

CITY OF TROY

BOARD OF ZONING APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48064
PHONE: 248-524-3364
FAX: 248-524-3382
E-MAIL: planning@troymi.gov
<http://www.troymi.gov/Planning>

FILE NUMBER 4820 Livernois
LOCATION _____
REGULAR MEETING FEE (\$150.00) pd
VARIANCE RENEWAL (\$35.00) _____
SPECIAL MEETING (\$650.00) _____

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: 4820 Livernois Troy MI 48098
LOT NO. 4820 SUBDIVISION Belzaire
LOCATED ON THE East SIDE OF (ROAD) Livernois Rd
BETWEEN Glenshaire Dr AND Belhaven dr
ACREAGE PROPERTY: *Attach legal description if this an acreage parcel*
2. PROPERTY TAX IDENTIFICATION NUMBER(S): ~~20-15-103-040~~ 20-15-102-010
3. ZONING ORDINANCE SECTIONS THAT ARE APPLICABLE TO THIS APPEAL: R1-B
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: No

6. APPLICANT INFORMATION:

NAME Minal Gada and Ashish Manek

COMPANY _____

ADDRESS 4820 livernois

CITY Troy

STATE MI

ZIP 48098

TELEPHONE 248-566-1326, Cell: 614-946-4749

E-MAIL ashishmanek@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Minal Gada and Ashish Manek

COMPANY _____

ADDRESS 4820 livernois

CITY Troy

STATE MI

ZIP 48098

TELEPHONE 248-566-1326, Cell: 614-946-4749

E-MAIL ashishmanek@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, Minal Gada & Ashish Manek (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 02/07/2011

PRINT NAME: Minal Gada and Ashish Manek

SIGNATURE OF PROPERTY OWNER 

DATE 02/07/2011

PRINT NAME: Minal Gada and Ashish Manek

To,
Board of Zoning Appeal,
City of Troy
Michigan.

Date: February 4th 2011

Sub: Application of Variance for Split lots B & C for current Property Location 4820 Livernois

Dear Sir/ Madam,

I, Ashish Manek and my wife Minal Gada (Current Owners) of property @ 4820 Livernois Rd, Troy, MI 48098. We are proud residents of city of troy for last 6 years and 4 years at current resident. We would like to apply to split the lot as per drawings submitted in this application.

Currently there is one house (Our residence)on this lot. This is a unique lot. Keeping the location of this house in mind, we could develop 3 lots. We don't intend to demolish or move current house.

All 3 lots meet the city of troy acreage requirement, However 2 of this lots don't meet the frontage lot requirement. Hence we are asking for variance. All this lots are unique compare to other surrounding lots as they have more depth. Please find attached document that support the following.

- 1) Average Acreage in surrounding subdivision
- 2) Average depth and width in surrounding subdivision.

As our proposed lots meets acreage requirement and as per our survey this three lots would not cause any kind of adverse effect to properties in immediate vicinity or in the zoning district. Infact they would give more revenue to city of troy in taxes.

We plan to build unique energy efficient house on this lots that meets requirement of City of Troy and State of Michigan.

We request you to approve our application.

Thank you for your cooperation.

Yours sincerely

Minal Gada and Ashish Manek

PROPOSED SPLITS A

Barn?

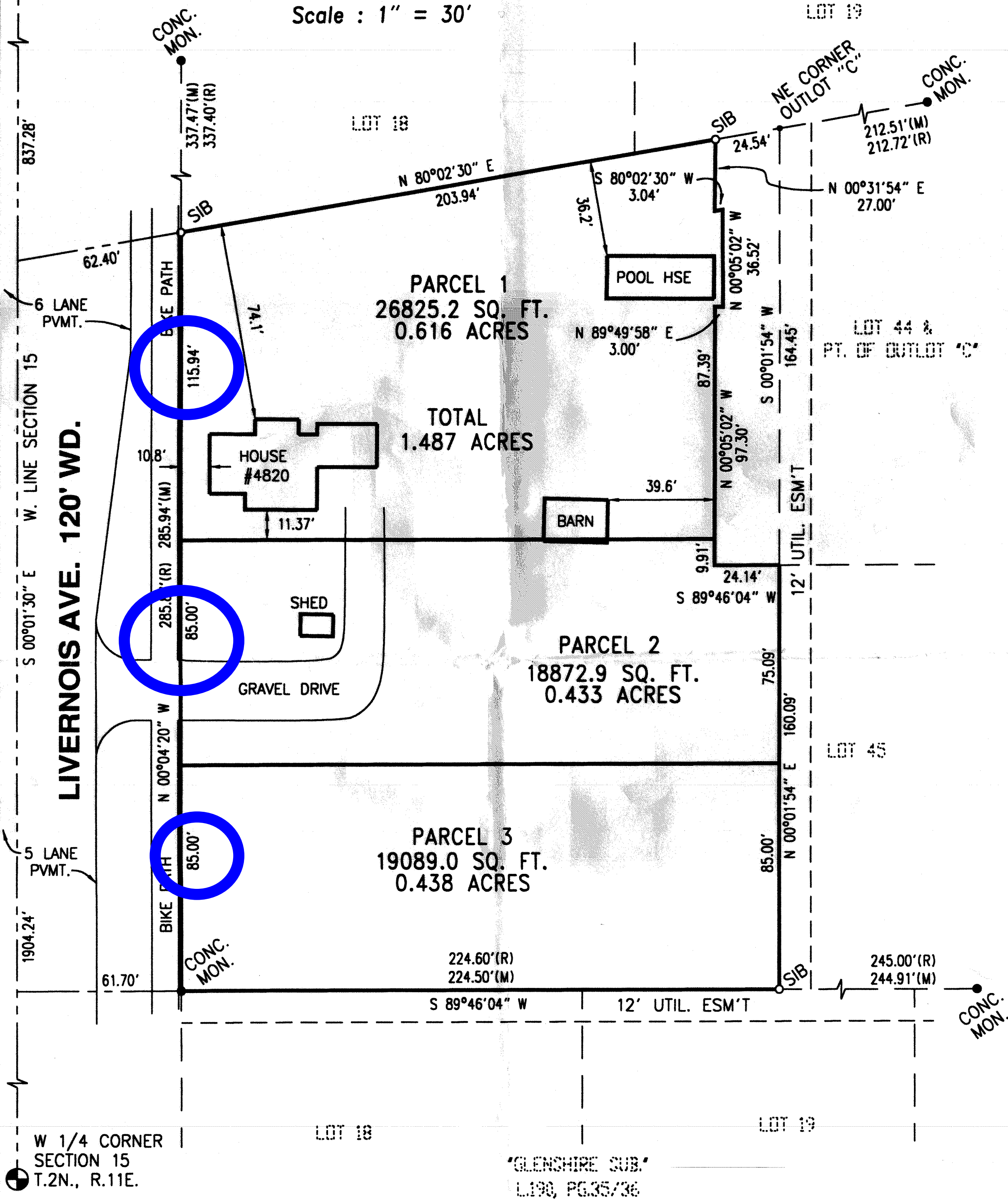
30.10.02 Lot width Proposed 85'
Required 100'
VARIANCE 15'

'RE-PLAT OF BELZAIR SUB.'
L.69, PG.7



Scale : 1" = 30'

NW CORNER
SECTION 15
T.2N., R.11E.



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GPS CONSULTANTS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516

LEGEND

FIB = Found Iron Bar ●
FIP = Found Iron Pipe ●
SIB = Set Iron Bar/Cap ○
R = Record Distance
M = Measured Distance
C = Calculated

JARRETT L. MILLER
PROFESSIONAL SURVEYOR
No. 52454

Date 12-7-10
Drawn T.M.P.
Check J.L.M.
Sheet 1 of 2
Fld. Bk.
Job No.
090504-7938

CERTIFICATE OF SURVEY

SPLIT PLAN



NW CORNER
SECTION 15
T.2N., R.11E.

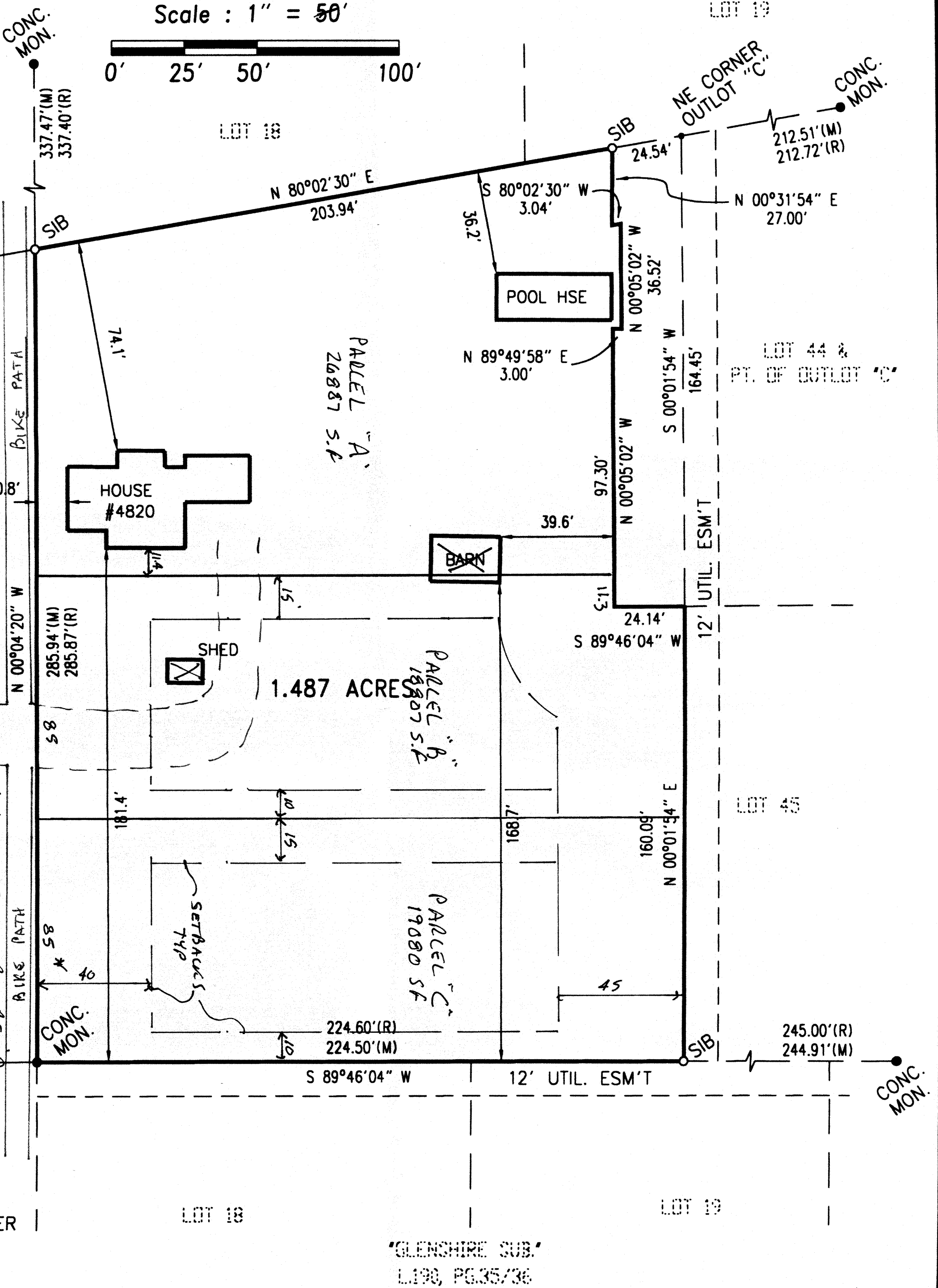
'RE-PLAT OF BELZAIR SUB.'
L69, PG.7

Scale : 1" = 30'
50'

0' 25' 50' 100'

LIVERNOIS AVE. 120' WD.

* VARIANCE MAY BE REQ.
FOR 100' MIN FRONTAGE



Surveyor's Certificate

I hereby certify that I have surveyed and mapped the land above platted and/or described on May 21, 2009 and that the ratio of closure on the unadjusted field observations of such survey was 1/50,000.



PHONE 586 731-8030
FAX 586 731-2605

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JARRETT L. MILLER
PROFESSIONAL SURVEYOR
No. 52454

Date 05-27-09
Drawn J.L.M.
Check J.L.M.
Sheet 1 of 2
Fld. Bk.
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4820 Livernois and Near by property Facts

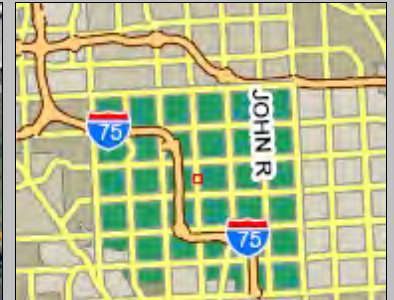
Lot Identification	City Acreage/ Frontage Requirement	Acreage	Actual Frontage	Depth	Subdivision	Construction Year	Address
26	15000/100	17250	115	150	Opposite Subdivision	1990's	Braemar Dr
48	15000/100	13500	90	150	Opposite Subdivision	1990's	Braemar Dr
70	15000/100	13500	90	150	Opposite Subdivision	1990's	Braemar Dr
92	15000/100	13500	90	150	Opposite Subdivision	1990's	Braemar Dr
114	15000/100	17250	115	150	Opposite Subdivision	1990's	Braemar Dr
139	15000/100	13500	90	150	Opposite Subdivision	1990's	Braemar Dr
117	15000/100	13500	90	150	Opposite Subdivision	1990's	Braemar Dr
95	15000/100	13500	90	150	Opposite Subdivision	1990's	Braemar Dr
73	15000/100	17250	115	150	Opposite Subdivision	1990's	Braemar Dr
41	15000/100	16100	115	140	Opposite Subdivision	1990's	Aberdeen Dr
47 Opposite to lot	15000/100	13580	97	140	Opposite Subdivision	1990's	Aberdeen Dr
47 Next to house	15000/100	19932	132	151	Same Subdivision	1980's	Aberdeen Dr
53	15000/100	7910	56.5	140	Opposite Subdivision	1990's	Aberdeen Dr
59	15000/100	7410	57	130	Opposite Subdivision	1990's	Aberdeen Dr
72	15000/100	15400	110	140	Opposite Subdivision	1990's	Aberdeen Dr
94	15000/100	13500	90	150	Opposite Subdivision	1990's	Aberdeen Dr
116	15000/100	13500	90	150	Opposite Subdivision	1990's	Aberdeen Dr
138	15000/100	13500	90	150	Opposite Subdivision	1990's	Aberdeen Dr
65	15000/100	10200	68	150	Opposite Subdivision	1990's	Aberdeen Dr
71	15000/100	8850	59	150	Opposite Subdivision	1990's	Aberdeen Dr
4781	15000/100	29600	160	185	Same Subdivision	1980's	Dorshire Dr
61	15000/100	16500	125	132	Same Subdivision	1980's	Glenshire Dr
75	15000/100	15708	119	132	Same Subdivision	1980's	Glenshire Dr
174	15000/100	13440	64	210	Same Subdivision	1980's	Glenshire Dr
187	15000/100	10132	68	149	Same Subdivision	1980's	Glenshire Dr
173	15000/100		70	132	Same Subdivision	1990's	Glenshire Dr
186	15000/100		56.05	210	Same Subdivision	1990's	Glenshire Dr
72	15000/100	17000	56.01	135.14	200 meters from Property	2004	Whitney Ct
56	15000/100	17000	56.01	158	200 meters from Property	2004	Whitney Ct
40	15000/100	16000	79	149	200 meters from Property	2004	Whitney Ct
Average	15000	15111.56	83.72	136.37	Averages		
Proposed Lot A / Parcel 1	15000	23648.88	115.96	203.94	Unique lot		
Proposed Lot B / Parcel 2	15000	19082.5	85	224.5	Variance Required		
Proposed Lot C / Parcel 3	15000	18807.01	85	221.26	Variance Required		

Plot A

Plot B

Plot C

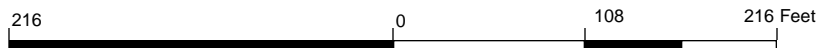




Notes

800 ft from 4820 livernois new construction compared to neighbourhood

Created: 02/10/2011



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

CITY of TROY
ASSESSING DEPARTMENT
APPLICATION FOR DESCRIPTION CHANGE

Owner's name:

Signature:

Address:

City State Zip

Phone (home)

Phone (work)

(each owner must be listed & sign form, use additional sheets if needed)

Date:

Parcel Number(s)

This request is for a :

SPLIT: (☒)

COMBINATION: ()

CORRECTION: ()

- () Survey and Description(s) of existing parcel(s) attached
- () Survey and Description(s) of each new parcel and remainder parcel(s) attached
- () Survey detailing correction(s) supplied
- () Recorded copy of Transfer document supplied, if necessary.
- () Property Taxes current (Assessing Department to verify)
- () Special Assessments current (Assessing Department to verify)
- () Name, Address, Mailing Address (if different) of each parcel supplied
- () Review and Approval by Planning Department (if necessary), submitted by Assessing Department

APPROVAL by Assessing Department:

The above referenced description change has been reviewed and approved for processing by the Assessing Department.

Signature

Title

Date

RECEIVED

CITY OF TROY
ASSESSING DEPT.

DENIAL by Assessing Department

The above referenced description change has been denied by the the Assessing Department for the following reason(s):

- () Does not meet area requirements for zoning
- () Does not meet setback requirements
- (☒) Does not meet width requirements
- () Does not meet depth requirements (24' res.)
- () Does not meet parking requirements
- () Does not meet landscape requirements
- () Does not front on a public roadway
- () Accessory building only, on land
- () Allowable site coverage exceeded

Signature

Title

Date

City of Troy
Assessing Department
500 W Big Beaver
Troy, MI 48084-5285
(248) 524-3311

The next 3 exhibits are City-provided.

The intent of this information is to give the Board a numerical idea of lot layout in the area. The exhibits show the *lot frontage* for selected lots.

The first example comprises of properties within 300 feet of the subject property.

The second example comprises properties within a random “block”

The third example comprises of all properties within the platted subdivision, excluding one lot that does not have a house (appears to be a detention pond)

At the end of each exhibit are calculations showing the average lot frontage and one standard deviation.

Keep in mind:

The information is for *lot frontage*, which is different than *lot width*. Lot frontage is the width of the front lot line. Lot frontage is not regulated by the Zoning Ordinance. Lot width is measured at the front setback line. In this district that is 40 feet back from the front lot line.

By using the map, you can estimate which lots might have a wider or narrower lot width than the frontage.

By calculating a standard deviation, you can further examine (statistically) whether the average frontage skewed by a small number of lots that are either very wide or narrow.

Applying one standard deviation to either side of the average frontage tells us where about 68% of the lots within the sample fall.

From Wikipedia:

“**The Standard deviation** is a widely used measurement of variability or diversity used in [statistics](#) and [probability theory](#). It shows how much variation or “[dispersion](#)” there is from the “average” ([mean](#), or expected/budgeted value). A low standard deviation indicates that the data points tend to be very close to the [mean](#), whereas high standard deviation indicates that the data are spread out over a large range of values.”

For further explanation here is another good source

<http://www.robertniles.com/stats/stdev.shtml>



Parcel Variance Report

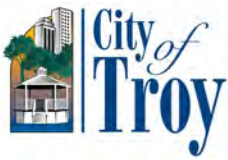


Address:	Parcel Frontage:
76 GLENSHIRE	104
Address:	Parcel Frontage:
61 GLENSHIRE	125
Address:	Parcel Frontage:
65 ABERDEEN	68
Address:	Parcel Frontage:
4901 LIVERNOIS	100
Address:	Parcel Frontage:
4890 DORSHIRE	130
Address:	Parcel Frontage:
18 BELHAVEN	171
Address:	Parcel Frontage:
4885 DORSHIRE	120
Address:	Parcel Frontage:
70 BELHAVEN	120
Address:	Parcel Frontage:
4883 LIVERNOIS	100
Address:	Parcel Frontage:
26 BRAEMAR	115
Address:	Parcel Frontage:
110 WILTON	138

Address: 47 ABERDEEN	Parcel Frontage: 97
Address: 4860 LIVERNOIS	Parcel Frontage: 137
Address: 48 BRAEMAR	Parcel Frontage: 90
Address: 41 ABERDEEN	Parcel Frontage: 115
Address: 53 ABERDEEN	Parcel Frontage: 100
Address: 4820 LIVERNOIS	Parcel Frontage: 286
Address: 4781 DORSHIRE	Parcel Frontage: 160
Address: 103 GLENSHIRE	Parcel Frontage: 118
Address: 115 WILTON	Parcel Frontage: 197
Address: 4845 DORSHIRE	Parcel Frontage: 196
Address: 75 GLENSHIRE	Parcel Frontage: 125
Address: 47 GLENSHIRE	Parcel Frontage: 150
Address: 59 ABERDEEN	Parcel Frontage: 57
Address: 64 GLENSHIRE	Parcel Frontage: 118
Address: 90 GLENSHIRE	Parcel Frontage: 104
Address: 50 GLENSHIRE	Parcel Frontage: 165

Summary Parcel Frontage

Number of Parcels Selected	27
Avg (Mean)	130
Standard Deviation (STDEV)	46



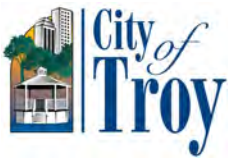
Parcel Variance Report



Address: 61 GLENSHIRE	Parcel Frontage: 125
Address: 18 BELHAVEN	Parcel Frontage: 171
Address: 4885 DORSHIRE	Parcel Frontage: 120
Address: 70 BELHAVEN	Parcel Frontage: 120
Address: 4860 LIVERNOIS	Parcel Frontage: 137
Address: 4820 LIVERNOIS	Parcel Frontage: 286
Address: 4781 DORSHIRE	Parcel Frontage: 160
Address: 4845 DORSHIRE	Parcel Frontage: 196
Address: 75 GLENSHIRE	Parcel Frontage: 125
Address: 47 GLENSHIRE	Parcel Frontage: 150

Summary Parcel Frontage

Number of Parcels Selected	10
Avg (Mean)	159
Standard Deviation (STDEV)	51



Parcel Variance Report



Address:	Parcel Frontage:
451 BELDALE	148
Address:	Parcel Frontage:
375 BELHAVEN	132
Address:	Parcel Frontage:
481 BELDALE	320
Address:	Parcel Frontage:
520 BELDALE	115
Address:	Parcel Frontage:
476 BELDALE	130
Address:	Parcel Frontage:
410 BELDALE	130
Address:	Parcel Frontage:
314 BELDALE	148
Address:	Parcel Frontage:
344 BELDALE	148
Address:	Parcel Frontage:
376 BELHAVEN	136
Address:	Parcel Frontage:
255 WILTON	125
Address:	Parcel Frontage:
185 WILTON	135

Address:	Parcel Frontage:
229 WILTON	130

Address:	Parcel Frontage:
203 WILTON	130

Address:	Parcel Frontage:
285 WILTON	150

Address:	Parcel Frontage:
280 WILTON	276

Address:	Parcel Frontage:
307 WILTON	136

Address:	Parcel Frontage:
110 WILTON	138

Address:	Parcel Frontage:
170 WILTON	155

Address:	Parcel Frontage:
140 WILTON	144

Address:	Parcel Frontage:
230 WILTON	158

Address:	Parcel Frontage:
157 WILTON	135

Address:	Parcel Frontage:
4820 LIVERNOIS	286

Address:	Parcel Frontage:
200 WILTON	158

Address:	Parcel Frontage:
4781 DORSHIRE	160

Address:	Parcel Frontage:
386 BELHAVEN	136

Address:	Parcel Frontage:
498 BELDALE	124

Address:	Parcel Frontage:
115 WILTON	197

Address:	Parcel Frontage:
4845 DORSHIRE	196

Address:	Parcel Frontage:
432 BELDALE	130

Address:	Parcel Frontage:
454 BELDALE	130

Address:	Parcel Frontage:
338 WILTON	161

Address:	Parcel Frontage:
396 BELHAVEN	135

Address:	Parcel Frontage:
310 WILTON	161

Summary Parcel Frontage

Number of Parcels Selected	33
Avg (Mean)	157
Standard Deviation (STDEV)	48

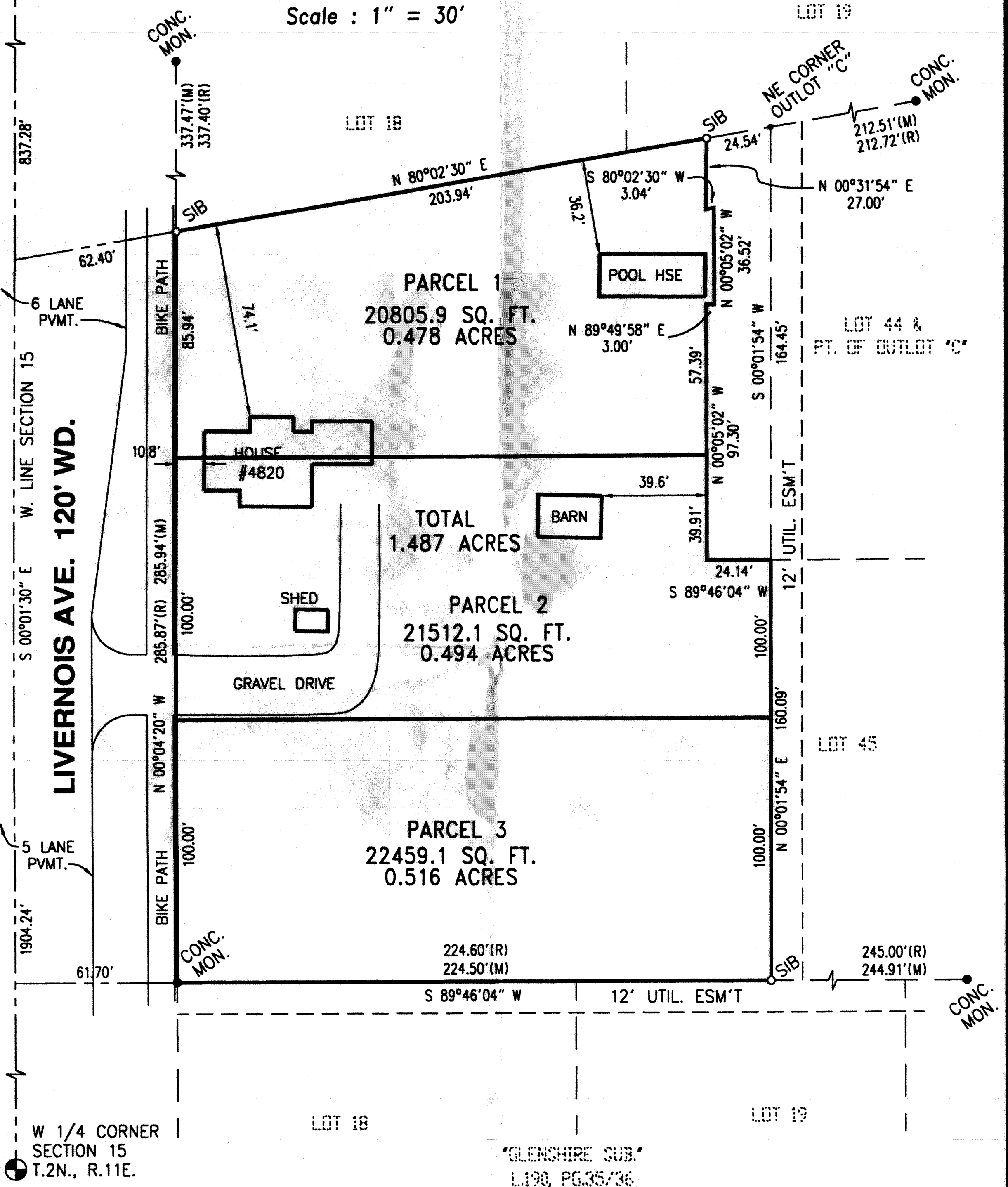
PROPOSED SPLITS B

NW CORNER
SECTION 15
T.2N., R.11E.



'RE-PLAT OF BELZAIR SUB.'
L.69, PG.7

Scale : 1" = 30'



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8800 23 MILE ROAD SHELBY TWP., MI 48316-4516

LEGEND

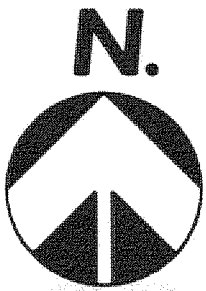
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C = Calculated

JARRETT L. MILLER
PROFESSIONAL SURVEYOR
No. 52454

Date 12-7-10
Drawn T.M.P.
Check J.L.M.
Sheet 2 of 2
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CERTIFICATE OF SURVEY

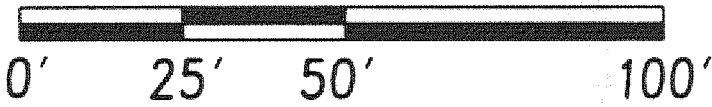
PROPOSED SPLITS



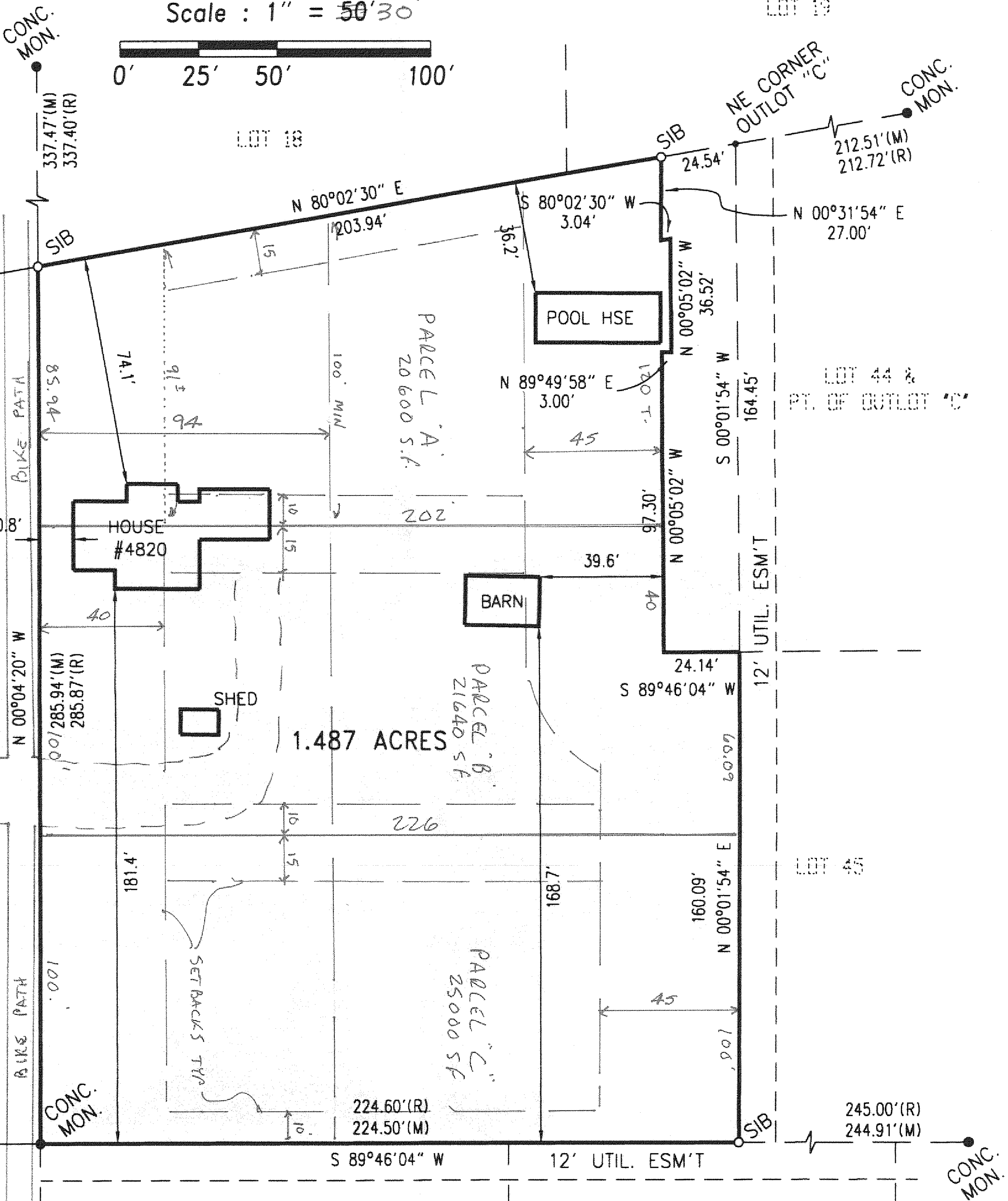
NW CORNER
SECTION 15
T.2N., R.11E.

'RE-PLAT OF BELZAIR SUB.'
L69, PG.7

Scale : 1" = 50'30"



LIVERNOIS AVE. 120' WD.



W 1/4 CORNER
SECTION 15
T.2N., R.11E.

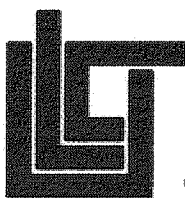
'GLENSHIRE SUB.'
L190, PG.35/36

CRITERIA:

ZONING R-1B(W/ SAN SEWER)
MIN LOT SIZE 15000 S.F.
MIN LOT WIDTH @ SETBACK 100'
MIN SIDE 10' TOTAL 25'
MIN FRONT 40'
MIN REAR 45'

Surveyor's Certificate

I hereby certify that I have surveyed and mapped the land above platted and/or described on May 21, 2009 and that the ratio of closure on the unadjusted field observations of such survey was 1/50,000.



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