

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

January 21, 2020

7:30 P.M.

Council Chamber

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – December 17, 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, JEFF DAWKINS, 5910 HILMORE DRIVE: to split one parcel into two and construct a new home on one of the parcels: 1) a variance from the 85 foot minimum required lot width, 2) a variance from the 30 foot minimum required setback from Philatha St., 3) a variance to allow the existing detached garage to remain after the existing home is demolished, 4) a variance to allow the existing detached garage to be larger than allowed.

ZONING ORDINANCE SECTIONS: 4.06 (C), R-1C Zoning District; 7.03 (A) (1), 7.03 (B) (2) (c)

6. COMMUNICATIONS - None

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.

7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

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On December 17, 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
David Eisenbacher
Aaron Green
Orestis Kaltsounis
James McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. PROCEDURE

3. APPROVAL OF MINUTES – November 19, 2019

Moved by Green
Seconded by Eisenbacher

RESOLVED, to approve the November 19, 2019 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes.

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.

Moved by Green
Second by Eisenbacher

RESOLVED, to postpone the request to the next meeting.

Yes: All

MOTION PASSED

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.

Moved by McCauley
Second by Desmond

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

6. COMMUNICATIONS – None.
7. MISCELLANEOUS BUSINESS – 2020 Meeting schedule – no changes proposed
8. PUBLIC COMMENT – Two persons commented.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:22 pm.

Respectfully submitted,

Glenn Clark, Chair

Paul Evans, Zoning and Compliance Specialist

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 48098
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 48098
PHONE 248-877-1729
E-MAIL kennethwshohsen@yahoo.com
AFFILIATION TO THE PROPERTY OWNER: self

RECEIVED
SEP 16 2019
PLANNING



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

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 9/16/19

PRINT NAME: Kenneth Shaheen

PROPERTY OWNER SIGNATURE above DATE 9/16/19

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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SEP 16 2019
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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.

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PLANS PRIOR TO BUILDING. THEY RELEASE
ADVANCED DESIGNS FROM ANY LAWSUITS
THAT MAY OCCUR DURING OR THEREAFTER
THE BUILDING PROCESS



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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 ASSISTANCE OF A PROFESSIONAL ENGINEER.

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1

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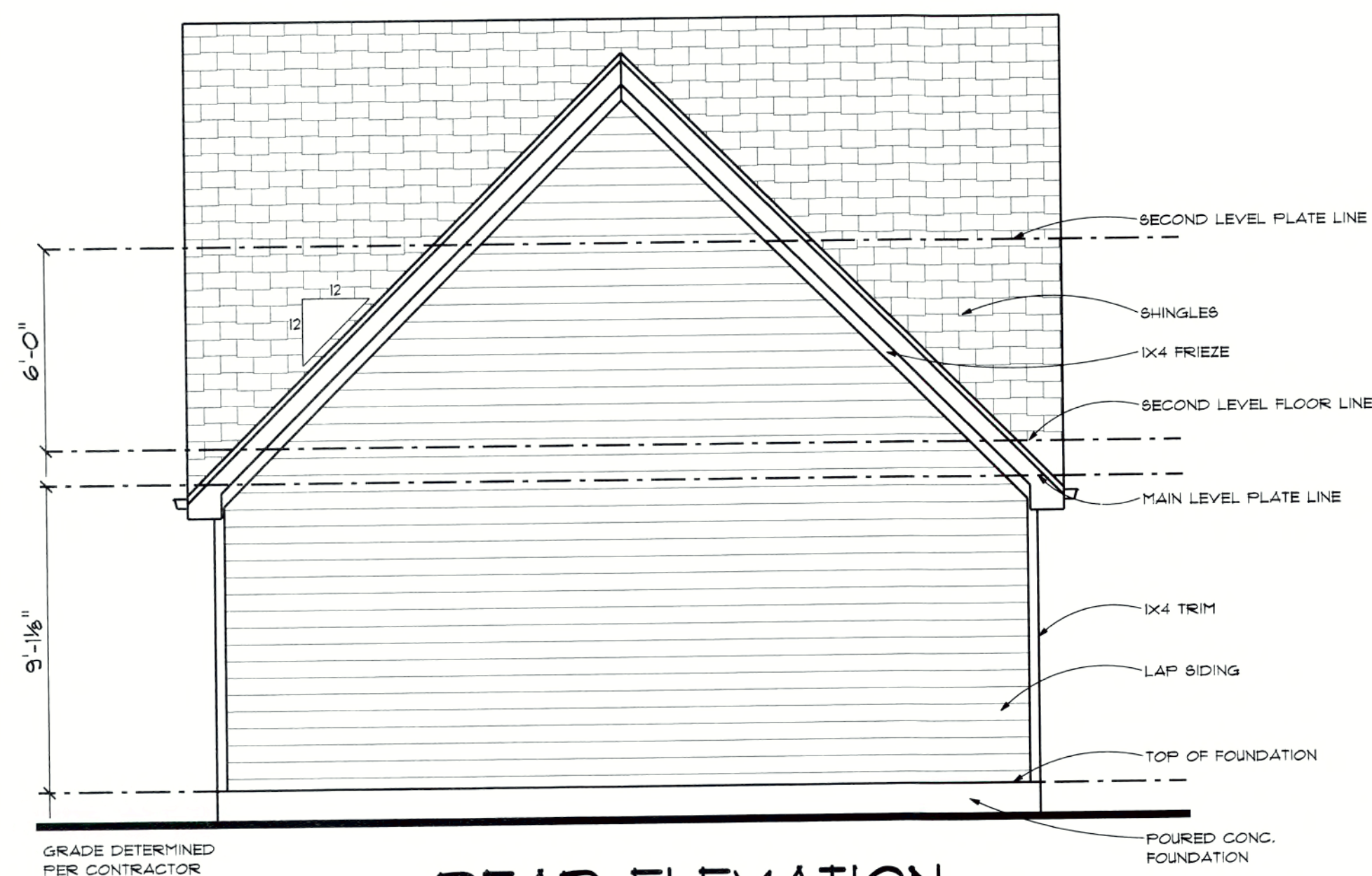
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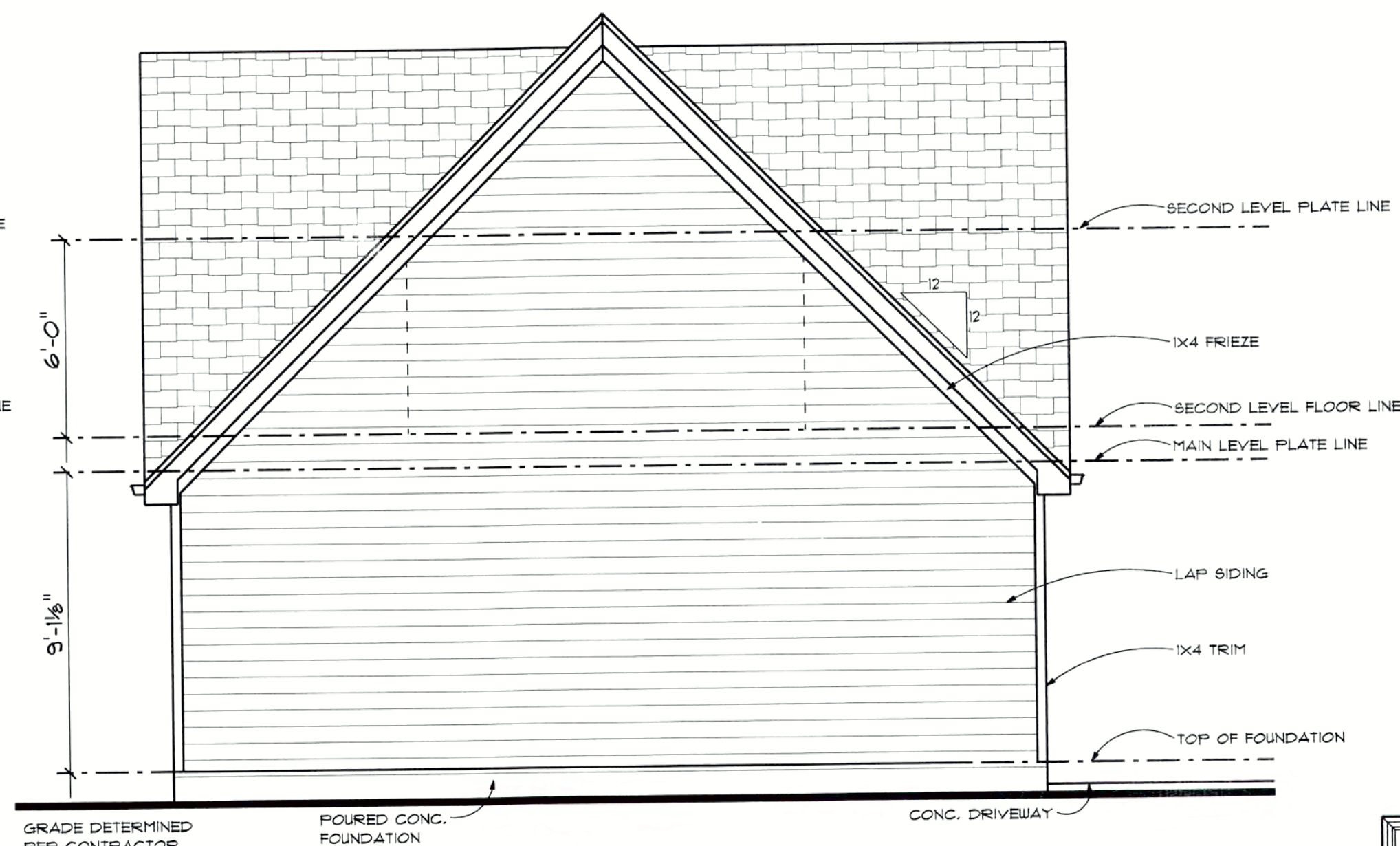
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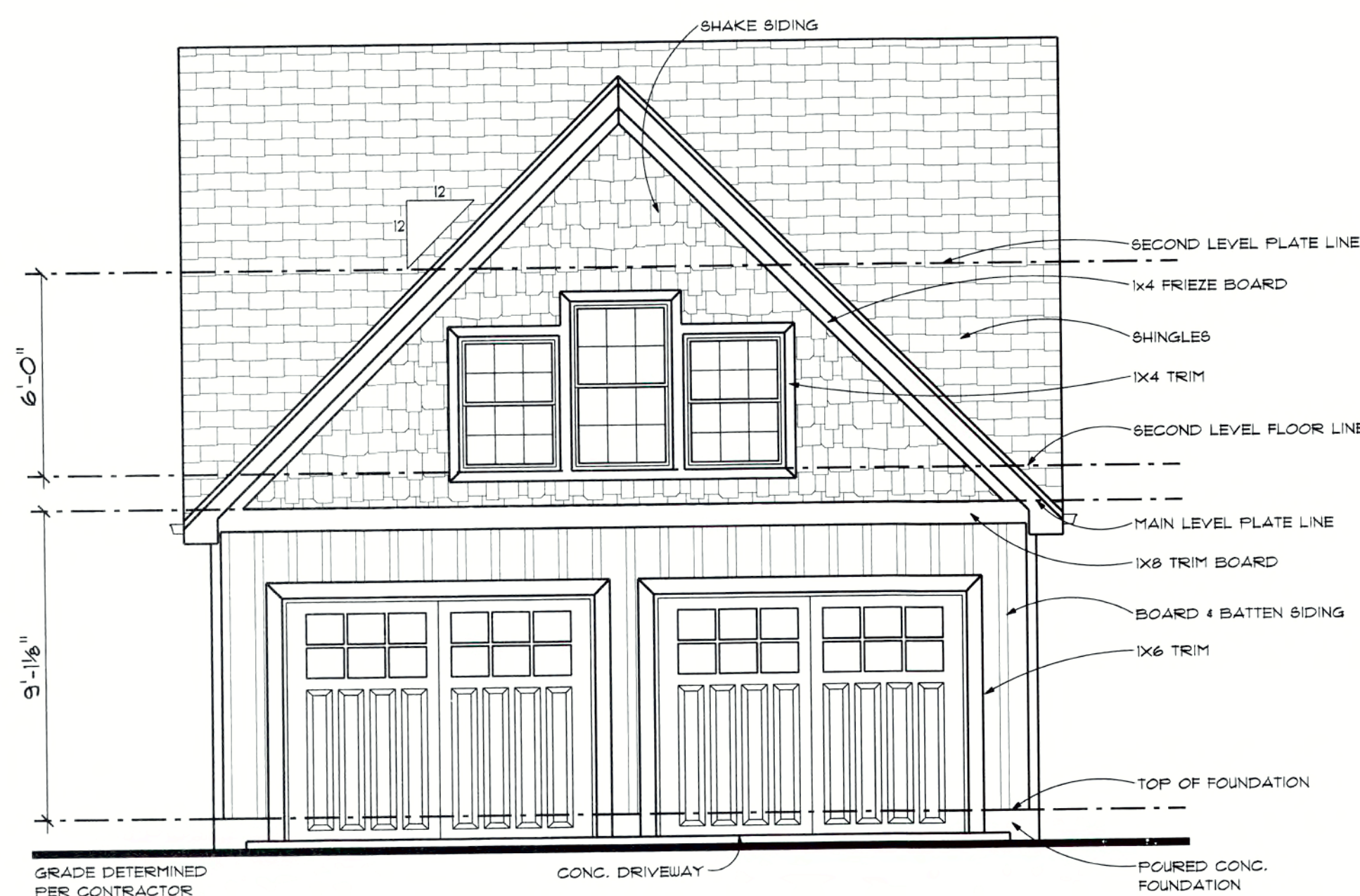
REAR ELEVATION

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



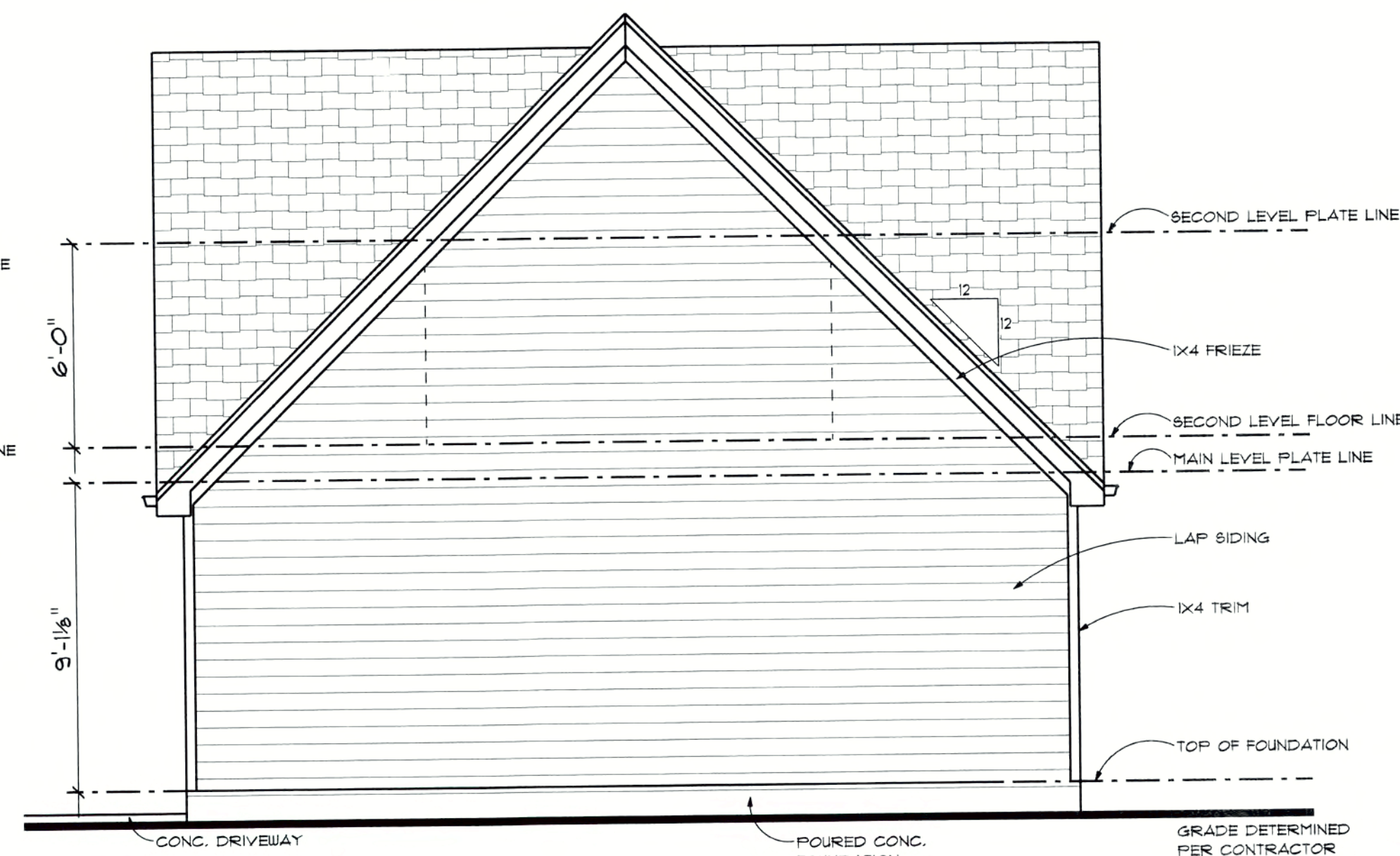
LEFT ELEVATION

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"

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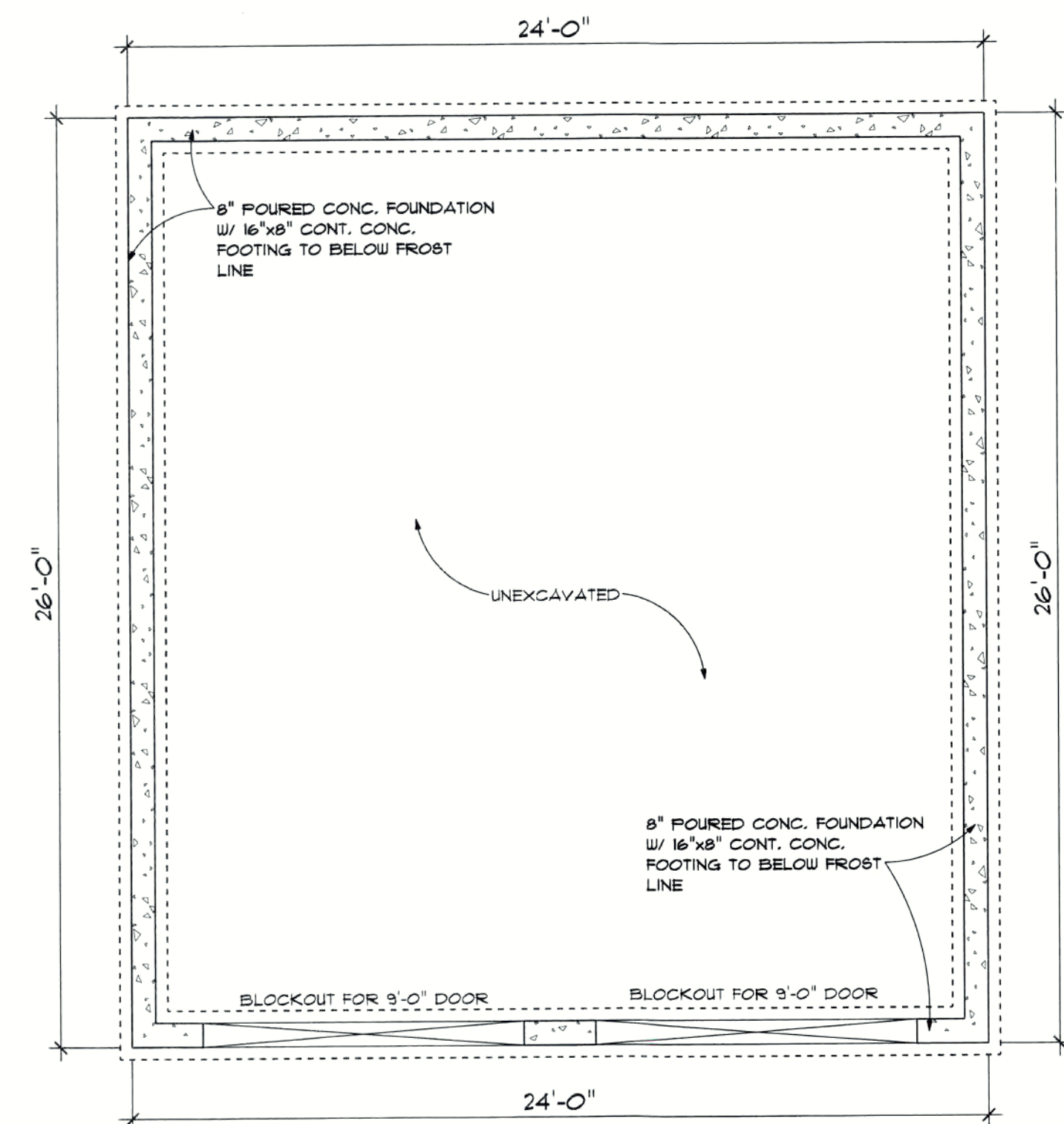
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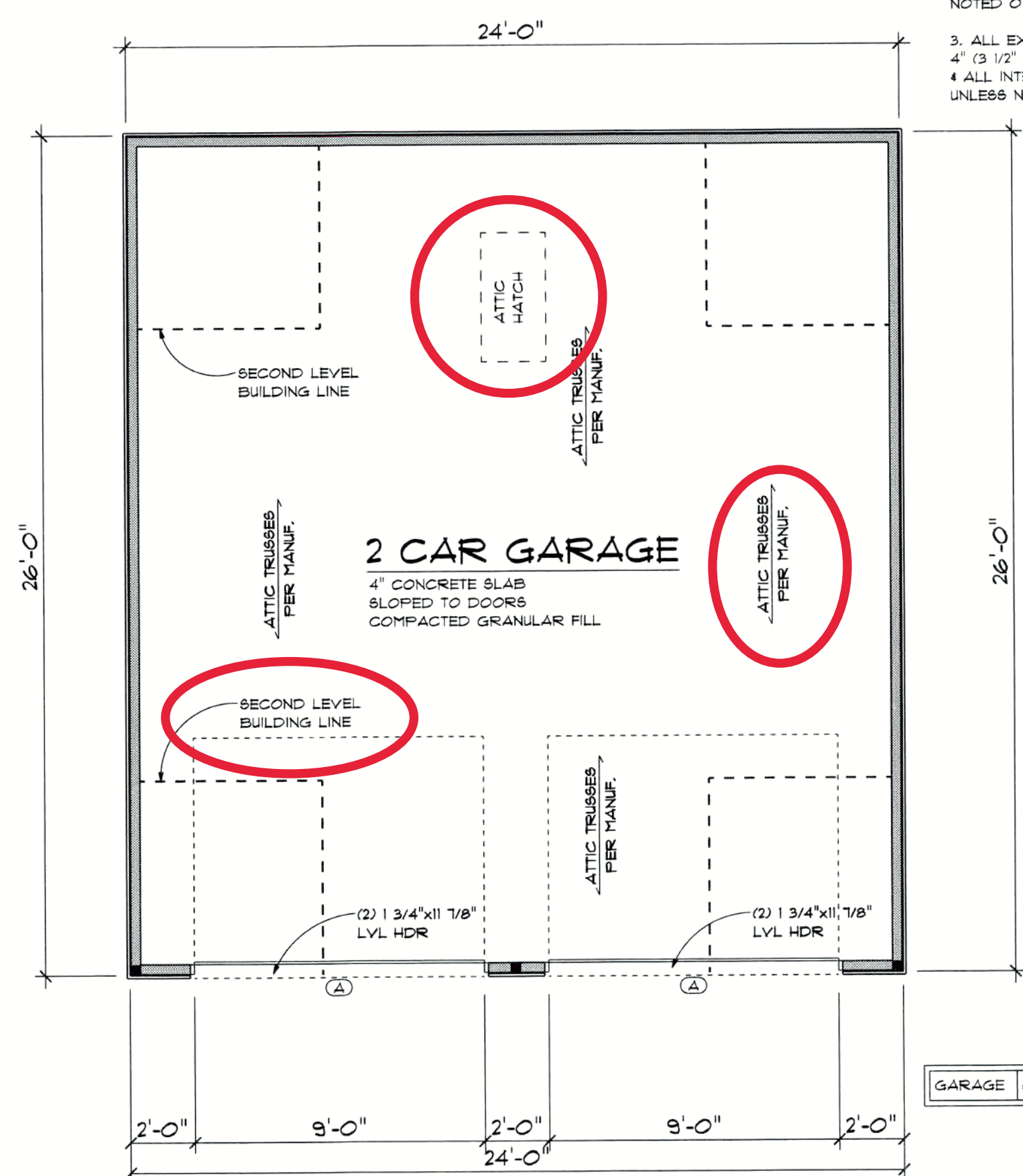
GENERAL NOTES:

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

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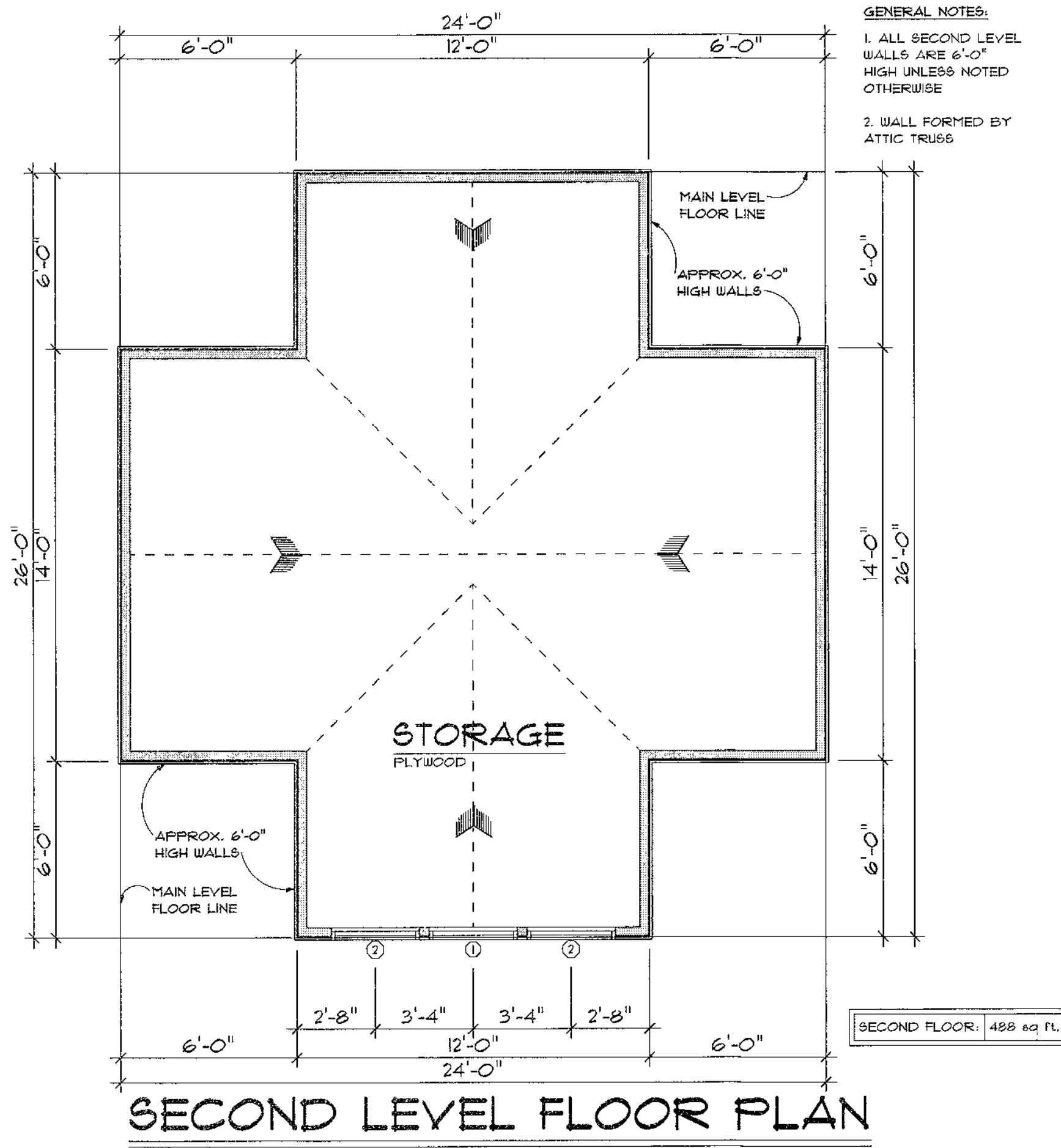
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FROM PROJECT TO PROJECT, THESE PLANS ARE ON YOUR SPECIFIC SITE. CONSTRUCTION
FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT
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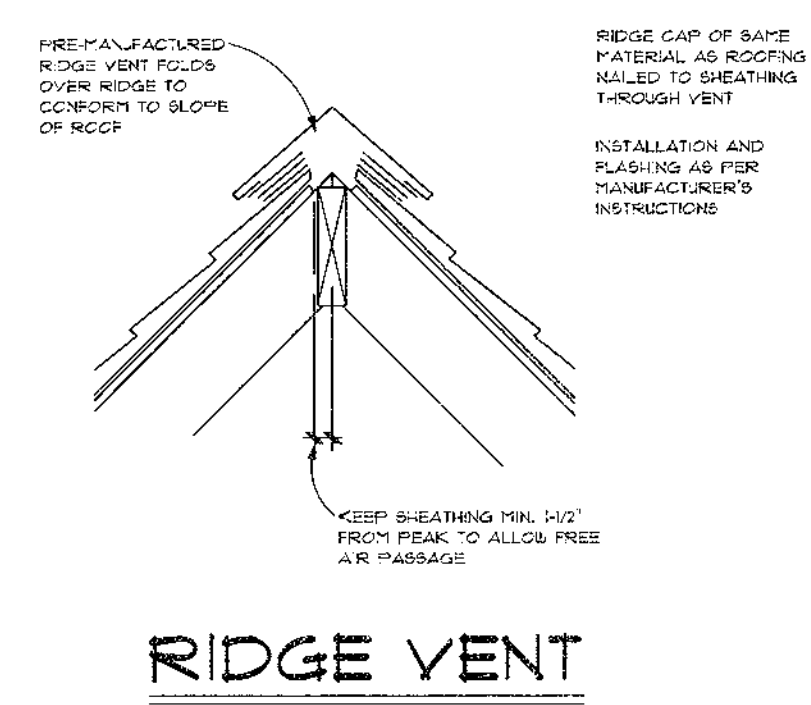
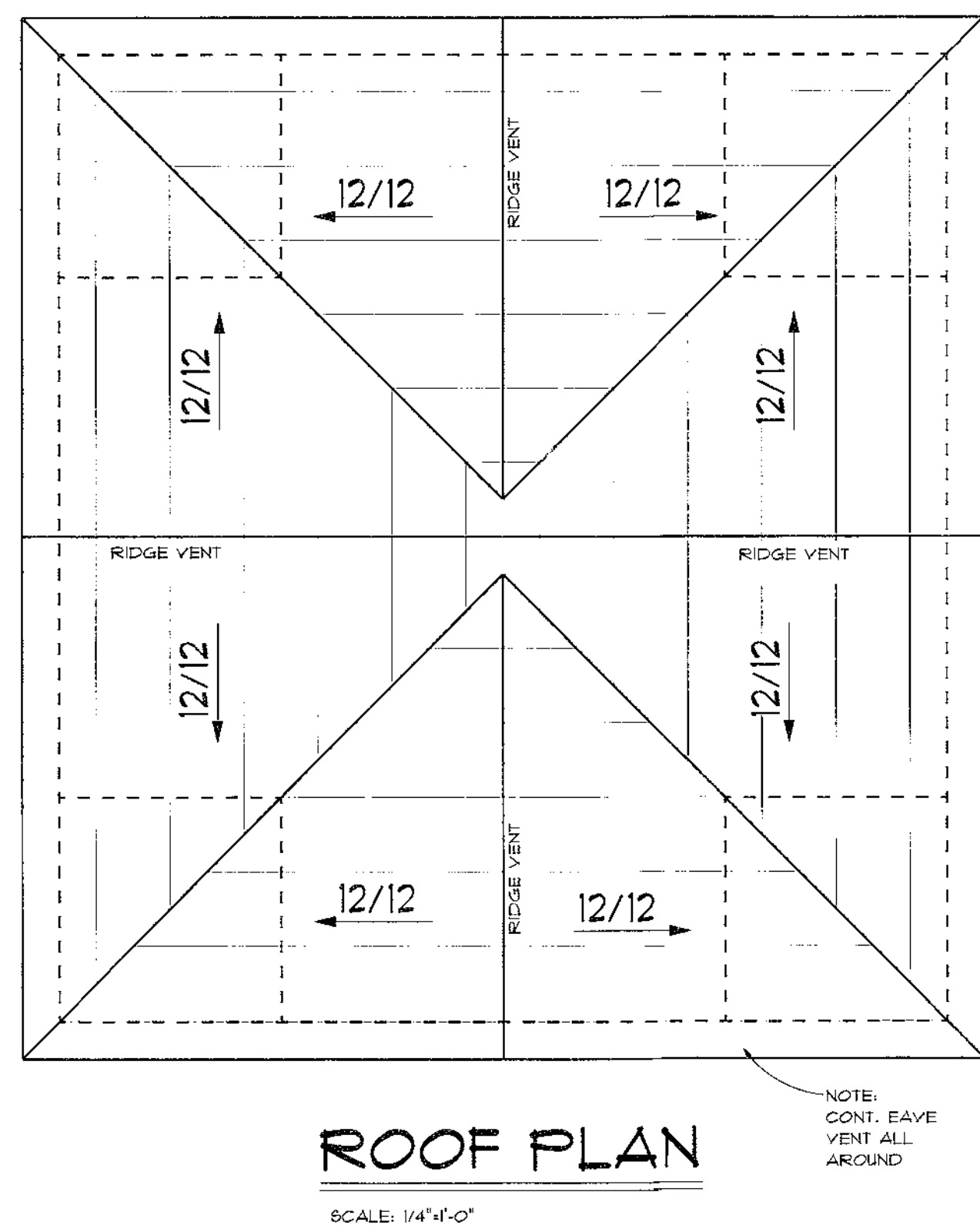
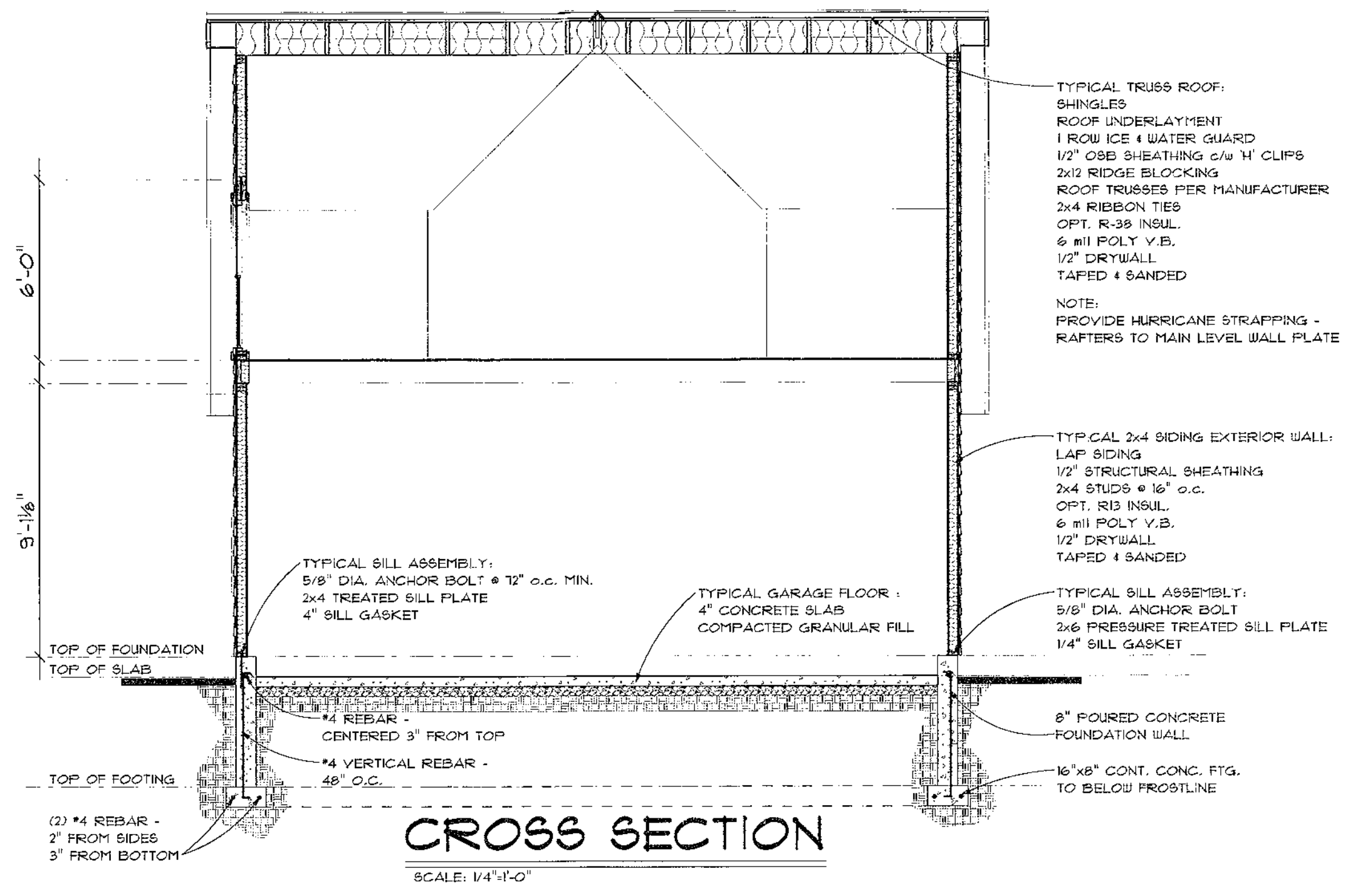
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OPENING ID	TYPE	PRODUCT CODE	SIZE	COUNT
1	WINDOW	36X60 DOUBLE HUNG I	3'-0" x 5'-0"	1
2	WINDOW	36X48 DOUBLE HUNG I	3'-0" x 4'-0"	2

GENERAL NOTES:
1. ALL SECOND LEVEL WALLS ARE 6'-0" HIGH UNLESS NOTED OTHERWISE
2. WALL FORMED BY ATTIC TRUSS



HOMEDIRECT, INC. CONTRACTOR MUST
REVIEW ALL DIMENSIONS AND STRUCTURAL ON THESE
PLANS PRIOR TO BUILDING. THEY RELEASE
ADVANCED DESIGN FROM ANY LIABILITY
THAT MAY OCCUR DURING OR THEREAFTER
THE BUILDING PROCESS

ADVANCED
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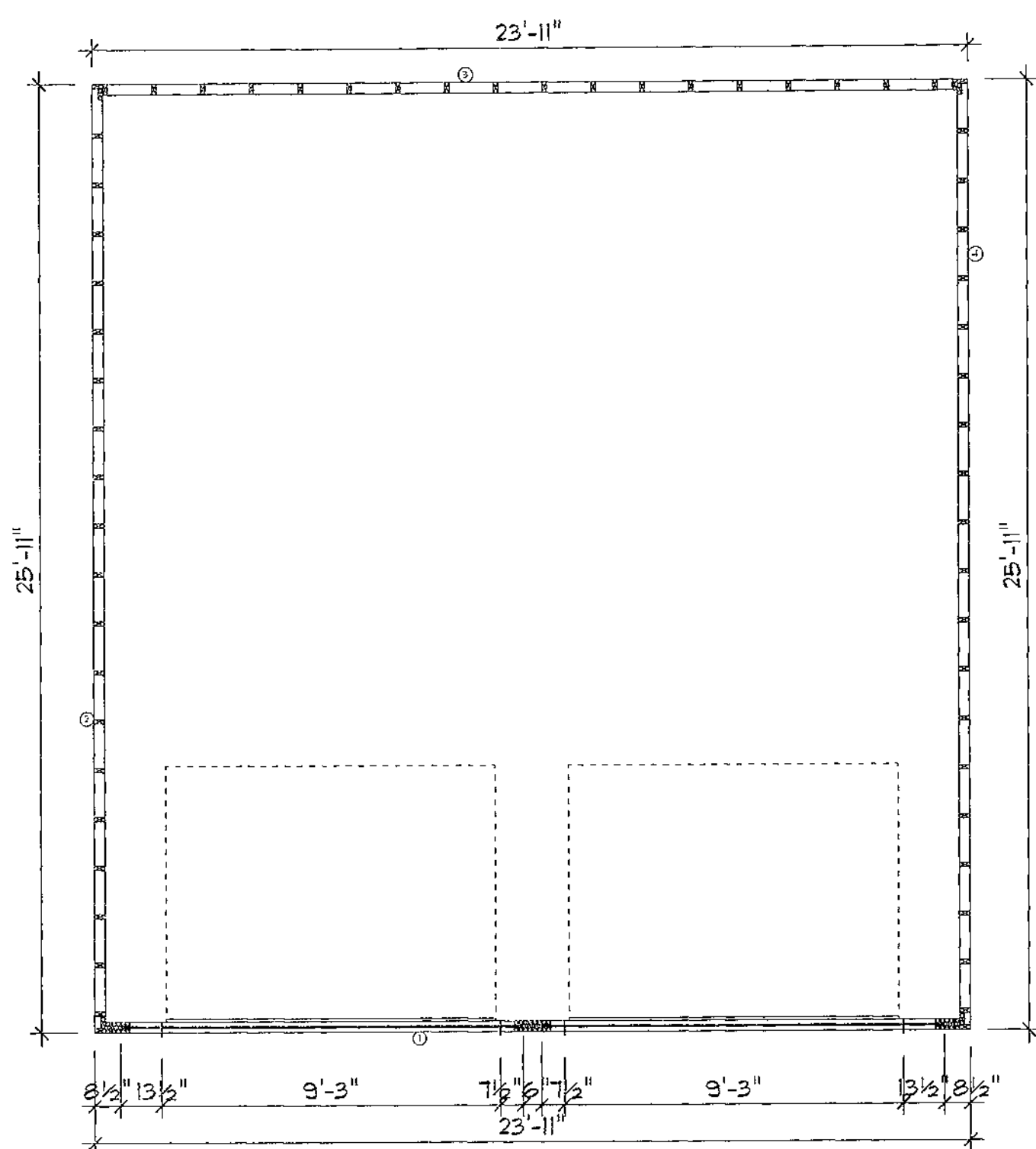
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LOCATED IN CHANDLER, ARIZONA. WE ARE NOT A FRANCHISE. WE
HAVE PLANS FOR SALE ON OUR WEBSITE. WE DO NOT CONDUCT
CONSTRUCTION. WE ARE NOT A CONTRACTOR. WE ARE NOT
THE ARCHITECT OF RECORD. WE ARE NOT A DESIGNER.

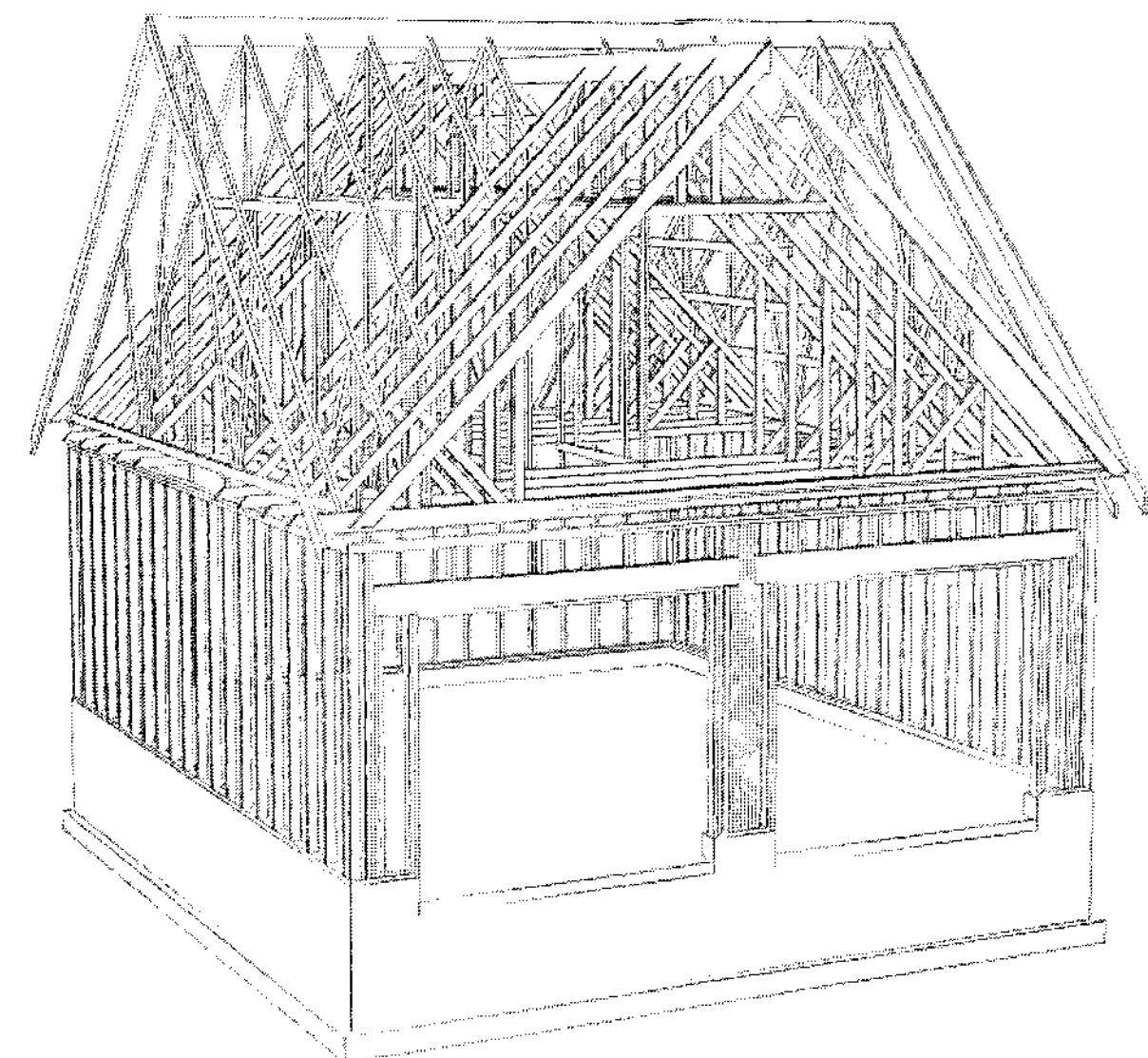
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NOTE:
1. DIMENSIONS TO FRAMING
ONLY - DOES NOT INCLUDE
1/2" SHEATHING.
2. ALL WALLS ARE 2x4
STUDS @ 16" O.C. UNLESS
NOTED OTHERWISE.

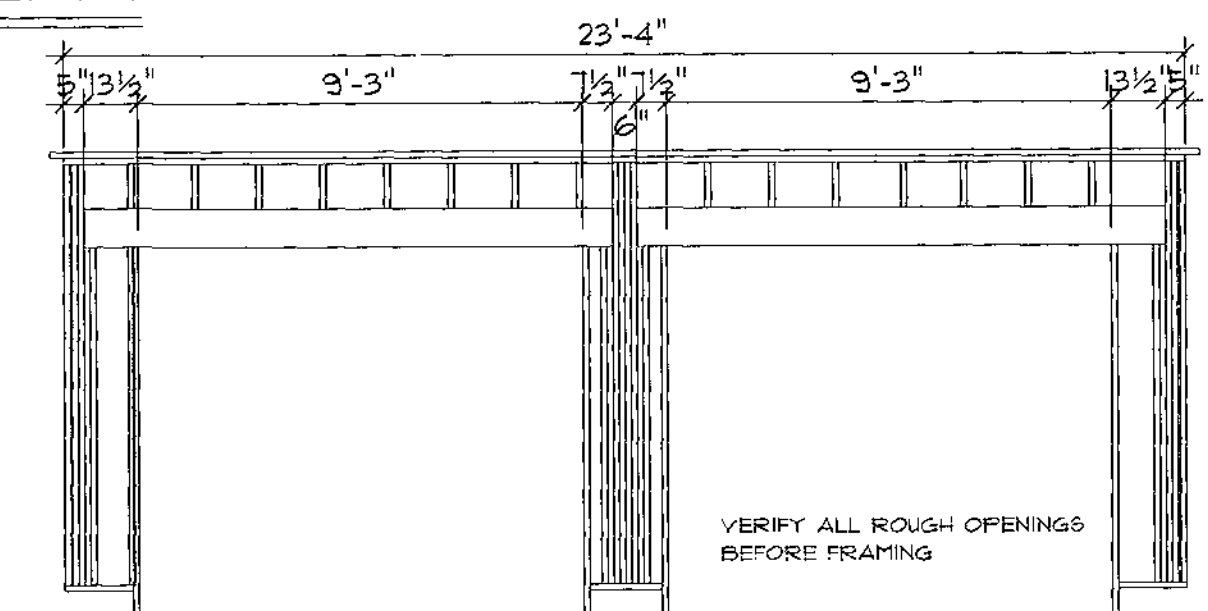


FRAMING DIAGRAM

NOT TO SCALE

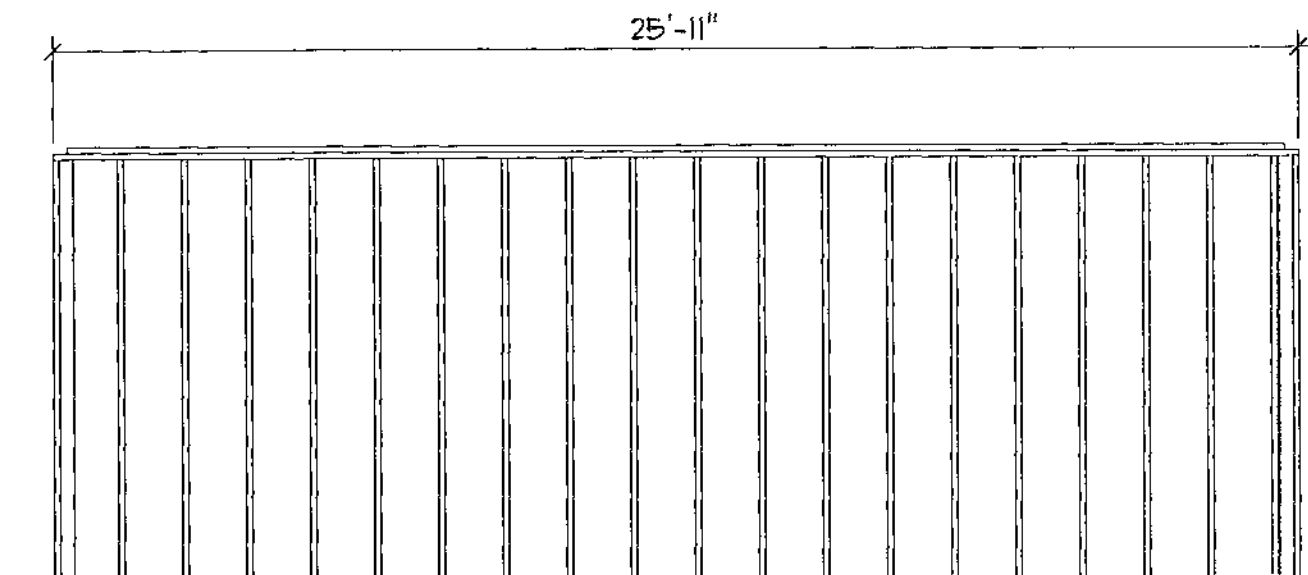
MAIN LEVEL FRAMING PLAN

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

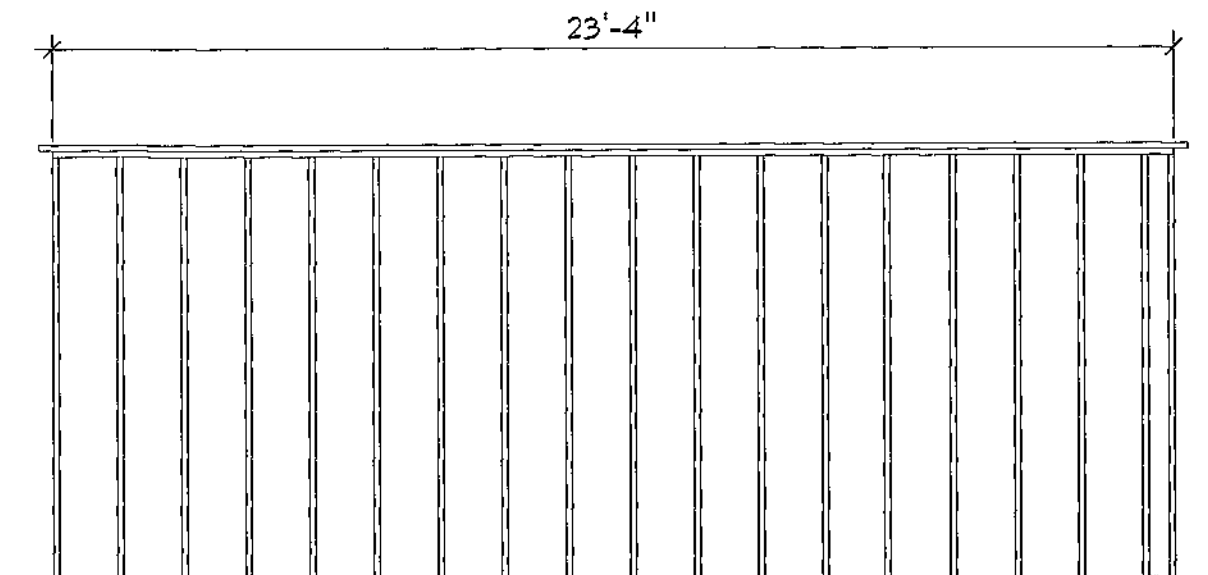


2x4 WALL NO. 1
MAIN

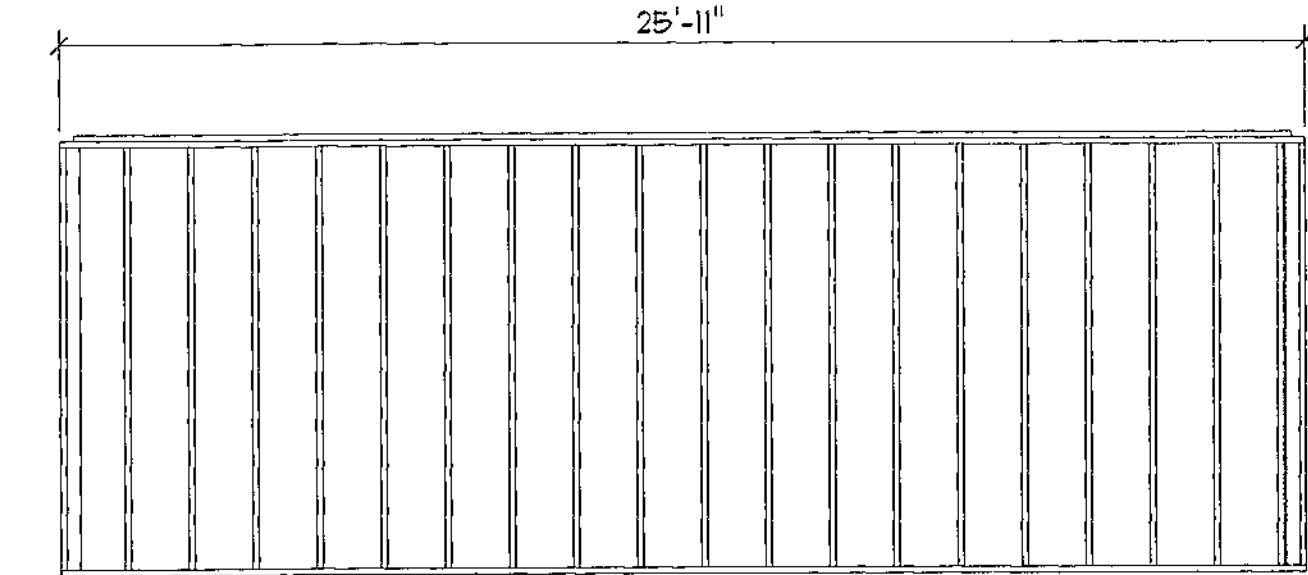
VERIFY ALL ROUGH OPENINGS
BEFORE FRAMING



2x4 WALL NO. 2
MAIN



2x4 WALL NO. 3
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2x4 WALL NO. 4
MAIN

WALL PANELS

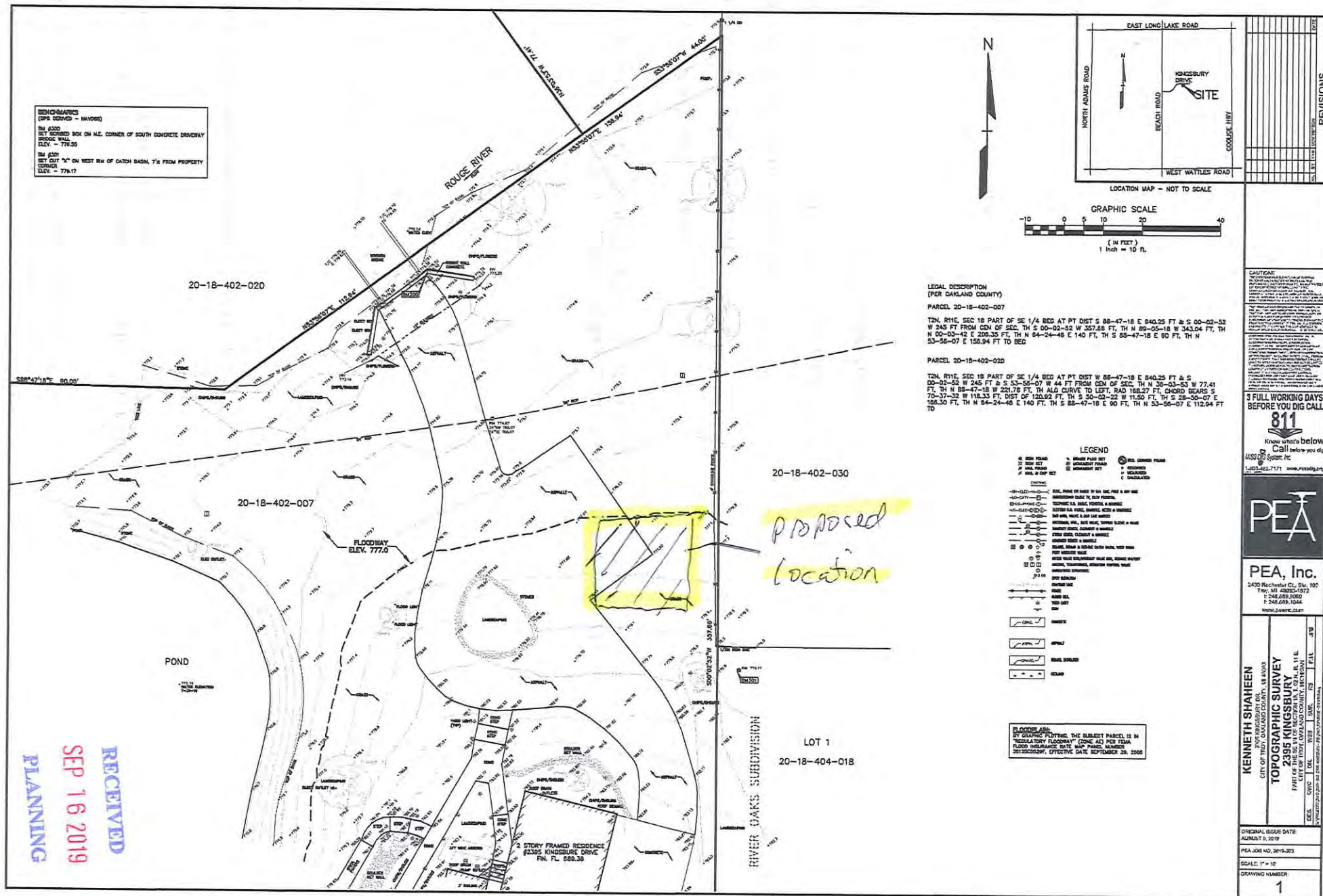
SCALE: 1/4" = 1'-0"

Advanced Houseplans.com



IF THIS IS NOT RED
DO NOT COPY

BENCH-MARKS
 (SPS DERIVED - HANCOCK)
 BM 6300
 SET Scribed BOX ON N.E. CORNER OF SOUTH CONCRETE DRIVEWAY
 BRIDGE SOUTH
 ELEV. - 776.35
 BM 6301
 SET OUT "X" ON WEST RW OF CATCH BASIN, 7'± FROM PROPERTY
 CORNER
 ELEV. - 776.17



RECEIVED
SEP 16 2019
PLANNING

KENNETH SHAHEEN
2395 KINGSBURY DR.
CITY OF TROY, OAKLAND COUNTY, MI 48063

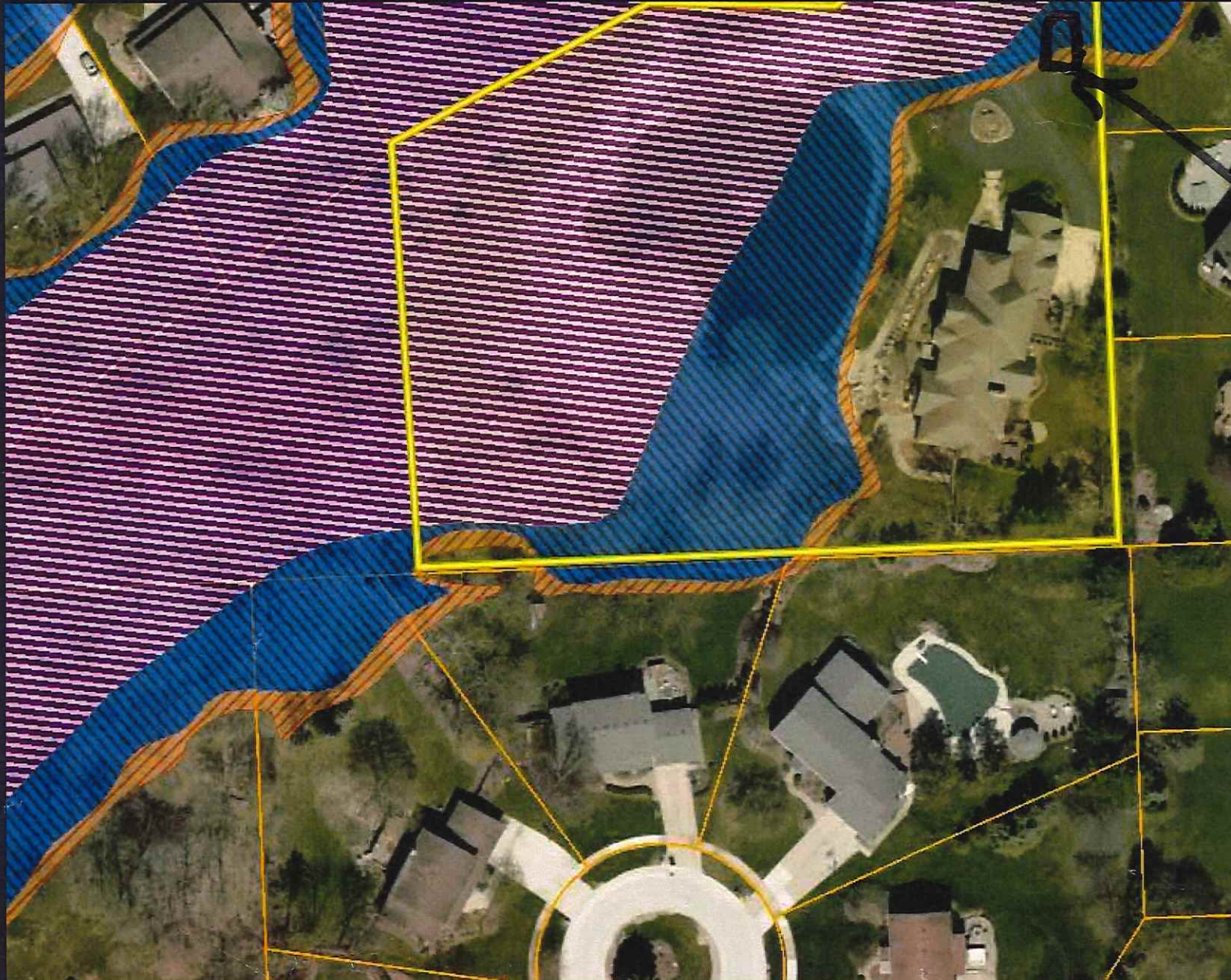
TOPOGRAPHIC SURVEY
2395 KINGSBURY
PART OF THE SEC. 16 OF TOWNSHIP 1 N., T. 1 N., R. 1 E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

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ORIGINAL ISSUE DATE:	AUGUST 9, 2019
PEA JOB NO.	2019-373
SCALE:	1" = 10'
DRAWING NUMBER:	1



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

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SEP 11 2018
PLANNING

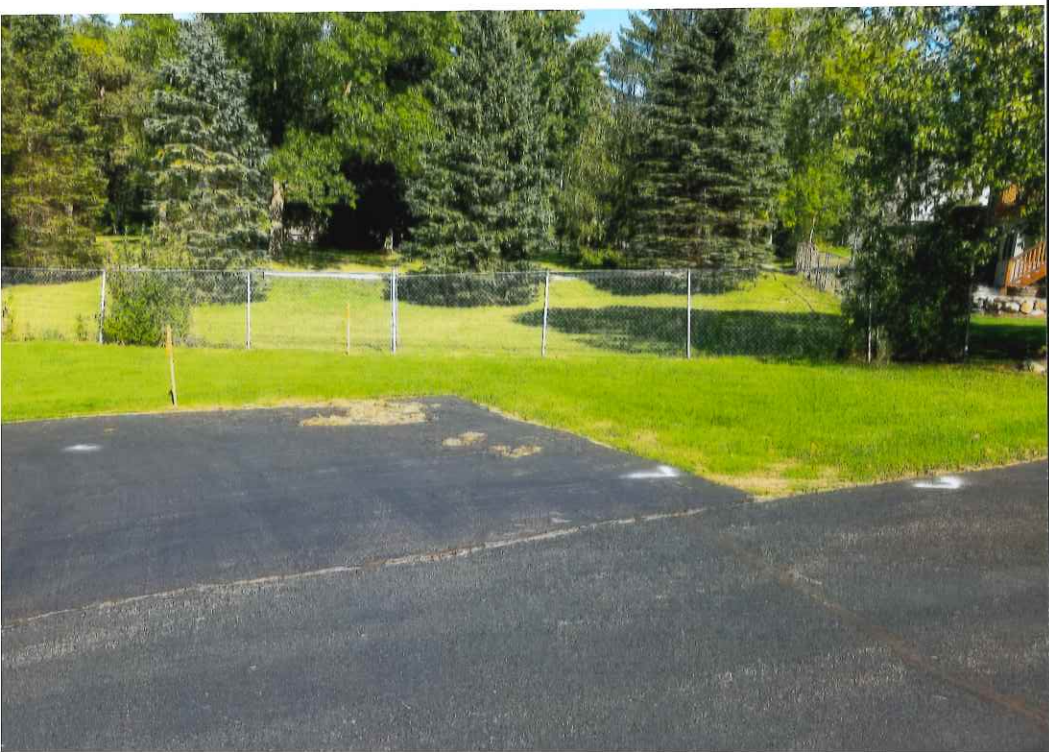
Notes:

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, JEFF DAWKINS, 5910 HILMORE DRIVE: to split one parcel into two and construct a new home on one of the parcels: 1) a variance from the 85 foot minimum required lot width, 2) a variance from the 30 foot minimum required setback from Philatha St., 3) a variance to allow the existing detached garage to remain after the existing home is demolished, 4) a variance to allow the existing detached garage to be larger than allowed.

ZONING ORDINANCE SECTIONS: 4.06 (C), R-1C Zoning District; 7.03 (A) (1), 7.03 (B) (2) (c)



E SQUARE LAKE

CREEKSIDE

FAIRWAYS

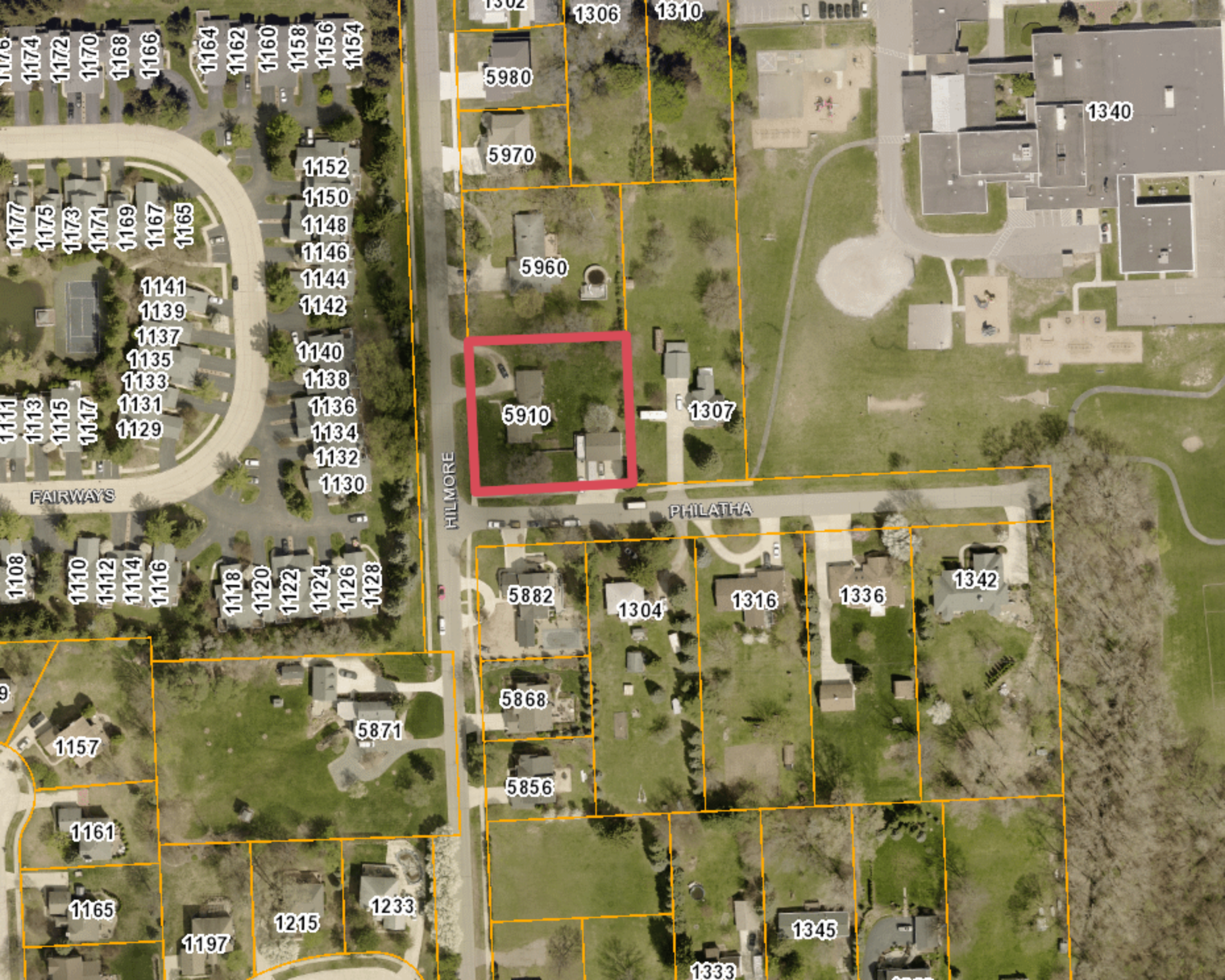
ROCHESTER

AUGUSTA

DORAL

SNEAD

HILMORE



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(R-1C)

5910

HILMORE

PHILATHA



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: 5910 Hilmore Drive
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-11-126-005
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06(C) 7.08(B) and 7.03(A) (B.2.c)
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: A Lot Split was granted in 2014 - paperwork not filed / expired
5. APPLICANT:
NAME Jeff Dawkins, Architect
COMPANY Jeff Dawkins Architect . LLC
ADDRESS 2565 West Maple Road . Suite 101
CITY Troy STATE MI ZIP 48084
PHONE 248.321.0640
E-MAIL jeffthearchitect@gmail.com
AFFILIATION TO THE PROPERTY OWNER: the project architect



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Donna and Al Sharp

COMPANY _____

ADDRESS 1128 Fairview Boulevard

CITY Troy STATE MI ZIP 48085

TELEPHONE (c) 586.596.5350

E-MAIL alsharp@aol.com and dsharp13@aol.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, Jeff Dawkins, Architect (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 _____ DATE 23 December 2019

PRINT NAME: Jeff Dawkins, Architect

PROPERTY OWNER SIGNATURE _____ DATE 23 December 2019

PRINT NAME: Al Sharp

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.

CITY of TROY
ASSESSING DEPARTMENT
APPLICATION FOR DESCRIPTION CHANGE

Owner's name: Allan V. Sharp
Signature: [Signature]
Address: 1628 ~~1620~~ Rockfield
City State Zip: Troy, Mi. 48085
Phone (home): 586-405-9133
Phone (work): _____

Date: 11-12-19
Parcel Number(s): 20-11-126-005
5910 Hilmore

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

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:

* After completing form, Print and Sign.
The above referenced description change has been reviewed and approved for processing by the Assessing Department.
Remember to add additional pages for all owners involved.

Signature

Title

Date

RECEIVED

DEC 17 2019

**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 - Facing Philanthro will meet width
() 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

* Outstanding Tax Due

Signature
Deputy Assessor

Title

Date 12/17/19

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

Statement of practical difficulty

1. Lot Split (minimum width)
2. Covered Front Porch within Front Setback (both parcels per Lot Split)
3. Keep existing garage during demolition of existing home and building new home
4. Variance for 'maximum size of accessory structure'

5910 Hilmore Drive

R-1C One Family Residential District

Donna and Al Sharp

23 December 2019

Donna and Al have owned the home at 5910 Hilmore Drive for many years.

In recent years they have been living across Hilmore Drive in a condominium. They want to build their retirement home on the 5910 Hilmore Drive property.

This plan is intended to allow Sharps to have the retirement home they desire and allow Donna's parents to live in the condo (the Sharp's current home) and thus be close to Donna and Al.

The Sharps want a modest size home on a smaller lot. The intention is to split the current lot to give them the size property they want while maintaining enough property to build the size home they desire (variance request No.1 'minimum lot width' see below).

The intention at this time is to build a second home on the second parcel (post lot split) of similar size for their friends who are looking for the same – a smaller home on a reasonable size parcel.

The neighborhood is friendly and there is much activity on the street – Donna and Al want a front covered porch large enough to allow them to sit and say hello to their neighbors and 'watch the world go by' (as allowed by Ordinance). Ordinance allows for a front porch within the front yard set back – the front porch in the front set back allows / keeps the front facades of neighboring houses aligned. A roof over the front porch (variance request No.2) gives the space (the porch) 'a sense of place' (Robert A.M. Stern) and is a practical requirement for the varying weather in Michigan; provide shade (sunny days), cover from rain and a place to install ceiling / concealed radiant heaters (cool / cold days). (variance request No.2 'a roof over the front porch' see below).

The neighborhood is a friendly – walkable community. The Sharps do not want their new home hidden behind an attached garage.

The current home at 5910 Hilmore Drive has a new(er) accessory garage (2018). The Sharps want to keep this garage (as an accessory building) and driveway; they will re clad and reroof the existing garage to match the new house. The request to split the existing lot into two lots in the orientation shown is to allow the existing garage to be accessory to the new home – not (require) a new home behind a large garage. The current accessory garage is larger than allowed By City Ordinance (no matter the lot size).

A final requirement to make this a viable project are variance requests No. 3 and No.4 (see below)

1. variance request No.1 'minimum lot width' 4.06(C); required to split the lot in an east west orientation. The two new lots will be 82.375 feet wide (85 feet is required). Civil plan of proposal attached.

The Sharps applied for this variance in 2014; it was granted. The appropriate paperwork was filed with Assessing and the variance grant expired.

A copy of the formal Statement of Practical Difficulty from the attorneys hired by the Sharps in 2013 / 2014 is attached (note – page 4 is missing – I believe the pages attached included are enough to explain the attorneys explanation).

The Sharps have asked me, an architect, to assist them for this request (2019 / 2020). Our 'Practical Difficulty' for variance request No.1 'minimum lot width' is: an east / west orientation is required to allow the existing garage to remain and to be accessory to the new home. The lot could be split in the opposite orientation (with no variance) but this would require the existing garage be 'attached' (for the parcel upon which it would sit per a north / south split) and in front of their new home; a new home hidden behind a garage is not neighborhood friendly nor is it what the owners desire.

2. Variance request No.2 'covered' front porch 7.08 (B): Covered front porches are 'neighbor friendly' and an asset to a neighborhood; adding interest and a welcoming facade. A front porch, adjacent to a house with no roof is allowable within The ordinance – however a front porch with no roof lacks 'a sense of place' (Robert A.M. Stern) The Troy Zoning Ordinance should encourage covered / usable front porches.

We are asking for a variance that will allow the front porch to be covered, to have a roof. It is my opinion that The City of Troy should consider a change in their Ordinances that encourages homes to have covered front porches – other cities allow them within the front yard set back and do not count this area toward percent lot coverage.

If adding a covered front porch requires moving an entire house back from the front yard setback and counts toward percent lot coverage some homeowners on smaller lots will opt to eliminate the idea of a covered front porch in exchange for more living space. The houses that do choose to have covered front porches will be pushed back on the property and break the harmony of the houses aligning with their neighbors – Troy has a history of front facades aligning on any given street .

Current Zoning Language; Section 7.08 (B):

Decks, Porches, and Patio Structures. An open, unenclosed, and uncovered porch, raised deck, or patio structure, or paved terrace may project into a required front yard for a distance not to exceed ten (10) feet. Such facilities may project into a required rear yard for a distance not to exceed fifteen (15) feet, subject further to the requirement that the distance remaining between the encroaching facility and the rear lot line shall in no instance be less than twenty-five (25) feet. Porch, deck, patio, or terrace facilities encroaching into required front or rear yards shall not include fixed canopies, gazebos or permanent enclosures, and shall be at a grade no higher than that of the first or main floor of the building to which they are attached.

An example of proposed language:

City of Birmingham, Michigan:

Projections into Required Open Space: Projections into the open spaces required by each two-page layout in Article 2, shall be permitted as follows:

An unenclosed, covered or uncovered, concrete, masonry or wooden porch, deck and/or steps may project into a front open space for a maximum distance of 10 feet. The floor of a porch, deck or top step shall not be higher than the floor of the first story. This provision shall not reduce the required front set- back to less than 10 feet. Said porches

and decks shall not project into the required side open space, except as provided elsewhere in this Article. Said porches and decks shall be restricted to 1 story in height .

Property 'A' is a corner lot and per zoning has two(2) 'Front Yards' – the buildable area has been reduced. This is an example of a house where The Owners would choose to use buildable area for the living space and not the addition of a covered front porch. The unusual circumstance of two front yards limits the buildable area .

Property 'B' is an inside with one(1) 'front yard' . We are requesting this lot be given the same variance, allowing a covered front porch within the front yard setback to encourage the house to be designed with a covered front porch and maintaining the alignment the adjacent homes .

The property is in a walkable neighborhood; many of the neighbors do walk . Many of the neighbors are friendly and will take the opportunity to say hello to people sitting on covered front porches . Usable front porches help create 'community'.

"After World War II, the front porch took a back seat to the backyard. As the suburbs grew, families began to favor socializing in more private settings on a rear patio or deck.

As a result, fewer new homes - especially in the suburbs - featured front porches."

'New Urbanism'

Remove the prominence of the garage as the front façade.

Add covered front porches.

"People would sit on the front porch instead of in the backyard because they could see people coming and going, say hello to their neighbors and have short conversations,"

3. Variance request(s) No.3 and No.4 (accessory structure to remain during construction and size of existing accessory structure) 7.03 A. (1.) and 703 B. (2.c.)

An accessory structure (to remain) on a parcel with no principal building (Section 7.03 A.1.). The existing home requires demolition to allow the lot split and construction of new homes; the existing accessory structure will remain and be the only building on the parcel during construction of the new home. This is a simple practical difficulty. The intention is to build The Owner's new home on the parcel with the accessory structure within one year of Z.B.A. approval (the lot will not sit long with only an accessory structure).

No.4 7.03 Accessory Buildings, Structures, And Uses

The combined ground floor area of all detached accessory buildings shall not exceed four hundred and fifty (450) square feet plus two (2) percent of the total lot area. However, in no instance shall the combined floor area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor footprint of the living area of the dwelling, or six hundred (600) square feet, whichever is greater.

The (existing) Garage was built in 2008. It is over the allowable maximum of size hundred (736.66 square feet) square feet for a lot this size (per lot split). The existing garage is 1,067.36 square feet)

The property is a Corner Lot with adjacent houses facing both streets. The property therefore requires two 'Front Yards' (30'-0" each). The new house is reasonably small as compared to the neighboring houses. It is the belief of The Architect and The Owners that the combination of house and accessory structure plus two 30'-0" front yard set back(s) keeps the overall massing on the site in character with the neighborhood (smaller house / larger garage).

Our 'Practical Difficulty' for variance request(s) No.3 and No.4 'Accessory structure with no primary building' and 'size of accessory structure' is: 1. (keeping the existing accessory structure) is; The Ordinance does not allow (but should allow) a new home to replace an existing home while keeping an existing accessory structure. To require *the demolition of a reasonably new accessory building and replace with a new accessory structure* as a requirement to replace an old home is putting an undue financial burden on The Owners and is not an environmentally sound requirement.

And 2. (size of accessory structure)

The accessory structure is existing (albeit reclad to match their new house). 'It is An Existing Condition' AND the new house and accessory structure - the overall massing on the site - is in character with the massing of homes in neighborhood.

end.

(see Statement of practical difficulty from approved lot split 2014 – same lot – from *Peterson & Calunas, P.L.L.C.* below)

January 16, 2014

Zoning Board of Appeals
City of Troy Planning Department
500 W. Big Beaver Rd.
Troy, MI 48084

RE: STATEMENT OF PRACTICAL DIFFICULTY

Dear Zoning Board of Appeals:

Please accept the following Statement of Practical Difficulty in support of petitioner's non-use variance request for property located at 5910 Hilmore Drive, Troy, MI 48085, Parcel ID No. 20-11-126-005 (the "subject property" or the "property").

Introduction

The subject property is a single family home with a detached garage zoned as R-1C. Petitioner is the owner of the subject property and is proposing a lot split which would create two separate equal-sized parcels (Parcel A and Parcel B). Petitioner's intention is to demolish the existing home on the property and to build two new homes, one on each new parcel. The existing detached garage will not be demolished and will remain as a detached garage for the home on Parcel B. The new homes will be similar to the existing homes in the neighborhood. The property is located in a low-density residential zone and is in close proximity to medium-density residential condominiums.

The basis for petitioner's variance request relates to the property width requirements under Section 4.06(C) of the Troy Zoning Ordinance. That Section requires that property zoned as R-1C have a width of at least 85 ft. Based upon petitioner's intentions as described above, the

two new parcels created by the proposed split will each have a width of 82.375 ft. Thus, the width of each new parcel will be 2.625 ft. less than the minimum required width of 85 ft. The new parcels otherwise will comply with all other dimensional requirements under the zoning ordinance.

Standard

The standard for granting a non-use variance is more lenient than for a use variance. "To justify the grant of a non-use variance there need only be a showing of practical difficulty. It is not necessary to show unnecessary hardship." *Heritage Hill Ass'n, Inc. v. Grand Rapids*, 48 Mich. App. 765, 769, 211 N.W.2d 77 (1973). When analyzing practical difficulties in the context of a variance request, Michigan courts consider "whether the denial deprives an owner of the use of the property, compliance would be unnecessarily burdensome, or granting a variance would do substantial justice to the owner." *Norman Corp v. East Tawas*, 263 Mich. App. 194, 203, 687 N.W.2d 861 (2004).

The Troy Zoning Ordinance expressly authorizes the Zoning Board of Appeals to grant dimensional variances in circumstances such as these:

Where a literal enforcement of the provisions of this ordinance would involve practical difficulties within the meaning of this Article, the Zoning Board of Appeals shall have the power to authorize such variation of the provisions of this Ordinance with such conditions and safeguards as it may determine as may be in harmony with the spirit of this Article and so that public safety and welfare be secured and substantial justice done.

Troy, Michigan, Zoning Ordinance § 15.04(E)(1).

The ordinance provides guidance as to what constitutes "practical difficulties" and sets forth the following standards for the Zoning Board of Appeals to grant a non-use variance:

- 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 difficult shall not be of a personal nature.
- d. The characteristics which make compliance with the 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 the inhabitants of the City.

Troy, Michigan, Zoning Ordinance § 15.04(E)(2).

Analysis of Practical Difficulties

Here, all of the facts and conditions required by the zoning ordinance are present. A literal interpretation of the dimensional requirements would involve practical difficulties for petitioner resulting from exceptional characteristics of the subject property, namely the size of the property. These characteristics relate directly to the property itself, are not of a personal nature, and were not created by the current or previous property owner.

The size of the property is unique because it is ideal to split into two parcels, save only for the very minor difference between the actual width of the proposed parcels and the width required by ordinance. In all other respects, the proposed split would meet the dimensional requirements. The discrepancy between the actual and required width is so minimal that a literal enforcement of the ordinance's dimensional requirements in this instance is unnecessary to

CERTIFICATE OF SURVEY

PARCEL "A":

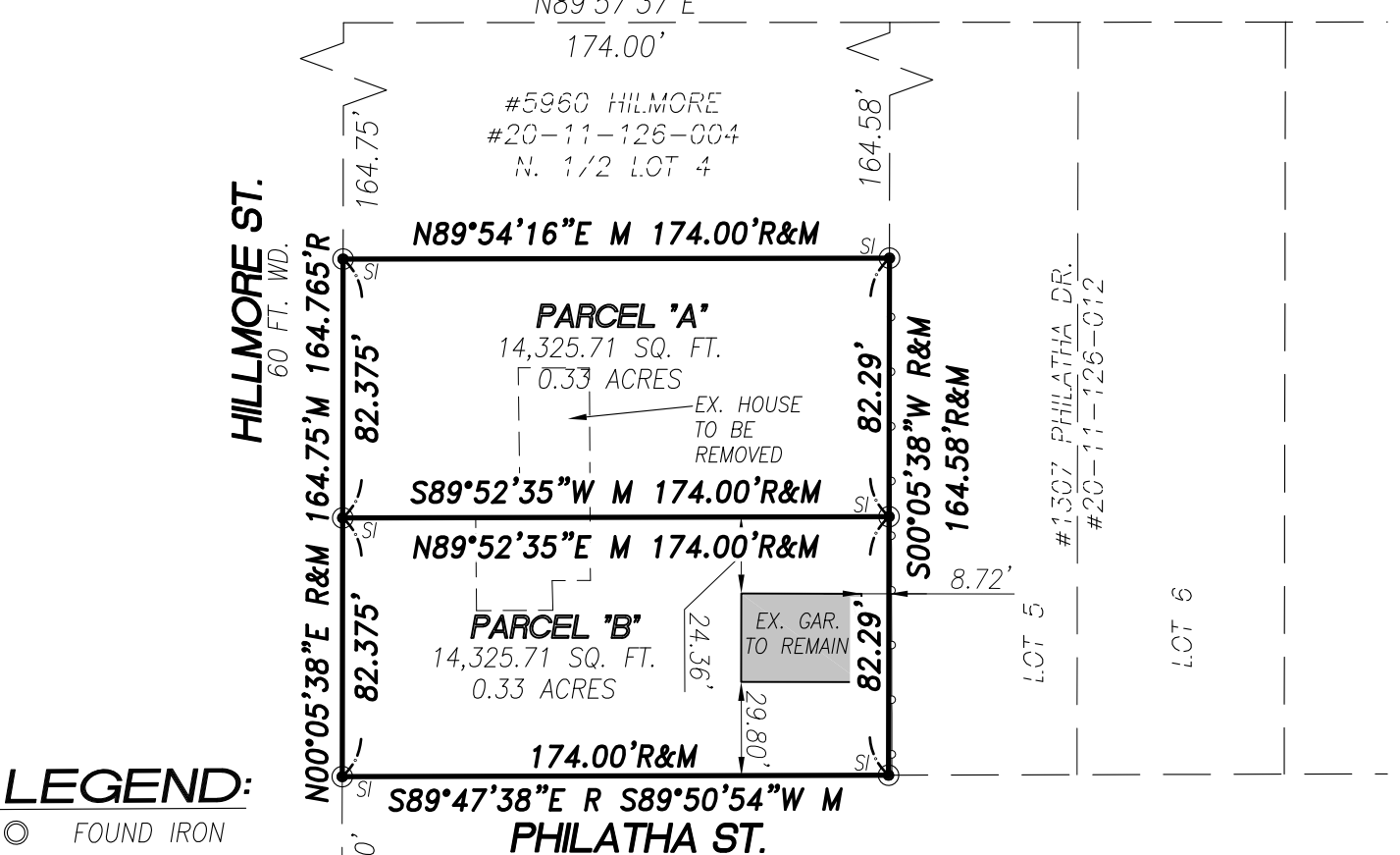
THE NORTH 1/2 OF THE SOUTH 1/2 OF LOT 4 OF "HILL'S ACRES" A SUB'D OF PART OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.78 OF PLATS, P.18&19 O.C.R.

PARCEL "B":

THE SOUTH 1/2 OF THE SOUTH 1/2 OF LOT 4 OF "HILL'S ACRES" A SUB'D OF PART OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.78 OF PLATS, P.18&19 O.C.R.

PARENT PARCEL:

THE SOUTH 1/2 OF LOT 4 OF "HILL'S ACRES" A SUB'D OF PART OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 11, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.78 OF PLATS, P.18&19 O.C.R. PARCEL ID: 20-11-126-005



LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON NOVEMBER 25, 2013 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: THE WEST LINE OF LOT 4 PER PLAT (S00°05'38"W)



PREPARED FOR:
AL SHARP
5910 HILMORE DR.
TROY, MI 48085
(586) 405-9133

SHEET: 1 OF 1

BRADLEY G. REICHERT P.S. #55923

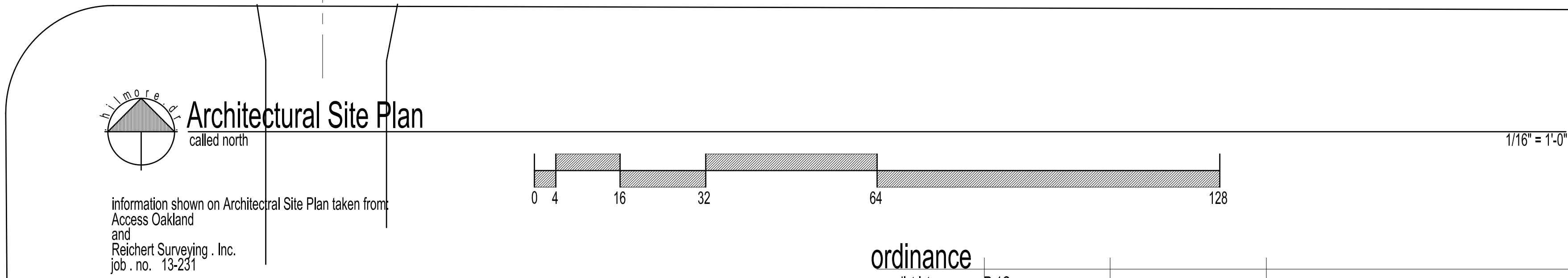
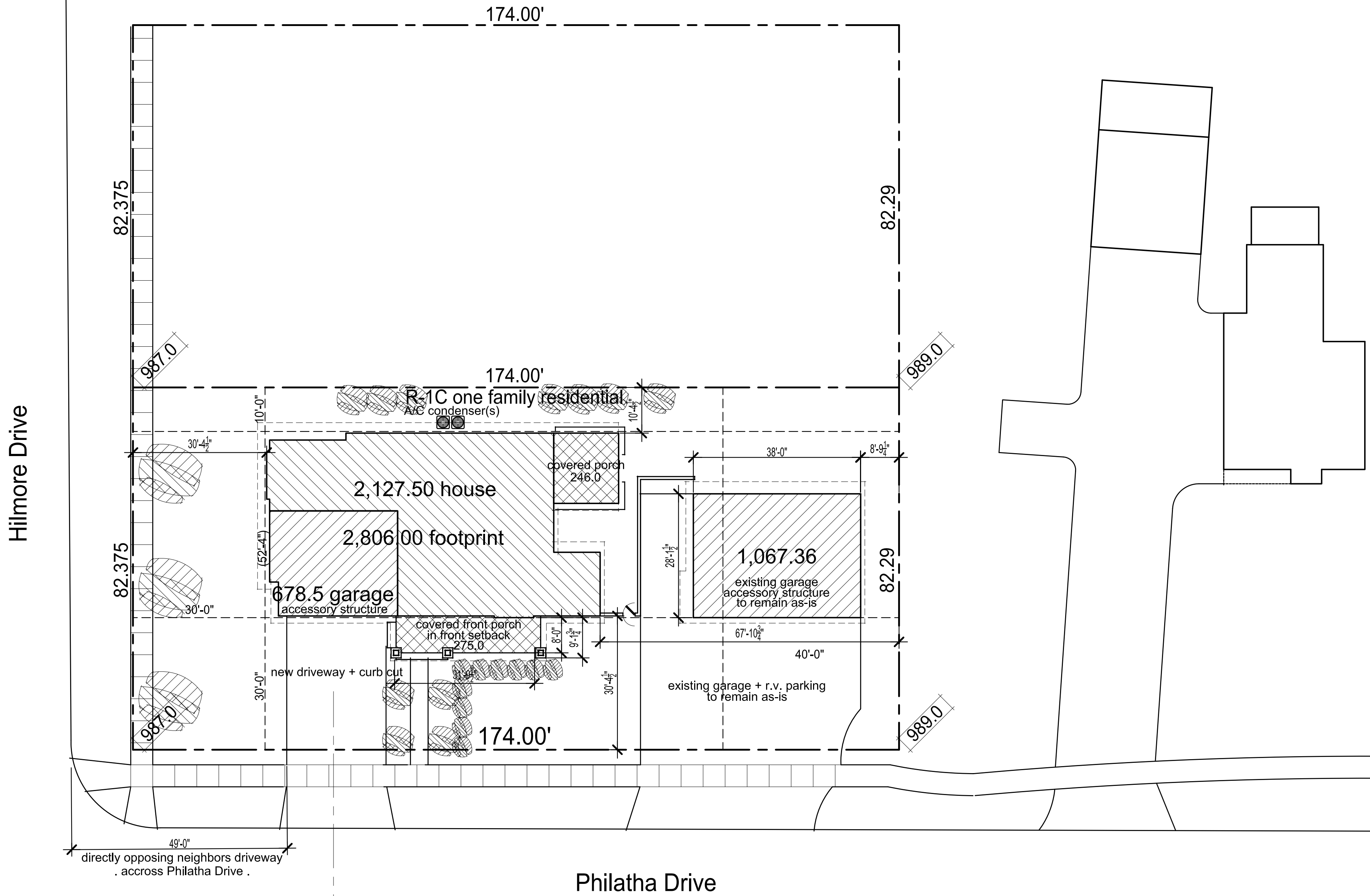
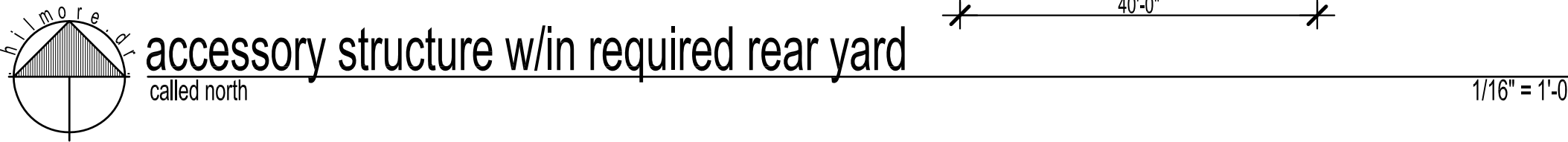
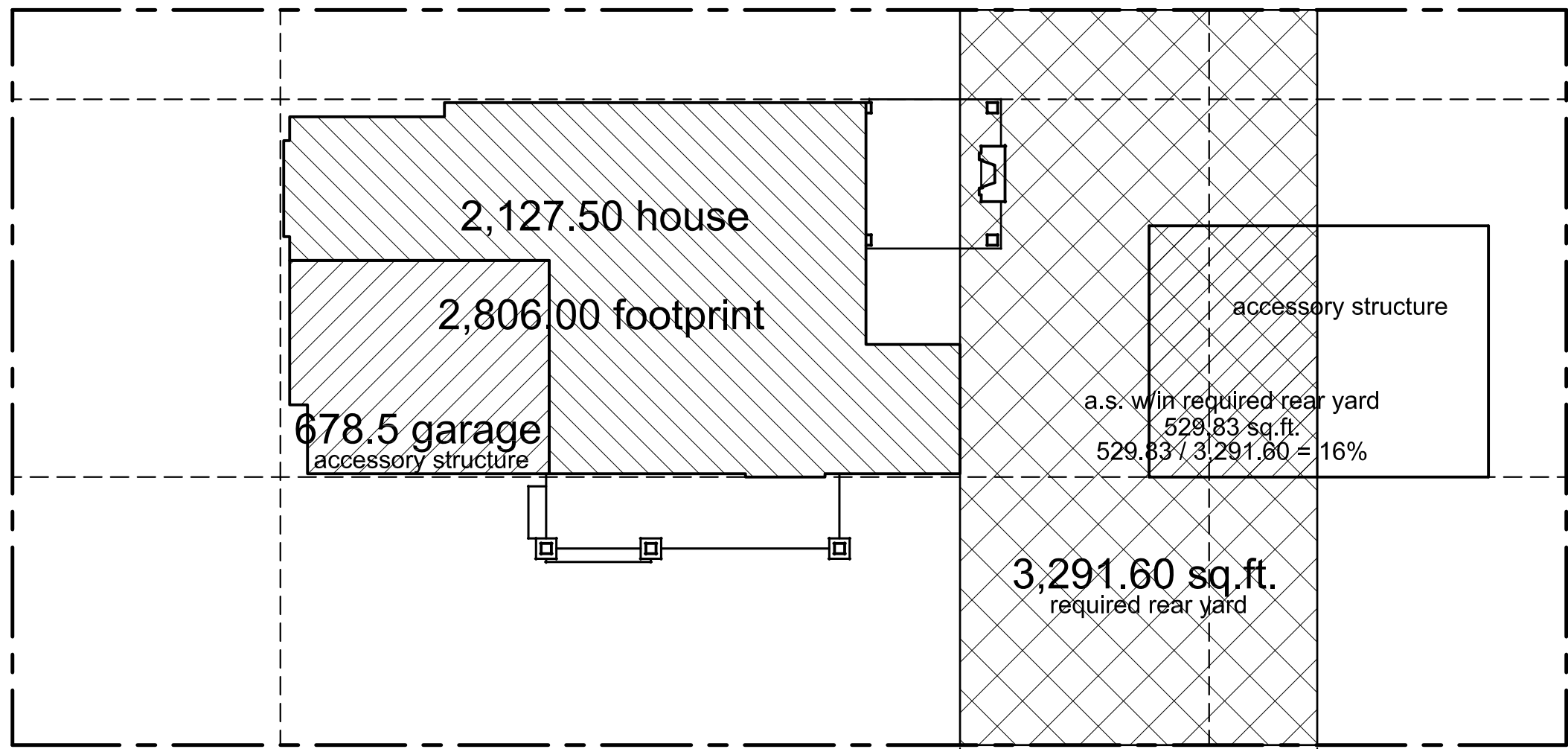
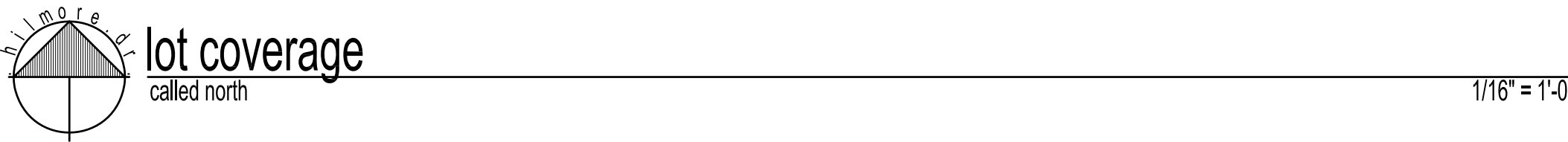
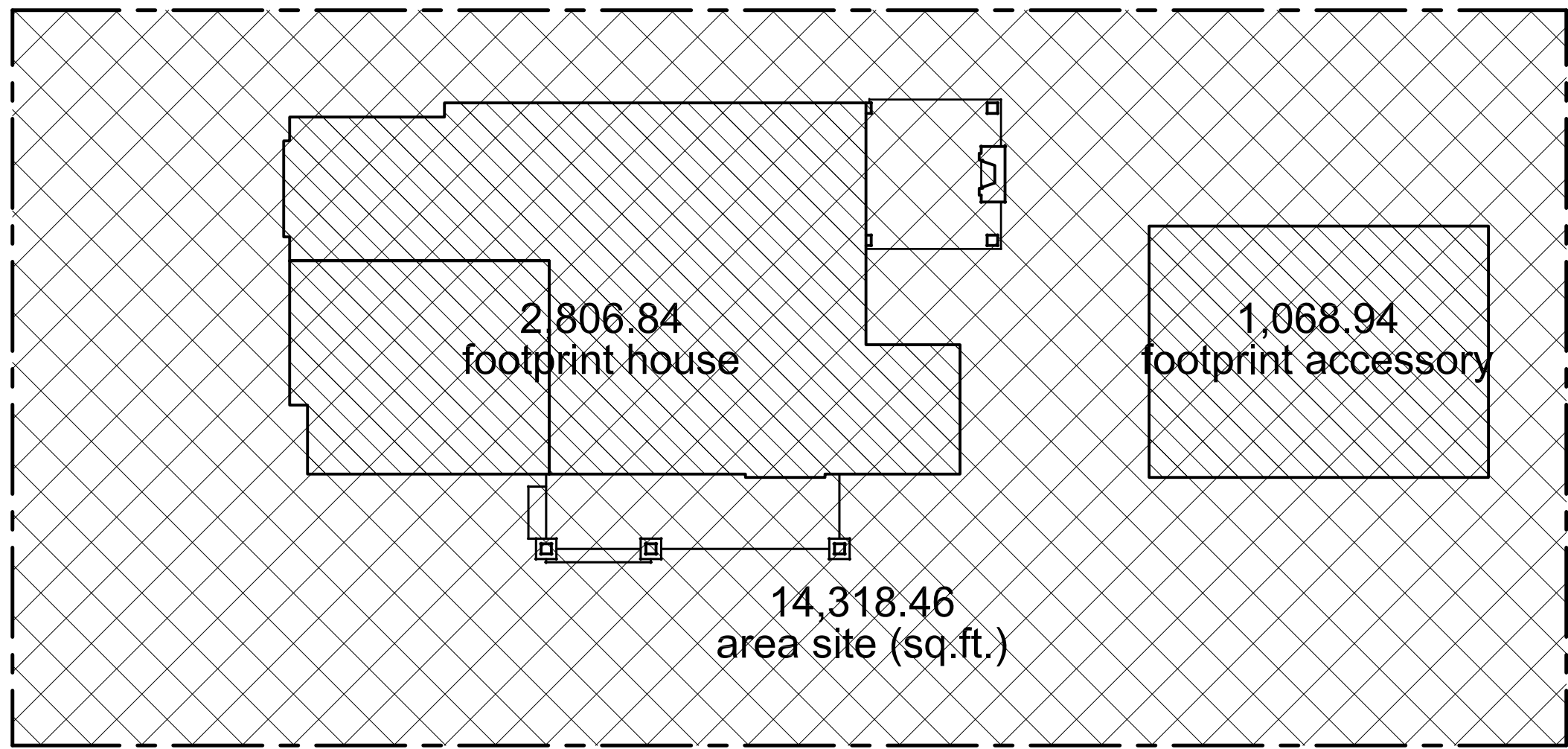
Scale: 1"=60'
Date: 12/3/13
Job No. 13-231
Drawn: B.G.R.



REICHERT
SURVEYING INC.

P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date: 12/17/19
Rev. By: BGR



ordinance			
use district	R-1C		
with sewer			
min. lot size	10,500 sq.ft.	14,318.46 sq.ft.	
min. lot width	85 feet	82.375 feet	
front yard (east)	30 feet	30'-4 1/2"	
front yard (south)	30 feet	30'-4 1/2"	
side yard (north)	10 feet	10'-4 1/2"	
rear yard (west)	40 feet	67'-10 3/4"	
% lot coverage	30%	30% 4,295.54sq.ft. MAX	27.1% 3,875.78 sq.ft.
stories	2 1/2	1 1/2	
feet (height)	30 feet	18'-10"	

*3. The side yard abutting upon a street shall not be less than the greater of the side yards required for the District in which located when there is a common rear yard relationship in the block and a common side yard relationship with the block directly across the common separating street. In the case of a rear yard abutting a side yard or when a side yard is adjacent to a front yard across a common separating street, the side yard abutting a street shall not be less than the minimum front yard of the District in which located, and shall be considered as a front yard.

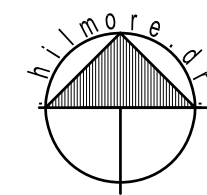
jeff dawkins architect . llc
255 West Maple Road - Suite 101
Troy , Michigan , 48073
248.321.0940
jeff@jeffdawkinsarchitect.com
Michigan and Colorado

Donna and Al Sharp
1/4 of Lot no.4 (old)sdwll 20-11-126-005
5910 Hilmore Drive
Troy , Michigan , 48085

design development
date: 21 December 2019

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C-1.1
architectural site plan



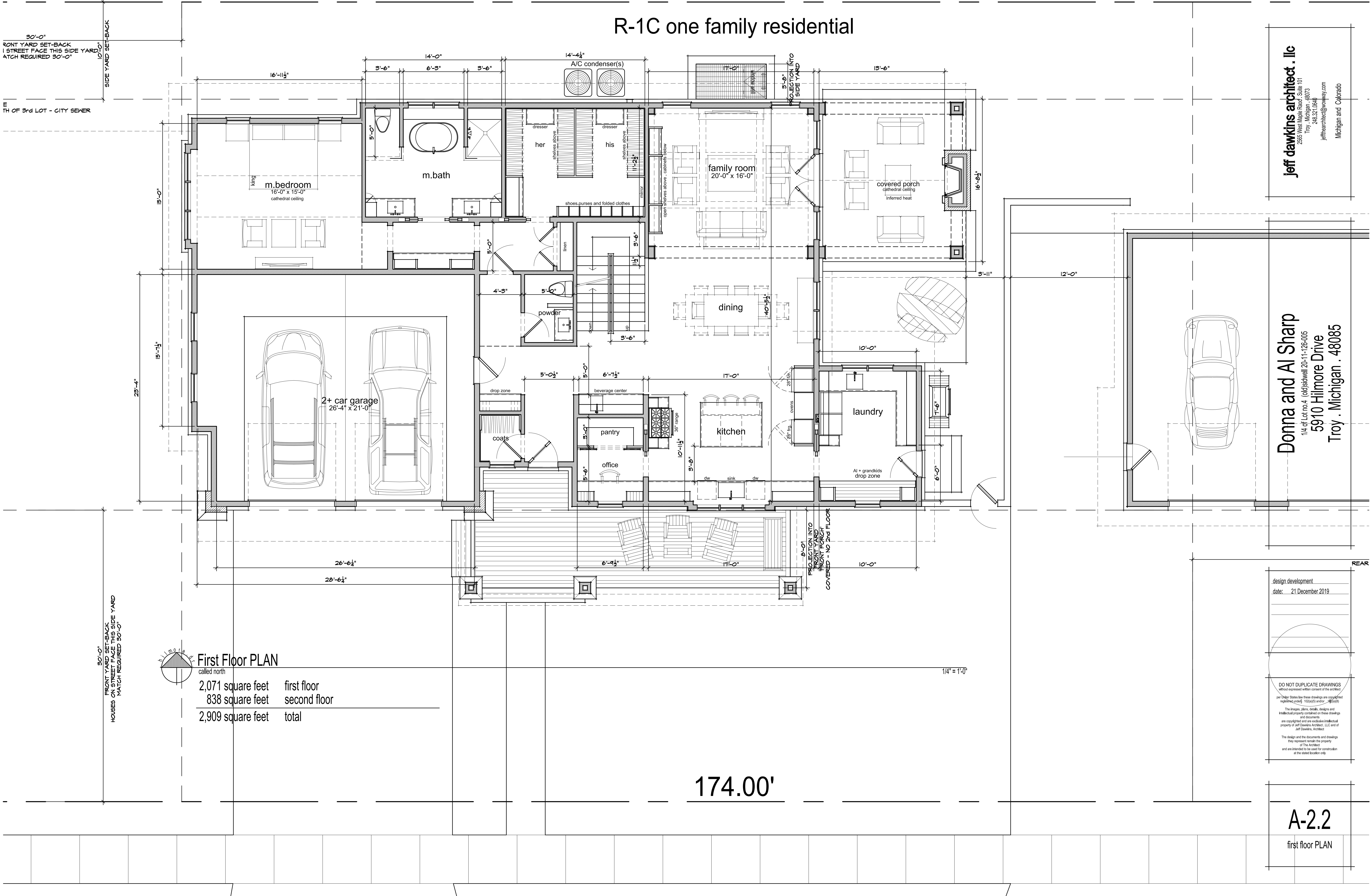
called north

1/4" = 1'-0"

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1st floor PLAN

R-1C one family residential



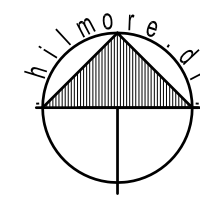
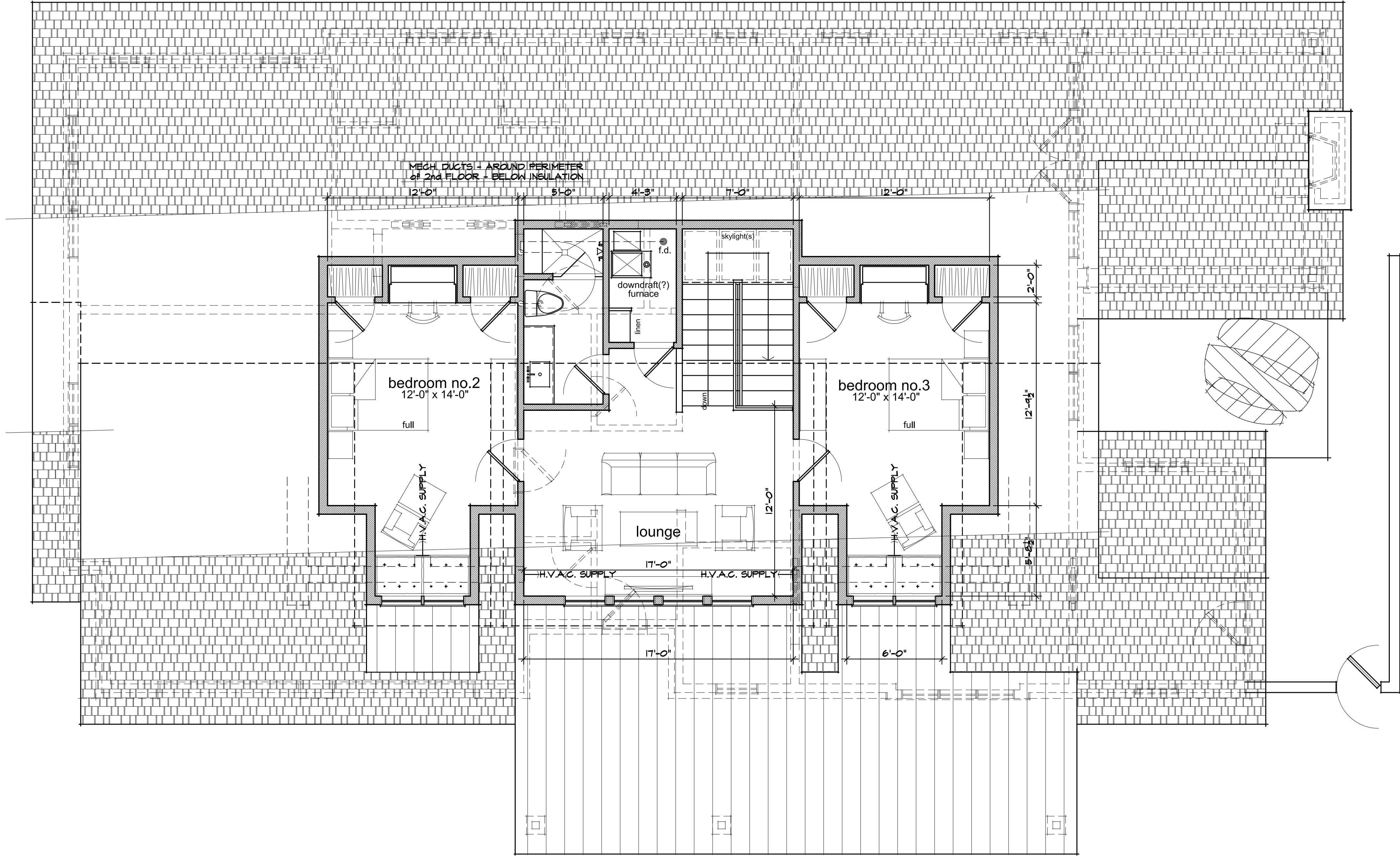
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248.321.0640
jeff@jeffdawkinsarchitect.com
Michigan and Colorado

Donna and Al Sharp
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design development
date: 21 December 2019

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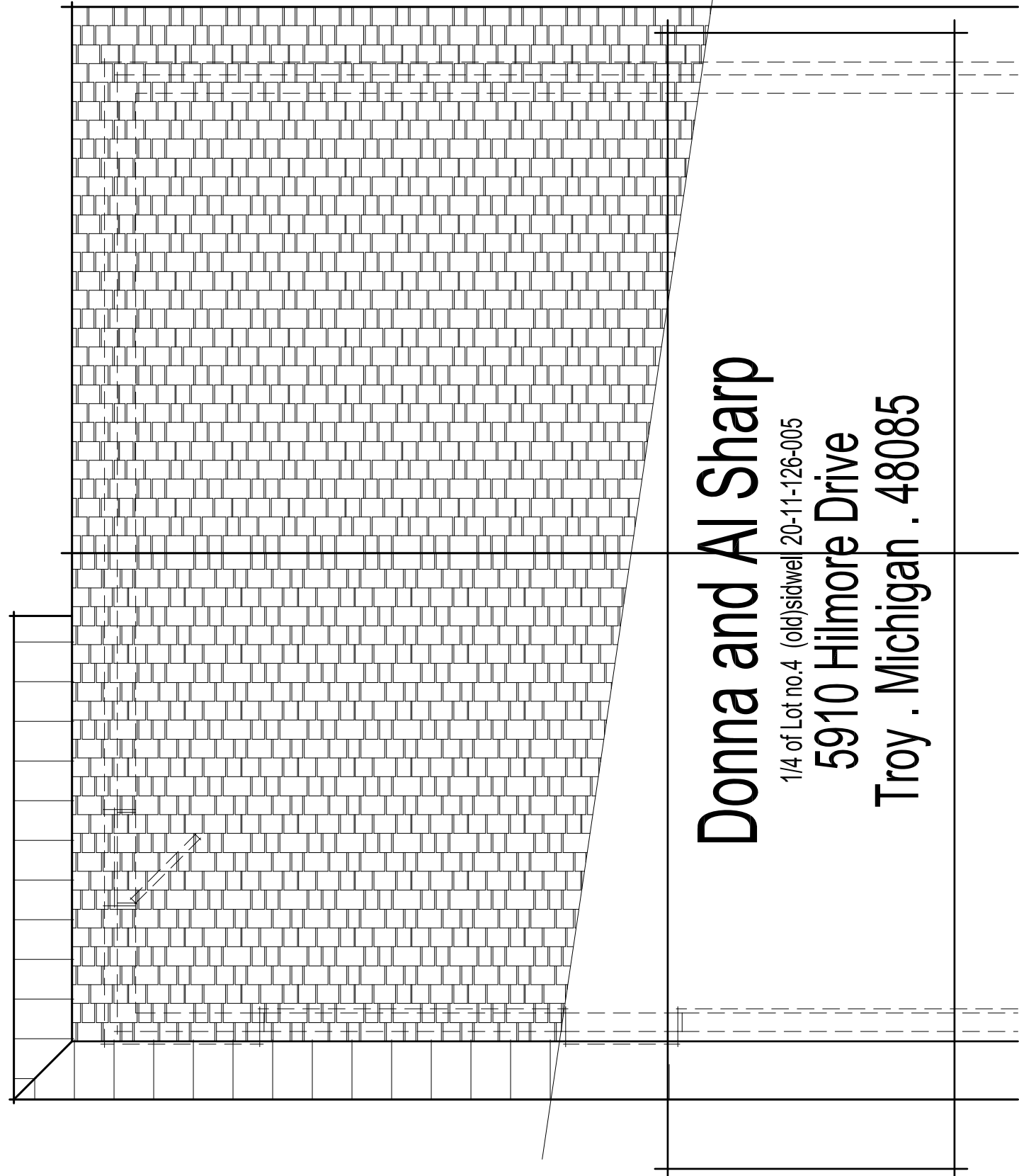
A-2.2
first floor PLAN



Second Floor PLAN
called north

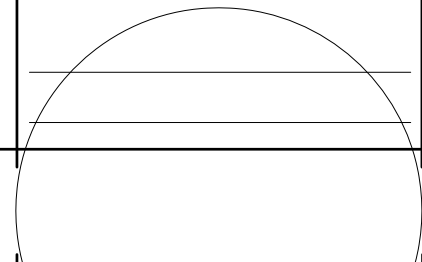
2,071 square feet	first floor
838 square feet	second floor
2,909 square feet	total

1/4" = 1'-0"



Donna and Al Sharp
1/4 of Lot no.4 (old) Subdiv. 20-11-126-005
5910 Hilmore Drive
Troy . Michigan . 48085

design development
date: 21 December 2019



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A-2.3
second floor PLAN

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2555 West Maple Road - Suite 101
Troy , Michigan , 48073
248.321.0940
jeff@jeffdawkinsarchitect.com
Michigan and Colorado

Donna and Al Sharp
1/4 of Lot no. 41 (containing 21.11± acres)
5910 Hilmore Drive
Troy , Michigan , 48088

design development
date: 21 December 2019

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A-3.1
ELEVATIONS



side Elevation . north

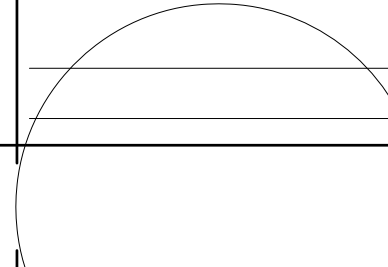


rear Elevation east

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A-3.2
ELEVATIONS

From: support@pointandpay.com
Date: December 18, 2019 at 8:50:44 AM EST
To: Dsharp13@aol.com
Subject: Your Receipt

Greetings,

The City of Troy thanks you for your payment. For questions about your account, please call 248-524-3412

Your payment ID is: 68421043

Items Paid For:

Description: Winter Tax
Amount Paid: \$1,072.99
Parcel Number: 88-20-11-126-005

Customer Information:

First Name: Donna
Last Name: SHARP
Address Line 1: 1128 fairways blvd
Address Line 2:
City: TROY
State: Michigan
Zip Code: 48085
Phone Number: 2484250917
Email Address: Dsharp13@aol.com

Payment Information:

Subtotal: \$1,072.99
Fee Total: \$3.00
Total: \$1,075.99
Datetime: 12/18/2019 08:50:48

February 24, 2014

Allan Sharp
5910 Hilmore
Troy MI 48085

Re: 5910 Hilmore, Troy Michigan

Dear Mr. Sharp:

At their Regular meeting of February 18, 2014, the Zoning Board of Appeals acted upon a request for variance. The following is an excerpt from the draft* meeting minutes:

In order to split one parcel into two, a 2.625 foot variance to the required minimum 85 foot lot width.

Moved by McCown
Seconded by Eisenbacher

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

Failure to obtain applicable permit(s) within one (1) year of the meeting date for approved variances will render relief granted invalid.

Sincerely,

Paul Evans
Zoning and Compliance Specialist

cc: File/ Zoning Board of Appeals
File/ Correspondence

** Draft minutes subject to approval by Zoning Board of Appeals.*

EMERALD LAKES
VILLAGE NO 1

COVENE DRIVE

CREEKSIDE

THE FAIRWAYS
CONDO

FAIRWAYS

HILLS ACRES

WILLOW GROVE

THE FAIR
WAYS ESTATES

DORAL

SNEAD

GOLF
TRAIL SUB

PLAYER

REPLAT 2
OF OAK
FOREST



Parcel Variance Report



Address:	Parcel Frontage:	Area (SQFT):
1310 E SQUARE LAKE	90	24,057
Address:	Parcel Frontage:	Area (SQFT):
	100	19,000
Address:	Parcel Frontage:	Area (SQFT):
1345 LARAYNE	100	30,000
Address:	Parcel Frontage:	Area (SQFT):
5796 HILMORE	100	13,700
Address:	Parcel Frontage:	Area (SQFT):
5970 HILMORE	88	10,501
Address:	Parcel Frontage:	Area (SQFT):
	110	22,000
Address:	Parcel Frontage:	Area (SQFT):
1348 LARAYNE	100	30,000
Address:	Parcel Frontage:	Area (SQFT):
1334 LARAYNE	100	30,000
Address:	Parcel Frontage:	Area (SQFT):
5980 HILMORE	88	10,500
Address:	Parcel Frontage:	Area (SQFT):
5882 HILMORE	125	14,941
Address:	Parcel Frontage:	Area (SQFT):
1304 PHILATHA	120	36,000
Address:	Parcel Frontage:	Area (SQFT):

1316 PHILATHA	120	36,000
Address:	Parcel Frontage:	Area (SQFT):
1320 LARAYNE	100	29,999
Address:	Parcel Frontage:	Area (SQFT):
5910 HILMORE	165	28,653
Address:	Parcel Frontage:	Area (SQFT):
1364 LARAYNE	100	30,000
Address:	Parcel Frontage:	Area (SQFT):
5960 HILMORE	165	28,653
Address:	Parcel Frontage:	Area (SQFT):
1383 LARAYNE	133	39,809
Address:	Parcel Frontage:	Area (SQFT):
5868 HILMORE	88	10,530
Address:	Parcel Frontage:	Area (SQFT):
1363 LARAYNE	100	30,000
Address:	Parcel Frontage:	Area (SQFT):
1336 PHILATHA	117	35,009
Address:	Parcel Frontage:	Area (SQFT):
1307 PHILATHA	126	41,456
Address:	Parcel Frontage:	Area (SQFT):
1380 LARAYNE	133	39,809
Address:	Parcel Frontage:	Area (SQFT):
1306 E SQUARE LAKE	90	24,141
Address:	Parcel Frontage:	Area (SQFT):
1303 LARAYNE	100	19,000
Address:	Parcel Frontage:	Area (SQFT):
1302 E SQUARE LAKE	120	11,323
Address:	Parcel Frontage:	Area (SQFT):
5782 HILMORE	134	13,400
Address:	Parcel Frontage:	Area (SQFT):
5856 HILMORE	88	10,529
Address:	Parcel Frontage:	Area (SQFT):
1342 PHILATHA	156	46,799
Address:	Parcel Frontage:	Area (SQFT):
1333 LARAYNE	100	30,000

Summary Parcel Frontage

Number of Parcels Selected	29
Frontage Avg (Mean)	112
Frontage Standard Deviation	22
Area Avg (Mean)	25,717
Area Standard Deviation	10,667