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

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.

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, Jayalakshmi Malalahalli
Jim McCauley, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

April 19, 2022 **7:30 P.M.** **COUNCIL CHAMBERS**

1. ROLL CALL

2. PROCEDURE

3. APPROVAL OF MINUTES – February 15, 2021

4. APPROVAL OF AGENDA

5. HEARING OF CASES:

   A. VARIANCE REQUEST, WILLIAM FINNICUM FOR FINNICUM BROWNLIE ARCHITECTS, 2840 DONEGAL – A variance request to construct home additions, the following variances are requested: 1) to construct 37.32 feet from the front property line where the Zoning Ordinance requires a 40 feet setback, 2) to construct 7.68 feet from the side property line where the Zoning Ordinance requires a 15 foot setback, and 3) to allow both side yard setbacks combined of 29.02 feet where Zoning Ordinance requires a 30 foot combined setback.

   ZONING ORDINANCE SECTION: 4.06 C, R1-A Zoning District

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.*

On February 15, 2022 at 7:30 p.m., Chair Bossenbroek, called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:
Michael Bossenbroek
Thomas Desmond
David Eisenbacher
Jefferey Forster
Aaron Green
Mahendra Kenkre
Jayalakshmi Malalahalli

Also Present:
Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney
Barbara Chambers, ZBA Alternate

2. PROCEDURE- read by Vice Chair Eisenbacher

3. APPROVAL OF MINUTES –

Minutes of September 21, 2021

MOTION to amend the minutes

Moved by Green
Seconded by Desmond

RESOLVED, to amend the September 21, 2021 meeting minutes.

Yes: All

MOTION PASSED

MOTION to approve the amended minutes

Moved by Eisenbacher
Seconded by Green

RESOLVED, to approve the amended September 21, 2021 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASE:

VARIANCE REQUEST, SARAH & JIM ROLL, 4721 STODDARD- A variance request to construct a home addition setback 34.5 feet from the rear property line, where the Zoning Ordinance requires the addition to be setback at least 40 feet from the rear property.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to grant the variance

Yes: All

MOTION PASSED

6. COMMUNICATIONS – None

7. MISCELLANEOUS BUSINESS – Member Green reminded everyone that members seeking reappointment must file forms with City Clerk.

8. PUBLIC COMMENT –None

9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 7:53 pm.

Respectfully submitted,

_____
Michael Bossenbroek, Chair

_____
Paul Evans, Zoning and Compliance Specialist

G:\ZONING BOARD OF APPEALS\Minutes\2022\DRAFT\2022 03 15 ZBA Minutes Draft.doc

A. VARIANCE REQUEST, WILLIAM FINNICUM FOR FINNICUM BROWNLIE ARCHITECTS, 2840 DONEGAL – A variance request to construct home additions, the following variances are requested: 1) to construct 37.32 feet from the front property line where the Zoning Ordinance requires a 40 feet setback, 2) to construct 7.68 feet from the side property line where the Zoning Ordinance requires a 15 foot setback, and 3) to allow both side yard setbacks combined of 29.02 feet where Zoning Ordinance requires a 30 foot combined setback.

ZONING ORDINANCE SECTION: 4.06 C, R1-A Zoning District

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LIMERICK
KILLARNEY
DUBLIN FAIR
BEACH
LAKE CHARNWOOD
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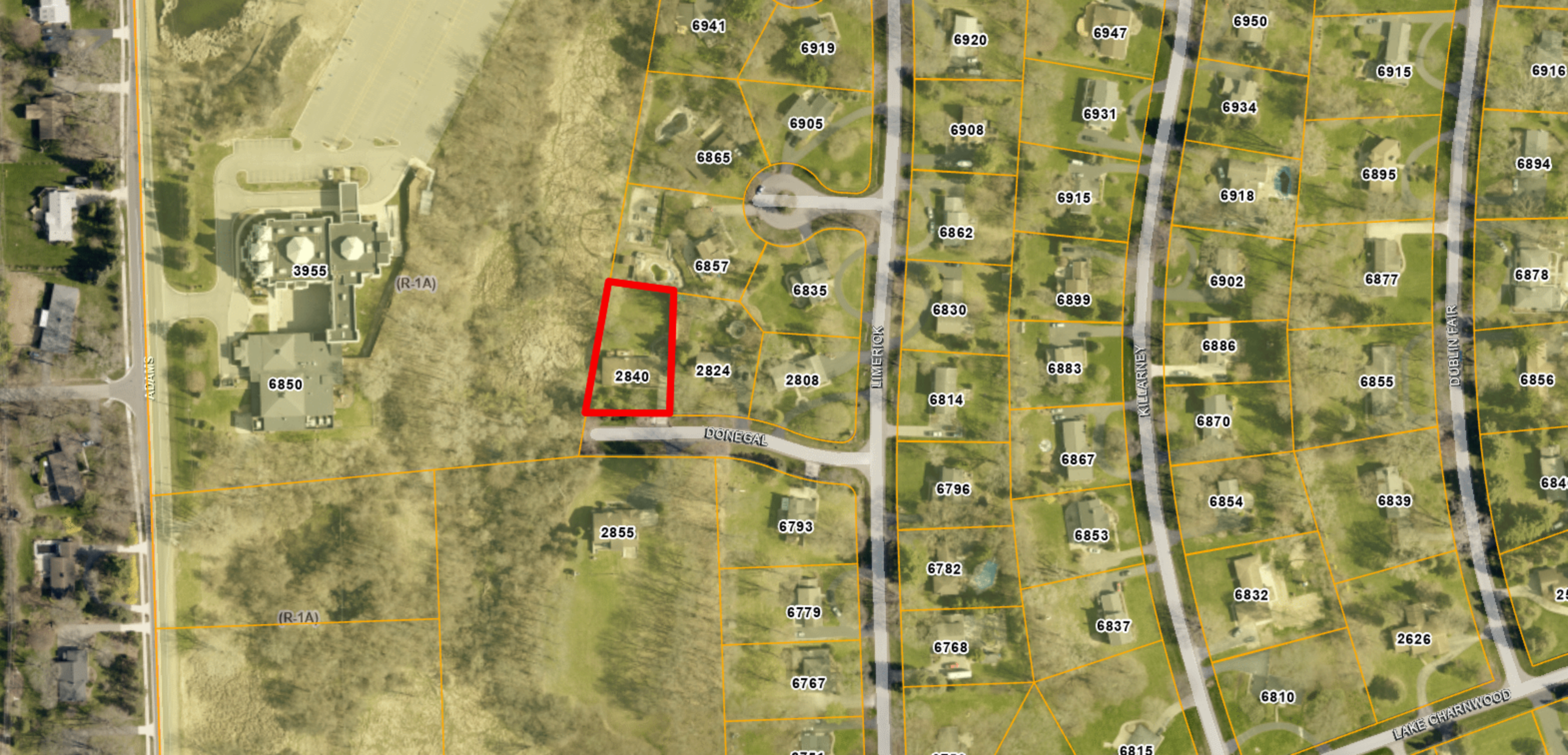
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CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

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: 2840 Donegal
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-06-101-013
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Section 4.06 C - Dimensional Requireme
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: June 21, 1977 a variance of 4ft to the west property line was granted due to the shape of
5. APPLICANT:

NAME William Finnicum

COMPANY Finnicum Brownlie Architects

ADDRESS 25885 German Mill Road

CITY Franklin STATE MI ZIP 48025

PHONE M: (248) 867-8883

E-MAIL william@fbarch.com

AFFILIATION TO THE PROPERTY OWNER: Project Architect

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Jake O'Brien & Amanda Feifer O'Brien

COMPANY

ADDRESS 2840 Donegal

CITY Troy STATE MI ZIP 48098

TELEPHONE (267) 234-1100

E-MAIL forgoodnessjake@icloud.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, William L. Finnicum (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 William L. Finnicum **DATE** March 14, 2022

PRINT NAME: William L. Finnicum

PROPERTY OWNER SIGNATURE **DATE** March 14, 2022

PRINT NAME: Jake O'Brien

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.

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: 2840 Donegal

March 14, 2022

Background:

The owners of 2840 Donegal, Jake O'Brien and Amanda Feifer, intend to build two small additions to expand their home: one a 96.5 SF sunroom to the front and the other a 215 SF master bedroom expansion to the rear.

When they purchased the home in late 2019, they intended it to be a part-time residence where the two of them would stay while helping to take care of Amanda's mother who had developed health issues. Amanda's parents live in Troy where she grew up, but she and Jake were living in Philadelphia. They were here when COVID hit and ended up staying through quarantine. In that time, they started taking care of their teenage niece, and decided to make this their full-time home. So, the home they intended as a part-time residence for two people is now serving as a full-time home for three, plus home offices for Jake and Amanda who now both work remotely at their Philly-based jobs.

They love the home, and they love the neighborhood, but they would greatly benefit from a modest expansion.

Variances Requested:
The sunroom is proposed to extend 2 FT beyond the existing front wall of the house, set back 37.32 FT. A front yard setback of 40 FT is required.

> **1). A variance of 2.68FT** is required.

The master bedroom is to expand in line with the west wall of the existing house; an encroachment into the required side yard setback results.

> **2). A variance in the total sideyard setback requirement of 0.92 FT is requested**. 30 FT total sideyard setback is required, 29.08 FT is proposed.
>
> **3). A variance of 7.68 FT is requested for the East side yard setback**. 15 FT is required, 7.32FT is proposed. In 1977, a variance of 4 FT was granted which reduced the side yard setback to 11 FT. The proposed addition would encroach 3.68 FT beyond the line of that variance.

Statement of Practical Difficulty:
This appeal meets all five standards for measuring practical difficulty:

a). Exceptional Characteristics of the property

> 1). Irregular-shaped lot – the lot splays to the east
>
> 2). The lot tapers 28 FT from wider at the front (south) to narrower at the rear (north)

3). The house is situated on the front set back line, in the center of the lot, severely limiting the space available for expansion

4). A subdivision deed restriction dictates the garage cannot face the street, therefore requiring a greater east side setback that pushes the house toward the west

b). The characteristics which make compliance with dimensional requirements difficult are purely those of the subject property. The existing organization of the house mandates the location of the master bedroom expansion, and the orientation of the house provides direct sun for a sunroom only from the south

c). The characteristics that make compliance with the dimensional requirements are not of a personal nature. The sunroom must be on the front of the house because it faces south. There is no other location on the perimeter of the "public" portion of the house that can provide direct sunlight. The garage takes up much of the front and the east side; and the kitchen and living room are facing north and get no direct sunlight. The remainder of the perimeter is taken up by bedrooms that face north and west. If the front wall of the greenhouse is restricted to the front setback (front wall of the house) the space would be just 4'-10" deep and not useful. If granted, the room will become about 7'-0" deep, a conservative size for sure but far more usable.

The master bedroom is on the northwest corner of the house. The side property line and setback line taper toward it. The addition must go straight to the north because offsetting it to the east would place it in front of the living room. To change its proportions and off-set it in a long and narrow proportion, perpendicular to the house is not workable. The farther the addition extends, the more it is pushed toward the east by the tapering setback line.

d). The characteristics which make compliance with the dimensional requirements difficult were not created by the current owner. The hardships are driven by the irregular lot-shape and the position of the house on the lot. The house is original, no additions have been added since it was constructed in 1977. Neither the previous nor the current owners shaped the lot.

e). If granted:

1). The proposed variance will not be harmful to or alter the essential character of the area. The property is at the end of a dead-end street. The sunroom is 58 FT from the street and 178 FT from the across-the-street neighbor. It is designed to blend with the lines of the house. Toward the west, the master bedroom addition is bordered by a wetland on the 17.5-acre property of the Bharatiya Temple. The grade rolls down to the wetland, then climbs high to the site of the Temple 350 FT away. Trees filter the view in the winter and screen it entirely in the summer.

2). The proposed variance will not impair the supply of light and air to the adjacent property.

3). The proposed variance will not increase the congestion of the public streets or increase the danger of fire or endanger the public safety. No new traffic will be generated.

4). The proposed variance will not diminish or impair the established property value within the established area. Property values will be enhanced by the addition due to the increased square footage of living area and updated appearance. The cost of the addition will represent an investment consistent with the existing average home values, effectively increasing the average comps for the area.

5). The proposed variance will not in any aspect impair the public health, safety, comfort morals or welfare of the inhabitants of the city. If the variance is granted, the addition will be a positive contribution to the City of Troy and its inhabitants.

Mr. O'Brien and Ms. Feifer request the variances be granted to enable them the best use of their property.

Respectfully submitted,
Finnicum Brownlie Architects

William L. Finnicum

William Finnicum AIA NCARB
Applicant

O'BRIEN RESIDENCE

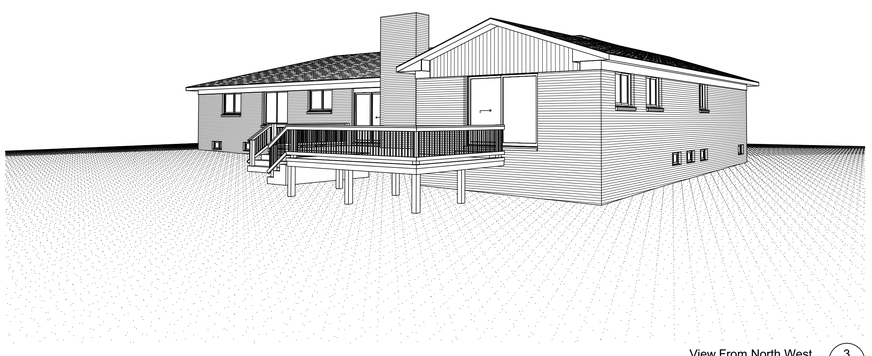
2840 DONEGAL DRIVE

SHEET INDEX

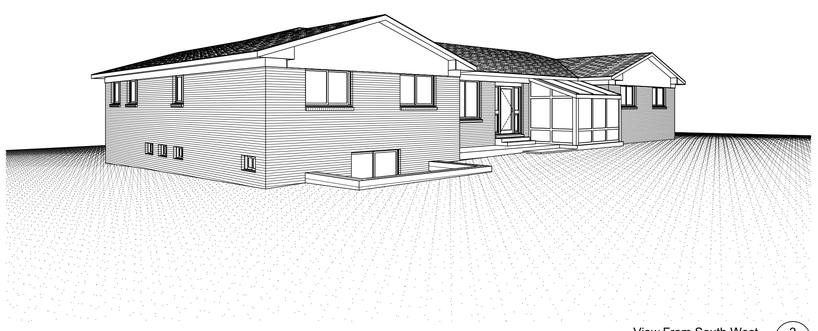
A1	SITE PLAN, 3D VIEWS
1	TOPOGRAPHIC SURVEY
A2	FIRST FLOOR PLAN
A3	LOWER LEVEL FLOOR PLAN
A4	EXTERIOR ELEVATIONS
A5	EXTERIOR ELEVATIONS

DESIGNED IN ACCORDANCE WITH THE MICHIGAN RESIDENTIAL CODE 2015.

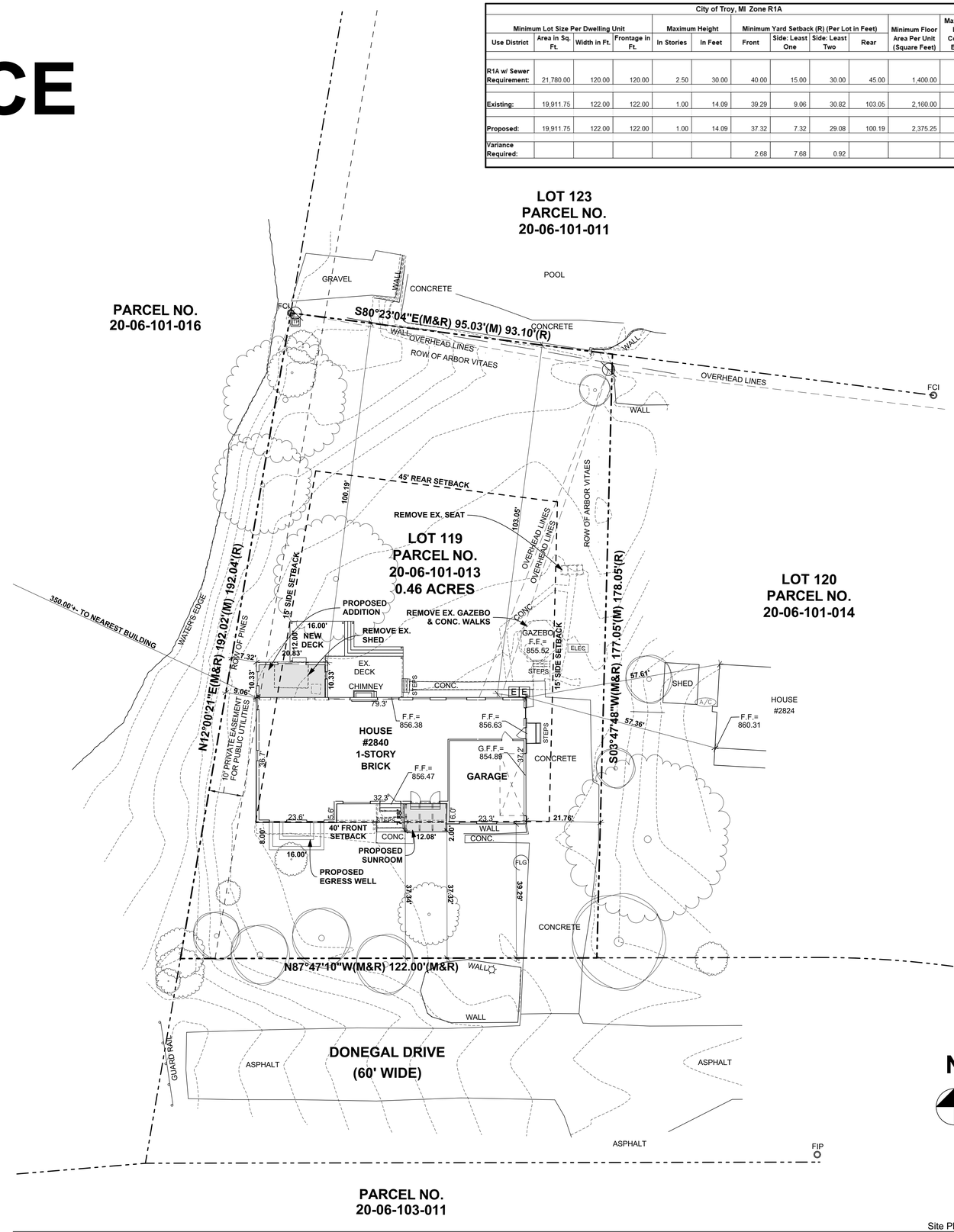
City of Troy, MI Zone R1A											
	Minimum Lot Size Per Dwelling Unit			Maximum Height		Minimum Yard Setback (R) (Per Lot in Feet)				Minimum Floor Area Per Unit (Square Feet)	Maximum % of Lot Area Covered by Buildings
Use District	Area in Sq. Ft.	Width in Ft.	Frontage in Ft.	In Stories	In Feet	Front	Side: Least One	Side: Least Two	Rear		
R1A w/ Sewer Requirement:	21,780.00	120.00	120.00	2.50	30.00	40.00	15.00	30.00	45.00	1,400.00	30.00%
Existing:	19,911.75	122.00	122.00	1.00	14.09	39.29	9.06	30.82	103.05	2,160.00	13.71%
Proposed:	19,911.75	122.00	122.00	1.00	14.09	37.32	7.32	29.08	100.19	2,375.25	15.28%
Variance Required:						2.68	7.68	0.92			



View From North West (3 / A1)
NOT TO SCALE



View From South West (2 / A1)
NOT TO SCALE



Site Plan (1 / A1)
SCALE: 1/16" = 1'-0"

ZBA: 03-11-2022

FINNICUM BROWNLIE ARCHITECTS

25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

PROJECT:
O'BRIEN RESIDENCE
2840 DONEGAL DRIVE
TROY, MI 48098

TITLE:
SITE PLAN, 3D VIEWS

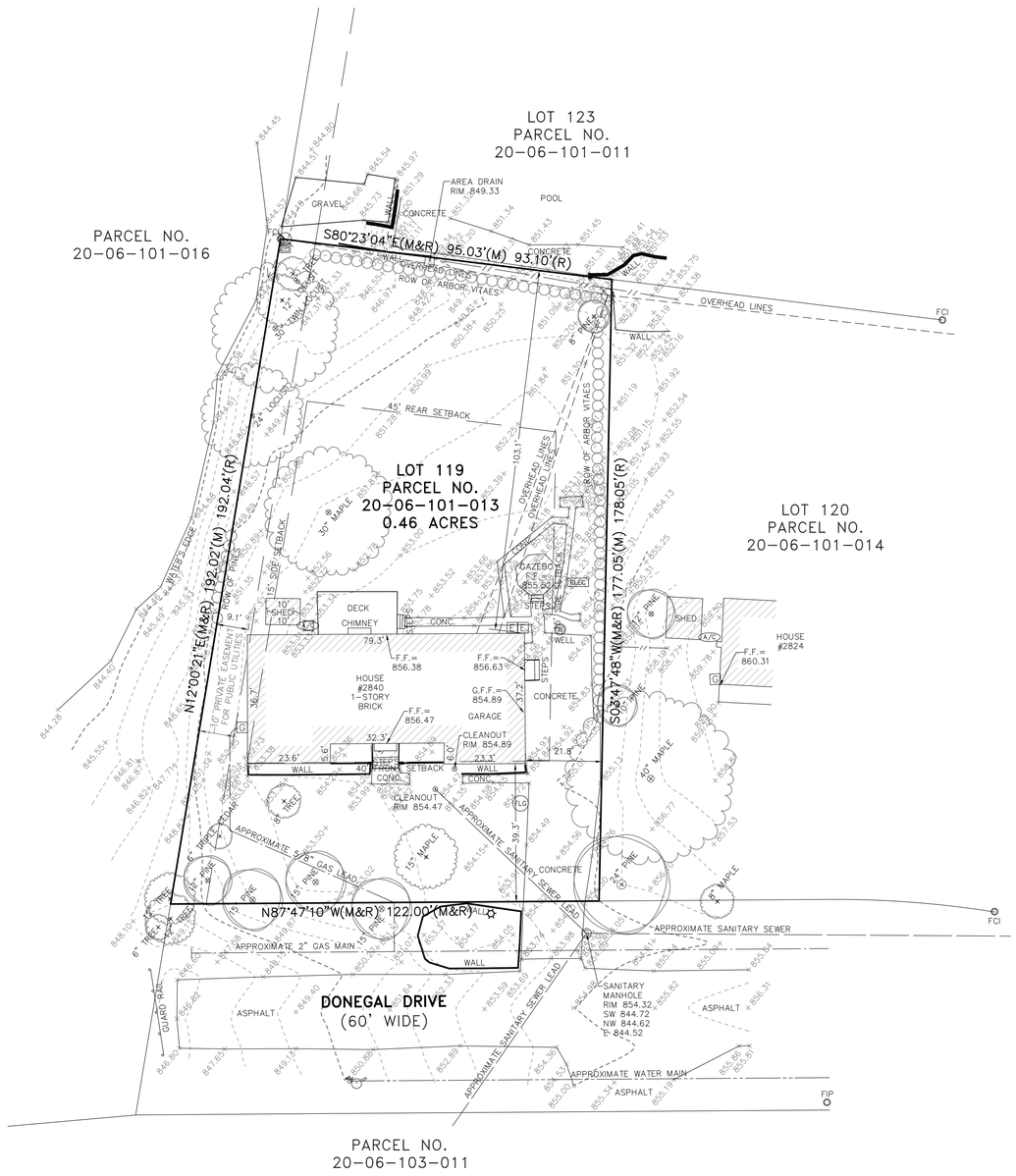
STATE OF MICHIGAN
WILLIAM L. FINNICUM III
ARCHITECT
NO. 1301022839
LICENSED ARCHITECT

SHEET NO.
A1

© COPYRIGHT 2022 FINNICUM BROWNLIE ARCHITECTS. C:\Users\pcc\500\OneDrive\FBA\OBrien\O'Brien-ZBA-03042022.pln

LEGEND

FCI	FOUND CAPPED IRON
FIB	FOUND IRON BAR
	EX. UTILITY POLE
	EX. FENCE
	EX. OVERHEAD LINES
	EX. GUY WIRE
	EX. SANITARY SEWER
	EX. GAS MAIN
	EX. WATER MAIN
	EX. WALLS
	EX. ROW OF EVERGREENS
	EX. DECIDUOUS TREE
A/C	EX. AIR CONDITIONER
	EX. CLEANOUT
S	EX. SANITARY MANHOLE
	EX. CATCH BASIN
	EX. LIGHT POLE
TP	EX. TELEPHONE PEDESTAL
W	EX. WELL
	EX. HYDRANT
	EX. WATER SHUT-OFF
ELEC	EX. ELECTRIC OUTLET
E	EX. ELECTRIC METER
G	EX. GAS METER



SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 119 OF "LAKE CHARNWOOD NO. 4", A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 113 OF PLATS, PAGE 1, OAKLAND COUNTY RECORDS, BEARING IS N12°00'21"E.

2. TITLE WORK WAS NOT PROVIDED. ALL EXISTING EASEMENTS MAY NOT BE SHOWN.

3. A WETLAND AND TREE SURVEY WAS NOT PERFORMED AS PART OF THIS SURVEY.

ZONING:

R-1A, ONE-FAMILY RESIDENTIAL DISTRICT

SETBACKS:

(SETBACKS TO BE VERIFIED BY ARCHITECT OR DESIGN PROFESSIONAL PRIOR TO DESIGN.)

FRONT: 40 FEET
SIDES: 15 FEET
REAR: 45 FEET

BENCHMARK:

TOP ARROW ON HYDRANT, SOUTH SIDE OF DONEGAL DRIVE, ACROSS FROM HOUSE #2840 DONEGAL DRIVE.
ELEVATION: 852.86 N.A.V.D.88

LEGAL DESCRIPTIONS (BY OTHERS):

LOT 119 OF "LAKE CHARNWOOD NO. 4", A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 113 OF PLATS, PAGE 1, OAKLAND COUNTY RECORDS.

FLOOD HAZARD STATEMENT:

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE RATE MAP (FIRM) #26125C0527F (COMMUNITY ID NO. 260180 – CITY OF TROY, MI). WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS STATEMENT IS BASED ON THE RESULTS OF GRAPHIC PLOTTING ONTO THE ABOVED NAMED MAP AND PANEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. ZONE "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

RESIDENTIAL
Subdivisions
Site Condominium
Multi-Family
Site Plans
COMMERCIAL
Site Plans
Site Engineering
Industrial Building Unit
Land Surveying
SURVEYING
ALTA/NSPS
Boundary Surveys
Topographic Surveys
Site Layout
Construction Staking

GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 668-0700 Fax: (248) 668-0701

811
Know what's below
Call before you dig.

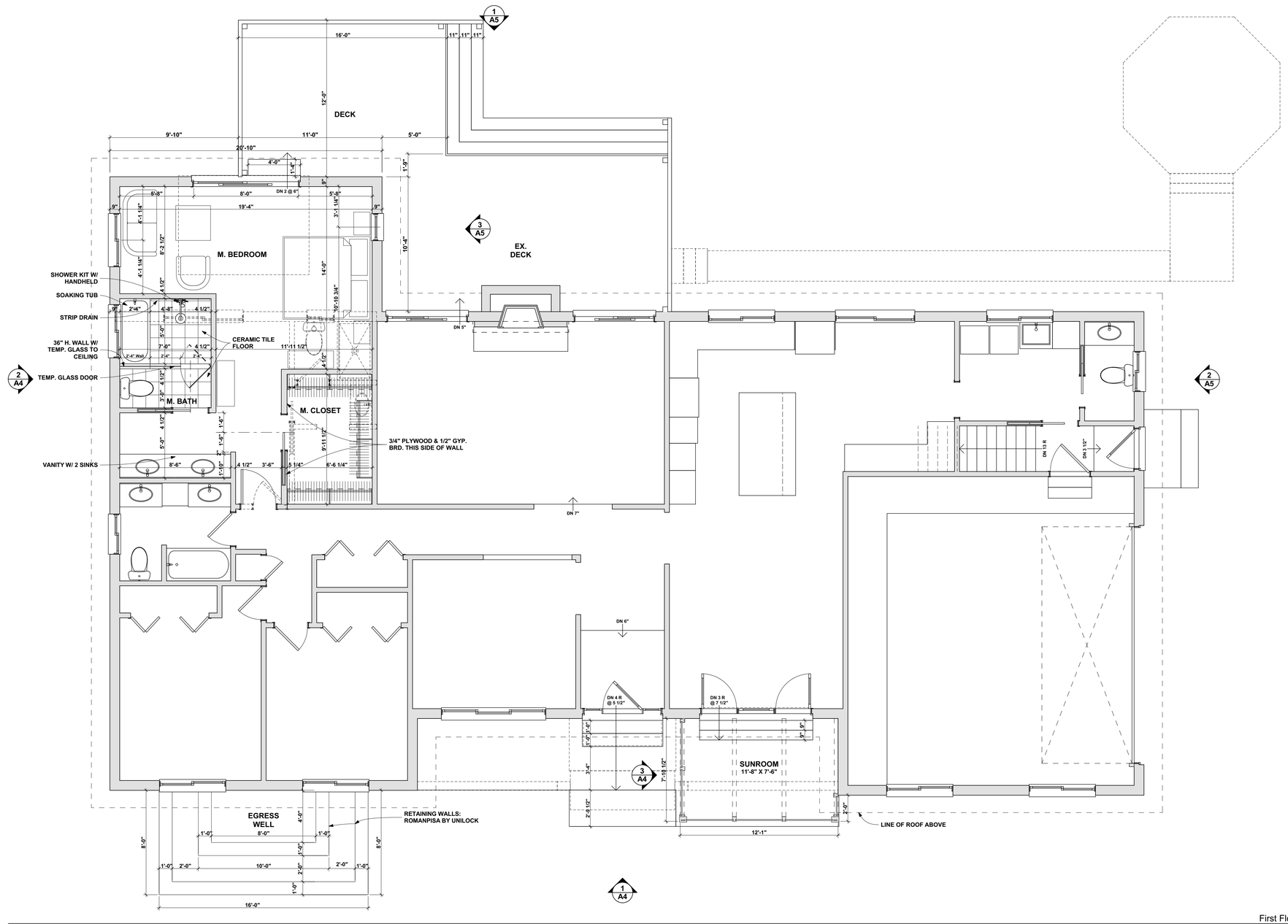
CLIENT: JAKE & AMANDA O'BRIEN

TOPOGRAPHIC SURVEY

2840 DONEGAL DRIVE – PARCEL NO. 20-06-101-013
TOWNSHIP: 2 N. RANGE: 11 E.
SECTION: 6
CITY OF TROY
OAKLAND COUNTY
MICHIGAN

REVISED

DATE: 1-25-2022
DRAWN BY: JPP
CHECKED BY: DJL
0 10 20
FBK: --
CHF: RG
SCALE HOR 1"=20 FT.
VER 1"= -- FT.
1
21-312



First Floor Plan (1 / A2)

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

ZBA: 03-11-2022

FINNICUM BROWNLIE ARCHITECTS

25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

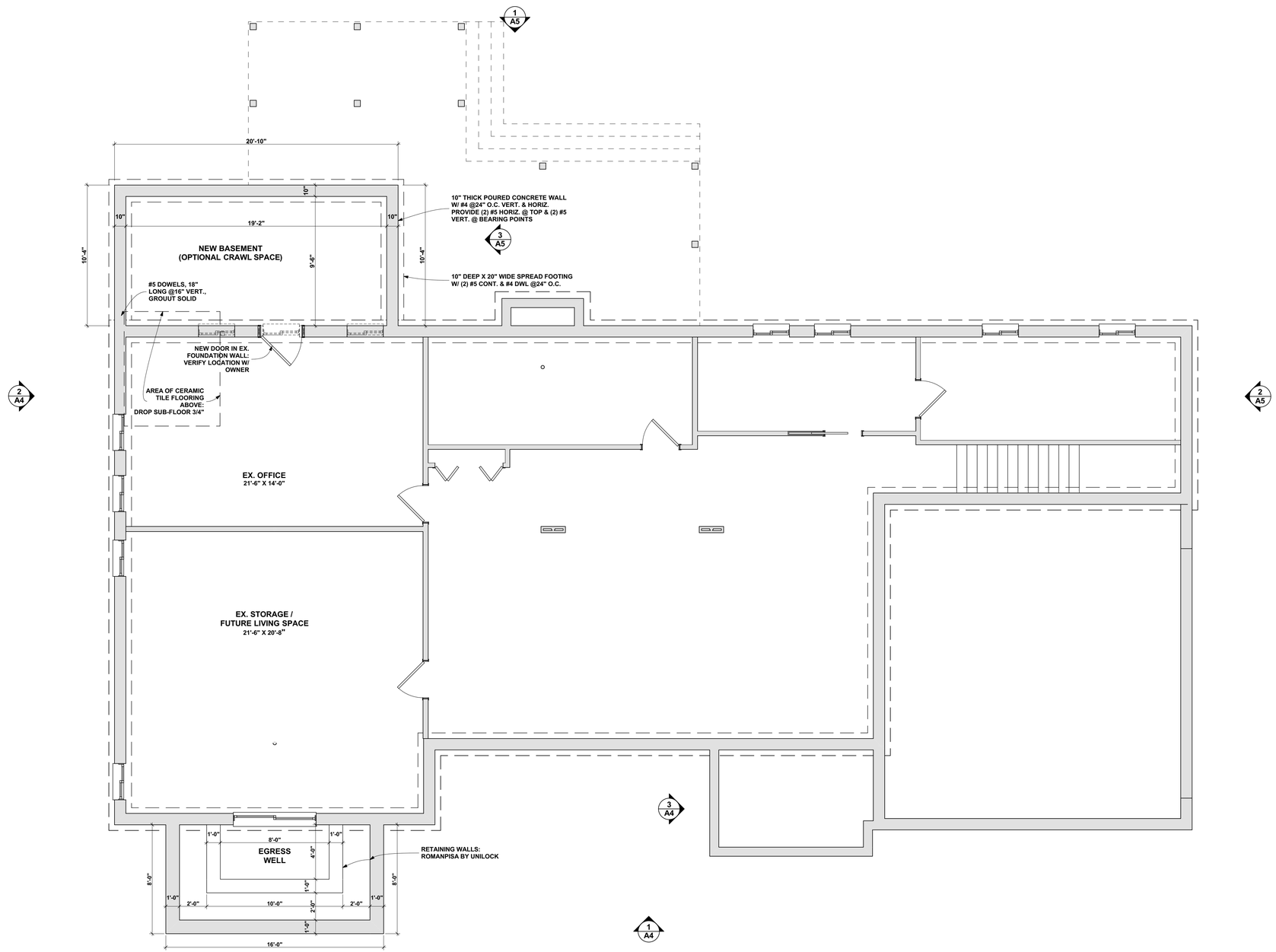
PROJECT:
O'BRIEN RESIDENCE
2840 DONEGAL DRIVE
TROY, MI 48098

TITLE:
FIRST FLOOR PLAN

STATE OF MICHIGAN — WILLIAM L. FINNICUM III — ARCHITECT — No. 1301022539 — LICENSED ARCHITECT

SHEET NO.
A2

© COPYRIGHT 2022 FINNICUM BROWNLIE ARCHITECTS.: C:\Users\rpcs\1000\OneDrive\FBA\OBrien\OBrien-ZBA-03042022.pln



Lower Level Floor Plan
SCALE: 1/4" = 1'-0"
1
A3

ZBA: 03-11-2022

FINNICUM
BROWNLIE
ARCHITECTS

25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

PROJECT:
O'BRIEN RESIDENCE
2840 DONEGAL DRIVE
TROY, MI 48098

TITLE:
LOWER LEVEL FLOOR PLAN

STATE OF MICHIGAN
WILLIAM L. FINNICUM III
ARCHITECT
No. 1301022839
LICENSED ARCHITECT

SHEET NO.
A3

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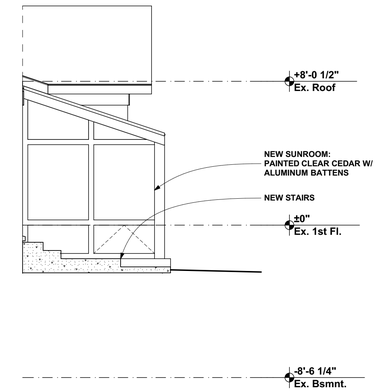
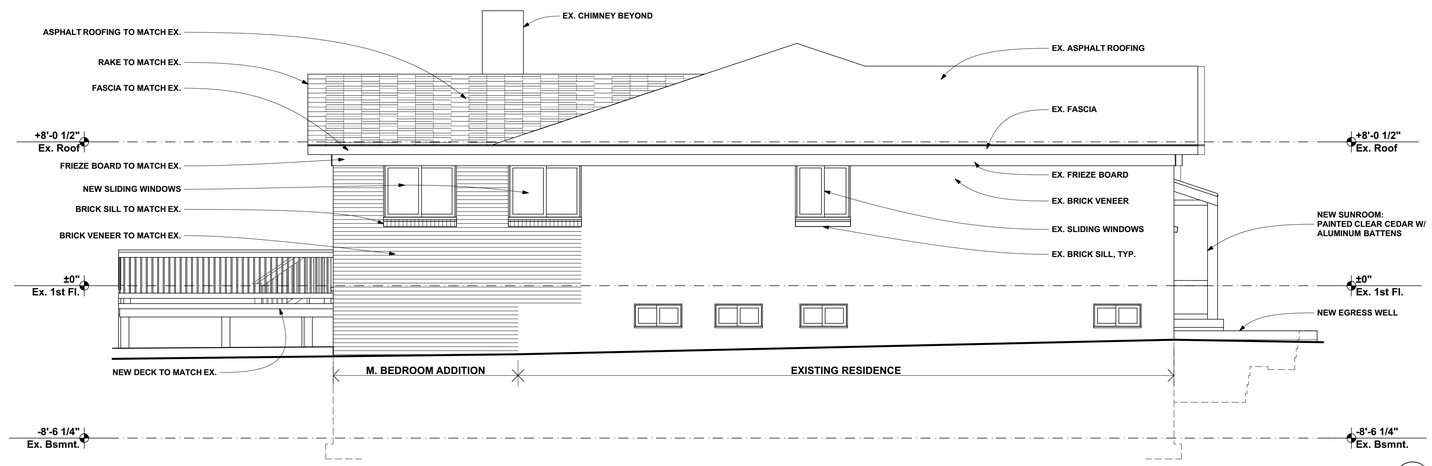


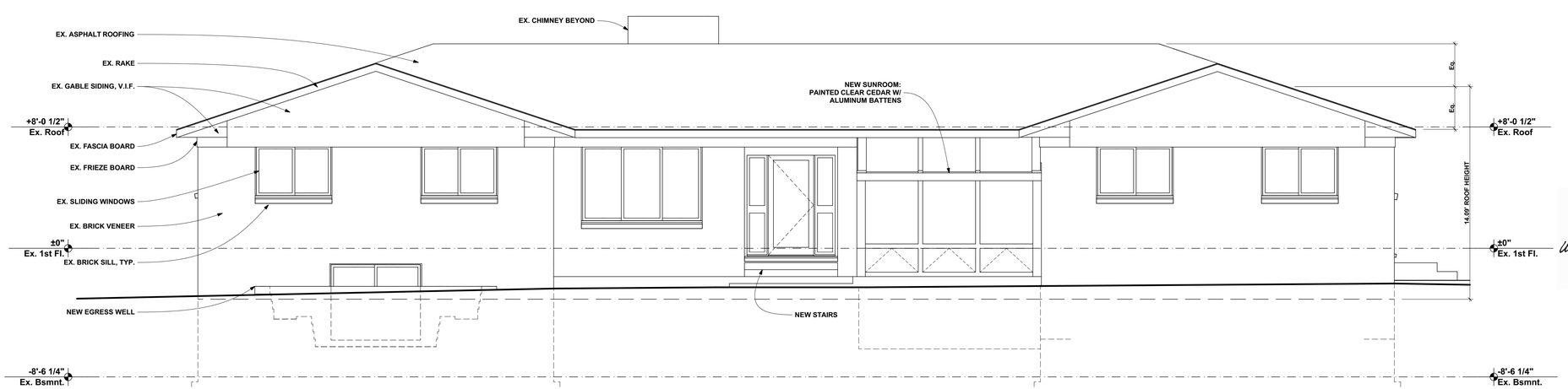
West Sunroom Elevation 3 A4

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



West Elevation 2 A4

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



South Elevation 1 A4

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

ZBA: 03-11-2022

FINNICUM BROWNLIE ARCHITECTS

25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

PROJECT:
O'BRIEN RESIDENCE
2840 DONEGAL DRIVE
TROY, MI 48098

TITLE:
EXTERIOR ELEVATIONS

STATE OF MICHIGAN
WILLIAM L. FINNICUM III
ARCHITECT
No. 1301022839
LICENSED ARCHITECT

SHEET NO.
A4

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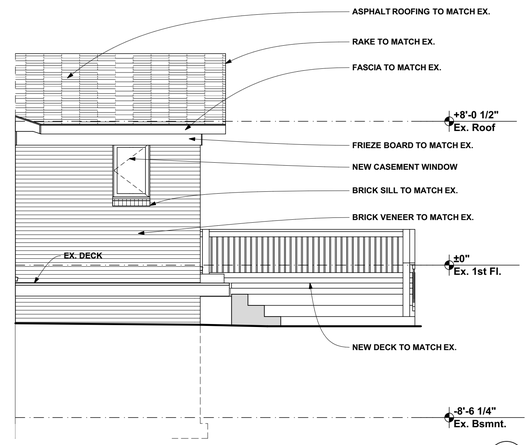
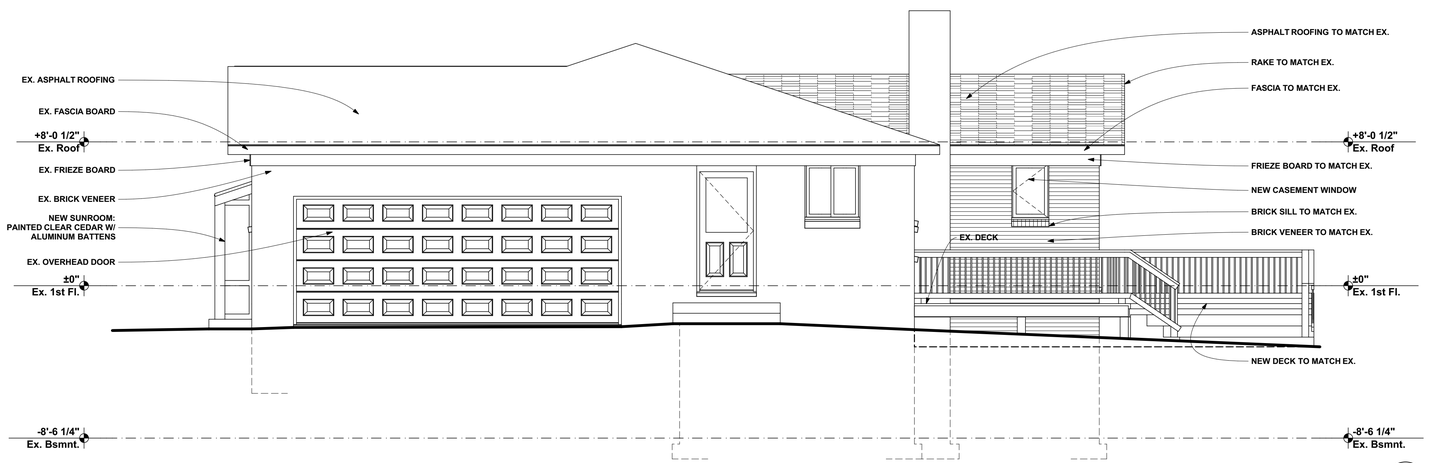


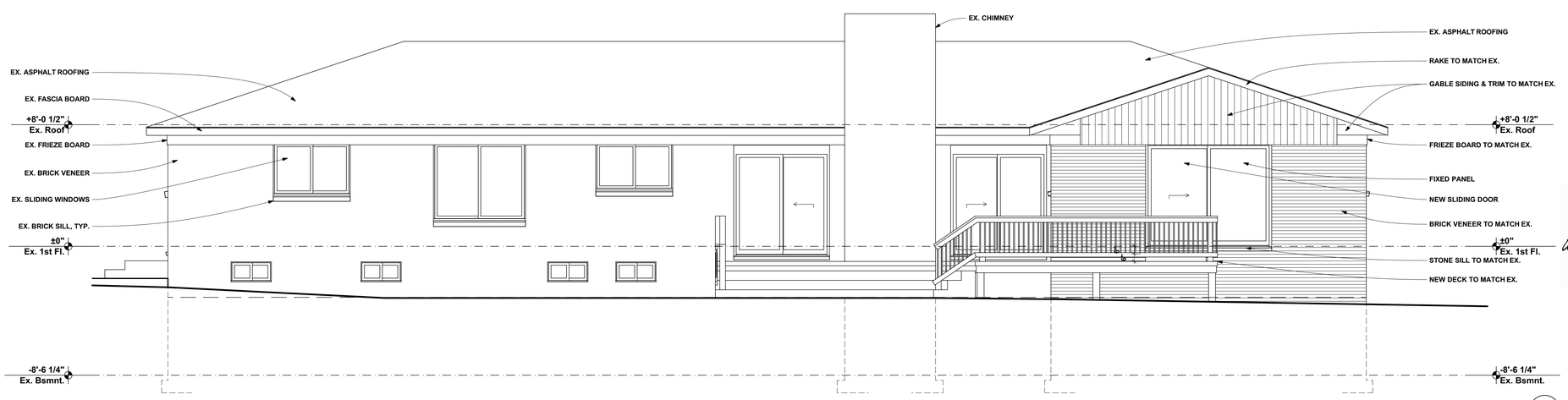
East Addition Elevation 3 A5

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



East Elevation 2 A5

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



North Elevation 1 A5

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

ZBA: 03-11-2022

FINNICUM BROWNLIE ARCHITECTS

25885 GERMAN MILL
FRANKLIN, MI 48025
248 851 5022

PROJECT:
O'BRIEN RESIDENCE
2840 DONEGAL DRIVE
TROY, MI 48098

TITLE:
EXTERIOR ELEVATIONS

STATE OF MICHIGAN
WILLIAM L. FINNICUM III
ARCHITECT
No. 1301022839
LICENSED ARCHITECT

SHEET NO.
A5

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View approaching from East.

View from East.

View from South.

View from South-West.

View looking North.

View looking West.

View from North.

View from North-East.

North side of Donegal

Lot #119 - Lake Charnwood #4

ITEM #7. Variance Requested, Biagio Cacciottolo, Lot #119, Lake Charnwood #4, north side of Donegal, for relief of the required side yard from 15' to 11'.

Mr. VandenBussche explained that the petitioner is requesting a permit to erect a single family residence that will have a side yard setback of 11' on the west side of this site. The zoning ordinance requires a minimum side yard setback of 15' in this residential use district. This item was tabled at our last regular meeting to allow the petitioner the benefit of a full board and check the possibility of obtaining additional property and to allow the petitioner to submit a plan drawn to scale. As of this date, no plans have been submitted by the petitioner.

Mr. Tom Cavanaugh, representing the Cacciottolos', was present and indicated that the located the owner of the property to the west and they are unwilling to sell any portion of that property. However, the owners had no objection to the home being 4' closer to the property line. He stated that the plans are not completed and are being worked on at the present time.

Mr. Cavanaugh spoke to the chairman of the homeowners association and it was relayed to him that the subdivision restriction would not permit a garage door on the front of the building.

Motion by Giachino
Support by McDonough

MOVED, that the petitioner be granted the variance to erect the residence with the side drive at 11' dimension to the west because of the practical difficulty arising out of the odd shaped lot and the practical difficulty that exists in the subdivision requirements.

ayes: 6
nays: 0
absent: 1

MOTION TO APPROVE CARRIED

~~PUBLIC HEARINGS~~

ITEM #8. Variance Requested, Wayne W. Blizman, 2830 Lanergan Drive, Lot #8, S/P #27, for relief to erect a two car garage 32.5' from the front property line where 40' is required.

Mr. VandenBussche explained that the petitioner is requesting a permit to construct a detached garage that will be located 32.5' from the front property line. The minimum front setback in this zoning district is 40' Detached garages are not permitted in a required yard other than a required rear yard. The petitioner contends that at the time the house was built a 32.5' setback was acceptable and would like to keep in the same line. He has an area in the rear that is referred to as a wild life sanctuary.

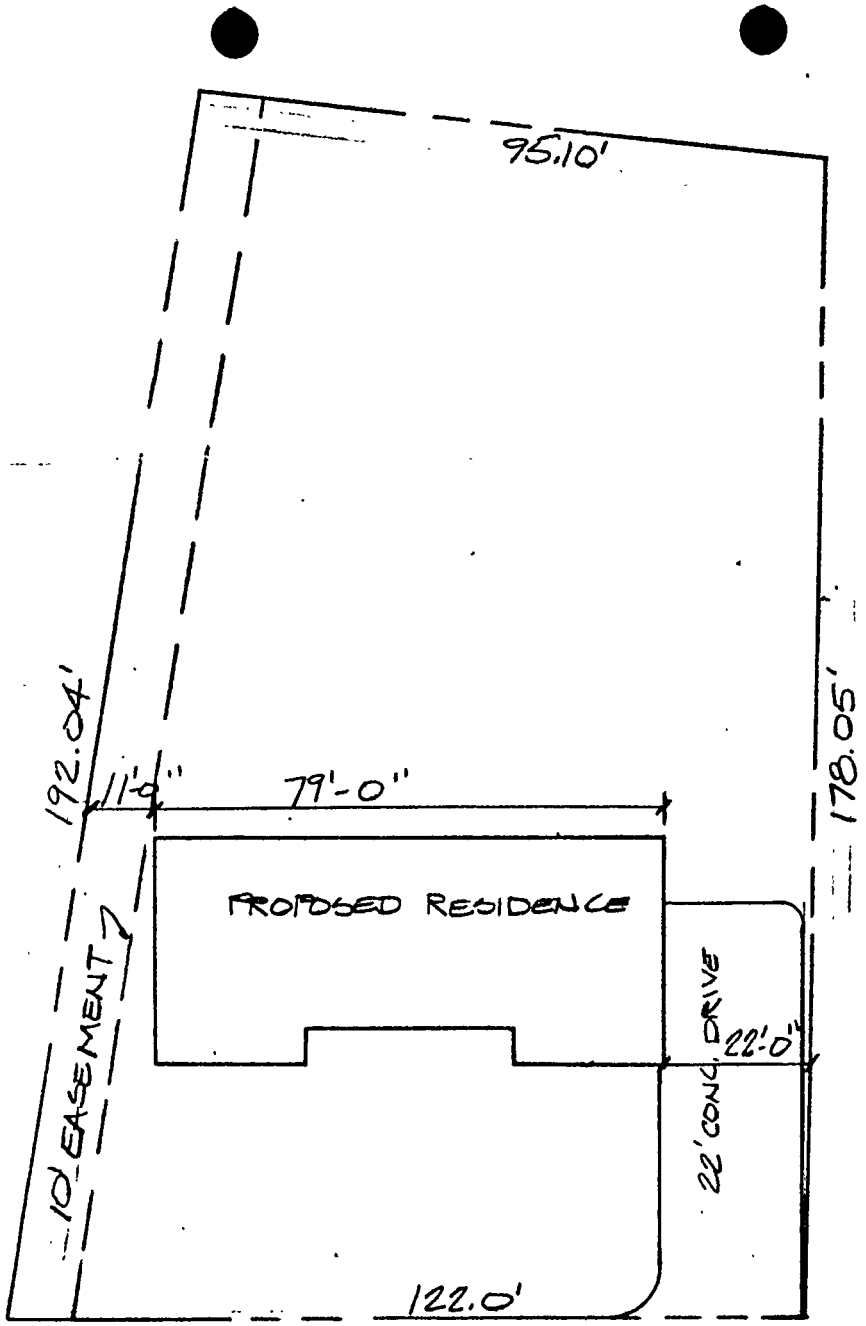
Mr. Wayne Blizman was present and indicated that he cannot move back to 40' setback as he has a court yard and deck at the rear. If the garage were moved back, they would have to remove several trees and the view from the deck would be obstructed by the presence of the garage. The garage will not extend beyond any neighbors home.

The Chairman opened the public hearing.

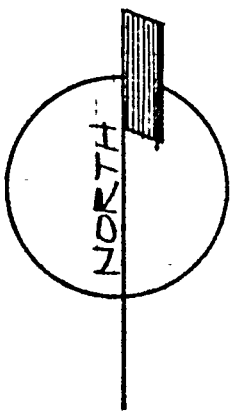
No comments from the audience.

The Chairman closed the public hearing.

Five letters of approval on file from Frank G. Rising, 2861 Lanergan; Aurelia Tenske, 2810 Lanergan; John T. Kerr, 2795 Lanergan; Leonard M. Kovacheff, 2900 Town Hill; and Thomas Helm of 2844 Lanergan.



℄ DONEGAL DRIVE

22' ROAD

LOT #119
LAKE CHARNWOOD No. 4 SUB.
CITY OF TROY, MICH.
SCALE: 1"=30'-0"