

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

June 21, 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, 5286 CHURCHILL, IWONA & MARCIN BAZINSKI – A variance to construct a detached accessory structure (shed) 1) in the side yard where the Zoning Ordinance allows only in the rear yard, 2) a distance of 7 feet 2 inches from the main building where the Zoning Ordinance requires it to be 10 feet from the main building and 3) setback zero feet from the side property line where the Zoning Ordinance requires a 6 foot setback.

ZONING ORDINANCE SECTION: 7.03 B 2, a & d
 - B. VARIANCE REQUEST, 157 WILTON, RYAN & KATELYN HAUTAU- A variance to construct a home addition 35.67 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 C, R1-B Zoning District
 - C. VARIANCE REQUEST, 2775 E. SQUARE LAKE, REGINA & DONALD FAIRMAN A variance to construct a home addition 20 feet from the front property line where the Zoning Ordinance requires the proposed addition to be 50 feet from the front property line.

ZONING ORDINANCE SECTION: 4.06 D, 1
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS

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.

8. PUBLIC COMMENT

9. ADJOURNMENT

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On April 19, 2022 at 7:30 p.m., Chair Bossenbroek, called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
David Eisenbacher
Jefferey Forster
Aaron Green
Mahendra Kenkre
Jayalakshmi Malalahalli

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 February 15, 2022

MOTION to approve.

Moved by Forster
Seconded by Green

RESOLVED, to approve the February 15, 2022 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASE:

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.

Moved by Eisenbacher
Second by Forster

RESOLVED, to grant the variance

Yes: Forster, Eisenbacher, Malalahalli, Kenkre
No: Bossenbroek, Green

MOTION PASSED

6. COMMUNICATIONS – None
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:32 pm.

Respectfully submitted,

Michael Bossenbroek, Chair

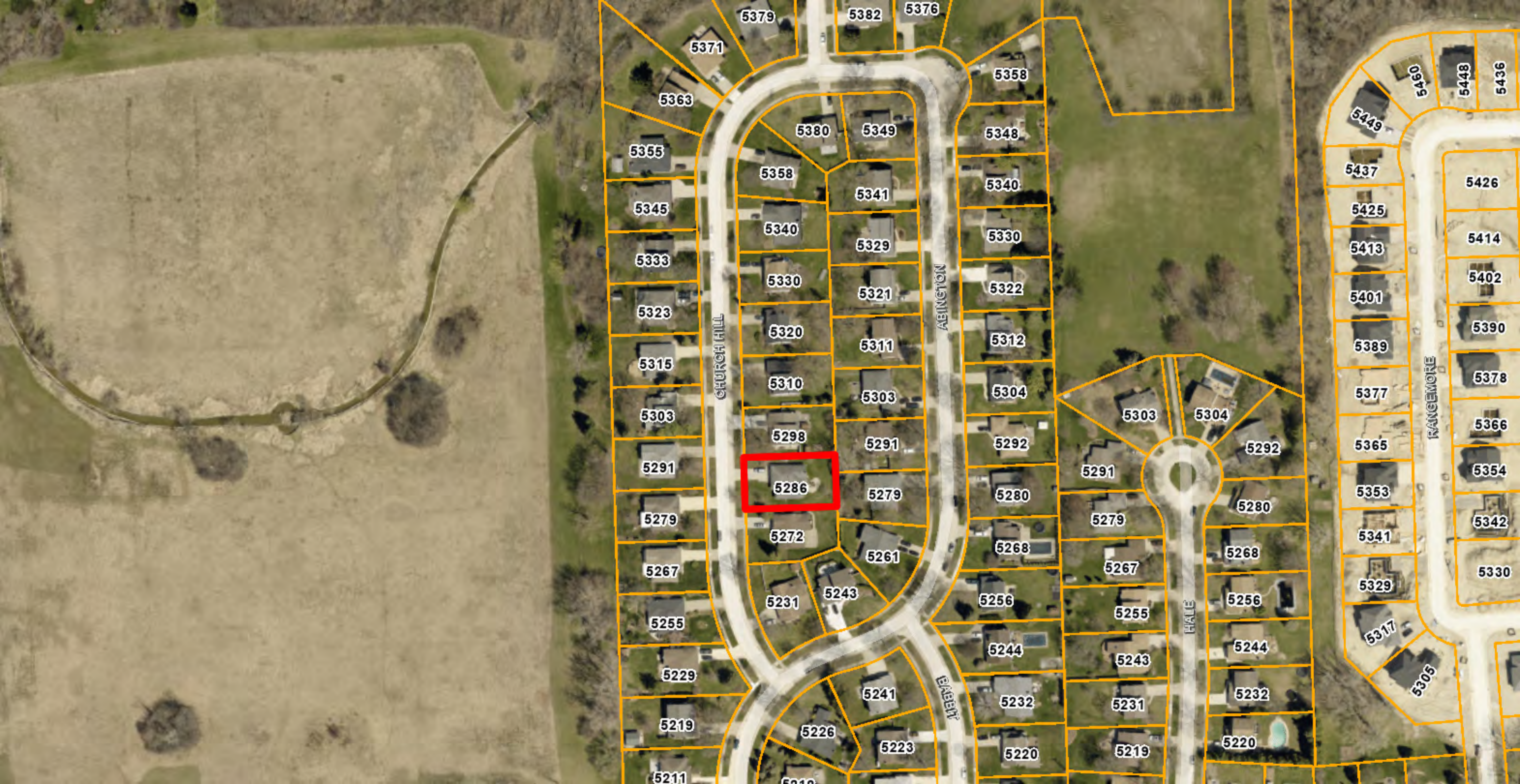
Paul Evans, Zoning and Compliance Specialist

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ZONING ORDINANCE SECTION: 7.03 B 2, a & d





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CHURCH HILL

AVINGTON

BABERT

HALE

RANGEMORE

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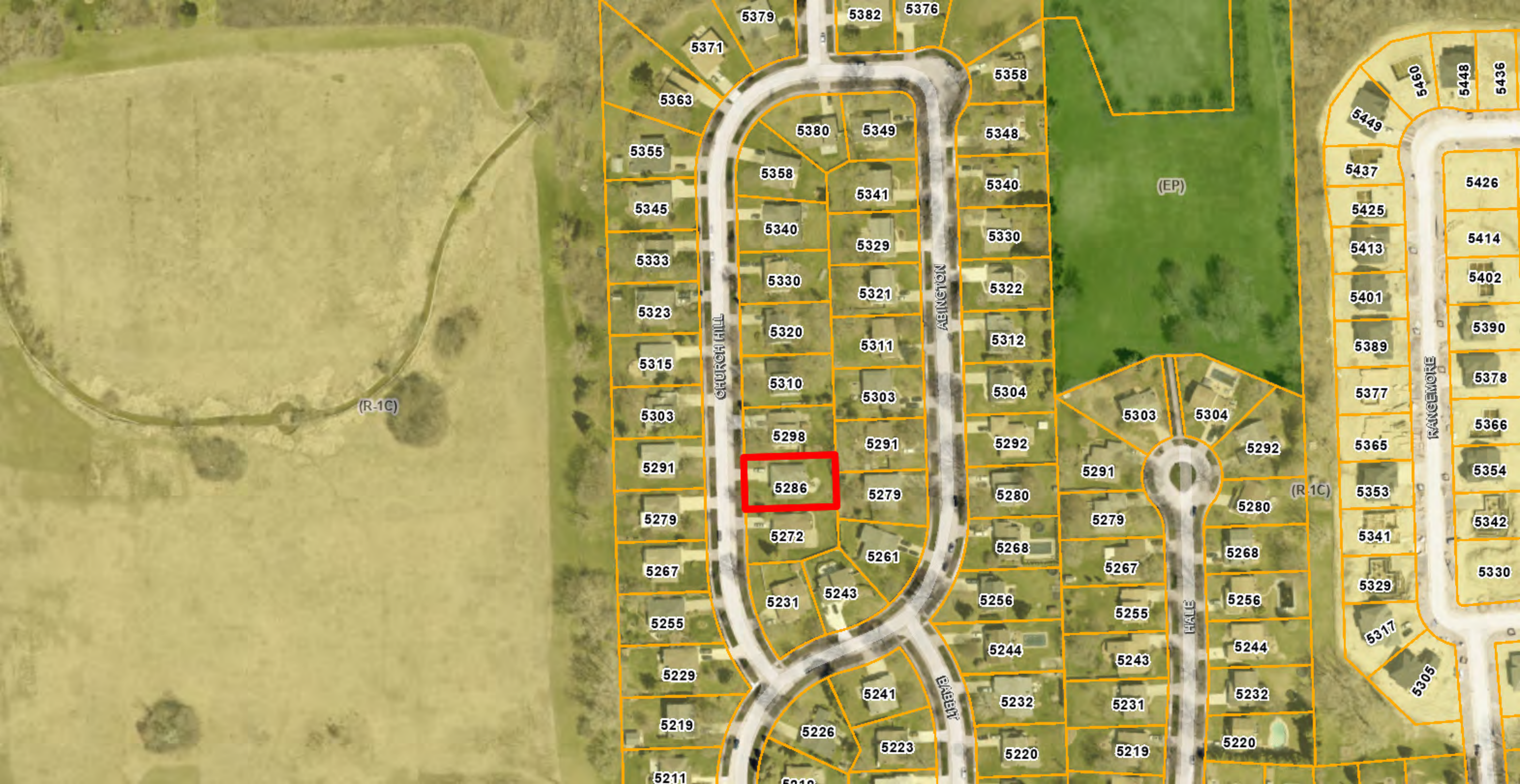
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CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

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: 5286 Church Hill Dr
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 21-0534340
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 7.03
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: no
5. APPLICANT:
NAME Iwona and Marcin Bazinski
COMPANY N/A
ADDRESS 5286 Church Hill Dr
CITY Troy STATE MI ZIP 48085
PHONE [REDACTED]
E-MAIL [REDACTED]
AFFILIATION TO THE PROPERTY OWNER: owner



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Iwona and Marcin Bazinski
COMPANY N/A
ADDRESS 5286 Church Hill Dr
CITY Troy STATE MI ZIP 48085
TELEPHONE [REDACTED]
E-MAIL [REDACTED]

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, Iwona Bazinski (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 Iwona Bazinski DATE 04/24/2022

PRINT NAME: Iwona Bazinski

PROPERTY OWNER SIGNATURE Iwona Bazinski DATE 04/14/2022

PRINT NAME: Iwona Bazinski

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

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Zoning Board of Appeals Application

ZONING BOARD OF APPEALS APPLICATION CHECKLIST

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

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



Fence

Shed

Tree

Tree

French Drain

French Drain

power line

5286 Church Hill Dr, Troy, MI 48085

16' slab
15' 2"
7' 2"
14' 5"

23'
8'
26'
10'
7'

Iwona and Marcin Bazinski
5286 Church Hill Dr
Troy, MI 48085

To whom it may concern,

We would like to ask for a **variance for concrete slab** (10'x16') under the shed and the **shed** (8'x10') because of few difficulties. Please see the attached map with illustrated obstacles such as French drainpipes (marked green), trees (marked purple) and power lines (marked blue).

Because of these obstacles listed above, it is impossible to meet the Troy city code requirements. Please consider the requested proposal of the location for the concrete slab with the shed on it marked as yellow spot labeled "shed" on the map. The concrete slab would be placed right in the corner of the fence – 0' from the property line and 7'2" from the house, and 14'5" from the front corner of the house. The proposal does not impair the public health, safe, or comfort.

Thank you,

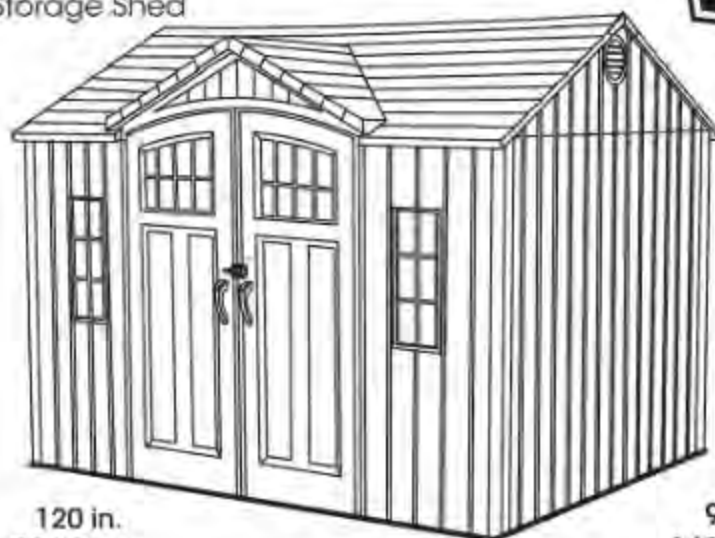
Iwona Bazinski

The illustration of the shed (L 8'x W 10'x H 8) is included, please see the attached.



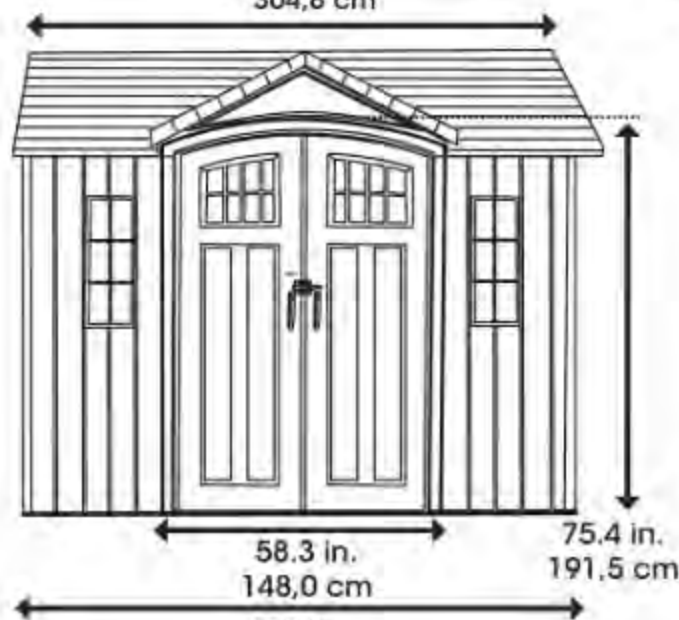
60302

10' x 8' Outdoor Storage Shed



120 in.
304,8 cm

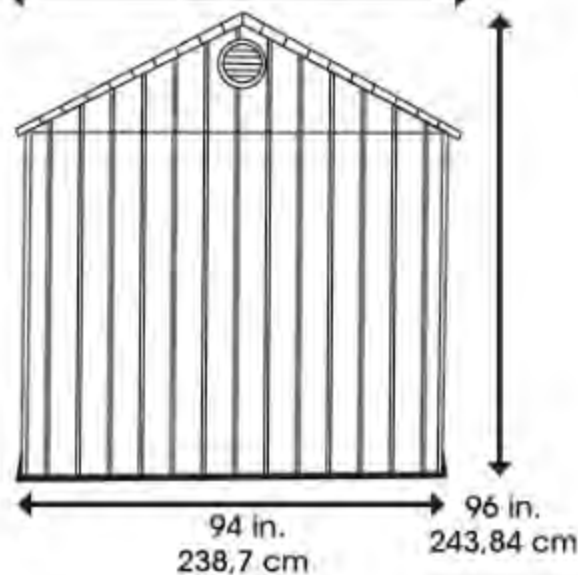
96 in.
243,84 cm



58.3 in.
148,0 cm

75.4 in.
191,5 cm

118 in.
299,72 cm

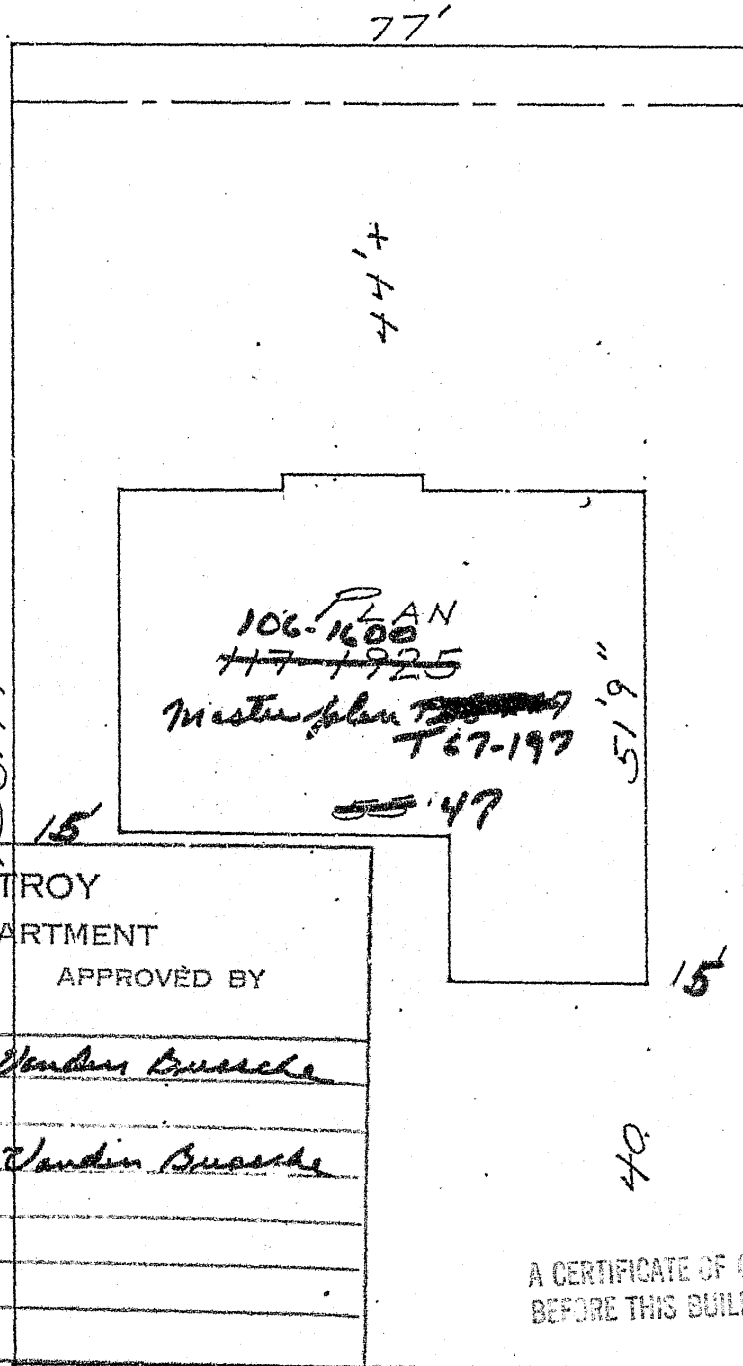


94 in.
238,7 cm

96 in.
243,84 cm

LOT 152
5280 CHURCH HILL
E. LONG LK. EST.

Thunderbird Homes, Inc.
970 E. MAPLE ROAD
BIRMINGHAM, MICHIGAN



CITY OF TROY
BUILDING DEPARTMENT

DATE RECEIVED

APPROVED BY

DATE

4-5-69	CONCRETE	M. Vandier Bussche
	FOUNDATION	
4-5-69	ROOFING	M. Vandier Bussche
	WALLS	
	PLUMBING	
	HEATING	
	AIR COND. & REF.	

A CERTIFICATE OF OCCUPANCY IS REQUIRED
BEFORE THIS BUILDING IS OCCUPIED.

APPROVAL OF THIS PERMIT OR PLAN DOES NOT
RELIEVE THE BUILDER OR OWNER OF COMPLIANCE
TO ALL APPLICABLE CODES AND ORDINANCES.

ADDRESS _____

NUMBER _____

SUBDIVISION _____

LOT NUMBER _____

DATE _____

CITY OF TROY

500 WILBUR BEAVER

TROY, MICHIGAN 48064

BLDG. CONTRACTOR _____

ADDRESS _____

CITY _____

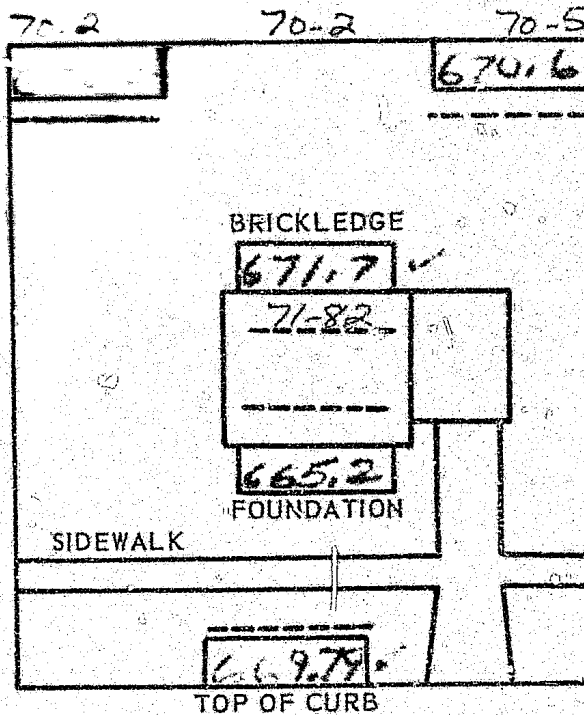
TELEPHONE _____

SITE GRADE INSPECTION

671.7 =
PROPOSED GRADE

----- =
ACTUAL GRADE

INSPECTION
FEE
\$5.00



FOUNDATION GRADE CHECKED BY _____ DATE APPROVED _____

SITE GRADE _____ CHECKED BY RW + TC DATE 11-11-69

APPROVED J. C. Winkler DATE 11-12-69

CITY ENGINEER

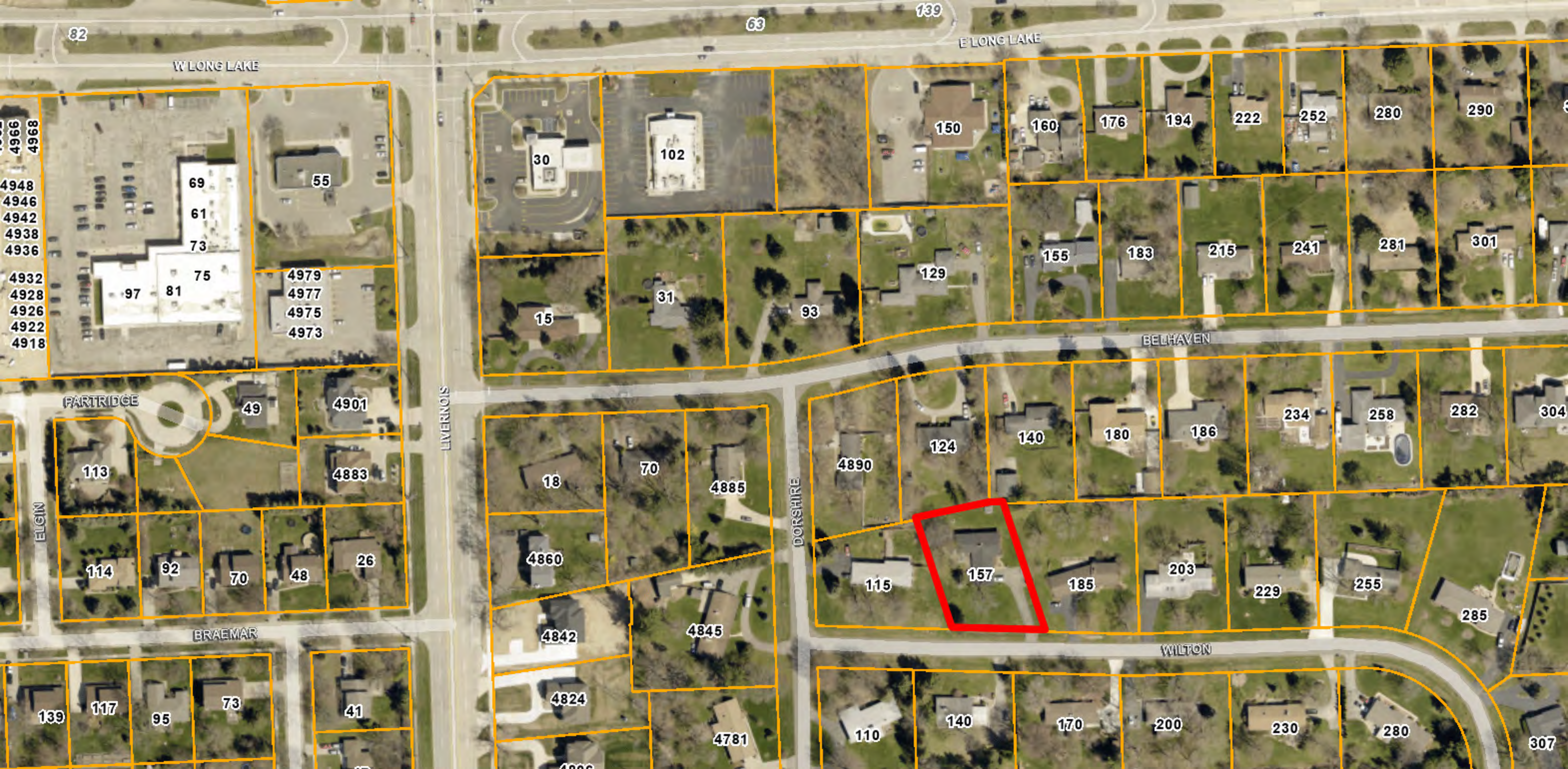
WHITE—Bldg. Contr.

YELLOW—Eng. Dept.

PINK & BLUE—Bldg. Dept.

B. VARIANCE REQUEST, 157 WILTON, RYAN & KATELYN HAUTAU- A variance to construct a home addition 35.67 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be 45 feet from the rear property line.

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



82

63

139

W LONG LAKE

E LONG LAKE

4966
4968
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183

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241

281

301

BELHAVEN

PARTRIDGE

49

4901

ELGIN

113

4883

114

92

70

48

26

BRAEMAR

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117

95

73

41

LIVERNOS

18

70

4885

4860

4842

4824

4845

4781

DORSHIRE

4890

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WILTON

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140

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(NN) Node M

(NN) Node M

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155 (R-1B)

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BELHAVEN

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4901

4883

(R-1B)

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48

26

LIVERNOIS

18

70

4885

4860

(R-1B)

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4845

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4806

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61

75

DORSHIRE

4890

124

140

180

186

234

258

282

304

330

(R-1B)

115

157

185

203

229

255

285

376

386

WILTON

73

(R-1B)

72

41

47

(R-1B)

53

59

ABERDEEN

110

140

170

200

230

280

(R-1B)

103

117

131

145

159

173

187

310

307

396

GLENSHIRE

(R-1B)

BELDALE

314

(R-1B)

344

41

338

186

DORSHIRE

115

157

185

WILTON



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

Zoning Board of Appeals Application

planning@troymi.gov | Fee \$150.00

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1. ADDRESS OF THE SUBJECT PROPERTY: 157 Wilton Dr.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-15-103-012
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06.C - Dimensional Requirements - Required Minimum Rear Setback
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME Ryan Hatai Hautau
COMPANY _____
ADDRESS 157 Wilton
CITY Troy STATE MI ZIP 48085
PHONE [REDACTED]
E-MAIL [REDACTED]
AFFILIATION TO THE PROPERTY OWNER: self



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Ryan and Katelyn Hautau

COMPANY _____

ADDRESS 157 Wilton Dr.

CITY Troy STATE MI ZIP 48085

TELEPHONE _____

E-MAIL _____

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

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

I, Ryan Hautau (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 4-18-22

PRINT NAME: Ryan Hautau

PROPERTY OWNER SIGNATURE _____

DATE 4-18-22

PRINT NAME: Ryan Hautau

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Zoning Board of Appeals Application

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April 18, 2022

City of Troy
500 W Big Beaver Rd.
Troy, MI 48084

Attn. Zoning Board of Appeals

Re: 157 Wilton Dr. Variance Request - Minimum rear setback

Address: 157 Wilton Dr.

Property Tax ID Number: 20-15-103-012

Board Members,

Designhaus Architecture of Auburn Hills, Michigan has been retained by the Hautau family in order to design and construct a 2nd story addition over a portion of their existing residence. Upon doing so, it was determined early on that the house is not properly situated within the allowable buildable area. A survey was performed, and in fact the existing house sits over the minimum 45' rear setback per ordinance regulations.

The house was built approximately in 1954, and purchased by Mr. Hautau's in 2012. He was unaware of this situation at the time of purchase. Today, the family has grown from 2 to 4 and they have outgrown the existing house. The homeowners have grown attached to the residence and surrounding neighbors and have decided to expand by adding a second floor. Due to the current situation, the rear of the house sits 9.33' over the rear setback. This creates a legal non-conforming structure of which any addition or expansion to is prohibited.

Tonight, we are seeking a 9.33' setback relief of the required rear 45' building setback. The existing and proposed rear setback is 35.67.'

Upon review of the application procedures, we can attest our statement of practical is as follows:

1. The house was purchased over 16 years ago with the intent to raise a family. The current situation prohibits any expansion and is of no fault of the current homeowners. The incorrect placement of the house makes the proposed expansion, of which others would customarily be permitted to do, impossible for the current residents.
2. The variance request pertains to the specific property in question, and no other property within the City.



3. The variance request is not that of a personal nature.
4. The variance situation was created by the builder at the time of construction, and not checked for compliance with the building official at the time.
5. The proposed request is the minimal relief requested, and will not harm the public's general health, safety, and welfare. It will not cause any increase in danger, impeded light of air to the surrounding properties, or any detrimental performance standards listed in the ordinance.

Upon review of the proposed documents, we ask you to consider the facts and approve the request allowing the addition.

In addition, letters of support have been included for reference.

We will be available to discuss this at future ZBA meetings.

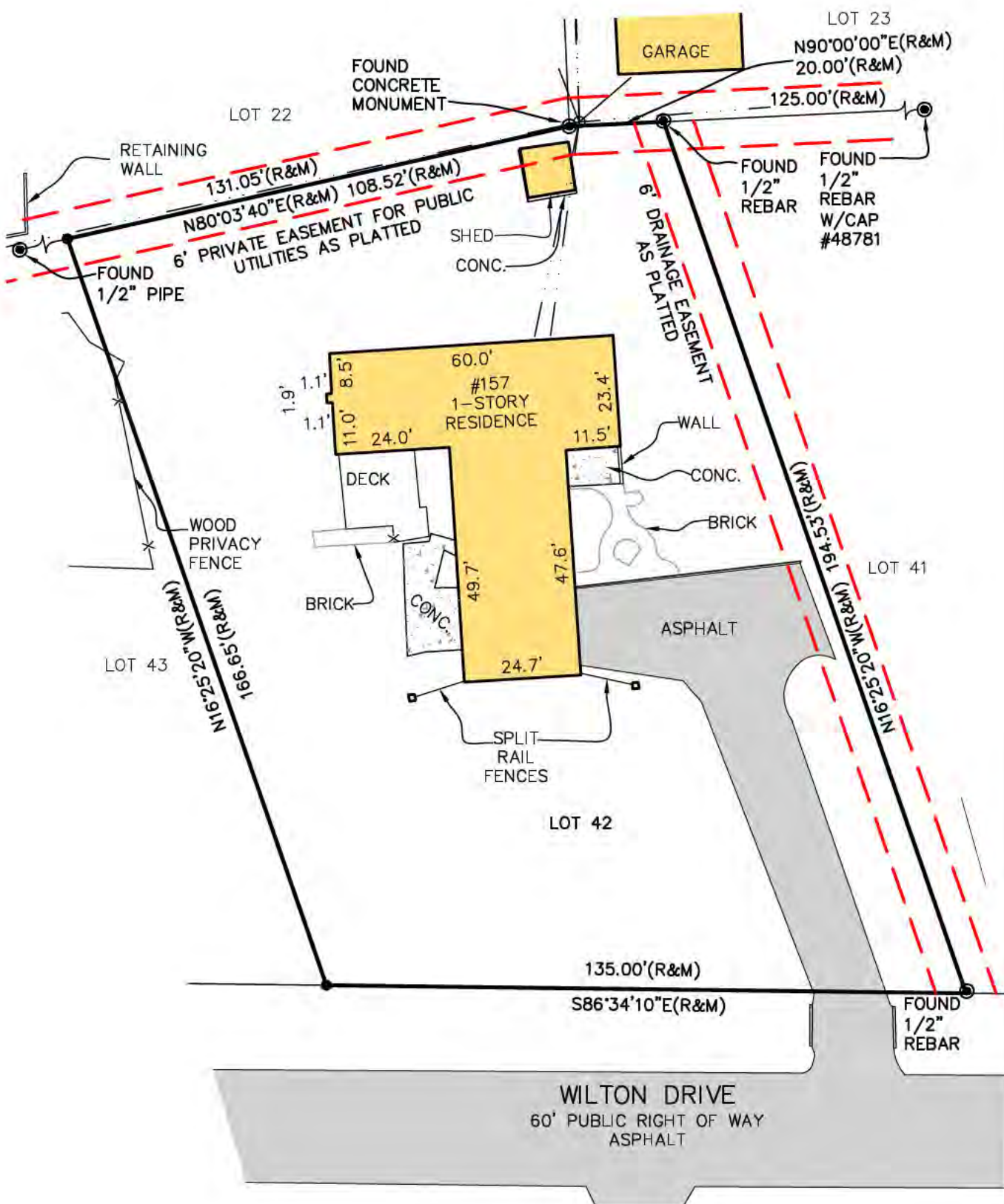
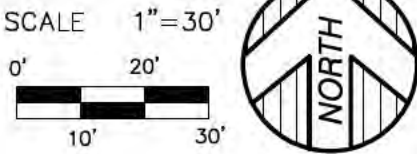
Regards.

Mike Pizzola
Landscape Architect
Designhaus, LLC



CERTIFIED SURVEY

PROPERTY DESCRIPTION:
LOT 42 BELZAIR SUBDIVISION NO.1, CITY OF TROY,
OAKLAND COUNTY, MICHIGAN AS RECORDED IN THE LIBER
77 OF PLATS, PAGE 6 OF OAKLAND COUNTY RECORDS.



- LEGEND
- SET 1/2" REBAR WITH CAP, #47976
 - ⊙ FOUND MONUMENT (AS NOTED)
 - (M) MEASURED DIMENSION
 - (R) RECORD DIMENSION

I CERTIFY THAT THE REQUIREMENTS FOR 1970 PA 132,
MCL 54.213 HAVE BEEN MET, AND THAT THE RELATIVE
POSITIONAL PRECISION IDENTIFIED FOR THIS SURVEY AND
SHOWN ON THE MAP ARE WITHIN THE LIMITS ACCEPTED
BY THE PRACTICE OF PROFESSIONAL SURVEYING.

DRAFT

ANTHONY T. SYCKO, JR., P.S. NO. 47976

KEM-TEC
A GROUP OF COMPANIES

Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048	Ann Arbor (734) 994.0888 FAX: (734) 994.0667	Grand Blanc (888) 694.0001 FAX: (810) 694.9955
--	---	---	---

www.kemtecagroupofcompanies.com

CERTIFIED TO: DESIGNHAUS ARCHITECTURE	
FIELD SURVEY: DF GT DM	DATE: APRIL 13, 2022
DRAWN BY: NPH	SHEET: 1 OF 1
SCALE: 1" = 30'	JOB NO.: 22-00769

Hautau Residence

Variance Request

157 Wilton Dr.

Troy, MI 48085



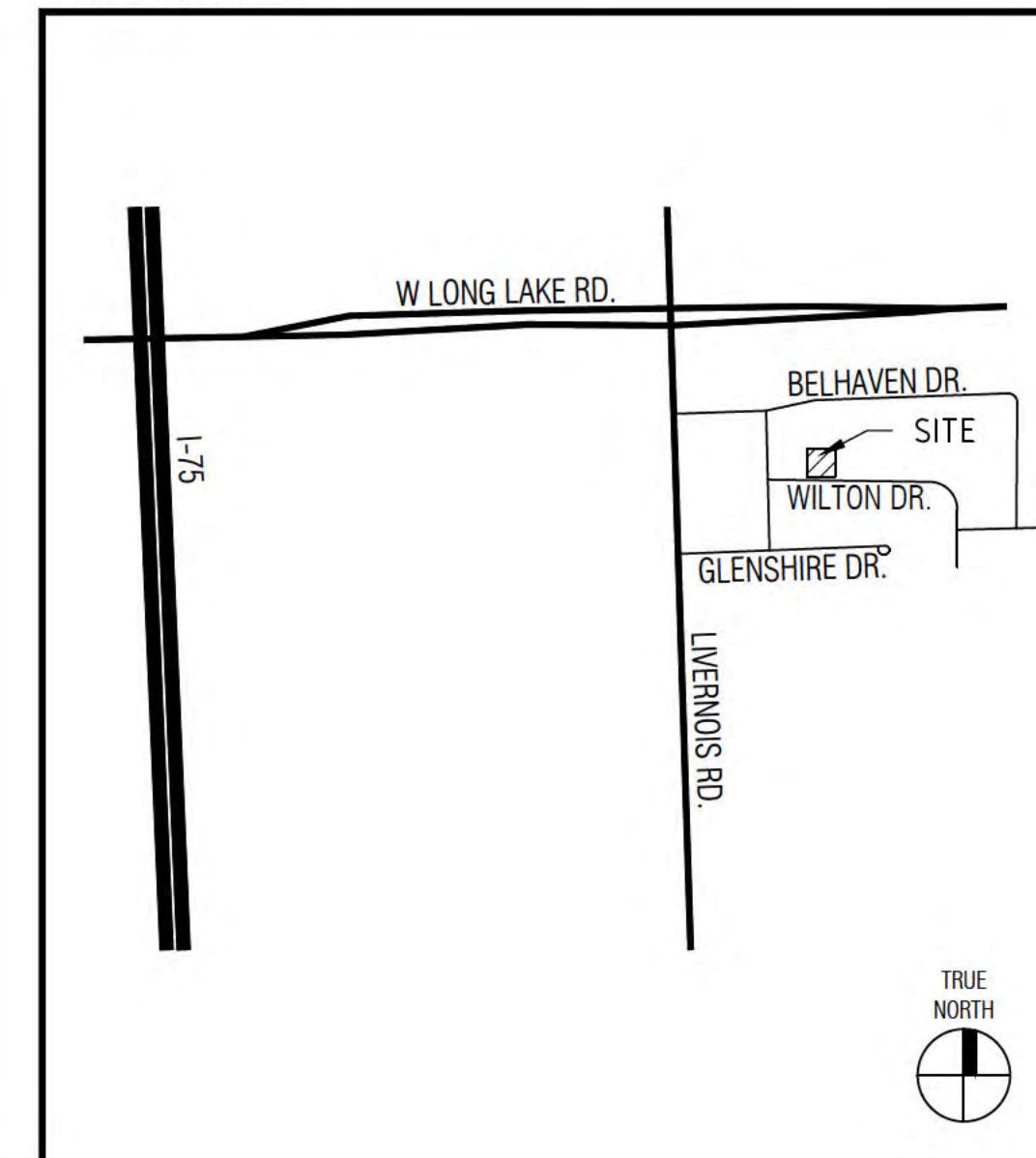
BUILDING INFO

CODES			
2015 MICHIGAN RESIDENTIAL BUILDING CODE			
AREAS	EXISTING	NEW	TOTAL
BASEMENT	406 SQ.FT.	0 SQ.FT.	406 SQ.FT.
FIRST	2,309.7 SQ.FT.	90.3 SQ.FT.	2,014 SQ.FT.
SECOND	0 SQ.FT.	850 SQ.FT.	850 SQ.FT.
TOTAL HABITABLE	2,309.7 SQ.FT.	940.3 SQ.FT.	2,864 SQ.FT.

PROJECT TEAM

OWNER	ARCHITECT
RYAN & KATELYN HAUTAU	DESIGNHAUS ARCHITECTURE
157 WILTON DR.	3300 AUBURN RD. STE 300
TROY, MI 48065	AUBURN HILLS, MI 48326
T: 248.033.1237	T: 248.601.4422
E: Ryan.Hautau@loanfulfillment.com	F: 248.453.5854
E: khautau@designhaus.com	PROJECT MANAGER: JOE LATOZAS
	PROJECT ARCHITECT:
	PETER STUHLREYER, AIA

LOCATION MAP



INDEX OF DRAWINGS

[illegible]

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326

T:248.601.4422 F:248.453.5854

WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

	ZBA Submittal	04.14.2022
	Bid and Permit	03.09.2022
	Owner Review	10.05.2021
No.	Revision/Issue	Date

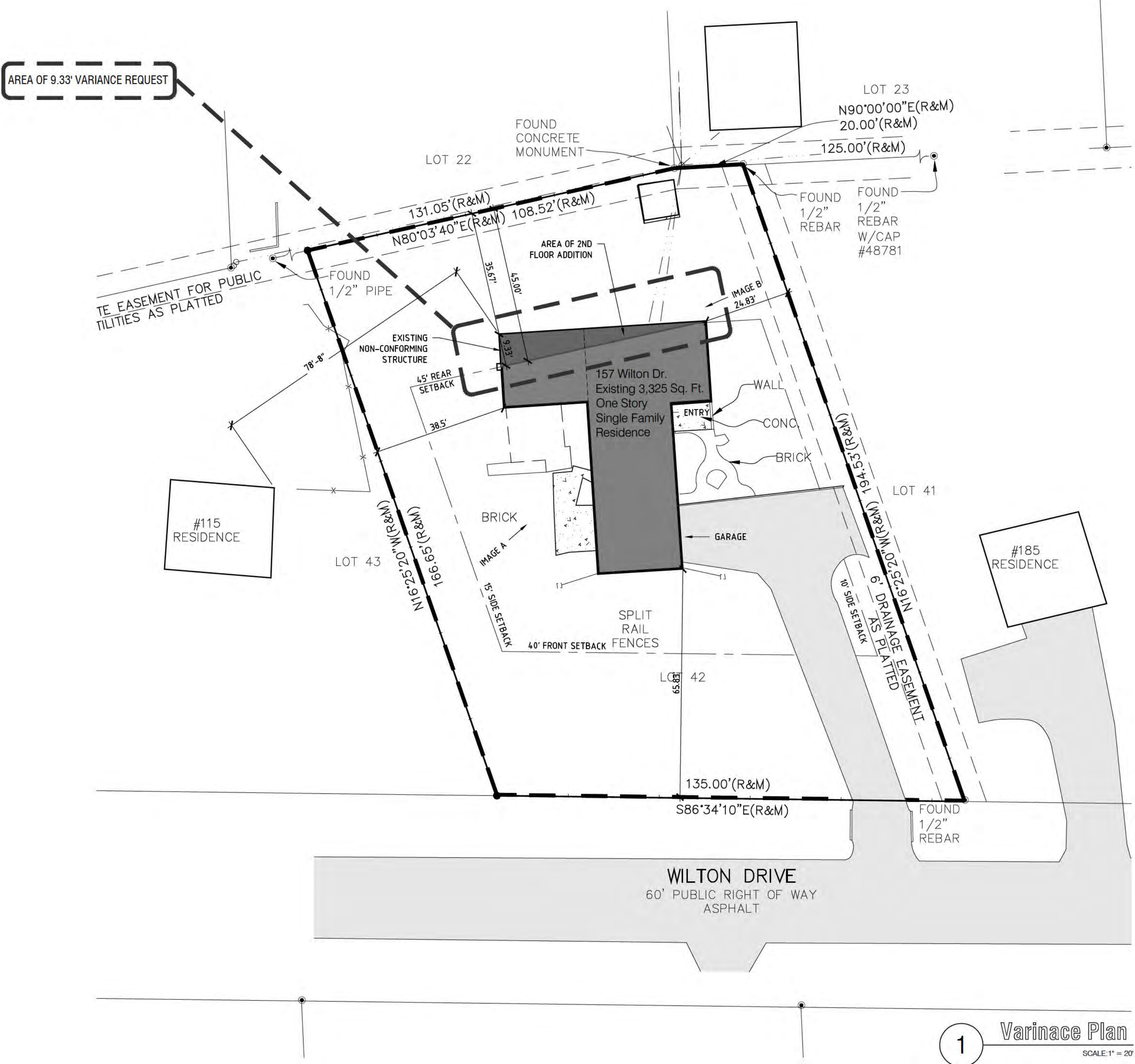
Hautau Residence
Variance Request
157 Wilton Dr.

Title Sheet and Index

G001

022000

VP100 Variance Plan.dwg
4/18/2022
Mike Pizzola



PROPOSED ADDITION A



EXISTING ELEVATION A



EXISTING NORTH ELEVATION (AREA OF REQUESTED RELIEF) B



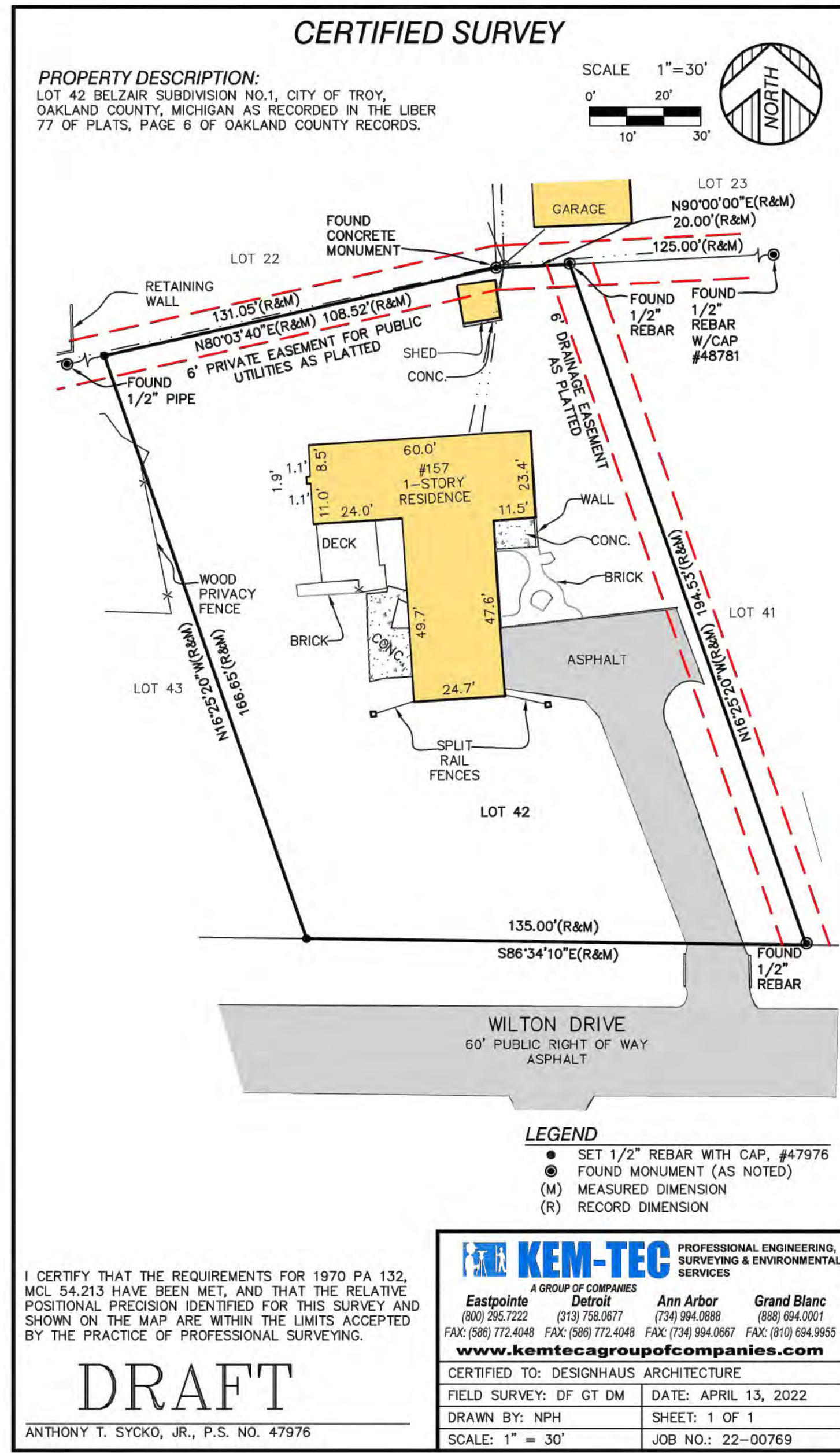
VARIANCE SCHEDULE

REAR (NORTH) SETBACK
REQUIRED SETBACK: 45.00'
PROPOSED SETBACK: 35.67'
REQUESTED RELIEF: 9.33'

Regulation	Information
Parcel I.D.	20-15-103-012
Address	157 Wilton Dr. Troy, MI
Zoning	Zoned: R1-B
Lot Area	23,122.07 Sq. Ft. (0.53 Acres)

ZONING SCHEDULE OF REGULATIONS

Regulation	Required	Provided
Setbacks	(R1-B Zoning) Front - 40' Sides - 10' / 25' Rear - 45'	EXISTING BUILDING Front: 65.83' Sides: 38.5' / 24.83' Rear: 35.67' (Variance Relief of 9.33')
Building Height	2.5 Stories / 30'	32' - 0"
Minimum Lot Area	15,000 SF	79,793 Sq. Ft.
Maximum Lot Coverage	30%	
Maximum Lot Width	110'	



2 Existing Boundary Survey

SCALE: 1" = 30'

DESIGNHAUS
ARCHITECTURE

EST
1998

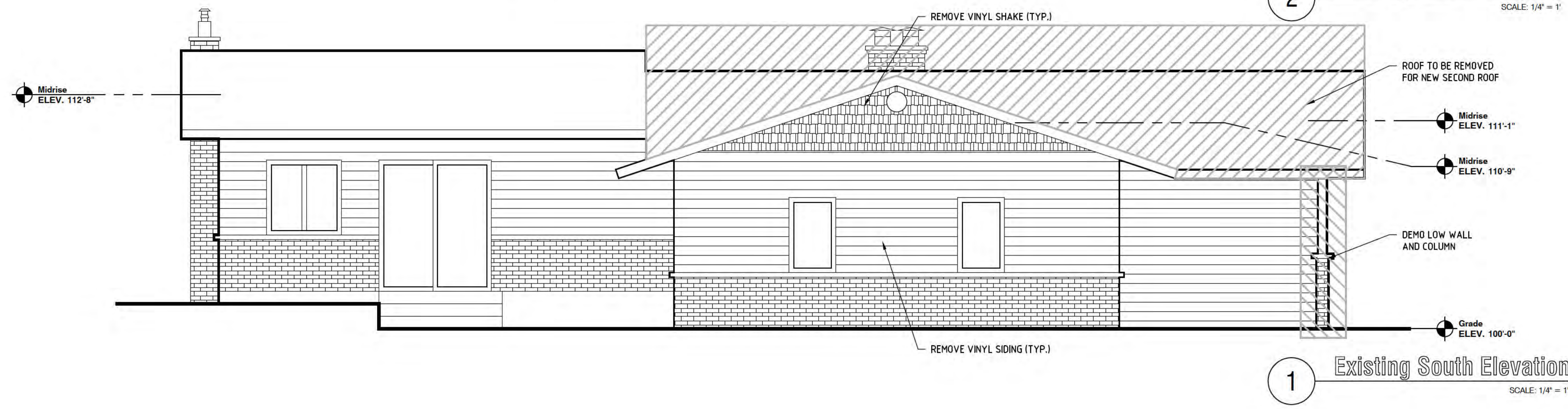
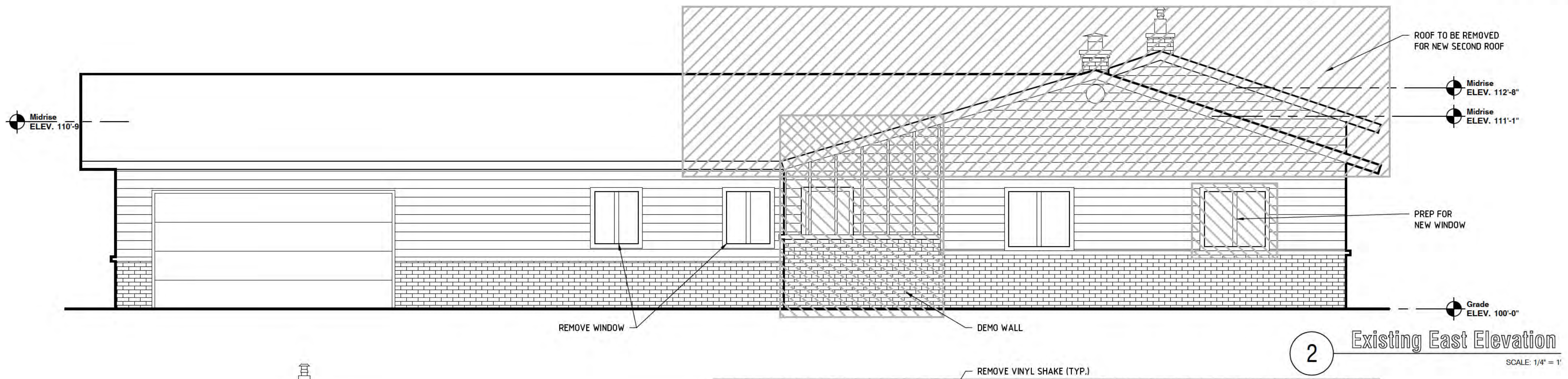
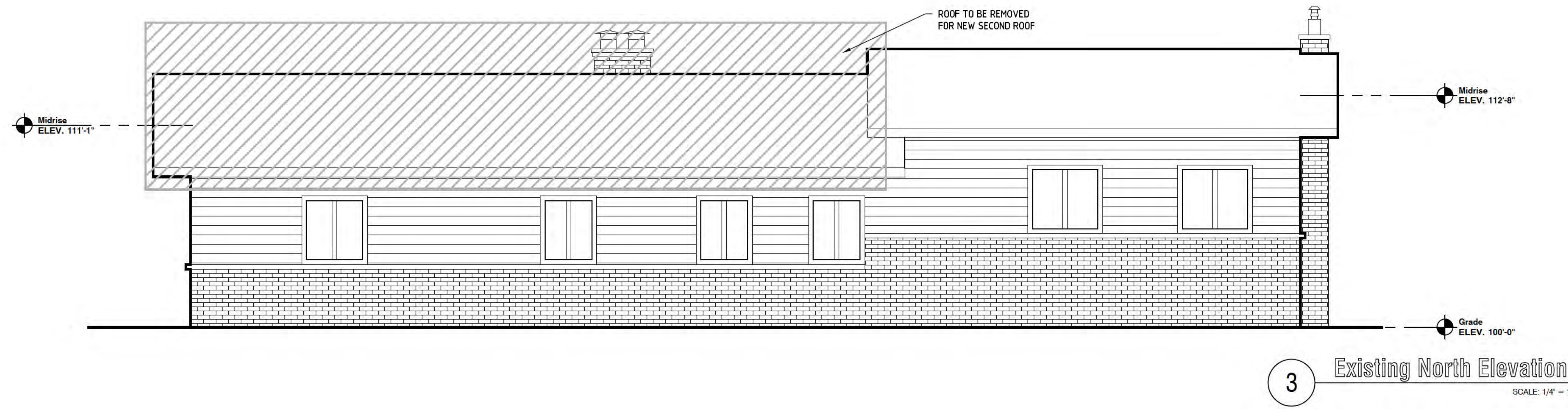
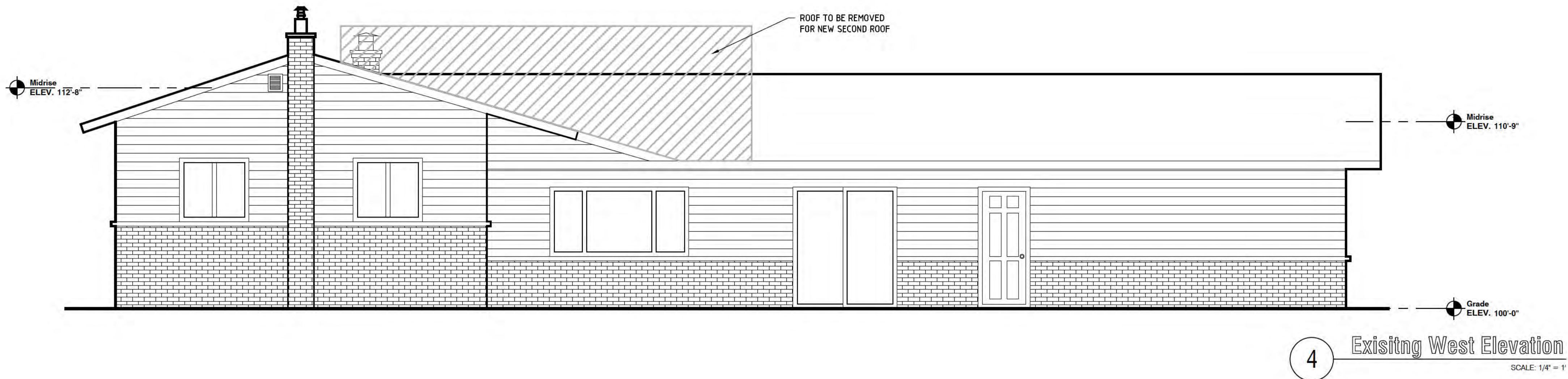
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

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Hautau Residence
Variance Request
157 Wilton Dr.
Troy, MI 48085

Variance Plan

VP100
022000

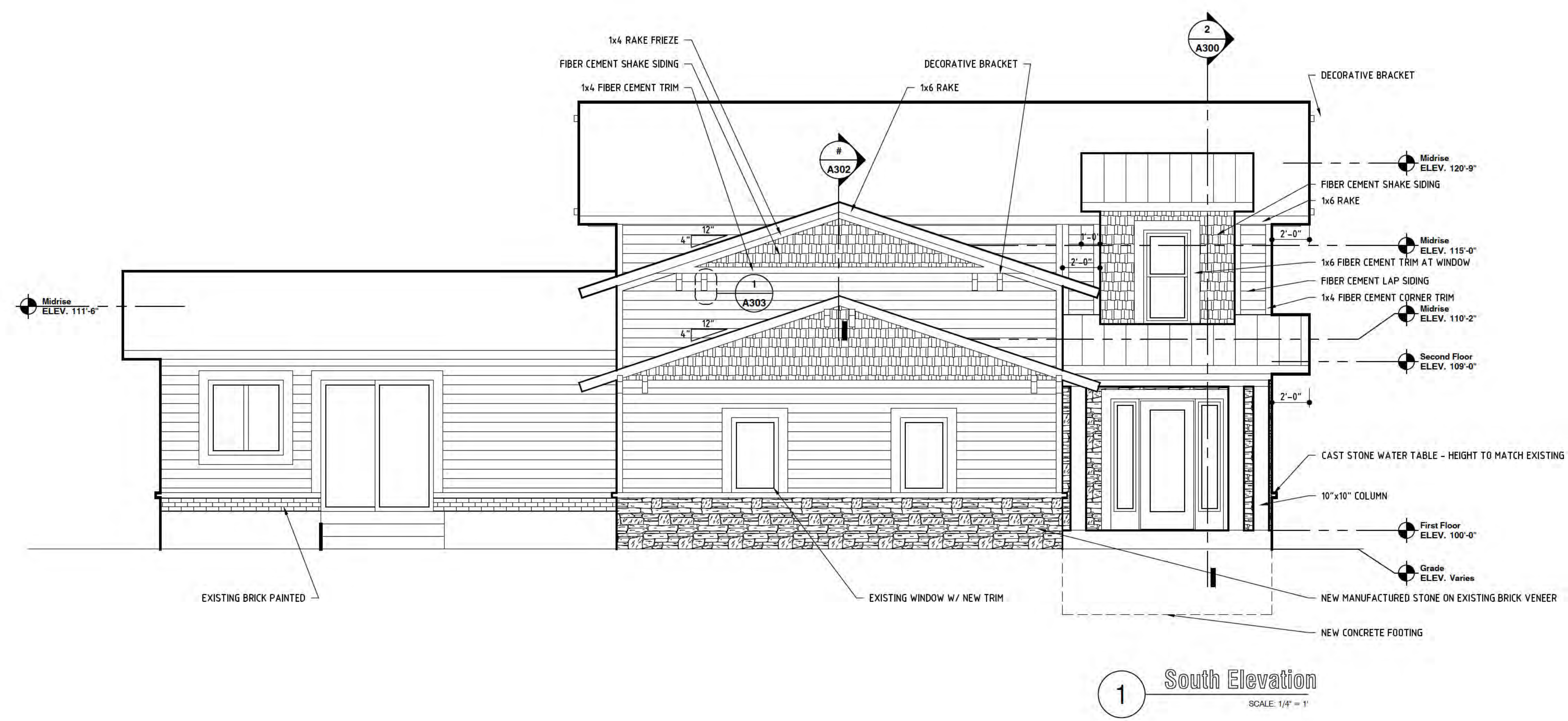
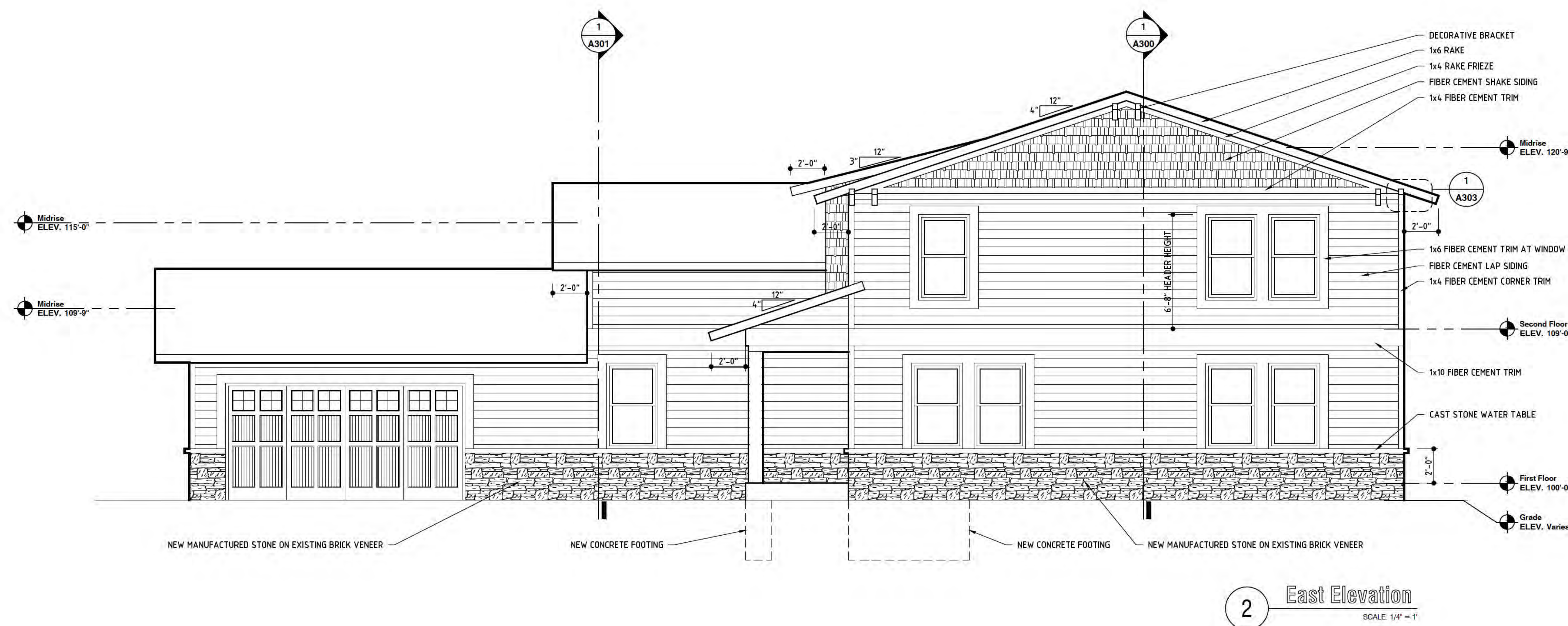


No.	Revision/Issue	Date
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	Bid and Permit	03.09.2022
	Owner Review	10.05.2021

Hautau Residence
Variance Request
157 Wilton Dr.

Existing Elevations

A200 Elevations.dwg
4/18/2022
Mike Pizzola



GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
2. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE AND WATER SHIELD AND SHINGLED
3. PROVIDE ICE AND WATER SHIELD MIN 12" COVERAGE EACH SIDE AT ALL ROOF VALLEYS
4. EGRESS WINDOW REQUIREMENTS:
MIN NET CLEAR OPENING 5.7 SQ.FT. FOR FIRST AND SECOND FLOOR BEDROOMS
MIN CLEAR HT - 24"
MIN CLEAR WIDTH - 20"
MAX SILL HT - 44"
5. TEMPERED GLASS REQUIREMENTS:
FIXED SLIDING PANELS OF SLIDING TYPE DOORS
PANELS WITH GLAZED AREA IN EXCESS OF 9 SQ.FT. WITH LOWEST EDGE LESS THAN 18" ABOVE FINISHED FLOOR LEVEL
ABOVE ANY BATHTUBS

DESIGNHAUS
ARCHITECTURE

EST
1998

3300 AUBURN RD. SUITE 300
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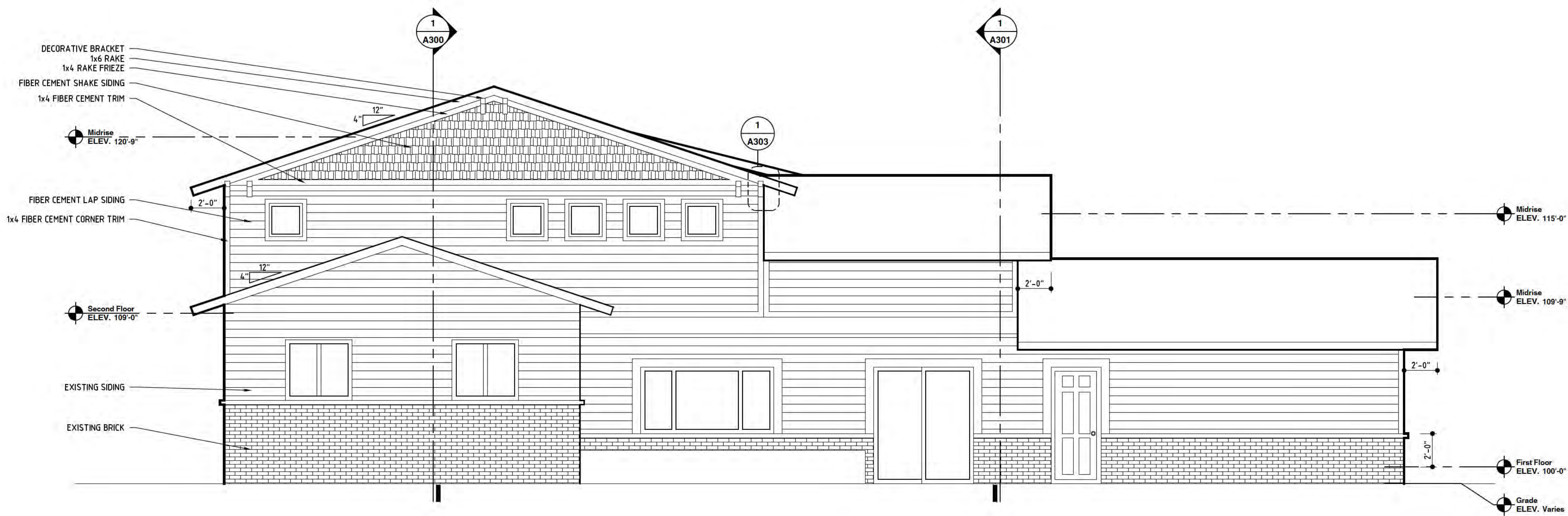
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Variance Request
157 Wilton Dr.

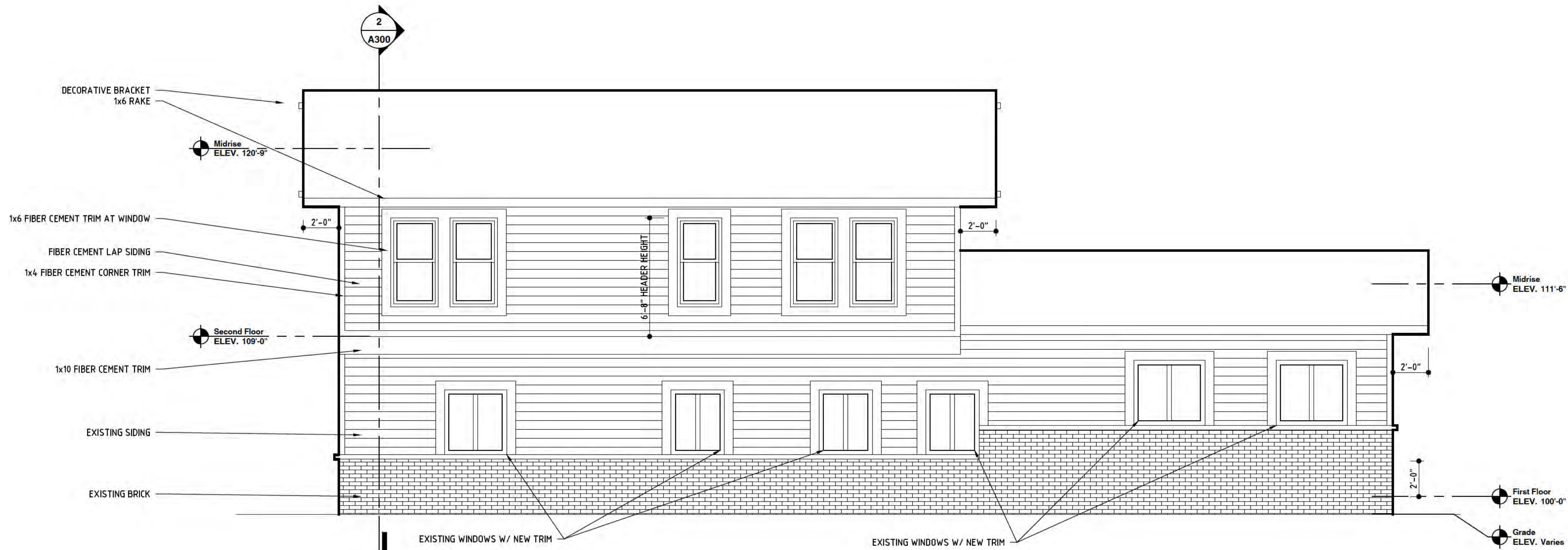
Elevations

A200

022000



2 West Elevation
SCALE: 1/4" = 1'



1 North Elevation
SCALE: 1/4" = 1'

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOWS AND DOORS
2. ALL ROOF SADDLES TO BE PLYWOOD SHEATHED WITH ICE AND WATER SHIELD AND SHINGLED
3. PROVIDE ICE AND WATER SHIELD MIN 12" COVERAGE EACH SIDE AT ALL ROOF VALLEYS
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Hautau Residence
Variance Request
157 Wilton Dr.

Elevations

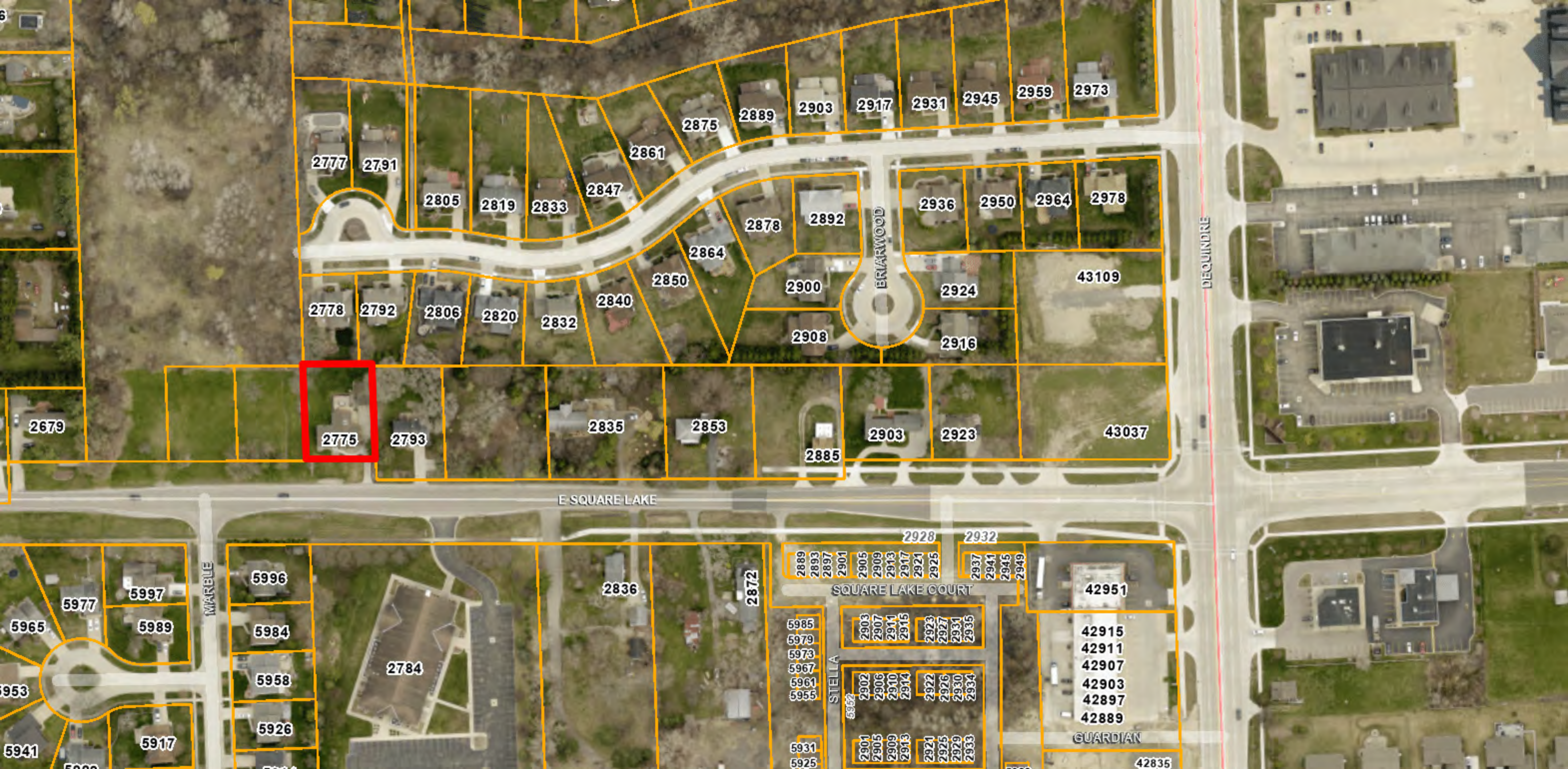
A201

022000

C. VARIANCE REQUEST, 2775 E. SQUARE LAKE, REGINA & DONALD FAIRMAN

A variance to construct a home addition 20 feet from the front property line where the Zoning Ordinance requires the proposed addition to be 50 feet from the front property line.

ZONING ORDINANCE SECTION: 4.06 D, 1



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2924

2908

2916

2679

2775

2793

2835

2853

2885

2903

2923

43037

E SQUARE LAKE

DEQUINDRE

MARBLE

5996

5984

5958

5926

2784

2836

2872

2889

2893

2897

2901

2905

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STELLA

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SQUARE LAKE COURT

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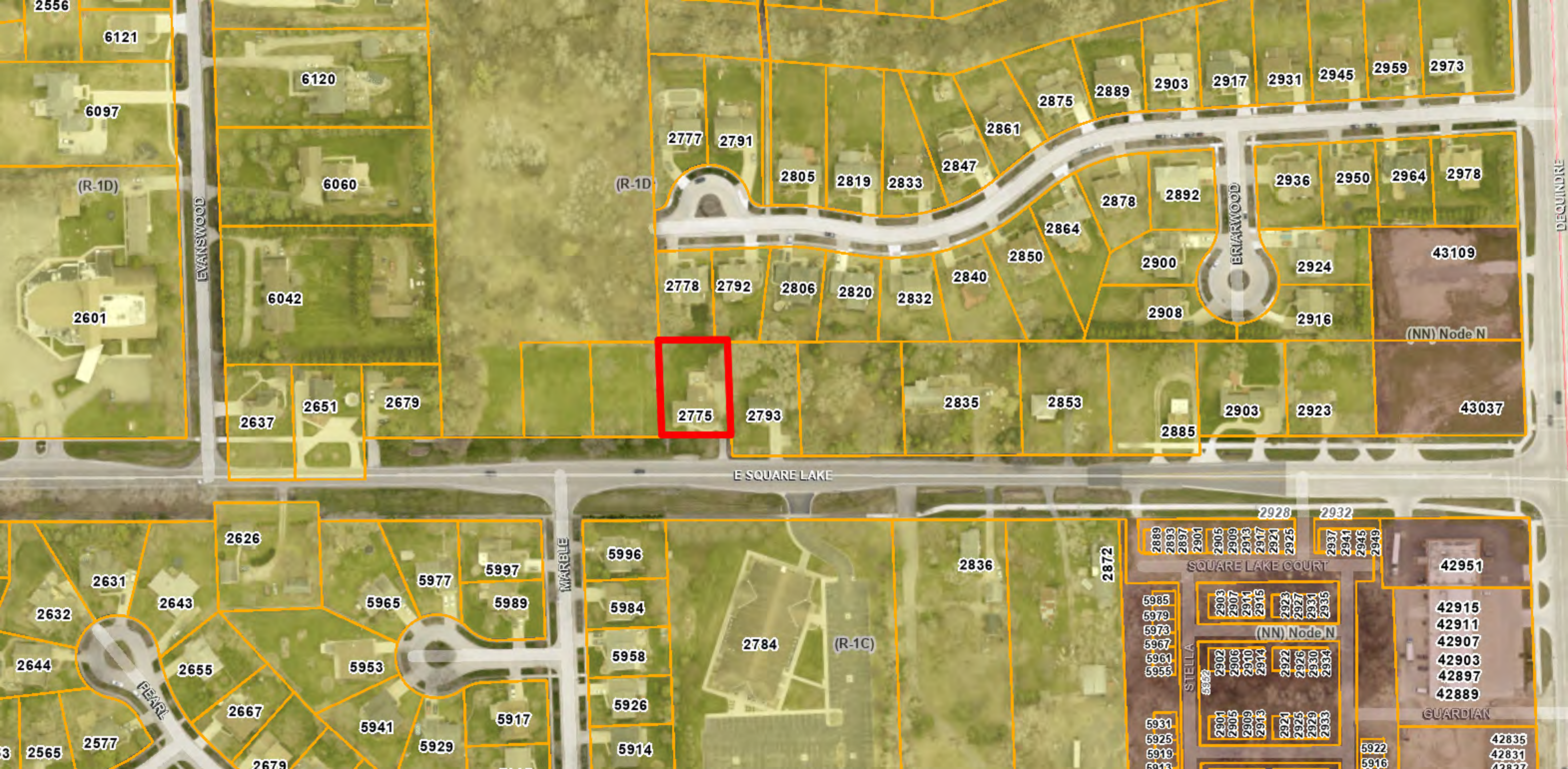
42903

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GUARDIAN

42835



An aerial photograph of a residential area. A red rectangular outline highlights a house with a grey roof and a light-colored driveway. The house is situated on a green lawn. To the right of the house is another property with a dark roof. The area is divided into sections by orange lines. A road with a yellow center line runs horizontally across the middle of the image. Below the road is a grassy area with a curved concrete curb.

2775

2793

E SQUARE LAKE



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: 2775 E. Square Lake Rd, Troy, MI 48085
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-01-476-025
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06-C
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: none that we are aware of
5. APPLICANT:
NAME Regina & Donald Fairman
COMPANY N/A
ADDRESS 2775 E. Square Lake Rd, ~~Troy, MI~~, ~~MI~~
CITY Troy STATE MI ZIP 48085
PHONE [REDACTED]
E-MAIL [REDACTED]
AFFILIATION TO THE PROPERTY OWNER: owner



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

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Regina + Donald Fairman

COMPANY N/A

ADDRESS 2775 E. Square Lake Rd

CITY Troy STATE MI ZIP 48085

TELEPHONE [REDACTED]

E-MAIL [REDACTED]

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, Regina Fairman (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 Regina Fairman DATE 5/3/22

PRINT NAME: Regina Fairman

PROPERTY OWNER SIGNATURE Regina Fairman DATE 5/3/22

PRINT NAME: Regina Fairman

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.

To the Zoning Board of Appeals,

We are requesting a variance for our property located at 2775 E Square Lake Rd. to allow for a porch cover to be constructed over the depth of our existing porch. Our plan is to utilize the existing gable profile on the front elevation of the house to extend from. The reason for our request is that our property line deviates from most of the adjacent property lines of similar lots along Square Lake Rd. in our area. Unlike the others in the area including our neighbors immediately to the east our property our front property line is 25 feet further from the road edge than others.

The goal of extending the cover over the porch is to protect the porch and entryway from weather. In terms of design we are not looking to produce anything that deviates from the general character of the neighborhood and would not impair any of the adjacent properties or cause safety hazards. The exterior improvements would be limited to new siding materials and the porch cover itself along a widened porch. The widening of the porch is being proposed based on the extension coming from the existing roofline and giving the structural supports a bearing point that is well above grade level to avoid rotting issues.

Our specific variance request is for a 5 foot encroachment into the front yard set back of which 1 foot of the existing roof overhang is already encroaching on so as to fully cover the porch. Our attached plot plan will help to illustrate this more clearly.

We hope that this letter describes our request clearly and we appreciate your consideration.

Sincerely,

Regina Fairman



2775 E SQUARE LAKE RD., TROY, MI



1 3D REFERENCE

SCALE:

DRAWING INDEX	
SHEET NO	SHEET NAME
A000	COVER SHEET
A001	SITE PLAN AND FLOOR PLAN
A002	ELEVATIONS
A003	WEST ELEVATION

ROOM SCHEDULE			
LEVEL	NAME	NUMBER	AREA
LEVEL 1 FF	LIVING RM.	101	180 SF
LEVEL 1 FF	M. SUITE	102	206 SF
LEVEL 1 FF	M. BATH	103	57 SF
LEVEL 1 FF	M. CLOSET	104	12 SF
LEVEL 1 FF	OFFICE	105	89 SF
LEVEL 1 FF	CLOSET	106	10 SF
LEVEL 1 FF	LINEN	107	3 SF
LEVEL 1 FF	HALL	108	38 SF
LEVEL 1 FF	BEDROOM	109	104 SF
LEVEL 1 FF	CLOSET	110	11 SF
LEVEL 1 FF	GYM	111	157 SF
LEVEL 1 FF	CLOSET	112	13 SF
LEVEL 1 FF	BATH	113	43 SF
LEVEL 1 FF	UTILITY	114	57 SF
LEVEL 1 FF	KITCHEN	115	185 SF
LEVEL 1 FF	PANTRY	116	7 SF
LEVEL 1 FF	DINING	117	228 SF
LEVEL 1 FF	FAMILY RM.	118	458 SF
Grand total: 18			1859 SF

ABBREVIATIONS	
A	ALT ALTERNATE
A	ALLM ALUMINUM
A	APPROX APPROXIMATE
A	AVG AVERAGE
B	R.O. BOTTOM OF
B	BDRM BEDROOM
B	BLKG BLOCKING
B	BOT BOTTOM
B	BRDG BRIDGE, BRIDGING
B	BRG BEARING
B	BRKT BRACKET
B	BSMT BASEMENT
B	BTW BETWEEN
C	CEM CEMENT
C	CL CENTER LINE
C	CLS CEILING
C	CMU CONCRETE MASONRY UNIT
C	CNTR CENTER
C	COL COLUMN
C	CONC CONCRETE
C	CONT CONTINUOUS
C	CRPT CARPET
C	CSMT CASEMENT
C	CT CERAMIC TILE
D	DBL DOUBLE
D	DENO DEMOLISH, DEMOLITION
D	DH DOUBLE HUNG
D	DN DOWN
D	DWL DOWEL
E	
E	EIPS EXTERIOR INSULATION & FINISH SYSTEM
E	EJ EXPANSION JOINT
E	ELEC ELECTRICAL
E	EQ EQUAL
E	EQUIP EQUIPMENT
E	EXIST EXISTING
F	
F	FDIN FOUNDATION
F	FF FINISHED FLOOR
F	FIXT FIXTURE
F	FLEX FLEXIBLE
F	FLG FLOORING
F	FTG FOOTING
F	FURN FURNISH, FURNITURE
G	
G	GFI GROUND FAULT CIRCUIT INTERRUPTED
G	GLAZ GLAZING
G	GYP GYPSUM BOARD

ABBREVIATIONS	
H	
H	HDR HEADER
H	HWD HARDWOOD
H	HGT HEIGHT
H	HVAC HEATING, VENTILATING & AIR CONDITIONING
I	
I	INSUL INSULATION
J	
J	JST JOIST
L	
L	LAM LAMINATE, LAMINATED
M	
M	MECH MECHANICAL
M	MEMB MEMBRANE
M	MFG MANUFACTURER
M	MIN MINIMUM
M	MSC MISCELLANEOUS
N	
N	NAT NATURAL
N	NOM NOMINAL
O	
O	O.C. ON CENTER
P	
P	PERF PERFORATED
P	PERP PERPENDICULAR
P	PLYWD PLYWOOD
P	PREFAB PREFABRICATED
P	PREFIN PREFINISHED
P	PWMT PAWMENT
P	PWR POWER
R	
R	R RISER
R	RECD REQUIRED
S	
S	SF SQUARE FOOT/FEET
S	SPEC SPECIFICATIONS
T	
T	T.O. TOP OF
T	THRU THROUGH
T	TRED TREAD
T	TYP TYPICAL
U	
U	UNLOC UNLOCATED
U	UNFIN UNFINISHED
U	UNO UNLESS NOTED OTHERWISE
V	
V	VCT VINYL COMPOSITION TILE
V	VERF VERIFY IN FIELD
W	
W	W/ WITH
W	W/O WITHOUT

PROJECT INFO:

OWNER:
DONALD AND REGINA FAIRMAN
PROJECT ADDRESS:
2775 E SQUARE LAKE RD.
TROY, MI 48065
DESIGNER:
VANGUARD DESIGN GROUP
25120 CULVER ST.
ST. CLAIR SHORES, MI 48081
CONTACT: BRYAN SHISHAKLY
PHONE: 586.878.3223
EMAIL: BRYAN@GUARDTHEVAN.COM

SCOPE OF WORK:
PROPOSED FRONT PORCH COVER PROJECTING FROM EXISTING GARLE ON FRONT ELEVATION OF HOUSE. EXISTING PORCH TO BE WIDENED, BUT DEPTH TO REMAIN. REAR DECK TO BE REMOVED AND REPLACED WITH A PATIO AT GRADE. RECLADDING OF HOUSE AND GARAGE.

LEGAL DESCRIPTION:
T2N, R11E, SEC 1 W 100 FT OF N 164 FT OF S 197 FT OF E 1/2 OF SE 1/4 EXC S 27 FT TAKEN FOR RD 0.32A 1-S-10 CORR

BUILDING SUMMARY:	
EXISTING GROSS BUILDING AREAS	
FIRST FLOOR:	2,064 SQ. FT.
TOTAL EXISTING GROSS BUILDING AREA	2,064 SQ. FT.
PROPOSED GROSS BUILDING AREAS	
FIRST FLOOR:	2,064 SQ. FT.
TOTAL PROPOSED GROSS BUILDING AREA	2,064 SQ. FT.

ZONING REQUIREMENTS:

LOCAL AUTHORITY:
TROY, MICHIGAN
LOCAL ORDINANCE:
TROY ZONING ORDINANCE
ZONING CLASSIFICATION:
R-10 RESIDENTIAL
USE CLASSIFICATION:
SINGLE FAMILY DWELLING / BY RIGHT

REQUIRED SETBACKS:	
REQUIRED SETBACK	ACTUAL EXISTING SETBACK
FRONT: 25 FT.	25 FT.
SIDES: 8 FT. MIN	14.4 FT. & 25.5 FT.
20 FT. COMBINED	39.9 FT.
REAR: 40 FT.	65.6 FT.
	NO CHANGE
	NO CHANGE

MINIMUM LOT SIZE:	
AREA: 8,500 SQ. FT.	ACTUAL AREA: 13,700 SQ. FT.
WIDTH: 75 FT.	ACTUAL WIDTH: 100 FT.

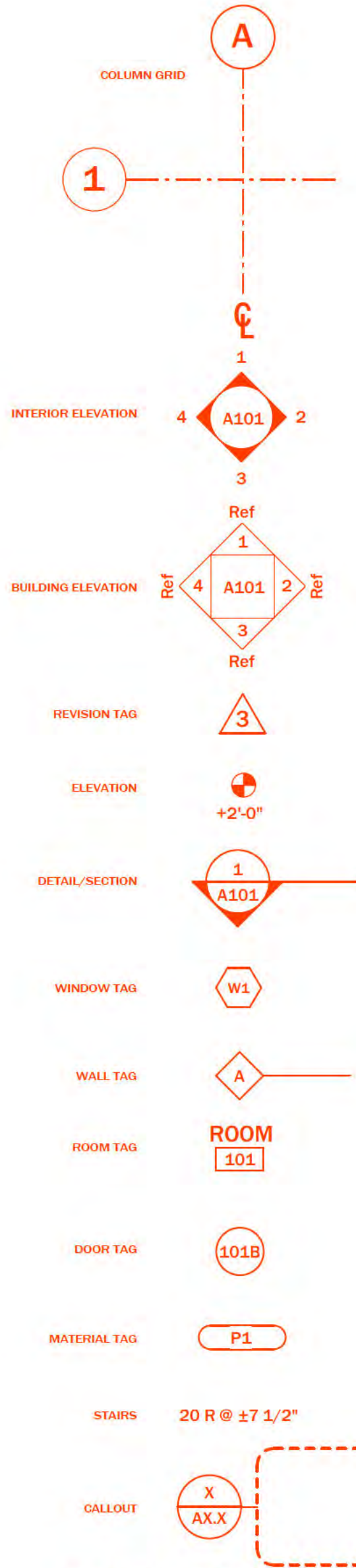
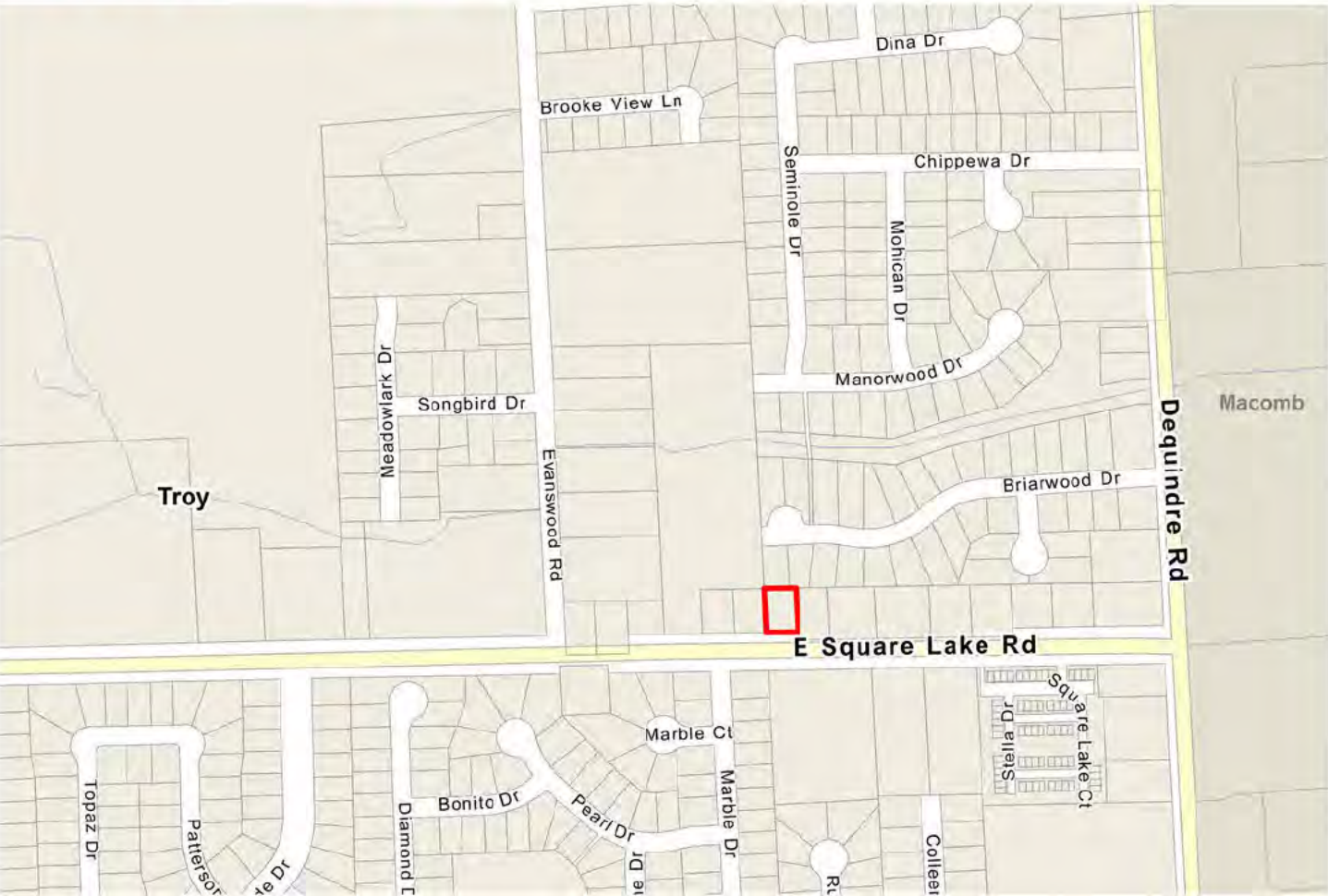
MAXIMUM HEIGHT:	
HEIGHT: 30 FT.	ACTUAL HEIGHT: 14 FT.

LOT COVERAGE:	
MAX PERCENTAGE ALLOWED: 30%	
ACTUAL PERCENTAGE: 23.1%	

BUILDING CODE REQUIREMENTS:

GOVERNING CODE:
2015 MICHIGAN RESIDENTIAL CODE (MRC 2015)
USE AND OCCUPANCY:
PRIMARY USE: R-1 RESIDENTIAL

VICINITY MAP:



ANNOTATIONS LEGEND

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



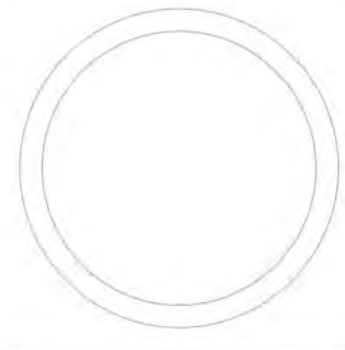
25120 Culver St. Clair Shores, MI 48081 131_2019

PROJECT:
FAIRMAN
RESIDENCE

TROY, MICHIGAN
DATE: 04/26/2022
CLIENT NO: 0196
PROJECT NO: 0196
REVISION: DATE

NOTES:
1. ALL DIMENSIONS SHOWN ARE TO WALL FINISH UNLESS OTHERWISE NOTED.
2. THIS IS NOT A SEALED ARCHITECTURAL DRAWING SET.

NOT FOR CONSTRUCTION

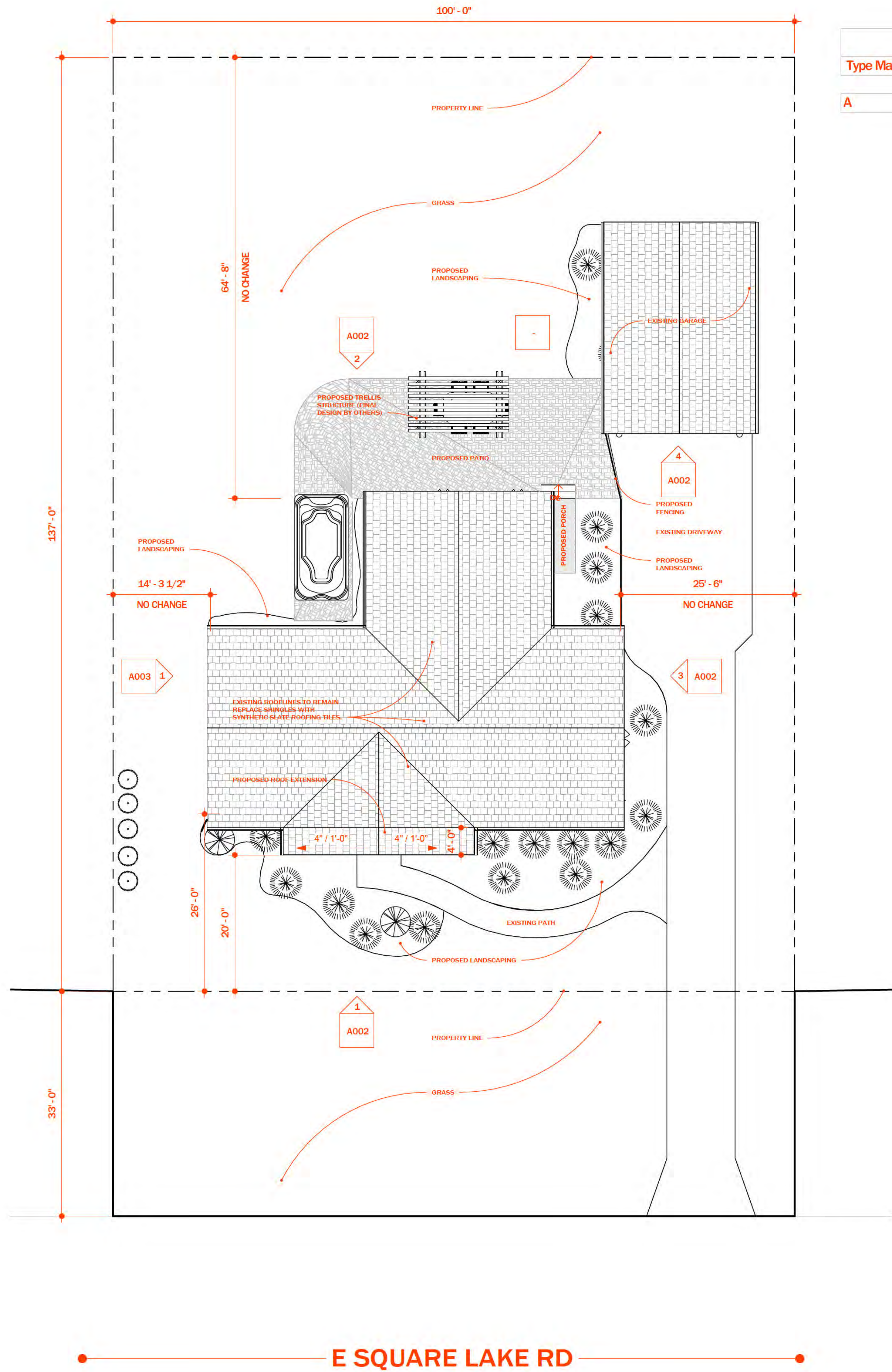


COVER SHEET

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

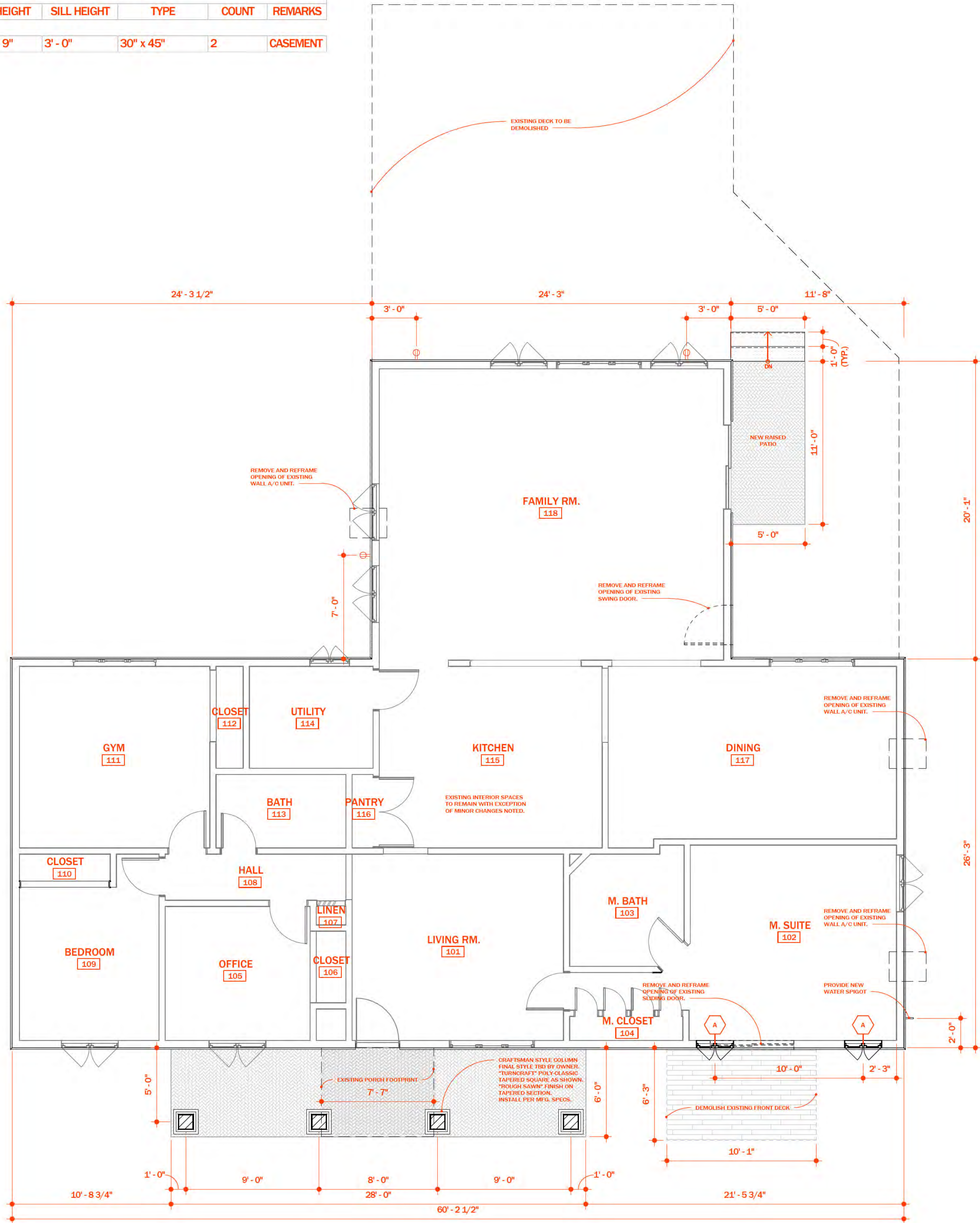
A000

DRAWN BY: B. SHISHAKLY



1 SITE PLAN
SCALE: 1" = 10'-0"

WINDOW SCHEDULE					
Type Mark	WIDTH	HEIGHT	SILL HEIGHT	TYPE	COUNT
A	2' - 6"	3' - 9"	3' - 0"	30" x 45"	2
CASEMENT					



2 LEVEL 1 FF
SCALE: 1/4" = 1'-0"



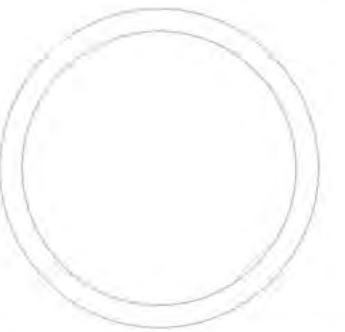
10100 Lakeside Dr. Oak Ridge, TN 37831 101 2019

PROJECT:
FAIRMAN
RESIDENCE

TROY, MICHIGAN
DATE: 04/26/22
CLIENT NO: 0196
PROJECT NO: 0196
REVISION: DATE

NOTES:

NOT FOR CONSTRUCTION

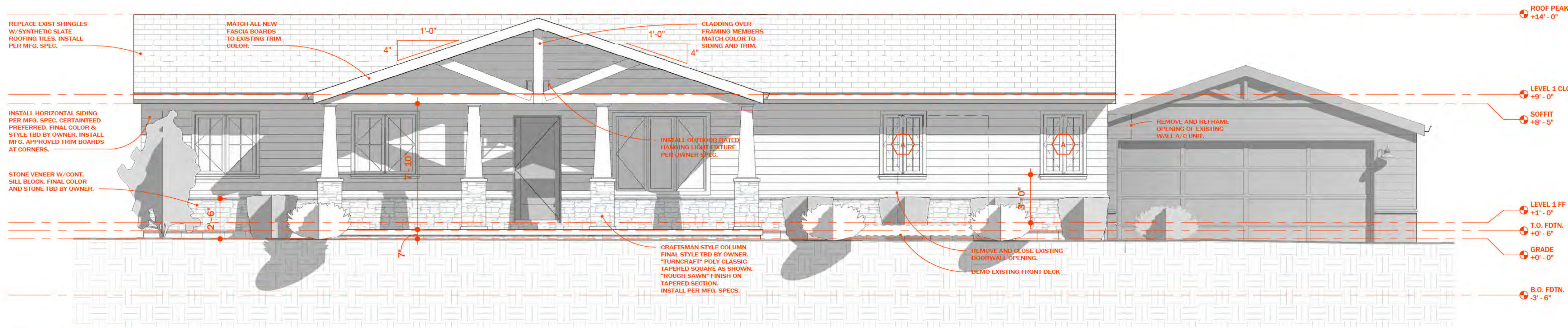


SITE PLAN AND
FLOOR PLAN

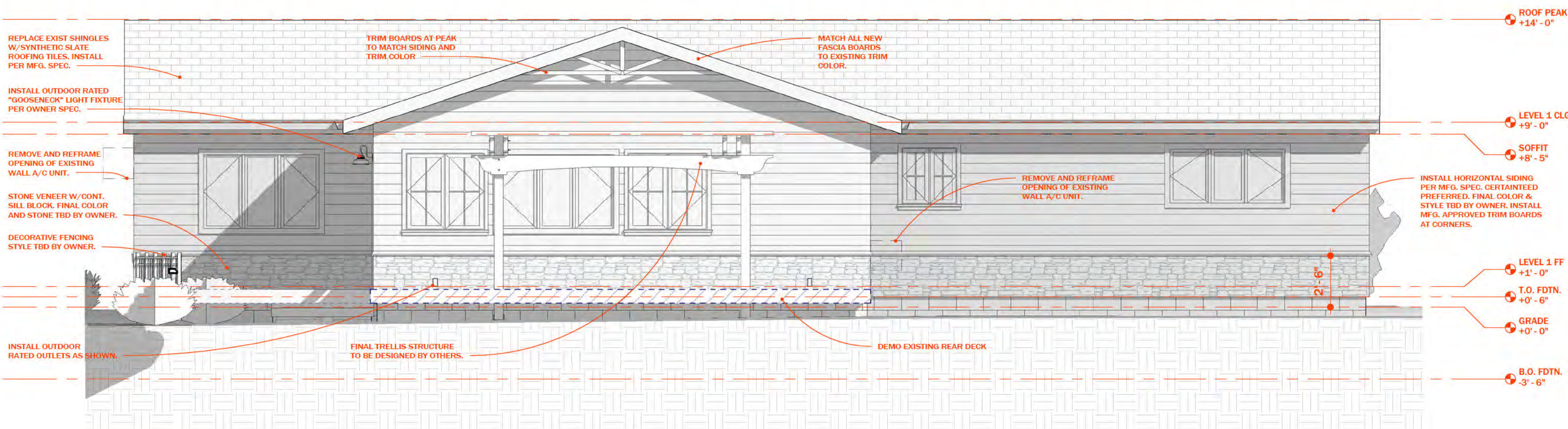
SCALE: As indicated

A001

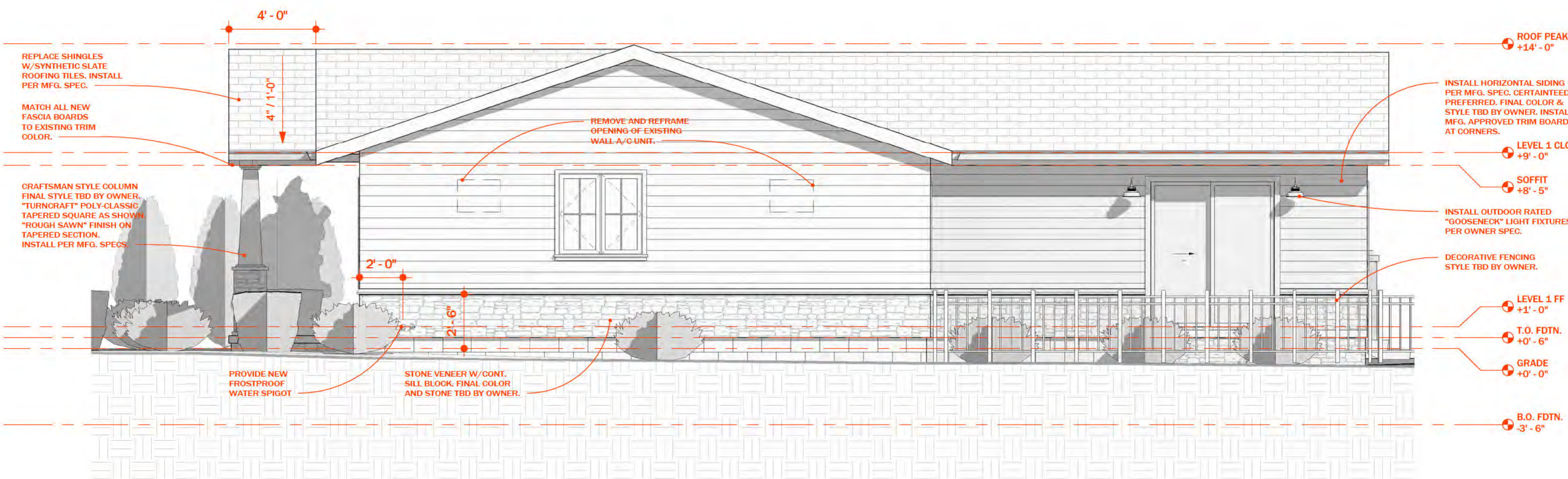
DRAWN BY: B. SHISHAKLY



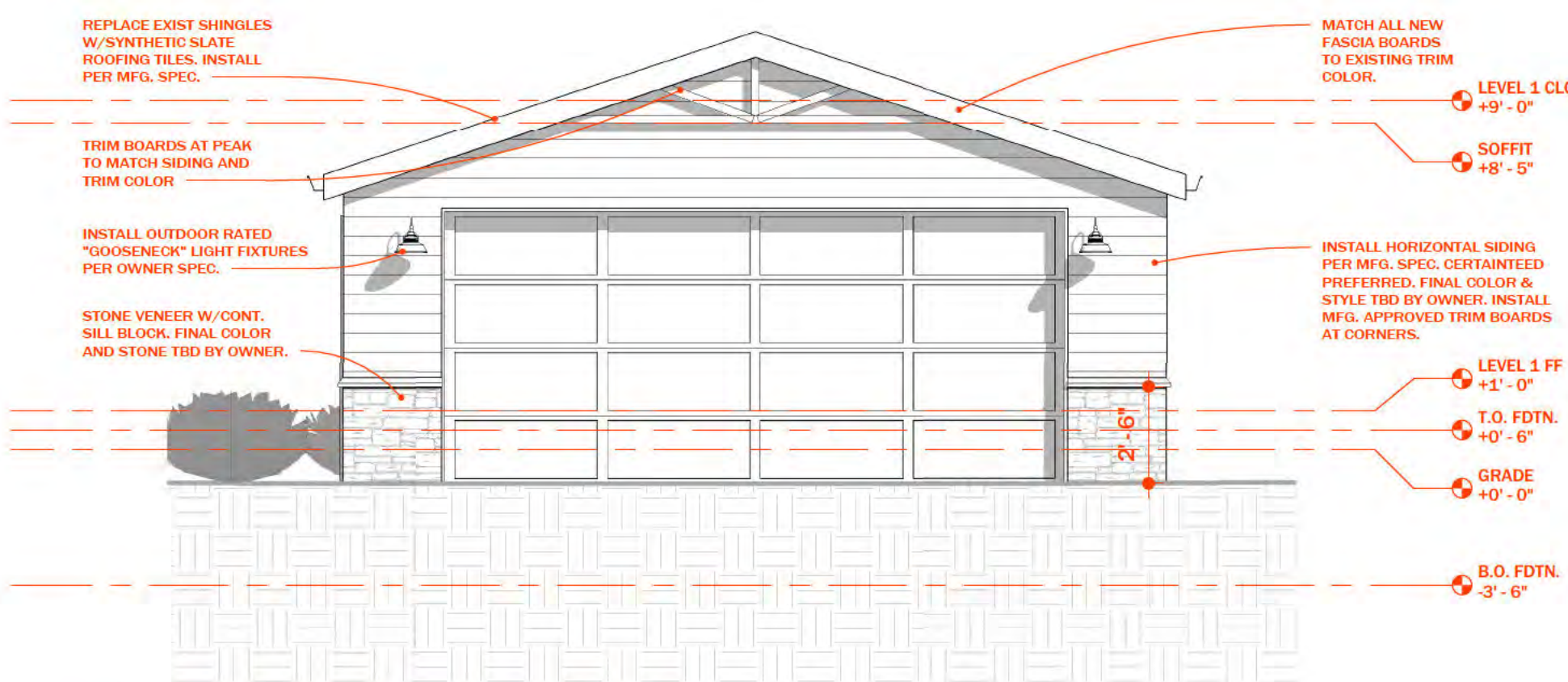
1 SOUTH
SCALE: 1/4" = 1'-0"



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



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



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



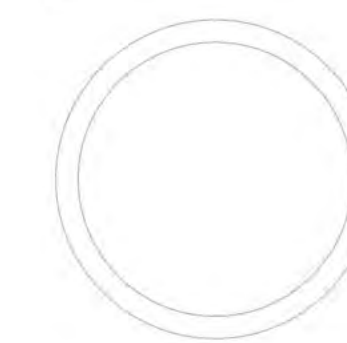
25120 Culver, St. Clair Shores, MI 48081 588.3514

PROJECT:
FAIRMAN
RESIDENCE

TROY, MICHIGAN
DATE: 04/26/22
CLIENT NO: 0196
PROJECT NO: 0196
REVISION: DATE

NOTES:

NOT FOR CONSTRUCTION

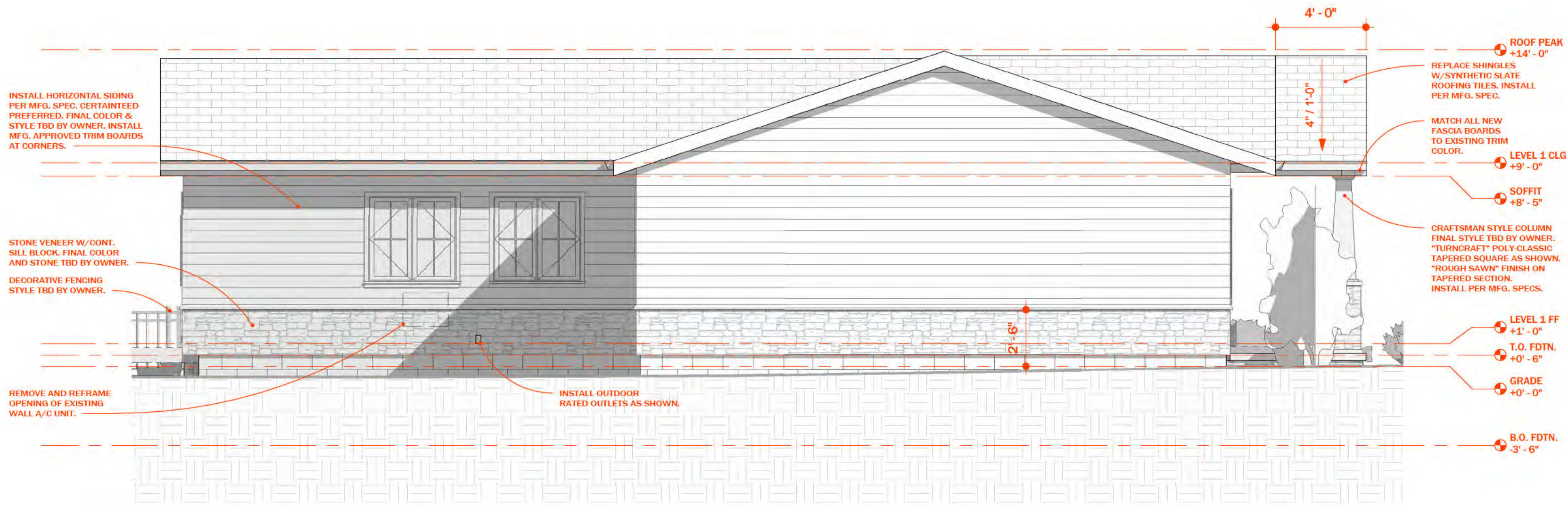


ELEVATIONS

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

A002

DRAWN BY: B. SHISHAKLY



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



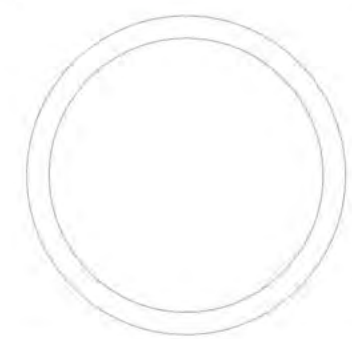
35120 Culver, St. Clair Shores, MI 48081 581.3514

PROJECT:
FAIRMAN
RESIDENCE

TROY, MICHIGAN	
DATE:	04/26/22
CLIENT NO:	0196
PROJECT NO:	0196
REVISION	DATE

NOTES:

NOT FOR CONSTRUCTION



WEST
ELEVATION

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

A003

DRAWN BY: B. SHISHAKLY