

## 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 and come up to the podium. 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.



# ZONING BOARD OF APPEALS MEETING AGENDA

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

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

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**September 20, 2016**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF MINUTES – August 16, 2016
3. APPROVAL OF AGENDA
4. HEARING OF CASES
  - A. VARIANCE REQUEST, THOMAS LEININGER OF ADVANCED BUILDERS, 1941 FRENCH CREEK – In order to construct a roofed patio enclosure without walls, a 6 foot variance to the required 45 foot rear yard setback.  
  
ZONING ORDINANCE SECTION: 4.06 (C) R-1B Zoning District
  - B. VARIANCE REQUEST, KEITH N. LEE, 2116 BRINSTON – A variance to allow an addition to a nonconforming pool deck. The addition has already been constructed. The pool is nonconforming because it is located in a front yard.  
  
ZONING ORDINANCE SECTION: 14.04 (A)
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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On August 16, 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  
David Lambert  
Paul McCown

Also Present:

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

2. APPROVAL OF MINUTES – July 19, 2016

Moved by Lambert  
Seconded by McCown

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

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

No changes.

4. HEARING OF CASE

VARIANCE REQUEST, JAMES HALL FOR FUNSPACE DIRECT, LLC, 1204 ROTHWELL – In order to construct a pergola at the rear of the house, a 15 foot variance from the required 45 foot rear yard setback.

Moved by Lambert  
Seconded by McCown

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS

Moved by Desmond  
Seconded by McCown

RESOLVED, to request the Planning Commission study a potential Zoning Ordinance Amendment that would allow additions, such as pergolas without a solid roof or any walls, to encroach into the rear yard setback.

Yes: All

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:01 p.m.

Respectfully submitted,

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Glenn Clark, Chairman

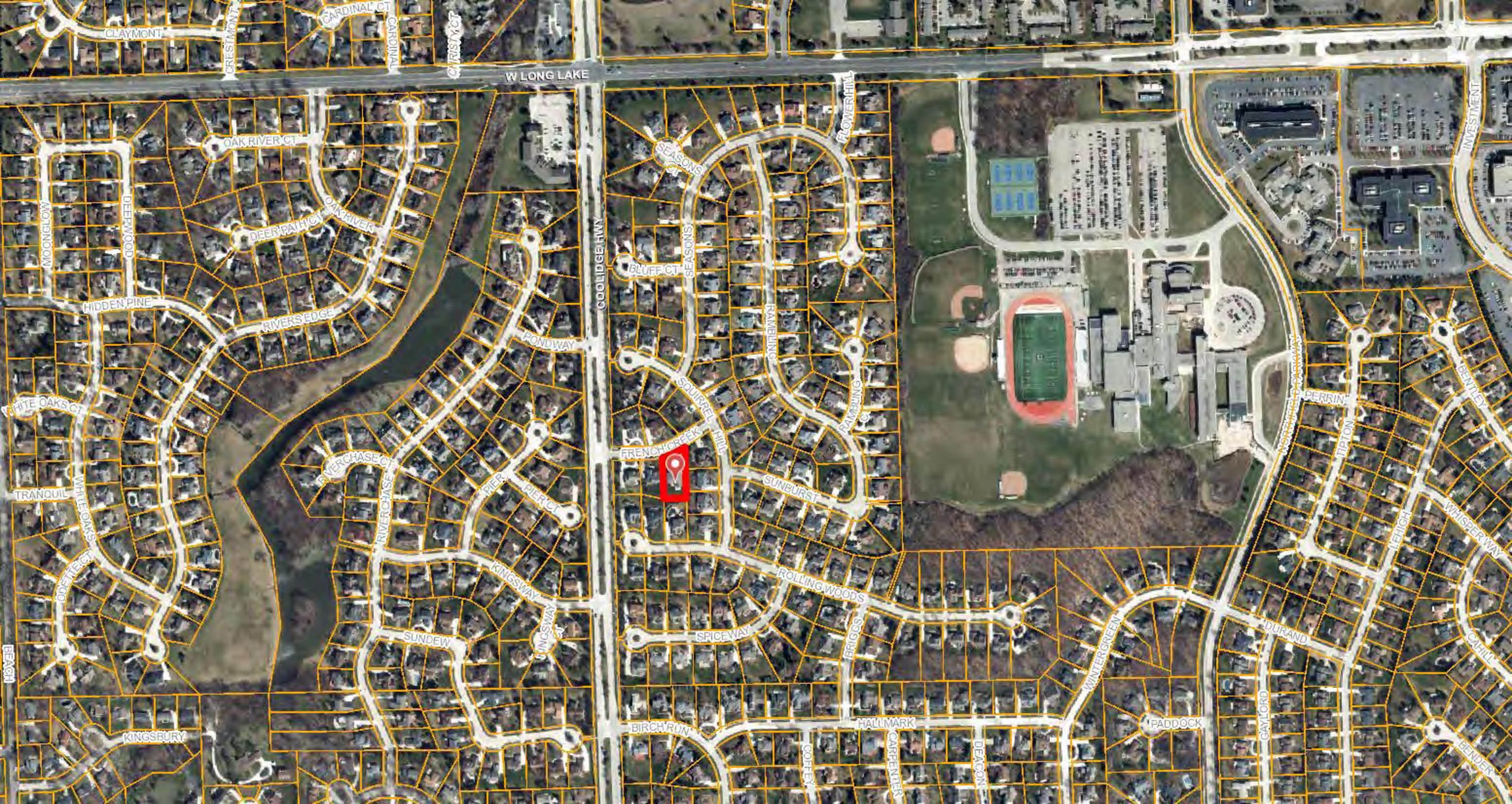
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Paul Evans, Zoning and Compliance Specialist

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4. HEARING OF CASES

- A. VARIANCE REQUEST, THOMAS LEININGER OF ADVANCED BUILDERS, 1941 FRENCH CREEK – In order to construct a roofed patio enclosure without walls, a 6 foot variance to the required 45 foot rear yard setback.



CLAYMONT

OAK RIVER CT

W LONG LAKE

SEASONS CT

FLOWERHILL

MOONGLOW

DEEPWOOD

DEER PATH CT

OAK RIVER

BLUFF CT

COOLIDGE HWY

HIDDEN PINE

RIVERS EDGE

PONDWAY

SEASONS

RAMBLING

FRANKLIN

PERRIN

WHITE OAKS CT

RIVERS EDGE

PONDWAY

SQUIREL HILL

RAMBLING

FRANKLIN

TIPTON

TRANQUIL

WHITE OAKS

RIVERCHASE CT

PIER

PIER CT

FRENCH CREEK

SUNBURST

WHISPERWAY

ODETTE CT

RIVERCHASE

PIER

PIER CT

FRENCH CREEK

SUNBURST

KEIGH

KINGSEBURY

SUNDEW

KINGSWAY

KINGSWAY

SPICEWAY

ROLLING WOODS

DURAND

KINGSEBURY

SUNDEW

KINGSWAY

KINGSWAY

SPICEWAY

ROLLING WOODS

DURAND

BIRCH RUN

HALL MARK

PADDOCK

KINGSEBURY

GOETEN

CARPENTER

DEACON

GAYLORD

BENDER





745

4769

4744

4720

4712

4704

4680

4688

4606

4761

1922

1972

1954

4734

4753

4718

4745

4739

4733

4742

4698

1874

1858

1840

1998

1977

1959

1941

4683

4665

1875

1857

1839

1821

1974

1956

1938

4647

4629

1880

1868

PIER

FRENCH CREEK

SQUIRREL HILL

SUNBURST

SQUIRREL HILL

RAMELING

PIER CT



FRENCH CREEK

COOLIDGE HWY

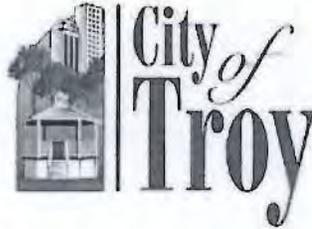
SQUIRREL HILL

SUNBURST

PIER  
OF

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



RECEIVED  
FEE \$150.00  
AUG 23 2016  
PLANNING

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 29 DAYS BEFORE THE MEETING DATE.

- 1. ADDRESS OF THE SUBJECT PROPERTY: 1941 FRENCH Creek DR
- 2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-17-151-003
- 3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: REAR YARD SETBACK
- 4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO RI-B
- 5. APPLICANT:
  - NAME ADVANCED BUILDERS THOMAS LEWINGTON
  - COMPANY \_\_\_\_\_
  - ADDRESS 8345 HEN RD
  - CITY UTICA STATE MI ZIP 48317
  - PHONE 586-254-4466
  - E-MAIL TOM@FOURSEASONSUNROOM.COM
  - AFFILIATION TO THE PROPERTY OWNER: CONTRACTOR

NO walls

6. PROPERTY OWNER:

NAME Ranga KETANI  
 COMPANY \_\_\_\_\_  
 ADDRESS 1941 FRENCH CREEK DR  
 CITY Troy STATE MI ZIP 48098  
 TELEPHONE 313 506-1658  
 E-MAIL \_\_\_\_\_

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

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

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

APPLICANT SIGNATURE Thomas W. Leininger DATE 8-23-2016  
 PRINT NAME: Thomas W. Leininger

\* PROPERTY OWNER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_

*See attached BCBA application for property owner signature / RLK*

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.

6. APPLICANT INFORMATION:

NAME THOMAS LEININGER  
COMPANY ADVANCED BUILDERS  
ADDRESS 8345 Hill Rd  
CITY UTICA STATE MI ZIP 48317  
TELEPHONE 586-254-4466  
E-MAIL Tom@FourSeasonsSunRoom.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: CONTRACTOR

8. OWNER OF SUBJECT PROPERTY:

NAME RANA KETAN  
COMPANY \_\_\_\_\_  
ADDRESS 1941 FRENCH CREEK DR  
CITY TROY STATE MI ZIP 48098  
TELEPHONE 313 506-1658  
E-MAIL \_\_\_\_\_

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

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

I, [Signature] (PROPERTY OWNER), HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT [Signature] DATE 8-23-2016

PRINT NAME: THOMAS W LEININGER

SIGNATURE OF PROPERTY OWNER [Signature] DATE 8/23/2016

PRINT NAME: KETAN RANA

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). 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 electronic mail.

8345 HALL ROAD UTICA MI. 48317 586-254-4466

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August 23, 2016

To whom it may concern,

Re: 1941 French Creek Dr.

We are requesting a rear yard variance of 6' to cover our raised paver patio. This patio cover will not impact the neighbors view. The steep pitch of the roof and all of the gable ends. Makes this the only architecturally correct location on the back of my house.

Thank you for your consideration.

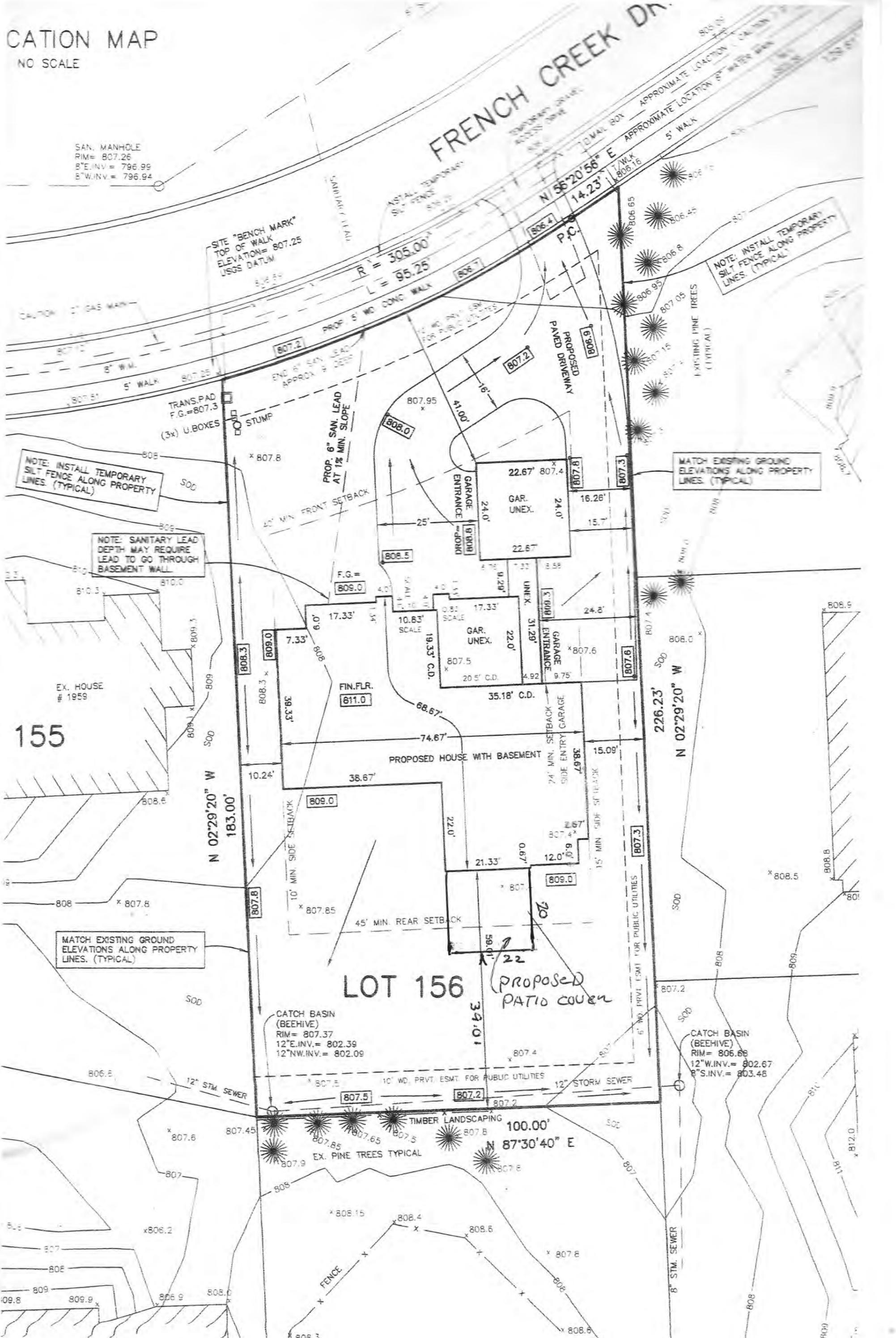
Best Regards,

Ketan Rana

**CATION MAP**  
NO SCALE

SAN. MANHOLE  
RIM = 807.26  
8"E. INV. = 796.99  
8"W. INV. = 796.94

**FRENCH CREEK DR.**



NOTE: INSTALL TEMPORARY SILT FENCE ALONG PROPERTY LINES. (TYPICAL)

NOTE: SANITARY LEAD DEPTH MAY REQUIRE LEAD TO GO THROUGH BASEMENT WALL.

MATCH EXISTING GROUND ELEVATIONS ALONG PROPERTY LINES. (TYPICAL)

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CATCH BASIN (BEEHIVE)  
RIM = 806.68  
12"E. INV. = 802.67  
8"S. INV. = 803.48

CATCH BASIN (BEEHIVE)  
RIM = 807.37  
12"E. INV. = 802.39  
12"NW. INV. = 802.09

155

**LOT 156**

PROPOSED PATIO COVER

N 02°29'20" W  
183.00'

N 226°23' W  
226.23'

N 87°30'40" E  
100.00'

TRANS. PAD  
F.G. = 807.3  
(3x) U. BOXES

PROP. 6" SAN. LEAD  
AT 1% MIN. SLOPE

45' MIN. FRONT SETBACK

10' MIN. SIDE SETBACK

45' MIN. REAR SETBACK

7'4" MIN. SIDE SETBACK

15' MIN. SIDE SETBACK

SITE "BENCH MARK"  
TOP OF WALK  
ELEVATION = 807.25  
USGS DATUM

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**ADVANCED BUILDERS**

**RANA KETAN  
1941 FRENCH CREEK DR.  
TROY MI 48098**

**PATIO COVER  
SPECIFICATIONS**

FOURSEASONS CATHEDRAL ROOF ONLY

COLOR ROOF PANLES WOOD GRAIN SANDTONE  
POSTS AND BEAMS SANDTONE

WORK TO BE DONE BY  
ADVANCED BUILDERS

PLANS DRAWN

BUILD ONE 19' X 20' CATHEDRAL ROOF  
WITH NO WALLS

WORK BY OTHERS OR NOT  
INCLUDED

ELECTRICAL

PLUMBING OR MACHANICAL

INSTALLATION OF SMOKE DETECTORS

FINISH FLOOR

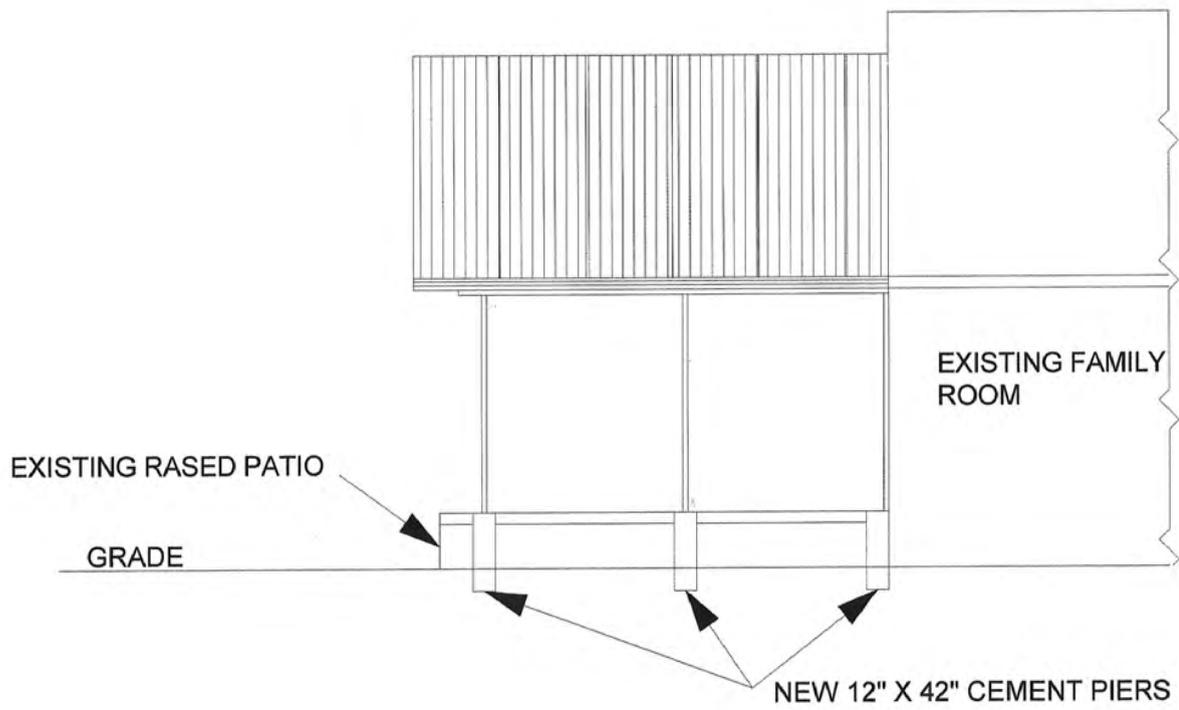
PAINTING OR STAINING

LANDSCAPING

I HAVE REVIEWED AND APPROVED THE  
BUILDING PLANS

K. Rana 7-28-2016  
CUSTOMER SIGNATURE DATE

**Title**



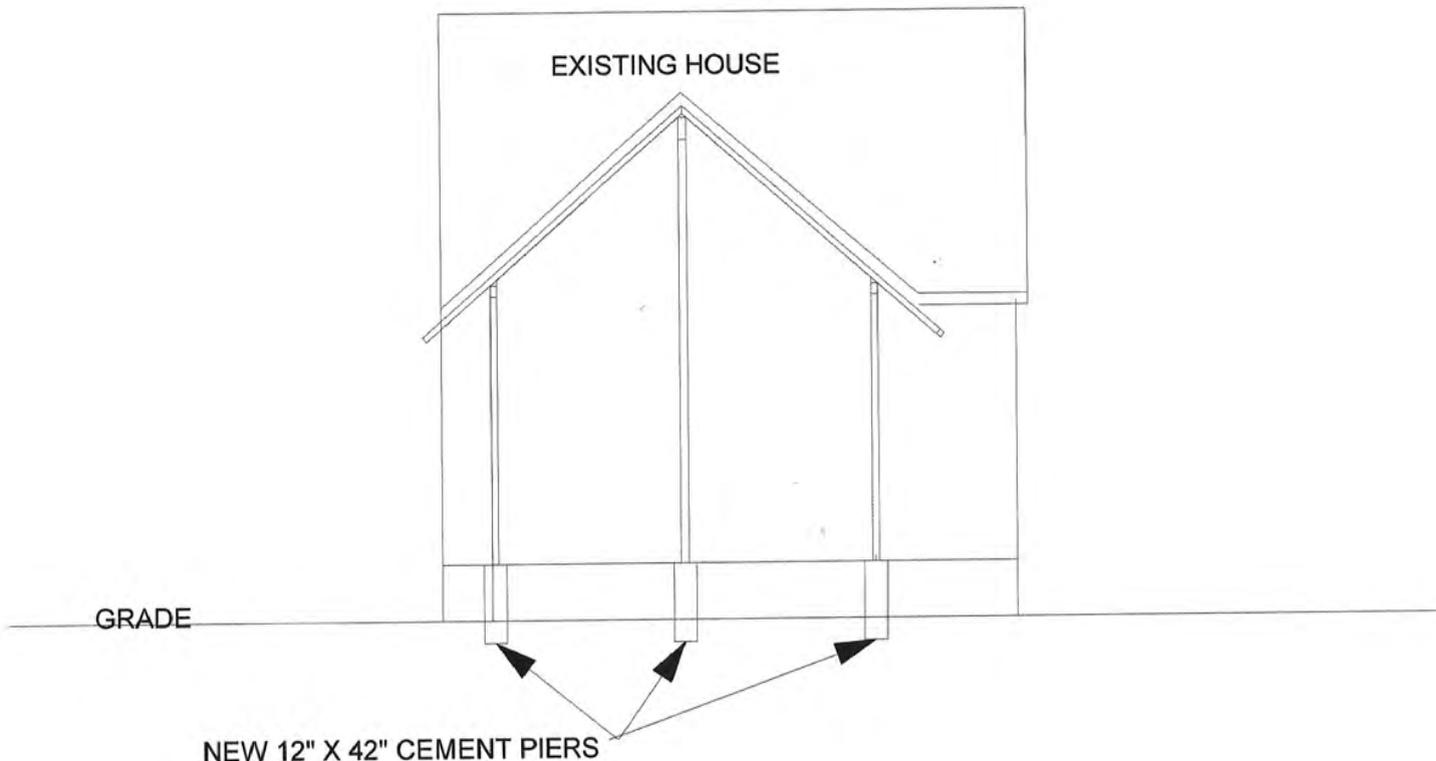
# Right Elevation

Project No: 1791	Revision #	Revision Date:	Revision By:	File Name: KETAN.rvt
Date: 7-16-2016				Sheet Number: 5 of 5
Drawn By: TOM				Notes: note comes here...
Scale: 1/8" = 1'-0"	Project Name: KETAN			

**Four Seasons Solar Products LLC**  
 ADVANCED BUILDERS  
 8345 HALL RD  
 UTICA MI 48317  
 586 254-4466  
 FRED

Customer Name: KETAN  
 Customer Address: 1941 FRENCH CREEK DR.  
 TROY MI 48098  
 Customer Phone # 313 506-1656



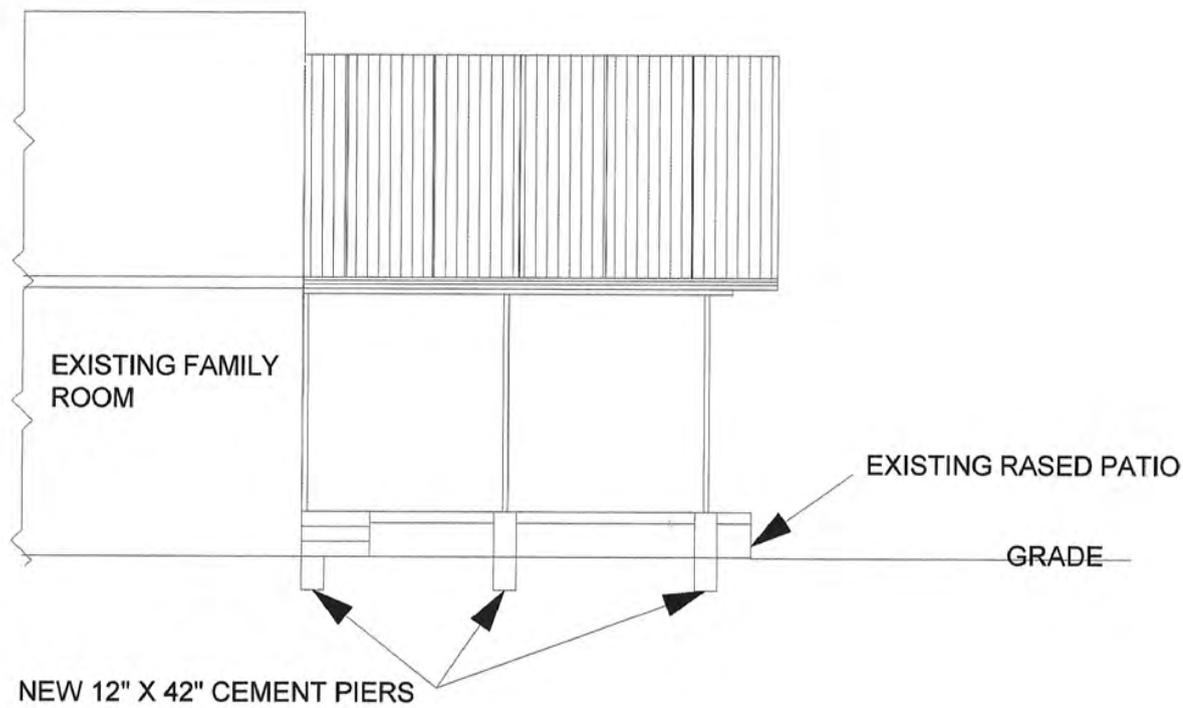


# Front Elevation

Project No: 1791	Revision #	Revision Date:	Revision By:	File Name: KETAN.rvt
Date: 7/18/2018				Sheet Number: <b>4 of 5</b>
Drawn By: TOM				
Scale: 1/8" = 1'-0"	Project Name: KETAN	Notes: note comes here...		

<b>Four Seasons Solar Products LLC</b> ADVANCED BUILDERS 8345 HALL RD UTICA MI 48317 586 254-4466 FRED	Customer Name <b>KETAN</b> Customer Address <b>1941 FRENCH CREEK DR.          TROY MI 48098</b> Customer Phone # <b>313 506-1658</b>
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# Left Elevation

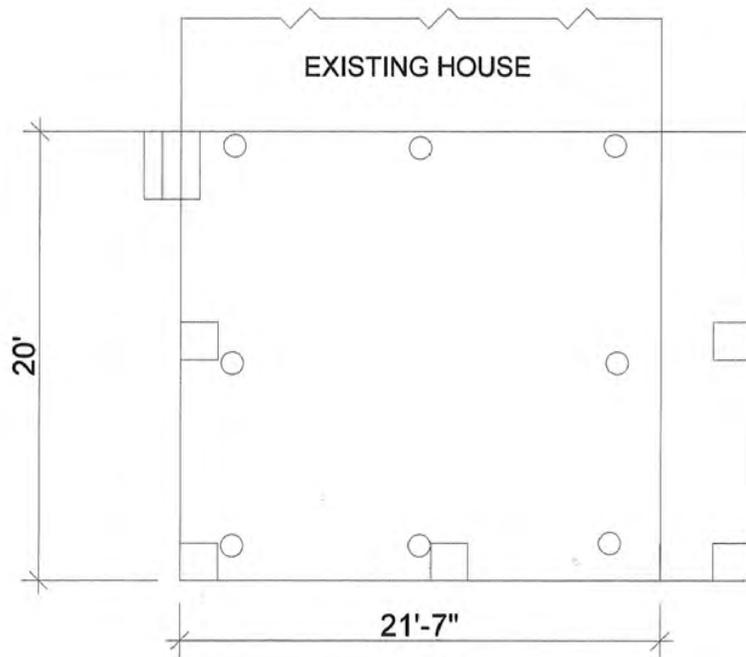
Project No. 1791	Revision #	Revision Date:	Revision By:	File Name: KETAN.dgn
Date: 7-18-2018				Sheet Number: <b>3 of 5</b>
Drawn By: TOM				
Scale: 1/8" = 1'-0"	Project Name: KETAN	Notes: note comes here...		

**Four Seasons Solar Products LLC**  
 ADVANCED BUILDERS  
 8345 HALL RD  
 UTICA MI 48317  
 586 254-4466  
 FRED

Customer Name  
 1941 FRENCH CREEK DR.  
 TROY MI 48098  
 Customer Address  
 Customer Phone # 313 506-1658







○ = 12" x 42" CEMENT FOOTING

# Foundation plan

Project No: 1771	Revision #	Revision Date:	Revision By:	File Name: KETAN.pln
Date: 7-15-2016				Sheet Number: <b>1 of 5</b>
Drawn By: TOM				
Scale: 1/8" = 1'-0"	Project Name: KETAN		Notes: note comes here...	

**Four Seasons Solar Products LLC**  
 ADVANCED BUILDERS  
 8345 HALL RD  
 UTICA MI 48317  
 586 254-4466  
 FRED

Customer Name  
KETAN  
Customer Address  
1941 FRENCH CREEK DR.  
TROY MI 48098  
Customer Phone # 313 506-1658

Sent from my iPhone

Begin forwarded message:

**From:** Jon Bricker <[jpbricker@yahoo.com](mailto:jpbricker@yahoo.com)>  
**Date:** August 23, 2016 at 11:50:30 PM EDT  
**To:** Ketan Rana <[gastromichigan@gmail.com](mailto:gastromichigan@gmail.com)>  
**Subject:** Re: Permit for 1941 French Creek Dr  
**Reply-To:** Jon Bricker <[jpbricker@yahoo.com](mailto:jpbricker@yahoo.com)>

Hi Ketan,

Thanks again for your patience. The ORE Board has approved your application. Our only request is that you do your best to check with adjoining neighbors (those who touch your lot). You might consider copying your plans and distributing them with a brief note, asking if they have any questions to contact you. Experiences in the past suggest that this is a great way to ensure that any input has been provided in advance, rather than after you have begun or completed construction.

Please do not hesitate to contact me with any questions.

Jon Bricker  
4647 Squirrel Hill Drive  
248-259-1814

---

**From:** Ketan Rana <[gastromichigan@gmail.com](mailto:gastromichigan@gmail.com)>  
**To:** Jon Bricker <[jpbricker@yahoo.com](mailto:jpbricker@yahoo.com)>; Oak River East Email <[oakrivereast@gmail.com](mailto:oakrivereast@gmail.com)>  
**Sent:** Tuesday, August 23, 2016 9:08 AM  
**Subject:** Permit for 1941 French Creek Dr

Hello Jon,  
I was hoping you have arrived at a decision regarding my permit. I would like to have that along with my application to the City of Troy.  
Thank you

Ketan Rana

Sent from my iPhone



# BUILDING PERMIT APPLICATION

CITY OF TROY  
DEPARTMENT OF BUILDING INSPECTIONS  
500 W. BIG BEAVER ROAD  
TROY, MICHIGAN 48084  
248-524-3344

Check # \_\_\_\_\_  
**RECEIVED**

AUG 15 2016

CITY OF TROY  
BUILDING DEPT.

**BUILDING**

Date: \_\_\_\_\_ PB 2016-1764

### Project Information

Job Address: 1941 FRENCH CREEK DR Suite # \_\_\_\_\_  
Lot: 156 Subdivision: OAK RIVER EAST #2 Sidwell # 88-20-17-151-003

### Building Type

Industrial  Office  Commercial  
 Residential  Duplex  Condo  Multiple  Other \_\_\_\_\_

### Request for Building Permit To:

Construct  Complete  Add to  Alter  Repair  Demolish  Other PATIO ROOF  
 New Building  Existing Structure  Tenant Space  
 Garage/Accessory Building  Deck  Patio  Pool  Spa  Other \_\_\_\_\_

Additional Information on location of Construction (Floor/area of bldg.) 20421'7"

Size of Bldg./Addition/Tenant Space/Garage/Deck/etc.: 20421'2" PATIO COVER

ZONING: R-1B USE GROUP: R-3 CONST. TYPE: ALUMINUM 5B

ESTIMATED COST OF CONSTRUCTION \$ 10,000 By Contractor \$ \_\_\_\_\_ By Department

### Applicant Information

Name: ADVANCED BUILDERS Phone: 586 254 4466 Fax: 586 254 0447  
Address: 8345 MAH RD City: UTICA State: MI Zip: 48312  
License # 2101065591 Federal ID # 38-2809223 MESC # 1085944 Comp. Carrier LIBERTY MUTUAL  
Email: \_\_\_\_\_ Preferred Contact # /Name \_\_\_\_\_

Check if you would like email notification of any violations

### Owner Information

Name: Rana Ketan Phone: 313 506 1658 Fax: \_\_\_\_\_  
Address: 1941 FRENCH CREEK DR City: TROY State: MI Zip: 48098

PLOT PLANS SHALL BE Submitted on Separate Sheets and shall show all easements and measurements (must be correct and in detail). Show all streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines.

I, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

### Homeowner Affidavit

I hereby certify that the work described on this permit application shall be installed **by myself in my own home** in which I am living or about to occupy. All work shall be installed in accordance with the State of Michigan Building Code and shall not be enclosed, covered up or occupied until it has been **inspected** and **approved**. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

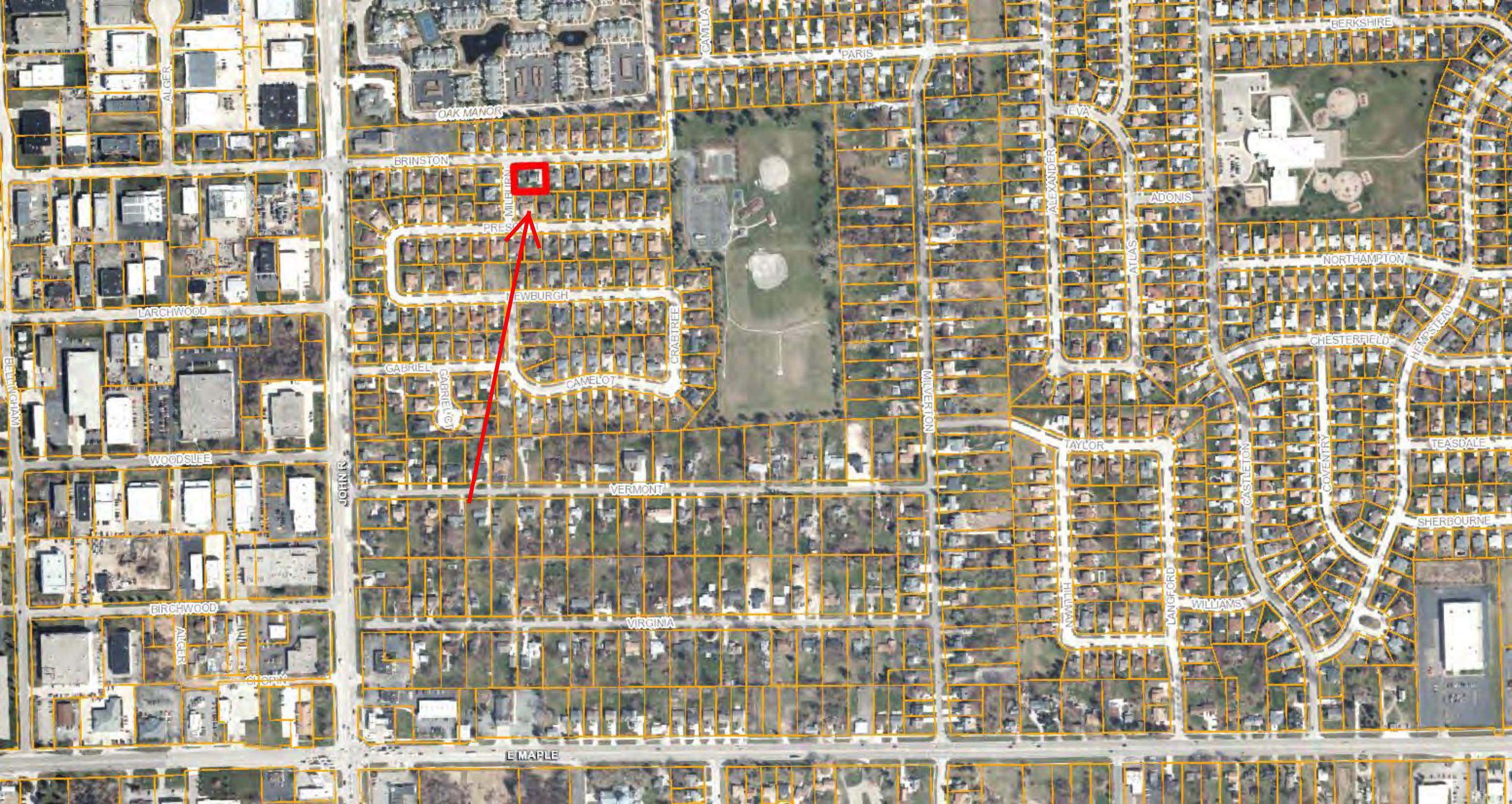
Signature & Print Name: [Signature] Date: 8/8/16  
(Owner's signature indicates compliance with homeowner's affidavit)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ Notary Public, \_\_\_\_\_ County, Michigan  
My commission expires \_\_\_\_\_

**A SOIL EROSION PERMIT MAY BE NECESSARY FOR YOUR BUILDING PERMIT TO BE PROCESSED  
PLEASE SEE THE ENGINEERING DEPARTMENT**

4. HEARING OF CASES

- B. VARIANCE REQUEST, KEITH N. LEE, 2116 BRINSTON – A variance to allow an addition to a nonconforming pool deck. The addition has already been constructed. The pool is nonconforming because it is located in a front yard.



E MAPLE

VIRGINIA

VERMONT

CAMELOT

NEWBURGH

PRES

BRINSTON

OAK MANOR

PARIS

BERKSHIRE

EVA

ADONIS

NORTHAMPTON

CHESTERFIELD

HENNSTEAD

TEASDALE

SHERBOURNE

WILLIAMS

TAYLOR

CASTLETON

COVENTRY

LANGFORD

HILLMAN

MILVERTON

ALEXANDER

CAMILLA

ALGER

LARCHWOOD

WOODSLEE

BIRCHWOOD

ALGER

JOHN R

BIRMINGHAM



2287

2275

2223

2211

2199

2187

2175

2163

2151

2139

2127

2115

2103

2234

2220

2206

2192

2178

2164

2116

2179

2100

2086

2072

2058

2044

2225

2213

2201

2189

2177

2165

2153

2151

2165

2107

2095

2083

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2226

2214

2202

2190

2178

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2154

2142

2130

2118

2106

2094

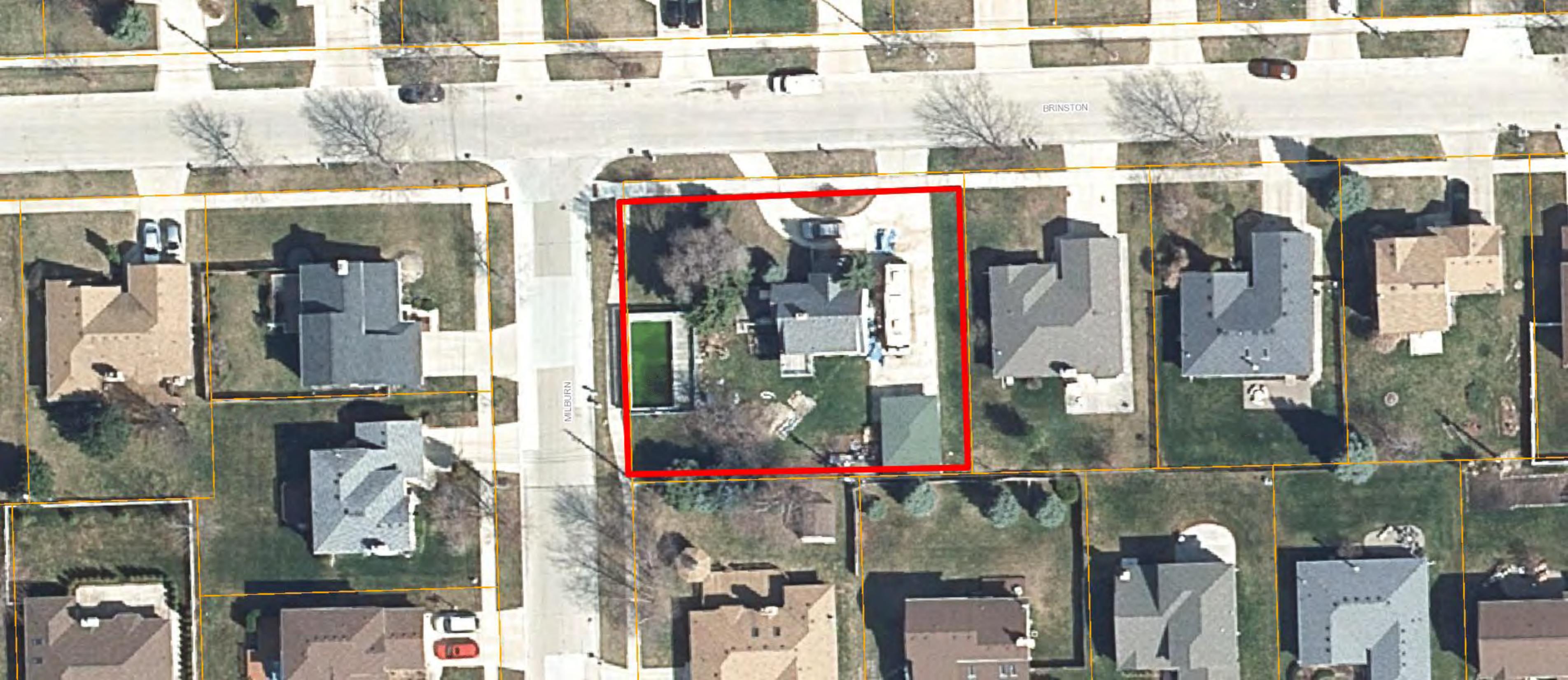
2082

2070

BRINSTON

MILBURN

PRESCOTT



BRINSTON

MILBURN

1990 AERIAL



2116 BRINSTON

## 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](mailto: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: 2116 Brinston
2. PROPERTY TAX IDENTIFICATION NUMBER(S): \_\_\_\_\_
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: \_\_\_\_\_
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NONE
5. APPLICANT:  
NAME Keith N. Lee  
COMPANY Home Owner  
ADDRESS 2116 Brinston  
CITY Troy STATE Michigan ZIP 48083  
PHONE C# 313-410-3912 W. 248-855-1234  
E-MAIL ALERTdrivingSchl@yahoo.com  
AFFILIATION TO THE PROPERTY OWNER: Home Owner

6. PROPERTY OWNER:

NAME Keith N. Lee  
 COMPANY Home Owner  
 ADDRESS 2116 Brinston  
 CITY Troy STATE Michigan ZIP 48083  
 TELEPHONE C# 313-410-3912 W. 248-855-1234  
 E-MAIL ALERTdrivingSchl@ 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.

[Signature] (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 8-22-2016

PRINT NAME: KEITH N. LEE

PROPERTY OWNER SIGNATURE [Signature] DATE 8-22-2016

PRINT NAME: KEITH N. LEE

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.



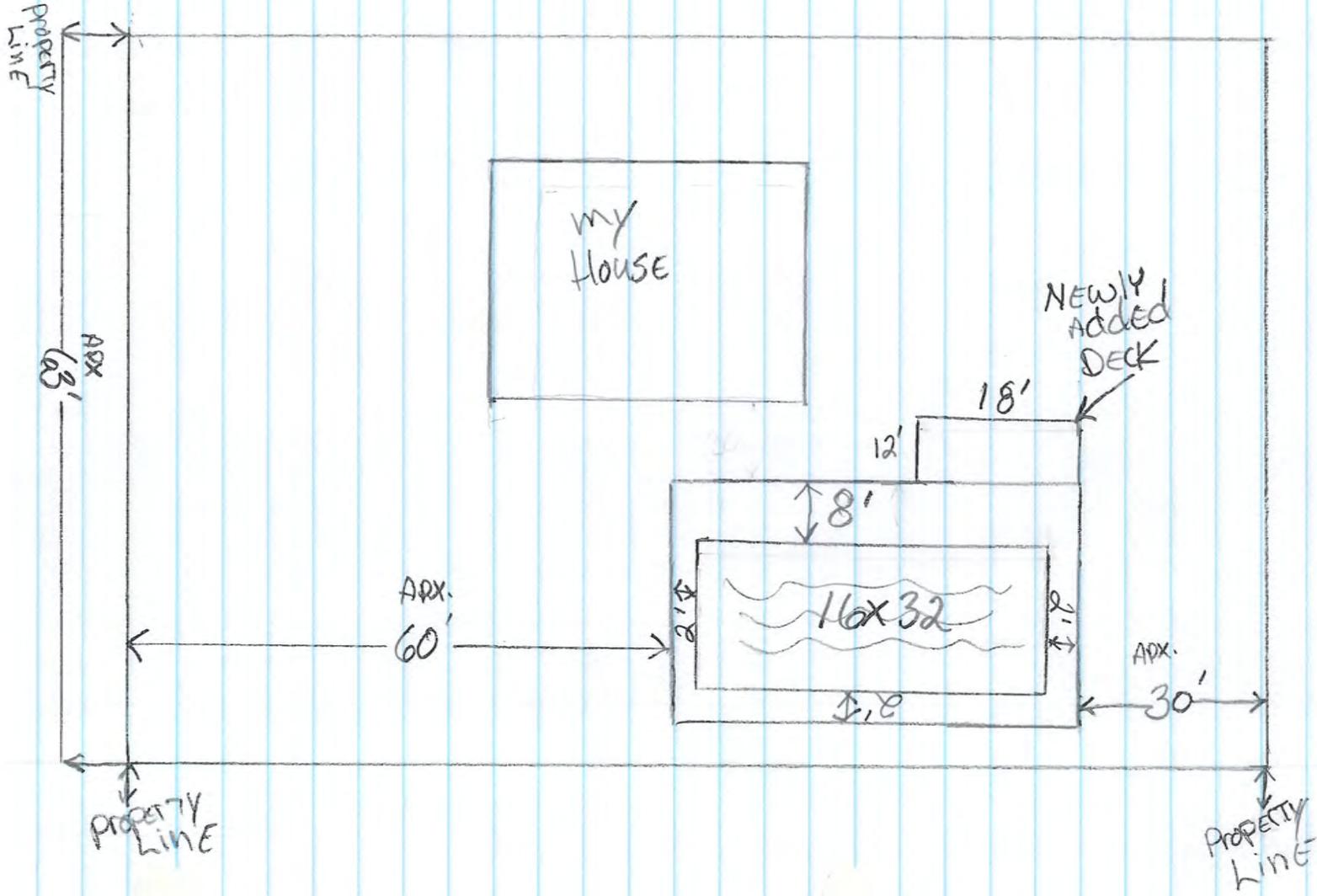
Google earth





Keith Lee  
2116 Brinston  
Troy mich.

# VARIANCE REQUEST FOR NEWLY ADDED POOL DECK



(CHARACTERISTICS OF PROPERTY)

- A. The lot is larger than the other lots in the subdivision
- B. The property is a corner lot
- C. The added deck went toward my property only
- D. There is plenty of depth & width on the property
- E. Space is not limited

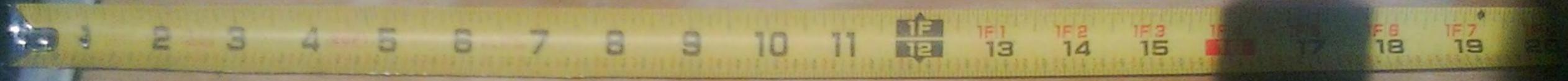
Proposed variance will only be harmful to a spot on my lawn of 12' x 18' it will not impair supply of light to any adjacent property or vegetation.

In the 25 years I have never done any alterations to the pool. I did this for safety reasons, the east decking is made up with 4x8 sheets of treated plywood when you put out the 6" lounge chairs this leaves approx. 22" of walkway width before falling into the pool, my 2 5 year old granddaughters have moved back to Royal Oak and I wanted to give them more room w/ their towels while walking around the pool and adults as well.

















ADDITION

WHITE HAWK

JAYCO

















49251 Scheonherr  
Shelby Twp., MI 48315

(586) 918-0051

PROPOSAL SUBMITTED TO: <i>Keith Lee</i>	PHONE	DATE <i>8-24-16</i>
STATE AND ZIP CODE	IF DEPOSIT RECEIVED BY: _____	
	SCHEDULE WORK FOR: _____ (WEATHER PERMITTING)	

DESCRIPTION OF MATERIAL USED LINERS ARE 20 MIL. 100% VIRGIN VINYL	MATERIAL	LABOR	TOTAL
<i>16 x 32 Henderson Pool Pool walls are 3/4" treated plywood in very good condition. The existing pool frame is also in very good condition. A+A Pools replaced the pool liner and re-trowed the sand bottom. This pool is in like new condition and will be around for a long time.</i>			
ADDITIONAL LABOR AND MATERIAL REQUIRED DUE TO HIGH WATER TABLE			
LABOR SOURCE: CITY - OTHER			
SPECIAL INSTRUCTIONS:	TOTAL MATERIAL		
	TOTAL LABOR		
	SALES TAX		
	TOTAL		

I propose to furnish material and labor - complete in accordance with above specification, for the amount of \$ \_\_\_\_\_

Deposit due upon acceptance of Proposal: \$ \_\_\_\_\_ Balance Due: \$ \_\_\_\_\_  
Payment due upon substantial completion in Cash, Certified Check or Money Order.  
Warranties expressed or implied cover only the materials and labor listed in this proposal.

Agreements, provisions and conditions on the reverse side hereof referred to and incorporated herein as part of this contract and this contract and any plans and specifications attached hereto constitute the entire agreement between the parties.

Authorized Signature: *Sub Scripture*

Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation above specifications involving extra costs will be executed only upon written instructions, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, weather or delays beyond our control.

Note: this proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.