

ZONING BOARD OF APPEALS

The Board of Zoning Appeals is a group of seven of your neighbors or peers appointed by City Council to pass judgment 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 running 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, 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.), 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 table (delay action) the request. In order for the request to pass a minimum of four votes for approval are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

VARIANCE REVIEW STANDARDS ZONING ORDINANCE SECTION 15.04 (E) (2)

Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

- 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

Allen Kneale, Chair, and Glenn Clark, Vice Chair
Bruce Bloomingdale, Kenneth Courtney
David Eisenbacher, Tom Krent, David Lambert
Orestis Kaltsounis (Alternate), Paul McCown (Alternate)

September 17, 2013

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – July 16, 2013
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. **VARIANCE REQUEST, KENNETH AND ROSEMARY LUGAR, 3144 UPTON**
– In order to construct an addition to the house, a 6 foot variance from the required 10 foot side yard setback.

ZONING ORDINANCE SECTION: 4.06 (C) R-1B Zoning District
 - B. **VARIANCE REQUEST, PAUL R. AND LINDA R. FORD, 2726 WILLIAMS** – In order to construct a new shed on an existing foundation, a 1 foot variance from the requirement that detached accessory buildings are no closer than 6 feet to a side lot line. The shed is proposed to be set back 5 feet from the side lot line.

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 July 16, 2013, at 7:30 p.m., in the Council Chambers of Troy City Hall, Vice Chair Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Bruce Bloomingdale
Glenn Clark
Kenneth Courtney
David Eisenbacher
Thomas Krent

Absent

Allen Kneale
David Lambert

Also Present:

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

2. APPROVAL OF MINUTES – May 21, 2013

Moved by Courtney
Seconded by Eisenbacher

RESOLVED, to approve the May 21, 2013 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASE

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).

Moved by Courtney
Seconded by Krent

RESOLVED, to grant the request.

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 7:50 p.m.

Respectfully submitted,

Glenn Clark, Vice Chair

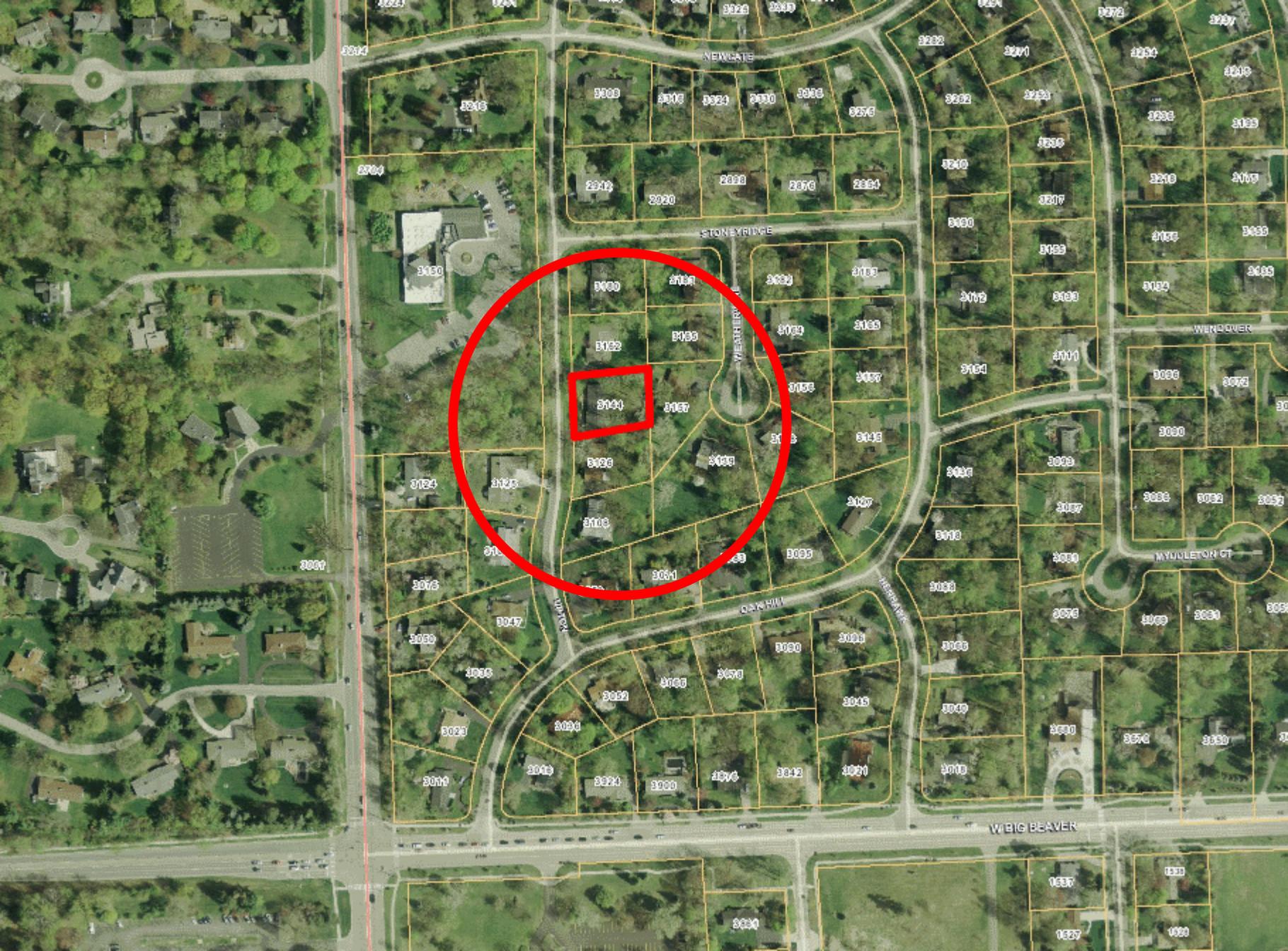
Paul Evans, Zoning and Compliance Specialist

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4. HEARING OF CASES

- A. **VARIANCE REQUEST, KENNETH AND ROSEMARY LUGAR, 3144 UPTON** –
In order to construct an addition to the house, a 6 foot variance from the required
10 foot side yard setback.

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



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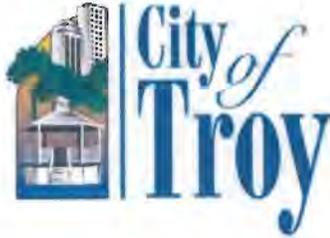
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ZONING BOARD OF APPEALS APPLICATION

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

RECEIVED

AUG 13 2013

PLANNING

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: 3144 UPTON DR.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-19-353-003
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: SIDE SETBACKS
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 KENNETH AND ROSEMARY LUGAR
COMPANY _____
ADDRESS 3144 UPTON DR
CITY TROY STATE MI ZIP 48084
TELEPHONE 248-318-4823
E-MAIL rosemarylugar@yahoo.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: property owners

8. OWNER OF SUBJECT PROPERTY:
NAME KENNETH AND ROSEMARY LUGAR
COMPANY _____
ADDRESS 3144 UPTON DR.
CITY TROY STATE MI ZIP 48084
TELEPHONE 248-318-4823
E-MAIL rosemarylugar@yahoo.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

ROSEMARY LUGAR
I, _____ (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 *Rosemary Lugar* DATE 8/13/13
PRINT NAME: ROSEMARY LUGAR

SIGNATURE OF PROPERTY OWNER _____ DATE _____
PRINT NAME: _____

Rosemary,

We are in receipt of your permit application for an addition/alteration at the south side of your home. We cannot approve the plan as submitted as it fails to meet the minimum side yard setback for the R1-B zoning district your home is located in.

The R1-B zoning district requires a minimum of 10' side yard setback and the total of the two side yards to be not less than 25'.

You must revise you plans or obtain a variance from the BZA for relief of the required setback and a variance of 6' from the required 10' minimum.

We have no way of knowing if a variance will be granted so you may want to consider alternate floor plans in case you are denied a variance.

Thank you,

Steve Burns,
Building Official
City of Troy
Building Department
248-524-3348



Nothing in this message is intended to constitute an electronic signature unless a specific statement to the contrary is included.

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EXPLANATION OF REASON FOR ZONING VARIANCE REQUEST

Kenneth and Rosemary Lugar
3144 Upton Dr.
Troy, MI 48084

August 13, 2013

We are requesting a variance for the side setback requirements in order to construct an addition to our home.

Due to the irregular shape of the lot, the back of the addition does not meet the side setback requirements. At the front of the house, the addition is in compliance with the side setback requirements.

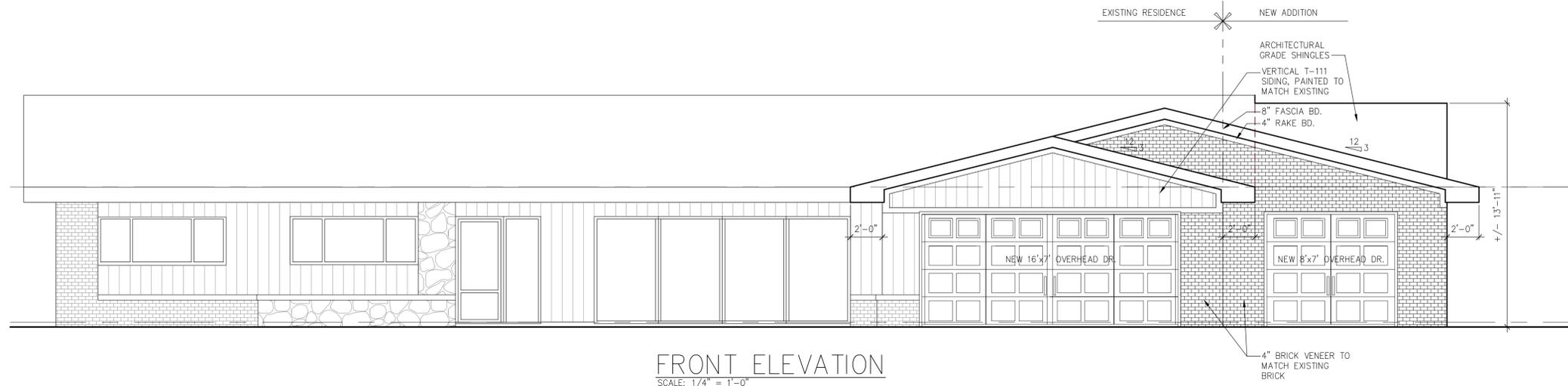
Our home is located on a part of Upton Dr. where the street is straight. The four homes in our block that are on the straight area of the street all run in a straight line with respect to each other, that is they have approximately the same front setbacks.

Looking at the house from the street, the side setback would appear to meet the requirement. That is, if the lot line were perpendicular to the road instead of angled, the addition would meet the side setback requirement.

The proposed variance will not be harmful or alter the essential character of the area.

Thank you for your consideration of our request.

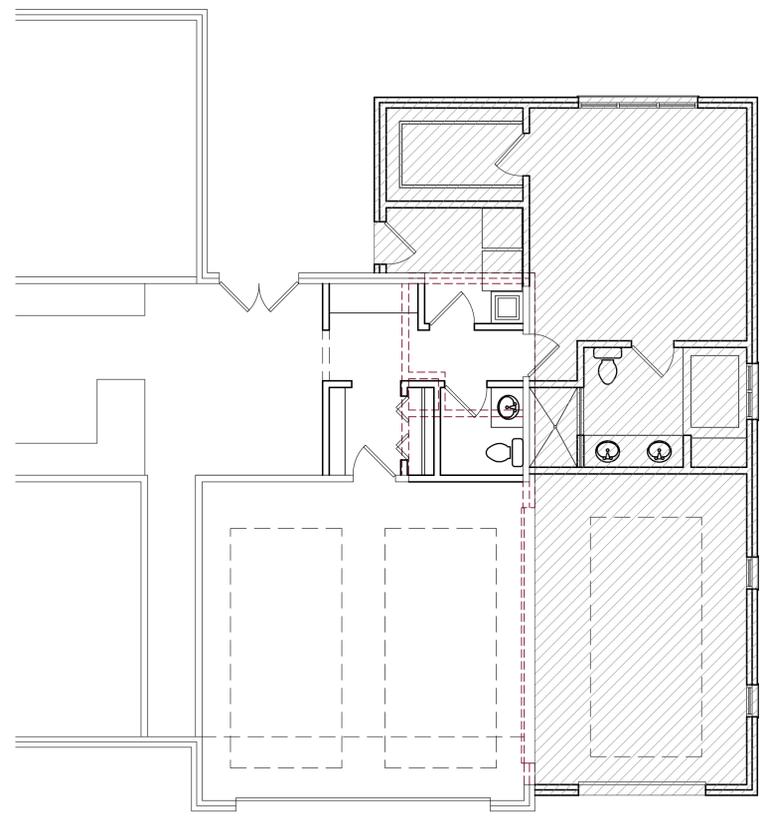
Kenneth and Rosemary Lugar



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

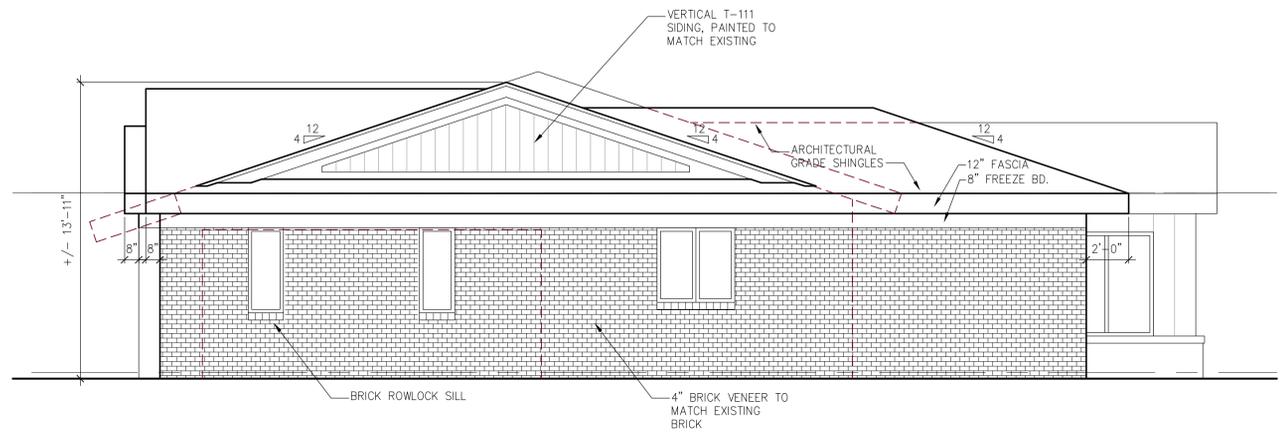


REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED ADDITION
441 S.F. LIVING SPACE AREA
282 S.F. GARAGE AREA
723 S.F. TOTAL AREA

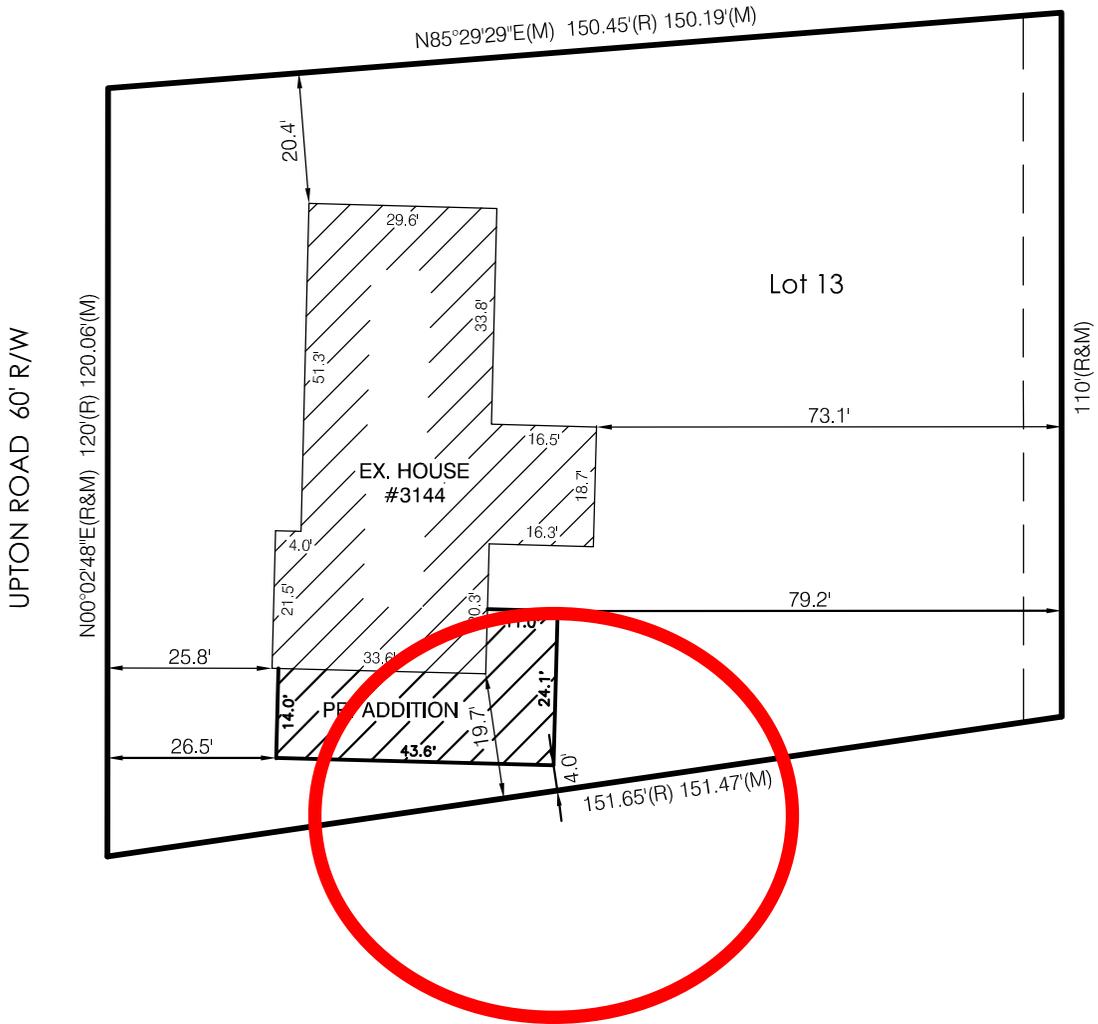
PROPOSED ADDITION
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NO.	1 OF 1	SHEET TITLE:	PRELIMINARY ELEVATIONS & FLOOR PLAN ADDITION	PROJECT NAME & LOCATION:	THE LUGAR RESIDENCE ADDITION 3144 UPTON DRIVE TROY, MICHIGAN	ISSUED FOR:	VARIANCE REQUEST	DATE:	08.07.13
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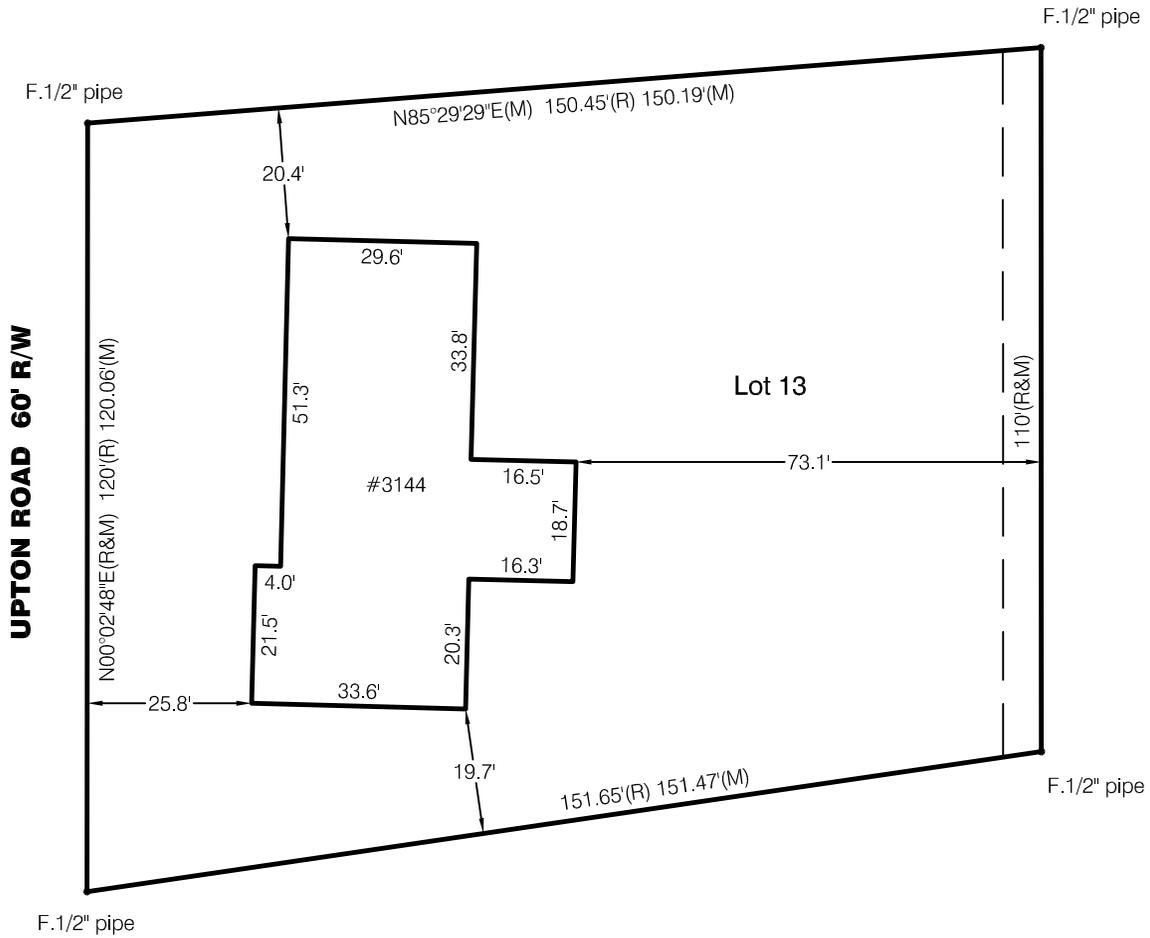




Fenn & Associates, Inc. Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SKETCH "THORNWOOD SUBDIVISION" PART OF THE SW 1/4 OF SECTION 19, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN	LOT 13	CLIENT: ROSEMARY LUGAR	
		DATE 08/03/13	JOB NO. 13-00399
		SCALE 1" = 30'	
		FIELD BY JW	CHECKED J.S.R., P.E.
		DRAWN J.SUTTER	SHEET 1 OF 1

CERTIFICATE OF SURVEY

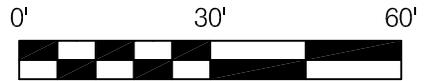


Property Description

Lot 13 of "Thornwood Subdivision", part of the SW1/4 Section 19, T.2N., R.11E., City of Troy, Oakland County, Michigan as recorded in L.79, P.8 of the O.C.R.



- Bearings in relation to description/plat of record.
- No title work has been supplied by the client for purposes of this survey, therefore no guarantee is made that any/all easements, encumbrances, both recorded & unrecorded have been shown.
- This drawing and the corresponding legal descriptions of proposed splits, is subject to municipal approval.



Scale 1"=30'

SEE ATTACHED RIDER FOR DESCRIPTIONS

Surveyor's Certificate:

I hereby certify that I have surveyed & mapped the land above platted and/or described on 24 July 2013 & that the ratio of closure on the unadjusted field observations of such survey was 1/5000 or greater.



Fenn & Associates, Inc.
Land Surveying and Civil Engineering

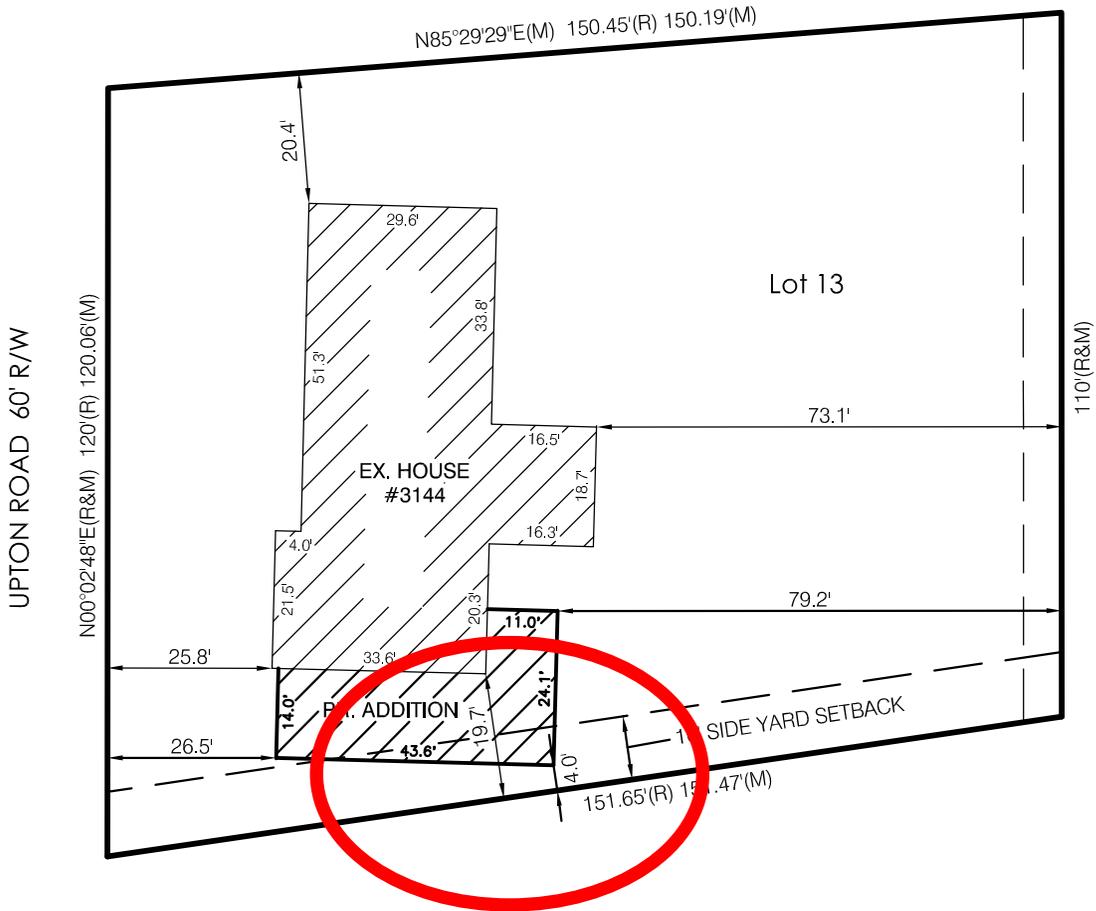
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020
www.fennsurveying.com

Client: Rosemary Lugar

Date: 30 July 2013 Job #: 13-00399

Drawn: JW Sheet: 1/1

Jeffrey A. Wright, P.S. #40165



REVISED 8/28/13 - ADDED SIDE YARD SETBACK



Fenn & Associates, Inc. Land Surveying and Civil Engineering
 14933 Commercial Drive, Shelby Township, MI 48315
 Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

SKETCH "THORNWOOD SUBDIVISION" PART OF THE SW 1/4 OF SECTION 19, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN	LOT 13	CLIENT: ROSEMARY LUGAR	
		DATE 08/03/13	JOB NO. 13-00399
		SCALE 1" = 30'	
		FIELD BY JW	CHECKED J.S.R., P.E.
		DRAWN J.SUTTER	SHEET 1 OF 1

Rosemary,

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Thank you,

Steve Burns,
Building Official
City of Troy
Building Department
248-524-3348



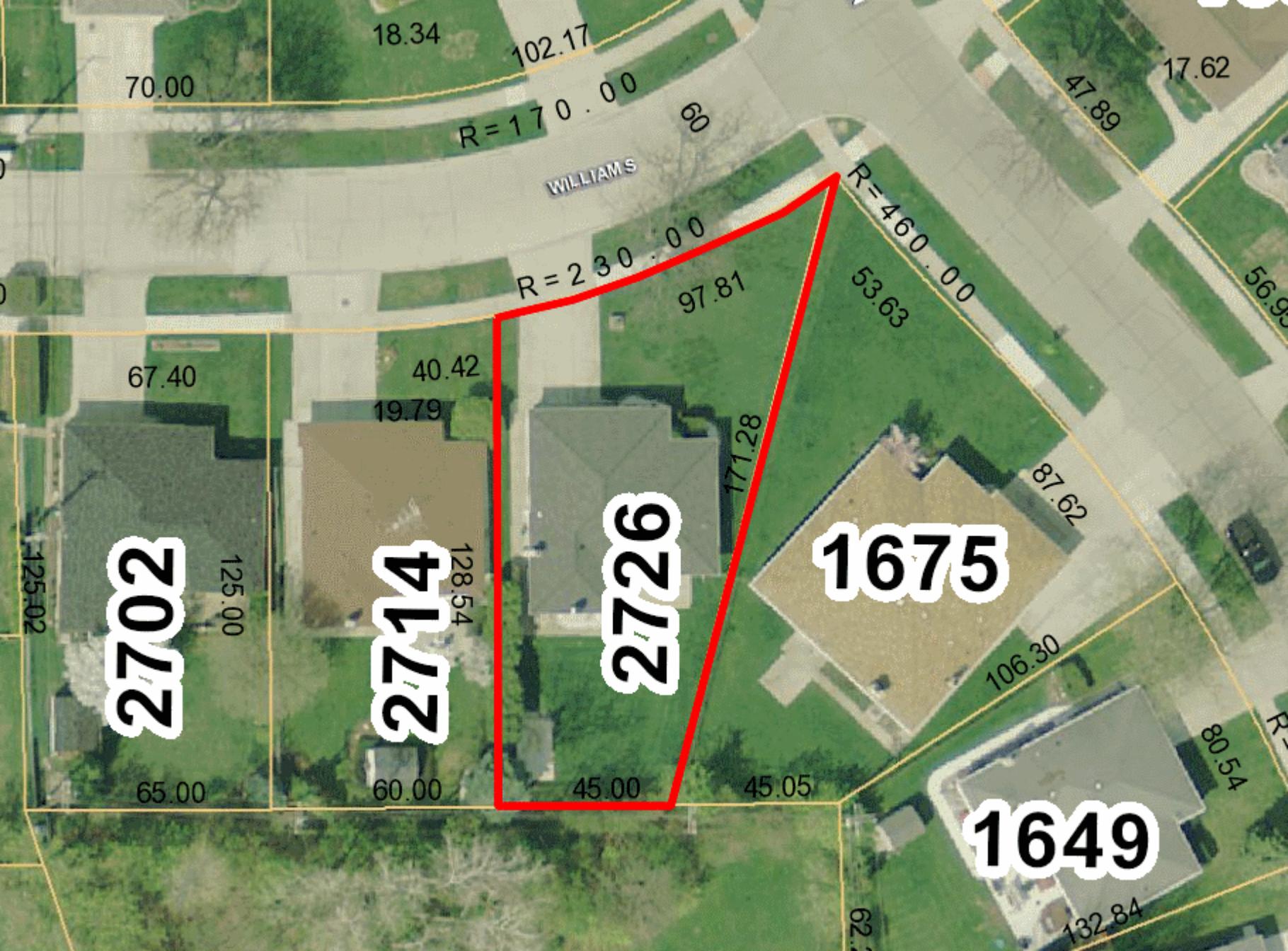
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4. HEARING OF CASES

- B. **VARIANCE REQUEST, PAUL R. AND LINDA R. FORD, 2726 WILLIAMS** – In order to construct a new shed on an existing foundation, a 1 foot variance from the requirement that detached accessory buildings are no closer than 6 feet to a side lot line. The shed is proposed to be set back 5 feet from the side lot line.

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



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WILLIAMS
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R=460.00
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45.05

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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



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: 2726 WILLIAMS DR.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-25-451-010
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: VARIANCE APPEAL
Re: Article 7.03(B)(2)(d) - Request to allow storage shed to be built on existing concrete pad within 6 feet of side lot line.
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME PAUL R. FORD & LINDA R. FORD
COMPANY _____
ADDRESS 2726 WILLIAMS DR.
CITY TROY STATE MI ZIP 48083
PHONE 248-457-0484 **313 916 1333**
E-MAIL LP FORD@WOWWAY.COM
AFFILIATION TO THE PROPERTY OWNER: OWNERS

5' from lot line

6. PROPERTY OWNER:

NAME PAUL R. FORD & LINDA R. FORD
COMPANY _____
ADDRESS 2726 WILLIAMS DR.
CITY TROY STATE MI ZIP 48083
TELEPHONE 248-457-0484
E-MAIL LPFord@wowway.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.

Linda R. Ford
I, Paul R. Ford (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 Paul R. Ford DATE 8/13/13
PRINT NAME: PAUL R. FORD

PROPERTY OWNER SIGNATURE Linda R. Ford DATE 8/13/13
PRINT NAME: LINDA R. FORD

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.

August 22, 2013

City of Troy

Zoning Board of Appeals

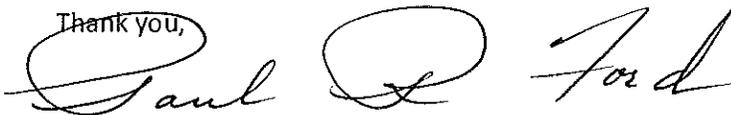
Parcel ID#: 88-20-25-451-010

To whom it may concern:

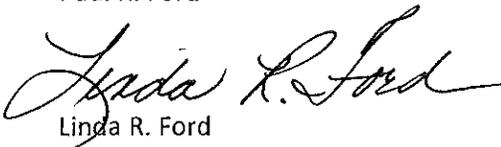
We are the new owners of the property at 2726 Williams Dr. having purchased said property in August 2012. The original owners (we are the second owners), had a storage shed on the foundation (see attached picture). A building permit for the shed was issued in 1979. The footprint of that foundation is 10'x16', with rat wall and is in excellent condition. As the new owners we would like to use this existing footprint and have an 8'x10' shed erected.

The existing slab has a 6' variance at the back (see mortgage survey), however the side does not meet the current 6' variance requirement. As previously mentioned the slab is in excellent condition, approximately 9" of the cement is visible above ground and tapers approx. 3" toward the front with a slopping ramp for easy removal of lawn mowers or snow blowers etc.. Without the variance approval we would need to consider having the shed erected in another location on the property. As homeowners we want our property to have an aesthetic appeal, not only for personal reasons but also from a neighbors perspective, we would not enjoy looking into a neighbor's yard and viewing an empty cement slab of this proportion. Please consider our appeal and grant our variance request.

Thank you,

A handwritten signature in cursive script that reads "Paul R. Ford". The signature is written in black ink and is positioned to the right of the text "Thank you,".

Paul R. Ford

A handwritten signature in cursive script that reads "Linda R. Ford". The signature is written in black ink and is positioned below the signature of Paul R. Ford.

Linda R. Ford

PARCEL ID #: 88-20-25-451-010

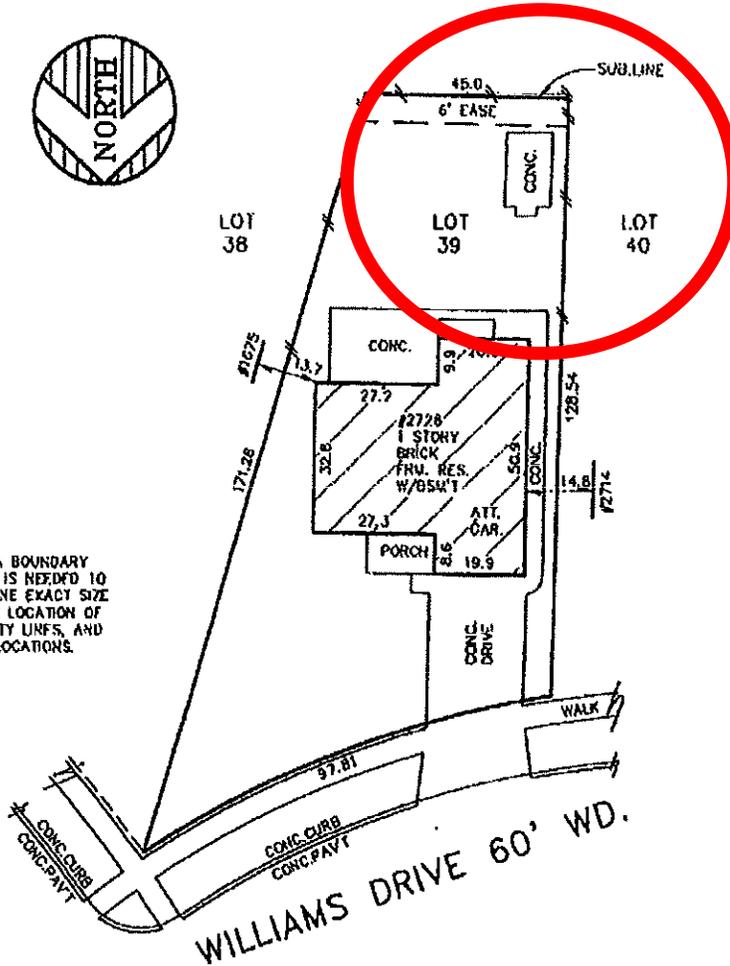
MORTGAGE SURVEY

Certified to: LINDA FORD

Applicant: LINDA FORD

Property Description:

Lot 39; CARLSTON HEIGHTS SUB., of part of the E. 1/2 of Section 25, 1.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 115 of Plats, Pages 5, 6, 7 and 8 of Oakland County Records.



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

5' from side lot line

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

L. T. [Signature]

JOB NO: 12-02638 SCALE: 1"=30'
DATE: 8/6/12 DR BY: JG

KEM-TEC Professional Engineers & Surveyors

Eastpointe (800) 795-7272 (313) 758-0611 Ann Arbor (734) 994-0888 Grand Blanc (810) 634-0291
FAX: (586) 712-4048 FAX: (586) 712-4048 FAX: (734) 994-0667 FAX: (810) 634-9325

www.kemtecsurvey.com

2726 WILLIAMS DR.

PARCEL ID #: 88-20-25-451-010

STORAGE SHEDS



Garden Ranch

8' x 10'

Garden Ranch



The Garden Ranch is a great introduction to the TUFF SHED line of factory-direct buildings. Small enough to fit in the backyard, but big enough to accommodate larger items like lawn and garden equipment, the Garden Ranch features a gable style roof and endwall door placement. Shown here with optional paint, the Garden Ranch comes standard with a 4'x6' door placed on the endwall, six-foot exterior sidewalls, 5'8" interior clear sidewall heights and overall ground to peak heights ranging from 7'4" on 6' wide sheds to 8' on 10' wide sheds. Available in sizes ranging from 6'x6' to 10'x12'.

*Heights listed are approximations, and are rounded to the nearest inch. Interior clear sidewall heights are measured from the floor to the top of the top plate. Overall heights are measured from the ground to the peak, are based on a 5 1/2" wood foundation and may vary based on the addition of skids or leveling blocks.

Sizes & Prices

TUFF SHED pricing and installation service varies by location. Please provide the zip code of your intended delivery location in order to view the pricing for your area.

Delivery Zip Code

Call 866.860.8833 or Chat Now



EXTERIOR

2726 Williams, Troy, MI August 6, 2012

Report No. 1349, v.2

www.propertyinspectionengineers.biz

EXTERIOR



19. Landscape sprinklers present.



20. Landscape sprinklers present.

General: • Shed: Present

Note: Slab only...



21. Shed: Present

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

PARCEL ID #: 88-20-25-451-010

INSPECTION REPORT



For the Property at:
2726 WILLIAMS
TROY, MI 48083

PARCEL ID #: 88-20-25-451-010

City of Troy Building Inspection Department

My home is next door (2714 Williams Dr.) to Mr. and Mrs. Ford who are requesting a variance so they may erect a storage shed on the existing foundation. I have no objections to this request and feel that adding a shed would be an enhancement to the property.

Thank you,

August 10, 2013
Deanna Debb-Glover
Home owner

RE: 2726 WILLIAMS DR.
PARCEL ID#: 88-20-25-451-010

Ford, Linda

From: Deborah O Leary <deboraholeary_woodwardside@yahoo.com>
Sent: Saturday, August 17, 2013 11:21 AM
To: Linda & Paul Ford; Ford, Linda
Subject: Fw: 2726 Williams ... City of Troy info
Attachments: williams flood plain map See X.pdf

Linda, it was good to speak with you today!

Below is an e-mail that I sent last year with info that I gathered from the City of Troy. There are some notes about the shed. Perhaps it will help.?.

I'm happy to hear that you have returned to good health. Have a very Happy Birthday! Hello to Paul.

Deborah O'Leary - Realtor
Sine & Monaghan Real Living
Woodwardside Office
Cell: 248-376-2946
Office: 248-549-7400

----- Forwarded Message -----

From: Deborah O Leary <deboraholeary_woodwardside@yahoo.com>
To: Linda & Paul Ford <LPFord@wowway.com>; Linda Ford <lford1@hfhs.org>
Sent: Thursday, August 2, 2012 5:16 PM
Subject: 2726 Williams ... City of Troy info

Per my trip to The City of Troy today.

Assessing 248-524-3311

2012 SEV \$65,490. 2012 Summer Taxes: \$2,411.33

I did not ask if the property is homesteaded. They close @ 4:30. We'll have to call tomorrow or Monday.

Nothing in writing.

Treasurer 248-524-3364

Nothing showing up as past due.

Nothing in writing.

Building Department 248-524-3300

Spoke with Becky

I inquired what permits had been pulled, or if there was anything in her files.

No paper files available. These two items are in the Troy system.

1966 permit to build the house

1979 shed permit

Told Becky that the shed was torn down and that the concrete slab remains. When asked if a shed could be built, she checked with someone in the back who said if the concrete is in good shape a shed could be built -- with permit pulled.

Please call The City of Troy to confirm this. If you'd like me to meet someone there, I'd be happy to do so. I'm not sure that the city official will go into a backyard without meeting someone there.

Nothing in writing.

City of Troy Planning Department 248-524-3364

I left a message on the voicemail -- inquiring about 2711 Maple, 2675 Maple & 2665 Maple. 2711 Maple backs directly to 2726 Williams. On the voicemail I asked how the Maple Road properties were zoned & use, and if my buyers (you) should be concerned about these parcels of land.
Call only.

City of Troy Engineering Dept. 248-524-3383

Spoke with Tara

Tara pulled up the flood map (see attached). Tara said that 2726 Williams is not in a flood plain. She printed up a map showing the nearest flood plain being south of Maple Road.

Flood map attached.

Troy is going paperless. Please call the numbers above for clarification or to confirm.

Deborah O'Leary - Realtor
Sine & Monaghan Real Living
Woodwardside Office
Cell: 248-376-2946
Office: 248-549-7400

In the market for a Ford? Let me know! I'll put you in touch with a client who has generously offered her Supplier Discount for your new Ford Purchase. We Love our Escape Hybrid with 36 mpg.

LAW OFFICES
CAVANAUGH | QUESADA, PLC

1027 S. WASHINGTON AVE., SUITE A
ROYAL OAK, MICHIGAN 48067
(248) 543-8320
FAX: (248) 543-8330

PETER J. CAVANAUGH

RECEIVED

E-MAIL: pcavanaugh@cqlawfirm.com

SEP 5 - 2013

PLANNING

September 4, 2013

FIRST CLASS MAIL

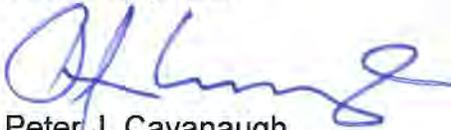
Mr. Paul Evans
Zoning and Compliance Specialist
City of Troy, Planning Department
500 W. Big Beaver Rd
Troy, MI 48084

Re: 2726 Williams (Paul R. and Linda R. Ford)
Variance Request under Zoning Ordinance Section(s): 7.03B(2)(d)

Dear Mr. Evans:

I am counsel for Paul and Linda Ford, and wanted to notify you that I will be appearing with the Fords at the Public Hearing before the Board of Zoning Appeals on September 17, 2013 at 7:30 p.m. While I may make a short statement, I expect that one or both of the Fords would also like to address the Board concerning their request and to respond to any questions.

Very truly yours,



Peter J. Cavanaugh
PJC:dm

cc: Paul and Linda Ford