

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

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

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

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.



ZONING BOARD OF APPEALS MEETING AGENDA REGULAR MEETING

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

Allan Kneale, Chair, and Glenn Clark, Vice Chair
Michael Bartnik, Kenneth Courtney
William Fisher, David Lambert, Thomas Strat
Bruce Bloomingdale and Orestis Kaltsounis (Alternates)

July 17, 2012

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – June 19, 2012
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. VARIANCE REQUEST, MINAL GADA AND ASHISH MANEK, 4820 LIVERNOIS – In order to split the parcel into 3 separate parcels, a 2 foot variance from the requirement that the parcels be at least 100 feet wide.

SECTION: 4.06
5. COMMUNICATIONS
6. MISCELLANEOUS BUSINESS
7. PUBLIC COMMENT
8. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On June 19, 2012, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Kneale called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bartnik
Kenneth Courtney
William Fisher
Allen Kneale
David Lambert
Orestis Kaltsounis
Thomas Strat

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney
Bruce Bloomingdale, Alternate (in audience)

Absent:

Glenn Clark

2. APPROVAL OF MINUTES – May 15, 2012

Moved by Lambert
Seconded by Courtney

RESOLVED, to amend the May 15, 2012 meeting minutes.

Yes: All

MOTION PASSED

Moved by Courtney
Seconded by Fisher

RESOLVED, to approve the May 15, 2012 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

- A. VARIANCE REQUEST, TOM KASZUBSKI, NORTH WOODWARD COMMUNITY FOUNDATION, 3668 LIVERNOIS, TROY FAMILY DAZE FESTIVAL – In order to conduct an outdoor special event (Troy Family Daze Festival): 1) A variance from the requirement that hours of operation end no later than 8:00 pm on Thursday and Sunday, and no later than 10:00 pm on Friday and Saturday, and 2) a variance from the 4 consecutive day maximum duration for any one event. Applicant proposes to end daily events 1 hour beyond the required times. The proposed event is to last for 8 days (4 day festival plus 4 days devoted to setup and tear down). The event is scheduled for September 10-17, 2012. Applicant is requesting approval for the same event for a 3 year period.

Moved by Bartnik
Second by Courtney

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, AARON PLOSS, 5532 PATTERSON – In order to construct an addition to the home, a 3.5 foot variance from the requirement that the addition be set back 40 feet from the rear property line.

Moved by Lambert
Second by Strat

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS – Amend Rules of Procedure to change regular meeting start time to 7:00 p.m.

Moved by Kneale
Second by Bartnik

RESOLVED, to keep the regular meeting time at 7:30 p.m.

There was informal consensus by the Board that the motion was not needed. No vote was taken.

7. PUBLIC COMMENT - None
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:08 p.m.

Respectfully submitted,

Allen Kneale, Chair

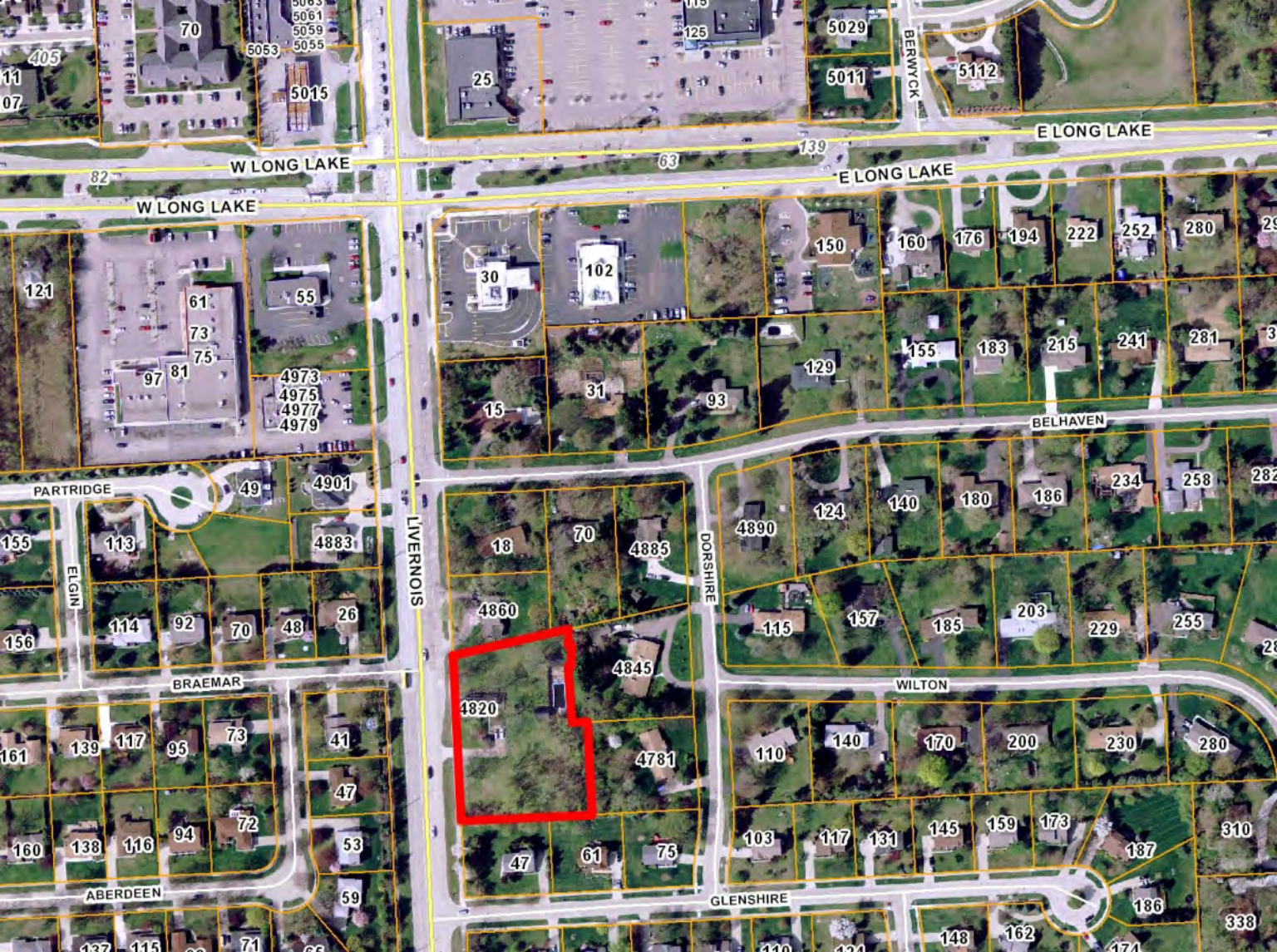
Paul Evans, Zoning and Compliance Specialist

G:\BZA\Minutes\2012\Draft\2012 06 19 ZBA Minutes Draft.doc

4. HEARING OF CASES

- A. VARIANCE REQUEST, MINAL GADA AND ASHISH MANEK, 4820 LIVERNOIS – In order to split the parcel into 3 separate parcels, a 2 foot variance from the requirement that the parcels be at least 100 feet wide.

SECTION: 4.06





48

26

41

47

53

59

18

4860

4820

47

61

4885

4845

4781

75

10

BRAEMAR

LIVERNOIS

DORSHIRE

WILTON

GLENSHIRE



4860

4885

26

48

BRAEMAR

LIVERNOIS

4820

4845

WILTON

41

47

4781

53

59

47

61

75

GLENSHIRE

DORSHIRE

ABERDEEN

10

ZONING BOARD OF APPEALS APPLICATION

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



REGULAR MEETING FEE \$150.00
SPECIAL MEETING FEE \$650.00

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 4820 Livernois Rd, Troy - MI 48098
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-15-102-010
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: _____
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
6. APPLICANT INFORMATION:
NAME Minal Gada & Ashish Manek
COMPANY _____
ADDRESS 4820 Livernois Rd,
CITY Troy STATE MI ZIP 48098
TELEPHONE 248-566-1326
E-MAIL ashishmanek@yahoo.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Ashish Maneb & Minal Gada

COMPANY _____

ADDRESS 4820 Livernois Rd

CITY Troy STATE MI ZIP 48098

TELEPHONE 248-566-1326

E-MAIL ashish mane & minal gada@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, Ashish Maneb & Minal Gada (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 Ashish & Minal DATE 06/18/2012

PRINT NAME: Ashish Maneb & Minal Gada

SIGNATURE OF PROPERTY OWNER Ashish / Minal DATE 06/18/2012

PRINT NAME: Ashish Maneb & Minal Gada

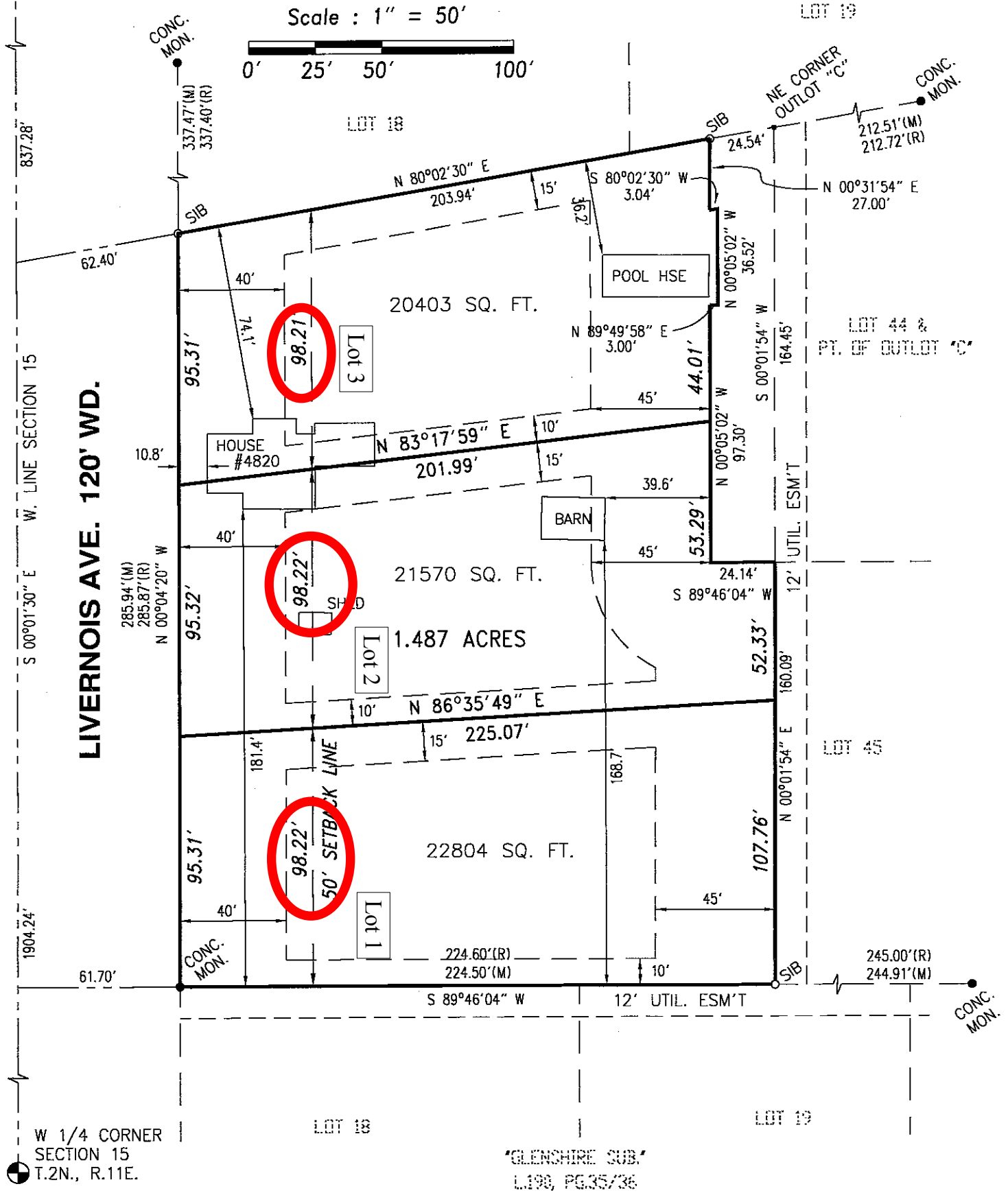
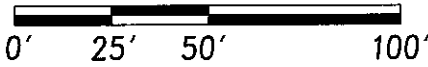
PROPOSED SPLITS

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



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

Scale : 1" = 50'



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.

6-6-12



**URBAN
LAND
CONSULTANTS** ©

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
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 05-27-09
Drawn J.L.M.
Check J.L.M.
Sheet 1 of 2
Fld. Bk.
Job No.
090504-7938

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

Date: June 20th 2012

Subject:- Variance for Split lots 1,2 & 3 for current Property Location 4820 Livernois Rd, Troy, MI

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 5 years and 4 months at current resident. We would like to apply to split the lot as per drawings submitted in this application.

We are requesting for 3 lots as per plans & drawings submitted.

- This lots are unique as they have more depth and have bigger width in back.
- All 3 lots meet and exceeds the city of troy R1-B (Single Family Residential) acreage requirement (approx 20,000 sq-ft/each),
- All this lots are short of 1.88 ft average (less then 2.0%) at Front Setback. i.e 98.22ft instead of 100ft, we are asking for variance, Due to Hardship of irregularity & Pie shape Lot.

Also, Please find attached document that support the following.

- 1) Average Acreage in surrounding subdivision
- 2) Average 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. They would give more revenue to city of troy in taxes.

We request you to approve our application.

Thank you for your cooperation.

Yours sincerely



Minal Gada & Ashish Manek

Plot 3

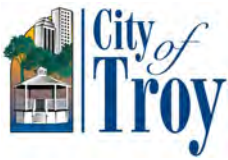
Plot 2

Plot 1



4820 Livernois and Near by property Facts

| Lot Identification | City Acreage/ Frontage Requirement | Acreage | Actual Frontage | Subdivision | Constructi on Year | Address |
|--------------------|--|-----------------|--------------------|--------------------------|-----------------------|--------------|
| 26 | 15000/100 | 17250 | 115 | Opposite Subdivision | 1990's | Braemar Dr |
| 48 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Braemar Dr |
| 70 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Braemar Dr |
| 92 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Braemar Dr |
| 114 | 15000/100 | 17250 | 115 | Opposite Subdivision | 1990's | Braemar Dr |
| 139 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Braemar Dr |
| 117 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Braemar Dr |
| 95 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Braemar Dr |
| 73 | 15000/100 | 17250 | 115 | Opposite Subdivision | 1990's | Braemar Dr |
| 41 | 15000/100 | 16100 | 115 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 47 Opposite to lot | 15000/100 | 13580 | 97 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 47 Next to house | 15000/100 | 19932 | 132 | Same Subdivision | 1980's | Aberdeen Dr |
| 53 | 15000/100 | 7910 | 56.5 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 59 | 15000/100 | 7410 | 57 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 72 | 15000/100 | 15400 | 110 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 94 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 116 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 138 | 15000/100 | 13500 | 90 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 65 | 15000/100 | 10200 | 68 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 71 | 15000/100 | 8850 | 59 | Opposite Subdivision | 1990's | Aberdeen Dr |
| 4781 | 15000/100 | 29600 | 160 | Same Subdivision | 1980's | Dorshire Dr |
| 61 | 15000/100 | 16500 | 125 | Same Subdivision | 1980's | Glenshire Dr |
| 75 | 15000/100 | 15708 | 119 | Same Subdivision | 1980's | Glenshire Dr |
| 174 | 15000/100 | 13440 | 64 | Same Subdivision | 1980's | Glenshire Dr |
| 187 | 15000/100 | 10132 | 68 | Same Subdivision | 1980's | Glenshire Dr |
| 173 | 15000/100 | | 70 | Same Subdivision | 1990's | Glenshire Dr |
| 186 | 15000/100 | | 56.05 | Same Subdivision | 1990's | Glenshire Dr |
| 72 | 15000/100 | 17000 | 56.01 | 200 meters from Property | 2004 | Whitney Ct |
| 56 | 15000/100 | 17000 | 56.01 | 200 meters from Property | 2004 | Whitney Ct |
| 40 | 15000/100 | 16000 | 79 | 200 meters from Property | 2004 | Whitney Ct |
| Average | 15000 | 15111.56 | 83.72 | Averages | | |
| Proposed Parcel 1 | 15000 | 22804 | 98.22 | Unique lot | | |
| Proposed Parcel 2 | 15000 | 21570 | 98.22 | Unique lot | | |
| Proposed Parcel 3 | 15000 | 20403 | 98.21 | Unique lot | | |



Parcel Variance Report

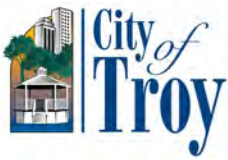


| | |
|----------------|------------------|
| Address: | Parcel Frontage: |
| 76 GLENSHIRE | 104 |
| Address: | Parcel Frontage: |
| 61 GLENSHIRE | 125 |
| Address: | Parcel Frontage: |
| 65 ABERDEEN | 68 |
| Address: | Parcel Frontage: |
| 4901 LIVERNOIS | 100 |
| Address: | Parcel Frontage: |
| 4890 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 |



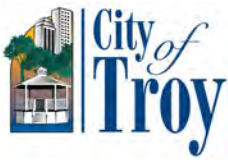
Parcel Variance Report



| | |
|----------------------------|-------------------------|
| 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 |

From: [Kimberly A Harper](#)
To: [Paul M Evans](#)
Subject: RE: Emailing: 4820 Livernois complete.pdf
Date: Friday, June 29, 2012 4:14:44 PM

Assessing would approve:

Splitting of Lot 1 from the parent parcel. Lots 2 & 3 would be able to be split ONCE the house was removed.

At each time a split is requested, the variance would of course need to be approved but also all tax and invoices must be paid in full and a certified survey provided for each split which will include new legal descriptions.

From: Paul M Evans
Sent: Friday, June 29, 2012 4:09 PM
To: Kimberly A Harper
Subject: Emailing: 4820 Livernois complete.pdf

Kim:

Please see attached, particularly page 3.

This lot split will be heard by the Zoning Board of Appeals July 17.

He intends on splitting the lots before removing the house.

As you can see, he proposes new lot line down through the existing house.

Presuming he will get his variance,

- would Assessing be able to process the split without the house being removed?
- Could Assessing approve splitting just the southerly parcel? He wants to build a house on this parcel.

If granted, the variance would be good for a year. Before it expires, could he, in this order:

- Receive the varaince
- Split the southerly parcel
- Build house on southerly parcel

- Remove old house and
- then get Assessing to give him his other split

Thanks.

The message is ready to be sent with the following file or link attachments:

4820 Livernois complete.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.