

RECOMMENDED FORM FOR MOTIONS GRANTING
OR DENYING REQUESTS FOR VARIANCES

MOVE TO GRANT THE VARIANCE REQUESTED:

PRELIMINARY FINDINGS: The variance would

- A. Not contrary to public interest; and
- B. Does not permit the establishment of a prohibited use within a zoning district; and
- C. Does not cause an adverse effect to properties in the immediate vicinity or zoning district;

AND

SPECIAL FINDINGS

- I. The petitioner has any of the following practical difficulties:

- 1. No reasonable use can be made of the property, or
- 2. Public health, safety and welfare negatively affected, or
- 3. Conforming is unnecessarily burdensome.

These practical difficulties result from the following unusual characteristics of the property:

- 1. (size – e.g.)
- 2. (locations – e.g.)
- 3. (configuration – e.g.)

- II. The following significant natural features or resources would be destroyed:

- 1.
- 2.
- 3.

MOVE TO DENY VARIANCE REQUESTED:

PRELIMINARY FINDINGS

- A. It would be contrary to public interest; or
- B. It would permit the establishment of a prohibited use as the principal use within a zoning district; or
- C. It causes an adverse effect to properties in the immediate vicinity; or
- D. Relates to property not described in the application for the variance

(If any of the above, you must state the reasons for the finding)

OR

SPECIAL FINDINGS

- I. The petitioner has not demonstrated any practical difficulty; or
The petitioner's problems or practical difficulties do not result from any unusual characteristics of the property because:
 - 1.
 - 2.
 - 3.
- II. No significant natural features or resources are negatively affected.

BOARD OF ZONING 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 and sign in on the sheet provided. 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 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.



BOARD OF ZONING APPEALS

MEETING AGENDA

REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

David Lambert, Chair, and Michael Bartnik, Vice Chair
Glenn Clark, Kenneth Courtney, Donald L. Edmunds
William Fisher, A. Allen Kneale

September 21, 2010

7:30 P.M.

Council Chamber

1. ROLL CALL – Excuse Absent Members if necessary

2. APPROVAL OF MINUTES – July 20, 2010

3. HEARING OF CASES
 - A. VARIANCE REQUEST, WILLIAM GEORGE AND LINDA BULL, 987 EMERSON – In order to enlarge the existing garage, 1) a 3.5 foot variance to the minimum 10 foot side yard setback and 2) an 8.5 foot variance from the requirement that the combined total setback for both side yards is at least 25 feet.

 - B. VARIANCE REQUEST, WAYNE AND JEAN PURSELL, 4912 MOONGLOW – In order to cover the existing deck with a screened porch, an 8.2 foot variance to the required 45 foot rear yard setback.

 - C. VARIANCE REQUEST, JOSEPH MANIACI, MONDRIAN PROPERTIES WESTON DOWNS LLC, VACANT SITES AT 694, 702 AND 710 SEABISCUIT AND 3901, 3909, 3925, 3933 AND 3941 APPALOOSA (WESTON DOWNS) – In order to construct 8 detached condominium units, a variance to allow the minimum distance between buildings to be no less than 10 feet. Chapter 31.30.00 (L) of the Zoning Ordinance allows no less than a 20 foot minimum distance between buildings.

 - D. VARIANCE REQUEST, YACOUB MURAD, VACANT LOT ADJACENT TO AND EAST OF 734 AMBERWOOD – In order to build a new house, 1) a 5 foot variance from the required 10 foot side yard setback, and 2) a 15 foot variance from the required 45 foot rear yard setback.

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.

4. COMMUNICATIONS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

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The Board of Zoning Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on July 20, 2010, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:

Michael Bartnik
Glenn Clark
Kenneth Courtney
Donald L. Edmunds
William Fisher
A. Allen Kneale
David Lambert

Also Present:

R. Brent Savidant, Acting Planning Director
Christopher Forsyth, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF MINUTES – June 15, 2010

Resolution # BZA 2010-07-030

Motion by Clark
Support by Edmunds

MOVED, To approve the June 15, 2010 Regular meeting minutes as printed, with the correction of two minor typographical errors on page 1.

Yes: All present (7)

MOTION CARRIED

APPROVAL OF AGENDA

Resolution # BZA 2010-07-031

Motion by Courtney
Support by Edmunds

MOVED, To place Agenda item #4 D after Agenda item #4 E.

Yes: All present (7)

MOTION CARRIED

3. RENEWALS

- A. **RENEWAL REQUEST, BOYS & GIRLS CLUB OF TROY, 3670 JOHN R** – For relief of the 4'-6" high masonry screening wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.

Mr. Savidant gave an overview of the renewal request before the Board. The item was adjourned several times since the February 16, 2010 Board of Zoning Appeals meeting to allow the Boys & Girls Club and the adjacent neighbor to the north to come to an agreement regarding site drainage. Mr. Savidant indicated Board members received, prior to the beginning of tonight's meeting, a copy of a Memorandum of Understanding signed by both parties acknowledging resolution of the drainage issue.

Mr. Clark asked (1) if the property owners to the south are satisfied with the drainage concern; and (2) if representation from the Witkowski family is present at tonight's meeting.

Mr. Savidant indicated he was not aware of any issues associated with the property owner to the south. Further, Mr. Savidant assumed there was no representation from the Witkowski family, by the indication of no hands in the audience.

Steve Toth, Executive Director of the Boys & Girls Club, and Troy resident, 2312 Niagara, was present. Mr. Toth said concerns with the property owners to the south and east were addressed and resolved. He indicated that with the support of the property owner to the north, Ms. Witkowski, the drainage issue is resolved, as well as the screening of car headlights and maintenance of the swale and landscaping. Mr. Toth acknowledged the hours volunteered by Comcast to complete the swale. He shared photographs of the completed work and indicated everything appears to be functioning well. Mr. Toth said the Boys & Girls Club has a very positive and neighborly relationship with Ms. Witkowski.

Mr. Forsyth stated the signed Memorandum of Understanding is for the Board's information only and does not need to be referenced in the Resolution.

Mr. Clark asked what remedy the property owner and/or the Board would have should Ms. Witkowski not be satisfied in the future.

Mr. Savidant replied that based on the positive relationship between the Boys & Girls Club and Ms. Witkowski, as represented by Mr. Toth this evening, any issues would be addressed by the Boys & Girls Club.

Mr. Forsyth noted that the Court system is an option should drainage become such an issue that a nuisance is created.

Resolution # BZA 2010-07-032

Motion by Courtney
Support by Clark

MOVED, To grant the Boys & Girls Club of Troy, 3670 John R, for relief of the 4'-6" high masonry screening wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property, a one (1) year renewal.

Discussion on the motion on the floor.

Mr. Edmunds indicated he would vote no on the motion. He said the Engineering Department clearly stated that the swale was not necessary, and a standard renewal would have been appropriate. He commended the Boys & Girls Club for their good neighborly spirit in working out a reasonable resolution with the neighbor to the north.

Mr. Kneale questioned the construction of the swale as relates to City standards and requirements.

Mr. Savidant stated that the swale was not required by the City.

Mr. Toth addressed a memorandum from the Engineering Department stating that the City had no issues with the existing swale. He stated the Boys & Girls Club worked directly with the surveyor contracted by the Witkowski family to complete the swale work, and it is the conclusion of both parties that the completed swale is beneficial to both parties.

Vote on the motion on the floor.

Yes: Bartnik, Clark, Courtney, Lambert
No: Edmunds, Fisher, Kneale

MOTION CARRIED

4. HEARING OF CASES

- A. **VARIANCE REQUEST, JERALD A. BOCK, 2397 VERMONT DRIVE** – In order to construct an addition to the attached garage, a 10 foot variance to the required 35 foot rear yard setback.

Mr. Savidant gave a brief report on the proposed variance with respect to its location and zoning of adjacent properties. He noted that because the home is addressed on Vermont, a variance to the rear yard setback is needed. Mr. Savidant confirmed that if the home was addressed on Milverton, the petitioner would not need a variance because the side yard setback is 50 feet. Mr. Savidant also confirmed that the property to the north is owned by the County.

The applicant, Gerald Bock, was present. Mr. Bock stated that the County purchased 80 feet of his property and removed the 10 x 14 foot barn he used for equipment storage. He indicated the garage addition would give him room to store lawn and garden equipment.

Chair Lambert noted there is no written correspondence on file.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Resolution # BZA 2010-07-033

Motion by Bartnik

Support by Fisher

MOVED, To grant the variance request.

Preliminary Findings:

- That the variance is not contrary to public interest.
- That the variance does not permit the establishment of a prohibited use within a zoning district.
- That the variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.

Special Findings:

That the petitioner has one or more of the following practical difficulties:

- Conforming to the specific ordinance that was cited in the application would be unnecessarily burdensome.
- These practical difficulties result from the location and size of the property.

Yes: All present (7)

MOTION CARRIED

- B. **VARIANCE REQUEST, WILLIAM L. GUGAN, 6163 LIVERNOIS** – In order to construct an addition to the front of the house, an 8 foot variance to the required 40 foot front yard setback.

Mr. Savidant gave a brief report on the proposed variance with respect to its location and zoning of adjacent properties. He addressed the petitioner’s rudimentary measurements that demonstrate his home is the furthest away from Livernois in comparison to other homes on the street. Mr. Savidant said the petitioner proposes to construct the addition that would be consistent with the existing home façade.

The applicant, William Gugan, was present. Mr. Gugan said the proposed addition is the desire of his wife who is a quilter. The addition would accommodate the space needed to place quilts on the wall during the quilting process. Mr. Gugan makes canes for a veteran program called 'Lean on Me' and the extra space would accommodate his hobby also. Mr. Gugan said he and his wife would like to put the addition on the front of the home for security and financial reasons.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Chair Lambert noted there is no written correspondence on file.

Resolution # BZA 2010-07-034

Motion by Courtney

Support by Edmunds

MOVED, To grant the variance.

Preliminary Findings:

- The variance is not contrary to public interest.
- The variance does not permit the establishment of a prohibited use within a zoning district.
- The variance does not adversely affect anyone on the street or any of the neighbors.
- The variance relates only to this parcel.

Yes: All present (7)

MOTION CARRIED

- C. **VARIANCE REQUEST, DANIEL MACLEISH, 4938 ADAMS POINTE COURT** – In order to cover an existing terrace, a 6.5 foot variance to the required 45 foot rear yard setback.

Mr. Savidant gave a brief report on the proposed variance with respect to its location and zoning of adjacent properties. He indicated the applicant submitted several elevations. Mr. Savidant addressed correspondence received from a neighbor relative to concerns with drainage, and identified the property in relation to the applicant's property.

There was discussion on the structural design of the patio in relation to the extension of the house, gutters, drains and insulation.

The petitioner, Daniel MacLeish, was present. Mr. MacLeish is the builder and developer of the Adams Pointe subdivision. He addressed in detail the drainage system installed during the development stages. Mr. MacLeish said he spoke to Mr. White about his concern of potential drainage problems and reassured him there would be no additional stormwater runoff than what runs off the patio. Mr. MacLeish addressed the intent of the applicant and their desire for a covered terrace. He shared elevations of the structure and indicated the applicant has no intention of closing in the patio because they want a breeze. He noted that the footings would go deep enough should the resident want to close it in the future.

PUBLIC HEARING OPENED

Daniel White of 4949 Valley Vista Road, Troy, was present. Mr. White said the proposed addition is very attractive and he has no problem with the structure. He addressed his concerns with the drainage. Mr. White acknowledged the professionalism of Mr. MacLeish as a builder and developer. He asked what recourse he would have should Mr. MacLeish not be able to complete the work for some unforeseen reason. Mr. White also asked if it would be appropriate to place a condition on a variance approval requiring that the existing swale and rear yard drainage configuration remains in place. He voiced concern with re-grading the property between the wall and structure.

Mr. Forsyth said the Board has the authority to attach conditions to a variance approval as long as the condition relates to the land. He indicated in this case, a condition to keep the existing drainage in place relates to the land and would be a valid condition.

Mr. MacLeish said construction would not impact the existing drainage system. He noted a permit would be required to do any type of work that would involve the City stormwater system.

PUBLIC HEARING CLOSED

Chair Lambert noted the only written correspondence on file is the letter from Daniel White.

Resolution # BZA 2010-07-035

Motion by Clark

Support by Courtney

MOVED, To grant the variance.

Preliminary Findings:

- The variance is not contrary to public interest.
- The variance does not permit the establishment of a prohibited use within a zoning district.
- The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.

Further, That the swale and berm would remain there as part of the approval for the variance.

Yes: All present (7)

MOTION CARRIED

E. **VARIANCE REQUEST, FATHER & SON CONSTRUCTION, 2891 IOWA** – In order to construct an addition to the house, variances from the requirement that the addition be set back at least 10 feet from the detached garage, and that a portion of the detached garage be allowed in the side yard. No alterations are proposed for the garage; the addition of the house would require the garage to be moved northward, so that the entire garage is north of the proposed house addition.

Mr. Savidant gave a brief report on the proposed variance with respect to the plot plan provided by the petitioner and Sections 40.56.02 (A) and (D) of the Zoning Ordinance.

There was discussion on:

- Access to the rear of the property in a fire emergency.
- Scenario of construction of small addition on new addition and connection to existing garage. Mr. Savidant determined it would make the site more non-conforming and a side yard setback would be required.
- Unknown object on aerial photography in lower left hand corner, immediately east of second accessory building and south.

The petitioner, Kip Langley, of Father & Son Construction, was present. He said Father & Son Construction has been in Troy for 47 years. He indicated the object in the aerial photography is a deck which would be removed prior to construction. He said there is 10 feet on the one side of the home for fire access in an emergency. Mr. Langley said the homeowners would like to add on to the 800 square foot home to meet family needs. He indicated there is no room to construct an addition in the front or the side. Mr. Langley said the addition would not bother any neighbor and would have no adverse effects.

PUBLIC HEARING OPENED

No one was present to speak.

PUBLIC HEARING CLOSED

Chair Lambert noted there is one communication on file in support of the variance request.

Resolution # BZA 2010-07-036

Motion by Bartnik

Support by Courtney

MOVED, To grant the variance.

Preliminary Findings:

- The variance is not contrary to public interest.
- The variance does not permit the establishment of a prohibited use within a zoning district.
- The variance does not cause an adverse effect to properties in the immediate vicinity or zoning district.

Special Findings:

- Due to the size and location of the existing buildings that conforming would be unnecessarily burdensome and would restrict the owners in a reasonable use of their property.

Yes: All present (7)

MOTION CARRIED

D. **VARIANCE REQUEST, BRIAN MCCALLUM FOR DETROIT MEETING ROOMS, 3586 ADAMS ROAD** – In order to reuse a single family home as a small church: 1) a variance from the requirement that the buildings be set back at last fifty (50) feet from the adjacent property lines, 2) a variance to allow parking within the front yard setbacks along Adams Road and Bolingbroke Drive, and adjacent to any land zoned for residential purposes, 3) A variance from the requirement that parking areas be screened from adjacent residential properties by a 4'6" high landscaped berm, and 4) Variances from the requirement that an 8 foot wide concrete sidewalk be provided along Adams Road, a 5 foot concrete sidewalk be provided along Bolingbroke Drive, and that 5 foot wide concrete sidewalks be provided from the public street frontage sidewalks to interior sidewalks serving parking areas and building entrances.

Mr. Savidant gave a brief history of the item, and reviewed the approval process of both the Planning Commission and Board of Zoning Appeals. Mr. Savidant identified each variance request and noted the variance request relating to required sidewalks along Adams Road and Bolingbroke is not necessary. He explained that sidewalks are off-site improvements and the petitioner must seek a waiver from the City's Traffic Committee.

Mr. Savidant said the Planning Department received numerous emails, correspondence and a signed petition in opposition of the variance request. He brought to the attention of Board members that a resident submitted to the Planning Department photographs of converted church properties located in other communities, prepared from the list of addresses provided by the applicant.

There was a brief discussion on the requirement for a berm to screen parking in terms of the existing berm, required height, required location(s) and Zoning Ordinance interpretation by City staff.

Nathan Robinson of Horizon Engineering, P.O. Box 182158, Shelby Township, was present to represent the landowner and the petitioner. Mr. Robinson gave a PowerPoint presentation detailing the following:

- Current site.
- Property use.
- Zoning regulations.
- Review process.
- Variance requests.

Mr. Robinson closed the presentation emphasizing the proposed use of the facility is minimal; two days a week and each session approximately two hours. He said the proposed location is ideal because it is on a main road. Mr. Robinson said the maximum number of people on the site per session would be 27 people; as well, the maximum number of vehicles on site per session would be 9.

Mr. Savidant verbally made a correction to one of the petitioner's PowerPoint slides (reference Review Process, Step 1) that indicated an informal meeting was held with staff and some members of Planning Commission. Mr. Savidant clarified that no members of the Planning Commission were present at that meeting.

Steve Carnwath, trustee and elder for the Detroit Meeting Rooms community, 3109 Cummings, Berkley, was present. Mr. Carnwath addressed the following items at the request of the Board members:

- Similar capital investments acquired in other communities/states for same use/purpose.
- Church bylaws require ownership of facilities; leasing not an option.
- Worldwide church organization; Christian Fellowship Brethren, aka Plymouth Brethren.
- Maintenance of properties; specifically, 1722 Eleven Mile, Berkley. Stated damage shown in photograph occurred from City construction project.
- Purchase date/closing on property. Property acquired as high bidder in auction sale. City Assessor records show property was acquired in December 2009. Board member Edmunds indicated purchase of property was misrepresented by petitioner at April 13, 2010 Planning Commission.
- Established churches locally in residential homes; Berkley, Royal Oak, Clawson.
- Familiarity with City procedure on variances and site plan approval process.
- Makeup of community church.
 - One large church and smaller group facilities.
 - Traditional family gatherings.
 - Prayer and communion schedules; days, times, group size organized by committee.
 - Trustees conduct service in informal, conservative and quiet gathering.

- Major road frontage desired for local churches; sometimes, side road.
- Number of vehicles in relation to group size; one car per family.
- Traffic circulation; ingress and egress, directional signage.
- Screening of parking; would prefer board-on-board wood fence in lieu of berm.
- Size of facility in relation to proposed use.

Mr. Bartnik addressed the size of the property in relation to the proposed use and shared concerns with parking adjacent to neighboring residential. He feels the site is too small for the particular proposed use.

Mr. Savidant explained that should the Planning Commission grant the applicant a Special Use Approval, any and all future property owners would be required to adhere to that Special Use Approval and any conditions that were placed on its approval.

PUBLIC HEARING OPENED

The following persons were present to speak. All persons spoke in opposition of the variance request.

Thomas Cook	2855 Bolingbroke, Troy
Tom Hermann	2825 Wattles, Troy
Marc Flora	2544 Lanergan, Troy
Mary Masson	2856 Lanergan, Troy
Helen Lynch	2934 Bolingbroke, Troy
Dennis McCardle	2902 Sunridge, Troy
Bill Grier	2828 Sunridge, Troy
William Lynch	797 Tennyson Downs, Bloomfield Hills
Robert Anderson	3600 Adams Road, Troy
Lillian Fenstermacher	2964 Sunridge, Troy

PUBLIC HEARING CLOSED

Mr. Courtney said he would be favorable to a church on this site, but it appears the only practical difficulty shown this evening is that the applicant bought a parcel of property not big enough for the proposed use. Mr. Courtney believes that is not grounds enough to claim practical difficulty.

Resolution # BZA 2010-07-037

Motion by Courtney

Support by Kneale

MOVED, That the variance be denied.

Preliminary Findings:

- The applicant has not shown a practical difficulty other than the fact they bought a parcel that is too small.

Discussion on the motion on the floor.

Chair Lambert asked for a definition of a hardship that a petitioner would have to demonstrate for the Board to grant a variance.

Mr. Forsyth referenced Zoning Ordinance Section 43.72.00 (C), as an example of practical difficulty. It states: “Not cause substantial adverse effect to properties in the immediate vicinity or in the zoning district.”

Chair Lambert noted a petition signed by 15 people in opposition of the variance request, as well as numerous letters and correspondence in opposition are on file.

Mr. Bartnik said that churches are clearly allowed in residential areas, and typically are located on main roads. He said this particular piece of property on Adams Road is too small for the proposed use as a church. Mr. Bartnik addressed the change in the Zoning Ordinance to require a berm in lieu of a masonry wall to screen adjacent parking areas from residential. He feels the parking and traffic from the proposed use would be adverse effects on surrounding properties.

Chair Lambert agreed. He expressed confidence that Detroit Meeting Rooms would be a good neighbor, but feels this type of facility on a small residential property requiring four variances is pushing the envelope too much. Chair Lambert noted he would be voting in favor of a denial.

Vote on the motion on the floor.

Yes: All present (7)

MOTION CARRIED

5. COMMUNICATIONS

None.

6. MISCELLANEOUS BUSINESS

Chair Lambert welcomed the new Board members, Messrs. Kneale and Fisher. He thanked Vice Chair Bartnik for serving as chair at the June regular meeting. Further, Chair Lambert thanked Members Kovacs and Kempen for their excellent service on the Board.

Mr. Forsyth gave a brief account of his service on various Boards.

7. ADJOURNMENT

The Board of Zoning Appeals meeting adjourned at 10:26 p.m.

Respectfully submitted,

David Lambert, Chair

Kathy L. Czarnecki, Recording Secretary

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3. HEARING OF CASES

- A. VARIANCE REQUEST, WILLIAM GEORGE AND LINDA BULL, 987 EMERSON – In order to enlarge the existing garage, 1) a 3.5 foot variance to the minimum 10 foot side yard setback and 2) an 8.5 foot variance from the requirement that the combined total setback for both side yards is at least 25 feet.





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CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov
<http://www.troymi.gov/Planning>



FILE NUMBER _____
LOCATION _____
REGULAR MEETING FEE (\$150.00) _____
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$750.00) _____

NOTICE TO THE APPLICANT

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 **TWENTY-SEVEN (27) DAYS BEFORE** THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

- ADDRESS OF THE SUBJECT PROPERTY: 987 EMERSON DR
 LOT NO. 2 SUBDIVISION WILSHIRE ESTATES
 LOCATED ON THE _____ SIDE OF (ROAD) _____
 BETWEEN _____ AND _____
 ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
- PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-21-304-603
- ZONING ORDINANCE SECTIONS THAT ARE APPLICABLE TO THIS APPEAL: R-1B
- REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action.*
- HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: N.A.

6. APPLICANT INFORMATION:

NAME WILLIAM GEORGE BULL + LINDA BULL
COMPANY RETIRED
ADDRESS 987 EMERSON DR.
CITY TROY STATE MI ZIP 48084
TELEPHONE 248-250-6077
E-MAIL LBULL2004@WOWWAY.COM

7. RELATIONSHIP OF APPLICANT TO THE OWNER OF THE SUBJECT PROPERTY:

OWNER

8. OWNER OF SUBJECT PROPERTY:

NAME JAMG AS APPLICANT
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
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, William G. Bull (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 William G Bull DATE 7-24-2010

PRINT NAME: William G Bull

SIGNATURE OF PROPERTY OWNER Linda D. Bull DATE 7-24-10

PRINT NAME: LINDA D. BULL

Reason for Appeal

We like living in the city of Troy. We would like to continue to live in the city, however, due to our personal living needs we require additional space. With the research we have completed with the contractor and architect, the most functional and practical renovation would be an addition to the garage on the north side of our home. The adjacent home on the abutting north property was built on a double lot with 74.6 feet between their home and our home. (See attached Mortgage Survey)

Please note the abutting property owner on the north side has no objection to this variance. Also note the attached signatures of other neighbors with no objections to the variance approval.

I have no objections to the city of Troy granting a variance at 987 Emerson for the construction of a garage on the north side of their home.

Name

BETHANY CARY

Address

941 EMERSON DR. 7-18-10

De Gia

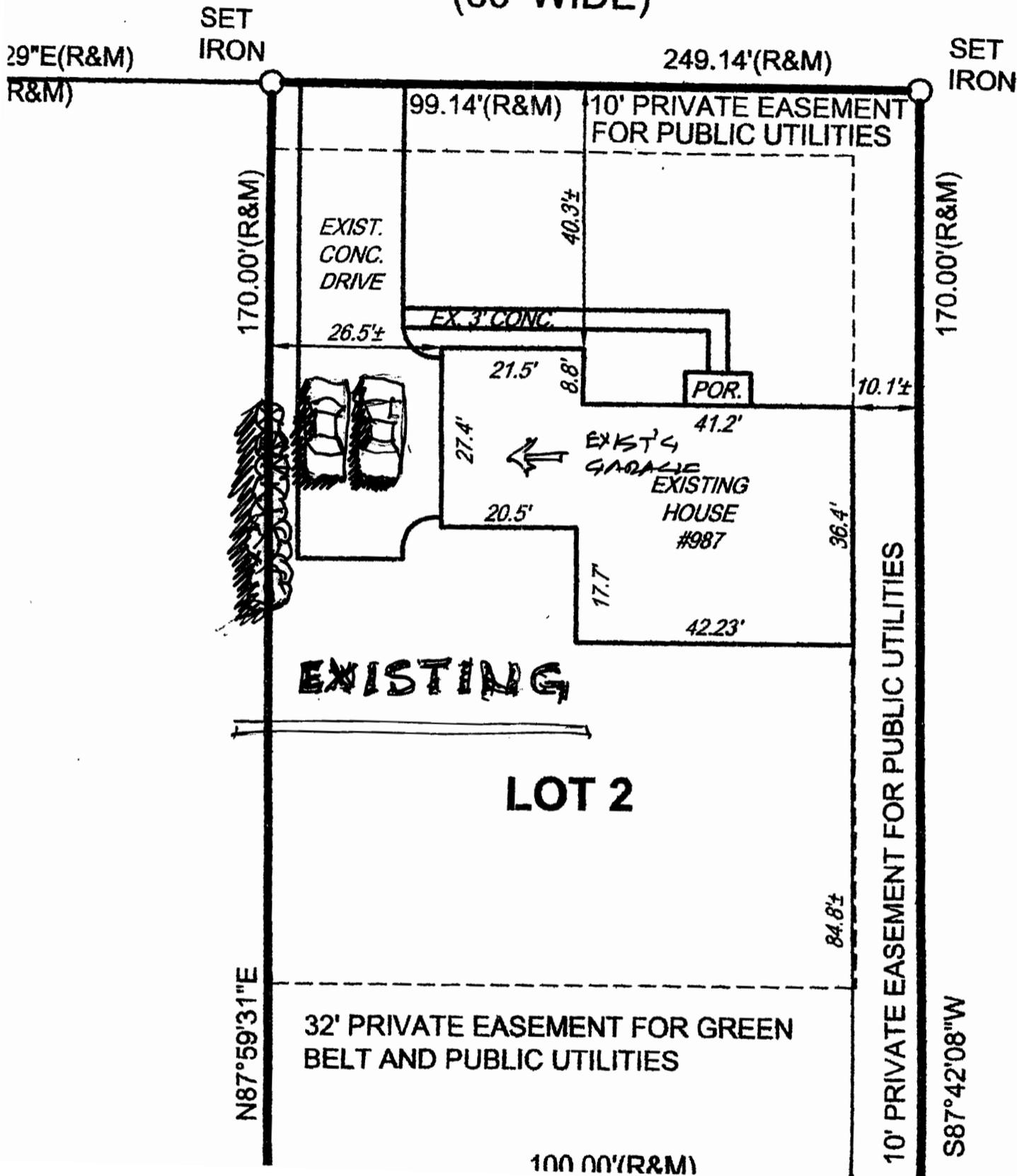
964 Emerson Dr. 7-23-10

F. Ambrosio

983 Emerson Dr. 7.23.10

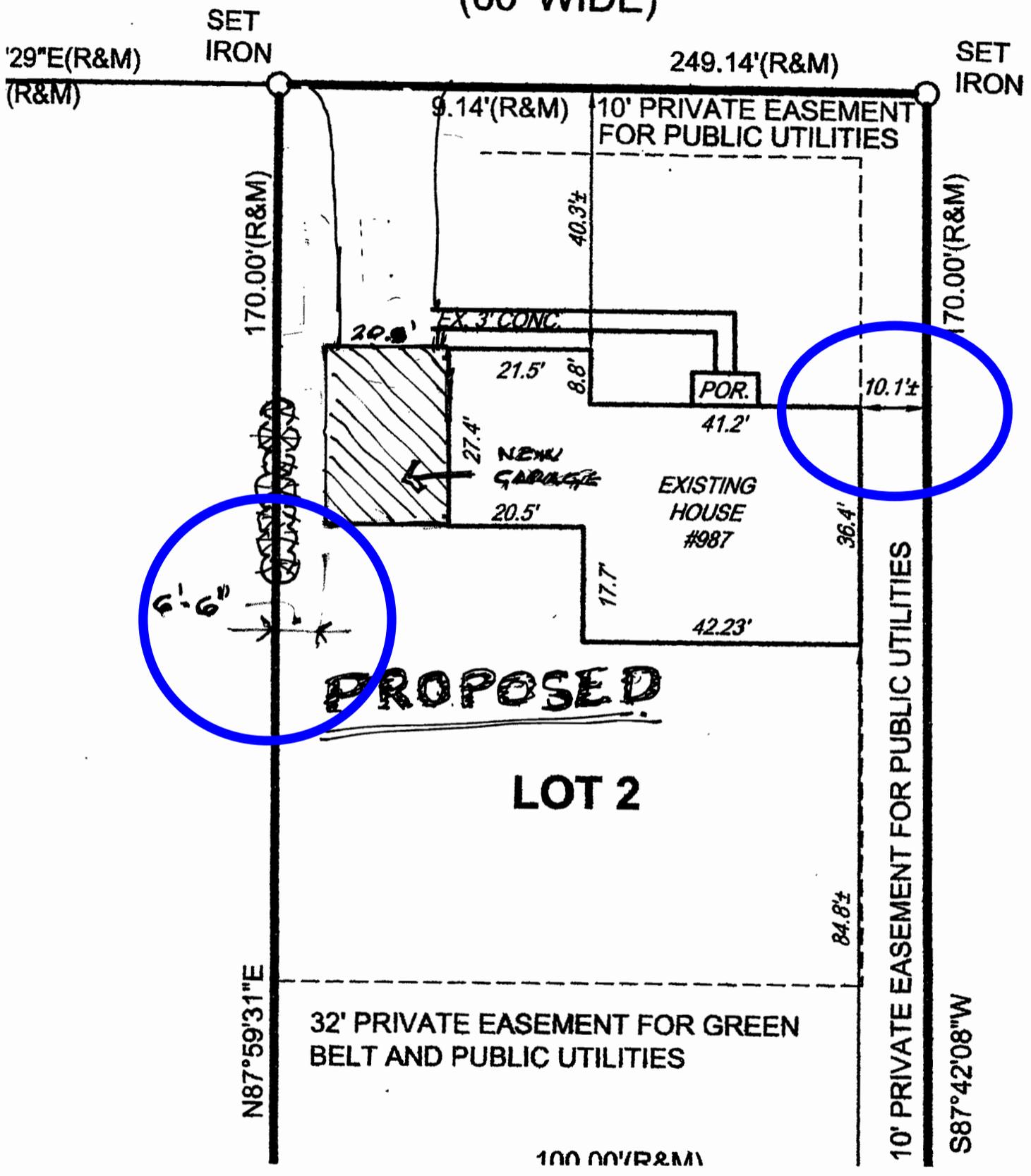


EMERSON DRIVE (60' WIDE)





EMERSON DRIVE (60' WIDE)



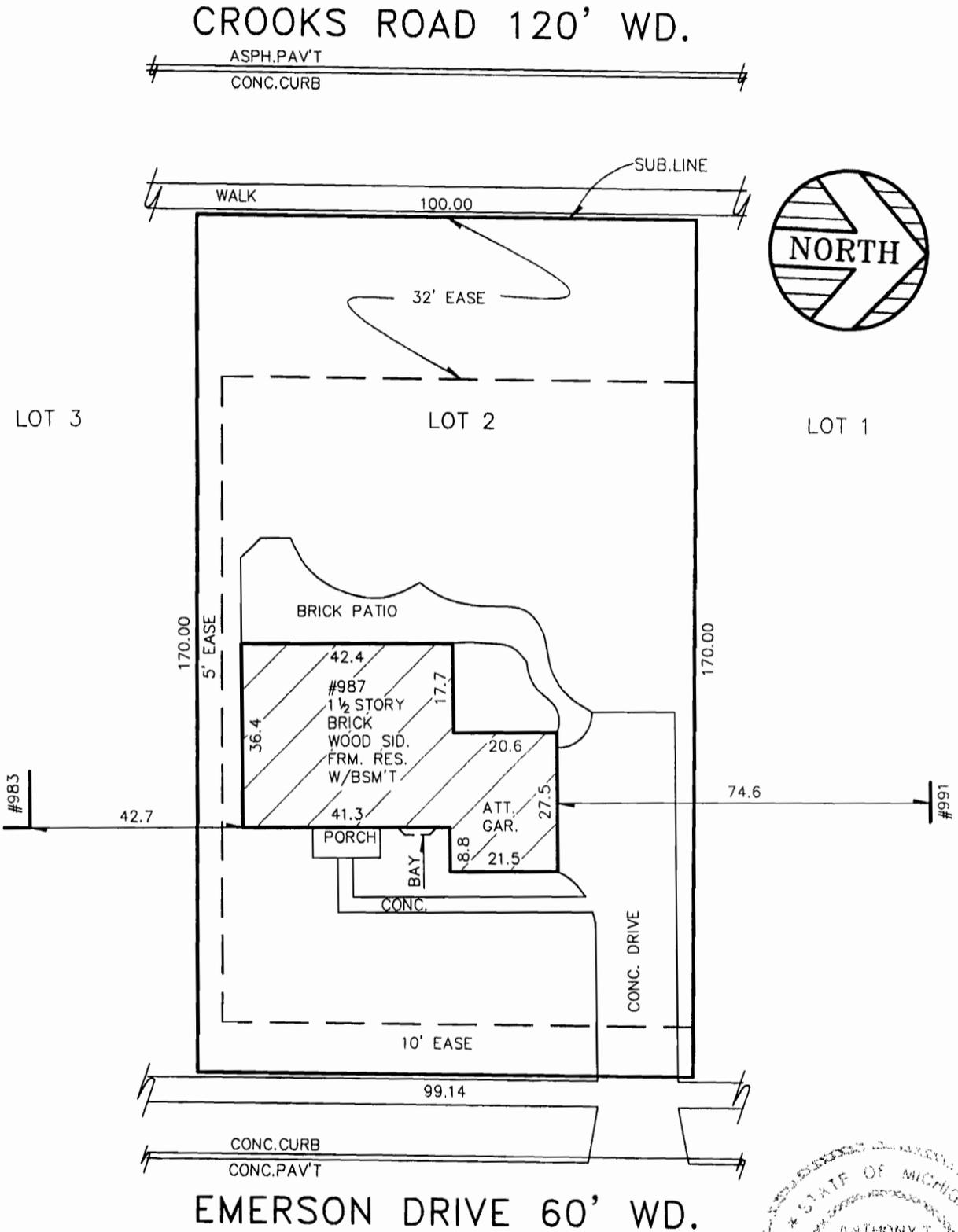
MORTGAGE SURVEY

Certified to: PINE BUILDING COMPANY

Applicant: WILLIAM AND LINDA BULL

Property Description:

Lot 2; WILSHIRE ESTATES, part of the Southwest 1/4 of Section 21, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 190 of Plats, Pages 26, 27 and 28 of Oakland County Records.



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.

(Handwritten signature)

JOB NO: 10-01699 SCALE: 1"=30'
 DATE: 5/5/10 DR BY: J.P.

KEM-TEC Professional Engineers & Surveyors

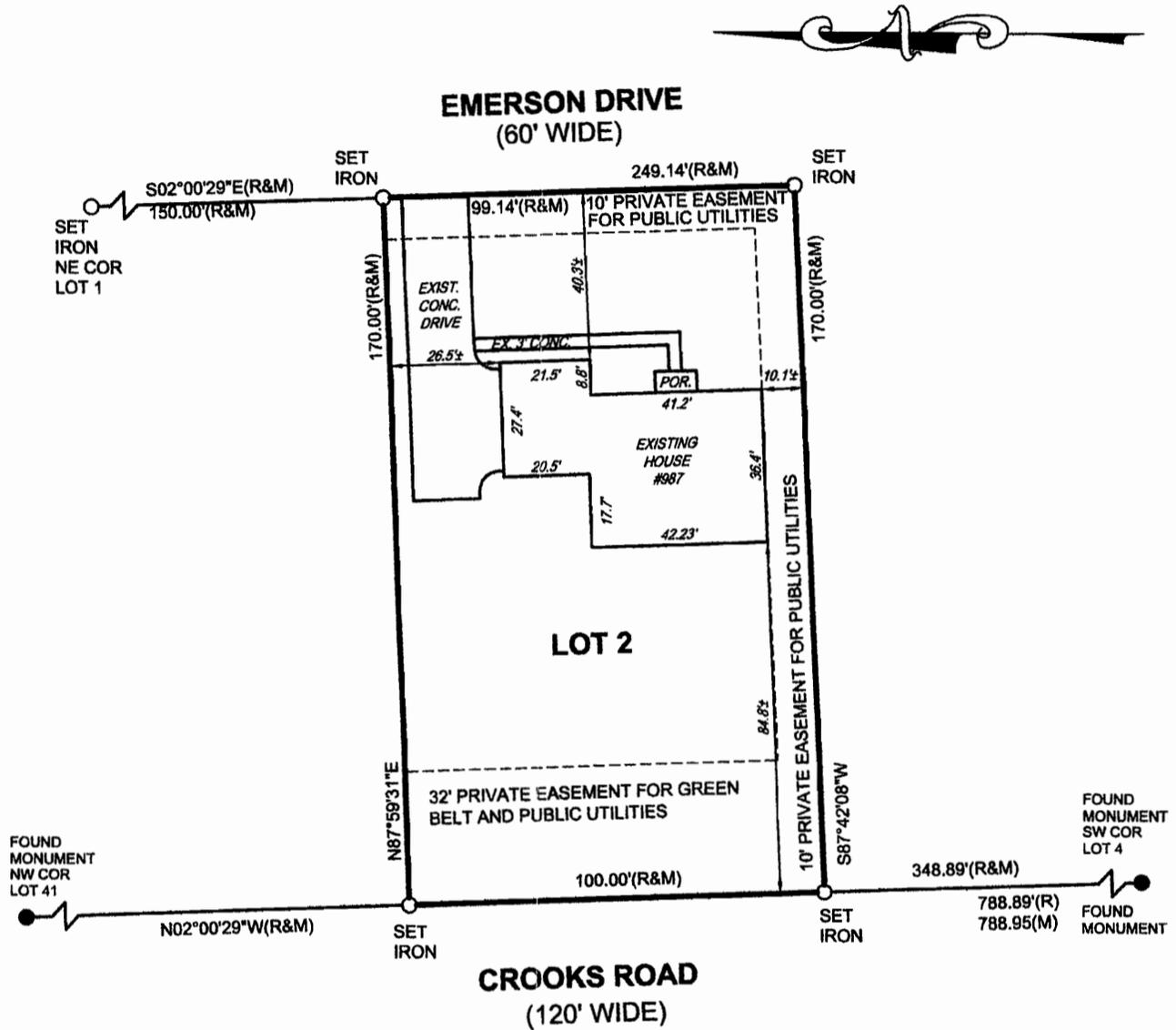
Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048	Ann Arbor (734) 994.0888 FAX: (734) 994.0667	Grand Blanc (888) 694.0001 FAX: (810) 694.9955
--	---	---	---

www.kemtecsurvey.com

CERTIFICATE OF SURVEY

LOT 2, "WILSHIRE ESTATES"

PART OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 2 NORTH,
RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS
RECORDED IN LIBER 190 OF PLATS, PAGES 26, 27 AND 28 OF
OAKLAND COUNTY RECORDS.



LEGEND

- IRON SET
- IRON FOUND
- MONUMENT SET
- MONUMENT FOUND
- SEC. CORNER FOUND
- R. RECORDED
- M. MEASURED
- C. CALCULATED

DONALD H. KING
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE 30085

F:\2010\10-1102A.dwg, 6/18/2010 4:20:57 PM, Jeremy

CLIENT TOM STRAT	PROJECT NO. 10-1102A	
	DATE 6-15-10	SHEET 1 OF 1
SCALE 1" = 40'	DRAWN BY J.A.	CHECKED BY D.H.K.



FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
43279 SCHOENHERR STERLING HEIGHTS, MI 48313
PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM



1-800-503-DOOR (3667)

Print Door

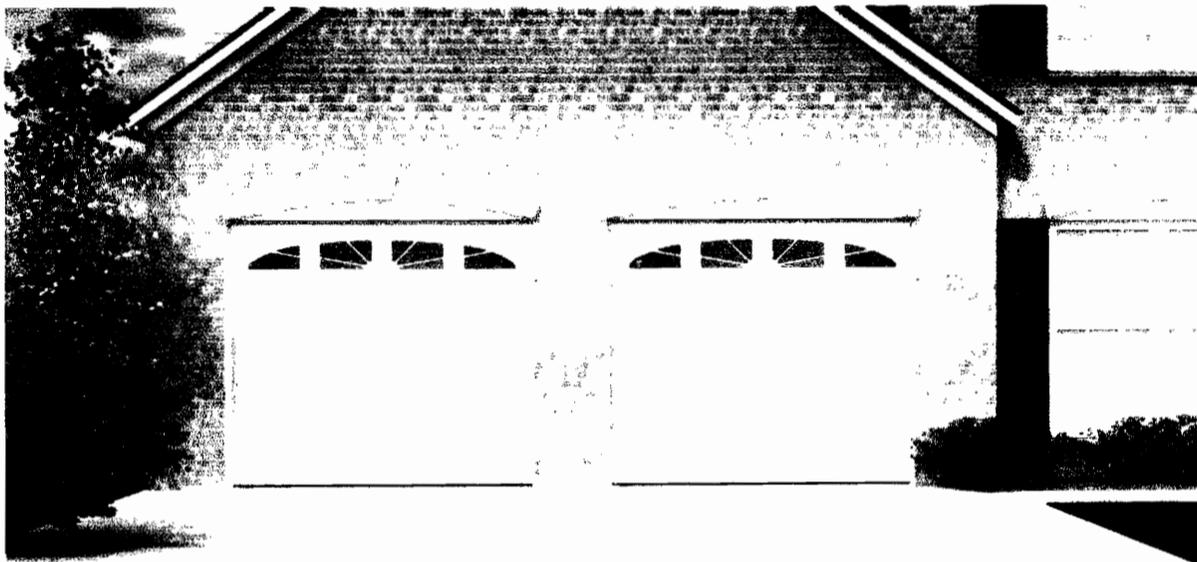
Door Information



Design Name: Design 20100723-190012
Material: Steel
Collection: Heritage™ Collection
Panel Design: Short Panel
Window: Sunray DecraTrim
Options: Color - Almond
 Hardware - See Dealer
 For Options

The Heritage Collection is built in heavy gauge steel, and features durable, low-maintenance doors in your choice of traditional styles. Great looks for years to come. Available in: 44 Designs, 4 Colors.

Preview

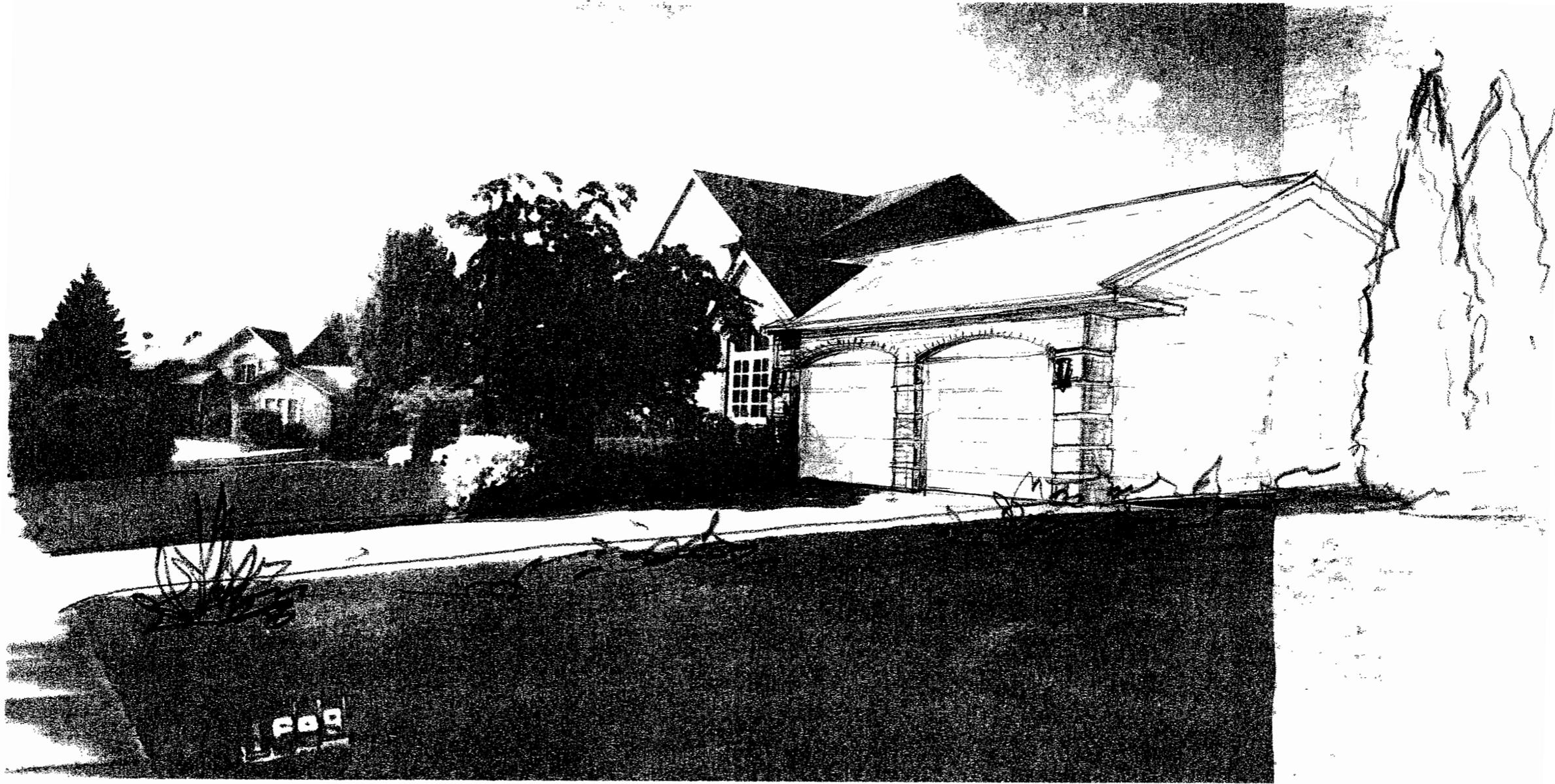


Images Shown Are 8' Wide By 7' Tall & 16' Wide By 7' Tall Garage Doors. Other Widths and Heights Available.

Copyright © 2010 Amarr Garage Doors - 1-800-503-DOOR (3667) - All rights reserved



KEM-TEC LAND SURVEYORS



3. HEARING OF CASES

B. VARIANCE REQUEST, WAYNE AND JEAN PURSELL, 4912 MOONGLOW

– In order to cover the existing deck with a screened porch, an 8.2 foot variance to the required 45 foot rear yard setback.

618

2437

2433

2415

2393

2377

2355

2337

50

W LONG LAKE

4987

4941

4945

4949

4953

2340

4937

4936

4933

4930

4929

4918

2339

4909

BEACH

4915

4912

4911

4900

4897

MOONFLOW

4894

4893

DEEPWOOD

4882

4879

4876

4875

4864

4861

4858

4855

4855

3

4930

4929

5

MOONGLOW



4912

4911

DEEPWOOD

97

4894

4893

3

4930

4929

5

MOONGLOW

4912

4911

DEEPWOOD

97

4894

4893

CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov
<http://www.troymi.gov/Planning>



FILE NUMBER _____
LOCATION _____
REGULAR MEETING FEE (\$150.00) _____
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$750.00) _____

NOTICE TO THE APPLICANT

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 **TWENTY-SEVEN (27) DAYS BEFORE** THE MEETING DATE.

A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 4912 Moonglow Dr.
LOT NO. 82 SUBDIVISION Oak River Sub
LOCATED ON THE east SIDE OF (ROAD) Moonglow
BETWEEN Hidden Pine AND end of street
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-18-202-002

3. ZONING ORDINANCE SECTIONS THAT ARE APPLICABLE TO THIS APPEAL: Building and use restrictions

4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action.*
Article VII; Section 30 (Min. Yard Requirements)
see attached sheet

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

6. APPLICANT INFORMATION:

NAME Wayne and Jean Pursell
COMPANY _____
ADDRESS 4912 Moonglow Dr.
CITY Troy STATE MI ZIP 48098
TELEPHONE (248) 267-8538
E-MAIL jeanpursell@gmail.com

7. RELATIONSHIP OF APPLICANT TO THE OWNER OF THE SUBJECT PROPERTY:

same

8. OWNER OF SUBJECT PROPERTY:

NAME same
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
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, Jean Pursell (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 Jean Pursell DATE 7/27/10

PRINT NAME: Jean Pursell

Wayne Pursell by Pursell 7/27/10
SIGNATURE OF PROPERTY OWNER Jean Pursell DATE 7/27/10

PRINT NAME: Jean Pursell

Wayne Pursell by Pursell 7/27/10

Homeowners, Wayne and Jean Pursell, wish to build a screened porch on the back of their home where an existing deck currently stands. The addition of a screened porch (over the existing deck) will add to the overall appeal and appearance of the home.

According to the Building and Use Restrictions, Article VII, Section 3c titled "Minimum Yard Requirements," residents are required to have a minimum of forty-five (45) feet between the dwelling and the rear lot line.

The existing deck on the dwelling currently stands 36.8' from the rear lot line. The proposed screened porch will be erected in the same spot and will also stand 36.8' from the rear lot line.

Homeowners are requesting approval of a variance by the City of Troy Board of Appeals permitting this property to have a smaller rear yard than the minimum. Homeowners have already obtained verbal agreement from the subdivision Architectural Control Committee (Mark Pochodylo) that the project may precede upon the reception of the variance from the city.

Thank you for your consideration.

Wayne and Jean Pursell

MORTGAGE REPORT

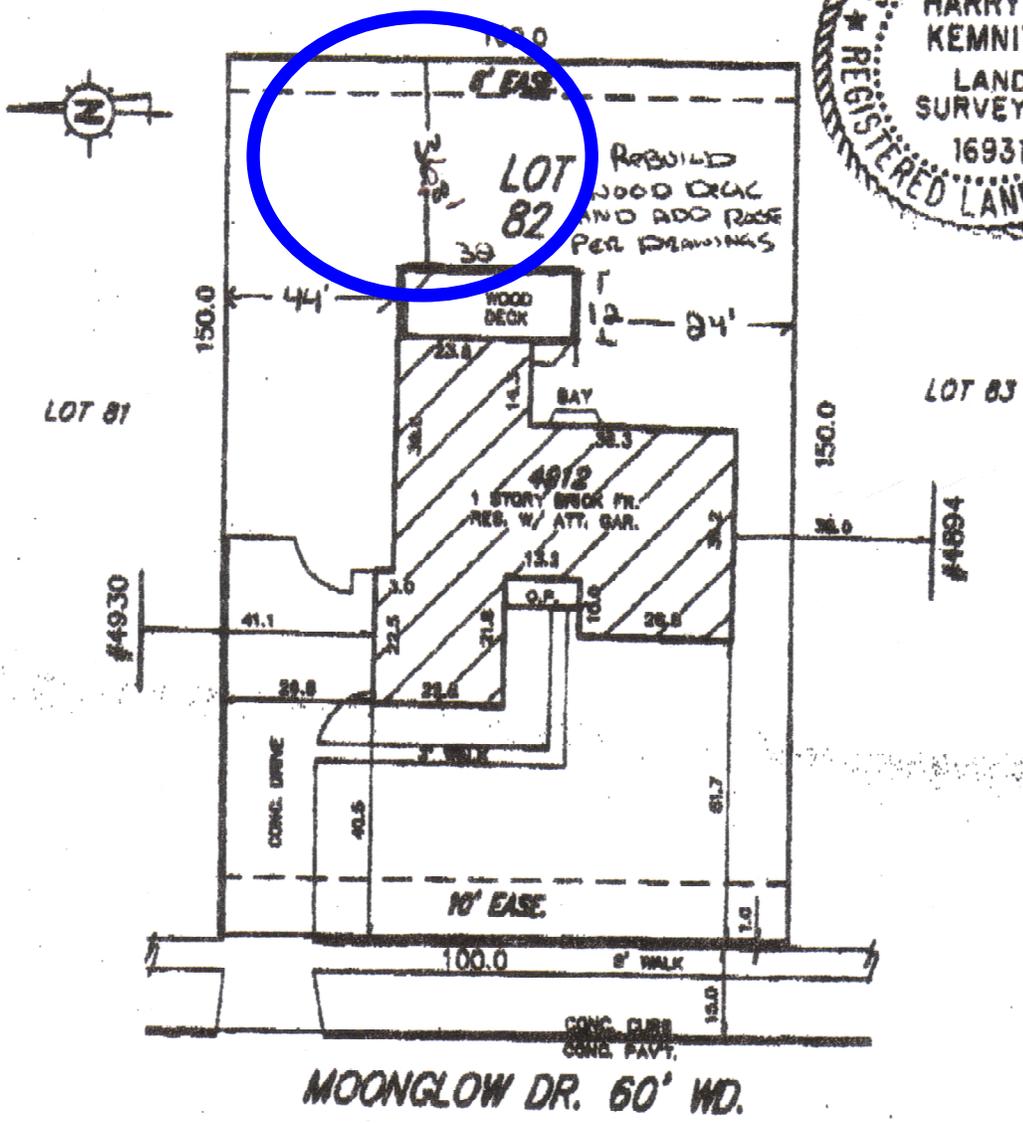
Certified to
FIRST INTERNATIONAL MORTGAGE, INC.

248 546 6811

Applicant: **WAYNE B. PURSELL & JEAN PURSELL**

Property Description:

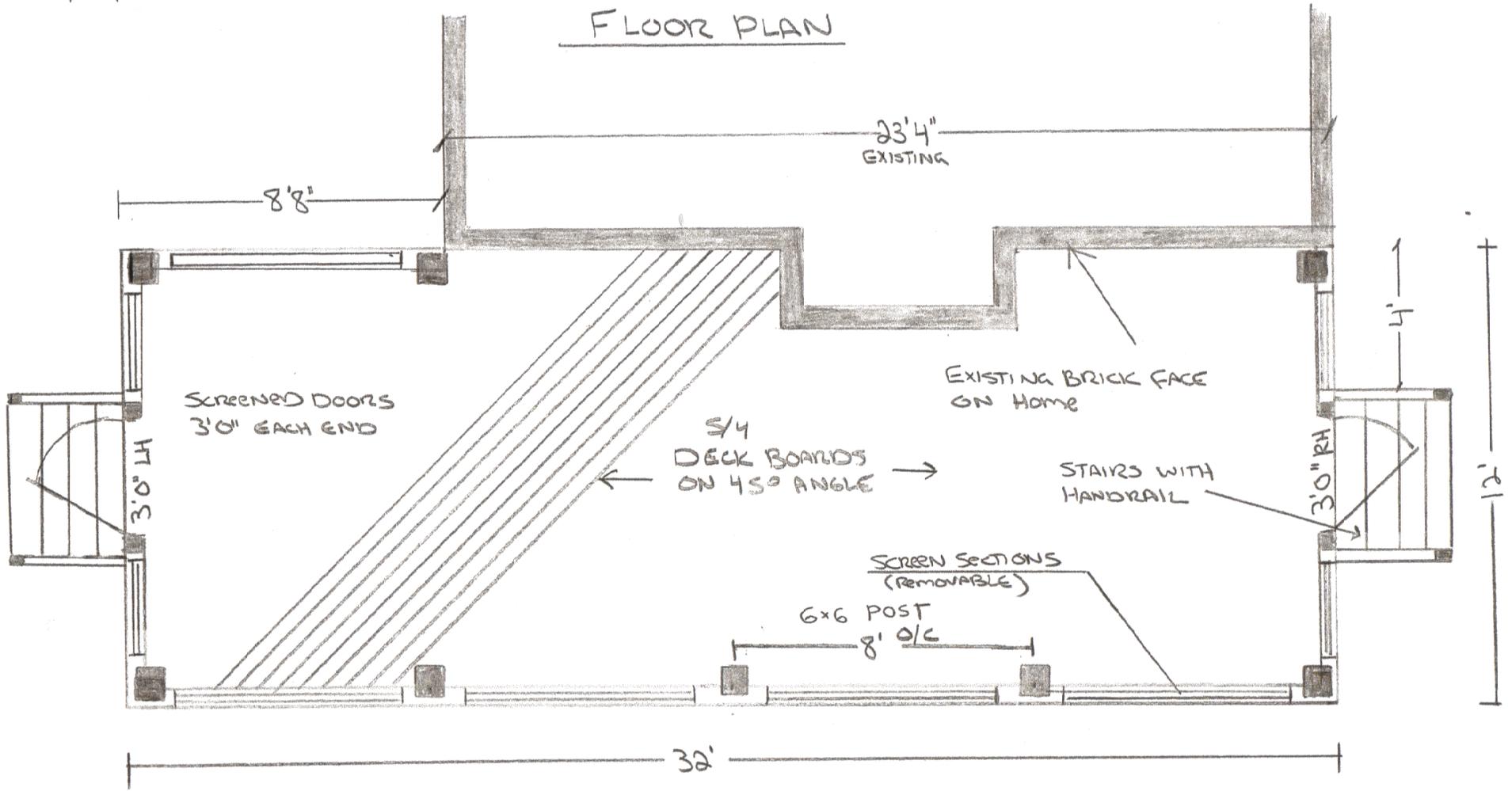
LOT 82 of OAK RIVER SUB. NO. 1 of part of the Northeast 1/4 of Sec. 18, T. 2 N., R. 11 E., City of Troy, Oakland Co., Mich. as recorded in Liber 171 of Plats, Pages 5, 6, 7, & 8 of Oakland County Records.



MOONGLOW DR. 60' WD.

7-1-10

FLOOR PLAN



Phone: (586) 615-2480
 Fax: (810) 395-4115
 dave@hattisconstruction.com

14895 Almont Rd.
 Allenton, MI 48002

HATTIS CONSTRUCTION, INC.

GENERAL CONTRACTOR

DAVE HATTIS
 PRESIDENT

A FULL SERVICE CONSTRUCTION COMPANY

JOB NAME:

SCREENED PORCH

SCALE:

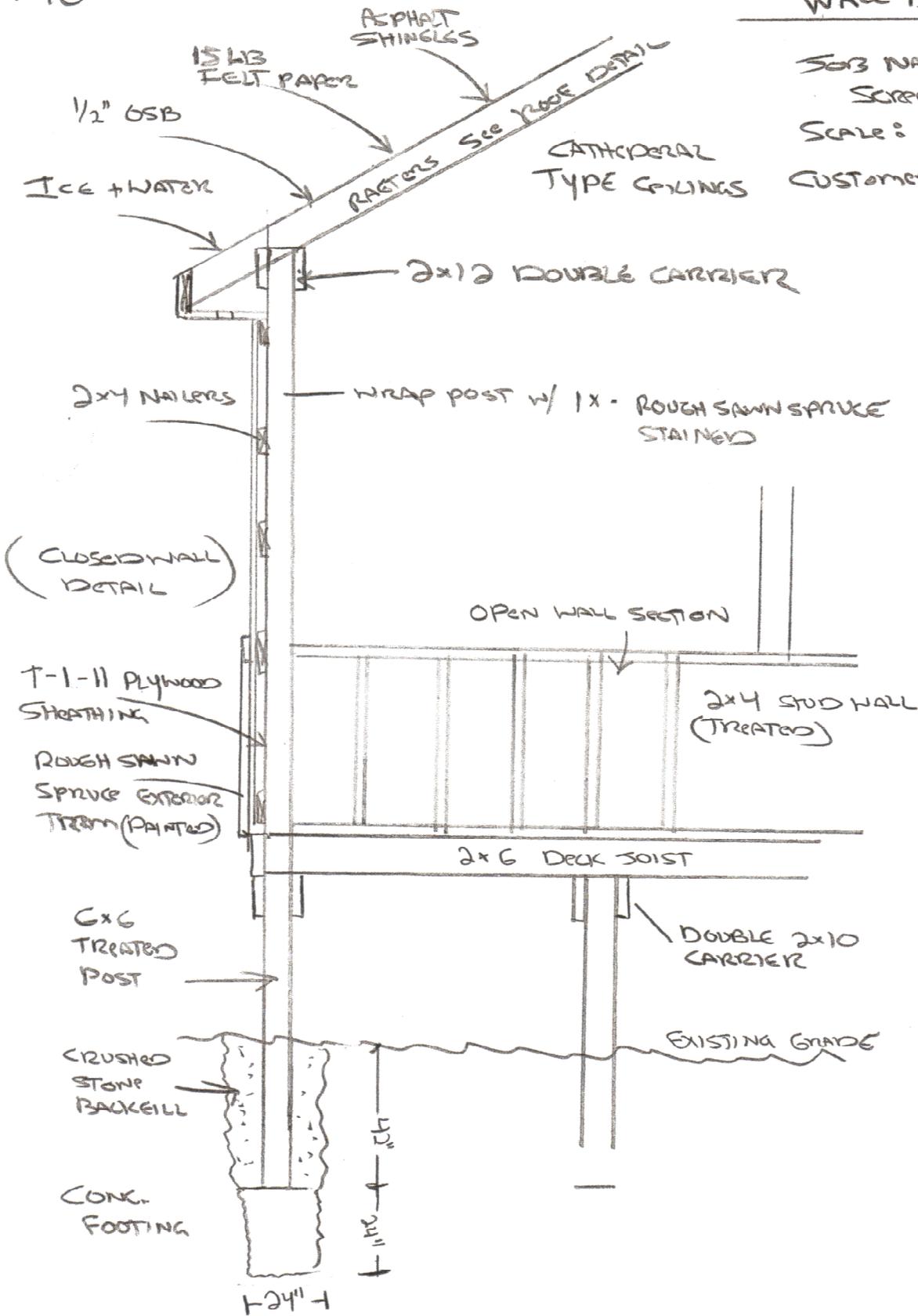
1/4" = 1'0"

CUSTOMER:

DATE:
7-1-10

WALL DETAIL

SOB NAME:
SCREENED PORCH
SCALE: NOT TO SCALE
CUSTOMER: SEAN



7-1-10

SOUTH ELEVATION

JOB NAME: SCREENED IN PORCH

SCALE: 1/4" = 1'0"

CUSTOMER: SEAN

EXISTING
CHIMNEY
TO BE
PLACED



TIE IN
SHINGLES
TO EXISTING

HIP

12
6

EXISTING
HOME

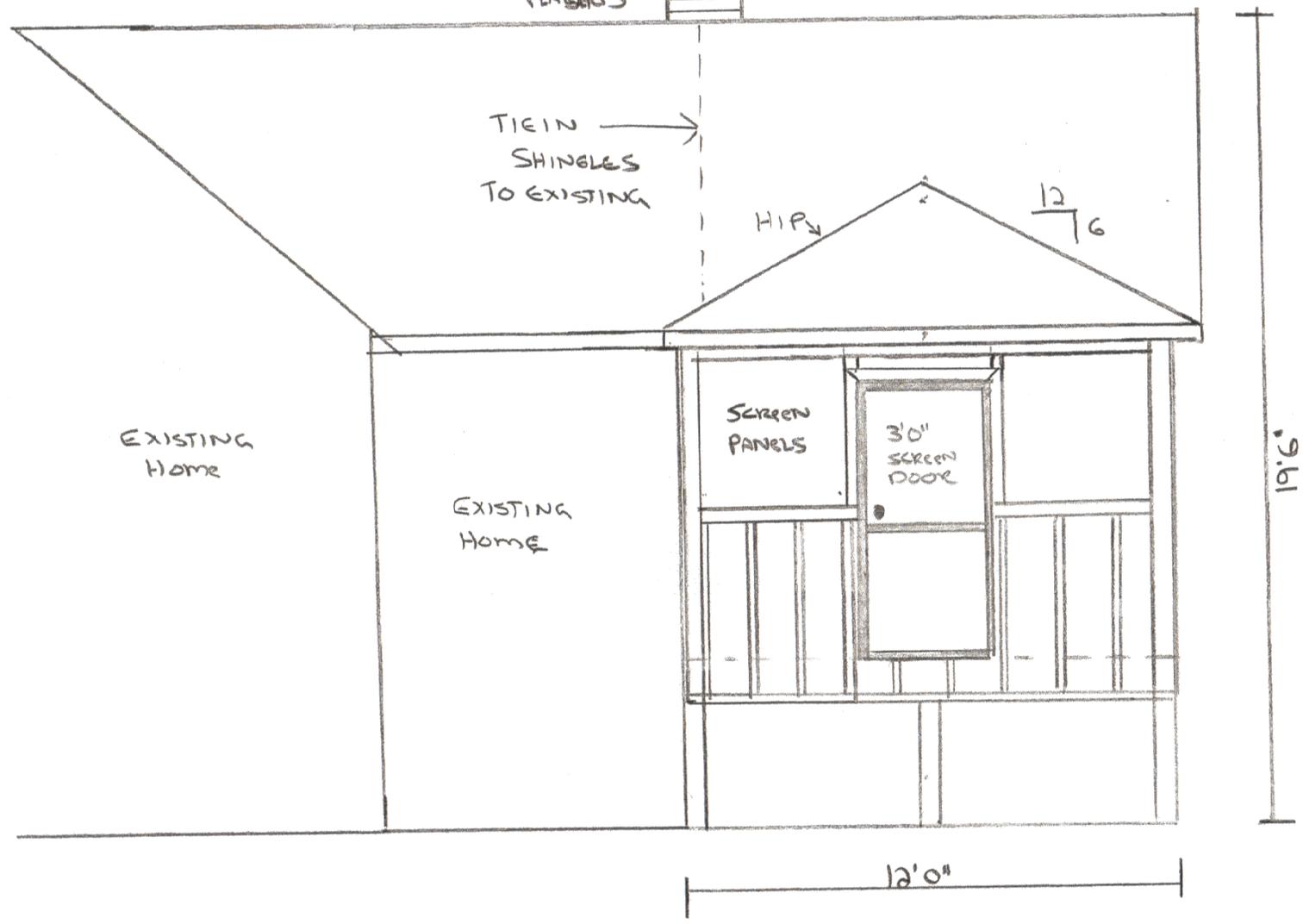
EXISTING
HOME

SCREEN
PANELS

3'0"
SCREEN
DOOR

19'6"

12'0"



DATE:
7-1-10

EAST ELEVATION

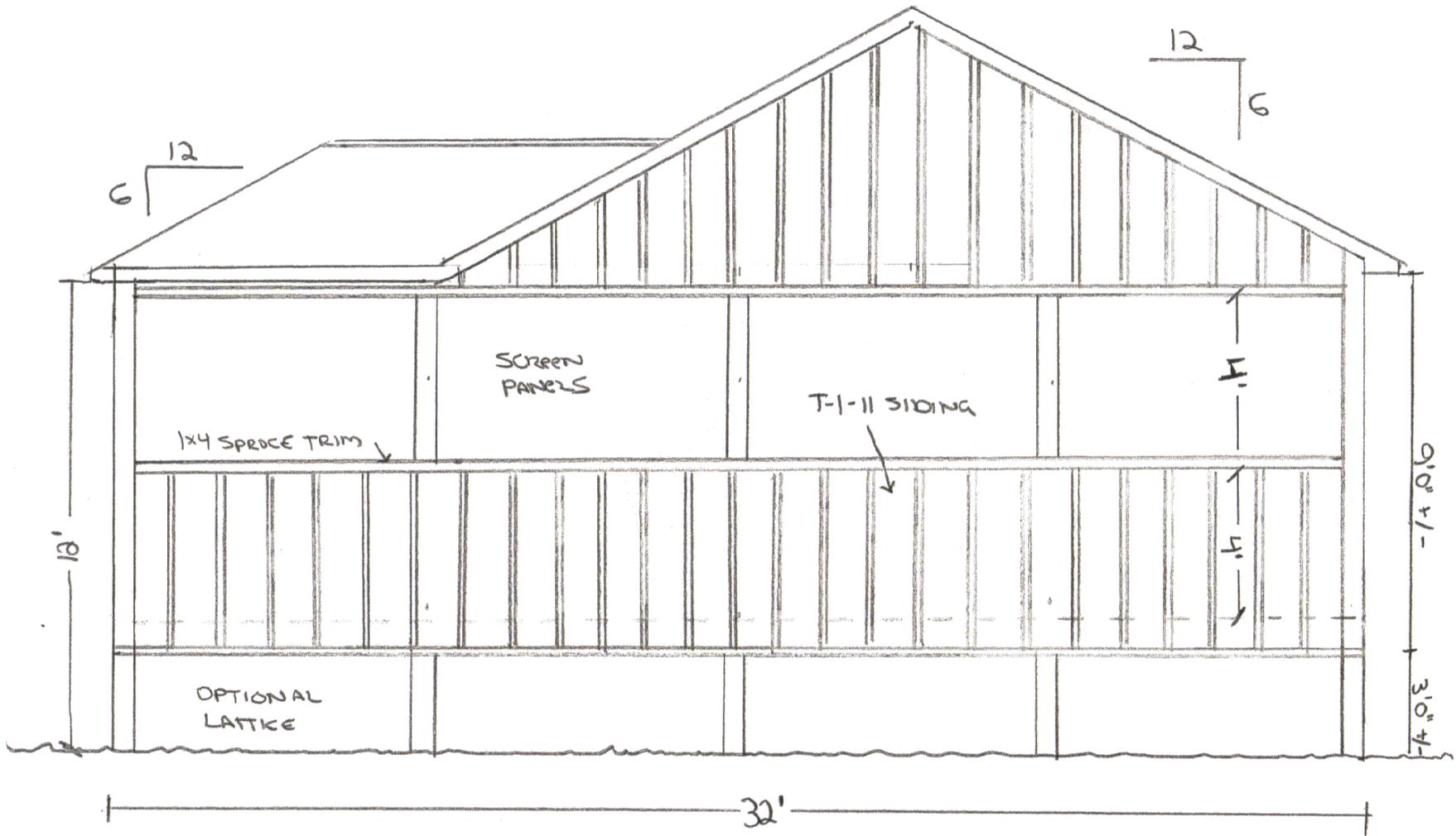
JOB NAME: SCREENED PORCH

SCALE:

1/4" = 1' 0"

CUSTOMER:

SEAN



2015-
7-1-10

NORTH ELEVATION

JOB NAME: SCREENED PORCH
SCALE: 1/4" = 1'0"
CUSTOMER: SEAN

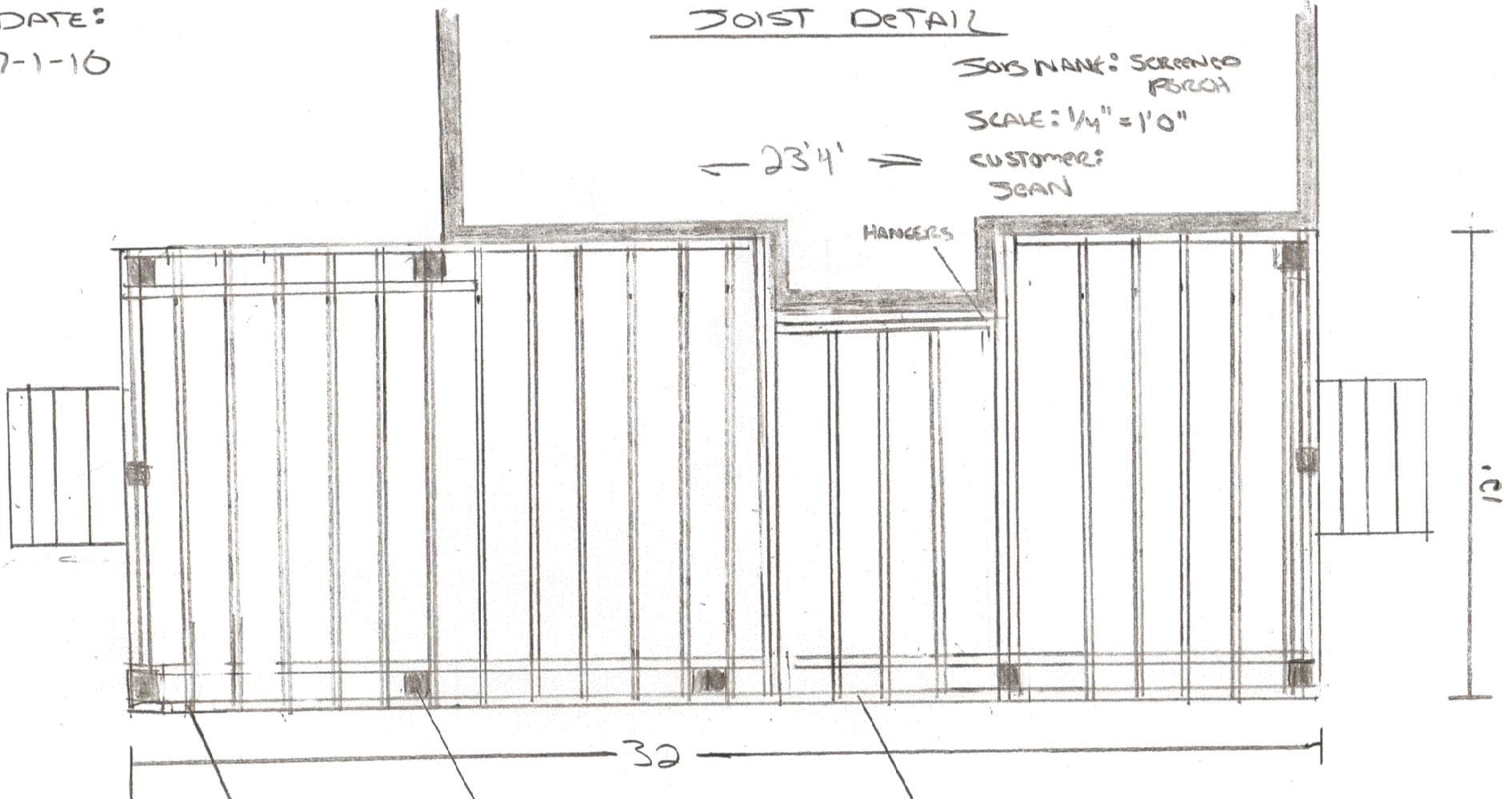


DATE:
7-1-16

JOIST DETAIL

JOB NAME: SCREENED
PORCH
SCALE: 1/4" = 1'0"
CUSTOMER:
SEAN

← 23'4" →



HANGERS

12'

32

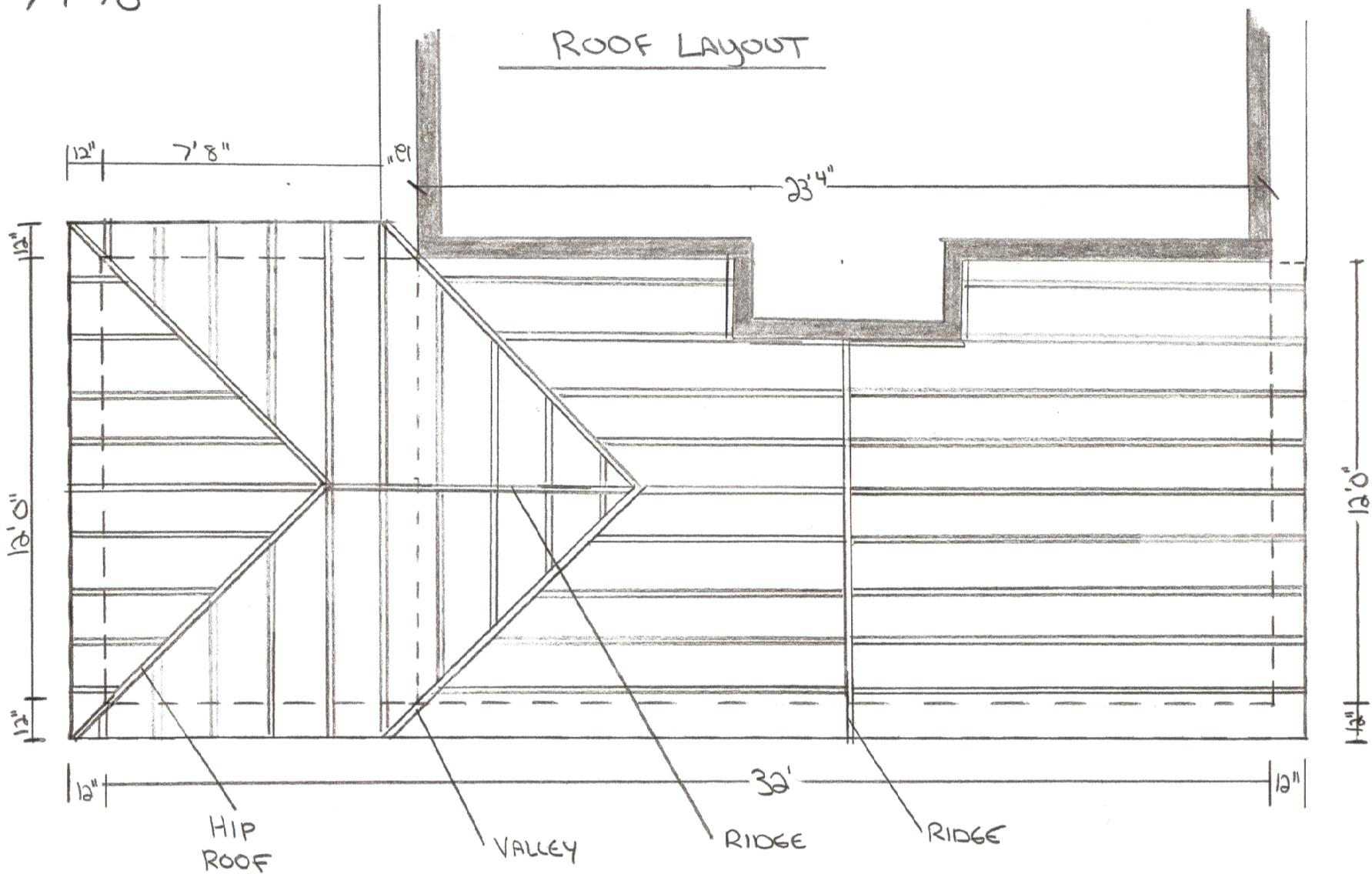
DOUBLE TREATED 2x10

6x6 POST 8' O/C
TREATED

TREATED
2x10 JOIST 16" O/C

DATE:
7-1-10

ROOF LAYOUT



NOTE:
* ALL ROOF LINES
TO MATCH EXISTING
APPROX 6/12
* FIELD VERIFY
* ALL RAFTERS 16" O/C

JOB NAME:
SCREENED PORCH
SCALE:
1/4" = 1'0"
CUSTOMER:

CUSTOMER NAME: Wayne and Jean Pursell
ADDRESS: 4912 Moon Glow Drive, Troy, Mi. 48098
PHONE: 248-267-8538

7/6/10

WORK TO BE PERFORMED AT: Residence

Hattis Construction Inc. proposes to furnish materials, labor and construction management services for the following items:

Screened in porch to include:

DEMOLITION

- Removal and disposal of existing decking and misc. debris from existing roof
- Customer to remove existing shrubs

ROUGH FRAMING

- Drill post holes and install 6x6 treated post's for deck and roof with 12" thick concrete foundation under each post.
- Frame new deck with 2 x 10 treated joist's to carry roof load
- Install 5-1/4 deck boards on a 45 degree angle
- Install rafters per drawings with open ceiling design. Cut off existing overhangs and attach rafters to existing home
- Frame exterior walls with treated 2x4 studs
- Frame out for screen window and doors
- Install T-1-11 siding on exterior walls and trim with rough sawn spruce
- 4' wide Stairway and handrails for each doorway

ROOFING

- Install dimensional shingles to match existing (depending on availability, may have to tear off existing shingles back to beginning of reverse gable on existing home which will ad to cost)
- Install new flashing around existing chimney
- Clean and dispose of old shingles and scrap.

FINISHED WALLS, TRIM AND DOORS

- Install pine ply-bead 1/2" sheeting on interior walls and ceiling area
- 1x6 Rough sawn spruce to wrap interior post
- 1x6 Treated for base molding
- 1x4 Rough sawn spruce for door casing and screen frames
- Install treated lattice panels under framing of deck to grade.

WINDOWS AND DOORS

- 2- 3'0" Aluminum frame screen doors with closers and storm hardware
- Custom order aluminum mesh screens to fit allowable areas in porch
- 2- 2'x4' Skylights w/ aluminum clad framing, color to match roof

PAINTING/STAINING/CAULKING

- Caulk interior and exterior joints in wood with stainable caulk
- Paint all exterior trim and siding to match existing home as close as possible
- Stain all interior floors, trim and ceiling boards with exterior grade stain (color to be determined)

ELECTRICAL

- Add to existing outdoor electrical circuit for the following:
 - 1- ceiling fan prep with standard 3 blade fan
 - 2 - exterior porch lights with switch at door
 - 3- Interior plugs located in allowable areas
 - 3- interior lights with 3-way switch per code
 - (May need to add circuit to existing panel to achieve above additions to electrical system which could result in extra costs.)

PERMITS

- \$250.00 allowance is incorporated for building permits which Hattis Construction is to obtain. Any other permits necessary to be the responsibility of customer.

GENERAL

- Provide weatherproofing for existing home while tying in existing roof line.
- Provide progress cleanup for duration of construction
- Clean and haul all packaging and construction debris from site.

LANDSCAPING

- Final design to be completed once elevations of screened porch are established

3. HEARING OF CASES

- C. **VARIANCE REQUEST, JOSEPH MANIACI, MONDRIAN PROPERTIES WESTON DOWNS LLC, VACANT SITES AT 694, 702 AND 710 SEABISCUIT AND 3901, 3909, 3925, 3933 AND 3941 APPALOOSA (WESTON DOWNS)** – In order to construct 8 detached condominium units, a variance to allow the minimum distance between buildings to be no less than 10 feet. Chapter 31.30.00 (L) of the Zoning Ordinance allows no less than a 20 foot minimum distance between buildings.



FINCH

THREE OAKS

W WATTLES

811

795

766

758

750

734

726

710

702

694

SEABISCUIT

3805

3990

3988

3986

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3980

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3857

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3853

3848

3853

75

75

W WATTLES

FINCH

3805

OLD CREEK

SEABISCUIT

APPALOOSA

766

758

750

734

726

710

702

694

3990

3988

3986

3984

3964

3966

3941

3933

3925

3916

3942

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3906

3904

3902

3900

3866

3885

3877

3869

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3878

3870

3894



(C-F)

THREE OAKS

W WATTLES



(R-1T)

(R-1B)

SEABISCUIT

APPALOOSA

OLD CREEK

75

75

3805

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4042 4048
4044
4028
4026 4024
4022 4020
4018 4016
4014

3990
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766 758 750 734 726

710 702 694

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3933 3934
3925 3926

3916

3980 3974

3911

3909 3910
3901 3902

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3877 3878
3869 3870

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3848

3853

CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov
<http://www.troymi.gov/Planning>



FILE NUMBER _____
LOCATION _____
REGULAR MEETING FEE (\$150.00) _____
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$750.00) _____

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A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

1. ADDRESS OF THE SUBJECT PROPERTY: 710, 702, & 694 Seabiscuit & 3901, 3909, 3925, 3933, & 3941 Appaloosa
LOT NO. Units 6-8, & Units 20-24 SUBDIVISION Weston Downs Condominiums
LOCATED ON THE South SIDE OF (ROAD) Wattles
BETWEEN Crooks AND I-75
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-21-105-006- 007 & 20-21-105-020-024
3. ZONING ORDINANCE SECTIONS THAT ARE APPLICABLE TO THIS APPEAL: R1-T
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action.*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: None

6. APPLICANT INFORMATION:

NAME Joseph Maniaci
COMPANY Mondrian Properties Weston Downs LLC
ADDRESS 50215 Schoenherr Rd
CITY Shelby Township STATE MI ZIP 48315
TELEPHONE 586.726.7340
E-MAIL jmaniaci@mondrianproperties.com

7. RELATIONSHIP OF APPLICANT TO THE OWNER OF THE SUBJECT PROPERTY:

Same

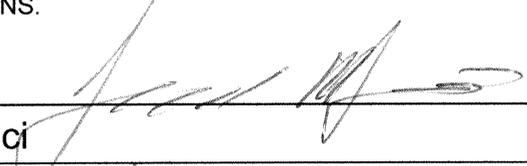
8. OWNER OF SUBJECT PROPERTY:

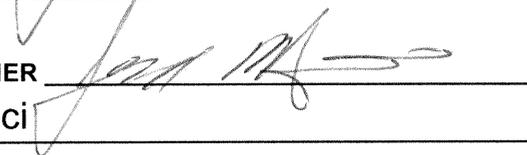
NAME Joseph Maniaci
COMPANY Mondrian Properties Weston Downs LLC
ADDRESS 50215 Schoenherr Rd
CITY Shelby Township STATE MI ZIP 48315
TELEPHONE 586.726.7340
E-MAIL jmaniaci@mondrianproperties.com

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, Joseph Maniaci (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 8/24/10
PRINT NAME: Joseph Maniaci

SIGNATURE OF PROPERTY OWNER  DATE 8/24/10
PRINT NAME: Joseph Maniaci

August 25, 2010

Board Of Zoning Appeals
500 W Big Beaver Road
Troy, MI 48084

Board Members

Mondrian Properties Weston Downs LLC is seeking a variance in regards to the setbacks dimensions between buildings. The purpose of the variance is to construct detached condominium units closer then the minimum allowable distances of between units of 20 feet.

History: The site plan was originally approved by the Planning Commission in April of 2001. This site plan consisted of 8 building of 4 units each for a total of 32 units. In 2005 Mondrian Properties Weston Downs LLC acquired the property and revised the site plan to accommodate a larger more upscale unit with a total density of 24 units. This consisted of 9 buildings with 2 and 3 units per building. To date 6 buildings are built with a total of 16 units occupied. There are 3 buildings with 8 units remaining on the site un-built.

Variance Requested: To allow us to construct 8 detached condominium units with a minimum set back between units no less than 10 feet.

Hardship: We are seeking relief from the code to allow us to complete the site in the intent and integrity that we started. We are unable to construct the current units as planned due to the market conditions. The overall benefits to the site if the variance is granted are as follows:

1. More open space within the project
2. A finished completed project
3. No increase in the number of units
4. No undo burden to existing homeowners
5. No negative impact to the surrounding area

Code: Article 30, Schedule of Regulations, established minimum dimensions for projects in the R-1T district. Section 31.30.00.L provides specific guidance for R-1T projects. It states:

In an R-1T or R-M District, front, side, or rear yards need not refer to spacing between buildings for a planned development of two (2) or more buildings on the same parcel. In such cases the minimum distance between any two (2) buildings shall be regulated according to the formula contained in Section 31.30.00 (C). This distance shall be no less than forty (40) feet, except as modified by the following provisions relative to the R-1T

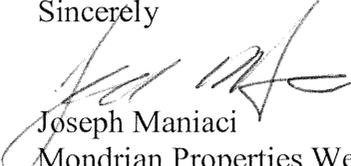
District:

The Planning Commission may modify the minimum distance between buildings in R-1T Districts in the following manner, when such is not controlled by the formula contained in Sub-section (C) above:

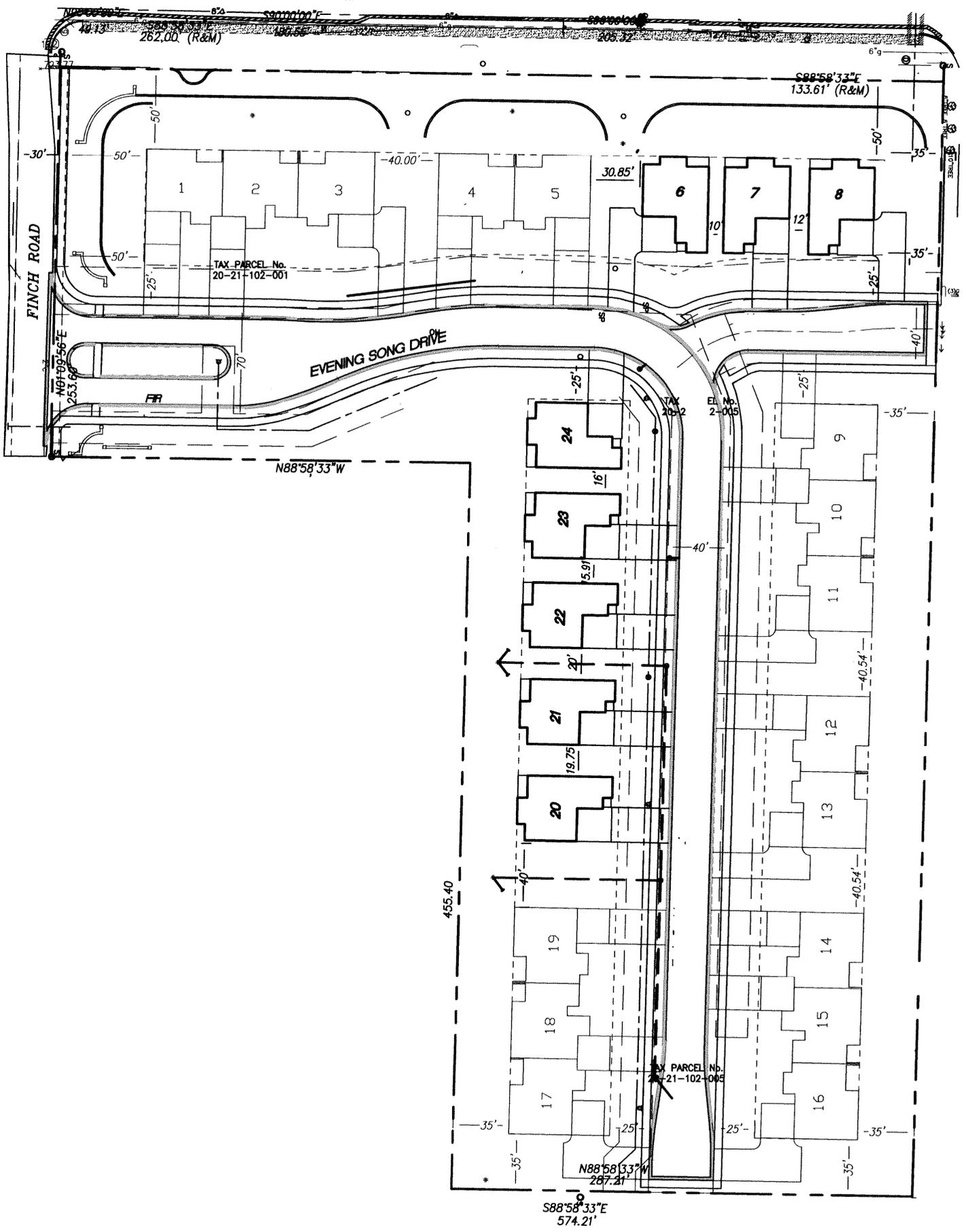
- 1. The minimum distance between buildings containing no more than two (2) units and having a total length (extending from the subject yard) of no more than sixty (60) feet, may be twenty (20) feet.*
- 2. The minimum distance between buildings containing no more than four (4) units and having a total length (extending from the subject yard) of no more than one hundred-twenty (120) feet, may be thirty (30) feet.*
- 3. The Planning Commission shall determine the appropriate minimum distance between buildings, within the range provided above, when the subject buildings involve combinations of unit counts and/or building lengths.*

I would like to thank you for the time and consideration in reviewing our request.

Sincerely


Joseph Maniaci
Mondrian Properties Weston Downs LLC

WATTLES ROAD



262.00' (R&M)

S88°58'33"E
133.61' (R&M)

FINCH ROAD

EVENING SONG DRIVE

TAX PARCEL No.
20-21-102-001

TAX PARCEL No.
20-21-102-005

N88°58'33"W

TAX PARCEL No.
20-21-102-005

N88°58'33"W
287.21'

S88°58'33"E
574.21'

455.40

30'

50'

2

3

4

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30.85'

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N61°09'56"E

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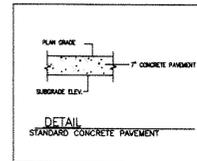
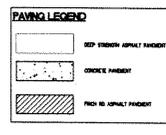
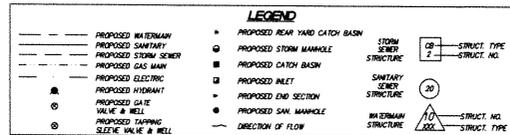
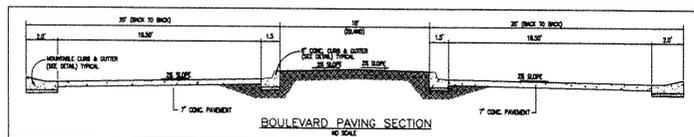
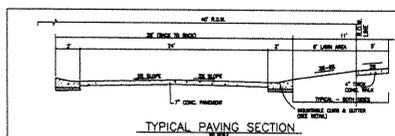
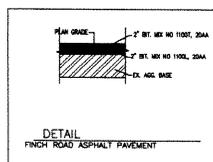
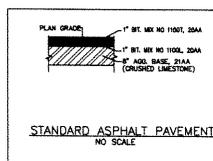
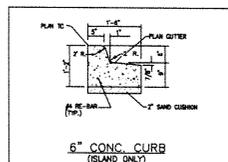
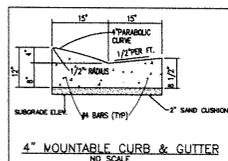
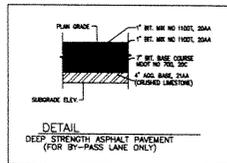
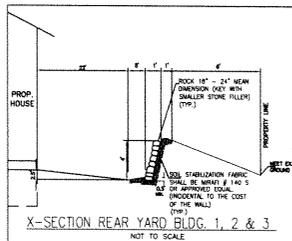
35'

PROPOSED IMPROVEMENTS

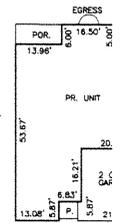
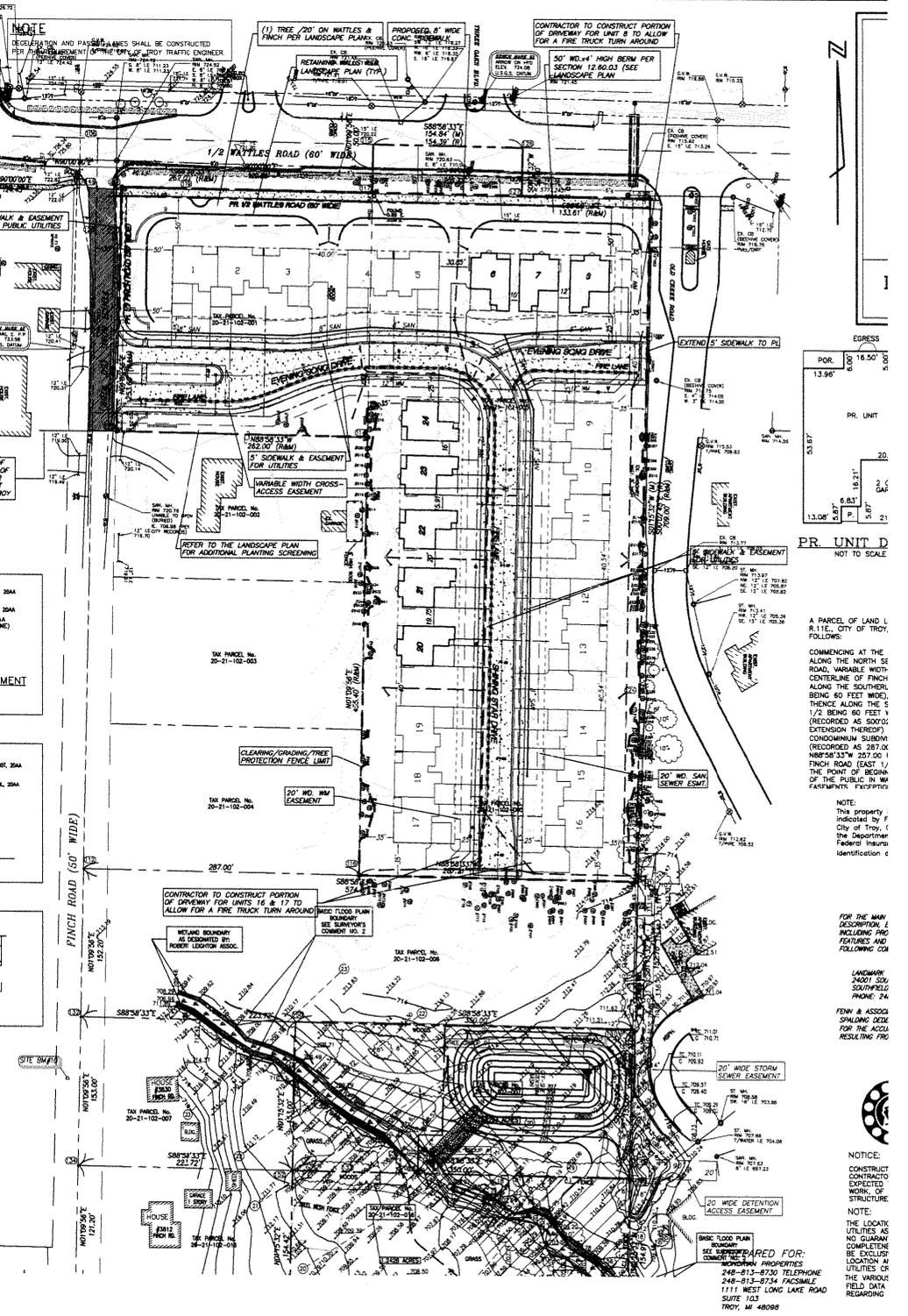
- MUNICIPAL SEWER TO BE PROVIDED BY CONNECTING TO EXISTING 8" SANITARY SEWER ON FINCH ROAD.
- MUNICIPAL 12" WATER TO BE PROVIDED BY CONNECTING TO EXISTING 8" WATERMAIN ON FINCH ROAD. ALSO, TO PROVIDE A LOOP FOR THE WATERMAIN, A CONNECTION TO THE 16" MAIN NORTH OF WATLIES ROAD IS ALSO PROPOSED.
- STORM WATER DETENTION BASIN WILL BE PROVIDED FOR THE SITE BY AN OFF-SITE DETENTION BASIN LOCATED ON PARCELS 20-21-102-007 AND 20-21-102-014. THESE PARCELS ARE OWNED BY CHOCG DEVELOPMENT CORPORATION AND WILL BE ACQUIRED THROUGH A 20' WIDE EASEMENT FROM THE PROPOSED CONDOMINIUM SITE TO PARCELS 20-21-102-007. THEN, THE RESTRICTED FLOW WILL BE DISCHARGED DETENTION FROM THE BASIN TO WATLIES CREEK WHICH IS RUNNING THROUGH THESE TWO PARCELS.
- 5" WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL INTERIOR ROADS.

BENCHMARK DESCRIPTIONS

- MASTER BM#2 1/4" NAIL IN EAST FACE OF UTILITY POLE 2300' SOUTH OF WATLIES WEST SIDE OF FINCH ROAD. ELEV.=723.58
- SOURCE: TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY LANDMARK ENGINEERING CO. DATED 10-01-99 (LAST REVISED 11-22-99) FILE NO. 8217701
- SITE BM#6 SET MAG. NAIL IN NORTH FACE OF 22" ASH 220' NORTHEAST OF CENTERLINE OF CREEK, ±50' EAST OF EAST PROPERTY LINE (ON CONDO SITE). ELEV.=707.86
- SITE BM#7 SET MAG. NAIL IN SOUTH FACE OF 12" ELM ON NORTH PROPERTY LINE OF TAX PARCEL 20-21-102-010 AND ±100' WEST OF EAST PROPERTY LINE. ELEV.=711.76
- SITE BM#8 SET MAG. NAIL IN NORTH FACE OF 14" COTTONWOOD ±30' NORTH OF SOUTH LINE OF TAX PARCEL 20-21-1-2-011 AND ±140' EAST OF CENTERLINE OF FINCH ROAD. ELEV.=716.50
- SITE BM#9 TOP OF HYDRANT ON SOUTH SIDE OF SUPERIOR DR. ±95' WEST OF CENTERLINE FINCH ROAD ADDRESS FROM #3762 FINCH ROAD. ELEV.=720.86
- SITE BM#10 TOP OF HYDRANT ON WEST SIDE OF FINCH RD. ±150' SOUTH OF CREEK. ELEV.=721.22
- SITE BM#12 SET MAG. NAIL IN NORTH FACE OF 8" ASH ±70' NORTH OF SOUTH END OF SCREEN WALL ±8' WEST OF EAST PROPERTY LINE. ELEV.=712.21



THE NORTH LIMIT OF THE PAVING WORK OF FINCH ROAD UNDER THE S.A.D. PROJECT OF THE CITY OF TROY



A PARCEL OF LAND I.R.T.E., CITY OF TROY, FOLLOWS:
 COMMENCING AT THE ALONG THE NORTH SE CORNER, VARIABLE WIDTH CENTERLINE OF FINCH ROAD, THE SOUTHERN BEING 60 FEET WIDE, THENCE ALONG THE S 1/2 BEING 60 FEET 1/2 (RECORDED AS 5007; EXTENSION THEREOF) CONDOMINIUM SUBDIVISION (RECORDED AS 287.0; N.B.S.P. 1/17/97) TO FINCH ROAD (EAST 1/2 THE FRONT OF BEGINNING OF THE PUBLIC IN MAP PARTNERSHIP) 1/4\"/>

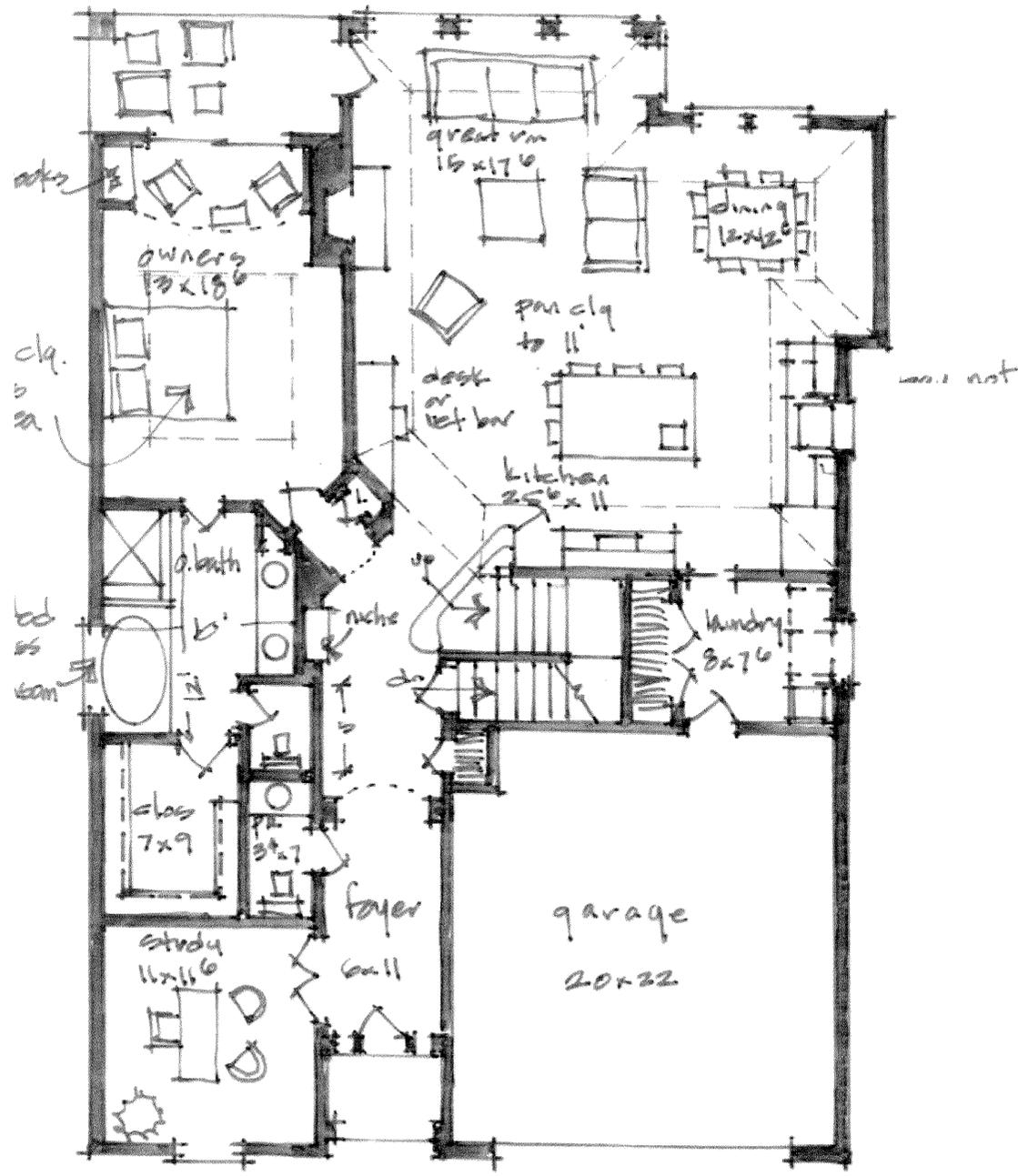
NOTE: This property indicated by F City of Troy, the Department Federal Insura Identification #

FOR THE MAIN DESCRIPTION 1 INCLUDING PRO FEATURES AND FOLLOWING 024

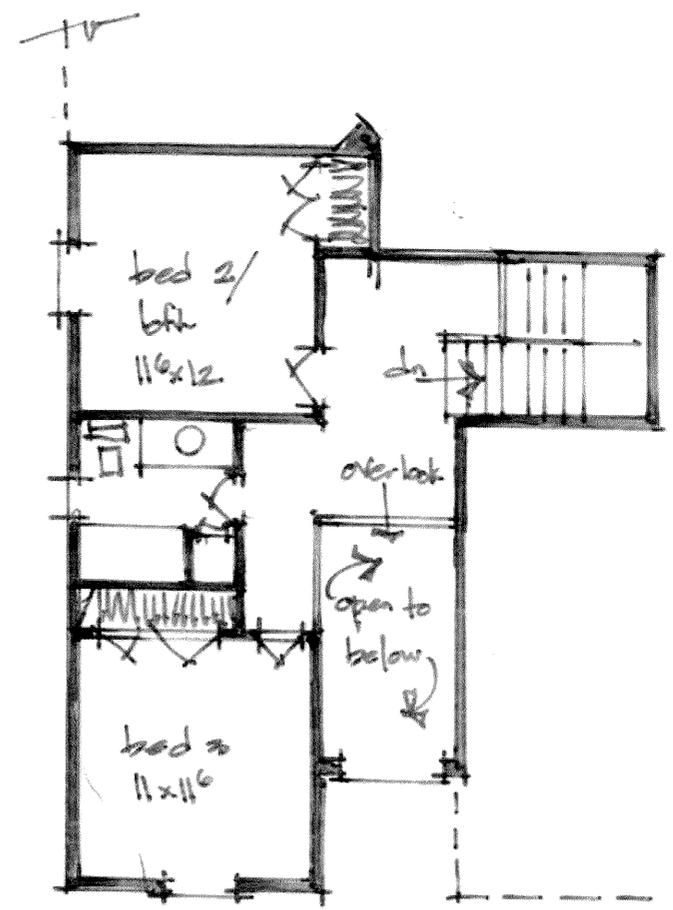
LANDMARK: 2407 SW SOUTHFIELD PHONE: 24
 PENN & ASSOC 248-613-8730 TELEPHONE 248-613-8734 FACSIMILE 1111 WEST LONG LAKE ROAD SUITE 103 TROY, MI 48068

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STREETS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

4. PUBLIC COMMENTS – Items not on the Agenda

There was no one present who wished to speak.

PRELIMINARY SITE PLAN REVIEWS

5. PRELIMINARY SITE PLAN REVIEW (File Number SP 862 A) – Proposed Weston Downs, Southeast Corner of Wattles and Finch Road, Section 21, Currently Zoned R-1T (One Family Attached Residential) District

Mr. Branigan presented a summary of the preliminary site plan application. He addressed the required setbacks with respect to the proposed change in site layout. Mr. Branigan indicated no action is required at tonight's meeting because the petitioner must apply for and potentially receive a variance from the Board of Zoning Appeals.

The petitioner, Joe Maniaci of Mondrian Properties, 50215 Schoenherr, Shelby Township, was present. Mr. Maniaci said the intent of the proposed change in site layout is to better market the remaining units. He said the proposal is a viable option within the Master Deed and site alterations are allowed with the approval of the City. Mr. Maniaci said the density would remain the same, and the reduction of each unit footprint would create additional open space. Mr. Maniaci briefly addressed the ownership of a detached site condominium.

6. PRELIMINARY SITE PLAN REVIEW (File Number SP 068 A) – Proposed Bethany Villa Housing Association, West of John R Road and South of E. Big Beaver (1680 Jackson), Section 26, Currently Zoned RM-1 (Multiple Family Residential) District

Mr. Branigan presented a summary of the proposed Preliminary Site Plan application. He addressed the required setbacks between buildings in an RM-1 zoning district, and the formula established by Section 31.30.00.C. Mr. Branigan is confident the proposed community building location exceeds the minimum setback requirement.

Mr. Branigan further addressed parking with respect to a possible parking reduction and/or shared parking with the adjacent church.

Michael Houseman, construction manager, of Wolverine North America, 4045 Barden, Grand Rapids, was present. Mr. Houseman said the purpose of the community building is to house the offices of the housing association, as well as provide a facility for crafts, Meals on Wheels and similar functions. He addressed the potential to reduce parking on site and/or reach a shared parking agreement with the adjacent church. Mr. Houseman indicated the association board is agreeable to working with the City on a parking reduction.



CARLISLE/WORTMAN ASSOCIATES, INC.

Community Planners /Landscape Architects

605 S. Main, Suite 1
Ann Arbor, MI 48104
734-662-2200
fax 734-662-1935

6401 Citation Drive, Suite E
Clarkston, MI 48346
248-625-8480
fax 248-625-8455

MEMORANDUM

TO: Brent Savidant
FROM: Zachary Branigan
DATE: August 5, 2010
RE: Weston Downs

We are in receipt of a site plan for the proposed changes to an approved condominium project, Weston Downs. The applicant intends to alter the approved plans to omit a series of attached single family buildings and replace them with 8 single family residential homes. The site is currently partially developed. There are 6 buildings already constructed, along with all common areas, the roadway, and landscaping improvements throughout the project. The landscaping is maintained well and the existing buildings are of a very high construction standard.

We have reviewed this submittal preliminarily for general compliance with ordinance requirements and have determined that the project will require a variance to proceed. The site plan provided is limited in detail, perhaps in anticipation of the need for a variance. Consequently, it does not fully comply with the requirements for preliminary site plan submittal at this time; however, sufficient detail is provided to determine what action would be required from the Planning Commission and Board of Zoning Appeals to proceed.

Article 30, Schedule of Regulations, established minimum dimensions for projects in the R-1T district. Section 31.30.00.L provides specific guidance for R-IT projects. It states:

In an R-1T or R-M District, front, side, or rear yards need not refer to spacing between buildings for a planned development of two (2) or more buildings on the same parcel. In such cases the minimum distance between any two (2) buildings shall be regulated according to the formula contained in Section 31.30.00 (C). This distance shall be no less than forty (40) feet, except as modified by the following provisions relative to the R-1T District:

The Planning Commission may modify the minimum distance between buildings in R-1T Districts in the following manner, when such is not controlled by the formula contained in Sub-section (C) above:

1. The minimum distance between buildings containing no more than two (2) units and having a total length (extending from the subject yard) of no more than sixty (60) feet, may be twenty (20) feet.

2. *The minimum distance between buildings containing no more than four (4) units and having a total length (extending from the subject yard) of no more than one hundred-twenty (120) feet, may be thirty (30) feet.*

3. *The Planning Commission shall determine the appropriate minimum distance between buildings, within the range provided above, when the subject buildings involve combinations of unit counts and/or building lengths.*

Given that the applicant's proposal includes single dwelling buildings, the project would now have structures "containing no more than two units" as regulated above. The Planning Commission, when projects contain buildings with combinations of unit counts, is required to determine the appropriate setbacks between buildings. However, under no circumstance, could the setback between buildings be less than 20 feet between two buildings with "no more than two units" as noted above.

The applicant proposed a setback of as little as 10 feet in one circumstance, and other distances that are less than 20 feet, in several others. Therefore, in order to proceed, the applicant would need to obtain a variance.

Should the variance be secured, we believe the other setbacks, which require Planning Commission approval, provided between the existing buildings on the site and the new single family buildings is sufficient, 30 feet between units 5 and 6, and 40 feet between units 19 and 20. We believe the Planning Commission should find these setbacks acceptable, in accordance with item 3, above.

Section 43.86.00, which was enacted in October of 2009, states that when a variance is required for a project which also requires site plan approval, that project must first come before the Planning Commission. It states:

If an application to the Board of Zoning Appeals requires site plan approval by the Planning Commission pursuant to the provisions of Section 03.40.03, the applicant shall first apply for site plan approval as set forth in Article 03.41.00. The Planning Commission shall review the site plan including site layout and other design features, but shall not grant Preliminary Site Plan Approval nor make a recommendation on the variance. The Planning Commission shall then transmit the site plan and the minutes related to said site plan to the Board of Zoning Appeals. The Board of Zoning Appeals shall transmit its decision related to the application to the Planning Commission. The Planning Commission shall then take action on the site plan.

Consequently, the Planning Commission cannot make a determination on this project at this time. The Planning Commission may make preliminary comments and have an initial discussion with regard to general project principles.

This project cannot move forward as designed without relief from the Ordinance. Therefore, we recommend that the Planning Commission postpone action on the applicant's request until such time as they can apply for and potentially obtain a variance from the Board of Zoning Appeals.

Weston Downs
August 5, 2010

Sincerely,

A handwritten signature in black ink, appearing to read "Zachary Branigan", written over a horizontal line.

CARLISLE/WORTMAN ASSOCIATES, INC.
Zachary G. Branigan, LEED AP, AICP
Associate

3. HEARING OF CASES

- D. VARIANCE REQUEST, YACOUB MURAD, VACANT LOT ADJACENT TO AND EAST OF 734 AMBERWOOD – In order to build a new house, 1) a 5 foot variance from the required 10 foot side yard setback, and 2) a 15 foot variance from the required 45 foot rear yard setback.



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E SOUTH BLVD

NORWAY

VENUS

EDGEWATER

ROCHESTER

AMBERWOOD

PAINT CREEK

RED RUN

AMBERWOOD CT

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(R-1T)

August 25, 2010

Planning Department
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

Re: Board of Zoning Appeals Request
Lot 12 Amberwood Estates Sub.
Parcel No. 20-03-203-005

Dear City of Troy Planning Department:

Attached to this letter are two (2) Board of Zoning Appeals Applications, one (1) Board of Zoning Appeals Submittal Checklist, two (2) copies of the Plot Plan, two (2) copies of the Amberwood Estates Subdivision Plat, two (2) copies of the County Aerial Photograph, one (1) CD containing PDF copies of the aforementioned items, and the Board of Zoning Appeals Fee in the amount of \$150.00.

These materials are being submitted for your review pursuant to placement on a Board of Zoning Appeals agenda for the following two Variance Requests:

Section 30.10.02 requires that R-1B lots maintain a minimum side yard setback of ten (10) feet. We are requesting a five (5) feet variance to reduce the minimum required side yard setback to five (5) feet.

Section 30.10.02 also requires that R-1B lots maintain a minimum rear yard setback of forty-five (45) feet. We are requesting a fifteen (15) feet variance to reduce the minimum required rear yard setback to thirty (30) feet.

The Applicant, Mr. Yacoub Murad, currently resides at 685 Amberwood Court (Lot 6 Amberwood Estates) and also owns the vacant Lot 12 (subject property). Mr. Murad wishes to construct a home for his family of a size that satisfies the needs of his family. However, the home he wishes to build does not adequately fit within the available building envelope of Lot 12. The Murad family enjoys living in Amberwood Estates and would prefer to remain living in this subdivision. Lot 12 is the only available lot remaining. To fulfill their dreams and desires, Mr. Murad seeks relief from both the minimum side and rear yard setbacks in order to increase the size of the building envelope to accommodate the home of his family's preference.

August 25, 2010
Planning Department, City of Troy
Re: Board of Zoning Appeals Request for Lot 12 Amberwood

Lot 12 is unique in that the neighboring property to the east and south (adjacent to the side and rear lot lines for which setback variances are sought) lies an Outlot A designated for storm water drainage and detention purposes. The entire Outlot A is a permanent easement. No building or construction activity is allowed to take place within permanent easements of this type. Thus, Outlot A is to forever remain vacant.

Realizing this fact, it is our general feeling that the requested setback variances have no effect on neighboring properties because no neighbors exist immediately to the east and south, and there never will be. The closest residence is #770 Amberwood Drive (Unit 10 Maplewood Condos) to the east. However, a proposed five (5) feet side yard setback on Lot 12 + the twenty (20) feet wide Outlot A + the side yard setback on Unit 10 (assumed at ten (10) feet) = approximately thirty-five (35) feet of separation between homes, which is more than what currently exists between homes in the area and is ten (10) feet greater than the intent of the Zoning Ordinance (applying typical R-1B side yard setbacks generally results in twenty-five (25) feet between homes).

Your consideration of our request is greatly appreciated. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,



Nathan P. Robinson, P.E.
President
nrobinson@horizoneng.net

cc.: Mr. Yacoub Murad

attachments

CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248- 524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov
<http://www.troymi.gov/Planning>



FILE NUMBER _____
LOCATION _____
REGULAR MEETING FEE (\$150.00) _____
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$750.00) _____

NOTICE TO THE APPLICANT

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 **TWENTY-SEVEN (27) DAYS BEFORE THE MEETING DATE.**

A COMPLETE APPLICATION THAT MEETS ZONING ORDINANCE REQUIREMENTS IS PLACED ON THE NEXT AVAILABLE AGENDA OF THE BOARD OF ZONING APPEALS.

- ADDRESS OF THE SUBJECT PROPERTY: VACANT, AMBERWOOD DRIVE
 LOT NO. 12 SUBDIVISION AMBERWOOD ESTATES
 LOCATED ON THE SOUTH SIDE OF (ROAD) SOUTH BOULEVARD
 BETWEEN ROCHESTER ROAD AND LIVERNOIS ROAD
 ACREAGE PROPERTY: *Attach legal description if this an acreage parcel* 14,932 S.F. (0.343 ACRE)
- PROPERTY TAX IDENTIFICATION NUMBER(S): 20-03-203-005
- ZONING ORDINANCE SECTIONS THAT ARE APPLICABLE TO THIS APPEAL: 30.10.02
- REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action.*
- HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No

NAME SAME AS OWNER
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE _____
E-MAIL _____

7. RELATIONSHIP OF APPLICANT TO THE OWNER OF THE SUBJECT PROPERTY:

SAME

8. OWNER OF SUBJECT PROPERTY:

NAME YACOUB MURAD
COMPANY N/A
ADDRESS 685 AMBERWOOD COURT
CITY Troy STATE MI ZIP 48065
TELEPHONE 248-828-2881 (HOME) 248-231-4488 (CELL)
E-MAIL ymurad@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

I, YACOUB MURAD (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 _____

PRINT NAME: _____

SIGNATURE OF PROPERTY OWNER [Signature] DATE 8-25-10

PRINT NAME: YACOUB MURAD

THE FOLLOWING SHALL CONSTITUTE AN INITIAL SUBMISSION:

REQUIRED PROVIDED

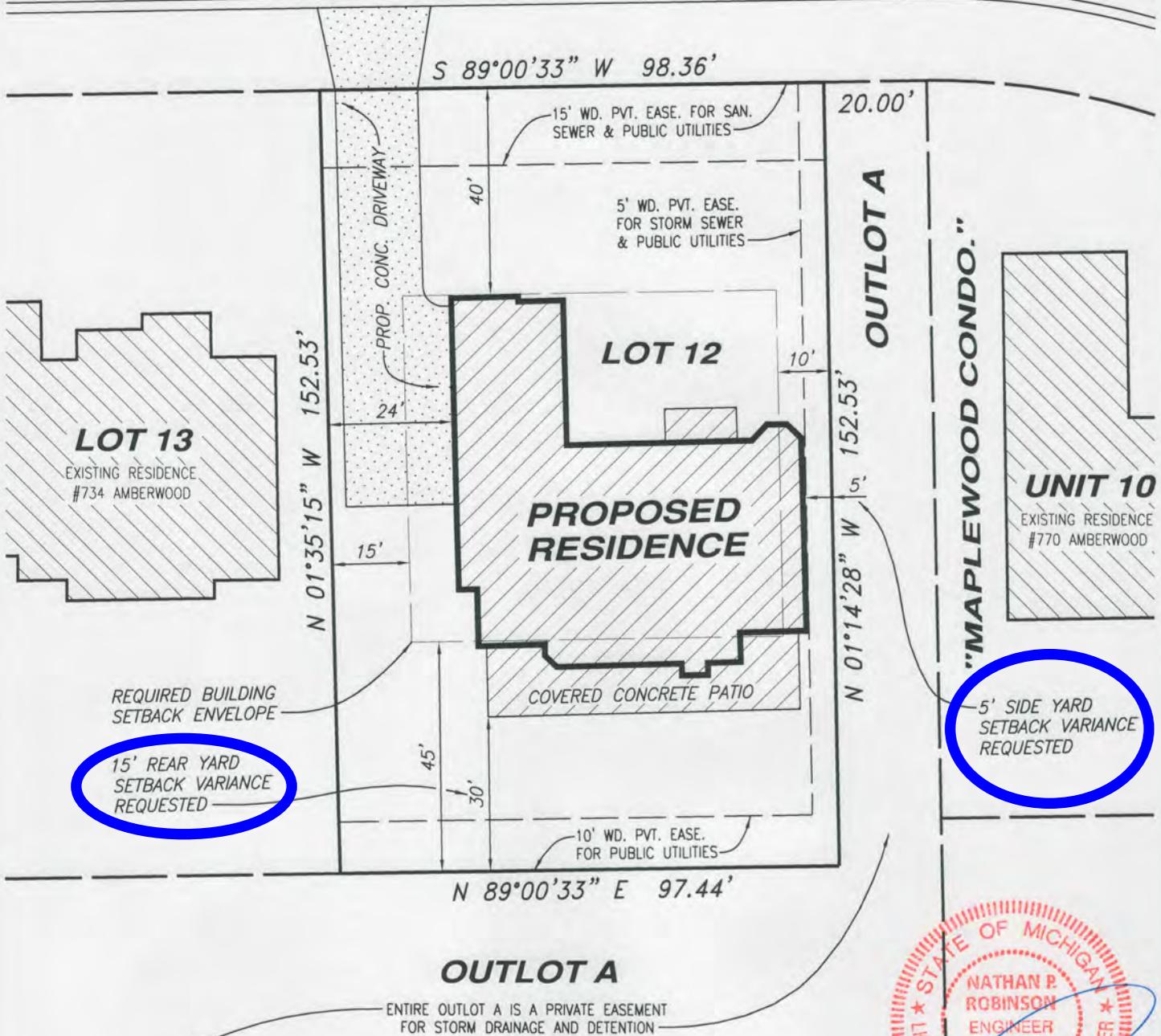
- TWO (2) ORIGINAL COPIES OF THE APPLICATION FORM.**
- SEPARATE SHEET** DESCRIBING THE REASONS JUSTIFYING THE REQUEST. IF SEEKING A VARIANCE, THE REASONS MUST INCLUDE SUFFICIENT INFORMATION TO ALLOW THE BOARD OF ZONING APPEALS TO MAKE A DETERMINATION AS TO WHETHER THE CONDITIONS AND PRACTICAL DIFFICULTIES EXIST THAT WOULD ALLOW THE VARIANCE TO BE GRANTED UNDER SECTION 43.72.00 OF THE ZONING ORDINANCE. **PROVIDE TWO (2) COPIES.**
- TWO (2) COPIES OF A COMMERCIAL VEHICLE APPEAL:** PROVIDE A STATEMENT DESCRIBING HOW THE REQUEST SATISFIES STANDARDS A OR B, OF SECTION 43.74.01 OF THE ZONING ORDINANCE. PROVIDE **TWO (2) COPIES** OF A SEPARATE STATEMENT DESCRIBING HOW THE REQUEST SATISFIES STANDARD C OF SECTION 43.74.01 OF THE ZONING ORDINANCE.
- TWO (2) 8.5" X 11" HARDCOPIES** OF ALL SUPPORTING DOCUMENTS INCLUDING PLANS DRAWN TO SCALE, SHOWING THE SHAPE AND DIMENSION OF LOT(S), ALL EXISTING BUILDING(S) AND PROPOSED BUILDING(S) TO BE ERECTED, ALTERED OR CHANGED AND DISTANCES OF SETBACKS, ELEVATION DRAWINGS, AND PHOTOS AS NECESSARY TO ACCURATELY DESCRIBE THE PROPERTY, REQUEST, EXISTING AND PROPOSED PROPERTY CONDITIONS.
- TWO (2) COPIES OF INFORMATION** WITH REGARD TO LOT OR NEIGHBORING LOT(S), AND PROPOSED OR EXISTING USE(S), AS MAY BE DEEMED NECESSARY.
- TWO (2) COPIES CONTAINING A CLEAR AND ACCURATE DESCRIPTION** OF THE PROPOSED USE, CONSTRUCTION OR WORK.
- ONE (1) COMPACT DISC** CONTAINING AN ELECTRONIC VERSION OF THE APPLICATION AND **ALL** SUPPORTING DOCUMENTATION, PLANS, PRINTS, PHOTOGRAPHS, ETC. DOCUMENTATION SHOULD BE IN PDF, JPG, or TIFF FORMAT. OTHER FORMATS MAY BE COMPATIBLE, PLEASE CONTACT THE PLANNING DEPARTMENT FOR COMPATABILITY GUIDELINES.

Failure of the applicant or his/her authorized representative to appear before the Board, as scheduled, shall be justifiable cause for denial or dismissal of the case with no refund of appeal fee(s). 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.

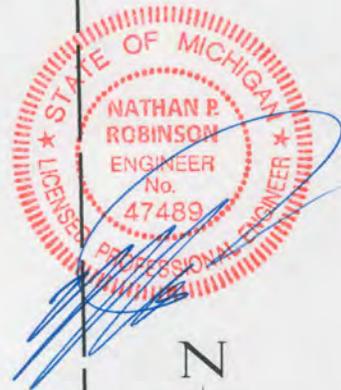
Plot Plan

AMBERWOOD DRIVE
60' WIDE



15' REAR YARD
SETBACK VARIANCE
REQUESTED

5' SIDE YARD
SETBACK VARIANCE
REQUESTED



SITE CRITERIA

SCALE: 1" = 30'

- PARCEL SUMMARY:**
ADDRESS: VACANT, AMBERWOOD DRIVE
PARCEL ID NO.: 20-03-203-005
EXISTING ZONING: R-1B
AREA OF SITE: 14,932 S.F. (0.343 ACRE)
- BUILDING & USE SUMMARY:**
EXISTING USE: VACANT LOT.
PROPOSED USE: SINGLE FAMILY RESIDENCE.
BUILDING FOOTPRINT AREA PROPOSED: 4,265 S.F.
ALLOWABLE LOT COVERAGE: 30%
PROPOSED LOT COVERAGE: 4,265/14,932 = 28.6%

SETBACK SUMMARY:	REQUIRED:	PROPOSED:
FRONT:	40'	40'
REAR:	45'	30' (15' VARIANCE REQUESTED)
SIDE (MINIMUM):	10'	5' (5' VARIANCE REQUESTED)
SIDE (SIDE-ENTRY GAR.):	24'	24'
SIDE (TOTAL):	25'	29'

HORIZON
ENGINEERING LLC

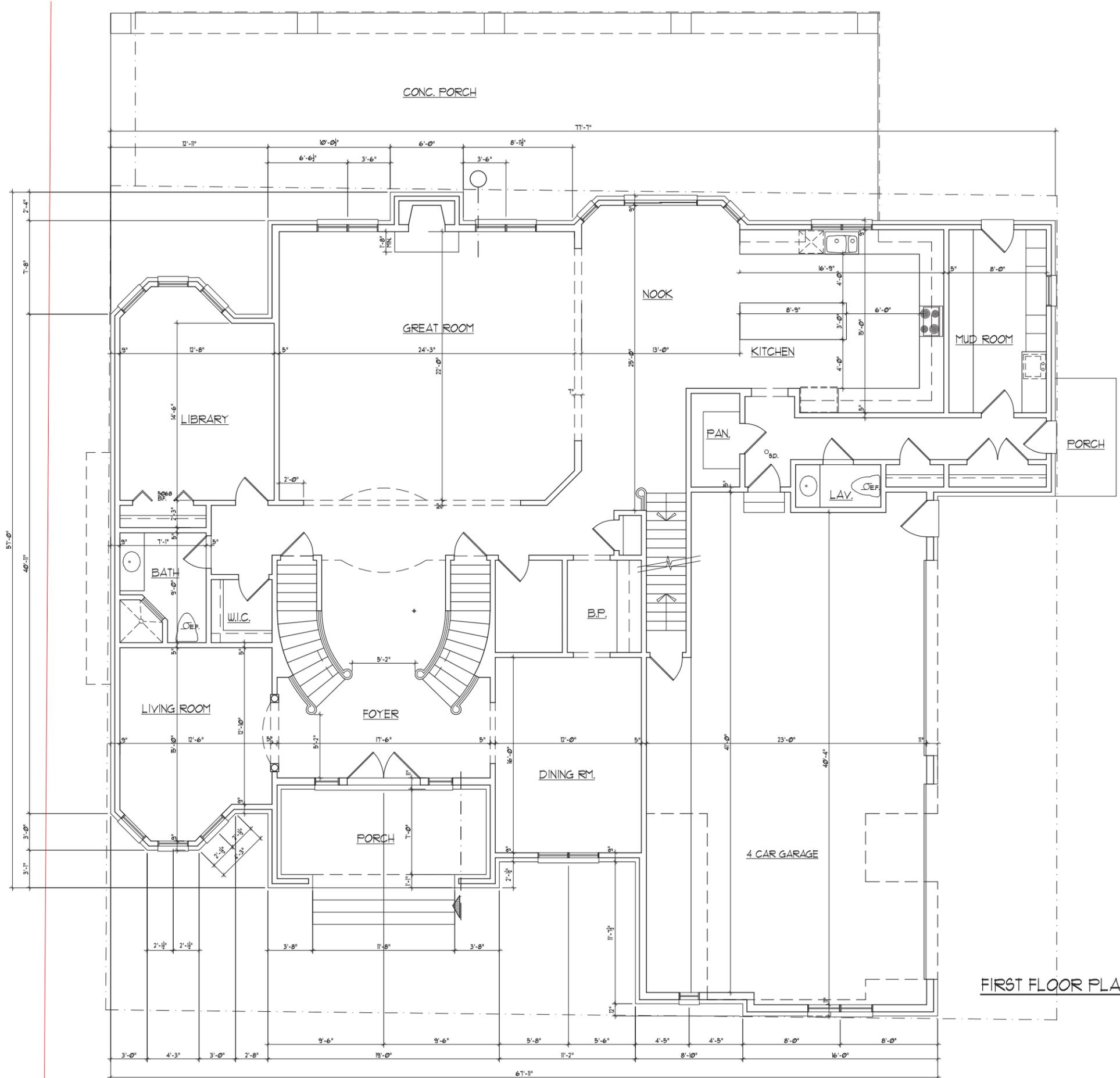
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Lot 12 Amberwood Estates Subdivision

VACANT, AMBERWOOD DRIVE
PARCEL NO. 20-03-203-005
PART OF THE N.E. 1/4 OF SECTION 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. YACOB MURAD
685 AMBERWOOD CT.
TROY, MI 48065
(248) 828-2881

JOB NO: 10-065
DATE: 8-25-10
REVISED:
DRAWN BY: N.P.R.



FIRST FLOOR PLAN

MARTINI
AND ASSOCIATES INC.
DESIGNERS & PLANNERS
RESIDENTIAL COMMERCIAL INDUSTRIAL

920 E. LONG LAKE RD.
TROY, MI 48065
PHONE: (248) 524-0445
FAX: (248) 524-0447

SEAL

CONSULTANT

PROJECT: LOT #12 AMBERWOOD ESTATES
TROY, MI

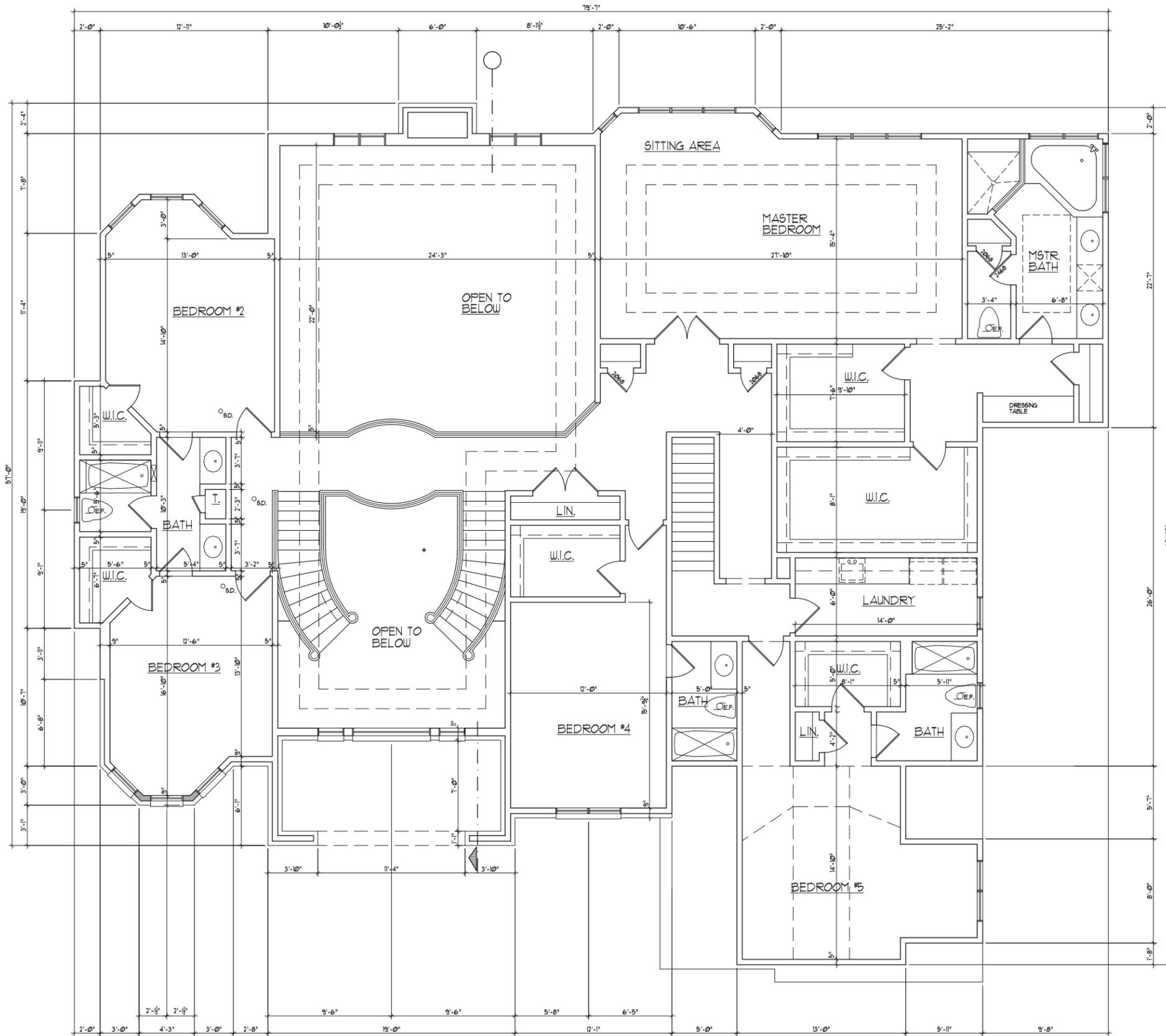
OWNER: YACOB MURAD

JOB NO.
10-196

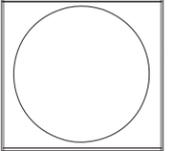
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MARTINI & ASSOCIATES, INC.

date: 9-10-10
drawn by: C.T.
apprvd. by: D.D.
revisions:

SHEET NO.
1 OF 3



SECOND FLOOR PLAN


MARTINI
 AND ASSOCIATES INC.
 DESIGNERS & PLANNERS
 RESIDENTIAL COMMERCIAL INDUSTRIAL
 920 E. LONG LAKE RD.
 TROY, MI 48065
 PHONE: (248) 524-0445
 FAX: (248) 524-0447
 SEAL

 CONSULTANT
 PROJECT: LOT #12 AMBERWOOD ESTATES
 TROY, MI
 OWNER: YACCOUB MURAD
 JOB NO.
 10-196
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 MARTINI & ASSOCIATES, INC.
 date: 9-10-10
 drawn by: C.T.
 apprvd. by: D.D.
 revisions:
 SHEET NO.
 2 OF 3

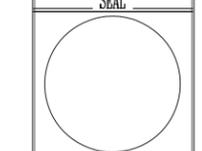



FRONT ELEVATION



MARTINI
 AND ASSOCIATES INC.
 DESIGNERS & PLANNERS
 RESIDENTIAL COMMERCIAL INDUSTRIAL

920 E. LONG LAKE RD.
 TROY, MI. 48065
 PHONE: (248) 524-0445
 FAX: (248) 524-0447



CONSULTANT

PROJECT: LOT #12 AMBERWOOD ESTATES
 TROY, MI
 OWNER: YACCOUB MURAD

JOB NO.
 10-196

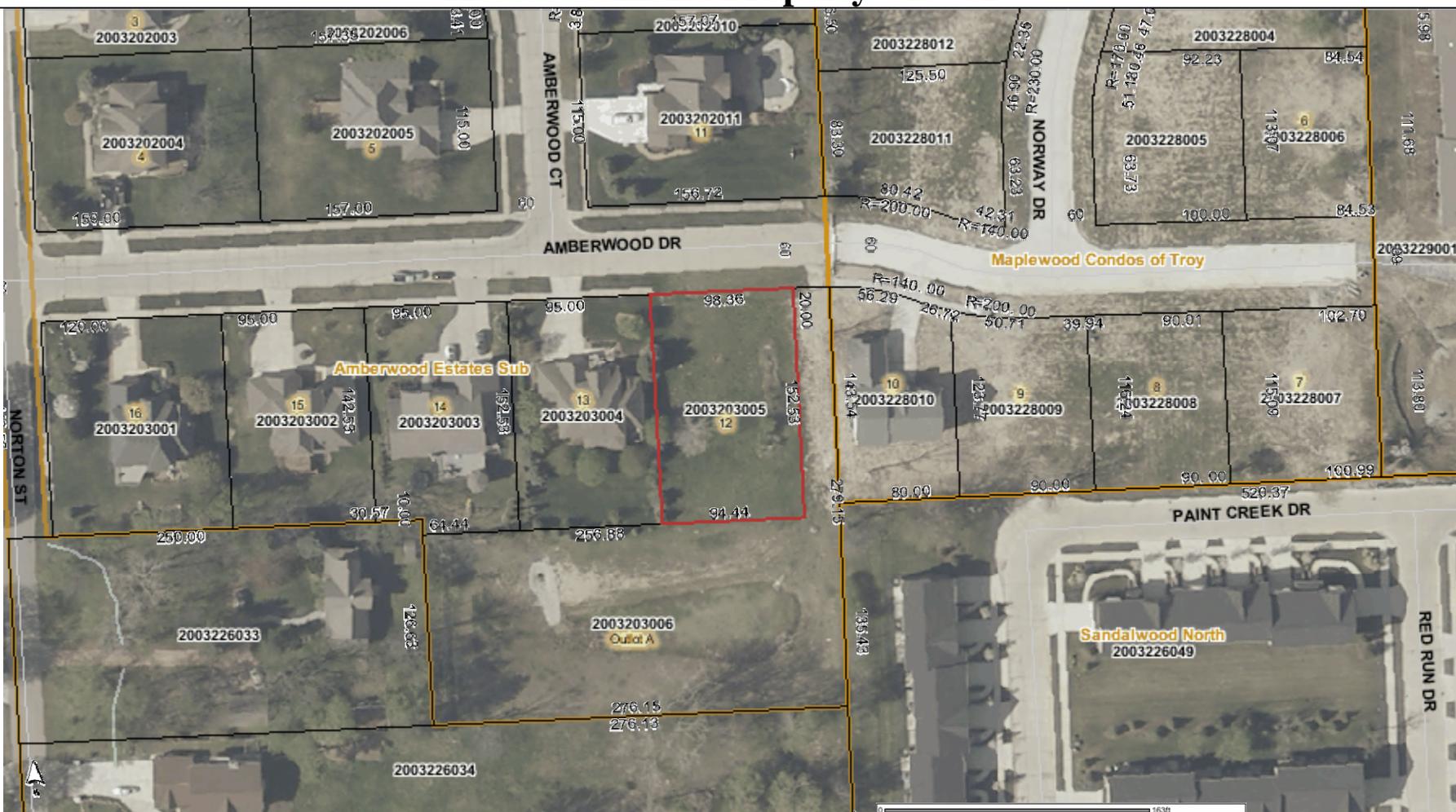
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date: 9-10-10
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SHEET NO.
 3 of 3



Access Oakland Property Viewer



Disclaimer: The information provided in this system has been compiled from recorded deeds, plats, tax maps, surveys and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information.

LEGEND

- Lake and Stream
- Tax Parcel
- Lot
- Subdivision
- Railroad
- Interstates
- U.S. Highway
- State Highway



**BOARD OF ZONING APPEALS
MEETING AGENDA
STUDY SESSION MEETING**

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

David Lambert, Chair, and Michael Bartnik, Vice Chair
Glenn Clark, Kenneth Courtney, Donald L. Edmunds
William Fisher, A. Allen Kneale

September 21, 2010

**Immediately Following Adjournment
of Regular Meeting (7:30 p.m.)**

Council Chamber

1. ROLL CALL – Excuse Absent Members if necessary

2. TRAINING PROGRAM FOR BOARD MEMBERS – Presented by City Attorney’s Office

3. 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.