

4. HEARING OF CASES

- A. **VARIANCE REQUEST, GEORGE BOGAERT FOR TUFF SHED INC., 4585 BUTLER** – In order to build a new shed, a portion of which is proposed to be in the front yard adjacent to London Drive, a variance from the requirement that sheds be placed only in the rear yard.

ZONING ORDINANCE SECTION: 7.03 B 2 (a)



4585

(R-1C)

4477

4721 4705 4689 2300 2312 2328 2340 2352 2362 2380 2398 2430 2448 2460 2478 2486 4664 4682 4711 4697 4714 4715 2601 2611 2619 2627 2635 2643 2651 2652 2321 2335 2349 2359 2377 2385 2405 2423 2437 2451 4699 2478 2486 2552 2560 2568 2576 2604 2612 2620 2628 2636 2644 2652 2301 2311 2327 2341 2349 2361 2379 2397 2429 2441 2453 2465 2477 2491 2501 2511 4655 4627 4609 4650 4610 2629 2641 2653 2646 4591 4577 4563 4549 4535 4517 4578 2336 2348 2360 2378 2396 4578 2460 4552 2474 2492 2502 2512 2536 2610 2622 2634 2646 4549 4554 2347 2355 2361 4533 4536 2492 2502 2512 2536 2610 2622 2634 2646 4538 2341 2347 2361 4533 4536 2492 2502 2512 2536 2610 2622 2634 2646 4518 2333 2341 2347 2361 4533 4536 2492 2502 2512 2536 2610 2622 2634 2646 2302 2310 2326 2338 2350 2364 2378 2400 2428 2450 2462 2474 2486 2500 2512 2524 2536 2552 2560 2568 2576 2604 2612 2620 2628 2636 2644 2652 2309 2310 2339 2347 2361 2369 2375 2383 2396 2400 2428 2450 2462 2474 2486 2500 2512 2524 2536 2552 2560 2568 2576 2604 2612 2620 2628 2636 2644 2652



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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
<http://www.troymi.gov/CodeEnforcement/#>



REGULAR MEETING FEE \$150.00
SPECIAL MEETING FEE \$650.00

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 4585 Butler Dr.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-13-253-004
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: _____
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
6. APPLICANT INFORMATION:
NAME George Bogaert
COMPANY Tuff Shed Inc.
ADDRESS 11603 N. Main St.
CITY Royal Oak STATE MI ZIP 48067
TELEPHONE 248-399-1870
E-MAIL gbogaert@tuffshed.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Jim & Kathie Reinhart

COMPANY _____

ADDRESS 4585 Butler Dr.

CITY Troy STATE MI ZIP 48085

TELEPHONE 248-740-2288

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, Jim Reinhart (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  DATE 03/24/13

PRINT NAME: George Bogaert

SIGNATURE OF PROPERTY OWNER Jim Reinhart DATE 3-24-2013

PRINT NAME: Jim Reinhart

Tuff Shed, Inc.
1603 N Main St
Royal Oak, MI 48067
Ph: (248) 399-1870
Fax: (248) 547-3719

Re: Zoning Variance Request for 4585 Butler Dr.

This letter is to indicate a request for a zoning variance at 4585 Butler Dr for Jim and Kathie Reinhart. They are requesting a front yard setback of 13'. The owner would like to construct a 10'x20'x 11' wooden storage building with a concrete slab and rat wall on their property for the storage of lawn equipment, Christmas decorations, etc... The property is a corner lot where they are considered to have two front yards. Current zoning does not allow construction in a front yard. The rear yard is impossible to build in due to large utility easements. The Reinharts have only a small attached two car garage and no basement. They would like to start to park in the garage they are finding the winters are getting more difficult for them to clear there cars as they are getting up there in age. They have chosen the placement of the shed based on the door of the shed would be inline of the entry door of the garage for easy access. The shed cannot be pushed more to the north towards the patio because the air conditioner and electric service would be blocked and the view for security from the house would be obstructed looking into the south part of the yard.

Respectfully,

George Bogaert

Tuff Shed, Inc.

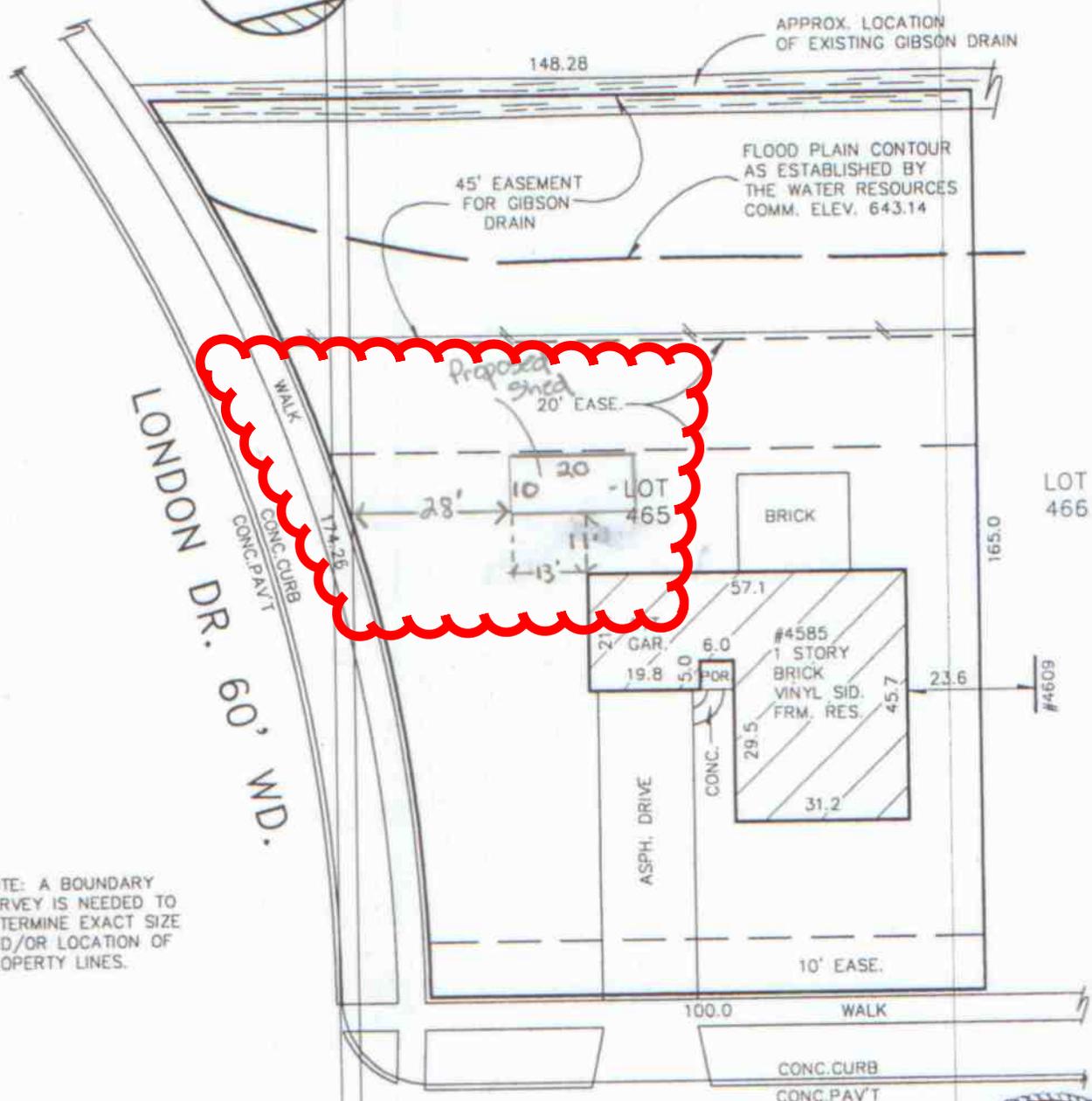
MORTGAGE SURVEY

Certified to: JIM AND KATHE REINHART

Applicant: JIM AND KATHIE REINHART

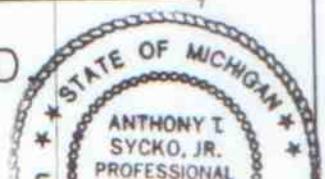
Property Description:

Lot 465; WINDMILL POINTE SUB. NO. 2, part of the North 1/2 of Section 13, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 129 of Plats, Pages 36 through 40, both inclusive, of Oakland County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.

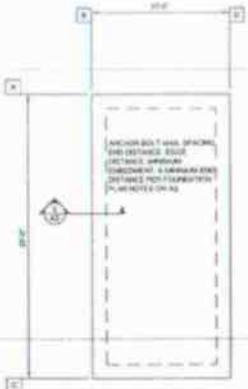
BUTLER DR. 60' WD



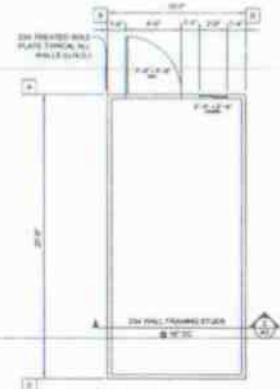
CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
		QTY	PLATE SHEAR LATH SPL.	QTY	PLATE SHEAR LATH SPL.
GIRD SPICE NAILING: 8 - 16d NAILS EACH SIDE OF SPICE. TRUSS BLOCKING (4) - 16d (TODENAL)					
FRAMING NAILING: STUD TO TOP PLATE: 2-16d END NAIL. STUD TO BRG. PLATE: 2-16d END NAIL OR 4-8d TODENAL. DBL. HEADER 16d @ 12" OC ALONG EACH EDGE. HEADER TO KING STUD 4-8d TODENAL OR 6-16d END NAIL. DOUBLE TOP PLATES: 16d @ 12" FACE NAIL.		X	230	X	230
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2012 IRC TABLE N103.3(1).					
UPLIFT TRANSFER: PROVIDE SIMPSON HELD AT EACH END OF TRUSSES.					150
PROVIDE 2x4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD OR SHEATH WALLS.					150
UNBLOCKED ROOF DAMPPING ROOF SHEATHING NAILING: BENCH: 8d COMMON @ 6" OC EDGE: 8d COMMON @ 6" OC FIELD: 8d COMMON @ 12" OC		X	157	X	230
					150

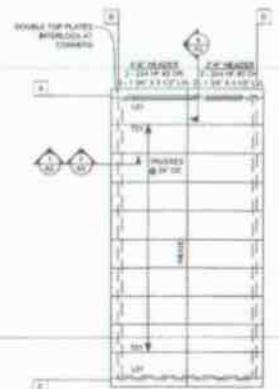
WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS.
 REFERENCE 2012 IRC TABLE 2303.3.2



FOUNDATION PLAN



FLOOR PLAN



ROOF FRAMING PLAN

PRELIMINARY

STRUCTURAL DRAWINGS BY
 TUFF SHED
 ENGINEERING
 1111 E. BERNARD STREET
 JENAS, WY 83025

PO NO. 80 INC. 800510
 Customer: JM REHMET
 (Unapproved)
 ACCESSORY BUILDING
 10' x 12' (20' x 24')
 2x4 WALL
 10'0" x 10'0"

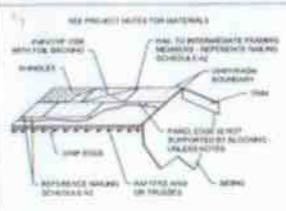
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED. NO PARTS OR REPRODUCTIONS ARE TO BE MADE OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF TUFF SHED, INC.

TUFF SHED
 Storage Buildings & Carports
 TUFF SHED, INC.
 1111 E. BERNARD STREET
 JENAS, WY 83025
 (307) 635-1511

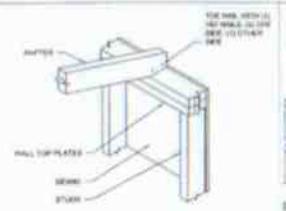
Drawn By: PM
 Date: 4/21/11
 Checked By:
 Date:
 Revised:
 Revised:

PLATE SHEAR WALL SCHED NAILING SCHEDULE
 Scale: 1/4" = 1'-0"
 Title:

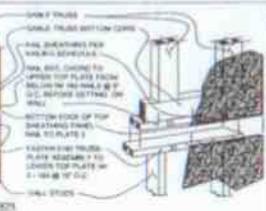
A2



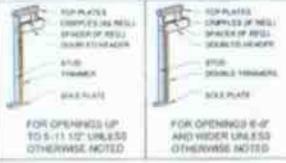
6 ROOFING SHEATHING NAILING DETAIL



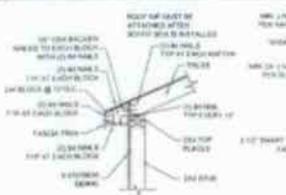
7 SHED RAFTER TOE NAILING DETAIL



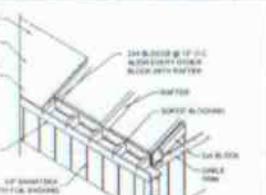
8 ENDWALL ASSEMBLY DETAIL



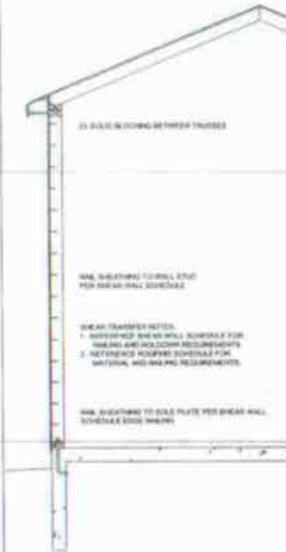
4 HEADER DETAIL



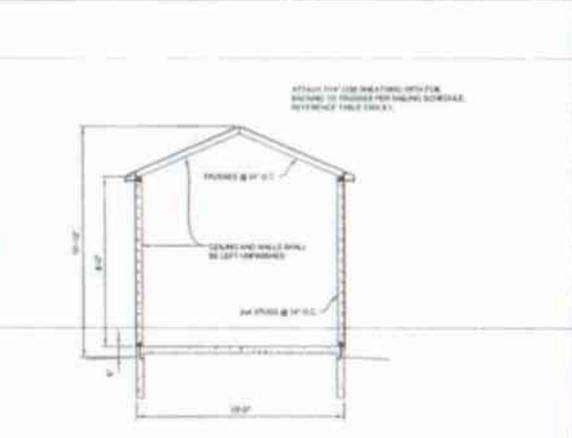
5 MEMBER PRO RANCH SHED OVERHANG DETAIL



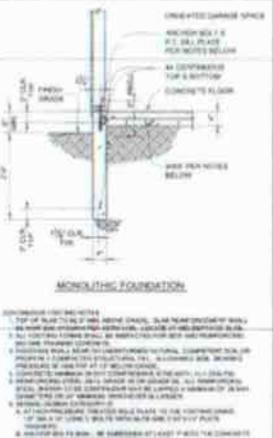
3 FOUNDATION DETAIL



1 SHEAR TRANSFER DETAIL



2 BUILDING SECTION



3 FOUNDATION DETAIL

PRELIMINARY

DESIGNED BY: TUFF SHED
 DRAWN BY: JIM KEDDUM
 CHECKED BY: JIM KEDDUM
 DATE: 11/27/2017

THESE DRAWINGS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF TUFF SHED INC. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TUFF SHED INC.

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 Dallas, TX 75244
 (972) 242-1111
 www.tuffshed.com

