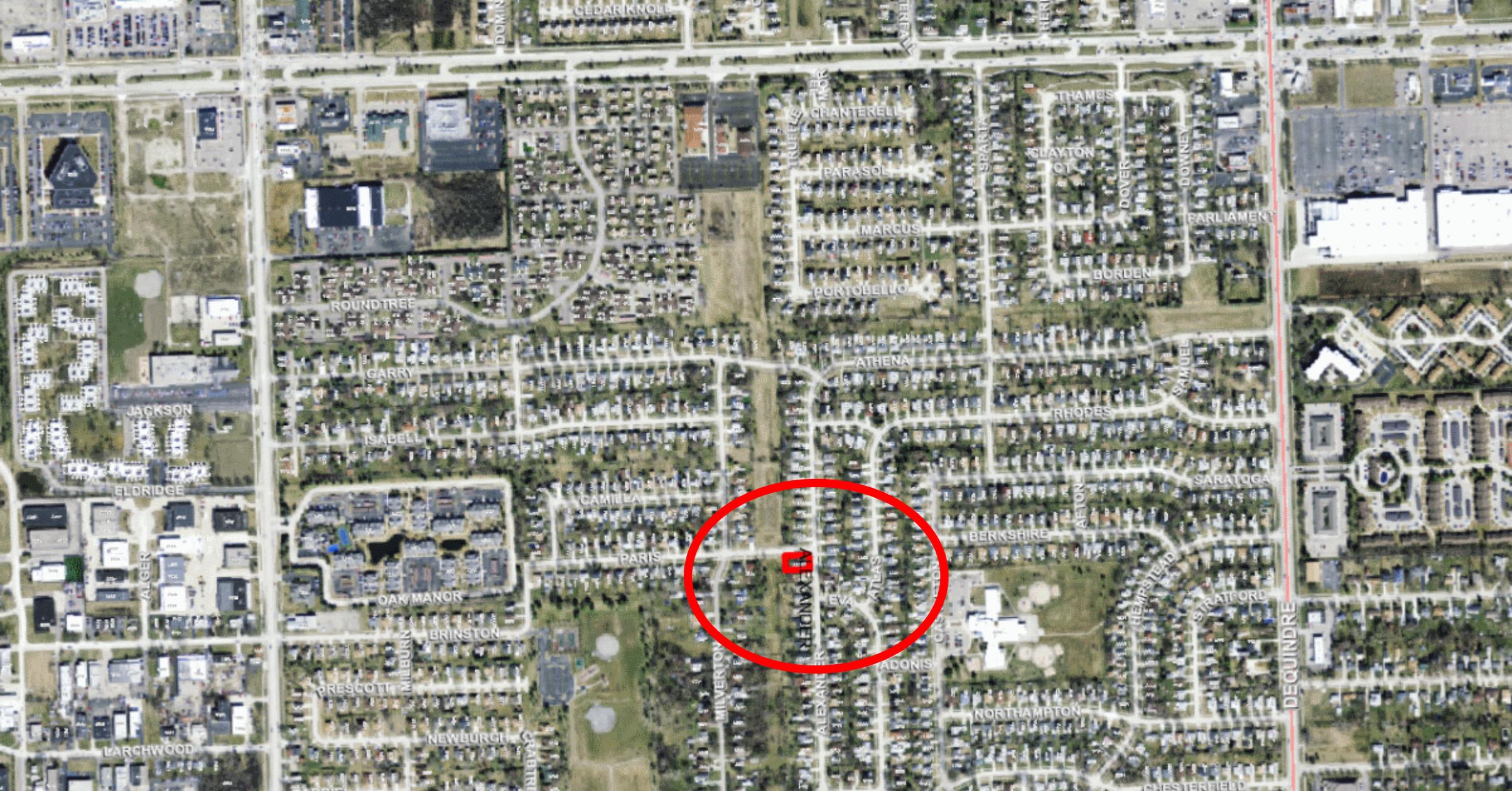


4. HEARING OF CASES

- A. VARIANCE REQUEST, NICOLAIE SANTA, 2245 ALEXANDER – In order to build a shed in the front yard adjacent to Paris, a variance from the requirement that sheds can be located only in rear yards.

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



Richmond Avenue
Atlas Street

1



2393

2326

2314

2319

2311

2314

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2315

2306

2265

2256

2253

2245

2244

2241

388

2426

2414

2231

2192

2178

2164

2280

2219

2177

2165

2181

2163

PARIS

ALEXANDER

EVA

ATLAS



2393

2326

2314

2319

2311

2314

2325

2315

2306

2265

2256

2253

2245

2244

2241

388

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2231

2192

2178

2164

2219

2280

2177

2165

2181

2163

2162

PARIS

ALEXANDER

EVA

ATLAS

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: _____

2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____

3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____

4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____

5. APPLICANT:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____

AFFILIATION TO THE PROPERTY OWNER: _____

6. PROPERTY OWNER:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

E-MAIL _____

The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, _____ (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE _____ DATE _____

PRINT NAME: _____

PROPERTY OWNER SIGNATURE _____ DATE _____

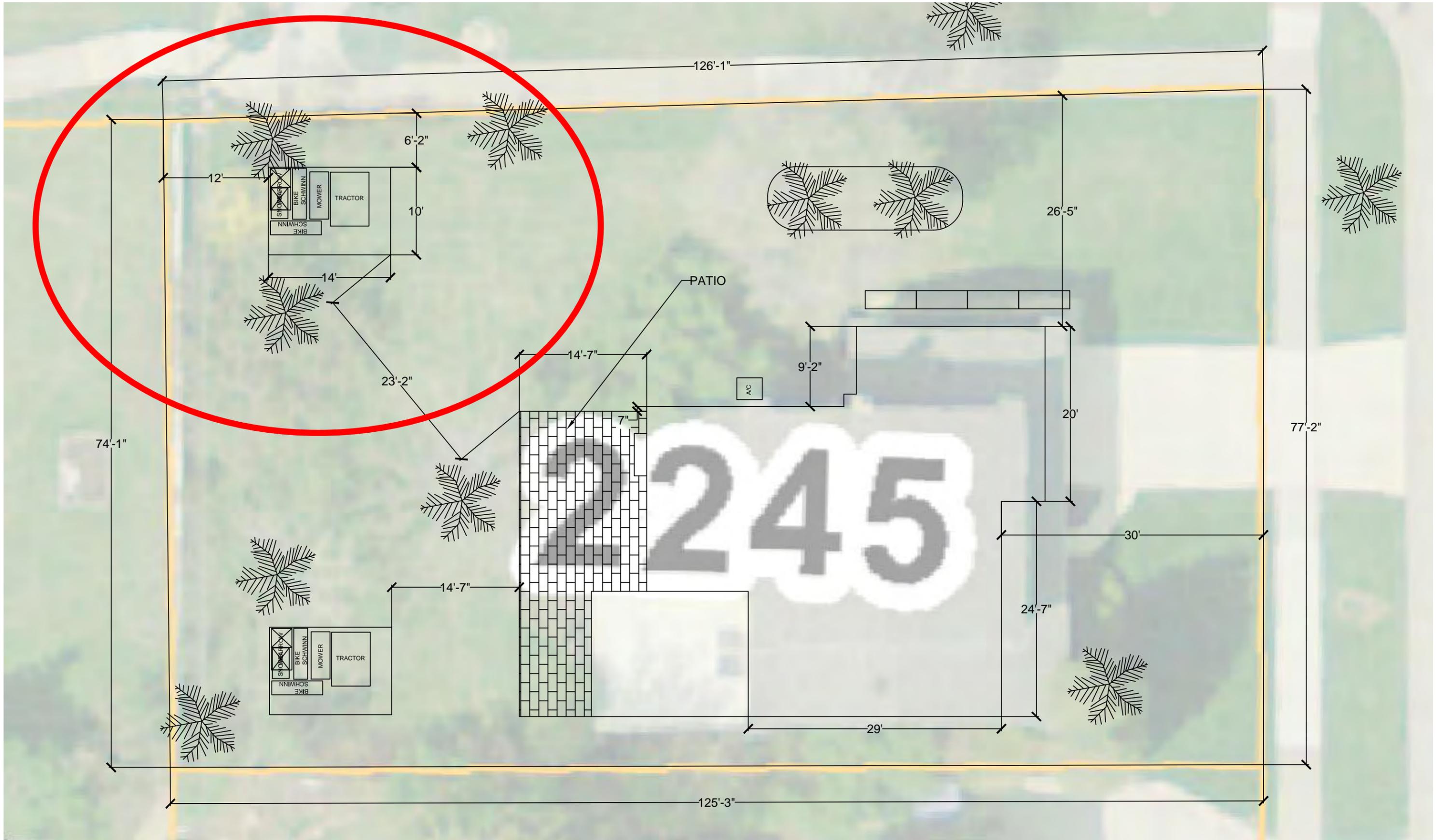
PRINT NAME: _____

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.

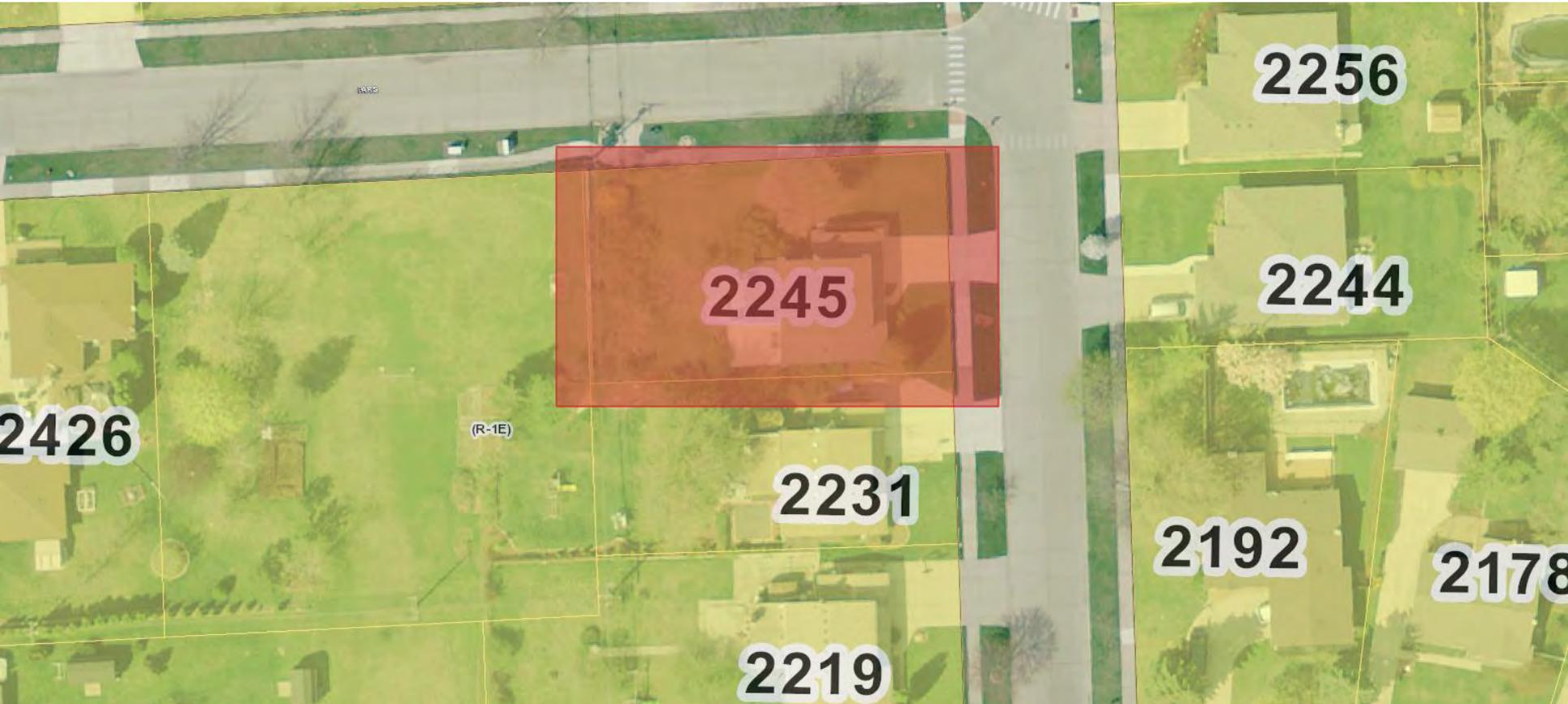
2245 Alexander Dr., Troy, MI





245

2245 Alexander Dr., Troy, MI



2245 Alexander Dr., Troy, MI



Dining Room Window cover by Florida Room.

Florida Room, All outside walls are glass sliding doors

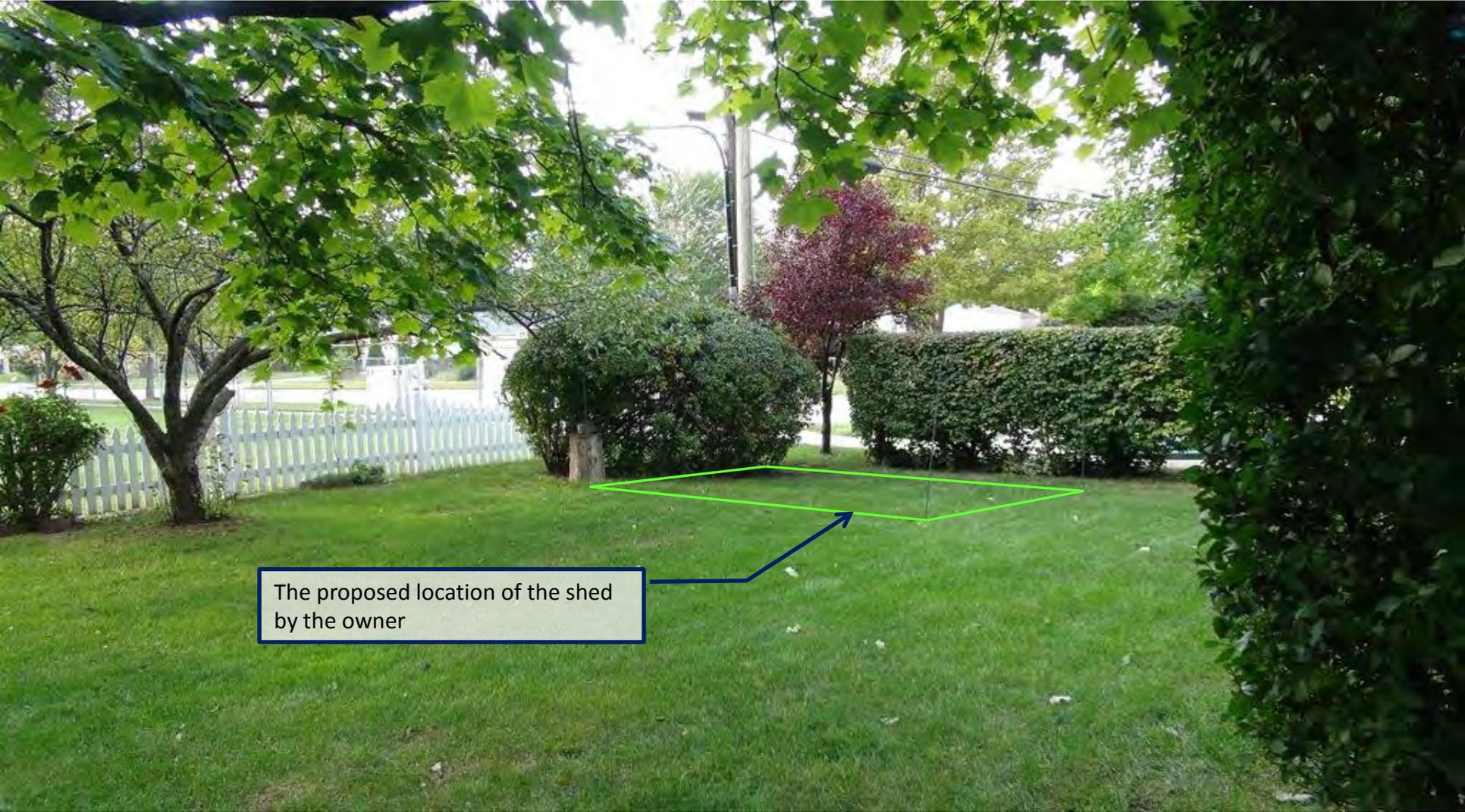
Desired location of the shed by the owner

Compliance location of the shed

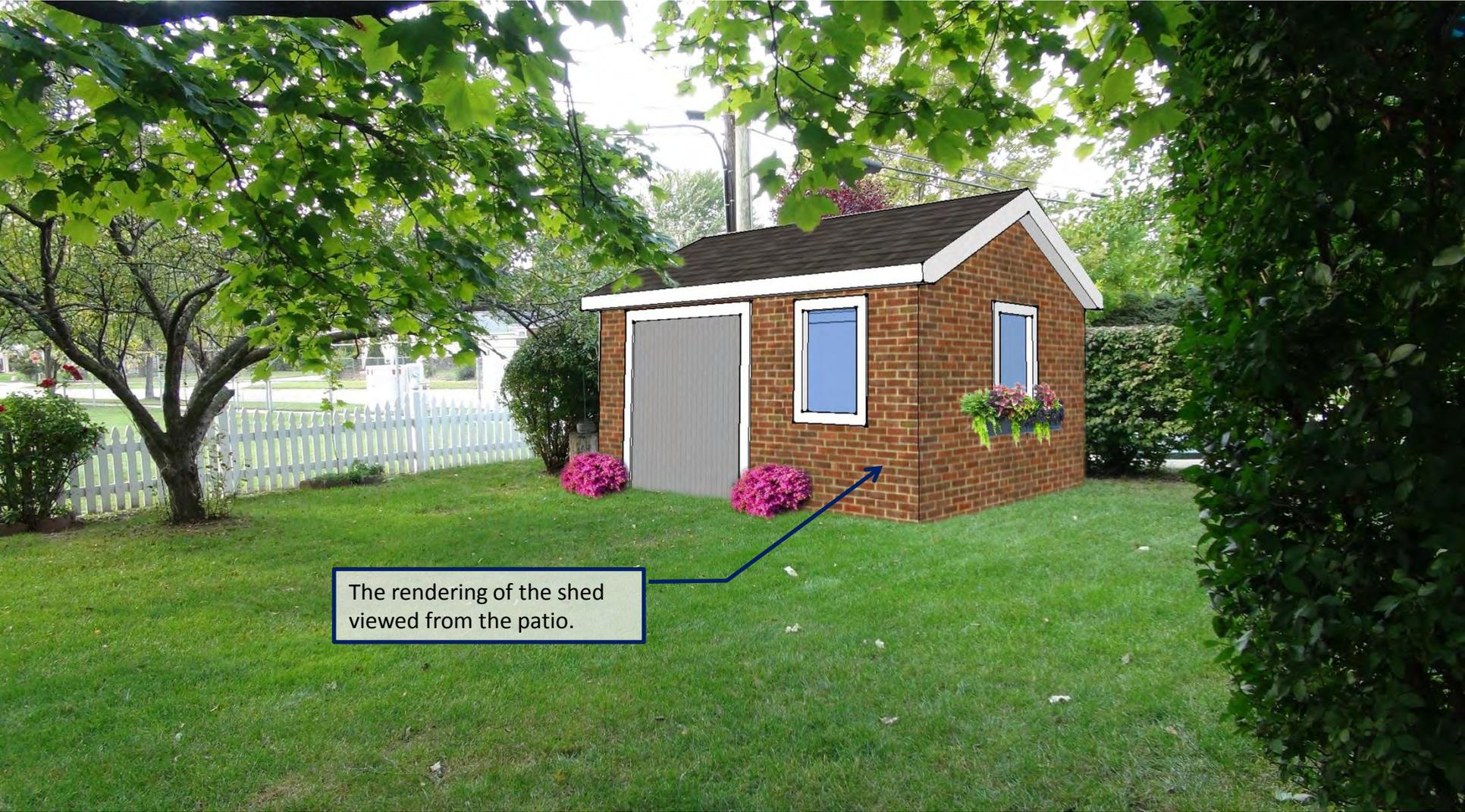
The main reason to build the shed in the location as shown, is because we have a sewer lift station next to our backyard, less than 200 feet from the house (actual distance is around 50 feet). There is a strong odor coming from the ventilation pipe, some time gets inside the house when is hot outside. Also we have limited space in the rear yard, limited daylight we get in the dining room. The backyard is very shaded also.

The actual size of the lot is 0.21 acres
Foot print of the house = 0.04 acres.
Area of the two front house = 0.1 acres.
Area available to build the shed is less than 0.04 acres, considering the easement lines.

Sewer Lift Station



The proposed location of the shed by the owner



The rendering of the shed viewed from the patio.

2245 Alexander Dr., Troy, MI



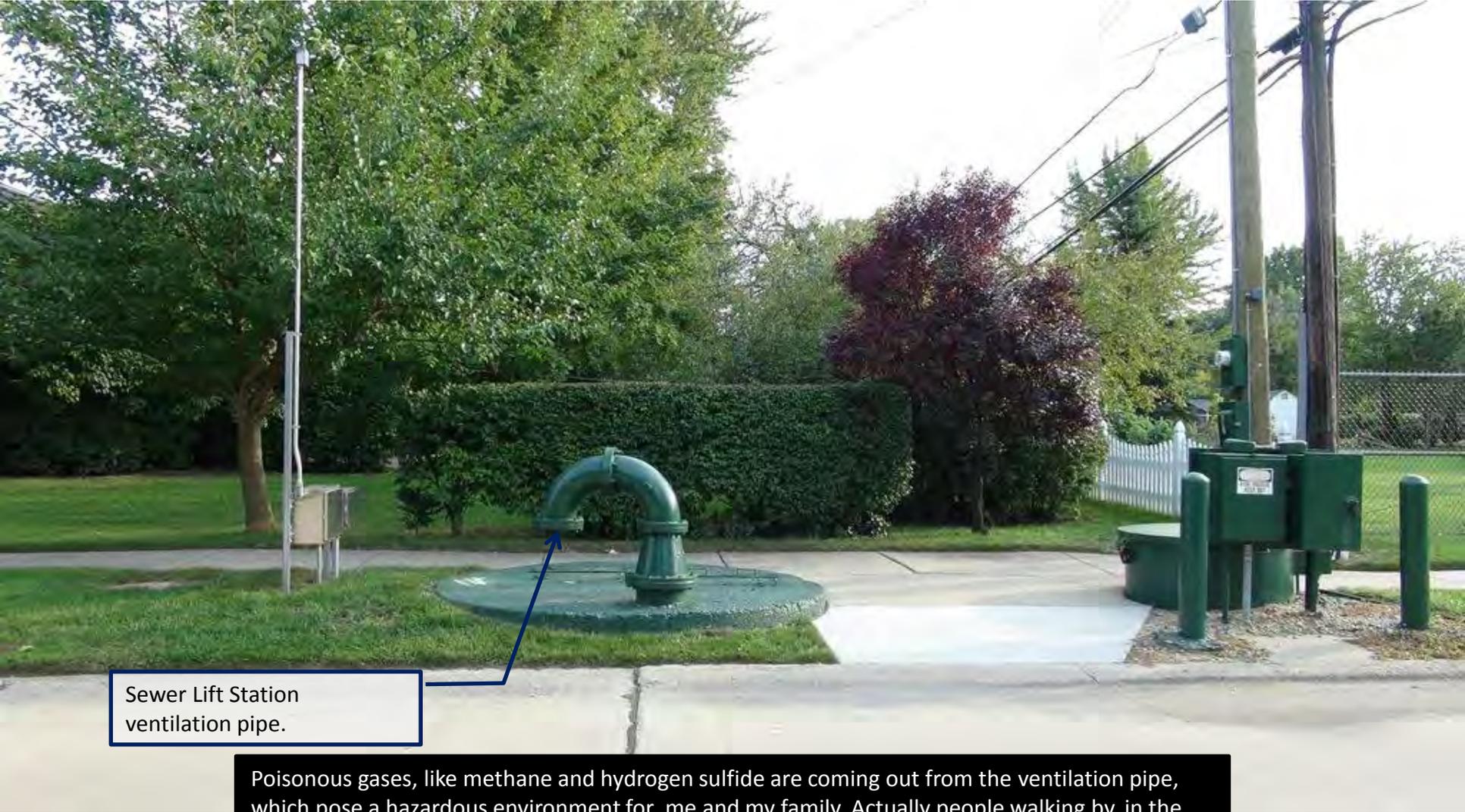
The proposed location of the shed by the owner

2245 Alexander Dr., Troy, MI



The rendering of the shed viewed from the side front.

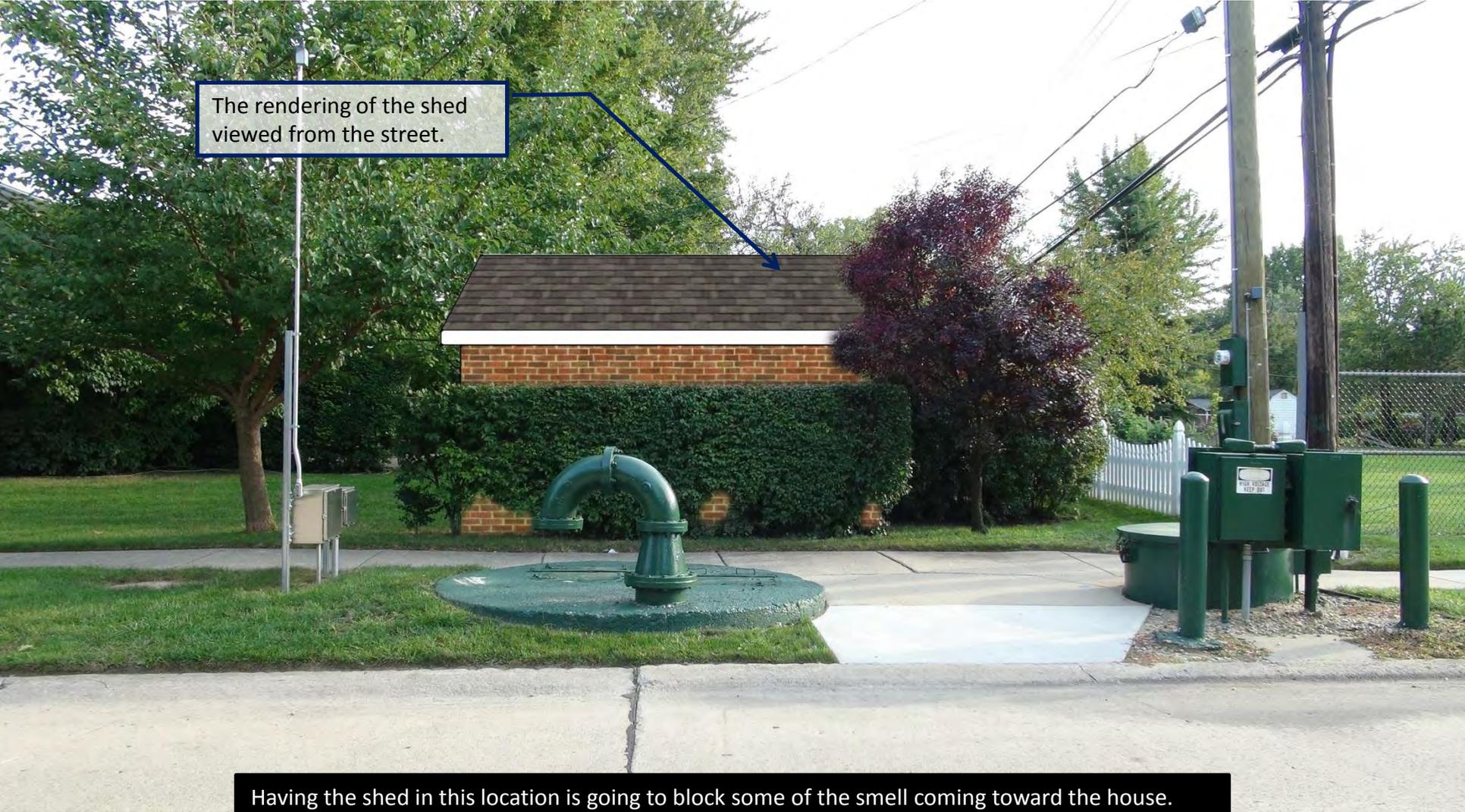
Location of the proposed shed does not represent any harm or danger for adjacent property. It is not going to pose any congestion on public streets or side walks or public safety. By contrary, is going to provide me some health protection and comfort, beside the storage space I need.



Sewer Lift Station ventilation pipe.

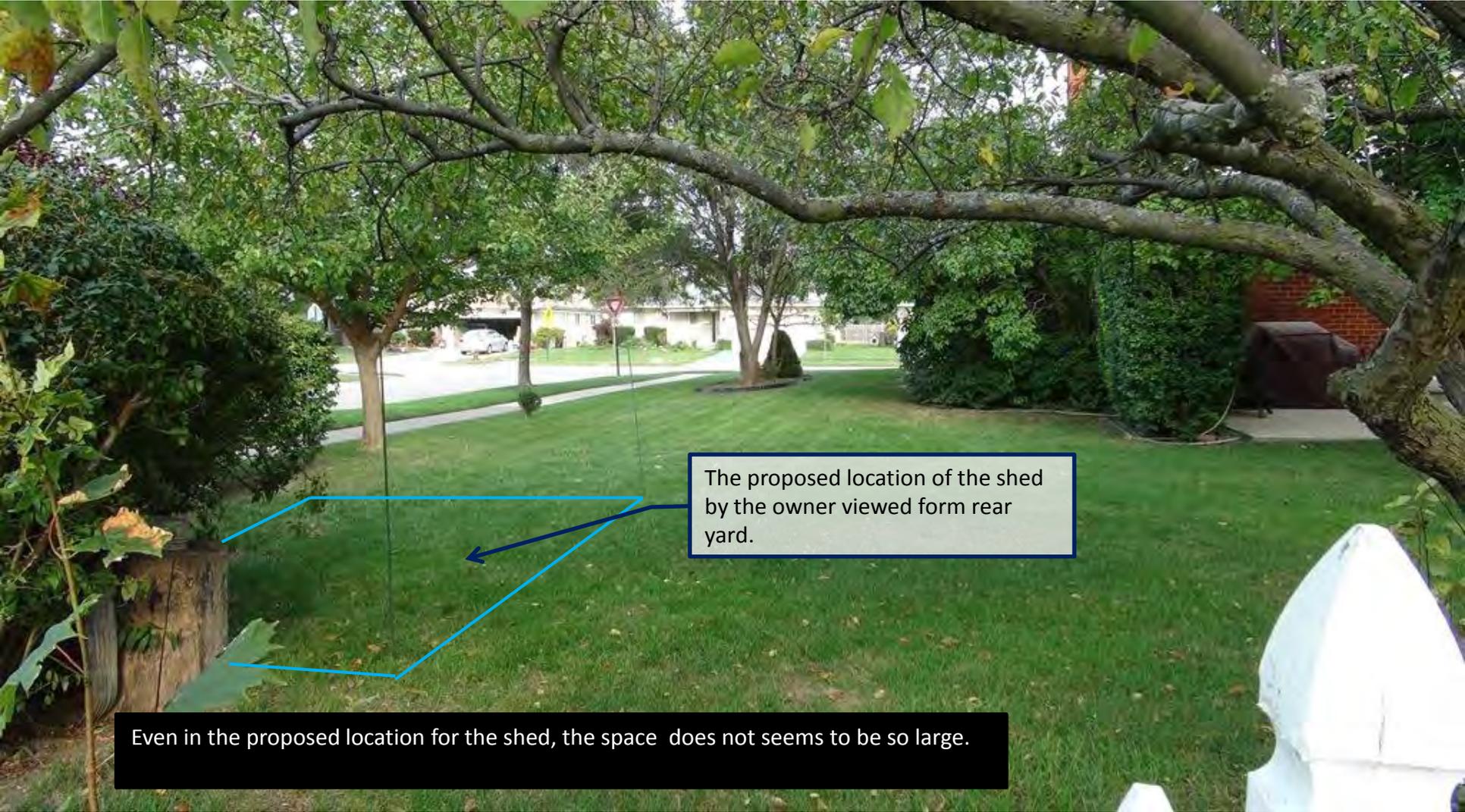
Poisonous gases, like methane and hydrogen sulfide are coming out from the ventilation pipe, which pose a hazardous environment for me and my family. Actually people walking by, in the summer hot days are switching side walks.

2245 Alexander Dr., Troy, MI



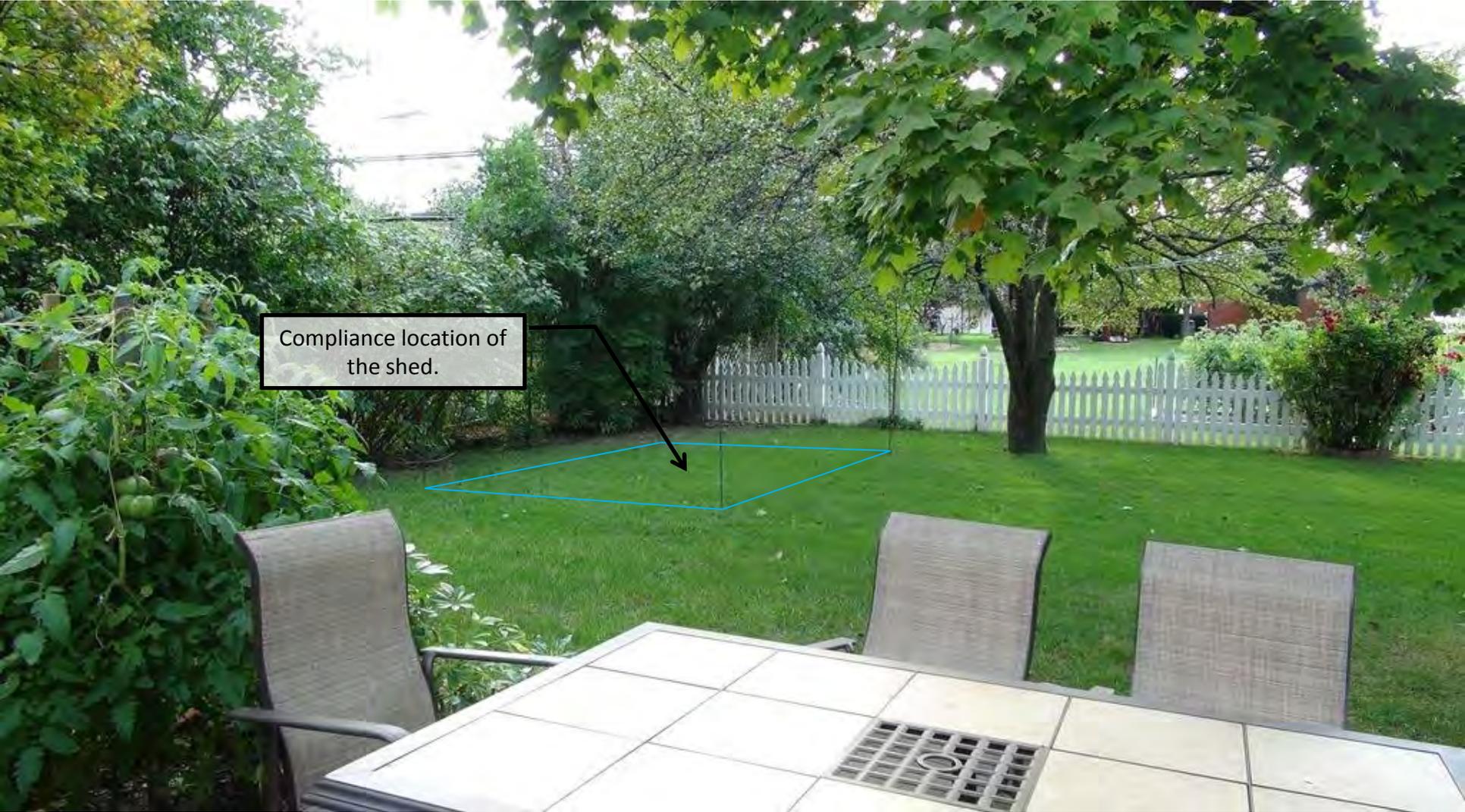
The rendering of the shed viewed from the street.

Having the shed in this location is going to block some of the smell coming toward the house. I don't have to see this ugly sight from my patio and I don't have to answer every time a friend or a guest is asking "what is that pipe over there?"
The sight is ugly compared with the sight of the proposed location of the shed.



The proposed location of the shed by the owner viewed from rear yard.

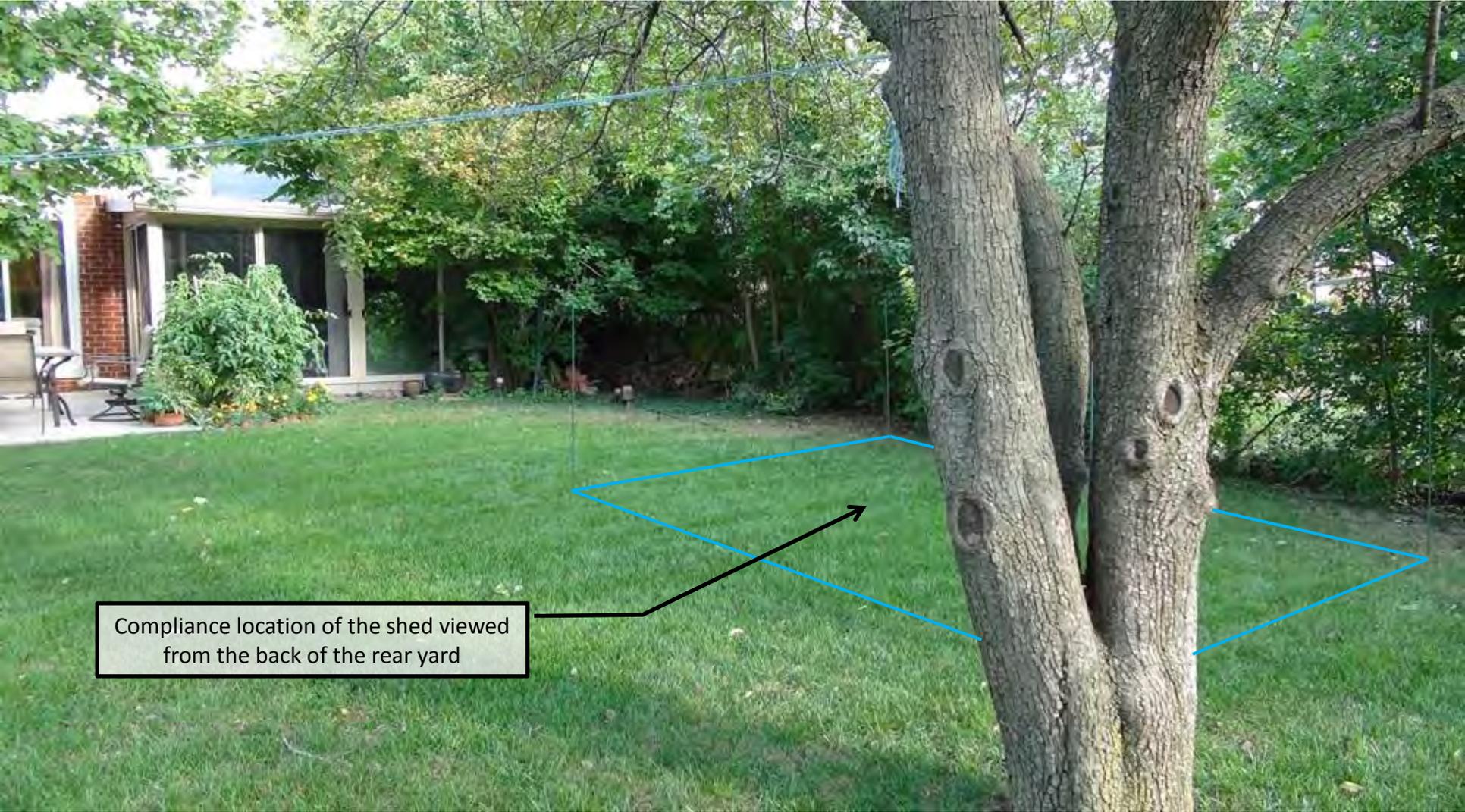
Even in the proposed location for the shed, the space does not seem to be so large.



Compliance location of the shed.

The rendering of the shed viewed from the patio.

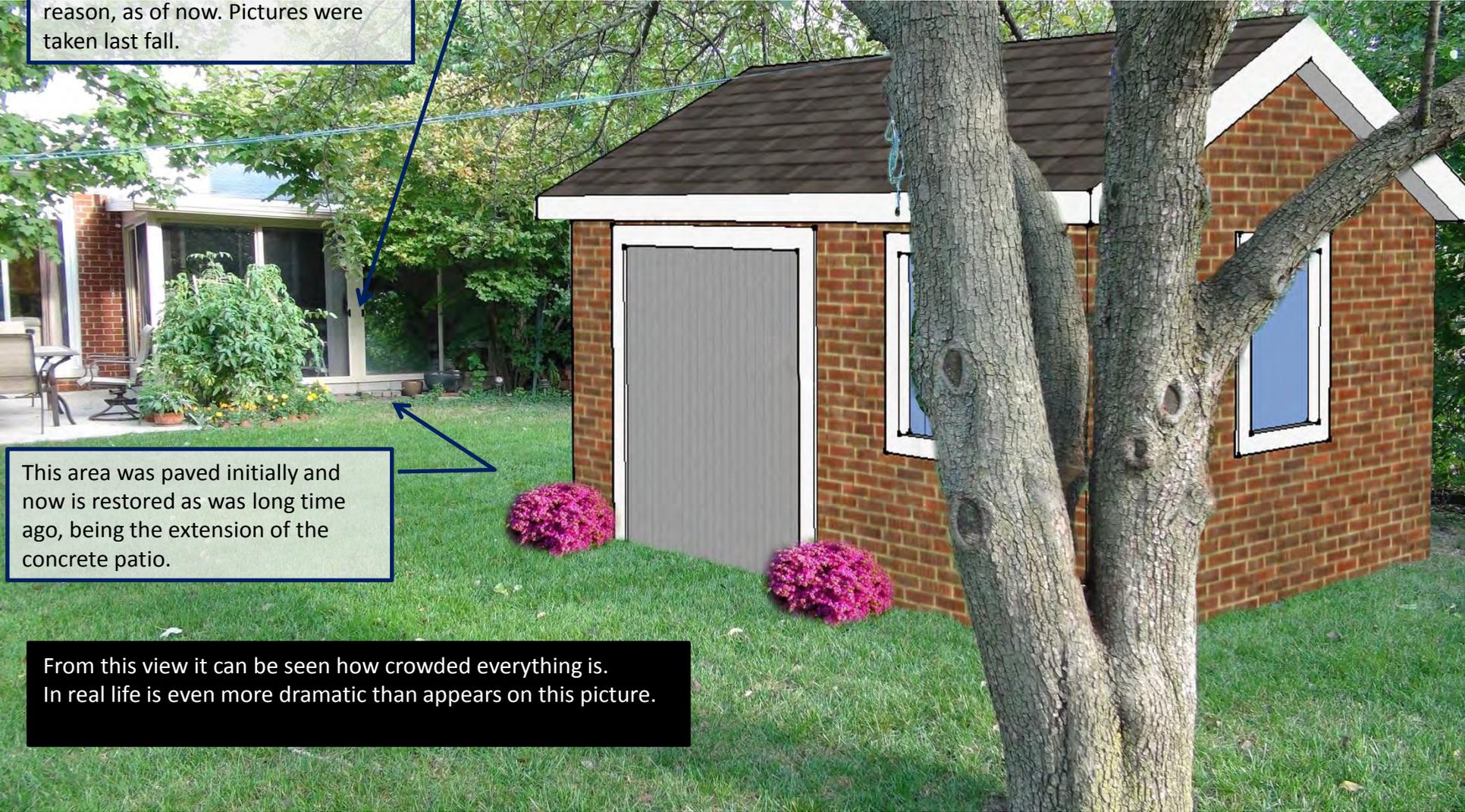




Compliance location of the shed viewed from the back of the rear yard

2245 Alexander Dr., Troy, MI

To improve inside light inside the house this bush was cut, also we do not have any flowers or plants in front of Florida room for the same reason, as of now. Pictures were taken last fall.



This area was paved initially and now is restored as was long time ago, being the extension of the concrete patio.

From this view it can be seen how crowded everything is. In real life is even more dramatic than appears on this picture.

2245 Alexander Dr., Troy, MI



Style of the shed to be build by the owner for reference, only



Sewer lift station as viewed by pedestrians walking or bicycling. It does not seem so safe, especially when it is dark outside, is not illuminated during night time.

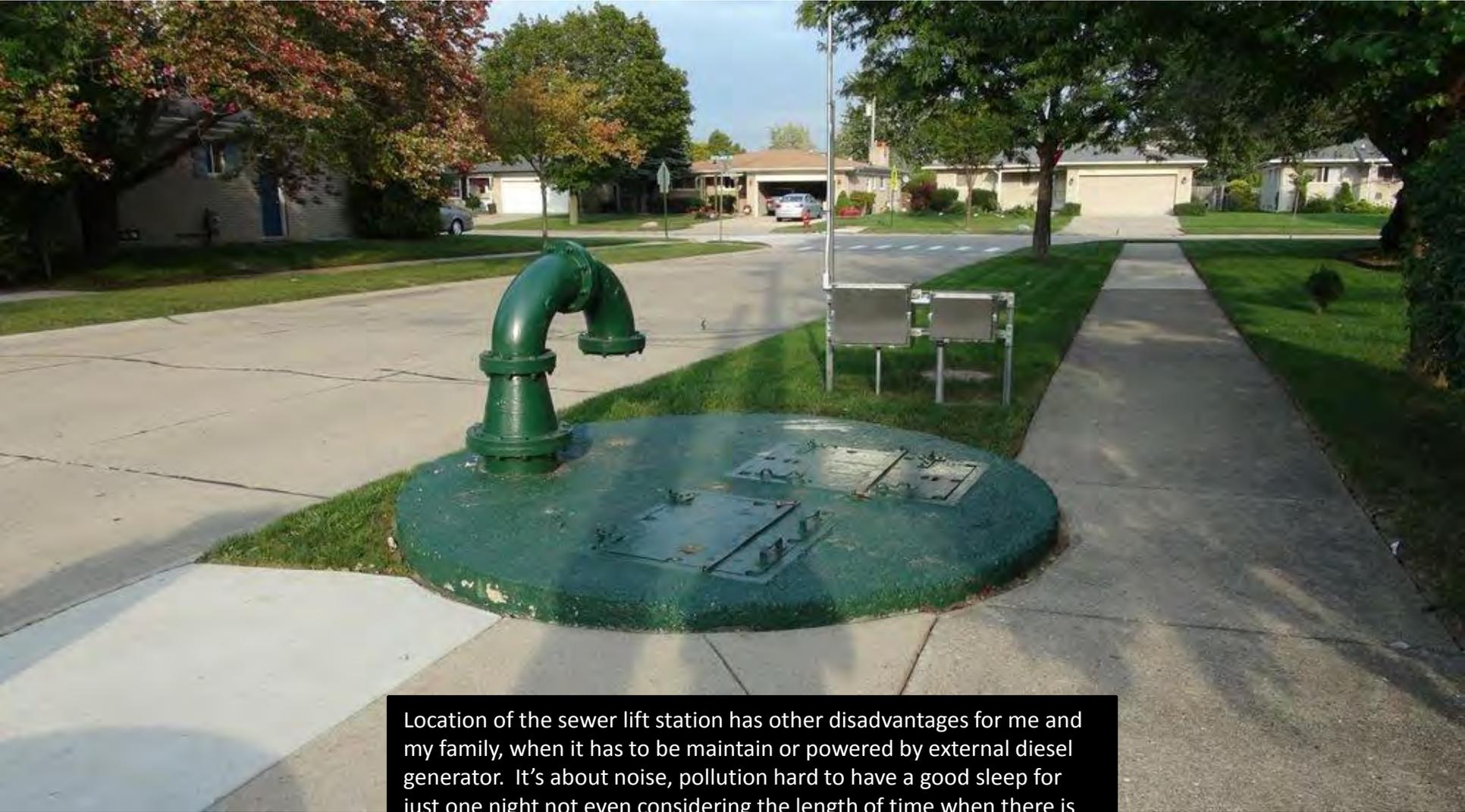
2245 Alexander Dr., Troy, MI



2245 Alexander Dr., Troy, MI



2245 Alexander Dr., Troy, MI



Location of the sewer lift station has other disadvantages for me and my family, when it has to be maintain or powered by external diesel generator. It's about noise, pollution hard to have a good sleep for just one night not even considering the length of time when there is no electric power from the grid, which some times can be days.

Oct. 1, 2013

City of Troy
Planning Dept.
500 W. Big Beaver
Troy, MI 48084

RECEIVED

OCT - 4 2013

PLANNING

Ref. - Request for variance from
requirement that sheds be
located only in rear yards
by the owner of property at
2245 Alexander Dr.

The original reason for
establishing an ordinance
requiring sheds to be in
rear yards should prevail;
unless some unusual extreme
hardship would be imposed
on the property owner by
(cont.)

complying to the rear
yard requirement.

Sincerely,

Roy T. Burgess
2315 Atlas Dr.
Troy, MI 48083