

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.

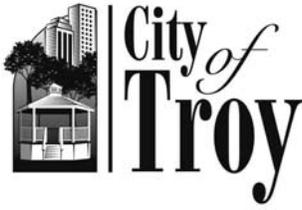
After the petitioner makes their presentation, and answers any questions that the Board may have, the Chairman will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairman, come up to the podium and sign in on the sheet provided. 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)

July 19, 2016

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – June 21, 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
5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
7. PUBLIC COMMENT
8. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On June 21, 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
Orestis Kaltsounis
David Lambert
Paul McCown
Philip Sanzica

Also Present:

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

2. APPROVAL OF MINUTES – May 17, 2016

Moved by Lambert
Seconded by Sanzica

RESOLVED, to approve the May 17, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

No changes

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.

Moved by Sanzica
Seconded by Lambert

RESOLVED, to deny the request.

Yes: Lambert, Sanzica, Clark
No: McCown, Kaltsounis

MOTION FAILED

Moved by McCown
Seconded by Kaltsounis

RESOLVED, to postpone the request to the July 19 regular meeting.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, SAFET STAFSA 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 Lambert
Seconded by McCown

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- 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.

Moved by Lambert
Seconded by McCown

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- 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.

Moved by McCown
Seconded by Kaltsounis

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- 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.

Moved by Lambert
Seconded by Sanzica

RESOLVED, to deny the variance.

Yes: Clark, Kaltsounis, Lambert, Sanzica

No: McCown

MOTION PASSED

- 5. COMMUNICATIONS – Mr. Evans advised the Board that their resolution from the May 17, 2016 meeting regarding height limits on homes has been forwarded to the Planning Director for potential future action by the Planning Commission.
- 6. MISCELLANEOUS BUSINESS - None
- 7. PUBLIC COMMENT – None
- 8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:02 p.m.

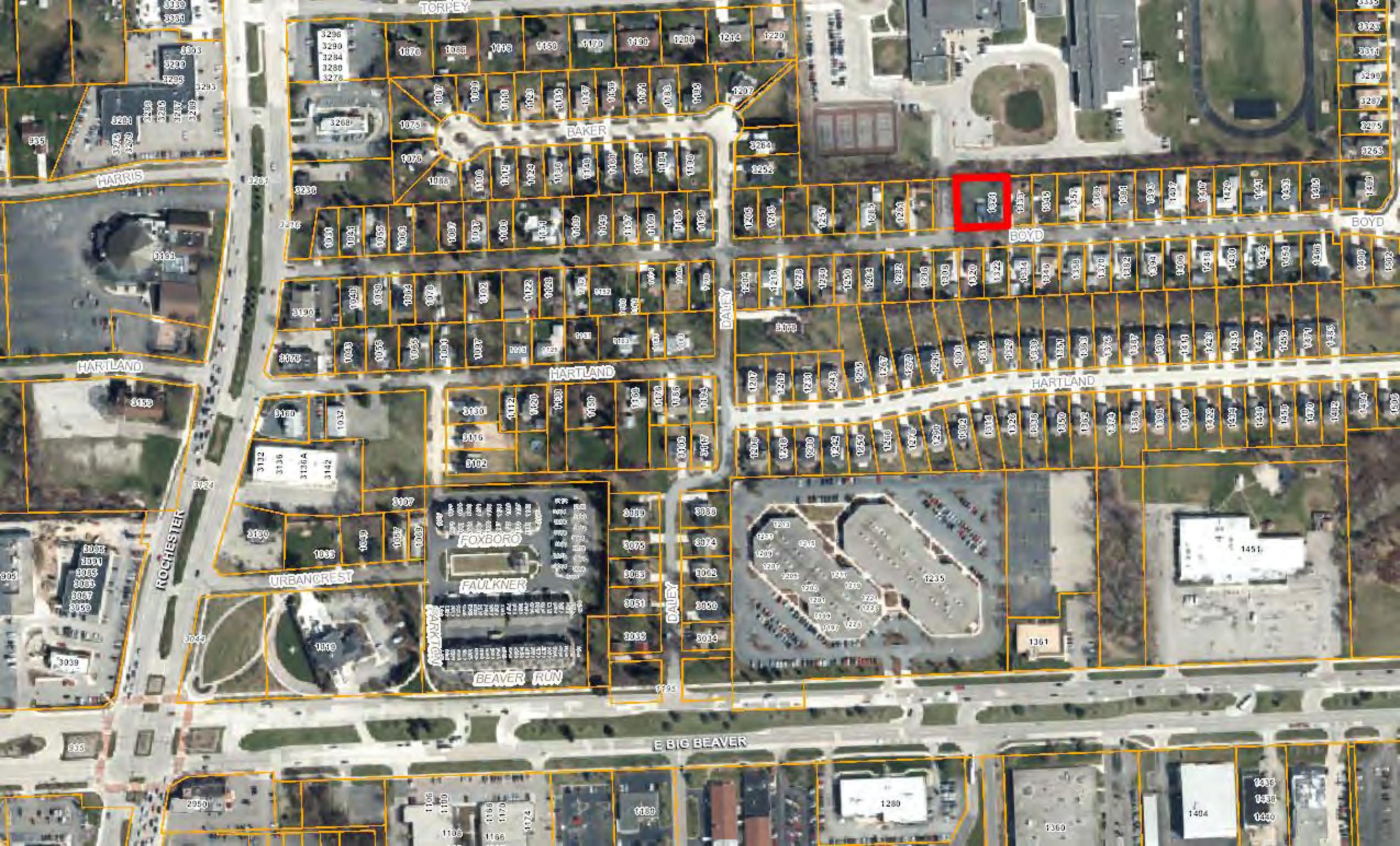
Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

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.



1321

TORPEY

BAKER

BOYD

BOYD

HARRIS

HARTLAND

HARTLAND

HARTLAND

ROCHESTER

URBANCREST

FOXBORO

FAULKNER

BEAVER RUN

DALEY

E BIG BEAVER

885

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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 [Signature] DATE 3/17/16

PRINT NAME: DAVID J. PARDON

PROPERTY OWNER SIGNATURE [Signature] 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.

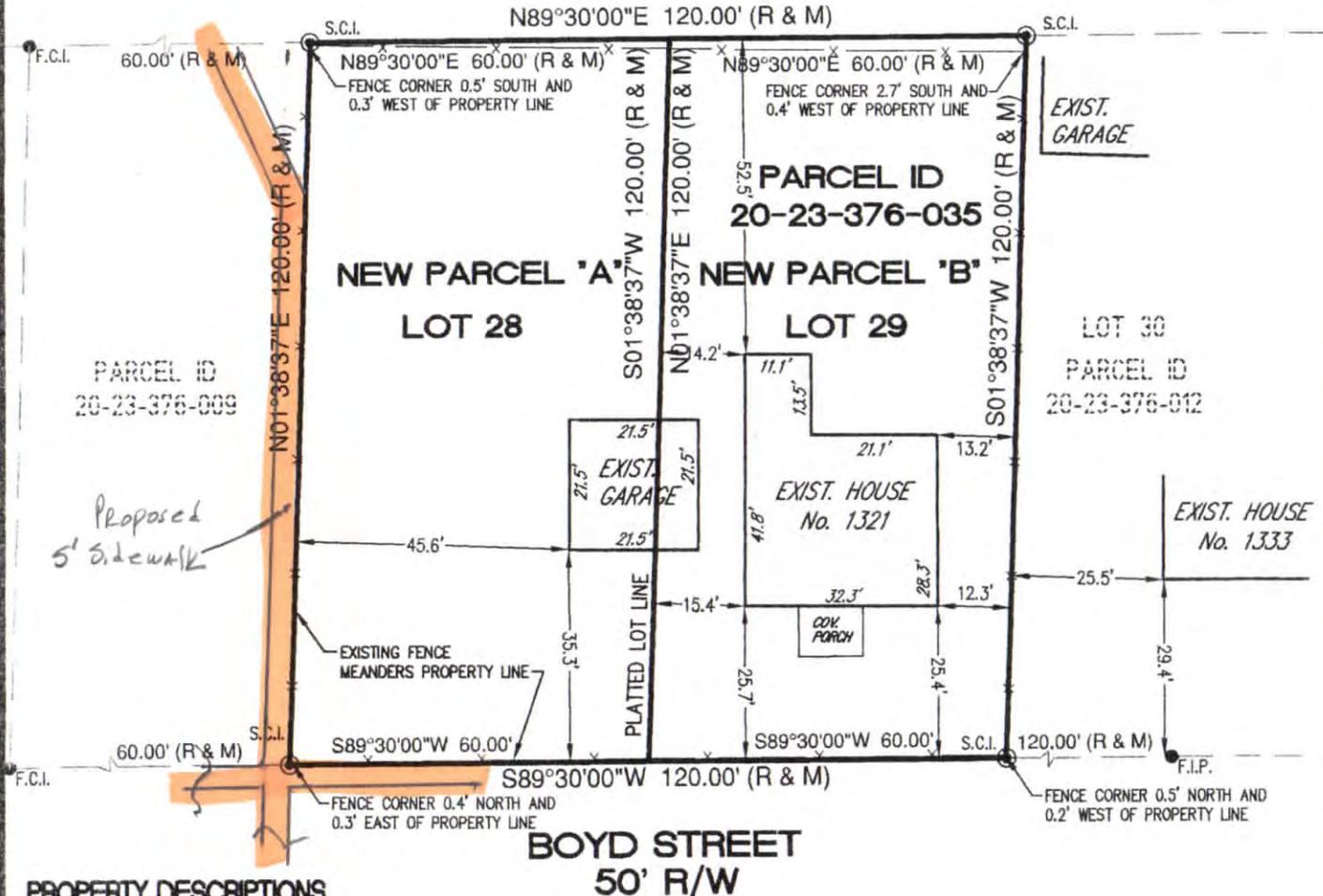
Thank you,

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.



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
20-23-376-012

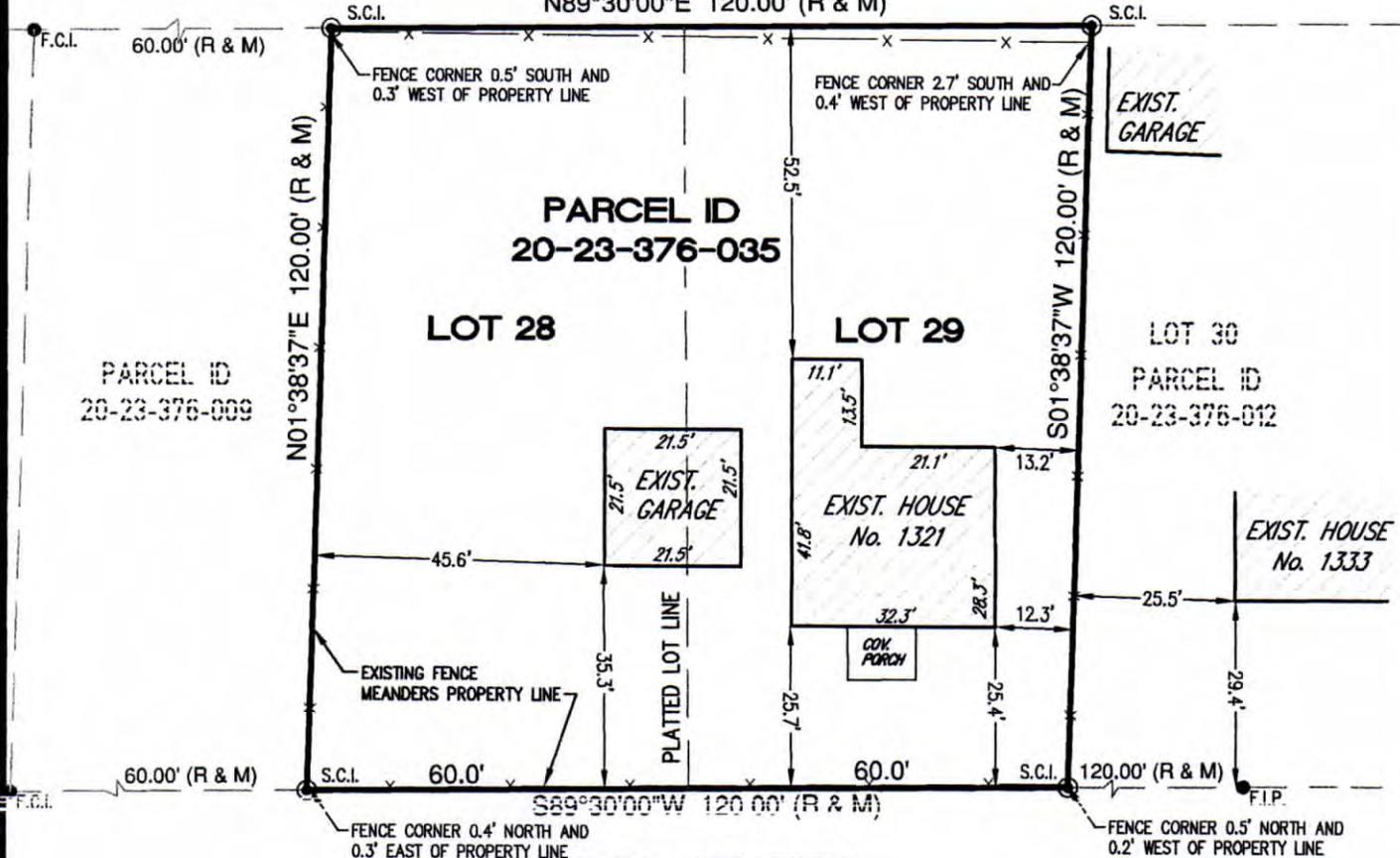
PARCEL ID
20-23-376-009

N01°38'37"E 120.00' (R & M)

S01°38'37"W 120.00' (R & M)

PLATTED LOT LINE

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.

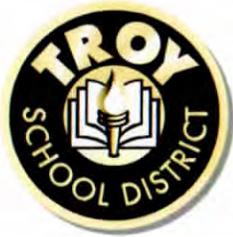
If this is approved we are asking the board to incorporate into the stipulations that the side walk would be installed at the time of construction not allowing occupancy until the side walk is completed.

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

IMG_20150219_160519.jpg







Existing House



Existing House

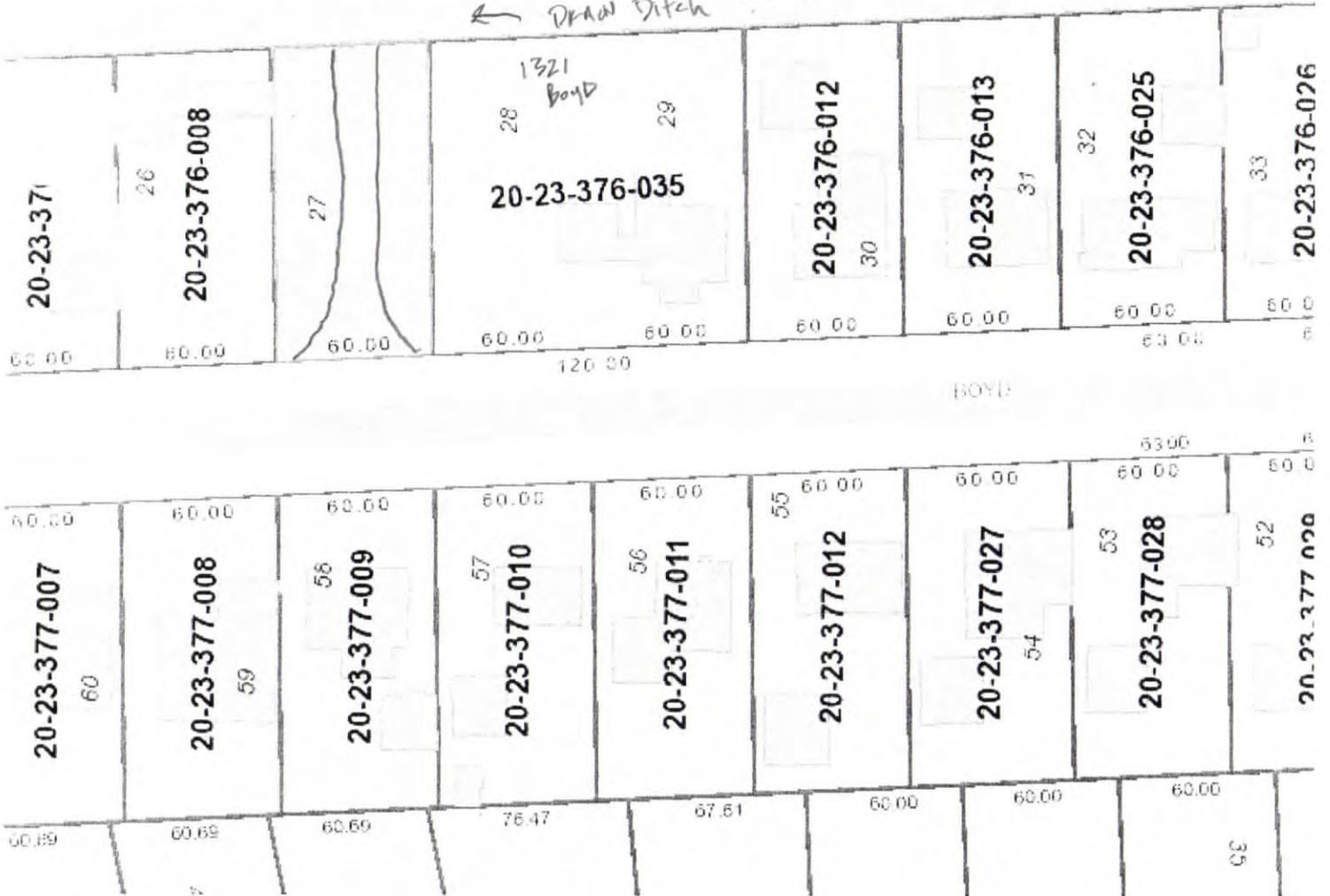
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School

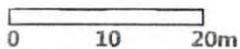


Base Map

← Drain Ditch →



Parcel Layout



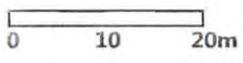
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site



EWARTO...

Aerial Base Map



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

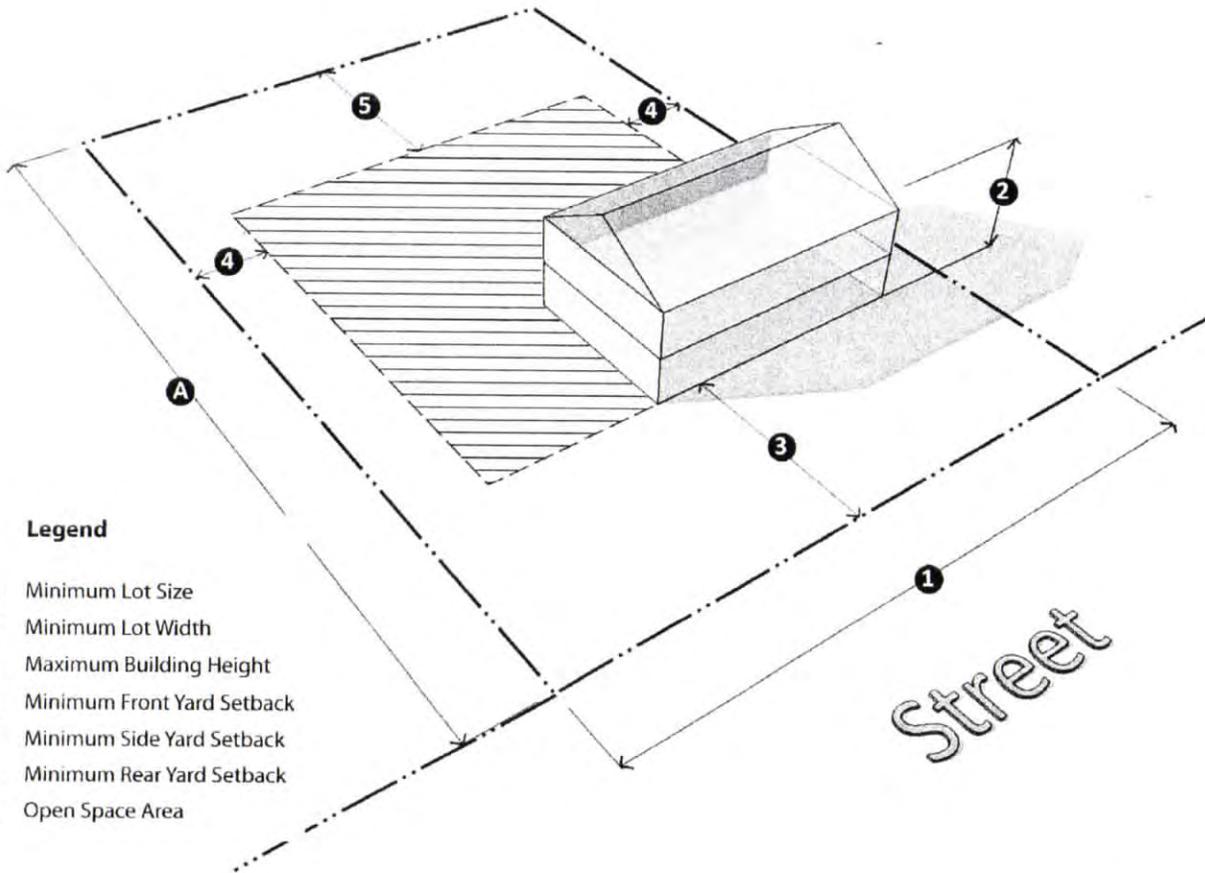
KNOW ALL MEN BY THESE PRESENTS That we The Royal Oak Savings Bank a Michigan corporation by C.A. Lehman Vice President and E.D. Skinner Cashier as mortgagee, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "BEAVER RUN SUBDIVISION" Part of S. W. 1/4 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.	Width in Ft.	Frontage in Ft.	In Stories	In Feet	Front	Sides		Rear		
	1	1	1	2	2	3	Least One 4	Least Two 4	5		
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	1,400	30%
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	1,400	30%
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	1,200	30%
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	1,000	30%
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	1,000	30%

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

On April 19, 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 (arrived 7:48 p.m.)
Allen Kneale
David Lambert
Philip Sanzica

Also Present:

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

2. APPROVAL OF MINUTES – March 15, 2016

Moved by Lambert
Seconded by Desmond

RESOLVED, to approve the March 15, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – Item 4A withdrawn by applicant, noted by Board.

4. HEARING OF CASE

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

Moved by Lambert
Seconded by Clark

RESOLVED, to deny the variance.

Yes: Lambert, Clark

No: Eisenbacher, Kneale, Sanzica, Desmond

MOTION FAILS

Moved by Kneale
Seconded by Lambert

RESOLVED, to deny the variance.

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

MOTION FAILS

Moved by Lambert
Seconded by Kneale

RESOLVED, to postpone the request to the May 17, 2016 regularly scheduled Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – The Board acknowledged receipt of the Master Plan status memo from the Planning Director.
6. MISCELLANEOUS BUSINESS – None.
7. PUBLIC COMMENT – None
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:32 p.m.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

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.

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

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.

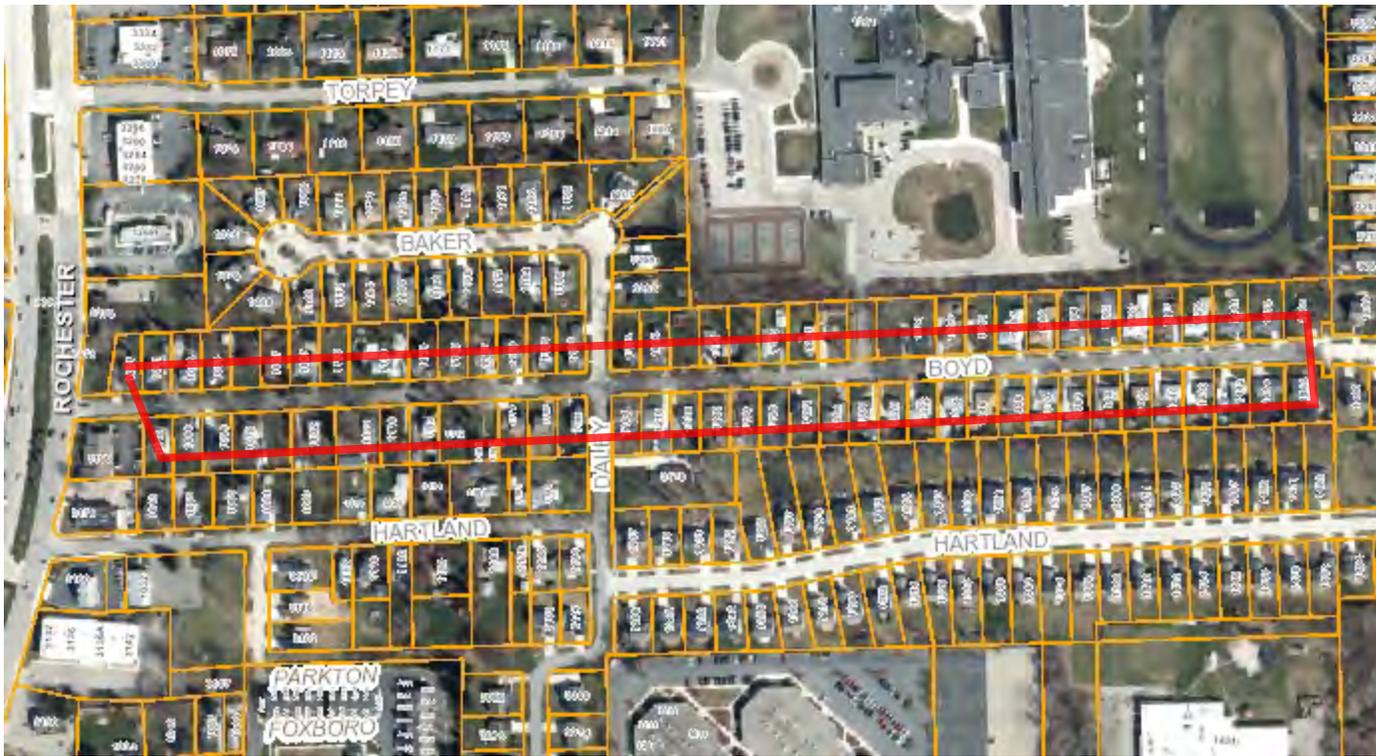
- Variance would be contrary to public interest.
- Variance would have an adverse effect to surrounding property.
- Petitioner did not demonstrate a hardship.

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: 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
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

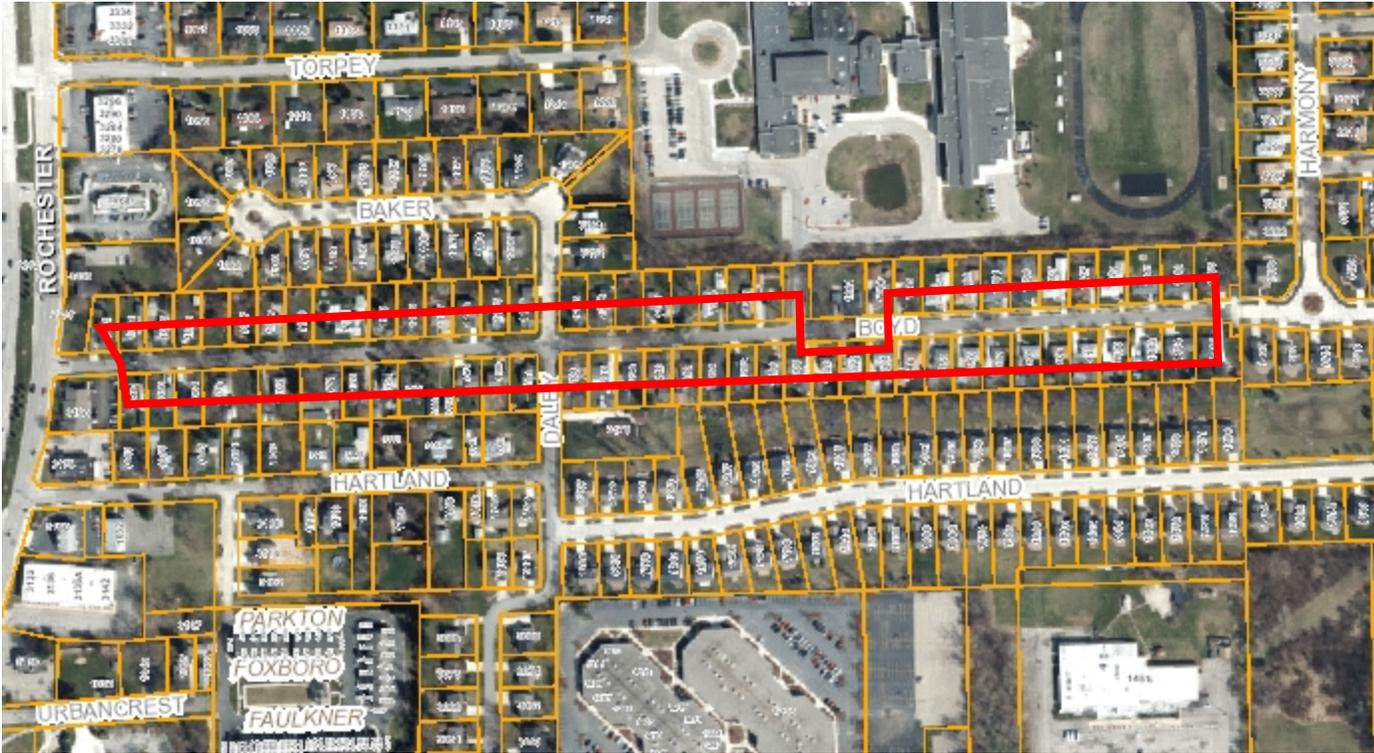
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	60	7,199
Address:	Parcel Frontage:	Area (SQFT):
1358 BOYD	63	7,339
Address:	Parcel Frontage:	Area (SQFT):
1296 BOYD	60	7,281
Address:	Parcel Frontage:	Area (SQFT):
1122 BOYD	90	10,795
Address:	Parcel Frontage:	Area (SQFT):
1453 BOYD	72	8,639
Address:	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
Area Standard Deviation	1,805



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



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: 1041 BOYD	Parcel Frontage: 60	Area (SQFT): 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
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

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