

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
Thomas Desmond, Allen Kneale, David Lambert, Paul McCown, Philip Sanzica
Orestis Kaltsounis (Alternate)

June 21, 2016

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – May 17, 2016
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. VARIANCE REQUEST, DAVID J. PARDUN, 1321 BOYD – In order to split a parcel of land into two parcels, a 305.5 square foot variance from the 7,500 square foot minimum lot size.

ZONING ORDINANCE SECTION: 4.06 (C) R-1E Zoning District
 - B. VARIANCE REQUEST, SAFET STAFA OF STERLING CONSTRUCTION INC., 6511 MALVERN – In order to construct a new home, a 2 foot variance to the 30 foot maximum height limit.

ZONING ORDINANCE SECTION: 4.06 (C) R-1A Zoning District
 - C. VARIANCE REQUEST, ERIC JANNESS, 1876 SMALLBROOK – In order to build a new uncovered attached deck, a 6 foot variance from the requirement that the deck be set back 25 feet from the rear property line.

ZONING ORDINANCE SECTION: 7.08 B, R-1D Zoning District
 - D. VARIANCE REQUEST, TROY AND CORA HANLEY, 196 CHOPIN – In order to build a detached garage, a 15 foot variance to the required 25 foot required setback from the Hartshorn Avenue property line.

4.06 (C) and (D) 3, R-1E Zoning District

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.

- E. VARIANCE REQUEST, JOSEPH CIARAMITERO III, 1078 BOYD – In order In order to split a parcel of land into two parcels, a 300 square foot variance from the 7,500 square foot minimum lot size.

4.06 (C), R-1E Zoning District

5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
7. PUBLIC COMMENT
8. ADJOURNMENT

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On May 17, 2016, 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
Thomas Desmond
David Eisenbacher
Allen Kneale
David Lambert
Philip Sanzica

Also Present:

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

2. APPROVAL OF MINUTES – April 19, 2016

Moved by Lambert
Seconded by Desmond

RESOLVED, to approve the April 19, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

Motion by Sanzica
Seconded by Eisenbacher

RESOLVED, to postpone case 4A to the June 21, 2016 regular meeting.

Yes: All

MOTION PASSED

4. HEARING OF CASES

- A. VARIANCE REQUEST, DAVID J. PARDUN, 1321 BOYD – In order to split a parcel of land into two parcels, a 305.5 square foot variance from the 7,500 square foot minimum lot size. Zoning Ordinance Section: 4.06 (C) R-1E Zoning District

Chair Clark opened the public hearing. No person spoke. Chair Clark closed the public hearing.

- B. VARIANCE REQUEST, SAFET STAFA OF STERLING CONSTRUCTION INC., 6511 MALVERN – In order to construct a new home, a 2 foot variance to the 30 foot maximum height limit.

Moved by Kneale
Seconded by Clark

RESOLVED, to deny the variance.

Yes: Clark, Kneale
No: Lambert, Sanzica, Desmond, Eisenbacher

MOTION FAILED

Moved by Lambert
Seconded by Kneale

RESOLVED, to postpone to the June 21, 2016 regular meeting.

Yes: All

MOTION PASSED

- C. VARIANCE REQUEST, JASON SOUSA, 4354 CHERRYWOOD – In order to construct an addition to the house, 1) a 3 foot variance from the required 10 foot minimum side yard setback, and 2) a 5 foot variance from the requirement that both side yard setbacks combined be at least 25 feet.

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the variance as presented.

Yes: All

MOTION PASSED

- 5. COMMUNICATIONS – None

- 6. MISCELLANEOUS BUSINESS – Election of Officers (Chair, Vice Chair)

Motion by Lambert
Seconded by Eisenbacher

RESOLVED to elect Glen Clark as Chair and David Eisenbacher as Vice Chair

Yes: All

MOTION PASSED

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to request the Planning Commission and City Council investigate increasing the single family maximum home height limit of 30 feet.

All: Yes

7. PUBLIC COMMENT – None
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:54 p.m.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

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4. HEARING OF CASES

- A. VARIANCE REQUEST, DAVID J. PARDUN, 1321 BOYD – In order to split a parcel of land into two parcels, a 305.5 square foot variance from the 7,500 square foot minimum lot size.

Paul M Evans

From: Dave Pardun <davidpardun@gmail.com>
Sent: 04 May, 2016 2:13 PM
To: Paul M Evans
Subject: May 17th BZA Meeting David J. Pardun

Paul, I'm sorry I just found out I will be out of town on a personal issue the week of May 17 can we please postpone it to the June 21 Meeting.

Thank You David J. Pardun 248-321-2399

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BOYD

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(R-1E)

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1281

(R-1D)

1321

BOYD

1333

1345

1357

1369

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: 1321 Boyd St Troy MI. 48085
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 2023376035
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 DAVID J. PARDON
COMPANY _____
ADDRESS 638 THURBEE DR.
CITY Troy STATE MI. ZIP 48085
PHONE 248-321-2399
E-MAIL DAVID.PARDON@GMAIL.COM
AFFILIATION TO THE PROPERTY OWNER: owner

6. PROPERTY OWNER:

NAME SAME AS APPLICANT
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
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, DAVID J. PARDON (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 DJP DATE 3/17/16

PRINT NAME: DAVID J. PARDON

PROPERTY OWNER SIGNATURE DJP DATE 3/17/16

PRINT NAME: DAVID J. PARDON

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.

David J. Pardun
638 Thurber Dr.
Troy, MI 48085

City of Troy
Zoning Board
500 W. Big Beaver Rd.
Troy, MI 48084

To Whom It May Concern:

This letter is the request for a variance at the location 1321 Boyd St. in Troy Michigan, which is currently a double lot. North of Big Beaver Rd and East off Rochester Rd. (see attached lot survey)

This Proposal was requested last year at this time and was tabled for the next meeting. I received a call from the city attorney approximately a week before the next meeting letting me know that the tying vote from the board at the last meeting was disapproval by the BZA according to the law and I would have to wait 1 year before I could appear before the board again for this variance. So here I am again to request the same variance to the Board with new conditions. I have been in contact with the Troy School district which gave me permission to install a side walk from Boyd St to the parking lot of the school which would create a safety zone for the children walking to and from school keeping them off the street for their safety. (See attached Letter Dated 2-2-16 & Proposed Sidewalk & lot split survey)

- 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 the property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.

Currently the lot dimensions for 1321 Boyd St. are 120' x 120'. The requirements in the neighborhood for a single lot are 60' x 125', but upon further research the whole neighborhood has lot sizes of 60' x 120'. Additionally, I am asking the lot of 1321 Boyd St. (120'x120') to be turned into two separate lots of 60' x 120' to build a brand new home on each lot. The lot currently has trees and site hazards that will be removed from the site. Also, there is a beat up fence that will be removed and replaced with a new one. The new fences will only extend from the back of the house to the back of the property. This will give traveling cars a safe distance of visibility for cars traveling west and cars pulling out of the school. These potential brand new houses would improve the subdivision substantially if the variance is granted.

- 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.

The City of Troy requires a lot size of 7,500 Square Feet in which we do not meet this requirement. Most of Boyd Street has a lot size of 60' x 120' (7,200 SF). I am asking for the request of a variance to split the lot of 1321 Boyd St. in Troy to two separate 60' x 120' lots to match most of the existing lots on the street and to clean up the property and build two brand new homes with garages that will be approximately 1,500 to 2,000 square feet to match the existing new homes in the area. (See attached Pictures first two are existing homes on Boyd St & the third is a new proposed homes)

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

We are trying to keep with the surrounding properties to keep the same ascetics. These houses will blend with the existing neighborhood by keeping the square footages, style, and yard size of the new houses the same as neighboring houses.

(See attached picture of existing house 1321 Boyd St. which will be removed and two Arial photos of the existing lots on Boyd)

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

This area was platted in 1920 with many of the homes in this neighborhood 60'x120'. If granted the variance I would be able to build homes the same size as they are in the subdivision now. (See attached parcel layout sheet)

- 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.

This Variance will not be harmful or alter the essential character of the area by removing trees & vegetation that is currently on this site it will enhance the light and air to surrounding homes.

There would be less danger of fire or endangerment to public safety because the new homes will be constructed to all city codes with sidewalks installed for pedestrian safety.

March 17, 2016

Each lot will have its own electrical, sanitary, and storm service. This will not change the characteristics of the neighborhood but enhance the street as a whole. These potentially new homes will upgrade the current property value in the surrounding area. Finally, they will meet all city and safety codes upon being built.

In conclusion, by granting a variance of the double lot, I would be able to split the current lot into two separate lots to upgrade the properties in the subdivision. Furthermore, I will be cleaning up the condition of the property and build two brand new homes with garages. Lastly, this will enhance the current condition of the whole neighborhood by having a new home with garage on each lot.

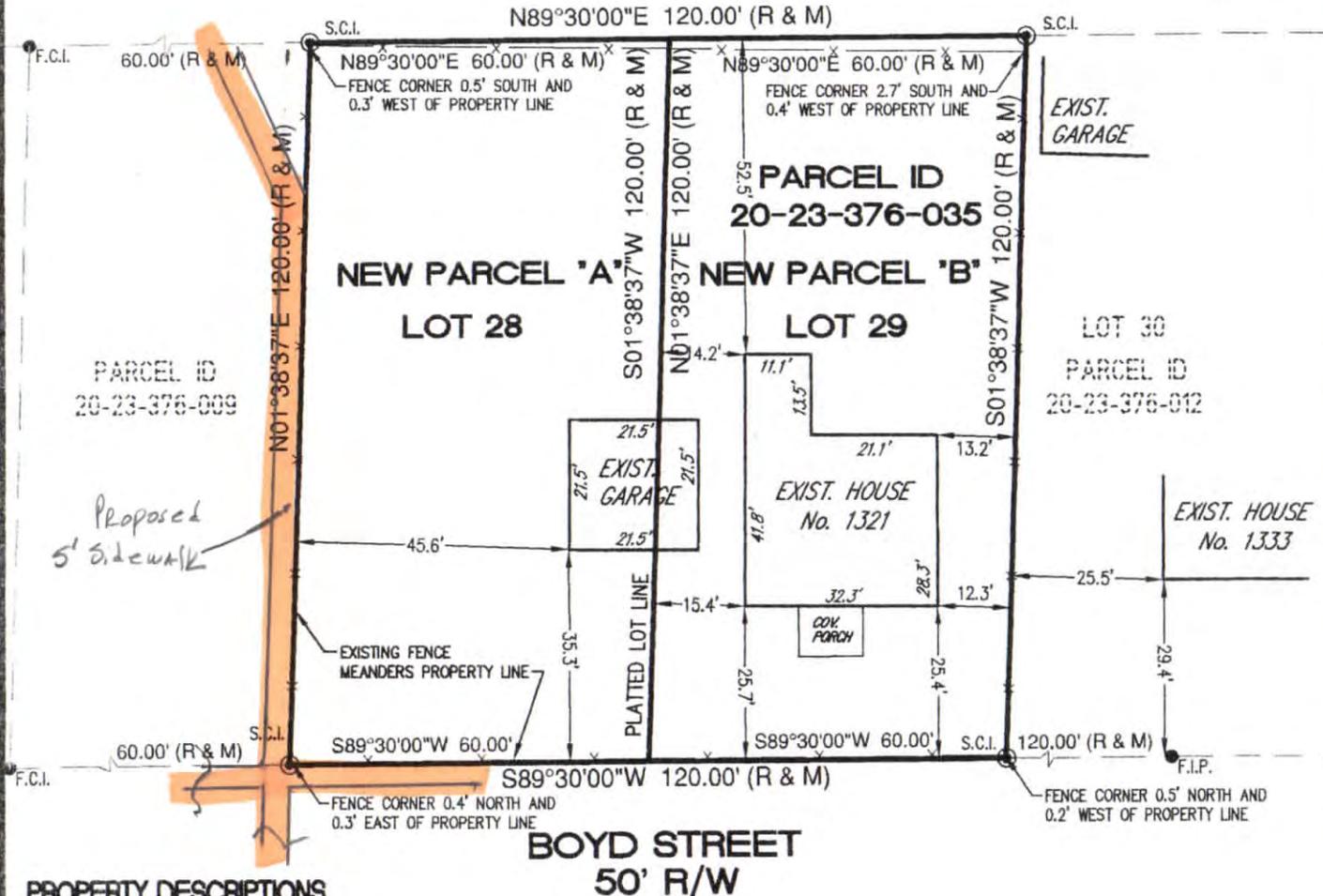
Thank you,

David J. Pardun
248-321-2399
davidpardun@gmail.com

PROPOSED LOT SPLIT 1"=30'



PARCEL ID
20-23-326-001



PROPERTY DESCRIPTIONS

EXISTING:

LOTS 28 AND 29 OF "BEAVER RUN SUB", PART OF THE S.W. 1/4 OF SECTION 23 AND THE S.E. 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 46 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PROPOSED:

PARCEL "A"

LOT 28 OF "BEAVER RUN SUB", PART OF THE S.W. 1/4 OF SECTION 23 AND THE S.E. 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 46 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS. CONTAINING 7194.5 SF AND/OR 0.17 ACRES OF LAND. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL "B"

LOT 29 OF "BEAVER RUN SUB", PART OF THE S.W. 1/4 OF SECTION 23 AND THE S.E. 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 46 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS. CONTAINING 7194.5 SF AND/OR 0.17 ACRES OF LAND. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LEGEND

- F.C.I. FOUND CAPPED IRON
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- S.C.I. SET CAPPED IRON
- (R) RECORDED
- (M) MEASURED

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THE PROPERTY LINES ARE AS SHOWN, AND THAT ENCROACHMENTS, IF ANY, ARE AS NOTED.

Stephen R. Jacobi



LOT SURVEY



PARCEL ID
20-23-326-001

N89°30'00"E 120.00' (R & M)

PARCEL ID
20-23-376-035

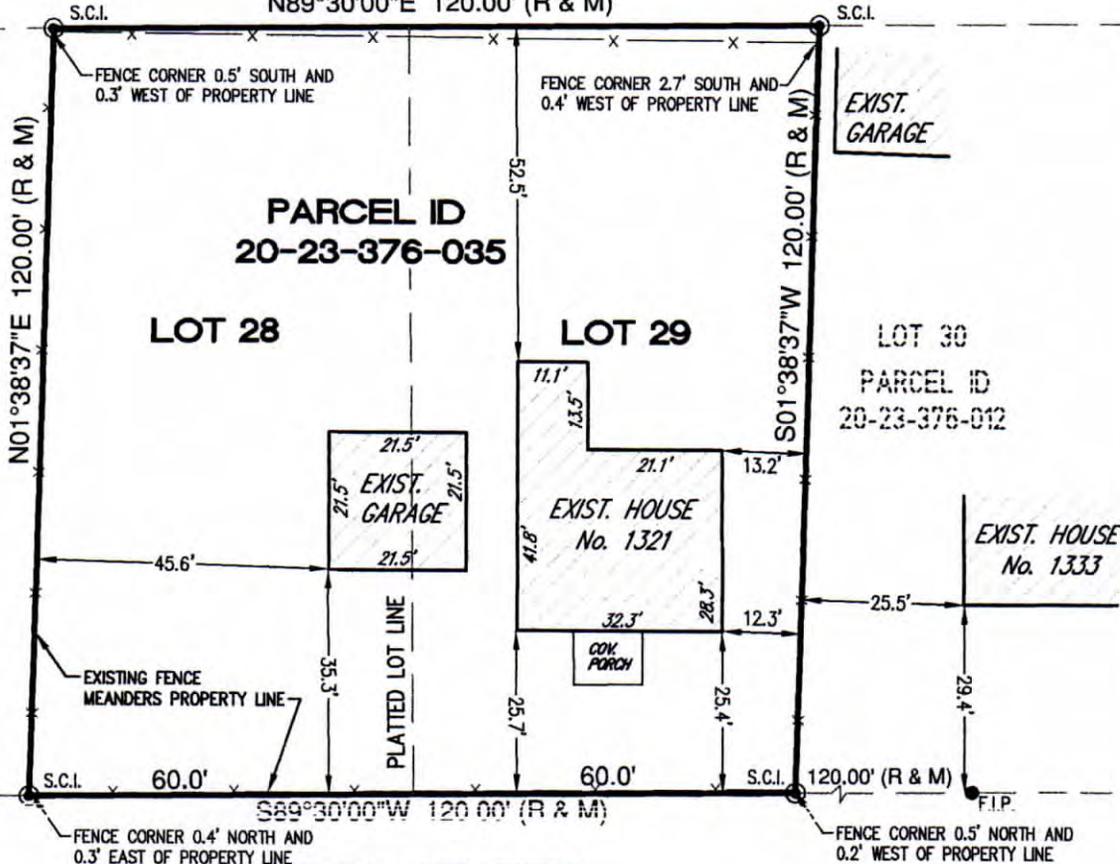
LOT 28

LOT 29

LOT 30

PARCEL ID
20-23-376-009

PARCEL ID
20-23-376-012



BOYD STREET
50' R/W

LEGEND

- F.C.I. FOUND CAPPED IRON
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- S.C.I. SET CAPPED IRON
- (R) RECORDED
- (M) MEASURED

PROPERTY DESCRIPTION

LOTS 28 AND 29 OF "BEAVER RUN SUB", PART OF THE S.W. 1/4 OF SECTION 23 AND THE S.E. 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 46 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: NO TITLEWORK WAS SUPPLIED BY CLIENT. THEREFORE, NO EASEMENTS OF RECORD, IF ANY EXIST, COULD BE SHOWN.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, THAT THE PROPERTY LINES ARE AS SHOWN, AND THAT ENCROACHMENTS, IF ANY, ARE AS NOTED.



STEPHEN R. JACOBI
PROFESSIONAL SURVEYOR NO. 43057

CLIENT:
PARDUN BUILDERS



Mickalich Engineering, Inc.
Civil Engineering | Land Surveying | Planning
8405 Andersonville Rd. (248) 220-3299
Suite F albert@mickalich.com
Clarkston, MI 48346

DATE: **01/12/15**
SCALE: **1"=30'**
SHEET # **1 OF 1**
JOB # **14-147**

City of Troy
Planning Department
500 W. Big Beaver
Troy, MI 48084

2-2-16

To whom it may concern;

I'm asking the board to approve the lot splits at 1321 Boyd St if the splits are approved I will install a sidewalk from Boyd St to the school parking lot. I have approvals from the Troy School District allowing me to install a 5' wide by 120' sidewalk on the schools east property line of lot 27.

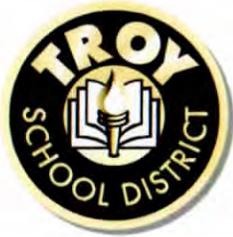
If this is approved we are asking the board to incorporate into the stipulations that the side walk would be installed at the time of construction not allowing occupancy until the side walk is completed.

If there is any further work needed other than the sidewalk being installed we will have the option to cancel the lot split and NOT install sidewalk on lot 27 making the stipulation of not allowing occupancy Null and void.

This should satisfy a lot of the concerns in the neighborhood and the safety of the school children walking to and from school keeping them out of harm's way.

Thank You

David J Pardun
248-321-2399



Rick West
Assistant Superintendent, Business Services

4400 Livernois
Troy, Michigan 48098-4777
rwest@troy.k12.mi.us

248.823.4022
Fax: 248.823.4013

February 2, 2016

City of Troy
Planning Department
500 West Big Beaver
Troy, MI 48083

Dear Paul Evans,

I am writing to inform you that Troy School District is the current owner of Lot 27 on Boyd St in Troy, MI. The property currently consists of an ingress and egress to Baker Middle School from Boyd St. We have been in discussion with developer, Dave Pardun, regarding our mutual interest in developing a sidewalk parallel to the current ingress and egress that would run from Boyd St. to the Baker Middle School Parking Lot.

Please accept this letter as Troy School District's commitment to provide Dave Purdun the necessary access to develop a sidewalk on Lot 27 of Boyd St. The sidewalk will improve the safety of those students, parents, and civilians that walk this route to and from Baker Middle School.

If you have any questions regarding this letter please contact me via phone at 248-823-4022 or via email at rwest@troy.k12.mi.us.

Sincerely,

A handwritten signature in black ink that reads "Rick West". The signature is written in a cursive, slightly slanted style.

Rick West
Troy School District
Assistant Superintendent, Business Services

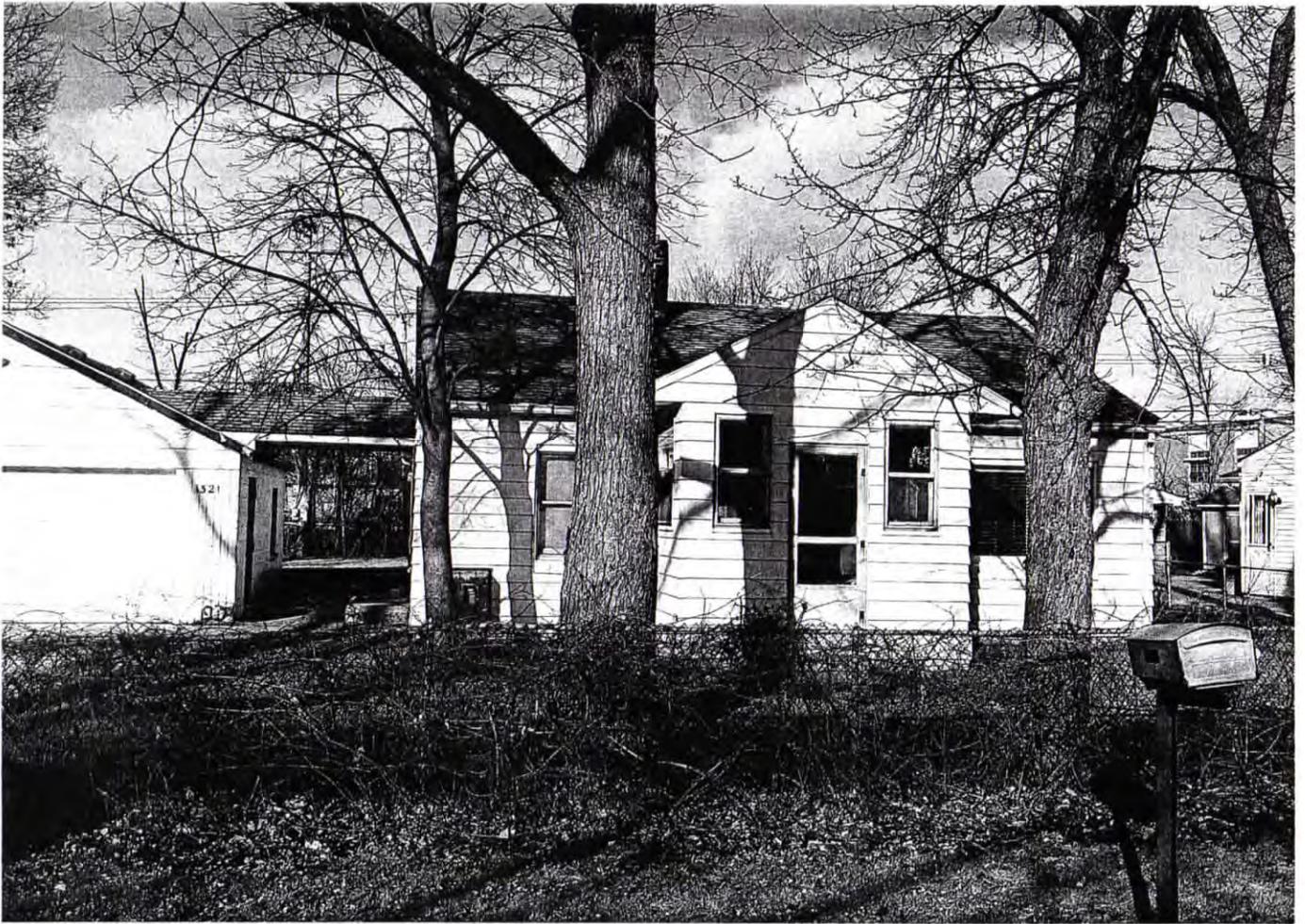


2/19/2015

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Existing House



Existing House

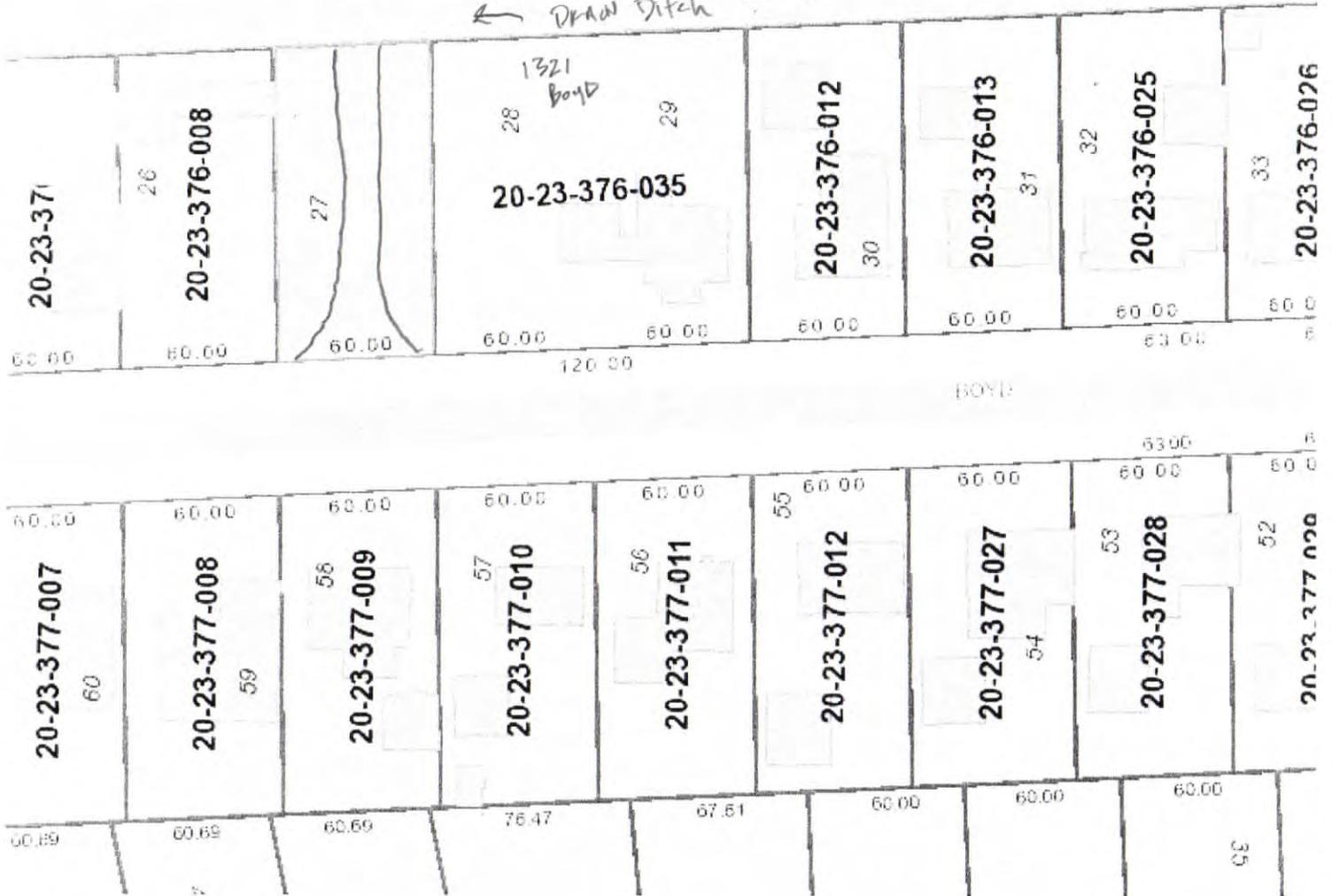
Search...

School

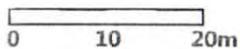


Base Map

← Drain Ditch →

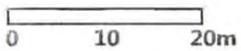


Parcel Layout



Search...

site



Minnie J. Levy his wife, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as BEAVER RUN SUBDIVISION, part of S. W. 1/4 Sec. 23 & S. E. 1/4 Sec. 22, T. 2 N., R. 11 E., ^{Troy Twp.} Oakland County, Mich. and that the streets and easements as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in Presence of:

E. Skinner
Edwin W. Brown

Jacob J. Levy (L. S.)
Minnie J. Levy (L. S.)

STATE OF MICHIGAN
County of Oakland SS

On this 9th day of May 1924 before me, a notary public in and for said county, personally came the above named Jacob J. Levy and Minnie J. Levy his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

My commission expires Feb 24 1925 Edwin W. Brown
Notary Public, Oakland County, Mich.

DEDICATION

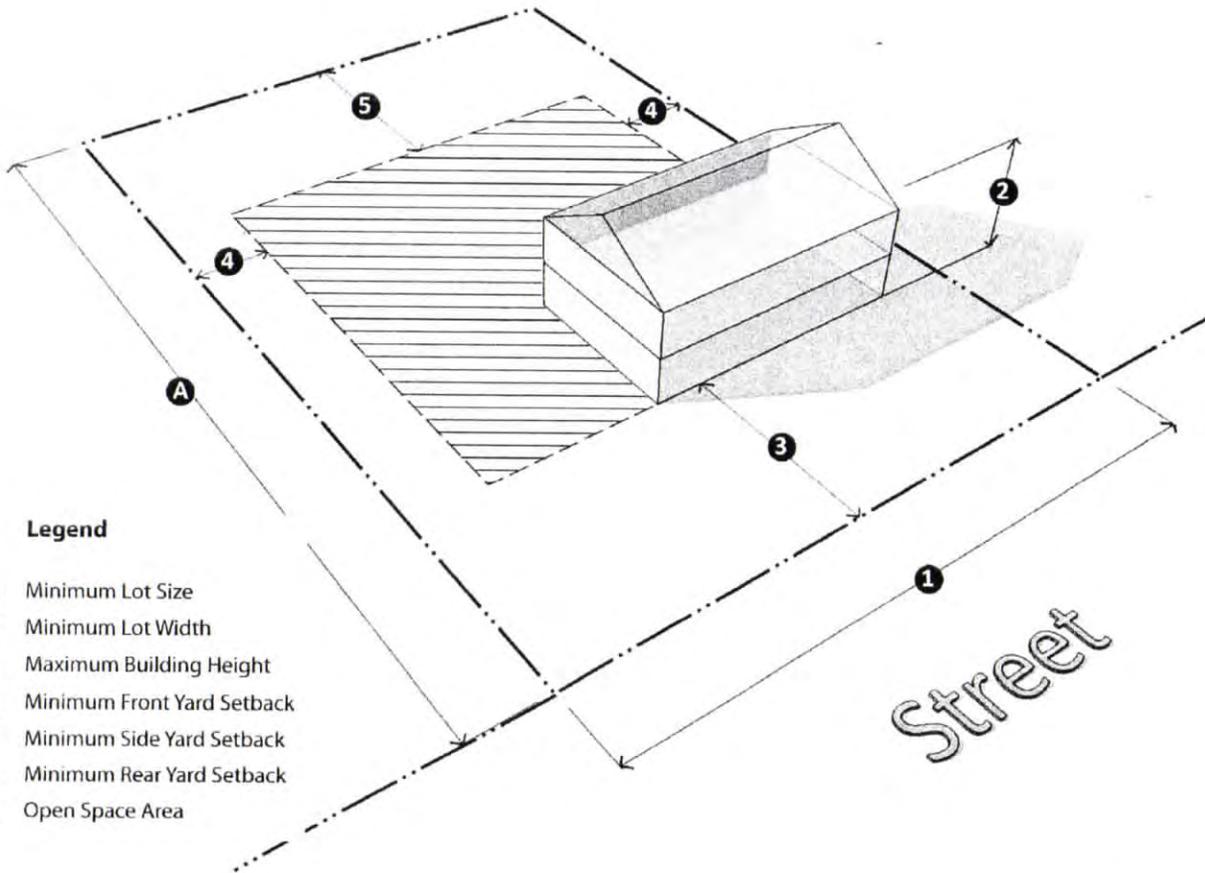
KNOW ALL MEN BY THESE PRESENTS That we The Royal Oak Savings Bank a Michigan corporation by C.A. Lehman Vice President and E.D. Skinner Cashier as mortgagee, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "BEAVER RUN SUBDIVISION" Part of S. W. 1/4 Sec. 23 & S. E. 1/4 Sec. 22, T. 2 N., R. 11 E., Oakland County, Mich. and that

metal fifteen inch permanent monuments, of points marked thus "0" platted, and at all int

This plat was apprx Mich. at a meeting held

The land embraced in Sec. 23 & S. E. 1/4 Sec. follows; Beginning at the ^{said point of beginning lying} Oakland County, Mich.; to the east line of the 50' E., 121.7 ft.; thence

at. It will be includ
1 (22 hours ago)
id Know About Workplac
148.524.3359 | Cell:
notes innovation, and within the region. We do th nity for life. We believe in



Legend

- A** Minimum Lot Size
- 1** Minimum Lot Width
- 2** Maximum Building Height
- 3** Minimum Front Yard Setback
- 4** Minimum Side Yard Setback
- 5** Minimum Rear Yard Setback
- 6** Open Space Area

Use District	Minimum Lot Size Per Dwelling Unit			Maximum Height		Minimum Yard Setback (R) (Per Lot in Feet)				Minimum Floor Area Per Unit (Square Feet)	Maximum % of Lot Area Covered by Buildings
	Area in Sq. Ft. 1	Width in Ft. 1	Frontage in Ft. 1	In Stories 2	In Feet 2	Front 3	Sides		Rear 5		
							Least One 4	Least Two 4			
R-1A											
No Sewer	30,000	150	150	2 1/2	30	40	15	30	45	1,400	30%
Sewer	21,780	120	120	2 1/2		40	15	30	45		
R-1B											
No Sewer	21,780	110	110	2 1/2	30	40	15	30	45	1,400	30%
Sewer	15,000	100	100	2 1/2		40	10	25	45		
R-1C											
No Sewer	21,780	110	110	2 1/2	30	30	15	30	40	1,200	30%
Sewer	10,500	85	85	2 1/2		30	10	20	40		
R-1D											
No Sewer	21,780	110	110	2 1/2	30	25	15	30	40	1,000	30%
Sewer	8,500	75	75	2 1/2		25	8	20	40		
R-1E											
No Sewer	21,780	110	110	2 1/2	30	25	15	30	35	1,000	30%
Sewer	7,500	60	60	2 1/2		25	5	15	35		

4. POSTPONED ITEM

- A. VARIANCE REQUEST, DAVID J. PARDUN, 1321 BOYD STREET – In order to split a parcel of land into two parcels, a 305.5 square foot variance from the 7,500 square foot minimum lot size. Zoning Ordinance Section 4.06 (C) R-1E Zoning District.

Moved by Kneale
Seconded by Clark

RESOLVED, to deny the variance.

Yes: Eisenbacher, Kneale, Clark
No: Kaltsounis, Sanzica, Desmond

Moved by Sanzica
Seconded by Desmond

RESOLVED, to grant the variance.

Yes: Kaltsounis, Sanzica, Desmond
No: Kneale, Clark, Eisenbacher

Moved by Clark
Seconded by Kneale

RESOLVED, to deny the variance.

Yes: Clark, Desmond, Kneale
No: Kaltsounis, Sanzica, Eisenbacher

Moved by Eisenbacher
Seconded by Kaltsounis

RESOLVED, to grant the variance.

Yes: Sanzica, Eisenbacher, Kaltsounis
No: Clark, Desmond, Kneale

Moved by Sanzica
Seconded by Desmond

RESOLVED, to grant the variance.

Yes: Kaltsounis, Sanzica, Desmond
No: Kneale, Clark, Eisenbacher

RESOLVED, to postpone the item to the April 21, 2015 Zoning Board of Appeals Meeting.

Yes: All

MOTION PASSED

5. HEARING OF CASES

A. VARIANCE REQUEST, DAVID J. PARDUN, 1321 BOYD STREET – In order to split a parcel of land into two parcels, a 305.5 square foot variance from the 7,500 square foot minimum lot size. Zoning Ordinance Section 4.06 (C) R-1E Zoning District.

Moved by Courtney
Seconded by Lambert

RESOLVED, to deny the variance.

Moved by Eisenbacher
Seconded by Lambert

RESOLVED, to table the motion to the March 17, 2015 Zoning Board of Appeals Meeting.

Yes: All

MOTION PASSED

ITEM #3 – VARIANCE REQUEST. RWT BUILDING, LLC, 1309 BOYD (PROPOSED ADDRESS), for relief of the Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

Mr. Stimac explained that the petitioner is requesting relief of the Zoning Ordinance to divide a parcel and construct a new single-family residence. The existing home at 1321 Boyd is located on Lot #29 with a portion of the attached garage located on Lot #28. Although these two lots are shown as two separate parcels for tax purposes, since the same individual owns them, Section 40.50.02 of the Zoning Ordinance considers this to be an undivided parcel. Individually these lots are only 7,200 square feet in area. Section 30.10.05 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District. The plans submitted propose to remove the garage, separate the lots creating two 7,200 square foot parcels, and build a new home on Lot #28.

This item last appeared before this Board at the meeting of July 20, 2004 and was postponed to allow the Board members to revisit the site to determine if the proposed home would create an adverse effect to surrounding property.

Mr. Courtney asked if the setback requirements would be met with the new home. Mr. Stimac indicated that the plans submitted indicate a new dwelling with 7 ½' on each side and 45' of building width, which would comply with the Ordinance. Mr. Courtney then stated that basically this variance would be creating two non-conforming lots.

Mr. Murray Deagle from RWT Building, LLC was present and stated that the proposed homes would comply with the requirements of the Ordinance with the exception of the lot area. Mr. Deagle also said this neighborhood is quite mixed in the type of homes that exist and did not feel this proposed split would cause an adverse effect to surrounding property. Mr. Deagle had approached the School District to see if they would consider selling some of the property behind this lot in order to have the lots meet the area requirement, but was told that they would not sell any of their land, however believes that this lot would conform with the other homes in the area regarding the depth of the lot. Mr. Deagle went on to say that he feels that the new construction would not only improve the neighborhood but would also add property value to the City of Troy. Mr. Deagle also said that they would be willing to move the house farther east in order to add to the side yard setback. RWT Building has been constructing new homes in Troy for the last ten years, and the homes that they build are generally 2200 square feet, and Mr. Deagle feels this size of home is very desirable in this area.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are seven (7) written objections on file. There are three (3) written approvals on file.

Mr. Kovacs stated that he had gone back to this site and noticed that there was a drainage ditch that ran along the back of the property. Mr. Kovacs also said that he did

ITEM #3 – con't.

not see how a new home would obstruct the view of the school, as presently there are a number of large trees, and the school is set back approximately 200' from these trees. Mr. Kovacs also said that he did not see a problem with this request as he feels that the proposed home would fit in with the other homes in the area and feels that conforming to the Ordinance would be unnecessarily burdensome for the petitioner.

Mr. Courtney stated that he feels this is a conforming lot now and by granting a variance the Board would create two (2) non-conforming lots and the only hardship was monetary. Mr. Courtney said that he could not justify this variance.

Mr. Fejes agreed with Mr. Courtney and stated that he did not see any type of hardship at all with the land, and would not be able to justify a variance. Mr. Hutson said that he thinks that splitting this parcel would increase the congestion in the area and he could not find a practical difficulty that ran with the land.

Mr. Maxwell stated that he did not think splitting this property would create a hardship and felt that the proposed homes would fit in with this area and would improve the property.

Motion by Courtney
Supported by Hutson

MOVED, to deny the request of RWT Building, LLC, 1309 Boyd (proposed address), for relief of the Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

- Variance would be contrary to public interest.
- Variance would have an adverse effect to surrounding property.
- Petitioner did not demonstrate a hardship.

Yeas: 5 – Hutson, Schultz, Courtney, Fejes, Gies
Nays: 2 – Kovacs, Maxwell

MOTION TO DENY REQUEST CARRIED

ITEM #2 – VARIANCE REQUEST. RWT BUILDING, LLC, 1309 BOYD (PROPOSED ADDRESS), for relief of the Zoning Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

Mr. Stimac explained that the petitioner is requesting relief of the Zoning Ordinance to divide a parcel and construct a new single-family residence. The existing home at 1321 Boyd is located on Lot #29 with a portion of the attached garage located on Lot #28. Although these two lots are shown as two separate parcels for tax purposes, since the same individual owns them, Section 40.50.02 of the Zoning Ordinance considers this to be an undivided parcel. Individually these lots are only 7,200 square feet in area. Section 30.10.05 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District. The plans submitted propose to remove the garage, separate the lots creating two 7,200 square foot parcels, and build a new home on Lot #28.

This item first appeared before this Board at the meeting of June 15, 2004 and was postponed at the request of the petitioner.

Mr. Gregory Wieg, the owner of this property was present. Mr. Wieg stated that he has owned this lot for approximately 12 years and this property was assigned a separate sidwell number, and was assessed a value of \$50,000 for tax purposes and he believed was considered to be a buildable lot. Mr. Wieg said that he has retired and wished to sell the property to this developer as he is well known to Mr. Wieg and believes that any home he puts in will enhance the value of this area.

Mr. Courtney asked if Mr. Wieg had ever checked with the City to determine if another home could be built on this property. Mr. Wieg stated that he had not and had assumed because of the high value of the lot that it was a buildable lot.

Mr. Hutson stated that in order to grant a variance this Board must find a practical difficulty with the land and as far as he could determine the hardship in this case was a financial one. Mr. Wieg said that it is a financial hardship to him and he had always paid taxes on it with the idea that it was a buildable lot. Mr. Wieg also said that this home would be in keeping with the character of the area. Mr. Hutson said that he had visited this area and did not want to contribute to the congestion in the area.

Mr. Kovacs asked about the size of the lots in this area. Mr. Stimac indicated most of the lots in the area are 60' wide, which was the way they were originally platted. Mr. Stimac also stated that he thought that the depth of the north side of the street were 120' deep. Mr. Stimac also pointed out that some of the homes are on two lots and there is an access drive to the school on the single lot immediately to the west.

The Chairman opened the Public Hearing.

Mr. Brad Comb, 1296 Boyd, was present and stated that he was concerned about building a house on that corner as it will block traffic. Mr. Comb said that this is a very

ITEM #2 – con't.

congested area and is concerned about the children going to school. Mr. Comb also said that he would not have a problem with this if it was a mid-block lot, but would rather not see a house built here. Mr. Comb is also concerned about the number of trees that would be taken down and is opposed to this variance.

Mrs. Diane Alati, 1308 Boyd was present and stated that she is opposed to this variance request. Mrs. Alati said that this is a very high traffic area and believes that construction on this lot would create a larger problem. Mrs. Alati also said that a bond was recently passed and a new, larger school facility was going to be built here and the congestion would be increased.

No one else wished to be heard and the Public Hearing was closed.

There are six (6) written objections on file. There are three (3) written approvals on file.

Mr. Kovacs indicated that he thought a new home would fit in this area and did not think it would create a problem.

Mr. Maxwell asked who owned the access lot to the school. Mr. Stimac said that to the best of his knowledge he thought it would be owned by the school district. Mr. Maxwell indicated that he thought if there was school expansion there should also be expansion to the access drive as well.

Mr. Kovacs asked if the proposed residence would comply with the requirements of the Ordinance. Mr. Stimac said that the plan as proposed would comply with the setback requirements of the R-1E Zoning District.

Mr. Courtney said that he believes that are enough small lots in the area and thinks this lot should be left alone. Mr. Courtney thinks that the Board should honor the Ordinance "as is".

Mr. Strat asked if this property was considered a corner lot and Mr. Stimac said that because the access drive to the school is not a public street, this property is not considered by the Ordinance to be a corner lot. Mr. Strat asked if the existing structure meets the side yard requirements. Mr. Stimac said that the plans submitted indicate that the existing house has a 10' setback to the east property line and has a 6' setback to the west property line exclusive of the garage. The R-1E Zoning District requires a minimum of 5' with a total of 15' for the setback.

Mr. Kovacs stated that the petitioner thought he was paying taxes on a buildable lot and Mr. Stimac said that he could not comment on the procedures regarding City assessments. This property as indicated has two separate tax bills, but does have a structure that straddles both property lines.

Mr. Courtney stated that the assessment on this property is on the total combined property. Mr. Courtney asked if the school was planning to expand the drive to the school. Mr. Stimac said that the parcel of land that the school owns is 60', and thought

ITEM #2 – con't.

a standard residential street could go in there. Mr. Courtney then asked what the setbacks for the proposed house would be if a public street were put in. Mr. Stimac said that the proposed house would have to have a minimum 10' setback from the west property line and a 5' setback to the east property line.

Motion by Courtney
Supported by Hutson

MOVED, to deny the request of RWT Building, LLC, 1309 Boyd (proposed address), for relief of the Zoning Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.05 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

- Petitioner did not demonstrate a hardship with the land.

Yeas: 2 – Hutson, Courtney
Nays: 4 – Kovacs, Maxwell Strat, Gies

MOTION TO DENY FAILS

Motion by Courtney to postpone.

Mr. Maxwell said that the property owner needs a variance to build on a second lot, and feels that some of the problems mentioned belong to the school in the area. Mr. Maxwell also said that there are a number of lots in the area that are small and thinks this would fit in.

Mr. Hutson stated that the Board is bound by the Ordinance and a variance requires a practical difficulty with the land and did not feel that there was a hardship with the land. Mr. Hutson also said that this is a crowded area and would rather not make it more crowded and would rather see a home on a double lot than two homes on smaller lots.

Motion by Courtney
Supported by Strat

MOVED, to postpone the request of RWT Building, LLC, 1309 Boyd (proposed address), for relief of the Zoning Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District until the next scheduled meeting of August 17, 2004.

- To allow the Board members to revisit the site to determine if the proposed home would create an adverse effect to surrounding property.

Yeas: All – 6

MOTION TO POSTPONE THIS REQUEST UNTIL THE MEETING OF AUGUST 17, 2004 CARRIED



Geographical Information Systems Online



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



ITEM #2 – con't.

- To allow the Planning Commission to discuss and act on the special use approval request submitted by the Church.

Yeas: All – 7

MOTION TO POSTPONE THIS REQUEST UNTIL THE MEETING OF SEPTEMBER 21, 2004 CARRIED

ITEM #3 – VARIANCE REQUEST. RWT BUILDING, LLC, 1309 BOYD (PROPOSED ADDRESS), for relief of the Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

Mr. Stimac explained that the petitioner is requesting relief of the Zoning Ordinance to divide a parcel and construct a new single-family residence. The existing home at 1321 Boyd is located on Lot #29 with a portion of the attached garage located on Lot #28. Although these two lots are shown as two separate parcels for tax purposes, since the same individual owns them, Section 40.50.02 of the Zoning Ordinance considers this to be an undivided parcel. Individually these lots are only 7,200 square feet in area. Section 30.10.05 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District. The plans submitted propose to remove the garage, separate the lots creating two 7,200 square foot parcels, and build a new home on Lot #28.

This item last appeared before this Board at the meeting of July 20, 2004 and was postponed to allow the Board members to revisit the site to determine if the proposed home would create an adverse effect to surrounding property.

Mr. Courtney asked if the setback requirements would be met with the new home. Mr. Stimac indicated that the plans submitted indicate a new dwelling with 7 ½' on each side and 45' of building width, which would comply with the Ordinance. Mr. Courtney then stated that basically this variance would be creating two non-conforming lots.

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ITEM #3 – con't.

homes in Troy for the last ten years, and the homes that they build are generally 2200 square feet, and Mr. Deagle feels this size of home is very desirable in this area.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are seven (7) written objections on file. There are three (3) written approvals on file.

Mr. Kovacs stated that he had gone back to this site and noticed that there was a drainage ditch that ran along the back of the property. Mr. Kovacs also said that he did not see how a new home would obstruct the view of the school, as presently there are a number of large trees, and the school is set back approximately 200' from these trees. Mr. Kovacs also said that he did not see a problem with this request as he feels that the proposed home would fit in with the other homes in the area and feels that conforming to the Ordinance would be unnecessarily burdensome for the petitioner.

Mr. Courtney stated that he feels this is a conforming lot now and by granting a variance the Board would create two (2) non-conforming lots and the only hardship was monetary. Mr. Courtney said that he could not justify this variance.

Mr. Fejes agreed with Mr. Courtney and stated that he did not see any type of hardship at all with the land, and would not be able to justify a variance. Mr. Hutson said that he thinks that splitting this parcel would increase the congestion in the area and he could not find a practical difficulty that ran with the land.

Mr. Maxwell stated that he did not think splitting this property would create a hardship and felt that the proposed homes would fit in with this area and would improve the property.

Motion by Courtney
Supported by Hutson

MOVED, to deny the request of RWT Building, LLC, 1309 Boyd (proposed address), for relief of the Ordinance to divide a parcel of land, which will result in two 7,200 square foot parcels, where Section 30.10.06 of the Ordinance requires a minimum lot area of 7,500 square feet in the R-1E Zoning District.

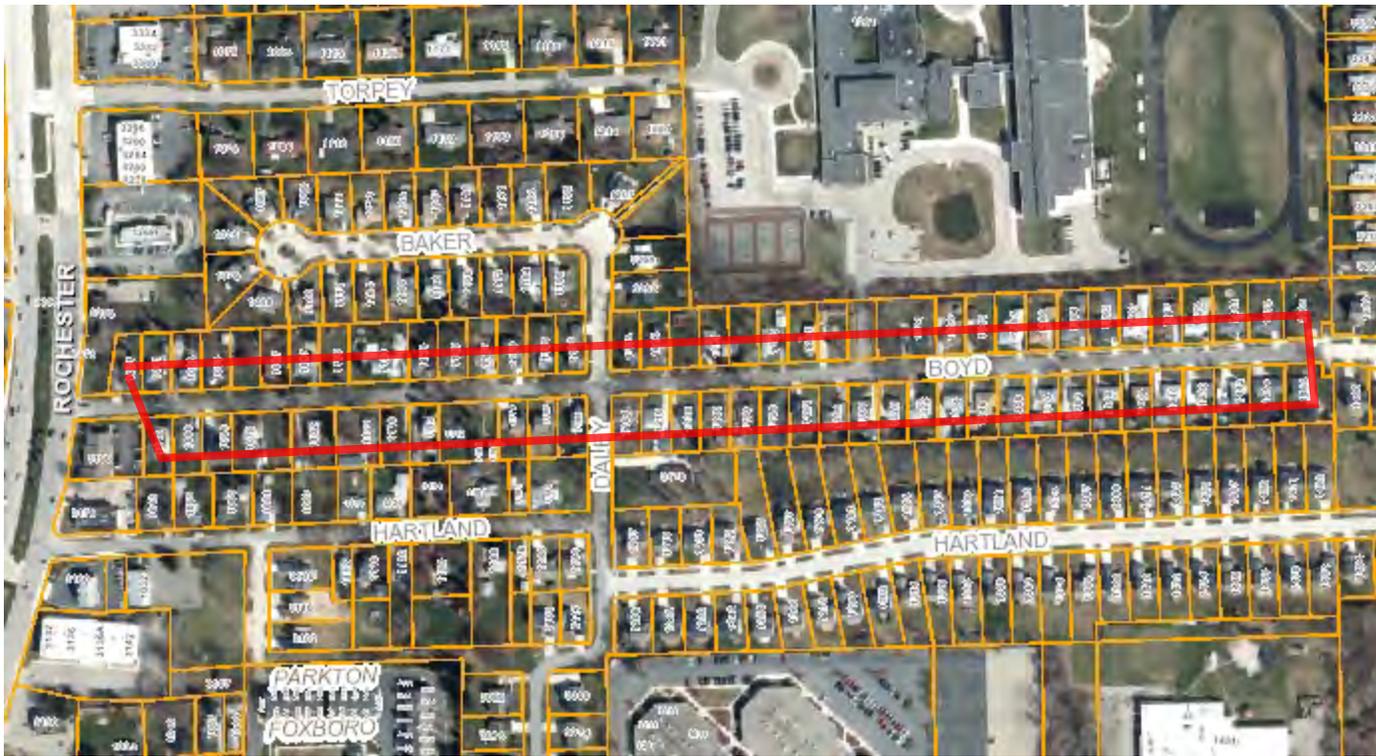
- Variance would be contrary to public interest.
- Variance would have an adverse effect to surrounding property.
- Petitioner did not demonstrate a hardship.

Yeas: 5 – Hutson, Schultz, Courtney, Fejes, Gies
Nays: 2 – Kovacs, Maxwell



Parcel Variance Report

Prepared March 2016 by City of Troy



Address: 1321 BOYD	Parcel Frontage: 120	Area (SQFT): 14,398
Address: 1369 BOYD	Parcel Frontage: 63	Area (SQFT): 7,559
Address:	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1109 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1333 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1157 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1265 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1213 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1199 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1139 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1063 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address:	Parcel Frontage:	Area (SQFT):

1041 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1393 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1345 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1149 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1097 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1454 BOYD	72	8,756
Address:	Parcel Frontage:	Area (SQFT):
1417 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1357 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1251 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1167 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1131 BOYD	120	14,398
Address:	Parcel Frontage:	Area (SQFT):
1031 BOYD	66	7,279
Address:	Parcel Frontage:	Area (SQFT):
1441 BOYD	72	8,636
Address:	Parcel Frontage:	Area (SQFT):
1381 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1382 BOYD	63	7,654
Address:	Parcel Frontage:	Area (SQFT):
1186 BOYD	60	7,189
Address:	Parcel Frontage:	Area (SQFT):
1055 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1466 BOYD	62	11,322
Address:	Parcel Frontage:	Area (SQFT):
1322 BOYD	60	7,284
Address:	Parcel Frontage:	Area (SQFT):
1264 BOYD	60	7,279
Address:	Parcel Frontage:	Area (SQFT):
1228 BOYD	60	7,284

Address:	Parcel Frontage:	Area (SQFT):
1142 BOYD	60	7,189
Address:	Parcel Frontage:	Area (SQFT):
1418 BOYD	63	7,658
Address:	Parcel Frontage:	Area (SQFT):
1406 BOYD	63	7,656
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1346 BOYD	63	7,599
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1394 BOYD	63	7,655
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1064 BOYD	60	7,206
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1430 BOYD	63	7,659
Address:	Parcel Frontage:	Area (SQFT):
1308 BOYD	60	7,282
Address:	Parcel Frontage:	Area (SQFT):
1282 BOYD	60	7,280
Address:	Parcel Frontage:	Area (SQFT):
1216 BOYD	60	7,293
Address:	Parcel Frontage:	Area (SQFT):
1198 BOYD	60	7,198
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1128 BOYD	60	7,207
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1040 BOYD	60	7,206
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1370 BOYD	63	7,653
Address:	Parcel Frontage:	Area (SQFT):
1078 BOYD	120	14,396
Address:	Parcel Frontage:	Area (SQFT):
1050 BOYD	60	7,189
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1407 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
	60	7,199

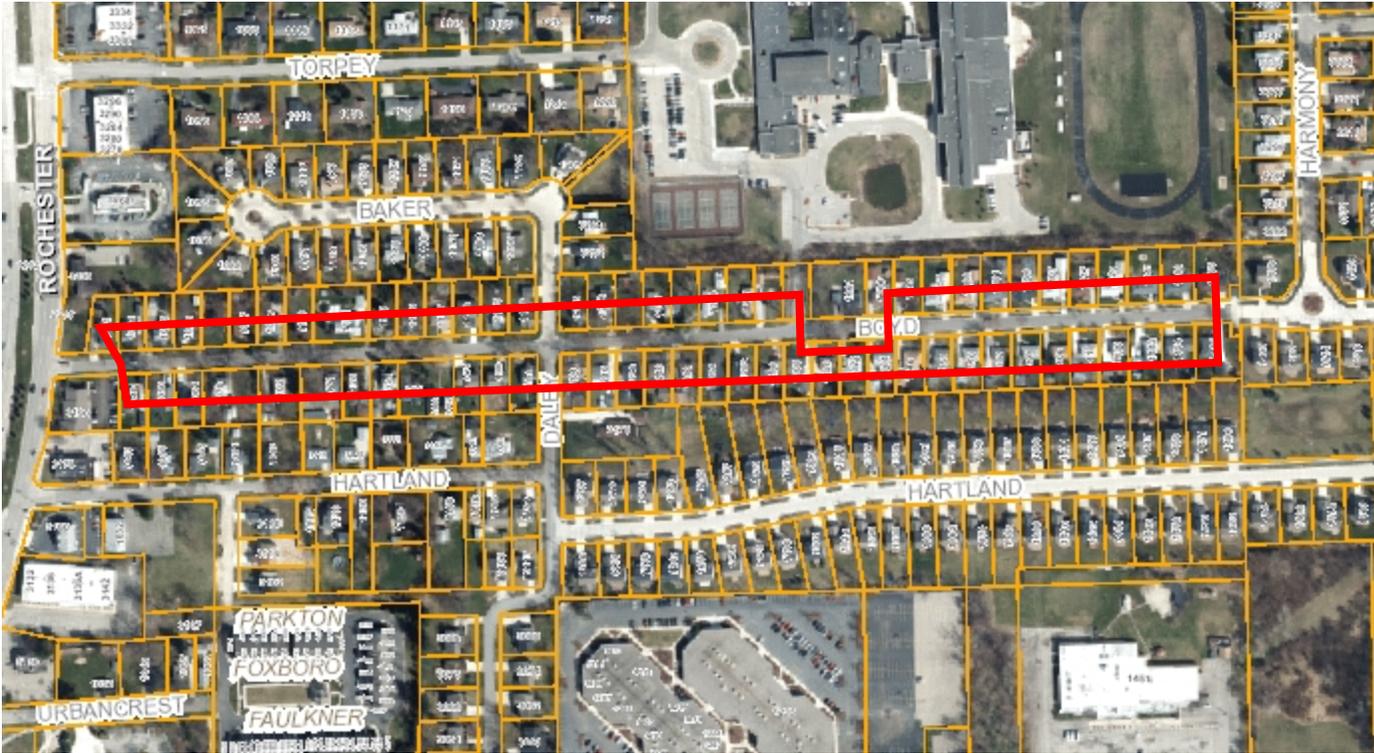
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	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1358 BOYD	63	7,339
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1296 BOYD	60	7,281
Address:	Parcel Frontage:	Area (SQFT):
1122 BOYD	90	10,795
Address:	Parcel Frontage:	Area (SQFT):
1453 BOYD	72	8,639
Address:	Parcel Frontage:	Area (SQFT):
1429 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1281 BOYD	60	7,199
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1205 BOYD	60	7,199
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1185 BOYD	60	7,199
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1087 BOYD	60	7,199
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1174 BOYD	60	7,207
Address:	Parcel Frontage:	Area (SQFT):
1152 BOYD -1162	120	14,396
Address:	Parcel Frontage:	Area (SQFT):
1102 BOYD	90	10,790
Address:	Parcel Frontage:	Area (SQFT):
1465 BOYD	61	11,024

Summary Parcel Frontage

Number of Parcels Selected	72
Frontage Avg (Mean)	66
Frontage Standard Deviation	14
Area Avg (Mean)	7,988
Area Standard Deviation	1,805



Parcel Variance Report
Prepared May 2016 by City of Troy
1321 Boyd omitted



Address:	Parcel Frontage:	Area (SQFT):
1369 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1109 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1333 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1157 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1265 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1213 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1199 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1139 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1063 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1041 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):

1393 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1345 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1149 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1097 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1454 BOYD	72	8,756
Address:	Parcel Frontage:	Area (SQFT):
1417 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1357 BOYD	63	7,559
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1167 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1131 BOYD	120	14,398
Address:	Parcel Frontage:	Area (SQFT):
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1228 BOYD	60	7,284
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1142 BOYD	60	7,189

Address:	Parcel Frontage:	Area (SQFT):
1418 BOYD	63	7,658
Address:	Parcel Frontage:	Area (SQFT):
1406 BOYD	63	7,656
Address:	Parcel Frontage:	Area (SQFT):
1346 BOYD	63	7,599
Address:	Parcel Frontage:	Area (SQFT):
1240 BOYD	60	7,290
Address:	Parcel Frontage:	Area (SQFT):
1204 BOYD	60	7,243
Address:	Parcel Frontage:	Area (SQFT):
1394 BOYD	63	7,655
Address:	Parcel Frontage:	Area (SQFT):
1320 BOYD	60	7,283
Address:	Parcel Frontage:	Area (SQFT):
1250 BOYD	60	7,337
Address:	Parcel Frontage:	Area (SQFT):
1064 BOYD	60	7,206
Address:	Parcel Frontage:	Area (SQFT):
1430 BOYD	63	7,659
Address:	Parcel Frontage:	Area (SQFT):
1308 BOYD	60	7,282
Address:	Parcel Frontage:	Area (SQFT):
1282 BOYD	60	7,280
Address:	Parcel Frontage:	Area (SQFT):
1216 BOYD	60	7,293
Address:	Parcel Frontage:	Area (SQFT):
1198 BOYD	60	7,198
Address:	Parcel Frontage:	Area (SQFT):
1128 BOYD	60	7,207
Address:	Parcel Frontage:	Area (SQFT):
1040 BOYD	60	7,206
Address:	Parcel Frontage:	Area (SQFT):
1370 BOYD	63	7,653
Address:	Parcel Frontage:	Area (SQFT):
1078 BOYD	120	14,396
Address:	Parcel Frontage:	Area (SQFT):
1050 BOYD	60	7,189
Address:	Parcel Frontage:	Area (SQFT):
1407 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
	60	7,199

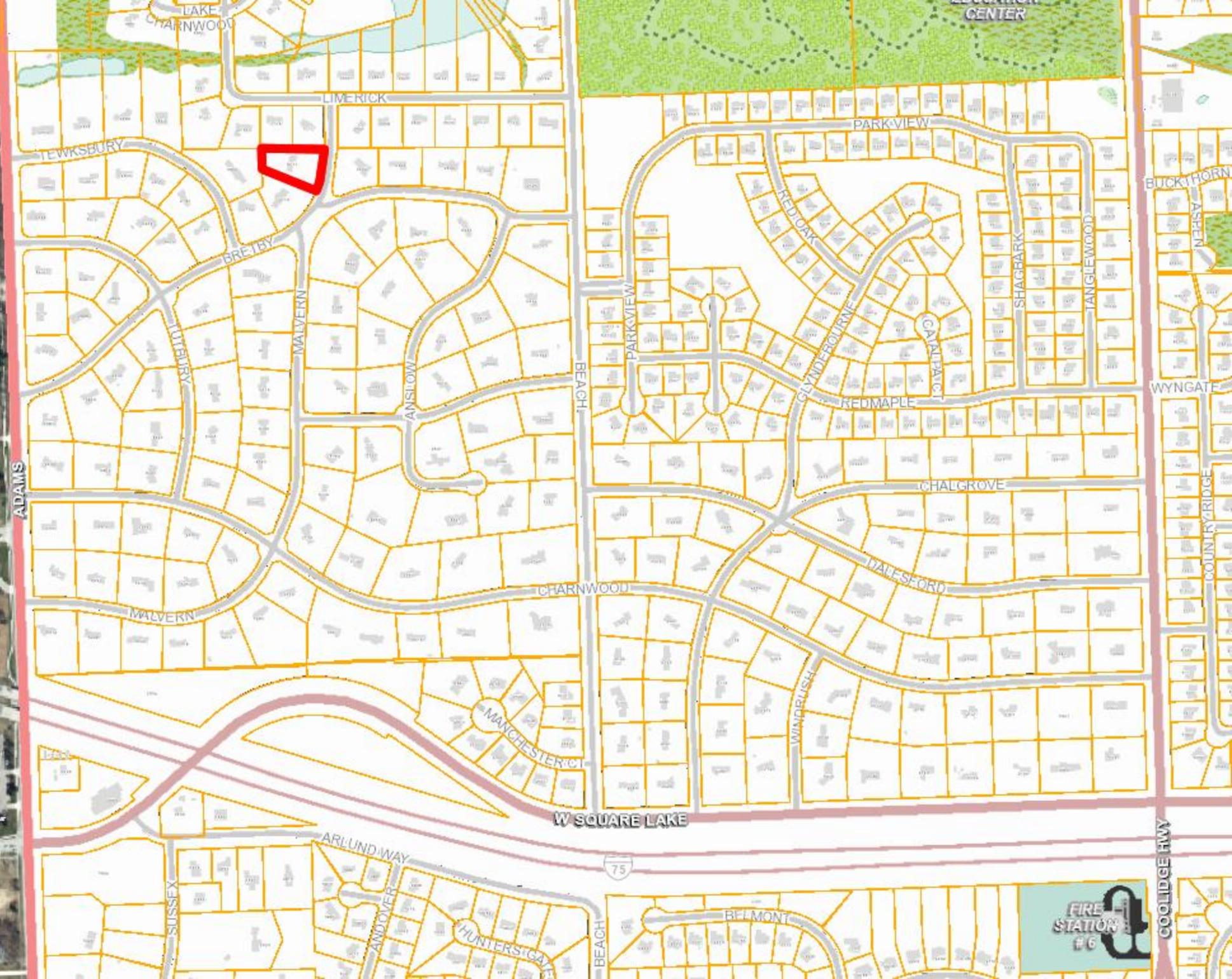
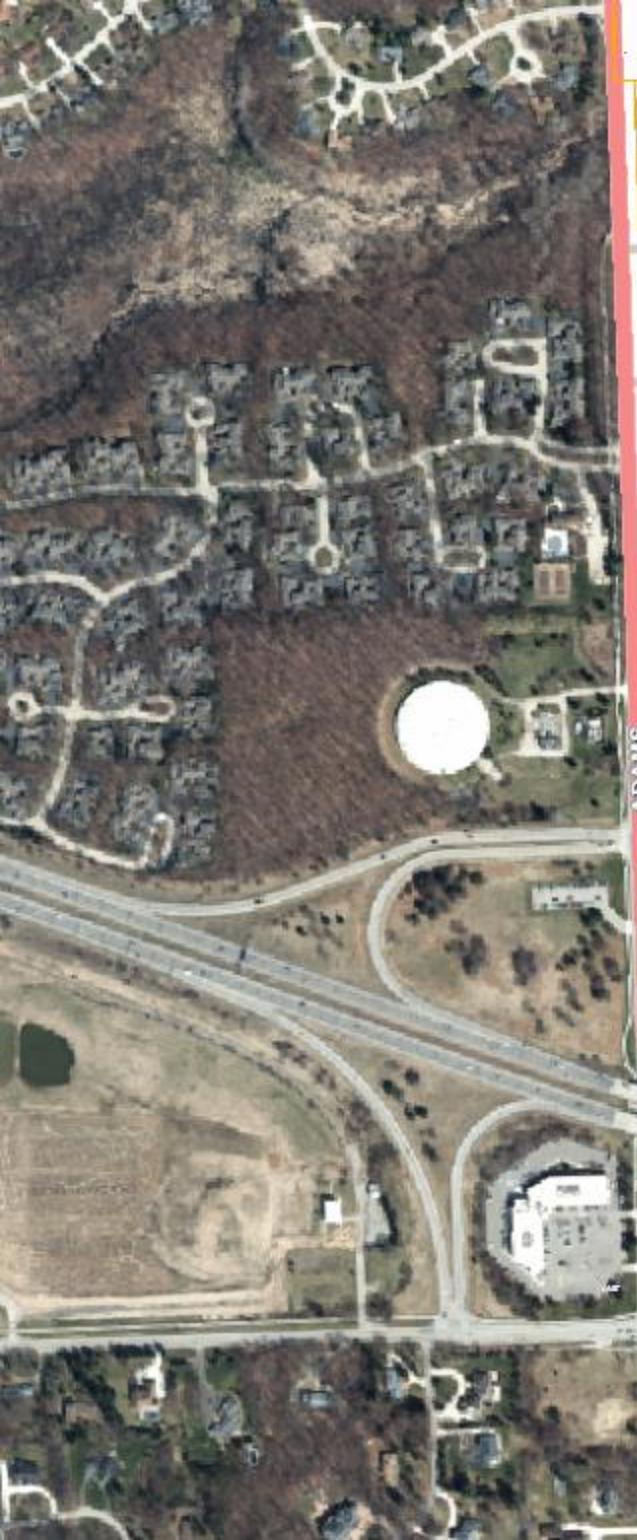
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1358 BOYD	63	7,339
Address:	Parcel Frontage:	Area (SQFT):
1296 BOYD	60	7,281
Address:	Parcel Frontage:	Area (SQFT):
1122 BOYD	90	10,795
Address:	Parcel Frontage:	Area (SQFT):
1453 BOYD	72	8,639
Address:	Parcel Frontage:	Area (SQFT):
1429 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1281 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1205 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1185 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1087 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1442 BOYD	72	8,751
Address:	Parcel Frontage:	Area (SQFT):
1334 BOYD	60	7,285
Address:	Parcel Frontage:	Area (SQFT):
1174 BOYD	60	7,207
Address:	Parcel Frontage:	Area (SQFT):
1152 BOYD -1162	120	14,396
Address:	Parcel Frontage:	Area (SQFT):
1102 BOYD	90	10,790
Address:	Parcel Frontage:	Area (SQFT):
1465 BOYD	61	11,024

Summary Parcel Frontage

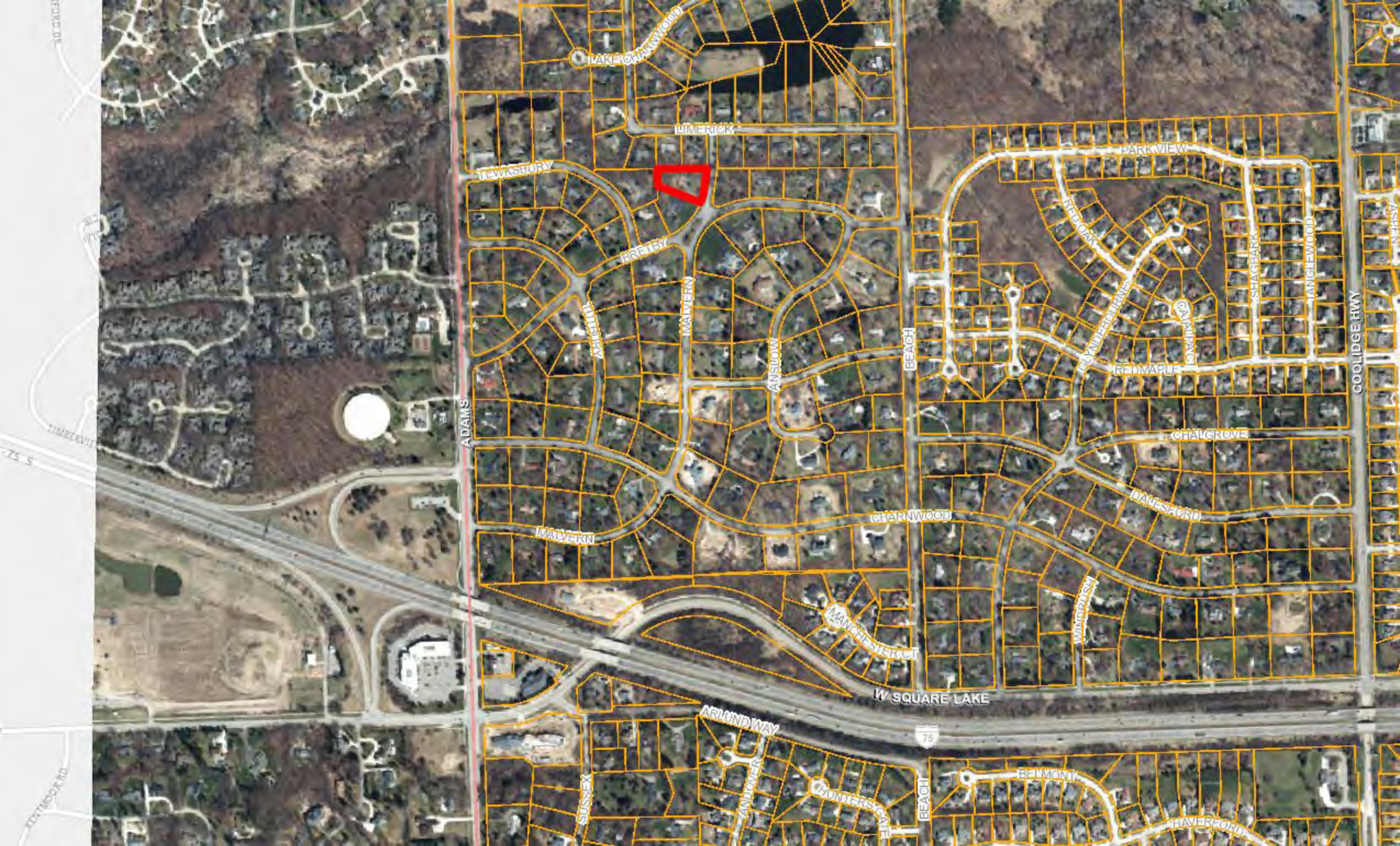
Number of Parcels Selected	71
Frontage Avg (Mean)	65
Frontage Standard Deviation	13
Area Avg (Mean)	7,898
Area Standard Deviation	1,646

4. HEARING OF CASES

- B. VARIANCE REQUEST, SAFET STAFA OF STERLING CONSTRUCTION INC., 6511 MALVERN – In order to construct a new home, a 2 foot variance to the 30 foot maximum height limit.



FIRE STATION #6



EDDIE DR

TIMBERVIEW

TENTHMOOR RD

LAKEWOOD MANOR

IMVERICK

LEWISBURG

HRF HWY

IMAVERN

ANSLOW

BEACH

PARKVIEW

TELEGRAPH

RAMMART

SHAGBARK

MANCHESTER

COOLIDGE HWY

ADAMS

CHATEL GROWS

IMAVERN

BRANWOOD

WILSONS FORD

MANCHESTER

WILSONS FORD

W SQUARE LAKE

75

ARLOND WAY

SUSSEX

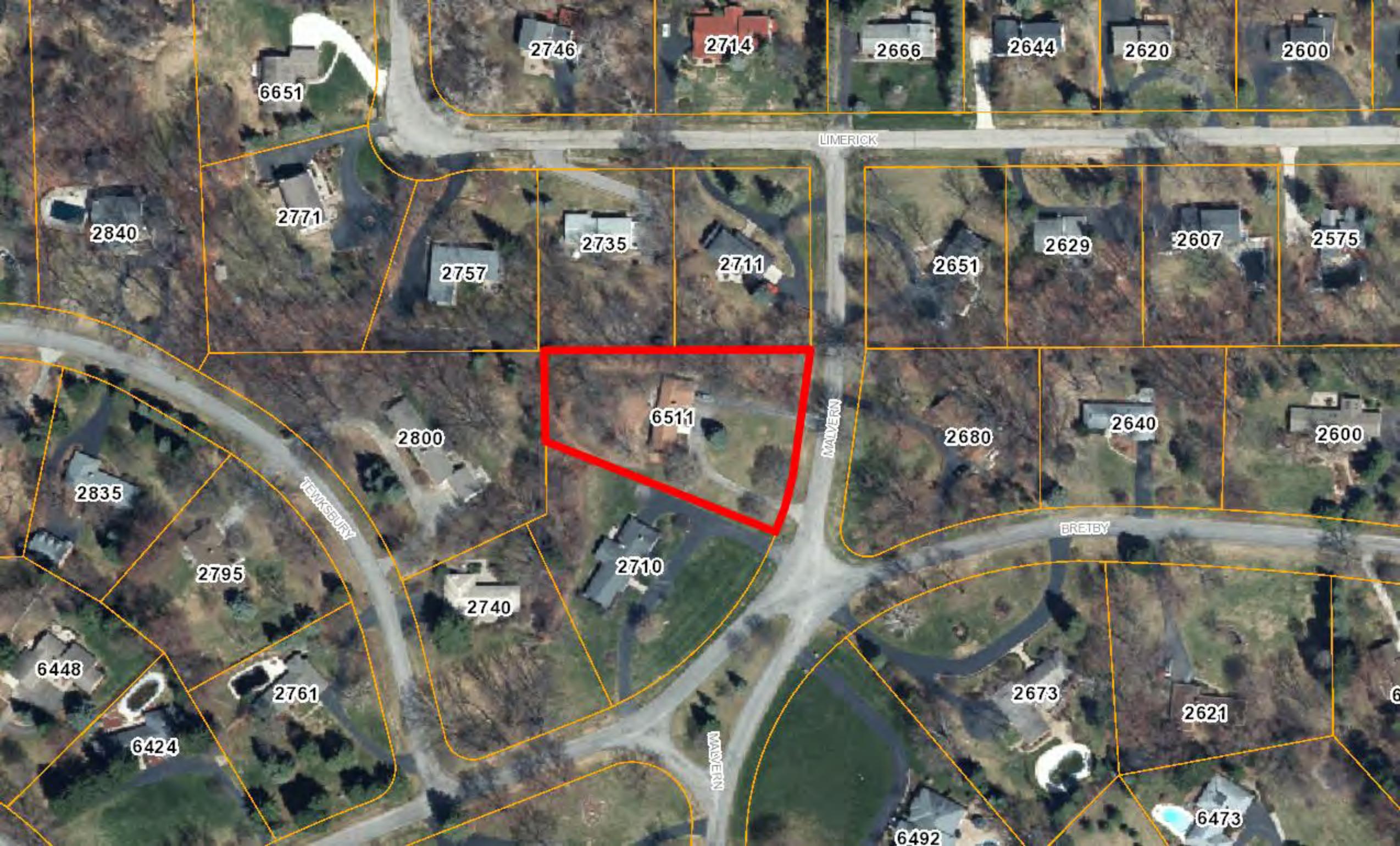
ANTHONY

ZAINERS LAKE

BEACH

BENNETT

WILSONS FORD



6651

2746

2714

2666

2644

2620

2600

LIMERICK

2840

2771

2757

2735

2711

2651

2629

2607

2575

2800

6511

2680

2640

2600

MALVERN

TEWKSBURY

BRETBY

2835

2795

2710

2740

6448

2761

2673

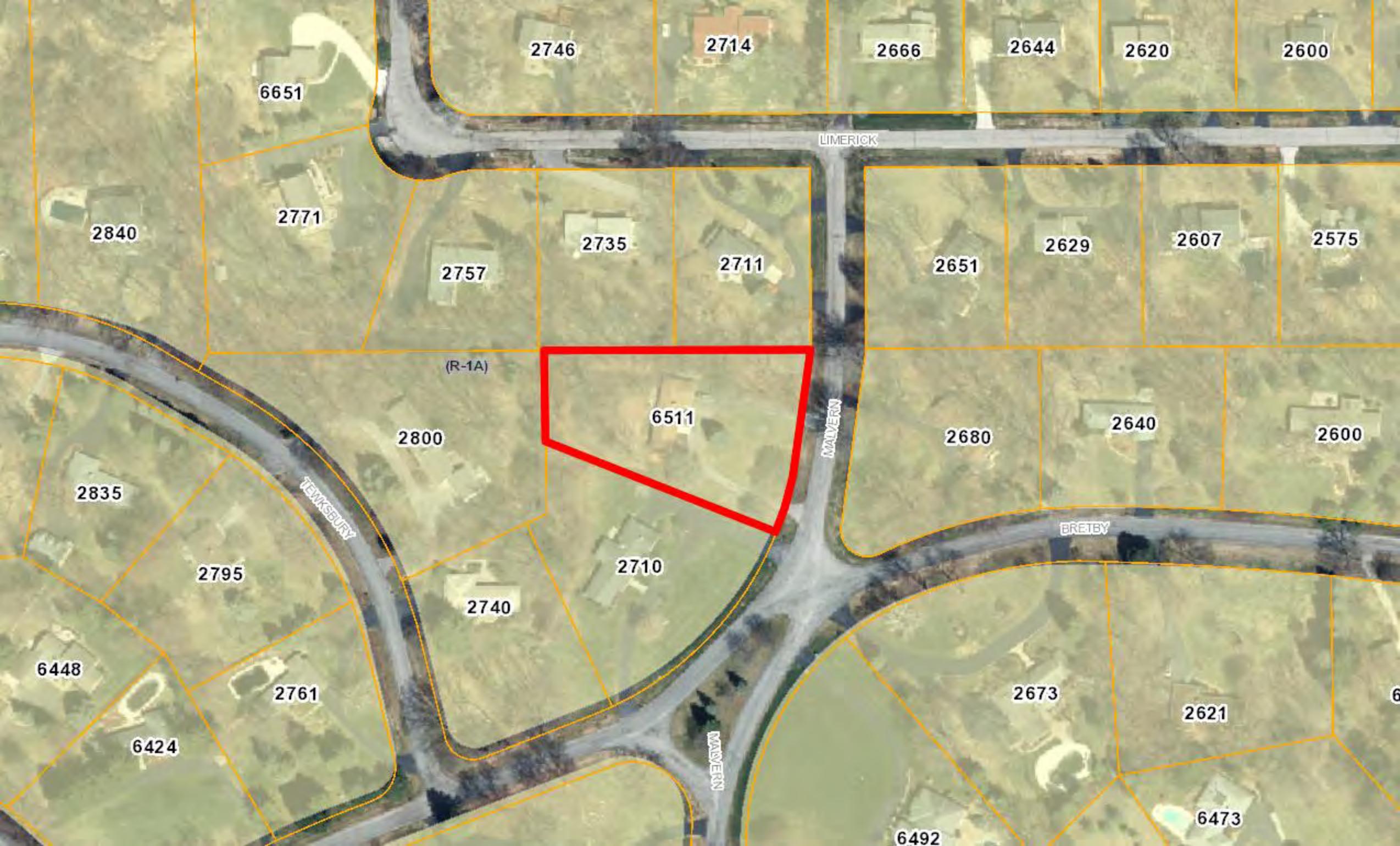
2621

6424

MALVERN

6492

6473



2746

2714

2666

2644

2620

2600

6651

LIMERICK

2840

2771

2757

2735

2711

2651

2629

2607

2575

(R-1A)

6511

2800

MALVERN

2680

2640

2600

BRETRY

2835

TWKSURY

2795

2710

2740

2680

2640

2600

6448

2761

2673

2621

6424

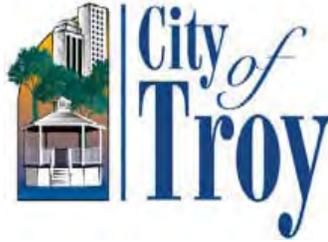
MALVERN

6492

6473

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: 6511 Malvern Drive
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-06-151-014
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06.C., Maximum Height, R-1A
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: no
5. APPLICANT:
NAME Safet Stafa
COMPANY Sterling Construction Inc.
ADDRESS 1612 Muer Drive
CITY Troy STATE MI ZIP 48084
PHONE 248-890-8421
E-MAIL sam@scihomesinc.com
AFFILIATION TO THE PROPERTY OWNER: same

6. PROPERTY OWNER:

NAME (same as Applicant)

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

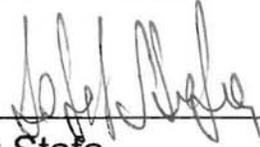
TELEPHONE _____

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

APPLICANT SIGNATURE  DATE 4/12/2016

PRINT NAME: Safet Stafa

PROPERTY OWNER SIGNATURE _____ DATE _____

PRINT NAME: _____

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. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.

PROPOSED ZONE HEIGHT VARIANCE
PURSUANT TO CITY OF TROY CODE
FOR
6511 MALVERN DRIVE TROY, MI 48098

April 13, 2016

City of Troy Zoning Board
500 W. Big Beaver Road
Troy, MI 48064

RE: New Home Construction 6511 Malvern Dr.
Home Height
Request for Variance

Dear, Zoning Board Members:

This variance request is being submitted for the approval from the board pertaining to a new home construction project and more specifically for an increase of the height of the home.

Variance Requested:

- 1.) The Dwelling is requiring a 2 ft variance on the height of the home.

Variance Standards:

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 the property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.

The purpose of the variance request is not to increase the usable square footage of the home but rather to maximize the developable land on the property and to construct the home in parity with the character of the neighborhood and other new construction projects. The proposed height of the home will not block anyone's view including the neighbors located directly in each direction. This home that will be built is of significant size and sits atop a hill on a lot that is more than one acre. This particular neighborhood is going through a major transformation of new million dollar plus homes and this home at 6511 Malvern Dr. fits in line with the other newly constructed homes which adds to the overall appeal and value of this neighborhood and to the current and future tax revenue to the City of Troy. These lots are not properties that would be considered as split lots for multi home building projects. This lot along with the other homes in the neighborhood will be single home lots.

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.

The characteristics which make compliance difficult are related to the subject property.

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

The characteristics which make compliance difficult are not of a personal nature.

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

The characteristics which make compliance difficult were not created by the current or 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.

The proposed variance will not negatively alter the character of the development. In fact it will improve the overall character of the neighborhood and development. These homes are all located on large lots and are not located in close proximity to each other. This proposed house is located on a hill already situated above the properties that surround it and will not impair any light or air at all to all of the adjacent properties. The entire perimeter of the property has large pre-existing clusters of trees that are very mature and tall and if anything impedes light or air at all it would be the natural tree's and vegetation, not the height of the home even with a 2 ft variance increase.

The proposed variance would not affect congestion in public streets in any way, nor would it increase fire danger or the public safety. This new home and the height variance will not unreasonably diminish or impair any established properties value. In fact, it would be quite the opposite. This new significant property with exceptional architecture will increase the overall property value of the older pre existing homes which is in line with the ongoing growth of the neighborhood. As an added note, the new homes in this area have increased the traffic of new potential home buyers and that has afforded the opportunity for the pre-existing home owners to capture top dollar for their homes for the owners that are choosing to sell. That in turn, will improve and increase the tax revenue for the City of Troy.

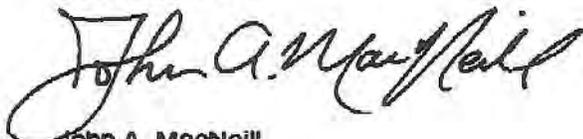
This project does not affect nor is it correlated in any aspect to public health issues, safety, comfort, morals or welfare of the inhabitants of the City.

It is in the opinion of the homeowner and builder that this development meets the intent of the ordinance requirements. The project does so in a fashion that enhances the project for the

benefit of current and future residents of this neighborhood as well as for the City of Troy. Absent from granting of a variance, the property viability for the home owner is in question. For the reasons stated above, the applicant believes that variance standards have been satisfied to justify granting the requested 2 ft increase height variance and would respectfully request approval from the Zoning Board.

The home owner, builder and architect are available to answer any further questions and we look forward to having future discussions.

Best Regards,

A handwritten signature in black ink that reads "John A. MacNeill". The signature is written in a cursive style with a large initial "J".

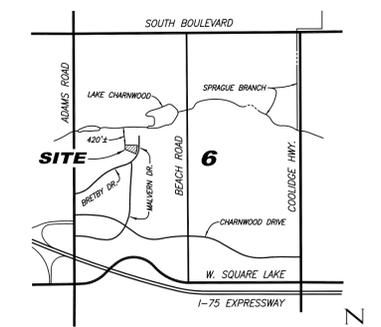
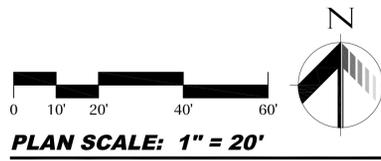
John A. MacNeill
Property Owner.

Sam Stafa

Sterling Construction
Builder

LEGEND

	EXISTING GRADE		PROPOSED GRADE
	EXISTING CONTOURS, 1' INTERVAL		AS-BUILT GRADE
	EXISTING ASPHALT PAVEMENT		DIRECTION OF SURFACE DRAINAGE
	PROPOSED CONCRETE PAVEMENTS		EXISTING TREE TO REMAIN
	SILT FENCE & LIMITS OF EARTH DISTURBANCE		EXISTING TREE TO BE REMOVED



LOCATION MAP

SCALE: 1"=2000'

PROPERTY DESCRIPTION

PARCEL NO. 20-06-151-014
 LOT 71, "CHARWOOD HILLS NO. 2" A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW THE CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 73 OF PLATS, PAGES 21 AND 22 OF OAKLAND COUNTY RECORDS.

SITE CRITERIA

- PARCEL SUMMARY:**
 - ADDRESS: #6511 MALVERN DRIVE
 - PARCEL ID NO.: 20-06-151-014
 - EXISTING ZONING: R-1A
 - AREA OF SITE: 42,825 S.F. (0.983 ACRE)
 - AREA OF HOUSE FOOTPRINT: 5,324 S.F.
 - LOT COVERAGE ALLOWED: 30%
 - LOT COVERAGE PROPOSED: 12.4%
 - TOTAL AREA OF EARTH DISTURBANCE: 0.74 ACRE
 - APPROX. 420 FEET TO A TRIBUTARY TO THE SPRAGUE BRANCH TO THE NORTH (REFER TO LOCATION MAP).
- SETBACK SUMMARY:**
 - FRONT (TO R.O.W. LINE): 40'
 - REAR: 45'
 - SIDE: 15' MIN., 30' TOTAL

BENCHMARKS

- CITY BENCHMARK #1535**
 ELEVATION = 851.90 (NAVD 88 DATUM)
 TOP ARROW ON HYDRANT #6-36 AT EXISTING RESIDENCE #2740 BRETRY DRIVE.
- SITE BENCHMARK**
 ELEVATION = 839.88 (NAVD 88 DATUM)
 EXISTING SANITARY MANHOLE LOCATED IN ASPHALT PAVEMENT OF MALVERN DRIVE AT LOT 71 (SUBJECT PROPERTY).

NOTES

- THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF ALL UNDERGROUND UTILITIES AND CONTACT "MISS DIG" PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY, COUNTY, AND STATE.
- THE CONTRACTOR SHALL VERIFY HOUSE DIMENSIONS & FINISH FLOOR ELEVATIONS WITH FINAL APPROVED BUILDING CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
- THE BUILDER AND/OR OWNER SHALL REVIEW PLOT PLAN WITH SUBDIVISION ASSOCIATION PRIOR TO THE START OF CONSTRUCTION, IF APPLICABLE.
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

NOTE

REFER TO SHEET TO THE STANDARD CITY OF TROY SOIL EROSION DETAIL SHEET FOR SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS.

CONTRACTOR'S NOTE

The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities.

The contractor shall be responsible for adhering to all applicable local, state, and federal standards, specifications, and guidelines for construction.

SOILS (FROM COUNTY SOILS SURVEY)

60C URBAN LAND - MARLETTE COMPLEX (8% TO 15% SLOPES). 0"-8" DARK GRAYISH BROWN SANDY LOAM, 8"-22" DARK YELLOWISH BROWN AND BROWN CLAY LOAM AND SANDY LOAM, 22"-31" YELLOWISH BROWN CLAY LOAM, 31"-60" YELLOWISH BROWN AND PALE BROWN LOAM. MEDIUM SURFACE RUNOFF, WELL DRAINED, MODERATELY SLOW PERMEABILITY.

SEQUENCE OF CONSTRUCTION

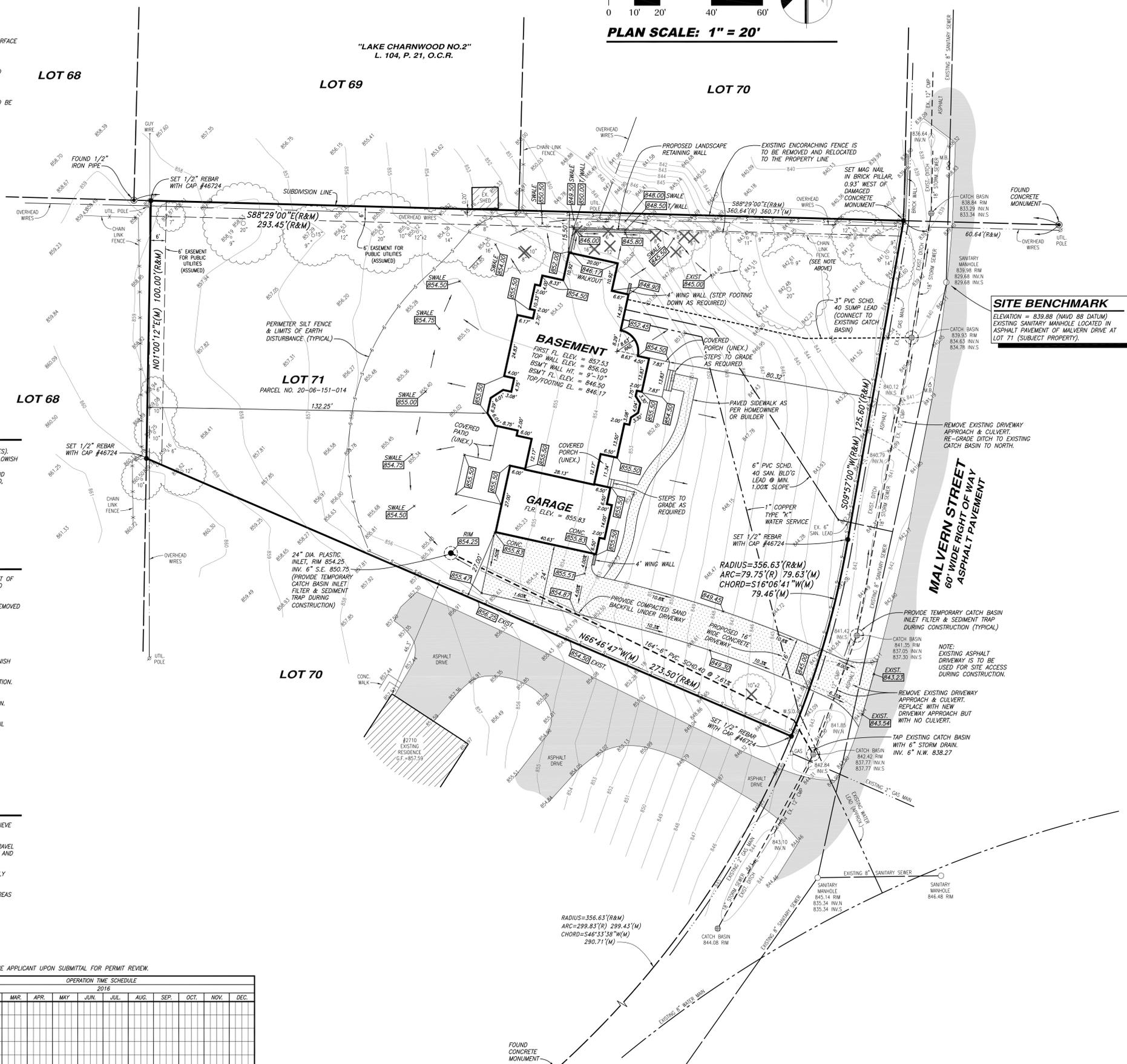
- INSTALL ALL SOIL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION. ALL SOIL EROSION MEASURES ARE TO BE INSTALLED PRIOR TO ANY GROUNDBREAKING OR EARTH MOVEMENT.
- DEMOLISH HOUSE AND ALL STRUCTURES, PAVEMENTS, ETC. TO BE REMOVED FROM THE SITE. REMOVE ALL TREES INDICATED ON THE PLAN FOR REMOVAL.
- BEGIN HOUSE CONSTRUCTION.
- INSTALL UTILITY LEADS AND UNDERGROUND UTILITIES.
- FINISH HOUSE CONSTRUCTION, INSTALL DRIVEWAY, AND ESTABLISH FINISH GRADE INCLUDING YARD SWALES.
- RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- ALL SWALES GREATER THAN 1:5 AND 10' AROUND STORM SEWER STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES. NO PERMANENT SOIL EROSION MEASURES (ASIDE FROM FINAL VEGETATIVE STABILIZATION & RIP-RAP AT STREET CULVERTS) APPLIES TO THIS PARCEL.

SOIL EROSION NOTES

- LIMITS OF EARTH DISTURBANCE WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE PROPOSED HOUSE.
- EXISTING DOMINANT LAND FEATURES ARE EXISTING RESIDENCE W/ GRAVEL DRIVEWAY, LAWN AREAS, SCATTERED MATURE TREES & DENSER TREE AND BRUSH & TREE AREAS.
- SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT BY THE BUILDER.
- SEED & MULCH OR SOD SHALL BE PROVIDED ON ALL DISTURBED AREAS AS PERMANENT VEGETATIVE RESTORATION.

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE COMPLETED BY THE APPLICANT UPON SUBMITTAL FOR PERMIT REVIEW.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE											
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
A SOIL EROSION CONTROL MEASURES												
B DEMO & HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT VEGETATIVE RESTORATION												



REVISIONS: 4-6-16 REVISED PER CITY ENGINEERING DEPT. & PER ARCHITECT.
 CLIENT: MR. SALET STAFFA STERLING CONSTRUCTION, INC. 1500 N. W. SQUARE LAKE TROY, MI 48064 (248) 800-8421
 PROJECT: Lot 71 "Charnwood Hills No. 2"
 PLAN: Site Plan
 SHEET: 1 OF 1
 MUNICIPAL REVIEW NUMBERS:

SCALE: 1"=2000'
 JOB NO: 15-087
 DATE: 3-9-16
 DRAWN BY: N.P.R.

HORIZON ENGINEERING LLC
 CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
 P.O. Box 182158, Shelby Township, Michigan 48318
 Phone 586.453.8097 Fax 586.580.0053

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design + Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED ARCHITECTURAL SEAL

PROJECT

MacNeill RESIDENCE

BUILDER/CLIENT
SCI BUILDING

PRELIMINARY
CONSTRUCTION
PERMIT
SHEET TITLE:
FRONT & BACK ELEVATIONS

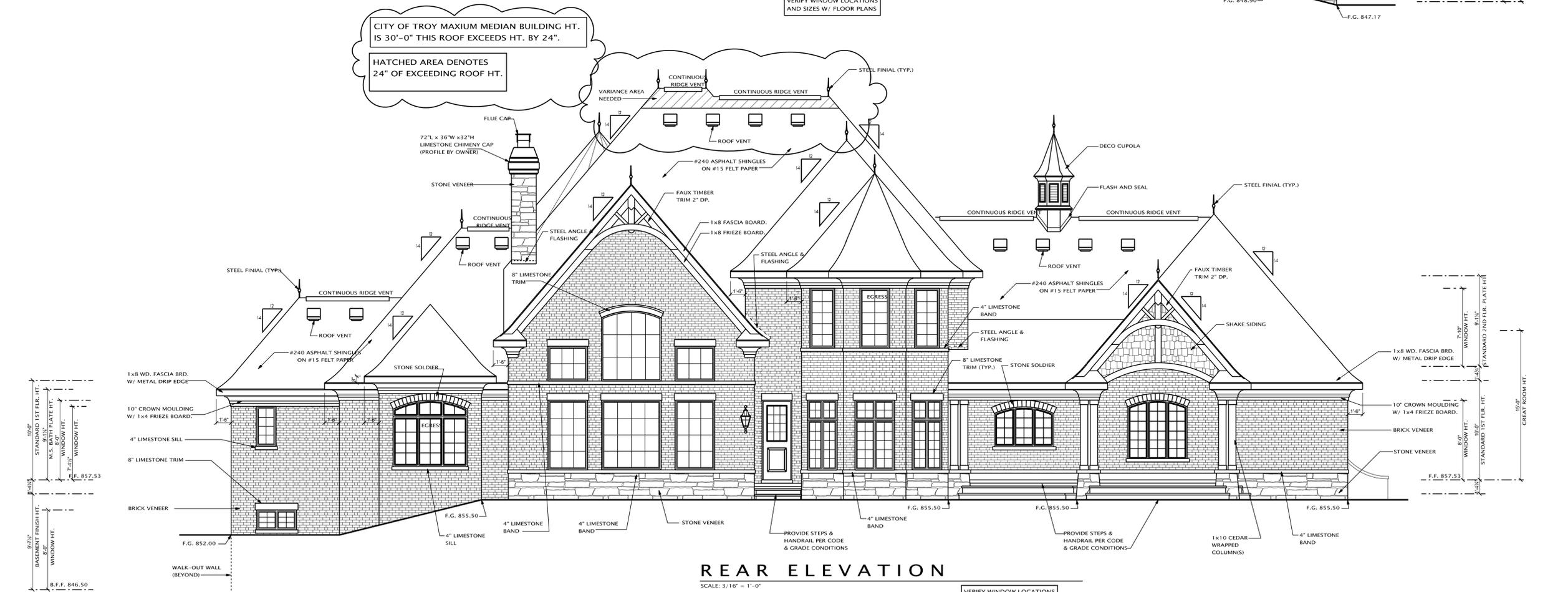
DATE: 01-14-2016
01-19-2016
02-23-2016
04-14-2016
DRAWN BY: J.M.P.
CHECKED BY: J.M.P.
JOB NUMBER:
16 - 104
SHEET NUMBER:



FRONT ELEVATION

SCALE: 3/16" = 1'-0"

VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS



REAR ELEVATION

SCALE: 3/16" = 1'-0"

VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design + Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESS WRITTEN CONSENT OF JMP Design + Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED ARCHITECTURAL SEAL

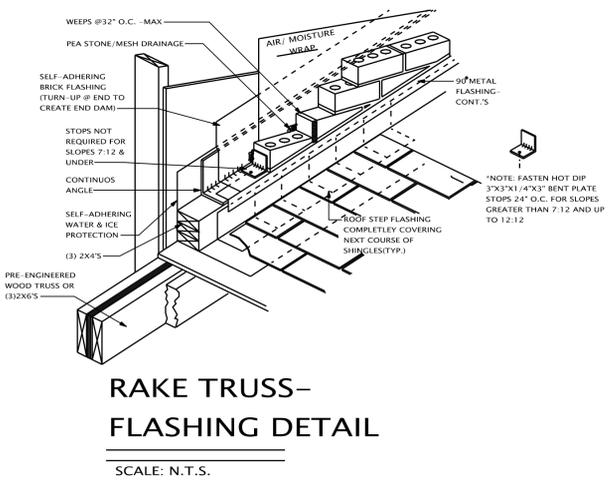
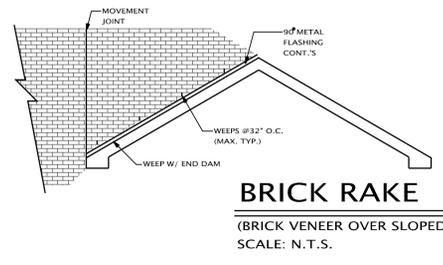
PROJECT

MacNeill RESIDENCE

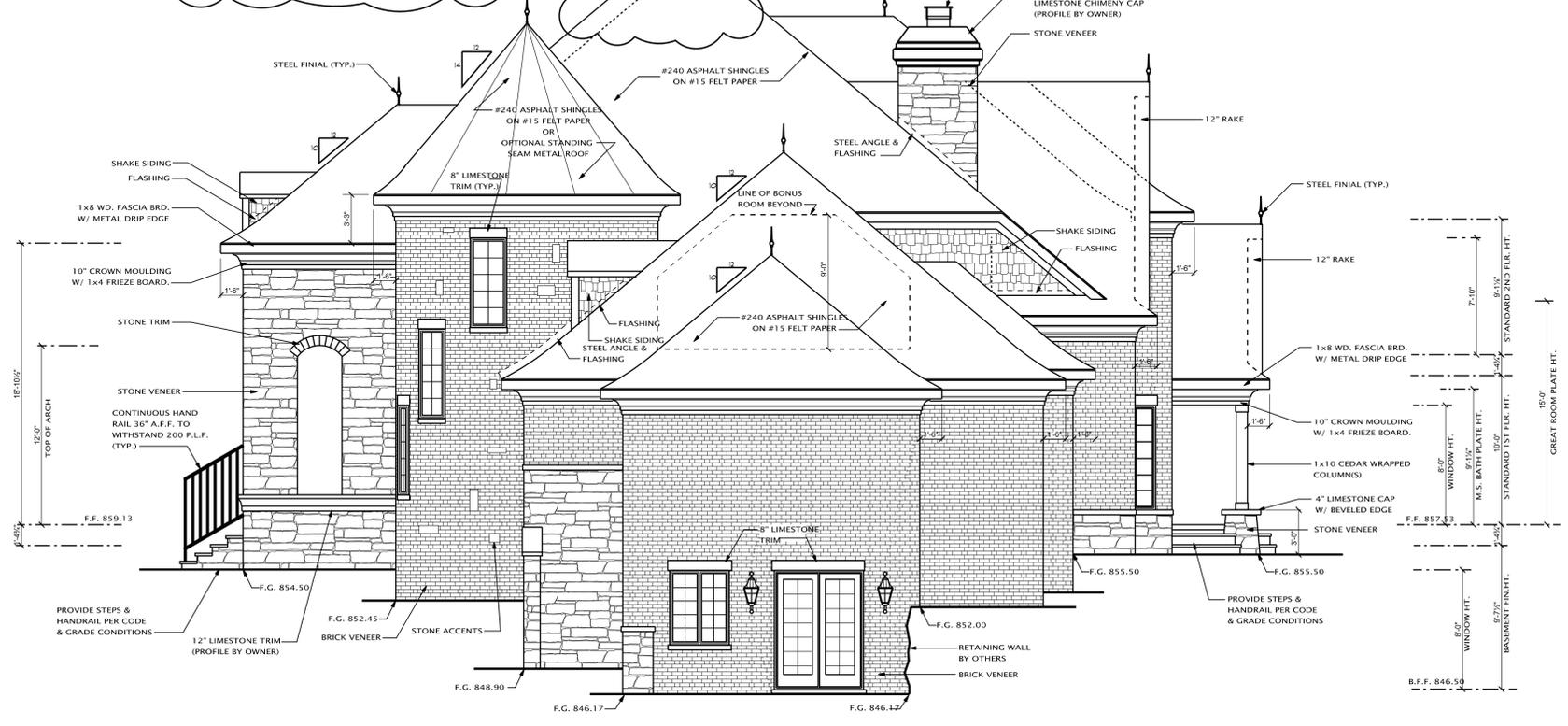
BUILDER/CLIENT
SCI BUILDING

PRELIMINARY
CONSTRUCTION
PERMIT
SHEET TITLE:
LEFT & RIGHT ELEVATIONS

DATE: 01-14-2016
01-19-2016
02-23-2016
04-14-2016
DRAWN BY:
J.M.P.
CHECKED BY:
J.M.P.
JOB NUMBER:
16 - 104
SHEET NUMBER:



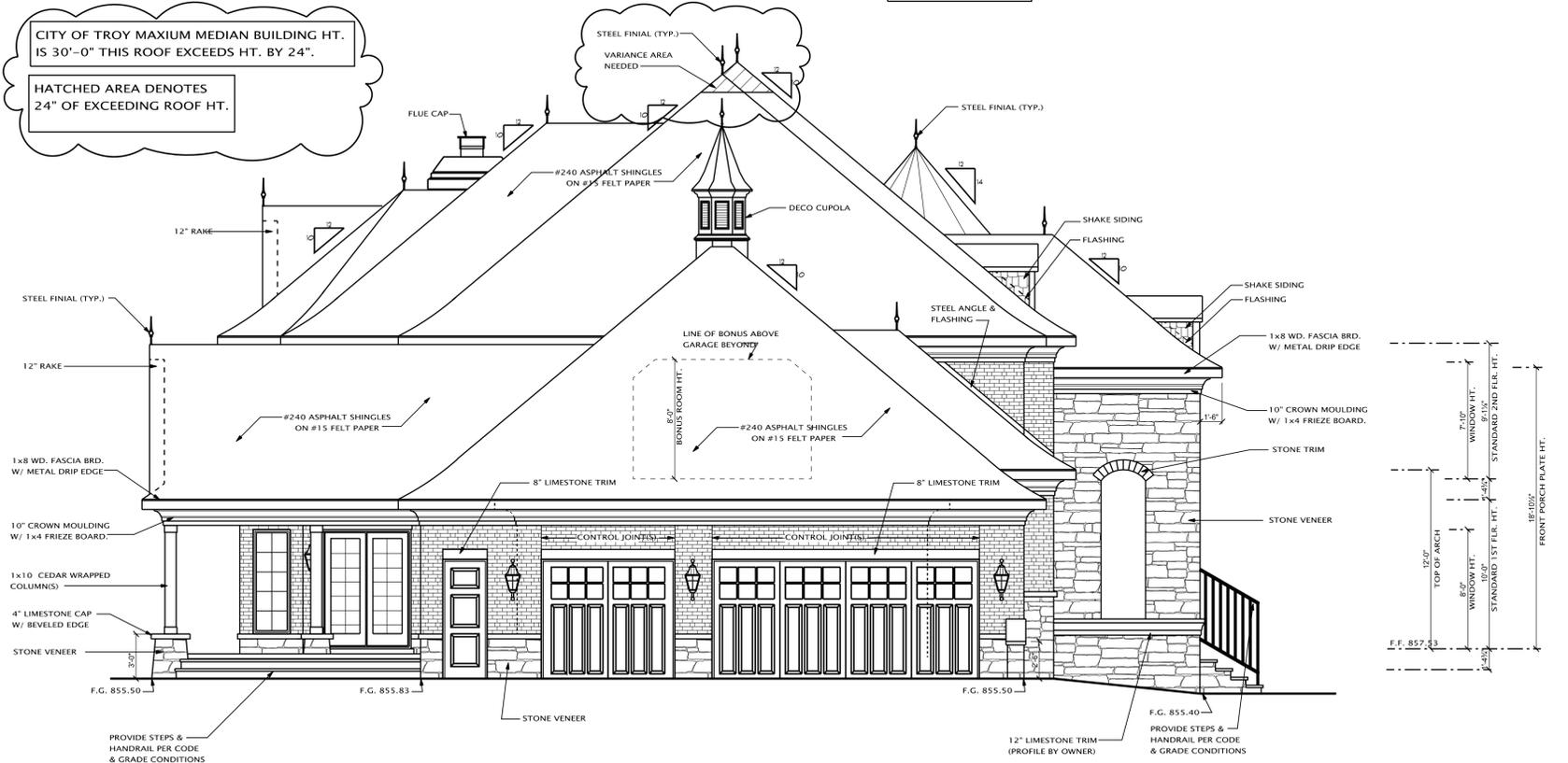
CITY OF TROY MAXIMUM MEDIAN BUILDING HT. IS 30'-0" THIS ROOF EXCEEDS HT. BY 24".
HATCHED AREA DENOTES 24" OF EXCEEDING ROOF HT.



ROOF VENTING NOTE
(AS PER SECTION R806 MBC)
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1/300, PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FRESH-CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN AQ VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

FLASHING NOTE
(AS PER SECTION R703.8, 1-7 MBC)
PROVIDE HEAD AND SILL FLASHING AT ALL WINDOWS/ DOORS
PROVIDE WEEP HOLES @ 32" (MAX.) SPACING @ 2ND COURSE OF PERIMETER AND ABOVE ALL OPENINGS W/ BRICK ABOVE
PROVIDE PRE-FIN. WALL FLASHING AS REQUIRED- 18" UP WALL BEHIND SIDING 8" UP WALL AT BRICK

CITY OF TROY MAXIMUM MEDIAN BUILDING HT. IS 30'-0" THIS ROOF EXCEEDS HT. BY 24".
HATCHED AREA DENOTES 24" OF EXCEEDING ROOF HT.



LEFT ELEVATION

SCALE: 3/16" = 1'-0"

VERIFY WINDOW LOCATIONS AND SIZES W/ FLOOR PLANS

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design & Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design & Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYWRITTEN ARCHITECTURAL SEAL

PROJECT

MacNeill RESIDENCE

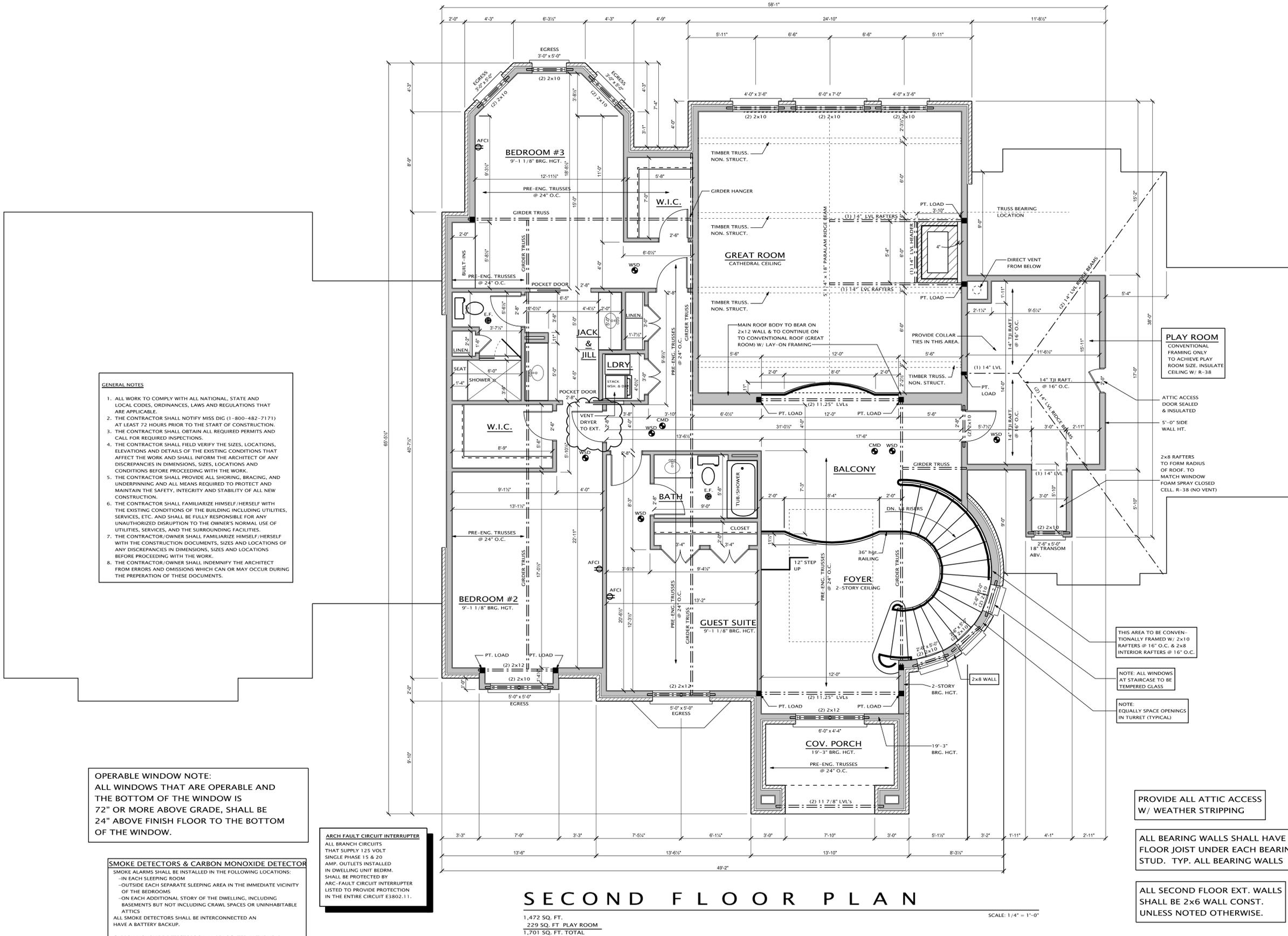
BUILDER/CLIENT
SCI BUILDING

PRELIMINARY
CONSTRUCTION
PERMIT
SHEET TITLE:
SECOND FLOOR PLAN

DATE: 01-14-2016
01-19-2016
02-23-2016
04-14-2016
DRAWN BY:
J.M.P.
CHECKED BY:
J.M.P.

JOB NUMBER:
16 - 104

SHEET NUMBER:



- GENERAL NOTES**
1. ALL WORK TO COMPLY WITH ALL NATIONAL, STATE AND LOCAL CODES, ORDINANCES, LAWS AND REGULATIONS THAT ARE APPLICABLE.
 2. THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 3. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND CALL FOR REQUIRED INSPECTIONS.
 4. THE CONTRACTOR SHALL FIELD VERIFY THE SIZES, LOCATIONS, ELEVATIONS AND DETAILS OF THE EXISTING CONDITIONS THAT AFFECT THE WORK AND SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES IN DIMENSIONS, SIZES, LOCATIONS AND CONDITIONS BEFORE PROCEEDING WITH THE WORK.
 5. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, AND UNDERPINNING AND ALL MEANS REQUIRED TO PROTECT AND MAINTAIN THE SAFETY, INTEGRITY AND STABILITY OF ALL NEW CONSTRUCTION.
 6. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF 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.
 7. THE CONTRACTOR/OWNER SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE CONSTRUCTION DOCUMENTS, SIZES AND LOCATIONS OF ANY DISCREPANCIES IN DIMENSIONS, SIZES AND LOCATIONS BEFORE PROCEEDING WITH THE WORK.
 8. THE CONTRACTOR/OWNER SHALL INDEMNIFY THE ARCHITECT FROM ERRORS AND OMISSIONS WHICH CAN OR MAY OCCUR DURING THE PREPARATION OF THESE DOCUMENTS.

OPERABLE WINDOW NOTE:
ALL WINDOWS THAT ARE OPERABLE AND THE BOTTOM OF THE WINDOW IS 72" OR MORE ABOVE GRADE, SHALL BE 24" ABOVE FINISH FLOOR TO THE BOTTOM OF THE WINDOW.

SMOKE DETECTORS & CARBON MONOXIDE DETECTOR
SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
-IN EACH SLEEPING ROOM
-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS
ALL SMOKE DETECTORS SHALL BE INTERCONNECTED AND HAVE A BATTERY BACKUP.
CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE NEAR VICINITY OF EACH BEDROOM AND IN BASEMENT NEAR STAIRS. HARD WIRED AND BATTERY BACK-UP. BACK UP

ARC-FULT CIRCUIT INTERRUPTER
ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT SINGLE PHASE 15 & 20 AMP. OUTLETS INSTALLED IN DWELLING UNIT BEDRM. SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER LISTED TO PROVIDE PROTECTION IN THE ENTIRE CIRCUIT E3802.11.

SECOND FLOOR PLAN

1,472 SQ. FT.
229 SQ. FT. PLAY ROOM
1,701 SQ. FT. TOTAL

SCALE: 1/4" = 1'-0"

THIS AREA TO BE CONVENTIONALLY FRAMED W/ 2x10 RAFTERS @ 16" O.C. & 2x8 INTERIOR RAFTERS @ 16" O.C.
NOTE: ALL WINDOWS AT STAIRCASE TO BE TEMPERED GLASS
NOTE: EQUALLY SPACE OPENINGS IN TURRET (TYPICAL)

PROVIDE ALL ATTIC ACCESS W/ WEATHER STRIPPING

ALL BEARING WALLS SHALL HAVE FLOOR JOIST UNDER EACH BEARING STUD. TYP. ALL BEARING WALLS

ALL SECOND FLOOR EXT. WALLS SHALL BE 2x6 WALL CONST. UNLESS NOTED OTHERWISE.

THE IDEAS AND DESIGN CONCEPTS EXPRESSED HEREIN AND THE GRAPHICALLY DISPLAYED ARRANGEMENT OF THEIR COMPONENTS REPRESENTED BY THIS DRAWING HAVE BEEN DEVELOPED FOR THE EXCLUSIVE USE OF THE SPECIFIED PROJECT AND ARE THE SOLE PROPERTY OF JMP Design & Build, Inc. INCORPORATED. A CONVEYANCE OR DISCLOSURE OF THE IDEAS DESIGN CONCEPTS OR USE OF ANY GRAPHICALLY DISPLAYED ARRANGEMENTS OF THE COMPONENTS SHALL BE AT THE DISCRETION AND ONLY THROUGH THE EXPRESSED WRITTEN CONSENT OF JMP Design & Build, Inc. ALL MATERIALS HEREIN ARE PROPRIETARY AND COPYRIGHTED ARCHITECTURAL SEAL

PROJECT

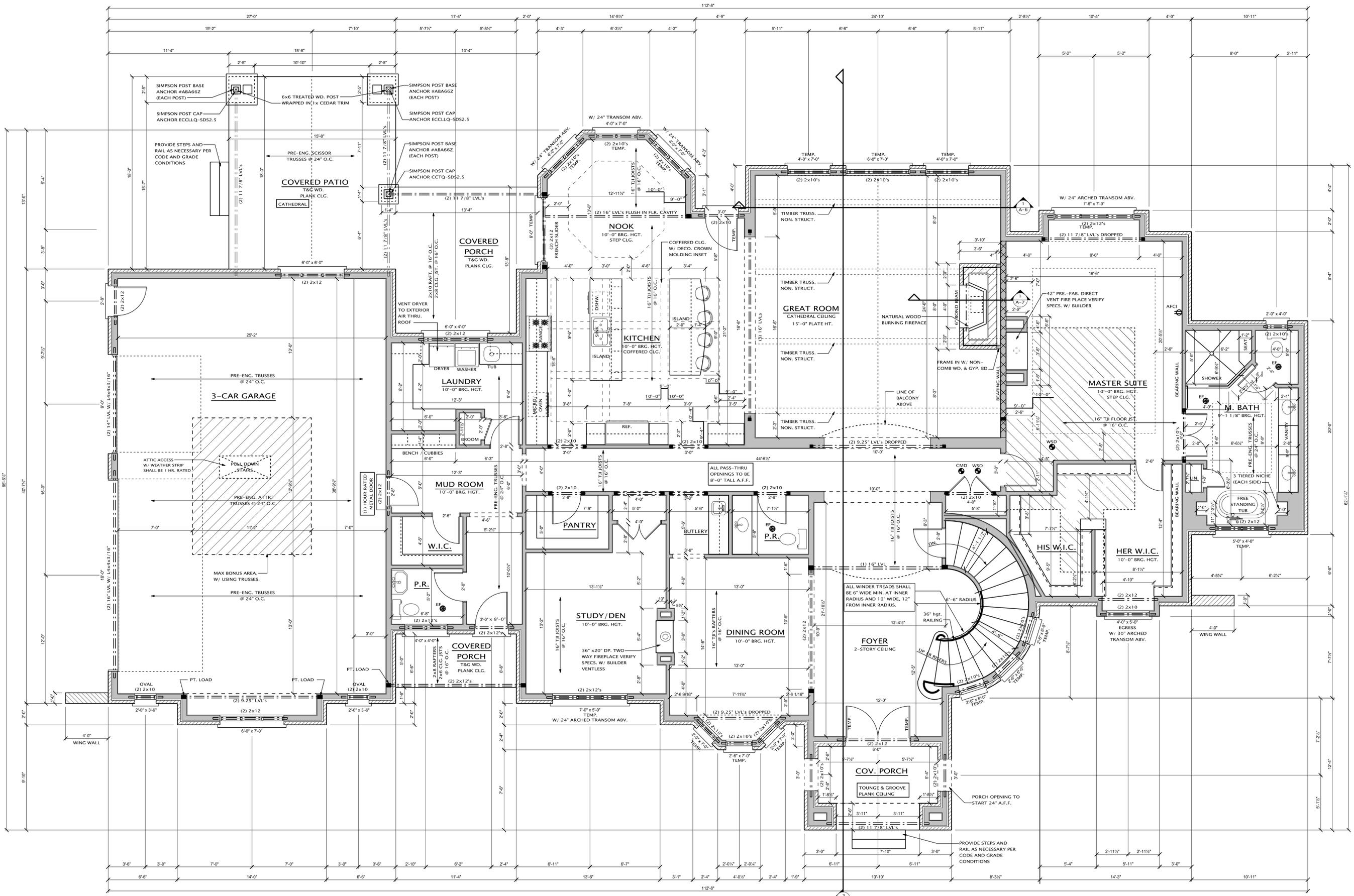
MacNeill RESIDENCE

BUILDER/CLIENT
SCI BUILDING

PRELIMINARY
CONSTRUCTION
PERMIT
SHEET TITLE:
FIRST FLOOR PLAN

DATE: 01-14-2016
01-19-2016
02-23-2016
04-14-2016
DRAWN BY:
J.M.P.
CHECKED BY:
J.M.P.

JOB NUMBER:
16 - 104
SHEET NUMBER:



FIRST FLOOR PLAN

FIRST FLOOR - 3,598 SQ. FT.
SECOND FLOOR - 1,701 SQ. FT.
TOTAL - 5,299 SQ. FT.

SCALE: 1/4" = 1'-0"

ALL INTERIOR DOORS AND EXTERIOR DOORS SHALL BE 8'-0".
ALL ARCHWAYS SHALL BE 8'-0" IN HEIGHT.

City of Troy
Zoning Board of Appeals
500 W. Big Beaver
Troy, Michigan
www.planning@Troymi.gov

Richard Seguin & Jane Vit
2735 Limerick Lane (Lot 69)
Troy, Mi 48098

Subject: 6511 Malvern - Zoning Ordinance Section: 4.06 (C) R-1A Zoning District

We have the lot to the north of the property under development. We have noticed that the developer, although telling the neighbors that they would only cut DEAD trees, proceeded to cut many of the living trees along the DTE easement that separates our property to the north. The removal of those trees seems to be inconsistent with their desire to ask for variances which make the proposed house even more visible to the neighbors. Leaving the mature trees with their higher canopy would have screened the higher roof line. I think it only considerate, if we agree to a variance, that they plant evergreens to help provide a visual screen not only for the neighbors but for the new owner as well, since we understand they will have a walkout looking in our direction. If the owners would agree, I would have no objection to the proposed variance.

Also noted is that water runoff maybe effected and wondered how this will be address avoiding increased water running off the property being developed to the neighboring lots.

Jane Vit and Rich Seguin

From: JOHN MACNEILL <john.macneill@icloud.com>
Sent: Tuesday, May 17, 2016 9:32 PM
To: Planning
Subject: 6511 Malvern Dr. Troy Mi Height Variance

Hello Board Members, my name is John MacNeill and I am the property owner at [6511 Malvern Dr. in Troy](#). I was at the meeting tonight for the height variance of 2 ft. for a new home. First I would like to say that the vote tonight of being denied this variance is extremely disappointing. I understand that the economics of this project under your rules can't be considered but for the record a lot of time and money goes into the planning and building of a property such as this. I am choosing to move from Birmingham to Troy. It is an exciting time for my family but tonight puts quite a damper on things. I do believe that for this particular lot the topography is the hardship. If this house was being built on another flat lot in the same area there would not be height issue. It is my understanding that many of the 5 points on the submission for this variance were covered including the neighbors being perfectly fine with the height of the home and not affecting anyone in a negative way. This building project is better for everyone involved including the city and the people that live in this neighborhood.

Secondly, I do believe the one council member was correct in saying that a resolution should be made for a height increase. The architecture of new homes includes roof lines with higher pitches and heights. That zoning ordinance of a 30 ft height limit was made back in the early nineties. I would like to start the process of having a resolution update on this subject matter.

Is there a way to expedite this process and have it get under way? Can you inform me with whom I should speak to to work on getting a resolution?

I would appreciate any feedback.

Best,

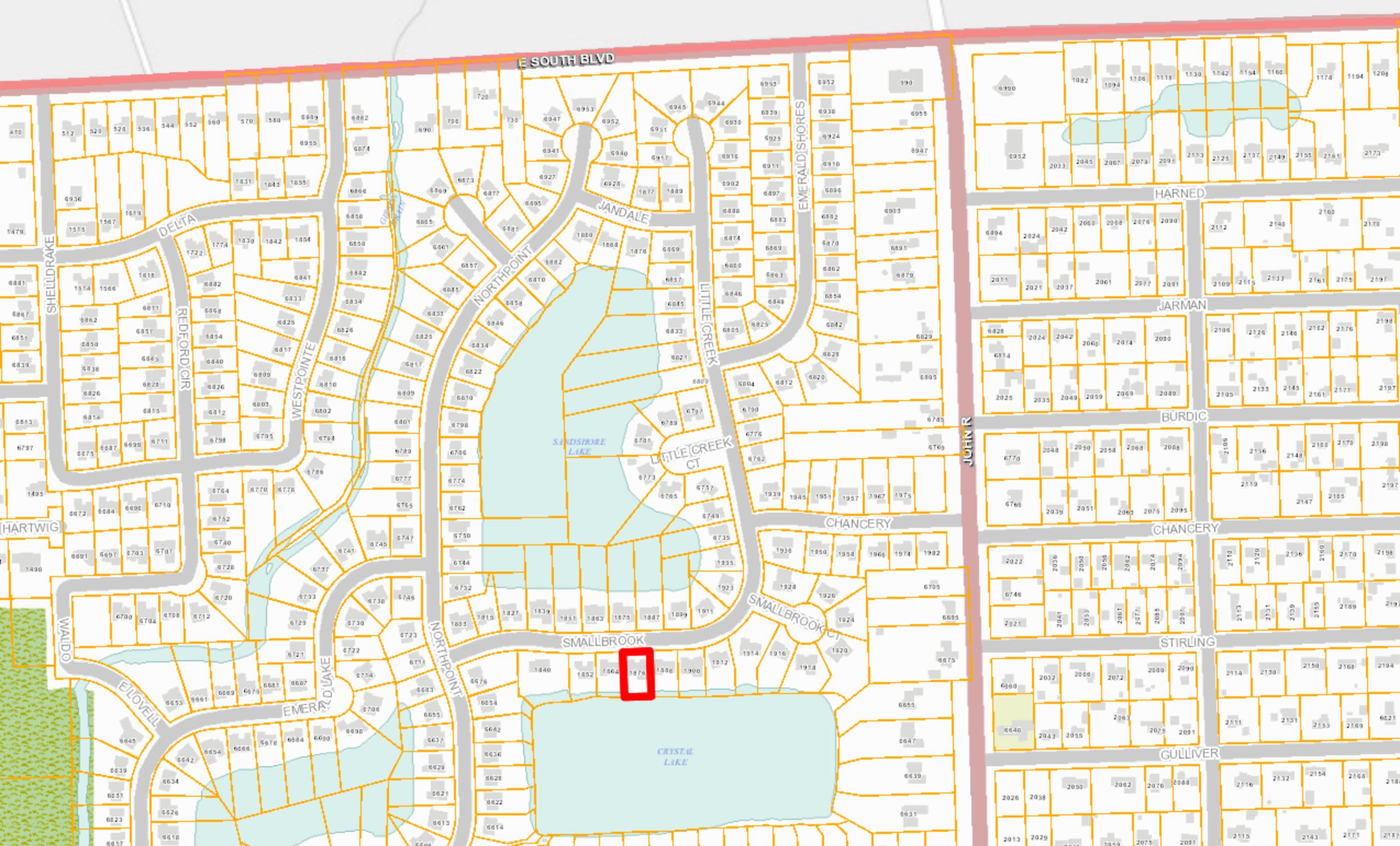
John A. MacNeill

Sent from my iPhone

Sent from my iPhone

4. HEARING OF CASES

- C. VARIANCE REQUEST, ERIC JANNESS, 1876 SMALLBROOK – In order to build a new uncovered attached deck, a 6 foot variance from the requirement that the deck be set back 25 feet from the rear property line.





1827

1839

1851

1863

1875

1887

1899

1911

1923

SMALLBROOK

1840

1852

1864

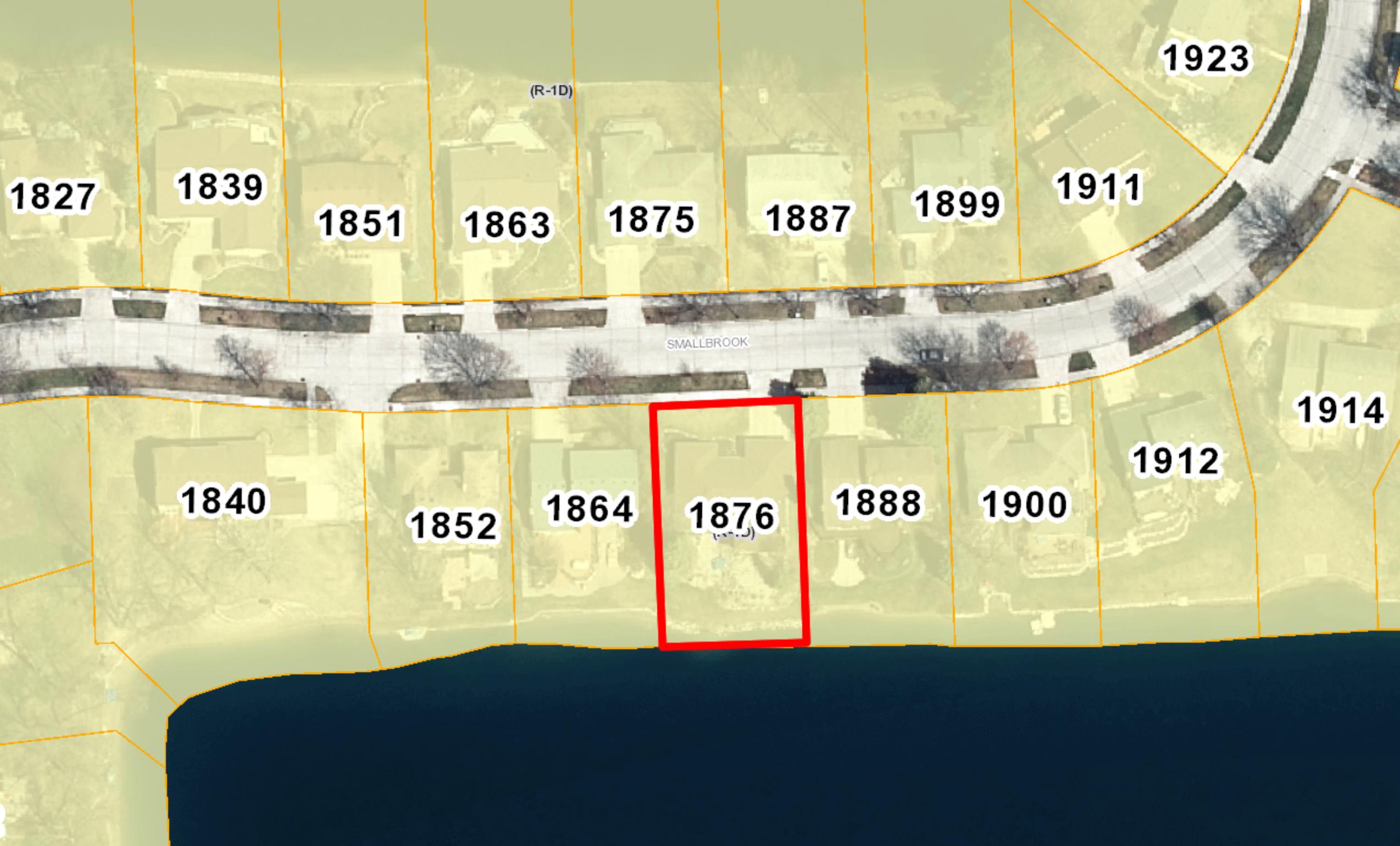
1876

1888

1900

1912

1914



1923

(R-1D)

1827

1839

1851

1863

1875

1887

1899

1911

SMALLBROOK

1914

1840

1852

1864

1876

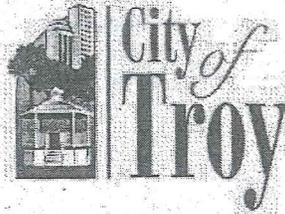
1888

1900

1912

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: 1876 Smallbrook Dr Troy MI 48085
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-02-279-025
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 7.08B
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: N/A
5. APPLICANT:
NAME Eric Janness
COMPANY _____
ADDRESS 1876 Smallbrook
CITY Troy STATE MI ZIP 48085
PHONE 248-633-6559
E-MAIL Dubbybreaks@yahoo.com
AFFILIATION TO THE PROPERTY OWNER: Owner

6. PROPERTY OWNER:

NAME Eric Janness

COMPANY _____

ADDRESS 1876 Smallbrook

CITY Troy

STATE MI

ZIP 48085

TELEPHONE 248-633-6559

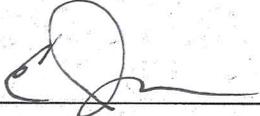
E-MAIL dubbybreaks@yahoo.com

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

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

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

APPLICANT SIGNATURE _____

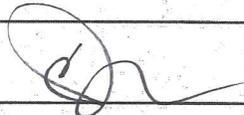


DATE

4/29/16

PRINT NAME: Eric Janness

PROPERTY OWNER SIGNATURE _____



DATE

4/29/16

PRINT NAME: Eric Janness

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.

City of Troy
Zoning Board of Appeals
500 W. Big Beaver Rd
Troy, MI 48084

To whom it may concern:

This letter is a request for a variance at my residence located at 1876 Smallbrook Dr., Troy MI 48085. My wife and I purchased the above mentioned residence approximately five (5) years ago. The residence was a “fixer-upper” and we have completely remodeled 90% of the interior and we are now in a position where we can renovate the exterior. As I mentioned, we are requesting a variance for our proposed deck which is encroaching into the 25’ set back. I have included a few renderings, plans and dimensions for your review as well as pictures of the backyard.

Below is our responses to the “Statement of Practical Difficulty”

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:

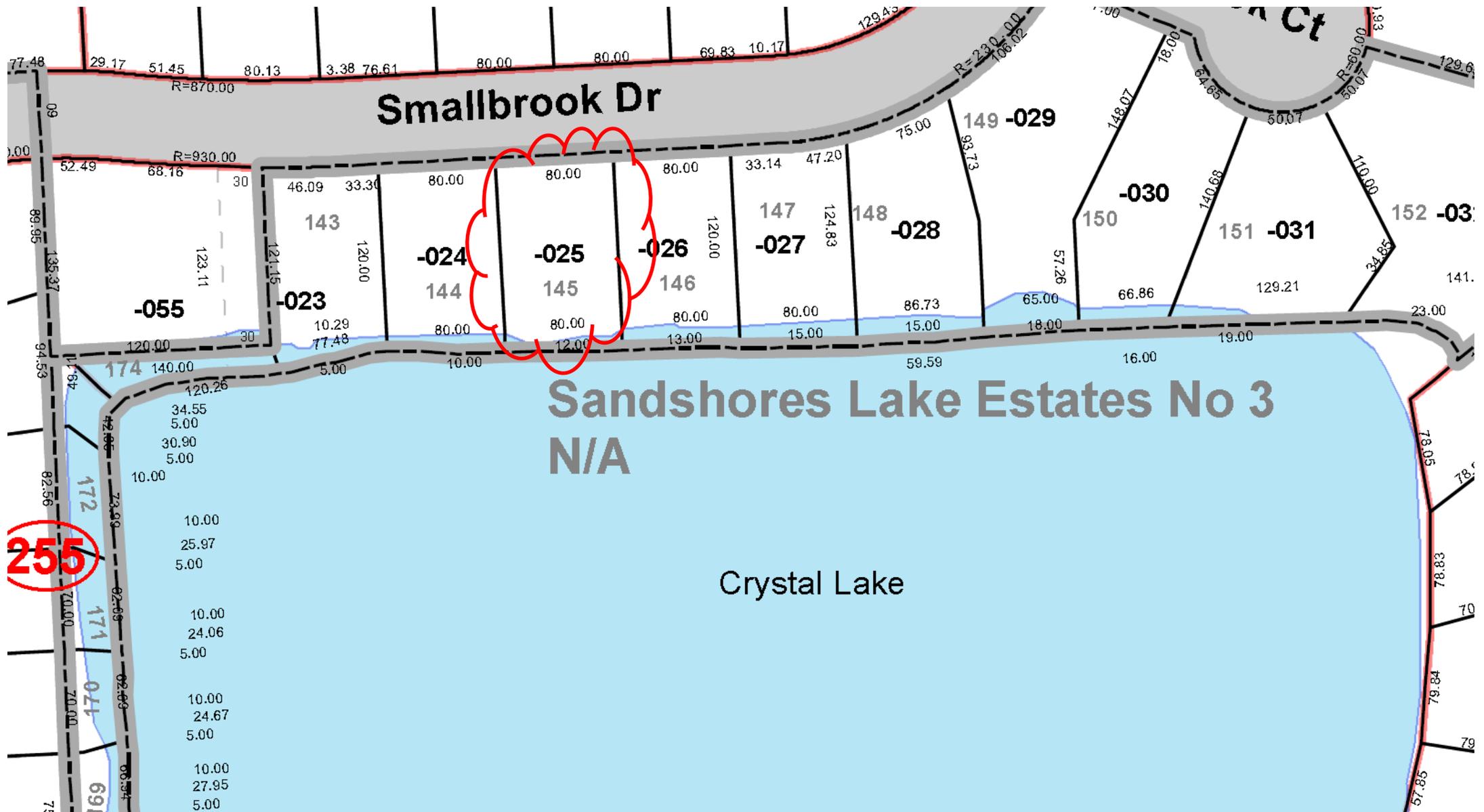
- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
 - The main egress to the lake is utilized from the family room door wall (Please see Slide 1 and Slide 5 for family room door elevations). The family room door wall is set an elevation above the existing grade. To exit from this location, an elevated deck is required with egress to the backyard.
 - Due to the design and make-up of the house, the family room (Please see slide 3) extends to the south towards the lake. By extending south towards the lake, the deck width must be minimized to accommodate for the set back. This location for the deck is the most logical location due to the house elevations and location of the basement door wall which is set at grade elevation.
 - A deck which is 9’6” (Please see slide 3) in width does not allow for sufficient space for our family and patio furniture. Therefore, we are requesting a variance to extend the deck approximately 5’4” beyond the set back. This request is decreasing the width of the old deck by 5’2”.
- 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.
- The proposed design is bringing in the existing deck and retaining wall closer to the house by 5'2", thus opening up the visual aesthetics and view of the lake for our house and neighbors. (Please see 3D renderings)
- 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.
- The proposed design is bringing in the existing deck and retaining wall closer to the house by 5'2", thus opening up the visual aesthetics and view of the lake for our house and neighbors. (Please see 3D renderings)

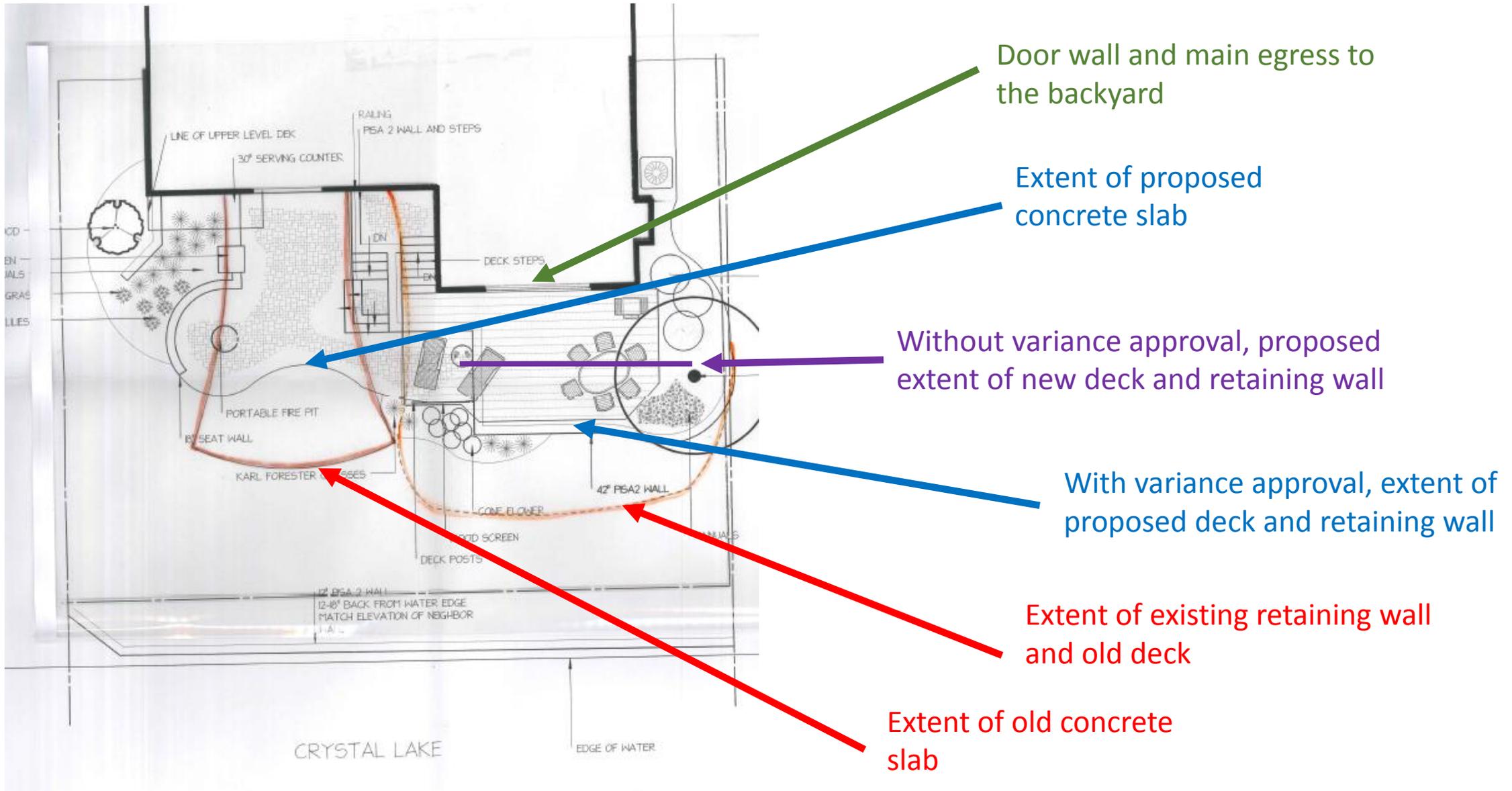
I appreciate the opportunity to provide the above mentioned information for your review. The requested variance does not hinder or block any of my adjacent neighbor's view of the lake, furthermore, the requested variance opens all views for all neighbors on the lake.

Thank you for your consideration,

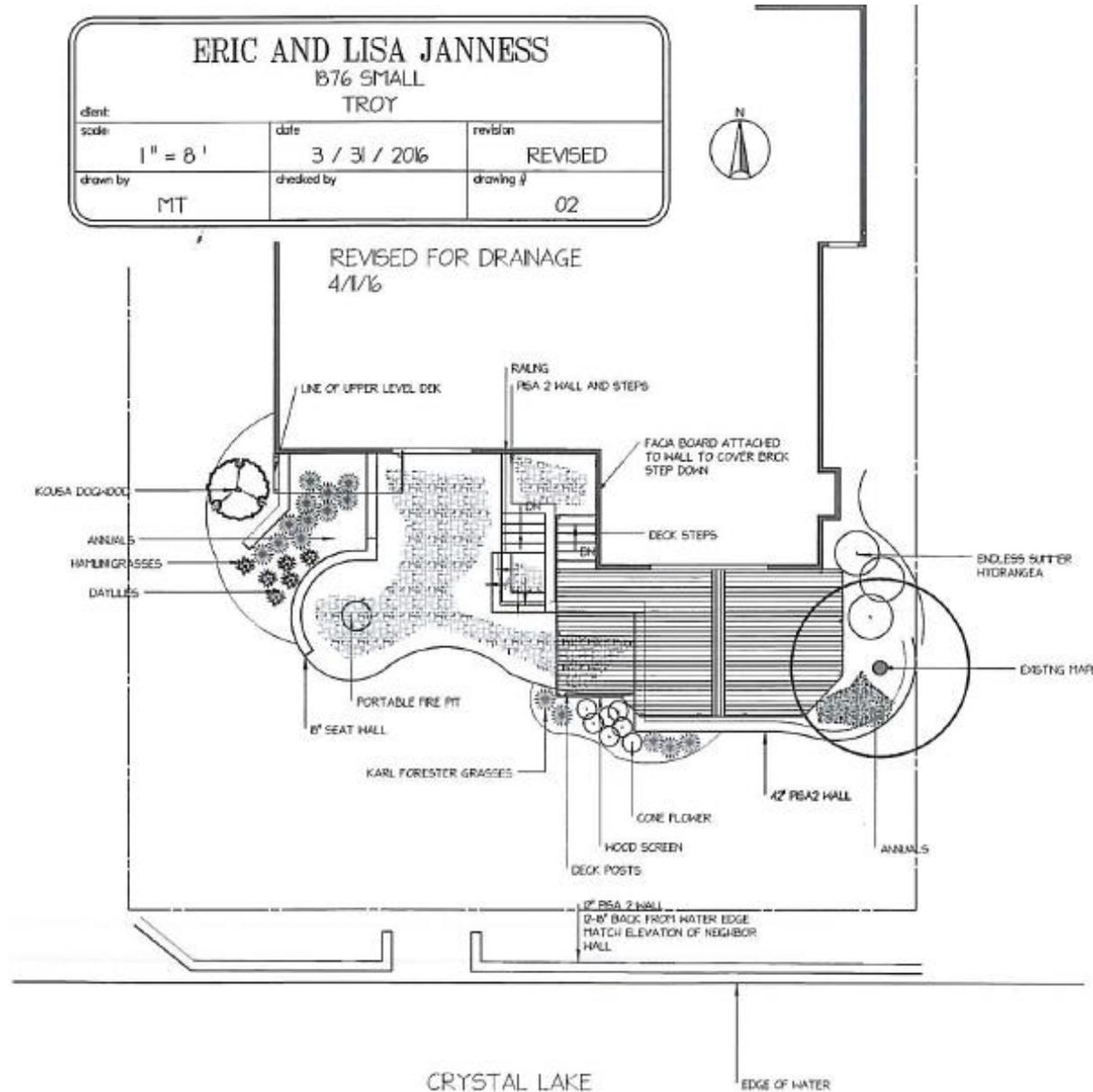
Eric Janness
1876 Smallbrook
Troy MI 48085
248-633-6559



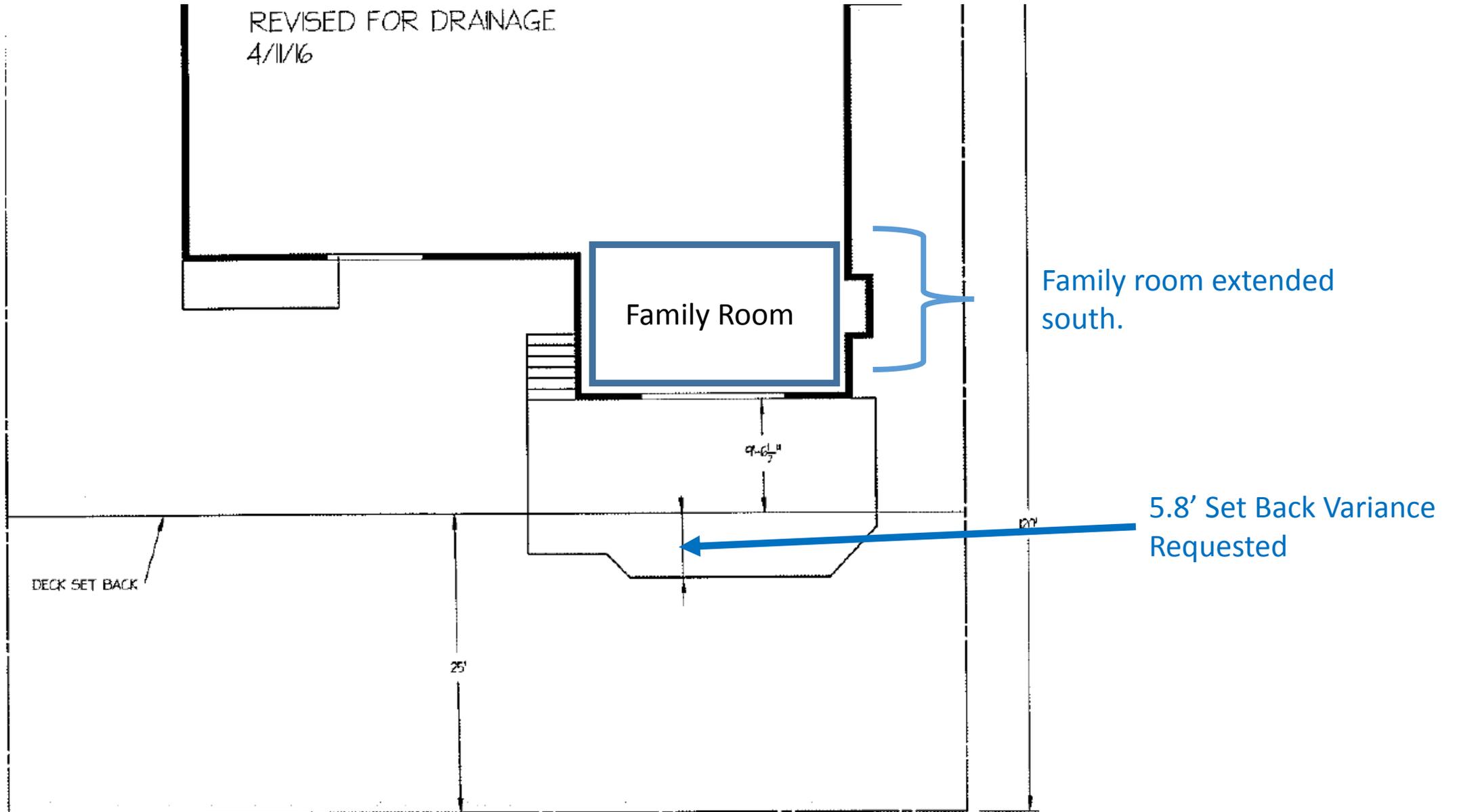
Existing Conditions Versus Proposed Conditions



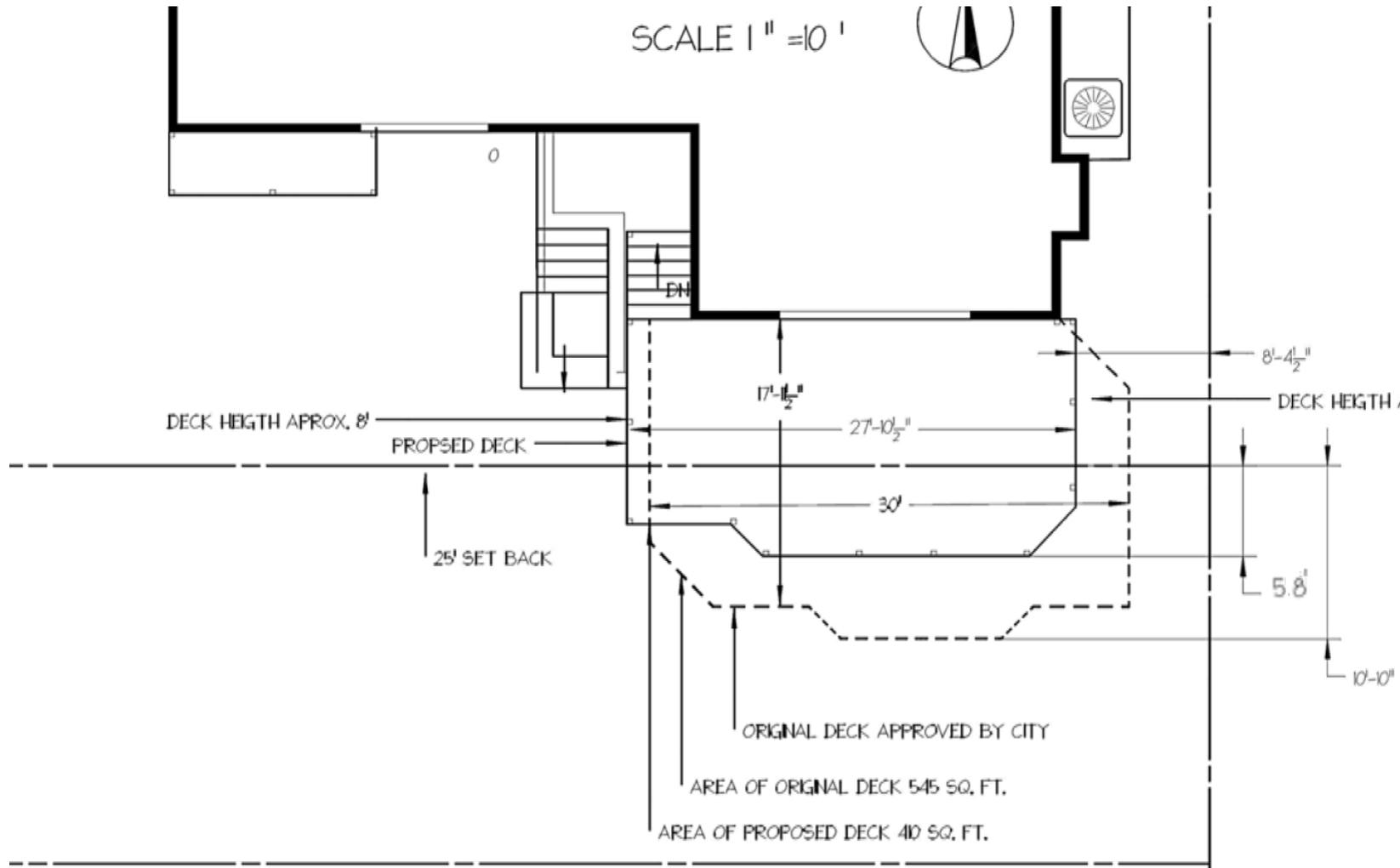
Proposed layout (Clean Copy)



Requested Set Back – Dimensioned and Set Back



Old Deck Dimensions vs. New Deck Dimensions



*New deck will be shortened by approximately 5'2" from the old deck

*Deck height is approximately 4'

View from Family Room Door Wall



Elevation – Lake View



Current Condition Looking Towards Basement Doorwall



Elevation – 1st Western Ariel View



Elevation – 2nd Western Ariel View





HOMEOWNERS ASSOCIATION

P.O. BOX 113
TROY, MICHIGAN 48099-0113

Eric D. Janness
1876 Smallbrook Dr.
Troy Mich. 48085

May 9, 2016

Mr. and Mrs. Eric Janness:

I write on behalf of the Emerald Lakes Homeowners Association Board of Directors and Architectural Control Committee.

We have reviewed your plans for renovation of the deck and retaining wall at your residence, 1876 Smallbrook Dr. Troy Michigan.

Whereas you have engaged the professional services of Miller Landscape and indicate that your intent is to renew a dilapidated deck; remove overgrown and unwanted trees and stumps and increase the width of the lower terrace thus increasing useable lawn space and improving visibility of the waterfront; and

Whereas you have notified both the Michigan Department of Environmental Quality and the City of Troy Building Department in order to learn and comply with any regulations ensuring the preservation of a safe and healthy shoreline;

The Board and Committee approve your proposed plan
May I, on behalf of all of your neighbors in the Emerald Lakes Homeowners Association, express appreciation for your efforts to respect and comply with the restrictions of the subdivision and wish you goodspeed in this undertaking.

Sincerely,

Jay Reynolds
Restrictions Chairman

4. HEARING OF CASES

- D. VARIANCE REQUEST, TROY AND CORA HANLEY, 196 CHOPIN – In order to build a detached garage, a 15 foot variance to the required 25 foot required setback from the Hartshorn Avenue property line.



102

120

138

154

164

180

196

1750

1703

1702

103

125

131

141

153

165

173

199

1730

1687

1686

1672

1669

1656

CHOPIN

1694

BEECHILANE

1640

102

106

114

128

134

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160

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196

HARRISHORN

255

305

101

107

125

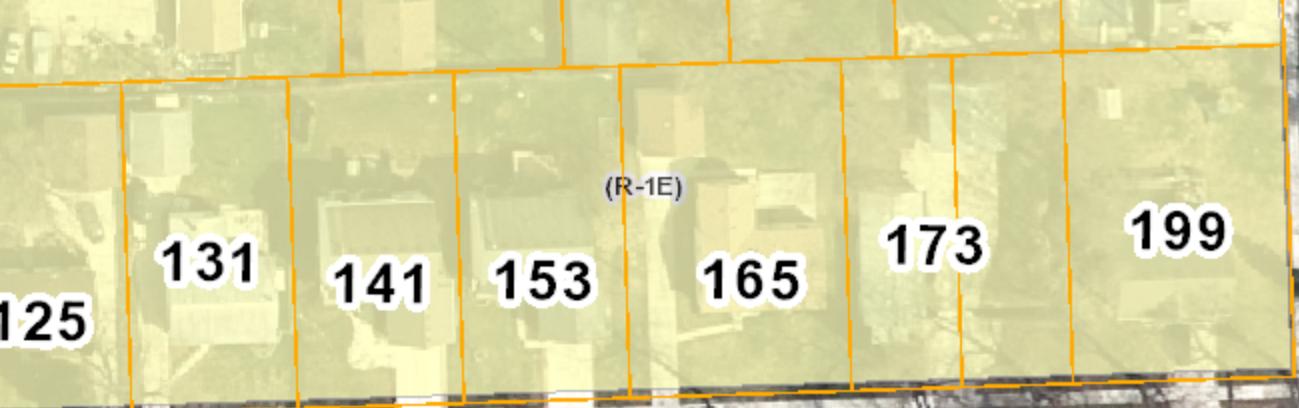
135

179

217

E MAPLE

MASTIN



WARTSHORN

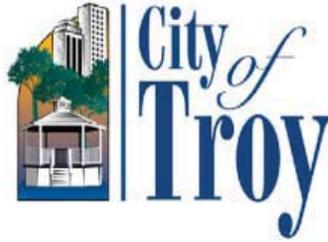
BEECHILANE

(CB)

(IB)

ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
planning@troymi.gov



FEE \$150.00

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: 196 Chopin
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-27-358-013
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-1E Article 4, One Family Residential District
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: None known
5. APPLICANT:
NAME Troy and Cora Hanley
COMPANY _____
ADDRESS 196 Chopin
CITY Troy STATE MI ZIP 48083
PHONE 248-760-4860 Cora Mobile
E-MAIL corahanley@gmail.com and tdhanley@gmail.com
AFFILIATION TO THE PROPERTY OWNER: Property Owners

6. PROPERTY OWNER:

NAME Troy and Cora Hanley
COMPANY _____
ADDRESS 196 Chopin
CITY Troy STATE MI ZIP 48083
TELEPHONE 248-760-4860 Cora Mobile
E-MAIL corahanley@gmail.com and tdhanley@gmail.com

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

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Troy and Cora Hanley (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 Troy Hanley Digitally signed by Troy Hanley
DN: cn=Troy Hanley, o, ou, email=tdhanley@gmail.com, c=US
Date: 2016.05.24 10:22:04 -04'00' DATE 05/24/2016

PRINT NAME: Troy Hanley

PROPERTY OWNER SIGNATURE Cora Hanley Digitally signed by Cora Hanley
DN: cn=Cora Hanley, o, ou, email=corahanley@gmail.com, c=US
Date: 2016.05.24 10:20:22 -04'00' DATE 05/24/2016

PRINT NAME: Cora Hanley

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. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.

Troy & Cora Hanley
196 Chopin, Troy, MI 48083

May 24, 2016

City of Troy Zoning Board of Appeals
500 W. Big Beaver Road
Troy, MI 48084

RE: Statement of Practical Difficulty
196 Chopin - Proposed New Garage Construction

We own the property located at 196 Chopin, including the adjacent vacant lot. We have applied for a building permit to replace our existing garage with a new more functional garage and are respectfully requesting a variance from the Zoning Board to allow this new construction. The proposed garage would require a 15' setback variance for the east side lot, to permit a 10' setback.

The existing garage is an older structure and is in need of repairs. In lieu of maintaining the existing garage which is narrow in width and has virtually no setback from the property line, we would like to construct a new garage. A new garage will be more physically appealing to the neighborhood and will provide more functional vehicle and storage space for the property than the existing garage.

Our house is an older building with minimal closets and storage areas and no basement. Multiple homes in the neighborhood do have basements for additional living and storage space. The garage currently provides the majority of the storage space for our various keepsakes, seasonal and holiday items.

a. The property is zoned R-1E and located in the Addison Heights subdivision. Our house and garage is on a 40' wide by 135.42' long corner lot and because the property is a corner lot, the lot itself is hindered by a frontage setback requirement of 25' on both Chopin and Hartshorn.

The Hartshorn side of the property shares a property line with a commercial property located on the corner Maple Road and Hartshorn (State Farm Insurance) and there is a second commercial property across the street on Hartshorn (Alliance Catholic Credit Union). When the State Farm building was constructed the property owner was required to install a concrete wall to separate the commercial property from the residential property. The photo identified as Exhibit B shows that this screen wall is setback 10' on the Hartshorn side. This 10' setback is the same distance we are proposing for the new garage.

b. Due to changes in the City of Troy zoning throughout the years, the property is a nonconforming lot as are several other properties in the subdivision. Our request for a variance, if approved, will reduce the nonconforming conditions. We are proposing to increase the existing setback which is less than 2' to 10'.

c. The garage creates a buffer between the house and the State Farm office building and reduces the Maple Road traffic noise. The proposed setback of 10' will allow this to continue.

d. The Addison Heights subdivision was originally plotted in 1924 with 40' wide lots and we have been told our home was originally built in 1935. We purchased our home and the vacant lot in 1992 and to the best of our knowledge the home was built on the single lot, within the zoning requirements at the time of construction and any remodeling. We have not made physical changes to property.

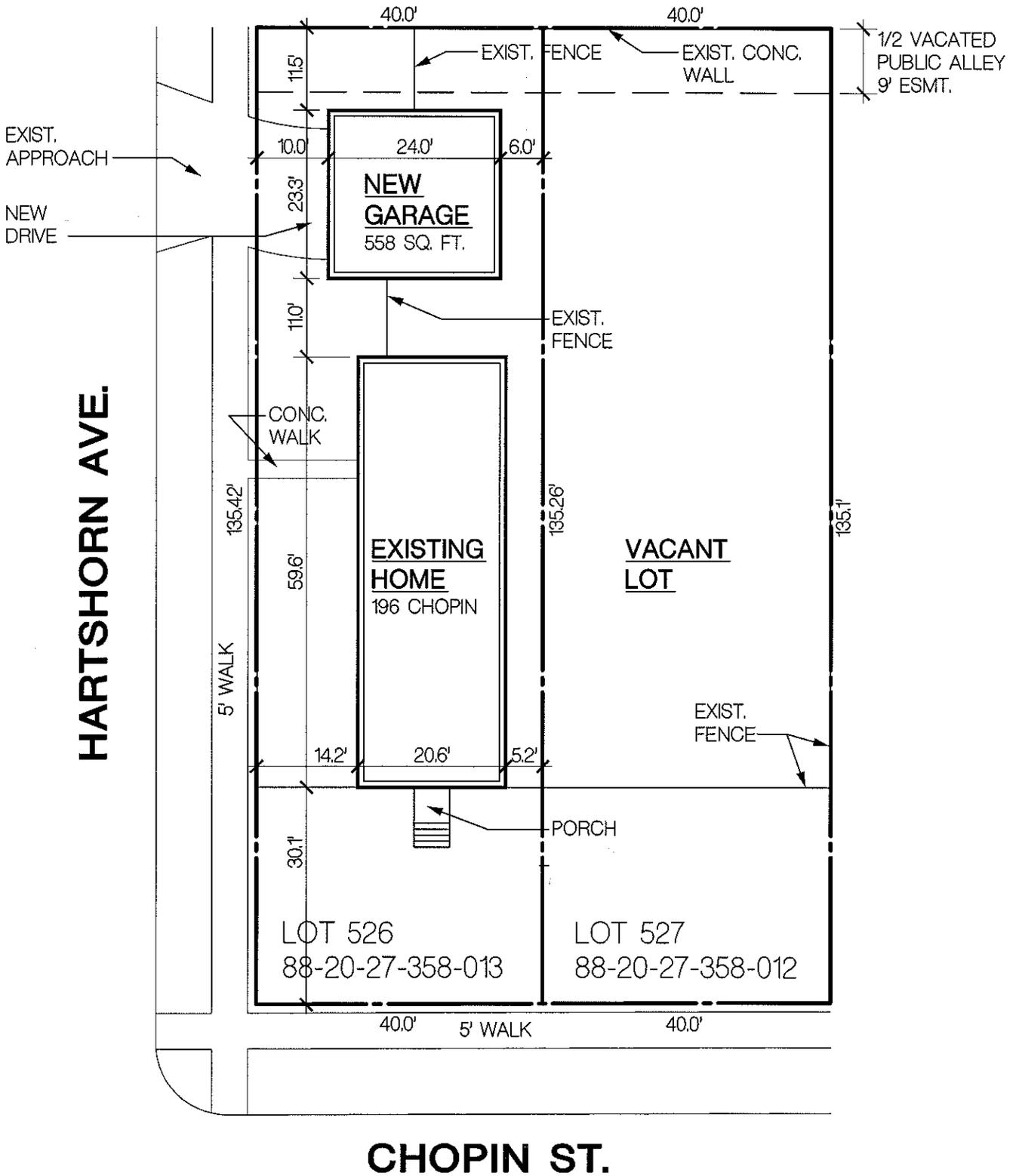
e. The proposed variance if approved, will enhance the look and value of the property and the neighborhood without interfering with any adjacent property. The approval of the variance will not be harmful or alter the character of the neighborhood the property is located in. The variance will not impair an adequate supply of light and air to the adjacent properties or increase the congestion in public streets, or increase the danger of fire or endanger public safety or diminish or impair the property value in the surrounding area.

We sincerely hope that the Board finds our request sufficient to allow for the improvement to the area.

Troy and Cora Hanley

PROPERTY DESCRIPTION:

LOT 526 OF ADDISON HEIGHTS SUBDIVISION, A SUBDIVISION OF W. 1/2 OF S. W. 1/4 OF SEC. 27, T.2 N, R.11 E, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 33 OF PLATS, PAGE 28 OF OAKLAND COUNTY, RECORDS. ALSO INCLUDING 1/2 ADJACENT VACATED PUBLIC ALLEY.



PROPOSED SITE PLAN

SCALE: 1" = 20'-0"

MR. & MRS. TROY HANLEY
196 CHOPIN ST.
TROY, MICHIGAN 48083



PROPOSED FINISH



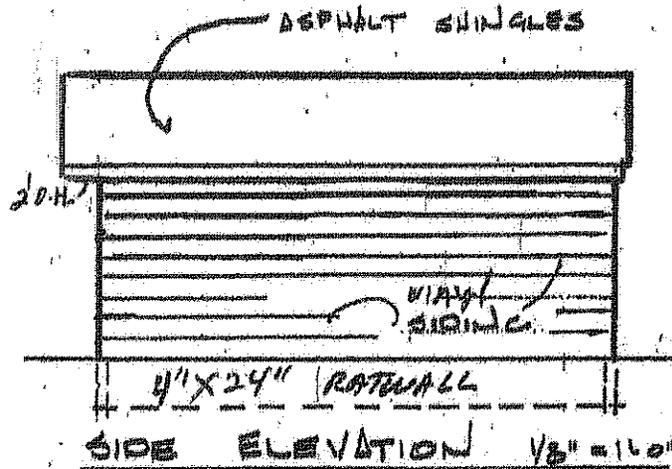
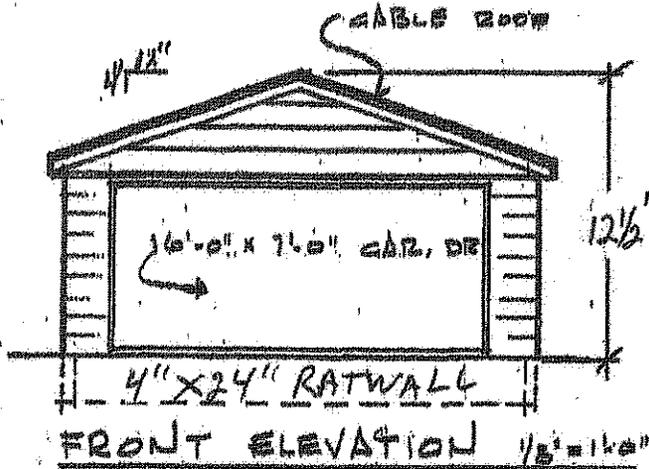
PROPOSED FINISH



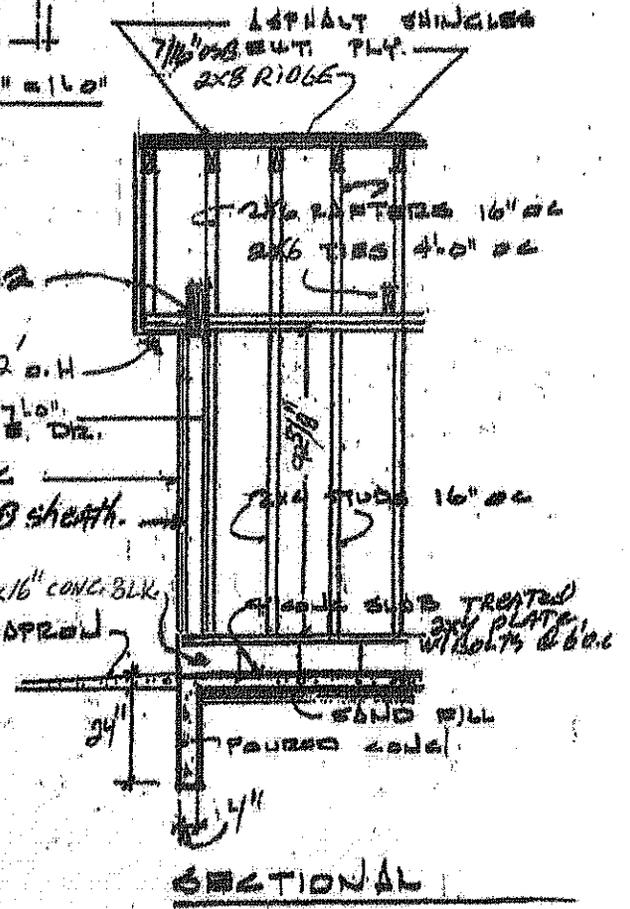
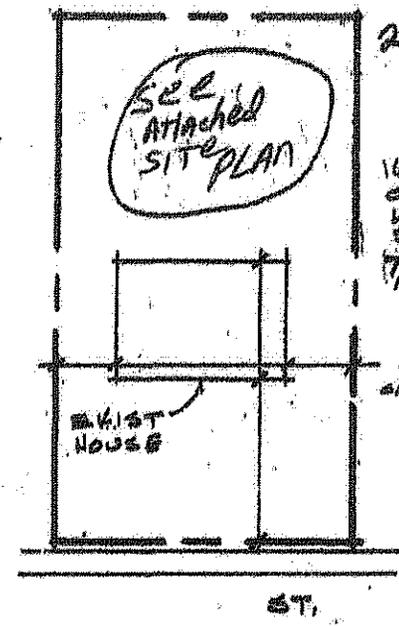
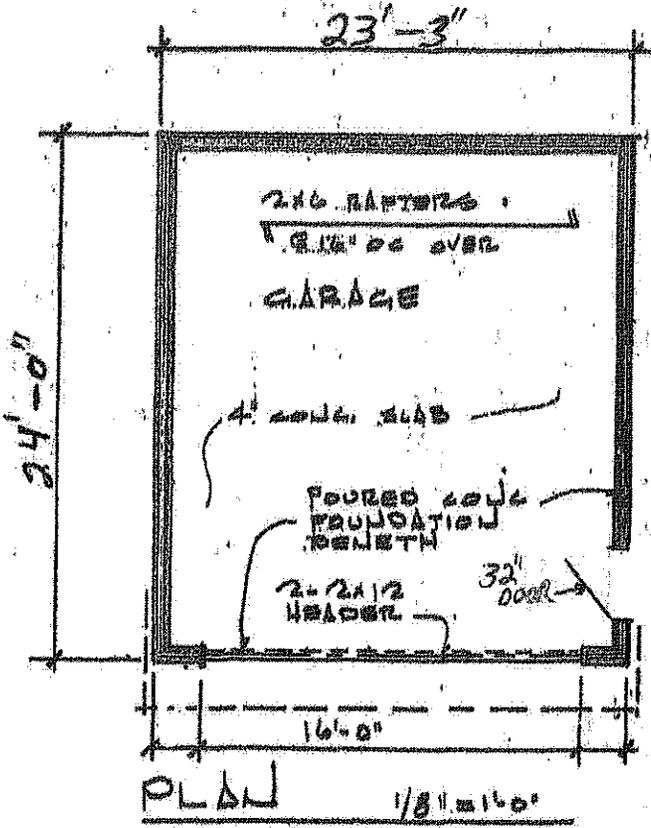


A photograph showing the side view of a light-colored, horizontal-siding garage with a grey shingled roof. A dark-colored sedan is parked in the driveway in front of the garage. To the left of the car is a white brick screen wall. To the right of the car is a black trash bin. Further right is a white garage door. A yellow survey pole is planted in the grass in the foreground, and an orange traffic cone is visible near a utility pole on the right. A concrete sidewalk runs along the front of the property. The scene is surrounded by green trees and grass.

Exhibit "B", side view of existing garage showing the adjacent commercial property screen wall, the proposed 10' setback of the new garage.



NEW GARAGE
FOR:
TROY & CORA HANLEY
196 CHOPIN AVE.
TROY, MI 48063



Office
25111 West Seven Mile Rd.
at Grand River
Redford, MICH. 48240
313-533-7070

GRISSOM GARAGE BUILDERS INC.

Custom Builders & Home Remodelers

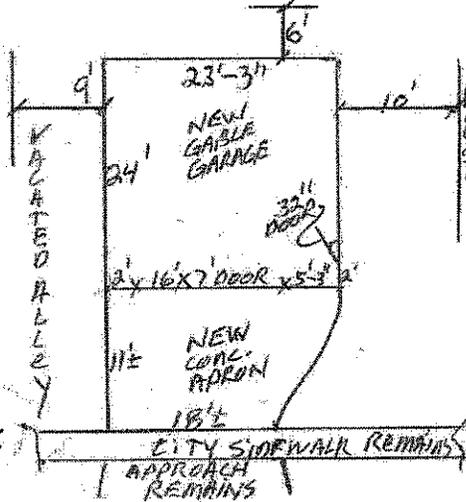
No. _____

SPECIFICATIONS AND CONTRACT

Telephone No. 78-760-4660

Name CORA and TROY HANLEY
Address 196 CHOPIN
City TROY, MI Zip 48063

Permit YES INCLUDED Style of Roof GABLE 4/12
Size 23'-3" X 24'-0" Overhangs 24" FRONT
Carnice 6" X 6" Centers 16"
Rafters 2X6 Headers DBL. 2X12
Steel NO Studs 2X4 X 9 1/2
Expansion Joints NO Yes Cross Ties 2X6 @ 48" O.C.
Paper Under Shingles YES Yes Vent 2 ALUMN. ON ROOF
Roofing 3 TAB ASPHALT SHINGLES Color SHINGLES TO CHANGE
Garage Door 1-16' X 7' STEEL PANEL
Entry Door 1-32" STEEL W/ LOCK Windows 1-4 X 3' WH. VINYL SLIDER
Siding VINYL Trim ALUMN.
Electric YES Conduit YES Back Fill Trench YES
SEE APPENDUM TO THIS CONTRACT.



Painting NO Masonry 1 COURSE 4" X 8" X 16"
Fill Dirts YES Loads 2 Break Out FLOOR APRON STOOD
Concrete YES Place Sod and Dirt HAUL AWAY EXCESS
Rat Wall 4 1/2" X 2 1/2" (YES) 2XB RIDGE BOARD
Misc. 7/16" OSB ROOF AND WALL SHEATHING
REMOVE & HAUL AWAY EXISTING GARAGE STRUCTURE.
INSTALL ALUMN. GUTTERS, INSTALL ALUMN. Drip Edge
ON ROOF 15lb. FELT AND ICE GUARD AT EAVES.
CLEAN UP CONSTRUCTION DEBRIS.

INSTALL 1X6 COLLAR TIES AT 48" O.C. AND 1X6 SUPPORT HANGERS AT 48" O.C. INSTALL 2-2X4 REVERSE TIES. SOLEPLATE TO BE WOLMANIZED. 1/2" EXPANSION UNDER SOLEPLATE. HOUSE WRAP UNDER VINYL SIDING.
LANDSLAPING, SEEDING, FINE GRADING, OR LAYING OF SOOD TO BE DONE BY OTHERS.

The above work to be completed for the sum of \$ 22,465.00
Down payment of \$ 3,465.00
Balance \$ 19,000.00
\$6,000 CONC. DONE, \$6,000 WHEN FRAMED AND ROOFING DONE, \$4,000 SIDING DONE AND 16' X 7' DOOR INSTALLED @ \$3,000 WHEN DONE.

Payable as follows: _____

(Contractor guarantees workmanship and material for one year with the exception of cement which is NOT guaranteed against cracking, scaling, settling or pitting.)

Owner further agrees that the equity in this property and his wages is security for this contract and that property will not be sold or transferred until full payment of this contract has been made. Any cement work, or changes on garages or buildings, grading, hauling dirt to premises or from premises, etc., other than specified above, will be considered as an extra, and the cost will be added to the above amount. Not responsible for strikes or any other restrictions by government. No painting to be done by contractor unless otherwise herein specified. All surplus material is property of the contractor. Contractor is only responsible for electric contracted for by owner and is not responsible for inadequate electrical capacity in home.

It is the owner's responsibility to have lot line stakes and grade stakes set. In absence of this, the location and grade of the building and the grade of cement will be left up to the contractor with the owner responsible for same. Also, it is the owner's responsibility to protect the cement from vandalism or acts of God, after laid. It is also understood that the owner will secure the building permit or pay additional for this service. This agreement shall become binding upon written acceptance hereof by the principal or authorized officer of the contractor, or upon commencing performance of the work.

IN WITNESS WHEREOF the undersigned has (have) hereto set his (their) hand(s) and seal(s) this 8th day of APRIL, 2016
_____ Representative Troy Hanley Purchaser
Cora Hanley Joint Purchaser

We hereby accept the above order, acknowledging receipt of the above deposit and agree to fulfill the same in accordance with terms and conditions stated therein.

Directions EAST OFF OF MAIN, NORTH OF MAPLE.

Sub. ADDISON HEIGHTS
Lot No. 526 Lot Size 40' X 135'
Bot. Streets MAIN AND HARTSHORN AVE.
Side of Street S House Size 20' X 59'
Easement Size 9' REAR House Set Back 30'

BUYER'S RIGHT TO CANCEL CONTRACT.
In accordance with Public Act 227 of Michigan Public Acts of 1971, the Michigan Home Solicitation Sale Act. "If this agreement was solicited at your residence and you do not want the goods or services, you may cancel this agreement by mailing a notice to the seller. The notice must say that you do not want the goods or services and must be mailed before midnight on the third business day after you sign this agreement. The notice must be mailed to Grissom Garage Builders, Inc., 25111 West Seven Mile Rd.,

GRISSOM GARAGE BUILDERS, INC.

25111 W. Seven Mile Road
Redford, MI 48240

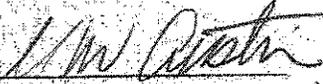
CONTRACT ADDENDUM

Contract dated April 8, 2016

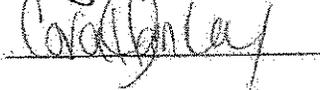
Troy and Cory Hanley
196 Chopin
Troy, MI 48083

Builder will provide plans and obtain all required permits to build detached garage.
Builder to provide required drain survey for building permit.
Builder will dismantle existing 18' X 32' frame garage and haul away.
Break out and haul away concrete floor, apron and walk at service door.
The city sidewalk and approach to remain as is.
Haul away excess sod and dirt and install 21AA compacted substrate for flat work.
Pour new 4" concrete floor, 4" X 24" rat wall and 24' X 18' X 11" apron.
Install 1 course 4" X 8" X 16" concrete block at perimeter of garage.
Provide all required lumber to construct the garage as per city of Troy building code.
All building material to meet or exceed city of troy code requirements.
Provide and install asphalt roofing shingles over 15 lb. felt paper with ice guard at eaves.
Homeowner's to choose shingle color.
Install aluminum drip edge at roof perimeter and 2 aluminum roof vents.
Install 1- 4' X 3' white vinyl sliding window and 1- 32" white steel service door with lockset and deadbolt.
Install vinyl siding and aluminum trim. Homeowner's to choose colors.
Install 1-16' X 7' factory painted steel panel garage door. Homeowner to choose color.
Install 1/2 Hp liftmaster door opener with 2 hand controls and wall control.
Install electrical as follows:
Trenching from house, 2 duplex wall plugs, 1 duplex ceiling plug, 2 ceiling lights, 1 dbl. exterior floodlight at Southeast corner of garage. Homeowner's to choose method of control- dusk to dawn, 3 way switch or motion detector. Supply conduit sufficient to allow for future installation of electrical sub panel by homeowner's. We will install 1 conduit at the garage and 1 conduit at the house. The garage feed will be underground wiring (no conduit). The feed will enter via conduit at each end. The electrician will obtain the electrical permit.
Grissom Garage Builders does not due landscaping, lawn grading, seeding or sod work.

Submitted by:


M. W. Austin

Accepted by:

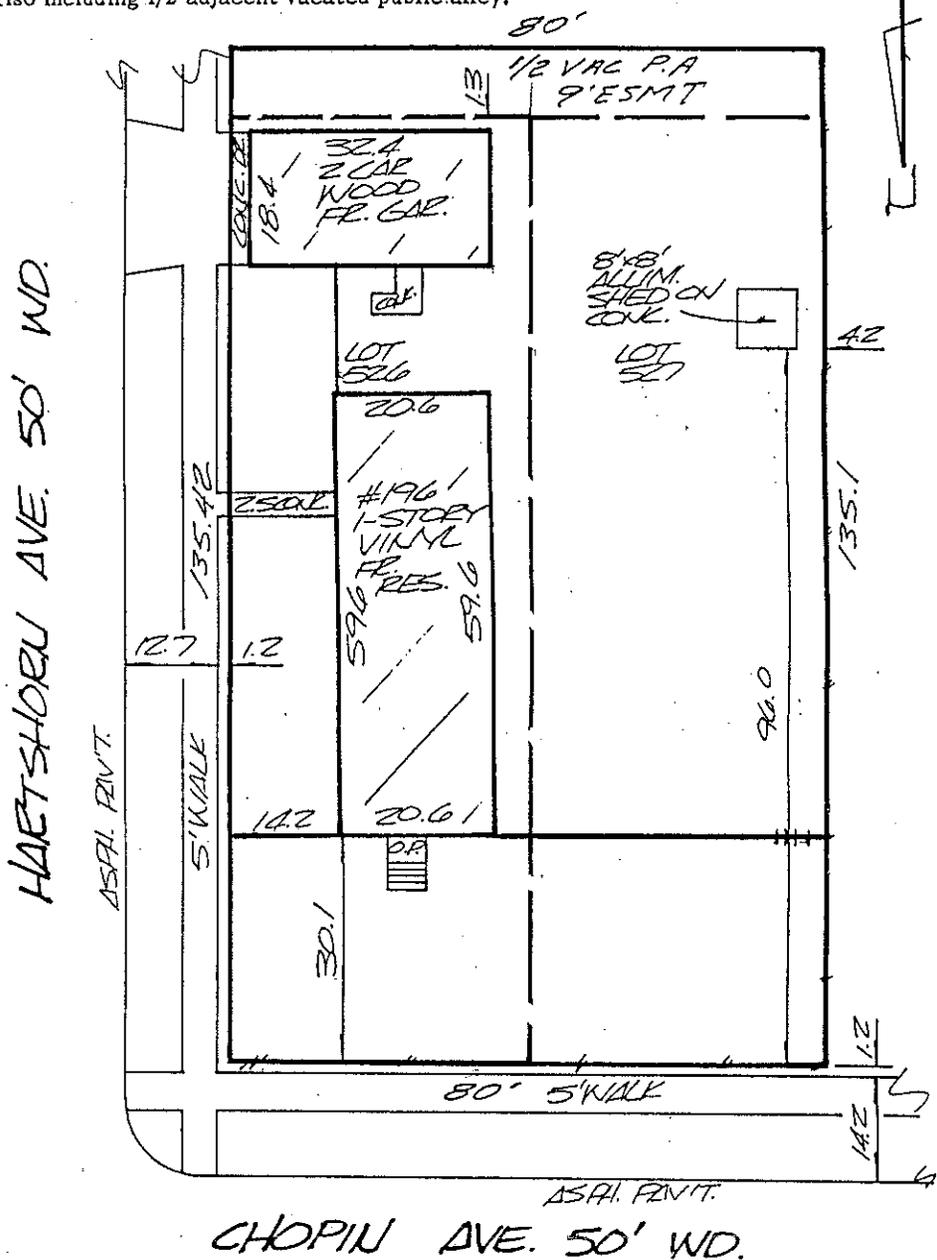



MORTGAGE SURVEY

Certified: SOURCE ONE MORTGAGE CORPORATION

Applicant: TROY HANLEY

Property Description: Lots 526 and 527 of ADDISON HEIGHTS SUBDIVISION, a Subdivision of W. 1/2 of S. W. 1/4 of Sec. 27, T.2 N., R.11 E., Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plats, Page 28 of Oakland County, Records.
Also including 1/2 adjacent vacated public alley.



I HEREBY CERTIFY that we have made a mortgage survey of the property herein described and that the building and improvements are located as shown and that there are no visible encroachments upon said property unless noted and shown. NOTE: This survey is for MORTGAGE purposes only and no property corners were set. Do not use for establishing fences or building lines.



LEGAL DESCRIPTION PROVIDED BY OTHERS

Michael J. Yambor

JOB NO. 92-65934 SCALE 1"=20'
DATE 4-10-92 DR. BY RJ

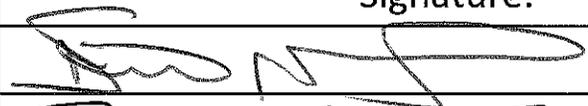
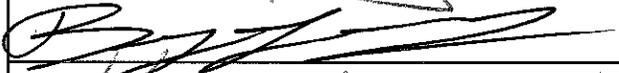
Michael J. Yambor & Associates, Inc.
 Licensed Land Surveyors
 3210 Coolidge Highway, Berkley, Michigan 48072
 (313) 547-8585 • Telefax (313) 547-5874

any

u

ZONING BOARD OF APPEALS
196 Chopin: Neighborhood Survey

The Hanley's have explained the desire to take down the existing garage on their property and rebuild with a 23'3" x 24' new garage, increasing the setback on Hartshorn to be 10'. By signing, I, as a property owner in the neighborhood, do not feel that granting the variance will be harmful or alter the character of the area nor do we have any objection to the proposed plan.

Signature:	Address:
	217 E Maple Rd Troy, MI 48083
	199 Chopin Troy, MI 48083
	1694 Hartshorn Ave Troy 48083
	188 CHOPIN TROY MI 48083

From: Karin Halsey <meechie@gmail.com>
Sent: Monday, June 06, 2016 4:52 PM
To: Planning
Subject: 196 Chopin lots 526 and 527

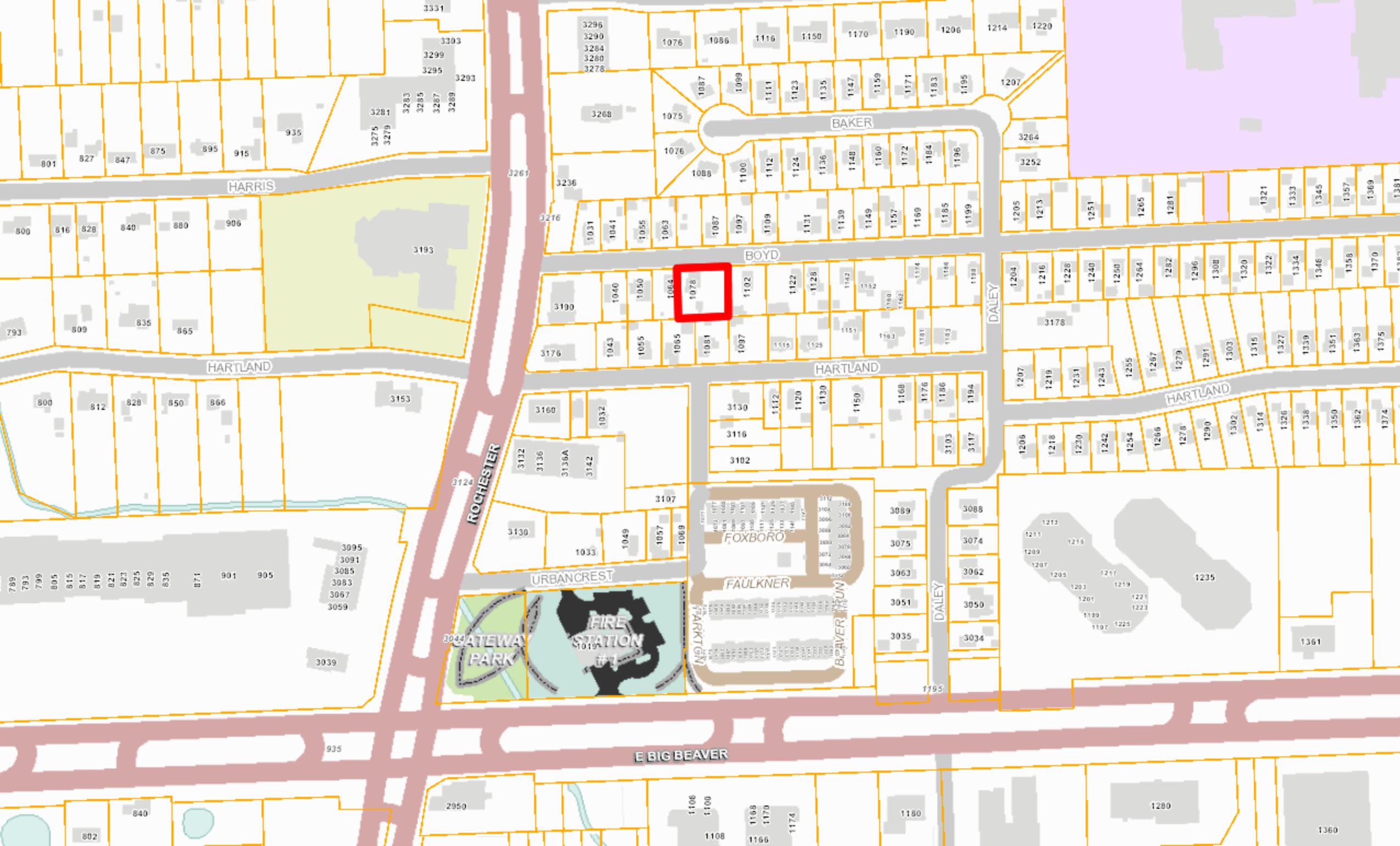
I fully support their plan to rebuild their garage, and request the planning department approve their application to build.

Thank you!

Karin Halsey
1730 Hartshorn ave (homeowner)

4. HEARING OF CASES

- E. VARIANCE REQUEST, JOSEPH CIARAMITERO III, 1078 BOYD – In order In order to split a parcel of land into two parcels, a 300 square foot variance from the 7,500 square foot minimum lot size.



1078

HARRIS

HARTLAND

ROCHESTER

E BIG BEAVER

BAKER

BOYD

HARTLAND

HARTLAND

DALEY

DALEY

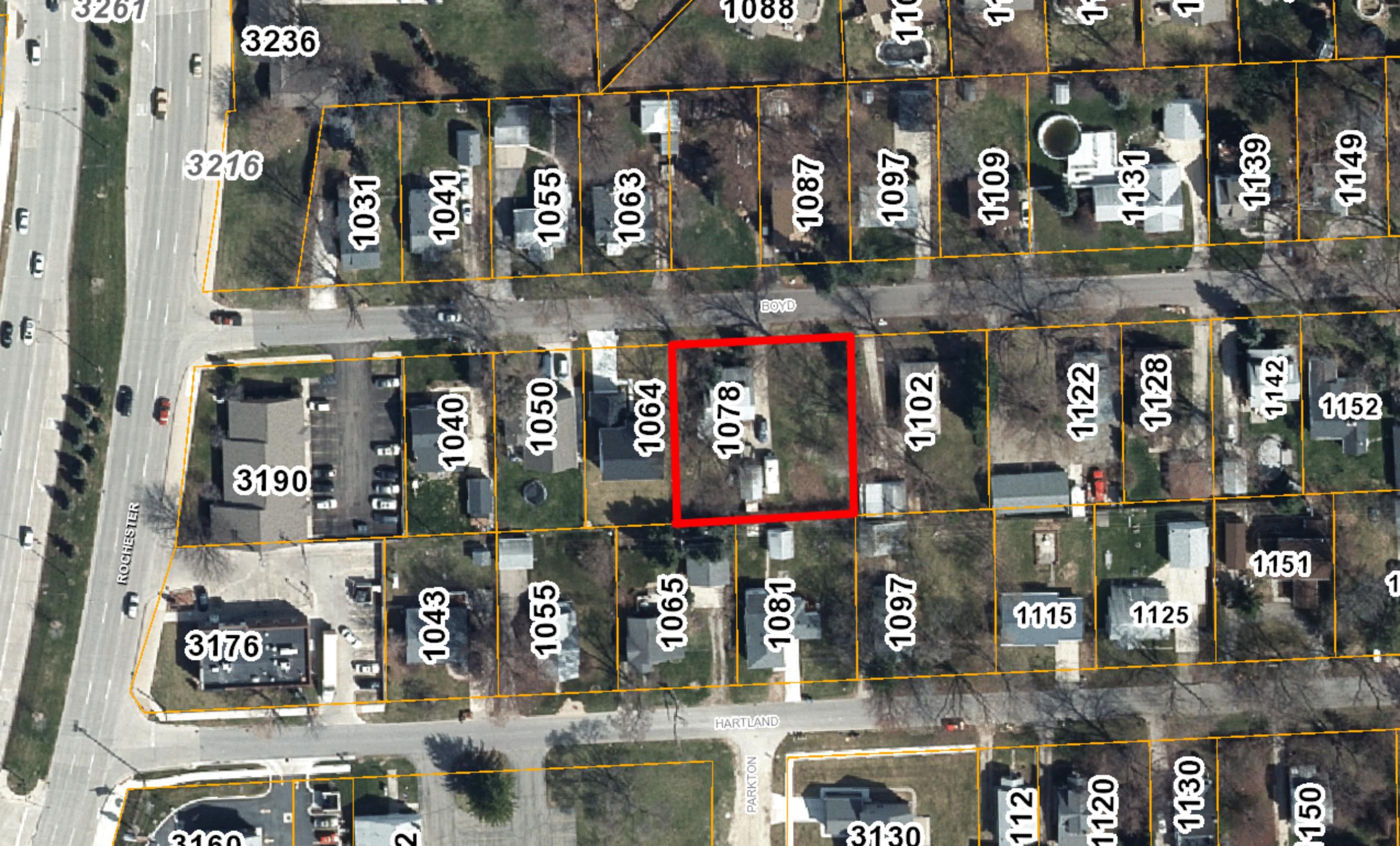
GATEWAY PARK

FIRE STATION #1

FOXBORO

FAULKNER

BEAVER RUN



3261

3236

1088

1110

1111

1112

1113

3216

1031

1041

1055

1063

1087

1097

1109

1131

1139

1149

BOYD

3190

1040

1050

1064

1078

1102

1122

1128

1142

1152

ROCHESTER

3176

1043

1055

1065

1081

1097

1115

1125

1151

1153

HARTLAND

3160

2

PARKTON

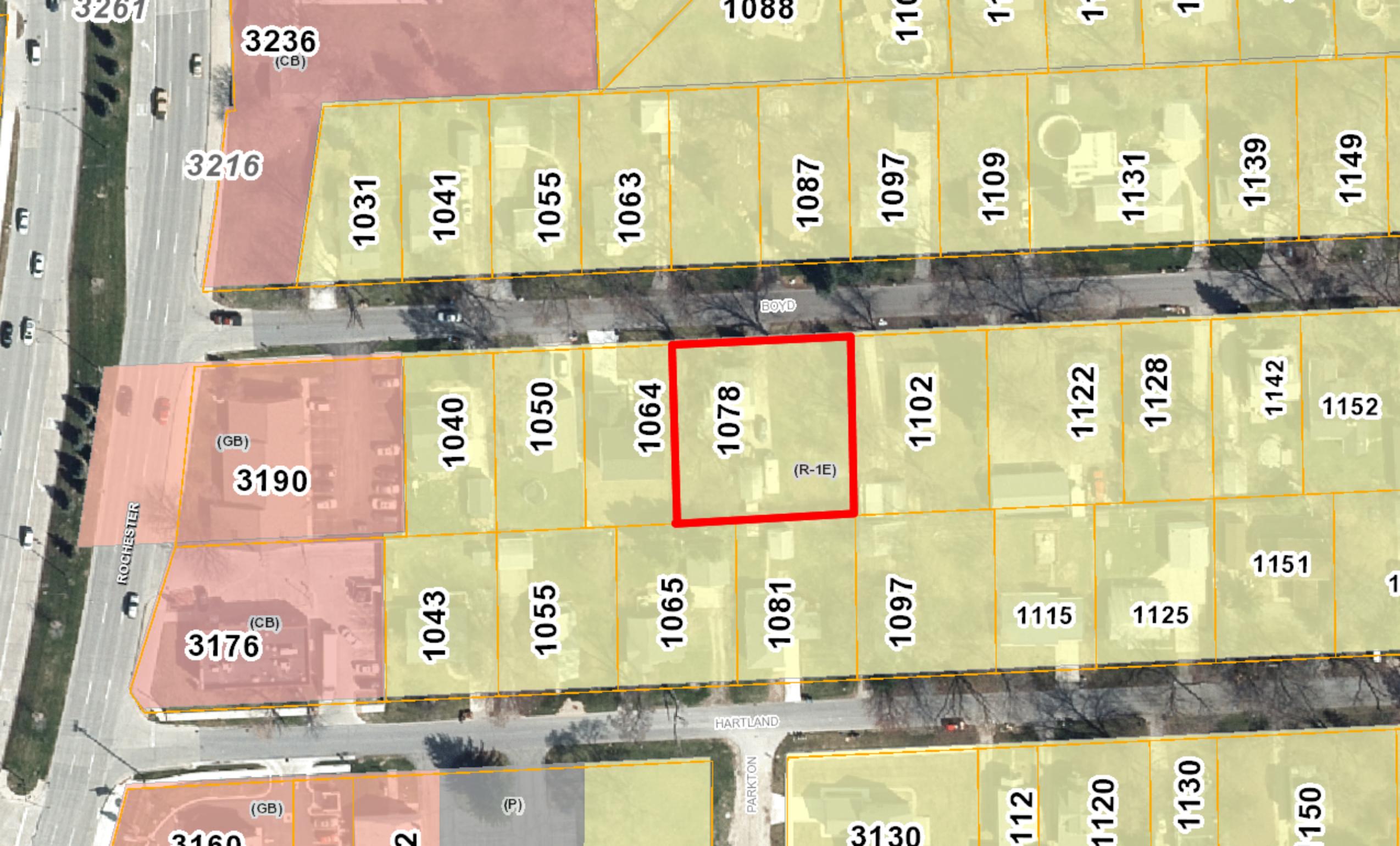
3130

1112

1120

1130

1150



3261

3236
(CB)

1088

110

11

11

11

3216

1031

1041

1055

1063

1087

1097

1109

1131

1139

1149

BOYD

(GB)

3190

1040

1050

1064

1078

(R-1E)

1102

1122

1128

1142

1152

ROCHESTER

(CB)

3176

1043

1055

1065

1081

1097

1115

1125

1151

11

HARTLAND

(GB)

3160

2

(P)

PARKTON

3130

1112

1120

1130

1150

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: 1078 Boyd Street
- 2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-23-352-041
- 3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-1E Minimum Lot Size
- 4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: no

5. APPLICANT:

NAME Joseph Ciaramituro III
 COMPANY Joseph Ciaramituro P.C.
 ADDRESS 10850 Garfield Suite 104
 CITY Clinton Twp. STATE MI ZIP 48035
 PHONE 585-286 4454
 E-MAIL JCiaramituro3@gmail.com
 AFFILIATION TO THE PROPERTY OWNER: Attorney/ Client

6. PROPERTY OWNER:

NAME TC Building and Land Development
 COMPANY _____
 ADDRESS 16833 Shinnecock
 CITY Macomb Twp STATE MI ZIP 48040
 TELEPHONE 810-459-2926
 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, Joseph Ceramero (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 [Signature] DATE 4-28-16

PRINT NAME: Joseph Ceramero III

PROPERTY OWNER SIGNATURE [Signature] DATE 4-28-16

PRINT NAME: TC BUILD & LAND DEVELOPMENT
CASE # P230

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.

6. PROPERTY OWNER:

NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
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, _____ (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.

PROOWNER
~~APPLICANT SIGNATURE~~  _____ DATE _____

PRINT NAME: *THOMAS MATYJASK* _____

PROPERTY OWNER SIGNATURE _____ DATE _____
PRINT NAME: _____

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. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.

STATEMENT OF PRACTICAL DIFFICULTY

TC Land Development, and its owner Cesare Pizzo are petitioning this Zoning Board of Appeals for a variance to its current zoning laws requiring 7,500 square feet for the total area of the proposed lot under R-1E minimum lot size. Currently the lot located at 1078 Boyd Street is 120' by 120'. TC Land Development is seeking a variance to allow the lot to be split into two equal pieces, each totaling 7,200 square feet of total space. The variance being sought is for an allowance of 300 square feet of total lot area for each lot split. The hardship arises due to the layout of the land and the adjacent land owner to the rear of the lot having his property line five feet longer. The Division of the lot into two lots would be consistent/comparable to the other homes and lots in the sub, which measure 60' wide. The proposed lots would be five feet shorter in depth than most of the lots in the subdivision. Upon information and belief, there are a few other lots in the subdivision which fall just under the 7,500 square foot minimum area.

The proposed homes to be constructed would abide by all current side yard, rear yard, and front yard setbacks, as well as square footage of structure. A copy of the proposed homes to be constructed are attached hereto, as well as an engineered description of the proposed lot split and area. All drawings, plot plans etc. that will be submitted for permit will be in compliance with all building and code restrictions of the area.

If granted, the Variance would not have a negative effect on any of the other lots or homes in the subdivision. Additionally, one would not be able to identify any difference in appearance between the proposed lots and the other lots in the subdivision. The front yard and lot width would be consistent with all other homes in the subdivision. The proposed changes would not have any effect on light and air to adjacent property, there would be no unreasonable congestion to public streets. In all reality, the proposed changes would actually increase the value of the properties adjacent to 1078 Boyd by increasing the value of comparable sales in the area, and the construction of two new beautiful, well constructed homes.

**CITY of TROY
ASSESSING DEPARTMENT
APPLICATION FOR DESCRIPTION CHANGE**

Owner's name: TC BUILDING & CONSTRUCTION
 Signature: [Signature]
 Address: 1633 Shinnecock
 City State Zip: McComb Township MI 48062
 Phone (home): 510-459-2526
 Phone (work): _____

Date: 4-28-16
 Parcel Number(s): 20-23-352-041

(each owner must be listed & sign form, use additional sheets if needed)

This request is for a :

SPLIT:) COMBINATION: () CORRECTION: ()

- () Survey and Description(s) of existing parcel(s) attached
- () Survey and Description(s) of each new parcel and remainder parcel(s) attached
- () Survey detailing correction(s) supplied
- () Recorded copy of Transfer document supplied, if necessary.
- () Property Taxes current (Assessing Department to verify)
- () Special Assessments current (Assessing Department to verify)
- () Name, Address, Mailing Address (if different) of each parcel supplied
- () Review and Approval by Planning Department (if necessary), submitted by Assessing Department

RECEIVED
 MAY 17 2016
 CITY OF TROY
 ASSESSING DEPT.

APPROVAL by Assessing Department:

The above referenced description change has been reviewed and approved for processing by the Assessing Department.

 Signature

 Title Date

DENIAL by Assessing Department

The above referenced description change has been denied by the the Assessing Department for the following reason(s):

- (X) Does not meet area requirements for zoning *requires 7500, proposed 7200 sq*
- (X) Does not meet setback requirements *Not met 15' min side yard set back w/ proposed plan.*
- () Does not meet width requirements
- () Does not meet depth requirements (24' res.)
- () Does not meet parking requirements
- () Does not meet landscape requirements
- () Does not front on a public roadway
- () Accessory building only, on land
- () Allowable site coverage exceeded

[Signature]
 Signature
Deputy Assessor
 Title
5/17/15
 Date

City of Troy
 Assessing Department
 500 W Big Beaver
 Troy, MI 48084-5285
 248.524.3311

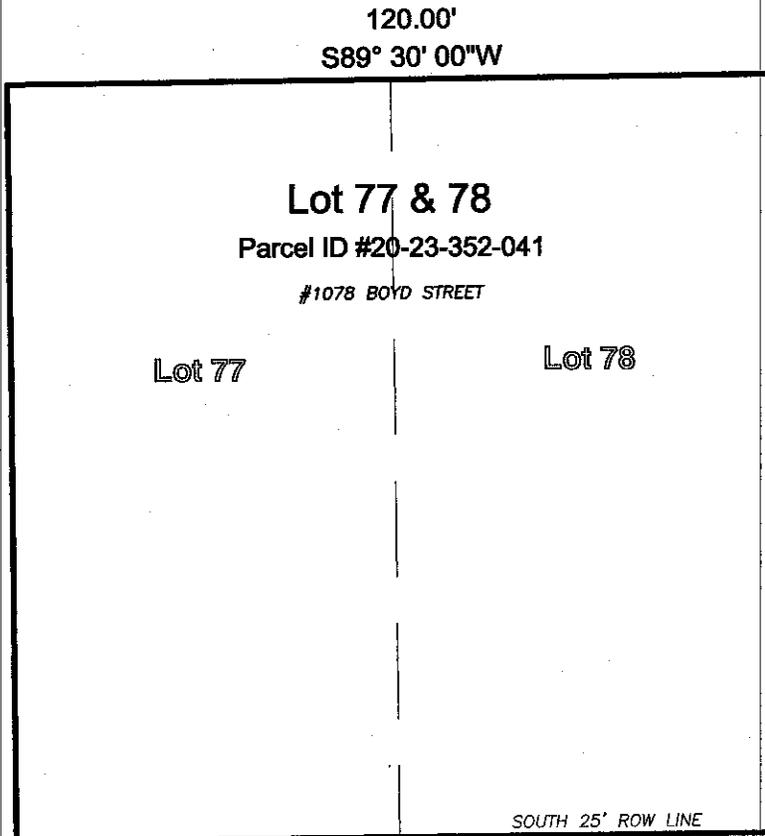
Parent Parcel Beaver Run Subdivision



1" = 30'

Lot 76
ID#: 20-23-352-014

120.00'
N00° 30' 00"W



Lot 79
ID#: 20-23-352-011

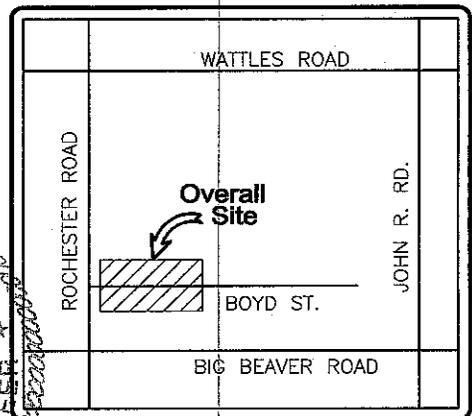
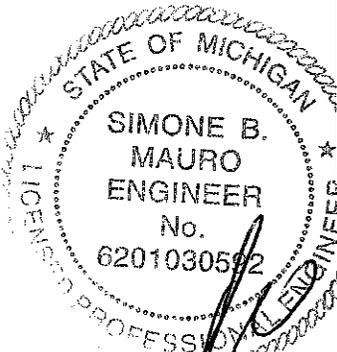
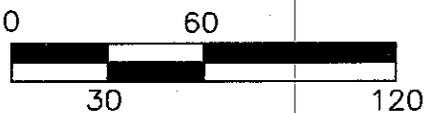
S89° 30' 00"W
120.00'
Boyd Street (50' wd)
CENTERLINE OF BOYD STREET

Property Description:

LOT 77 AND LOT 78 OF BEAVER RUN SUBDIVISION, PART OF SOUTHWEST ¼ SECTION 23 & SOUTHEAST ¼ SECTION 22, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- IRON FOUND
- ⊗ MONUMENT SET
- ⊙ SEC. CORNER FOUND
- R. RECORDED
- M. MEASURED
- C. CALCULATED



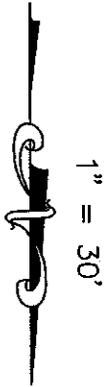
Location map
NOT TO SCALE



SHEET 1 OF 2

CLIENT: CESARE PIZZO	PROJECT NO.: 16-038		Mauro Engineering 48657 Hayes Road Shelby Twp. MI 48315 p: 586-247-2800 f: 586-247-2811 visit us at: www.mauroeng.com
SCALE: 1" = 30'	DATE: 03-31-2016		
DRAWN BY: G.M.	CHECKED BY: S.M.		

Parcel Split Beaver Run Subdivision



Lot 76
ID#: 20-23-352-014

120.00'
N00° 30' 00"W

60.00'
S89° 30' 00"W

Lot 77

60.00'
S89° 30' 00"W

60.00'
S89° 30' 00"W

Lot 78

60.00'
S89° 30' 00"W

120.00'
N00° 30' 00"W

120.00'
S00° 30' 00"E

Lot 79
ID#: 20-23-352-011

SOUTH 25' ROW LINE

25.00'

Boyd Street (50' wd)

CENTERLINE OF BOYD STREET

Property Description:

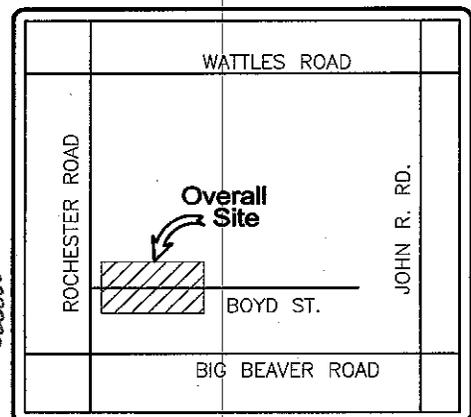
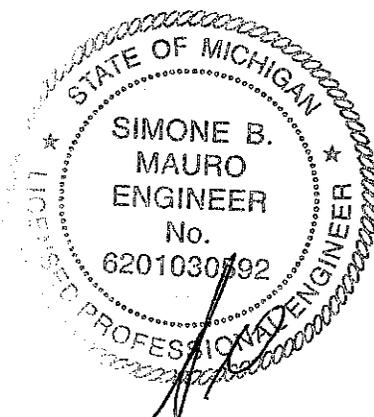
LOT 77 OF BEAVER RUN SUBDIVISION, PART OF SOUTHWEST ¼ SECTION 23 & SOUTHEAST ¼ SECTION 22, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

Property Description:

LOT 78 OF BEAVER RUN SUBDIVISION, PART OF SOUTHWEST ¼ SECTION 23 & SOUTHEAST ¼ SECTION 22, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

LEGEND

- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- IRON FOUND
- ⊗ MONUMENT SET
- ⊙ SEC. CORNER FOUND
- R. RECORDED
- M. MEASURED
- C. CALCULATED



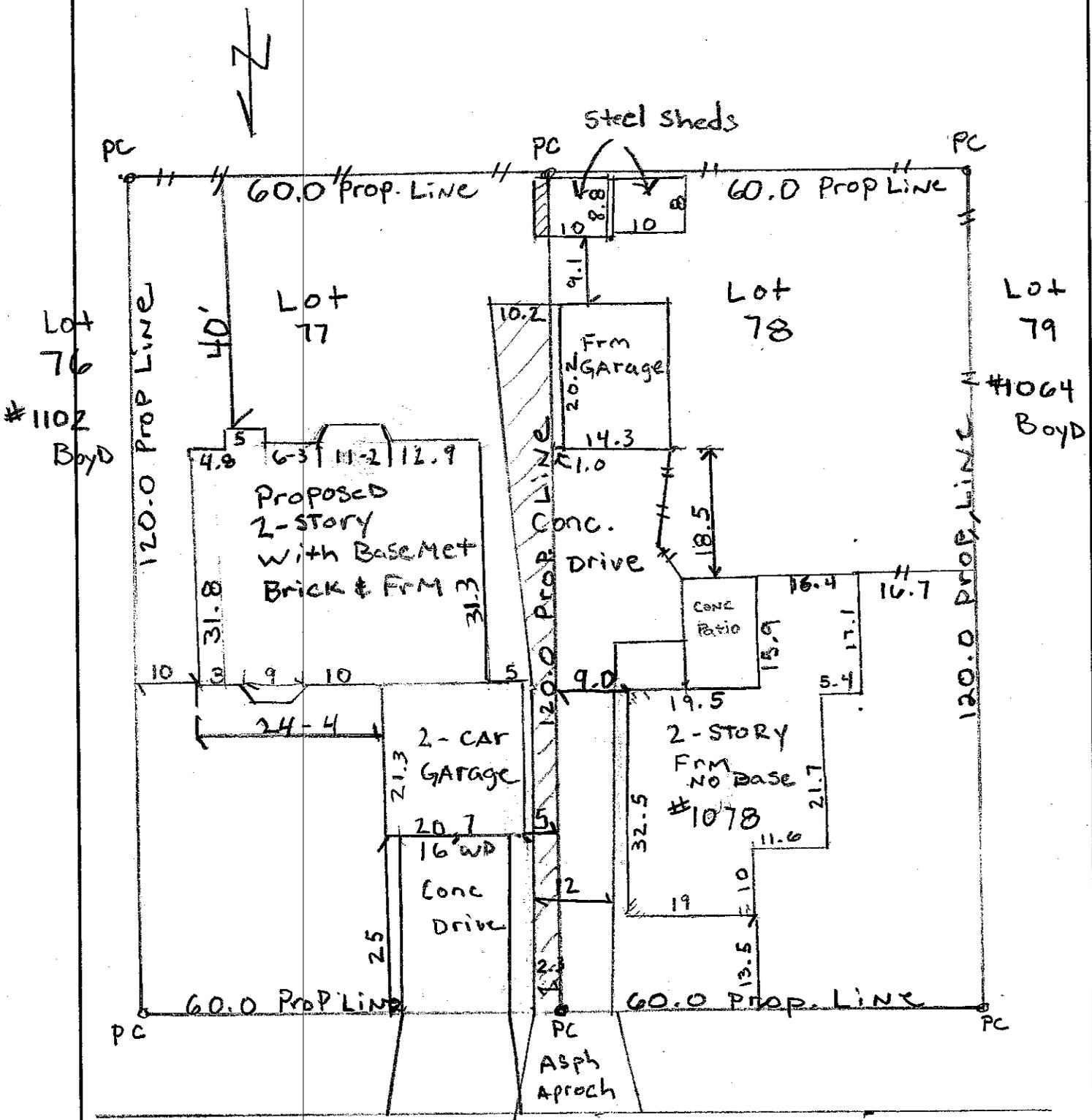
Location map
NOT TO SCALE



SHEET 2 OF 2

CLIENT: CESARE PIZZO	PROJECT NO.: 16-038	 Mauro Engineering <small>Development & Building Solutions • Civil Engineers • Designers • Planners</small>	Mauro Engineering 48657 Hayes Road Shelby Twp. MI 48315 p: 586-247-2800 f: 586-247-2811 visit us at: www.mauroeng.com
SCALE: 1" = 30'	DATE: 03-31-2016		
DRAWN BY: G.M.	CHECKED BY: S.M.		

Proposed Lot Split: 1078 Boyd with proped House ON Lot 77 & Remove/Demo House ON Lot 78
 ZONING R-1E TROY MARKET HOMES

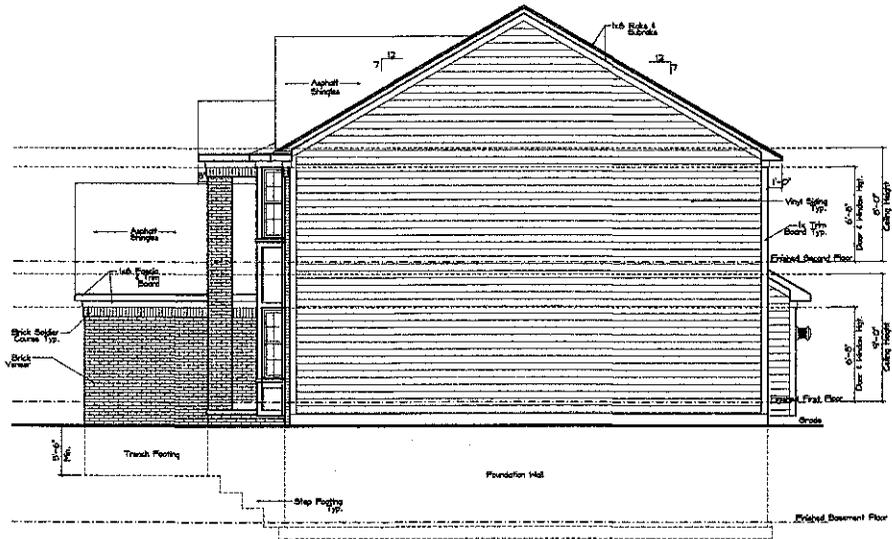


BOYD 50' WD

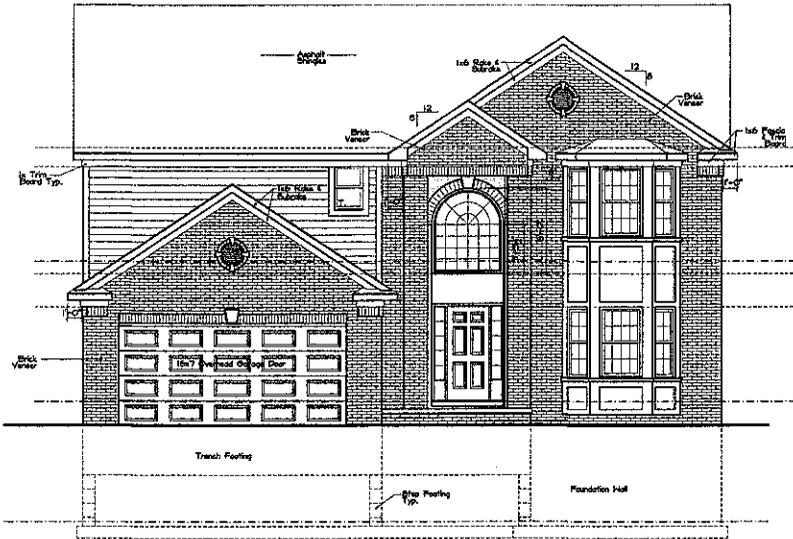
COULTER AND ASSOCIATES
 48191 BLUEBIRD DRIVE
 SHELBY TOWNSHIP, MICHIGAN 48317
 (586) 382-1325

Legal: 1078 Boyd
 Lots 77 & 78
 BEAVER RUN SUB
 Troy MI 48083
 Parcel Number
 88-20-23-352-041

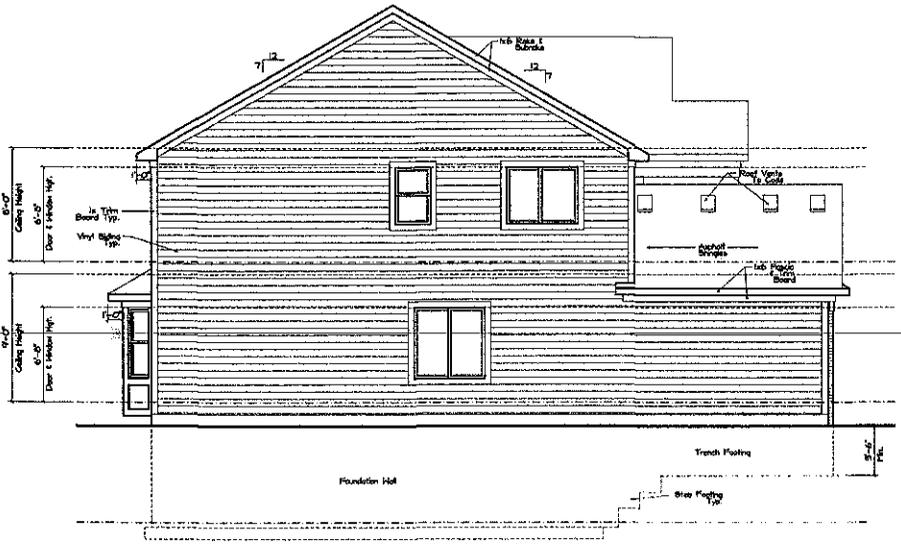
20 scale



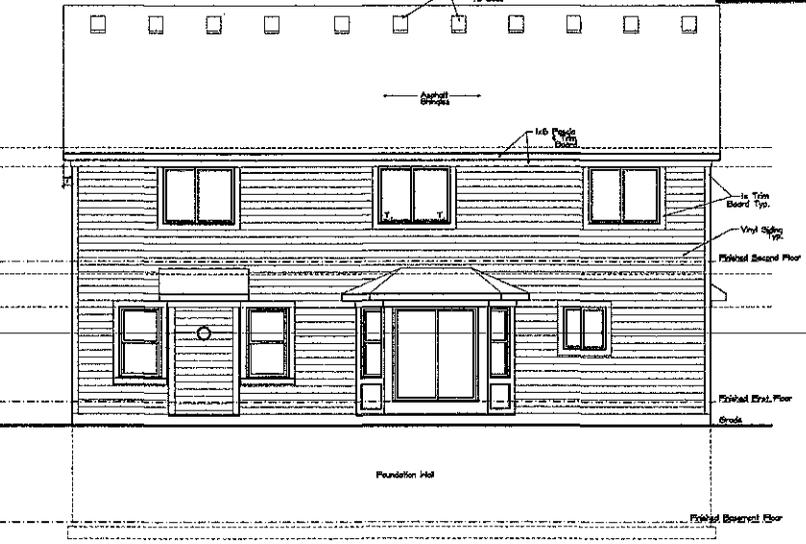
Right Elevation
Scale 1/4" = 1'-0"



Front Elevation
Scale 1/4" = 1'-0"



Rear Elevation
Scale 1/4" = 1'-0"



Left Elevation
Scale 1/4" = 1'-0"



Mossaw/Gordon Associates, Inc.
421 S. Delaware Coast
Royal Oak, MI 48073
248.548.4800 voice
248.548.7500 fax
www.mga-architects.net

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Use square dimensions only.
Do not scale the drawings.
Client:
GFA Development
988 Elmwood Rd.
Troy, MI 48063

Project Title:
**Troy Market
Homes**
Lot C Sherr
Troy, MI

Sheet Title:
Elevations

Project Number: 14322
Drawn By: KWK
Checked By: AJM
Approved By: AJM
Date: 07-09-2014

ISSUED:

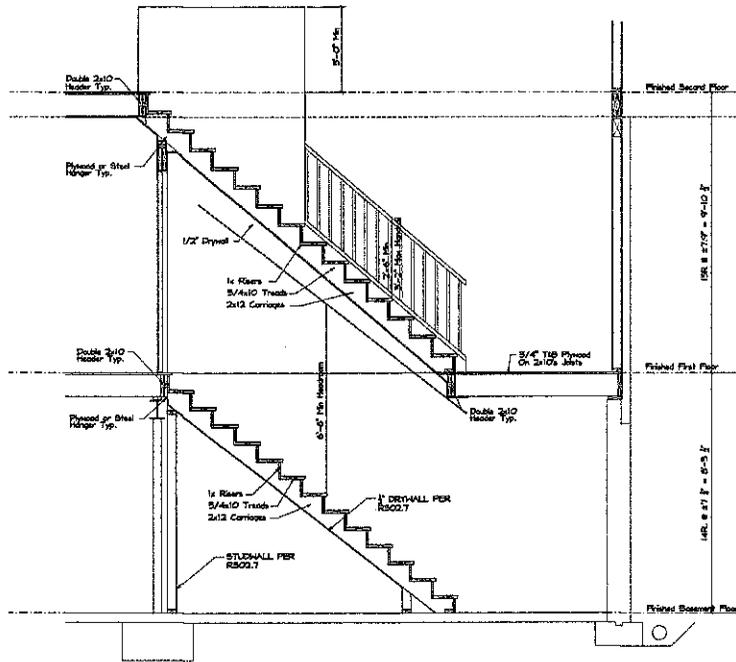
Revised	07-11-14
07-14-14	
07-14-14	
Revised	07-15-14
07-17-14	
07-29-14	

Sheet Number:
A-4

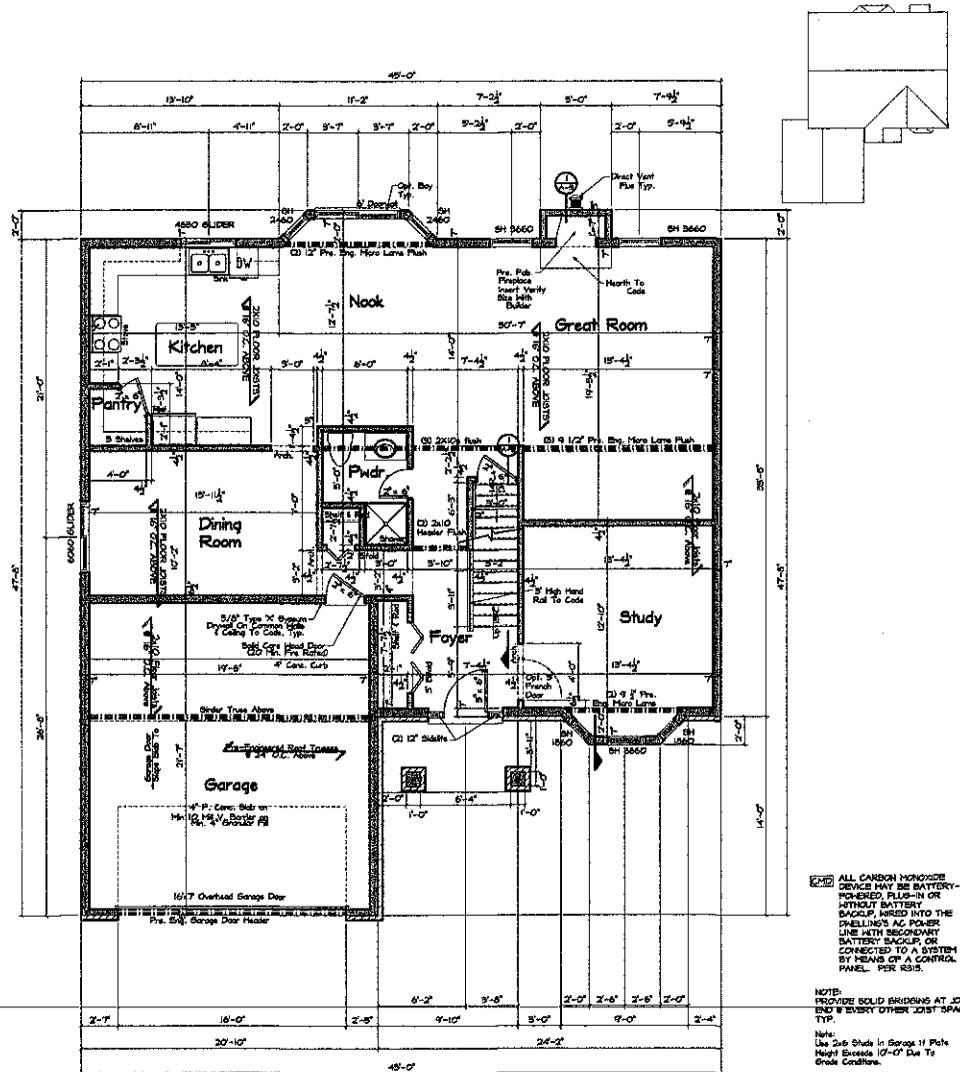
File No: 11311213A
Qty: 148 Sq. Ft.

NOTE:
Provide Roof Ventilation Total
of 1/300 of Roof w/ 50%
in Bulk Typ.

NOTE:
Provide Flashing Where
Required By Code Typ.



Stair Section
Scale: 1/2" = 1'-0"



First Floor Plan
Scale: 1/4" = 1'-0" AREA = 1400 SF

Note:
All dimensions
to finished frame
and 4" for brick.

ALL CANNON MONORISE
DEVICE MAY BE BATTERY-
POWERED, PLUG-IN OR
WITHOUT BATTERY
BACKUP. WIRE INTO THE
DWELLING'S AC POWER
LINE WITH SECONDARY
BATTERY BACKUP, OR
CONNECTED TO A SYSTEM
BY MEANS OF A CONTROL
PANEL. PER R310.

NOTE:
PROVIDE SOLID BRIDGING AT JOIST
ENDS AT EVERY OTHER JOIST SPACE.
TYP.

Note:
Use 2x6 Sill in Garage if Pole
Height Exceeds 12'-0" Due To
Grade Conditions.

Note:
Provide Self-Illuminated Switch At
Top And Bottom Of Each Stair
Controlling Light For That Stair.

Note:
Provide Pin Or Blocking To Prevent
Sliding Doors To Open Beyond 4"
Pin Or Block To Remain In Place
Until Deck Or Landing Is
Constructed Outside Door.

Note:
Minimum Header Size To Be 2x10's
For Openings Up To Six Feet In Length
Unless Noted Otherwise.

Legend
⊗ Smoke Detector
⊙ Sprinkler Head
⊙ Other



Melisse/Gordon Associates, Inc.
4251 Delaware Court
Royal Oak, MI 48073
248.848.4500 voice
248.848.7800 fax
www.mga-architects.net

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Client:
GFA Development
885 Eisenhower Rd.
Troy, MI 48068

Project Title:
Troy Market
Homes
Lot C Street
Troy, MI

Sheet Title:
First Floor
Plan

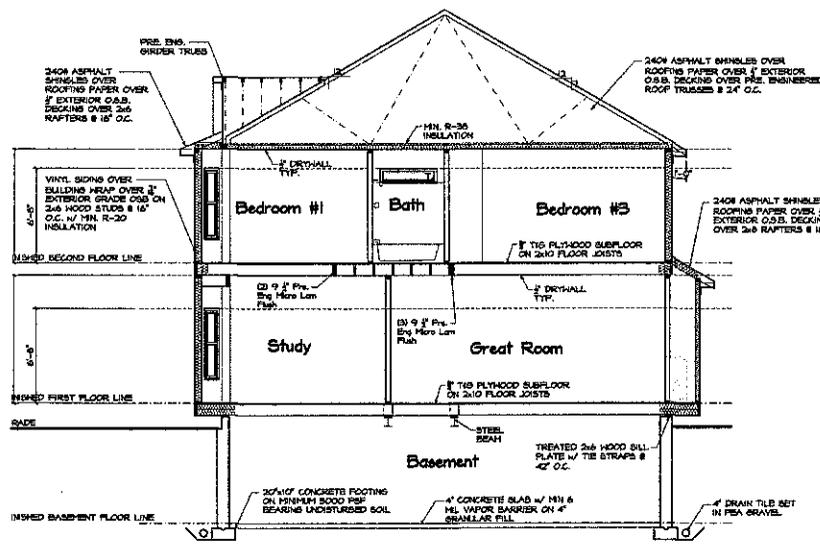
Project Number: 14922
Drawn By: KWK
Checked By: AJM
Approved By: AJM
Date: 07-09-2014

ISSUED:
Review
07-11-14
Review
07-14-14
Review
07-15-14
Review
07-17-14
Review
07-23-14

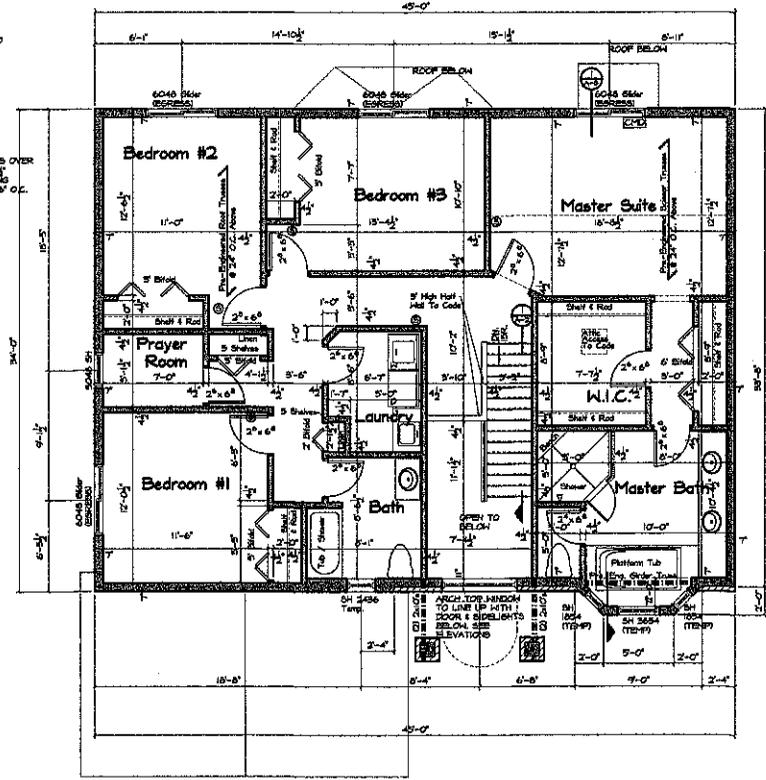
Sheet Number:

A-2

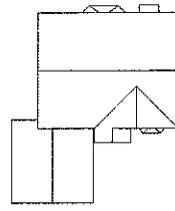
File: 003_1111_1110
Dpl Day 14.04.14



Building Section
Scale: 1/4" = 1'-0"



Second Floor Plan
Scale: 1/4" = 1'-0" AREA = 1,436 SF



Mohrman/Gordon Associates, Inc.
4221 Delaware Coast
Royal Oak, MI 48073
248.249.4800 voice
248.249.7500 fax
www.mga-architects.net

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prepared. Common law copyright is reserved
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Use figured dimensions only.
Do not scale the drawings.
Client:
GFA Development
688 W. Woodward Rd.
Troy, MI 48063

Project Title:
**Troy Market
Homes**
Lot G Block
Troy, MI

Sheet Title:
**Second Floor
Plan**

Project Number: 14322
Drawn By: KWK
Checked By: AJM
Approved By: AJM
Date: 07-09-2014

Issued:
Rev: 07-11-14
Rev: 07-14-14
Rev: 07-15-14
Rev: 07-17-14
Rev: 07-23-14

Sheet Number:

A-3

File: 40.1111.2118
Op. By: H.S.P.

NOTES:
ALL CARBON MONOXIDE
DETECTORS SHALL BE BATTERY-
POWERED, PLUG-IN OR
WITHOUT BATTERY
BACKUP, WIRE INTO THE
DWELLING'S AC POWER
LINE WITH SECONDARY
BATTERY BACKUP, OR
CONNECTED TO A SYSTEM
BY MEANS OF A CONTROL
PANEL. PER 310.5.

NOTE:
PROVIDE SOLID BRICKS AT JOIST
ENDS AT EVERY OTHER JOIST SPACE.
TYP.

Notes:
Use 2x6 Studs in Garage if Plate
Height Exceeds 10'-0" Due To
Grade Conditions.

Notes:
Provide Self-Illuminated Switch At
Top And Bottom Of Each Stair
Controlling Light For That Stair.

Notes:
Provide Pin Or Blocking To Prevent
Sliding Doors To Open Beyond 4"
Pin Or Block To Remain In Place
Until Check Or Landing Is
Connected Outside Door.

Notes:
Minimum Header Size To Be (2) 2x10s
For Openings Up To Six Feet In Length
Unless Noted Otherwise.

Legend
⊙ Smoke Detector
⊙ Smoke Detector
⊙ Smoke Detector

Notes:
All Dimensions
To Finished Frame
Unless Noted
Otherwise.



Parcel Variance Report
Beaver Run Sub includes subject site
prepared by City of Troy



Address: 1321 BOYD	Parcel Frontage: 120	Area (SQFT): 14,398
Address: 1369 BOYD	Parcel Frontage: 63	Area (SQFT): 7,559
Address: 1109 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1333 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1157 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1265 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1213 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1199 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1139 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address: 1063 BOYD	Parcel Frontage: 60	Area (SQFT): 7,199
Address:	Parcel Frontage:	Area (SQFT):

1041 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1393 BOYD	63	7,559
Address:	Parcel Frontage:	Area (SQFT):
1345 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1149 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1097 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1454 BOYD	72	8,756
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1357 BOYD	63	7,559
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1251 BOYD	60	7,199
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1167 BOYD	60	7,199
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1131 BOYD	120	14,398
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1031 BOYD	66	7,279
Address:	Parcel Frontage:	Area (SQFT):
1441 BOYD	72	8,636
Address:	Parcel Frontage:	Area (SQFT):
1381 BOYD	63	7,559
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1382 BOYD	63	7,654
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1186 BOYD	60	7,189
Address:	Parcel Frontage:	Area (SQFT):
1055 BOYD	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1466 BOYD	62	11,322
Address:	Parcel Frontage:	Area (SQFT):
1322 BOYD	60	7,284
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Address:	Parcel Frontage:	Area (SQFT):
1142 BOYD	60	7,189
Address:	Parcel Frontage:	Area (SQFT):
1418 BOYD	63	7,658
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1240 BOYD	60	7,290
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1204 BOYD	60	7,243
Address:	Parcel Frontage:	Area (SQFT):
1394 BOYD	63	7,655
Address:	Parcel Frontage:	Area (SQFT):
1320 BOYD	60	7,283
Address:	Parcel Frontage:	Area (SQFT):
1250 BOYD	60	7,337
Address:	Parcel Frontage:	Area (SQFT):
1064 BOYD	60	7,206
Address:	Parcel Frontage:	Area (SQFT):
1430 BOYD	63	7,659
Address:	Parcel Frontage:	Area (SQFT):
1308 BOYD	60	7,282
Address:	Parcel Frontage:	Area (SQFT):
1282 BOYD	60	7,280
Address:	Parcel Frontage:	Area (SQFT):
1216 BOYD	60	7,293
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1198 BOYD	60	7,198
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Address:	Parcel Frontage:	Area (SQFT):
1370 BOYD	63	7,653
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Address:	Parcel Frontage:	Area (SQFT):
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Address:	Parcel Frontage:	Area (SQFT):
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	60	7,199

Address:	Parcel Frontage:	Area (SQFT):
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Address:	Parcel Frontage:	Area (SQFT):
1358 BOYD	63	7,339

Address:	Parcel Frontage:	Area (SQFT):
1296 BOYD	60	7,281

Address:	Parcel Frontage:	Area (SQFT):
1122 BOYD	90	10,795

Address:	Parcel Frontage:	Area (SQFT):
1453 BOYD	72	8,639

Address:	Parcel Frontage:	Area (SQFT):
1429 BOYD	63	7,559

Address:	Parcel Frontage:	Area (SQFT):
1281 BOYD	60	7,199

Address:	Parcel Frontage:	Area (SQFT):
1205 BOYD	60	7,199

Address:	Parcel Frontage:	Area (SQFT):
1185 BOYD	60	7,199

Address:	Parcel Frontage:	Area (SQFT):
1087 BOYD	60	7,199

Address:	Parcel Frontage:	Area (SQFT):
1442 BOYD	72	8,751

Address:	Parcel Frontage:	Area (SQFT):
1334 BOYD	60	7,285

Address:	Parcel Frontage:	Area (SQFT):
1174 BOYD	60	7,207

Address:	Parcel Frontage:	Area (SQFT):
1152 BOYD -1162	120	14,396

Address:	Parcel Frontage:	Area (SQFT):
1102 BOYD	90	10,790

Address:	Parcel Frontage:	Area (SQFT):
1465 BOYD	61	11,024

Summary Parcel Frontage

Number of Parcels Selected	72
----------------------------	----

Frontage Avg (Mean)	66
---------------------	----

Frontage Standard Deviation	14
-----------------------------	----

Area Avg (Mean)	7,988
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Area Standard Deviation	1,805
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Parcel Variance Report

Beaver Run Sub does not include subject site

Prepared by City of Troy



Address: 1321 BOYD	Parcel Frontage: 120	Area (SQFT): 14,398
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Address:	Parcel Frontage:	Area (SQFT):
1174 BOYD	60	7,207
Address:	Parcel Frontage:	Area (SQFT):
1152 BOYD -1162	120	14,396
Address:	Parcel Frontage:	Area (SQFT):
1102 BOYD	90	10,790
Address:	Parcel Frontage:	Area (SQFT):
1465 BOYD	61	11,024

Summary Parcel Frontage

Number of Parcels Selected	71
Frontage Avg (Mean)	65
Frontage Standard Deviation	13
Area Avg (Mean)	7,898
Area Standard Deviation	1,646

CITY OF TROY

NOTICE OF PUBLIC HEARING

A Public Hearing will be held by the City of Troy Zoning Board of Appeals at City Hall in the Council Chamber, 500 W. Big Beaver Road, Troy, Michigan, on Tuesday, June 21, 2016 at 7:30 p.m. to consider the following:

In order to split a parcel of land into two parcels, a 300 square foot variance from the 7,500 square foot minimum lot size.

LOCATION: 1078 Boyd

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

APPLICANT: Joseph Ciaramitro III

PROPERTY OWNER: Thomas Matyjasik

The application on file can be viewed and/or copies can be purchased at the Planning Department, City of Troy, 500 W. Big Beaver Road, Troy, Michigan 48084.

Comments can be expressed at the Public Hearing, or written comments can be directed to the attention of the Planning Department at the above noted address, or by email to planning@troymt.gov no later than 3:00 p.m. one day prior to the date of the meeting. If you have questions, you may contact the Planning Department by email or by phone at (248) 524-3364.

Notices and information for public hearings will also be posted on the City website at <http://troymt.gov/Government/PublicHearings>.

M. Aileen Dickson, MMC, CMMC
City Clerk

NOTICE: Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymt.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.

Tray planning Dept - 6-9-16
in regards to the property at
1078 Boyd

Im standing firm with my
Neighbors to (Deny) the approval
of the property at 1078 - way too short

Due to the high volume
of traffic - the answer is
still no - there is no land
ship - and the property was
Bought as - 1 - one, therefore
Im standing firm - NO!

I will not approve it!
for the 3rd time

Thank you



1265 Boyd
Troy, Michigan
48083

RECEIVED
JUN 13 2016
PLANNING

City of Troy
→ Planning Department ←
500 W. Big Beaver RD
Troy, Michigan 48084

48084-528555