

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.

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
Daniel Aguas, Thomas Desmond, Allen Kneale, David Lambert, Philip Sanzica
Orestis Kaltsounis (Alternate)

November 15, 2016

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – October 18, 2016
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. VARIANCE REQUEST, ERIC BRAKKE FOR MICHIGAN SUNROOMS, 5330 STANDISH – In order to construct an addition to the rear of the house, a 6.5 foot variance to the required 40 foot rear yard setback.

ZONING ORDINANCE SECTION: 4.06 (C), R-1C Zoning
 - B. VARIANCE REQUEST, TIMOTHY L. ROBB, 1765 VAN COURTLAND – In order to keep a shed at its current location, a 3 foot variance from the 6 foot required setback from both the side and rear property lines. The shed was constructed without first receiving a building permit.

ZONING ORDINANCE SECTION: 7.03 b (2) (d)
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 October 18, 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:

Daniel Agauas
Glenn Clark
Thomas Desmond
David Eisenbacher
Orestis Kaltsounis
David Lambert
Philip Sanzica

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. APPROVAL OF MINUTES – September 20, 2016

Moved by Lambert
Seconded by Eisenbacher

RESOLVED, to approve the September 20, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

No changes.

4. HEARING OF CASES

A. 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.

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the variance subject to performing aesthetic improvements to the entire pool as offered by the applicant.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, ERIC BRAKKE FOR MICHIGAN SUNROOMS, 5330 STANDISH – In order to construct an addition to the rear of the house, a 6.5 foot variance to the required 40 foot rear yard setback.

Moved by Lambert
 Seconded by Sanzica

RESOLVED, to move the item to the end of “Hearing of Cases” because no one was present to represent the application.

Yes: All

MOTION PASSED

(Refer to page 3 for further action on Agenda item B)

- C. VARIANCE REQUEST, GRANT DRYOVAGE FOR ATEX BUILDERS LLC, 633 BURTMAN – In order to rebuild a detached, nonconforming garage, a 4 foot variance from the required 6 foot side yard setback. The existing garage is nonconforming because it is set back less than 6 feet from the property line.

Moved by Eisenbacher
 Seconded by Desmond

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- D. VARIANCE REQUEST, DANIEL AND KIMBERLY ECKL, 5905 ENDICOTT – In order to build a roof over an existing uncovered front porch, a 5.5 foot variance to the required 30 foot front yard setback.

Moved by Lambert
 Seconded by Desmond

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- E. VARIANCE REQUEST, GARY ABITHEIRA, 1605 E LONG LAKE – In order to build two new houses, the property will be split and variances are requested for each of the proposed houses as follows: 1) for the proposed southerly parcel, a 3 foot variance from the required 30 foot front yard setback adjacent to Allison Drive; and 2) for the proposed northerly parcel, a 10 foot variance from the required 30 foot front yard setback adjacent to Allison Drive.

Moved by Lambert
Seconded by Sanzica

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, ERIC BRAKKE FOR MICHIGAN SUNROOMS, 5330 STANDISH – In order to construct an addition to the rear of the house, a 6.5 foot variance to the required 40 foot rear yard setback.

Moved by Lambert
Seconded by Agauas

RESOLVED, to postpone the request to the November 15, 2016 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

- 5. COMMUNICATIONS – None
- 6. MISCELLANEOUS BUSINESS – None
- 7. PUBLIC COMMENT – None
- 8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:45 p.m.

Respectfully submitted,

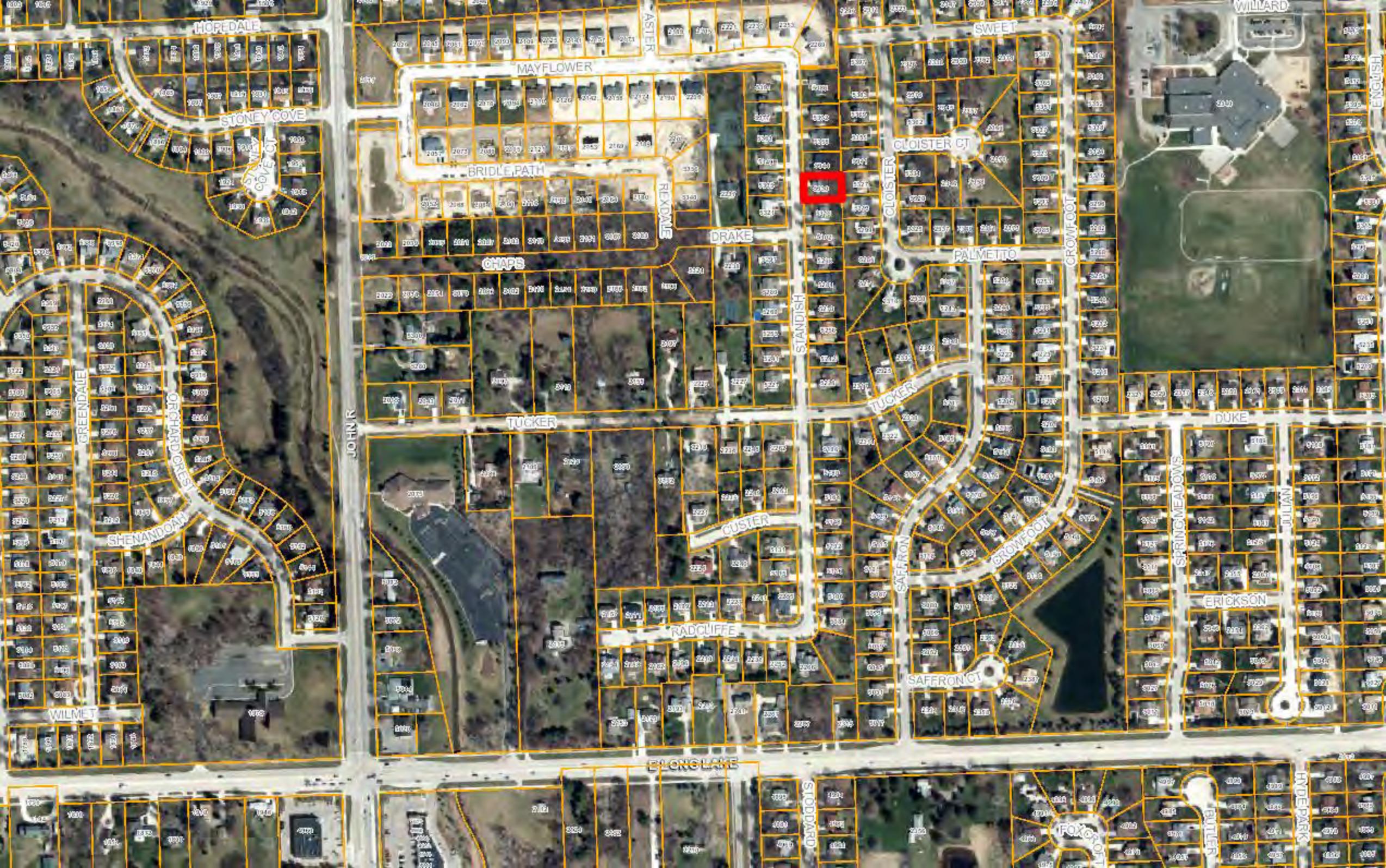
Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

4. HEARING OF CASES

- A. VARIANCE REQUEST, ERIC BRAKKE FOR MICHIGAN SUNROOMS, 5330 STANDISH – In order to construct an addition to the rear of the house, a 6.5 foot variance to the required 40 foot rear yard setback.

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



HOPEDALE

STONEY COVE

MAYFLOWER

BRIDLE PATH

CHAPS

TUCKER

RADCLIFFE

LONG LAKE

ASTER

REXDALE

DRAKE

CUSTER

STODDARD

SWEET

CLOISTER CT

PALMETTO

TUCKER

SAFFRON CT

FOX

ERICKSON

DUKE

SPRING MEADOWS

HODE PARK

JOHN R

GREENDALE

ORCHARD GREEN

SHENANDOAH

WILMET

CLOISTER

STANDISH

SAFFRON

GROW FOOT

GROW FOOT

ENGLISH

WILLARD



2201

5377

5372

5369

5362

5356

5363

5358

5355

5340

5349

5344

5341

2237

5335

5330

5327

5334

5321

5316

5313

5320

DRAKE

STANDISH

CLOISTER

CLOISTER CT

5299

2325

5302

5324

2238

5297

5298

5285

PALMETTO

REXDALE



2201

5377

5372

5369

5362

5356

5363

5358

5355

(R-1C)

5349

5344

5341

5334

5340

5335

5330

5327

2237

5321

5316

5313

5320

REXDALE

DRAKE

STANDISH

CLOISTER

5340

5302

5299

2325

2330

5324

2238

5297

5298

5285

PALMETTO

5344

5330

5

A

STANDISH

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 **29 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 5330 Standish Dr
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Section 4.06 C Dimensional Requirements (R1-C)
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME Eric Brakke
COMPANY Michigan Sunrooms
ADDRESS 32823 Woodward
CITY Royal Oak STATE MI ZIP 48073
PHONE 248-880-7896
E-MAIL design@michigansunrooms.com
AFFILIATION TO THE PROPERTY OWNER: Contractor

6. PROPERTY OWNER:

NAME Stephen and Preethy Samuel
COMPANY _____
ADDRESS 5330 Standish Dr
CITY Troy STATE MI ZIP 48085
TELEPHONE 248-494-2181
E-MAIL svsamuel@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 Brakke (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 9-16-16
PRINT NAME: Eric Brakke

PROPERTY OWNER SIGNATURE  DATE Sept. 15, 16
PRINT NAME: Stephen & Preethy Samuel

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.



Zoning Board of Appeals Application

September 15, 2016

For the Samuel Sunroom Project
5330 Standish, Troy, MI 48085

We are requesting a 6.20 foot variance from the 40 foot rear yard setback requirement described in Zoning Ordinance Section 4.06 C for properties zoned R1-C.

The lot at 5330 Standish is smaller than the minimum dimensions and minimum square footage described for a lot to be zoned R1-C, and this presents significant constraints on the size of the house despite the minimal lot cover percentage. The constraints make room additions practically impossible at this address. If the lot met R1-C requirements and contained 10,500sqft, the increased lot depth would have allowed this addition to abide by the 40 foot rear yard setback without a variance.

If this variance is granted, the proposed sunroom addition would be sited entirely within the area of the existing wood deck on the back of the house – it would not approach the rear setback any further than the existing deck. The proposed sunroom would enclose an area of 12' wide by 14' deep – matching the width of the existing 1.10 overhang on the house. It would also be the same color as the siding on the house. It would go along with the existing appearance of the house. The proposed sunroom would not be a hazard, and it would not alter the character of the neighborhood.



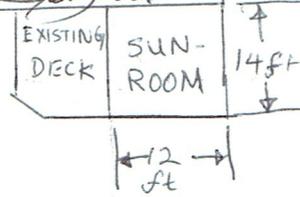


I understand that a 6.17 foot variance is requested for the construction of the sunroom (14ft x 12ft) on 5330 Standish Dr., Troy MI. I do not believe the construction of this sunroom will alter the character of the neighborhood and it will not cause me any inconvenience or botheration.

Surendra Sukhtankar
5316 Standish Dr.
Surendra Sukhtankar

Stephen Samuel
5330 Standish Dr.
Troy MI

Stephen Samuel



Elizabeth Taylor-Nale
5344 Standish Dr.
Elizabeth Taylor-Nale

Robert Eames

5313 Cloister Dr.
Kathryn Eames

EDWARD J. MASTERS

5327 Cloister Dr.
Edward Masters

CHERYL STYCZYNSKI

5341 Cloister Dr.
Cheryl Styczynski



PROJECT FOR:
SAMUEL

5330 Standish, Troy, MI 48085
248-494-2181



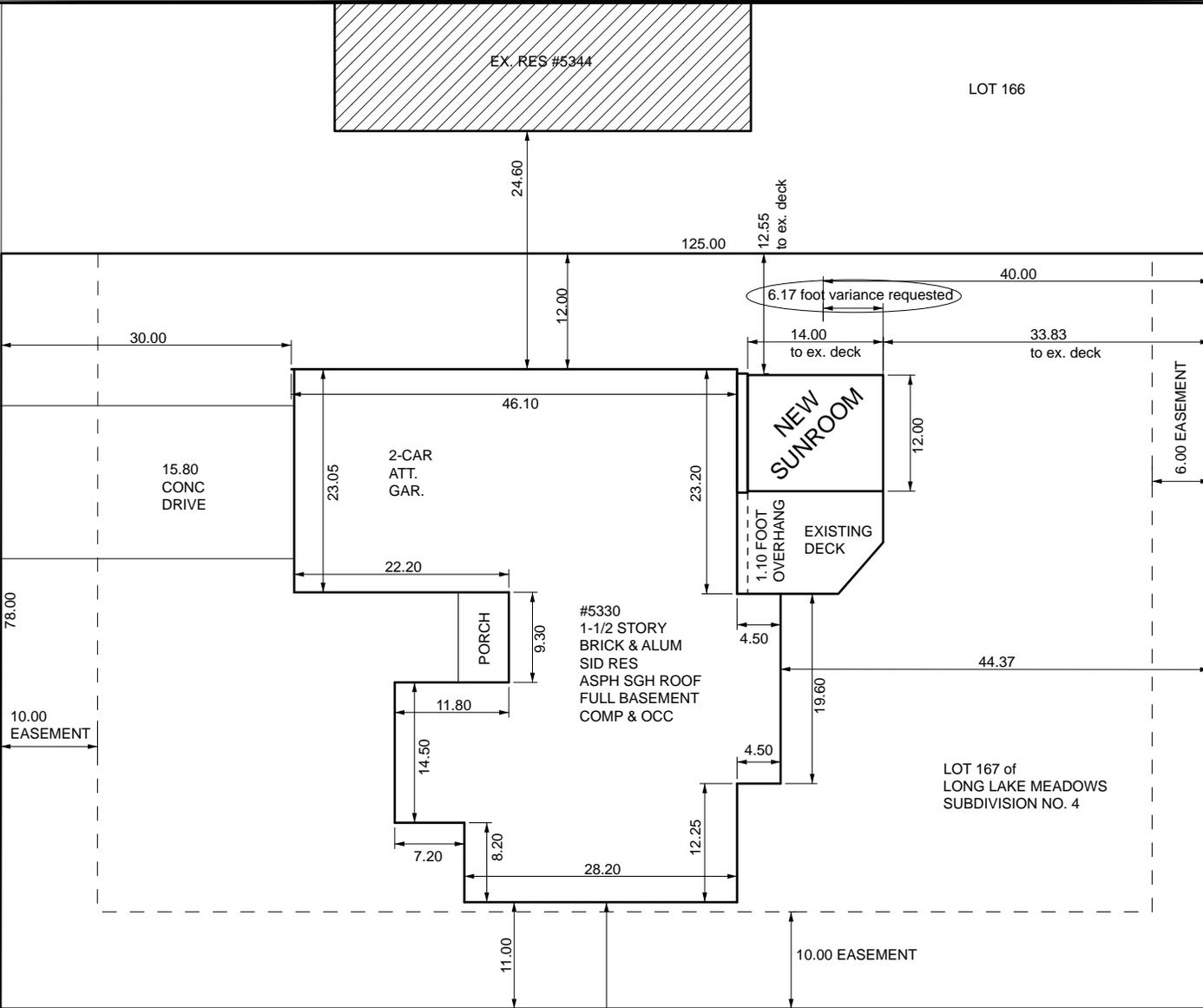
SUNROOM SPECIFICATIONS

CROWN COMPOSITE ROOM
GLASS TRAPEZOIDS
SOLID TRANSOMS AND KICKPANELS
COLOR: BEIGE
ROOM SIZE: 12'0" x 14'0"
GLASS TYPE: INSULATED LOW-E ARGON
WINDOWS: SINGLE SLIDERS
(1) 72" SLIDING PATIO DOOR

STANDISH DR 60' WD

CURB

5' CONCRETE WALK



LOT 166

LOT 166

LOT 167 of LONG LAKE MEADOWS SUBDIVISION NO. 4

General Notes

PLOT PLAN

No.	Revision/Issue	Date

Plan Name and Address
MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

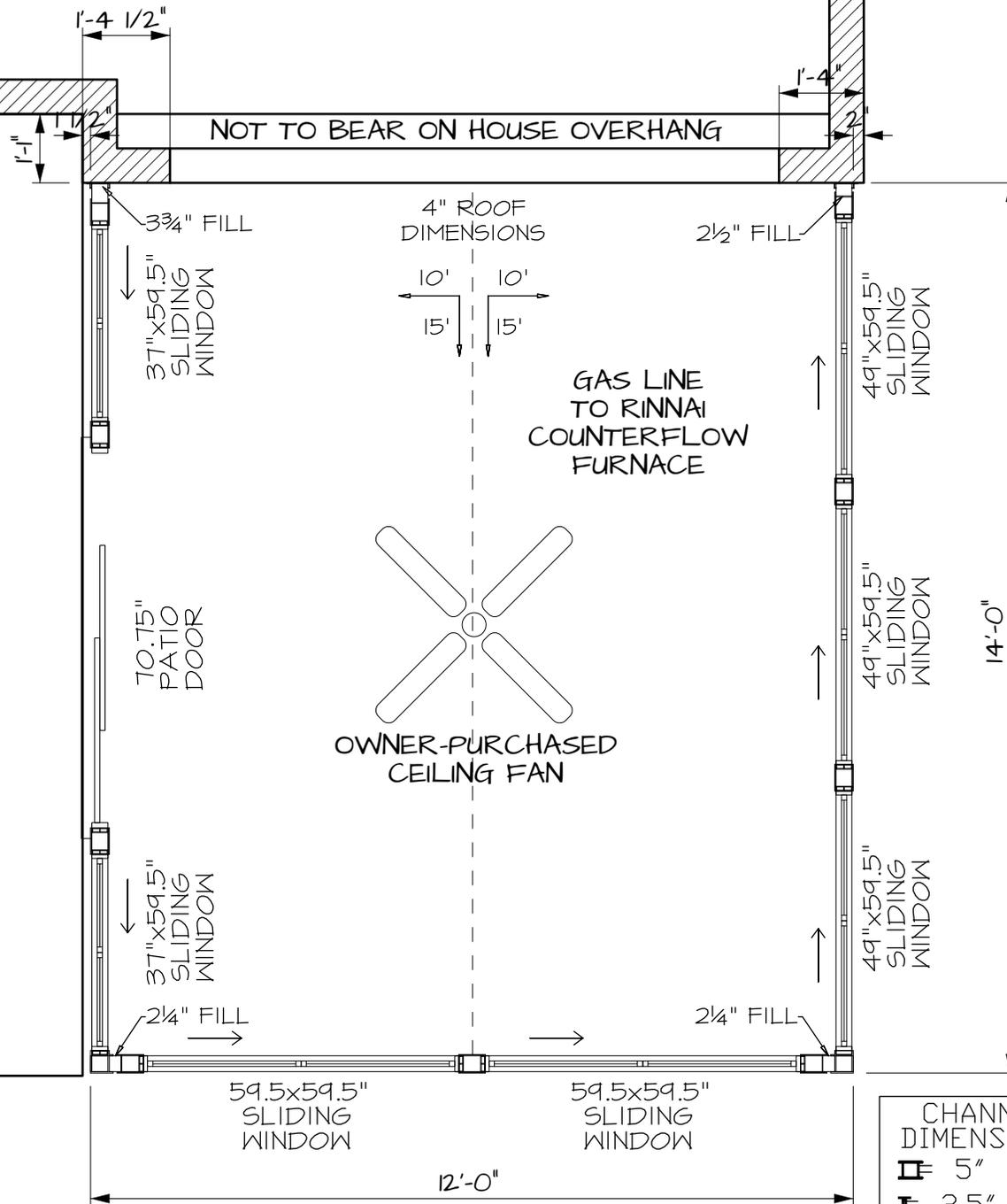
Project Name and Address
SAMUEL
 5330 Standish Dr
 Troy, MI 48085
 248-494-2181

Project	Sheet
Date 8/25/16	

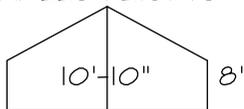
NOTES:

- ALMOND 4-SEASON GABLE ENCLOSURE
- LOW-E / ARGON GLASS SINGLE SLIDERS
- SOLID KICKS
- SOLID TRANS
- GLASS TRAPS
- ELECTRICAL H-CHANNELS
- (1)-6' PATIO DOOR
- 4" ROOF
- 6" POLY DECK

EXISTING DECK



WALLS HEIGHTS



FILL MEASUREMENTS ARE TOTAL FILL NOT VISIBLE FILL

CHANNEL DIMENSIONS

- 5"
- 2.5"
- 1.75"
- 4.25" x 4.25"
- 1"

General Notes

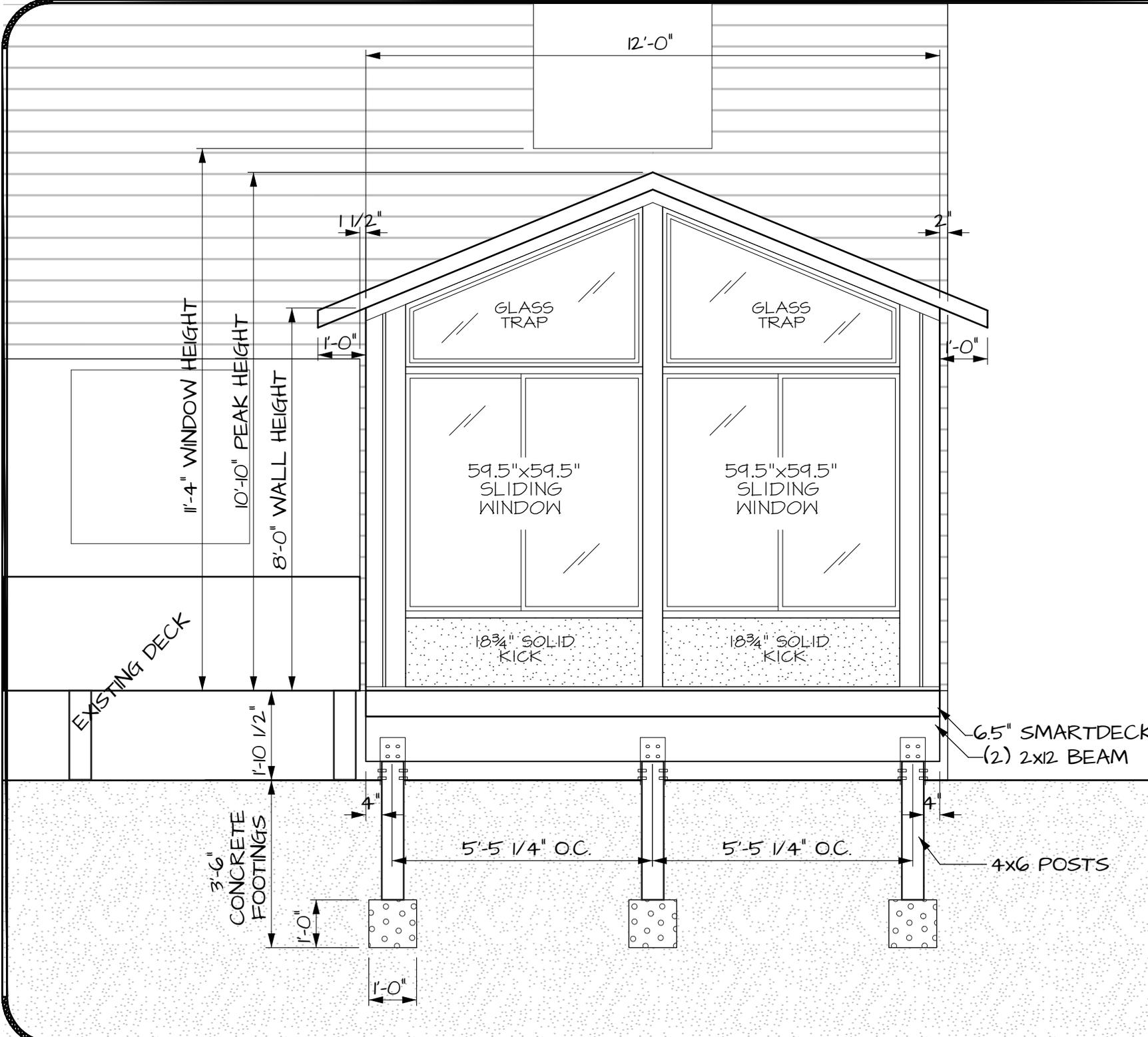
INSTALLERS LAYOUT

No.	Revision/Issue	Date

From Name and Address
 MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

Project Name and Address
 SAMUEL
 5330 Standish Dr
 Troy, MI 48085
 248-494-2181

Project	Sheet
Date 8/25/16	



General Notes

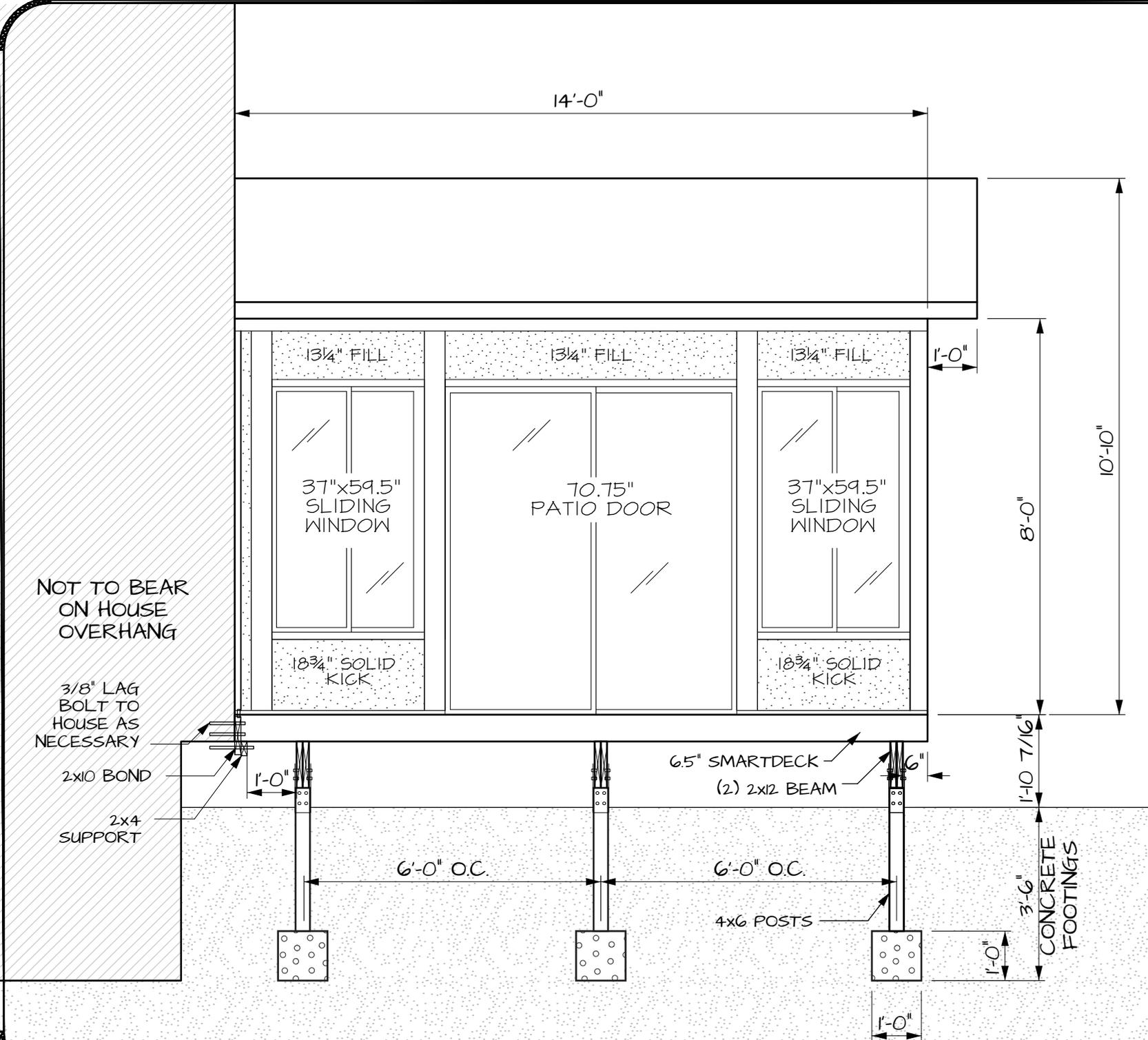
FRONT ELEVATION

No.	Revision/Issue	Date

Firm Name and Address
 MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

Project Name and Address
 SAMUEL
 5330 Standish Dr
 Troy, MI 48085
 248-494-2181

Project Date Date	Sheet 8/25/16
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NOT TO BEAR ON HOUSE OVERHANG

3/8" LAG BOLT TO HOUSE AS NECESSARY

2x10 BOND

2x4 SUPPORT

13 1/4" FILL

13 1/4" FILL

13 1/4" FILL

37"x59.5" SLIDING WINDOW

70.75" PATIO DOOR

37"x59.5" SLIDING WINDOW

18 3/4" SOLID KICK

18 3/4" SOLID KICK

6.5" SMARTDECK (2) 2x12 BEAM

6'-0" O.C.

6'-0" O.C.

4x6 POSTS

1'-0" 7/16"

3'-6" CONCRETE FOOTINGS

1'-0"

1'-0"

14'-0"

8'-0"

10'-10"

General Notes

LEFT ELEVATION

No.	Revision/Issue	Date

Firm Name and Address
 MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

Project Name and Address
 SAMUEL
 5330 Standish Dr
 Troy, MI 48085
 248-494-2181

Project	Sheet
Date 8/25/16	

General Notes

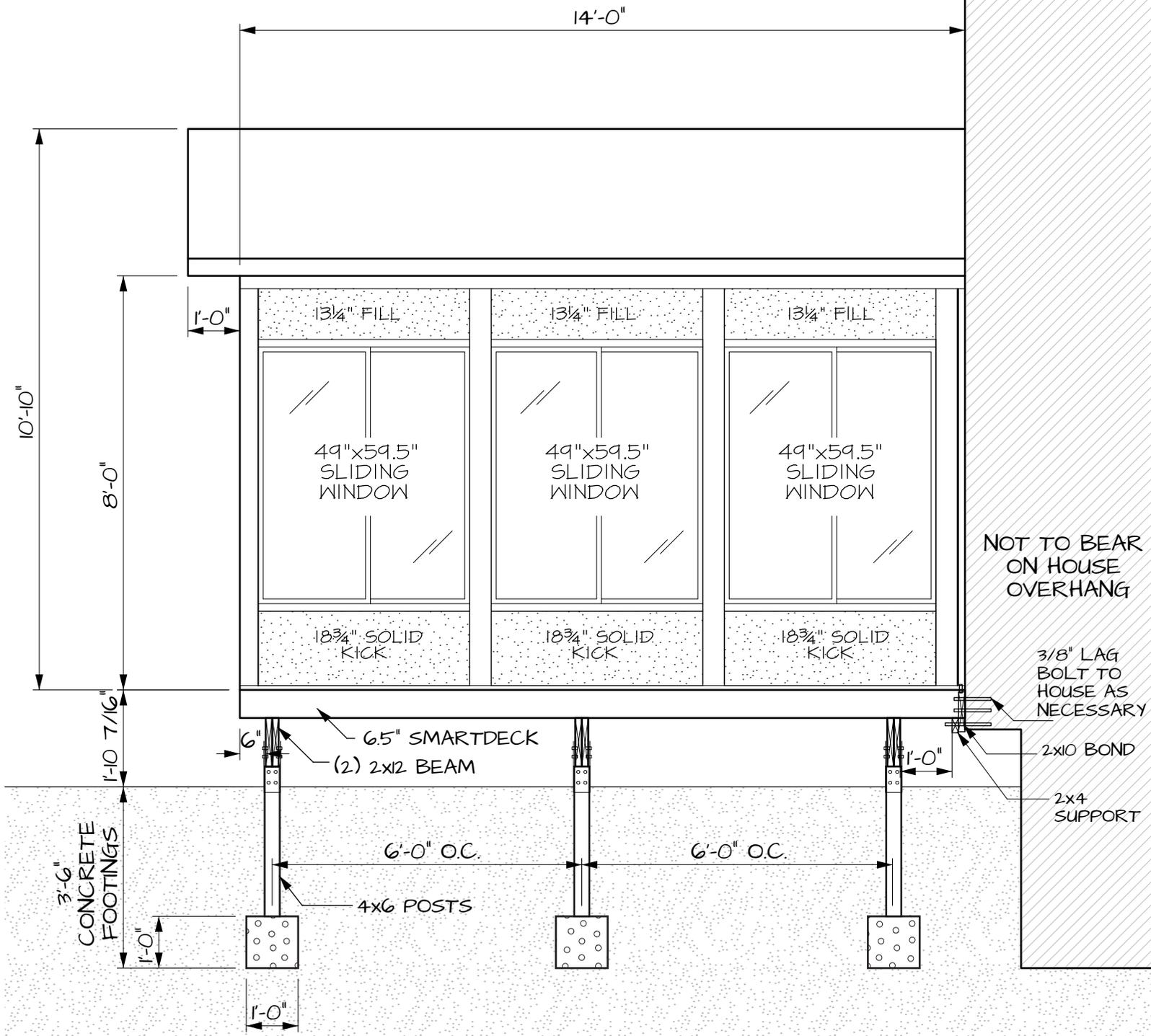
RIGHT ELEVATION

No.	Revision/Issue	Date

From Name and Address
 MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

Project Name and Address
 SAMUEL
 5330 Standish Dr
 Troy, MI 48085
 248-494-2181

Project	Sheet
Date	8/25/16
Scale	



NOT TO BEAR ON HOUSE OVERHANG

3/8" LAG BOLT TO HOUSE AS NECESSARY

2x10 BOND

2x4 SUPPORT

6.5" SMARTDECK (2) 2x12 BEAM

4x6 POSTS

6'-0" O.C.

6'-0" O.C.

3'-6" CONCRETE FOOTINGS

1'-0"

1'-0"

1'-0"

10'-10"

8'-0"

1'-0 7/16"

1'-0"

13 1/4" FILL

13 1/4" FILL

13 1/4" FILL

49"x59.5" SLIDING WINDOW

49"x59.5" SLIDING WINDOW

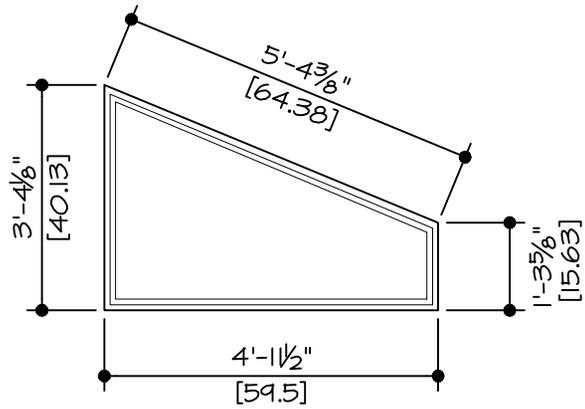
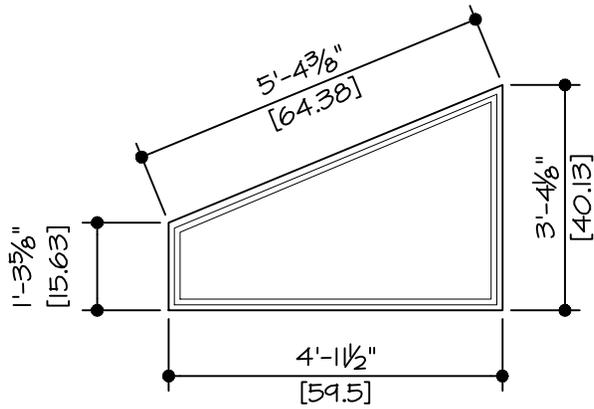
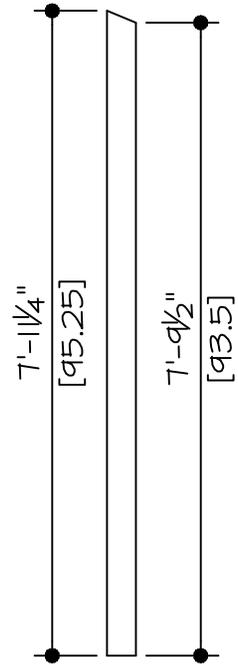
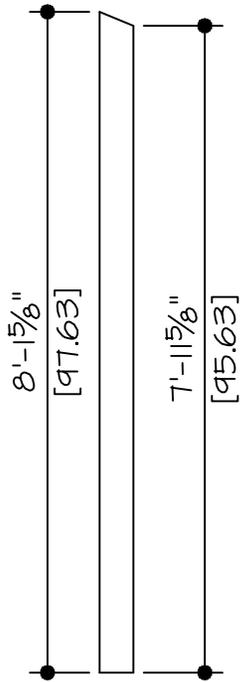
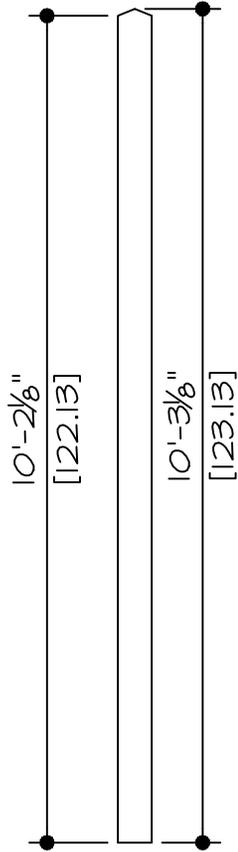
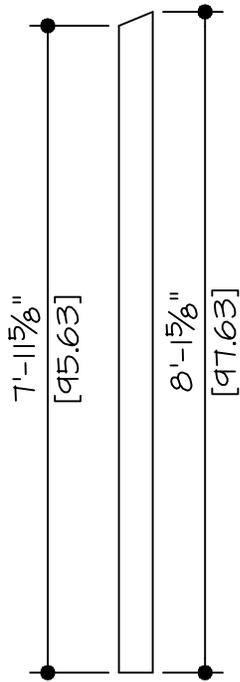
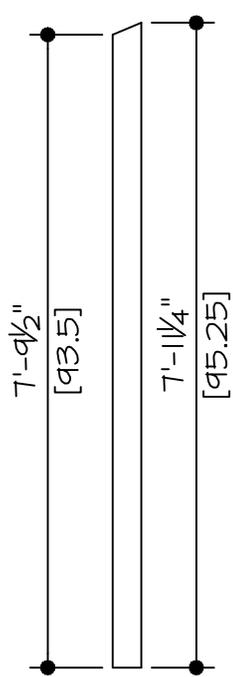
49"x59.5" SLIDING WINDOW

18 3/4" SOLID KICK

18 3/4" SOLID KICK

18 3/4" SOLID KICK

14'-0"



No.	Revision/Issue	Date

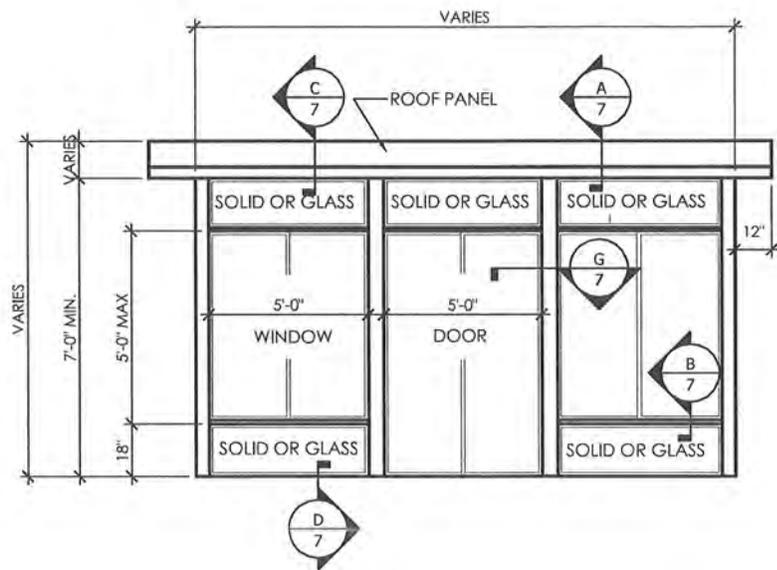
Plan Name and Address
 MICHIGAN SUNROOMS
 32823 WOODWARD AVE
 248-880-7896

Project Name and Address
 SAMUEL
 5330 Standish Dr
 Troy, MI 48085
 248-494-2181

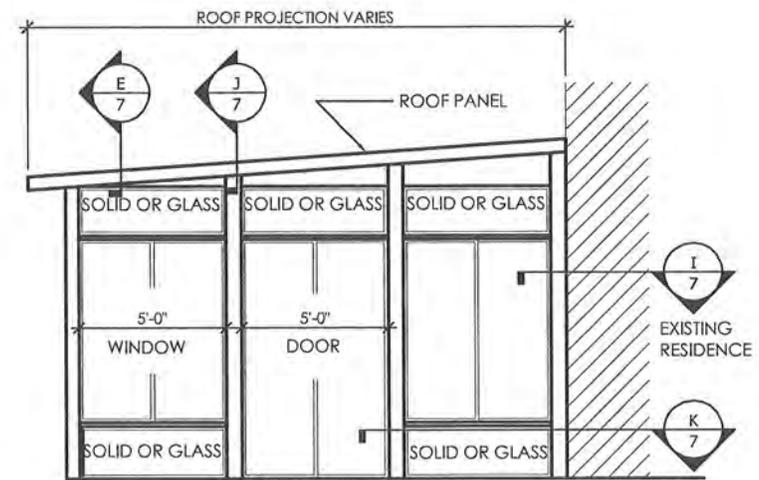
<small>Project</small>	<small>Sheet</small>
<small>Date</small> 8/25/16	
<small>By</small>	

TRAPEZOIDS

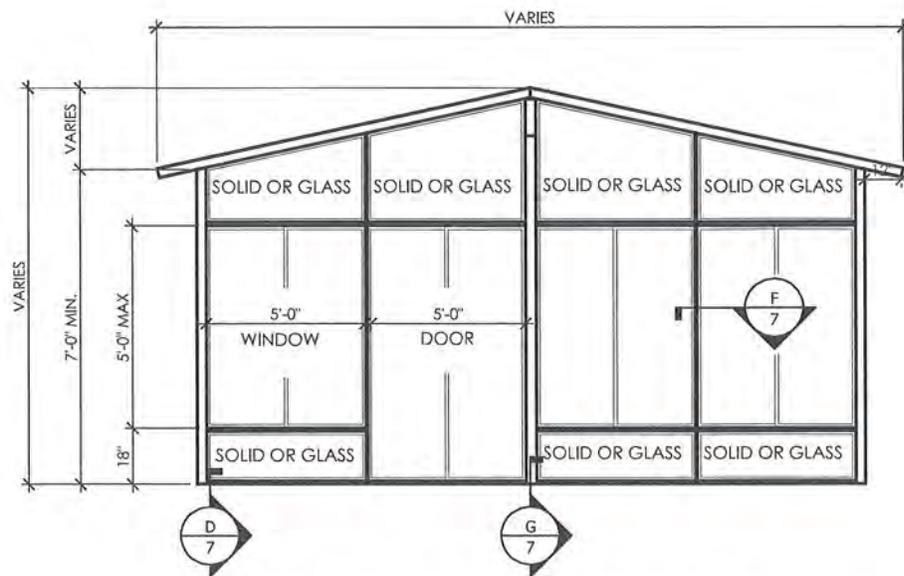
General Notes



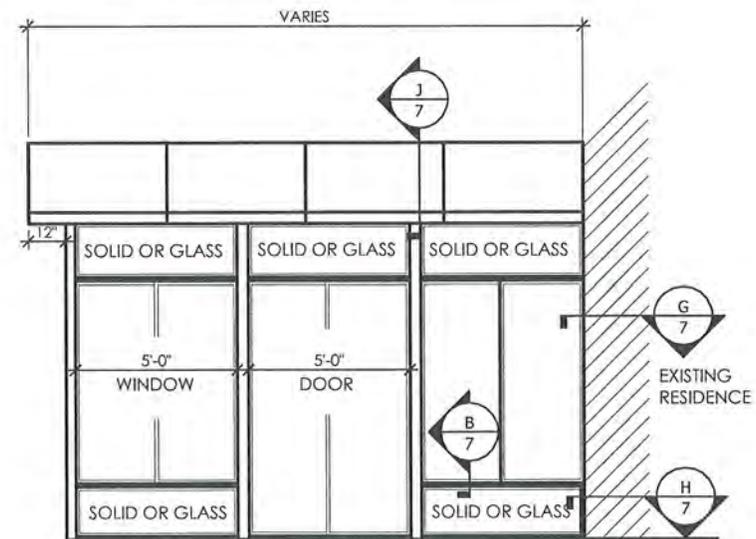
TYPICAL STUDIO FRONT ELEVATION



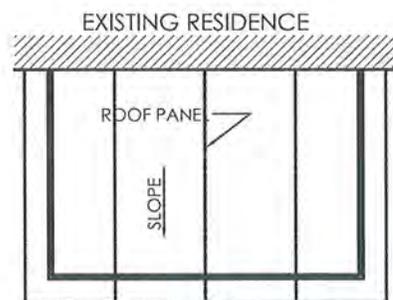
TYPICAL STUDIO SIDE ELEVATION



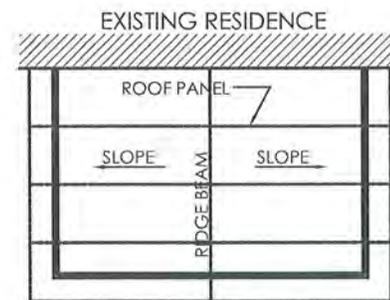
TYPICAL GABLE FRONT ELEVATION



TYPICAL GABLE SIDE ELEVATION



TYPICAL STUDIO ROOF LAYOUT



TYPICAL GABLE ROOF LAYOUT

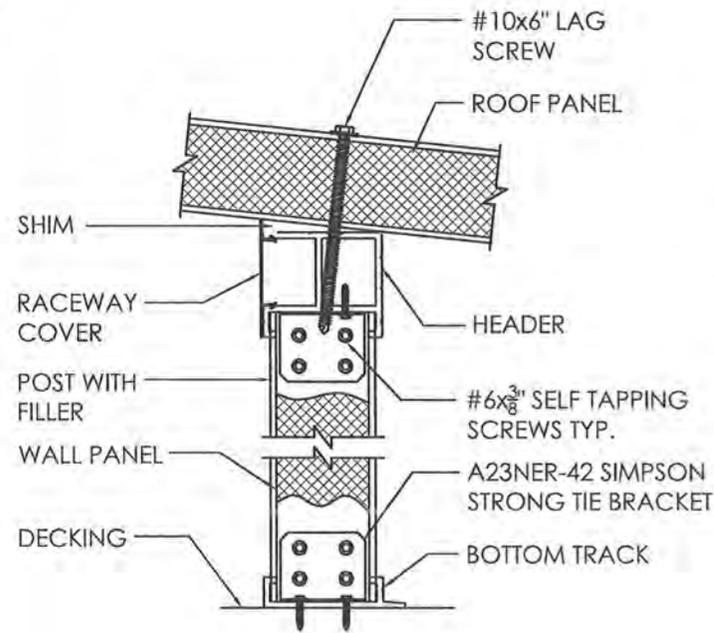
ELEVATIONS

No.	Revision/Issue	Date

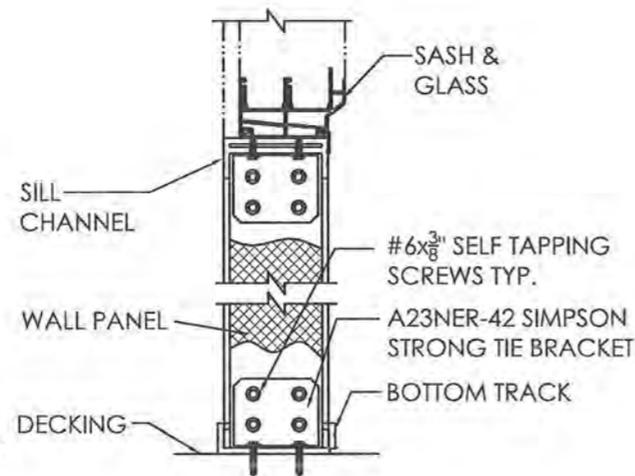
MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896

Seal

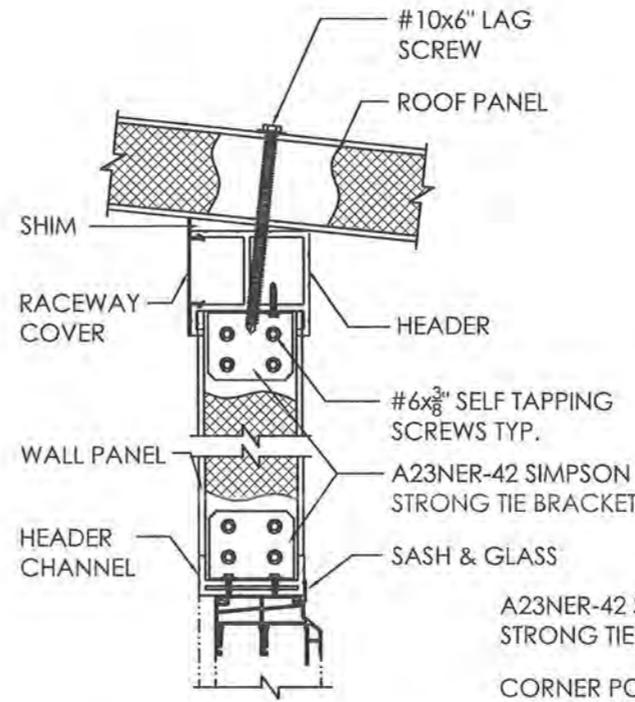
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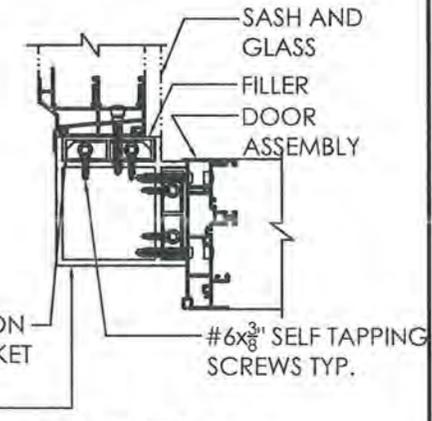
A SECTION
SCALE: NTS



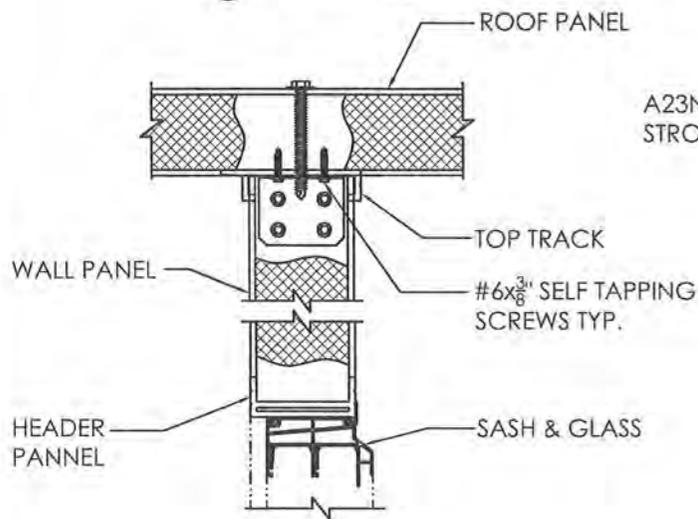
B SECTION
SCALE: NTS



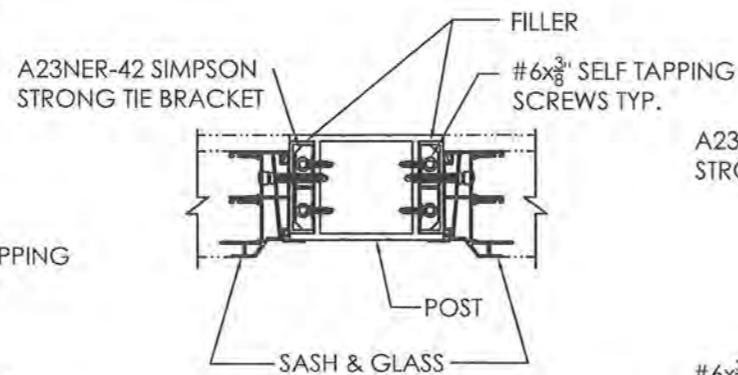
C SECTION
SCALE: NTS



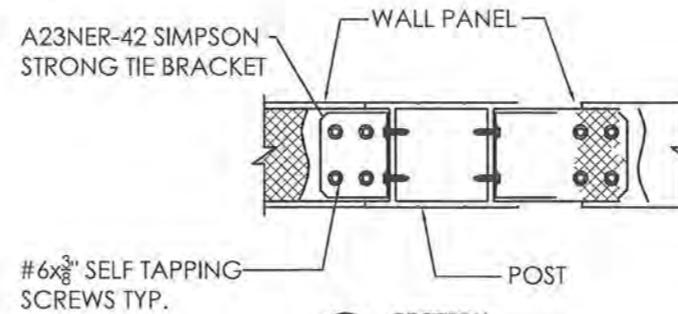
D SECTION
SCALE: NTS



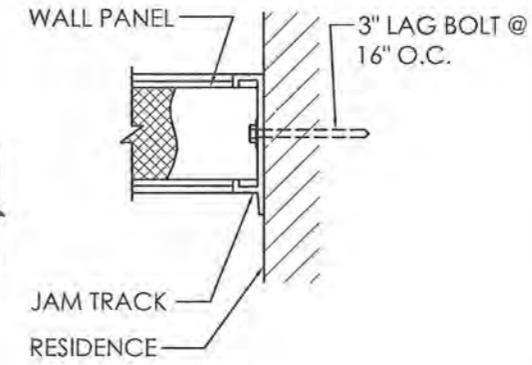
E SECTION
SCALE: NTS



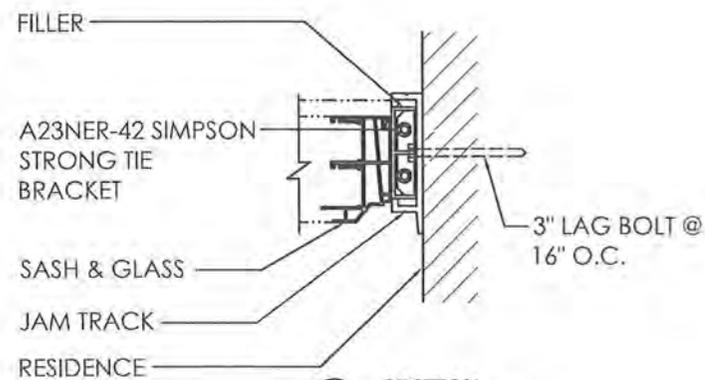
F SECTION
SCALE: NTS



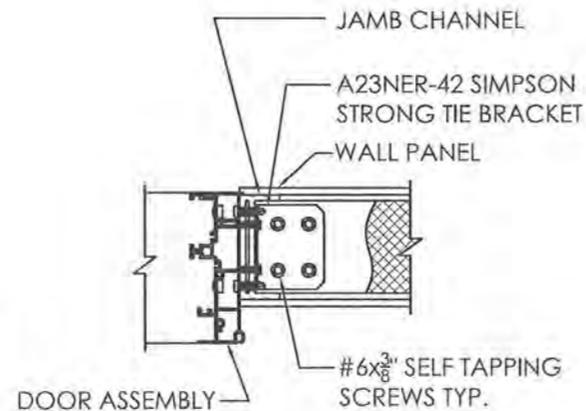
G SECTION
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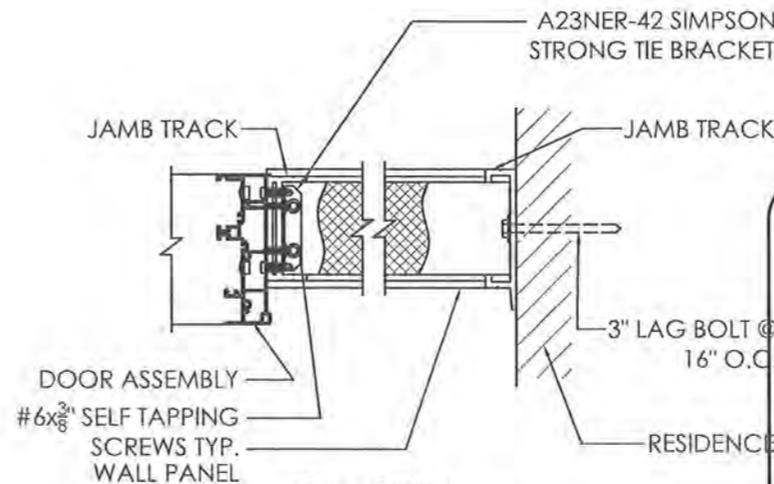
H SECTION
SCALE: NTS



I SECTION
SCALE: NTS



J SECTION
SCALE: NTS

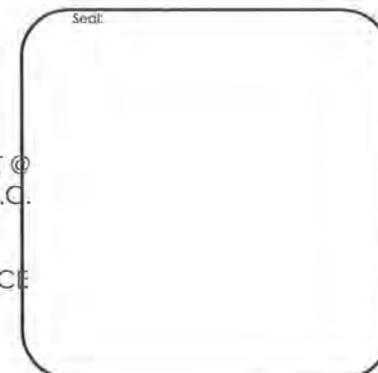


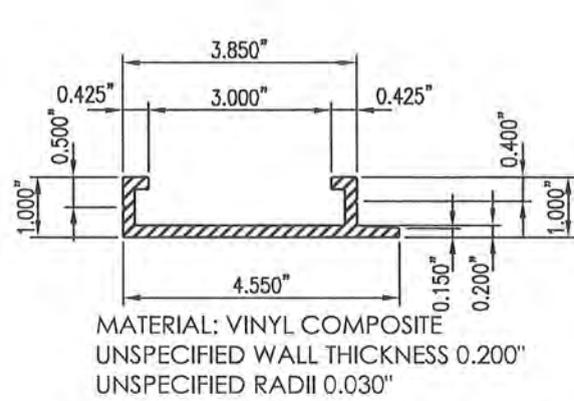
K SECTION
SCALE: NTS

DETAILS

No.	Revision/Issue	Date

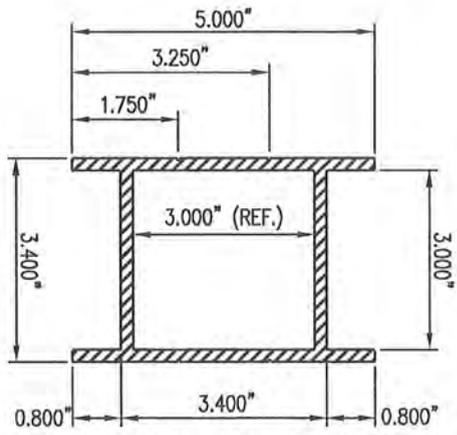
MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896





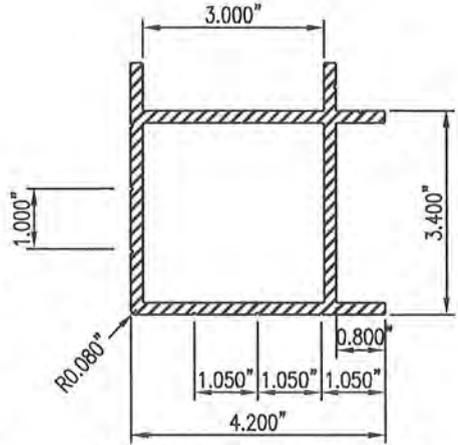
SECTION THROUGH TOP & BOTTOM TRACK
N.T.S. PART No.1

MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"



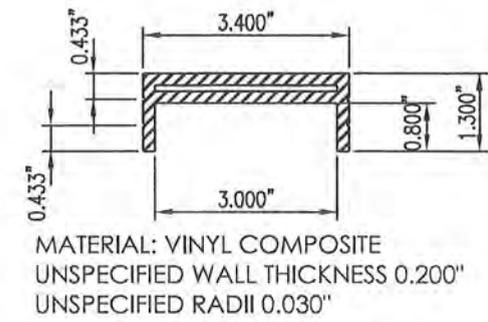
SECTION THROUGH ELECTRICAL POST
N.T.S. PART No.2

MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"



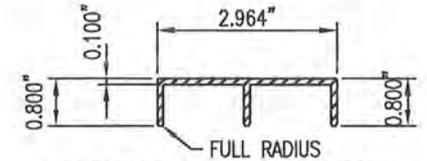
SECTION THROUGH CORNER POST
N.T.S. PART No.3

MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"



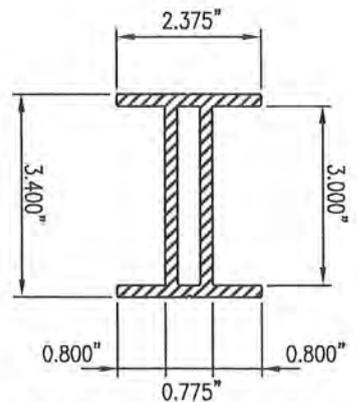
SECTION THROUGH SILL/JAM CHANNEL
N.T.S. PART No.4

MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"



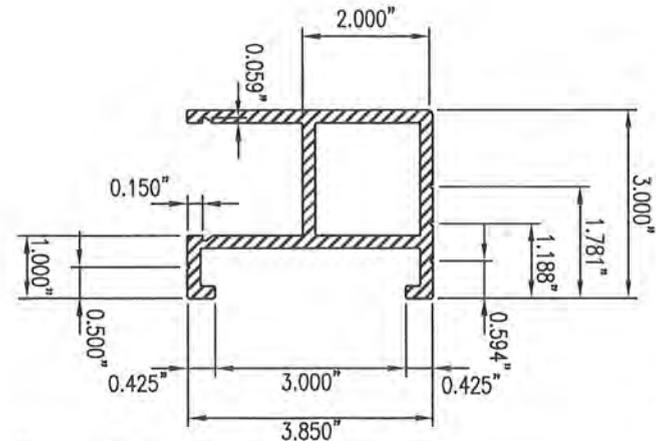
SECTION THROUGH FILLER
N.T.S. PART No.5

MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.100"
UNSPECIFIED RADII 0.030"



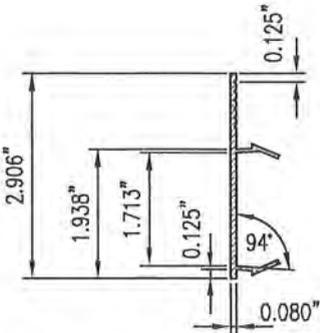
MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"

SECTION REG. POST
N.T.S. PART No.6



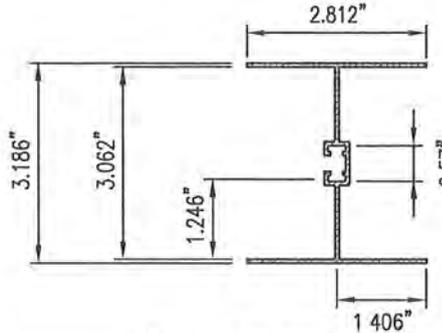
MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"

SECTION THROUGH HEADER
N.T.S. PART No.7



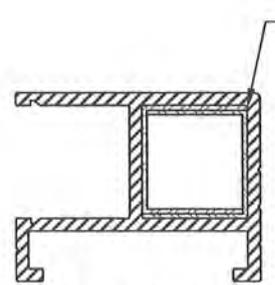
MATERIAL: VINYL COMPOSITE
UNSPECIFIED RADII 0.030"

SECTION THROUGH COVER
N.T.S. PART No.8



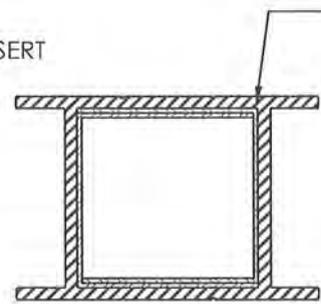
MATERIAL: VINYL COMPOSITE
UNSPECIFIED WALL THICKNESS 0.200"
UNSPECIFIED RADII 0.030"

SECTION THROUGH ROOF H-BAR
N.T.S. PART No.9



130 MPH OPTION STEEL INSERT HEADER
N.T.S.

1.72" x 1.53" x 1.72"
GALVANIZED STEEL INSERT
(0.038") 2-REQUIRED



130 MPH OPTION STEEL INSERT / ELECTRICAL POST
N.T.S.

2.93" x 2.93" x 2.93"
GALVANIZED STEEL INSERT
(0.038") 2-REQUIRED

COMPONENT DETAILS

No.	Revision/Issue	Date

MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896

Seal:

LOAD DESIGN CHART
Unreinforced Panel

PORTER SIPS STRUCTURAL INSULATED PANELS																				
7/16" OSB THICKNESS																				
Panel Thickness																				
PANEL SPAN	4 5/8"				6 1/2"				8 1/4"				10 1/4"				12 1/4"			
EPS CORE THICKNESS																				
3 3/4" CORE				5 5/8" CORE				7 3/8" CORE				9 3/8" CORE				11 3/8" CORE				
DEFLECTION	L/360	L/240	L/180	L/360	L/240	L/180	L/360	L/240	L/180	L/360	L/240	L/180	L/360	L/240	L/180	L/360	L/240	L/180		
8'-0"	69	52	34	81	61	39	89	67	41	97	73	44	106	79	47	106	79	47		
10'-0"	45	34	23	58	41	27	67	49	32	73	53	35	79	58	38	83	61	40		
12'-0"	31	23	15	40	27	17	46	32	21	50	36	24	54	39	26	57	41	27		
14'-0"	22	16	-	30	20	14	34	24	17	38	27	19	41	29	20	43	31	21		
16'-0"	-	-	-	22	15	10	25	18	12	28	20	14	30	22	15	32	24	16		
18'-0"	-	-	-	17	11	7	19	13	9	21	15	10	23	16	11	24	17	12		
20'-0"	-	-	-	13	8	5	15	10	7	16	11	8	17	12	8	18	13	9		

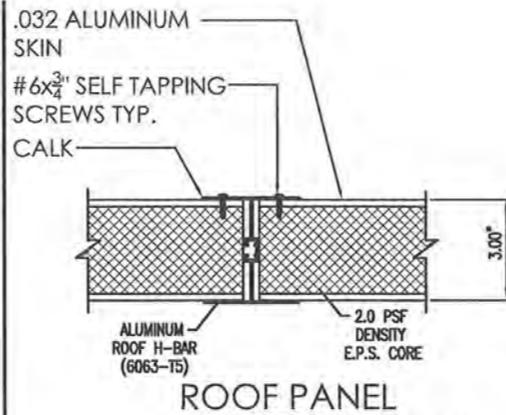
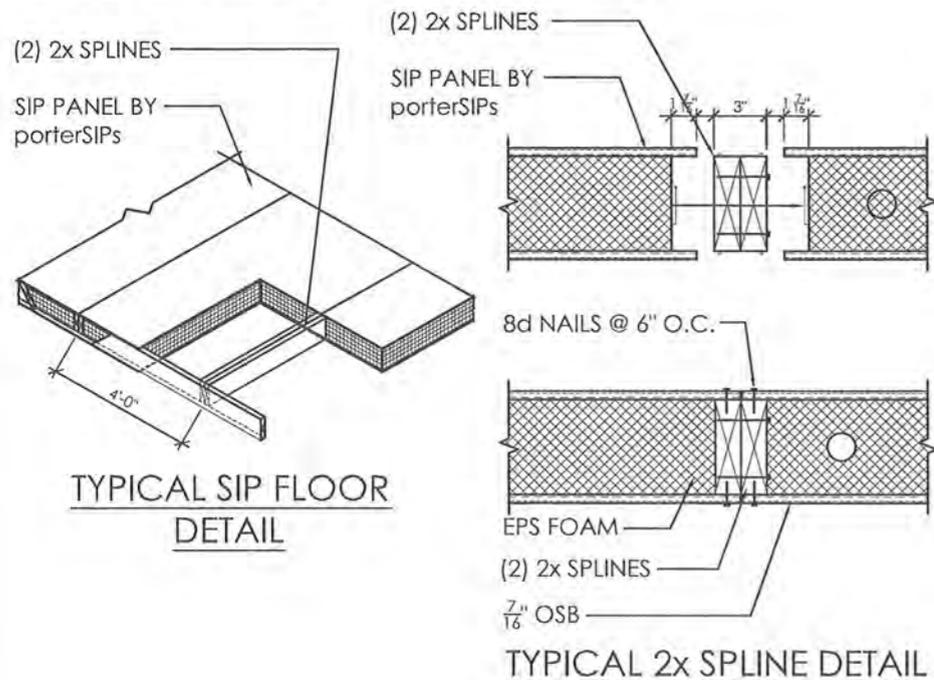
LOAD DESIGN CHART
(SEE DOUBLE 2X SPLINE DETAIL)

PORTER SIPS STRUCTURAL INSULATED PANELS												
7/16" OSB THICKNESS												
Panel Thickness												
PANEL SPAN	6 3/8"			8 1/8"			10 1/8"			12 1/8"		
EPS CORE THICKNESS												
5 1/2" CORE			7 1/4" CORE			9 1/4" CORE			11 1/4" CORE			
DEFLECTION	L/360	L/240	L/180	L/360	L/240	L/180	L/360	L/240	L/180	L/360	L/240	L/180
10'-0"	72	100	100	100	100	100	100	100	100	100	100	100
12'-0"	41	62	83	77	100	100	100	100	100	100	100	100
14'-0"	26	39	52	49	73	97	86	100	100	100	100	100
16'-0"	17	26	35	33	49	65	58	86	115	92	100	100
18'-0"	12	18	25	23	34	46	40	61	81	65	97	100
20'-0"	9	13	18	17	25	33	29	44	59	47	71	95
22'-0"	-	-	-	-	-	-	22	33	44	36	53	71
24'-0"	-	-	-	-	-	-	17	26	34	27	41	55

Diaphragm Load Chart:

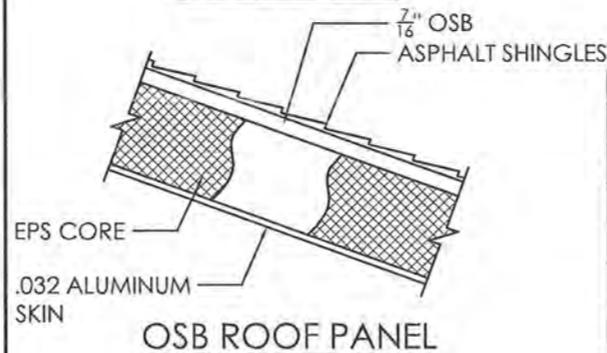
PORTER SIPS STRUCTURAL INSULATED PANELS							Allow able Shear (PLF)
7/16" OSB THICKNESS							
Fastening of Panel		Fastened to Steel		Fastened to Wood		Allow able Shear (PLF)	
Fastener Type	Spacing (in.)	Fastener Type	Spacing (in.)	Fastener Type	Spacing (in.)		
8d nails	6	SIPHD	12	SIPLD	12	195	
8d nails	6	SIPHD	7	SIPLD	7	335	
8d nails	4	SIPHD	4	SIPLD	4	490	
8d nails	3	SIPHD	3	SIPLD	3	630	
8d nails	2	SIPHD	2	SIPLD	2	820	

* Minimum specific gravity of wood frame to be 0.45.
* Maximum aspect ratio of diaphragm to be 4:1
* Panel fasteners to be TRUFAST SIP Fastener or equivalent.

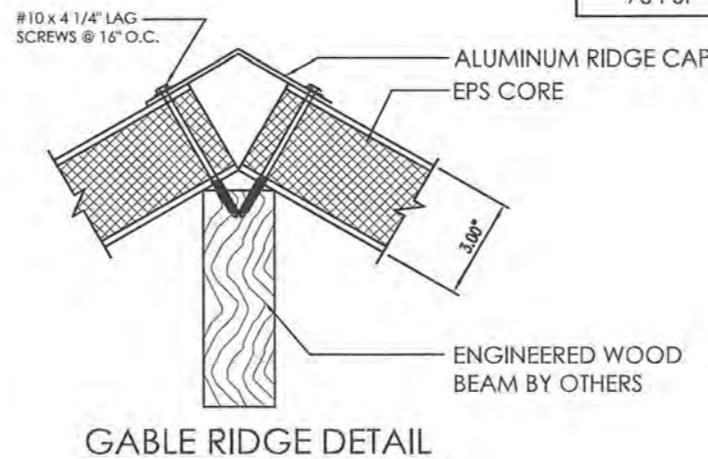


NOTES:

1. ROOF PANELS TO BE 4' WIDE AND AVAILABLE IN LENGTHS OF 9 FT., 11 FT, 13 FT, AND 16 FT.
2. 3" ROOF PANELS TO BE EPS FOAM WITH A 2.0 PSF DENSITY AND CONSIST OF .032 (0.81MM) ALUMINUM SKIN THICKNESS EACH SIDE.
3. REFER TO SPAN TABLES TO DETERMINE MAX. SPANS BASED ON CALCULATED DESIGN LOADS.



3" ROOF SPAN TABLE	
DESIGN LOAD	MAX SPAN
10 PSF	18'-4"
20 PSF	15'-10"
25 PSF	14'-3"
30 PSF	13'-1"
40 PSF	11'-5"
50 PSF	10'-3"
60 PSF	9'-5"
70 PSF	8'-9"



PANEL INFORMATION

No.	Revision/Issue	Date
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MICHIGAN SUNROOMS
32823 WOODWARD AVE
248-880-7896

Seal:

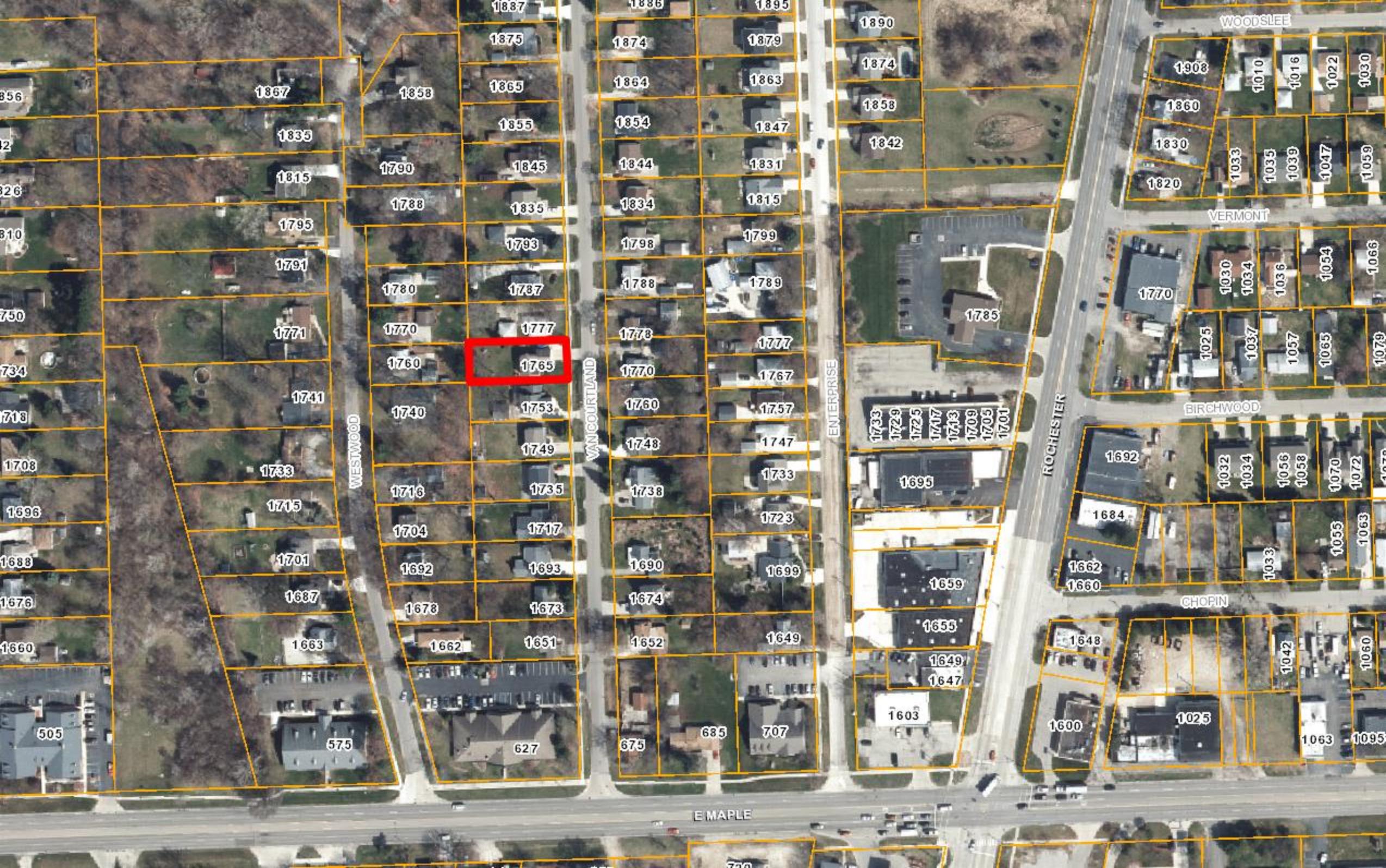
From: Gerry Seip <justgerrya@yahoo.com>
Sent: Thursday, October 06, 2016 10:52 AM
To: Planning
Subject: Stephen and Preethy Samuel

We are residents at 5297 Standish Dr, Troy and want it to be noted that we have no objection to allowing the above mentioned residing at 5330 Standish to proceed with the construction of a sunroom on their property.
Charles & Geraldine Seip

4. HEARING OF CASES

- B. VARIANCE REQUEST, TIMOTHY L. ROBB, 1765 VAN COURTLAND – In order to keep a shed at its current location, a 3 foot variance from the 6 foot required setback from both the side and rear property lines. The shed was constructed without first receiving a building permit.

ZONING ORDINANCE SECTION: 7.03 b (2) (d)



1765

WESTWOOD

VANICOURTLAND

ENTERPRISE

ROCHESTER

WOODSLEE

VERMONT

BIRCHWOOD

CHOPIN

E MAPLE



1795

1790

1835

1834

17

1793

1798

1791

1780

1787

1788

1

1771

1770

1777

1778

WESTWOOD

1760

1765

VAN COURTLAND

1770

1741

1740

1753

1760

733

1716

1749

1735

1748

1715

1738

1777

1765

1753

VAN COURTLAND

Sept 19.

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 29 DAYS BEFORE THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 1765 Van Courtland Ave.

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-27-403-054

3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____

4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO

5. APPLICANT:
NAME Timothy L Robb
COMPANY _____
ADDRESS 1765 Van Courtland
CITY Troy STATE MI. ZIP 48083
PHONE 2488540525
E-MAIL MTMRobb@aol.com
AFFILIATION TO THE PROPERTY OWNER: MARCIA K Robb

6. PROPERTY OWNER:

NAME MARCIA K Robb
COMPANY _____
ADDRESS 1765 Van Courtland Ave
CITY Troy STATE M. ZIP 48083
TELEPHONE 248 854 0524
E-MAIL MTMRROBB@AOL.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, Tim Robb (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 Timothy L Robb DATE Sept 29 2014

PRINT NAME: TIMOTHY L Robb

PROPERTY OWNER SIGNATURE Marcia K Robb DATE Sept 29 2014

PRINT NAME: MARCIA K Robb

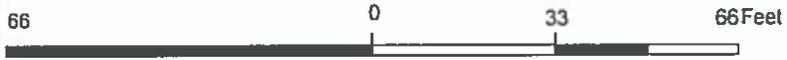
Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.

To the Board of Appeals:

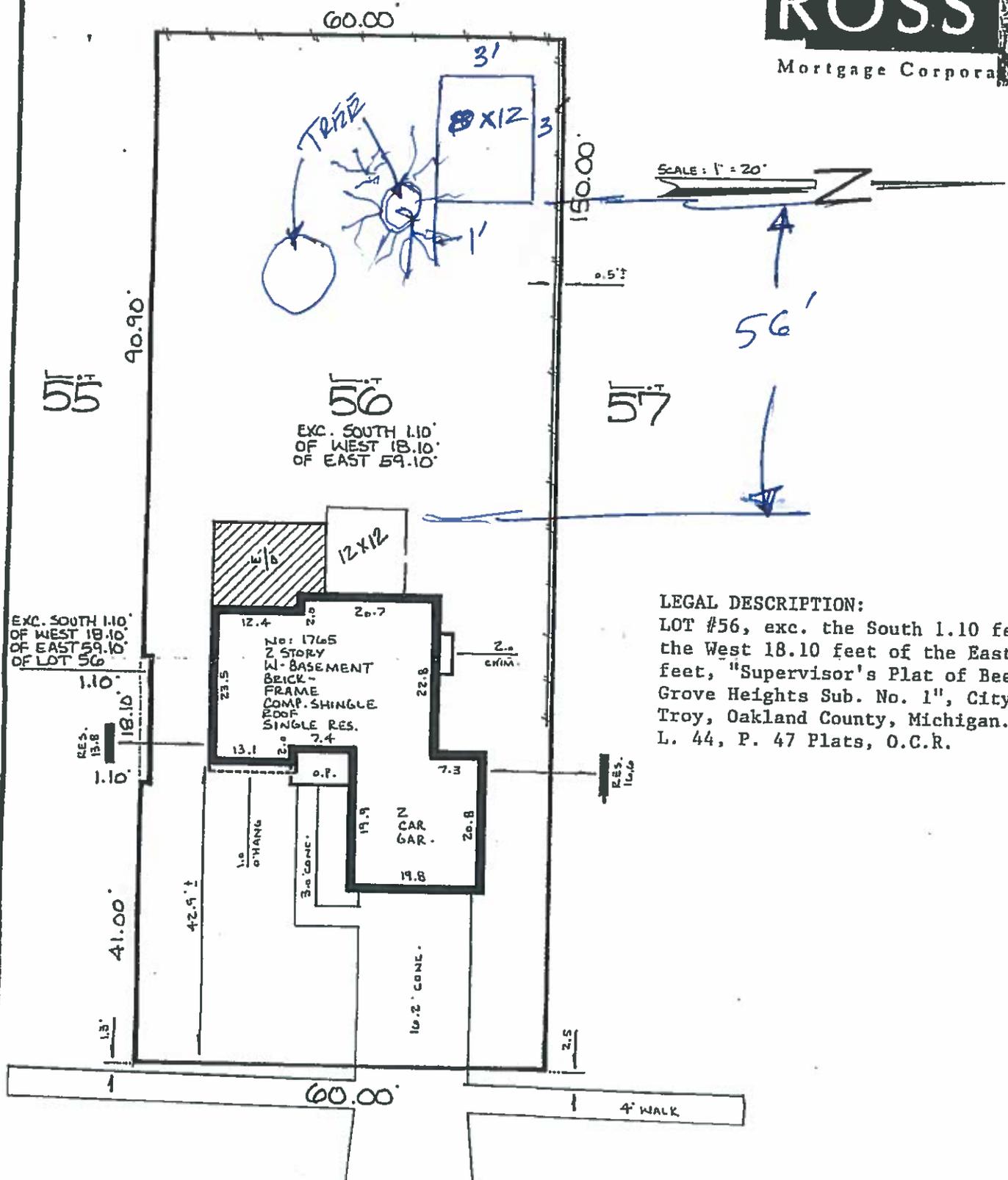
We have a narrow lot. We like the shed in the corner of our property and there is a tree that prevents it from being 6 ft from the property line. We had a plastic shed in the corner of the property for 14 years, until the neighbor's tree fell on it and crushed it. We put our new shed in the exact same location as the old shed. We like it where it is, because it provides privacy from the neighbors. It's also away from where the children play.

We have spoken with several neighbors and they are okay with the requested variation. We have tried to speak with the home owner who complained, but she has not been available or returned our call. We did talk to the home owner's adult daughter. She was okay with the proposed variation and thought her mom would be too.



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.

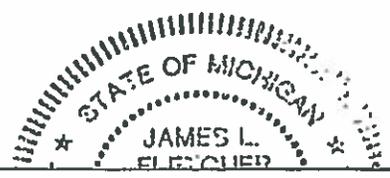
MORTGAGE REPORT FOR:



LEGAL DESCRIPTION:
 LOT #56, exc. the South 1.10 feet of the West 18.10 feet of the East 59.10 feet, "Supervisor's Plat of Beech Grove Heights Sub. No. 1", City of Troy, Oakland County, Michigan. Rec' L. 44, P. 47 Plats, O.C.R.

VAN-COURTLAND DR. 60' R.O.W.

FILE NO: 255312-78428 Loan No. 83912
 DATE: 10/13/00







From: srikanth soma <srikanth.soma436@gmail.com>
Sent: Friday, October 28, 2016 1:23 PM
To: Planning
Subject: Comments for Location 1765 Van Courtland dr Troy MI

Hi,

This is WRT public hearing for In order to keep the shed at its current location a 3 foot variance from the 6 foot required setback from both sides and rear of property line.

Am Srikanth Soma Owner of 1777 Van courtland Troy MI. We have no objection on the shed with its present location. IN case of any questions please feel free to contact me through my email or my cell# 2484954334.

Thanks

Srikanth Soma