

ZONING BOARD OF APPEALS

Zoning Board of Appeals is a group of seven of your neighbors appointed by City Council to decide 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 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 postpone the request. In order for the request to pass a minimum of four votes 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
planning@troymi.gov

Glenn Clark, Chair, David Eisenbacher, Vice Chair
Kenneth Courtney, Thomas Desmond, Allen Kneale, David Lambert, Philip Sanzica
Orestis Kaltsounis (Alternate), Paul McCown (Alternate)

September 15, 2015

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – May 19, 2015
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. VARIANCE REQUEST, MIKE JOHNSON OF EMERGENCY EGRESS, 2106 ROCHESTER
– In order to build two new homes (the existing property will be split into two separate parcels), a 25 foot variance to the required 50 foot front yard setback requirement from the Rochester Road property line. The variance is requested for both proposed parcels.

ZONING ORDINANCE SECTION: 4.07 (D) (1) RT Zoning District
 - B. VARIANCE REQUEST, CITY OF TROY, 2060 ROCHESTER – In order to legitimize a recently built home, a 25 foot variance to the required 50 foot front yard setback requirement.

ZONING ORDINANCE SECTION: 4.07 (D) (1) RT Zoning District
 - C. VARIANCE REQUEST, CITY OF TROY, 2040 ROCHESTER – In order to legitimize a recently built home, a 25 foot variance to the required 50 foot front yard setback requirement.

ZONING ORDINANCE SECTION: 4.07 (D) (1) RT Zoning District
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 19, 2015, 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:

Glenn Clark
Kenneth Courtney
Thomas Desmond
David Eisenbacher
David Lambert
Paul McCown
Philip Sanzica

Also Present:

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

2. APPROVAL OF MINUTES – April 21, 2015

Moved by Sanzica
Seconded by Desmond

RESOLVED, to approve the April 21, 2015 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes.

4. HEARING OF CASES

A. VARIANCE REQUEST, LINDA PIERFELICE, 3151 HELENA – In order to construct an addition to the home, a 2 foot variance to the required 25 foot front yard setback. Zoning Ordinance Section 4.06 (C) R-1E Zoning District.

Moved by Lambert
Seconded by McCown

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

B. VARIANCE REQUEST, TIMOTHY AND CAROL JUDY, 2352 LANERGAN – In order to construct an addition to the home, a 7.5 foot variance to the required 40 foot front yard setback. Zoning Ordinance Section 4.06 (C) R-1B Zoning District.

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None.

6. MISCELLANEOUS BUSINESS – Election of Officers

Motion by Courtney
Second by Desmond

RESOLVED, to elect Glenn Clark Chair, and David Eisenbacher Vice Chair.

Yes: all

MOTION PASSED

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:27 p.m.

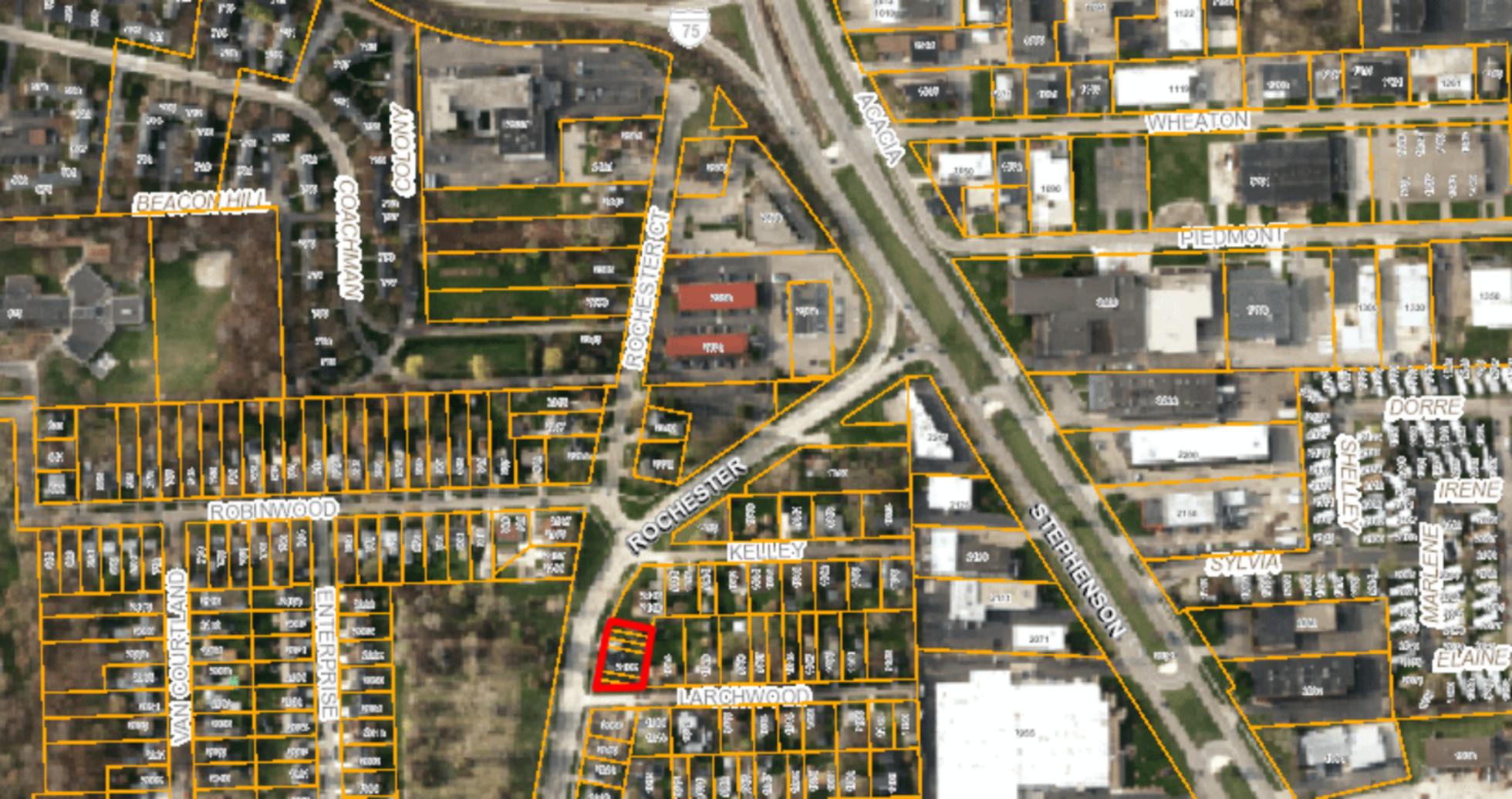
Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

4. HEARING OF CASES

- A. VARIANCE REQUEST, MIKE JOHNSON OF EMERGENCY EGRESS, 2106 ROCHESTER – In order to build two new homes (the existing property will be split into two separate parcels), a 25 foot variance to the required 50 foot front yard setback requirement from the Rochester Road property line. The variance is requested for both proposed parcels.



75

ACACIA

WHEATON

PIEDMONT

ROCHESTER

DORRE

IRENE

ROCHESTER

KELLY

STEPHENSON

SYLVIA

MARLENE

ELAINE

MURCHWOOD

ENTERPRISE

VAN COURLAND

ROBINWOOD

COACHMAN

COLONY

BEACH

5-801

2140

2148

ROCHESTER

2106

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LARCHWOOD

2060

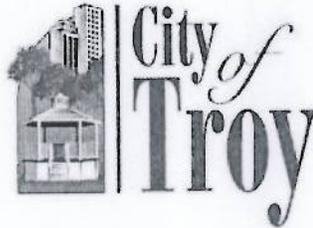
1008

1010



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: 2106 ROCHESTER ROAD
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-27-429-003-008
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: SETBACK REQUIREMENT
UNKNOWN
5. APPLICANT:
NAME MIKE JOHNSON
COMPANY EMERGENCY EGRESS
ADDRESS 450 E SQUARE LK ROAD
CITY TROY STATE MI ZIP 48085
PHONE 248-866-0080
E-MAIL MIKE@EMERGENCYEGRESS.COM
AFFILIATION TO THE PROPERTY OWNER: BUYER OF HOME/PROPERTY

6. PROPERTY OWNER:

NAME WAYNE + JACQUELINE GEAN
 COMPANY _____
 ADDRESS 2106 ROCHESTER ROAD
 CITY TROY STATE MI ZIP 48083
 TELEPHONE _____
 E-MAIL _____

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, Michael Johnson (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 *Michael Johnson* DATE 8-18-15

PRINT NAME: Michael A Johnson

PROPERTY OWNER SIGNATURE *Wayne Gean* DATE 8-18-15

PRINT NAME: Wayne Gean

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.

Michael A. Johnson

450 E. Square Lake Road
Troy, MI 48085
248-879-0671

Zoning Board of Appeals

**Subject: 2106 Rochester road setback variance
Sidwell # 20-27-429-003-008**

Date: Aug 25, 2015,

Points to Consider

The lots are 110 feet deep and with a 50 ft. setback from Rochester road the depth of the new homes would be restricted to a maximum of only 25 ft. If the variance were granted the depth of the new homes could be a more practical 50 ft.

The current lots were platted in a previous era (around 1900),

The proposed variance would have the effect of improving the neighborhood by removing a vacant house and allow for the construction of two new 2300 sq/ft. homes.

The new lot split would fit the area as most homes are constructed with a 25 ft. setback including the homes to the south on Rochester Road.

Thank you

Mike Johnson
248-866-0080

SKETCH OF PROPOSED SPLIT

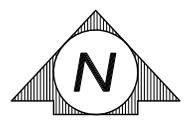
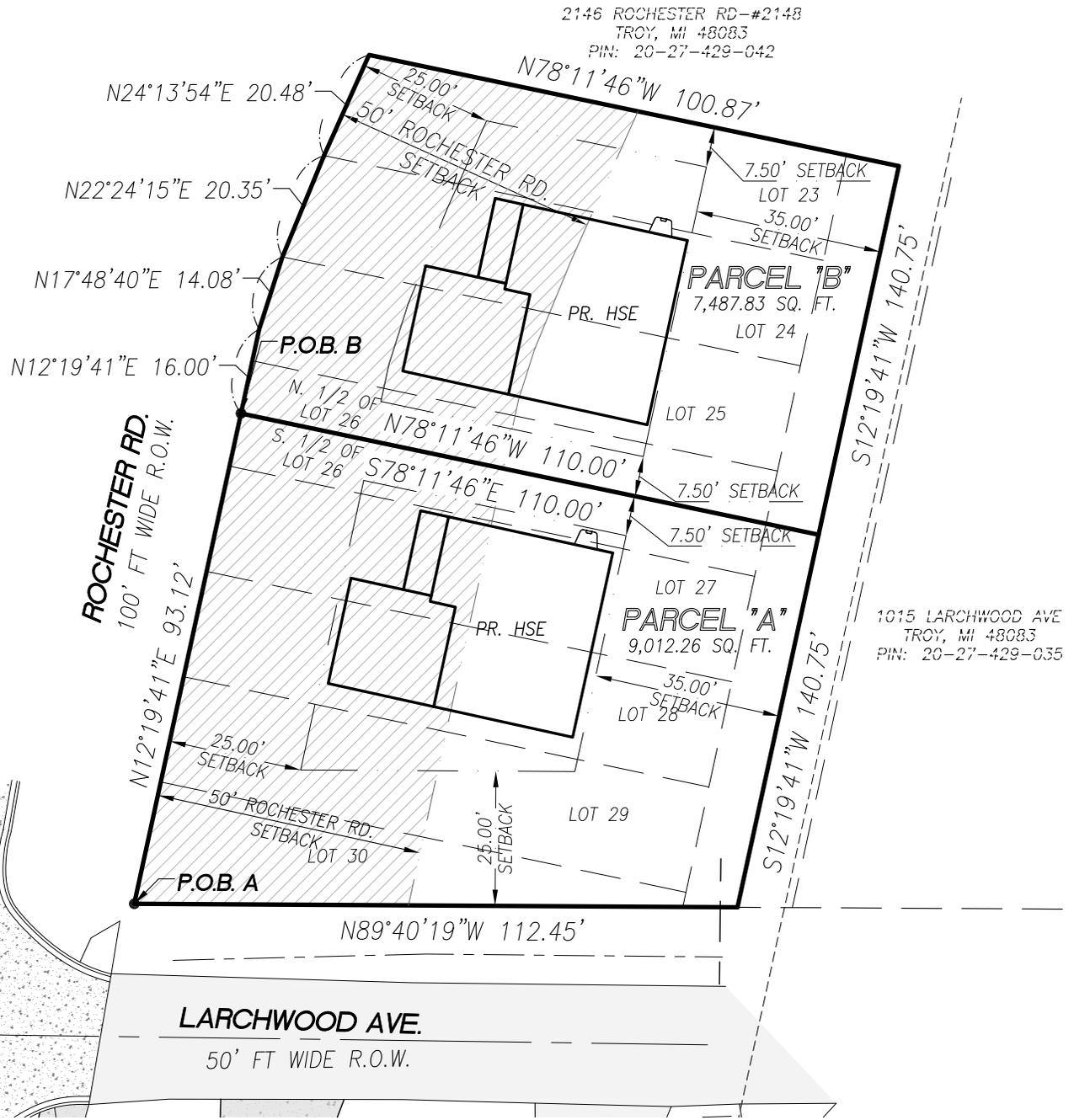
LEGAL DESCRIPTIONS:

PARCEL "A"

THE SOUTH 1/2 OF LOT 26 AND LOTS 27-30 AND 1/2 OF VACATED ALLEY ADJACENT TO THE SAME OF "STUMPF'S BEECH GROVE SUBDIVISION" BEING A PART OF THE S.E. 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 & 12, OAKLAND COUNTY RECORDS. CONTAINING 9,012.26 SQ. FT.

PARCEL "B"

LOTS 23-25 & NORTH 1/2 OF LOT 26 AND 1/2 OF VACATED ALLEY ADJACENT TO THE SAME, EXCEPT THAT PART TAKEN FOR HWY I-75, OF "STUMPF'S BEECH GROVE SUBDIVISION" BEING A PART OF THE S.E. 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 & 12, OAKLAND COUNTY RECORDS. CONTAINING 7,487.83 SQ. FT.



SCALE: 1" EQ. 30'
SHEET: 1 OF 1



Bradley G. Reichert
BRADLEY G. REICHERT P.S. #55923

PREPARED FOR:
EMERGENCY EGRESS LLC
450 E. SQUARE LAKE RD.
TROY, MI 48085
(248) 866-0080

Scale: 1"=30'
Date: 8/18/15
Job No. 15-145
Drawn: B.G.R.

REICHERT SURVEYING INC.
140 FLUMERFELT LANE
ROCHESTER, MICH. 48306
P:(248) 651-0592 F:(248) 656-7099
EMAIL:MAIL@REICHERTSURVEYING.COM



Date:	Rev. By:



Google earth

feet 10
meters 4



EXAMPLES OF PROPOSED HOME STYLE



Google earth



STUMPF'S BEECH GROVE SUBDIVISION

PART OF THE S.E. 1/4 OF SEC. 27 T.2N., R.11E.,
TROY TOWNSHIP
OAKLAND COUNTY MICHIGAN.

Examined and Approved
May 2-1924
W. L. Hull
Deputy Auditor General

SCALE: 1" = 100'
ALL dimensions in feet & decimals thereof
SHEET NO. 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we *le Martin Stumpf*
and Caroline E. Stumpf, his wife
have caused the land embraced in the annexed plat to be surveyed, laid out and
platted to be known as "STUMPF'S BEECH GROVE SUBDIVISION" of part of the S.E. 1/4 of
Sec. 27, T. 2N., R. 11E., Troy Township, Oakland County Michigan, and that the
streets and alleys as shown on said plat are hereby dedicated to the use of the public.
Signed and Sealed in the presence of
Arthur C. Hodges *C. Martin Stumpf, S.*
Edwin C. Shidden *Caroline E. Stumpf, S.*
L.S.

STATE OF MICHIGAN
County of Oakland S.S.

On this 10th day of April 1924 before me, a notary public in
and for said county, personally came the above named *le Martin*
Stumpf and Caroline E. Stumpf
known to me to be the persons who executed the above dedication and acknowledged the
same to be their free act and deed.
Arthur C. Hodges, Oakland
Notary Public, County, Michigan.
My commission Expires Dec 11 1926

DESCRIPTION

The land embraced in the annexed plat of "STUMPF'S BEECH GROVE SUBDIVISION" of
part of the S.E. 1/4 of Sec. 27, T. 2N., R. 11E., Troy Township, Oakland County Michigan, is
described as follows; Beginning at a point on the South side of Sec. 27,
T. 2N., R. 11E., Oakland County Michigan, 165 ft. N 89°-45' W. from the S.E.
corner of said Sec. 27; thence North 24° 49' 5" ft.; thence N 89°-57' W., 674.6 ft.
thence S. 12°-15' W., 2542.75 ft.; thence S 89°-45' E., 1213.5 ft. to the point of
beginning.

SURVEYORS CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent
monuments consisting of iron pipes 3/8" x 20" have been planted at points marked
thus "0" as hereon shown at all angles in the boundaries of the land platted and
at all intersections of streets or streets and alleys.
Edward Paddock
Registered Civil Engineer

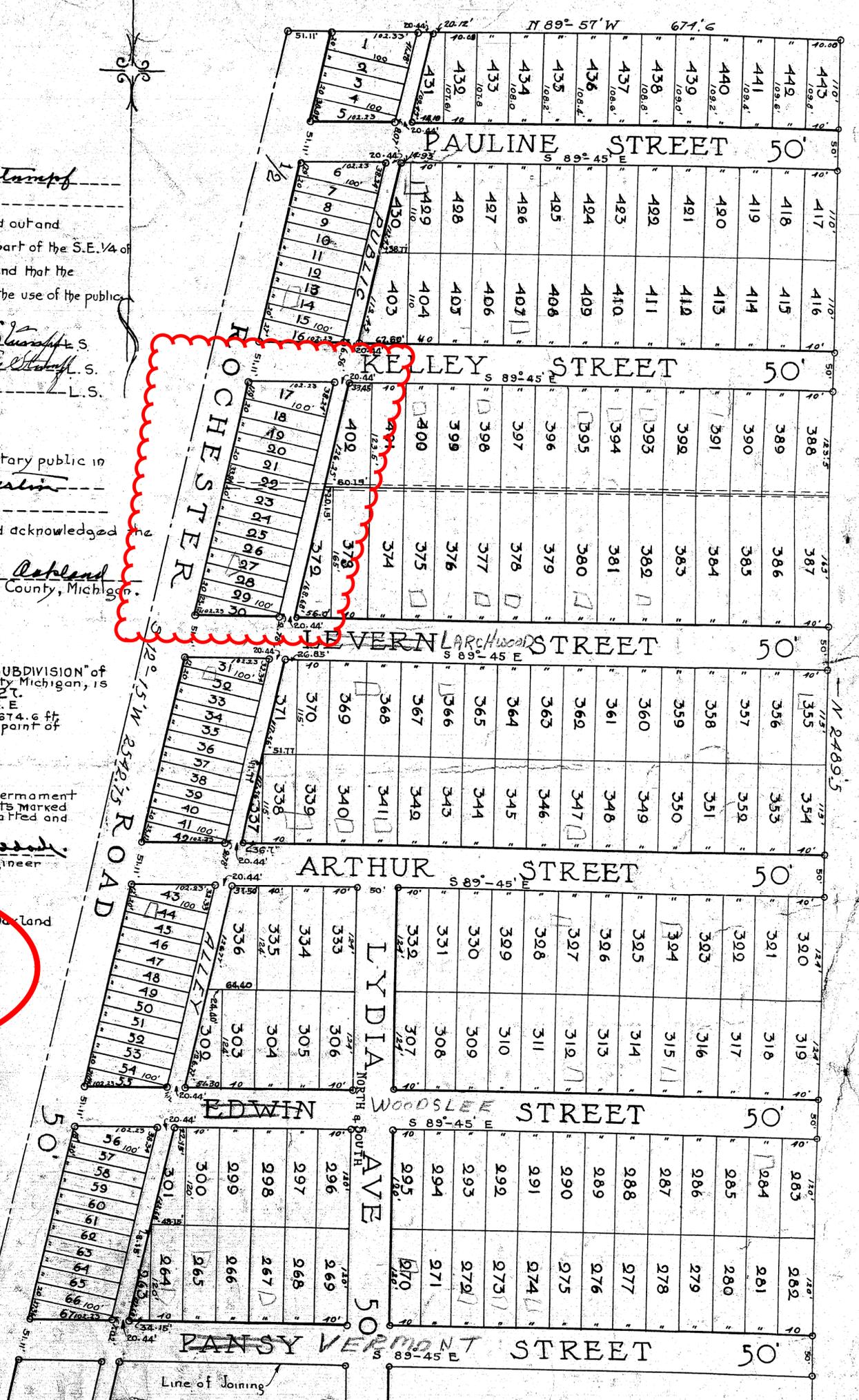
TOWNSHIP APPROVAL

This plat was approved by the Township Board of Troy Township, Oakland
County, Michigan, at a meeting held *April 10th 1924*
Adrian R. Habbe
Township Clerk

Oakland County Treasurer's Certificate
(Repealed by Section 125, Acts, 206, Laws of 1907)
This is to Certify, that there are no Tax Liens or Titles
held by the State or any individual against, and that all Taxes
on lands described in the annexed instrument bearing thereon
No. 55716 urer's have been paid FIVE YEARS
prior to the date thereof, according to
the records of this office, except as stated.
W. L. Hull
Pontiac, Mich. April 24 1924

W. L. Hull
Edward Paddock
Fred Stanger
Auditor

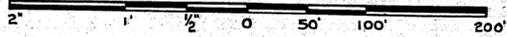
Register's Office
Oakland County
This instrument was received for record
MAY 5 1924 at 3 o'clock P.M.
and recorded in Liber 22
of 1151 on page 1152
Registrar



J. FRENCH PADDOCK
AND
ASSOCIATES
CIVIL & LANDSCAPE ENGINEERS
Suite 507 Fine Arts Building
- DETROIT

"STUMPF'S BEECH GROVE SUBDIVISION"

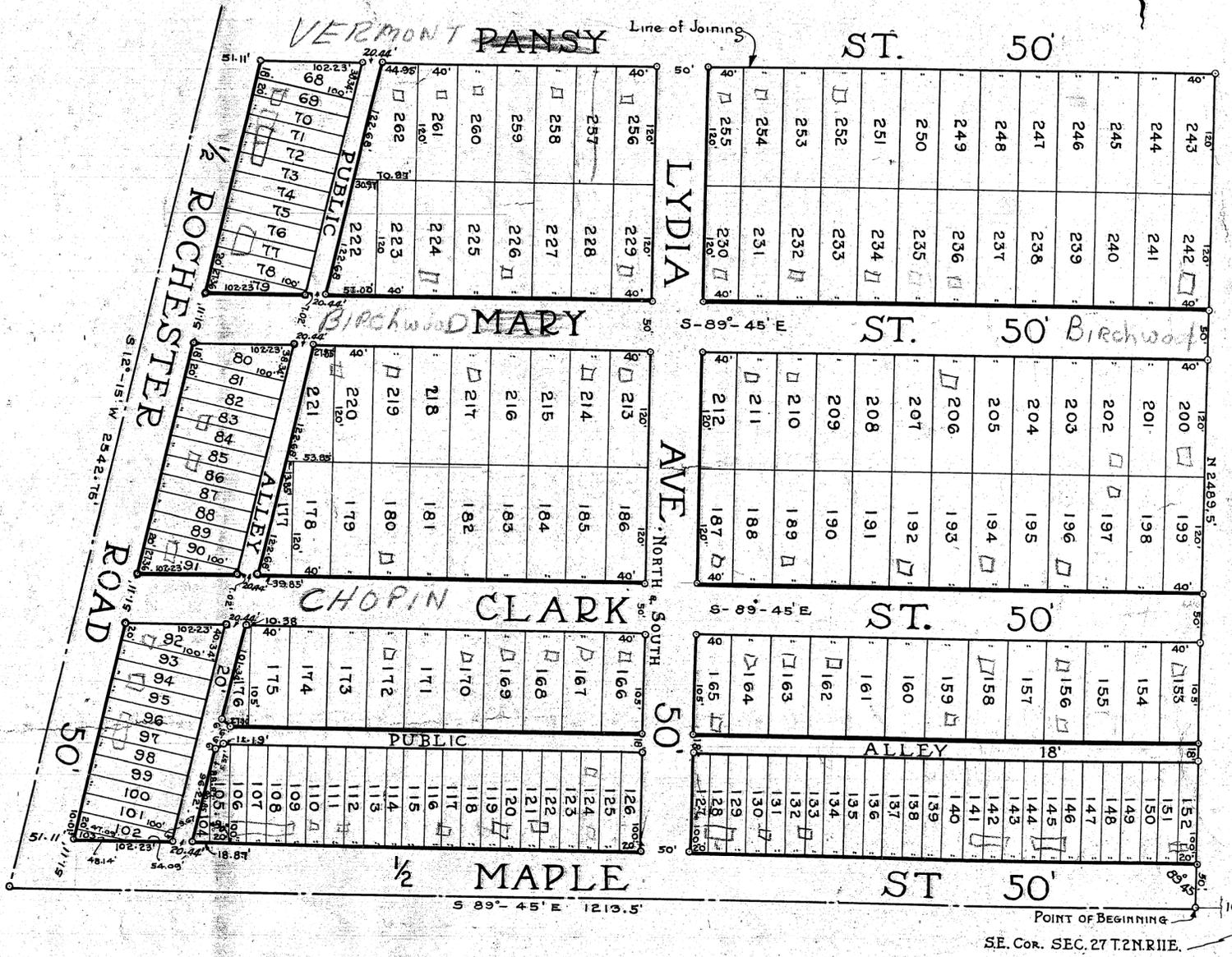
OF PART OF THE S.E. ¼ OF SEC. 27, T. 2 N., R. 11 E.,
TROY TOWNSHIP
OAKLAND COUNTY MICH.



SCALE 1" = 100'

All dimensions in feet and decimals thereof

SHEET NO. 2 OF 2 SHEETS



J FRENCH PADDOCK
AND
ASSOCIATES
CIVIL & LANDSCAPE ENGINEERS
Suite 507 Fine Arts Building

That the
use of the public

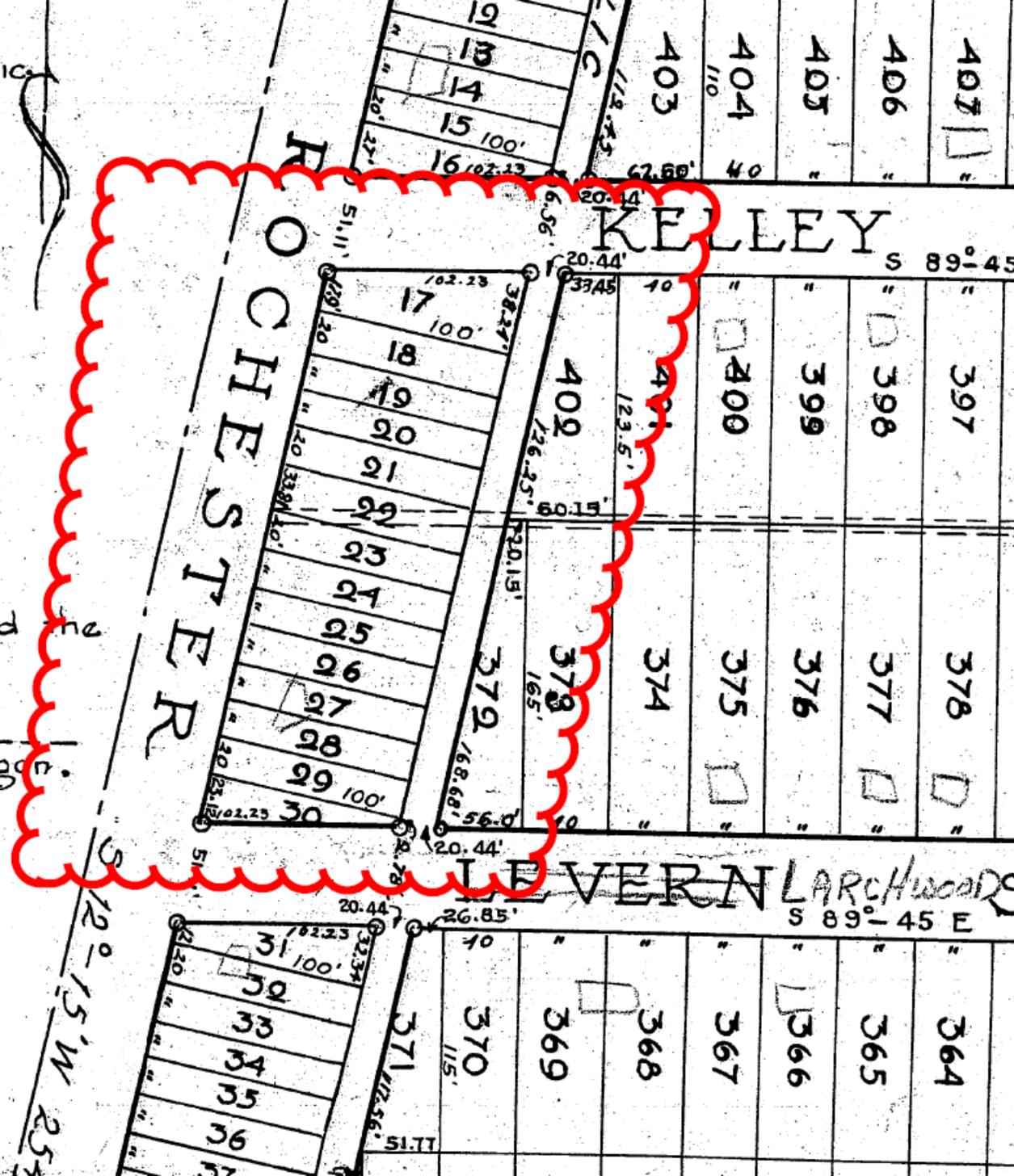
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L.S.
L.S.

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County, Michigan.

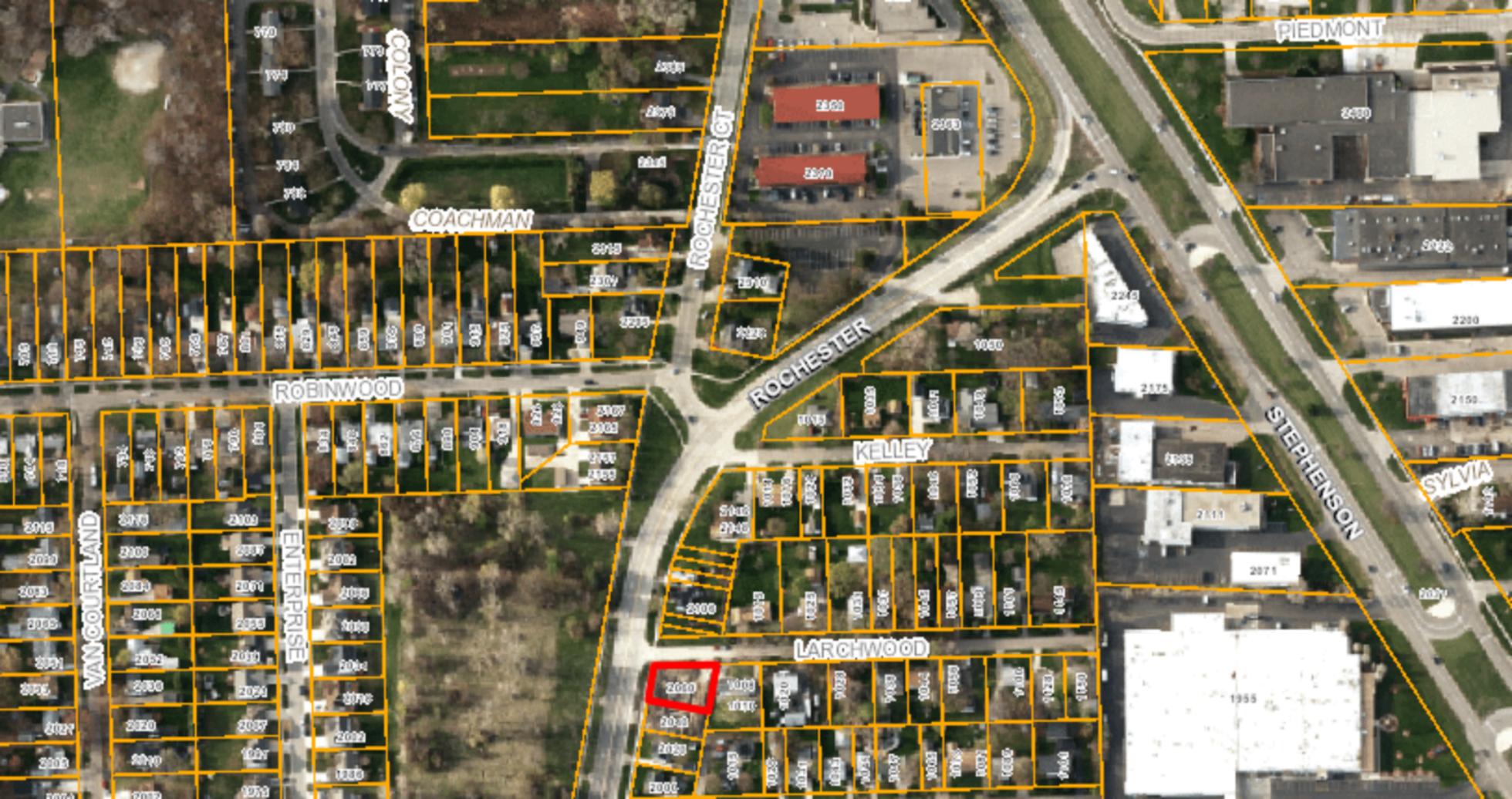
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4. HEARING OF CASES

- B. VARIANCE REQUEST, CITY OF TROY, 2060 ROCHESTER – In order to legitimize a recently built home, a 25 foot variance to the required 50 foot front yard setback requirement.





2106

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LARCHWOOD

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2020

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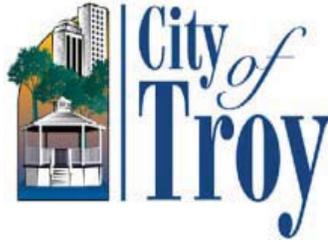
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1045

ROCHESTER

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: 2060 Rochester
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-27-430-040
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.07 D (1)
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME City of Troy
COMPANY _____
ADDRESS 500 W. Big Beaver
CITY Troy STATE MI ZIP 48084
PHONE _____
E-MAIL _____
AFFILIATION TO THE PROPERTY OWNER: Agent

6. PROPERTY OWNER:

NAME Monil I. Patel

COMPANY _____

ADDRESS 2060 Rochester

CITY Troy STATE MI ZIP 48083

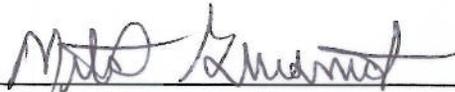
TELEPHONE 818 726-0152

E-MAIL _____

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, _____ (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 8/20/2015

PRINT NAME: Mitchell Grusnick

PROPERTY OWNER SIGNATURE  DATE 08/20/15

PRINT NAME: MONIL PATEL

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

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.

The property was platted in 1924 as 100 feet deep and the alley was vacated adding another 10 feet to the depth. The required building envelope would allow only a 25 foot deep building envelope. The two car attached garage alone is 20 feet deep. Additionally a “non-major thoroughfare” front yard setback of 25 feet is required along Larchwood, further limiting the building envelope.

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.

We are requesting a variance based on the merits of this property and no others.

The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.

We are requesting a variance be based on the particulars of this property and the factors surrounding the construction permit process.

The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.

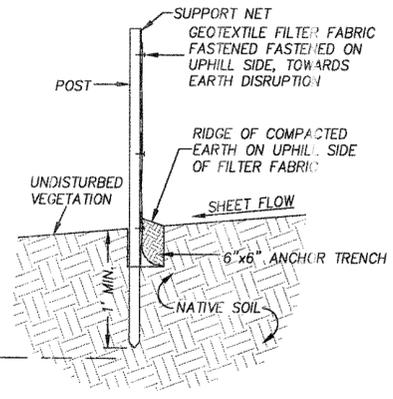
The property was platted in 1924. Before 2011, the Zoning Ordinance required a 25 foot front yard setback. In 2014, a Building permit was inadvertently issued allowing the 25 foot front yard setback. The City was under the mistaken impression that the pre-2011 Zoning Ordinance front yard setback requirement of 25 feet was required.

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.

13 home sites on Rochester Road starting from just north of Larchwood, and going south down to Vermont currently have front yard setbacks well under 50 feet. They all appear to be setback about 25 feet. These home sites are all within the same subdivision. The proposed front yard setback variance will be consistent with these homes. In terms of size, the home on the site is a good fit with many of the homes in this neighborhood.

PLOT PLAN

PARCEL "A"
 LOT 31, 32, 33, AND THE NORTH 8.5 FT. OF LOT 34 AND 1/2 OF VACATED ALLEY ADJACENT TO THE SAME OF "STUMPF'S BEECH GROVE SUBDIVISION" BEING A PART OF THE S.E. 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 & 12, OAKLAND COUNTY RECORDS. CONTAINING 7,906.62 SQ. FT.



3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
 Know what's below
 Call before you dig
 MISS DIG System, Inc.
 1-800-482-7171 www.missdig.net
 (TOLL FREE)

LEGEND:

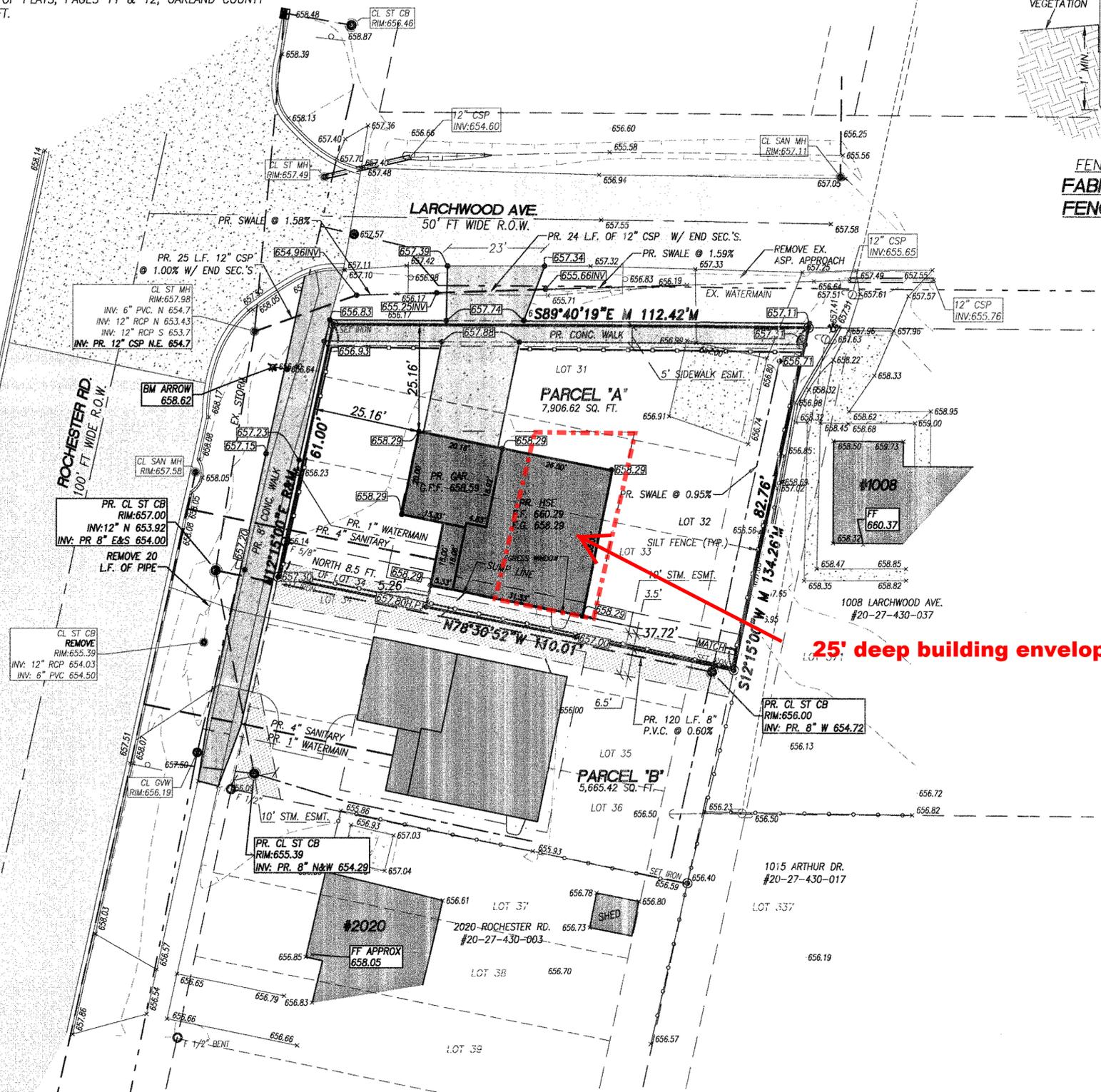
- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- P PLAT DISTANCE
- CALC CALCULATED DISTANCE
- EXISTING GRAVEL
- EXISTING PAVER STONE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING LANDSCAPED AREA
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- EXISTING BOULDER RET. WALL
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED SILT FENCE
- PROP. DRAINAGE ARROW

D&I

REICHERT SURVEYING INC.

140 FLUMERFELT LANE
 ROCHESTER, MI 48306

P: (248) 651-0592
 F: (248) 656-7099
 E-MAIL: MAIL@REICHERTSURVEYING.COM



BENCHMARKS:
 JOB BM #1: CITY BM #1211
 ARROW ON HYDRANT #27-108 W/SIDE ROCHESTER RD. OPP. HOUSE #2020
 ELEV. 662.29 NAVD 88

SITE BM#1
 ARROW ON HYDRANT @ S.E. CORNER ROCHESTER RD. AND LARCHWOOD, LOCATED AT THE NORTHWEST CORNER OF SITE.
 ELEV. 658.62 NAVD 88

**** APPROVED ****
 AS NOTED:
 CITY OF TROY
 LAND SURVEYOR
 A/B
 4-23-2014

PREPARED FOR:
CASTLE HILL HOMES
 2977 LOVINGTON
 TROY, MI 48063
 (248) 515-9061

LEGAL DESCRIPTION:
PARCEL "A"
 LOT 31, 32, 33, AND THE NORTH 8.5 FT. OF LOT 34 OF "STUMPF'S BEECH GROVE SUBDIVISION" BEING A PART OF THE S.E. 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 & 12, OAKLAND COUNTY RECORDS. CONTAINING 7,906.62 SQ. FT.

SEAL:

NO.	DATE	DESCRIPTION	REV.	PER	CITY
1	4/17/14	REV. PER CITY			

SCALE: 1"=20' DRAWN: B.G.R.
 DATE: 4/17/14 CHECK: G.H.R.
 JOB #14-041PP SHEET: 1 OF 1

STUMPF'S BEECH GROVE SUBDIVISION

PART OF THE S.E. 1/4 OF SEC. 27 T.2N., R.11E.,
TROY TOWNSHIP
OAKLAND COUNTY MICHIGAN.

Examined and Approved
May 2-1924
Wm. L. Hume
Deputy Auditor General

SCALE: 1" = 100'

ALL dimensions in feet & decimals thereof

SHEET NO. 1 OF 2 SHEETS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we *le Martin Stumpf*
and Caroline E. Stumpf, his wife
have caused the land embraced in the annexed plat to be surveyed, laid out and
platted to be known as "STUMPF'S BEECH GROVE SUBDIVISION" of part of the S.E. 1/4 of
Sec. 27, T. 2N., R. 11E., Troy Township, Oakland County Michigan, and that the
streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the presence of
Arthur C. Hodges *Caroline E. Stumpf, S.*
Edwin C. Shidden *Caroline E. Stumpf, S.*
L.S.

STATE OF MICHIGAN
County of Oakland S.S.

On this 10th day of April 1924 before me, a notary public in
and for said county, personally came the above named *le Martin*
Stumpf and Caroline E. Stumpf
known to me to be the persons who executed the above dedication and acknowledged the
same to be their free act and deed.

Arthur C. Hodges, Oakland
Notary Public, County, Michigan.

My commission Expires Dec 11 1926

DESCRIPTION

The land embraced in the annexed plat of "STUMPF'S BEECH GROVE SUBDIVISION" of
part of the S.E. 1/4 of Sec. 27, T. 2N., R. 11E., Troy Township, Oakland County Michigan, is
described as follows: Beginning at a point on the South side of Sec. 27,
T. 2N., R. 11E., Oakland County Michigan, 165 ft. N 89°-45' W. from the S.E.
corner of said Sec. 27; thence North 2489.5 ft.; thence N 89°-57' W., 674.6 ft.
thence S. 12°-15' W., 2542.75 ft.; thence S 89°-45' E., 1213.5 ft. to the point of
beginning.

SURVEYORS CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent
monuments consisting of iron pipes 3/8" x 20" have been planted at points marked
thus "0" as hereon shown at all angles in the boundaries of the land platted and
at all intersections of streets or alleys.

Edward Paddock
Registered Civil Engineer

TOWNSHIP APPROVAL

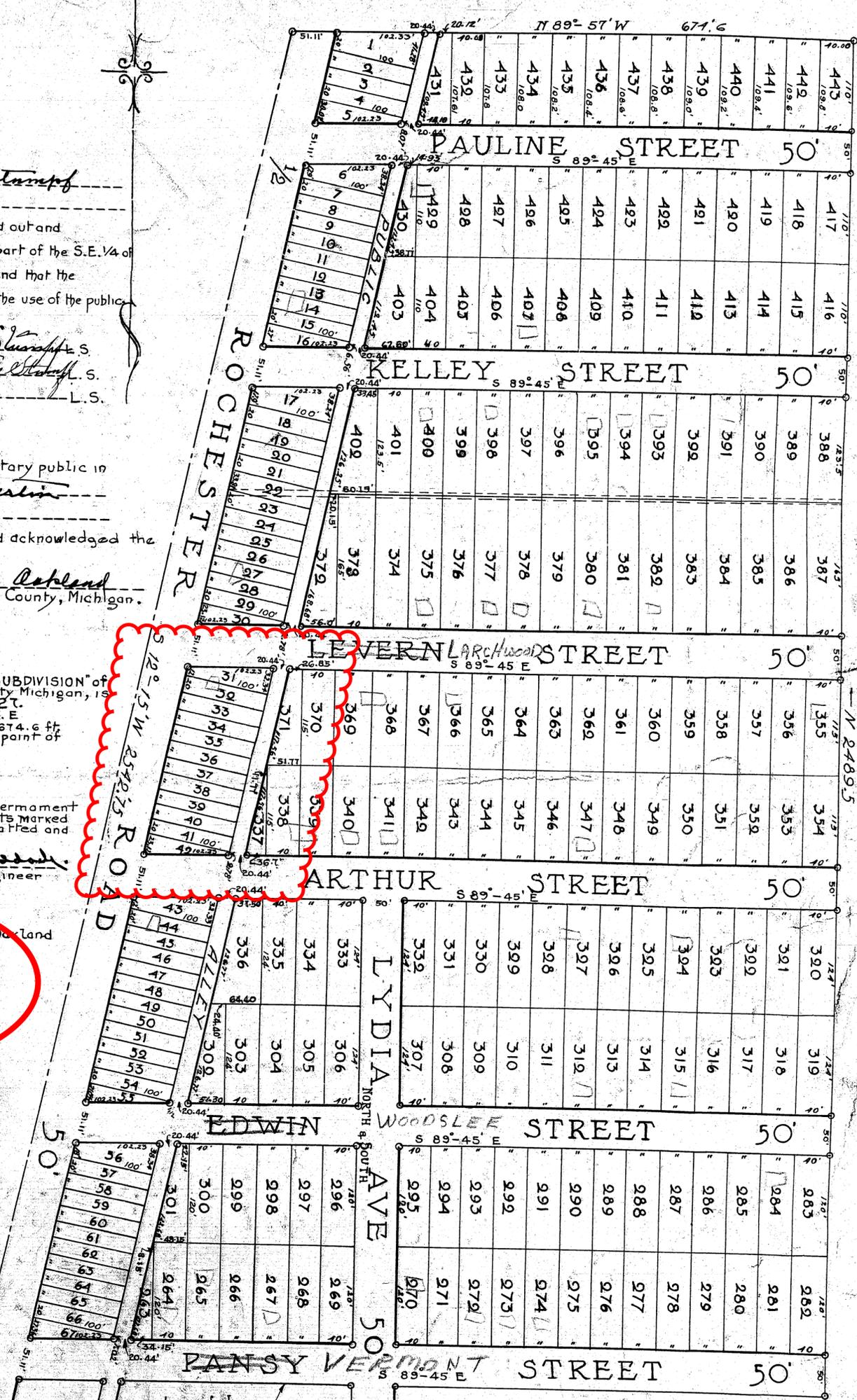
This plat was approved by the Township Board of Troy Township, Oakland
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Adrian R. Habbe
Township Clerk

Oakland County Treasurer's Certificate
(Repealed by Section 125, Acts, 206, Laws of 1907)
This is to Certify, that there are no Tax Liens or Titles
held by the State or any individual against, and that all Taxes
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prior to the date thereof, according to
the records of this office, except as stated.
W. L. House
Pontiac, Mich. April 24 1924

Wm. L. Hume
Edward Paddock
Fred Stamberger
Auditor

Register's Office
Oakland County

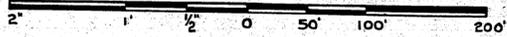
This instrument was received for record
MAY 5 1924 at 3 o'clock P.M.
and recorded in Liber 22
of 115 on page 1152
Wm. L. Hume Registrar



J. FRENCH PADDOCK
AND
ASSOCIATES
CIVIL & LANDSCAPE ENGINEERS
Suite 507 Fine Arts Building
- DETROIT

"STUMPF'S BEECH GROVE SUBDIVISION"

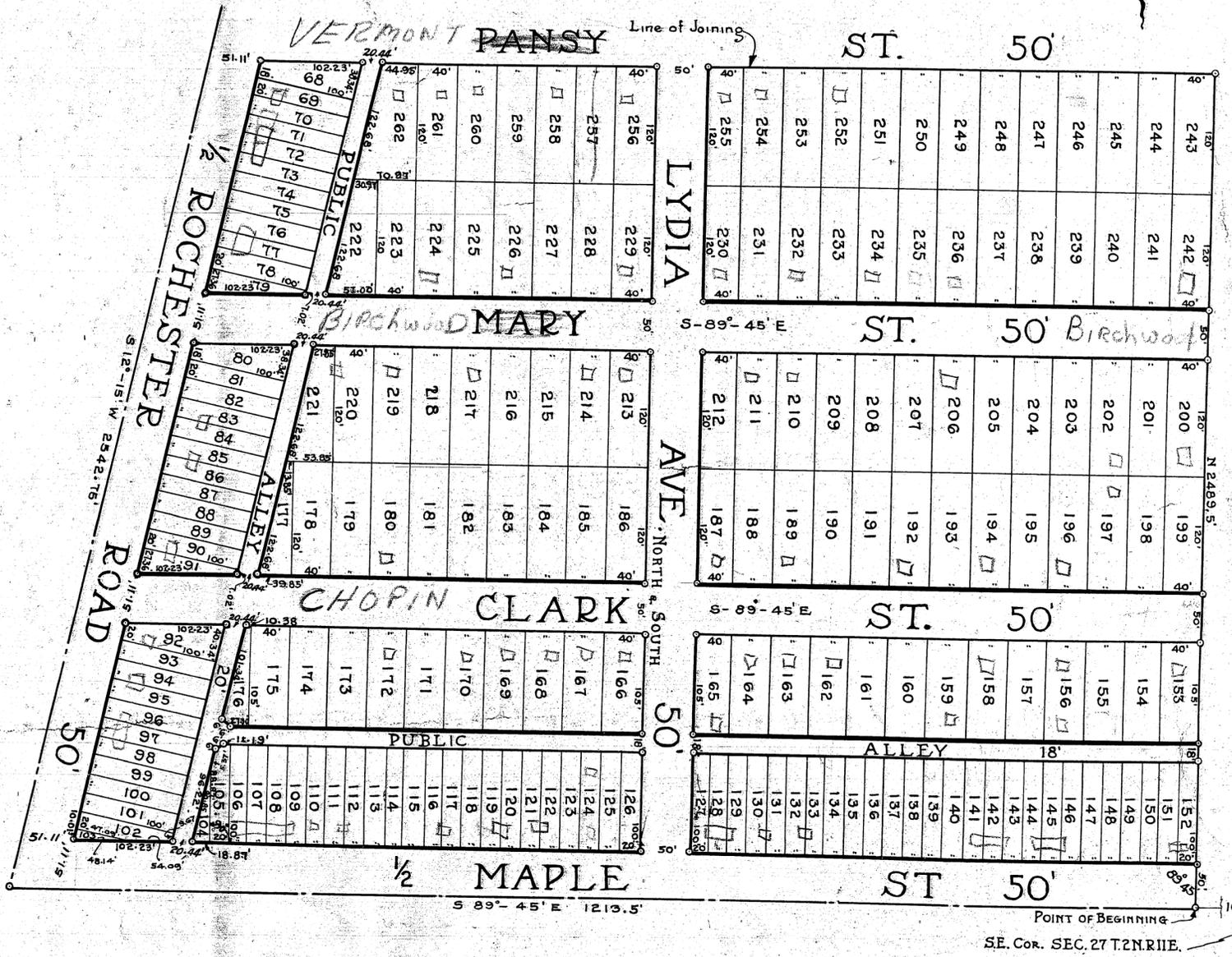
OF PART OF THE S.E. ¼ OF SEC. 27, T. 2 N., R. 11 E.,
TROY TOWNSHIP
OAKLAND COUNTY MICH.



SCALE 1" = 100'

All dimensions in feet and decimals thereof

SHEET NO. 2 OF 2 SHEETS



J FRENCH PADDOCK
AND
ASSOCIATES
CIVIL & LANDSCAPE ENGINEERS
Suite 507 Fine Arts Building

acknowledged the

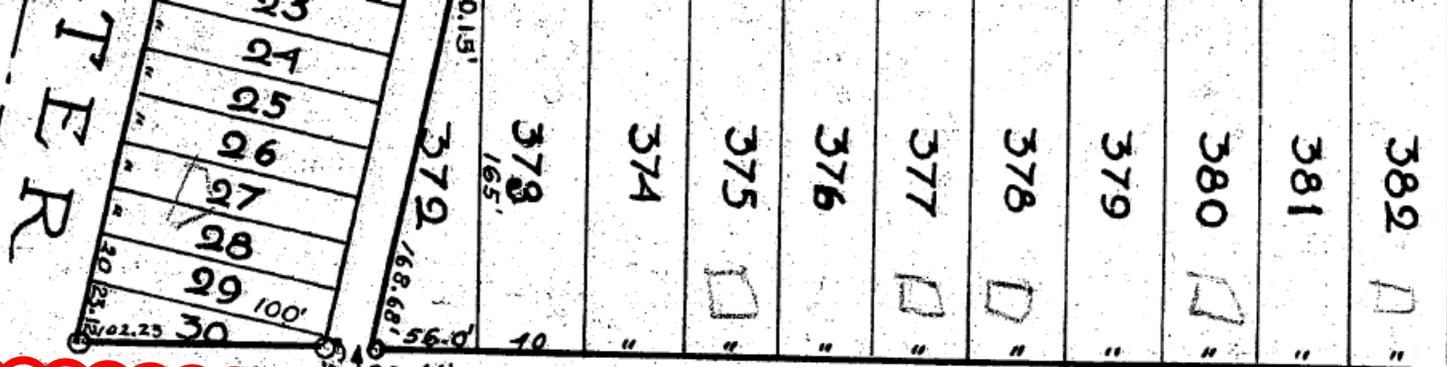
Labland
County, Michigan.

"DIVISION" of
Michigan, 16

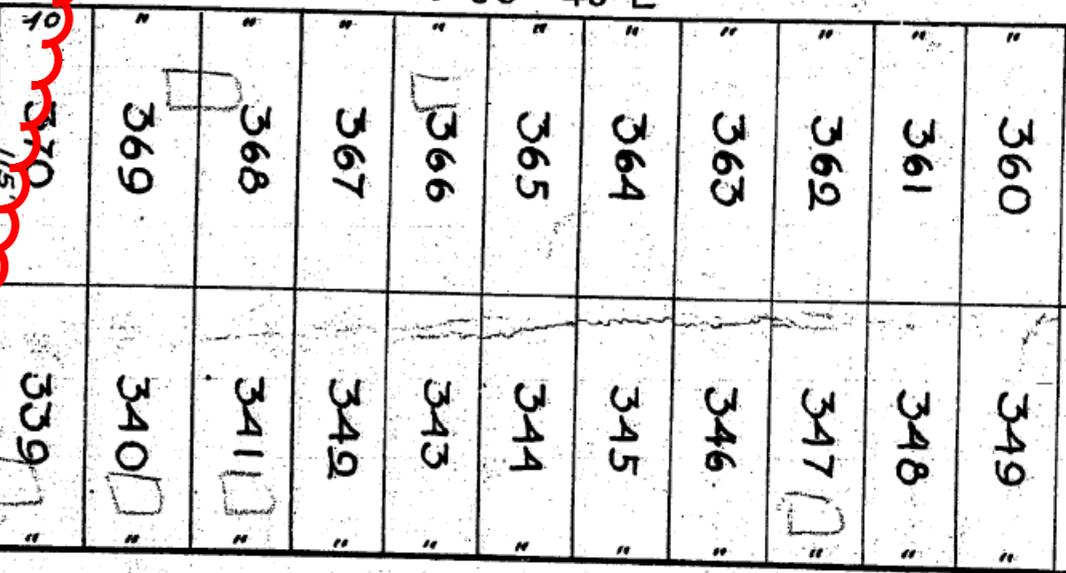
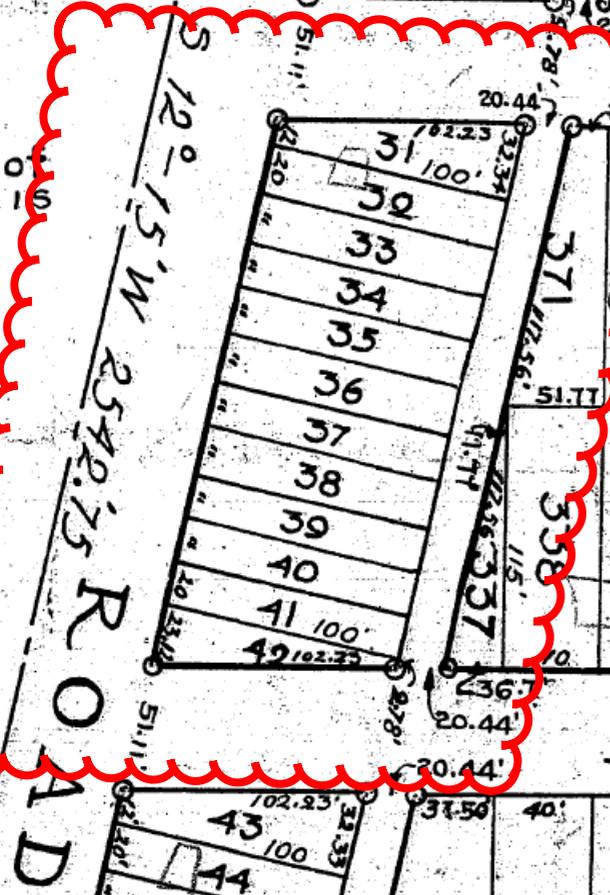
6 ft
9 ft
of

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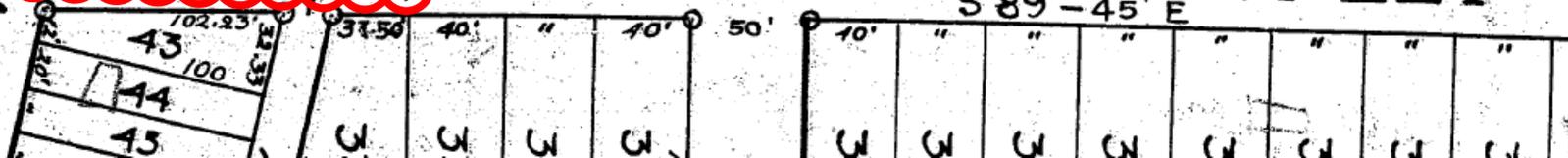
land



LEVERNA ARCHWOOD STREET
S 89° 45' E



ARTHUR STREET
S 89° 45' E



Are 2011 Zoning Ordinance

Chapter 39 - Zoning Ordinance

13.00.00 ARTICLE XIII R-2 TWO FAMILY RESIDENTIAL DISTRICT

13.10.00 INTENT:

The intent of the R-2, Two Family Attached Residential District is to provide for alternate forms of residential development within the medium density range. The District is designed primarily to accommodate the development of two-family residential dwelling units so as to provide a zone of transition between high intensity or non-residential use areas and lower density residential land use areas.

(Rev. 01-08-1996)

13.10.01 Persons seeking to rezone property to the Zoning District governed by this Article shall conform to the requirements of Section 03.20.00.

13.20.00 PRINCIPAL USES PERMITTED:

In a Two-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Chapter.

(Rev. 01-08-1996)

13.20.01 All principal uses permitted, and as regulated in the R-1E One-Family Residential District, except as hereinafter modified.

(Rev. 01-08-1996)

13.20.02 Two Family dwellings as defined in Section 04.20.45.

(Rev. 01-08-1996)

13.20.03 Accessory buildings, subject to the controls of Section 40.55.00.

13.25.00 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

13.25.01 Those uses, with related conditions, as provided in Section 10.25.00 (R-1A through R-1E Districts).

(Rev. 01-08-1996)

13.30.00 USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL:

The following uses may be permitted in R-2, Two Family Residential Districts, subject to the conditions hereinafter imposed for each use; and also subject to the review and approval of the use by the Planning Commission. Before approving any such uses, the Planning Commission shall find that:

- A. The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development of the Zoning District in which it is situated, and shall not be detrimental to the orderly development, property values, environment or use of adjacent land and/or Districts.

Chapter 39 - Zoning Ordinance

in successive parts which will total twenty five (25) lots or more.

10.60.02

STANDARDS:

In order to maintain the physical and economic stability of One-Family residential areas, the following standards shall apply:

10.60.03

SETBACKS FROM MAJOR THOROUGHFARES:

Whenever a lot or acreage parcel abuts a major thoroughfare as established by the Master Thoroughfare Plan adopted in accordance with Act 285, Public Acts of 1931, as amended, the yard setback abutting said major thoroughfare shall be at least fifty (50) feet from the existing or Master Thoroughfare Plan right-of-way line, whichever is greater. This ordinance does not prohibit expansion behind the fifty (50) foot setback. This requirement shall not apply to subdivisions for which Tentative Approval was granted prior to January 1, 1976.

(Rev. 06-03-1991)

10.60.04

VARIATION IN APPEARANCE:

In any One-Family residential District, there shall be variation in the appearance of the One-Family detached residential dwellings, according to the following standard:

A dwelling's front elevation shall not re-occur in the same or a substantially similar structural form on another dwelling, within the same street frontage, without there being at least one other dwelling with a different elevation between the dwellings that repeat the frontage elevation.

Different colors alone will not constitute different front elevations.

The Section shall not apply to any dwelling for which a building permit was issued before June 2, 1983.

10.60.05

SCREENING FROM FREEWAY:

Developments involving two or more one-family dwellings on parcels abutting a freeway shall include a landscaped berm at least five (5) feet in height along any property line abutting the freeway. Said berms shall be landscaped with a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens (pine or spruce species, as acceptable to the Department of Parks and Recreation), five (5) to six (6) feet in height, twenty (20) feet on center, staggered ten (10) feet on center.

In instances where the grade of the freeway is more than six (6) feet above the grade of the adjacent property, a dense planting screen of upright evergreen species, at least six (6) feet in height at the time of planting, may be permitted in lieu of the described berm, in accordance with a plan approved by the Department of Parks and Recreation.

(05-17-1993)

10.90.00

AREA AND BULK REQUIREMENTS:

See Article XXX, Schedule of Regulations.



PB2014-0269%PB%2771.75

Building Permit No: PB2014-0269

Building Department
Inspection: (248) 689-5744
Phone: (248) 524-3344

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 689-3120
www.troymi.gov

2060 ROCHESTER 88-20-27-430-001 Subdivision: Addison/Cavanaugh/GreenoughHgt Zoning: R-2 Construction Type: 5B	Location	ALI, MOHAMMAD & UZMA 3597 SLEEPY FOX ROCHESTER (248) 276 0339	Owner MI 48309-4518
---	----------	--	----------------------------

Issued: 04/24/2014

FOR INSPECTIONS - CALL (248) 689-5744
*Inspections called in by 4:40 P.M. will be scheduled the next business day. **NOTE NEW INSPECTION CUT-OFF TIME***

GFA Development GFA Development 3301 MIRAGE Troy (248) 840 2828	Applicant MI 48083
---	---------------------------

Work Description: R - FOLDED. NEW RESIDENTIAL CONSTRUCTION, 2000 SQ. FEET, IN COMPLIANCE WITH THE 2009 MICHIGAN RESIDENTIAL CODE, MICHIGAN UNIFORM ENERGY CODE, THE 2012 MICHIGAN PLUMBING CODE, 2012 MICHIGAN MECHANICAL CODE, AND THE 2011 NATIONAL ELECTRICAL CODE.

Special Stipulations: MEET ALL CODES AND INSPECTIONS. AS-BUILT/FOUNDATION CERTIFICATION REQUIRED PRIOR TO FRAMING. FINAL GRADE INSPECTION AND APPROVAL REQUIRED PRIOR TO C OF
O PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH INSPECTION
Work will meet all codes and inspections.

Permit Item	Work Type	Quantity	Item Total
-------------	-----------	----------	------------

PAID on: 04/24/2014
Check#: 8994
Payment Validation

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.
Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.
This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

[] TREASURER COPY

[] DEPARTMENT COPY

[] CONTRACTOR COP



2060 ROCHESTER EXISTING HOUSE

08/19/2015 10:30

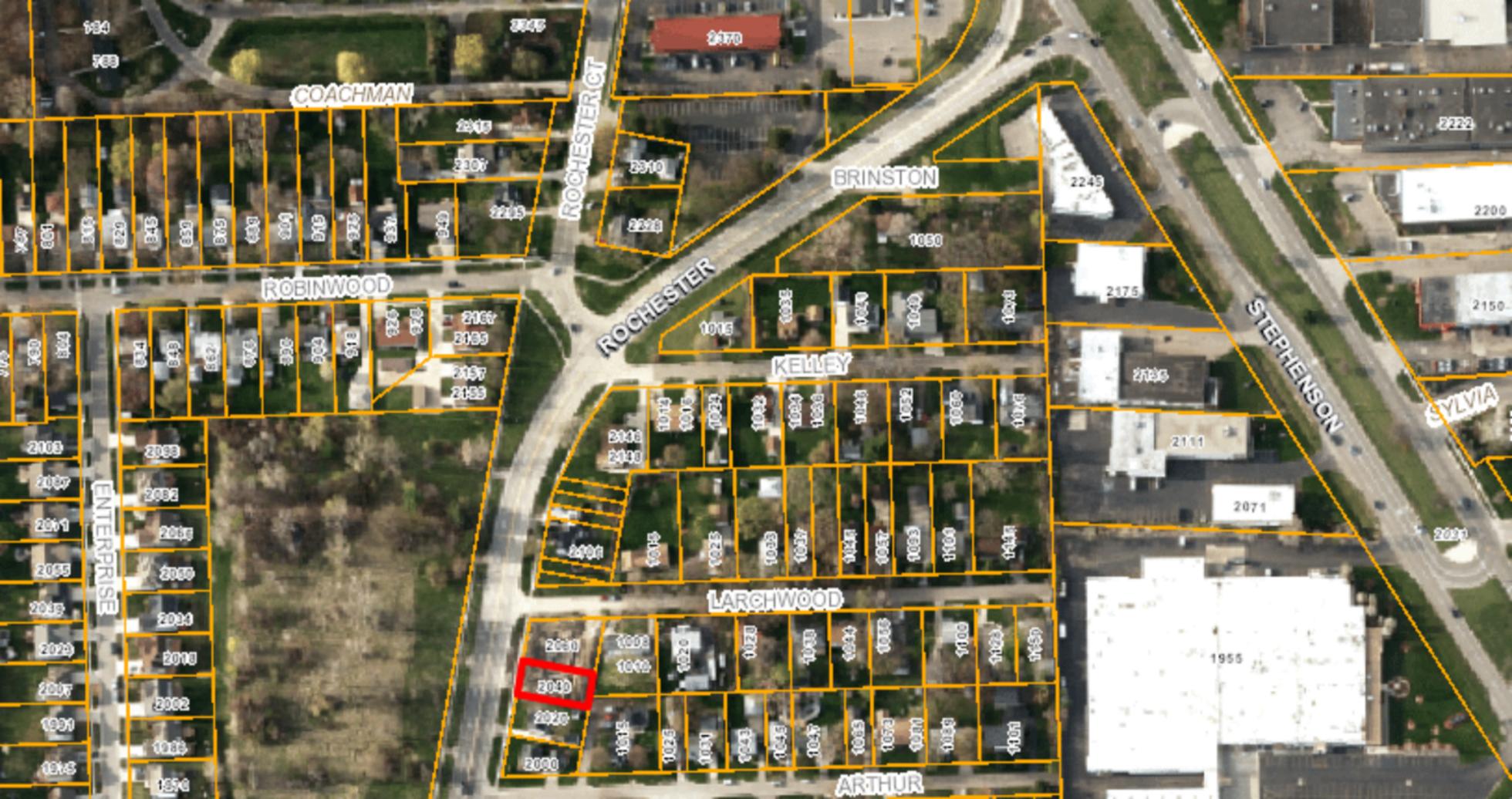
LOOKING SOUTH FROM NE CORNER LARCHWOOD AND ROCHESTER



08/19/2015 10:22

4. HEARING OF CASES

- C. VARIANCE REQUEST, CITY OF TROY, 2040 ROCHESTER – In order to legitimize a recently built home, a 25 foot variance to the required 50 foot front yard setback requirement.



COACHMAN

ROBINWOOD

ENTERPRISE

ROCHESTER

ROCHESTER

BRINSTON

KELLY

LARCHWOOD

ARTHUR

STEPHENSON

SYLVIA

2040

LARCHWOOD

2060

1008

1020

1010

2040

2020

1015

1025

1031

2000

ARTHUR

ROCHESTER



2098

2082

2066

2050

2034

(R-1E)
2018

2002

1986

1970

1954

2148

2106

1015

1025

1033

1037

1045

1057

1002

LARCHWOOD

2060

1008

1020

1028

1038

1044

1056

2040

1010

2020

1015

1025

1031

1043

1045

1047

1065

1073

2000

ARTHUR

1986

1012

1026

1000

1036

1044

1058

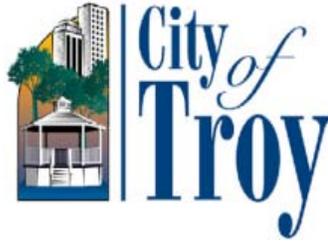
1070

(RT)

ROCHESTER

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: _____

2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____

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: _____

5. APPLICANT:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____

AFFILIATION TO THE PROPERTY OWNER: _____

6. PROPERTY OWNER:

NAME Mohan Palla

COMPANY _____

ADDRESS 2040 Rochester

CITY Troy

STATE MI

ZIP 48083

TELEPHONE 310 426-4415

E-MAIL _____

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, _____ (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.

Property Owner

APPLICANT SIGNATURE P. Mohan Palla

DATE 8/20/2015

PRINT NAME: MOHAN PALLA

Applicant

PROPERTY OWNER SIGNATURE Mitchell Grusnick

DATE 8/20/2015

PRINT NAME: Mitchell Grusnick

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

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.

The property was platted in 1924 as 100 feet deep and the alley was vacated adding another 10 feet to the depth. The required building envelope would allow only a 25 foot deep building envelope. The two car attached garage alone is 20 feet deep.

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.

We are requesting a variance based on the merits of this property and no others.

The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.

We are requesting a variance be based on the particulars of this property and the factors surrounding the construction permit process.

The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.

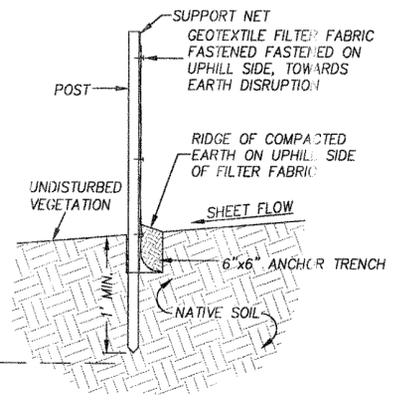
The property was platted in 1924. Before 2011, the Zoning Ordinance required a 25 foot front yard setback. In 2014, a Building permit was inadvertently issued allowing the 25 foot front yard setback. The City was under the mistaken impression that the pre-2011 Zoning Ordinance front yard setback requirement of 25 feet was required.

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.

13 home sites on Rochester Road starting from just north of Larchwood, and going south down to Vermont currently have front yard setbacks well under 50 feet. They all appear to be setback about 25 feet. These home sites are all within the same subdivision. The proposed front yard setback variance will be consistent with these homes. In terms of size, the home on the site is a good fit with many of the homes in this neighborhood.

PLOT PLAN

PARCEL "B"
 LOTS 35, 36 & LOT 34 EXCEPT THE NORTH 8.5 FT. AND 1/2 OF VACATED ALLEY ADJACENT TO THE SAME OF "STUMPF'S BEECH GROVE SUBDIVISION" BEING A PART OF THE S.E. 1/4 OF SECTION 27, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 32 OF PLATS, PAGES 11 & 12, OAKLAND COUNTY RECORDS. CONTAINING 5,665.42 SQ. FT.



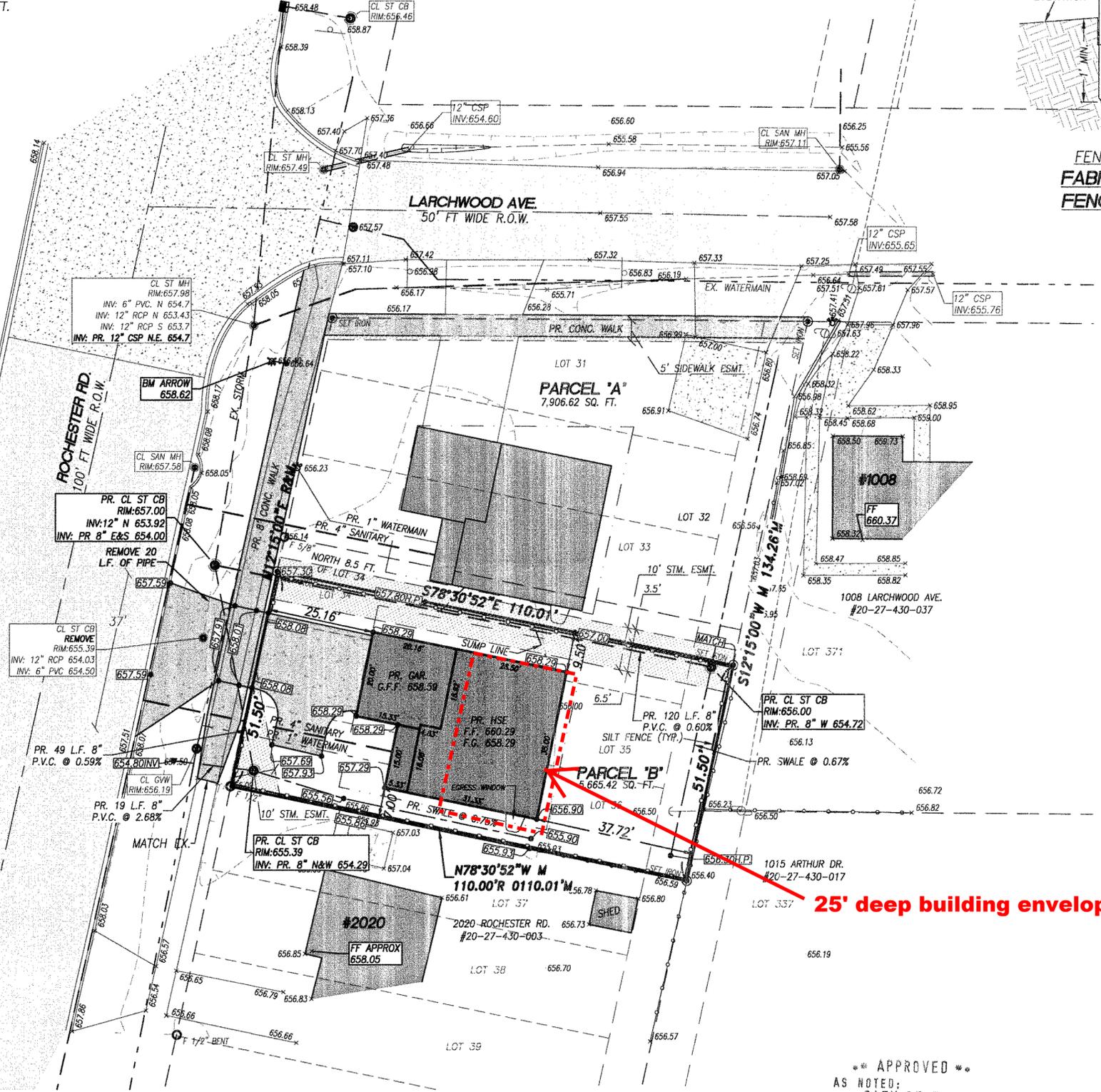
3 FULL WORKING DAYS BEFORE YOU DIG CALL

811
 Know what's below
 Call before you dig
 MISS DIG System, Inc.
 1-800-482-7171 www.missdig.net
 (TOLL FREE)

LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE
- P PLAT DISTANCE
- CALC CALCULATED DISTANCE
- EXISTING GRAVEL
- EXISTING PAVER STONE
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING LANDSCAPED AREA
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING OVERHEAD WIRES
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING WATER SHUT OFF
- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WELL
- EXISTING GAS SHUT OFF
- EXISTING SANITARY STRUCTURE
- EXISTING STORM STRUCTURE
- EXISTING DOWN SPOUT
- EXISTING UTILITY PEDESTAL
- EXISTING BOULDER RET. WALL
- EXISTING GRADE
- PROPOSED GRADE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED SILT FENCE
- PROP. DRAINAGE ARROW

D&I
REICHERT SURVEYING INC.
 140 FLUMERFELT LANE
 ROCHESTER, MI 48306
 P: (248) 651-0592
 F: (248) 656-7099
 E-MAIL: MAIL@REICHERTSURVEYING.COM



APPROVED
 AS NOTED:
 CITY OF TROY
 LAND SURVEYOR
 D.J. [Signature]
 4-23-2014

BENCHMARKS:
 JOB BM #1: CITY BM #1211
 ARROW ON HYDRANT #27-108 W/SIDE ROCHESTER RD. OPP. HOUSE #2020
 ELEV. 662.29 NAVD 88
 SITE BM#1
 ARROW ON HYDRANT @ S.E. CORNER OF ROCHESTER RD. AND LARCHWOOD, LOCATED AT THE NORTHWEST CORNER OF SITE.
 ELEV. 658.62 NAVD 88

PREPARED FOR:
CASTLE HILL HOMES
 2977 LOVINGTON
 TROY, MI 48063
 (248) 515-9061

LEGAL DESCRIPTION:
 PARCEL "B"
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 DATE: 4/22/14 CHECK: G.H.R.
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STUMPF'S BEECH GROVE SUBDIVISION

PART OF THE S.E. 1/4 OF SEC. 27 T.2N., R.11E.,
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OAKLAND COUNTY MICHIGAN.

Examined and Approved
May 2-1924
W. L. Hull
Deputy Auditor General

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ALL dimensions in feet & decimals thereof
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and Caroline E. Stumpf, his wife
have caused the land embraced in the annexed plat to be surveyed, laid out and
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Arthur C. Hodges *C. Martin Stumpf, S.*
Edwin C. Shidden *Caroline E. Stumpf, S.*
L.S.

STATE OF MICHIGAN
County of Oakland S.S.

On this 10th day of April 1924 before me, a notary public in
and for said county, personally came the above named *le Martin*
Stumpf and Caroline E. Stumpf
known to me to be the persons who executed the above dedication and acknowledged the
same to be their free act and deed.
Arthur C. Hodges, Oakland
Notary Public, County, Michigan.
My commission Expires Dec 11 1926

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beginning.

SURVEYORS CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent
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Edward Paddock
Registered Civil Engineer

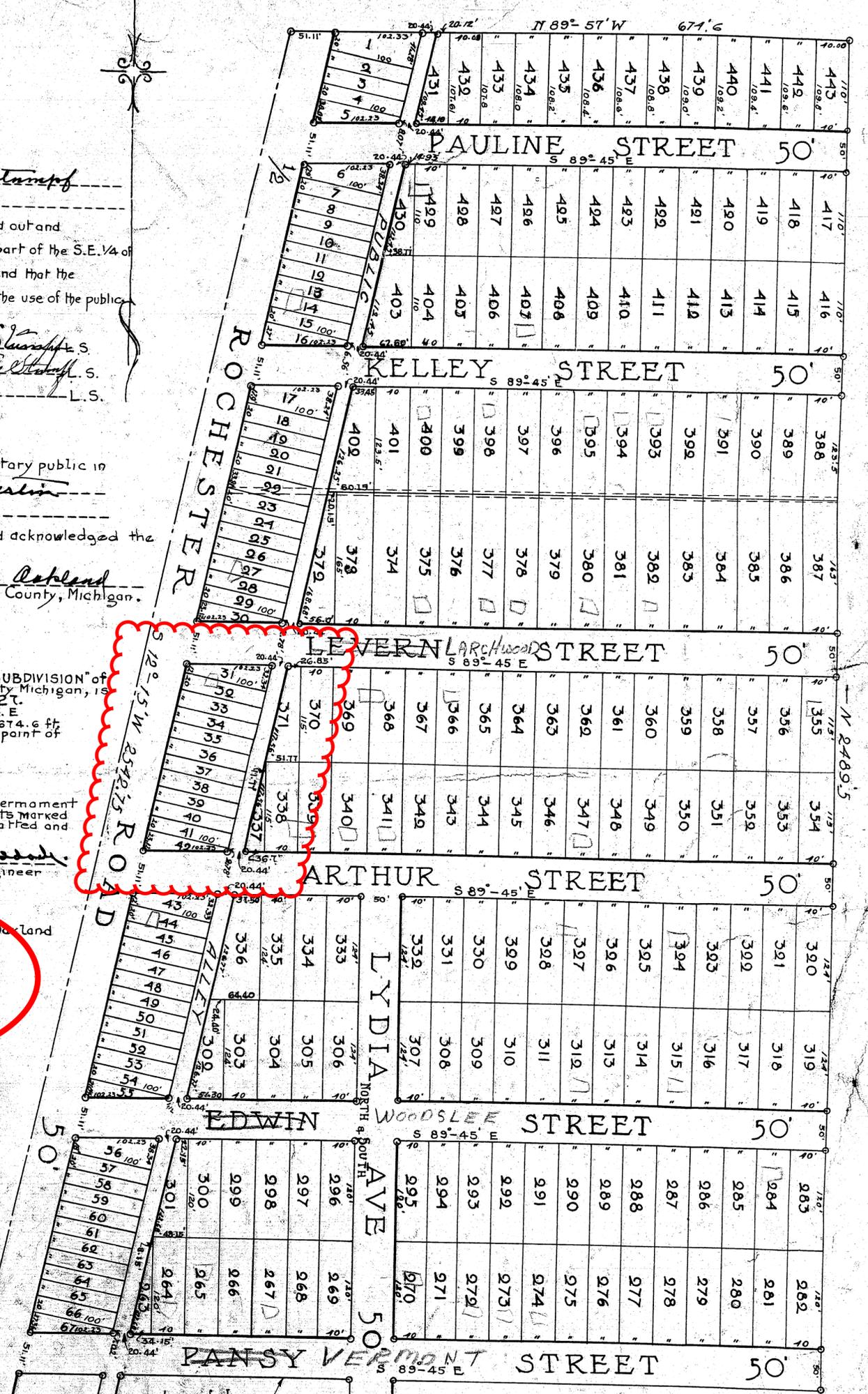
TOWNSHIP APPROVAL

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Adrian R. Habbe
Township Clerk

Oakland County Treasurer's Certificate
(Repealed by Section 125, Acts, 205, Laws of 1907)
This is to Certify, that there are no Tax Liens or Titles
held by the State or any individual against, and that all Taxes
on lands described in the annexed instrument bearing thereon
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prior to the date thereof, according to
the records of this office, except as stated.
W. L. Hull
Pontiac, Mich. April 24 1924

W. L. Hull
Edward Paddock
Fred Stanger
Auditor

Register's Office
Oakland County
This instrument was received for record
MAY 5 1924 at 3 o'clock P.M.
and recorded in Liber 22
of 115 on page 1152
W. L. Hull Registrar



J. FRENCH PADDOCK
AND
ASSOCIATES
CIVIL & LANDSCAPE ENGINEERS
Suite 507 Fine Arts Building
- DETROIT

"STUMPF'S BEECH GROVE SUBDIVISION"

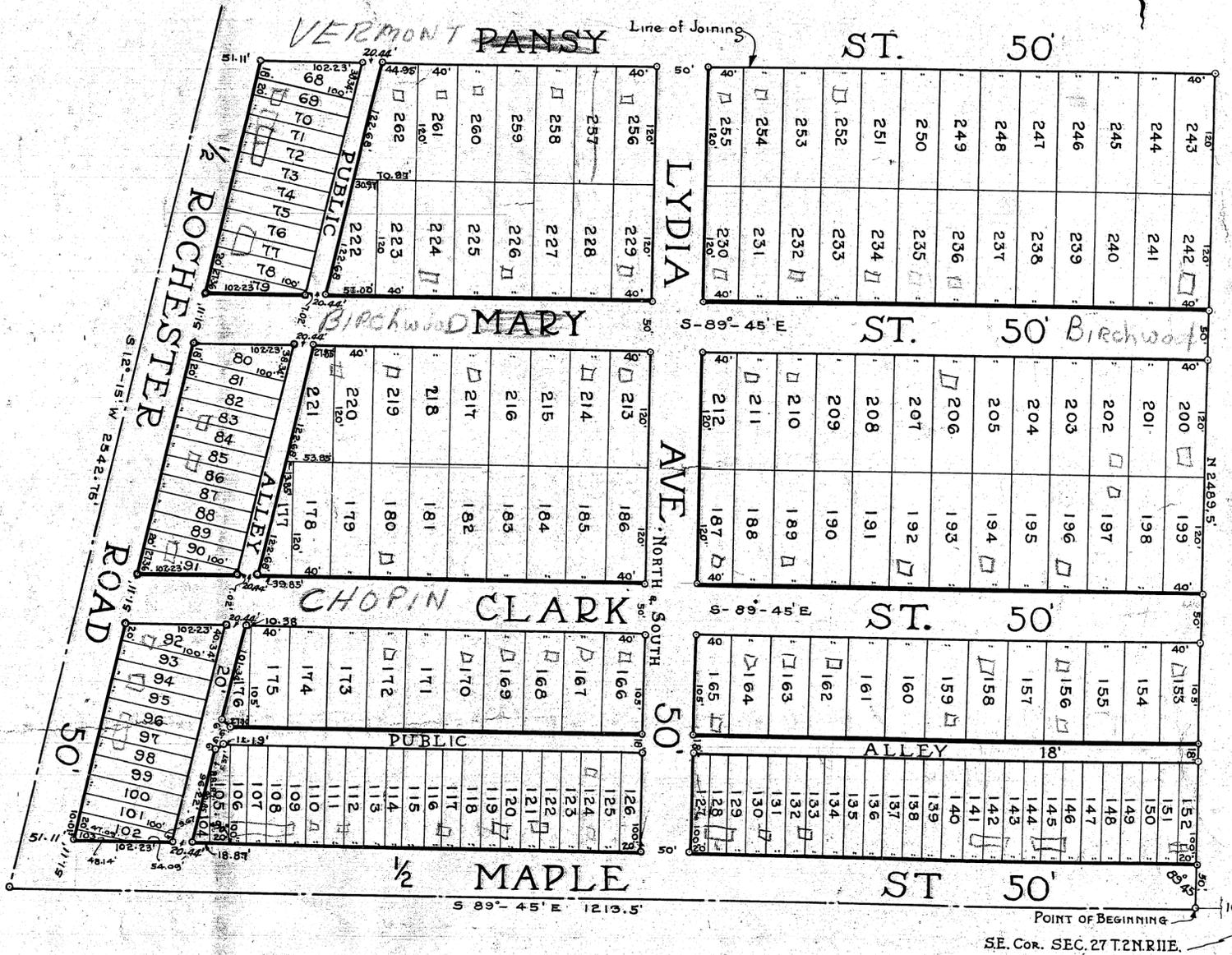
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TROY TOWNSHIP
OAKLAND COUNTY MICH.



SCALE 1" = 100'

All dimensions in feet and decimals thereof

SHEET NO. 2 OF 2 SHEETS



J FRENCH PADDOCK
AND
ASSOCIATES
CIVIL & LANDSCAPE ENGINEERS
Suite 507 Fine Arts Building

acknowledged the

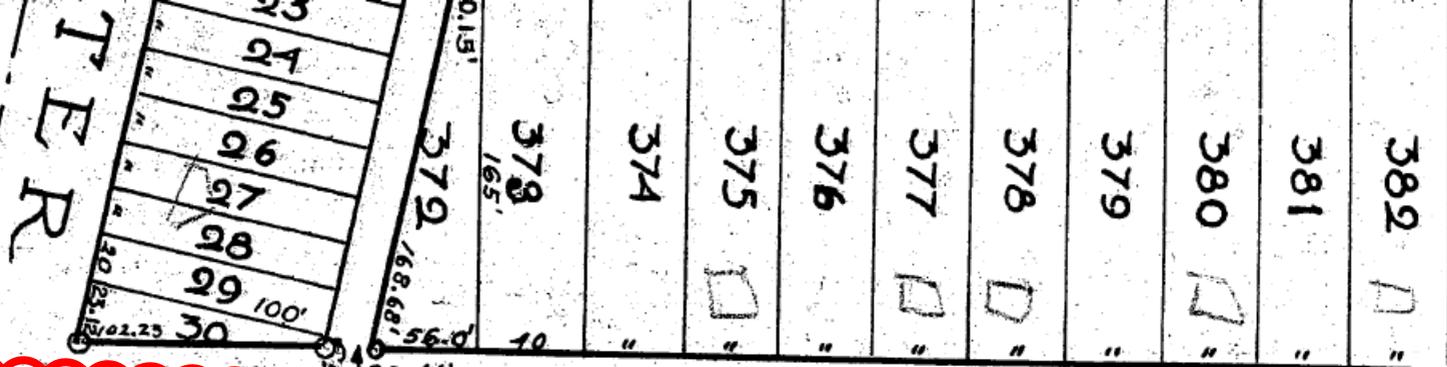
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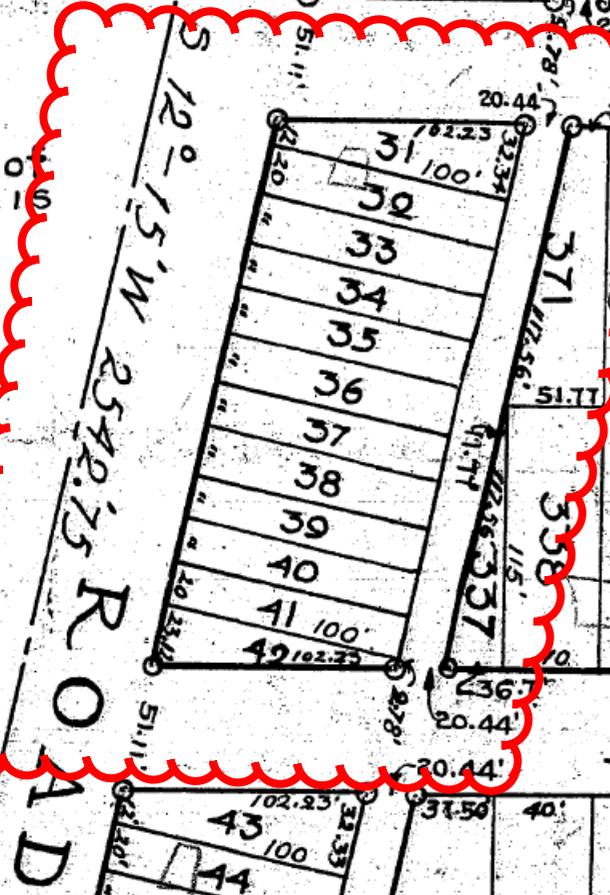
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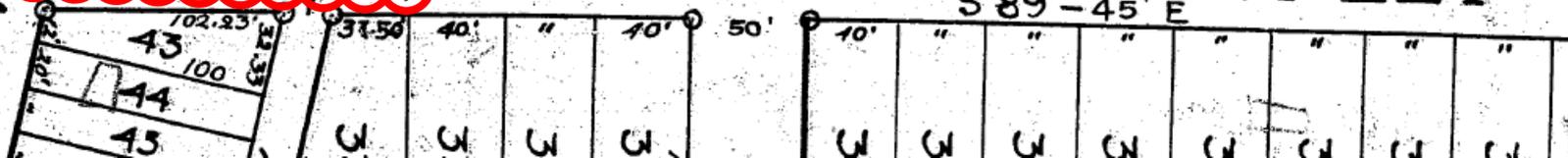
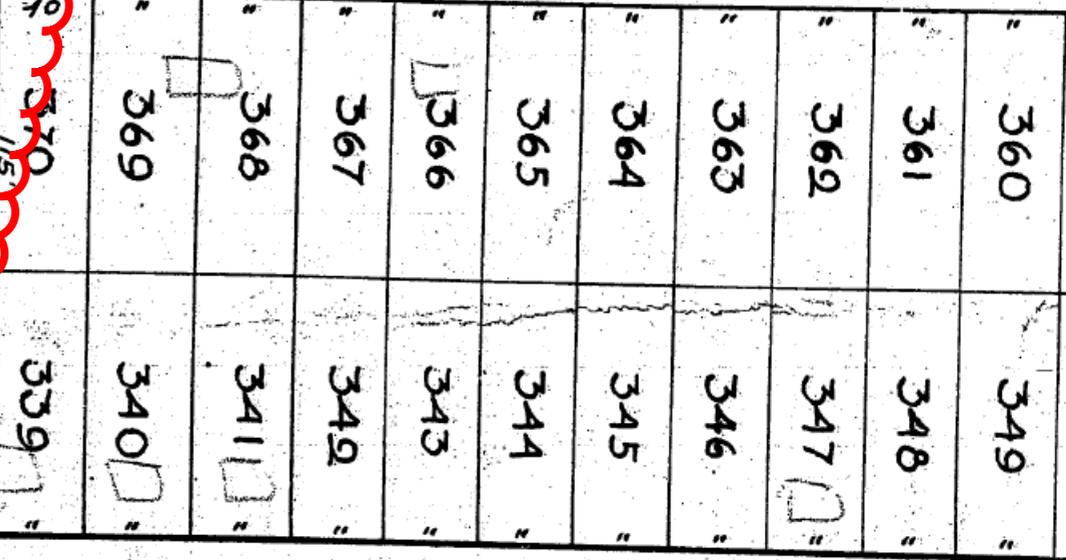
land



LEVERNA ARCHWOOD STREET
S 89° 45' E



ARTHUR STREET
S 89° - 45' E



Are 2011 Zoning Ordinance

Chapter 39 - Zoning Ordinance

13.00.00 ARTICLE XIII R-2 TWO FAMILY RESIDENTIAL DISTRICT

13.10.00 INTENT:

The intent of the R-2, Two Family Attached Residential District is to provide for alternate forms of residential development within the medium density range. The District is designed primarily to accommodate the development of two-family residential dwelling units so as to provide a zone of transition between high intensity or non-residential use areas and lower density residential land use areas.

(Rev. 01-08-1996)

13.10.01 Persons seeking to rezone property to the Zoning District governed by this Article shall conform to the requirements of Section 03.20.00.

13.20.00 PRINCIPAL USES PERMITTED:

In a Two-Family Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Chapter.

(Rev. 01-08-1996)

13.20.01 All principal uses permitted, and as regulated in the R-1E One-Family Residential District, except as hereinafter modified.

(Rev. 01-08-1996)

13.20.02 Two Family dwellings as defined in Section 04.20.45.

(Rev. 01-08-1996)

13.20.03 Accessory buildings, subject to the controls of Section 40.55.00.

13.25.00 USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

13.25.01 Those uses, with related conditions, as provided in Section 10.25.00 (R-1A through R-1E Districts).

(Rev. 01-08-1996)

13.30.00 USES PERMITTED SUBJECT TO SPECIAL USE APPROVAL:

The following uses may be permitted in R-2, Two Family Residential Districts, subject to the conditions hereinafter imposed for each use; and also subject to the review and approval of the use by the Planning Commission. Before approving any such uses, the Planning Commission shall find that:

- A. The land use or activity being proposed shall be of such location, size and character as to be compatible with the orderly development of the Zoning District in which it is situated, and shall not be detrimental to the orderly development, property values, environment or use of adjacent land and/or Districts.

Chapter 39 - Zoning Ordinance

in successive parts which will total twenty five (25) lots or more.

10.60.02

STANDARDS:

In order to maintain the physical and economic stability of One-Family residential areas, the following standards shall apply:

10.60.03

SETBACKS FROM MAJOR THOROUGHFARES:

Whenever a lot or acreage parcel abuts a major thoroughfare as established by the Master Thoroughfare Plan adopted in accordance with Act 285, Public Acts of 1931, as amended, the yard setback abutting said major thoroughfare shall be at least fifty (50) feet from the existing or Master Thoroughfare Plan right-of-way line, whichever is greater. This ordinance does not prohibit expansion behind the fifty (50) foot setback. This requirement shall not apply to subdivisions for which Tentative Approval was granted prior to January 1, 1976.

(Rev. 06-03-1991)

10.60.04

VARIATION IN APPEARANCE:

In any One-Family residential District, there shall be variation in the appearance of the One-Family detached residential dwellings, according to the following standard:

A dwelling's front elevation shall not re-occur in the same or a substantially similar structural form on another dwelling, within the same street frontage, without there being at least one other dwelling with a different elevation between the dwellings that repeat the frontage elevation.

Different colors alone will not constitute different front elevations.

The Section shall not apply to any dwelling for which a building permit was issued before June 2, 1983.

10.60.05

SCREENING FROM FREEWAY:

Developments involving two or more one-family dwellings on parcels abutting a freeway shall include a landscaped berm at least five (5) feet in height along any property line abutting the freeway. Said berms shall be landscaped with a minimum of a double row, ten (10) feet apart, of upright coniferous evergreens (pine or spruce species, as acceptable to the Department of Parks and Recreation), five (5) to six (6) feet in height, twenty (20) feet on center, staggered ten (10) feet on center.

In instances where the grade of the freeway is more than six (6) feet above the grade of the adjacent property, a dense planting screen of upright evergreen species, at least six (6) feet in height at the time of planting, may be permitted in lieu of the described berm, in accordance with a plan approved by the Department of Parks and Recreation.

(05-17-1993)

10.90.00

AREA AND BULK REQUIREMENTS:

See Article XXX, Schedule of Regulations.



PB2014-0269%PB%2771.75

Building Permit No: PB2014-0269

Building Department
Inspection: (248) 689-5744
Phone: (248) 524-3344

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 689-3120
www.troymi.gov

2060 ROCHESTER 88-20-27-430-001 Subdivision: Addison/Cavanaugh/GreenoughHgt Zoning: R-2 Construction Type: 5B	Location Lot: Use Group:	ALI, MOHAMMAD & UZMA 3597 SLEEPY FOX ROCHESTER (248) 276 0339	Owner MI 48309-4518
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Issued: 04/24/2014

FOR INSPECTIONS - CALL (248) 689-5744
*Inspections called in by 4:40 P.M. will be scheduled the next business day. **NOTE NEW INSPECTION CUT-OFF TIME***

GFA Development GFA Development 3301 MIRAGE Troy (248) 840 2828	Applicant MI 48083
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Work Description: R - FOLDED. NEW RESIDENTIAL CONSTRUCTION, 2000 SQ. FEET, IN COMPLIANCE WITH THE 2009 MICHIGAN RESIDENTIAL CODE, MICHIGAN UNIFORM ENERGY CODE, THE 2012 MICHIGAN PLUMBING CODE, 2012 MICHIGAN MECHANICAL CODE, AND THE 2011 NATIONAL ELECTRICAL CODE.

Special Stipulations: MEET ALL CODES AND INSPECTIONS. AS-BUILT/FOUNDATION CERTIFICATION REQUIRED PRIOR TO FRAMING. FINAL GRADE INSPECTION AND APPROVAL REQUIRED PRIOR TO C OF
O PROVIDE ENGINEERED TRUSS DRAWINGS PRIOR TO ROUGH INSPECTION
Work will meet all codes and inspections.

Permit Item	Work Type	Quantity	Item Total
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PAID on: 04/24/2014
Check#: 8994
Payment Validation

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.
Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.
This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

[] TREASURER COPY

[] DEPARTMENT COPY

[] CONTRACTOR COP



2040 ROCHESTER EXISTING HOUSE

08/19/2015 10:24

LOOKING SOUTH FROM NE CORNER LARCHWOOD AND ROCHESTER



08/19/2015 10:22