

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.

RESOLUTION TEMPLATE

Moved by:

Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be granted for the following reasons:

The applicant has demonstrated that:

- 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

Yeas:

Nays:

MOTION CARRIED / FAILED

Moved by:
Seconded by:

That the variance request for [applicant name, address or location], for [request]

Be denied for the following reason(s):

The applicant has not demonstrated that:

- f) 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.
- g) 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.
- h) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- i) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- j) 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

Yeas:
Nays:

MOTION CARRIED / FAILED

Moved by:
Seconded by:

RESOLVED, that the variance request for [applicant name, address or location], for [request]

Be postponed for the following reason(s):

Yeas:
Nays:

MOTION CARRIED / FAILED

G:\ZONING BOARD OF APPEALS\Resolution Template Zoning Board of Appeals.doc



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

ZONING BOARD OF APPEALS MEETING AGENDA

Glenn Clark, Chairman, Michael Bossenbroek, Vice Chairman
Thomas Desmond, David Eisenbacher, Aaron Green Jim McCauley,
Sadek Rahman, Orestis Kaltsounis Alternate, Mahendra Kenkre Alternate

April 20, 2021

7:30 P.M.

The Zoning Board of Appeals will accept public comments in writing before the public hearing or in person during the public hearing. Written comments can be directed to the attention of the Planning Department, City of Troy, 500 W. Big Beaver Road, Troy, Michigan 48084, or by e-mail to ZBAPublicComments@troymi.gov and must be received no later than 3:00 p.m. one day prior to the date of the meeting. Persons who want to provide comments in person will be subject to gathering limitations, social distancing requirements, and other guidelines mandated by the State of Michigan. If you have questions you may contact the Planning Department by e-mail or by phone at (248) 524-3364.

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – March 16, 2021
4. APPROVAL OF AGENDA
5. HEARING OF CASES

- A. VARIANCE REQUEST, 347 LOWRY-JASON TALOS: A variance to enlarge an existing single family home. The property is in the BB Zoning District. The home is nonconforming because single family homes are not permitted in the BB Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was constructed prior to the establishment of the BB Zoning District.

ZONING ORDINANCE SECTION: 14.03 A & F, Table 5.03-A-1

- B. VARIANCE REQUEST, 1949 HAMMAN- NORMAN FELTON: A variance to allow a proposed home addition (roof over existing patio) to be 23.6 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be no less than 40 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 C, R-1C Zoning

- C. VARIANCE REQUEST, 4950 PARK MANOR- JOSEPH MANIACI FOR MONDRIAN PROPERTIES: A variance to allow a proposed new house to be 12.53 feet from the

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.

front property line where the development approval requires the proposed house to be no less than 25.43 feet from the front property line.

ZONING ORDINANCE SECTION: 10.04 E, 2, b, i

- D. VARIANCE REQUEST, 1649 FLEETWOOD- TIMOTHY PAWLIK: A variance to allow a home addition to be set back 34 feet from the rear property line where the Zoning Ordinance requires a 75 foot setback.

ZONING ORDINANCE SECTION: 4.06 D, R-1C Zoning

- E. VARIANCE REQUEST, VACANT CANAHAM PARCEL (88-20-09-231-024)- ROY RATHKA JR. FOR RATHKA BUILDING & CONSTRUCTION INC.: A variance to allow a proposed duplex to be set back 10 feet from the front property line where the Zoning Ordinance requires the it to be set back no less than 25 feet from the front property line.

ZONING ORDINANCE SECTION: 4.07, R-T Zoning

- F. VARIANCE REQUEST 1209 PROVINCIAL- SABEEN KAHN: A variance to allow a proposed home addition to be 37.5 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be no less than 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 C, R-1B Zoning

6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

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. Administration will present public comments to the Board.

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.

On March 16, 2021 at 7:30 p.m., via a remote meeting, Chair Glenn Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Glenn Clark
David Eisenbacher
Aaron Green
James McCauley
Sadek Rahman
Mahendra Kenkre

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney
Jackie Ferencz, Planning Administrative Assistant

2. PROCEDURE-

3. APPROVAL OF MINUTES – January 27, 2021

Moved by McCauley
Seconded by Green

RESOLVED, to approve the January 27, 2021 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

- A. VARIANCE REQUEST, 3415 CROOKS: A variance to allow a house addition to be setback 35 feet from the rear property line. The Zoning Ordinance requires the addition to be setback 45 feet from the rear property line.

Moved by McCauley
Second by Green

RESOLVED, to deny the request.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, 347 LOWRY: A use variance to enlarge an existing single-family home. The property is in the BB Zoning District. The home is nonconforming because single family homes are not permitted in the BB Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was constructed prior to the establishment of the BB Zoning District.

MOVED by Eisenbacher
SECOND by Rahman

RESOLVED, to postpone the item until the next meeting.

YES: All

MOTION PASSED

6. COMMUNICATIONS – None
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT – None
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:04pm.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

VARIANCE REQUEST, 347 LOWRY-JASON TALOS: A variance to enlarge an existing single family home. The property is in the BB Zoning District. The home is nonconforming because single family homes are not permitted in the BB Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was constructed prior to the establishment of the BB Zoning District.



400

LOWRY

353

347

335

203

500

200

150

100

50

2585

2559

2543

2511

2499

2495

2499

2359

2546

2544

2520

2332

2330

2328

LIVERNOIS

KIRTS

KIRTS

KIRTS

75



646

400

LOWRY

353

347

335

203

570

580

560

(BB)

500

200

150

50

2499

100

KIRTS

KIRTS

KIRTS

(MF)



400

LOWRY

353

347

335

203

560

LOWRY

353

347

335

203



Article 5 Form-Based Districts

Table 5.04.C-1 Use Groups Permitted									
Use Group (Table 5.03-1)	Site Type BB:A: Major Sites			Site Type BB:B: Medium Sites			Site Type BB:C: Minor Sites		
	Street Type BB:A: Big Beaver	Street Type BB:B: Arterials	Street Type BB:C: Collectors	Street Type BB:A: Big Beaver	Street Type BB:B: Arterials	Street Type BB:C: Collectors	Street Type BB:A: Big Beaver	Street Type BB:B: Arterials	Street Type BB:C: Collectors
1 Residential	NP	NP	NP	NP	NP	NP	NP	NP	NP
2 Residential/Lodging	UP	UP	P	UP	UP	P	UP	UP	P
3 Office/Institution	P	P	P	P	P	P	P	P	P
4* Auto/Transportation	NP	NP	NP	NP	NP	NP	NP	NP	NP
5 Retail/Entertainment/ Service**	P	P	P	P	P	P	P	P	P
6 Misc. Commercial	NP	NP	NP	NP	NP	NP	NP	NP	NP
7 Industrial	NP	NP	NP	NP	NP	NP	NP	NP	NP
P - Permitted Use Groups UP - Permitted Use Groups in Upper Stories Only S - Special Use Approval Groups NP - Prohibited Use Groups * Drive-through uses for Financial Institutions are allowed under Special Use in compliance with Section 5.04.5.d. ** Lodging uses are permitted subject to Special Use Approval.									

Table 5.04.C-2 Building Forms Permitted									
Building Forms	Site Type BB:A: Major Sites			Site Type BB:B: Medium Sites			Site Type BB:C: Minor Sites		
	Street Type BB:A: Big Beaver	Street Type BB:B: Arterials	Street Type BB:C: Collectors	Street Type BB:A: Big Beaver	Street Type BB:B: Arterials	Street Type BB:C: Collectors	Street Type BB:A: Big Beaver	Street Type BB:B: Arterials	Street Type BB:C: Collectors
A: Small, single-purpose, out buildings	P ¹	P	P	P ¹	P	P	P	P	P
B: Small, multi-tenant commercial with mixed use	P ¹	P	P	S	P	P	P	P	P
C: Attached residential or live/work	S	S	S	P	P	P	P	P	P
D: Multi-story mixed use, medium density	P	P	P	P	P	P	P	P	P
E: Large format com- mercial	P	P	S	P	P	S	NP	NP	NP
F: Large format mixed- use	P	P	S	P	P	S	NP	NP	NP
¹ Permitted only when located in an outlot of a Building Form D, E, or F project in a separate parcel, or within a designated outlot that remains part of the primary parcel. P - Permitted Building Form S - Special Approval Building Form NP - Prohibited Building Form									

Authority and
Administration

Development
Regulations

Processes and
Procedures

Supplemental Design
Regulations

Nonconformity,
Appeals, Amendments

Planning Commission as to whether or not the proposed use is similar to a use permitted as of right, permitted in upper stories only, or permitted as a special use.

- g. If a site is adjacent to two (2) different street types, the more intense street type shall control for the purpose of determining allowable use groups.

TABLE 5.03-A-1 USE GROUPS BY CATEGORY	
PRINCIPAL USE	
Use Group 1	
Residential Uses:	
One-Family dwellings	
Two-Family dwellings	
Use Group 2	
Residential/Lodging Uses:	
One-Family attached dwellings	
Multiple-Family dwellings	
Live/Work units	
Senior assisted/independent living	
Child care centers	
Use Group 3	
Office/Institution:	
General office	
Professional and medical office	
Hospitals	
Medical office	
Primary/secondary schools (private)	
Post-secondary schools	
Places of worship	
Data centers	
Technology centers / Office research	
Publicly owned/operated office and service facilities	
Funeral homes	
Veterinary clinics or hospitals	
Use Group 4	
Auto/Transportation Uses:	
Vehicle sales	
Vehicle service station	
Vehicle repair station	
Vehicle body repair	
Vehicle wash	

Use Group 5
Retail, Entertainment, and Service Uses:
Lodging*
Financial institutions
General retail
Retail, large-format
Shopping centers
Fitness, gymnastics, and exercise centers
Theatres and places of assembly
Indoor commercial recreation establishments
Restaurant
Personal services
Business services
Use Group 6
Miscellaneous Commercial Uses:
Building & lumber supply
Garden centers, nurseries
Outdoor commercial recreation
Indoor commercial recreation
Self-Storage
Commercial kennels / pet day care
Drive-through facilities
Use Group 7
Industrial Uses:
Contractor's equipment storage
Food products
Commercial outdoor storage
Manufacturing, processing, etc.
Metal plating
Plastics
Printing
Tool & die, gauge & machine shops
Truck/trailer rental
Warehousing/wholesale
Experimental research & testing labs

* Lodging uses in all Form-Based Districts are permitted subject to Special Use Approval in compliance with [Article 9](#).

B. Building Form Standards.

1. The [form-based districts](#) permit a series of potential building forms, dependant on the site's location. The six building forms, set forth in Tables [5.03.B.1](#) through [6](#), are established in this section as follows:



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: 347 lowery
[REDACTED ADDRESS]
2. PROPERTY TAX IDENTIFICATION NUMBER(S) [REDACTED]
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: BB
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME Jason Talos
COMPANY _____
ADDRESS 5857 Trenton
CITY Detroit STATE Mi ZIP 48210
PHONE 2485684541
E-MAIL Jasontalos@gmail.com
AFFILIATION TO THE PROPERTY OWNER: Same person. Applicant/owner



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Jason Talos

COMPANY _____

ADDRESS 5857 trenton

CITY Detroit STATE Mi ZIP 48210

TELEPHONE 2485684541

E-MAIL Jasontalos@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, Jason Talos (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 January 11, 2021

PRINT NAME: Jason Talos

PROPERTY OWNER SIGNATURE  DATE December 4, 2020

PRINT NAME: Jason Talos

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.



Zoning Board of Appeals Application

STATEMENT OF PRACTICAL DIFFICULTY

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Zoning Board of Appeals Application

ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Please provide the following in digital format. You may e-mail them to planning@troymi.gov or submit them on media such as a CD or jump drive:

- ✓ Completed application
- ✓ Statement of practical difficulty see page 3
- ✓ Plot plan or survey showing property lines, existing and proposed buildings, their dimensions and locations (height, length, width, as applicable)
- ✓ Setbacks from property lines
- ✓ Elevation drawings
- ✓ Photos as necessary to accurately describe the request, including existing and proposed property conditions
- ✓ Any other information that explains the request
- ✓ Incomplete applications cannot be accepted

STATEMENT IN SUPPORT OF REQUEST FOR VARIANCE

The subject site is in a platted residential neighborhood of small lots which lie immediately south of the I 75 highway, between the highway and the existing commercial/office uses on Kirts Blvd, between Crooks Road and Livernois. Most of the many of the lots are vacant, however a number of the lots contain occupied residential uses. These lots are serviced by a gravel road, Lawry road, which is blocked at the east end and accessed off a drive from Kirts Blvd. The lot is 65' wide and 170' deep on the south side of Lawry.

There is an existing residential dwelling on the site and a detached service garage. The status of the use is non conforming as the result of the City of Troy placing a zoning classification of "Big Beaver Road" on the subject parcel. The applicant purchased the property as a home for himself and his fiance. He was drawn to this area as the result of her parents living nearby. After acquiring the property, the applicant applied for and received a building permit from the City of Troy to update the house and to replace the existing garage. After the issuance of the permit, the applicant proceeded to remove the old garage structure and begin the remodeling project on the house. After spending thousands of dollars on the project, the applicant was notified by the Building Officials of the City of Troy that the building permit was issued in error and that there was a zoning conflict.

It is impossible to utilize the site for any of the uses permitted under the terms of the existing zoning classification. The zoning classification prohibits any residential structures. The site is burdened by recorded residential use restrictions which limit the use to residential. As such, given the size and location of the subject property, it is impossible to earn any reasonable return on the property without the requested variance. The only possible use that exists on the site is residential. Technically, the applicant is continuing the existing non conforming residential use on the site and is merely upgrading the existing structure and the existing garage on the site.



PB2020-1500%PB%874.00

Building Permit No: PB2020-1500

Building Department
Inspection: (248) 689-5744
Phone: (248) 524-3344

500 W. Big Beaver Road
Troy, Michigan 48084
Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 689-3120
www.troymi.gov

347 LOWRY	Location	Owner
88-20-28-251-013	Lot: 34	TALOS, JASON
Subdivision: Beaver Park		3435 KILMER
Zoning: R-1C	Use Group:	TROY MI 48083
Construction Type: 5B		

Issued: 10/01/2020

FOR INSPECTIONS - CALL (248) 689-5744
*Inspections called in by 4:30 P.M. will be scheduled the next business day. **NOTE NEW INSPECTION CUT-OFF TIME***

Applicant
TALOS, JASON
3435 KILMER
TROY MI 48083

Work Description: R - CONSTRUCT A 2-STORY ADDITION TO HOUSE - TO INCLUDE AN ATTACHED GARAGE AND 2ND STORY LIVING SPACE, IN COMPLIANCE WITH THE 2015 MICHIGAN RESIDENTIAL CODE.

Special Stipulations: SEPARATE TRADE PERMITS REQUIRED. CALL FOR REQUIRED INSPECTIONS. PULL DEMO PERMIT FOR GARAGE.

Work will meet all codes and inspections.

Permit Item	Work Type	Quantity	Item Total
Initial Plan Review Fee	Plan Rev Min.	1.00	30.00
Value \$10,001 to 1 Million	Building Permit	68,750.	805.00
Plan Review Fee	Plan Review	68,750.	39.00

Res., Add/Alter

Total Due: \$874.00**PAID on: 10/01/2020****Credit Card**
Payment Validation

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.

Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.

This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

Please take a few minutes and let us know about your experience working with us via our customer feedback survey at <https://troymi.gov/CDSurvey>

[] TREASURER COPY

[] DEPARTMENT COPY

[] CONTRACTOR COPY



BUILDING PERMIT APPLICATION

CITY OF TROY

DEPARTMENT OF BUILDING INSPECTIONS

500 W. BIG BEAVER ROAD

TROY, MICHIGAN 48064

248-524-3344

Check # _____

Date: 9/21/20

BUILDING

PB2020-1500

Project Information

Job Address: 347 LOWERY TROY MI Suite # _____

Lot: 34 Subdivision: Beaver Park Parcel # _____

Building Type

☐ Commercial

☒ Residential

Size: 1345 square feet

Request for Building Permit To:

☐ Construct ☐ Complete ☒ Add to ☐ Alter ☐ Repair ☐ Demolish ☐ Other _____

☐ New Construction ☒ Existing Structure ☐ Tenant Space ☐ Garage/Accessory Building ☐ Deck ☐ Pool ☐ Roof

Describe Scope of Work: Add an attached garage to existing structure, build a 2nd story level above existing structure and new attached garage

ZONING: RIC USE GROUP: _____ CONST. TYPE: _____ SPRINKLED: Y / N

ESTIMATED COST OF CONSTRUCTION \$ \$68,750.00 By Contractor \$ _____ By Department

Applicant Information

Name: Jason Talos Company: _____

Phone: 248-568-4541 Fax # _____

Address: 5857 TRENTON City: Detroit State: MI Zip: 48210

License # _____ Federal ID # _____ Comp. Carrier _____

Email: JasonTalos@gmail.com Preferred Contact # /Name _____

☒ Check if you would like email notification of any violations

Property Owner Information

Name: Jason Talos Phone: 248-568-4541

Address: 5857 Trenton City: Detroit State: MI Zip: 48210

I CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND THAT I HAVE REVIEWED ALL DEED RESTRICTIONS WHICH MAY APPLY TO THIS CONSTRUCTION AND AM AWARE OF MY RESPONSIBILITY THEREUNDER.

Signature & Print Name: Jason Talos

Date: 9/21/20

(Homeowners applying for the permit need to sign a homeowner's affidavit)

Section 23a of the state construction code act of 1972, 1972PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subject to civil fines.

A SOIL EROSION PERMIT MAY BE NECESSARY FOR YOUR BUILDING PERMIT TO BE PROCESSED
PLEASE SEE THE ENGINEERING DEPARTMENT

ADDITION:

APPROVED BY: ☐ Plan Commission
☐ Board of Zoning Appeals
☐ City Council

Date: _____
Date: _____
Date: _____

PLAN ANALYST COMMENTS: _____

R - FOLDED. CONSTRUCT A 1345 ϕ ADDITION, IN COMPLIANCE WITH THE
2015 MICHIGAN RESIDENTIAL CODE.

2 STORY ATTACHED GARAGE W/ 2ND STORY LIVING
SPACE

SPECIAL STIPULATIONS: _____

MEET ALL CODES AND INSPECTIONS. SEPARATE TRADE PERMITS REQUIRED.

Plan Review Fee Paid \$ _____ Date _____

Soil Erosion Yes

FEES DUE:
Building Permit Fee \$ 805

Certificate of Occupancy \$ _____

Bond (refundable) \$ _____

Plan Review Fee \$ 30

Add'l Plan Review Fee \$ 39

Micro Film Charge \$ _____

Grade Inspection \$ _____

Street Maintenance Fee \$ _____

Tree Deposit \$ _____

Residential Bldg Contractor
Registration (exp. 5/31) \$ _____

TOTAL DUE \$ 874

Sewer Fee \$ _____

Water Fee Due \$ _____

Structural Review Fee \$ _____

Plans ☐ Rolled ☐ Plan Review Comments

☐ Folded

☐ Attached

☐ Scanned

☐ No Plans

Flood Plain Review
✓

S/H 9/29/2020

APPROVED BY: Dana V Self DATE: 9-28-2020



Homeowner Affidavit

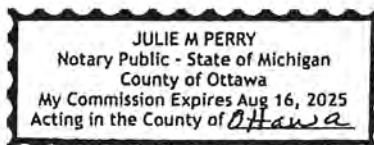
I hereby certify that the work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the State of Michigan Building Code and shall not be enclosed, covered up or occupied until it has been inspected and approved. I will cooperate with the Building Inspector and assume all responsibility to arrange for necessary inspections.

HOMEOWNER'S SIGNATURE:

Jason Pals

Subscribed and sworn to before me this 21st day of September 2020 Notary Public,

Ottawa County, Michigan.



Julie M. Perry

NOTARY SIGNATURE

My commission expires: August 16, 2025

City of Troy,

I **Jason Talos**, am writing this letter regarding 347 Lowery Troy, Mi 48084. I am currently submitting the building permit application as a home owner. I currently do not live at 347 Lowery dr but I plan on making it my primary residence as soon as the construction is completed on the house. If there's any questions or concerns I can be reached at jasontalos@gmail.com or 2485684541.

Thanks,
Jason Talos

TALOS HOUSE

347 LOWREY RD.
TROY, MI 48084

ARCHITECTURAL DESIGNER:
GEORGE ROSE
CARLETON, MI 48117



3 FULL WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
OR 811 (TOLL FREE)
Member utilities are required to locate
their facilities at no charge to the caller.

SHEET INDEX:

D-1 BUILDING INFORMATION & SITE PLAN
A-1 AIR-BUILT AND DEMOLITION PLANS
A-2 ARCHITECTURAL FLOOR PLANS
A-3 FOUNDATION PLAN / SECOND FLOOR FRAMING PLAN
A-4 ARCHITECTURAL ELEVATIONS
A-4.1 ARCHITECTURAL ELEVATIONS
A-5 FOUNDATION, FLOOR AND ROOF STRUCTURAL PLANS

PROJECT DATA

USE GROUP: SINGLE FAMILY RESIDENTIAL (D-1)
CONSTRUCTION TYPE: B
CODE ADDRESS:
MICHIGAN RESIDENTIAL CODE - 2015
MICHIGAN MECHANICAL CODE - 2015
MICHIGAN PLUMBING CODE - 2015
NATIONAL ELECTRICAL CODE - 2017
LEGAL DESCRIPTION:
-
SIZE OF LOT: 11,082.8 SQ. FT. (0.254 ACRES)
FOOTPRINT BY HOUSE: 3,052 SQ. FT.
SIZE OF HOUSE: 3,134 SQ. FT.
SIZE OF GARAGE: 1,050 SQ. FT.
TOTAL SIZE OF STRUCTURE: 4,184 SQ. FT.

APPROVED

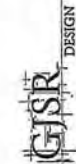
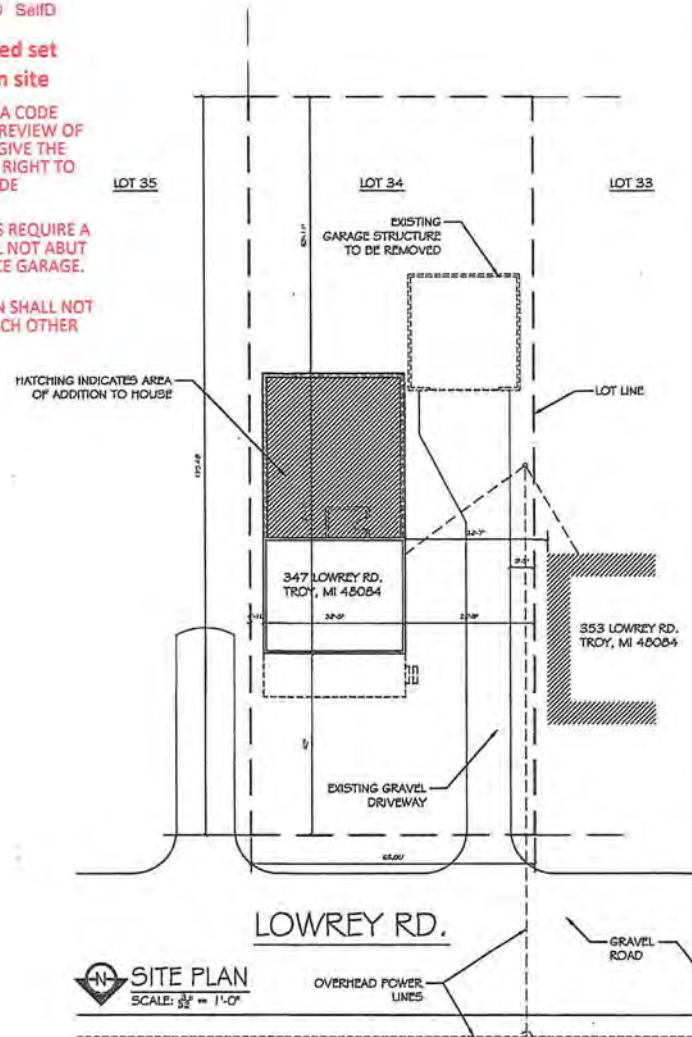
Building 09/28/2020 SelfD

Approved stamped set
of plans to be on site

FAILURE TO IDENTIFY A CODE
VIOLATION DURING THE REVIEW OF
THE PLANS DOES NOT GIVE THE
PERMIT APPLICANT THE RIGHT TO
VIOLATE THE CODE

SIDE ENTRANCE GARAGES REQUIRE A
24' SIDEYARD AND SHALL NOT ABUT
ANOTHER SIDE ENTRANCE GARAGE.

SIMILAR FRONT ELEVATION SHALL NOT
OCCUR ADJACENT TO EACH OTHER



CARLETON, MI 48117
(248) 935-0368

This document is a professional engineering drawing. It is not to be used for any other purpose without the written consent of the engineer.

☐ PREPARED BY
☐ CHECKED BY
☐ DESIGNED BY
☒ DRAWN BY
☐ REVISED BY
☐ APPROVED BY

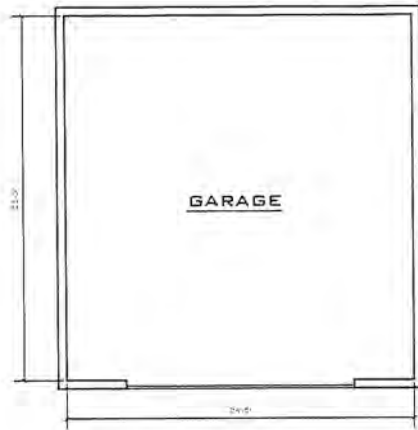
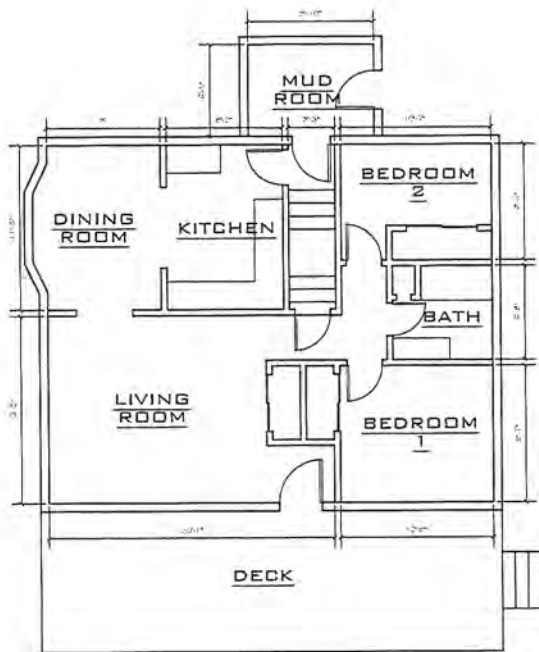
PROJECT NAME:
347 LOWREY RD.
TROY, MI 48084

PROJECT TYPE:
BUILDING INFORMATION &
SITE PLAN

DESIGN BY:
GEORGE ROSE

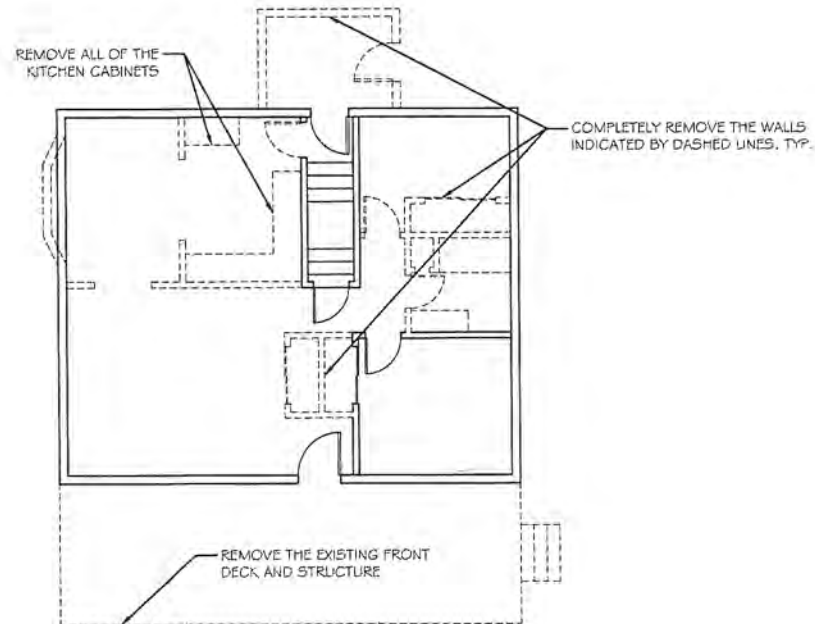
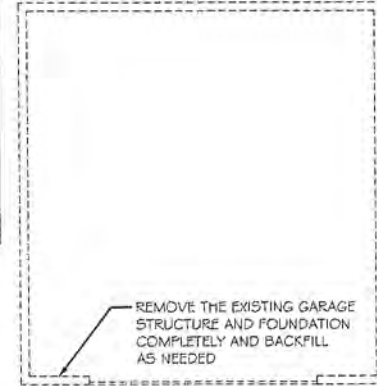
PROJECT NUMBER:
D-001

PROJECT NUMBER:
C-1



DEMOLITION NOTES:

- 1) REMOVE ALL OF THE EXISTING CABINETS, PLUMBING FIXTURES, LIGHT FIXTURES, ETC.
- 2) REMOVE THE ENTIRE ROOF AND SECOND FLOOR STRUCTURE
- 3) BRACE ALL WALLS IN THE HOUSE AS NECESSARY DURING DEMOLITION
- 4) COMPLETELY REMOVE THE EXISTING GARAGE STRUCTURE AND FOUNDATION
- 5) PROVIDE DUMPSTERS AS NECESSARY TO HAUL OFF DEBRIS



DEMOLITION PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

GJSR
DESIGN

CARLTON, MI 48117
(248) 925-0360

THIS DOCUMENT IS THE PROPERTY OF GJSR DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

☐ Preliminary
☐ In-Situ Assessment
☐ Survey
☒ Project
☐ Construction
☐ Redlined

DATE: 04/14/2020

Project Date:
347 LOWREY ST.,
TROY, MI 48064

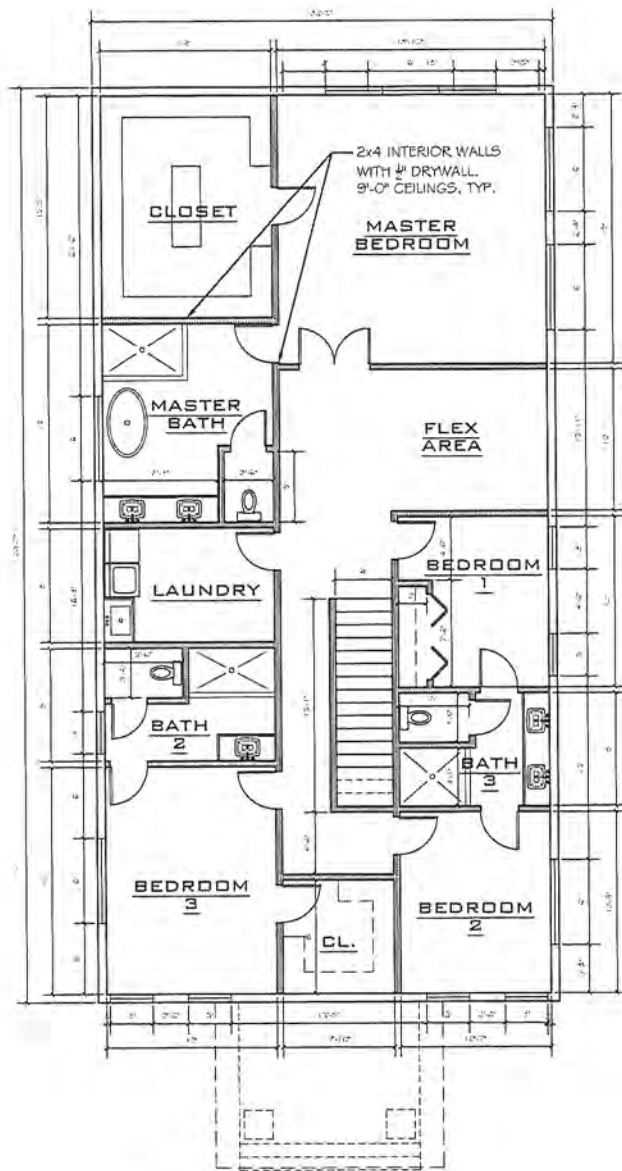
Document Title:
DEMOLITION PLAN

Drawn By:
GEORGE ROSE

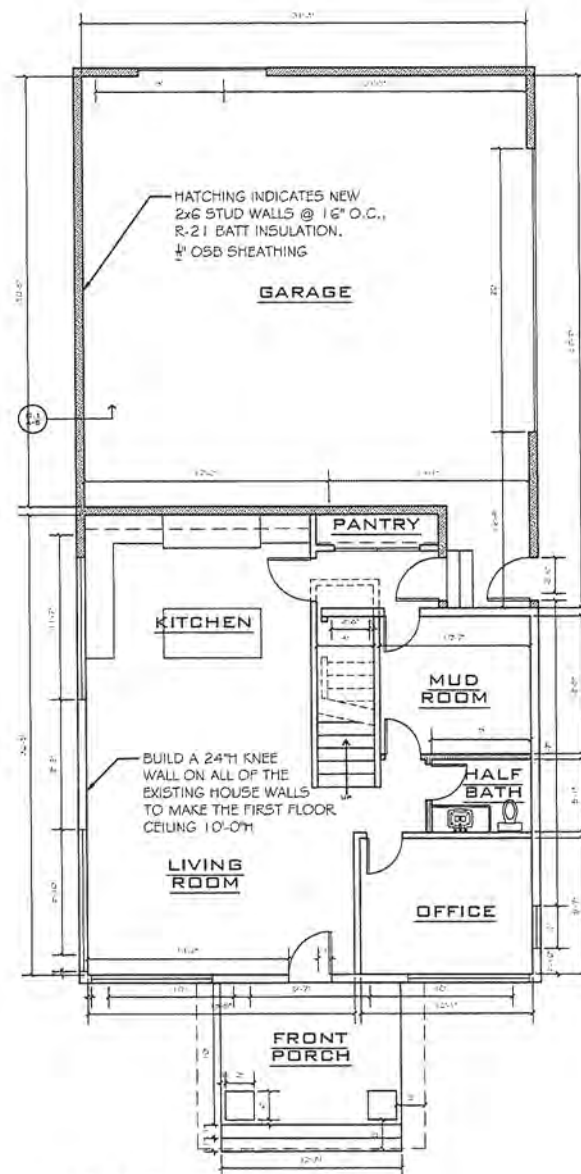
Project Number:
D-001

Project Name:

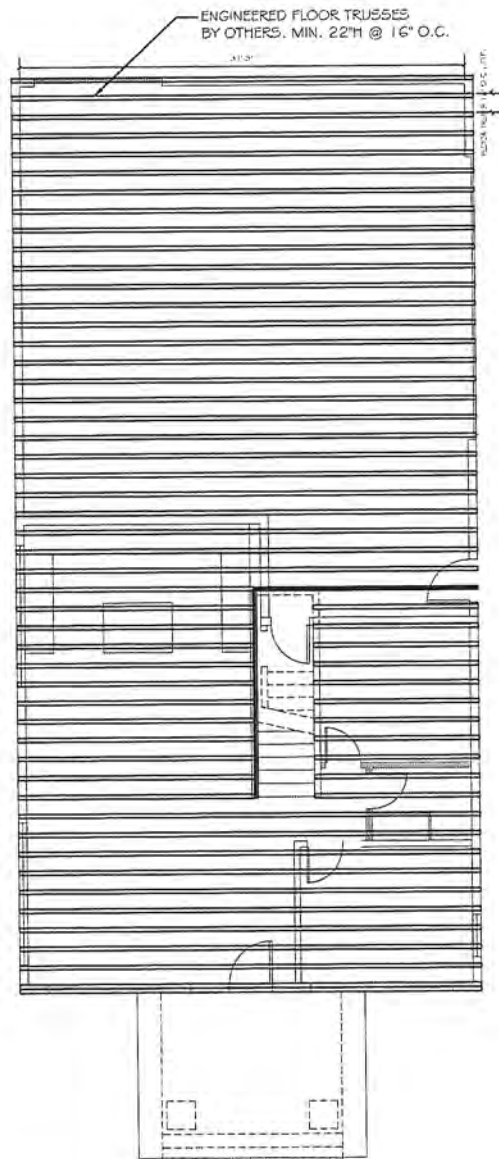
A-1



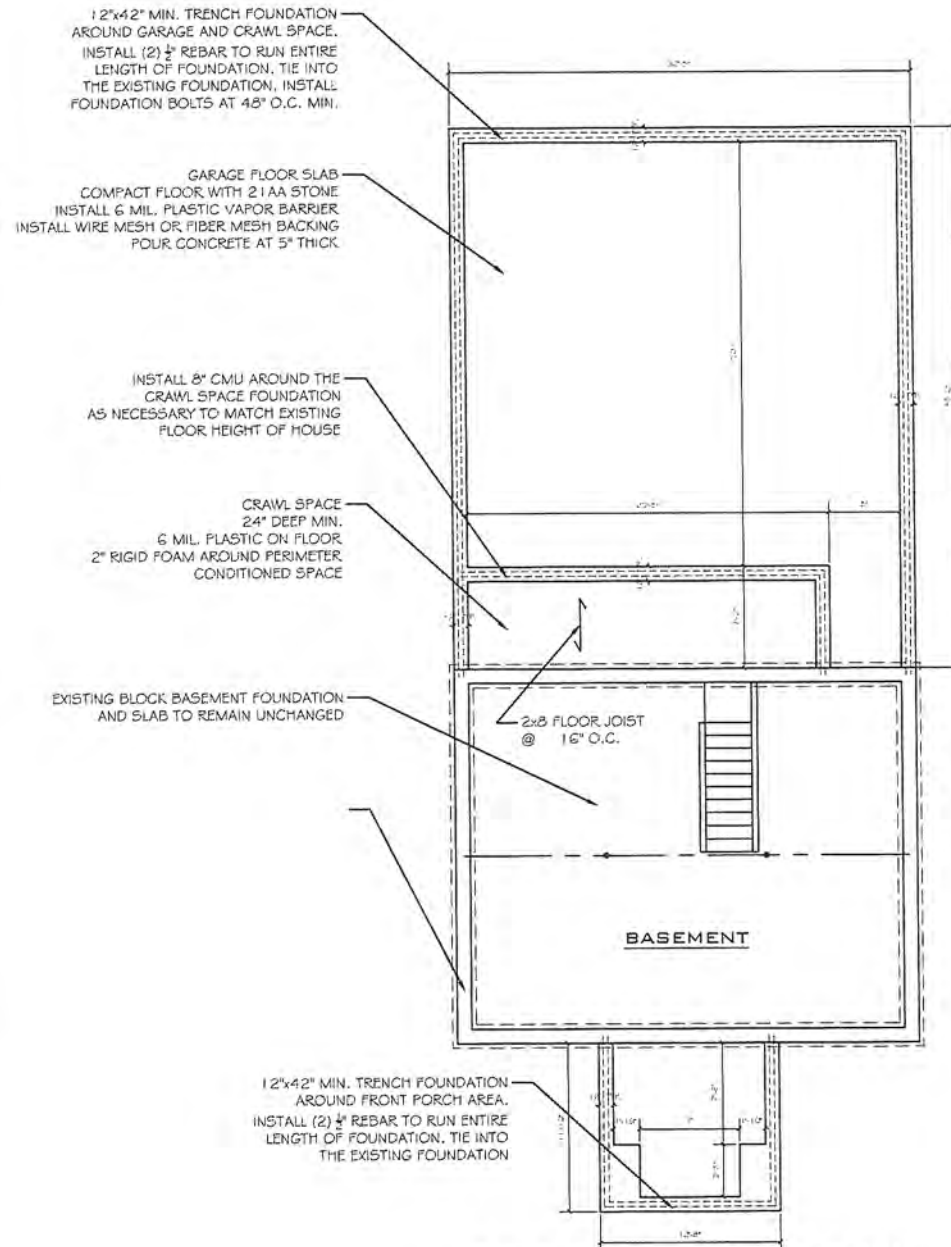
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



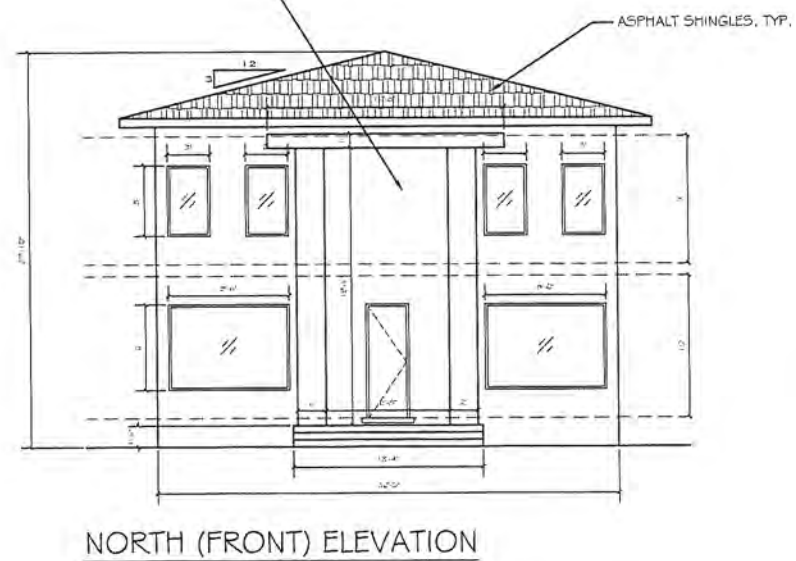
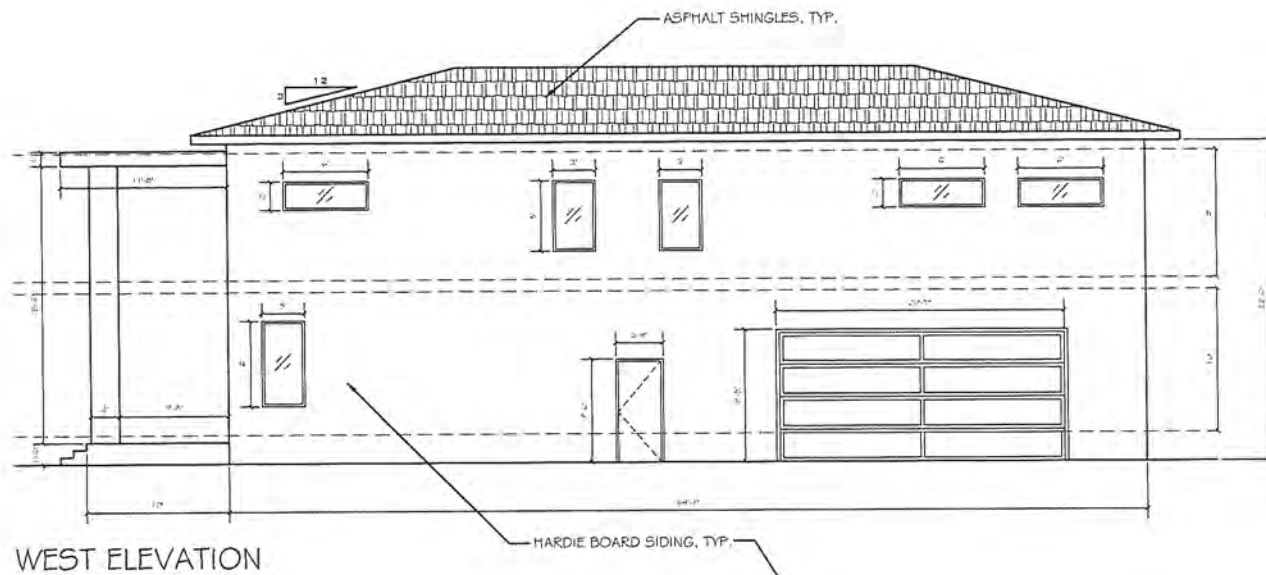
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



- ☐ Preliminary
 - ☐ Design Approval
 - ☐ Working
 - ☒ Final
 - ☐ Construction
 - ☐ As-Built
- 05/14/2020

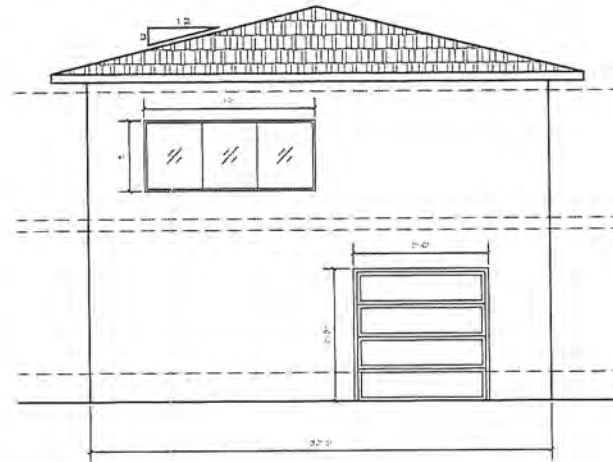
Project Data:
347 LOWMEY RD.
TROY, MI 48064

Project Title:
AD-BUILT ELEVATIONS

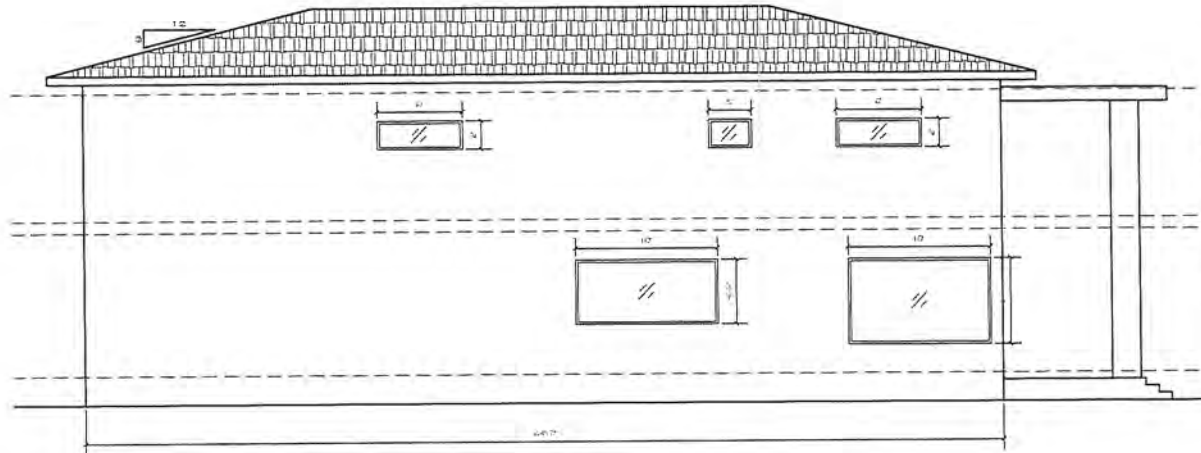
Drawn By:
GEORGE ROSE

Project Number:
D-001

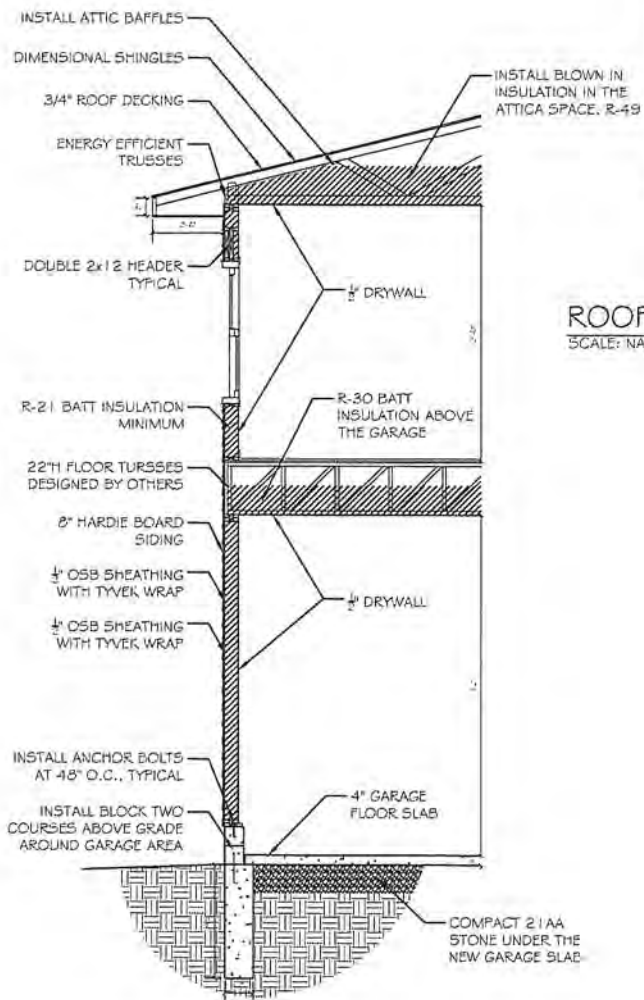
Project Name:
A-4



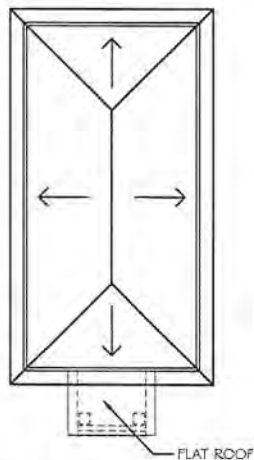
SOUTH ELEVATION



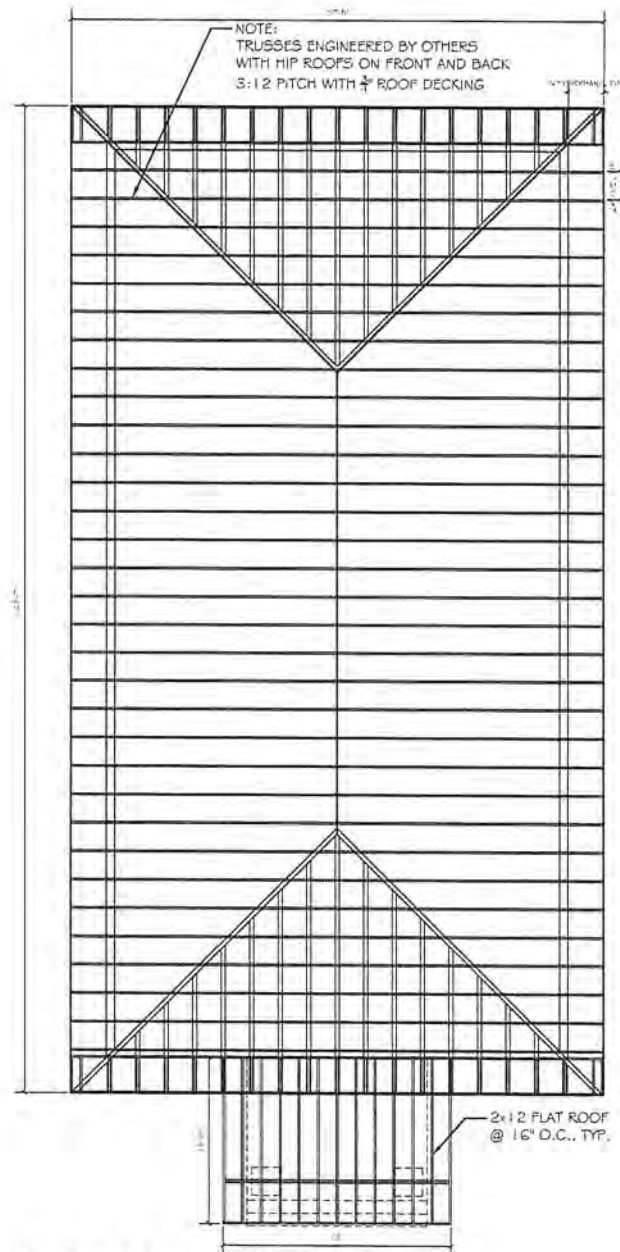
EAST ELEVATION



WALL SECTION
SCALE: 1/2" = 1'-0"



ROOF PITCH DIAGRAM
SCALE: NA



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

GJSR DESIGN

CARLETON, MI 48311-17
12401 925-0369

*THIS DRAWING IS THE PROPERTY OF GJSR. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

- ☐ PROFESSIONAL
- ☐ DESIGN ASSISTANT
- ☐ ELECTRIC
- ☒ MECHANICAL
- ☐ CIVIL ENGINEER
- ☐ ARCHITECT

PROJECT (DATE):
347 LOWKEY RD.
TADUS, MI 48066

DESIGN (DATE):
FRAMING PLANS

DESIGNED BY:
GEORGE ROSE

PROJECT NUMBER:
0001

PROJECT NUMBER:

A-5

Date: January 26, 2021

To: Members of the Troy Zoning Board of Appeals

From: Allan T. Motzny, Assistant City Attorney

Subject: Application for Use Variance for 347 Lowry

BACKGROUND INFORMATION:

The applicant for the property at 347 Lowry is seeking to build an addition to a residential structure located in a BB zoned district. Since a single-family residential home is not a permitted use in the BB zoning district, the expansion would have the effect of enlarging a nonconforming use. Under Section 14.01 of the zoning ordinance, it is the intent of the ordinance to eliminate nonconforming uses. Under Section 14.03, the extension or expansion of a nonconforming use is prohibited. Accordingly, if any additional land and/or space is used in a manner not allowed by the ordinance, the use is prohibited unless a use variance is granted. Accordingly, the variance request in this matter is a request for a use variance as opposed to a request for a dimensional or non-use variance.

Since this Board seldom hears requests for use variances, the purpose of this memo is to provide some guidance regarding the procedure and the requirements that must be satisfied before a use variance may be granted.

AUTHORITY:

The Michigan Zoning Enabling Act ("MZEA") authorizes a City to adopt an ordinance allowing a Zoning Board of Appeals ("Board") to entertain use variances. Since 2011, the City of Troy's Zoning Ordinance has permitted use variance applications. (Article 15.04(B)(4)).

The term "use variance" is not defined in the City's Zoning Ordinance, but it typically refers to a change which permits a use of the land which the zoning ordinance otherwise proscribes and is similar to a rezoning in that it runs with the land. ((See *Paragon Props Co v. Novi*, 452 Mich. 568, 575; 550 NW2d 772 (1996)).

PROCEDURE:

The zoning ordinance requires a concurring vote of 2/3 of the members of the Board to pass a use variance (at least five votes). In making its decision, the Board is charged with making specific findings of fact and conclusions which will be in the form of a resolution

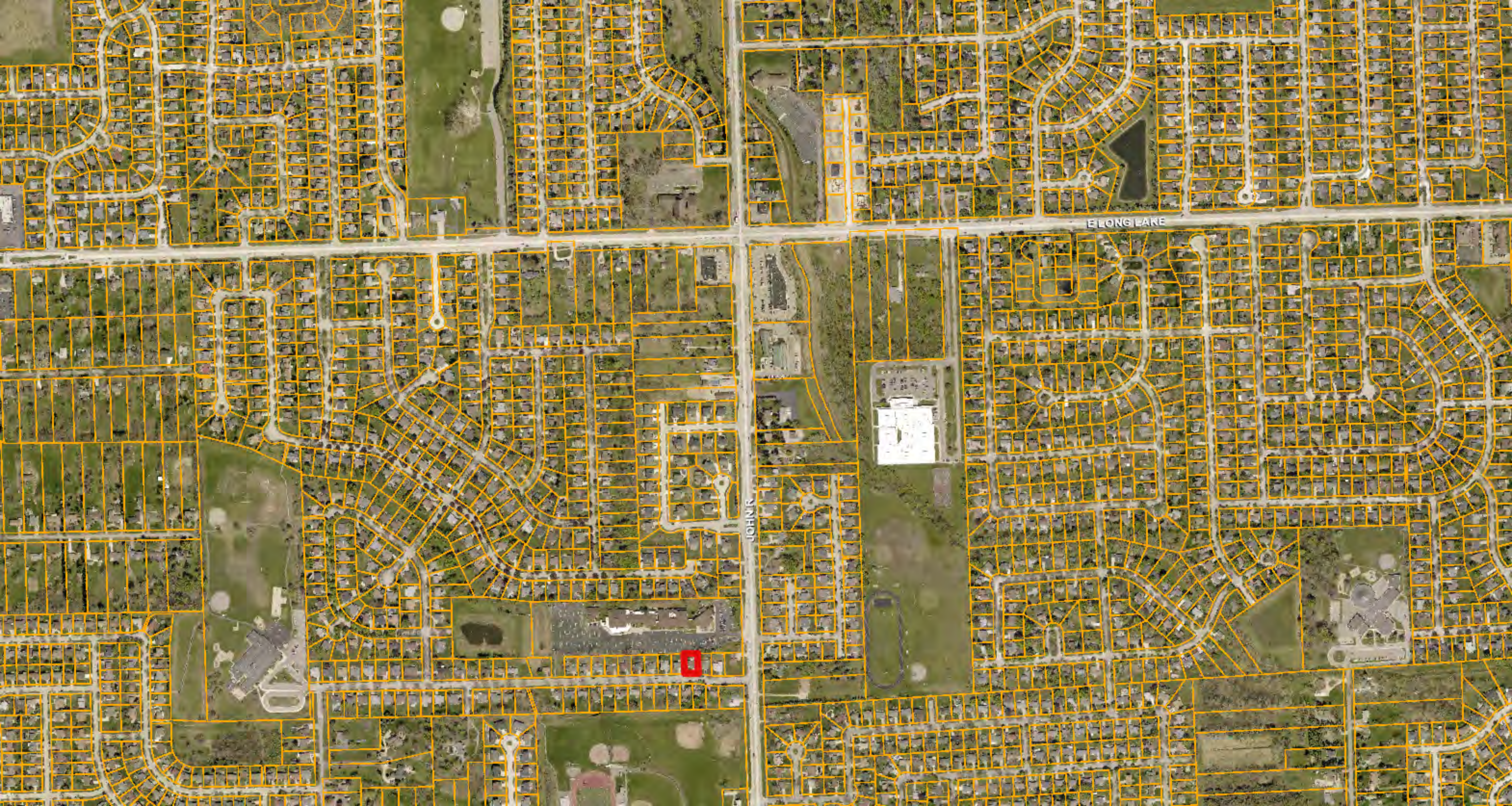
The applicant has the burden of proof. Under Article 15.04(F), a use variance may be allowed ONLY where there is reasonable evidence of unnecessary hardship and ALL of the following conditions are met:



500 West Big Beaver
Troy, MI 48064
troymt.gov

1. The site cannot be reasonably be used for any of the uses allowed within the current zoning district designation.
2. The condition or situation of the property or the intended use is unique to the property and not commonly present in the general vicinity or in the zoning district. The applicant must prove that there are certain features or conditions of the land that are not generally applicable throughout the zone and that these features make it impossible to earn a reasonable return without some adjustment. The Board may consider such unique situations as:
 - a. exceptional narrowness, shallowness or shape of the property
 - b. exceptional topographic conditions or other extraordinary situation on the land
 - c. the use or development of the immediately adjoining property
 - d. any other situation deemed by the Board to be extraordinary; and
3. The use variance will not alter the essential character of the neighborhood or the intent of the Master Plan or be a detriment to the adjacent properties; and
4. The capacity and operations of public roads, utilities, other facilities and services will not be significantly compromised; and
5. The immediate practical difficulty causing the need for the variance was not self-created by the applicant; and
6. There is no other administrative relief available to the applicant.

VARIANCE REQUEST, 1949 HAMMAN- NORMAN FELTON: A variance to allow a proposed home addition (roof over existing patio) to be 23.6 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be no less than 40 feet from the rear property line.



E LONG LAKE

JOHN R





1722

1738

1756

1770

1788

1802

1820

1836

1850

1868

1880

1896

1912

1928

1944

4610

4701

4685

4669

2020

2026

2042

4520

4490

4473

4459

4461

4433

4450

4432

4415

1692

1708

1724

1740

1788

1804

1820

1836

1852

1868

1884

1900

1916

1932

1948

1964

1980

4501

4451

HAMMAN

JOHN R

BLUE SPRUCE

SCOTCH PINE

(R-1C)

4571



7

1923

1949

1975



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 **36 DAYS BEFORE** THE MEETING DATE. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 1949 Hamman Dr
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-14-278-013
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME Norman Felton
COMPANY _____
ADDRESS 1949 Hamman Dr
CITY Troy STATE MI ZIP 48085
PHONE 248-525-5855
E-MAIL Normantwitty@gmail.com
AFFILIATION TO THE PROPERTY OWNER: Self



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Norman Felton

COMPANY N/A

ADDRESS 1949 Hamman Dr

CITY Troy STATE MI ZIP 48085

TELEPHONE 248-525-5855

E-MAIL normantwitty@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, NORMAN FELTON (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 *Norman J. Felton* DATE 2/1/21
PRINT NAME: NORMAN FELTON

PROPERTY OWNER SIGNATURE *Norman J. Felton* DATE 2/1/21
PRINT NAME: NORMAN FELTON

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.



Zoning Board of Appeals Application

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.

Statement of Practical difficulty

- a) I have studied 4.06 and I understand the ordinance. Our house is compliant on all sides. The side I am asking for a variance is the rear of the house. The rear of our house backs up to a parking lot for the church, the Church is roughly 1000 feet away. There is no density issue whatsoever.

Our house is positioned that we get 2 hours of morning sun, is in the shadows for a couple of hours and then around 1pm is in direct sunlight till the sun sets, which in the summer is roughly 9-10 pm. The sun is very bright and unobstructed and too uncomfortable and creates health problems to sit outside. We have bought 2 structures, the first one was weighted down, the second was fixed down, both were destroyed in storms. The insurance company has advised us that no more temporary structures would be covered. We are requesting a roof be approved to cover the existing patio.

The current situation is a health concern for both myself and my wife. I had skin cancer removed in 2018 and 2020 and my wife had skin cancer removed in 2020. I believe the City of Troy cares about the health of its citizens. The current COVID crisis has been tough on all of us. I am 64 and my wife is 63, both of us are retired and pretty much have been restricted to our house for a year and probably will be restricted for another year, the use of a covered rear patio is important for our physical and mental health.

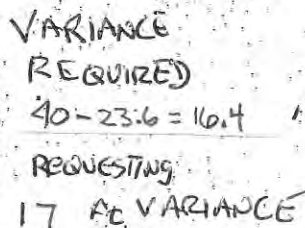
I believe that having a roof put over our existing patio does not violate the intent of 4.06 since we only back up to a very large parking lot and we do not encroach into the space of a neighbor to the rear.

We have been Troy residents for 37 years; we would very much appreciate Troy working with us during these difficult times.

- b) Due to the church parking lot the houses that stretch along the length of the parking lot have narrow back yards.
- c) I don't believe our request is for personal reasons but for health reasons. I believe since the intent of 4.06 is not violated the variance we are requesting protects our health which serves our interest and the of the City

of Troy by protecting its citizens while maintaining the intent of the ordinance.

- d) The characteristics making compliance difficult was not created by the current or previous owners.
- e) The proposed variance will not be harmful to, or alter the essential character of the area. The proposed roof over existing property will not impair light or air to adjacent properties nor will there be any decrease to safety. The proposed roof over existing property will increase the value of the property and have a positive impact on the neighborhood.



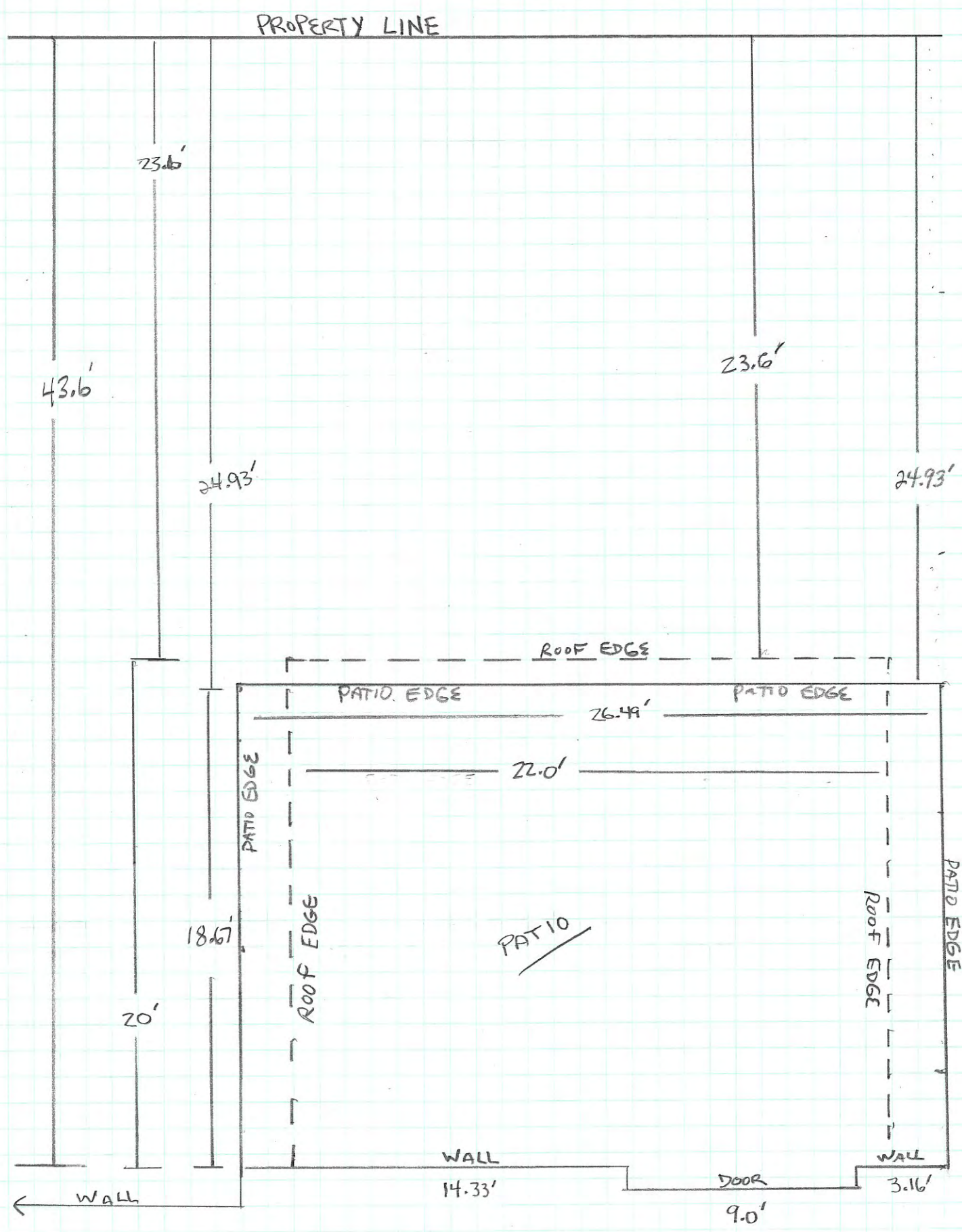
* ROOF TO COVER
EXISTING 9"
POURED, COLORED
AND STAMPED
CONCRETE

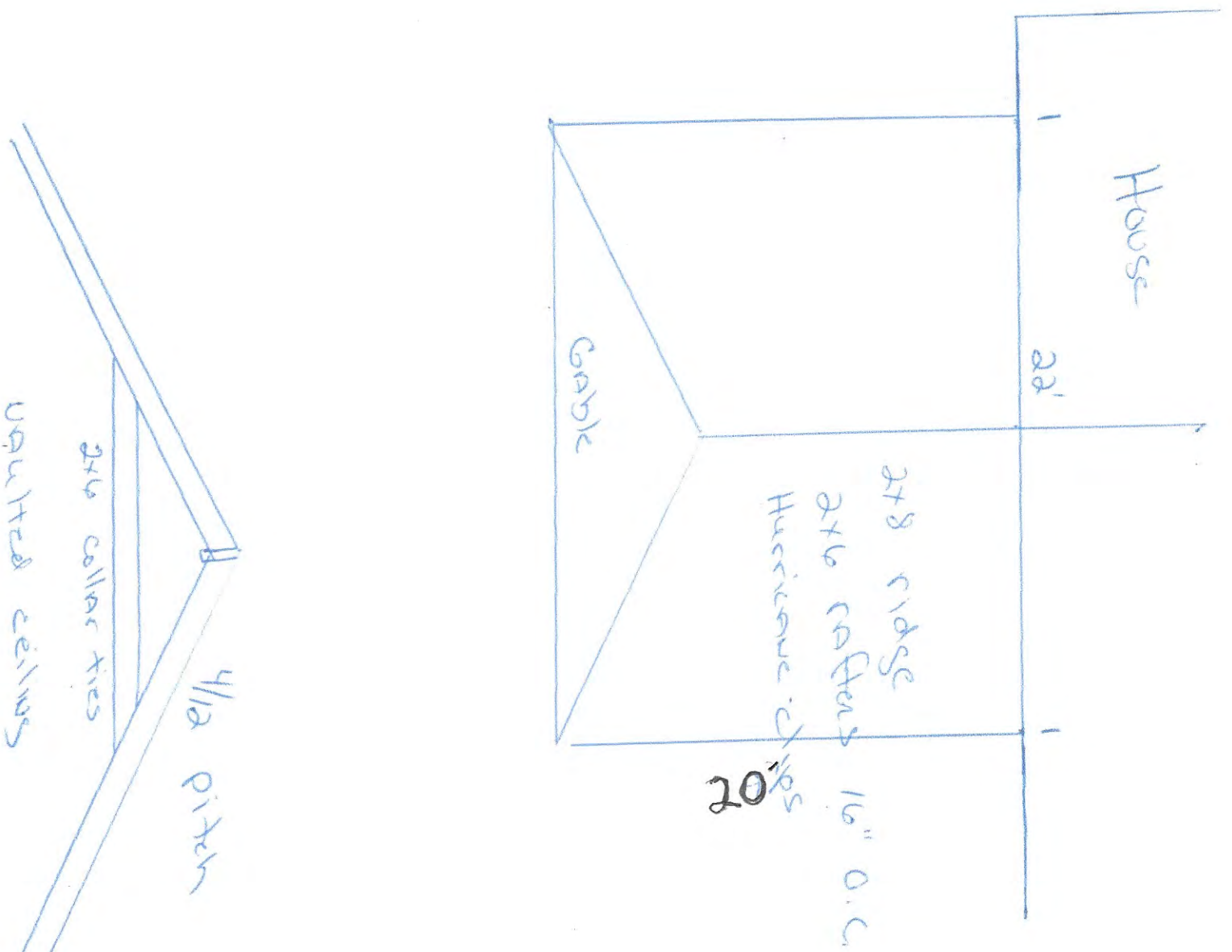
SANDS & S: 200.10000
SANDS & S: 200.10000

Master Plan T 70-348

Lot # 71 ADDRESS 1949 HAMMAN DR.
LONG LAKE VILLAGE SUBD. CITY OF TROY

MEASUREMENTS BELOW BASED ON TROY MASTER PLAN T70-348
RECEIVED FROM PLANNING DEPT.





by others

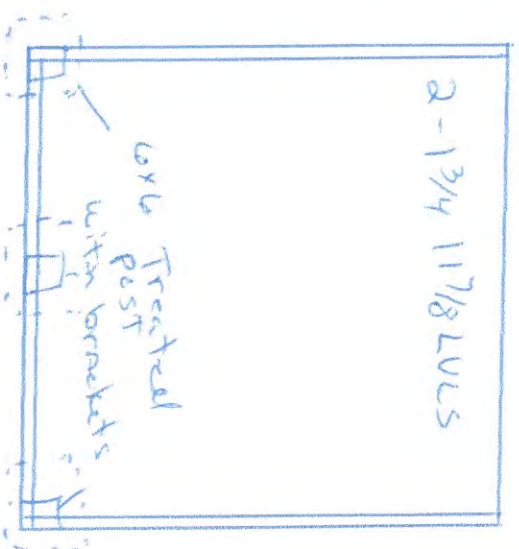
vinyl soffits +

gable

aluminum trim

Electrical - Fan

+ receptacles



22" x 42" post

Footings - concrete

HOUSE BACKS UP TO PARKING LOT



Parcel Map Application

City of Troy - Michigan - GIS Online







Neighbors Consent

I, Thomas Charboneau, residing at 1923 Hamman, have no issues whatsoever with Norman Felton residing at 1949 Hamman having a roof installed in the rear of his house to cover his existing patio.

Thomas Charboneau

Feb 2, 2021

No objection

Neighbors Consent

I, Aiden Waleed, residing at 1975 Hamman, have no issues whatsoever with Norman Felton residing at 1949 Hamman having a roof installed in the rear of his house to cover his existing patio.

A handwritten signature in cursive script, reading "Aiden Waleed", is written over a horizontal dashed line.

VARIANCE REQUEST, 4950 PARK MANOR- JOSEPH MANIACI FOR
MONDRIAN PROPERTIES: A variance to allow a proposed new house to be 12.53 feet from the front property line where the development approval requires the proposed house to be no less than 25.43 feet from the front property line.





4943

PARK MANOR

4935

4950

4958

4966

4930

4927

4928

4919

4880



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

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5. APPLICANT:
NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____
E-MAIL _____
AFFILIATION TO THE PROPERTY OWNER: _____



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

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME _____

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.

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I, _____ (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 _____

PRINT NAME: _____

PROPERTY OWNER SIGNATURE _____ DATE _____

PRINT NAME: _____

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Zoning Board of Appeals Application

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- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
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Zoning Board of Appeals Application

ZONING BOARD OF APPEALS APPLICATION CHECKLIST

Please provide the following in digital format. You may e-mail them to planning@troymi.gov or submit them on media such as a CD or jump drive:

- ✓ Completed application
- ✓ Statement of practical difficulty see page 3
- ✓ Plot plan or survey showing property lines, existing and proposed buildings, their dimensions and locations (height, length, width, as applicable)
- ✓ Setbacks from property lines
- ✓ Elevation drawings
- ✓ Photos as necessary to accurately describe the request, including existing and proposed property conditions
- ✓ Any other information that explains the request
- ✓ Incomplete applications cannot be accepted



February 15, 2021

Dear Zoning Board of Appeals,

We are trying to build for a homeowner at 4950 Park Manor Dr. (Lot 16), with a similar home to 4896 Park Manor (Lot 18), which was previously approved by the city and is currently occupied.

The required street side setback is 20'; the proposed setback is 12.53' as shown on the plot plan. Therefore, the requested setback is 7.47'. This request for approval is similar in size, design, and character to many other homes in the neighborhood.

Please refer to the enclosed proposed plot plan and photos of the approved home at 4896 Park Manor Dr.

Thank-you for your consideration.

Sincerely,

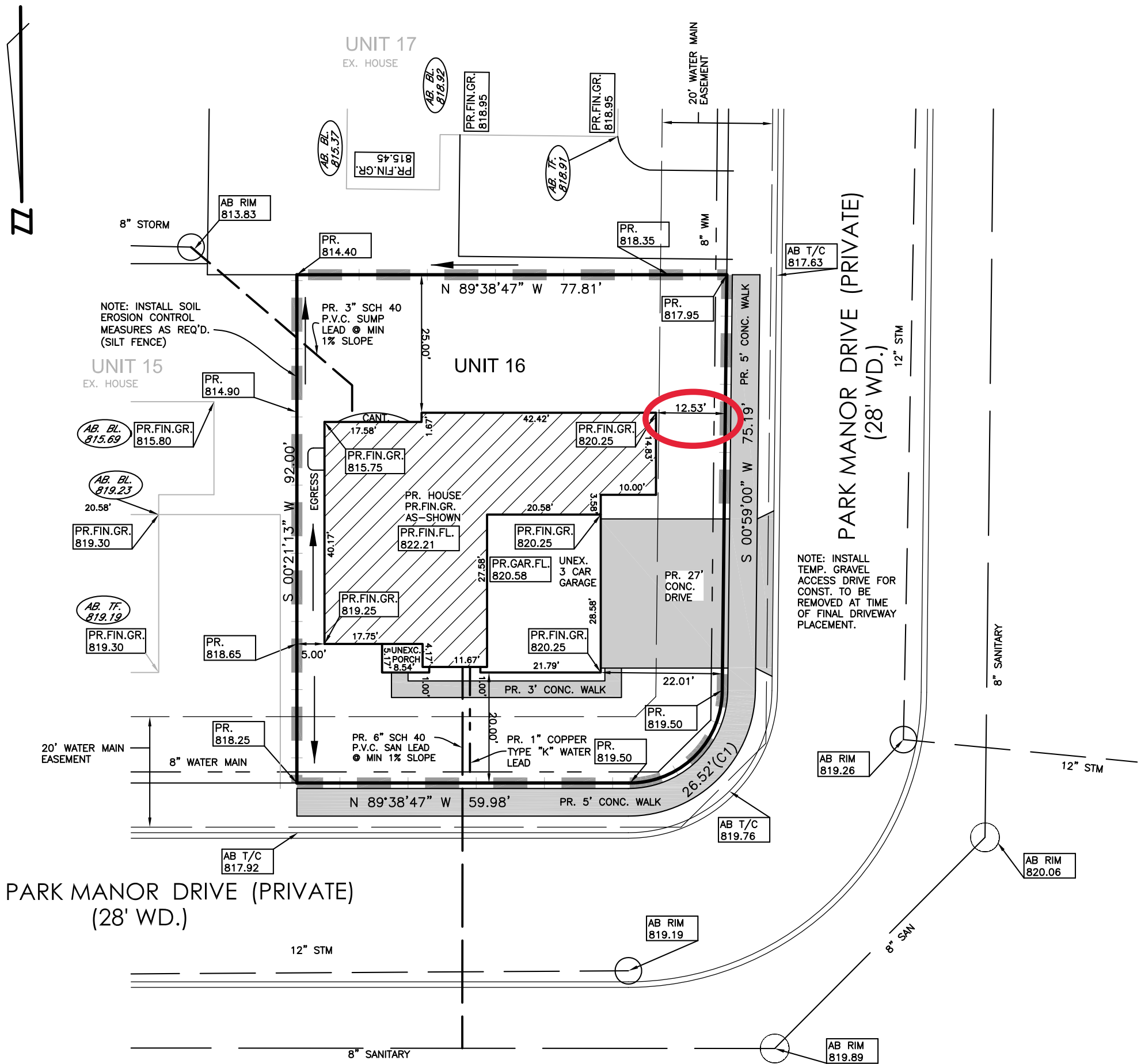
Mondrian Properties LLC.











PARK MANOR DRIVE (PRIVATE)
(28' WD.)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	16.75'	26.52'	23.73'	S 45°15'03" W	90°12'21"

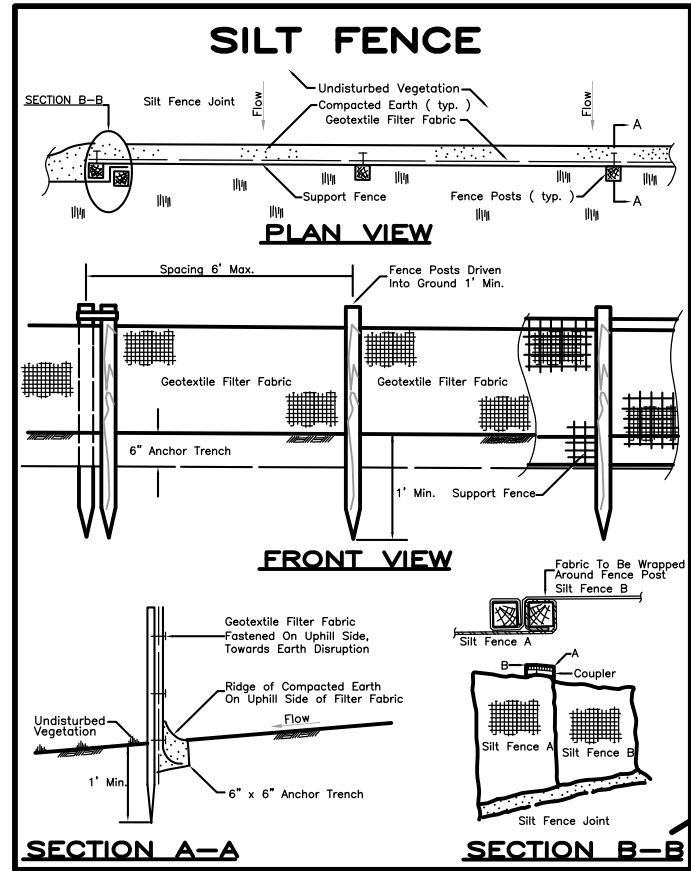
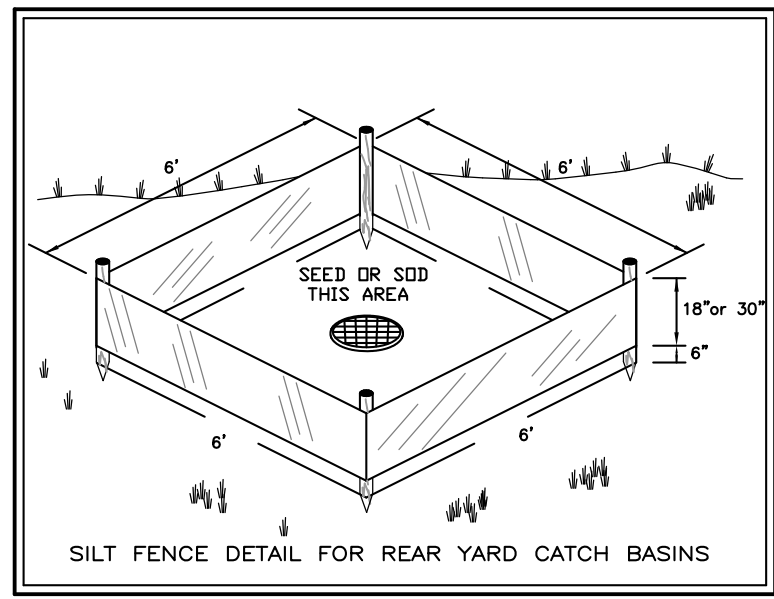
NOTE: THE NEAREST WATER COURSE IS ROUGE RIVER APPROX.
2000'± TO THE SOUTHEAST

SOIL TYPE PER OAKLAND COUNTY SOIL MAP: MARLETTE SANDY
LOAM

NOTE: PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN
ACCORDANCE WITH TOWNSHIP/CITY STANDARDS. LEAVE RIM HIGH
UPON INSTALLATION AND SAWCUT DOWN TO MEET FINAL GRADES.

SITE BENCHMARKS: (NAVD88)

- 1) NAIL IN THE WEST FACE OF THE UTILITY POLE
300' ± SOUTH OF THE N.E. PROPERTY CORNER.
ELEVATION = 811.51
- 2) TOP OF HYDRANT ON THE EAST SIDE OF
BEACH RD., 125' ± NORTH OF THE S.E. PROPERTY
CORNER. ELEVATION = 806.69
- 3) TOP OF HYDRANT ON THE SOUTH SIDE OF
LONG LAKE RD. ALONG THE NORTH PROPERTY
LINE. ELEVATION = 827.10
- 4) TOP OF HYDRANT 150' ± NORTH OF THE S.W.
PROPERTY CORNER. ELEVATION = 814.28



SOIL EROSION NOTES:

- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
- 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
- 3) COMPLETE ALL EARTH MOVEMENT.
- 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 5) ALL SWALE AREAS, ALL SLOPES GREATER THAN 1:5 AND 10' AROUND STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
- 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT.

NOTE: LIMITS OF EARTH DISRUPTION WILL BE CONTAINED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN.

NOTE: TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SEED & MULCH OR SOD.

NOTE: EXISTING DOMINANT LAND FEATURES ARE GRASS & BRUSH SITE IS UNDER CONSTRUCTION.

NOTE: AREA OF PROPOSED EARTH CHANGE = 7,052 SQ. FT.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING											
	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
A SOIL EROSION CONTROL MEASURE												
B HOUSE CONSTRUCTION												
C DRIVEWAY & SIDEWALK CONSTRUCTION												
D FINAL GRADING												
E PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

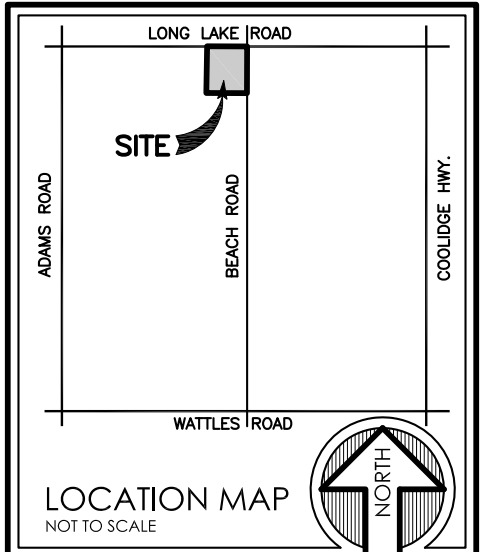
NOTE: IF THIS DRAWING IS NOT STAMPED & APPROVED BY THE MUNICIPALITY, THEN IT IS NOT TO BE USED FOR CONSTRUCTION.

BUILDER: MONDRIAN PROPERTIES
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
PHONE: 586-726-7340



3 WORKING DAYS
(EXCLUDING SAT,
SUN, AND HOLIDAYS)
**BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171
(TOLL FREE)**

ADDRESS: 4950 PARK MANOR DR.
PARCEL I.D. # 20-18-131-016



NOTE: ALL INTERIOR GRADES (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE BUILDER AND/OR ARCHITECT PRIOR TO CONSTRUCTION. ALL TRADES MUST USE THE ARCHITECTURAL PLANS OF RECORD TO CONSTRUCT ANYTHING OTHER THAN EXTERIOR GRADES AS SHOWN ON THIS PLOT PLAN.

NOTE: SETBACKS AS SHOWN ON THIS PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT. SINCE DEED RESTRICTIONS ARE NOT SUPPLIED BY THE MUNICIPALITY, THE CLIENT MUST INFORM THIS OFFICE OF ANY SPECIAL RESTRICTIONS WHICH MAY AFFECT THIS PLOT PLAN.

NOTE: FENN AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR GIVEN HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

NOTE: THIS PLOT PLAN WAS PREPARED IN THE OFFICE. NO FIELD WORK WAS PERFORMED. APPROVAL OF THIS PLOT PLAN DOES NOT RELIEVE THE OWNER/BUILDER OF COMPLIANCE WITH ALL APPLICABLE CODES AND/OR ORDINANCES.

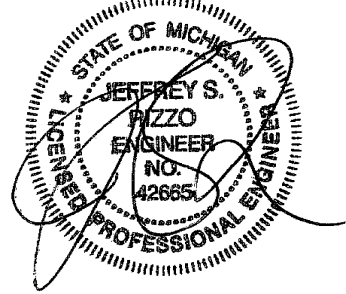
NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THIS DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINES OR OTHER IMPROVEMENTS.

NOTE: ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.

NOTE: PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.

LEGEND

- SECTION CORNER
- FOUND IRON, MON., NAIL
- SET IRON
- RECORDED
- MEASURED
- CALCULATED
- EXISTING DESCRIPTION
- UTILITY POLE
- EDGE OF WOODS
- BOTTOM OF BERM
- TOP OF BERM
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- CORRUGATED METAL PIPE INVERT
- TOP OF WALL
- BOTTOM OF WALL
- EDGE OF WATER
- BUILDING CORNER/FINISHED GRADE
- MARKER
- WATER SHUT OFF
- CENTERLINE
- SANITARY MANHOLE
- CATCH BASIN BEEHIVE
- WATER SHUT OFF VALVE
- PROPOSED GRADE
- EXISTING GRADE
- PLAN PROPOSED GRADE NO LONGER APPLICABLE
- C.B. FILTER
- SILT FENCE



REVISIONS

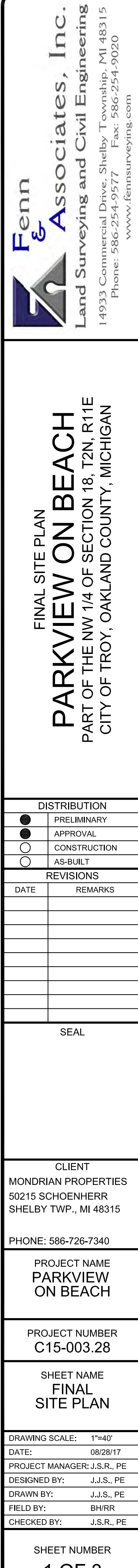
12/23/20 NEW FOUNDATION PLAN
01/23/21 NEW FOUNDATION PLAN

Fenn & Associates, Inc.
Land Surveying and Civil Engineering
14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

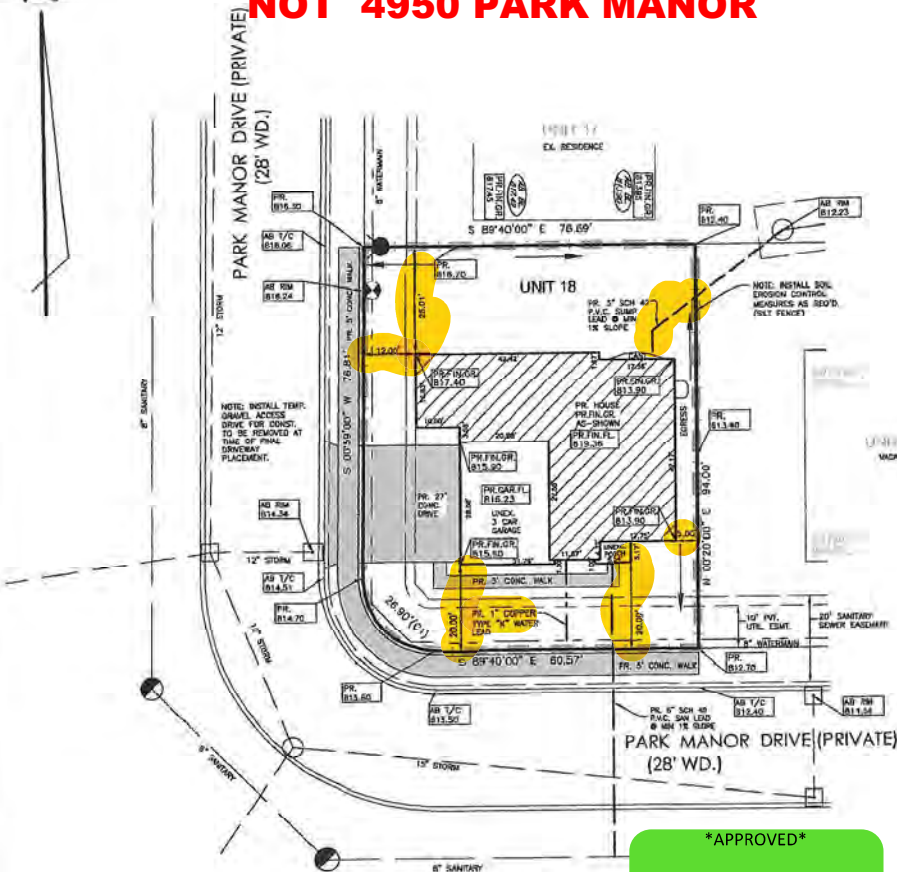
SCALE: 1" = 20' FIELD: NONE SHEET SIZE: 18X24 DRAWN BY: R.PERRI
DATE: 10/21/20 CHECKED: J.S.R., P.E.

PLOT PLAN OVER UNIT 16 OF "PARKVIEW ON BEACH" OCCP #2224
PART OF THE NW 1/4 OF SECTION 18, T2N, R11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT: MONDRIAN PROPERTIES DRAWING NUMBER: 20-00357.01



4896 PARK MANOR - NOT 4950 PARK MANOR



APPROVED
AS NOTED:
CITY OF TROY LAND SURVEYOR
DATE: 04/15/2020

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17.00'	26.90'	24.18'	N 44°20'30" W	150°39'00"

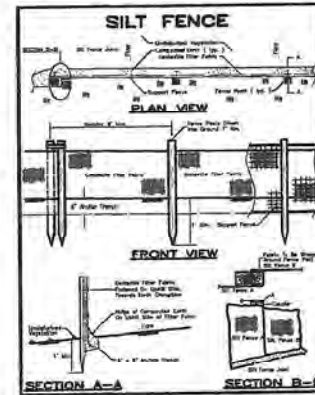
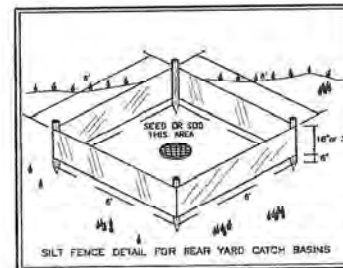
NOTE: THE NEAREST WATER COURSE IS ROUGE RIVER APPROX. 2000'± TO THE SOUTHEAST

SOIL TYPE PER OAKLAND COUNTY SOIL MAP: MAPLETON SANDY LOAM

NOTE: PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP/CITY STANDARDS. LEAVE IN PLACE UPON INSTALLATION AND SLOPE DOWN TO MEET FINAL GRADES.

SITE BENCHMARKS: (NAVD88)

- 1) NAIL IN THE WEST FACE OF THE UTILITY POLE 300'± SOUTH OF THE N.E. PROPERTY CORNER. ELEVATION = 815.81
- 2) TOP OF HYDRANT ON THE EAST SIDE OF BEACH RD. 150'± NORTH OF THE S.E. PROPERTY CORNER. ELEVATION = 885.89
- 3) TOP OF HYDRANT ON THE SOUTH SIDE OF LONG LAKE RD. ALONG THE NORTH PROPERTY LINE. ELEVATION = 827.50
- 4) TOP OF HYDRANT 150'± NORTH OF THE S.W. PROPERTY CORNER. ELEVATION = 84.25



TYPICAL SILT FENCE DETAILS

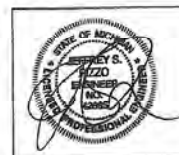
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CONSTRUCTION SEQUENCE	DATE	BY	REVISIONS
A. SOIL EROSION CONTROL MEASURE			
B. HOUSE CONSTRUCTION			
C. DRIVEWAY & SIDEWALK CONSTRUCTION			
D. FINAL GRADING			
E. PERMANENT SOIL EROSION			

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.

*NOTE: IF THIS DRAWING IS NOT STAMPED & APPROVED BY THE MUNICIPALITY, THEN IT IS NOT TO BE USED FOR CONSTRUCTION.



ADDRESS: 4896 PARK MANOR DR.
PARCEL I.D. # 20-18-131-010

REVISIONS		Fenn & Associates, Inc.	
DATE	DESCRIPTION	SCALE	DRAWN BY
4/16/20	FIELD: NONE	1"=20'	R. PERRI
<p>DATE: 4/16/20 CHECKED: J.S.R., P.E.</p> <p>PLAT: PLAY OVER UNIT 18 OF "PARKVIEW ON BEACH" DEPT #2224</p> <p>PART OF THE NW 1/4 OF SECTION 18, T2N, R11E.</p> <p>CITY OF TROY, OAKLAND COUNTY, MICHIGAN</p>		<p>CLIENT: MONDRIAN PROPERTIES</p> <p>DRAWING NUMBER: 20-00164</p>	



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- NOTE: PROPOSED HOUSE HAS PROPOSED DROP BRICK LEDGE.

LEGEND

- SECTION CORNER
 - FOUND IRON, MON, NAIL
 - SET IRON
 - RECORDED
 - MEASURED
 - CALCULATED
- EXISTING DESCRIPTION**
- UP = UTILITY POLE
 - ED = EDGE OF WOODS
 - ED = EDGE OF BERM
 - ED = TOP OF BERM
 - ED = EDGE OF ASPHALT
 - ED = EDGE OF CONCRETE
 - ED = CORRUGATED METAL PIPE INVERT
 - ED = TOP OF WALL
 - ED = BOTTOM OF WALL
 - ED = EDGE OF WATER
 - ED = BUILDING CORNER/FINISHED GRADE
 - ED = MARKER
 - ED = WATER SHUT OFF
 - ED = CENTERLINE
 - ED = SANITARY MANHOLE
 - ED = CATCH BASIN INVERT
 - ED = WATER SHUT OFF VALVE
- PROPOSED GRADE**
- EXISTING GRADE
 - PLAN PROPOSED GRADE NO LOWER APPLICABLE
 - CB. FILTER
 - SILT FENCE



500 West Big Beaver
Troy, MI 48084
troymi.gov

Date: November 11, 2020
To: Paul Evans, ZBA Liaison
From: R. Brent Savidant, Community Development Director
Subject: One-Family Cluster Option

The following is an overview of the One-Family Cluster Option to the Zoning Board of Appeals.

One-Family Cluster Option provisions are in Section 10.04 of the Zoning Ordinance. The provisions were adopted by City Council in 2016. Simply described, a cluster development involves grouping homes within a development so that the remaining land on the site can be preserved as open space. A minimum of 20% of the subject site is required to be dedicated open space, remaining as open space in perpetuity through some type of an instrument such as an open space easement. In return for preserving open space, the developer receives a corresponding density bonus. Advantages of the One-Family Cluster Option include preservation of natural features, creative design and reduction of infrastructure.

The tradeoff for residents having smaller individual yards is access to common open space.

The One-Family Cluster is an option available to developers. The approval process for this option requires a recommendation from the Planning Commission (following a public hearing) and approval by City Council (following a public hearing). A traditional single family detached site condominium development is permitted by right in One Family Residential zoning districts (R-1A through R-1E). The Planning Commission has approval authority at a public meeting; it does not require a public hearing.

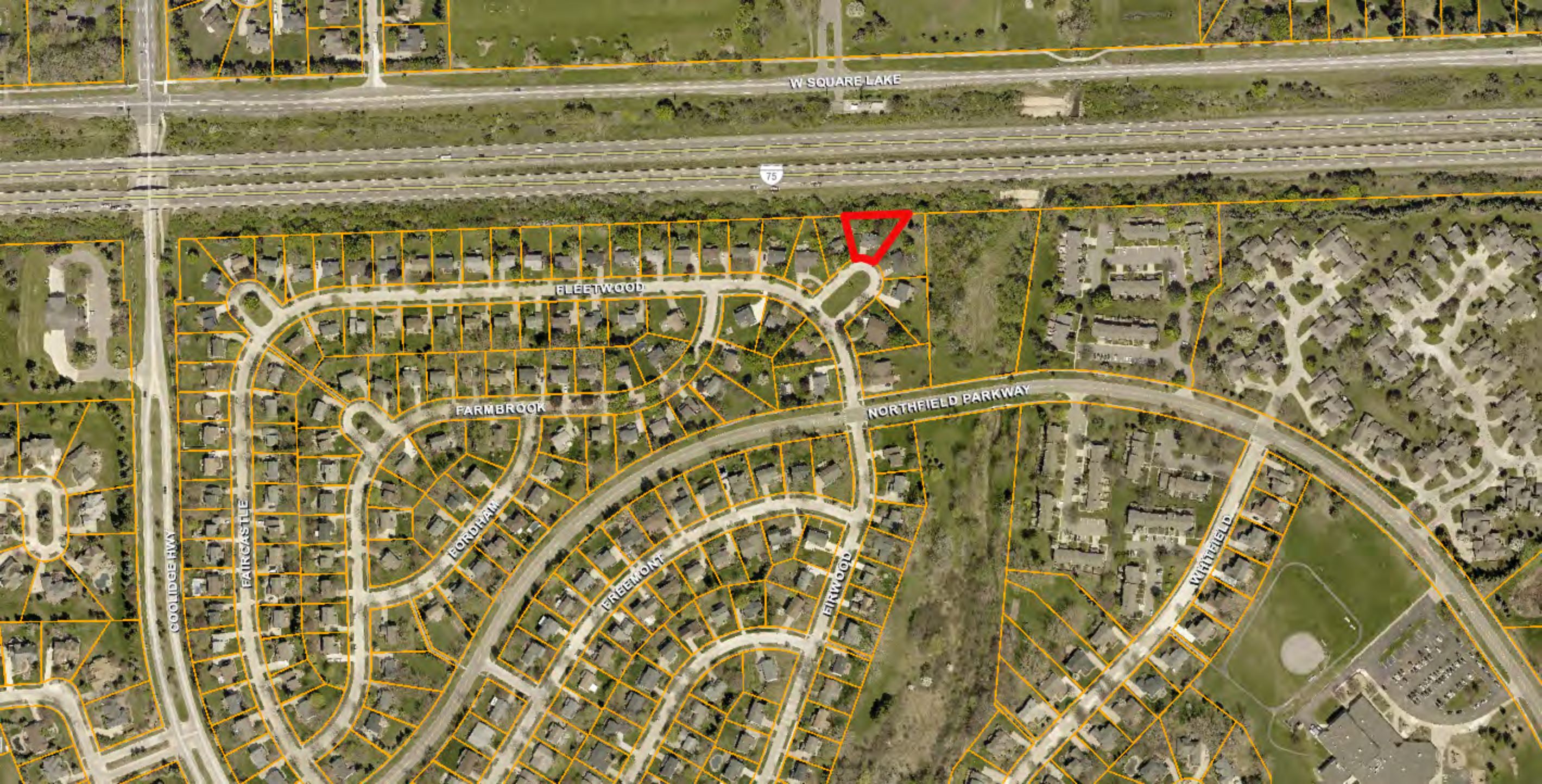
Below is a summary of the One-Family Cluster developments that have been approved since 2016:



500 West Big Beaver
Troy, MI 48084
troymi.gov

NAME	LOCATION	PARCEL SIZE	#UNITS	% OPEN SPACE PRESERVED
Parkview on Beach	SW corner off Long Lake & Beach	9.42 acres	20	38%
Raintree Village on the Park	North Lake Drive (west of John R)	18.11 acres	59	32%
Davis Cluster Development	285 E. Long Lake Drive (East of Livernois)	5 acres	13	37%
Whispering Park	North of Long Lake Road, between John R Road & Rochester Road	18 acres	50	31%
West Troy Meadows	North of Wattles, west of Livernois	19.43 acres	42	41%
Ashton Parc	Square Lake and Willow Grove	8.69 acres	29	30%
Chadbury Place	South side of Long Lake, east of John R	5.22 acres	16	24%
Preserves of Troy	North side of Square Lake, west of Dequindre	81.1	23	87%
TOTAL			252	

VARIANCE REQUEST, 1649 FLEETWOOD- TIMOTHY PAWLIK: A variance to allow a home addition to be set back 34 feet from the rear property line where the Zoning Ordinance requires a 75 foot setback.



W SQUARE LAKE

75

FLEETWOOD

FARMBROOK

NORTHFIELD PARKWAY

COOLIDGE HWY

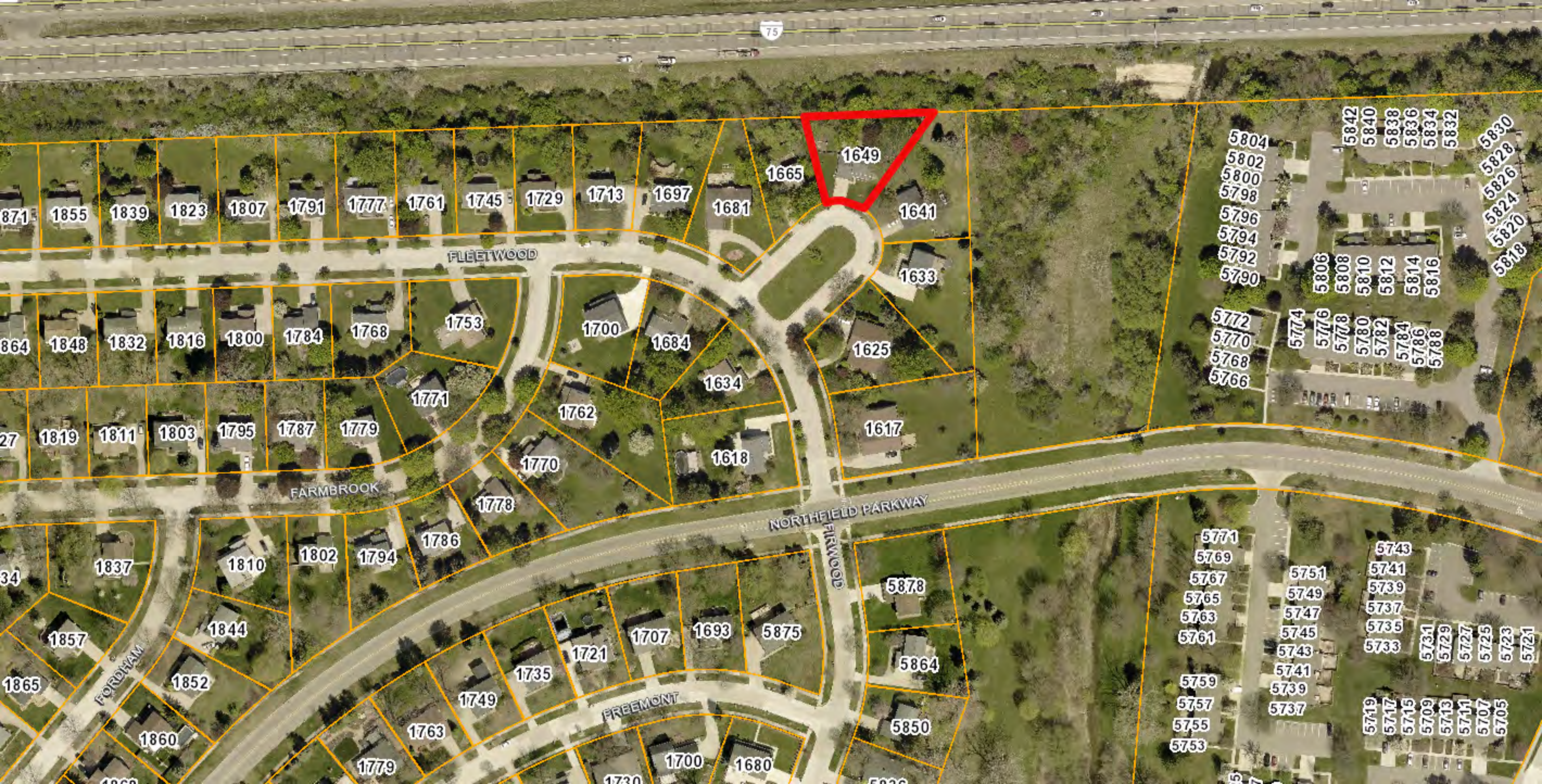
FAIRCASTLE

BORDENHAM

GREEMONT

FIRWOOD

WHITEFIELD

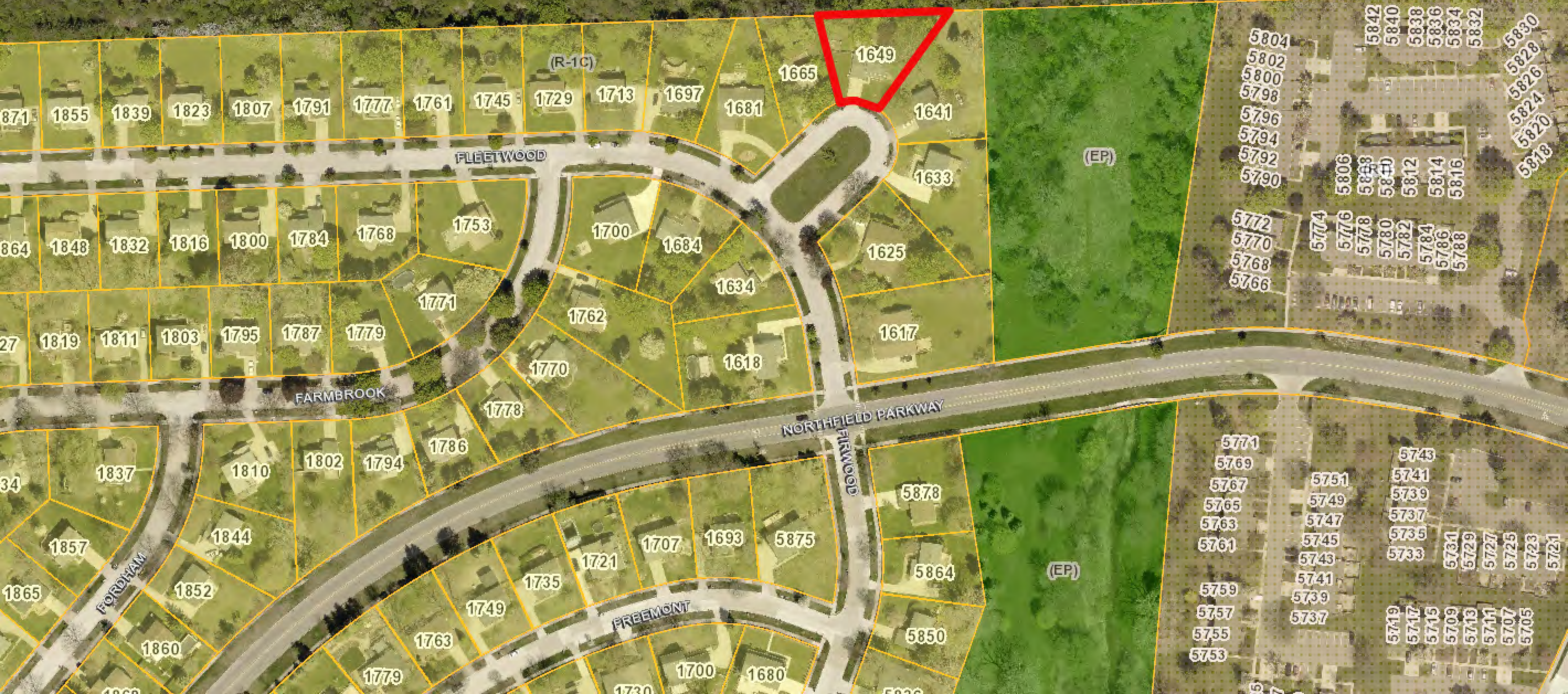
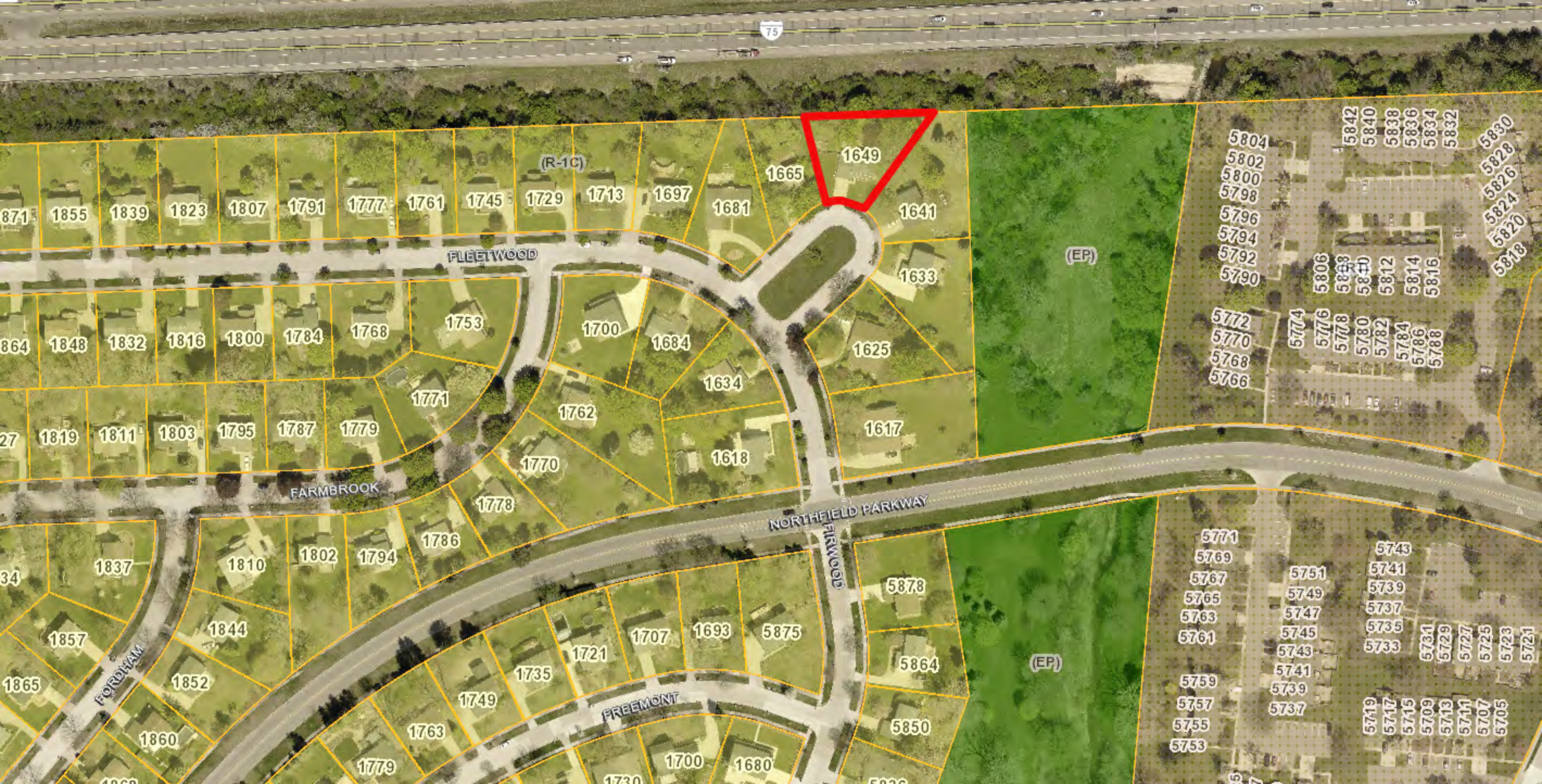


75

871 1855 1839 1823 1807 1791 1777 1761 1745 1729 1713 1697 1681 1665 1649 1641 1633 1625 1617 1618 1634 1684 1700 1753 1768 1784 1800 1816 1832 1848 1864 1771 1762 1770 1778 1786 1794 1802 1810 1837 1844 1852 1860 1865 1857 1868 1779 1763 1749 1735 1721 1707 1693 1680 1700 1730 1680 1617 1625 1633 1641 1649 1665 1681 1697 1713 1729 1745 1761 1777 1791 1807 1823 1839 1855 1871 1753 1768 1784 1800 1816 1832 1848 1864 1771 1762 1770 1778 1786 1794 1802 1810 1837 1844 1852 1860 1865 1857 1868 1779 1763 1749 1735 1721 1707 1693 1680 1700 1730 1680 1617 1625 1633 1641 1649 1665 1681 1697 1713 1729 1745 1761 1777 1791 1807 1823 1839 1855 1871

5804 5802 5800 5798 5796 5794 5792 5790 5772 5770 5768 5766 5806 5808 5810 5812 5814 5816 5774 5776 5778 5780 5782 5784 5786 5788 5842 5840 5838 5836 5834 5832 5830 5828 5826 5824 5820 5818

5771 5769 5767 5765 5763 5761 5759 5757 5755 5753 5741 5739 5737 5743 5745 5747 5749 5751 5731 5729 5727 5725 5723 5721 5719 5717 5715 5709 5713 5711 5707 5705 5878 5864 5850 5836





5804

5802

5800

5798

5796

5794

5792

5790

5772

5770

5768

5766

1649

1665

1641

1633

1625

1617

1681

1697

1713

1729

1684

1634

1700

1762

FLEETWOOD



1649

1665

1681

1641



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 **36 DAYS BEFORE** THE MEETING DATE. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 1649 Fleetwood DR.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-08-126-008
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-1C
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: N/A
5. APPLICANT:
NAME Kelly Neff
COMPANY Great Day Improvements
ADDRESS 11895 Wayne RD. Suite 104
CITY Romulus STATE MI ZIP 48174
PHONE (440) 462-3700
E-MAIL Detroit@greatdayimprovements.com
AFFILIATION TO THE PROPERTY OWNER: GC



CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48064 | 248-524-3364

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Timothy Pawlik

COMPANY N/A

ADDRESS 1649 Fleetwood DR.

CITY Troy STATE MI ZIP 48098

TELEPHONE (248) 670 - 2128

E-MAIL tkam.pawlik@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, Kelly Neff (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 Kelly Neff DATE 2/15/21

PRINT NAME: Kelly Neff

PROPERTY OWNER SIGNATURE Timothy Pawlik DATE 2/16/21

PRINT NAME: TIMOTHY J. PAWLIK

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.



700 East Highland Road
Macedonia, OH 44056
Phone 216-341-7700
Fax 440-526-4470

2/16/2021

City of Troy, Michigan
Zoning Board of Appeals
Statement of Practical Difficulty

To whom it may concern:

Great Day Improvements LLC, on behalf of the homeowner Timothy Pawlik, are requesting a variance at 1649 Fleetwood Dr.

We are attempting to install a sunroom on the rear of the home and due to the angled rear property line, our room will encroach on the rear yard set back by approximately 6'. If the rear property line was parallel with the front property line, our room would not encroach.

There are no other characteristics making compliance with the rear yard setback difficult, other than the slightly tapered property line.

This proposed variance will not be harmful or otherwise alter any of the characteristics of the property and the encroachment would only be approximately 6'.

Thank you for taking the time to review this matter and look forward to a response.

Jeremy Gaughan



Divisional Installation Manager



CORPORATE OFFICES: 720 Highland Road E | Macedonia, OH 44056 | 800-230-8301
greatdayimprovements.com | patioenclosures.com | stanekwindows.com

SITE PLAN

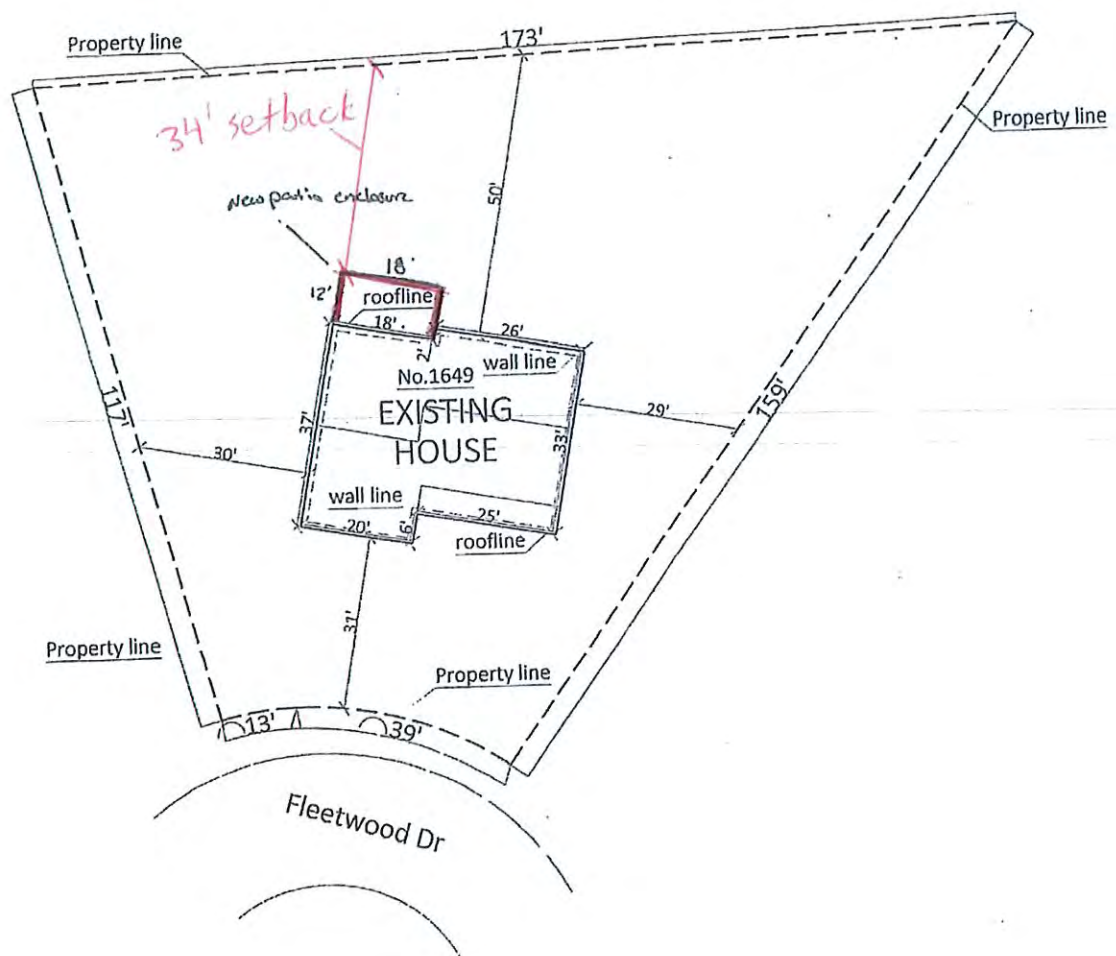
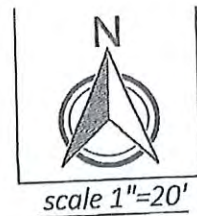
1649 Fleetwood Dr

Troy, Michigan, 48098

Parcel ID: 88-20-08-126-008

Lot area: 0.31 Acres

Plot Size: 11"x17"



Created by:

GETASITEPLAN.COM
WITH BEST QUALITY IN SHORT TIME



GREAT DAY IMPROVEMENTS, DETROIT
PAWLIK RESIDENCE

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	CONCRETE PLAN
5	ELECTRICAL PLAN
6	FLOOR PLAN
7	ROOF PLAN
8	SYSTEM DETAILS
9	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER 2015 IRC

SUNROOM CATEGORY II (PER 2015 IRC R301.2.1.1.1
& AAMA / NPEA / NSA 2100)

SNOW LOADS: GROUND SNOW LOAD 25 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:

1. ROOF: 20 PSF
2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED
OR USED AS A PERMANENT LIVING AREA.

NOTES:

1. ALLVIEW (AAS) SUNROOM; WHITE IN COLOR
2. CONSTRUCT SUNROOM ON NEW CONCRETE
3. NO HEAT BY GDI; ELECTRICAL BY GDI
4. ALL CONCRETE TO BE 3000 PSI MINIMUM
5. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2015 IRC SECTION N1102.1, NOTE 2)

THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR
DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL
MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS
WHEN CALCULATING THE LOAD REQUIREMENTS.



JAMES A. CLANCY, P.E.
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201253521)
601 ASBURY AVENUE
NATIONAL PARK, N.J. 08063
PH. # 856-853-7306

LOCATION

GDI - DETROIT
11855 WAYNE ROAD, SUITE 104
ROMULUS, MI 48174
313-638-1324

TIMOTHY PAWLIK
1649 FLEETWOOD DRIVE
TROY, MI 48068
JOB #36911

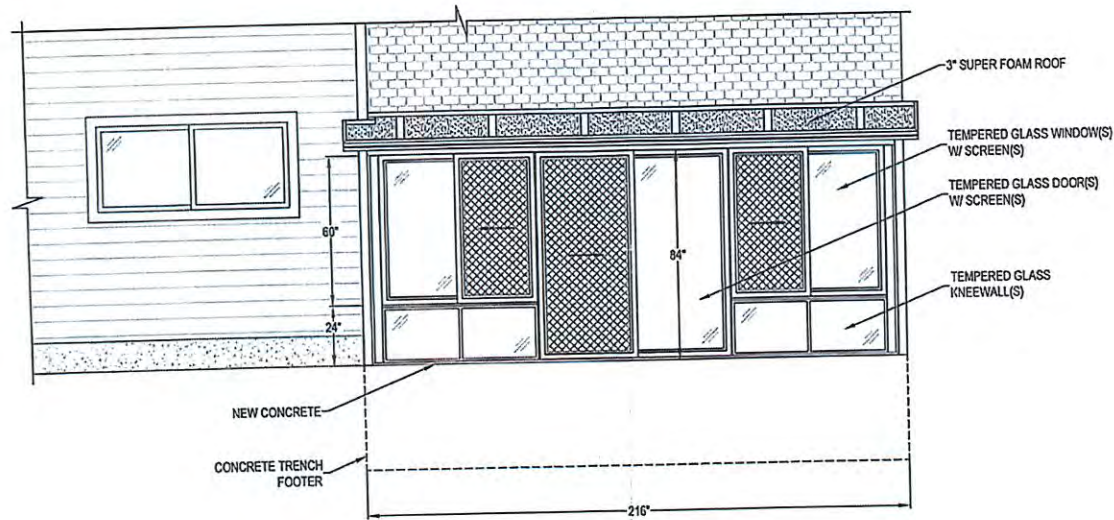
DATE 11/18/20

DRAWN MTS

SCALE 1/4" = 1'-0"

SHEET 1 OF 9

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC, AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ELEVATION - "B" WALL



JAMES A. CLANCY, P.E.
 MI. PROFESSIONAL ENGINEER (MI. LIC. #6201253521)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306



LOCATION
 GDI - DETROIT
 11895 WAYNE ROAD, SUITE 104
 ROMULUS, MI 48174
 313-535-1324

TIMOTHY PAWLK
 1649 FLEETWOOD DRIVE
 TROY, MI 48068
 JOB #36911

12/15/20

DATE 11/19/20
 DRAWN MTS
 SCALE 1/4" = 1'-0"
 SHEET 2 OF 9

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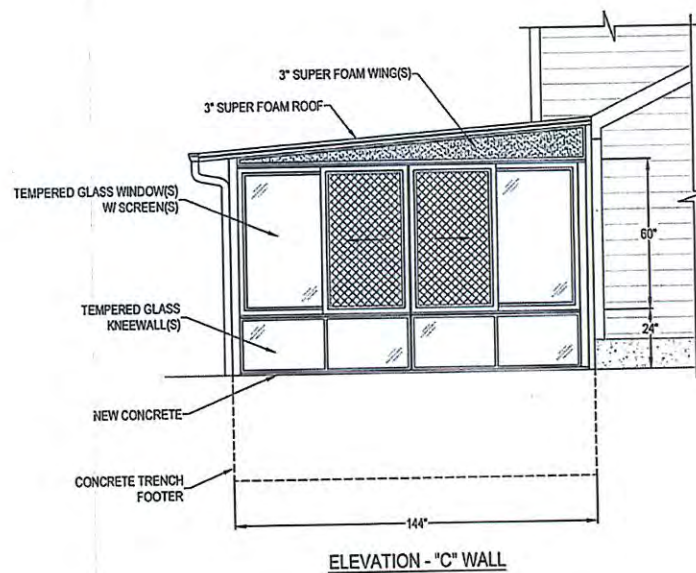
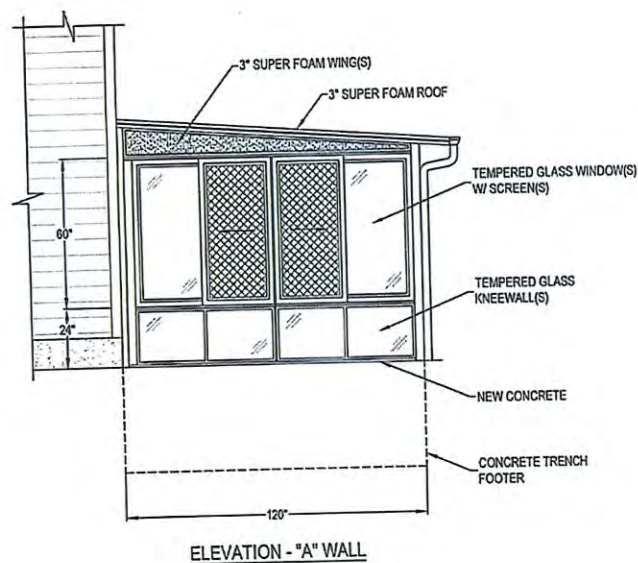


LOCATION
GDI - DETROIT
11895 WAYNE ROAD, SUITE 104
ROMULUS, MI 48174
313-635-1324

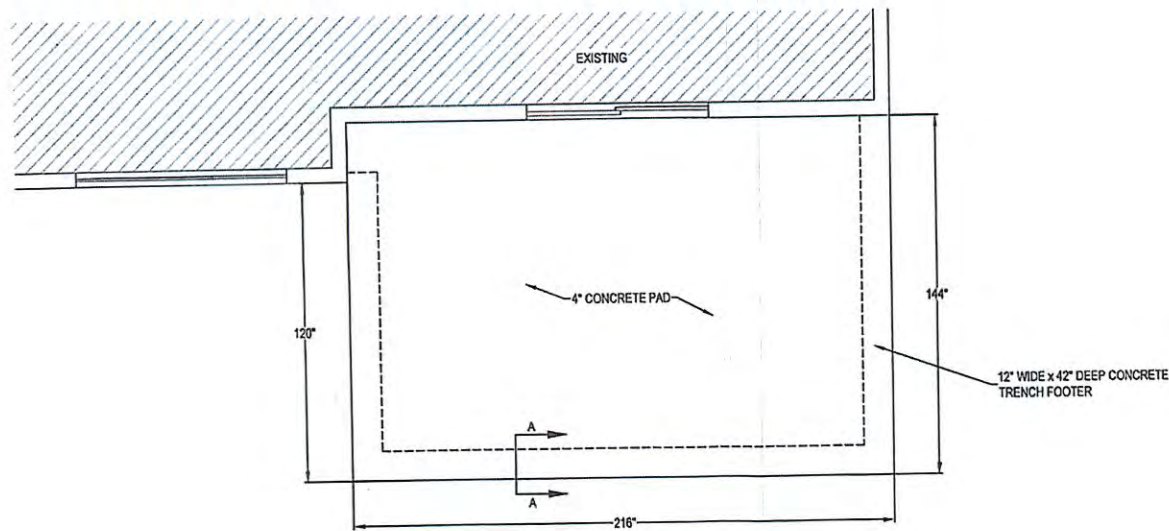
TIMOTHY PAWLAK
1649 FLEETWOOD DRIVE
TROY, MI 48068
JOB #36911

DATE 11/18/20
DRAWN MTS
SCALE 1/4" = 1'-0"
SHEET 3 OF 9

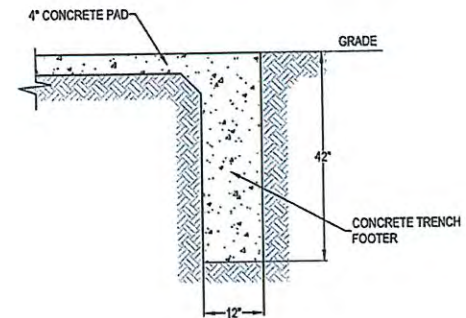
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JAMES A. CLANCY, P.E.
MI. PROFESS. ENGINEER (MI. LIC. #6201253521)
601 ASSURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7308



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



SECTION A-A
SCALE: 1/2" = 1'-0"

12/15/20

DATE 11/10/20

DRAWN MTS

SCALE AS NOTED

SHEET 4 OF 9

JAMES A. CLANCY, P.E., L.S.
MI. PROFESSIONAL ENGINEER (NO. #6201253521)
601 ASBURY AVENUE
NATIONAL PARK, N.J. 08063
PH. # 856-853-7306



LOCATION
GDI - DETROIT
11895 WAYNE ROAD, SUITE 104
ROMULUS, MI 48174
313-636-1324

TIMOTHY PAWLAK
1649 FLEETWOOD DRIVE
TROY, MI 48098
JOB #36911

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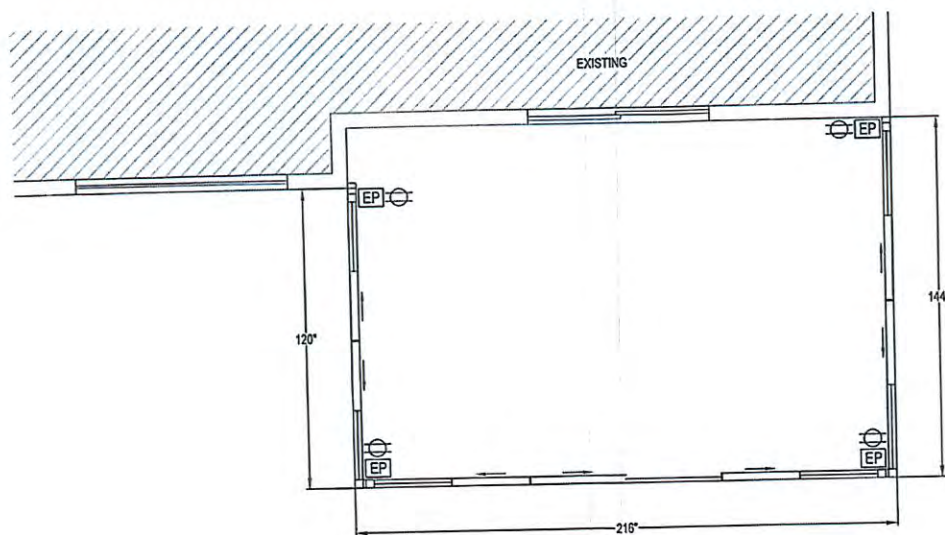


LOCATION

GDI - DETROIT
11885 WAYNE ROAD, SUITE 104
ROMULUS, MI 48174
313-638-1324

TIMOTHY PAWLAK
1649 FLEETWOOD DRIVE
TROY, MI 48068
JOB #36911

DATE 11/18/20
DRAWN MTS
SCALE 1/4" = 1'-0"
SHEET 5 OF 9



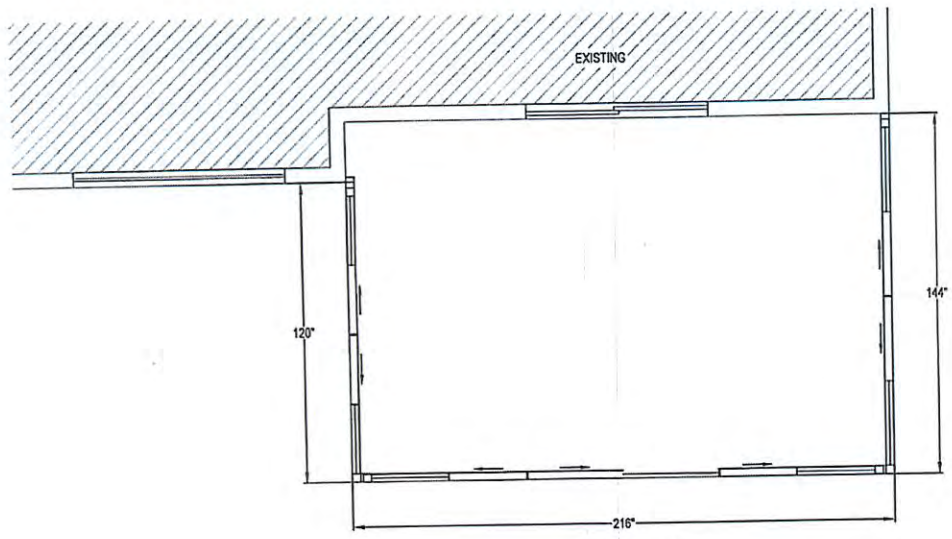
ELECTRICAL PLAN

GDI ELECTRICAL SYMBOL LEGEND

- EP ELECTRICAL RACEWAY POST
⊕ DUPLEX RECEPTACLE

12/15/20
JAMES A. CLANCY, P.E., L.E.
STATE OF MICHIGAN
LICENSED PROFESSIONAL ENGINEER
NO. 43521
JAMES A. CLANCY, P.E., L.E.
MI. PROFESSIONAL ENGINEER (MIL. LIC. #6201253521)
601 ASBURY AVENUE
NATIONAL PARK, NJ. 08063
PH. # 856-853-7306

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FLOOR PLAN



JAMES A. CLANCY, P.E.
 MI. PROFESS. ENGINEER (MI. LIC. #6201253521)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

12/15/20

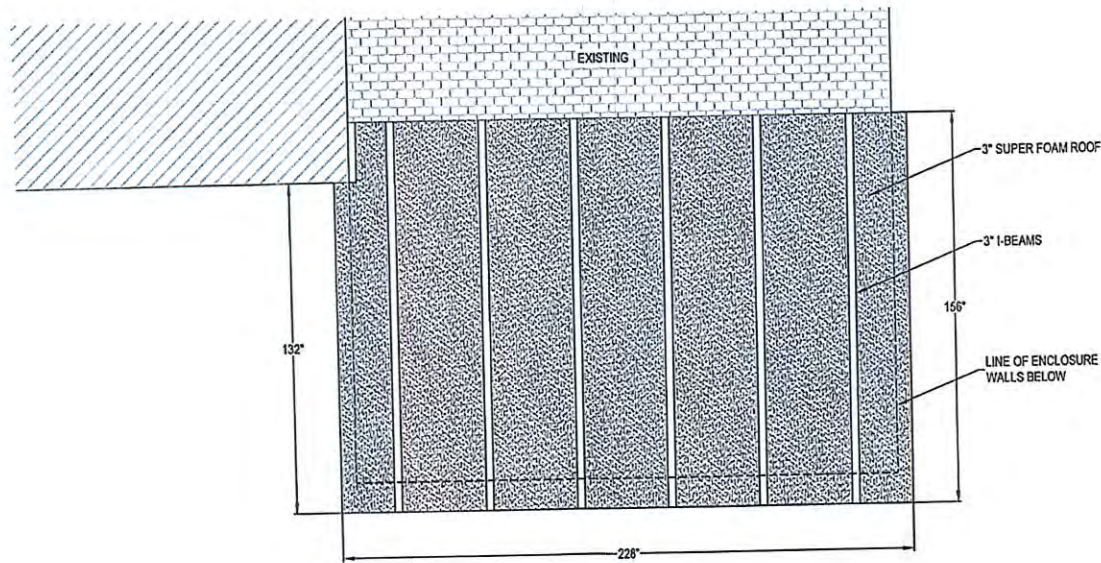
DATE 11/18/20
 DRAWN MTS
 SCALE 1/4" = 1'-0"
 SHEET 6 OF 9



LOCATION
 GDI - DETROIT
 11895 WAYNE ROAD, SUITE 104
 ROMULUS, MI 48174
 313-636-1324

TIMOTHY PAWLAK
 1649 FLEETWOOD DRIVE
 TROY, MI 48098
 JOB #36911

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ROOF PLAN



JAMES A. CLANCY, P.E., L.S.
 MI. PROFESSIONAL ENGINEER (LIC. #6201253521)
 601 ASBURY AVENUE
 NATIONAL PARK, NJ. 08063
 PH. # 856-853-7306

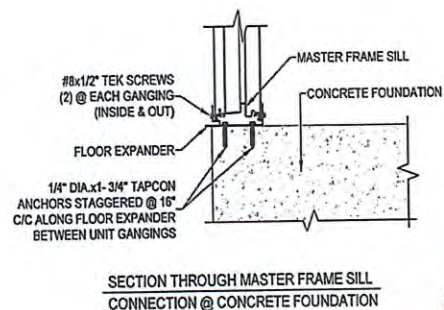
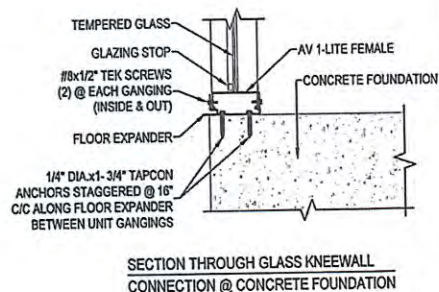
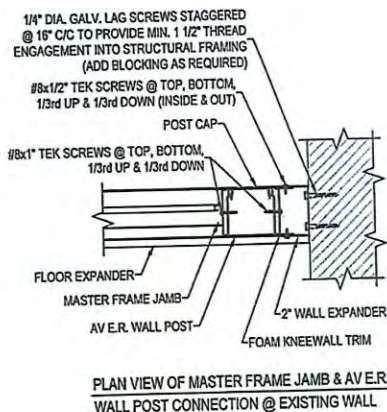
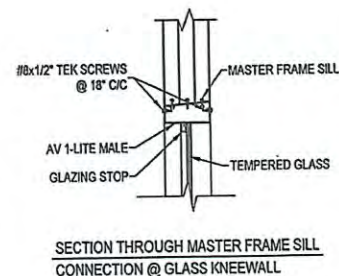
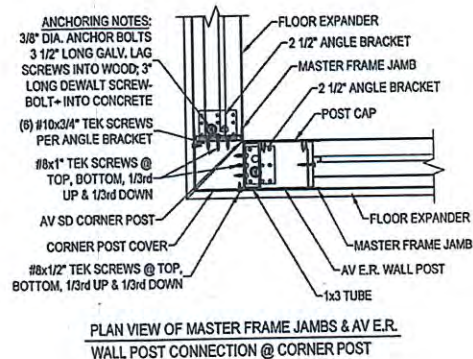
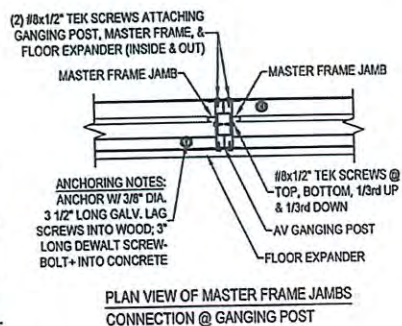
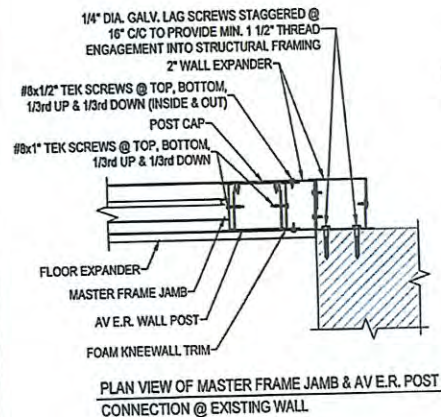
DATE 11/18/20
 DRAWN MTS
 SCALE 1/4" = 1'-0"
 SHEET 7 OF 9



LOCATION
 GDI - DETROIT
 11895 WAYNE ROAD, SUITE 104
 ROMULUS, MI 48174
 313-638-1324

TIMOTHY PAWLAK
 1649 FLEETWOOD DRIVE
 TROY, MI 48068
 JOB #36911

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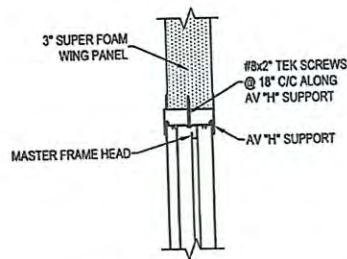


LOCATION
GDI - DETROIT
11895 WAYNE ROAD, SUITE 104
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313-638-1324

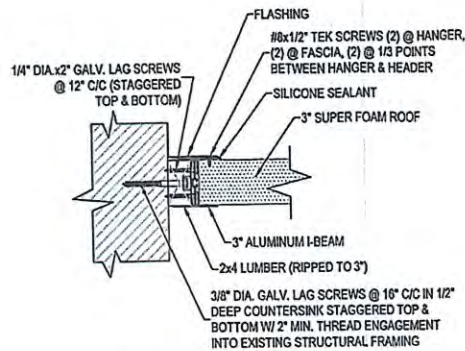
TIMOTHY PAWLAK
1649 FLEETWOOD DRIVE
TROY, MI 48098
JOB #36911

DATE 11/10/20
DRAWN MTS
SCALE 1 1/2" = 1'-0"
SHEET 8 OF 9

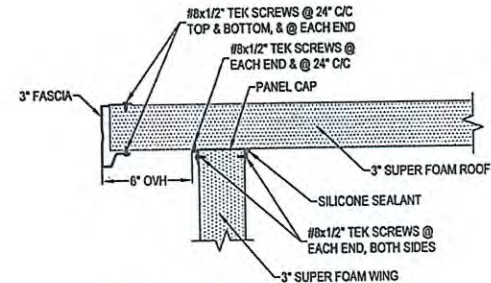
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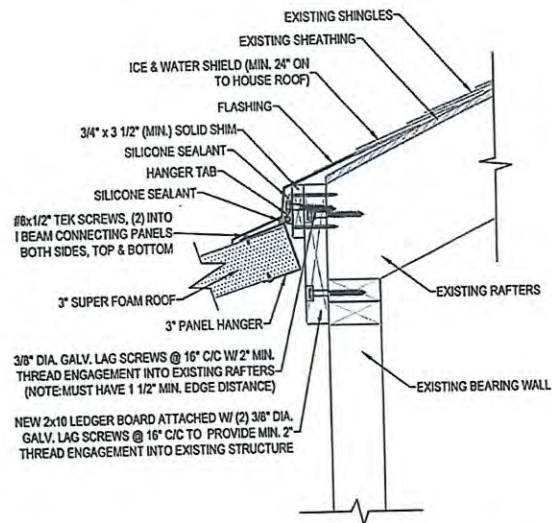
SECTION THROUGH MASTER FRAME
HEAD CONNECTION @ FOAM WING



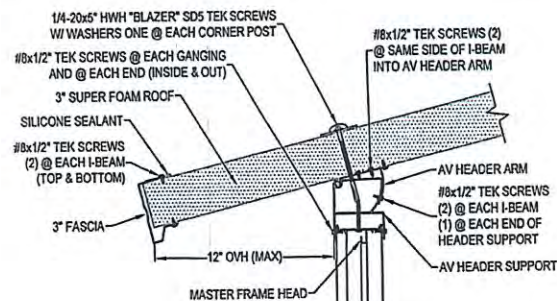
3" ROOF PANEL & I-BEAM
CONNECTION @ EXISTING WALL



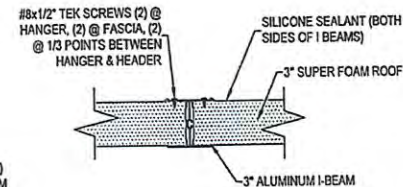
SECTION THROUGH 3" SUPER FOAM ROOF PANEL
CONNECTION @ 3" SUPER FOAM WING PANEL



SECTION THROUGH 3" SUPER FOAM ROOF & PANEL HANGER
ASSEMBLY CONNECTION @ OVERHANG CUT OFF



SECTION THROUGH MASTER FRAME & HEADER
CONNECTION @ 3" SUPER FOAM ROOF



SECTION THROUGH 3" ROOF
CONNECTION @ I-BEAM



BY GREAT DAY IMPROVEMENTS, LLC

LOCATION
GDI - DETROIT
11885 WAYNE ROAD, SUITE 104
ROMULUS, MI 48174
313-636-1324

TIMOTHY PAWLAK
1649 FLEETWOOD DRIVE
TROY, MI 48068
JOB #36911

DATE 11/18/20
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SHEET 9 OF 9

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1649 Fleetwood Dr,
Troy, MI 48098

Google

Map data ©2021, Map data ©2021

United States

Terms

Send fe

VARIANCE REQUEST, VACANT CANAHAM PARCEL (88-20-09-231-024)- ROY RATHKA JR. FOR RATHKA BUILDING & CONSTRUCTION INC.: A variance to allow a proposed duplex to be set back 10 feet from the front property line where the Zoning Ordinance requires the it to be set back no less than 25 feet from the front property line.









5905

5904

5907 71-A

5906

HALDANE

5891

5889

5875

5873

5859

5857

5843

5841

5892

5890

5876

5874

5860

5858

5844

5842

83 81

5865

5877

5875

LIVERNOIS

150

130

108

76

60

42

34

26



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: Vacant Canham Street
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-09-231-024
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-2 Residential
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: Yes, over 20 years ago
5. APPLICANT:
NAME Roy E. Rathka Jr.
COMPANY Rathka Building & Construction Inc.
ADDRESS 11684 Majestic Court
CITY Shelby Twp STATE Mich ZIP 48315
PHONE 586-291-2522
E-MAIL Roy-betty@hotmail.com
AFFILIATION TO THE PROPERTY OWNER: _____



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Roy E. Rathka Jr.
COMPANY Rathka Building & Construction Inc.
ADDRESS 11684 Majestic Court
CITY Shelby Twp. STATE Mich ZIP 48315
TELEPHONE 586-291-2522
E-MAIL Roy-betty@hotmail.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.

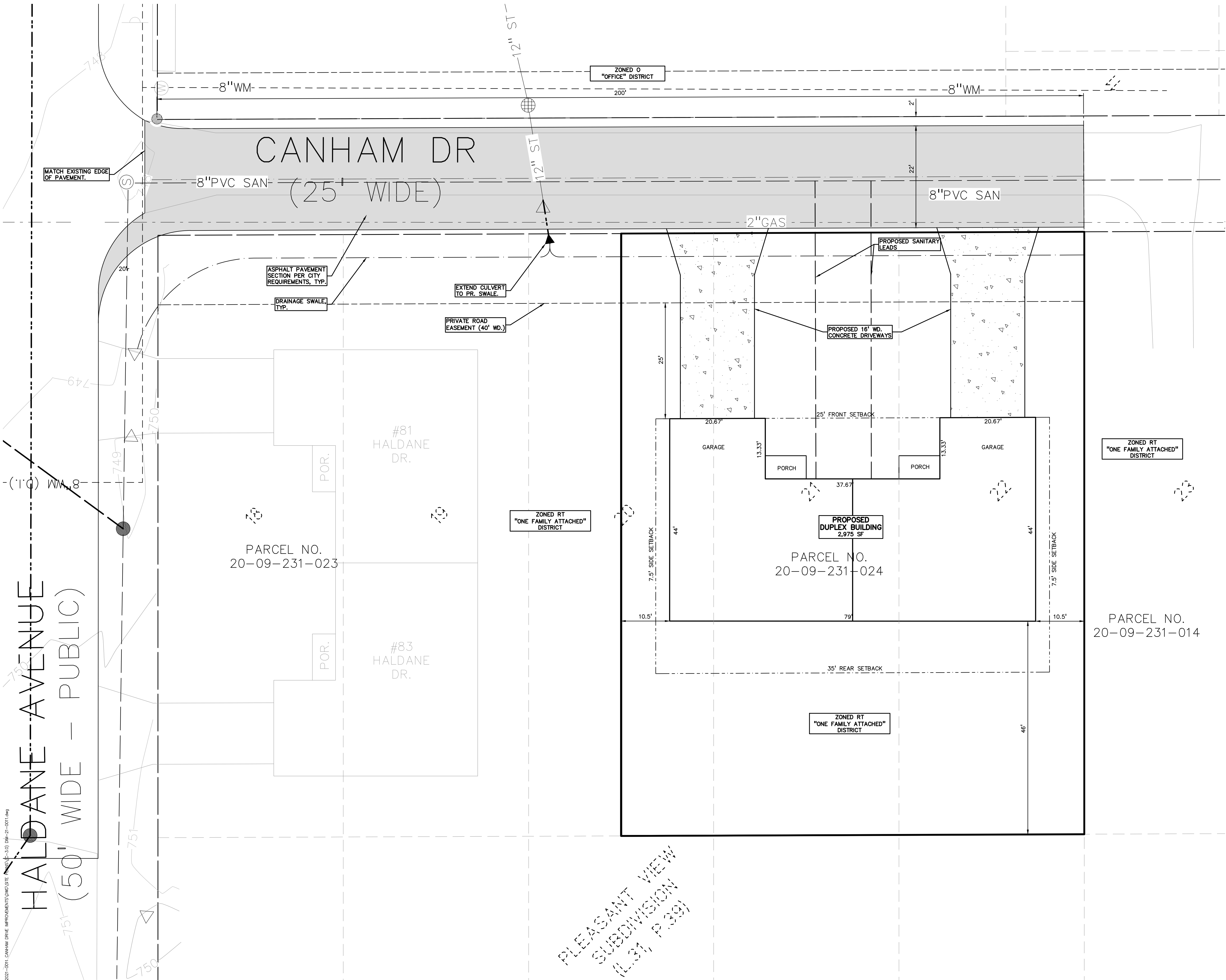
I, Roy E. Rathka Jr. (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE Roy E. Rathka Jr. DATE 3-8-21
PRINT NAME: ROY E. RATHKA JR.

PROPERTY OWNER SIGNATURE Roy E. Rathka Jr. DATE 3-8-21
PRINT NAME: Roy E. Rathka Jr.

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.



LEGEND

IRON FOUND

IRON SET

NAIL FOUND

NAIL & CAP SET

BRASS PLUG SET

MONUMENT FOUND

MONUMENT SET

SEC. CORNER FOUND

R RECORDED

M MEASURED

C CALCULATED

EXISTING

OH-ELEC

UG-CATV

UG-PHONE

UG-ELEC

GAS MAN. VALVE & GAS LINE MARKER

WATERMANN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE

SANITARY SEWER, CLEANOUT & MANHOLE

STORM SEWER, CLEANOUT & MANHOLE

COMBINED SEWER & MANHOLE

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN

POST INDICATOR VALVE

WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF

MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE

UNIDENTIFIED STRUCTURE

SPOT ELEVATION

CONTOUR LINE

FENCE

GUARD RAIL

STREET LIGHT

SIEN

CONC.

ASPH.

GRAVEL

WETLAND

PROPOSED

671.21

671

STD HEAVY FLOW DUTY ONLY

STD HEAVY DEEP DUTY STRENGTH

PEA GROUP

t: 844.813.2949
www.peagroup.com

NORTH

0

5

10

20

SCALE: 1" = 10'

811

Know what's below.
Call before you dig.

CAUTION!!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

SQUARE LAKE RD

HALDANE AVE

CANHAM DR

LIVENESS RD

LONG LAKE RD

SITE

CLIENT

MR. ROY RATHKA

11684 MAJESTIC COURT

SHELBY TWP., MI 48315

PROJECT TITLE

CANHAM DRIVE IMPROVEMENTS

CITY OF TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:

JANUARY 13, 2021

DRAWING TITLE

PRELIMINARY SITE PLAN

PEA JOB NO.

2021-0011

P.M.

GMB

DN.

AJM

DES.

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION

HALDANE AVENUE
(50' WIDE - PUBLIC)

CANHAM DR
(25" WIDE)

PARCEL NO.
20-09-231-023

FOR
#B3
HALDANE
DR.

#81
HALDANE
DR.

PARCEL NO.
20-09-231-024

PARCEL NO.
20-09-231-014

PLEASANT VIEW
SUBDIVISION
(L.31, P.39)

proposed new
set Back line

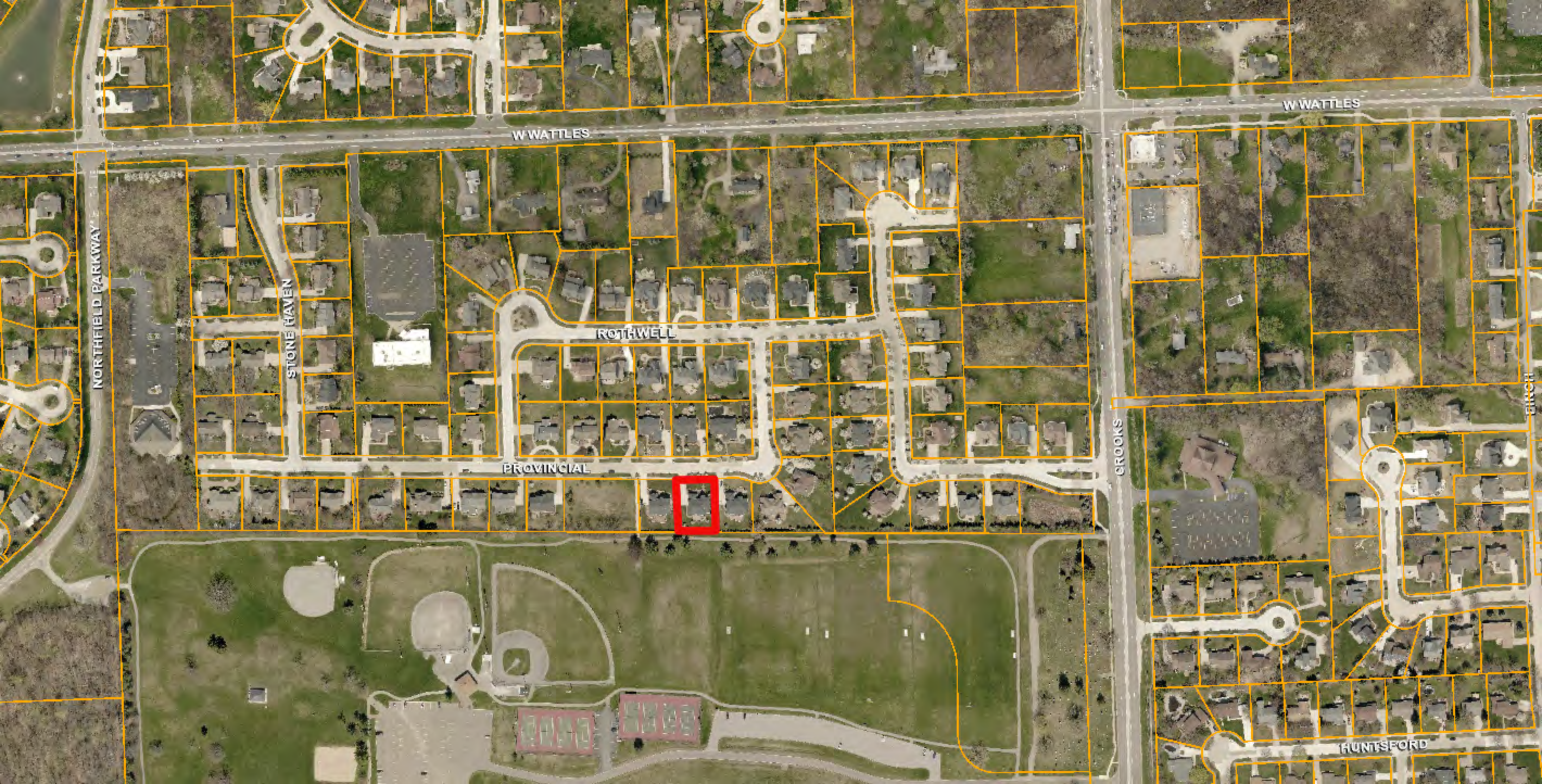
LEGEND

NOT FOR CON

Statement of Practical Difficulties

1. I would plan on vacating Canham St 25 ft. public road to a 40 ft. Wide Private Road with a Maintenance Agreement by the Owner of the New Duplex on Parcel # 20-09-231-024
2. Exceptional Characteristics would be the shallowness of the lot and requesting the 25 ft. setback be used from the existing 25 ft. Public Rd (Canham St.), Example @ the setback would be 10 ft. West of the new 40 ft. wide Private Road Easement, this would put it in line with the building on parcel 20-09-231-023. Keeping it like all the others in the Pleasant View Sub.
Also request a variance to Blacktop proposed Private Canham St. 20 ft. wide (The same as Haldane and Niles) instead of 22 ft. as its never going to be a through street and only serves 2 parcels.
3. Additional expenses @ road maintenance and any other possible cost.
4. This is not personal it is Business Related
5. It is NOT created by any property owner, is created by city ordinances.
6. Would be in keeping with surrounding area duplexes and increase property values by keeping vacant lot clear of unsightly debris and grass / weeds, Example @ Would also be Safer for existing home on Canham St. due to maintenance agreement (currently street is NOT being maintained by anyone)

VARIANCE REQUEST 1209 PROVINCIAL- SABEEN KAHN: A variance to allow a proposed home addition to be 37.5 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be no less than 45 feet from the rear property line.



W WATTLES

W WATTLES

NORTHFIELD PARKWAY

STONE HAVEN

ROTHWELL

PROVINCIAL

CROOKS

ELGIN

HUNTSFORD





PROVINCIAL

1227

1209

1191

1173



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 **36 DAYS BEFORE** THE MEETING DATE. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 1209 Provincial Drive Troy, MI 48084
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-20-228-008
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06 Rear yard setback
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME Sabeen Khan
COMPANY _____
ADDRESS 1209 Provincial Drive
CITY Troy STATE MI ZIP 48084
PHONE (248) 320-3610
E-MAIL Sabeen80@gmail.com
AFFILIATION TO THE PROPERTY OWNER: Self



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

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Sabeen Khan

COMPANY _____

ADDRESS 1209 Provincial Drive

CITY Troy STATE MI ZIP 48084

TELEPHONE (248) 320-3610

E-MAIL sabeen80@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, Sabeen Khan (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 Sabeen DATE 3/15/21

PRINT NAME: Sabeen Khan

PROPERTY OWNER SIGNATURE Sabeen DATE 3/15/21

PRINT NAME: Sabeen Khan

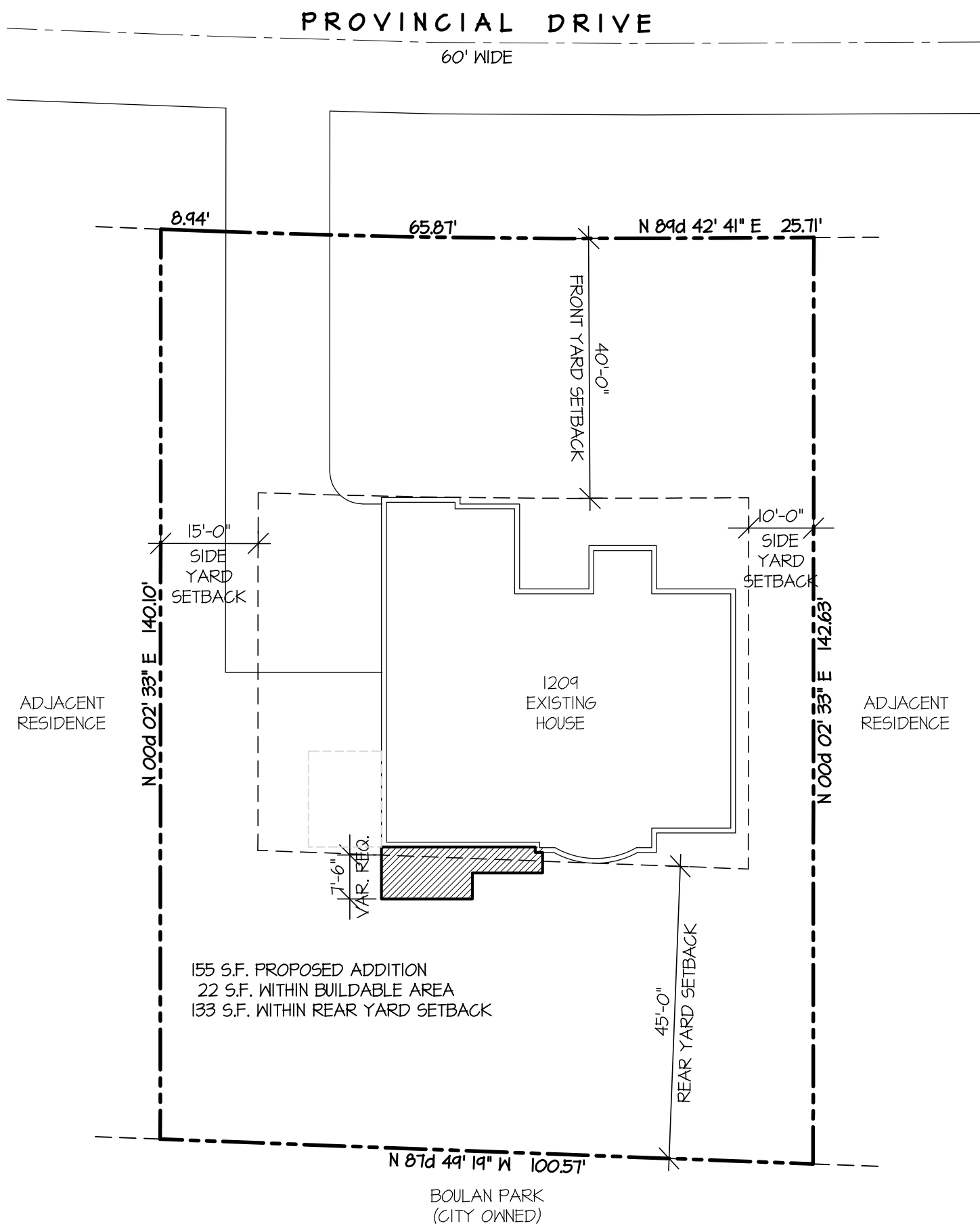
Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the 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
Prepared for April 20, 2021 ZBA Meeting
1209 Provincial
Troy, MI

Functionally, our proposed addition is based upon a forthcoming need to support an elderly family member within the house. Additional kitchen size and functionality are needed to accommodate this new arrangement. Two options were available. One to the side of the existing space, and one to the rear of the existing space. Extending the addition to the side does not afford the necessary maneuverability and function needed and creates an unsightly, non-contextual appendage, perpendicular to the existing house, which will be visible from the street. Extending the addition to the rear accommodates the core purpose of the addition and follows the line of the existing exterior wall, projecting only into the rear yard, potentially appearing as if it were part of the original house. His option requires approximately 7' of encroachment into the rear yard setback.

We are respectfully requesting this rear yard variance for the reasons noted above. We feel the addition, in this location, will be less obtrusive, fit better within the context of the lot, and not be visible from the street. Our property abuts Boulan park and is separated from it by a row of tall evergreens. The house is not visible from the adjacent park walk path and would only be visible to one neighbor, to the west. The addition also inherently provides a bit of privacy between these two homes, relative to rear yard activities.



DESIGN SITE PLAN

PARCEL 20-20-228-008

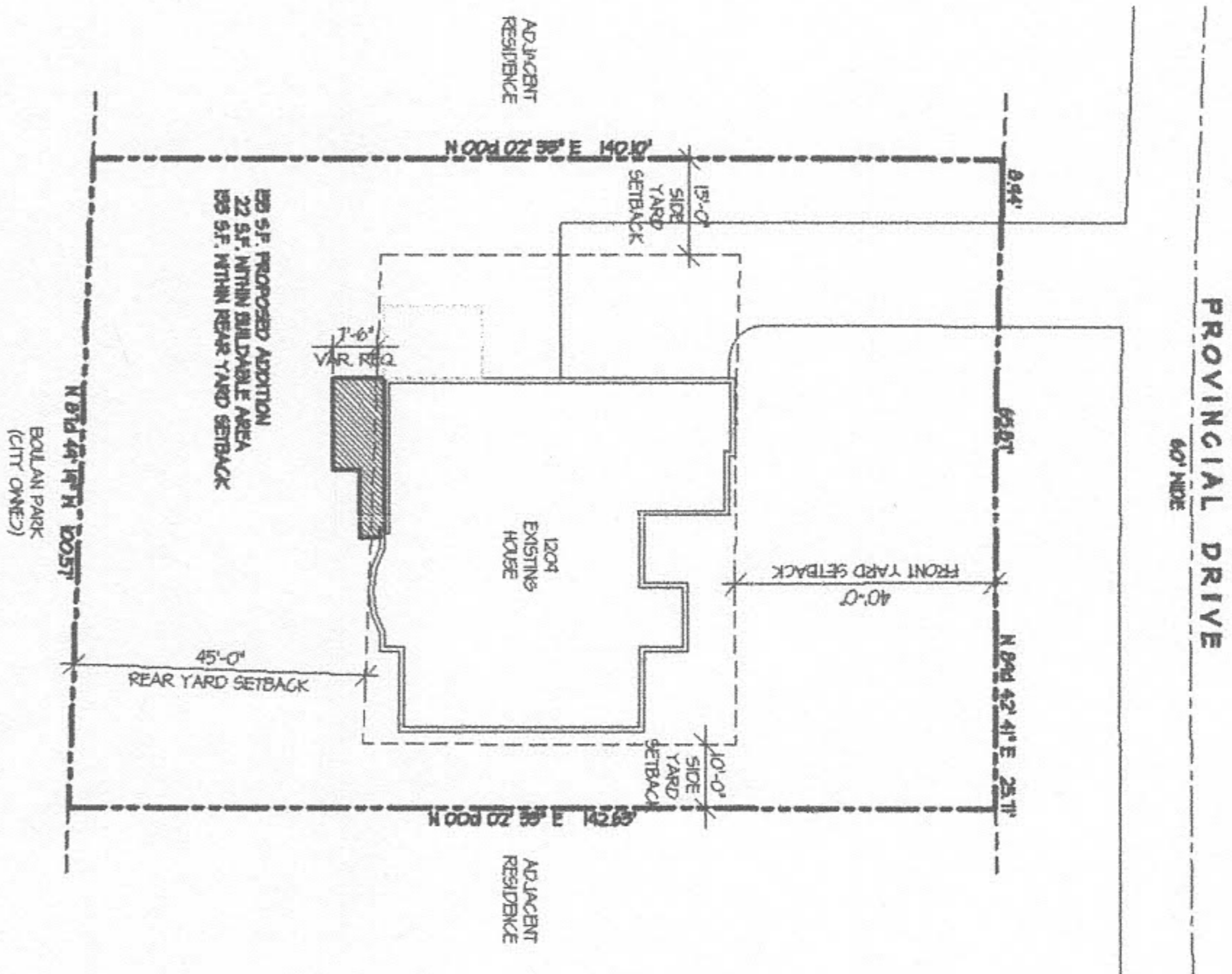
SCALE: 1" = 20'-0"

SITE INFORMATION:

LOCATION	1209 PROVINCIAL DRIVE TROY, MICHIGAN
ZONING	R-1B ONE FAMILY RESIDENTIAL
SIZE	14,162 SQ. FT. 0.325 ACRES
LOT COVERAGE	
EXISTING HOUSE FOOTPRINT	2,475 SQ. FT.
PROPOSED ADDITION FOOTPRINT	155 SQ. FT.
PROPOSED LOT COVERAGE	2,630/14,162 = 18.57% (30% MAX.)

SITE NOTES:

- SITE PLAN INFORMATION DERIVED FROM PUBLIC RECORD INFORMATION, VIA THE OAKLAND COUNTY WEBSITE AND OWNER-FURNISHED SURVEY, PREPARED BY APEX ENGINEERING GROUP, INC., DATED 4/30/07



DESIGN SITE PLAN

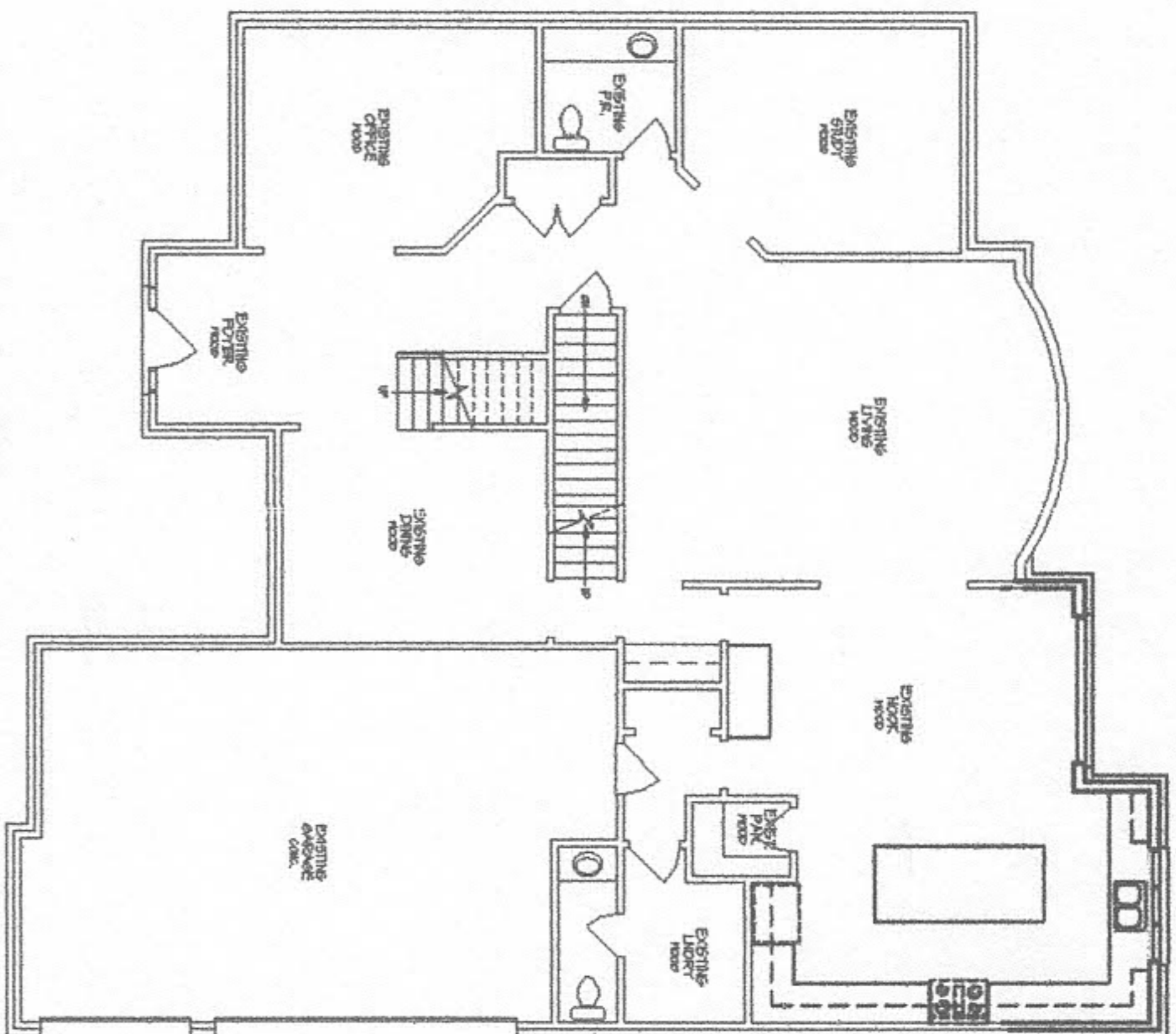
PROJECT: 20-02-228-003
SCALE: 1" = 20'-0"

SITE INFORMATION

LOCATION: 1209 PROVINCIAL DRIVE
TROY, MICHIGAN 48063
LOT SIZE: 0.253 ACRES
LOT COVERAGE: 2475 SQ. FT.
PROPOSED ADDITION FOOTPRINT: 2475 SQ. FT.
PROPOSED LOT COVERAGE: 2475/1482 = 16.5% (BON. MAX.)

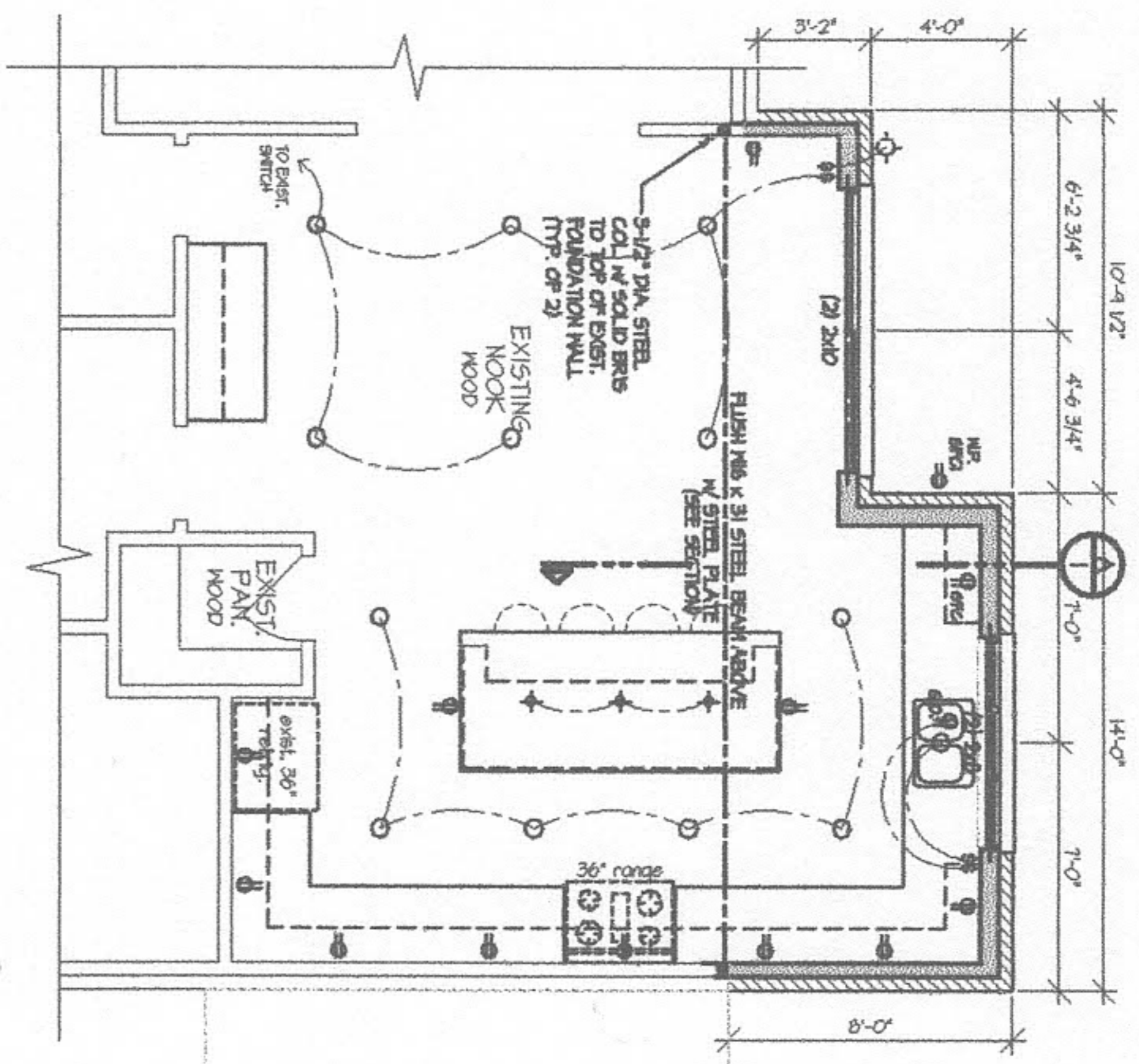
SITE NOTES:

1. SITE PLAN INFORMATION DERIVED FROM PUBLIC RECORD INFORMATION, VIA THE OAKLAND COUNTY RESIDENT AND OWNER-FURNISHED SURVEY, PREPARED BY ALEX ENGINEERING GROUP INC., DATED 4/20/21



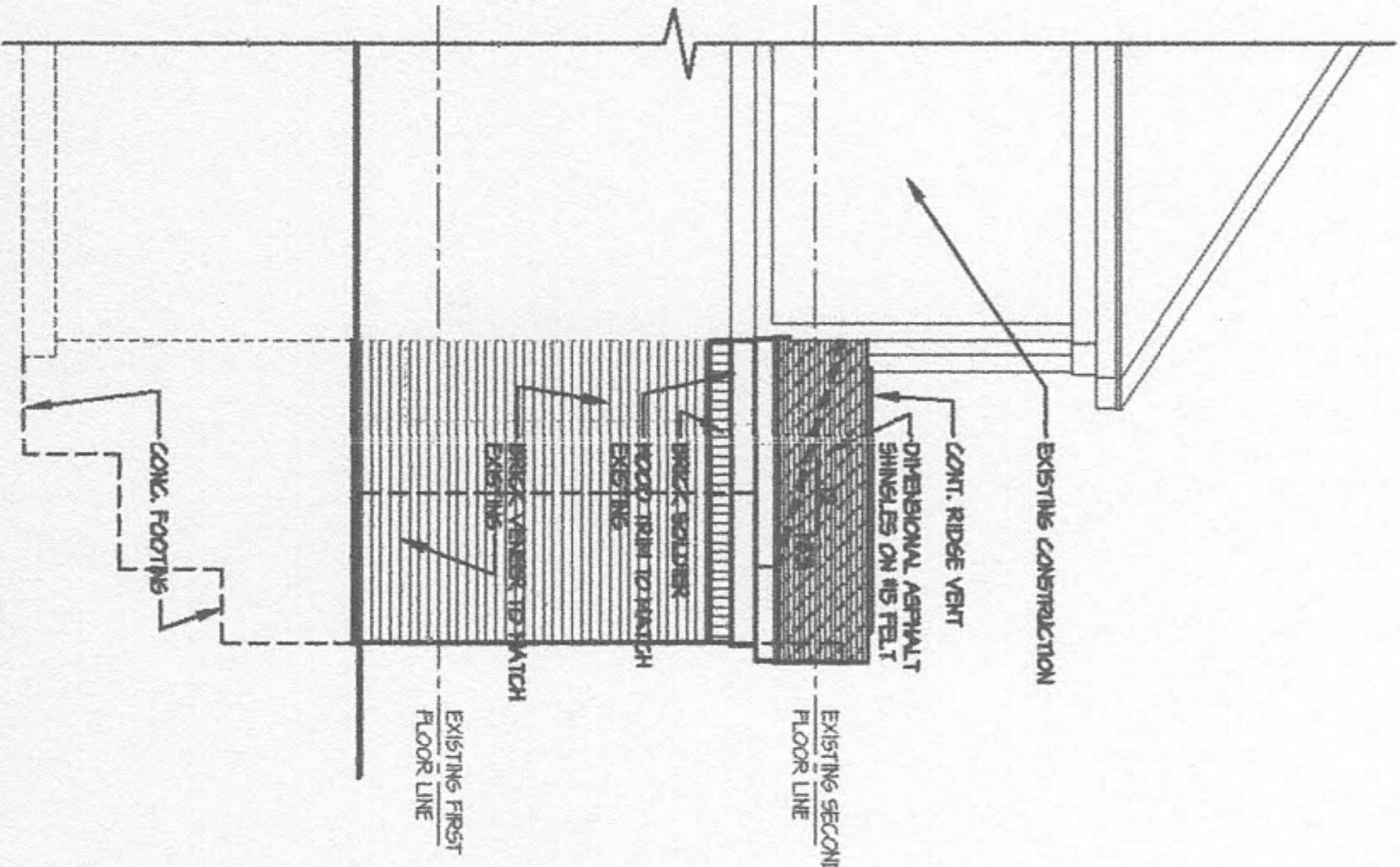
FIRST FLOOR PLAN

FOR FLOORING, NEW/EXISTING SETBACKS ONLY
SCALE: 1/8" = 1'-0"



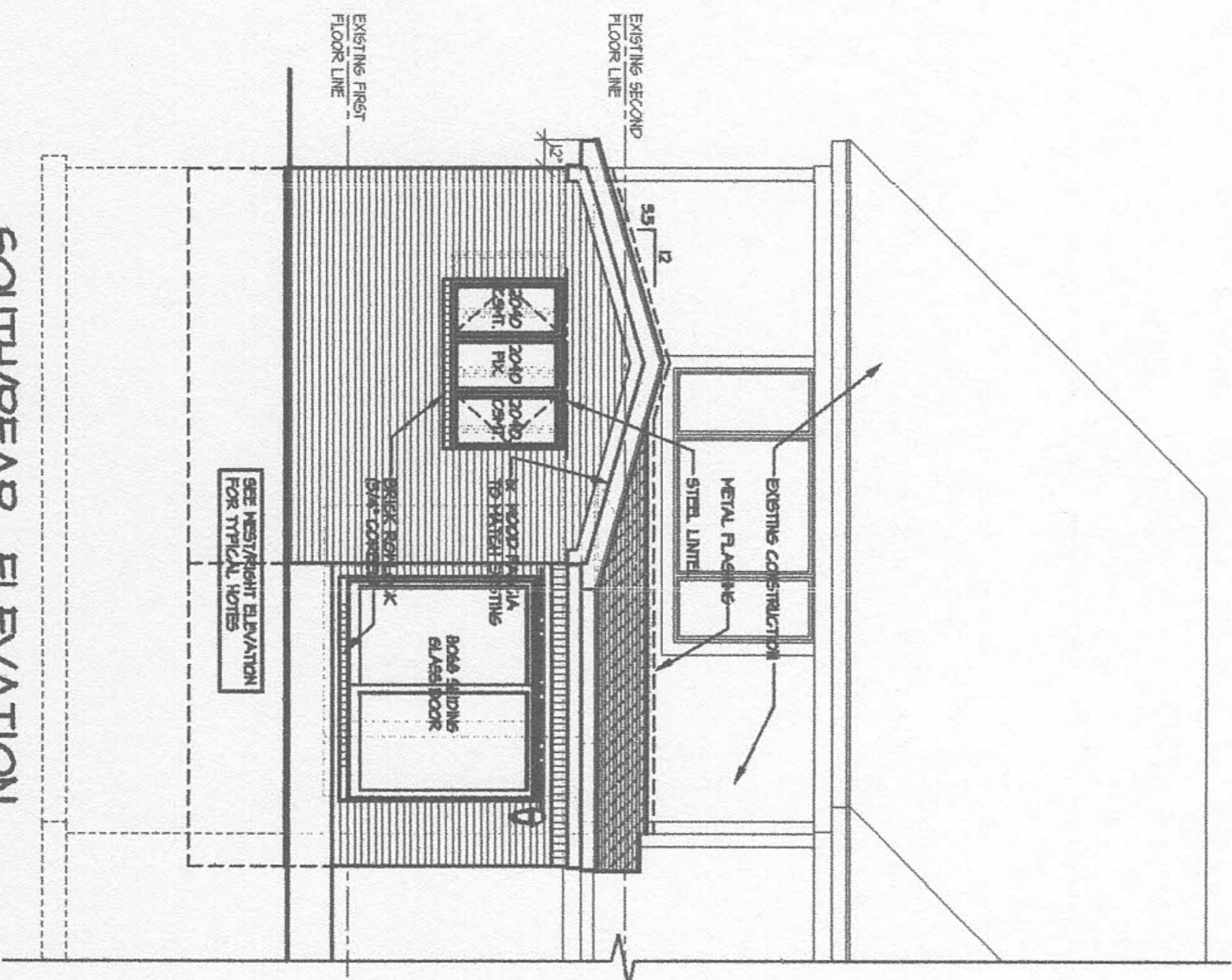
PARTIAL FLOOR PLAN

1445 SQUARE FEET EXISTING
57 SQUARE FEET ADDED
SCALE: 1/4" = 1'-0"



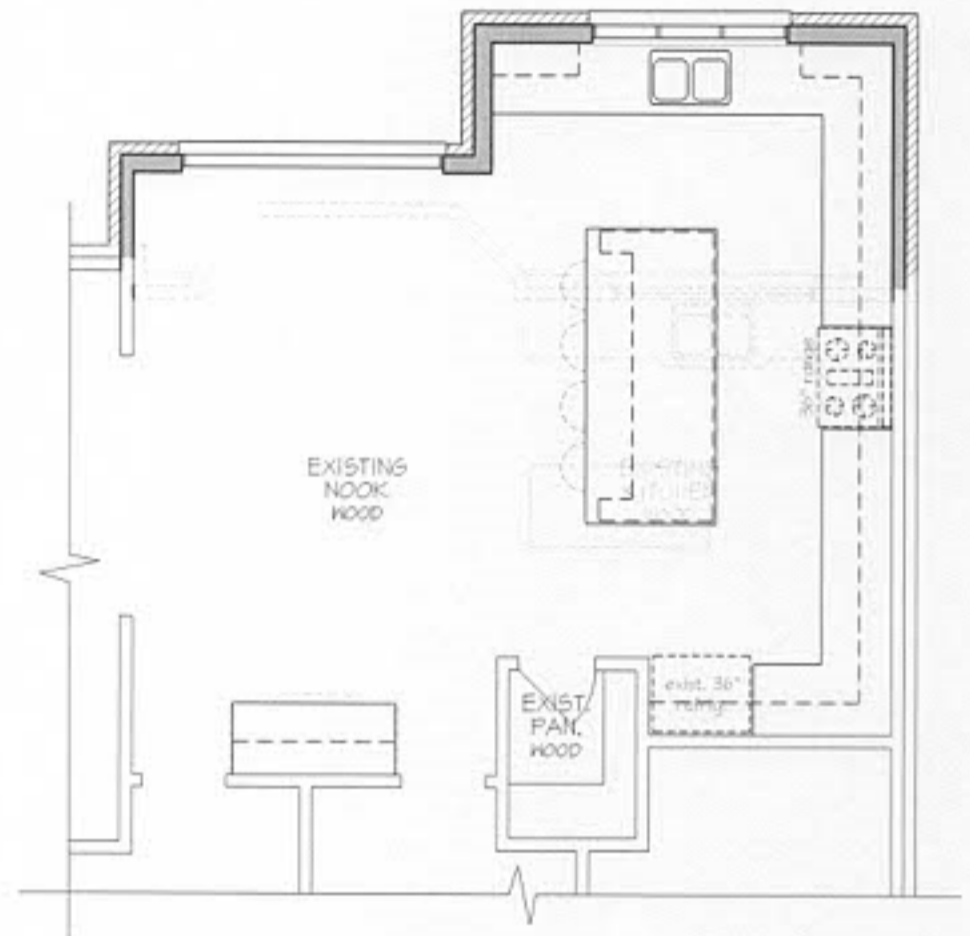
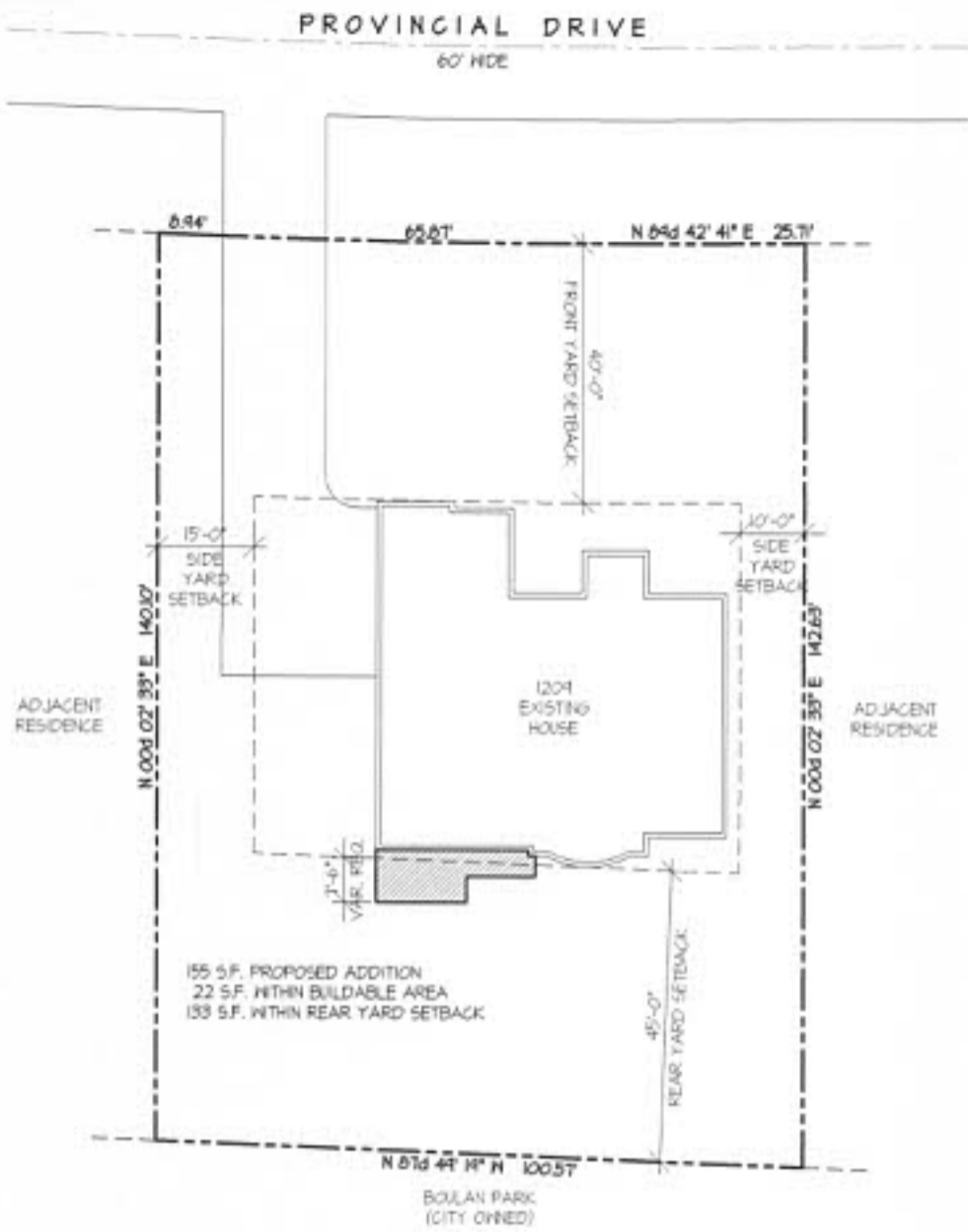
WEST/RIGHT ELEVATION

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

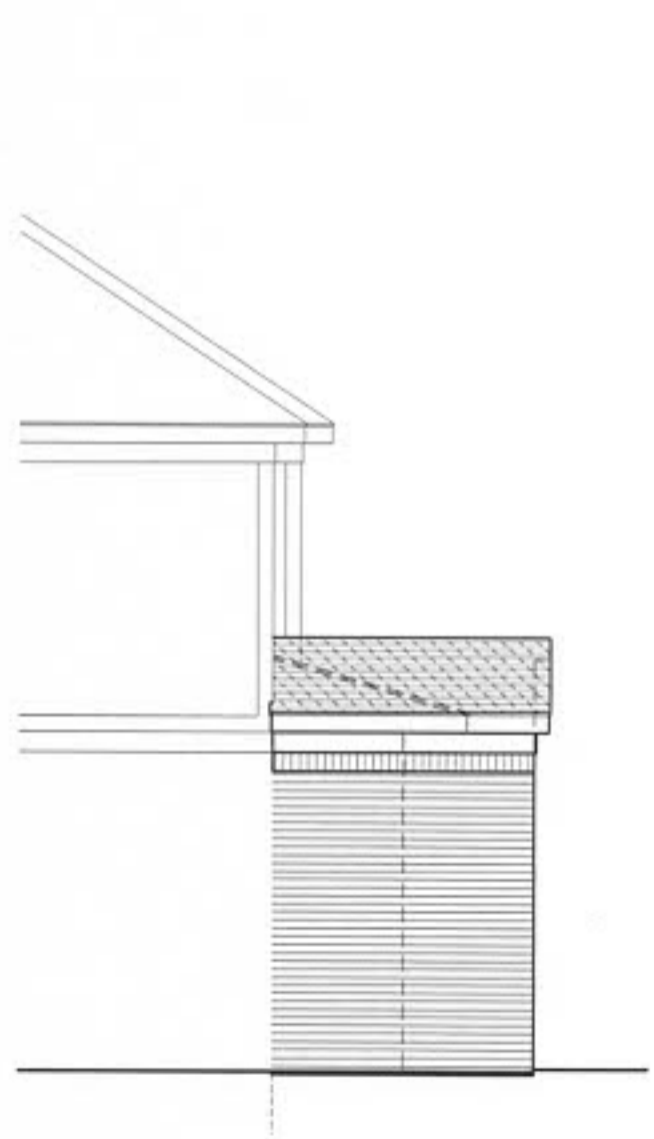


SOUTH/REAR ELEVATION

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



 **DESIGN SITE PLAN**
PARCEL 20-20-228-008 SCALE: 1" = 20'-0"



Dear Neighbor,

On April 20, we will be asking the Troy Zoning Board of Appeals for a rear yard setback variance to accommodate a proposed addition we are planning to our kitchen. We have worked with an Architect to best plan the space needed for our current and future needs. To best accommodate the function of the space and to minimize the exterior impact, we are extending the kitchen expansion to the rear of the lot. The current placement of the house on the site affords approximately 14" of available expansion space, before encroachment into the rear yard setback. Our expansion is 8 feet beyond the rear of the house. We are asking for a variance from the rear yard setback, to allow for a 7'6" encroachment.

We've attached drawings to indicate what we are planning. Please feel free to contact us with any questions.

If you have no objections to our variance request, we are hoping you are willing to agree by confirming with your signature to the statement below. We intend to include signed letters with our submittal to the City.

Thank you for your consideration on this matter.

Sincerely,

Masood Siddiqui and Sabeen Khan
1209 Provincial
(248) 320-3610

I/we have no objections to the dimensional variance request, as indicated on the attached documents, for 1209 Provincial.

Shumaila Raza
Name

3-15-21
Date

1173 Provincial Dr
Address
TROY.

Dear Neighbor,

On April 20, we will be asking the Troy Zoning Board of Appeals for a rear yard setback variance to accommodate a proposed addition we are planning to our kitchen. We have worked with an Architect to best plan the space needed for our current and future needs. To best accommodate the function of the space and to minimize the exterior impact, we are extending the kitchen expansion to the rear of the lot. The current placement of the house on the site affords approximately 14" of available expansion space, before encroachment into the rear yard setback. Our expansion is 8 feet beyond the rear of the house. We are asking for a variance from the rear yard setback, to allow for a 7'6" encroachment.

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Thank you for your consideration on this matter.

Sincerely,

Masood Siddiqui and Sabeen Khan
1209 Provincial
(248) 320-3610

I/we have no objections to the dimensional variance request, as indicated on the attached documents, for 1209 Provincial.

 LINLIN JIANG 3/15/2021
Name Date

1191 Provincial Dr. Troy, MI. 48064
Address

Dear Neighbor,

On April 20, we will be asking the Troy Zoning Board of Appeals for a rear yard setback variance to accommodate a proposed addition we are planning to our kitchen. We have worked with an Architect to best plan the space needed for our current and future needs. To best accommodate the function of the space and to minimize the exterior impact, we are extending the kitchen expansion to the rear of the lot. The current placement of the house on the site affords approximately 14" of available expansion space, before encroachment into the rear yard setback. Our expansion is 8 feet beyond the rear of the house. We are asking for a variance from the rear yard setback, to allow for a 7'6" encroachment.

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Thank you for your consideration on this matter.

Sincerely,

Masood Siddiqui and Sabeen Khan
1209 Provincial
(248) 320-3610

I/we have no objections to the dimensional variance request, as indicated on the attached documents, for 1209 Provincial.

Eman Sharabi
Name

3-15-2021
Date

1227 Provincial Dr Troy
Address

Dear Neighbor,

On April 20, we will be asking the Troy Zoning Board of Appeals for a rear yard setback variance to accommodate a proposed addition we are planning to our kitchen. We have worked with an Architect to best plan the space needed for our current and future needs. To best accommodate the function of the space and to minimize the exterior impact, we are extending the kitchen expansion to the rear of the lot. The current placement of the house on the site affords approximately 14" of available expansion space, before encroachment into the rear yard setback. Our expansion is 8 feet beyond the rear of the house. We are asking for a variance from the rear yard setback, to allow for a 7'6" encroachment.

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Thank you for your consideration on this matter.

Sincerely,

Masood Siddiqui and Sabeen Khan
1209 Provincial
(248) 320-3610

I/we have no objections to the dimensional variance request, as indicated on the attached documents, for 1209 Provincial.

PRATAP SAKHARDONK
Name
Brahman 1210 PROVINCIAL
Address

03/15/21
Date