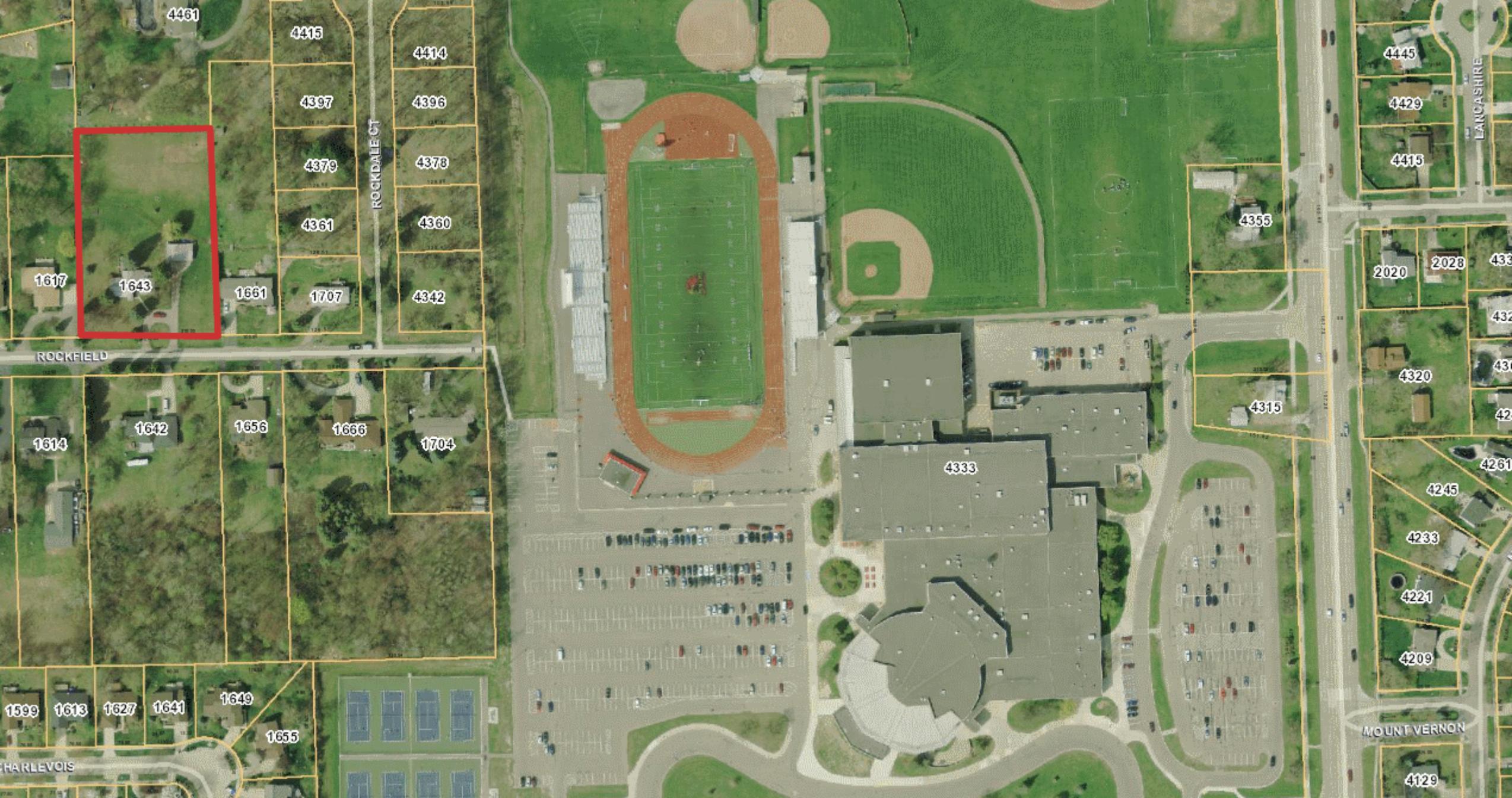


4. HEARING OF CASES

- B. VARIANCE REQUEST, KEN AND AMANDA CRUM, 1643 ROCKFIELD –  
In order to split the existing parcel into two parcels, a variance to allow the existing house to be set back 8.29 feet from the proposed new side lot line. The Zoning Ordinance requires the house to be at least 10 feet from the proposed new side lot line.

**ZONING ORDINANCE SECTION: 4.06 (C) R1-C Zoning District**



4461

4415

4414

4397

4396

4379

4378

4361

4360

1707

4342

1617

1643

1661

ROCKFIELD

ROCKDALE CT

1614

1642

1656

1666

1704

4333

4355

4315

2020

2028

433

432

431

42

4261

4245

4233

4221

4209

MOUNT VERNON

4129

4445

4429

4415

LANCASHIRE

1599

1613

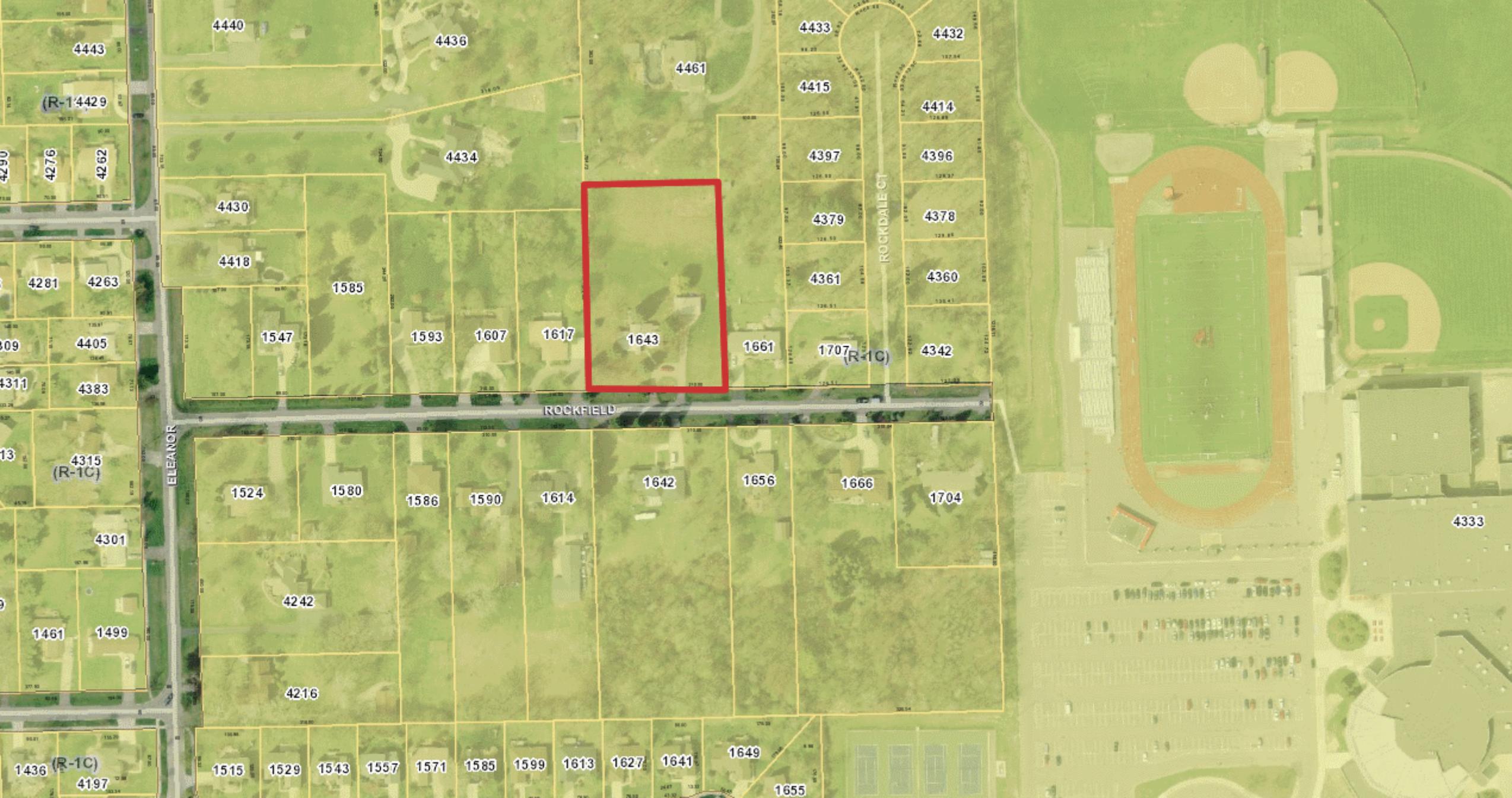
1627

1641

1649

1655

CHARLEVOIX



1643

(R-14429)

(R-1C)

(R-1C)

(R-1C)

ELEANOR

ROCKDALE CT

ROCKFIELD



4434

4430

4418

1585

1547

1593

1607

1617

1643

1661

1707

4397

4379

4361

4415

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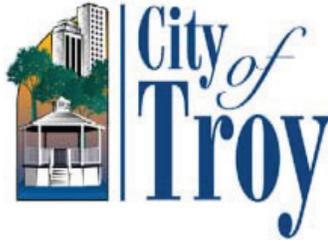
434

ROCKFIELD

ROCKDALE

# 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](mailto: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: 1643 Rockfield
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-14-401-033
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: 4.06C- minimum side yard setback
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: NO
6. APPLICANT INFORMATION:  
NAME Ken & Amanda Crum  
COMPANY \_\_\_\_\_  
ADDRESS 1642 Rockfield  
CITY Troy STATE MI ZIP 48085  
TELEPHONE (248) 703-8981  
E-MAIL kcrum@wideopenwest.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Ken & Amanda Crum

COMPANY \_\_\_\_\_

ADDRESS 1642 Rockfield

CITY Troy STATE MI ZIP 48085

TELEPHONE (248) 703-8981

E-MAIL kcrum@wideopenwest.com

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, Ken & Amanda Crum (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 04-19-2013

PRINT NAME: Ken Crum, Amanda Crum

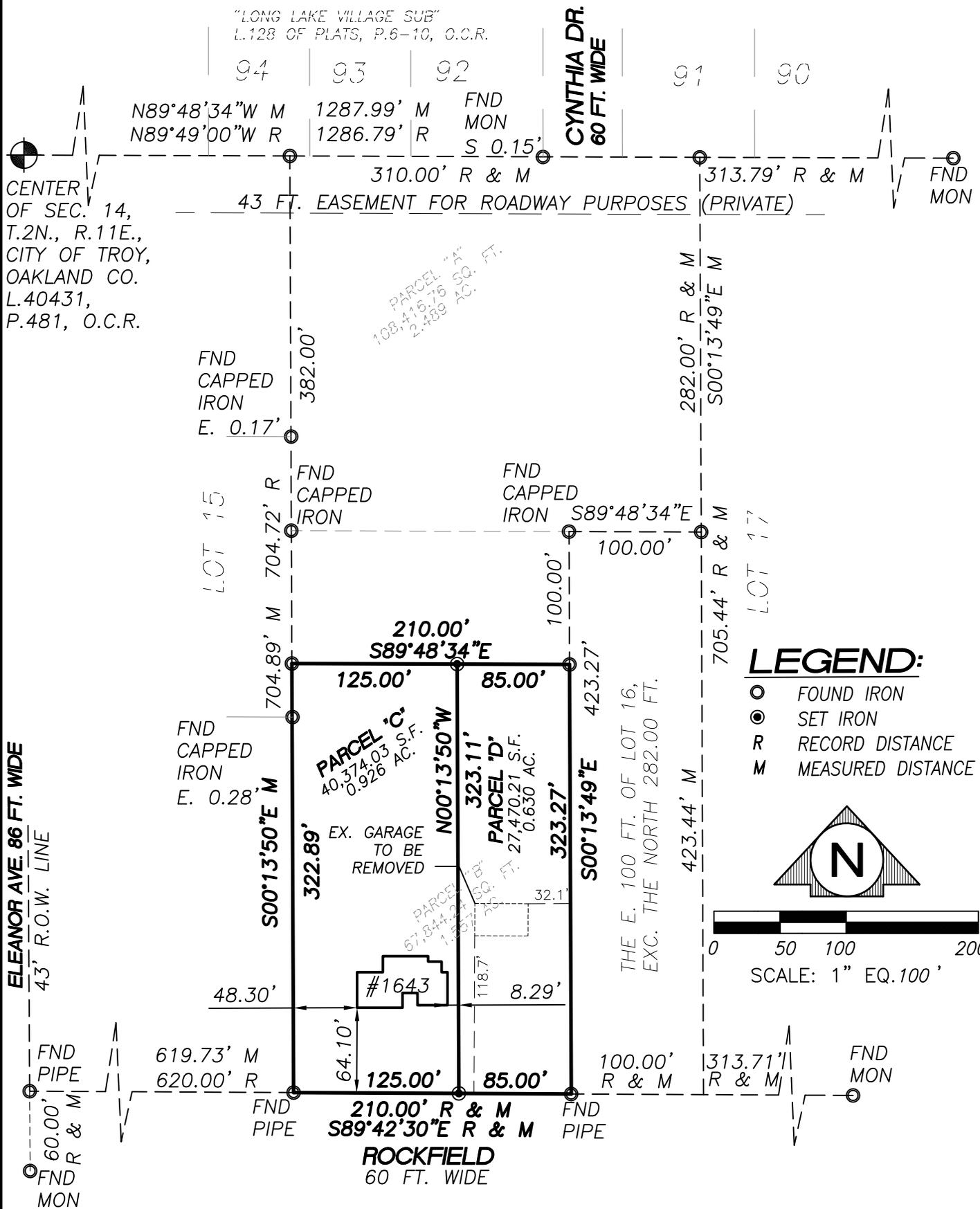
SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE 04-19-2013

PRINT NAME: Ken Crum, Amanda Crum

# CERTIFICATE OF SURVEY

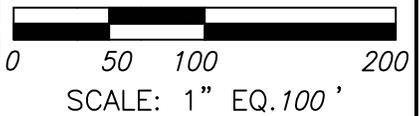
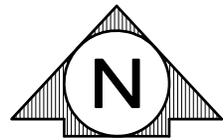
PART OF LOT 16 OF "SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
 PART OF THE S. 1/2 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY,  
 MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49, OAKLAND COUNTY RECORDS.

"LONG LAKE VILLAGE SUB"  
 L.128 OF PLATS, P.6-10, O.C.R.



### LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE



I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND DESCRIBED ABOVE ON JULY 11, 2008 AND THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS GREATER THAN 1:10,000 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: THE SOUTH LINE OF LOT 16 PER PLAT

PREPARED FOR:  
 AMANDA CRUM  
 1642 ROCKFIELD  
 TROY, MI 48085  
 248 835-1460

SHEET: 1 OF 2

GEORGE H. REICHERT P.S. #30099

Scale: 1"=100'  
 Date: 7-11-08  
 Job No. 08-052  
 Drawn: G.H.R.



**REICHERT SURVEYING INC.**  
 140 FLUMERFELT LANE  
 ROCHESTER, MICH. 48306  
 P:(248) 651-0592 F:(248) 656-7099  
 EMAIL:MAIL@REICHERTSURVEYING.COM



Date:	Rev. By:
4/2/13	BGR

# CERTIFICATE OF SURVEY

## LEGAL DESCRIPTIONS:

### PARCEL "C"

THE WEST 125.00 FEET OF LOT 16 OF "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." PART OF THE SOUTH 1/2 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49, OAKLAND COUNTY RECORDS, EXCEPT THE NORTH 382.00 FT. CONTAINING 40,374.03 SQ. FT. OR 0.926 ACRES OF LAND.

### PARCEL "D"

THE EAST 85.00 FT. OF THE WEST 210.00 FT. OF LOT 16 OF "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." PART OF THE SOUTH 1/2 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49, OAKLAND COUNTY RECORDS, EXCEPT THE NORTH 382.00 FT. CONTAINING 27,470.21 SQ. FT. OR 0.630 ACRES OF LAND.

PREPARED FOR:  
AMANDA CRUM  
1642 ROCKFIELD  
TROY, MI 48085  
248 835-1460

SHEET: 2 OF 2

GEORGE H. REICHERT P.S. #30099

Scale: 1"=100'  
Date: 7-11-08  
Job No. 08-052  
Drawn: G.H.R.



REICHERT SURVEYING INC.  
140 FLUMERFELT LANE  
ROCHESTER, MICH. 48306  
P:(248) 651-0592 F:(248) 656-7099  
EMAIL:MAIL@REICHERTSURVEYING.COM



Date:	Rev. By:
4/2/13	BGR

ELEANOR AVE. 86 FT. WIDE

43' R.O.W. LINE

L.O.

704.89' M

210.00'  
S89°48'34"E

100.00

125.00'

85.00'

FND  
CAPPED  
IRON  
E. 0.28'

PARCEL 'C'  
40,374.03 S.F.  
0.926 AC.

N00°13'50"W

PARCEL 'D'  
27,470.21 S.F.  
0.630 AC.

423.27'  
S00°13'49"E

322.89'  
S00°13'50"E M

EX. GARAGE  
TO BE  
REMOVED

PARCEL 'B'  
67,844.24 S.F.  
1.557 AC.

323.11'

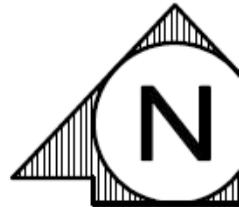
323.27'

THE E. 100 FT. OF LOT 16,  
EXC. THE NORTH 282.00 FT.

423.44' M



SCALE: 1" = 100'



# LEGEND

- FOUND IRON
- SET IRON
- R RECORD
- M MEASURE

705.44' R

L.O.T

48.30'

#1643

8.29'

64.10'

125.00'

85.00'

619.73' M

620.00' R

100.00'

R & M

313.71'

R & M

FND  
PIPE

210.00' R & M  
S89°42'30"E R & M

FND  
PIPE

ROCKFIELD  
60 FT. WIDE

FND  
MC

60.00'  
R & M  
FND  
MON

We would like to split the parcel located at 1643 Rockfield, which currently is 210 ft wide by 323 ft deep. The proposed West parcel, labeled "Parcel 'C'" on the survey, will be 125 ft wide by 323 ft deep and requires the variance. We are seeking a variance of 1.71 ft with respect to the side yard setback required in the R-1C zoning district. The ordinance calls for a 10 ft minimum. Unfortunately, the current location of the house is 48.3ft from the West lot line and 8.29ft from the proposed East lot line. We could not move the lot line further East since that proposed parcel, labeled "Parcel 'D'" on the survey, is already at 85 ft, the minimum lot width allowed by the Zoning Ordinance and 323 ft deep.

In the following paragraphs we've attempted to address each review standard as specified in the Variance Review Standards Zoning Ordinance Section 15.04 (E) (2):

- a) The exceptional characteristic of this lot is that it is large parcel (125'X323') and is among the largest in the neighborhood. Unfortunately, this split is made difficult given the current location of the existing home which is 48.3' from the West lot line which causes the home to crowd the East lot line. This parcel will meet all other dimensional requirements within the ordinance.
- b) The age, construction and cost make it impractical for us to move the house at 1643 to comply with the side yard setback. It is also unlawful for us to destroy the home as it is the collateral for the current mortgage on the property.
- c) The proposed lot line for the split was established to meet the minimum lot width requirement of 85 ft, which did not allow us to move the proposed lot line further East to accommodate the 10 ft side yard setback. When considering alternatives, we believe the variance for the side yard setback of Parcel "C" to be more beneficial to the neighborhood and community than seeking a variance for the lot width of Parcel "D".
- d) The current home was built in 1953 under a different zoning ordinance and placed in the middle of this large parcel of land making a parcel split difficult. To our knowledge there are no other variances approved for this property or home. The West parcel is large enough at 125 ft wide and 323 ft deep to provide a building envelope that is sufficient for a new home and one that will comply with the current zoning ordinance setbacks.
- e) Due to the small variance request, 1.71ft, we do not believe this will negatively impact the neighbors nor change the essential character or nature of the area or neighborhood. It will not impair an adequate supply of light and air to the adjacent property nor unreasonably increase the congestion in the public streets, nor increase the danger of fire or endanger the public safety, nor unreasonably diminish or impair established property value within the surrounding area, nor in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City. The approval of this variance will actually provide an opportunity to improve the oldest and least desirable home in the neighborhood. Our ultimate goal is to improve the property at 1643 Rockfield by taking down the current residence and constructing a new home at some point in the future.

Additional notes of interest:

We have a Troy resident who wants to stay in Troy lined up to buy the East parcel that is being split. Their intention is to construct a new home this summer on the purchased property.

We see this as a win, win, win situation for all parties involved. The City of Troy would gain another taxable property, a Troy resident desiring a new home would have an opportunity to stay in Troy and we would be able to build the new home we've desired since 2004.

We would ask that you approve this small variance.



OXFIELD