

## 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**

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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

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**September 21 , 2021**

**7:30 P.M.**

**COUNCIL CHAMBERS**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – August 17, 2021
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
  - A. VARIANCE REQUEST, EUGENE AND DARIYA MALYARENKO, 5282 LUDSTONE- A variance request to construct a deck setback 18 feet from the rear property line, where the Zoning Ordinance requires the deck to be setback at least 25 feet from the rear property line.  
  
ZONING ORDINANCE SECTION: 7.08 B
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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

On August 17, 2021 at 7:30 p.m., Chair Bossenbroek, called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Barbara Chambers  
David Eisenbacher  
Mahendra Kenkre  
James McCauley  
Sadek Rahman

Absent:

Thomas Desmond

Also Present:

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

2. PROCEDURE- read by Vice Chair Eisenbacher

3. APPROVAL OF MINUTES –

Minutes of June 15, 2021

Moved by Chambers  
Seconded by Rahman

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

Yes: All

MOTION PASSED

Minutes of July 20, 2021

Moved by McCauley  
Seconded by Chambers

RESOLVED, to approve the July 20, 2021 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

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.

Moved by Eisenbacher  
Second by McCauley

RESOLVED, to grant the variance

Yes: ALL

MOTION PASSED

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.

Moved by McCauley  
Second by Chambers

RESOLVED, to grant the variance.

Yes: McCauley, Chambers, Kenkre, Rahman, Eisenbacher  
No: Bossenbroek

MOTION PASSED

6. COMMUNICATIONS – None.

7. MISCELLANEOUS BUSINESS –None

8. PUBLIC COMMENT –None

9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:25pm.

Respectfully submitted,

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Michael Bossenbroek, Chair

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Paul Evans, Zoning and Compliance Specialist

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A variance request to construct a deck setback 18 feet from the rear property line, where the Zoning Ordinance requires the deck to be setback at least 25 feet from the rear property line.





ROCHESTER

JOHN R

E LONG LAKE







5282





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(EP)

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(R-1C)

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MIDVALE

RANGEMORE

LUDSTONE

ALUSON

HALE

ELVETE





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MIDVALE

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LUDSTONE

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ALLISON

RANGEMORE

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An aerial photograph of a residential area. A house with a dark roof and light-colored walls is highlighted with a red rectangular border. The house has a large window with a white frame. A large white number '5282' is overlaid on the house. To the left of the house is a blue structure, possibly a shed or garage. The surrounding area is mostly bare ground with some sparse vegetation and trees. Other houses are visible in the background, some with their own address numbers overlaid in white.

**5282**

**5270**

**53**





## Zoning Board of Appeals Application

[planning@troymi.gov](mailto:planning@troymi.gov) | Fee \$150.00

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE DIGITAL APPLICATION AND FEE AT LEAST **36 DAYS BEFORE** THE MEETING DATE. PRE APPLICATION MEETING WITH PLANNING DEPARTMENT REQUIRED BEFORE FILING APPLICATION.

1. ADDRESS OF THE SUBJECT PROPERTY: 5282 LUDSTONE
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-11-406-002
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Ch.39, Section 7.08B (25feet setback)
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NA
5. APPLICANT:  
NAME Eugene Malyarenko  
COMPANY \_\_\_\_\_  
ADDRESS 5282 Ludstone Dr  
CITY Troy STATE MI ZIP 48085  
PHONE 757-784-2841; 757-784-2842  
E-MAIL dariyamal@gmail.com  
AFFILIATION TO THE PROPERTY OWNER: self



# Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Eugene & Dariya Malyarenko

COMPANY \_\_\_\_\_

ADDRESS 5282 Ludstone Dr

CITY Troy STATE MI ZIP 48085

TELEPHONE 757-784-2841; 757-784-2842

E-MAIL dariyamal@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, Eugene & Dariya Malyarenko (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 8/15/2021

PRINT NAME: Eugene Malyarenko

PROPERTY OWNER SIGNATURE   DATE 8/15/2021

PRINT NAME: Eugene & Dariya Malyarenko

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

Current 25ft setback ordinance allows only 7ft wide deck for our 5282 Ludstone property (built in 2020). We are seeking *3-7ft variance* (to allow 22-18ft setback from property line) based on (1) preserving >55ft distance to adjacent permanent structures that *fulfills setback ordinance intent*, and (2) preserving green space by active maintenance and *planting trees in the 10ft clearance* and forest voids created by construction behind our back property line.

### A) Exceptional property characteristics:

- (1) 5282 Ludstone Unit 2 is the only ranch in neighborhood (50 homes) with ~10ft longer footprint that reduces setback from back property line, making it challenging to meet 25ft setback ordinance for backyard structure wider than 7ft (see attached Plot Plan).
- (2) Steep/angled grading ~1ft/10ft drop from the house to the NE side of the storm easement drain inlet (see Plot Plan and Satellite View) between properties also poses practical difficulty for building a safe concrete structure that may allow closer setback. Such a structure would require a retaining wall and multiple “cascading” levels (introducing higher tripping/falling hazard).
- (3) There is ongoing ground sagging along the back property line sloping NE to the rain drain (See Satellite View and Photos). This requires 2-3ft turf protection (as advised by City Engineering and the Builder) and rain tree planting in 10ft “clearance” (created by Builder) between property line and forested area. Building a multi-level concrete structure with retaining walls would interfere with storm easement because the structure will change grading and could aggravate swamping between properties much more likely than a deck built on posts.
- (4) As seen on the attached Satellite View, the forest area in front of the proposed deck location is twice thicker (~30ft), compared to the SE corner (across from 5325 Allison). Combined with the 10ft “clearance” created by Builder between the back lot line and the forest, this provides >50ft separation from all structures of the Allison properties for any setbacks on our side greater than 10 ft. Thus, the requested setback variance of 18-22ft is *compliant with intent of the setback ordinance* to ensure at least *50ft separation between permanent structures of adjacent properties*.
- (5) We are highly appreciative of green space behind our property. In fact we consider ourselves custodians of this space -and are seeking to add trees of natural species (see attached photos) to fill in voids that exist in the forested area. We are also maintaining the storm easement drain and protecting the sagging ground along the property line “clearance” with turf and rain trees. We are making active effort to preserve this green area rather than let it become a neglected swamped ground. The proposed deck construction does not require additional grading/alteration along the green space clearance (as most concrete structures do), and thus is least intrusive with the green space.

B) The above characteristics are related to premises at 5282 Ludstone for which variance is sought. We are hopeful that proposed variance agrees with *intent of the ordinance*, and is reviewed outside of its *limiting interpretation*.

C) These characteristics are not of personal nature, but objectively suggest the optimal structure for the current location to prevent swamping on neighboring properties and preserve the green space.

D) The property dimension characteristics of this new construction were created by Builder and grading (and not by this owner). The owner was not informed of the setback restrictions at the *time of signing construction contract*.

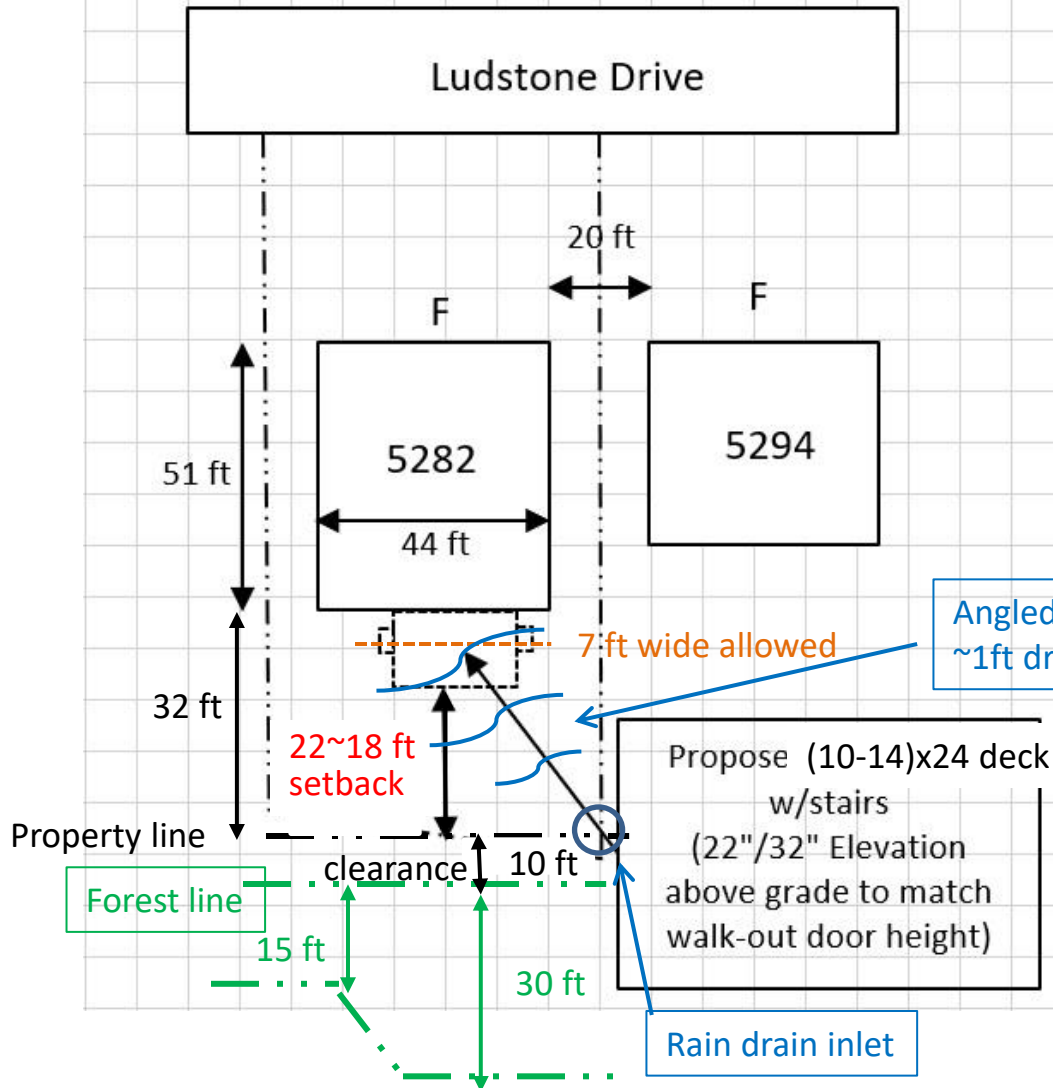
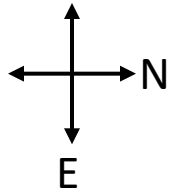
### E) The lack of adverse effects of proposed variance:

- (1) The sought variance preserves >55ft separation to adjacent permanent structures along Allison Drive. It would allow a deck structure of 10-14ft-wide that is smaller than most concrete structures built in the neighborhood, some permitted to have closer <10ft setback (e.g., in ground pool). The deck on posts is least intrusive with storm easement, and is also safer (single level, higher surface traction) compared to a concrete structure with retaining wall in this location (see Plot Plan).
- (2) Being only 22” tall at the back edge of the house and with 80% see-thru railing system (see Elevations), it would certainly not impair an adequate supply of light and air to an adjacent property – nor would it be harmful or alter the essential character of the area in which the property is located. Instead, building a narrow 7ft balcony (allowed without variance) may adversely compare to other backyard structures and diminish property value. The fire hazard will not increase since the deck will be built from high-quality composite materials.

- (3) The proposed deck structure is 10-times lighter than cement construction of a similar size, can be dismantled in one day, and does not require heavy duty cement breaking equipment and disposing of debris which makes it more environment friendly. The deck surface has 1/8" spacing between boards – which allows rain water to pass through and soak into the ground below, whereas a concrete surface would create 100% runoff to the rear of the property, exacerbating the accumulation of water and swamping in the green space which is already occurring.
- (4) The commitment to active maintenance of "clearance" is generally beneficial to the green space, since more trees can be planted sooner in the current forest voids and swamping/erosion prevented (see photos). Adding 3-7ft (of already maintained 10ft "clearance") to the *setback calculation* is purely nominal and does not reduce the forest zone beyond the narrowing already present on the SE property corner (see Satellite View).

# SITE PLAN FOR 5282 LUDSTONE DR

(Recent New Construction)



## Sought variance :

- Desired setback 22~18ft to build 10-14-wide deck
- Consider adding a 3-7ft part of 10ft "clearance" btw property line and forest to the setback

## Property characteristics:

- ✓ The only ranch in 50-home neighborhood, with footprint longer by ~10ft
- ✓ Steep angled grading toward rain drain (storm easement)
- ✓ Sagging around rain drain & along the property line
- ✓ Border forest zone is 30 ft wide (vs 15ft on SE corner)

Angled grading:  
~1ft drop over 10 ft

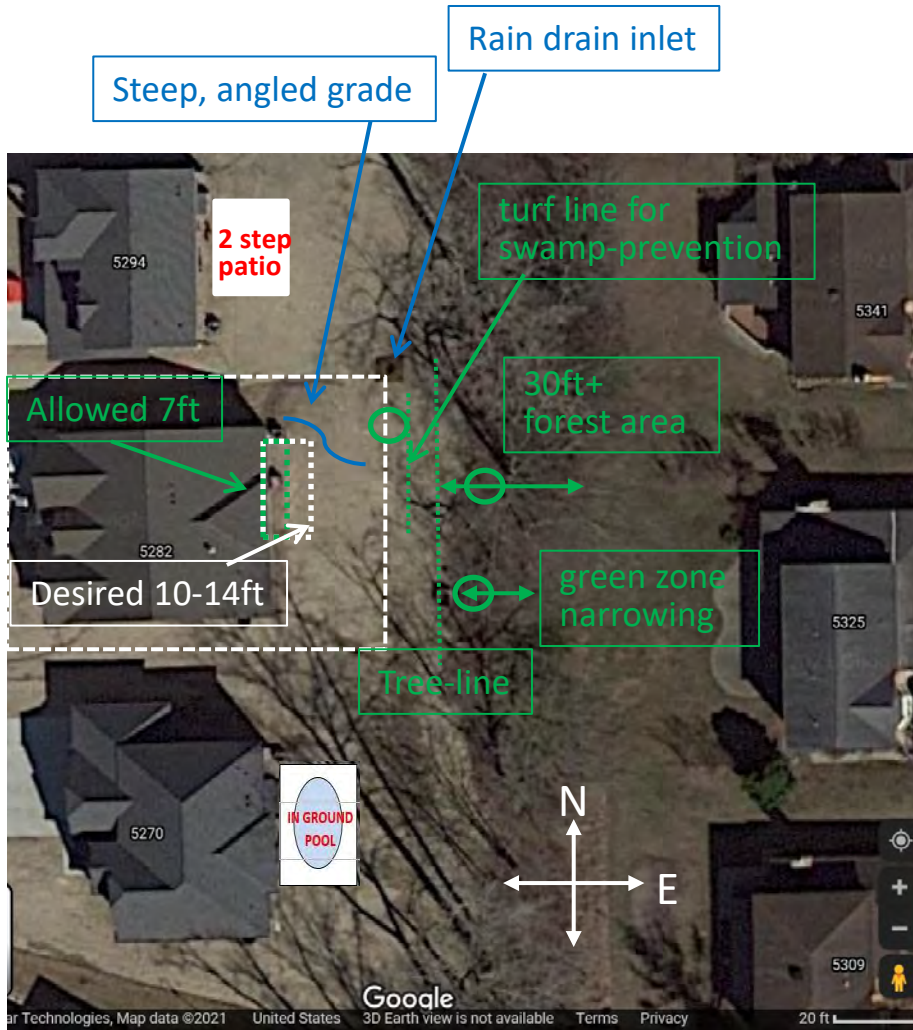
Propose (10-14)x24 deck  
w/stairs  
(22"/32" Elevation  
above grade to match  
walk-out door height)

- RAILINGS ARE 80% SEE-THRU (NON SIGHT-OBSCURING)
- IF 25 FT SETBACK IS INTENDED TO PREVENT STRUCTURES ON BACK TO BACK HOUSES BEING 50 FT APART - GREEN SPACE PROVIDES 50 FT SEPARATION, **EVEN IF STRUCTURES WERE BOTH LOCATED ON REAR PROPERTY LINES**

Rain drain inlet



## Satellite view to supplement 2D plot plan



### Existing property conditions:

- ✓ Longer ranch footprint ~10ft closer to property line than most neighborhood houses (e.g. 5294 Ludstone)
- ✓ Steep angled grading proximal to rain drain prevents building safe (multi-step) concrete structures allowed closer to property line (e.g., pool, <10ft setback)
- ✓ Concrete retaining wall would interfere with storm easement and aggravate swamping around rain drain inlet
- ✓ 2-3ft turf along property line clearance was advised to prevent sagging
- ✓ Border tree zone is 2x in front of deck vs SE corner (e.g., across 5325 Allison)
- ✓ Separation from East structures >70 ft
- ✓ Planted 3 trees in clearance and 3 more planned to fill green space voids (see next slide)

### Proposed variance solution :

- Adding 3-7ft to setback from 10ft "clearance" (w/planted trees and turf) meets 25ft requirement and **preserves green space & >70ft separation to bordering East property structures**
- Desired deck size **smaller** and setback **larger** than other (concrete) structures built in the neighborhood



# Photos of property border with green space and NE city rain-drain inlet

~5ft-wide swamped area along property line in "clearance" needs turf protection and "rain" trees



Rowan and chestnut "rain" trees planted in clearance



10ft clearance and tree line w/void behind property line



# APPROVED SITE PLAN SUBJECT SITE

**SITE DATA:**

LOCATION OF PROJECT:  
NORTH OF EAST LONG LAKE ROAD, BETWEEN ROCHESTER ROAD AND JOHN R ROAD

SIZE OF PROPERTY: 18.08 ACRES

PROPOSED USE OF PROPERTY: FIFTY (50) DETACHED, SINGLE FAMILY HOMES

CURRENT ZONING: R-1C, ONE-FAMILY RESIDENTIAL DISTRICT AND EP-1, ENVIRONMENTAL PROTECTION AREA

PROPOSED CLUSTER OPTION

CLUSTER OPTION CALCULATION:

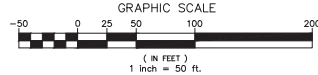
- BASE NUMBER OF UNITS = PARALLEL PLAN = 50 UNITS
- 20% DENSITY BONUS PER 10,000 = 9 UNITS
- EXTRA 10% OPEN SPACE PER 10,000 = 5 UNITS
- TOTAL UNITS ALLOWED = 64 UNITS
- TOTAL UNITS PROVIDED = 50 UNITS

SUBSURROUNDING PROPERTY DETAILS:

DIRECTION	ZONING	USE
NORTH	EP, ENVIRONMENTAL PROTECTION DISTRICT	CONSERVATION
SOUTH	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
EAST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES
WEST	EP, ENVIRONMENTAL PROTECTION DISTRICT	CONSERVATION
SOUTHWEST	R-1C, ONE-FAMILY RESIDENTIAL DISTRICT	SINGLE-FAMILY HOMES

REQUIRED AND PROVIDED LOT DIMENSIONS:

	REQUIRED	PROVIDED
FRONT	25 FOOT SETBACK	20 FOOT SETBACK (GARAGE)
REAR	25 FOOT SETBACK	25 FOOT SETBACK (GARAGE)
SIDES	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL	7.5 FOOT MIN. (ONE), 15 FOOT TOTAL
MAXIMUM HEIGHT	30 FEET, 2.5 STORY	30 FEET, 2 STORY
LOT WIDTH	85 FEET	60 FEET MIN.
OPEN SPACE	20%	31%



**PROJECT NARRATIVE**

PROPOSED CONSTRUCTION OF A 50-LOT SINGLE FAMILY DETACHED SITE CONDOMINIUM PROJECT NORTH OF E. LONG LAKE ROAD BETWEEN ROCHESTER ROAD AND JOHN R ROAD. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO EXISTING ELLERY DRIVE AND MIDVALE DRIVE. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY RIGHT IN THE R-1C DISTRICT. THE SITE IS CURRENTLY HEAVILY WOODED.

**SITE ARRANGEMENT:**

THE PROPOSED SITE CONDOMINIUM CONSISTS OF 50 LOTS WITH LOT SIZES RANGING BETWEEN 8,600 SQUARE FEET TO 12,000 SQUARE FEET, WITH AN AVERAGE LOT SIZE OF 10,000 SQUARE FEET. ALL UNITS FRONT ON THE NEW PUBLIC STREET CONNECTION. THE PROPOSED LOTS ARE REGULAR IN SHAPE, ALLOW FOR ADJACENT SERVICES AND PROVIDE SUFFICIENT SPACE FOR THE HOMES AND WALKWAYS AND GRASSES FOR EACH UNIT ACCORDING TO THE CLUSTER OPTION. A MINIMUM OF 20% OPEN SPACE HAS BEEN PROVIDED. 20 LOTS ARE A MINIMUM OF 60 FEET WIDE AND THE REMAINING 30 LOTS ARE 60 FEET OR LARGER.

**NATURAL RESOURCES:**

THE SITE IS CURRENTLY HAS SIGNIFICANT TREE COVER. THE SITE HAS A 3.03 ACRE ENVIRONMENTAL PROTECTION AREA AT THE NORTH PORTION OF THE SITE.

**FLOODPLAIN:**

THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C055F1 DATED: SEPTEMBER 29, 2006 (ZONE X).

**ACCESS AND CIRCULATION:**

VEHICULAR ACCESS AND CIRCULATION:  
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA EXTENSIONS OF EXISTING STUB STREETS. THE NEW ROAD WILL HAVE A SIXTY (60) FOOT WIDE RIGHT-OF-WAY.

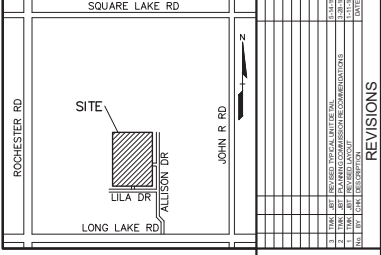
PEDESTRIAN ACCESS AND CIRCULATION:  
A 5-FOOT WIDE SIDEWALK IS PROVIDED AT BOTH SIDES OF THE NEW ROAD.

**UTILITIES:**

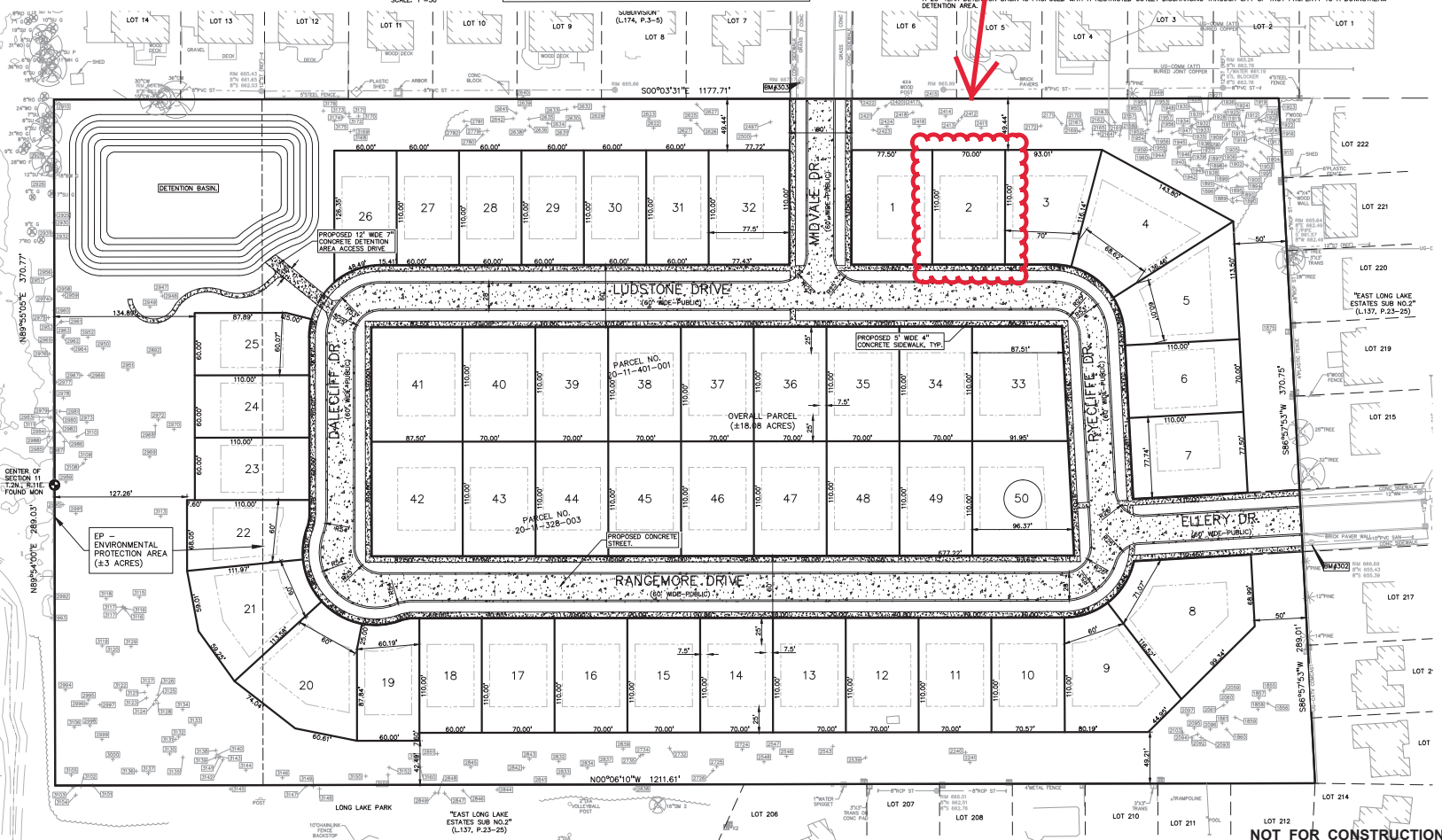
UTILITIES ARE PLACED WITHIN STREET RIGHT-OF-WAY, OR WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENTION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

A 25-YEAR DETENTION BASIN IS PROPOSED WITH A RESTRICTED OUTLET DISCHARGING THROUGH CITY OF TROY PROPERTY TO A DOWNSTEAM DETENTION AREA.



NO.	DATE	BY	DESCRIPTION
1	10/09/2017	PEA	PRELIMINARY SITE PLAN
2	10/09/2017	PEA	REVISIONS
3	10/09/2017	PEA	REVISIONS
4	10/09/2017	PEA	REVISIONS
5	10/09/2017	PEA	REVISIONS
6	10/09/2017	PEA	REVISIONS
7	10/09/2017	PEA	REVISIONS
8	10/09/2017	PEA	REVISIONS
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37	10/09/2017	PEA	REVISIONS
38	10/09/2017	PEA	REVISIONS
39	10/09/2017	PEA	REVISIONS
40	10/09/2017	PEA	REVISIONS
41	10/09/2017	PEA	REVISIONS
42	10/09/2017	PEA	REVISIONS
43	10/09/2017	PEA </tr	



**AREA TABLE**

PARCEL	AREA (S.F.)
1	8,525
2	7,700
3	8,951
4	11,146
5	9,194
6	7,700
7	8,542
8	12,603
9	9,766
10	7,744
11	7,700
12	7,700
13	7,700
14	7,700
15	7,700
16	7,700
17	7,700
18	6,600
19	6,762
20	9,832
21	9,176
22	7,163
23	6,600
24	6,600
25	6,551
26	6,830
27	6,600
28	6,600
29	6,600
30	6,600
31	6,600
32	8,533
33	9,800
34	7,700
35	7,700
36	7,700
37	7,700
38	7,700
39	7,700
40	7,700
41	9,825
42	9,825
43	7,700
44	7,700
45	7,700
46	7,700
47	7,700
48	7,700
49	7,700
50	10,429
AVG	8,008 SF

**CAUTION!**

This site plan is a preliminary plan and is not intended to be used for construction. It is subject to change without notice. The owner and the engineer assume no liability for any errors or omissions in this plan. The user of this plan is advised to consult with the engineer for a complete understanding of the plan and the site conditions. The user of this plan is advised to consult with the engineer for a complete understanding of the plan and the site conditions.

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**PRELIMINARY SITE PLAN  
WHISPERING PARK**

PART OF THE SE 1/4 AND SW 1/4 SECTION 11, T. 2N., R. 1E.,  
CITY OF TROY, OKLAHOMA COUNTY, MICHIGAN

D.E.S. T.M.A. T.D.N. D.P. S.P. S.I.R. K.T.R. T.P.M. J.B.T.

ORIGINAL ISSUE DATE:  
OCTOBER 09, 2017

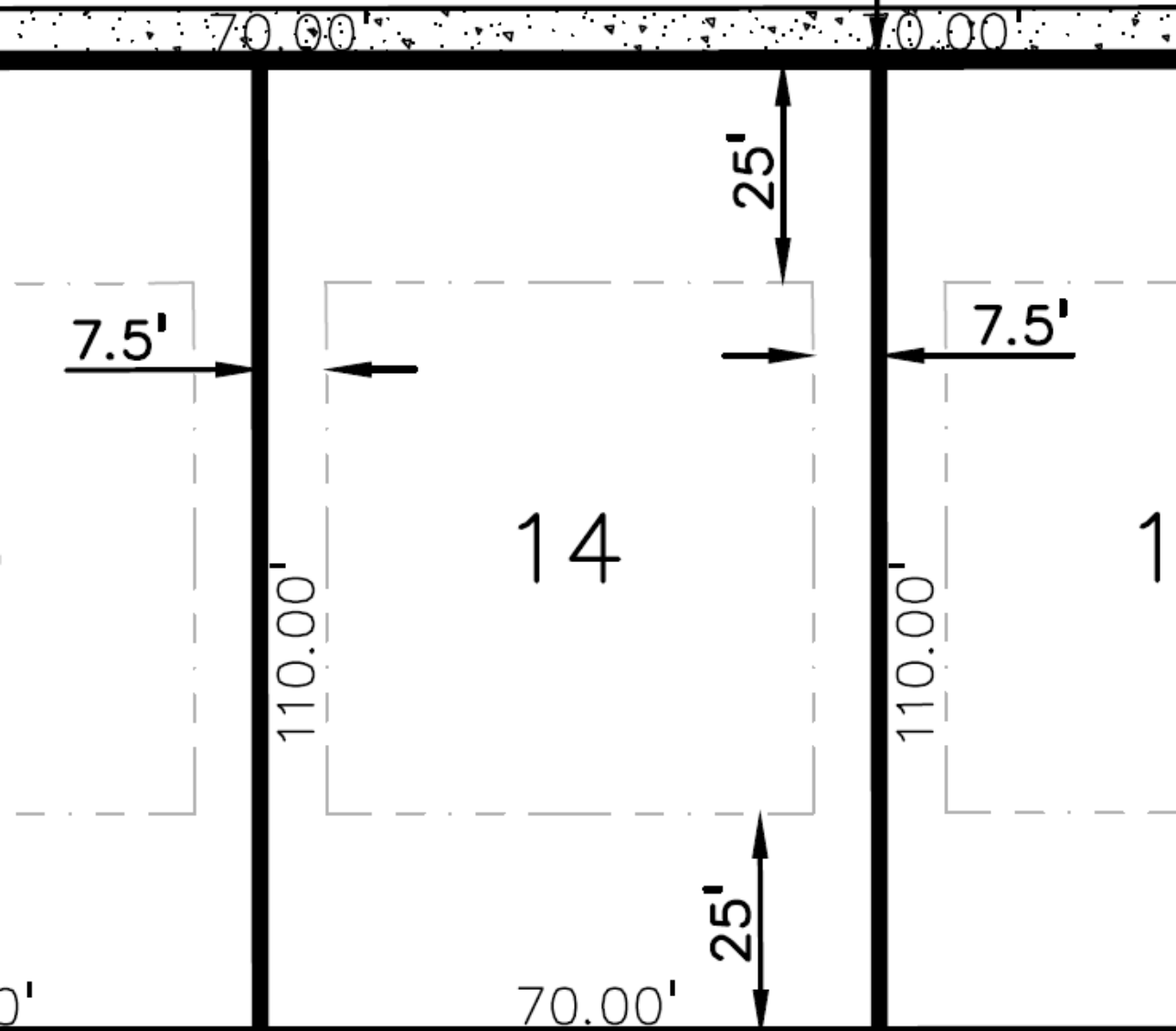
PEA JOB NO. 2017-112

SCALE: 1" = 50'

DRAWING NUMBER:  
**P-3**

**NOT FOR CONSTRUCTION**

**APPROVED SETBACKS (TYPICAL)**







500 West Big Beaver  
Troy, MI 48084  
troymi.gov

Date: August 24, 2021  
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

**APPROVED ONE FAMILY CLUSTER DEVELOPMENTS IN TROY, MI**

<b>NAME</b>	<b>LOCATION</b>	<b>PARCEL SIZE (ACRES)</b>	<b>#UNITS</b>	<b>% OPEN SPACE PRESERVED</b>
Parkview on Beach	SW corner of Long Lake & Beach	9.42	20	38%
Raintree Village on the Park	North Lake Drive, west of John R, north of Big Beaver	18.11	59	32%
Walnut Grove	North side of Long Lake, east of Livernois	5	13	37%
Whispering Park	North of Long Lake Road, between John R Road & Rochester Road	18	50	31%
West Troy Meadows	North of Wattles, west of Livernois (access off of Virgilia)	19.43	35	41%
Ashton Park	SW corner of Square Lake and Willow Grove	8.69	29	30%
Chadbury Place	South of Long Lake, between John R and Dequindre	5.22	16	25%
Midtown Crossing	East side of Rochester, north of Long Lake	3.89	14	38%
Meadows of Troy	North side of Square Lake, west of Dequindre	12	31	30%