

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

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59

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4860

4820

47

61

4885

4845

4781

75

10

BRAEMAR

LIVERNOIS

DORSHIRE

WILTON

GLENSHIRE



4885

18

4860

48

26

BRAEMAR

DORSHIRE

WILTON

4845

4820

41

LIVRNOIS

4781

47

ABERDEEN

53

59

47

61

75

10

GLENSHIRE

ZONING BOARD OF APPEALS APPLICATION

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



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

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

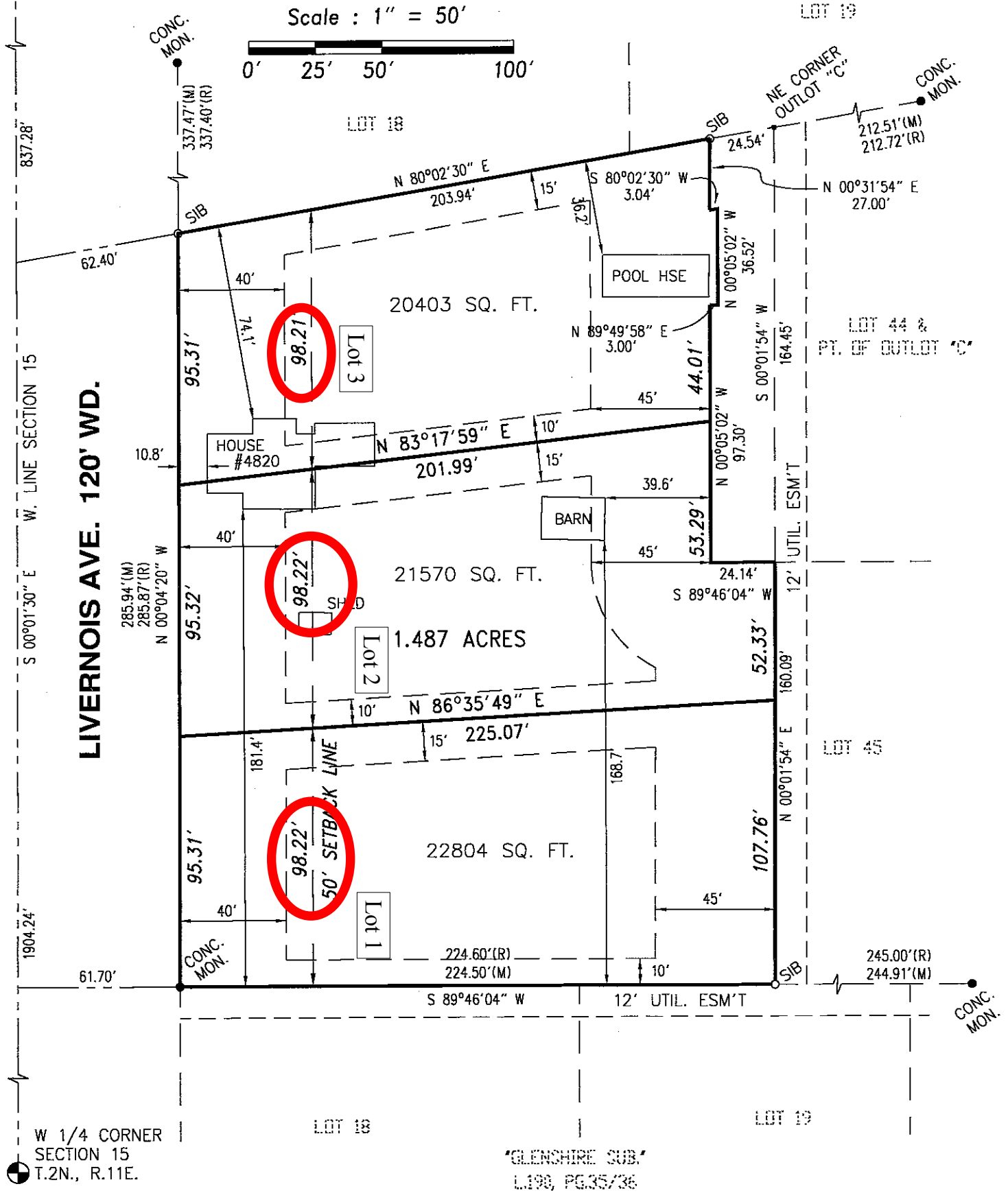
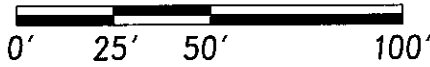
PROPOSED SPLITS

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



PHONE 586 731-8030
FAX 586 731-2605

**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

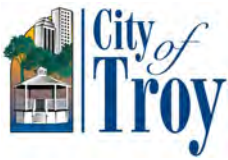
Lot Identification	City Acreage/ Frontage Requirement	Acreage	Actual Frontage	Subdivision	Constructi on Year	Address
26	15000/100	17250	115	Opposite Subdivision	1990's	Braemar Dr
48	15000/100	13500	90	Opposite Subdivision	1990's	Braemar Dr
70	15000/100	13500	90	Opposite Subdivision	1990's	Braemar Dr
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: 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:
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.