4. HEARING OF CASES

A. **VARIANCE REQUEST, MICHAEL J. BLANEK, AIA, FOR STUCKY VITALE ARCHITECTS, 1125 NAUGHTON** – In order to construct an addition to an existing building, a 4 foot variance to the required 10 foot side yard setback.

ZONING ORDINANCE SECTION: 4.15 (C)

1051
1063
1075
1087
1095
1107
1125
NAUGHTON
1200
1389
1016
1018
1020
1064
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1122
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WHEATON
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1346

(IB)
1051
1063
1075
1087
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NAUGHTON
1200
1389
1016
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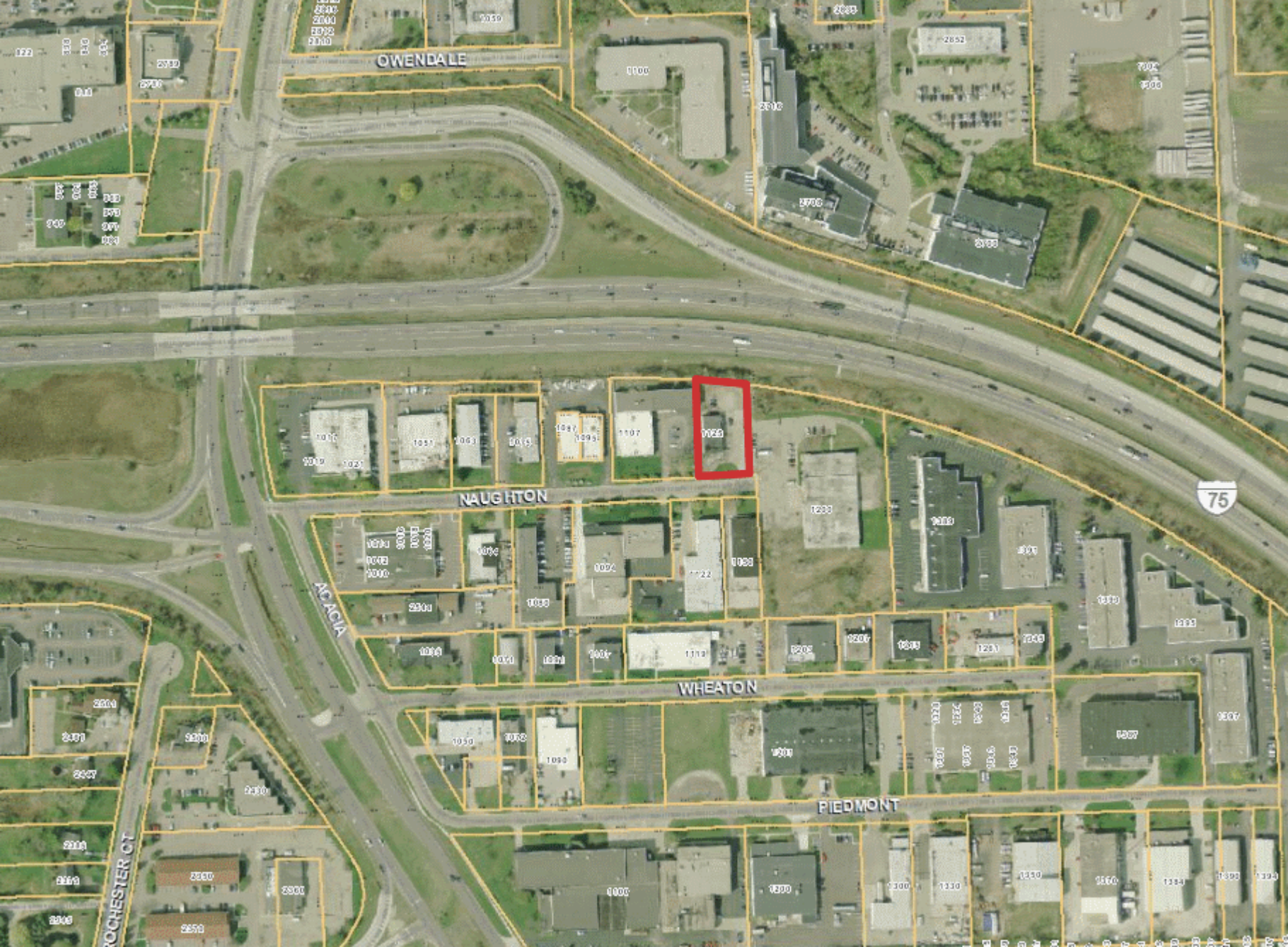

OWENDALE
NAUGHTON
ACACIA
WHEATON
PIEDMONT
ROCHESTER CT
75

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: 1125 Naughton Drive
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-26-152-005
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.15 1B Industrial and Business District
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
5. APPLICANT:

NAME Michael J. Blanek, A.I.A.
COMPANY Stucky Vitale Architects'
ADDRESS 27172 Woodward Avenue
CITY Royal Oak STATE MI ZIP 48067
PHONE (248) 546-6700
E-MAIL mblanek@stuckyvitale.com
AFFILIATION TO THE PROPERTY OWNER: Architect

6. PROPERTY OWNER:

NAME Dean Fitzpatrick

COMPANY Fitz-Rite Products

ADDRESS 1122 Naughton Drive

CITY Troy STATE MI ZIP 48083

TELEPHONE (248) 528-8440

E-MAIL dean_fitzpatrick@msn.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, Michael J. Blanek, A.I.A. (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** June 19, 2013

PRINT NAME: Michael J. Blanek, A.I.A.

PROPERTY OWNER SIGNATURE Dean Fitzpatrick **DATE** 6/19/2013

PRINT NAME: Dean Fitzpatrick

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.

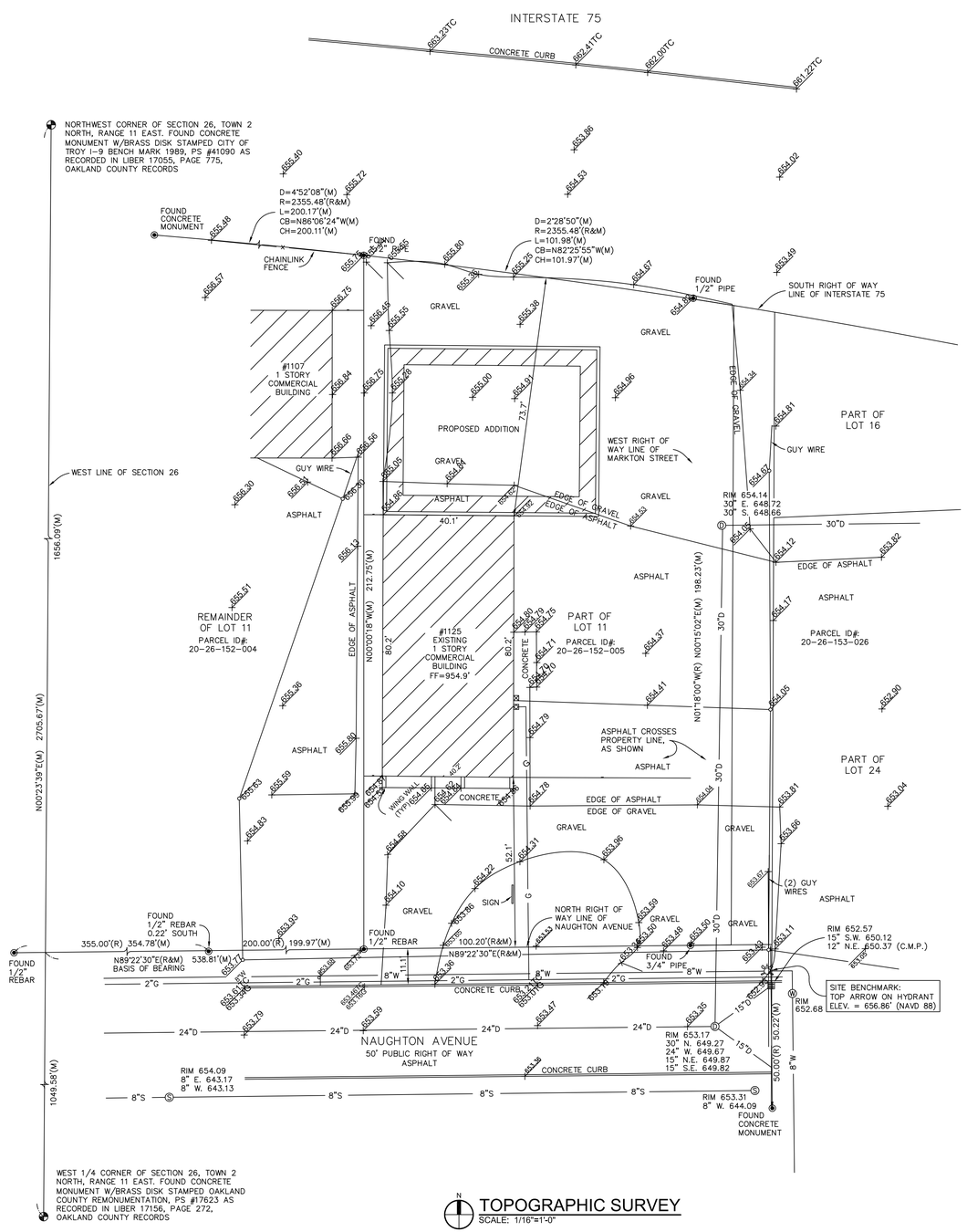
STATEMENT OF PRATICAL DIFFICULTY
Fitz-Rite Building Addition
Architects' Project No.: 2013.058

a) The narrowness of the current lot width of 112.70 ft., limits the options for the new addition. The use of the new building addition will be for CNC manufacturing which will require truck access for shipping and receiving. By maintaining the current existing building setback on the west side this will allow for maximum maneuvering space on the east side of the lot for the business use.

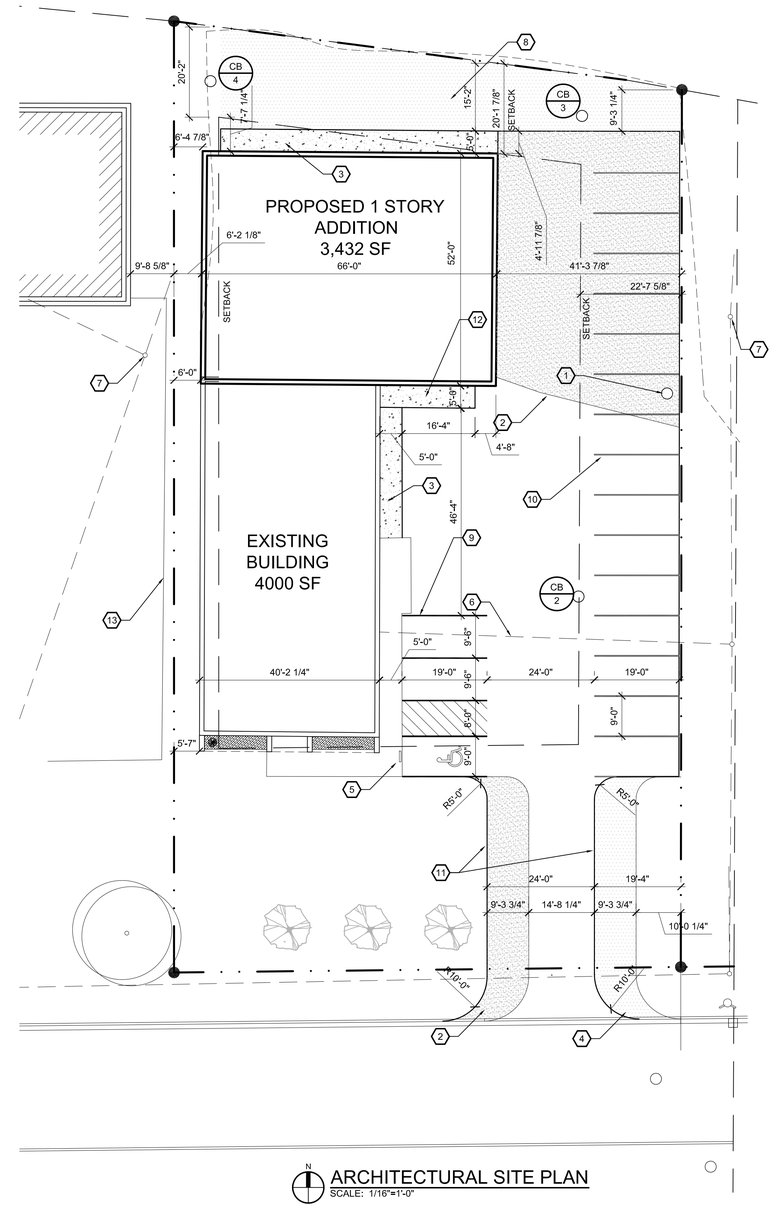
c) The existing lot width and the existing building location make maintaining this dimension consistent to the way the site was originally developed.

d) This variance request is to maintain the already established setback of the original building of 6'-0" where the new addition meets the existing at the northwest corner.

e) Maintaining the current 6'-0" + setback with the new addition will not be harmful to the adjacent property since it has a setback. To the north is I-75 where by granting this variance will have no impact. Naughton Drive ends into the parking lot of the building to the east and the addition will not impact this property at all. Also, granting this variance will not be harmful or alter the character of the district in which this building is located.



TOPOGRAPHIC SURVEY
SCALE: 1/16"=1'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

LEGAL DESCRIPTION: #20-26-152-005

LAND IS LOCATED IN THE CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND DESCRIBED AS FOLLOWS:

PART OF THE N.W.¼ OF SECTION 26, T.2N., R.11E., CITY OF TROY, MICHIGAN, BEING DESCRIBED AS: LOT 11, EXEPT THE WEST 355.00 FEET, ALSO EXCEPT THAT PART OF REMAINDER TAKEN FOR I-75 HIGHWAY, AND ALSO PART OF THE WEST ½ OF VACATED MARKTON STREET (25.00 FEET WIDE), OF "SUPERVISOR'S PLAT NO. 10", AS RECORDED IN LIBER 46 OF PLATS, PAGE 42, OAKLAND COUNTY RECORDS, BEGINNING AT A POINT DISTANT N. 00 23' 39" W. 1049.58 FEET AND N. 82 22' 30" E. 538.81 FEET FROM THE W.¼ CORNER OF SAID SECTION 26; THENCE N. 00 00' 18" W., 212.75 FEET; THENCE 114.62 ALONG AND ARC OF A CURVE TO THE RIGHT, (RADIUS 2355.48 FEET, CENTRAL ANGLE 02 47' 17", CHORD BEARS S. 82 16' 41" E., 114.61 FEET); THENCE S. 00 15' 02" W., 196.13 FEET; THENCE S. 89 22' 30" W., 112.70 FEET TO THE POINT OF BEGINNING CONTAINING 23,185 SQUARE FEET, OR .532 ACRES.

SITE PLAN KEY NOTES:
(TYPICAL THIS SHEET ONLY)

1. EXISTING BASIN
2. NEW ASPHALT TO MATCH EXISTING. SEE DETAIL 2 - SP1.1
3. NEW CONCRETE WALK TO MATCH EXISTING. SEE DETAIL 4 - SP1.1
4. REMOVE ASPHALT, REPLACE WITH TOPSOIL AND GRASS SEED
5. EXISTING SIGN
6. EXISTING OVERHEAD POWER LINE
7. EXISTING POWER POLE
8. REMOVE GRAVEL, REPLACE WITH TOPSOIL AND GRASS SEED
9. EXISTING STRIPING ON WEST SIDE OF LOT
10. NEW STRIPING ON EAST SIDE OF LOT
11. NEW CURB. SEE DETAIL 1 - SP1.1
12. NEW CONCRETE FROST SLAB
13. EDGE OF EXISTING ASPHALT PAVEMENT

SVA
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM

Project :
FITZ-RITE PRODUCTS BUILDING ADDITION

1125 NAUGHTON AVE
TROY, MI

Issued for :
ZBA 06.19.13

Drawn by : TWJ
Checked by : JAV, MJB

Sheet Title : ARCHITECTURAL SITE PLAN

Project No. : 2013.058

Sheet No. : SP1.2

DO NOT SCALE DRAWINGS
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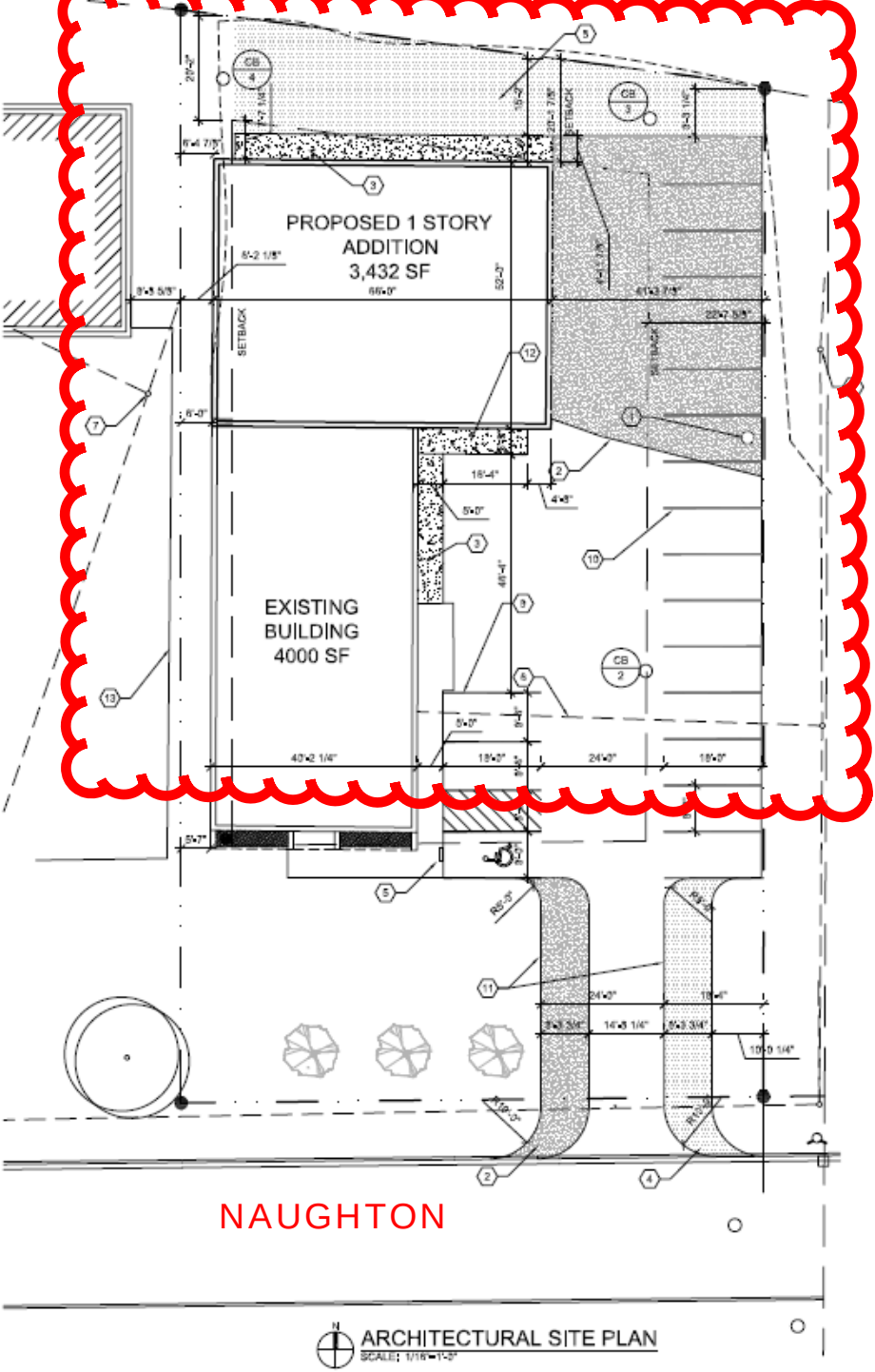
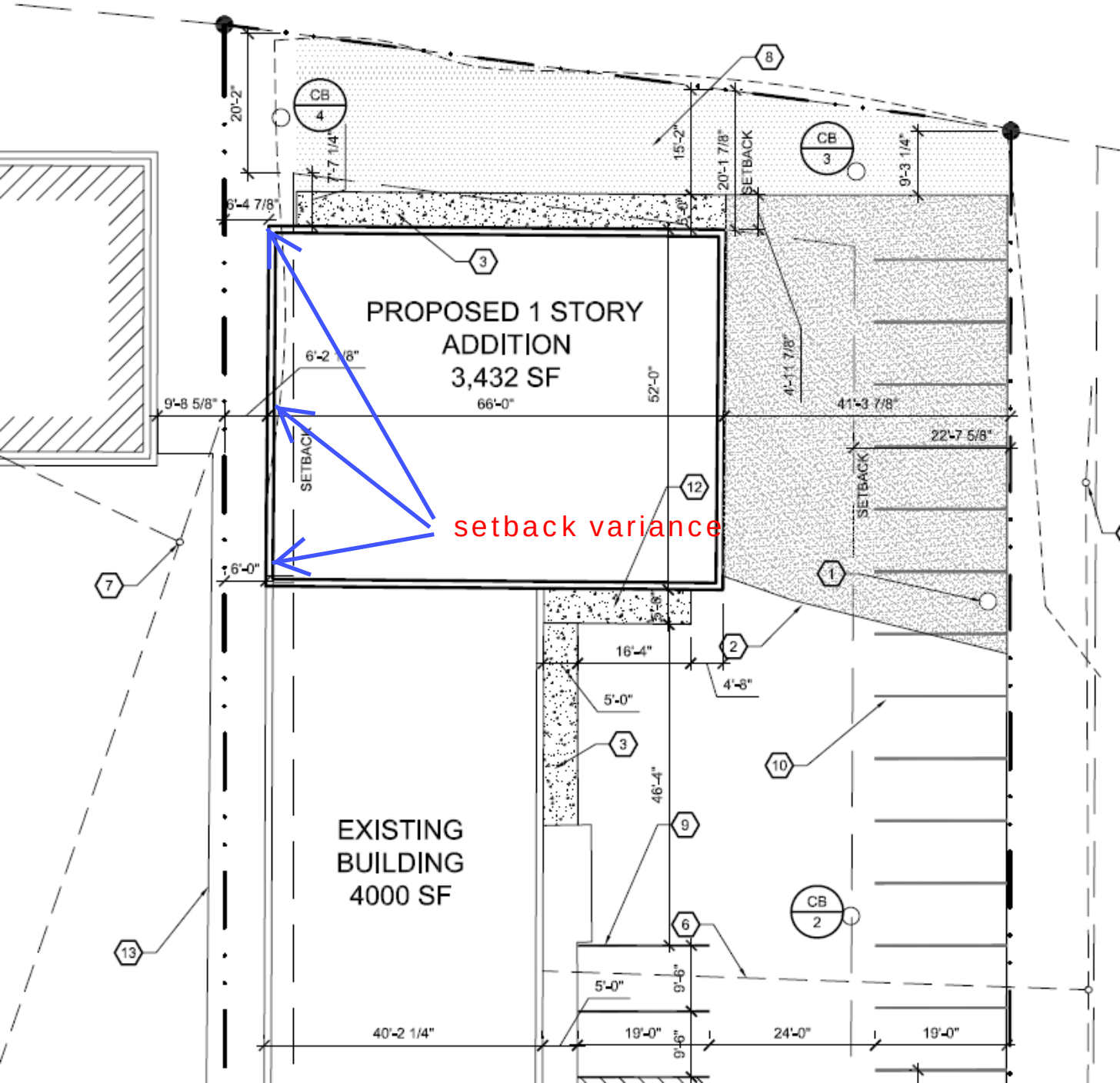
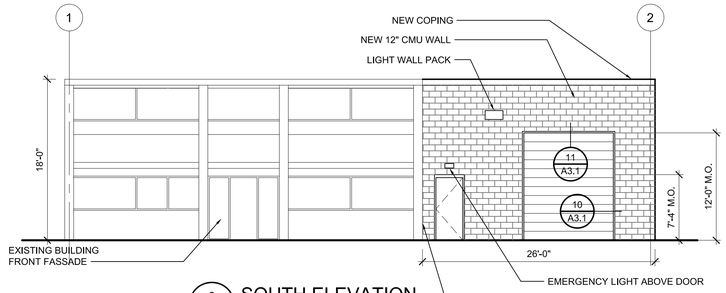
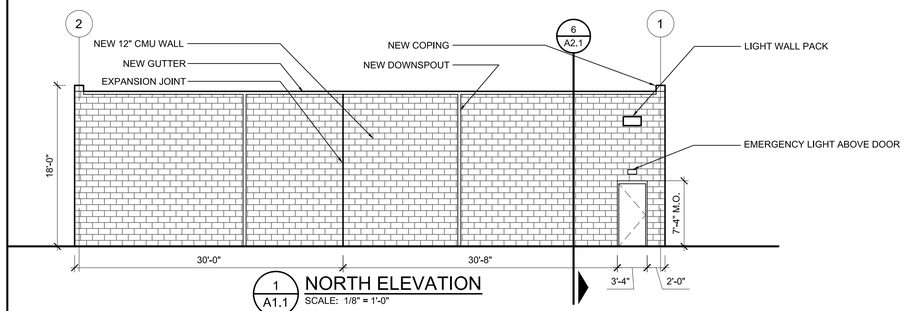

PROPOSED 1 STORY
ADDITION
3,432 SF
EXISTING
BUILDING
4000 SF
SETBACK
NAUGHTON
ARCHITECTURAL SITE PLAN
SCALE: 1/16"=1'-0"

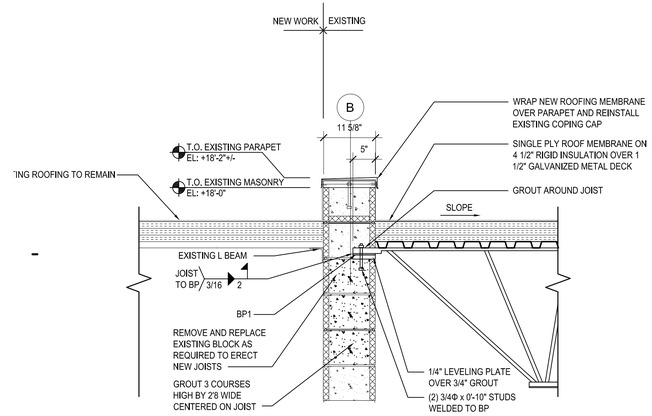

PROPOSED 1 STORY
ADDITION
3,432 SF
EXISTING
BUILDING
4000 SF
setback variance
SETBACK
SETBACK
SETBACK
CB
4
CB
3
CB
2
20'-2"
7'-7 1/4"
6'-4 7/8"
15'-2"
20'-1 7/8"
9'-3 1/4"
5'-0"
6'-2 1/8"
9'-8 5/8"
66'-0"
52'-0"
4'-11 7/8"
41'-3 7/8"
22'-7 5/8"
6'-0"
5'-8"
16'-4"
4'-8"
5'-0"
46'-4"
9'-6"
5'-0"
9'-6"
40'-2 1/4"
19'-0"
24'-0"
19'-0"



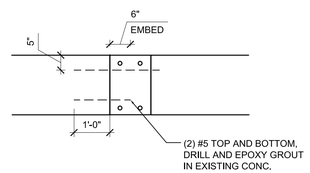
3 A1.1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



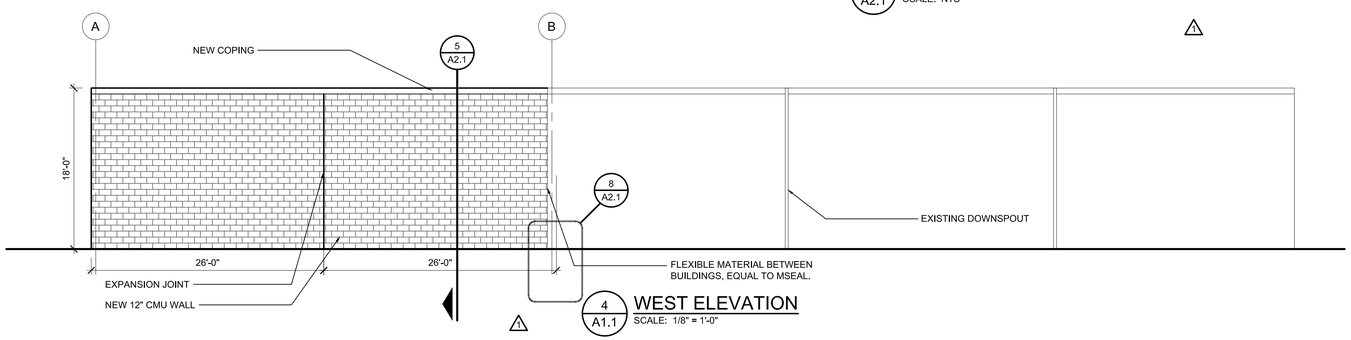
1 A1.1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



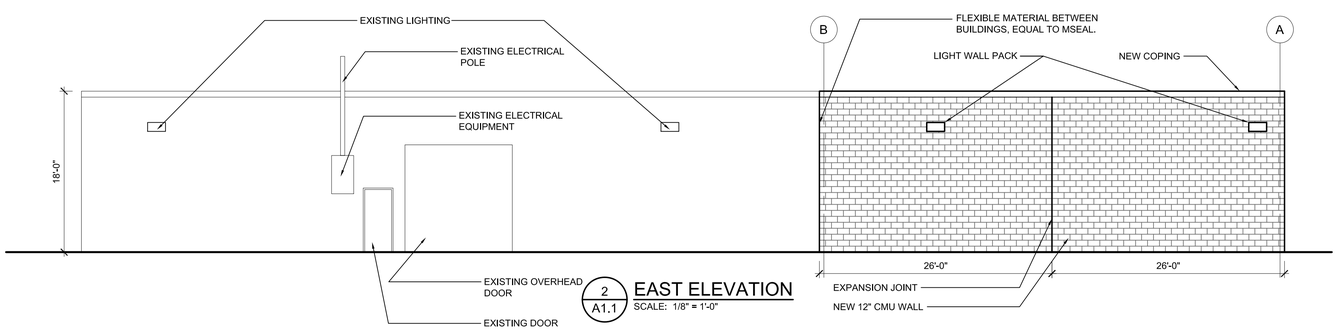
7 A7.1 WALL SECTION @ EXISTING 12" CMU WALL
SCALE: 3/4" = 1'-0"



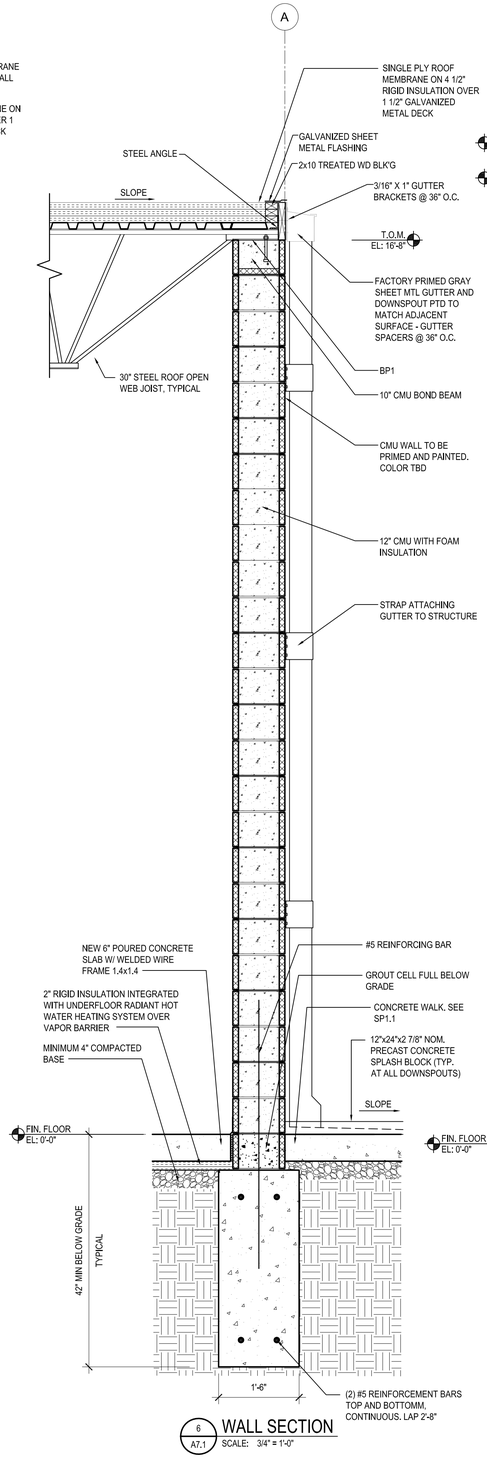
8 A2.1 FOUNDATION TIE-IN
SCALE: NTS



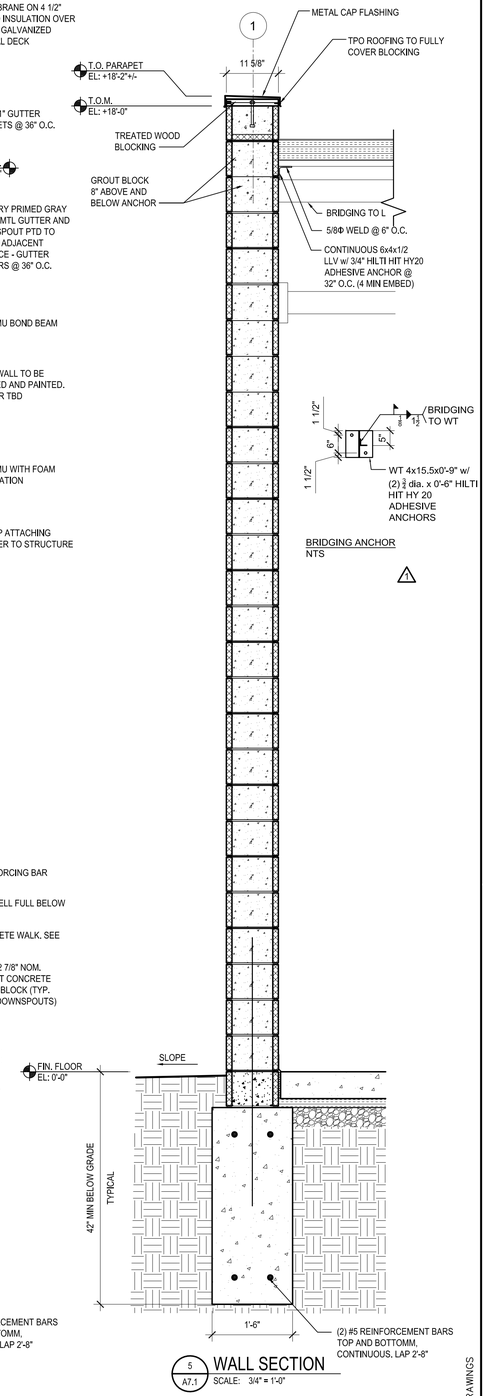
4 A1.1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 A1.1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



6 A7.1 WALL SECTION
SCALE: 3/4" = 1'-0"



5 A7.1 WALL SECTION
SCALE: 3/4" = 1'-0"

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Project :
FITZ-RITE PRODUCTS
BUILDING ADDITION

1125 NAUGHTON AVE
TROY, MI

Issued for :

REVIEW	05.03.13
REVIEW	05.24.13
BIDS / PERMITS	06.11.13
1 ADDENDUM #1	06.14.13
ZBA	06.19.13

Drawn by :
TWJ
Checked by :
JAV, MJB

Sheet Title :
EXTERIOR
ELEVATIONS

Project No. :
2013.058

Sheet No. :
A2.1

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FITZ-RITE PRODUCTS

1122 Naughton • Troy, Michigan 48083-1975 • Phone (248) 689-7143 • (800) 835-2643 • Fax (248) 528-1581

July 2, 2013

Mr. Tom Leonard,

Dear Mr. Leonard,

The purpose of this letter is to advise you of our plans to construct an addition to our building at 1125 Naughton, Troy, MI 48083.

In order to construct an addition, a four foot variance to the existing ten foot side yard setback is required. The addition will not impact either of your properties on Naughton but we are requesting that you acknowledge this letter so that we may present it to the Zoning Board of Appeals of the City of Troy.

Please contact me with any questions. Thanks for your consideration.

Regards,

Dean Fitzpatrick

As owner of the property adjacent to 1125 Naughton, Troy, MI 48083, I do not object to the proposed construction or the requested variance to the side yard setback.

Tom Leonard _____ Date: 7-8-2013

General Manager
Leonard Realty LLC

FITZ-RITE