

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.

MOTION TEMPLATE GRANT VARIANCE

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

MOTION TEMPLATE DENY

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

MOTION TEMPLATE POSTPONE

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

Michael Bossenbroek, Chair, David Eisenbacher, Vice Chair
Thomas Desmond, Aaron Green, Mahendra Kenkre, Jim McCauley,
Sadek Rahman, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

August 17, 2021

7:30 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – June 15, 2021 and July 20, 2021
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
 - A. VARIANCE REQUEST, 2977 LENNOX, IRENE SADIKOFF- Variances necessary to construct two additions to the home that will be set back 31'4" from the rear property line, where the Zoning Ordinance requires the additions to be set back 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 (C) R-1A single family residential
 - B. VARIANCE REQUEST, 756 VANDERPOOL, ELLEN YERKES FOR ANTONIELLI LANDSCAPE LLC- A variance to allow construction of a 480 square foot accessory supplemental building where the Zoning Ordinance limits accessory supplemental buildings to a maximum of 200 square feet in area.

ZONING ORDINANCE SECTION: 7.03 B 3
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov 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.

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. 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 June 15, 2021 at 7:31 p.m., Chair Bossenbroek, called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
David Eisenbacher
Aaron Green
James McCauley
Mahendra Kenkre
Barbara Chambers
Jeffrey Forster

Absent:

Thomas Desmond
Sadek Rahman

Also Present:

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

2. RESOLUTION TO ALLOW PARTICIPATION IN PUBLIC MEETINGS BY ELECTRONIC MEANS

Moved by Chambers
Second by Green

Yes: All

RESOLVED, to amend the Rules of Procedure to allow participation in public meetings by electronic means.

MOTION PASSED

3. PROCEDURE- read by Vice Chairperson Eisenbacher

4. APPROVAL OF MINUTES –May 18, 2021

Moved by Green
Seconded by McCauley

RESOLVED, to approve the May 18, 2021 meeting minutes.

Yes: All

MOTION PASSED

5. APPROVAL OF AGENDA – no changes

6. HEARING OF CASES:

A. VARIANCE REQUEST, HART DRIVE, RAVISHANKAR BOMMANAHALLY: A variance request to construct a new home 30 feet from the front (Virgilia) property line, where the Zoning Ordinance requires the home to be setback 40 feet.

Moved by Eisenbacher
Second by Green

RESOLVED, to grant the variance

Yes: Eisenbacher, Green, Kenkre, McCauley, Chambers, Forster
No: Bossenbroek

MOTION PASSED

A. VARIANCE REQUEST, 5305 RANGEMORE, KELLY NEFF OF GREAT DAY IMPROVEMENTS: A variance request to construct a home addition 14.5 feet from the rear property line, where the Zoning Ordinance requires the home to be setback 25 feet.

Moved by McCauley
Second by Green

RESOLVED, to deny the variance.

YES: All

MOTION PASSED

7. COMMUNICATIONS – Mr. Evans shared upcoming training details.
8. MISCELLANEOUS BUSINESS –None
9. PUBLIC COMMENT –None
10. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:45pm

Respectfully submitted,

Michael Bossenbroek, Chairman

Paul Evans, Zoning and Compliance Specialist

G:\ZONING BOARD OF APPEALS\Minutes\2021\Final\2021 06 15 ZBA Minutes Final.doc

On July 20, 2021 at 7:30 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
David Eisenbacher
Aaron Green
James McCauley
Sadek Rahman
Barb Chambers
Mahendra Kenkre
Thomas Desmond

Also Present:

Paul Evans, Zoning and Compliance Specialist
Lori Grigg-Bluhm, City Attorney
Jackie Ferencz, Planning Administrative Assistant

2. PROCEDURE- read by Mr. Eisenbacher

3. APPROVAL OF MINUTES – June 15, 2021

Moved by Eisenbacher
Second by Green

RESOLVED, to approve the June 15, 2021 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

A. VARIANCE REQUEST, 2600 LIVERNOIS, BRYAN PRITCHARD, TRICAP RESIDENTIAL GROUP- A variance to convert the use from extended stay to apartment units, the following variances are requested: 1) to allow 23.35 dwelling units per acre where the Zoning Ordinance permits 10 dwelling units per acre, and 2) to allow dwelling units to be 475 to 600 square feet in area where the Zoning Ordinance requires 600 square feet of minimum area.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

Yes: Green, Chambers, Kenkre, Desmond, Eisenbacher, McCauley
No: Bossenbroek

MOTION PASSED

- B. VARIANCE REQUEST, 2887 E WATTLES, JESUS M. RIVERA JR. & JUANITA RIVERA:
A variance to enlarge the existing single-family home and construct a shed. The property is in the NN Zoning District. The use is nonconforming because single family residences are not permitted in the NN Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was originally constructed prior to the establishment of the NN Zoning District.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to approve the request.

Yes: Kenkre, Desmond, Eisenbacher, McCauley, Rahman
No: Bossenbroek, Green

MOTION PASSED

6. COMMUNICATIONS –
7. MISCELLANEOUS BUSINESS – Mr. Eisenbacher requested the topic of a 600 square foot minimum area for a one bedroom apartment be looked at by the Planning Commission, based on market conditions and testimony provided this evening.
8. PUBLIC COMMENT – None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:38pm

Respectfully submitted,

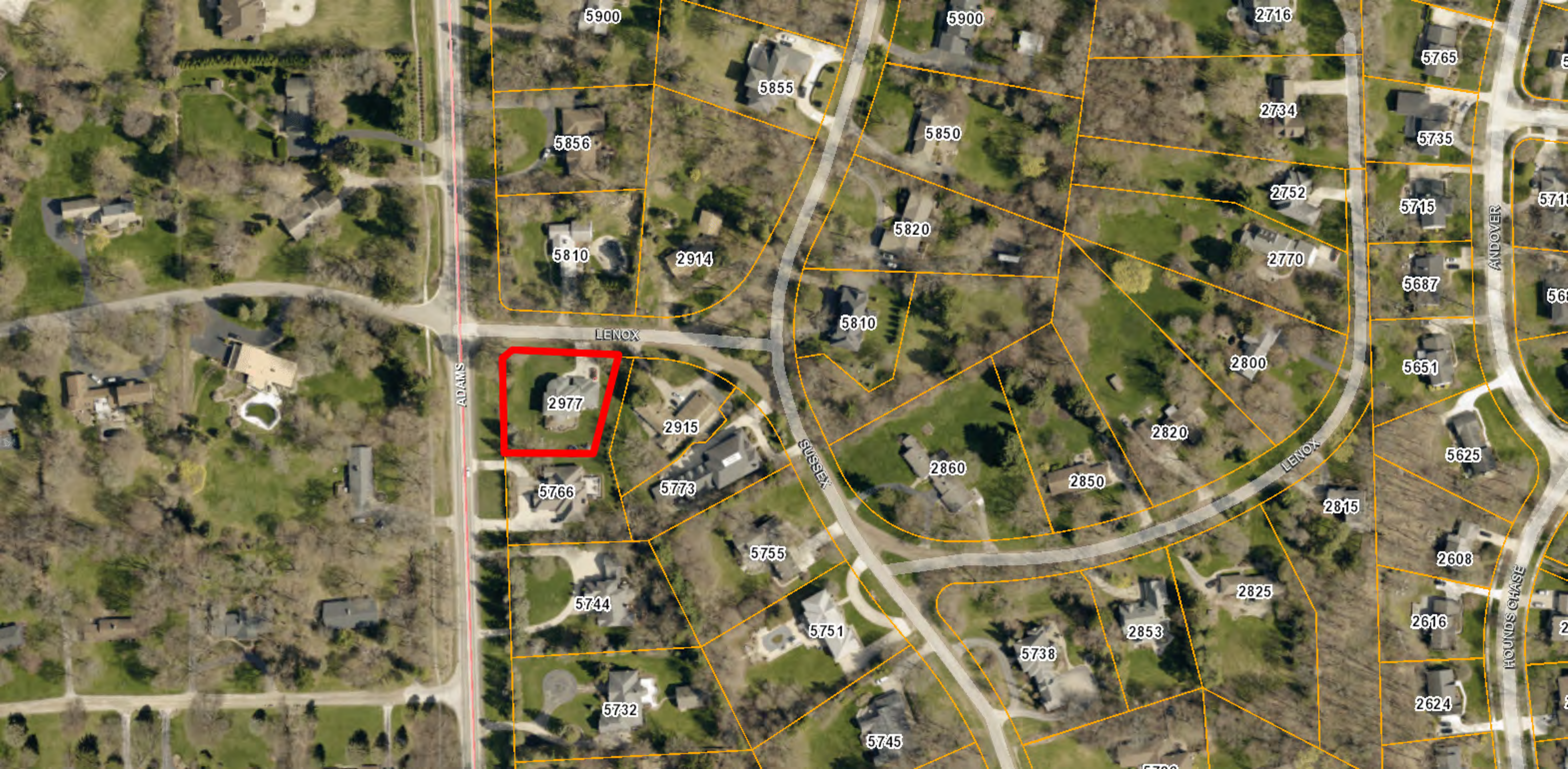
Michael Bossenbroek, Chairman

Paul Evans, Zoning and Compliance Specialist

- A. VARIANCE REQUEST, 2977 LENNOX, IRENE SADIKOFF- Variances necessary to construct two additions to the home that will be set back 31'4" from the rear property line, where the Zoning Ordinance requires the additions to be set back 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 (C) R-1A single family residential





5900

5900

2716

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LENOX

ADAMS

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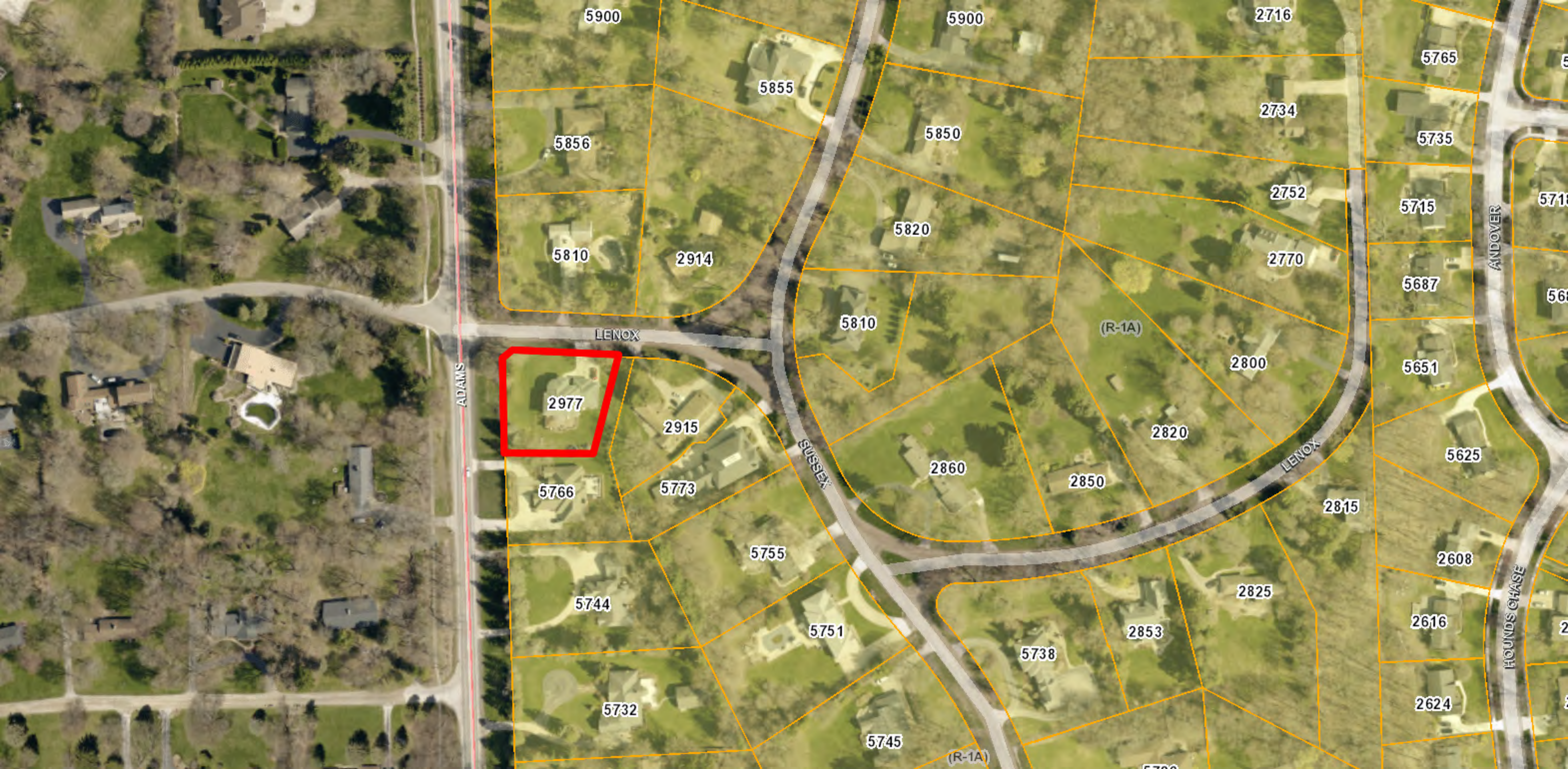
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HOUNDS CHASE



5900

5900

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LENOX

(R-1A)

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(R-1A)

5700

HOUNDS CHASE

ADAMS

ANDOVER



LENOX

ADAMS

2977

2915

5766

5773



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: 2977 Lenox Dr
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-07-151-041
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME Irene Sadikoff
COMPANY _____
ADDRESS 2977 Lenox Dr
CITY Troy STATE MI ZIP 48098
PHONE 248.227.6969
E-MAIL sadikoff@comcast.net
AFFILIATION TO THE PROPERTY OWNER: owners



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Irene & Roman Sadikoff

COMPANY _____

ADDRESS 2977 Lenox Dr

CITY Troy STATE MI ZIP 48098

TELEPHONE 248.227.6969

E-MAIL sadikoff@comcast.net

The undersigned hereby declares under penalty of perjury that the contents of this application are true to the best of my (our) knowledge, information and belief.

The applicant accepts all responsibility for all of the measurements and dimensions contained within this application, attachments and/or plans, and the applicant releases the City of Troy and its employees, officers, and consultants from any responsibility or liability with respect thereto.

I, Irene Sadikoff (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 6/25/2021

PRINT NAME: Irene Sadikoff

PROPERTY OWNER SIGNATURE  DATE 6/25/2021

PRINT NAME: Irene Sadikoff

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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- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.



Zoning Board of Appeals 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 OF PRACTICAL DIFFICULTY

2977 Lenox Dr

This statement is to request variance to allow covered entertainment areas to extend over the backyard setback limits. The shape of the lot is an irregular trapezoid with the lot lines narrowing and sloping toward the backyard. To have the covered outdoor structures detached from the house and be freestanding would require the back of the lot to be raised and flattened, which will in turn cause flooding issues for our yard and the neighbors as well. This was previously an issue when the neighbor's house was being built and they had to install a private drain at the corner of the lot. Additionally, this being a corner lot, we have larger setbacks on two sides of the lot (one of them being a major road) and thus limiting our buildable outdoor space.

The irregular shape and topography of the lot would make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. The way the yard slopes in the back creates frequent flooding issues as can be seen after the most recent rainfall. Installing a free-standing structure is not feasible because it will have to be at least 10' away from the house and would mean that it would be frequently submerged under flood waters and eventually eroded.



Another irregularity of the lot is its trapezoid shape making the backyard dimensions much narrower than the front. Additionally, both the front and side yards have a 40' setback since this is a corner lot. The side yard also abuts a busy main road with a large berm (shared with our neighbors – see picture below) that has a lot of mature trees and bushes and would be impractical to remove. In general, our particular property is not a simple squared off, average size lot with flat features and little or no vegetation – it slopes and narrows toward the back, has a berm full of vegetation on the side and particularly large setbacks on two sides.



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 since both covered porches will be to located along the line of the side yard where there are no immediate neighbors, 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 of Troy. It will, in fact, enhance the surrounding home values as more home buyers are now looking for improved outdoor areas, with more private yards. There is already an existing deck on the property; adding a sun porch with similar dimensions of the deck will not affect the neighbors in any way.

Building the outdoor covered areas with strict compliance with the ordinance would unreasonably prevent us from using the property for the permitted use and would render conformity necessarily burdensome. As can be seen from the attached plot plan, the variance being pursued is under 5' on one side and under 10' on the other side. The covered areas are slightly longer due to their shape which was designed to keep with the conformity of the existing structure and neighboring properties. A different solution not requiring a variance would not be possible. If the variance is granted, the covered areas will be attached to the house looking more uniform with the rest of the structure, it will be farther away from the neighbors, as opposed to free standing structures, allowing adequate supply of light and air.

Sadikoff Residence

Troy, MI



Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net
info@mga-architects.net

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the client for the subject project.
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by the Architect.

Use figured dimensions only.
Do not scale the drawings.

Client:

Irene & Roman
Sadikoff

2977 Lenox Dr.
Troy, MI 48098

Project Title:

Sadikoff Residence
Addition &
Renovation

2977 Lenox Dr.
Troy, MI 48098

Sheet Title:

Title Sheet &
Site Plan

Project Number: 21209

Drawn By: SAH

Checked By: MJG

Approved By: MJG

Date: 03-10-2021

Issued:

Owner Review

03-16-21

Owner Review

03-25-21

Owner Review

04-02-21

Owner Review

05-13-21

For Bidding

05-20-21

Sheet Number:

SP-1

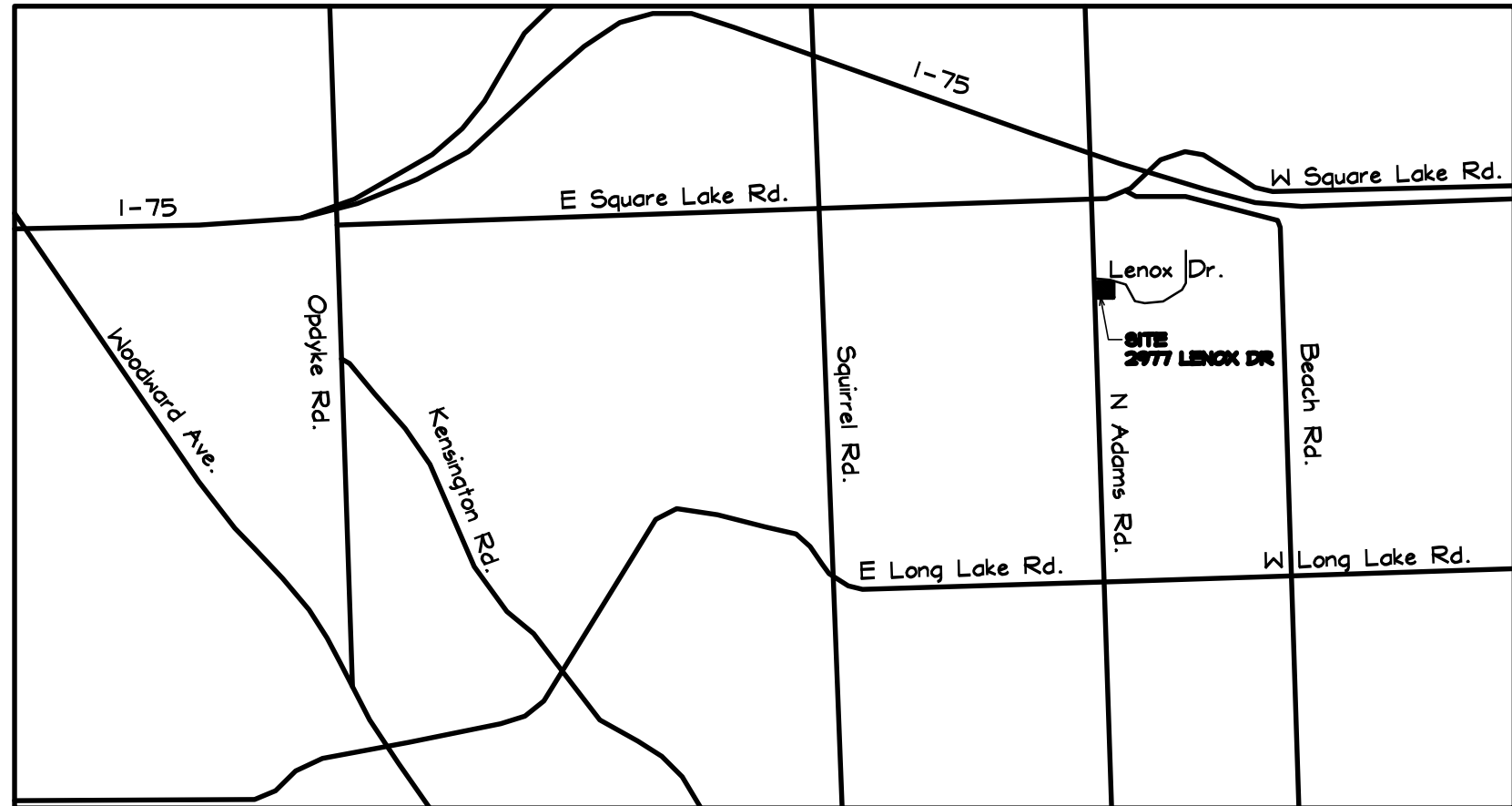
PRELIMINARY NOT
FOR CONSTRUCTION

Drawing Schedule

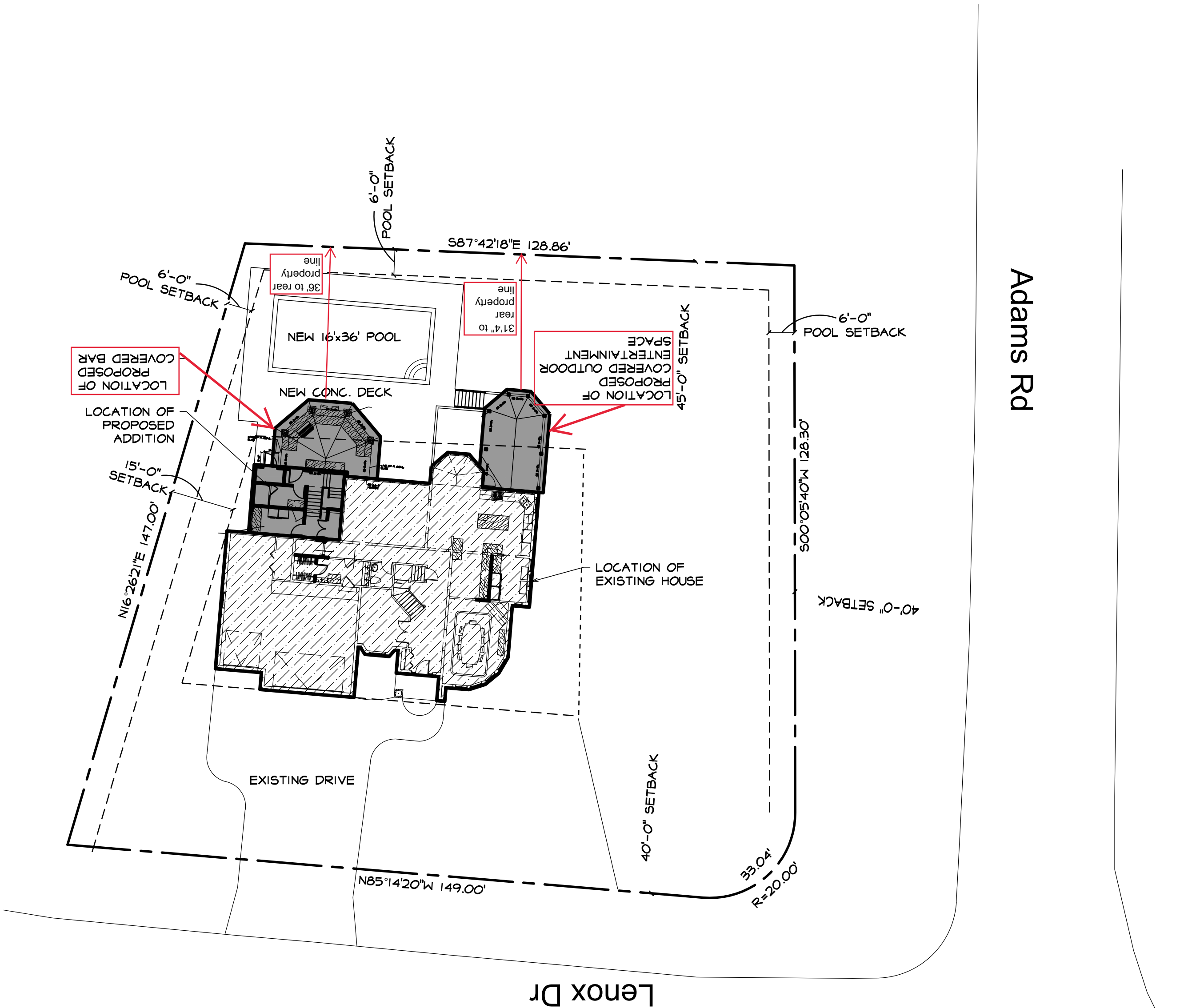
	Issued	Issued					
	Owner Review	Owner Review	Owner Review	Owner Review	Owner Review	Owner Review	For Bidding
SP-1 Cover Sheet / Site Plan	03-16-21	03-25-21	04-02-21	04-13-21	04-23-21	05-13-21	05-20-21
D-1 Basement Demo Plan							05-20-21
D-2 First Floor Demo Plan							05-20-21
D-3 Second Floor Demo Plan							05-20-21
A-1 Basement/Foundation Plan	03-16-21	03-25-21	04-02-21	04-13-21	04-23-21	05-13-21	05-20-21
A-2 First Floor Plan	03-16-21	03-25-21	04-02-21	04-13-21	04-23-21	05-13-21	05-20-21
A-3 Second Floor Plan	03-16-21	03-25-21	04-02-21	04-13-21	04-23-21	05-13-21	05-20-21
A-4 Elevations	03-16-21			04-13-21	04-23-21	05-13-21	05-20-21
A-5 Elevations	03-16-21			04-13-21	04-23-21	05-13-21	05-20-21
A-6 Sections						05-13-21	05-20-21
E-1 Basement Electrical Plan						05-13-21	05-20-21
E-2 First Floor Electrical Plan						05-13-21	05-20-21

R-1A ONE-FAMILY RESIDENTIAL
MAXIMUM HEIGHT 30'
MAXIMUM LOT COVERAGE 30%
EXISTING LOT COVERAGE 13.8%
PROPOSED LOT COVERAGE 18.5%

FRONT SETBACK: 40'
SIDE SETBACK: 15' BOTH SIDES (30')
REAR SETBACK: 45'



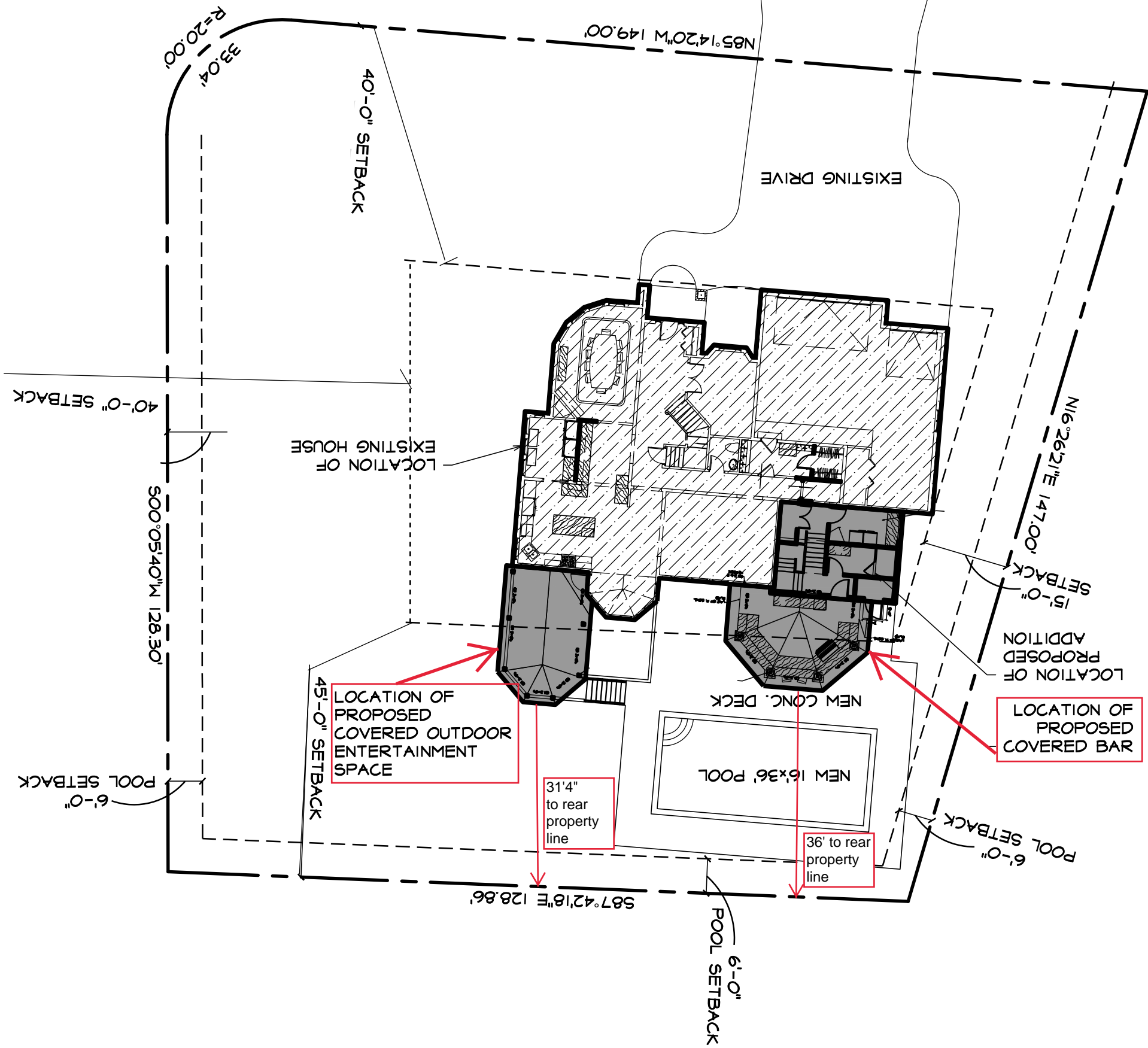
North
Location Map
Scale: N.T.S.



North
Site Plan
Scale: 1" = 20'-0"

Adams Rd

Lenox Dr

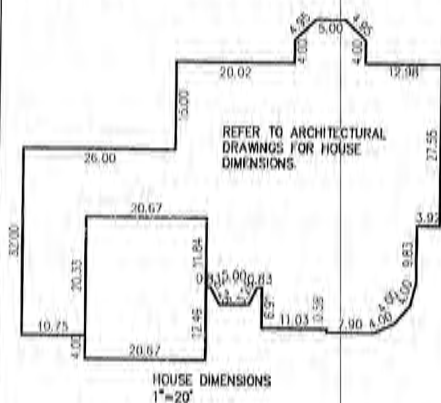


Site Plan
Scale: 1" = 20'-0"



BENCHMARK ARROW ON
HYDRANT WEST SIDE OF
ADAMS, ~160 S. OF SITE
= 883.75 (NAVD83)

THIS DRAWING MAY NOT SHOW ALL EASEMENTS OF RECORD
UNLESS AN UPDATED TITLE POLICY HAS BEEN FURNISHED TO
THE SURVEYOR BY THE OWNER.



DO NOT
DISTURB NATURAL
DRAINAGE COURSE
IN THIS
AREA.

NOTE: OUTLET SUPP LEAD
SUCH THAT IT DOES NOT
DRAIN DIRECTLY TOWARD
NEIGHBOR'S PROPERTY.
OUT LET TOWARD NORTH
OR WEST SIDE OF HOUSE.
DIRECT DRAINAGE AWAY
FROM NEIGHBORS PROPERTY.



NorthStar Engineering, L.L.C.
Civil Engineering and Surveying
11341 Meadowbrook
Warren, MI 48093
(586) 558-4064

LENOX PLOT PLAN

DATE: 05/15/15 FOR: CITY REVIEW COMMENTS

J.B.

08/18/05

05057

14033 140339

1 OF 1

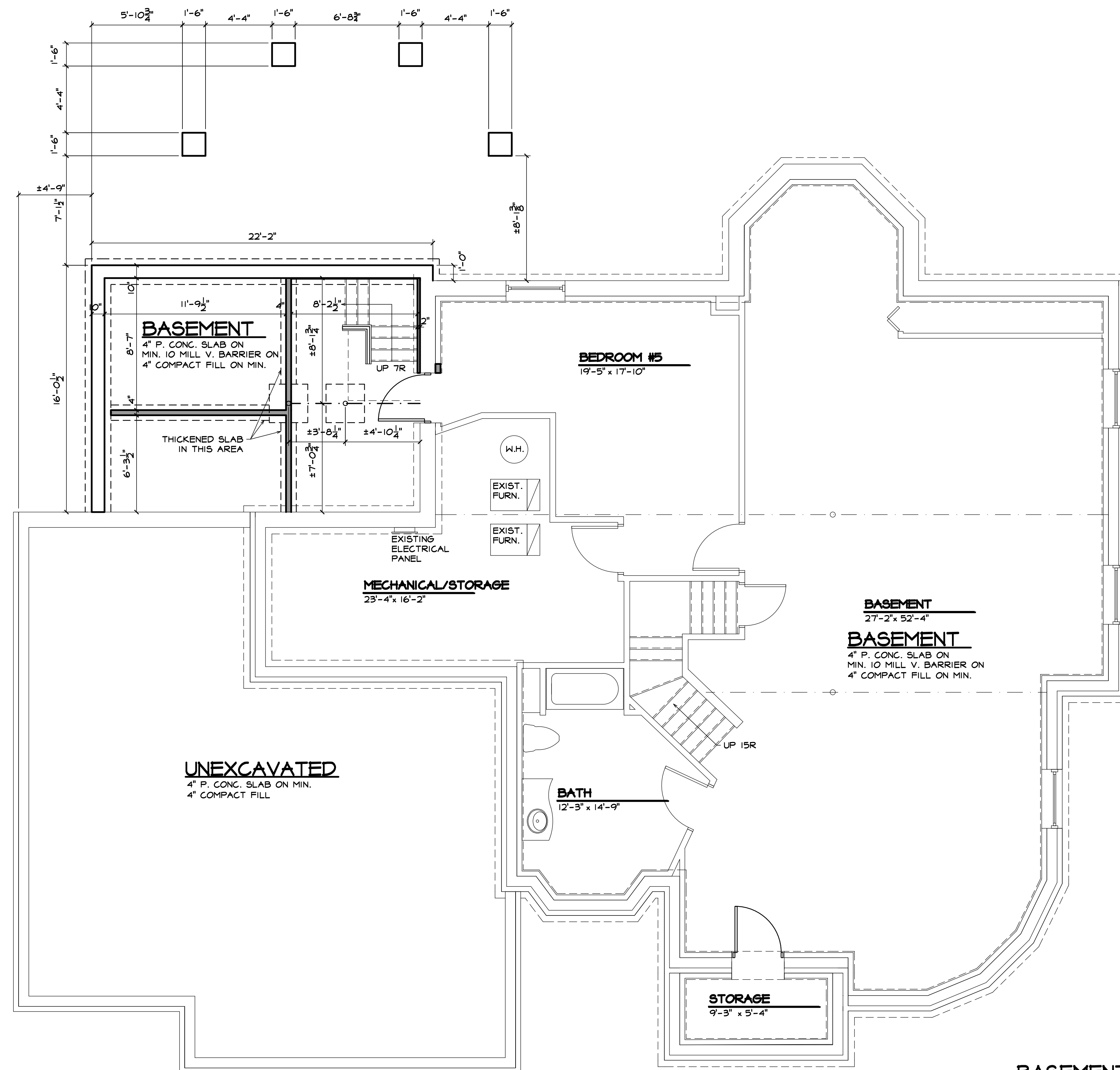
LEGAL DESCRIPTION:

T2N, R11E, SEC 7 MIDDLESEX COUNTY HOME SITES PART OF LOT 24, BEGINING AT A POINT DISTANT N00°05'40"E, 130.00 FEET FROM THE SW SECTION CORNER; THENCE N00°05'40"E, 128.30 FEET; THENCE ALONG CURVE TO RIGHT, RADIUS 20', CHORD BEARING N47°25'40"E, 29.41 FEET, ARC DISTANCE OF 33.04 FEET; THENCE S86°14'20"E, 149.00 FEET TO POINT OF BEGINING

** APPROVED **
 AS NOTED:
 CITY OF TROY
 LAND SURVEYOR

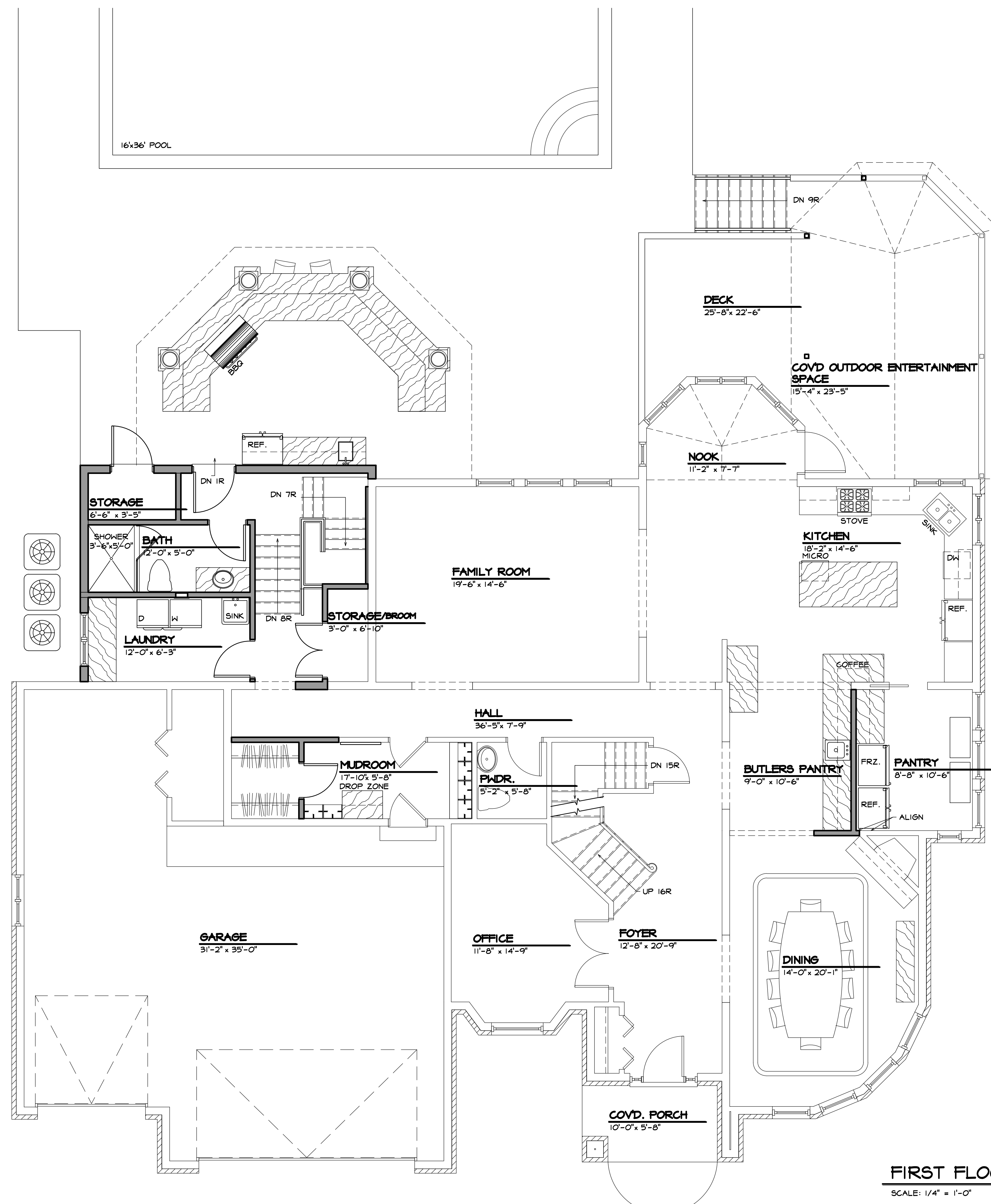
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9-30-05

1 OF 1

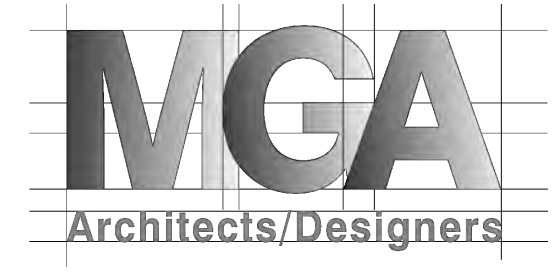


BASEMENT/FOUNDATION PLAN

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



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



Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net
info@mga-architects.net

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Client:

Irene & Roman
Sadikoff

2977 Lenox Dr.
Troy, MI 48098

Project Title:

Sadikoff Residence
Addition &
Renovation

2977 Lenox Dr.
Troy, MI 48098

Sheet Title:

First Floor Plan

Project Number: 21209

Drawn By: SAH

Checked By: MJG

Approved By: MJG

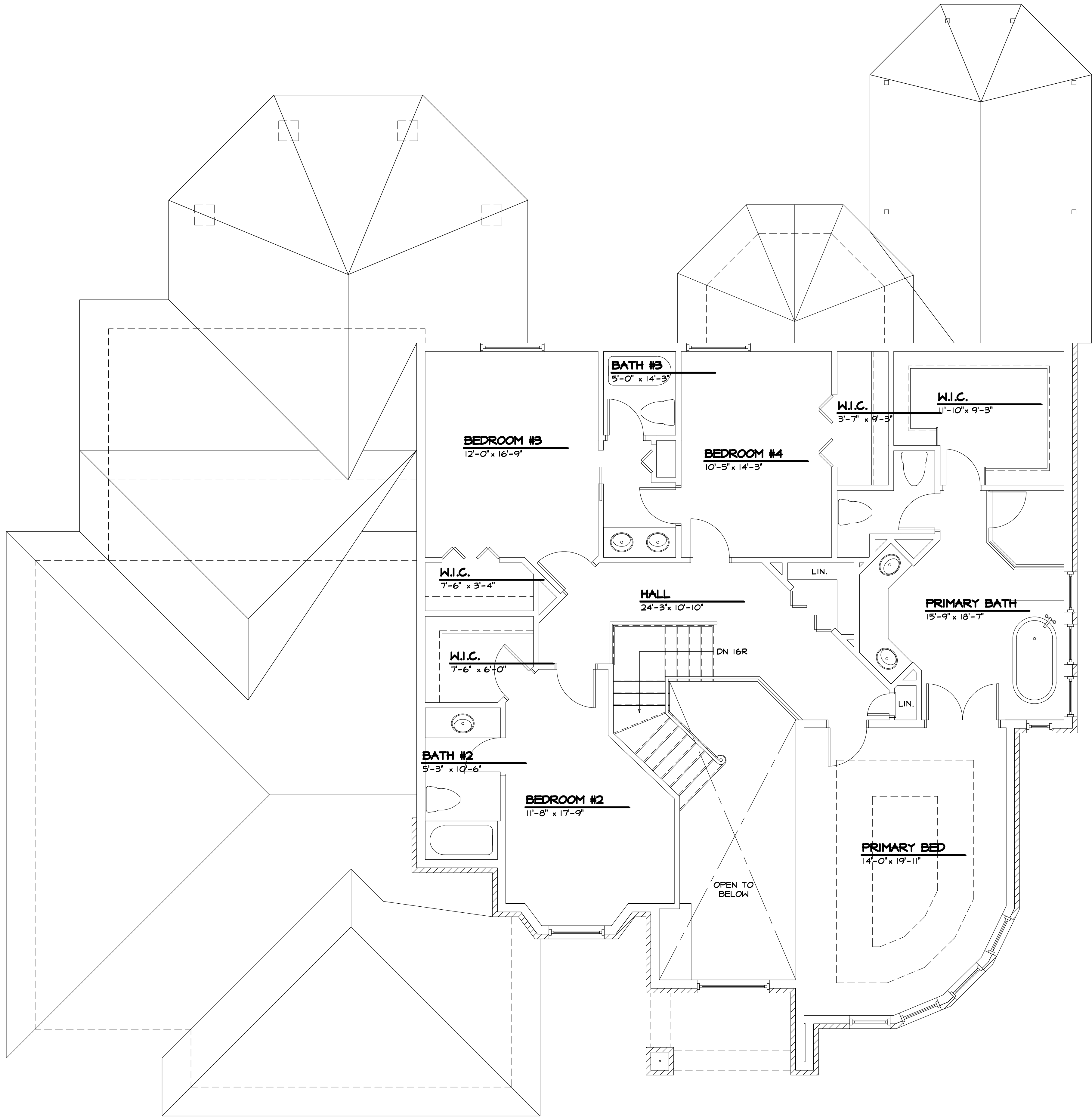
Date: 03-10-2021

Issued:

Owner Review
03-16-21
Owner Review
03-25-21
Owner Review
04-02-21
Owner Review
04-15-21
Owner Review
04-23-21

Sheet Number:

A-2
PRELIMINARY NOT
FOR CONSTRUCTION



SECOND FLOOR PLAN

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



Moiseev/Gordon Associates, Inc.
4351 Delemere Court
Royal Oak, MI 48073

248.549.4500 voice
248.549.7300 facs.

www.mga-architects.net
info@mga-architects.net

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to the client for the subject project.
Common law copyright is reserved
by the Architect.

Use figured dimensions only.
Do not scale the drawings.

Client:

Irene & Roman
Sadikoff

2977 Lenox Dr.
Troy, MI 48098

Project Title:

Sadikoff Residence
Addition &
Renovation

2977 Lenox Dr.
Troy, MI 48098

Sheet Title:

Second Floor Plan

Project Number: 21209

Drawn By: SAH

Checked By: MJG

Approved By: MJG

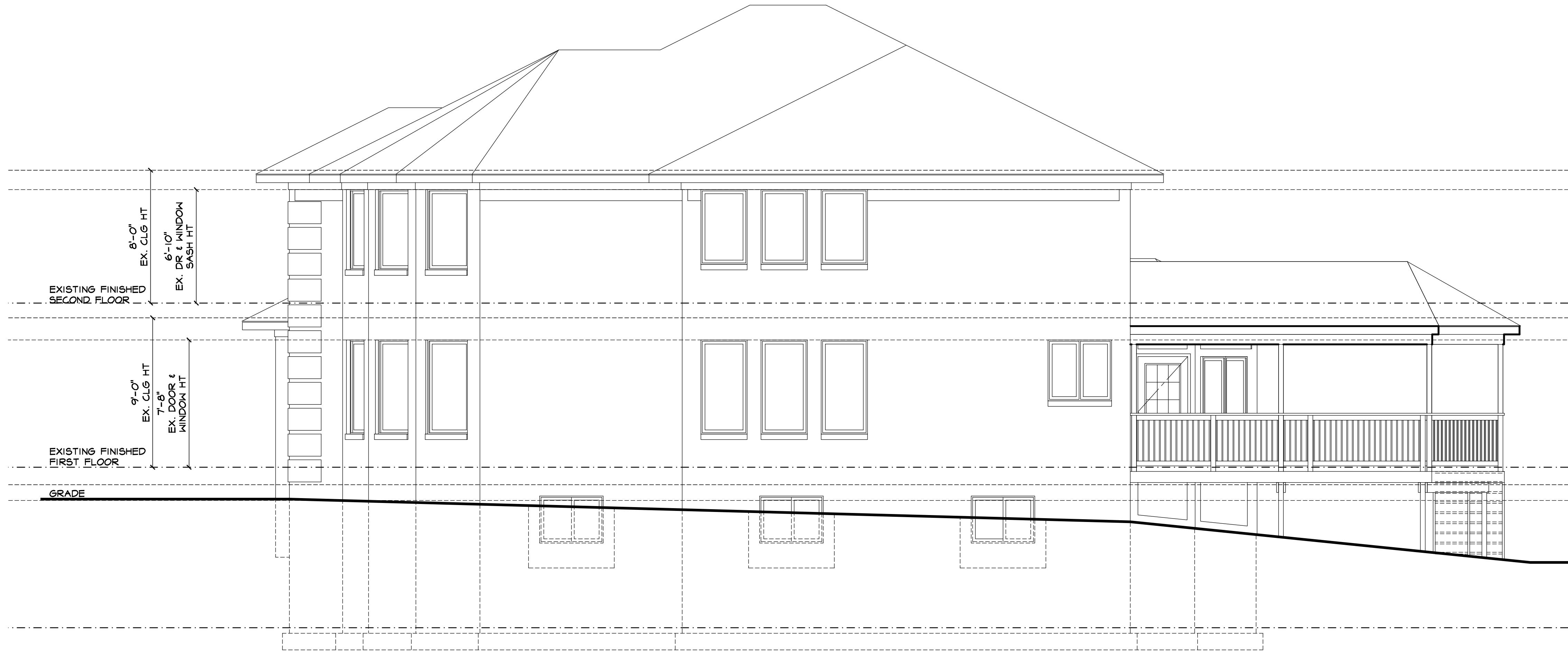
Date: 03-10-2021

Issued:

Owner Review
03-16-21
Owner Review
03-25-21
Owner Review
04-02-21
Owner Review
04-15-21
Owner Review
04-23-21

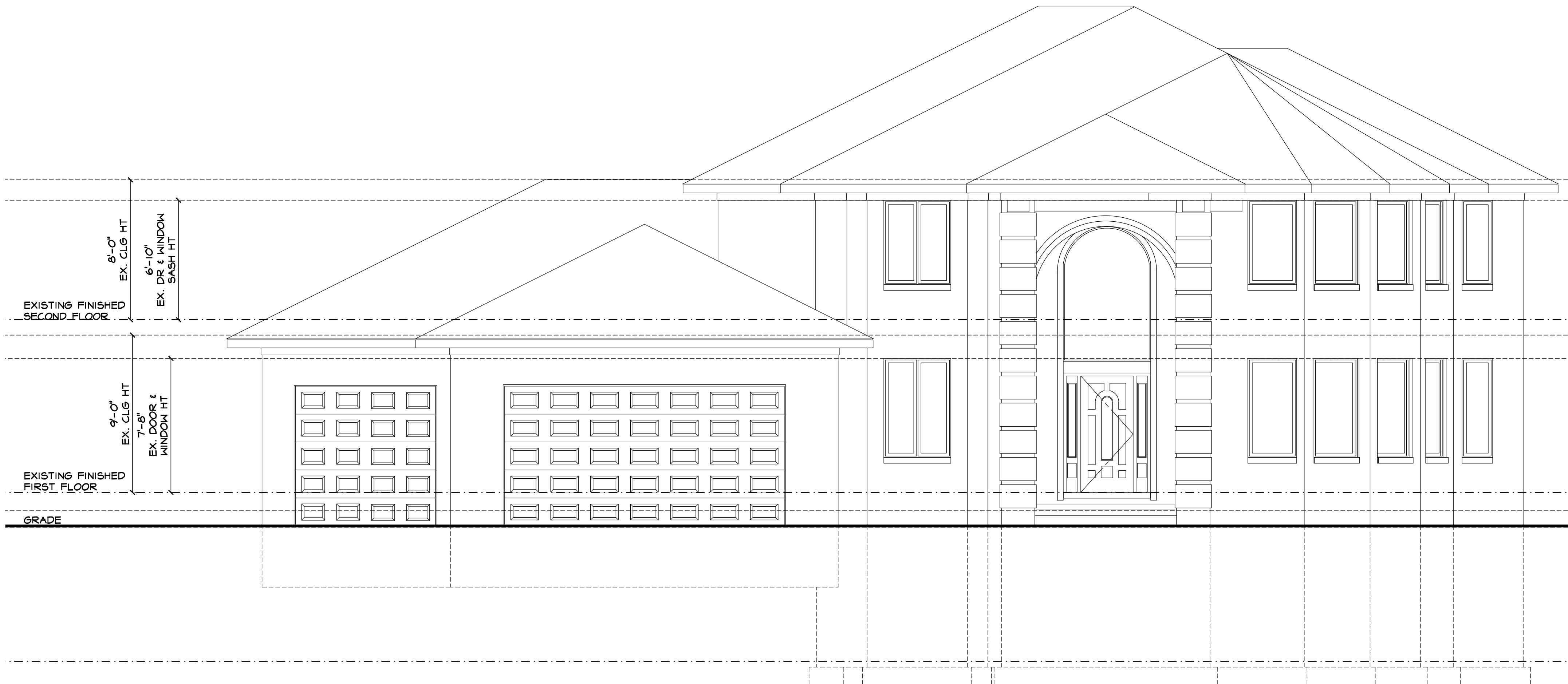
Sheet Number:

PRELIMINARY NOT
FOR CONSTRUCTION
A-3



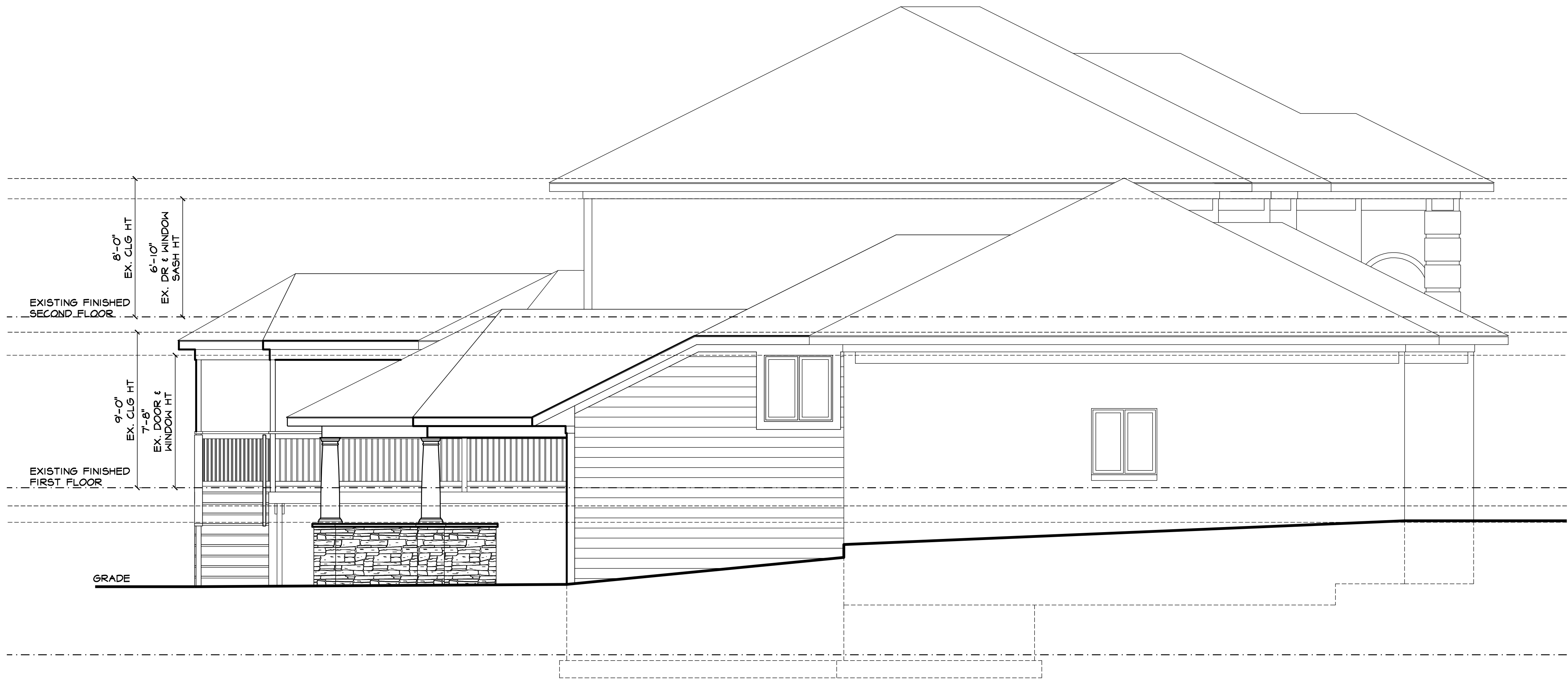
WEST ELEVATION

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



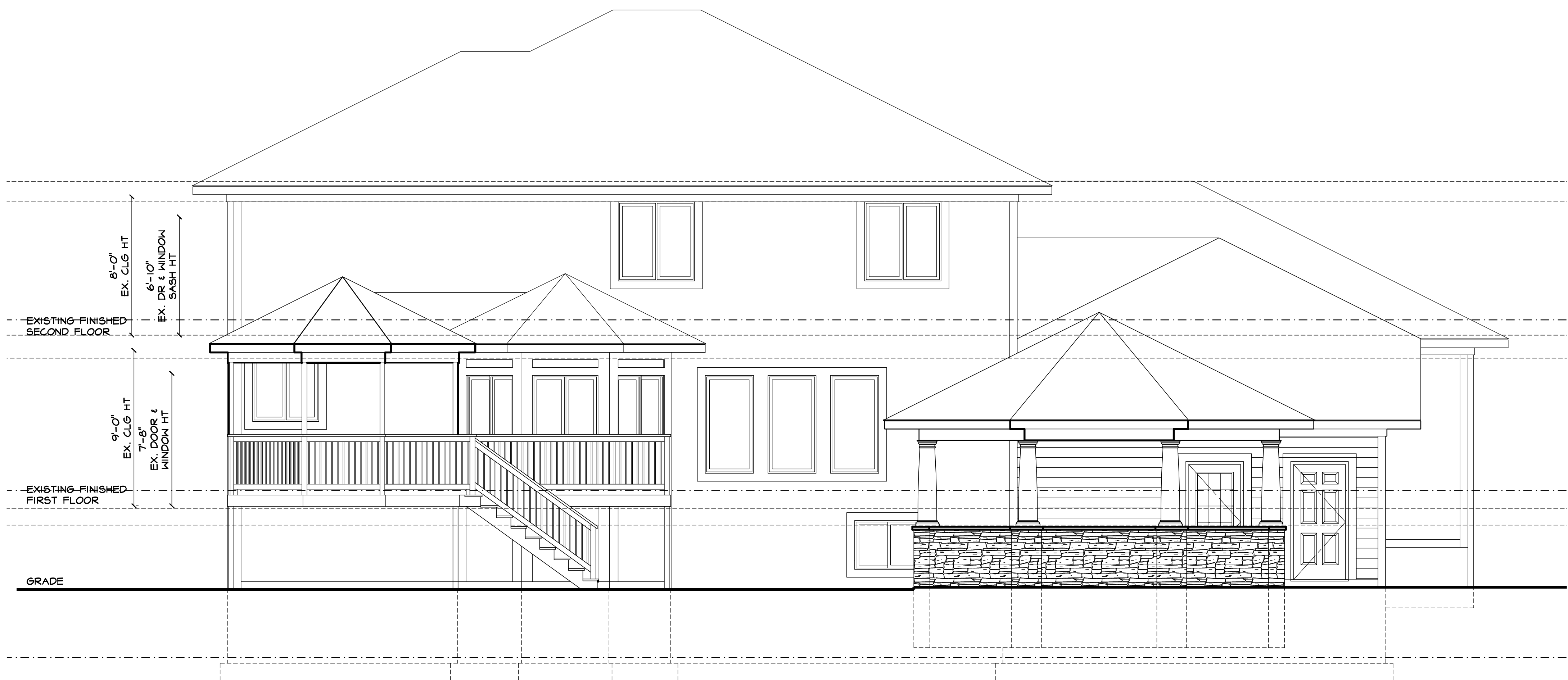
NORTH ELEVATION

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



EAST ELEVATION

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



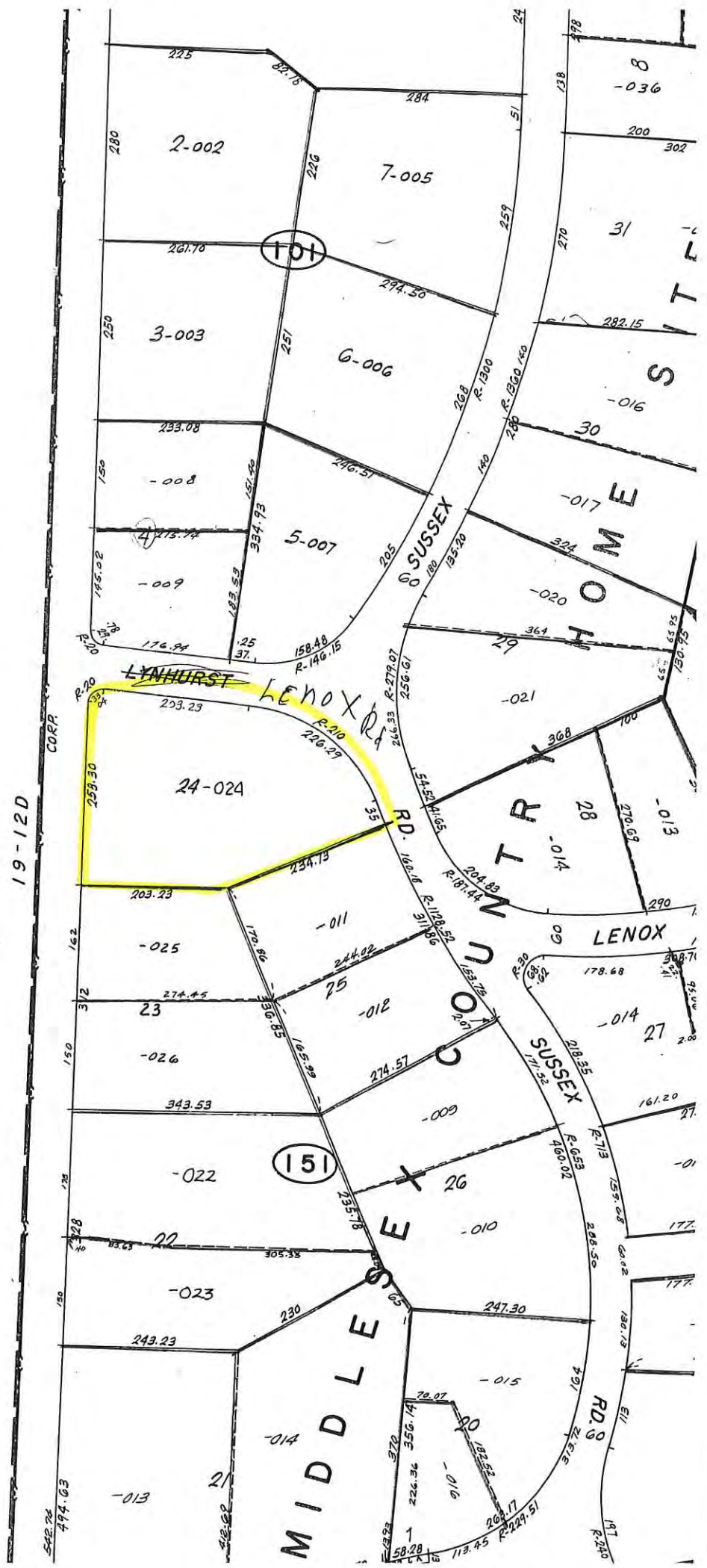
SOUTH ELEVATION

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

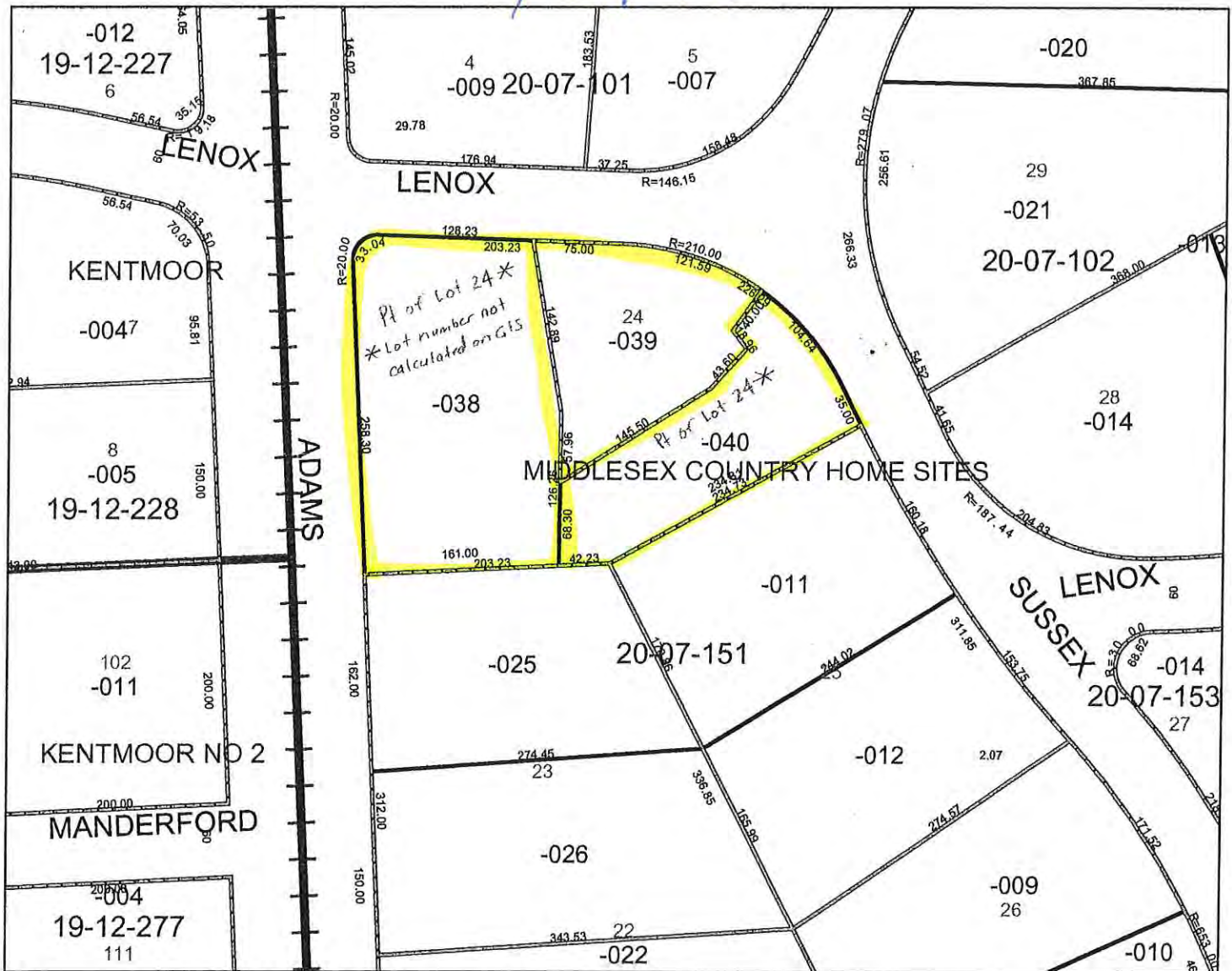
**THIS IS
A CITY-
PROVIDED
EXHIBIT -
LOT SPLIT
HISTORY**

Original
lot

REVISIONS	
DATE	BY
1-10-73	BB
12-73	2N
11-74	G.S.
7-75	2N
6-78	A.A.
5-80	P



9/6/90



PROPOSED LOT DIVISION

OF LOT 24 OF MIDDLESEX COUNTRY HOME SITES SUBDIVISION OF THE W. 1/2 OF THE N.W. 1/4 OF SEC. 7, T. 2 N., R. 11 E., TROY TWP., (NOW CITY OF TROY) OAKLAND CO., MICH. AS RECORDED IN LIBER 44 OF PLATS, PAGE 12 OF OAKLAND COUNTY RECORDS.

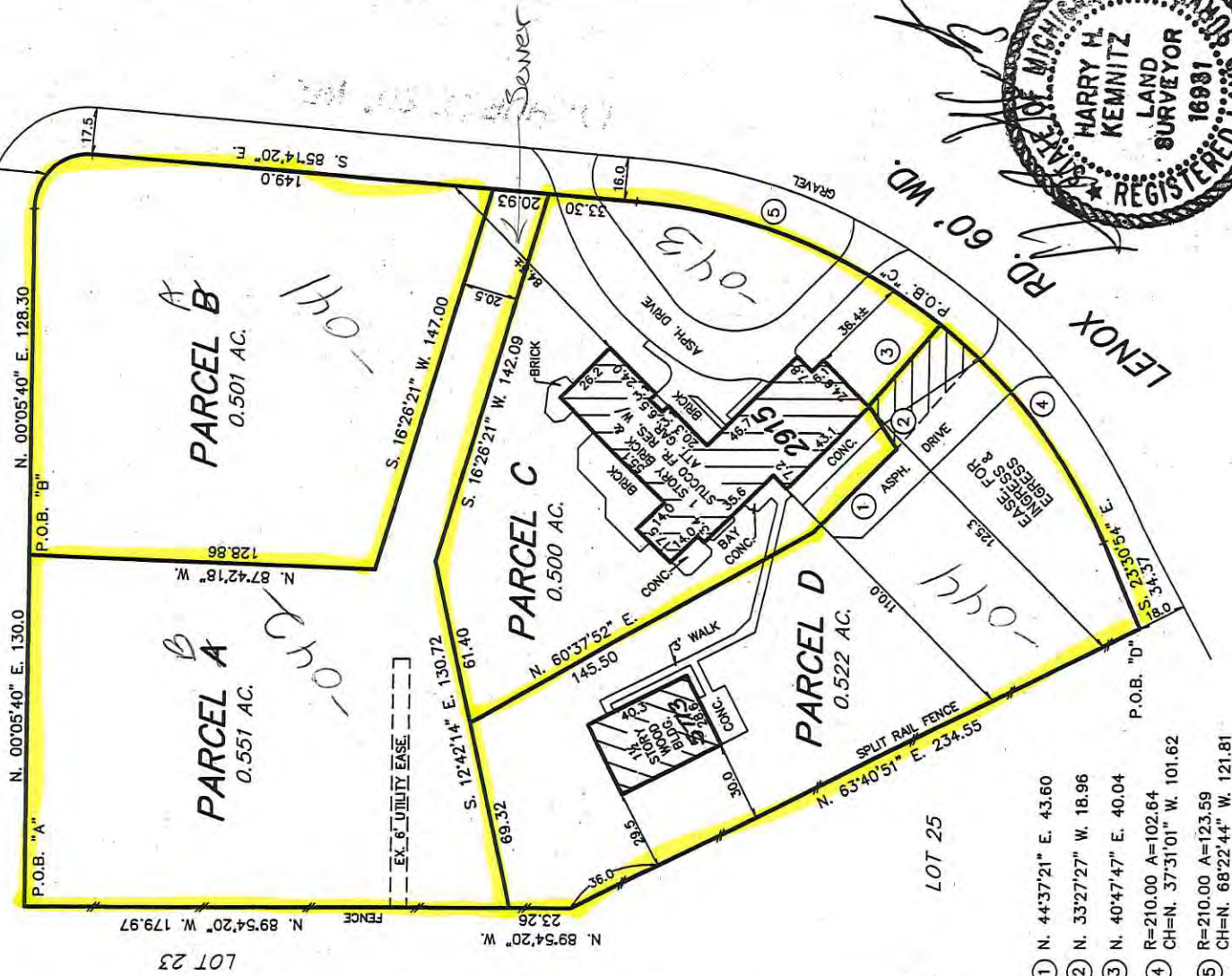
SEE SHEET 2 FOR PROPERTY DESCRIPTION



ADAMS RD. 120' WD.

R=20.0
L=33.04
CH=N. 47°25'40" E.
29.41

ASPH. PAVT.



- ① N. 44°37'21" E. 43.60
- ② N. 33°27'27" W. 18.96
- ③ N. 40°47'47" E. 40.04
- ④ R=210.00 A=102.64
CH=N. 37°31'01" W. 101.62
- ⑤ R=210.00 A=123.59
CH=N. 68°22'44" W. 121.81



DEL-TEC

Surveying & Engineering

5800 Twelve Mile Rd.

Warren, MI 48092

(586) 573-8288 • Fax (586) 573-8965

JOB NO. 7369 SCALE 1" = 50'

DATE 9-13-04

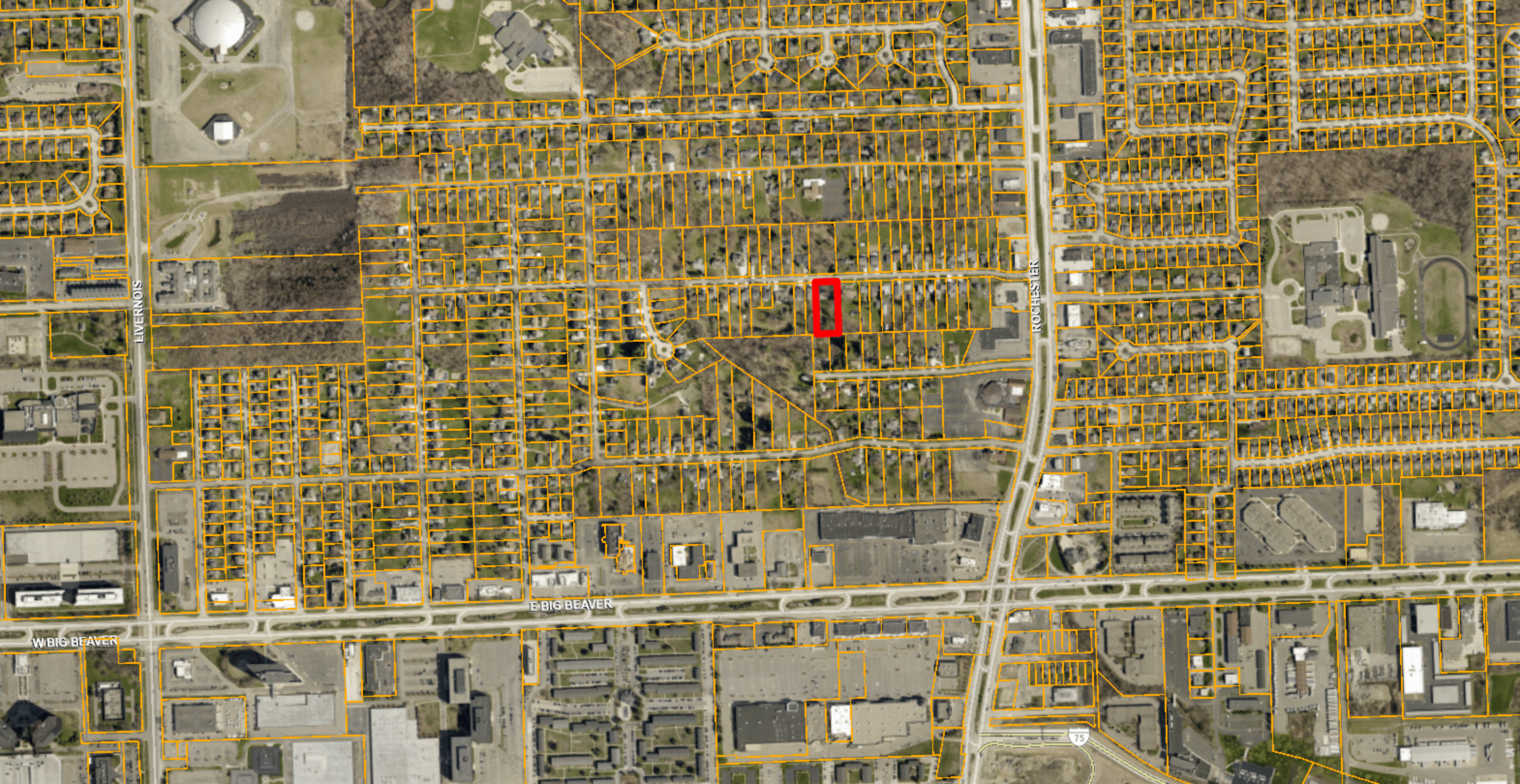
THIS IS A CITY-PROVIDED EXHIBIT - LOT SPLIT HISTORY

9/7/04

Gosselin, Robert 07-151-1228-0-20-040

- B. VARIANCE REQUEST, 756 VANDERPOOL, ELLEN YERKES FOR ANTONIELLI LANDSCAPE LLC- A variance to allow construction of a 480 square foot accessory supplemental building where the Zoning Ordinance limits accessory supplemental buildings to a maximum of 200 square feet in area.

ZONING ORDINANCE SECTION: 7.03 B 3



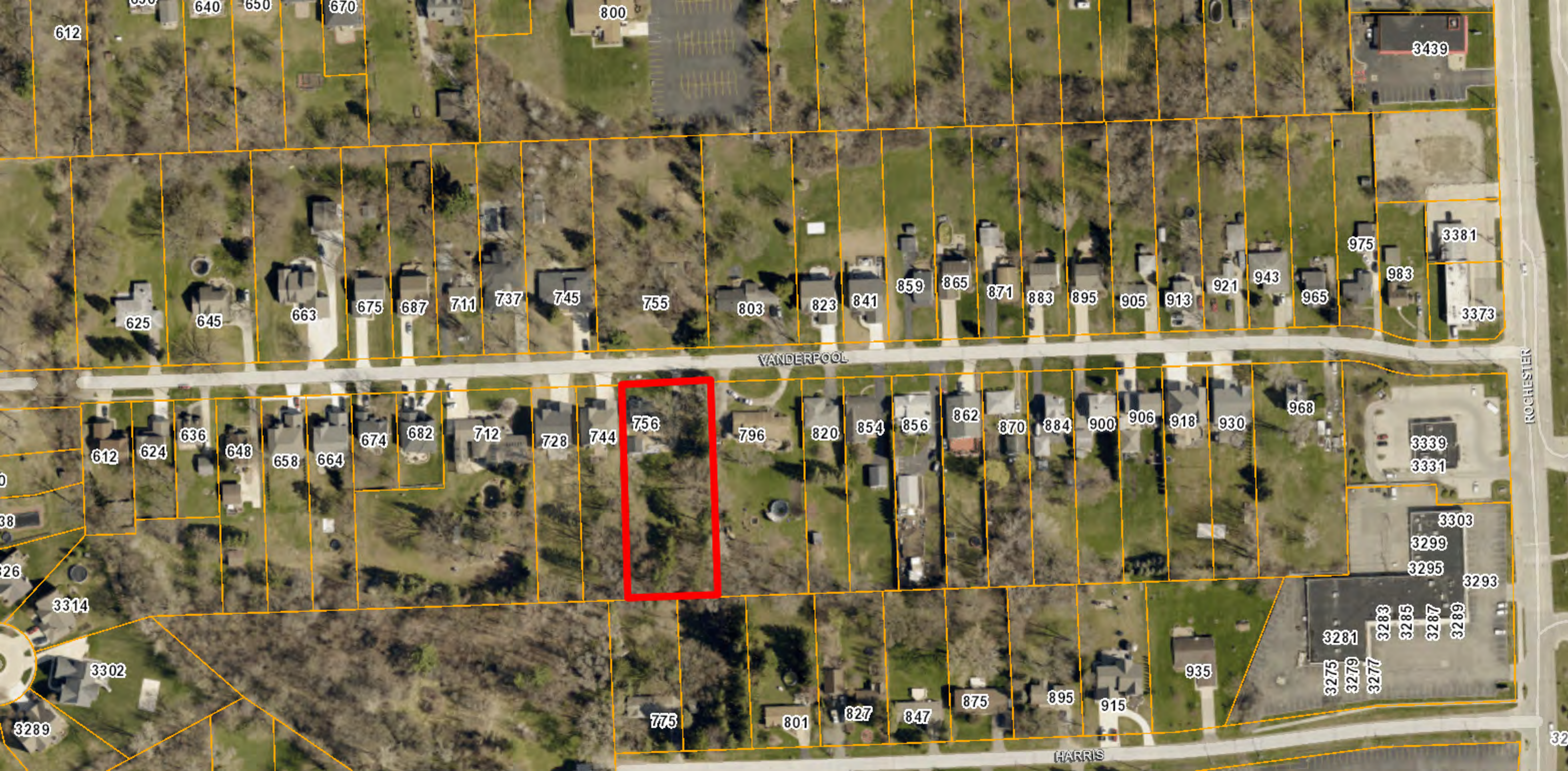
LIVERNOIS

ROCHESTER

E BIG BEAVER

WBIG BEAVER

75







675

687

711

737

745

755

803

823

841

859

863

871

883

895

VANDERPOOL

664

674

682

712

728

744

756

796

820

854

856

862

870

884

900



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: 756 Vanderpool Dr.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Article 7, Accessory Supplemental Buildings
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
5. APPLICANT:
NAME Ellen Yerks
COMPANY Antonelli Landscape LLC
ADDRESS 16171 31 Mile Rd
CITY Ray Twp STATE MI ZIP 48096
PHONE (248) 330 1022
E-MAIL ellen.antonelli@landscape@gmail.com
AFFILIATION TO THE PROPERTY OWNER: landscape designer



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

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Andrew Heron
COMPANY _____
ADDRESS 756 Vanderpool Drive
CITY Troy STATE _____ ZIP _____
TELEPHONE _____
E-MAIL andrewhe31134@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, _____ (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 Ellen Yerks DATE 6-30-2021
PRINT NAME: Ellen Yerks

PROPERTY OWNER SIGNATURE Andrew G. Heron III DATE 6-28-2021
PRINT NAME: Andrew G. Heron III

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.

Ellen Yerks, Landscape Designer

Antonelli Landscape

TO: Zoning Board of Appeals, City of Troy

June 24, 2021

RE: Statement of Practical Difficulty

I represent homeowner Andrew Heron, resident of 756 Vanderpool Dr. Troy, MI. Our variance request is for a structure that exceeds the ordinance in which the maximum of a 200 sq ft footprint is allowed. Given the configuration of Mr. Heron's elongated property size of over 1 acre there is room to build a pool house next to the 16x36' pool. The pool house we are proposing is similar in size at 16'x30' and would sit across from the pool with a cedar privacy wall at the back of the structure on the west side. There is sufficient space for a larger structure than several lots in Troy which creates atypical conditions compared to other accessory structures in the city.

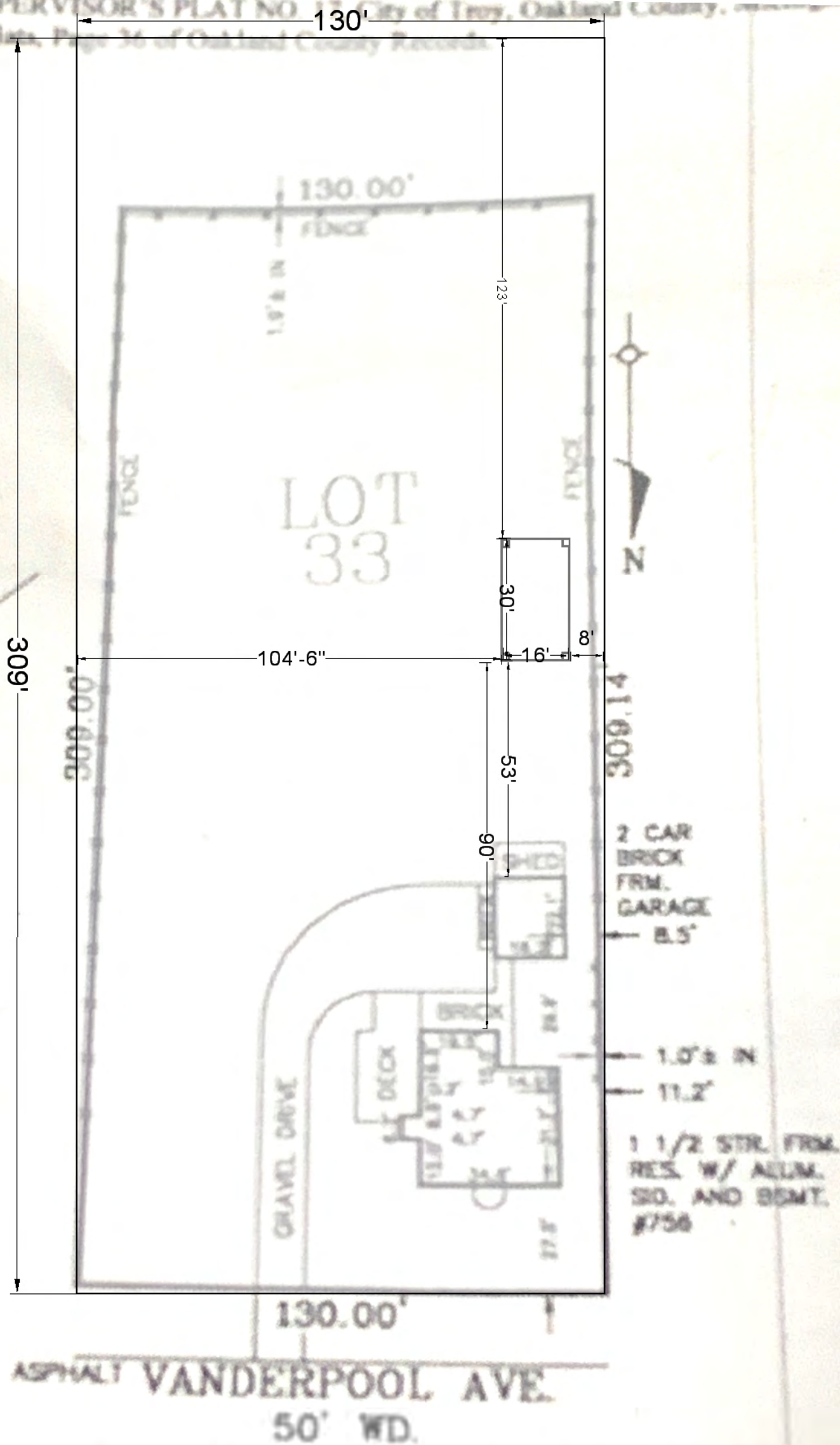
The pool was added last year with the intentions of creating a pool house to sit alongside. It is more and more common for Michiganders to be investing in outdoor time with the change of our lifestyles in the last year and a half. The pool house allows the Herons a more complete poolscape. Furthermore, there is consent from the neighbors on both sides of this property.

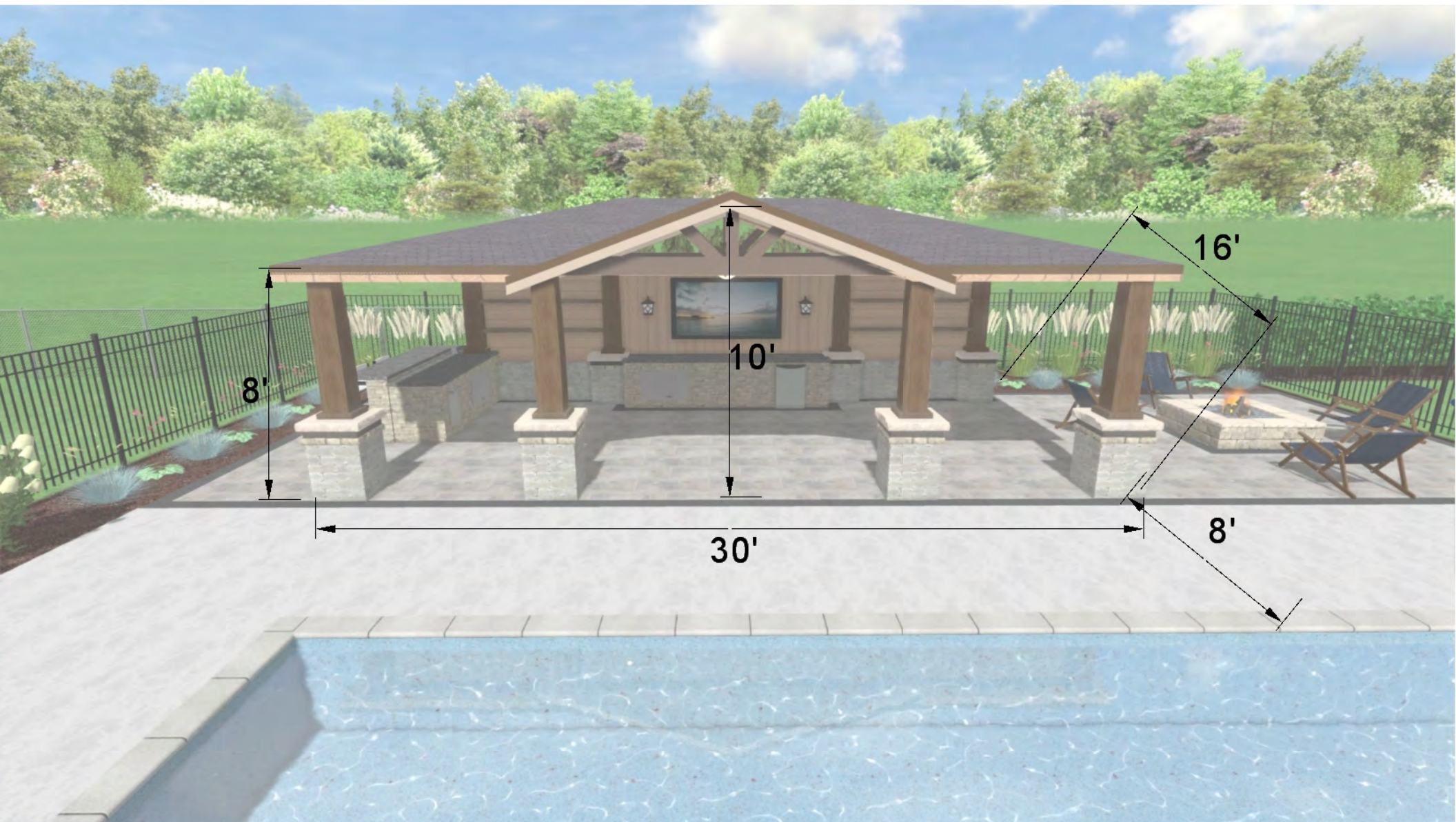


This request will not have a negative effect on neighboring homes. The project installation will include a full tree line of 6' Arborvitaes to create privacy and block views of the pool from the adjacent lots. Additionally, this variance will not impair any adequacy of light or air to neighbors nor impose any potential danger of fire or any other public safety concerns. In conclusion, this property is larger than typical and we ask for a variance to allow this outdoor gazebo to be construction for the Heron family.

Lot 33 of SUPERVISOR'S PLAT NO. 17, City of Troy, Oakland County,
 Liber 28 of Plats, Page 36 of Oakland County Records.

XASH
X7702M









To Whom It May Concern:

We are the Heron's. We have been proud residents of the Troy community for 22 years. We have lived at 756 Vanderpool Drive for all 22 years. We are raising our two daughters in our tiny, but cozy home. Over the years, we have watched homes on our street go from charming fixer uppers to being replaced by massive colonies. Although the newer homes are beautiful, we have been working towards our own dreams of fixing up our humble home. We have added modern elements, while trying to keep the charm and character of the home. From our understanding, our home was one of the original homes in this area. It was the home of the Vanderpool's.

We respect its history and are so happy to finally be able to bring our home to its full potential. We have been working hard for years to be able to complete our home the way we have dreamed for it to be.

We have wonderful neighbors that have been completely supportive and encouraging. They seem excited to watch the progress that is being made! We feel that while showing our neighbor's that we take pride in our home and wanting to continue to make our community the best it can be. We also hope that by making all of these improvements it will help the property value to those around us!

We feel this open structure would be such a benefit to our family! It will allow us a little bit of extra space as our children are growing, but our home is not. We have a larger lot for a small house. The yard is the best part about our home! We are hoping that our lot is more than sufficiently sized for our small structure. Our property is Just over 300 feet Deep and 130 feet wide. We would love to finally be able to utilize the space in our yard! We have carefully planned the placement and structure type with our neighbors in mind to make sure we were in no way impeding on anyone! As soon as it was brought to our attention that we would need a variance in order to precede with our plans, we notified our neighbors on either side of us, as well as our neighbor to the back of us of what our plans were. We also provided a picture of the open structure to all three of our neighbors. All three families gave their full consent and have no objections to the open structure.

We have had the pleasure of working with the highly regarded team at Antonelli landscape and design to achieve the perfect fit for our yard and those around us! This open structure will be built with the quality and professionalism that drew us to Antonelli's to begin with!

With the structure being open on all three sides, with only standard amenities, it poses no visual threat to any neighbor's. The one side that is closed will be facing our privacy fence. We are hoping to keep the size that is being requested to make our structure proportionate to the pool and out door space we are trying to create.

Your consideration and time with this matter is much appreciated! We have worked so hard to get to the point we are at and would love to have it all come together! Thank you again for your time!

Warm Regards,

Andrew and Nicole Heron

To Whom It May Concern:

This letter is stating that my neighbor's, Andrew and Nicole Heron, at 756 Vanderpool, have notified and shared with me their plans to build a free standing open structure on their property. We are aware that this open structure has a variance that will be under review and I would like to give my consent to the building of this open structure. Please feel free to contact me with any further questions. Thank you for your time.

Thanks Again,

Mr. Paul
757 Harris Dr.
Troy, MI.
48083

To Whom It May Concern:

This letter is stating that my neighbor's, Andrew and Nicole Heron, at 756 Vanderpool, have notified and shared with me their plans to build a free standing open structure on their property. We are aware that this open structure has a variance that will be under review and I would like to give my consent to the building of this open structure. Please feel free to contact me with any further questions. Thank you for your time.

Thanks Again,

Jim and Vicki Williams
796 Vanderpool Dr.
Troy, MI.
48083

To Whom It May Concern:

This letter is stating that my neighbor's, Andrew and Nicole Heron, at 756 Vanderpool, have notified and shared with me their plans to build a free standing open structure on their property. We are aware that this open structure has a variance that will be under review and I would like to give my consent to the building of this open structure. Please feel free to contact me with any further questions. Thank you for your time.

Thanks Again,

Dong Liu And Jing He
744 Vanderpool Dr.
Troy, MI.
48083