

STATEMENT OF PRACTICAL DIFFICULTY

In order for a variance to be granted, a practical difficulty, as determined by the Board, must be present. On a separate sheet, please clearly identify and explain the practical difficulty justifying the variance request. The practical difficulty must be clearly related to as many of the 5 standards below as possible:

- 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.

ZONING BOARD OF APPEALS – OPENING STATEMENT

Zoning Board of Appeals is a group of seven of your neighbors appointed by City Council to decide 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 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 and come up to the podium. 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 postpone the request. In order for the request to pass a minimum of four votes are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

ZONING BOARD OF APPEALS MEETING AGENDA

Glenn Clark, Chair, Daniel Agauas, Vice Chair
Michael Bossenbroek, Karen Crusse, Thomas Desmond,
David Eisenbacher, Jim McCauley

December 17, 2019

7:30 P.M.

Council Chamber

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – November 19, 2019
4. APPROVAL OF AGENDA
5. HEARING OF CASES

- A. VARIANCE REQUEST, KENNETH SHAHEEN, 2395 KINGSBURY: 1) a variance to allow a 17 foot tall garage where 14 feet maximum is allowed, 2) a variance to allow a two story garage where only one story is allowed, 3) a variance to allow a 3 foot setback from the property line where 6 feet minimum setback is required, and 4) a variance to allow the building to be in the front yard where the Zoning Ordinance allows it only in the rear yard.

ZONING ORDINANCE SECTIONS: 7.03 B 2 (a & d)

- B. VARIANCE REQUEST, KATHRYN M. GOETZ, 4075 CHESTNUT HILL: In order to construct an addition to the house, a variance from the required 40 foot front yard setback.

ZONING ORDINANCE SECTION: 4.06 (C), R-1A

6. COMMUNICATIONS - None
7. MISCELLANEOUS BUSINESS – 2020 Meeting Schedule
8. PUBLIC COMMENT
9. 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 November 19, 2019, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Daniel Agauas
Michael Bossenbroek
Glenn Clark
Tommy Desmond
David Eisenbacher
Aaron Green
Orestis Kaltsounis

Also Present:

Paul Evans, Zoning and Compliance Specialist
Lori Grigg-Bluhm, City Attorney

2. PROCEDURE

3. APPROVAL OF MINUTES – October 15, 2019

Moved by Green
Seconded by Agauas

RESOLVED, to approve the October 15, 2019 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes.

5. HEARING OF CASES

A. VARIANCE REQUEST, SAFET STAFSA FOR TOLLBROOK WEST, LLC, 3109 ALPINE AND PARCEL 88-20-20-401-020: A use variance in accordance with the Big Beaver Zoning District. If a use variance is not granted, applicant appeals the July 22, 2019 decision of the Troy City council to deny Tollbrook West's request to rezone the property from R-1B, One Family Residential District, to BB, Big Beaver District.

Moved by: Eisenbacher
Seconded by: Kaltsounis

RESOLVED, that the use variance for the property located at 3109 Alpine currently zoned R-1B, One Family Residential, be DENIED. The Applicant has presented no

evidence establishing an unnecessary hardship, and has failed to demonstrate satisfaction of all of the elements required to be considered for a use variance request.

The Zoning Board of Appeals makes the following findings and conclusions based on the written materials, comments, and testimony of the Applicant's representatives, other interested persons, professional consultants, and other factual material presented to the Board to assist with deliberation:

1. The applicant has not demonstrated that the site cannot reasonably be used for any other use allowed within the current zoning designation of R-1B. It is the explicit finding of this Board that the property can be reasonably used for the purposes permitted in the current zoning district, R-1B.
2. There are no unique circumstances peculiar to this property. The applicant has not proven that there are certain features or conditions of the land that are generally applicable throughout the zone, nor has the applicant demonstrated, through expert testimony, that these features make it impossible to earn a reasonable return without some adjustment.

Specifically,

- a. The parcel is not exceptionally narrow or shallow tending to prevent the site from being used for any other use allowed within the current zoning designation, R-1B.
 - b. There are no topographic conditions or other extraordinary situations on the parcel tending to prevent the site from being used for any other use allowed within the current zoning designation, R-1B.
3. Granting a use variance where the applicant would be allowed to develop the parcel with any allowable use under BB District zoning will alter the essential character of the adjacent neighborhood and be a detriment to adjacent properties.
 4. The applicant has not identified a specific use for the property within the proposed BB District zoning, therefore, it is difficult to adequately assess whether the capacity and operations of public roads, utilities, or other facilities and services will be significantly compromised. However, the BB District in general allows for more intense uses than R-1B zoning, therefore, it is reasonable to presume the impact on the adjacent road, Alpine, which is smaller and more narrow than other roads in the BB District and which does not have enough right-of-way to construct a sidewalk, will be compromised.
 5. The need for the variance request is self-created by the applicant.

BE IT FURTHER RESOLVED, That this board is not addressing that portion of the application seeking to appeal the July 22, 2019 legislative decision of the Troy City Council denying Tollbrook West's request to rezone the property located at 3109 Alpine from R-1B, One Family Residential District, to BB, Big Beaver District, because this

Board does not have jurisdiction over such a request under Troy's Zoning Ordinance Section 15.04(B).

Moved by: Green
Seconded by: Desmond

RESOLVED, that the public be permitted to comment on the three cases that were postponed from the October 2019 Zoning Board of Appeals Meeting.

Moved by: Bossenbroek
Seconded by: Green

RESOLVED, to incorporate changes to the proposed resolution.

Yes: All

Vote on Mr. Green's motion:

Yes: All

Vote on Mr. Eisenbacher's motion:

Yes: All

B. VARIANCE REQUEST, SAFET STAFSA FOR TOLLBROOK, LLC, 3086, 3114, 3142 MCCLURE: A use variance in accordance with the Big Beaver Zoning District. If a use variance is not granted, applicant appeals the July 22, 2019 decision of the Troy City council to deny Tollbrook West's request to rezone the property from R-1B, One Family Residential District, to BB, Big Beaver District.

Moved by Green
Second by Desmond

RESOLVED, that the use variance for the property located at 3086, 3114, and 3142 McClure currently zoned R-1B, One Family Residential, be DENIED. The Applicant has presented no evidence establishing an unnecessary hardship, and has failed to demonstrate satisfaction of all of the elements required to be considered for a use variance request.

The Zoning Board of Appeals makes the following findings and conclusions based on the written materials, comments, and testimony of the Applicant's representatives, other interested persons, professional consultants, and other factual material presented to the Board to assist with deliberation:

1. The applicant has not demonstrated that the site cannot reasonably be used for any other use allowed within the current zoning designation of R-1B. It is the explicit

finding of this Board that the property can be reasonably used for the purposes permitted in the current zoning district, R-1B.

2. There are no unique circumstances peculiar to this property. The applicant has not proven that there are certain features or conditions of the land that are generally applicable throughout the zone, nor has the applicant demonstrated, through expert testimony, that these features make it impossible to earn a reasonable return without some adjustment.

Specifically,

a. The parcel is not exceptionally narrow or shallow tending to prevent the site from being used for any other use allowed within the current zoning designation, R-1B.

b. There are no topographic conditions or other extraordinary situations on the parcel tending to prevent the site from being used for any other use allowed within the current zoning designation, R-1B.

3. Granting a use variance where the applicant would be allowed to develop the parcel with any allowable use under BB District zoning will alter the essential character of the adjacent neighborhood and be a detriment to adjacent properties.

4. The applicant has not identified a specific use for the property within the proposed BB District zoning, therefore, it is difficult to adequately assess whether the capacity and operations of public roads, utilities, or other facilities and services will be significantly compromised. However, the BB District in general allows for more intense uses than R-1B zoning, therefore, it is reasonable to presume the impact on the adjacent road, McClure, which is smaller and more narrow than other roads in the BB District and which does not have enough right-of-way to construct a sidewalk, will be compromised.

5. The need for the variance request is self-created by the applicant.

BE IT FURTHER RESOLVED, That this board is not addressing that portion of the application seeking to appeal the July 22, 2019 legislative decision of the Troy City Council denying Tollbrook LLC's request to rezone the property located at 3086, 3114, 3142 McClure from R-1B, One Family Residential District, to BB, Big Beaver District, because this Board does not have jurisdiction over such a request under Troy's Zoning Ordinance Section 15.04(B).

C. VARIANCE REQUEST, OLIMPIU JR. & ADRIANA L. APAHIDEAN, 826 MARENGO: A variance to allow a parcel of land to be divided into two parcels, each having 80 feet of width and frontage. The Zoning Ordinance requires the new parcels to have 100 feet of width and frontage.

Moved by Agauas

Second by Desmond

RESOLVED, to grant the request.

Moved by Bossenbroek
Second by Agauas

RESOLVED, to amend the motion that, before lot split approval, portions of the existing home be removed to comply with building setbacks for the proposed parcels.

Yes: All

MOTION PASSED

Vote on the Agauas motion:

Yes: All

MOTION PASSED

D. VARIANCE REQUEST, KENNETH SHAHEEN, 2395 KINGSBURY: 1) a variance to allow a 17 foot tall garage where 14 feet maximum is allowed, 2) a variance to allow a two story garage where only one story is allowed, 3) a variance to allow a 3 foot setback from the property line where 6 feet minimum setback is required, and 4) a variance to allow the building to be in the front yard where the Zoning Ordinance allows it only in the rear yard.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to postpone the request to the next meeting.

Yes: Agauas, Desmond, Eisenbacher, Kaltsounis, Green, Bossenbroek
No: Clark

MOTION PASSED

E. VARIANCE REQUEST, BRENDA SCHLUTOW, 23 SHEFFIELD: A variance to allow an addition to the home that will be 7 feet from the rear property line. The Zoning Ordinance requires the addition to be 35 feet from the rear property line

Moved by Eisenbacher
Second by Desmond

RESOLVED, to grant the request.

Yes: Desmond, Eisenbacher, Kaltsounis, Clark

No: Agauas, Green, Bossenbroek

MOTION PASSED

6. COMMUNICATIONS – None.
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT – One comment.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:35 pm.

Respectfully submitted,

Glenn Clark, Chair

Paul Evans, Zoning and Compliance Specialist

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A. **VARIANCE REQUEST, KENNETH SHAHEEN, 2395 KINGSBURY:** 1) a variance to allow a 17 foot tall garage where 14 feet maximum is allowed, 2) a variance to allow a two story garage where only one story is allowed, 3) a variance to allow a 3 foot setback from the property line where 6 feet minimum setback is required, and 4) a variance to allow the building to be in the front yard where the Zoning Ordinance allows it only in the rear yard.

ZONING ORDINANCE SECTIONS: 7.03 B 2 (a & d)



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Zoning Board of Appeals Application

planning@troymi.gov | Fee \$150.00

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL.** PLEASE FILE A COMPLETE DIGITAL APPLICATION AND FEE AT LEAST **29 DAYS BEFORE** THE MEETING DATE. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 2395 Kingsbury Dr Troy 48088
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-18-402-007
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 15.05, Accessory Structure 4.19
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME Ken Shohsen
COMPANY _____
ADDRESS 2395 Kingsbury Dr
CITY Troy STATE mi ZIP 48088
PHONE 248-877-1729
E-MAIL kennethwshohsen@yahoo.com
AFFILIATION TO THE PROPERTY OWNER: self

RECEIVED
SEP 16 2019
PLANNING



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Kenneth W. Shaheen
COMPANY _____
ADDRESS 2395 Kingsbury dr
CITY Troy STATE MI ZIP 48098
TELEPHONE 248-877-1729
E-MAIL Kennethwshaheen@yahoo.com

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, Kenneth W. Shaheen (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 Kenneth W. Shaheen DATE 7/16/19
PRINT NAME: Kenneth Shaheen
PROPERTY OWNER SIGNATURE above DATE 7/16/19
PRINT NAME: Kenneth W. Shaheen

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. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.

Dear Appeals Board Members,

I am writing to ask for a variance be granted for building a garage. I have a 2 acre property in Troy off Beach Rd. To care for the property I have a lawn mower and other equipment which has to be stored. These items were previously stored in two wood sheds in the woods on the south side of my property. Both sheds have been torn down due to animal infestation and rotting wood. My property is 75% with in the 100 year flood plain and the DEQ and City of Troy have designated only one spot on the property on which I can build.

The garage will be very close to my existing home so I am asking for a height variance so the garage will match the house and not devalue the property. The current ordinance asks for a maximum height of 14 feet. The garage I have plans for is 21 feet tall. Its plan is the closest commercial available plan to match my home. I have enclosed photos of my home, the garage location, and the proposed garage.

I am also asking for a setback variance from the current ordinance of 6 feet from the property line to 3 feet from the fence. The fence backs to an open space that has the same floodplain restrictions as my property. My neighbor does not object to the variance. This variance allows me to fit the garage into the designated space allowed by the DEQ and City of Troy and cut into my driveway minimally. Otherwise the driveway will have to be moved which creates another zoning issue and added expense.

Ken Shaheen

2395 Kingsbury Dr

Troy, MI 48098

248-877-1729

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29252 - Stapleton 2-Car Garage 24' x 26' x 9' Material List

Model Number: 29252 | Menards® SKU: 1958078



EVERYDAY LOW PRICE

\$12,943.78

SALE PRICE

\$12,638.02 each

Limited Time Offer

You Save \$305.76 After Sale Price

Variation: Smartlap siding

Sold In Stores

Stop by any Menards for information and to purchase.

Description & Documents

The 24' x 26' x 9' Two-Car Garage with Dormer features two 9' x 7' overhead garage doors with openers, three windows and a prehung entry door. The garage has 10" eave and gable overhangs.

Dimensions: 24' W x 26' L x 9' H

Brand Name: Menards

Features

- Cutting and assembly required
- 1/2" OSB roof sheathing
- SmartSide soffit included
- Includes roof edge, nails and hardware
- Building plans included
- For building plans only, search model number 29252 or Stapleton

Specifications

Product Type	Specialty	Garage Type	2 Car
Entry Style	Gable	Overall Width	24 foot
Overall Length	26 foot	Sidewall Height	9 foot
Square Footage	576 square foot	Roof Framing Type	Truss
Rafter/Truss Spacing	24 inch	Roof Pitch	12/12
Number Of Overhead Doors	2	Overhead Door Size	9'x7'
Number of Service Doors	None	Service Door Size	36" X 80"
Number of Windows	3	Exterior Wall Framing	2x4
Soffit Type	Wood	Roofing Type	Shingle
Siding Type	Smartside	Includes	Garage Plan

Trending At Your Store

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GENERAL NOTES

This plan was designed and drafted BY Advanced Designs Inc. to meet average conditions and codes in the State of Nebraska at the time it was designed. This plan was also designed for seismic zone 1. Because codes and requirements can change and may vary from jurisdiction to jurisdiction, cannot warrant compliance with any specific code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application. This plan can be adapted to your local building codes and requirements, however, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes (city, county, state and federal). The purchaser and/or builder of this plan releases the designer from any claims or lawsuits that may arise during the construction of this structure or anytime thereafter.

* If the contractor or sub-contractor, in the course of their work finds any discrepancies between the plan and the physical conditions of the site or structure, or any errors in the plans or specifications, it shall be their responsibility to immediately inform ADI, who will promptly verify and if necessary correct the working drawings. Any work done after such discovery will be done at the contractor's expense.

DESIGN LOADS:

* Floor: Roof: Ceiling:
40 psf. live 30 psf. live 10 psf. live
15 psf. dead 10 psf. dead 10 psf. dead

* Soil bearing Capacity - 1500 psf.

* Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.

CONCRETE AND FOUNDATIONS:

- * All foundation walls and slabs on grade shall be 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
- * All interior slabs on grade shall bear on 4" compacted granular fill with 6 mil. polyethylene vapor barrier underneath.
- * Provide proper expansion and control joints as per local requirements.
- * All 36" x 36" x 18" concrete pads to have (3) #5 rods each way.
- * All 48" x 48" x 24" concrete pads to have (4) #5 rods each way.
- * Foundation walls are not to be backfilled until properly braced.
- * Verify depth of frost footings with your local codes.
- * Provide termite protection as required by HUD minimum property standards.
- * Foundation bolts must be anchored to sill plate with 5/8" bolts embedded 15" in concrete walls.

STEEL:

- * All structural steel for beams and plates shall comply with ASTM specification A-36.
- * All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501.
- * All reinforcing steel for concrete shall comply with ASTM specification A-615 Grade 60.
- * Provide steel shims in all beam pockets.
- * Steel columns are to be 3" I.D. (inside diameter) unless noted otherwise.

FRAMING MEMBERS:

- * Unless noted otherwise, all framing lumber shall have the following characteristics:
Fb = 1,000 psi Fv = 75 psi E = 1,400,000 psi
- * Contractor to confirm the size, spacing and stress characteristics of all framing and structural members to meet your local code requirements.
- * Hole sizes and locations in GluLam or Laminated Veneered Lumber (L.V.L.) members are to be confirmed by a professional engineer.
- * Any structural or framing members not indicated on the plan are to be sized by contractor.
- * Double floor joists under all partition walls, unless noted otherwise.
- * All subflooring is assumed to be 3/4" thick, glued & nailed.
- * All exterior walls are dimensioned to outside of 1/2" sheathing.
- * Calculated dimensions take precedence over scaled dimensions.
- * All angled walls on floor plans are at 45 degree angle, unless otherwise noted.
- * Any wall 12'-0" high or higher shall be 2x6 and balloon framed.
- * Unless noted otherwise, above all openings that are:
 - (1) Load bearing and less than or equal to 3 ft. use 4x6
 - (2) Load bearing and more than 3 ft. use (2) 2x12 with 1/2" Plywood between.
 - (3) Non-load bearing and less than or equal to 6 ft. use 4x6
 - (4) Non-load bearing and more than 6 ft. use (2) 2x12 with 1/2" Plywood between.
- * (5) All exterior openings use (2) 2x12 with 1/2" Plywood between.
- * All trusses to be engineered by truss manufacturer according to the loading indicated on this plan.
- * All exterior corners shall be braced in each direction with let-in diagonal bracing or plywood.
- * Place (1) row of 1" x 3" cross-bridging on all spans over 8'-0" and (2) rows of 1" x 3" cross-bridging on all spans over 16'-0".
- * Collar ties are to be spaced 4'-0" o.c.
- * All purlins and kickers are to be 2x6's, unless noted otherwise.
- * Any hip or valley rafters over a 28'-0" span are to be Laminated Veneer Lumber (L.V.L.).

MISC. NOTES:

- * Prefabricated fireplaces and flues are to be U.L. approved and installed as per manufacturer's specifications.
- * All materials, supplies and equipment to be installed as per manufacturer's specifications and per local codes and requirements.
- * Provide proper insulation for all plumbing.
- * 1/2" water-resistant drywall around showers, tubs and whirlpools.
- * 1/2" drywall on interior walls and ceilings.
- * 5/8" type "X" fire code drywall on garage walls and ceilings.
- * When no brand is specified Windows are called out by glass size only.
- * Windows, if not noted, are assumed to be casements.
- * Header heights are labeled to bottom of arched transoms.
- * Confirm window openings for your local egress requirements and minimum light and ventilation requirements.
- * Headroom at stairs shall have a minimum clearance of 6'-8" high.
- * Provide proper handrails at stairs per local codes.
- * The mechanical and electrical layouts are suggested only. Consult your mechanical and electrical contractors for exact specifications, locations and sizes.
- * Jog flue to rear of ridge as necessary.
- * Provide proper wiring for all electrical appliances, mechanical equipment and whirlpools per manufacturer's specifications.
- * Air conditioner locations may vary depending on restrictive covenants and codes.

STAPLETON

MENARDS®

HOMEOWNER/BUILDER/CONTRACTOR MUST
REVIEW ALL DIMENSIONS AND STRUCTURAL ON THESE
PLANS PRIOR TO BUILDING. THEY RELEASE
ADVANCED DESIGNS FROM ANY LAWSUITS
THAT MAY OCCUR DURING OR THERE AFTER
THE BUILDING PROCESS



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ADVANCED DESIGNS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM
LOCATED IN OMAHA, NE. BECAUSE SITE CONDITIONS MAY VARY
AND PLANS ARE BASED ON YOUR SPECIFIC SITE, CONSTRUCTION
THESE PLANS SHOULD NOT BE USED WITHOUT THE ADVICE OF A
PROFESSIONAL ENGINEER.

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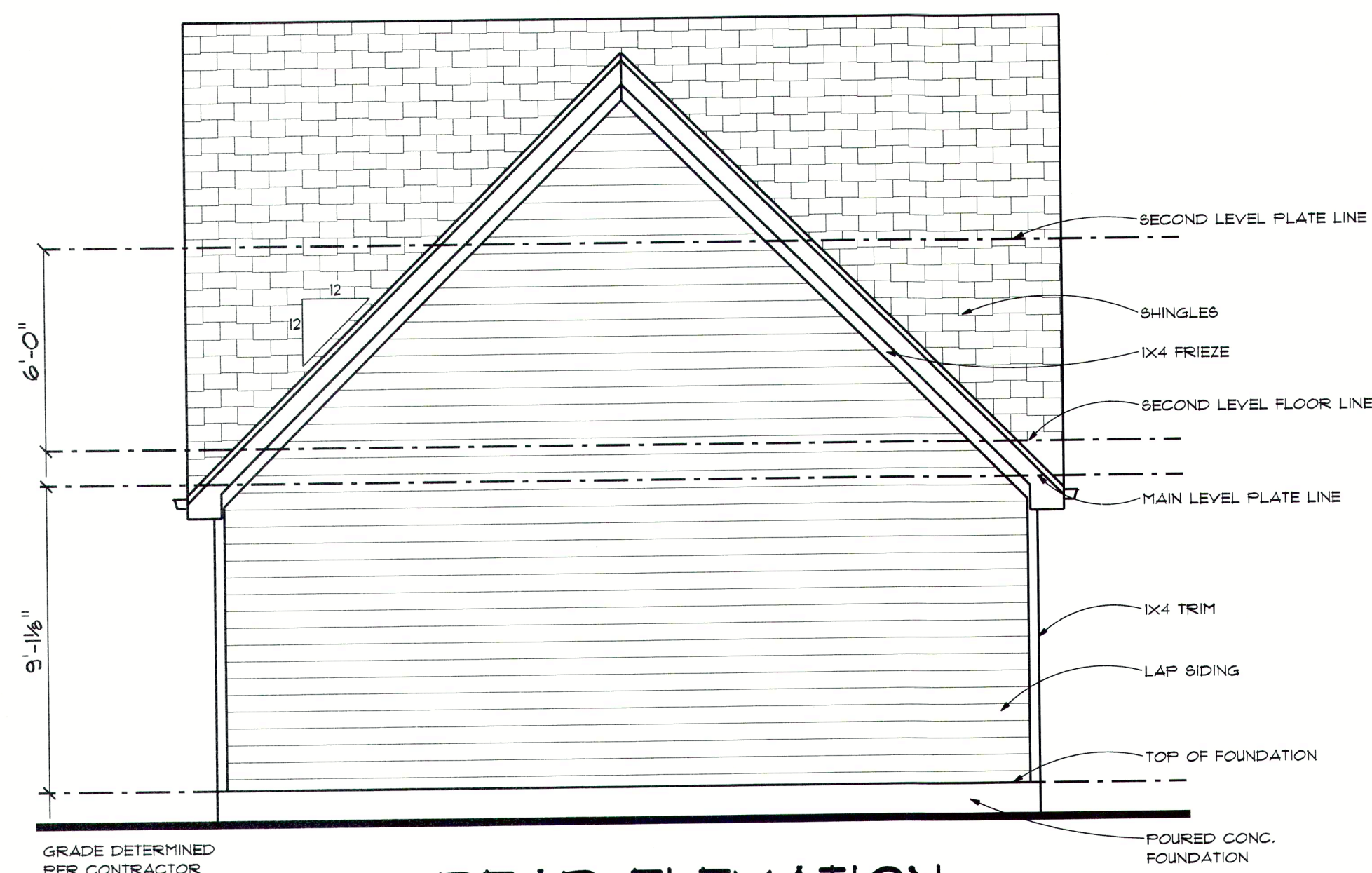
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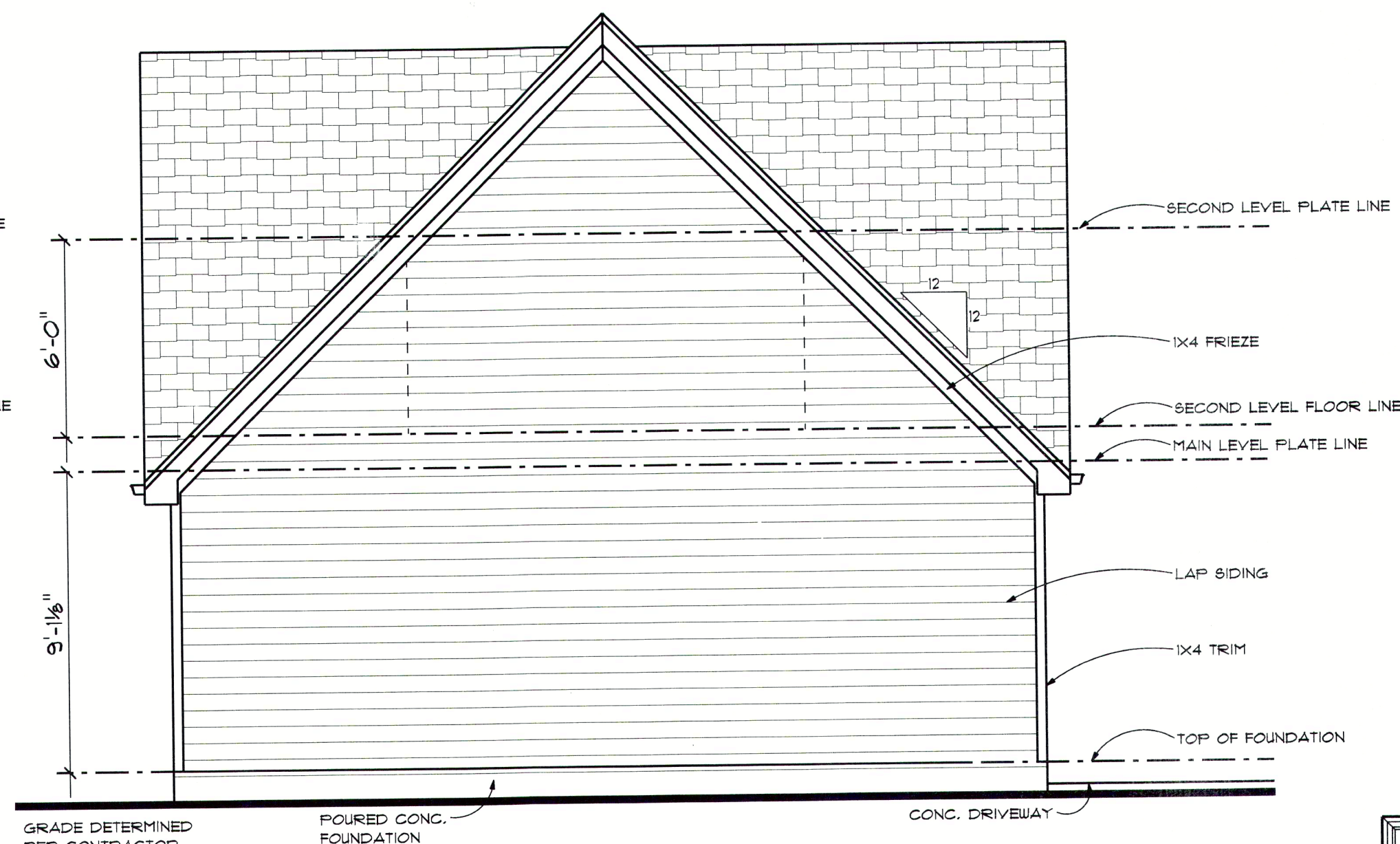
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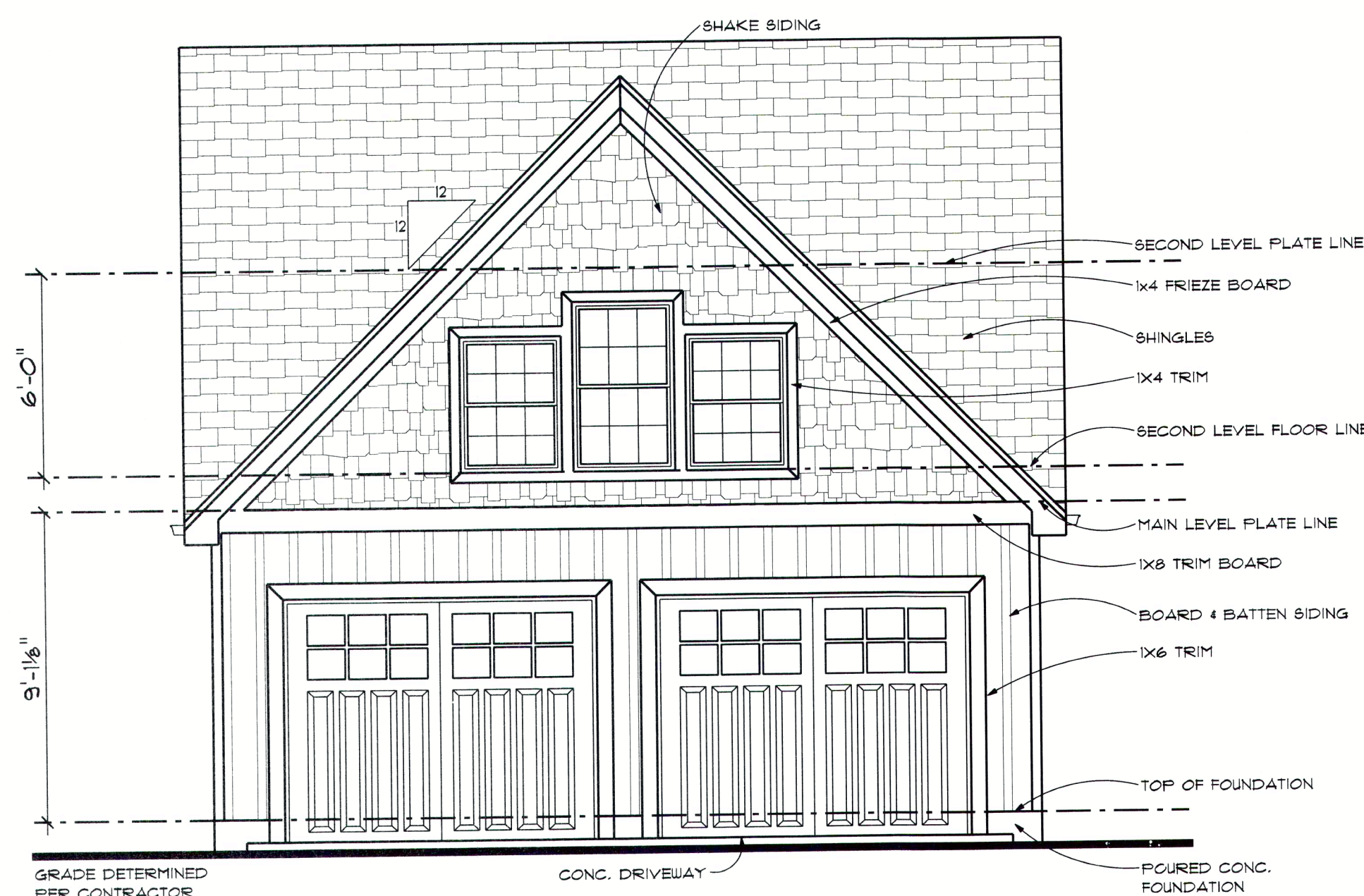
REAR ELEVATION

SCALE: 1/4"=1'-0"



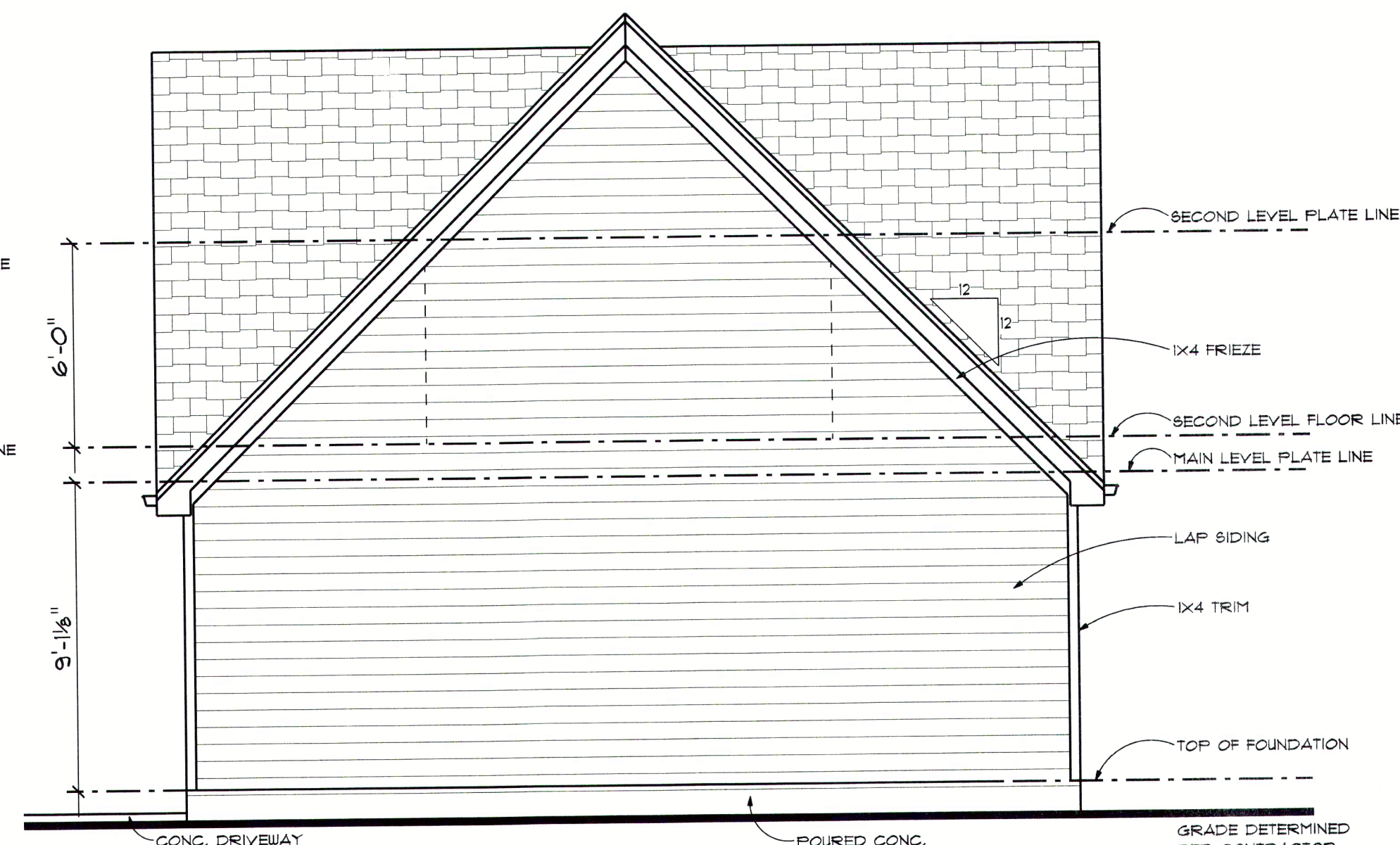
LEFT ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

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18" x 24" @ 1/4"

HOMEOWNER/BUILDER/CONTRACTOR MUST
REVIEW ALL DIMENSIONS AND STRUCTURAL ON THESE
PLANS PRIOR TO BUILDING. THEY RELEASE
ADVANCED DESIGNS FROM ANY LAWSUITS
THAT MAY OCCUR DURING OR THERE AFTER
THE BUILDING PROCESS

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THESE PLANS OR THE QUALITY OF THE CONSTRUCTION
THESE PLANS SHOULD NOT BE USED WITHOUT
THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL

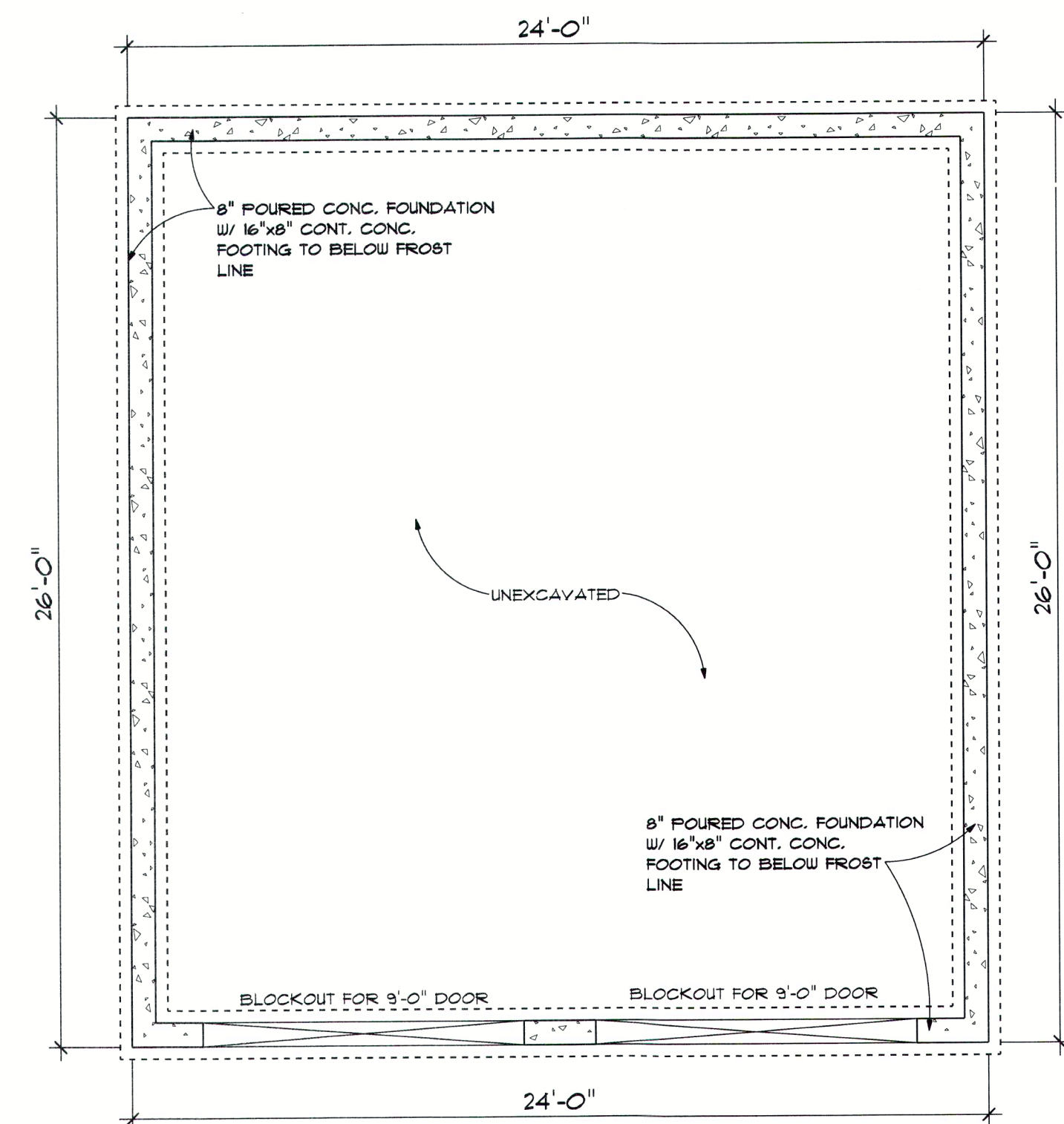
© 2015
1958078

SHEET
3

The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Note do not scale prints see dimensions

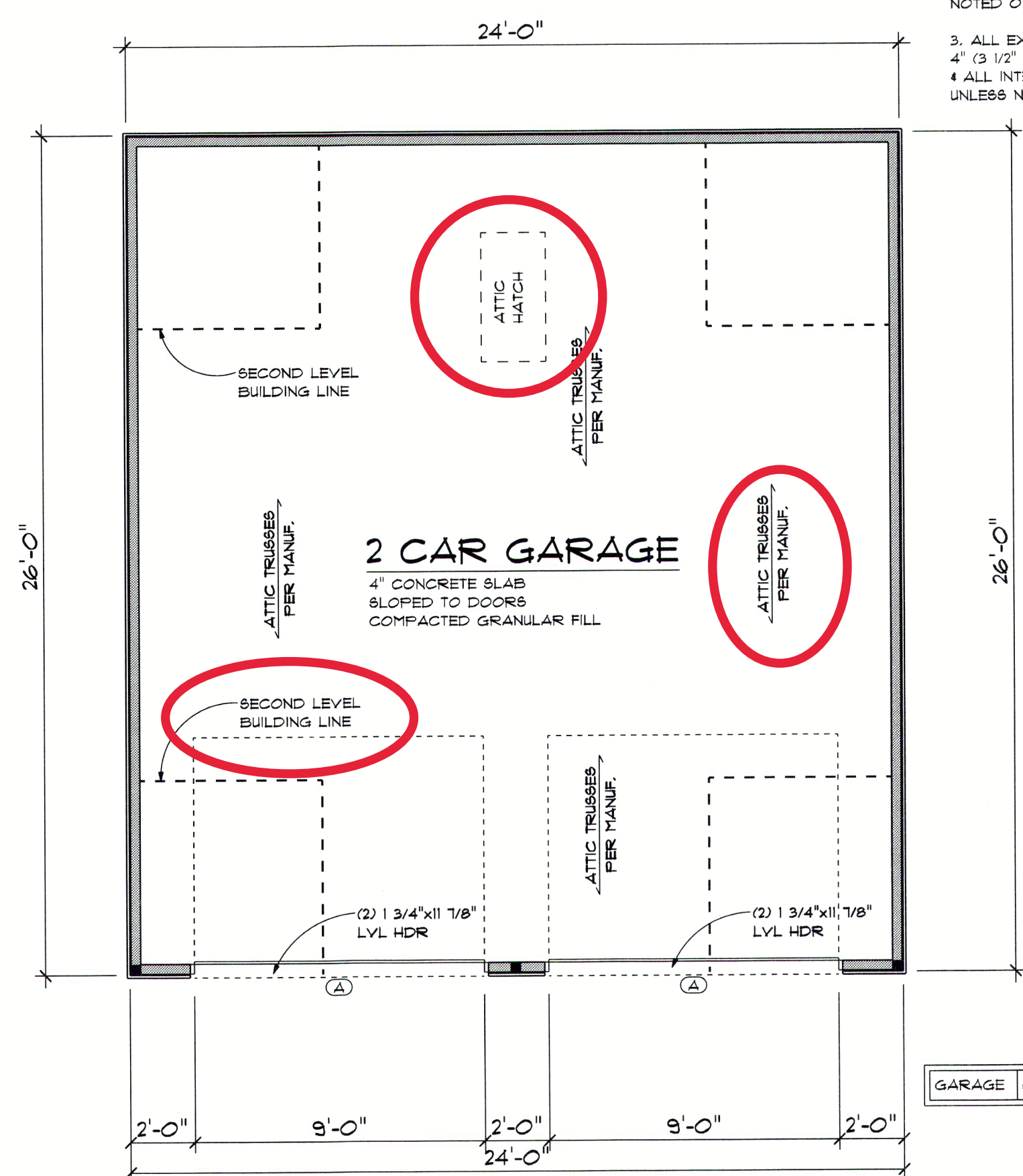
GENERAL NOTES:

1. ALL MAIN LEVEL
WALLS ARE 9'-1 1/8"
HIGH UNLESS NOTED
OTHERWISE
2. ALL ANGLED WALLS
ARE @ 45 DEG. UNLESS
NOTED OTHERWISE
3. ALL EXTERIOR WALLS ARE
4" (3 1/2" STUD+1/2" SHEATHING)
4. ALL INTERIOR WALLS ARE 3 1/2"
UNLESS NOTED OTHERWISE



FOUNDATION PLAN

SCALE: 1/4"=1'-0"



MAIN LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"

OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
A	GARAGE	108X84	9'-0" x 1'-0"	2

Advanced Houseplans.com



IF THIS IS NOT RED
DO NOT COPY

HOMEOOWNER/BUILDER/CONTRACTOR MUST
REVIEW ALL DIMENSIONS AND STRUCTURAL ON THESE
PLANS PRIOR TO BUILDING. THEY RELEASE
ADVANCED DESIGNS FROM ANY LIABILITY
THAT MAY OCCUR DURING OR THERE AFTER
THE BUILDING PROCESS



PRELIM
FINAL
6-21-18
REVISION

STAPLETON

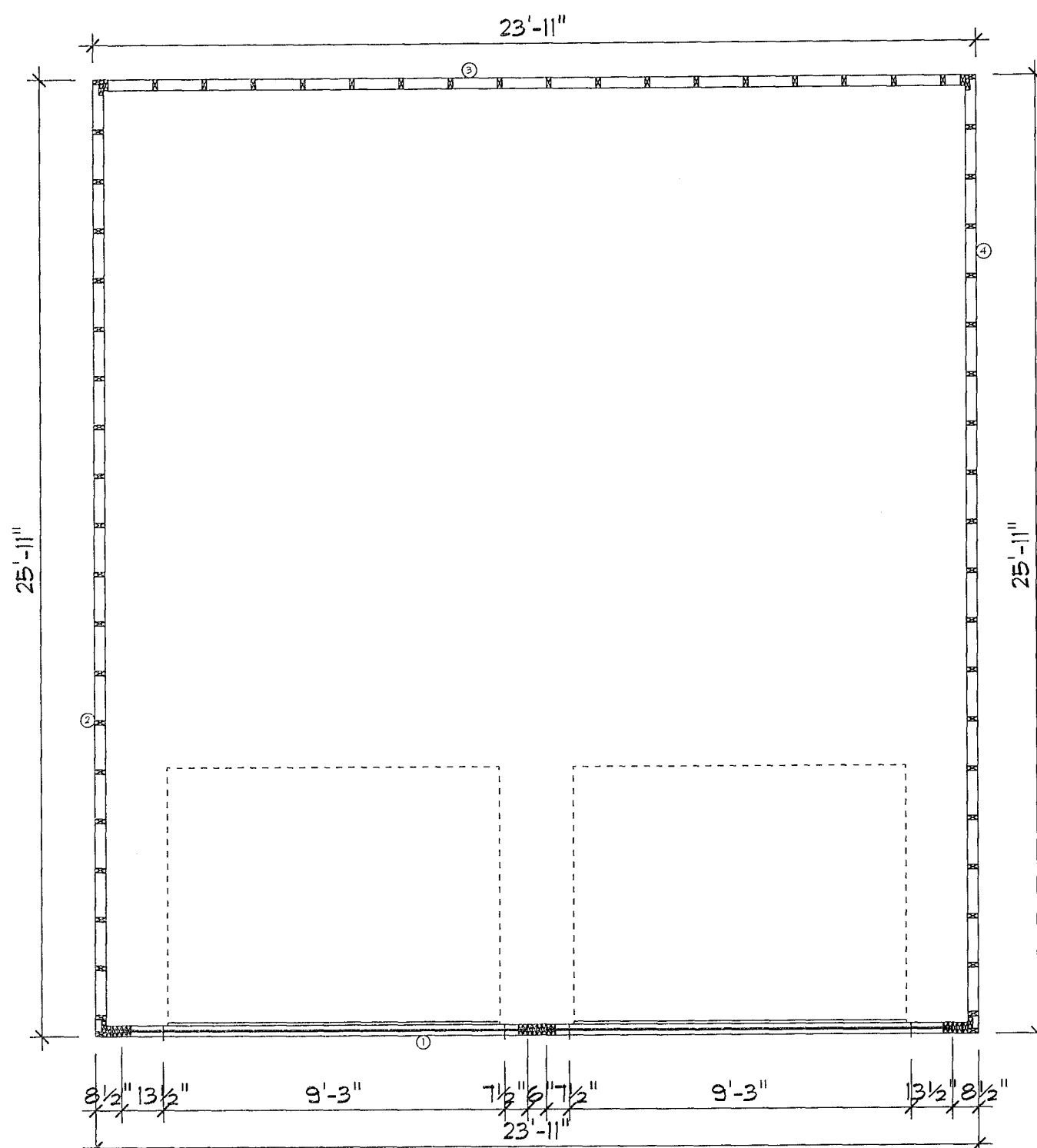
advancedhouseplans

ADVANCED DESIGNS IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM
LOCATED IN CHANDLER, ARIZONA. THE COMPANY'S DESIGN TEAM VARY
THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION
FOR THE ABSENCE OF A CONSTRUCTION PROFESSIONAL

1958078

SHEET
51

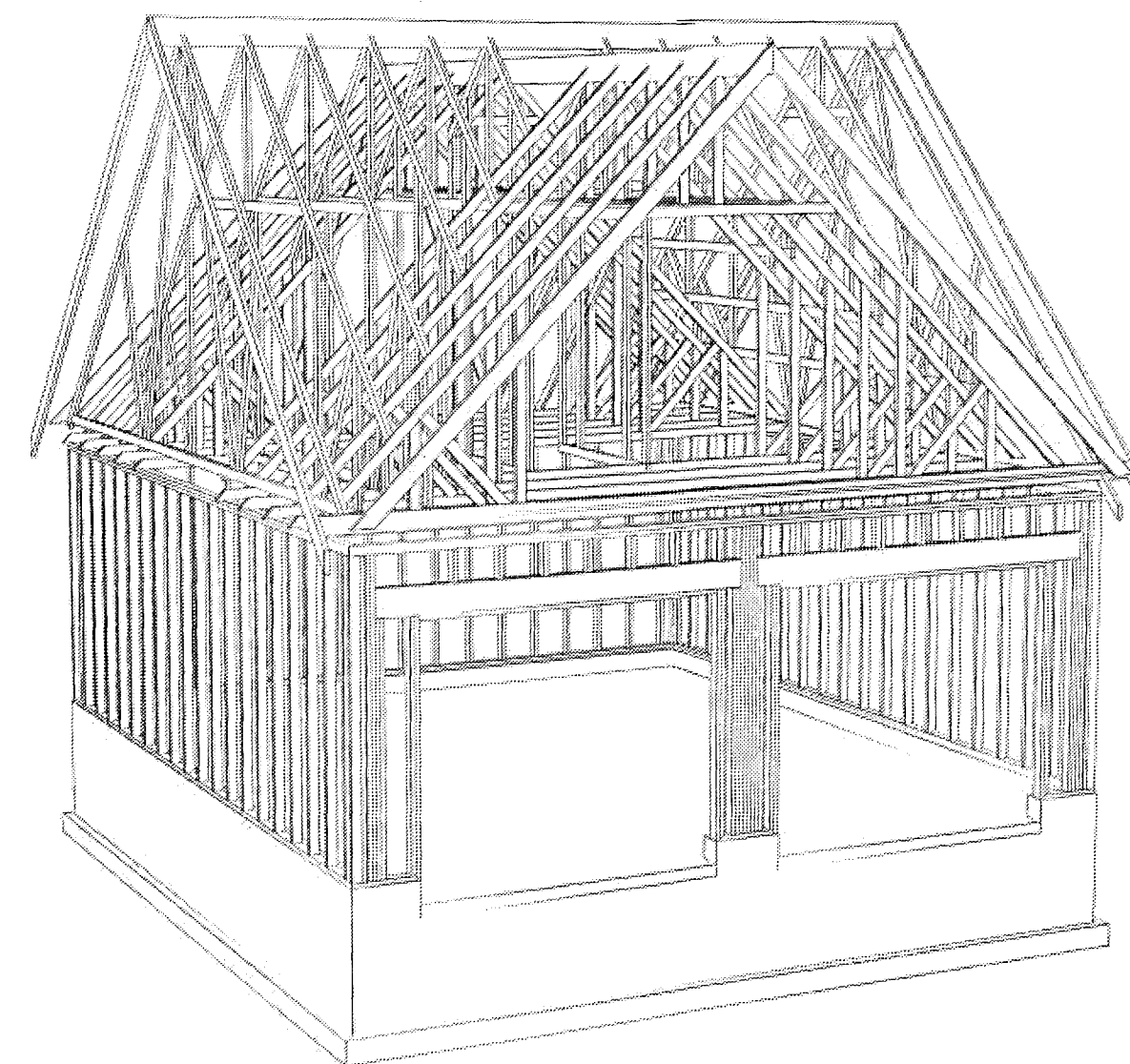
The purchaser of these plans is given the limited license to reproduce these plans for construction purposes only and further distribution is illegal. Note do not scale prints see dimensions



MAIN LEVEL FRAMING PLAN

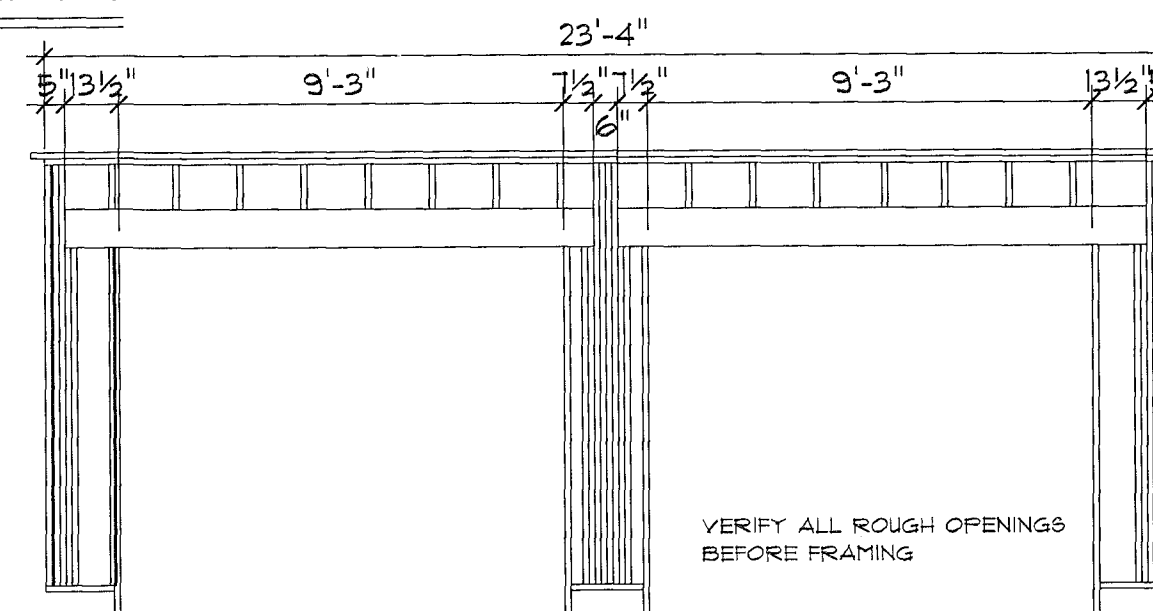
SCALE: 1/4" = 1'-0"

NOTE:
1. DIMENSIONS TO FRAMING
ONLY - DOES NOT INCLUDE
1/2" SHEATHING.
2. ALL WALLS ARE 2x4
STUDS @ 16" O.C. UNLESS
NOTED OTHERWISE.

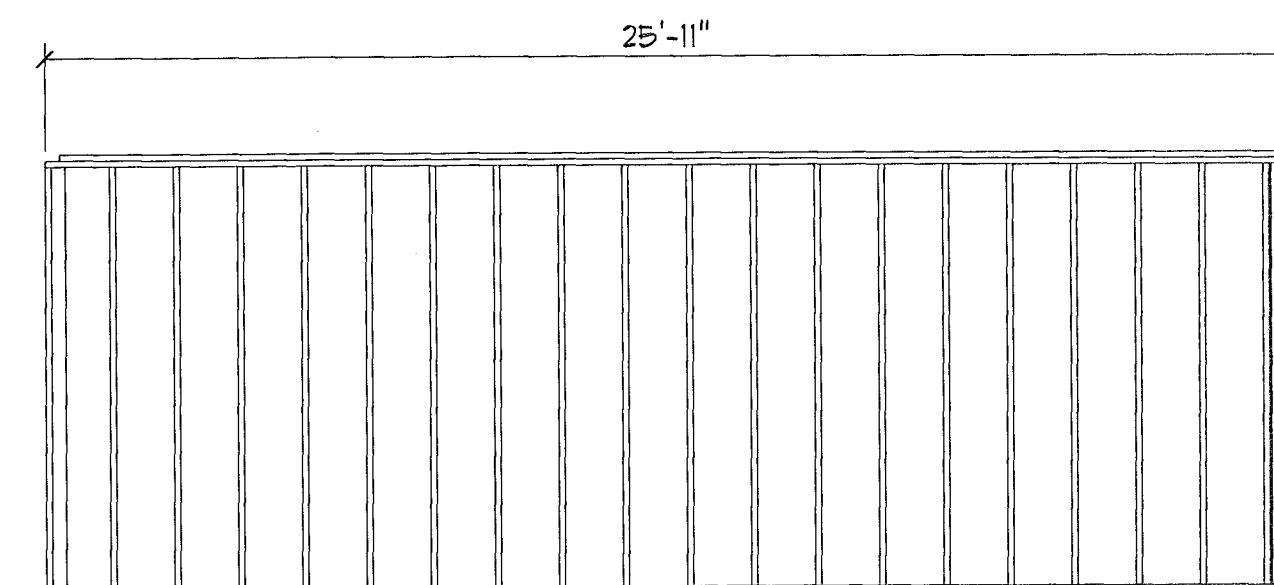


FRAMING DIAGRAM

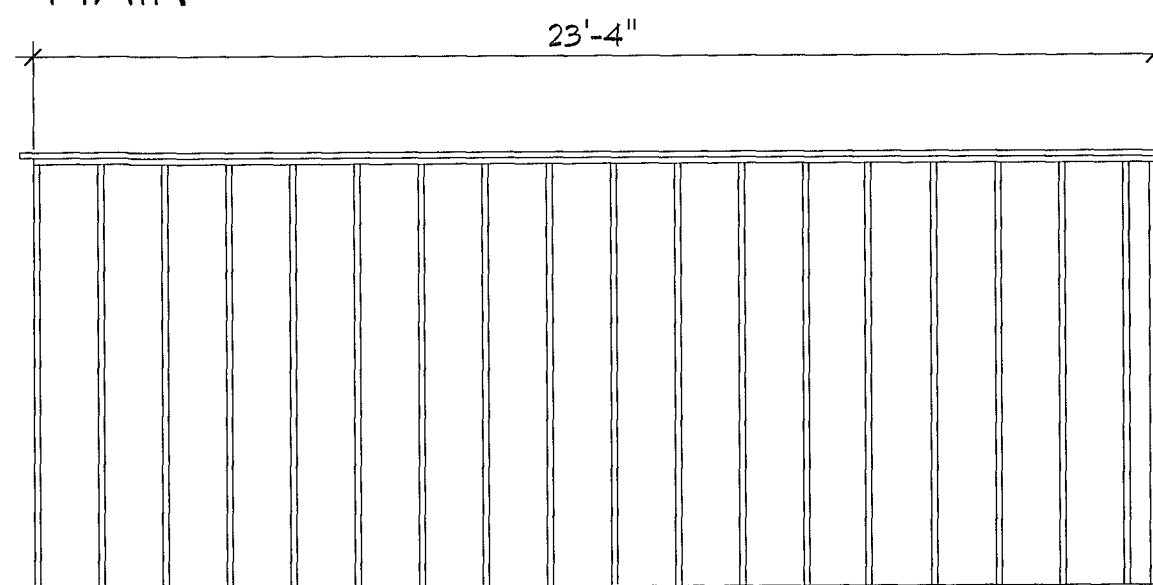
NOT TO SCALE



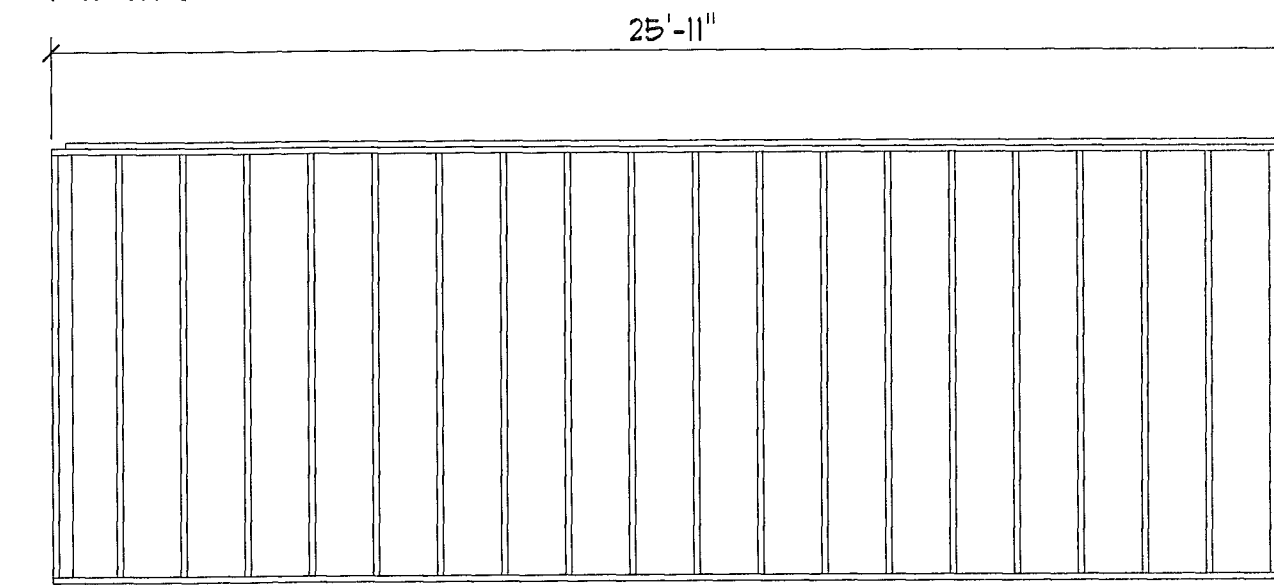
2x4 WALL NO. 1
MAIN



2x4 WALL NO. 2
MAIN



2x4 WALL NO. 3
MAIN



2x4 WALL NO. 4
MAIN

WALL PANELS

SCALE: 1/4" = 1'-0"

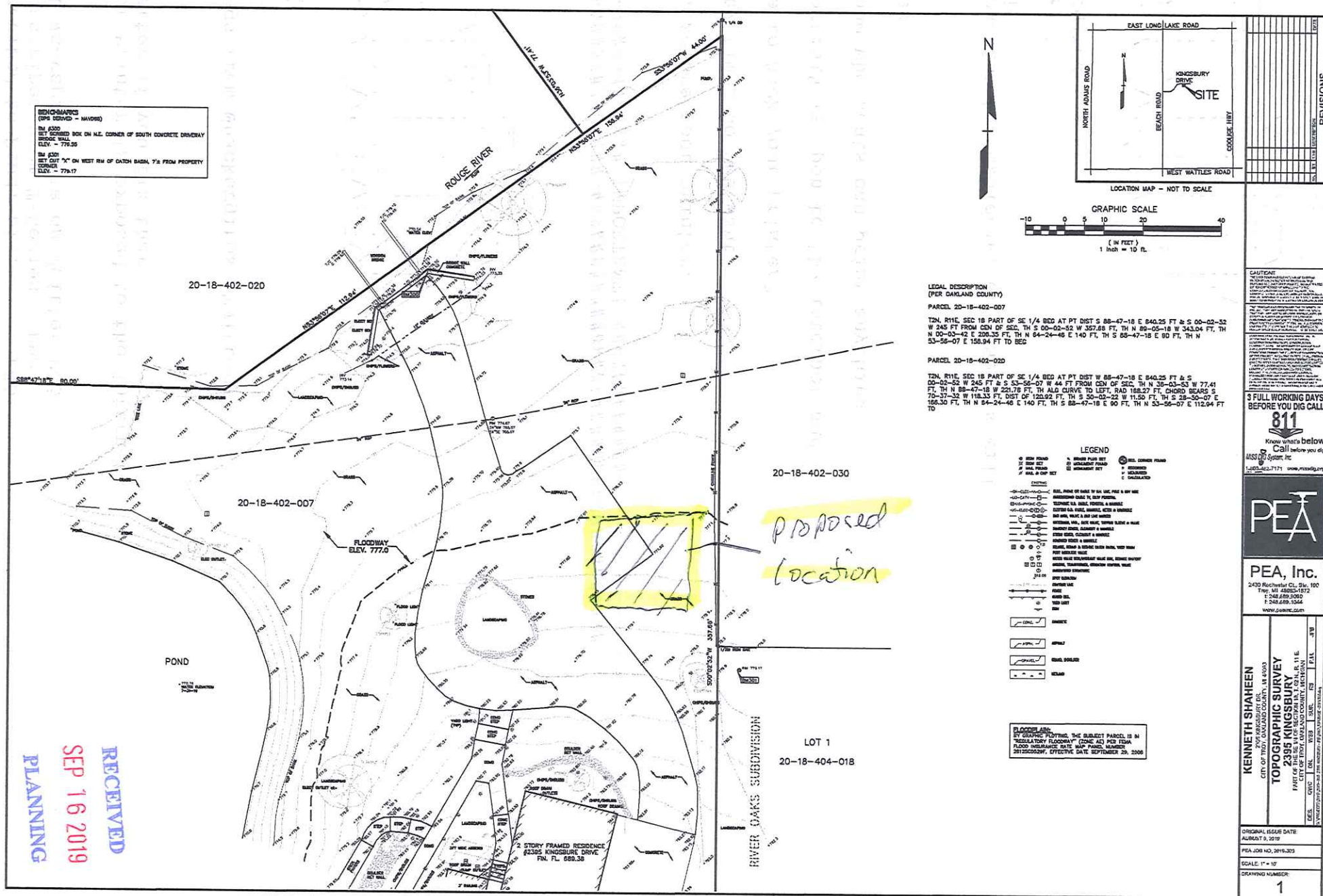
Advanced Houseplans.com



IF THIS IS NOT RED
DO NOT COPY

18"x24" @ 1/4"

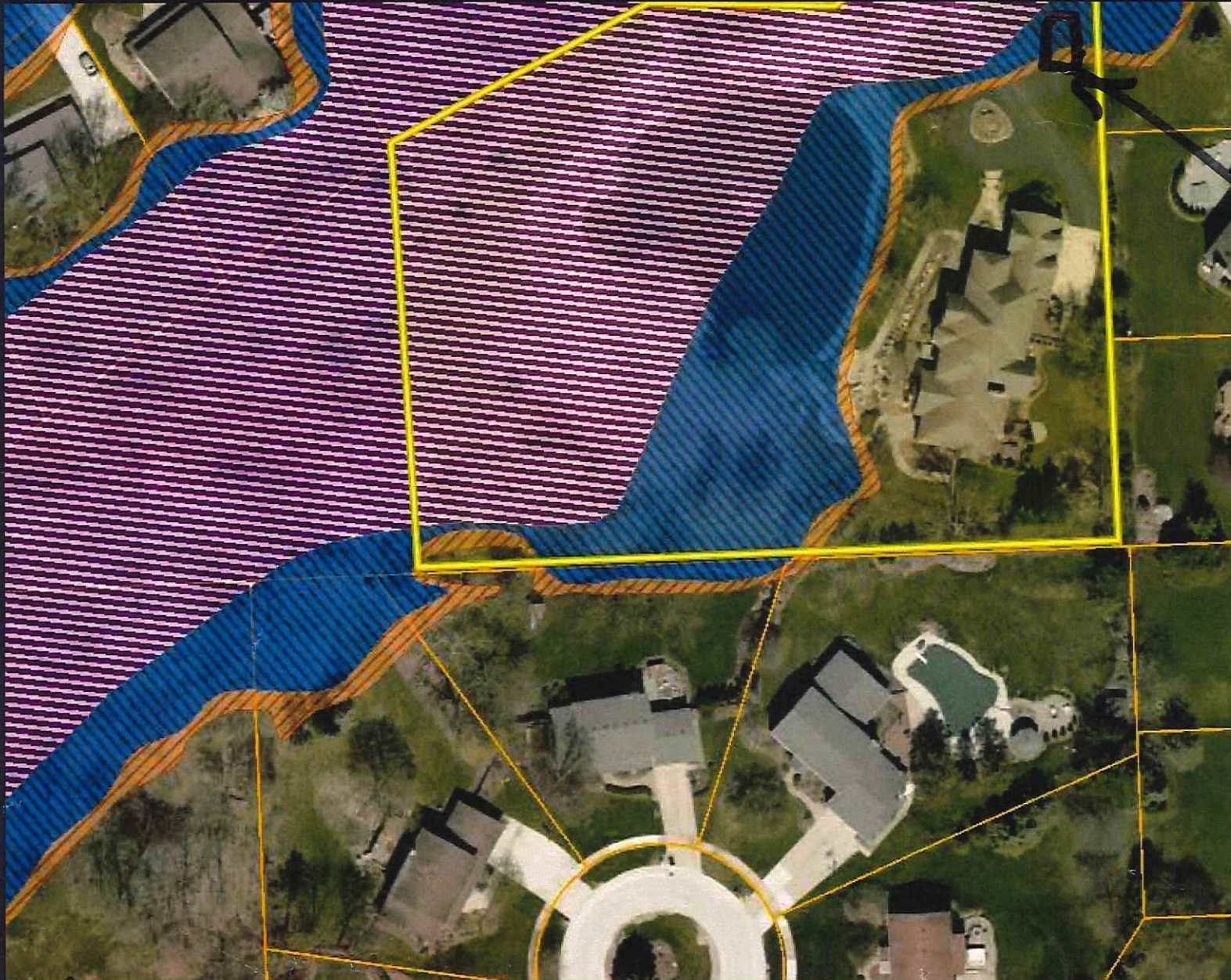
BENCHMARK
 (GPS SURVED - NAVD83)
 RM 6300
 SET Scribed BOX ON N.E. CORNER OF SOUTH CONCRETE DRIVEWAY
 BROADWAY WALL.
 ELEV. - 776.25
 RM 6301
 SET OUT "X" ON WEST RM OF CATCH BASIN, 7'2" FROM PROPERTY
 CORNER.
 ELEV. - 776.17



RECEIVED
SEP 16 2019
PLANNING



GIS Online



Legend:

DFIRM Flood Hazard Area

- X (500 Year)
- A (100 Year)
- AE (100 Year with Eng Study)
- AE (100 year with Eng Within Floodway)

□ Tax Parcel

Proposed location

RECEIVED
SEP 11 2018
PLANNING

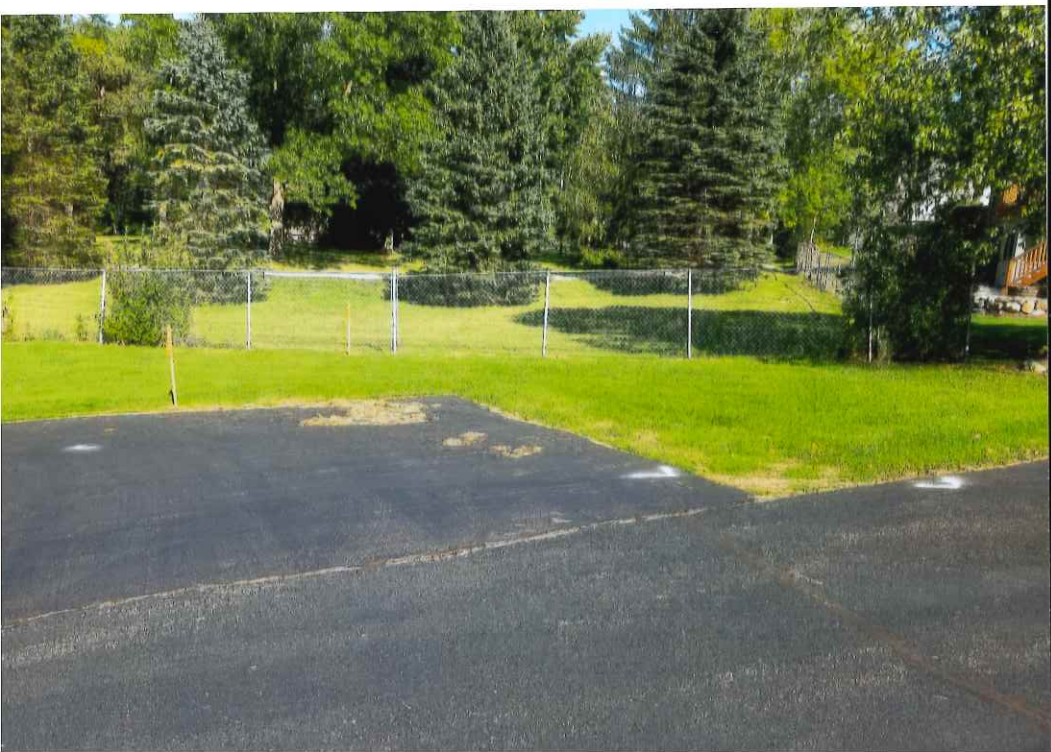
Notes:

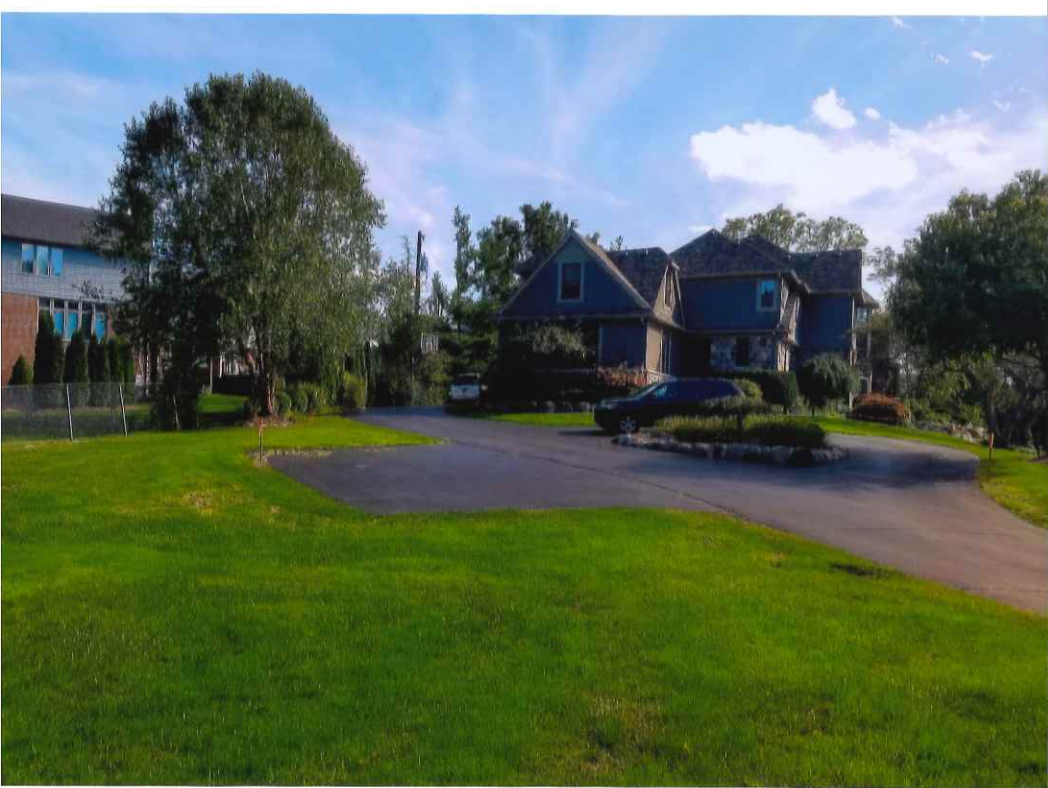
Map Scale: 1=94
Created: July 9, 2018



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.







B. **VARIANCE REQUEST, KATHRYN M. GOETZ, 4075 CHESTNUT HILL**: In order to construct an addition to the house, a variance from the required 40 foot front yard setback.

ZONING ORDINANCE SECTION: 4.06 (C), R-1A



4159

4135

4100

4125

4105

4090

4077

4080

4110

4096

4099

4076

4085

4054

ADAMS

WALNUT HILL

4075

CHESTNUT HILL

4056

4053

4036

4030

4045

4021

4016

4010

4015

W WATTLES

3980

3965

3960

2963

2941

2919

2897

2875

ADAMS

CHESTNUT HILL

3941

3940

3940

ADAMS

CHESTNUT HILL

4075



Zoning Board of Appeals Application

planning@troymi.gov | Fee \$150.00

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE DIGITAL APPLICATION AND FEE AT LEAST **29 DAYS BEFORE THE MEETING DATE**. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 4075 Chestnut Hill Dr.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-18-354-001
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Variance Request
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME Kathryn M. Goetz
COMPANY _____
ADDRESS 4075 Chestnut Hill Dr.
CITY Troy STATE MI ZIP 48068
PHONE 248-709-9916
E-MAIL Ktgoetz@sbcglobal.net
AFFILIATION TO THE PROPERTY OWNER: Self



Zoning Board of Appeals Application

6. **PROPERTY OWNER:**

NAME Kathryn M. Goetz

COMPANY _____

ADDRESS 4075 Chestnut Hill Dr.

CITY Troy STATE MI ZIP 48098

TELEPHONE 248-709-9916

E-MAIL Ktgoetz@sbcglobal.net

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, Kathryn M. Goetz (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 [Signature] DATE 10-7-19

PRINT NAME: Kathryn M. Goetz

PROPERTY OWNER SIGNATURE [Signature] DATE 10-7-19

PRINT NAME: Kathryn M. Goetz

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. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.

Re: 4075 Chestnut Hill Drive / Request for Variance

To Whom It May Concern:

My name is Kathryn M. Goetz, a single parent with four children.

My house is currently 1364 square feet of habitable space; living, dining, kitchen, 3 bedrooms, one bath, and laundry. No basement.

We badly need an additional bedroom and bath, as well as a reorganization of living/dining/kitchen.

My budget dictates minimizing the footprint of the addition and minimizing changes to the exterior.

Our design incorporates the existing interior and garage, creating a great room for living/dining/kitchen, 4 bedrooms, 2 baths and laundry.

The proposed addition provides an entry vestibule, new garage, and entry court.

For the new garage to function for SUV size vehicles a variance of 3'-6" would be required.

In the design process, we rejected the idea of adding the garage to the North facade, which would not have required a variance, because:

- a. it would not provide access from entry vestibule to garage, requiring access through the bedroom corridor which is not satisfactory
- c. extending the vestibule to the garage would eliminate the new bedroom for lack of light or egress
- d. extending the vestibule to the garage would require more square feet of addition to provide bedroom

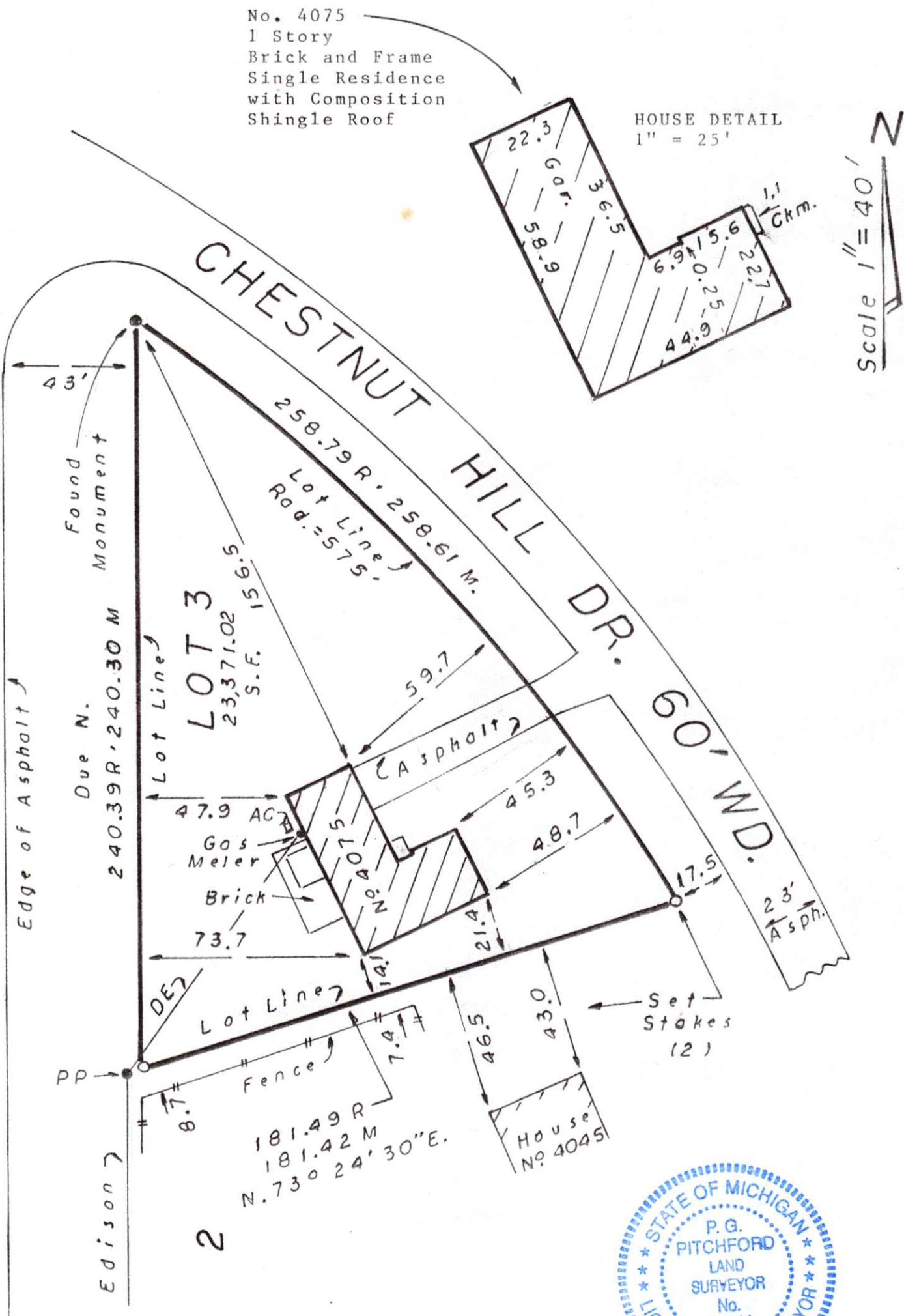
Thank you for your consideration,

Kathryn M. Goetz

ADAMS RD. 120' WD.

Pavement Width Varies

Edge of Asphalt



RESIDENTIAL PLOT PLAN
DATE: Sept. 11, 2019
Job No. 191626

SHEET 2 of 2

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48063
ESTABLISHED 1939

PETER G. PITCHFORD
TOM NORTHRUP

(248) 528-1717
FAX (248) 528-1746

CERTIFICATE OF SURVEY

RESIDENTIAL PLOT PLAN: 4075 Chestnut Hill Dr.

Prepared For: Kathryn Goetz
4075 Chestnut Hill
Troy, Mi. 48098
258-561-4757

LEGAL DESCRIPTION OF PROPERTY: 88-20-18-354-001

Lot 3, PINE HILL, a Subdivision of part of the S.W.1/4
of Section 18, T2N-R11E, Troy Twp., now CITY OF TROY,
Oakland County, Michigan.
Plat recorded LIBER 64, PAGE 24, O.C.R.
Bearings in relation to Adams Rd. as platted.

SEE DETAIL OF PROPERTY ON SHEET No. 2

SHEET 1 of 2

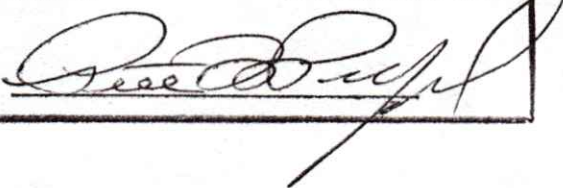


I HEREBY CERTIFY that I have surveyed and mapped the property herein described; and that said survey was performed with a relative error of closure of no greater than 1 in 5000 and that all the requirements of P.A. 132, 1970 have been complied with.

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48083
ESTABLISHED 1939

PETER G. PITCHFORD
TOM NORTHRUP

(248) 528-1717
FAX (248) 528-1746

ORDER No. 191626 DATE Sept. 11, 2019 BY: 

ADAMS RD. 120' WD.

Pavement Width Varies

Edge of Asphalt

Edison 7

Due N.
240.39 R. 240.30 M

Found Monument

2

LOT 3

23,371.02
S.F. 156.5

258.79 R. 258.61 M.
Lot Line
Rad. = 575'

Lot Line

Lot Line

47.9 AC
Gas Meter
Brick

73.7

181.49 R
181.42 M
N. 73° 24' 30" E.

Fence

59.7

45.3

48.7

21.4

46.5

43.0

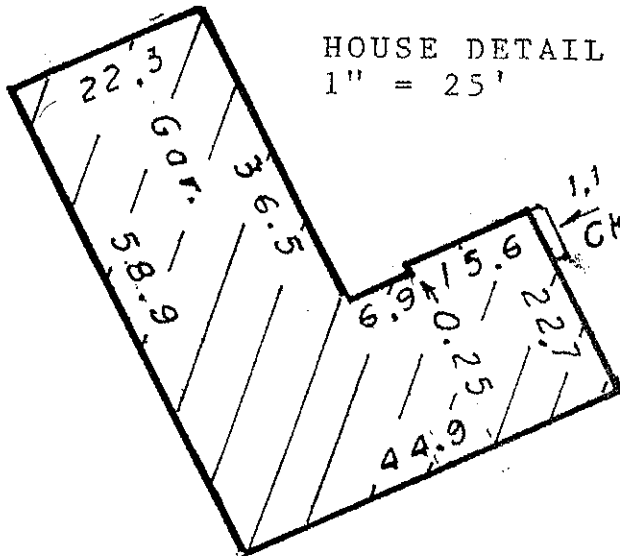
17.5

23' Asphalt

Set Stakes (2)

House No. 4045

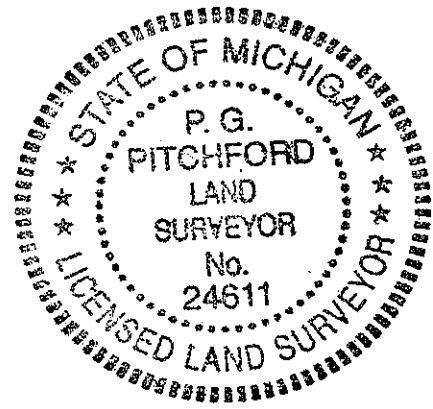
No. 4075
1 Story
Brick and Frame
Single Residence
with Composition
Shingle Roof



HOUSE DETAIL
1" = 25'

Scale 1" = 40' N

ADDITION



RESIDENTIAL PLOT PLAN
DATE: Sept. 11, 2019
Job No. 191626

SHEET 2 of 2

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48063
ESTABLISHED 1939


PETER G. PITCHFORD
TOM NORTHRUP

(248) 528-1717
FAX (248) 528-1746



GIS Online

Legend:

 Tax Parcel



Notes:

Map Scale: 1=94

Created: August 13, 2019

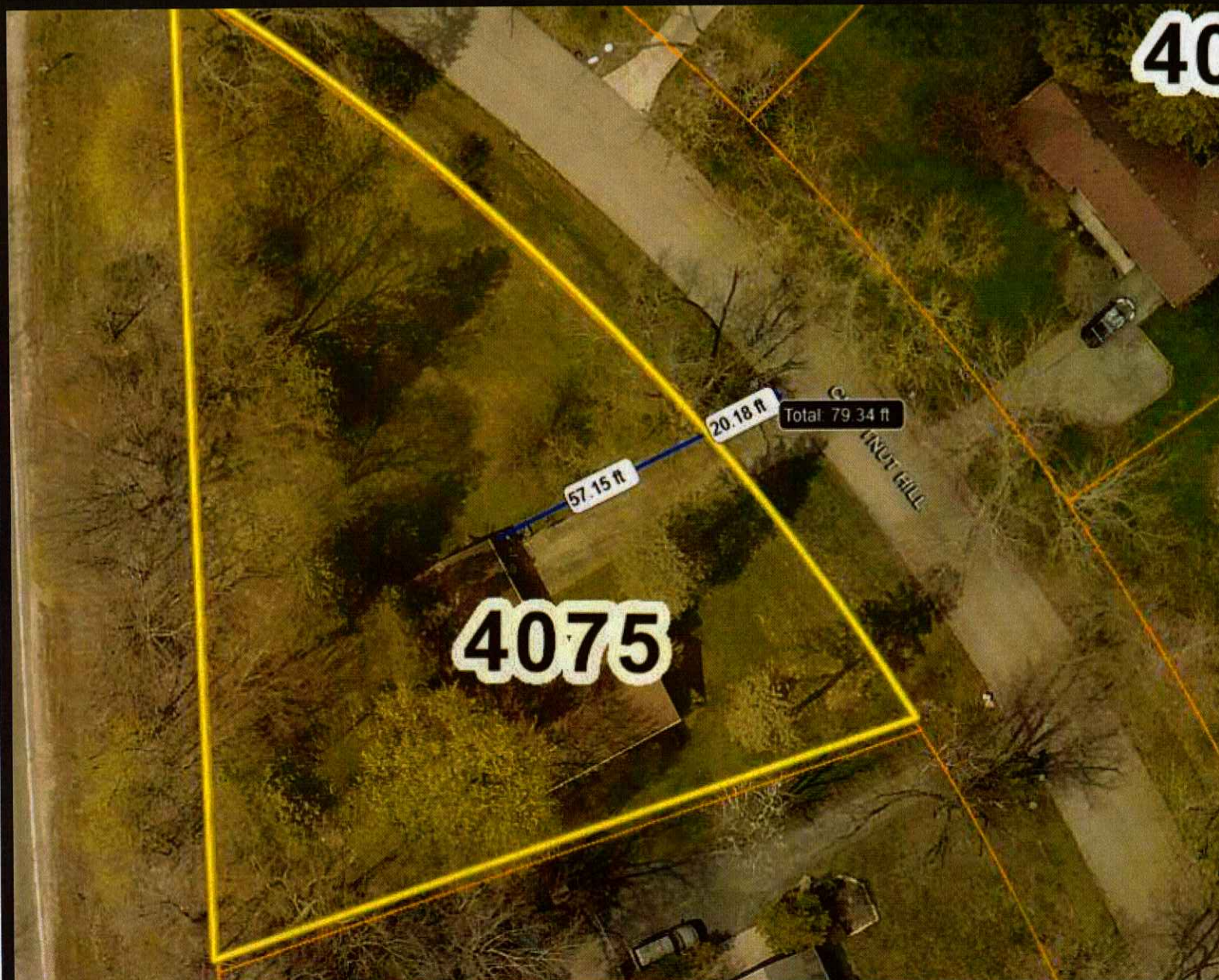


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GIS Online

Legend:



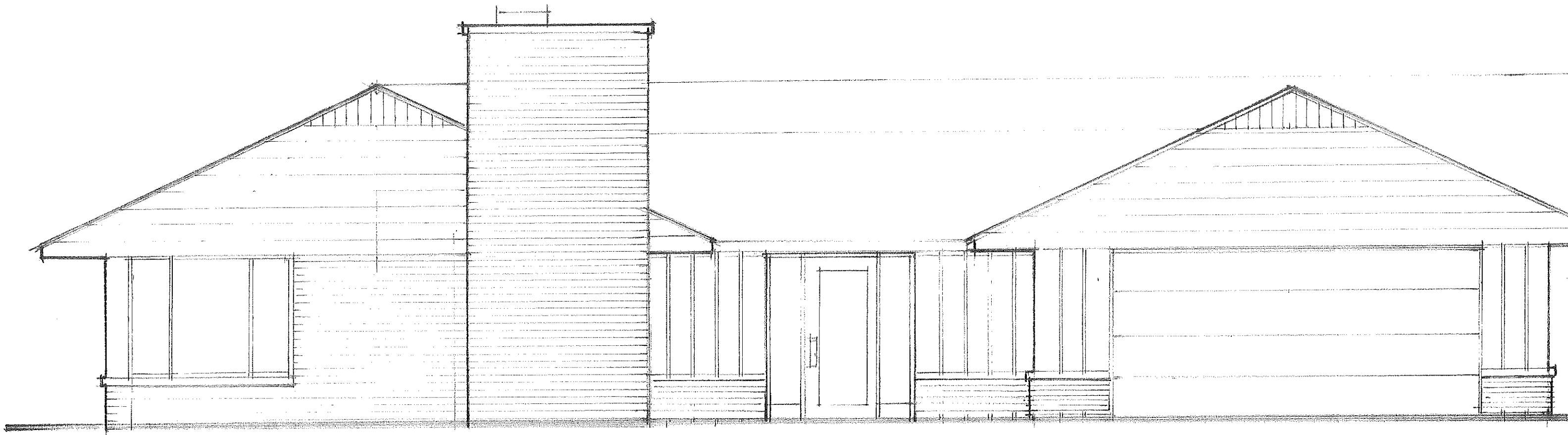
Notes:

Map Scale: 1=47

Created: August 13, 2019



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.

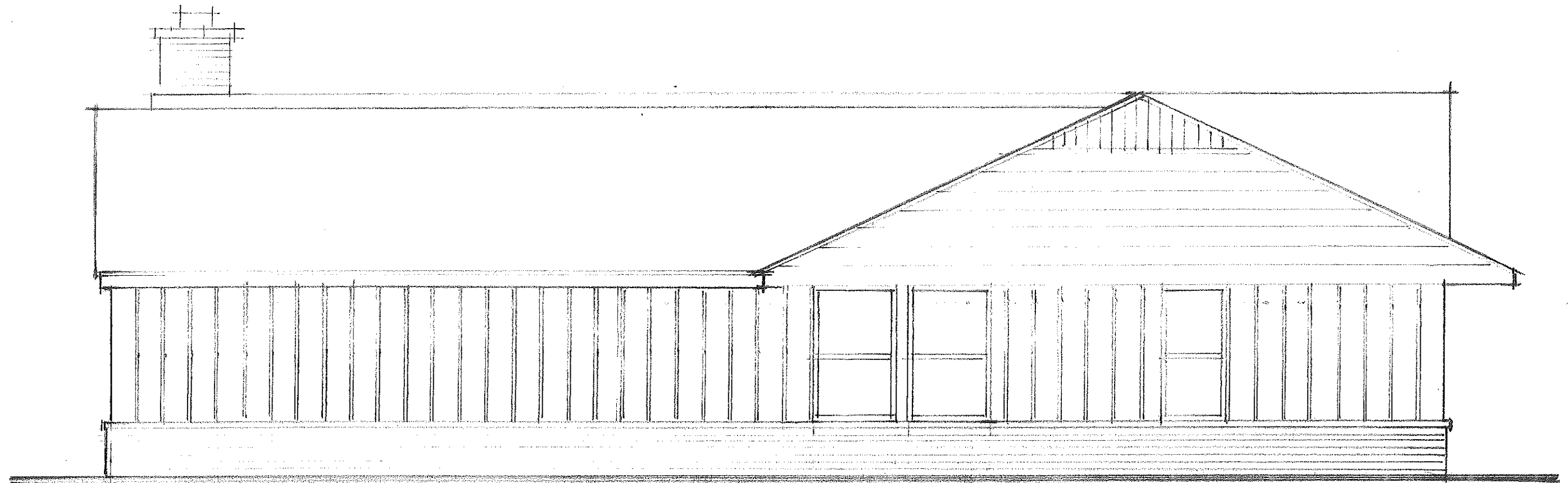


KATHRYN GOETZ

4075 CHESTNUT HILL TROY, MI

$\frac{1}{4}'' = 1'-0''$

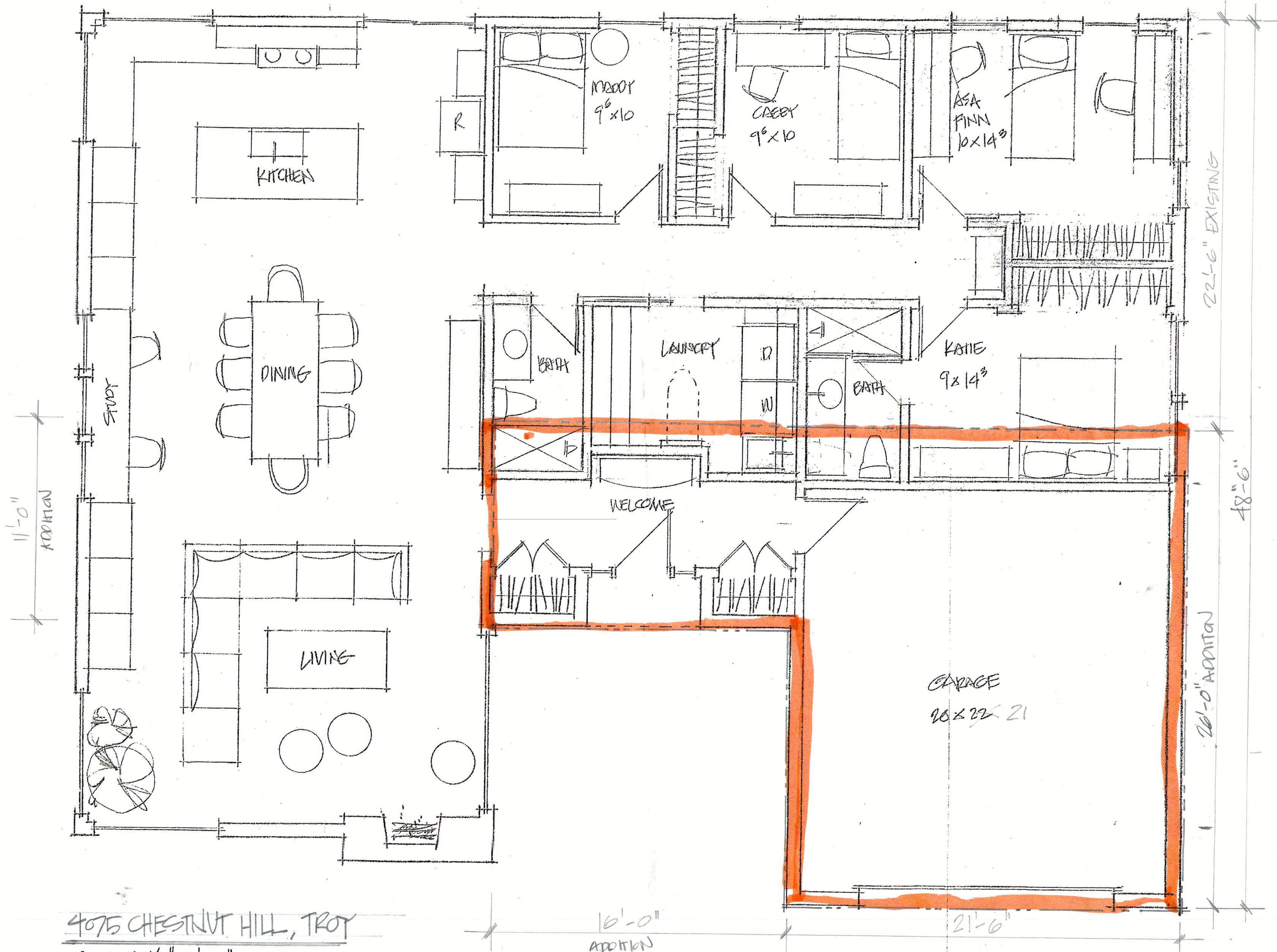
9-27-19



KATHRYN GOETZ - NORTH ELEVATION
4075 CHESTNUT HILL TROY MI

$\frac{1}{4}'' = 1'-0''$

10-19-2019



4075 CHESTNUT HILL, TROY

SCALE: 1/4" = 1'-0"

ADDITLOW











