm). The riser shall be measured vertically between leading edges of adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5mm).

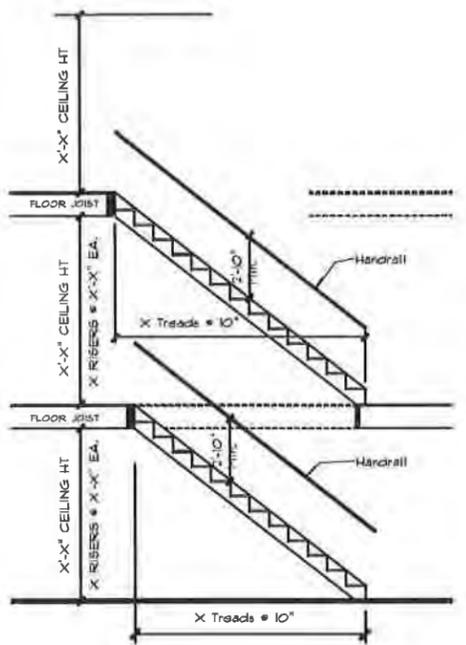
**R311.5.3.2 Tread Depth**  
 The minimum tread depth shall be 10 inches (254mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of the adjacent treads leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8" (9.5mm). Winder treads shall have a minimum tread depth of 10 inches (254mm) measured as above at a point 12 inches (305mm) from the side where the treads are narrower. Winder treads shall have a minimum tread depth of 8 inches (152mm) at any point. Within any flight of stairs, the greatest winder tread depth and 12-inch (305mm) walk line shall not exceed the smallest by more than 3/8" (9.5mm). The radius of curvature at the leading edge of the tread shall be no greater than 9'16" (14.3mm). A nosing not less than 3/4" (19mm) but not more than 1 1/4" (32mm) shall provide on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8" (9.5mm) between 2 stories, including the nosing at the level of floors and landings. Beveling of nosing shall not exceed 1/2" (12.7mm). Risers shall be vertical or sloped from the underside of the leading edge of the tread above at an angle not more than 30 (0.51 rad) degrees from the vertical. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" dia. (101.6mm) sphere not required where the tread depth is a min. of 11" (279mm).

**2.** The openings between adjacent treads is not limited on stairs with a joist rise of 30 inches (762mm) or less.

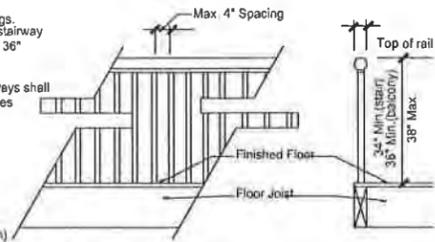
**R311.5.4 Landings for Stairways:**  
 There shall be a landing at the top and bottom of each stairway.  
 Exceptions:  
 1. A floor or landing is not required at the top of an interior flight of stairs, provided a door does not swing over the stairs. A flight of stairs shall not have a vertical rise greater than 12 feet (3658mm) between floor levels or landings. The width of each landing shall not be less than the stairway served. Every landing shall have a min. dimension of 36" (914mm) measured in the direction of travel.  
**R311.5.5 Stairway walking surface.**  
 The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2 percent slope).

**R311.5.6 Handrail grip size** All required handrails shall be one of the following types or provided equivalent graspability.  
 1. Type I. Handrails with a circular cross section shall have an outside dia. of at least 1 1/4" (32mm) and not greater than 2" (51mm). If the handrail is not circular it shall have a perimeter dimension of at least 4" (102mm) and not greater than 6 1/4" (160mm) with a max. cross section of dimension of 2 1/4" (57mm).  
 2. Type II. Handrails with a perimeter greater than 6 1/4" (160mm) shall provide graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4" (19mm) measured vertically from the tallest portion of the profile and achieve a depth of at least 5/16" (8mm) within 7/8" (22mm) below the widest portion of the profile. This recess shall continue for at least 30" (762mm) in a row. The recess shall be provided with a 1/8" (3.2mm) chamfered edge and shall be provided as a circular recess. Edges shall have a min. radius of 0.01 inches (0.25mm).

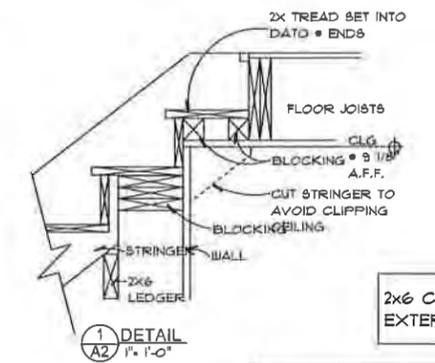
**R311.5.6 Handrails.**  
 Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers.  
**R311.5.6.1 Height** Handrail height, measured vertically from the slope plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864mm) and not more than 38 inches (965mm).  
**R311.5.6.2 Continuity.** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1 1/2" (38mm) between the wall and the handrails.



Typical Stair Section



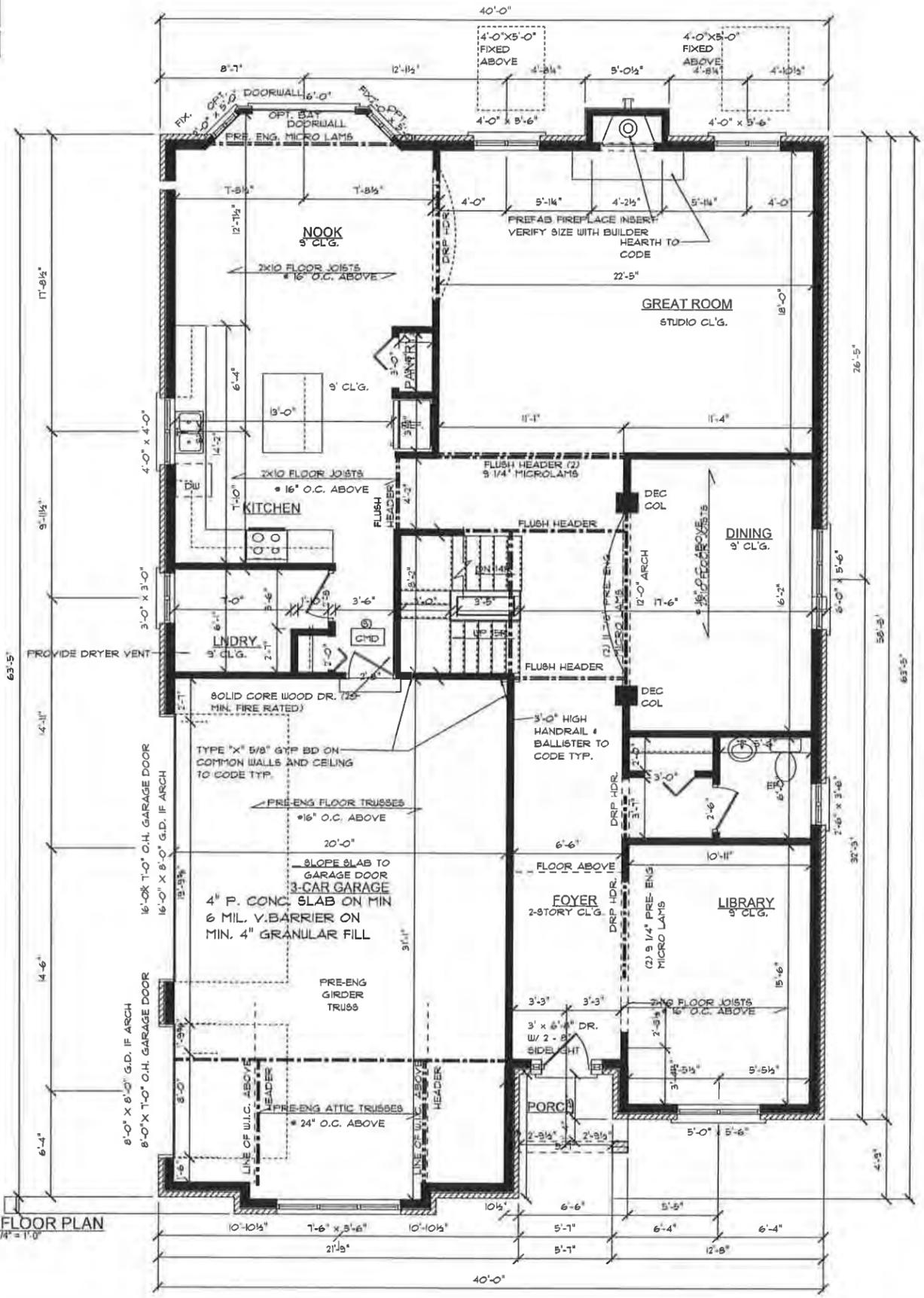
Typical Railing Detail



2x6 CONSTRUCTION EXTERIOR WALLS

NOTE: SEALED DIAGRAM REQUIRED FOR ALL PRE-MANUFACTURED COMPONENTS TO BE IN THE OFFICE & ON-SITE PRIOR TO ROUGH INSPECTION. INCLUDING TRUSS LAYOUT DIAGRAM. ALL TRUSSES AFTER INSTALLATION SHALL AND BEFORE ROUGH INSPECTION SHALL BE TAGGED OR LABELED WITH TRUSS MANUFACTURER NUMBERS AND/OR LETTERS DESIGNATION THAT IS READABLE FROM THE FLOOR

FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



54 NORTHGATE  
863 TROYWOOD

BUILDER

TRUCKBIDGE CONSTRUCTION

PROJECT

THE CADIEUX 1 - 40' WIDE  
BDRM 4 CENTER  
FIRST FLOOR  
WITH U.I.C.

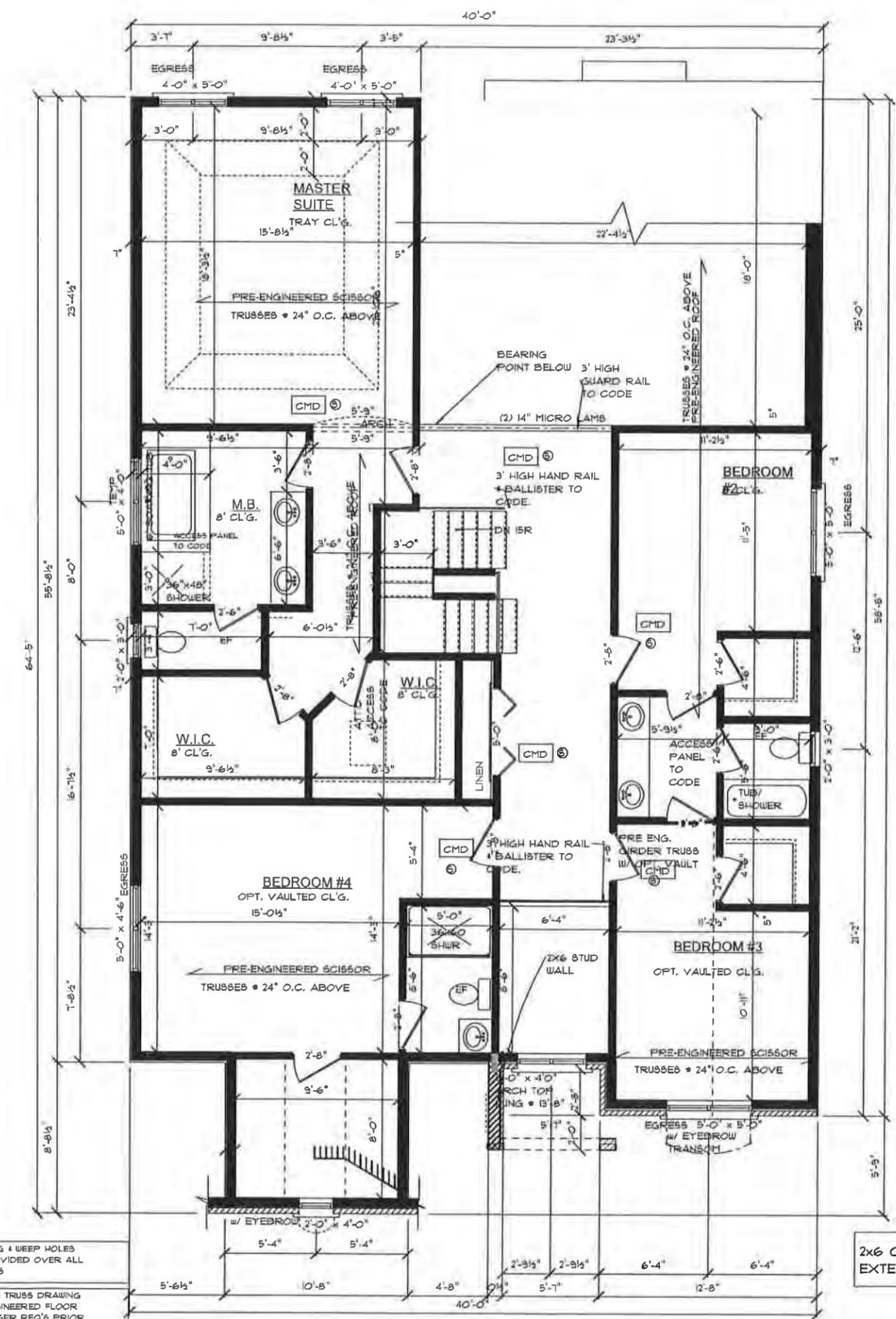
Date: 10/8/2014

Revisions:

Drawn: AP  
Checked:  
Sheet:

A2

Job No.: 863TW



**GENERAL NOTES**

- All work to comply with all national, state and local codes, ordinances, laws and regulations that are applicable: NAMELY THE 2009 MICHIGAN RESIDENTIAL CODE AND THE 2009 MICHIGAN ENERGY CONSERVATION CODE
- The contractor shall notify Miss Dig (1-800-482-7171) at least 72 hours prior to the start of construction.
- The contractor shall obtain all required permits and call for requested inspections.
- The contractor shall verify the sizes, locations, elevations and details of existing conditions that affect the work and shall inform the architect/engineer of any discrepancies in dimensions, sizes, locations and conditions before proceeding with the work.
- The contractor shall provide all shoring, bracing and underpinning and all other means required to protect and maintain the safety, integrity and stability of all row construction.
- The contractor shall familiarize himself with the existing conditions of the building including utilities, services, etc., and shall be fully responsible for any unauthorized disruption to the Owner's normal use of utilities, services, and the surrounding facilities.
- The contractor/owner shall familiarize himself with the construction documents and shall inform the architect/engineer of any discrepancies in dimensions, sizes and locations before proceeding with the work.
- The contractor/owner shall indemnify the architect from errors and omissions which can or may occur during the preparation of these documents.
- All contractors shall name designer/architect as additional insured on all insurance policies.
- Provide backup sump - water or battery operated.
- All framed walls in the basement shall be 2x4 wood studs @ 16" O.C. w/ 7/16" ball insulation.
- See attached building envelope details for compliance with 2009 IECC.

**STRUCTURAL NOTES**

- All framing lumber to be "Construction Grade" 1900 p s i or better.
  - All pre-engineering wood to be 2800 p s i or better.
  - Roof trusses lay out to be submitted for approval prior to fabrication.
  - Stoppers and all wood in contact with concrete shall be pressure treated.
- RE: 2.7 Lateral restraint at supports, joints shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches (51 mm) nominal in thickness, or by attachment to a full-depth header, band or rafter, or to an adjoining stud or shall be otherwise provided with lateral support in previous section.

**PLUMBING NOTES**

- All work as per local code and ordinances.
- Guarantee executed by the Plumbing Contractor to the owner for one (1) year warranting against defects in workmanship, materials and operation.
- All piping shown diagrammatically only, exact locations will be determined at job site.
- Fit all drain lines 1/8" per foot unless otherwise noted.
- All PVC piping to be Schedule 40.

**MECHANICAL NOTES**

- All work to conform to A S H R A E requirements.
- Each work to be blown or vacuumed after fabrication and installation.
- Guarantee by the Mechanical Contractor to the owner for One (1) year warranting against defects in workmanship, materials, and operation.

**ELECTRICAL NOTES**

- All work to be done in accordance with the latest edition of the National Electric Code.
- Contractor to locate transformer or service with Consumer Power Co.

**FOUNDATION NOTES**

- Soil bearing pressure is assumed at 3000 p s f. If adverse conditions are found, notify architect/engineer.
- All interior concrete to be 2500 p s i at 28 days. All foundation wall concrete to be 3000 p s i at 28 days. All exterior concrete to be 3500 p s i at 28 days.
- All building fabrications to be 42" minimum depth and solid bearing.
- All fabrications and placing of reinforcing bars shall follow the A.C.I. manual standard practices for casting reinforced concrete structures (A.C.I. 318 latest A318) reinforcing bars are to be deformed, new steel steel meeting ASTM A615 (GR60).
- All reinforcing steel within concrete walls / foundations shall be bonded together and serve as a grounding electrode system - coordinate with electrical contractor.

NOTE: ALL ANGLED WALLS TO BE 45° UNLESS OTHERWISE NOTED

NOTE: 1ST FLOOR PLATE HEIGHTS TO BE 9'-0" A.F.F. UNLESS OTHERWISE NOTED

NOTE: 1ST FLOOR DOORS TO BE 6'-8" & ALL WINDOWS TO BE HUNG • 1'-8" ABOVE F.F. UNLESS OTHERWISE NOTED

PLANS MEET THE REQUIREMENTS OF THE MUEC 2009 PRESCRIPTIVE METHOD

PROVIDE CARBON MONOXIDE ALARMS PER MRC 2009 SEC 319

NOTE: PLANS CONFORM TO MRC 2009

NOTE: PROVIDE AIR LEAKAGE TEST PER MUEC 2009 SEC R402.4

NOTE: 2ND FLOOR PLATE HEIGHTS TO BE 8'-0" A.F.F. UNLESS OTHERWISE NOTED

NOTE: 2ND FLOOR DOORS TO BE 6'-8" & ALL WINDOWS TO BE HUNG • 6'-8" ABOVE F.F. UNLESS OTHERWISE NOTED

NOTE: ALL LANDING & EXTERIOR DOORS SHALL NOT BE MORE THEN 1'-3/4" BELOW THE TOP OF THRESHOLD

NOTE: BOTTOM OF WINDOWS TO BE NO LESS THAN 24" MIN. ABOVE F.F.

NOTE: PROVIDE ALL ARC FAULT CIRCUIT INTERRUPTERS IN ALL SLEEPING ROOMS

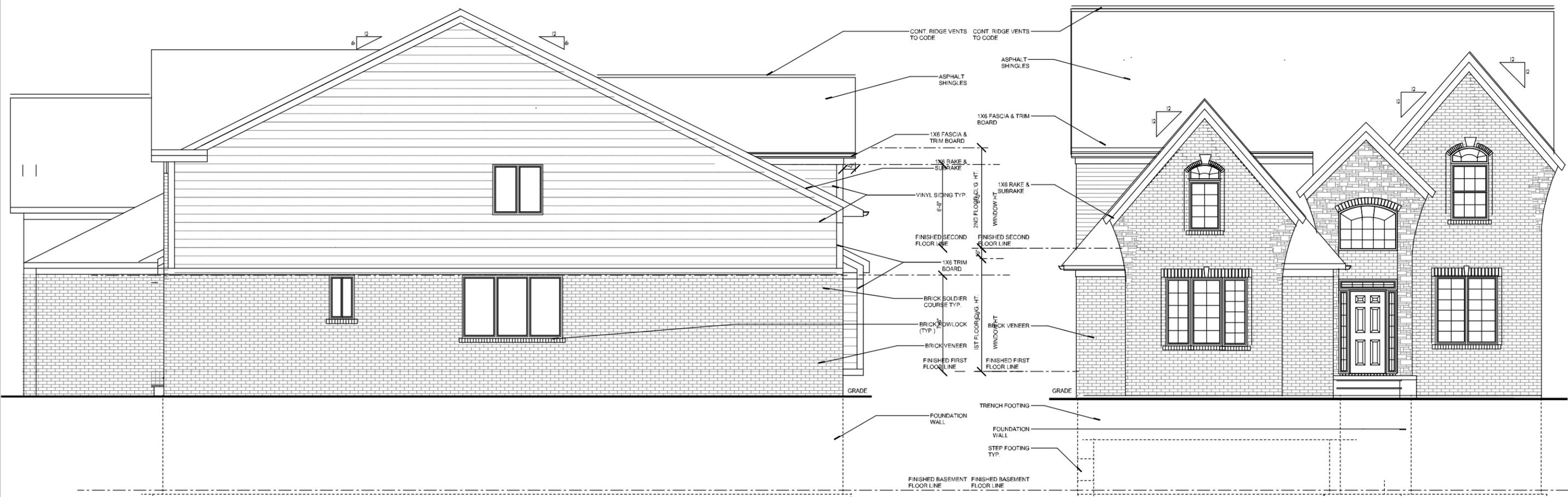
NOTE: SECURE ALL DOORWALLS PER HANDRAIL SPECIFICATIONS

NOTE: FLASHING & WEEP HOLES SHALL BE PROVIDED OVER ALL WALL OPENINGS

NOTE: PROVIDE TRUSS DRAWING FOR ROOF, ENGINEERED FLOOR TRUSSES & HANGER REQ'S PRIOR TO ROUGH BUILDING INSPECTION

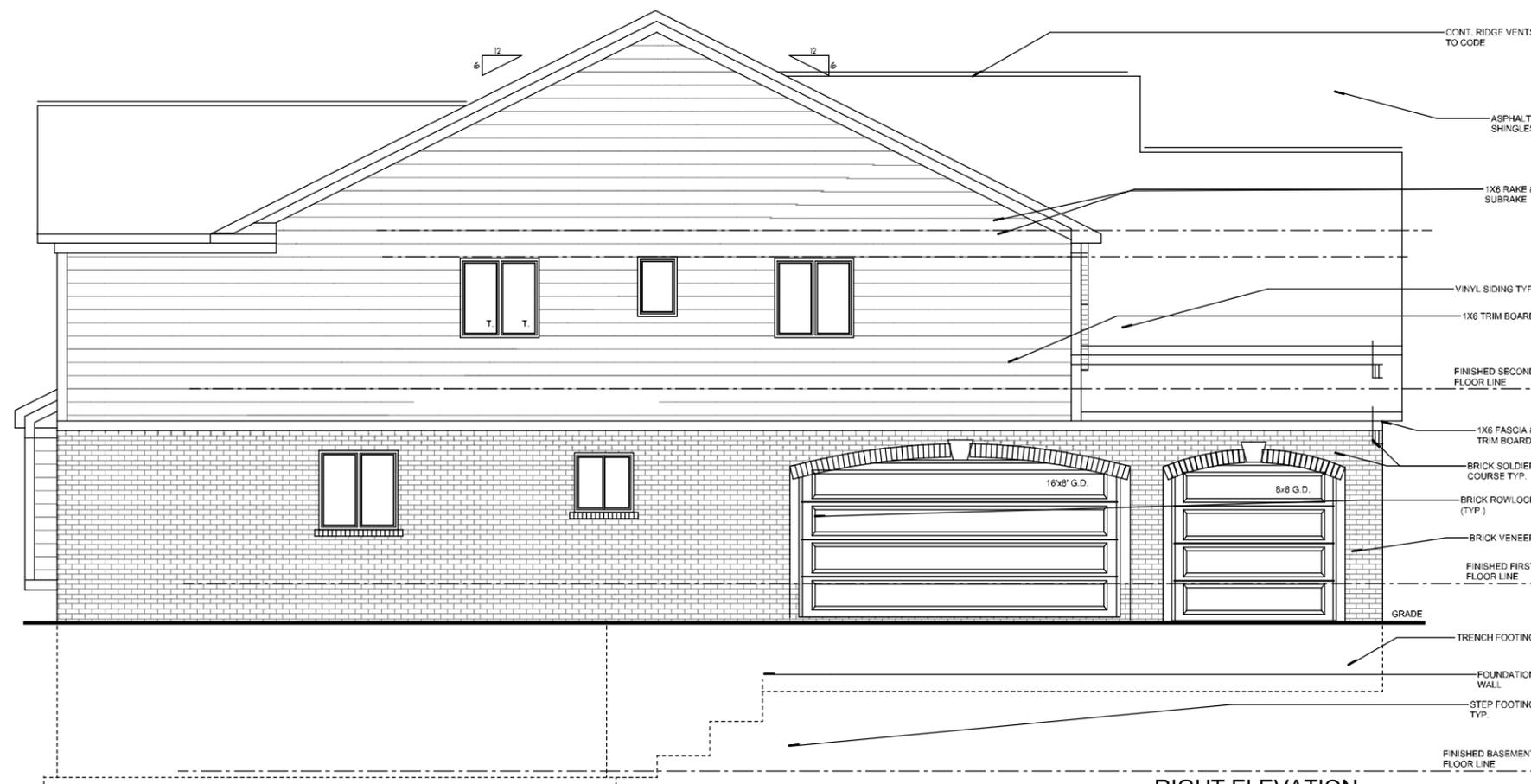
2x6 CONSTRUCTION EXTERIOR WALLS

SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"



**LEFT ELEVATION**  
N.T.S.

**FRONT ELEVATION**  
N.T.S.



**RIGHT ELEVATION**  
N.T.S.



**OPTIONAL NOOK BAY**  
SCALE: 1/4" = 1'-0"

**REAR ELEVATION**  
N.T.S.

**54 NORTHGATE  
863 TROYWOOD**

BUILDER

RESURFACE CONSTRUCTION

PROJECT  
**THE CADIEUX 1 - 40' WIDE  
BDRM 4 CENTER**  
ELEVATIONS

Date: 10/8/2014

Revisions:

Drawn: AP

Checked:

Sheet #

**A4**

Job No.:

**863TW**

**Kathy Czarnecki**

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**From:** paul a molenda <arekm2002@yahoo.com>  
**Sent:** Sunday, November 09, 2014 1:48 PM  
**To:** Planning  
**Subject:** 863 troywood

I am the owner of the house on 3709 Edenderry Drive across the street from 863 Troywood.

I object the proposed 10 food variance for 863 Troywood construction.

Arkadiusz Molenda

11/9/2014

4. HEARING OF CASES

B. VARIANCE REQUEST, N. ROBERT AND KATHLEEN COUET, 4083 LEDGESTONE – In order to construct an addition to the rear of the house, a 16 foot variance from the 45 foot required rear yard setback.

ZONING ORDINANCE SECTION: 4.06 (C) R-1B Zoning District







### ZONING BOARD OF APPEALS APPLICATION

RECEIVED

NOV 18 2014

PLANNING

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48064  
PHONE: 248-524-3364  
E-MAIL: [evansom@troymi.gov](mailto:evansom@troymi.gov)



FEE \$160.00  
<http://troymi.gov/Government/Departments/CodesEnforcement.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: 4083 LEDGESTONE
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-17-351-017
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: \_\_\_\_\_
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
  - NAME N. ROBERT & KATHLEEN COUET
  - COMPANY \_\_\_\_\_
  - ADDRESS 4083 LEDGESTONE
  - CITY TROY STATE Mi ZIP 48068
  - PHONE 248-952-5153
  - E-MAIL KSC 923 @ G-MAIL . COM.
  - AFFILIATION TO THE PROPERTY OWNER: \_\_\_\_\_

6. PROPERTY OWNER:

NAME N. ROBERT & KATHLEEN COUET

COMPANY \_\_\_\_\_

ADDRESS 4083 LEDGESTONE

CITY TROY STATE MICH ZIP 48098

TELEPHONE 248-952-5153

E-MAIL KSC 923 @ G-MAIL.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.

N. Robert Couet & Kathleen Couet (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 N. Robert Couet & Kathleen Couet DATE 11-6-2014

PRINT NAME: N. ROBERT COUET & KATHLEEN COUET

PROPERTY OWNER SIGNATURE N. Robert Couet & Kathleen Couet DATE 11-6-2014

PRINT NAME: N. ROBERT COUET KATHLEEN COUET

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.

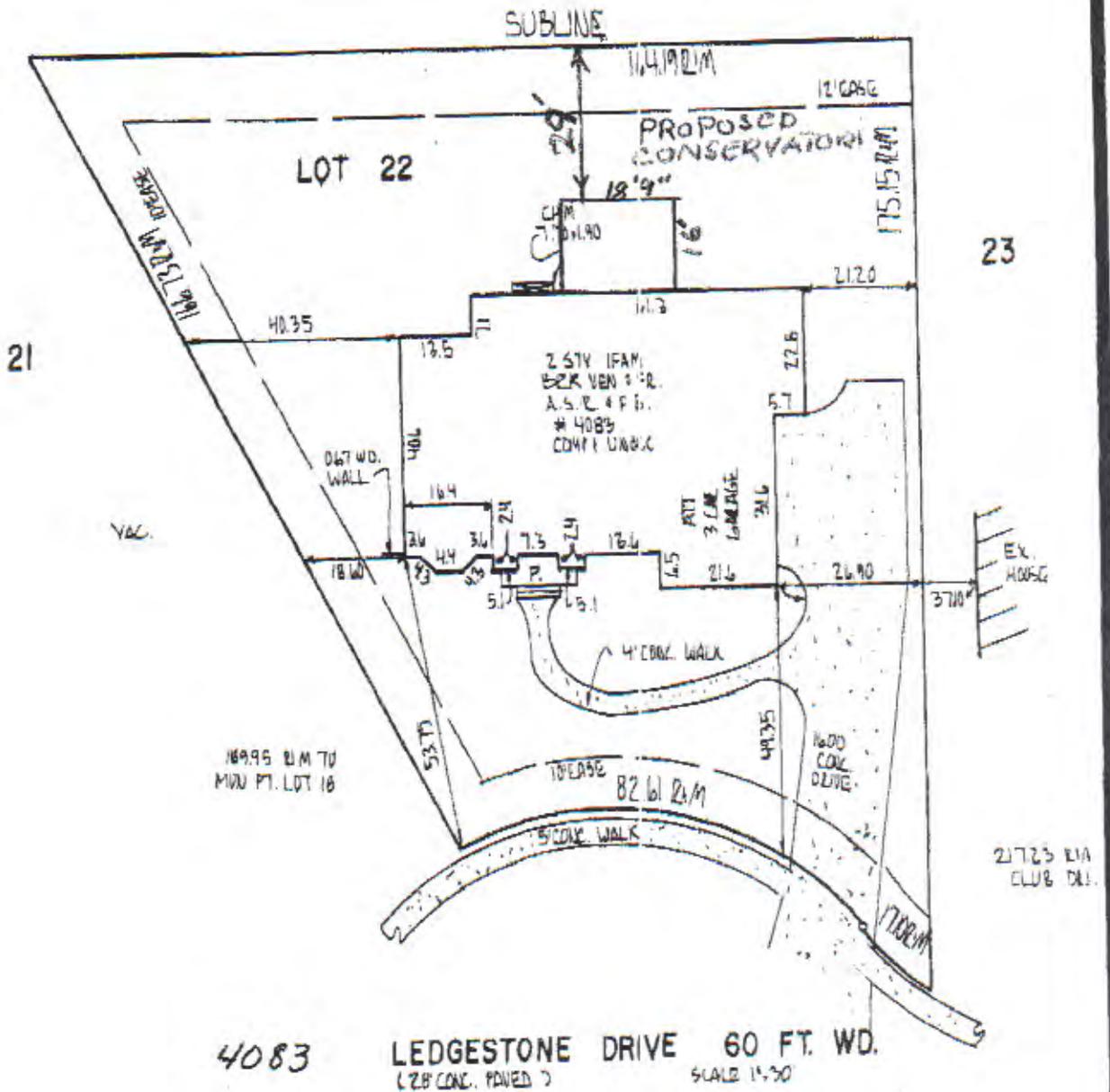
The applicant will be notified of the time and date of the hearing by first class mail.

# MUD Associates, Inc.

## Civil Engineering and Surveying

### MORTGAGE SURVEY FOR

STANDARD FEDERAL SAVINGS & LOAN ASSOCIATION  
2600 WEST BIG BEAVER  
TROY, MICHIGAN 48007-3703



To: Troy Zoning Board  
Subj: Variance for 4083 Ledgestone, Troy 48098

Request is being made to add a new construction Custom Sun Room to the rear of the subject home. The new sun room is designed to be approximately the same size and area of existing wood deck, which will be removed.

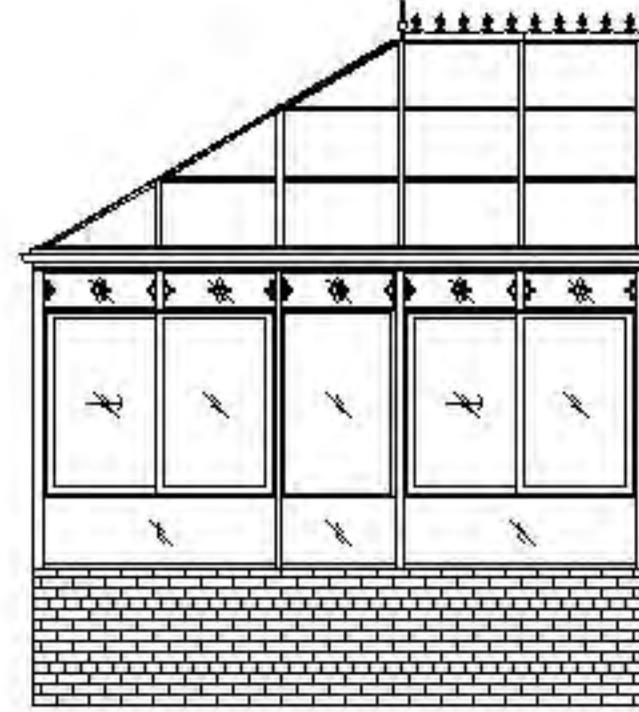
The variance request is to allow construction from the rear of the home and extend 16' from home leaving 31' to the rear property line.

The subject home is located at the end of a Cul-de-Sac location with a brick wall, Church and parking lot behind the entire location.

Proposed variance will not be harmful, alter character of the area and will not impede, impair light, air, public streets, health, safety, comfort of other inhabitants of the City or neighborhood.

Thank you for your consideration of this request.

A. Robert Cmet & Kathleen Cmet  
Nov. 6, 2014.



**Right Elevation**



Four Seasons Solar Products, LLC  
 ADVANCED BUILDERS  
 8345 HALL RD  
 UTICA, MI 48317  
 586 254-4466  
 Customer Name: COUET  
 Customer Address: 4083 LEDGESTONE  
 TROY, MI 48063  
 Customer Phone #: 248 952-5153

4 of 4
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6. MISCELLANEOUS BUSINESS

B. Proposed 2015 Zoning Board of Appeals Meeting Dates

**CITY OF TROY**  
**MICHIGAN**  
**PUBLIC NOTICE**  
**ZONING BOARD OF APPEALS**

Notice is hereby given that the City of Troy Zoning Board of Appeals will hold meetings on the third Tuesday of each month at 7:30 p.m. in the Council Chamber at Troy City Hall, 500 W. Big Beaver Road, Troy, Michigan, 48084, (248) 524-3364, on the following dates:

**2015 ZONING BOARD OF APPEALS MEETING DATES**

January 20	July 21
February 17	August 18
March 17	September 15
April 21	October 20
May 19	November 17
June 16	December 15

All meetings are generally held at 7:30 p.m. in the City Council Chamber of the City Hall Building and are open to the public.

This notice is hereby posted as required by Section 4 of the Open Meetings Act, (MCLA 15.261 et seq.).

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Paul Evans, Zoning and Compliance Specialist

Posted: xxx

*NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the Planning Department at 248-524-3364 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*