

## **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, Chairman, Daniel Agauas, Vice Chairman  
Michael Bossenbroek, Karen Crusse, Thomas Desmond,  
David Eisenbacher, Jim McCauley

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**February 18, 2020**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – January 21, 2020
4. APPROVAL OF AGENDA
5. HEARING OF CASES
  - A. VARIANCE REQUEST, GARY ABITHEIRA, 1151 WOODSLEE: A variance request to construct a two dwelling residence on a property that has less than the 5,000 square foot minimum area per dwelling unit  
  
ZONING ORDINANCE SECTION: 4.07 R-T Zoning District
  - B. VARIANCE REQUEST, AL MERIAN FOR AL MERIAN CONSTRUCTION LLC, 920 LONGFELLOW: A variance request to construct a home addition less than the 40 foot minimum required setback from the rear property line.  
  
ZONING ORDINANCE SECTION: 4.06 (C) R-1C Zoning District
6. COMMUNICATIONS - None
7. MISCELLANEOUS BUSINESS
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](mailto: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 January 20, 2020 at 7:30 p.m., in the Council Chambers of Troy City Hall, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Daniel Agauas  
Michael Bossenbroek  
Glenn Clark  
David Eisenbacher  
Orestis Kaltsounis

Also Present:

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

2. PROCEDURE

3. APPROVAL OF MINUTES – December 17, 2019

Moved by Eisenbacher  
Seconded by Kaltsounis

RESOLVED, to approve the December 17, 2019 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – Item 5B withdrawn by applicant.

5. HEARING OF CASE

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 Agauas  
Second by Eisenbacher

RESOLVED, deny the request.

Yes: All

MOTION PASSED



6. COMMUNICATIONS – None.
7. MISCELLANEOUS BUSINESS – None.
8. PUBLIC COMMENT – Two people commented.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 7:58 pm.

Respectfully submitted,

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Glenn Clark, Chairman

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Paul Evans, Zoning and Compliance Specialist

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**A. VARIANCE REQUEST, GARY ABITHEIRA, 1151 WOODSLEE:** A variance request to construct a two dwelling residence on a property that has less than the 5,000 square foot minimum area per dwelling unit.



PIEDMONT

ROCHESTER

ROCHESTER

LARCHWOOD

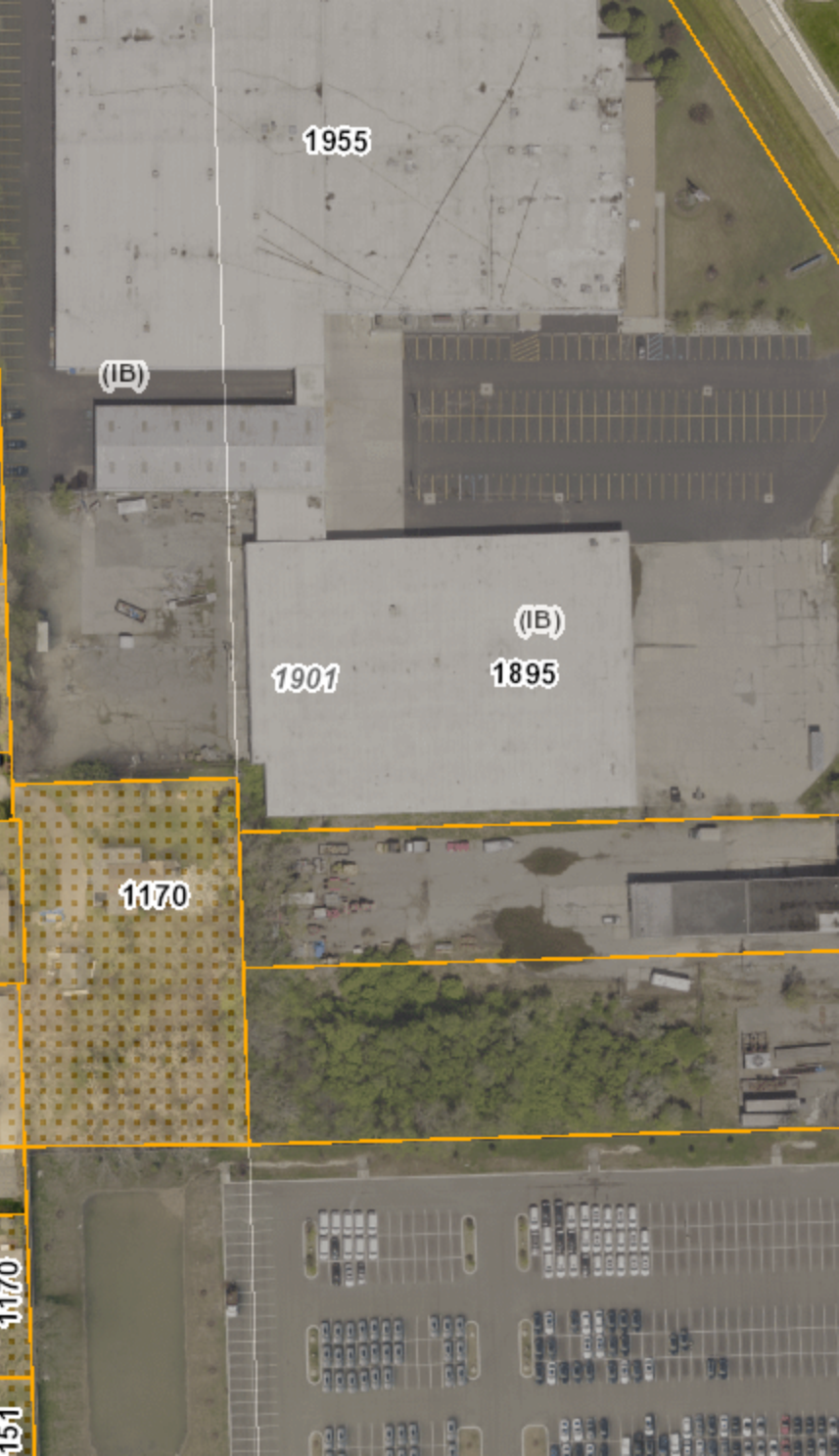
ARTHUR

WOODSLEE

VERMONT

STEPHENSON







10

109

109

11

1085

1105

1151

1155





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: 1151 woodslee
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-27-432-022
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: \_\_\_\_\_
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: no
5. APPLICANT:  
NAME Gary Abitheira  
COMPANY \_\_\_\_\_  
ADDRESS 3301 Mirage  
CITY Troy STATE MI ZIP 48083  
PHONE 248-840-2828  
E-MAIL Gabitheira@wideopenwest.com  
AFFILIATION TO THE PROPERTY OWNER: same



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

## Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Gary Abitheira

COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_


TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

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, Gary Abitheira (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 01/14/2020

PRINT NAME: Gary Abitheira

PROPERTY OWNER SIGNATURE  DATE 01/14/2020

PRINT NAME: Gary Abitheira

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.

## Attention: City of Troy Zoning Board of Appeals

I purchased 1151 Woodslee 8 years ago with the plans of demolishing the home in order to build a duplex. The characteristics of the property however make it impossible to build a duplex. The property is 80 sq ft short of the 10,000 sq. ft. that is required in order to build a duplex. This property was subdivided in the 1940's into 40' lots. Later, the city zoned the property as RT.

The purpose of this zoning is to serve as a transition from non-residential and lower density areas. Forty one feet from the east property line the land is zoned for industrial and there are currently industrial buildings there. In the time that I have owned the property I have looked at the neighboring properties as well as the surrounding area to see if I could purchase 80 sq ft.

- To the west the property has a driveway that borders the property line.
- To the east the lot is only 40' wide and is non-conforming.
- The property to the north has a garage that is 1' off of the property line.

The majority of the lots in this subdivision are built on either 40' or 80' lots. There are currently 12 duplexes on 80' lots and 27 single family homes on 40' lots. Because of this dynamic a duplex will not change the characteristics of this area. A recurring problem in this particular neighborhood is that the lots are very shallow in depth. Because of this depths the lots will never work for a duplex even with 2 lots thus the need for a variance



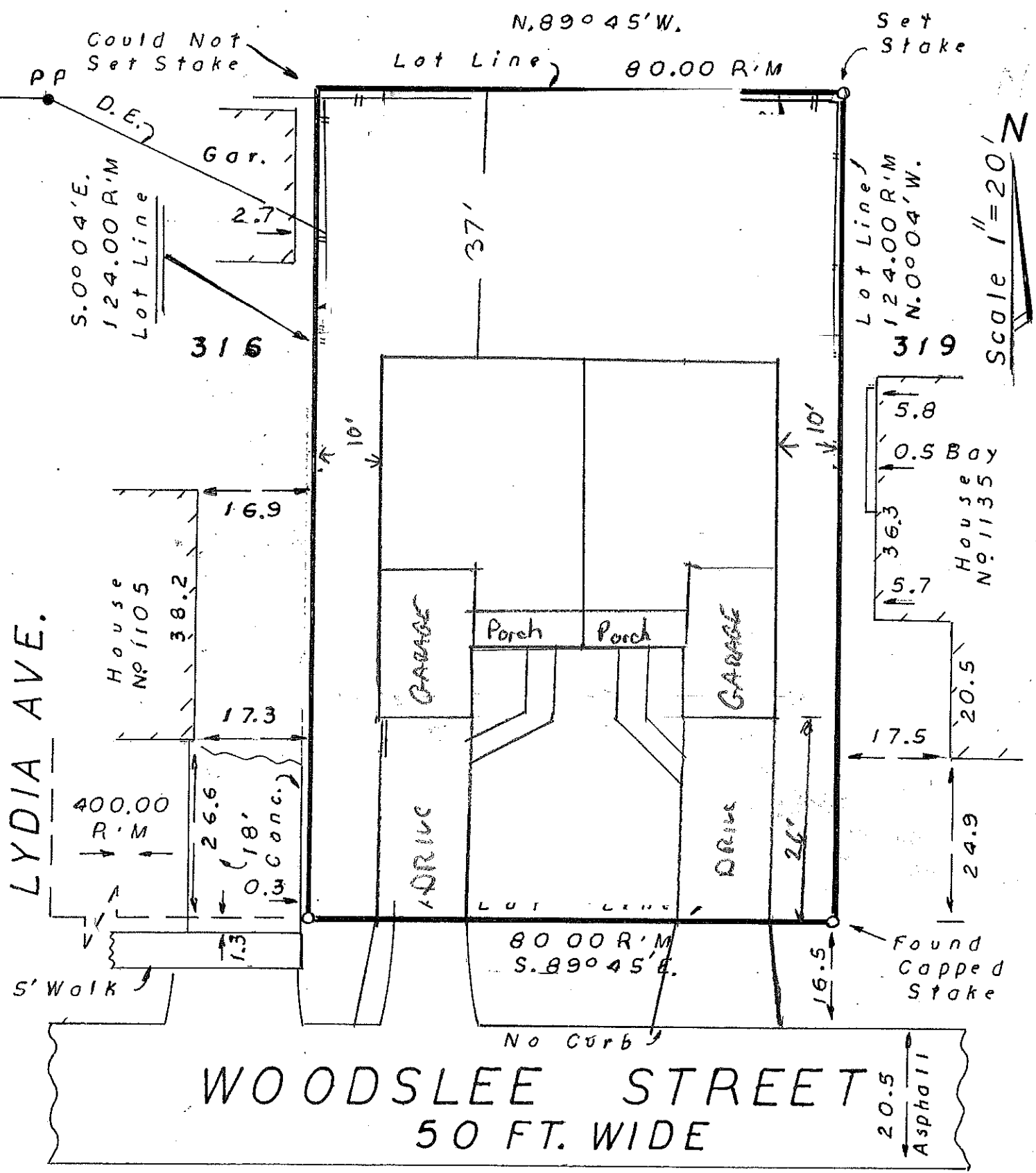
Gary Abitheira

1-14-2020

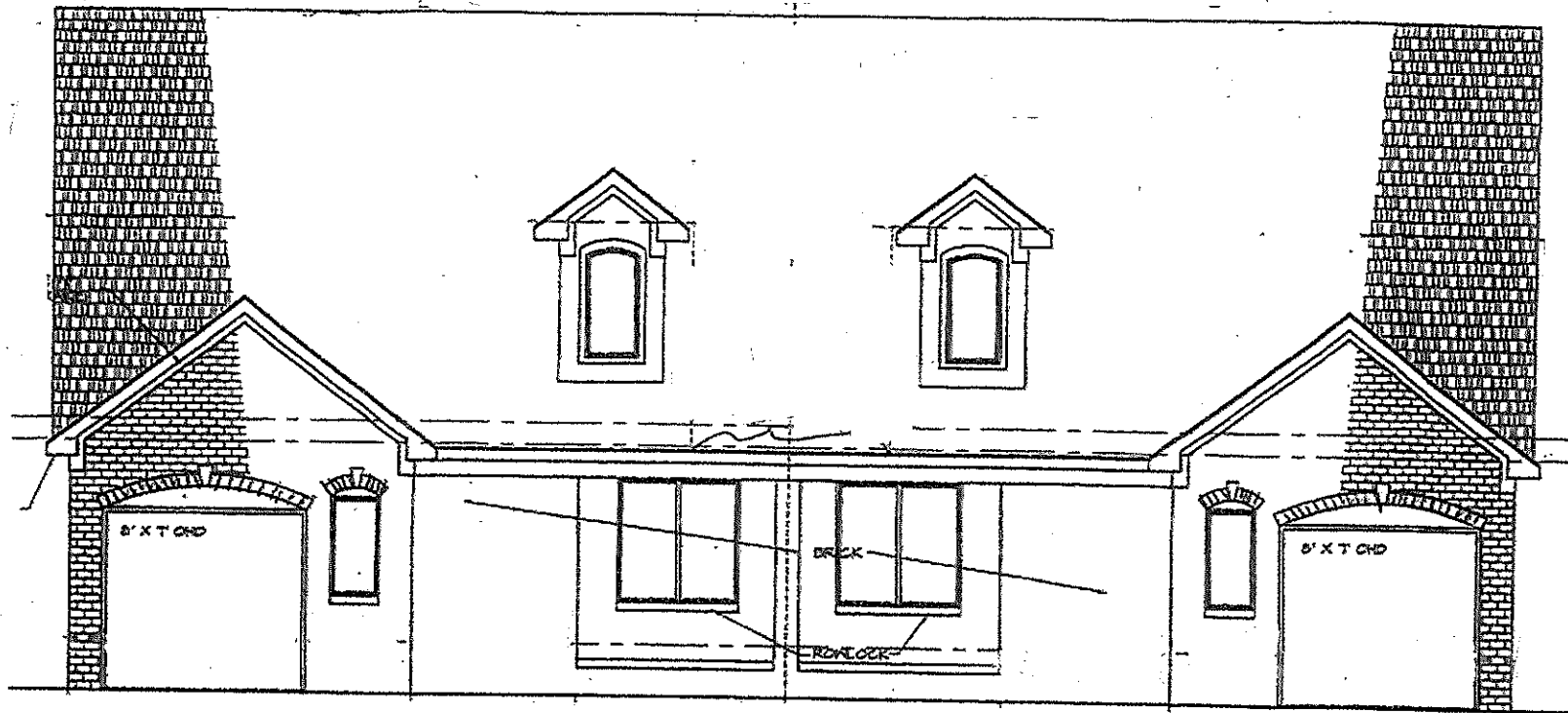




LYDIA AVE.



NEW DUPLEX



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



# STUMPF'S BEECH GROVE SUBDIVISION

## PART OF THE S.E. 1/4 OF SEC. 27 T.2N., R.11E.,

### TROY TOWNSHIP

# OAKLAND COUNTY MICHIGAN.

Examined and Approved  
*May 2-1924*  
*Mr. L. H. Hume*  
 Deputy Auditor General

2" 1" 1/2" 0' 50' 100' 200'

SCALE: 1" = 100'

ALL dimensions in feet & decimals thereof

SHEET NO. 1 OF 2 SHEETS

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS That we Le Martin Stumpf  
and Caroline E. Stumpf, his wife  
 have caused the land embraced in the annexed plat to be surveyed, laid out and  
 platted to be known as "STUMPF'S BEECH GROVE SUBDIVISION" of part of the S.E. 1/4 of  
 Sec. 27, T. 2N., R. 11E., Troy Township, Oakland County Michigan, and that the  
 streets and alleys as shown on said plat are hereby dedicated to the use of the public.  
 Signed and Sealed in the presence of

Arthur C. Hodges  
Edwin C. Hodges

C. Martin Stumpf, S.  
Caroline E. Stumpf, S.  
 L.S.

STATE OF MICHIGAN  
 County of Oakland S.S.

On this 10th day of April 1924 before me, a notary public in  
 and for said county, personally came the above named Le Martin  
Stumpf and Caroline E. Stumpf  
 known to me to be the persons who executed the above dedication and acknowledged the  
 same to be their free act and deed.

Arthur C. Hodges Oakland  
 Notary Public, County, Michigan.

My commission Expires Dec. 11, 1926

#### DESCRIPTION

The land embraced in the annexed plat of "STUMPF'S BEECH GROVE SUBDIVISION" of  
 part of the S.E. 1/4 of Sec. 27, T. 2N., R. 11E., Troy Township, Oakland County Michigan, is  
 described as follows: Beginning at a point on the South side of Sec. 27,  
 T. 2N., R. 11E., Oakland County Michigan, 165 ft. N 89° 45' W. from the S. E.  
 corner of said Sec. 27; thence North 24° 39' 5" E., 1213.5 ft.; thence N 89° 57' W., 674.6 ft.  
 thence S. 12° 15' W., 2542.75 ft.; thence S 89° 45' E., 1213.5 ft. to the point of  
 beginning.

#### SURVEYORS CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent  
 monuments consisting of iron pipes 3/8" x 20" have been planted at points marked  
 thus "O" as hereon shown at all angles in the boundaries of the land platted and  
 at all intersections of streets or streets and alleys.

Frank S. French  
 Registered Civil Engineer

#### TOWNSHIP APPROVAL

This plat was approved by the Township Board of Troy Township, Oakland  
 County, Michigan, at a meeting held April 10th, 1924  
Adrian R. Hobbs  
 Township Clerk

#### Oakland County Treasurer's Certificate

(Required by Section 125, Acts, 205, Laws of 1909)

This is to Certify, that there are no Tax Liens or Titles  
 held by the State or any individual against, and that all Taxes  
 on lands described in the annexed instrument bearing there-  
 on have been paid FIVE YEARS  
 prior to the date thereof, according to  
 the records of this office, except as stated.

No. 55716

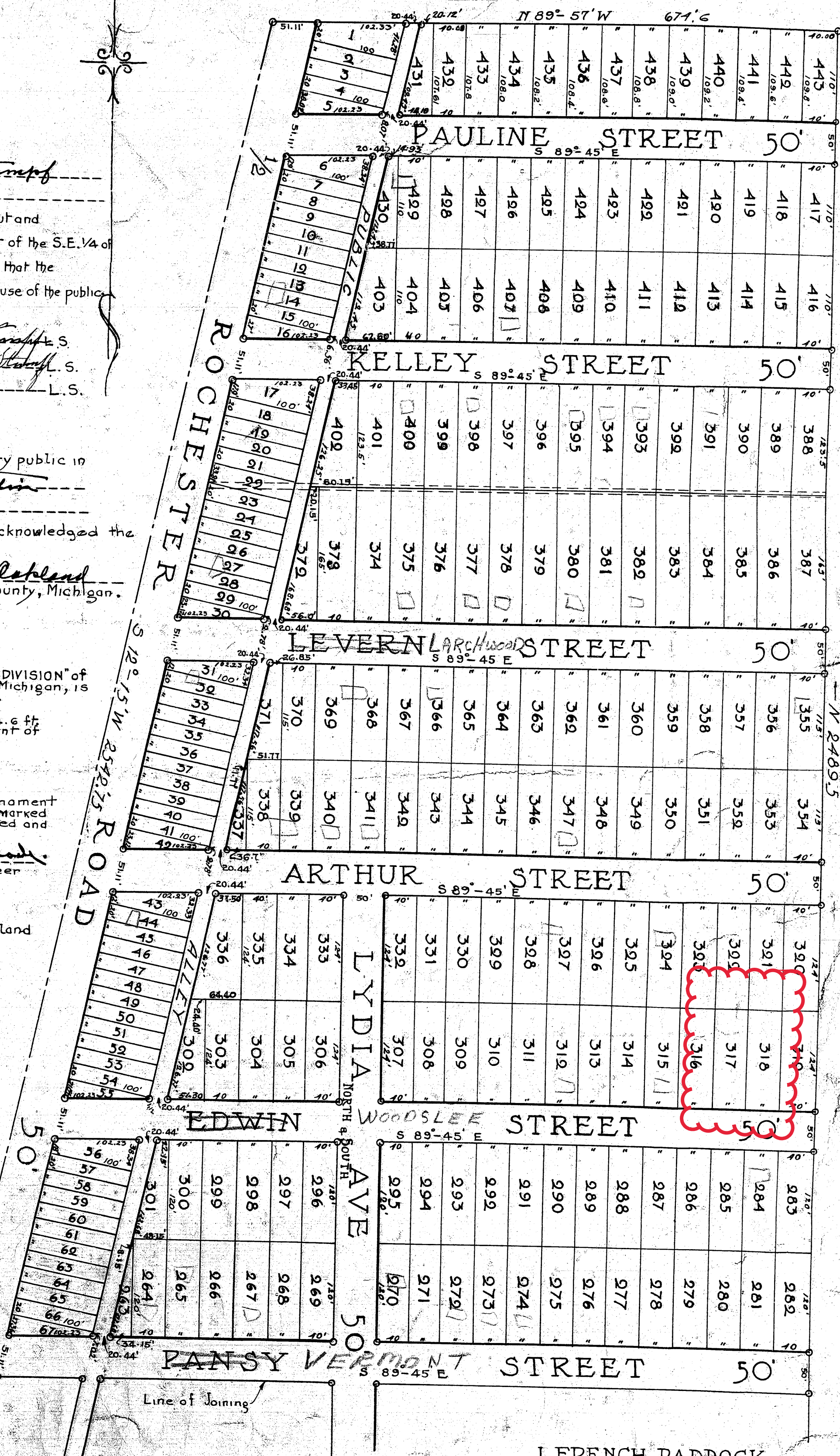
Pontiac, Mich. April 24, 1924

W. H. French  
 Treasurer

Edwin C. Hodges  
 Auditor

Register's Office  
 Oakland County

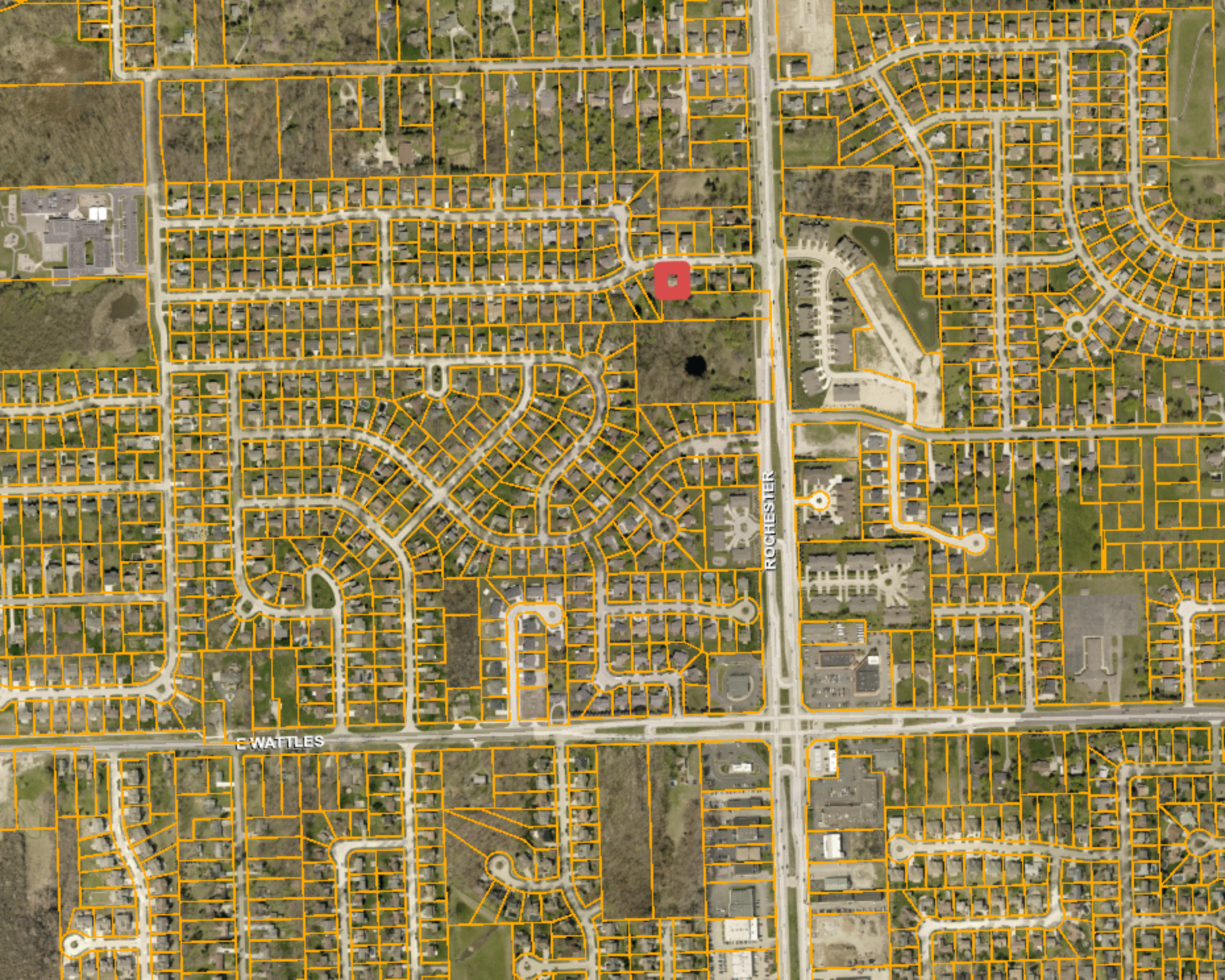
This instrument was received for record  
 MAY 5, 1924 at 3 o'clock P.M.  
 and recorded in Liber 22  
 of 11512 on page 11512  
Levin R. French Registrar



J. FRENCH PADDOCK  
 AND  
 ASSOCIATES  
 CIVIL & LANDSCAPE ENGINEERS  
 Suite 507 Fine Arts Building  
 DETROIT



**B. VARIANCE REQUEST, AL MERIAN FOR AL MERIAN CONSTRUCTION, LLC, 920 LONGFELLOW:** A variance request to construct a home addition less than the 40 foot minimum required setback from the rear property line.



E WATTLES

ROCHESTER





795

809

827

841

859

873

4396

887

THURBER

893

4379

796

810

828

842

860

919

935

951

967

791

809

827

845

863

LONGFELLOW

884

902

920

938

956

974

80

794

812

830

848

866

NAVIN FIELD

4403

4397

4391

4385

4373

4367

4361

4349

4343

4337

4325

4319

4313

BENNETT PARK CIR

4301

805

811

817

823

829

RANDALL

835

841

847

808

832

848

4474

4462

862

853

963

977

991

951



LONGFELLOW

920

938

902

884





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

## Zoning Board of Appeals Application

[planning@troymi.gov](mailto: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: 920 Longfellow
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-15-426-049
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-1C 4.06
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:  
NAME Al Merian  
COMPANY Al Merian Construction LLC.  
ADDRESS 172 Scottsdale  
CITY Troy STATE Mi. ZIP 48084  
PHONE 248- 321-0212  
E-MAIL merian172@aol.com  
AFFILIATION TO THE PROPERTY OWNER: Contractor



## Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Brian and Megan King  
COMPANY \_\_\_\_\_  
ADDRESS 920 Longfellow  
CITY Troy STATE Mi. ZIP 48085  
TELEPHONE cell for Brian 586-242-8669 Megan 248-321-7866  
E-MAIL meganking256@gmail.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, Al Merian (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 *Al Merian* DATE 1-15-2020  
PRINT NAME: Al Merian

PROPERTY OWNER SIGNATURE *Brian King* *Megan King* DATE 1-15-2020  
PRINT NAME: Brian and Megan King

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.

## Statement of Practical Difficulty

A.

- The request for this variance is of the most minimal possible to achieve the goals of this project. Careful consideration was made for adjacent neighbors to east and west and future possible neighbors to the rear to not over exceed the encroachment into the rear setback due to all the variables in concern.
- Multiple studies have been completed by an interior designer and architect. The findings were that to accomplish the goals to make the kitchen more functional the addition must extend to south with a 90 square foot addition to the back of the house. The alternative would be to extend to the east side of the existing structure, however extending kitchen to east would only elongate the kitchen and not increase width, and would merely make existing conditions worse and not address project goals. The goal for any addition is when completed, the result is a cohesive composition of harmonious balance of new and old, which we feel is best accomplished by addition to the south.
- Dense wooded parcel of land in backyard extends several hundred feet to the south. The intent of the rear setbacks at 920 Longfellow is exceeded due to dense wooded area. Complying with strict interpretation of rear setback is hardship when vast, dense and uninhabited wooded area is present.
- House of immediate adjacent property to west (902 Longfellow) extends further south than 920 Longfellow due to curve of road pushing 902 further to south. Addition at rear (south) of 920 Longfellow would match southern extent of house at 902 Longfellow. Both adjacent properties have attached structures that extend well beyond the requested variance.
- Intent of addition to the south is to increase the narrow dimension of existing kitchen.

B.

- The request for this variance is for this property only and no other.

C.

- This request is not of a personal nature, as the existing kitchen design is deficient in terms of workflow, layout and orientation for any home at 2400 square feet and 4 bedrooms.
- The deficiencies of this house are in the service area. The square footage of the area is 100 square feet less than that of the sleeping area and the living area. The three areas by today's architectural standards are recommended to be equal.

D.

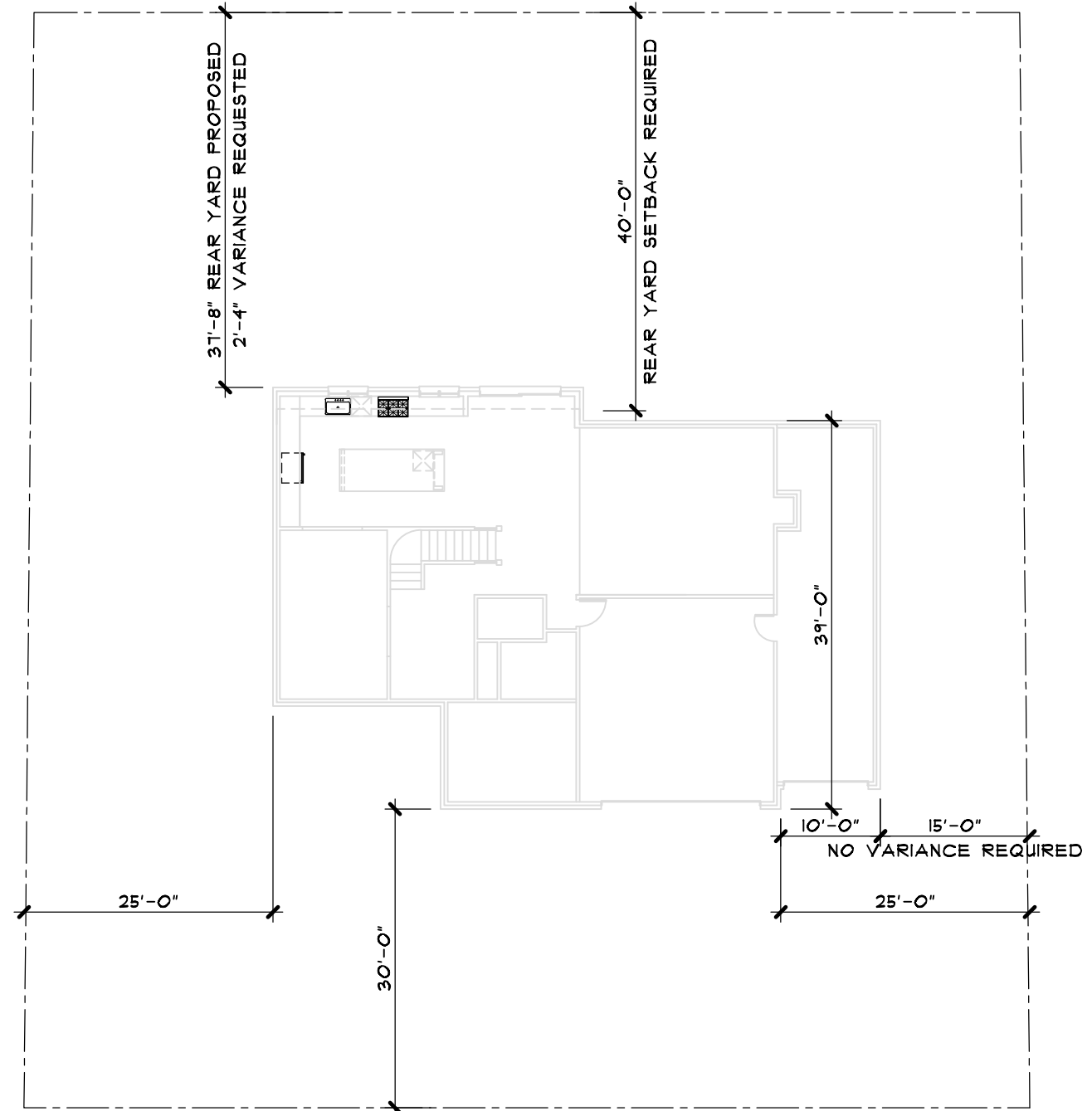
- The characteristics which make compliance with dimensional requirements difficult are from the original builder who built to maximum allowance which was given to lot size in the rear set back. No previous owner or current owner made dimensional requirements difficult.

E.

- The requested variance at the rear (south) is minimal (2'- 4" to result in 37'- 8" rear setback) and will not decrease the openness as the wooded parcel to the south extends for several hundred feet beyond the property line.
- This request will not have a negative effect on other properties. The improvements to the property will have a positive impact on the immediate neighborhood. This addition will most definitely not decrease value of the neighborhood and will in fact increase values.

## More information to explain the request

- The needs of a house which is 43 years old is different today than was in 1977.
- Active family of 5 needing more space for food prep food storage and dining.
- The improvement to the property will give sustainability to the property for many years.
- The love for the school district and what the city of Troy has to offer is a large part of making this decision to request the variance.
- We believe this proposal is the best use of our land it harms no one and improves our property.
- Expanding the kitchen means we are developing our family values in order to bring people together and to develop a healthy family interaction. We are making our kitchen the heart of our home.

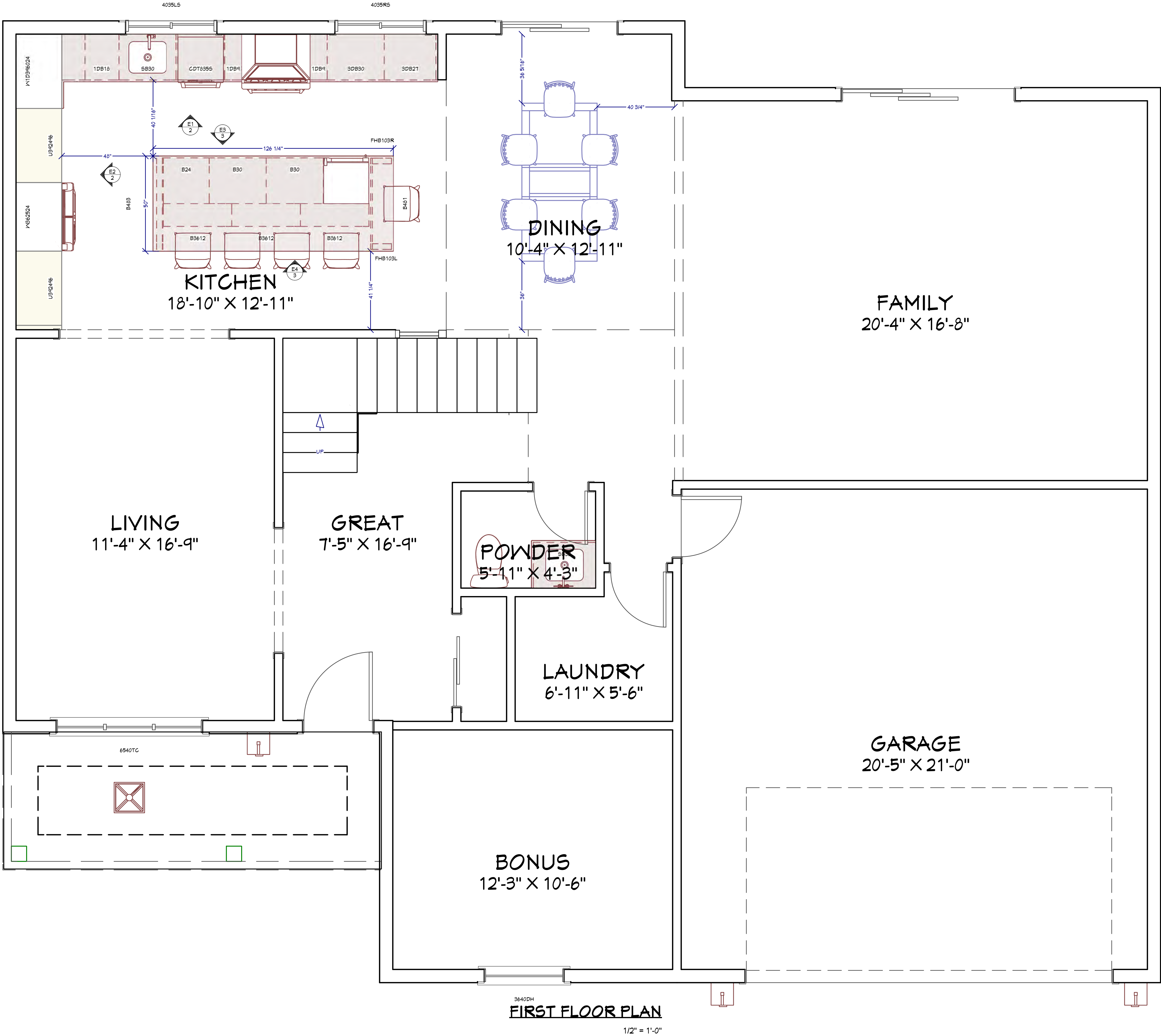


# **920 LONGFELLOW - SITE CONCEPT FOR ZBA VARIANCE**

ALL DIMENSIONS SHOWN FOR PURPOSES OF ZBA VARIANCE REQUEST.  
SEE EXISTING PLOT PLAN (ATTACHED ON ANOTHER SHEET) TO CONFIRM EXISTING SITE DIMENSIONS.  
SITE CONCEPT NOT INTENDED FOR BUILDING PERMIT SUBMISSION.

SCALE: 1/16" = 1'-0"





*Verce*  
HEATHER VERCELLINO  
504 S EDGEWORTH AVE ROYAL OAK, MI 48067  
248.875.7353 HEATHER@VERCEDSIGN.COM

REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISED BY	

**KING RENOVATION**  
920 LONGFELLOW DR  
TROY MI 48065

**FIRST FLOOR PLAN**

DATE:

12/3/2019

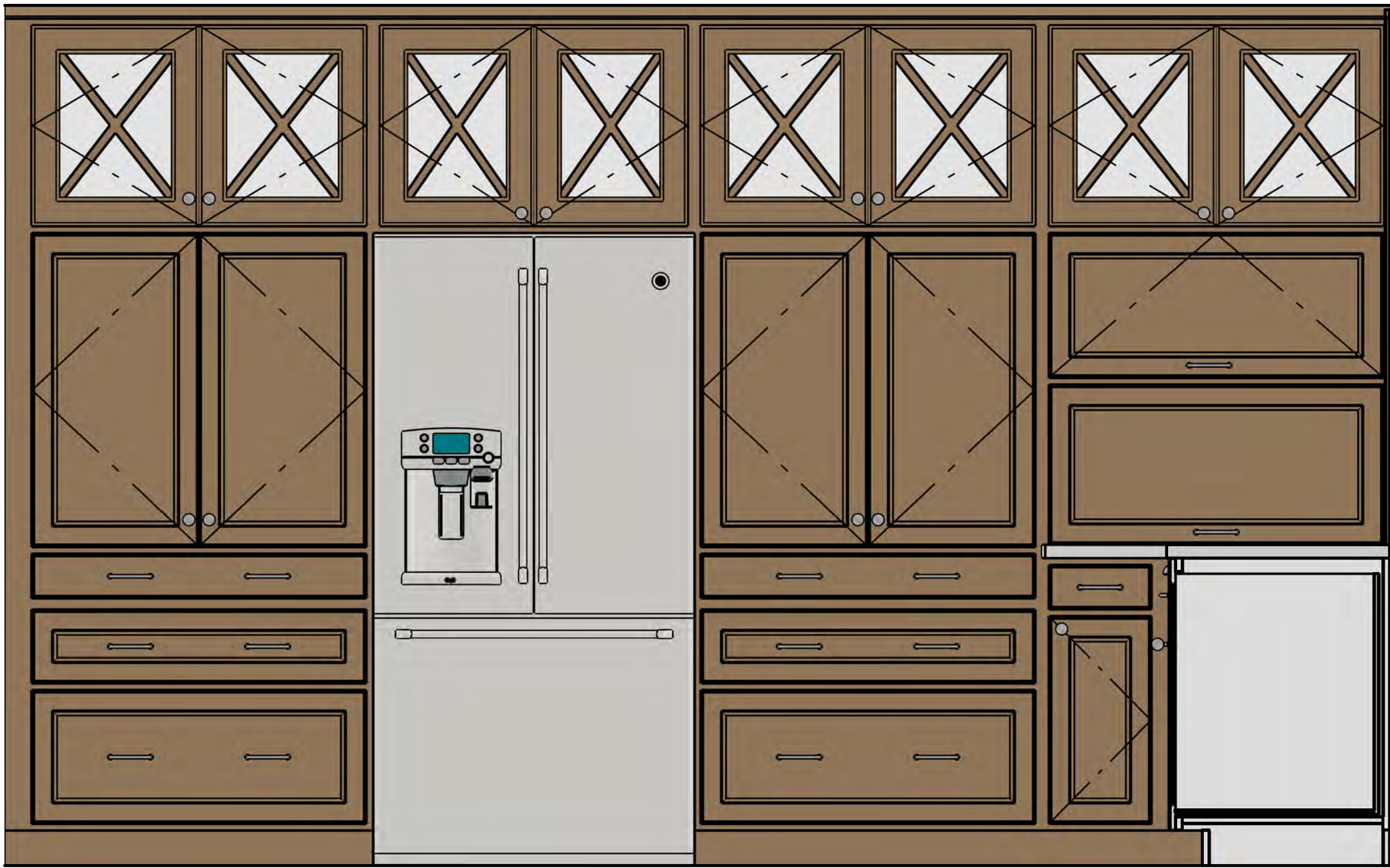
SCALE:

SHEET:

A-1



Cabinet Schedule						
Label	Qty	Floor	Width	Depth	Height	Description
1DB18	1	1	18"	24"	36"	base cabinet
1DB9	2	1	9"	24"	36"	base cabinet
3DB27	1	1	27"	24"	36"	base cabinet
3DB30	1	1	30"	24"	36"	base cabinet
B24	1	1	24"	24"	36"	base cabinet
B30	2	1	30"	24"	36"	base cabinet
FHB103L	1	1	10"	3"	36"	base cabinet
B483	1	1	47 7/8"	3"	36"	base cabinet
BCB15R	1	1	15"	24"	36"	base cabinet
BCB36L	1	1	36"	24"	36"	base cabinet
FHB103R	1	1	10"	3"	36"	base cabinet
B3612	3	1	36"	12"	36"	base cabinet
SB30	1	1	30"	24"	36"	base cabinet
U392496	2	1	39"	24"	46"	utility cabinet
W1D396024	1	1	39"	24"	60"	wall cabinet
W362524	1	1	36"	24"	25"	wall cabinet
B481	1	1	47 7/8"	7/8"	36"	base cabinet



E2 PANTRY ELEVATION

1" = 1'-0"



E1 SINK ELEVATION

1" = 1'-0"



KITCHEN FLOOR PLAN

3/4" = 1'-0"



KITCHEN RENDERING

NOT TO SCALE

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

KING RENOVATION  
920 LONGFELLOW DR  
TROY MI 48065

KITCHEN  
ELEVATION 1 OF 2

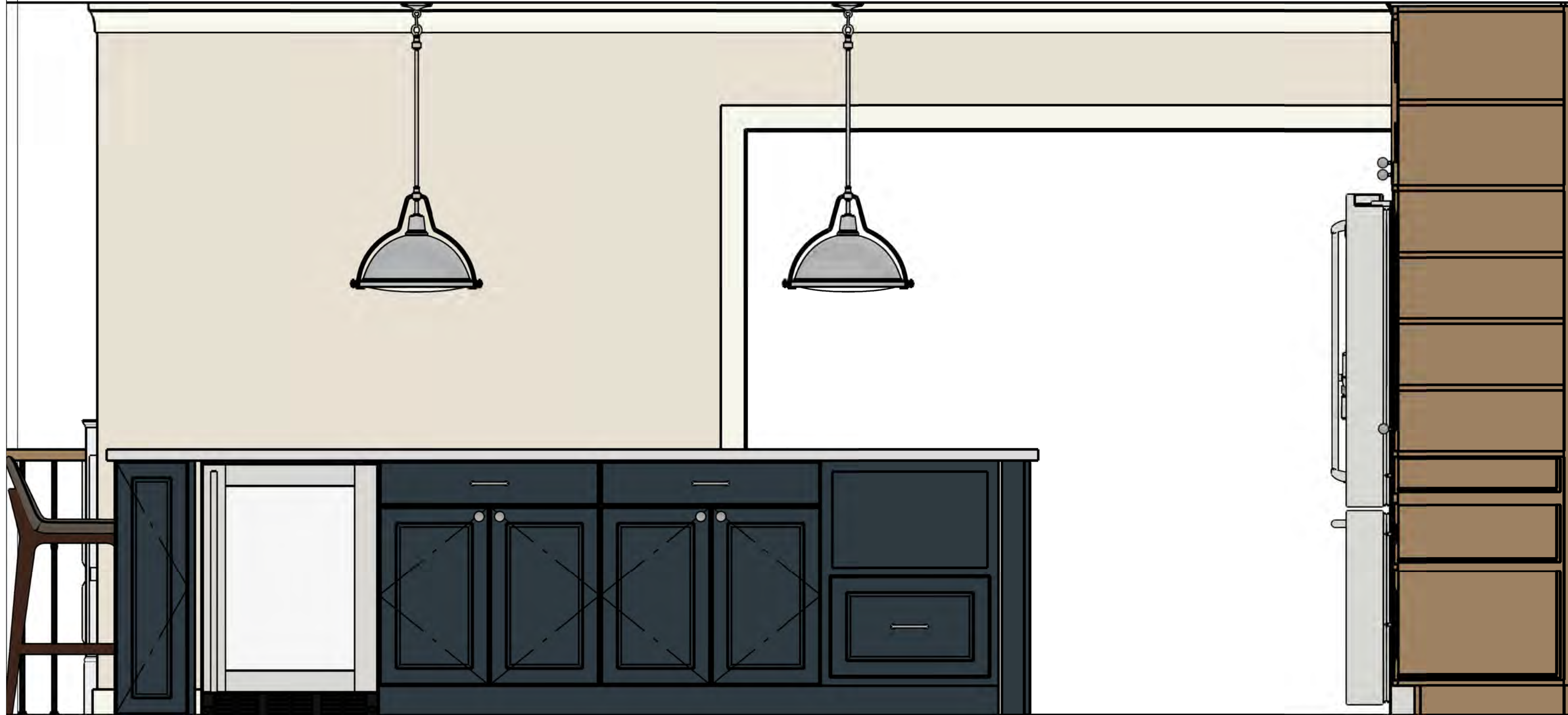
DATE:
12/3/2019
SCALE:
SHEET:
A-2



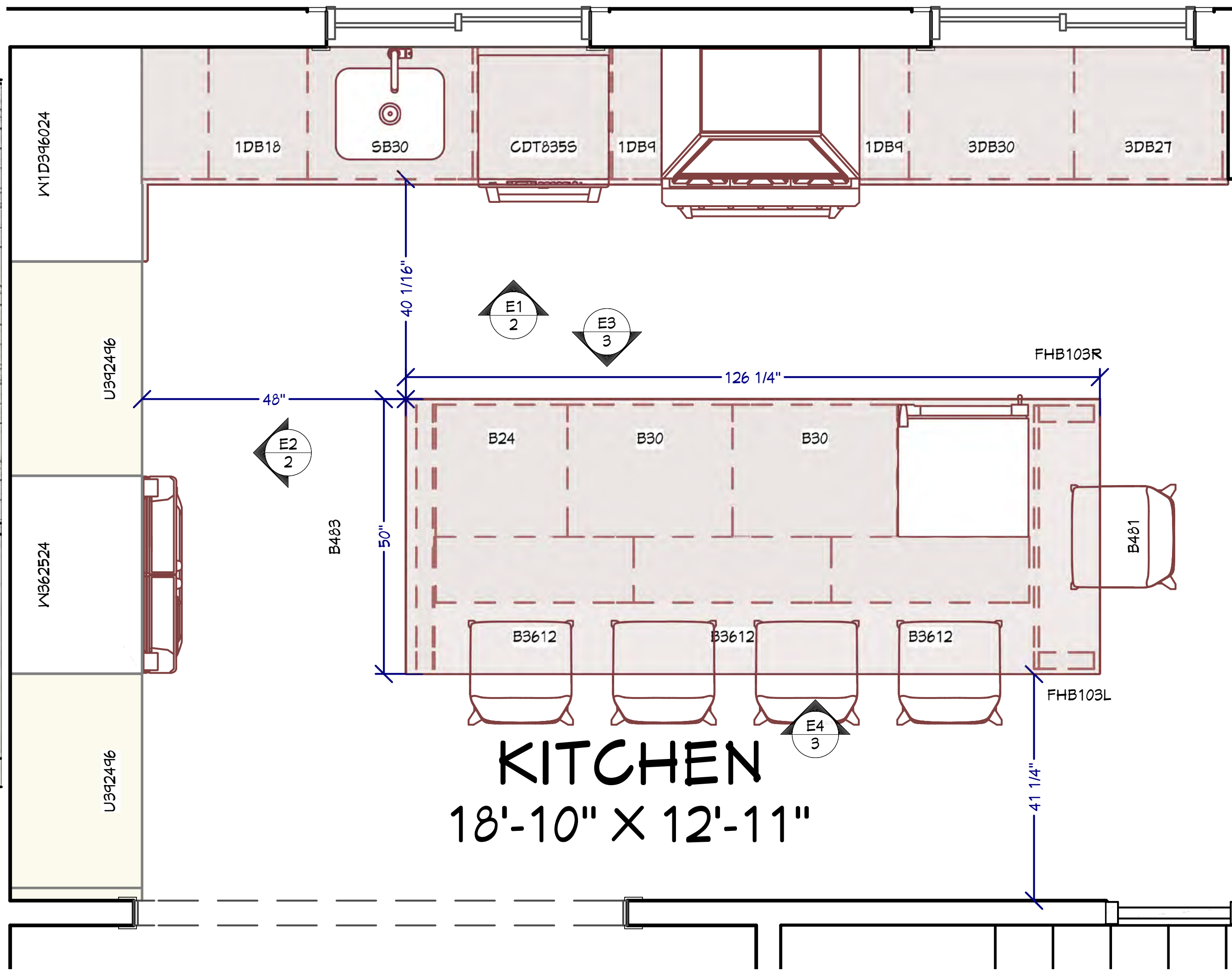


E4 ISLAND ELEVATION  
1" = 1'-0"

Cabinet Schedule						
Label	Qty	Floor	Width	Depth	Height	Description
1DB18	1	1	18"	24"	36"	base cabinet
1DB9	2	1	9"	24"	36"	base cabinet
3DB27	1	1	27"	24"	36"	base cabinet
3DB30	1	1	30"	24"	36"	base cabinet
B24	1	1	24"	24"	36"	base cabinet
B30	2	1	30"	24"	36"	base cabinet
FHB103L	1	1	10"	3"	36"	base cabinet
B483	1	1	47 7/8"	3"	36"	base cabinet
BCB15R	1	1	15"	24"	36"	base cabinet
BCB36L	1	1	36"	24"	36"	base cabinet
FHB103R	1	1	10"	3"	36"	base cabinet
B3612	3	1	36"	12"	36"	base cabinet
SB30	1	1	30"	24"	36"	base cabinet
U392446	2	1	39"	24"	46"	utility cabinet
W1D396024	1	1	39"	24"	60"	wall cabinet
W362524	1	1	36"	24"	25"	wall cabinet
B481	1	1	41 7/8"	7/8"	36"	base cabinet



E3 ISLAND ELEVATION  
1" = 1'-0"



KITCHEN FLOOR PLAN  
3/4" = 1'-0"



KITCHEN RENDERING  
NOT TO SCALE

HEATHER VERCELLINO  
504 S EDGEWORTH AVE ROYAL OAK, MI 48067  
248.875.7353 HEATHER@VERCEDSIGN.COM

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

KING RENOVATION  
920 LONGFELLOW DR  
TROY MI 48065

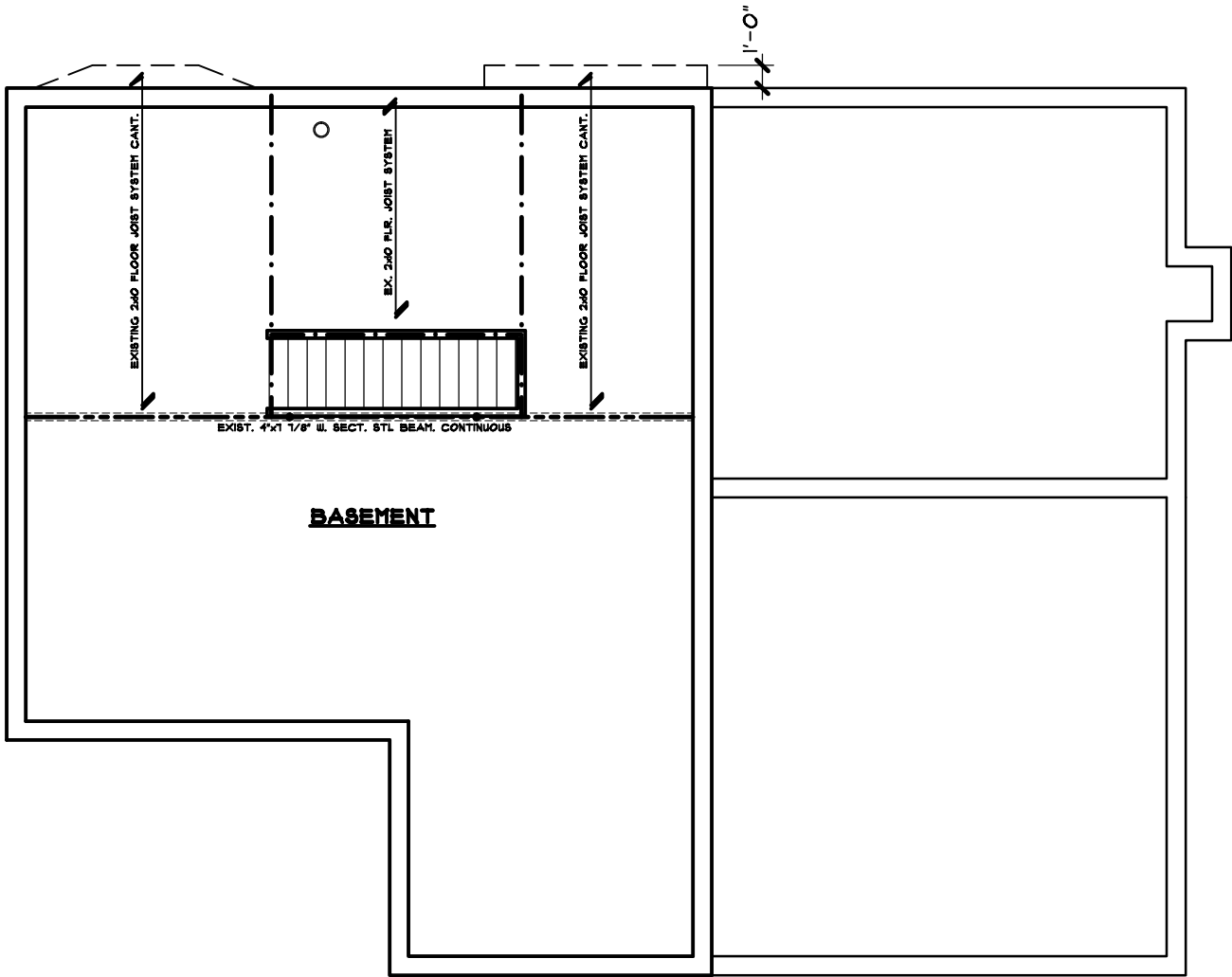
KITCHEN  
ELEVATION 2 OF 2

DATE:  
12/3/2019

SCALE:

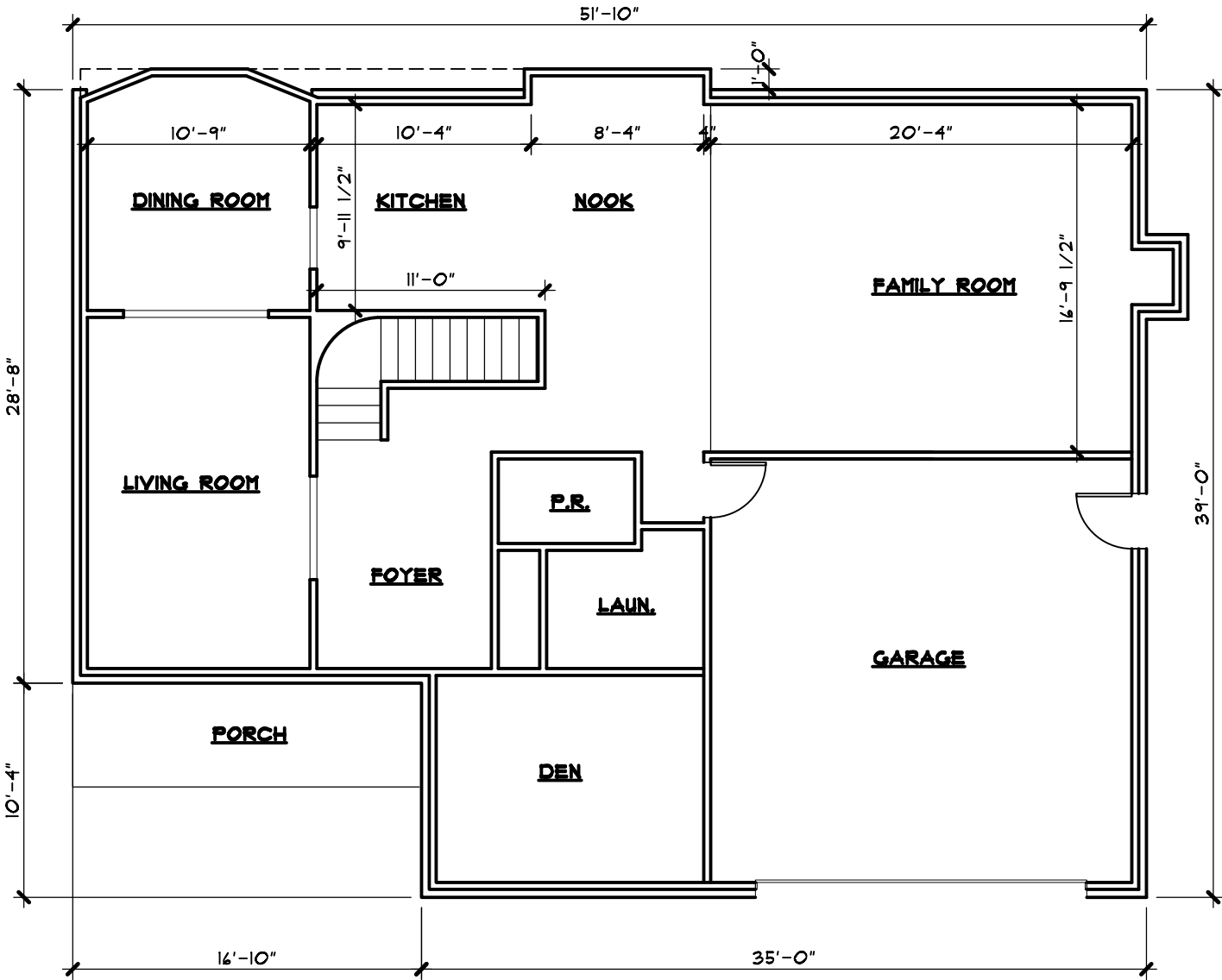
SHEET:  
A-3





NEW FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



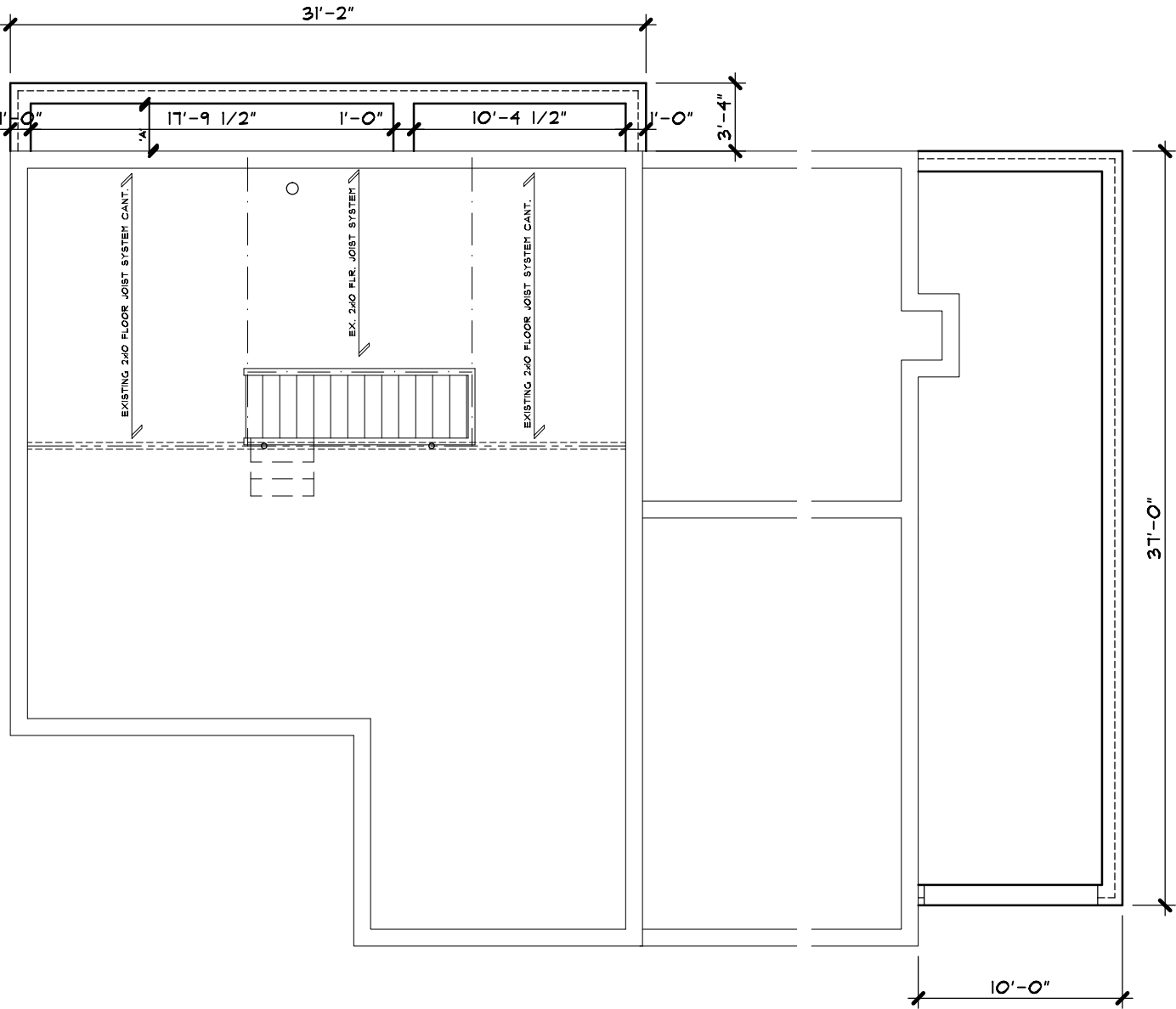
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

<input checked="" type="checkbox"/> PRELIMINARY
JAN-2020
<input type="checkbox"/> BID
<input type="checkbox"/> PERMIT
<input type="checkbox"/> CONSTR.
REVISIONS

VARIANCE REQUIRED AT REAR YARD:

ADDITION AT KITCHEN REDUCES REAR YARD SETBACK TO (40' REAR YARD SETBACK, 2'-4" VARIANCE REQUESTED) RESULTING IN 37'-8" OR 37.67'.

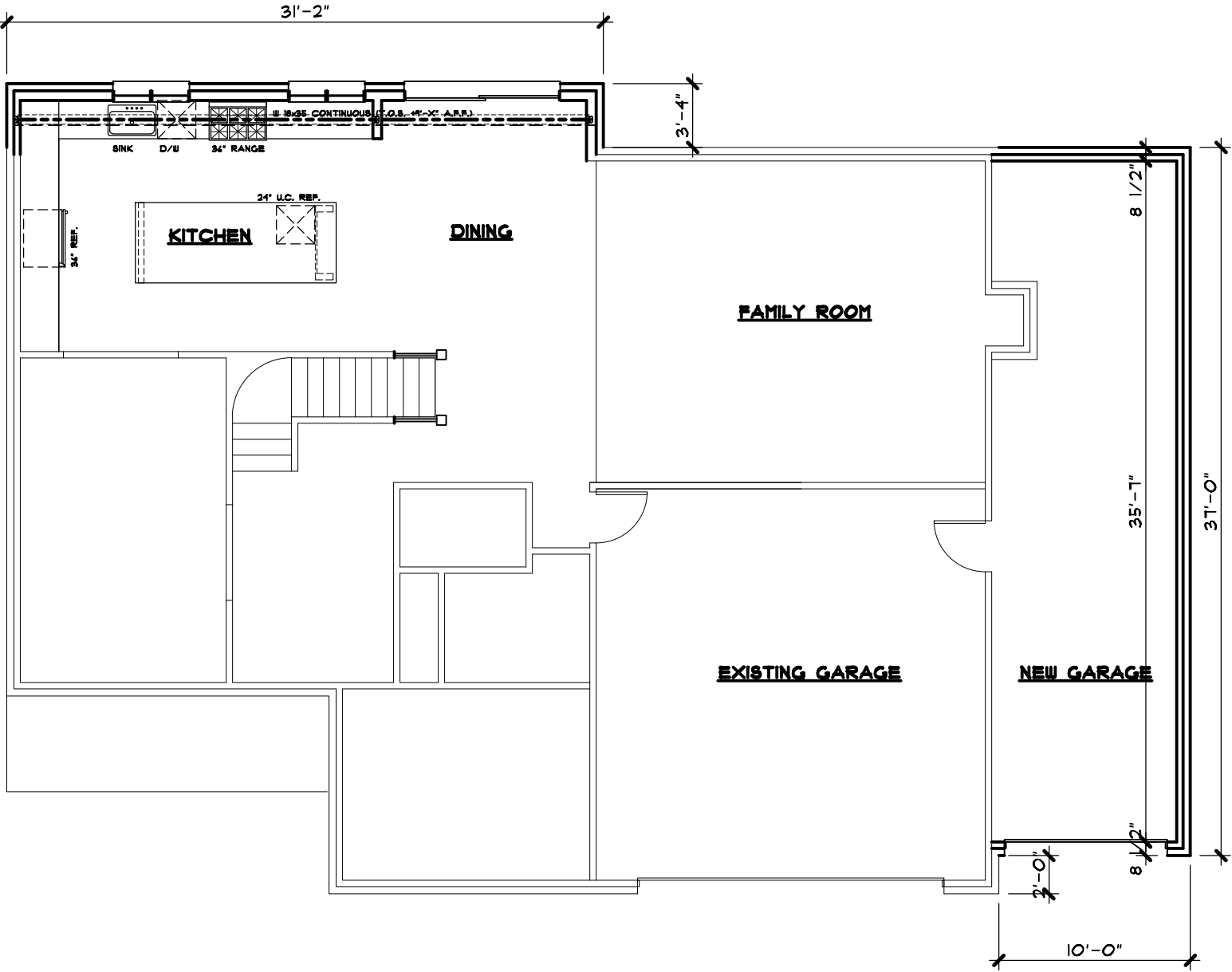


PROPOSED FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

VARIANCE REQUIRED AT REAR YARD:

ADDITION AT KITCHEN REDUCES REAR YARD SETBACK TO (40' REAR YARD SETBACK, 2'-4" VARIANCE REQUESTED) RESULTING IN 37'-8" OR 37.67'.



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

SHEET TITLE

PROPOSED FLOOR PLANS

CLIENT/PROJECT

MERIAN CONSTR.

GARAGE & KITCHEN ADDITION  
920 LONGFELLOW - TROY, MI

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XANDER BOGAERTS  
ARCHITECT  
889 SUFFIELD  
BIRMINGHAM MI

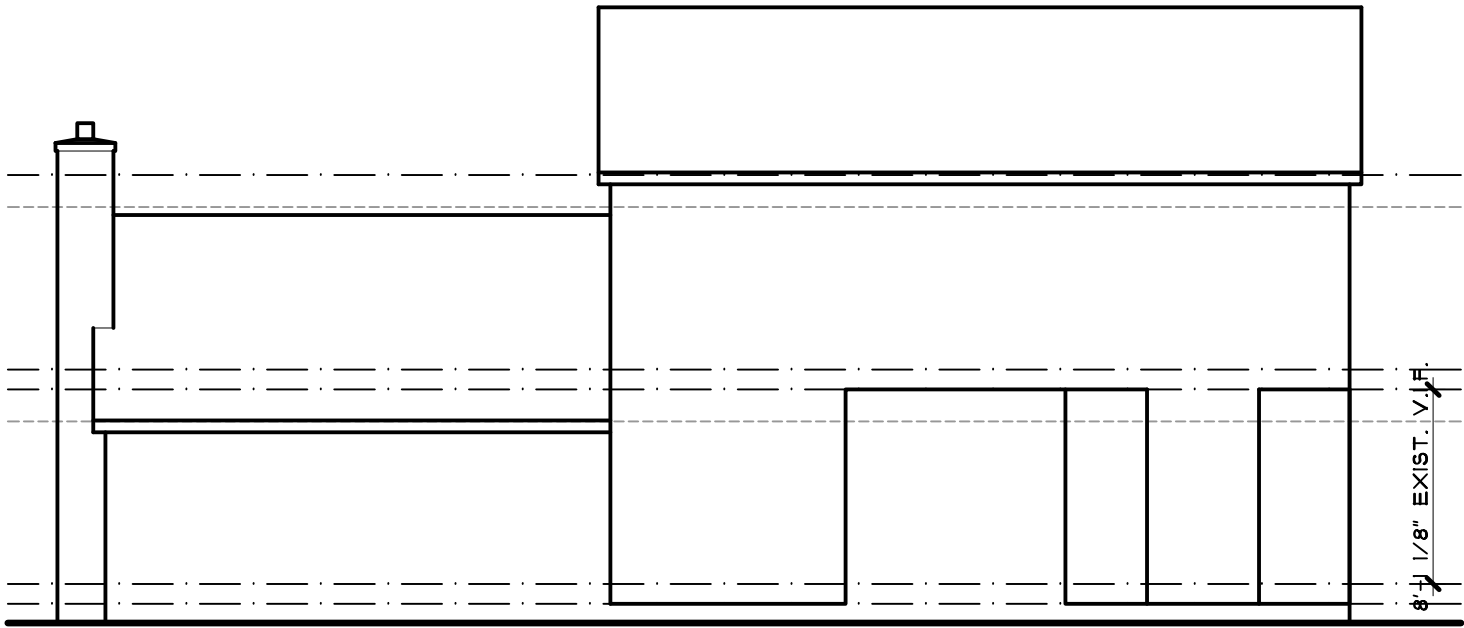
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<input type="checkbox"/> BID
<input type="checkbox"/> PERMIT
<input type="checkbox"/> CONSTR.
REVISIONS

DRAWN BY

DATE

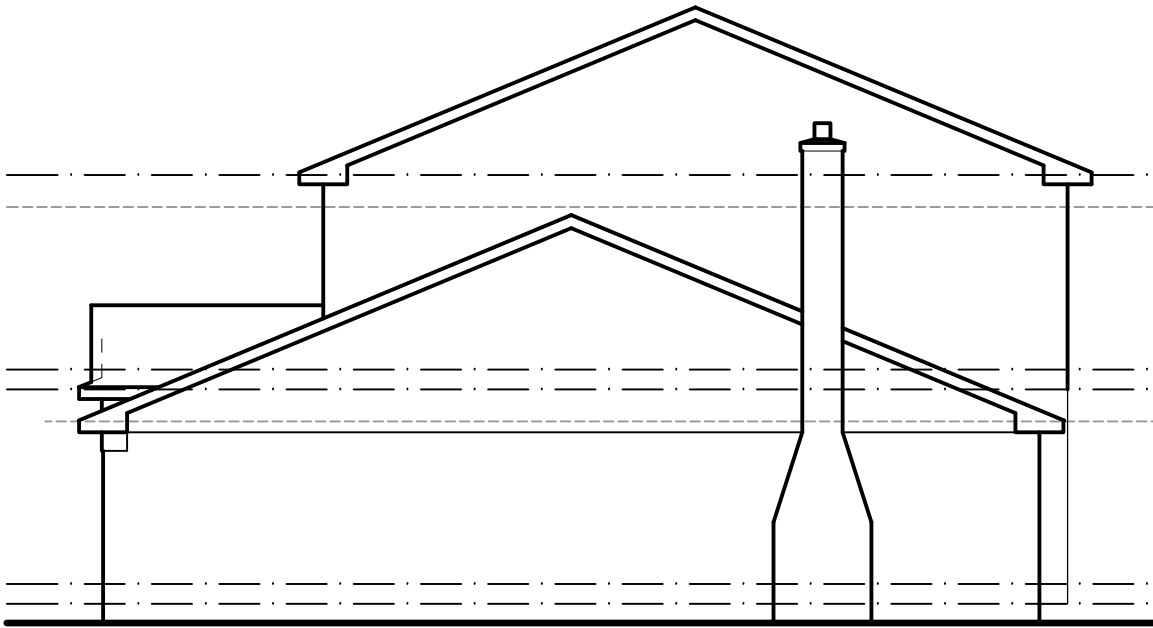
SHEET NUMBER





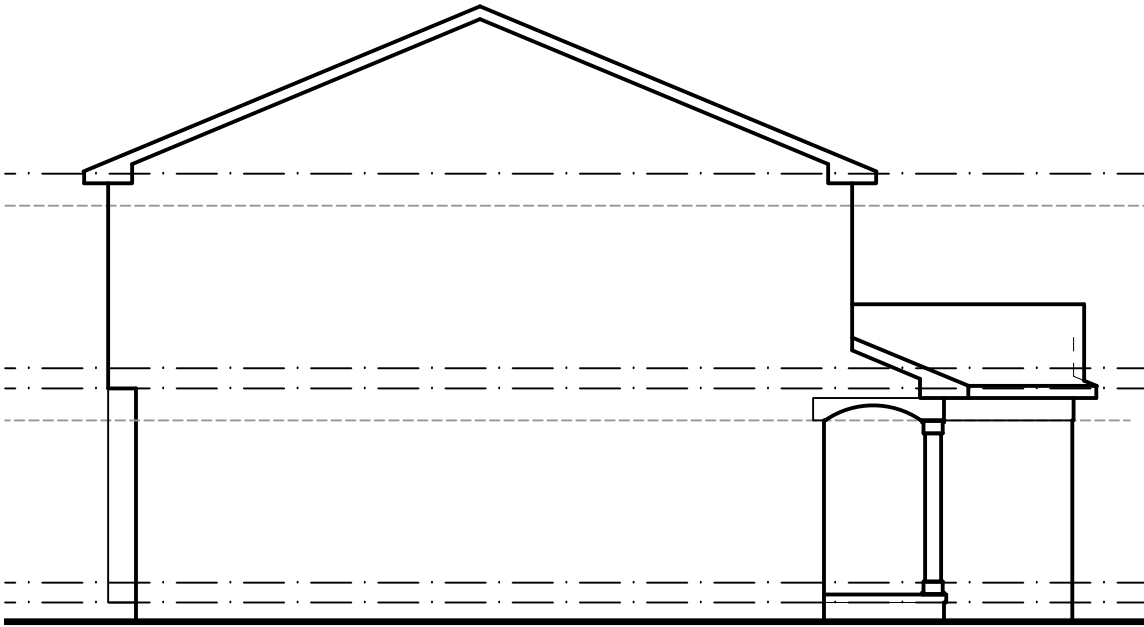
EXISTING REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



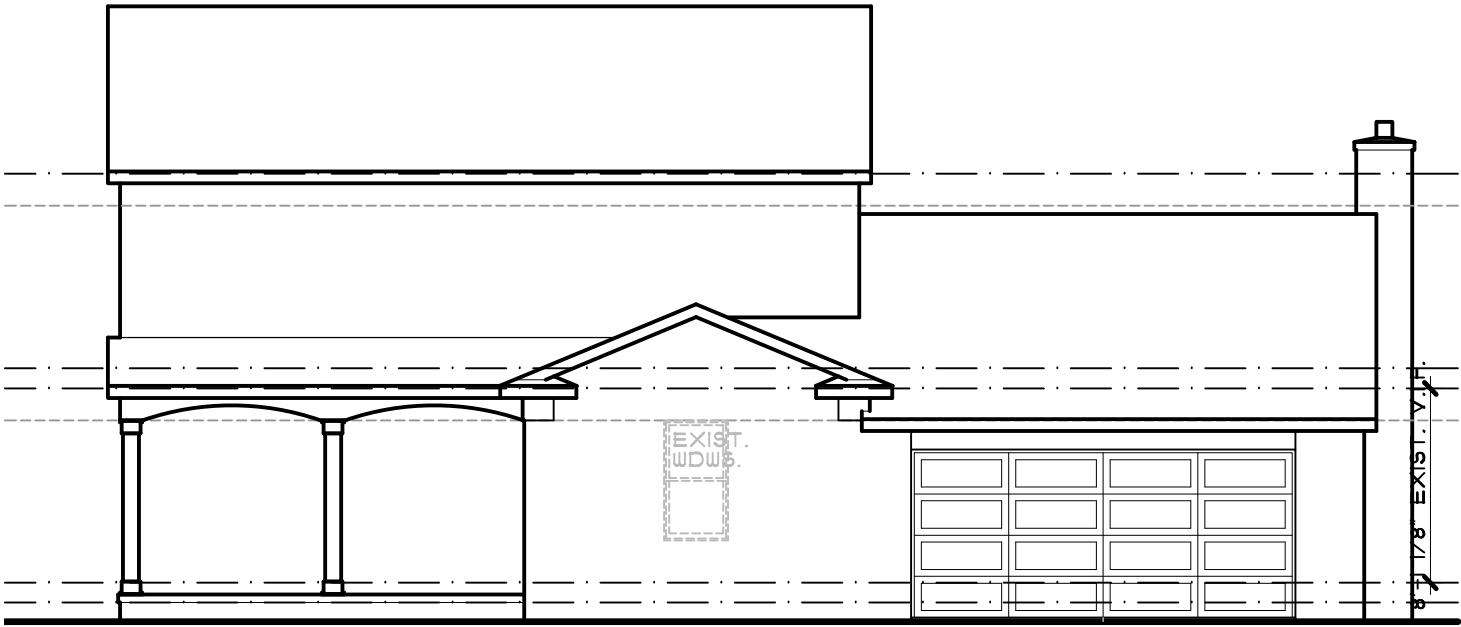
EXISTING RIGHT SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING LEFT SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

CLIENT/PROJECT

MERIAN CONSTR.

GARAGE & KITCHEN ADDITION  
920 LONGFELLOW - TROY, MI

SHEET TITLE

EXISTING ELEVATIONS

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PRELIMINARY  
JAN-2020

BID

PERMIT

CONSTR.

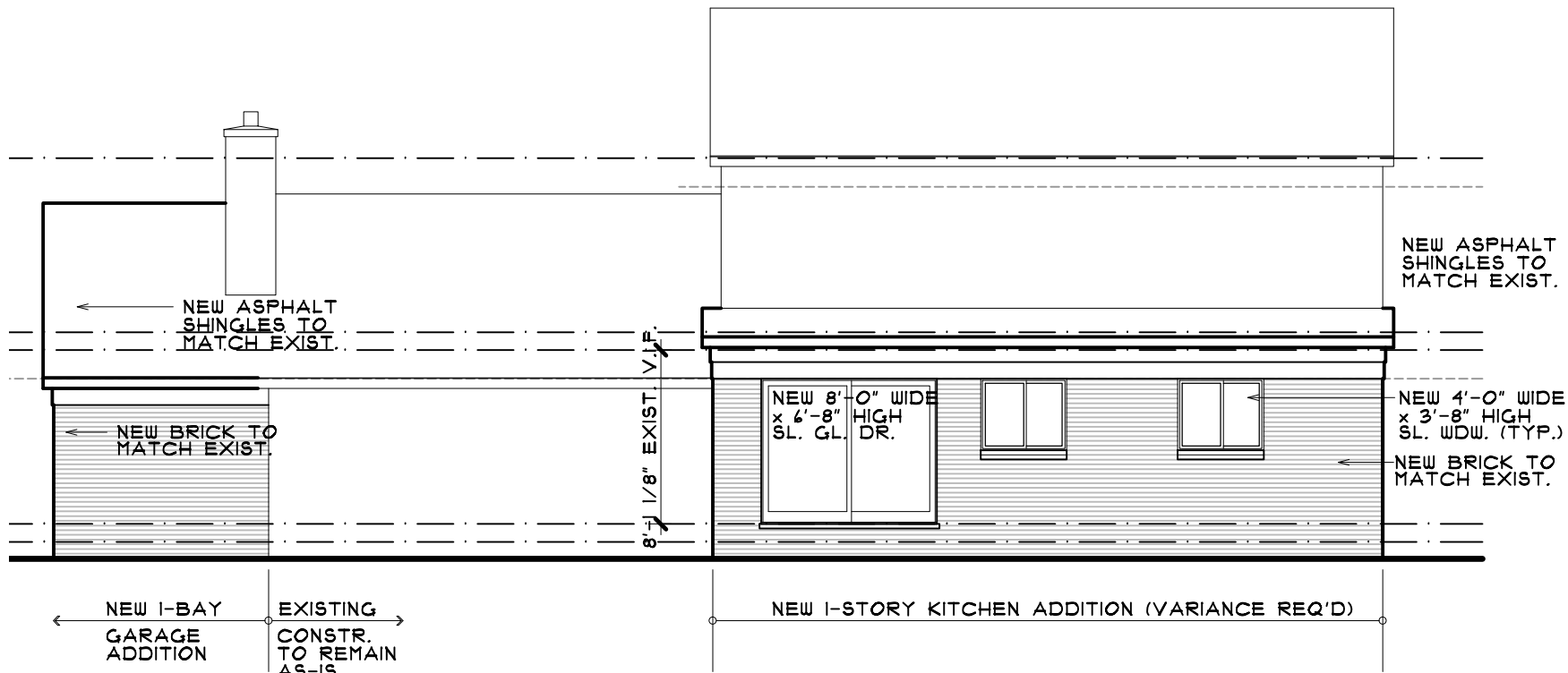
REVISIONS

DRAWN BY

DATE

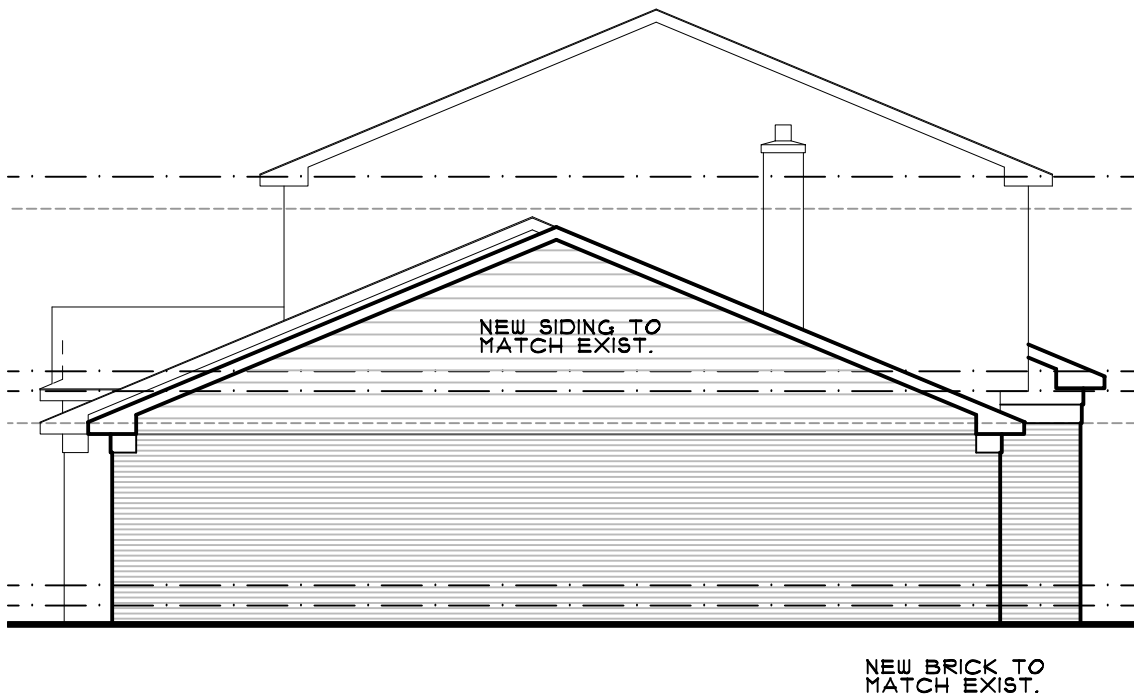
SHEET NUMBER

3

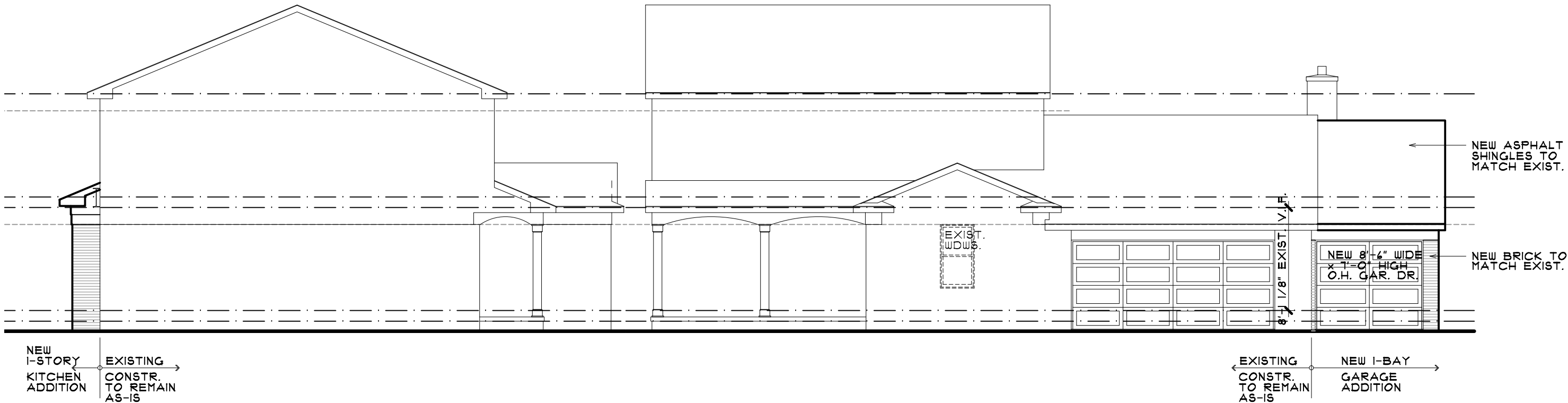


NEW REAR (SOUTH) ELEVATION

SCALE: 1/8" = 1'-0"



NEW RIGHT SIDE (WEST) ELEVATION



NEW LEFT SIDE (EAST) ELEVATION

NEW FRONT (NORTH) ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SHEET TITLE

PROPOSED ELEVATIONS

CLIENT/PROJECT

MERIAN CONSTR.

GARAGE & KITCHEN ADDITION  
920 LONGFELLOW - TROY, MI

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ARCHITECT  
889 SUFFIELD  
BIRMINGHAM MI

PRELIMINARY  
JAN-2020

BID

PERMIT

CONSTR.

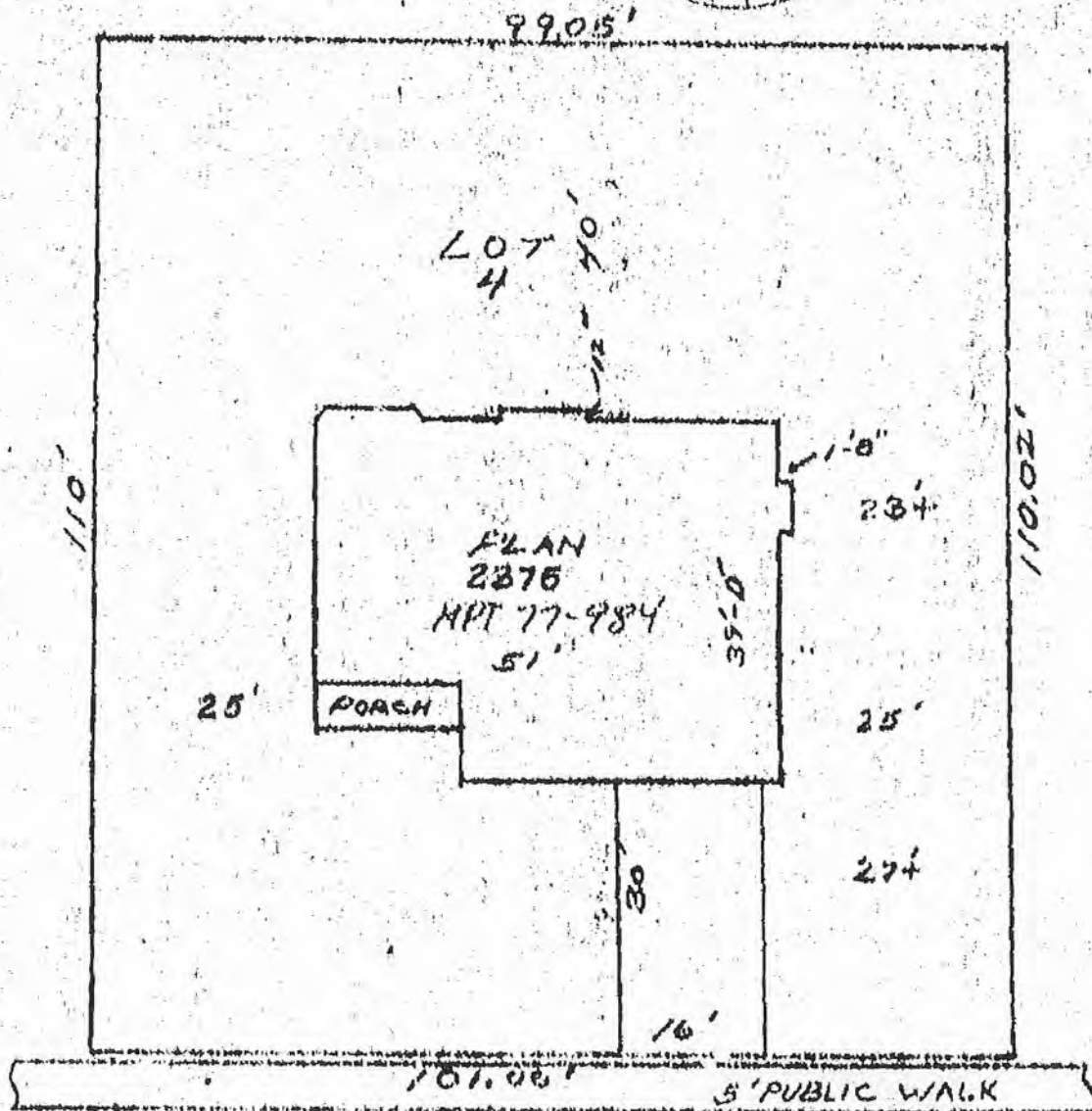
REVISIONS

DRAWN BY

DATE

SHEET NUMBER

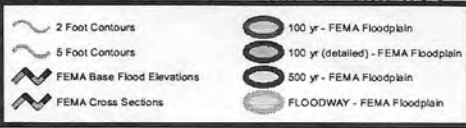
4



720 LONGFELLOW

THUNDERBIRD HOMES  
PINEMESADOW SUB.  
INTERIOR LOT  
SCALE 1"=20'

# 920 Longfellow



Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.

**OAKLAND**  
EQUALITY NICHOLSON  
 Economic Development & Community Affairs  
**David Coulter**  
 Oakland County Executive

Date Created: 1/6/2020  
  
 NORTH  
 1 inch = 100 feet






























**LETTER OF CONSENT/NON-CONSENT FROM ADJOINING  
NEIGHBORS FOR REQUEST OF YARD REDUCTION**

<b>To be completed by the Petitioner</b>	
Owner: Brian and Megan King	
Project Address: 920 Longfellow Drive	
Scope of Work: Extension to back exterior kitchen wall to 3 ft toward the back of the property where there are no visible neighbors.	
Plan Check Number:	Date: 01/17/2020
<p>REQUEST: To allow a reduced <input type="checkbox"/> (side) <input checked="" type="checkbox"/> (rear) <input type="checkbox"/> (front) yard of <u>3</u> feet in lieu of <u>40</u> feet as required by Code and <u>as indicated in the attached plans.</u></p> <p>I certify that the plans presented to the neighbor for his/her review are identical to those plans for which a building permit is being requested:</p> <div style="text-align: right; margin-top: 20px;"> Signature</div>	

<b>To be completed by Neighbor</b>
<p>I, <u>Ronald Packard</u>, am the legal owner of property <small>(Name)</small></p> <p>located at <u>902</u> Longfellow Drive (nextdoor neighbor to the <u>west</u>) <small>(address - number and street)</small></p> <p>with the following legal description: Lot: _____ Block: _____ Tract: _____</p> <p>which is an adjoining property (including across the street) to the project address. I am aware that a reduction of required yards is being applied for at the subject property and have reviewed the plans presented to me by the petitioner for the proposed construction.</p>

☒ I HAVE **NO OBJECTION** TO GRANTING MY CONSENT FOR THE AFOREMENTIONED REQUEST FOR YARD REDUCTION.

☐ I **OBJECT** TO THIS REQUEST FOR A YARD REDUCTION. (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)

Ronald Packard  
Neighbor Signature

Ronald Packard  
Print Name

1-19-2020  
Date

**To be completed by the Petitioner**

Owner: Brian and Megan King

Project Address: 920 Longfellow Drive

Scope of Work: Extension to back exterior kitchen wall to 3 ft toward the back of the property where there are no visible neighbors.

Plan Check Number:

Date: 01/17/2020

REQUEST: To allow a reduced ☐ (side) ☒ (rear) ☐ (front) yard of 3 feet in lieu of 40 feet as required by Code and as indicated in the attached plans.

I certify that the plans presented to the neighbor for his/her review are identical to those plans for which a building permit is being requested:

Megan King Brian King  
Signature

**To be completed by Neighbor**

I, KAREN ANDERSON, am the legal owner of property  
(Name)

located at 930 Longfellow Drive (nextdoor neighbor to the East)  
(address - number and street)

with the following legal description: Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tract: \_\_\_\_\_

which is an adjoining property (including across the street) to the project address. I am aware that a reduction of required yards is being applied for at the subject property and have reviewed the plans presented to me by the petitioner for the proposed construction.



I HAVE **NO OBJECTION** TO GRANTING MY CONSENT FOR THE AFOREMENTIONED REQUEST FOR YARD REDUCTION.



I **OBJECT** TO THIS REQUEST FOR A YARD REDUCTION. (NOTE THAT NEIGHBORS ARE UNDER NO OBLIGATION TO SIGN)

Karen Anderson

Neighbor Signature

1-20-2020

Date

KAREN ANDERSON

Print Name