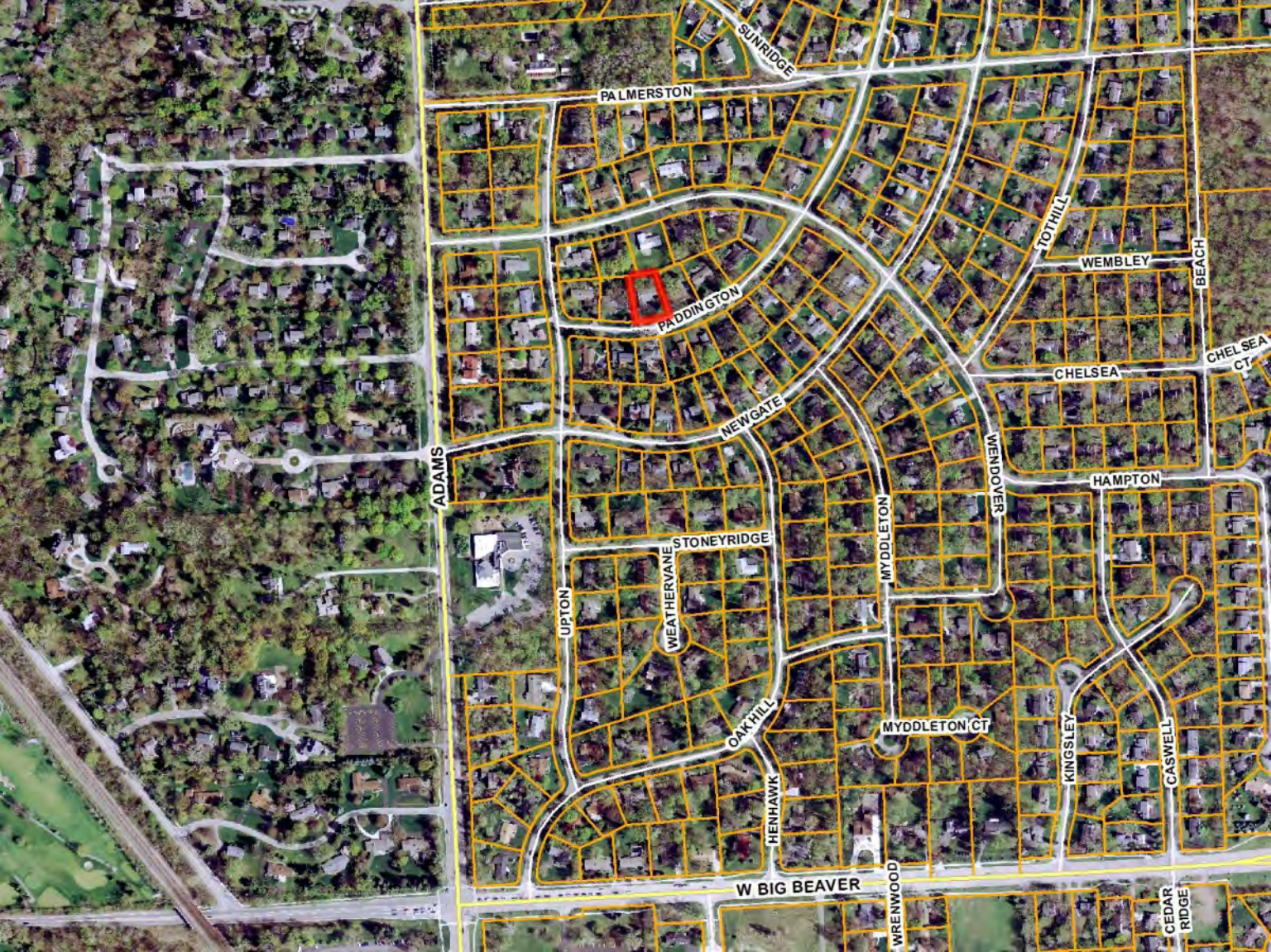


4. HEARING OF CASES

- A. VARIANCE REQUEST, CARL GIORDANO FOR BOND BILT HOME IMPROVEMENT, 3333 PADDINGTON – In order to construct an addition to the home, a 5 foot variance from the required 45 foot rear yard setback.

**SECTION: 4.06 (C)**



SUNRIDGE

PALMERSTON

TOT HILL

WEMBLEY

BEACH

CHELSEA CT

CHLSEA

HAMPTON

NEWGATE

STONEYRIDGE

WEATHERVANE

UPTON

OAK HILL

HENHAWK

MYDDLETON CT

MYDDLETON

WENDOVER

ADAMS

W BIG BEAVER

WRENWOOD

CEDAR RIDGE

CASWELL

KINGSLEY





3421

3433

3441

3457

3449

3375

3361

3309

3321

3333

3345

PADDINGTON

33

3352

3344

3340

3320

3328

3336



3421

3433

3441

3457

3449

3375

(R-1B)

3361

3309

3321

3333

3345

UPON

PADDINGTON

3

3352

3344

3340

3320

3328

3336

## 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](mailto: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: 3333 Paddington Troy, Mi. 48084
2. PROPERTY TAX IDENTIFICATION NUMBER(S): \_\_\_\_\_
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: Y
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: NO
6. APPLICANT INFORMATION:  
NAME Carl Giordano  
COMPANY Bono Built Home Improvement  
ADDRESS 30140 Van Dyke Ste#103  
CITY Warren STATE Mi. ZIP 48093  
TELEPHONE 586-558-7500 cell# 586-634-5131  
E-MAIL bondbuilt@gmail.com

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

8. OWNER OF SUBJECT PROPERTY:

NAME Mike & Alejandra Barrera

COMPANY \_\_\_\_\_

ADDRESS 3333 Paddington

CITY Troy STATE mi. ZIP 48084

TELEPHONE (248) 434.7347

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

X, \_\_\_\_\_ (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 8-21-12

PRINT NAME: Carl Giordano

Bono Built Home Improvement

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

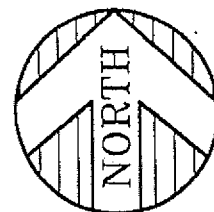
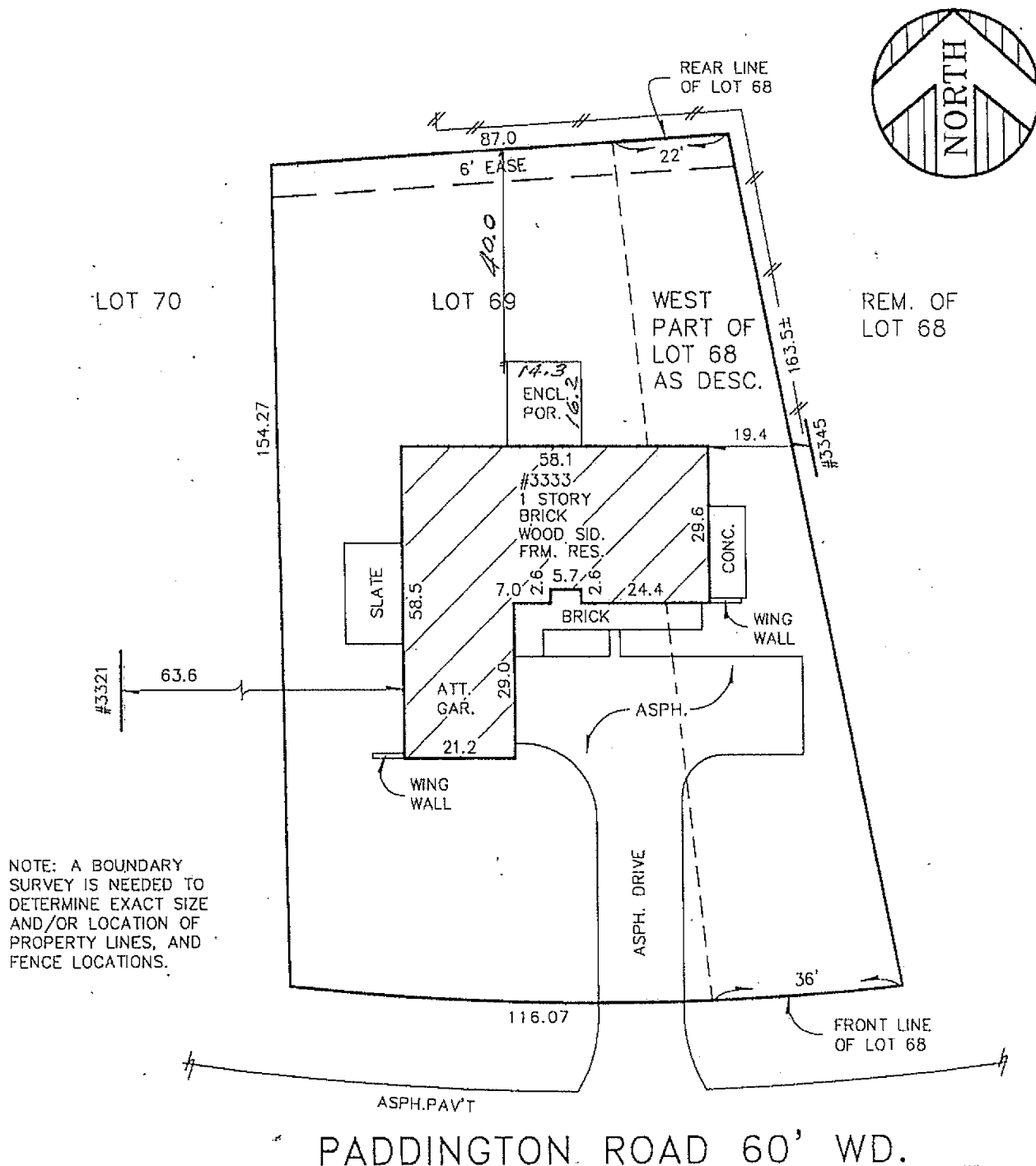
# MORTGAGE SURVEY

Certified to: MICHAEL BARRERA

Applicant: MICHAEL BARRERA

## Property Description:

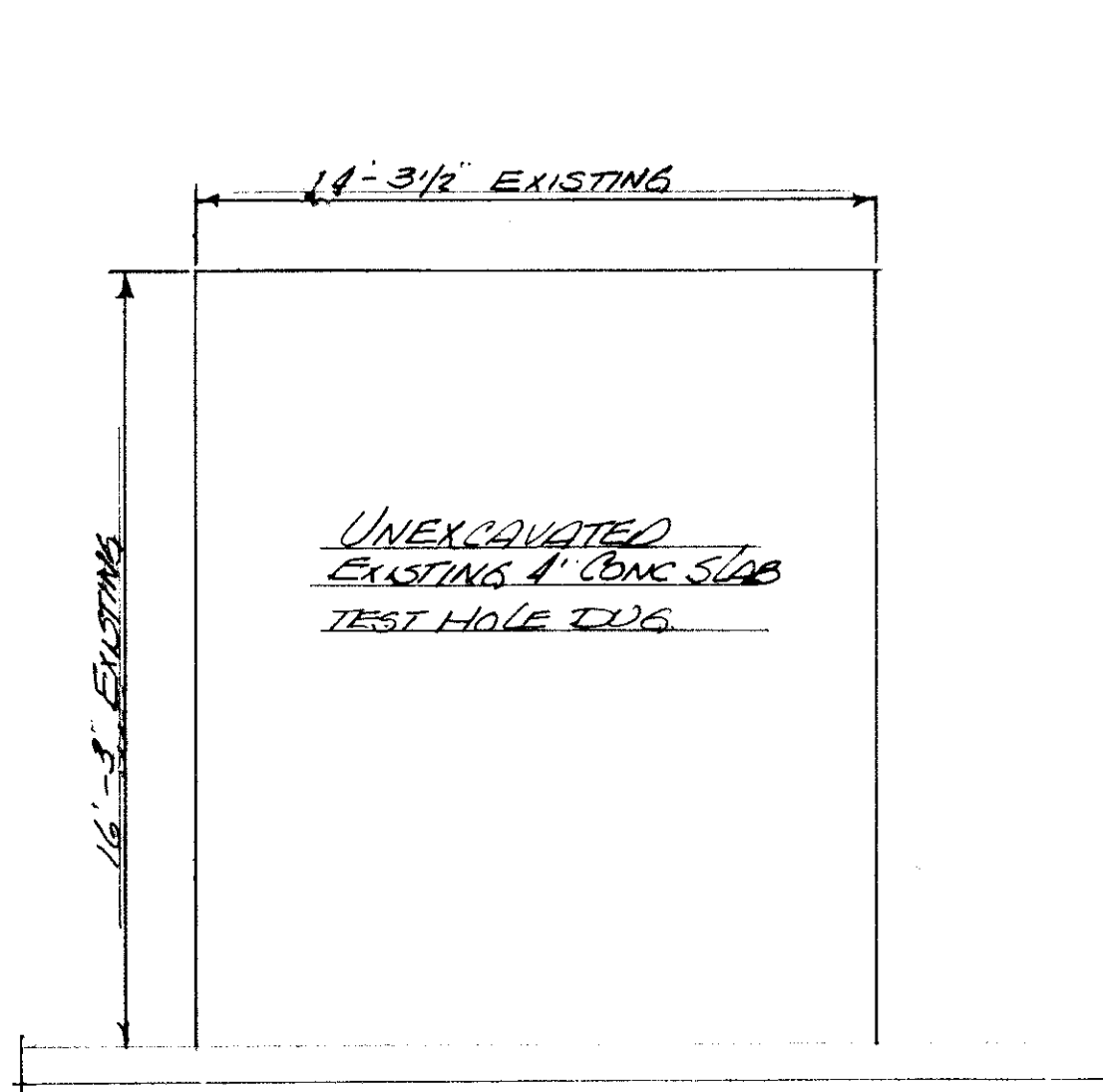
Lot 69 and the West 22 feet at rear, and the West 36 feet of the front of Lot 68; WENDOVER, a subdivision of part of the S.W. 1/4 of Sec. 19, T.2 N., R.11 E., Troy Twp. (now City of Troy), Oakland County, Michigan, as recorded in Liber 43 of Plats, Page 36 of Oakland County Records.



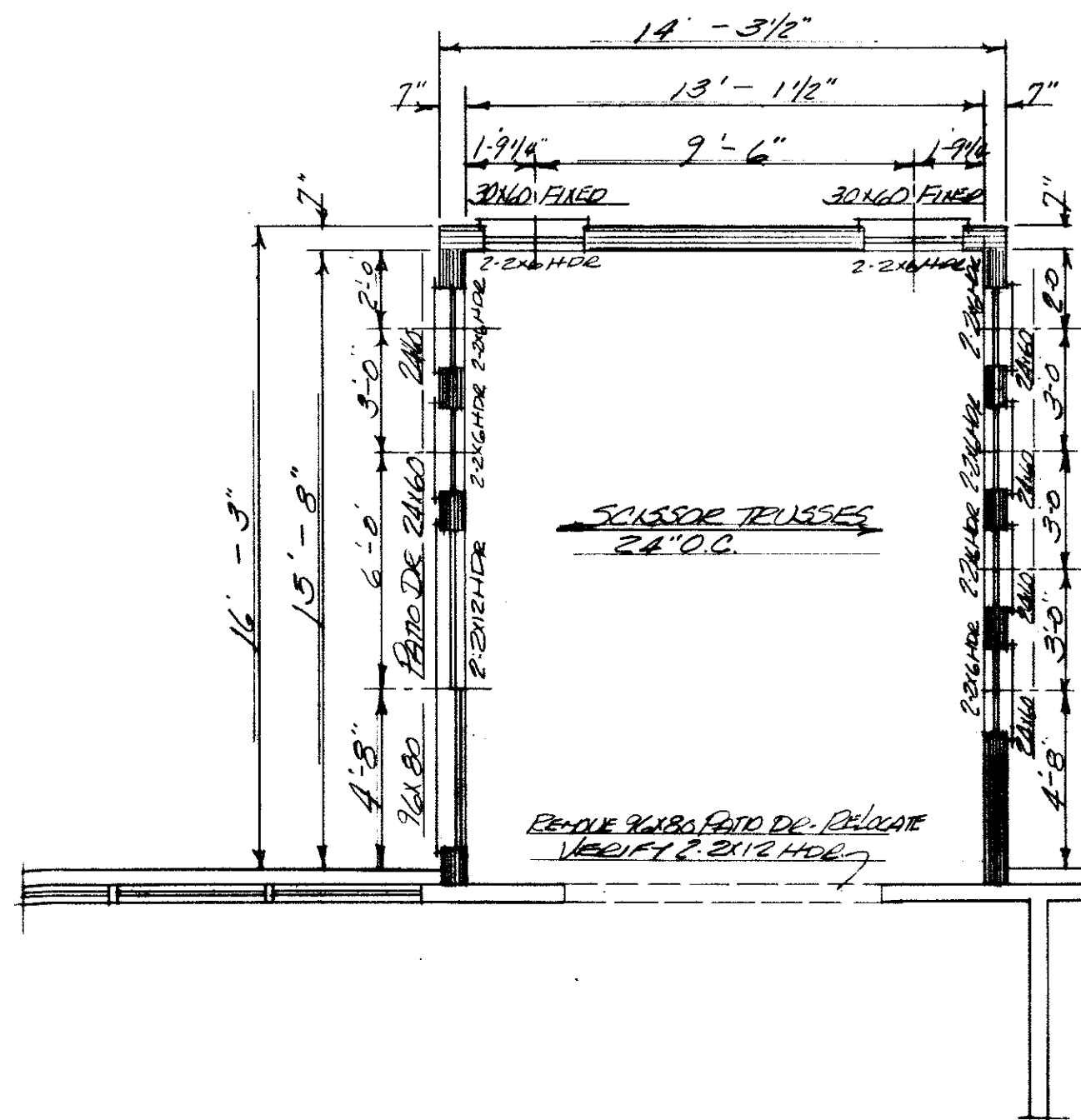
PADDINGTON ROAD 60' WD.

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

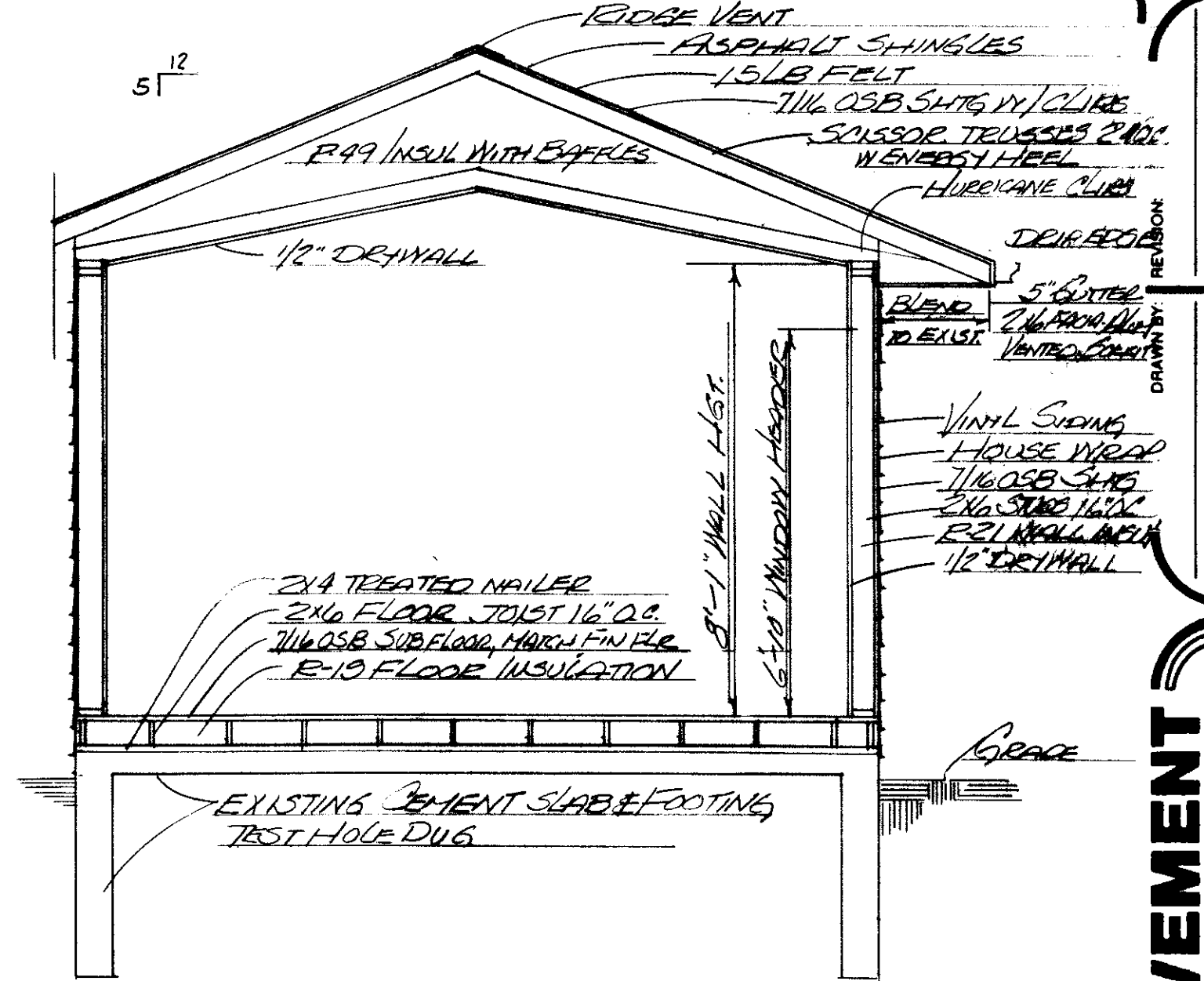




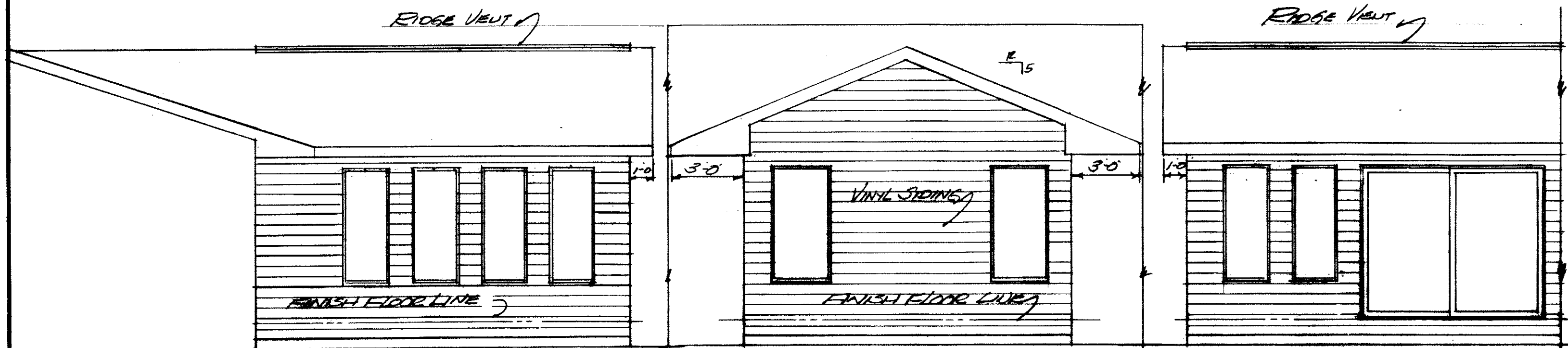
FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



FLOOR PLAN  
SCALE 1/4" = 1'-0"



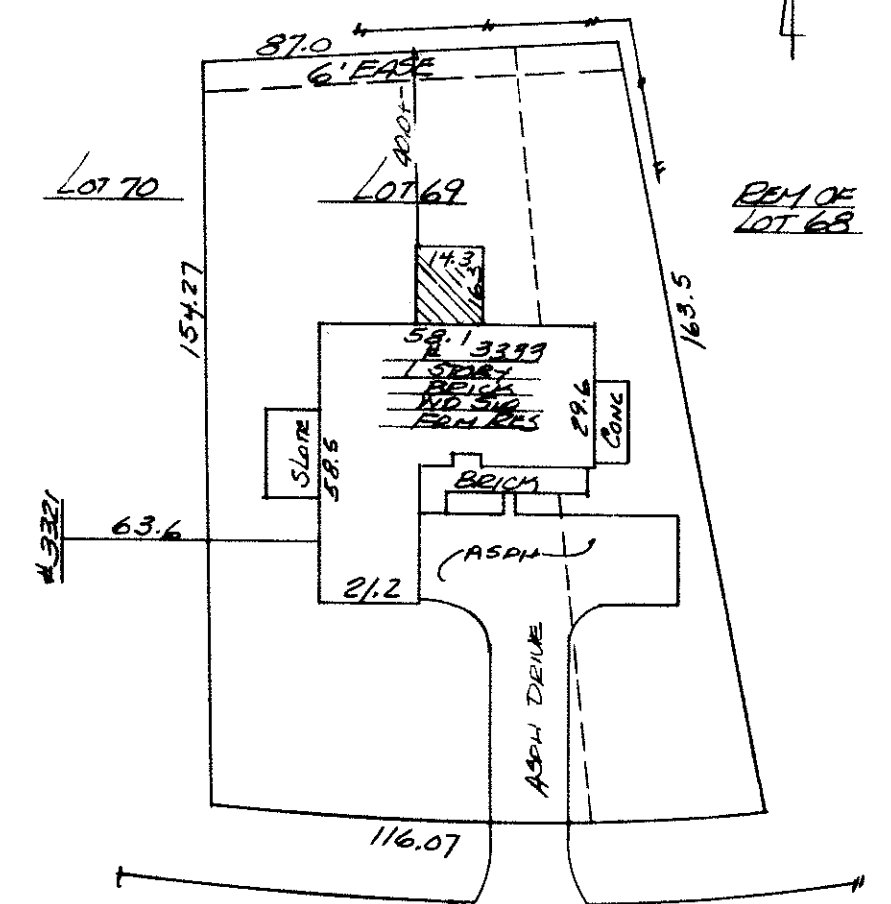
SECTION  
SCALE 3/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

REAR ELEVATION  
SCALE 1/4" = 1'-0"

LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



PLOT PLAN  
SCALE 1" = 30'-0"

**BOND • BILT HOME IMPROVEMENT**  
501 40 VAN DYKE DRIVE SUITE 103 MARKEN 48093 (586) 558 7300

PROPOSED WORK FOR:

OWNER: WILLIE BARBER 11111111111111111111

ADDRESS: 3333 PADDINGTON

CITY: TRIOY

PHONE:

MOST TRUSTED NAME IN CONSTRUCTION SINCE 1932

SALESMAN  
DRAWN BY  
REVISION

DATE

1932

CONSTRUCTION

SCALE 3/8" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

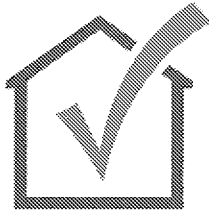
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"





Generated by REScheck-Web Software  
**Compliance Certificate**

Project Title: paddington

Energy Code: 2009 IECC  
Location: Troy (Oakland), Michigan  
Construction Type: Single Family  
Project Type: Addition/Alteration  
Heating Degree Days: 6653  
Climate Zone: 5

Construction Site:  
3333 paddington  
troy, Michigan 48084

Owner/Agent:

Designer/Contractor:  
carl giordano  
bond bilt home improvement  
30140 van dyke, suite 103  
warren, Michigan 48093  
586-556-7500  
bondbilt@gmail.com

**Compliance: Passes**

Compliance: **2.6% Better Than Code** Maximum UA: 78 Your UA: 76

The % Better or Worse Than Code index reflects how close to compliance the house is based on code trade-off rules.  
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Glazing or Door U Factor	UA
Ceiling: Flat or Scissor Truss	232	49.0	0.0		6
Wall: Wood Frame, 24in. o.c.	376	19.0	0.0		14
Window: Vinyl Frame, 2 Pane w/ Low-E	85			0.300	26
Door: Glass	54			0.360	19
Floor: All-Wood Joist/Truss Over Uncond. Space	232	19.0	0.0		11

**Compliance Statement:** The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2009 IECC requirements in REScheck-Web and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

DAVID BALOW DRAFTSMAN [Signature] 7-19-12  
Name - Title Signature Date

## 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.

a. PROPERTY HAS A SLANTED REAR PROPERTY LINE  
THAT MAKES IT HARDER TO CONFORM - IRREGULAR SHAPE

B. IT IS, THIS LOT IS SLANTED

C. THEY ARE NOT

~~D~~

C. THE EXISTING FOUNDATION & ENCLOSED PORCH  
THAT WE WANT TO UPGRADE IS THE EXACT  
SAME SIZE & LOCATION THAT HAS BEEN  
THERE FOR YEARS. THE LIGHT & AIR IS THE  
SAME, HAS NO BEARING ON CONGESTION IN THE STREETS  
IF ANYTHING THE PROPERTY VALUE WILL GO UP.  
IT WILL BE THE SAME SIZE AS EXISTING BUT  
WILL BE FRESHER & NEWER