



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. Dimensional or other non-use variances shall not be granted by the Zoning Board of Appeals unless it can be determined that all of the following facts and conditions exist:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City.

MOTION TEMPLATE GRANT VARIANCE

RESOLUTION TEMPLATE

Moved by:

Seconded by:

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

Be granted for the following reasons:

The applicant has demonstrated that:

- a) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- b) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- e) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City

Yeas:

Nays:

MOTION CARRIED / FAILED

MOTION TEMPLATE DENY

Moved by:
Seconded by:

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

Be denied for the following reason(s):

The applicant has not demonstrated that:

- f) Exceptional characteristics of property for which the variance is sought make compliance with dimensional requirements substantially more difficult than would be the case for the great majority of properties in the same zoning district. Characteristics of property which shall be considered include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation and other similar characteristics.
- g) The characteristics which make compliance with dimensional requirements difficult must be related to the premises for which the variance is sought, not some other location.
- h) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.
- i) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
- j) The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property value within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City

Yeas:
Nays:

MOTION CARRIED / FAILED

MOTION TEMPLATE POSTPONE

Moved by:

Seconded by:

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

Be postponed for the following reason(s):

Yeas:

Nays:

MOTION CARRIED / FAILED

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



500 West Big Beaver
Troy, MI 48084
troymi.gov

248.524.3364
planning@troymi.gov

ZONING BOARD OF APPEALS MEETING AGENDA

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

September 20, 2022

7:30 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – July 19, 2022
4. APPROVAL OF AGENDA
5. HEARING OF CASES:

VARIANCE REQUEST, 2116 CUMBERLAND, SARAH CLINET – A variance request to construct proposed deck setback 13 feet from the rear property line where the Zoning Ordinance requires the proposed deck to be 25 feet from the rear property line.

ZONING ORDINANCE SECTION: 7.08 B, R-1C Zoning District. Built under reduced setback allowance (1966 Building Permit), 35 foot required rear yard setback for the house instead of 40 foot required rear yard setback

6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS - Rules of Procedure, discuss updated draft.
8. PUBLIC COMMENT
9. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

ZONING BOARD OF APPEALS – OPENING STATEMENT

Zoning Board of Appeals is a group of seven of your neighbors appointed by City Council to decide on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Petitioners must indicate a hardship or practical difficulty with the land that would warrant the granting of the variance.

PROCEDURE

The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chairman will verify that the petitioner is present. Then the City Administration will summarize the facts of the case. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

After the petitioner makes their presentation, and answers any questions that the Board may have, the Chairman will open the Public Hearing. At the conclusion of public comments, the Chairman will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of four votes are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

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

1. ROLL CALL

Present:

Michael Bossenbroek
Tommy Desmond
David Eisenbacher
Jefferey Forster
Jayalakshmi Malalahalli

Also Present:

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

2. PROCEDURE- read by Chair Bossenbroek

3. APPROVAL OF MINUTES –

Minutes of June 21, 2022

MOTION to approve.

Moved by Eisenbacher
Seconded by Foster

RESOLVED, to approve the June 21, 2022 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

A. VARIANCE REQUEST, 5979 ENDICOTT, SUSAN SCHWAB - A variance to construct a home addition 25 feet two inches from the rear property line where the Zoning Ordinance requires the proposed addition to be 35 feet from the rear property line.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to grant the variance

Yes: Desmond, Eisenbacher, Forster, Malalahalli

No: Bossenbroek

MOTION PASSED

B. VARIANCE REQUEST, 81-83 HALDANE, ROY E RATHKA JR./RATHKA BUILDING & CONSTRUCTION, INC./RATHKA REALTY LLC - Applicant desires to replace a portion of the 25 foot wide Canham right-of-way with a 40 foot wide private road easement. The resulting easement will result in the existing duplex being setback 9.6 feet from Canham where the Zoning Ordinance requires it to be setback 25 feet.

Moved by Bossenbroek
Second by Forster

RESOLVED, to deny the variance

Yes: All

MOTION PASSED

6. COMMUNICATIONS – None

7. MISCELLANEOUS BUSINESS –

A. Legal Update City Attorney Office presentation

B. Rules of Procedure – draft of updates: The Board discussed proposed changes and suggested additional ones. Mr. Motzny will present revised draft at next meeting.

8. PUBLIC COMMENT –None

9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 10:00 pm.

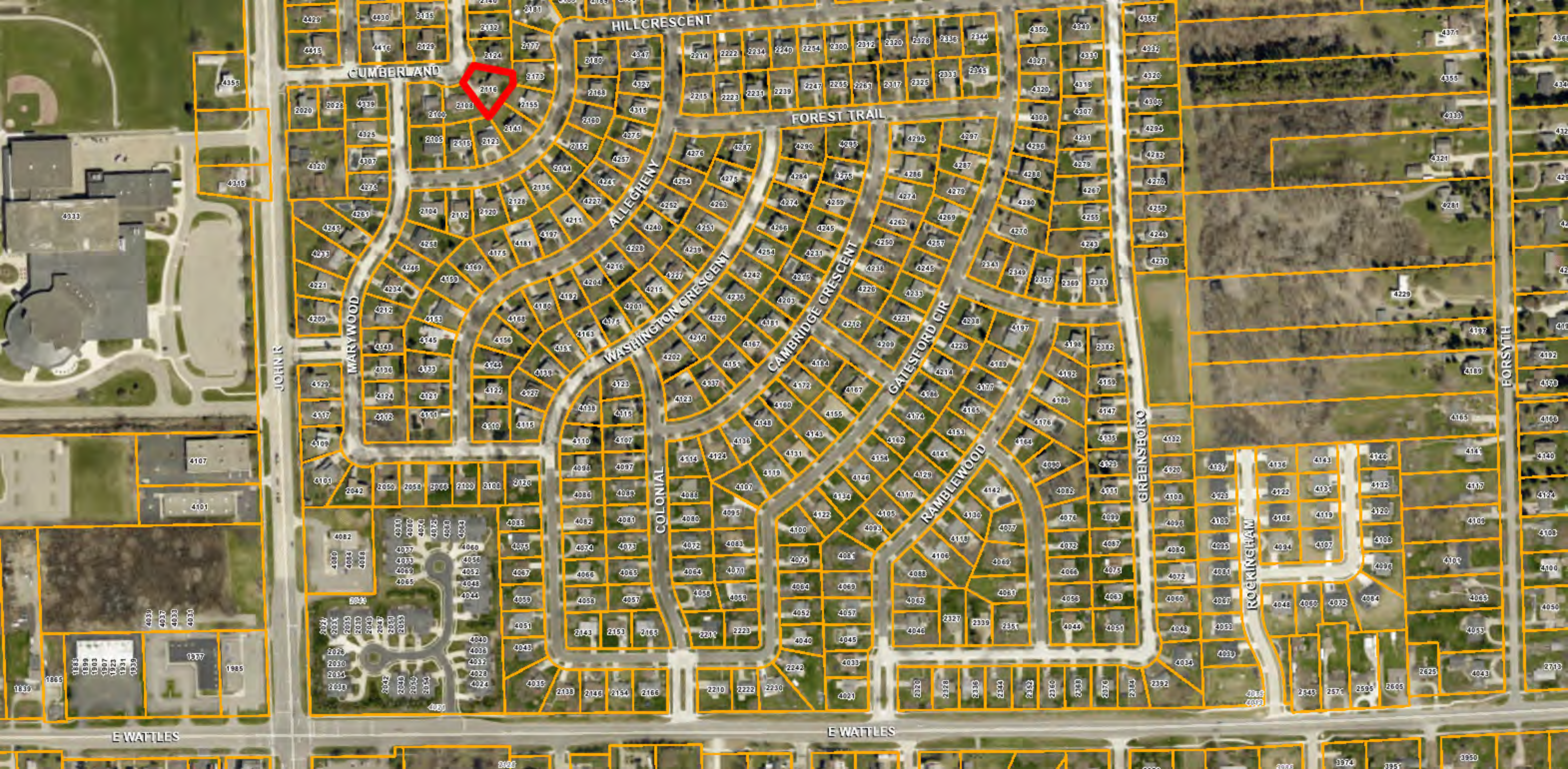
Respectfully submitted,

Michael Bossenbroek, Chairperson

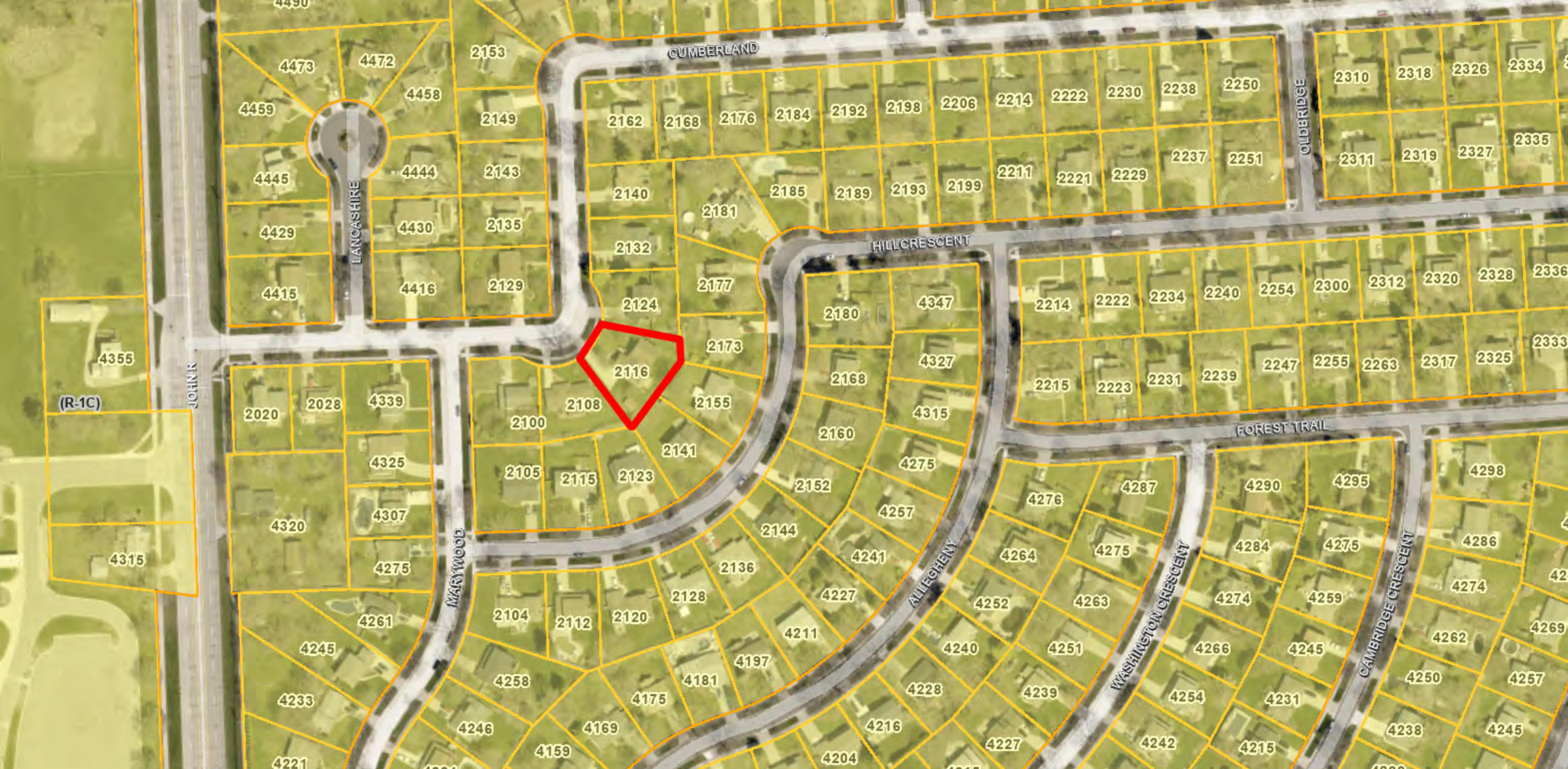
Paul Evans, Zoning and Compliance Specialist

VARIANCE REQUEST, 2116 CUMBERLAND, SARAH CLINET – A variance request to construct proposed deck setback 13 feet from the rear property line where the Zoning Ordinance requires the proposed deck to be 25 feet from the rear property line.

ZONING ORDINANCE SECTION: 7.08 B, R-1C Zoning District. Built under reduced setback allowance (1966 Building Permit), 35 foot required rear yard setback for the house instead of 40 foot required rear yard setback







(R-1C)

JOHN R

LANCASHIRE

MARYWOOD

CUMBERLAND

HILL CRESCENT

OLDBRIDGE

FOREST TRAIL

ALLEGHENY

WASHINGTON CRESCENT

CAMBRIDGE CRESCENT

4490

4473

4472

2153

4459

4458

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2300

2254

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2222

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2318

2326

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4416

2129

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2124

CUMBERLAND

2173

2116

2108

2155

2100

2141



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: _____
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
5. APPLICANT:
NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____
E-MAIL _____
AFFILIATION TO THE PROPERTY OWNER: _____



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

E-MAIL _____

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

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

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

APPLICANT SIGNATURE Sarah E. Clinet DATE _____

PRINT NAME: _____

PROPERTY OWNER SIGNATURE Robin Clinet DATE _____

PRINT NAME: _____

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.
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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

CERTIFICATE OF SURVEY

RESIDENTIAL PLOT PLAN: 2116 Cumberland Dr.

Prepared For: Sarah Clinet
2116 Camberland
Troy, MI 48085
248-331-5779

LEGAL DESCRIPTION OF PROPERTY: ID # 20-13-302-003

Lot 27, MOUNT VERNON ESTATES SUBDIVISION, of part of
S.W.1/4 of Section 13, T2N-R11E, CITY OF TROY, Oakland
County, Michigan.
12,081.57 Sq. Ft.
Plat recorded LIBER 116, PAGES 13-17, Oakland County Records.
Bearings in relation to E. Line of Marywood Dr.

SEE DETAIL OF PROPERTY ON SHEET 2

SHEET 1 of 2



I HEREBY CERTIFY that I have surveyed and mapped the property herein described; and that said survey was performed with a relative error of closure of no greater than 1 in 5000 and that all the requirements of P.A. 132, 1970 have been complied with.

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS
1660 ROCHESTER ROAD
TROY, MI 48083
ESTABLISHED 1939

PETER G. PITCHFORD
TOM NORTHROP

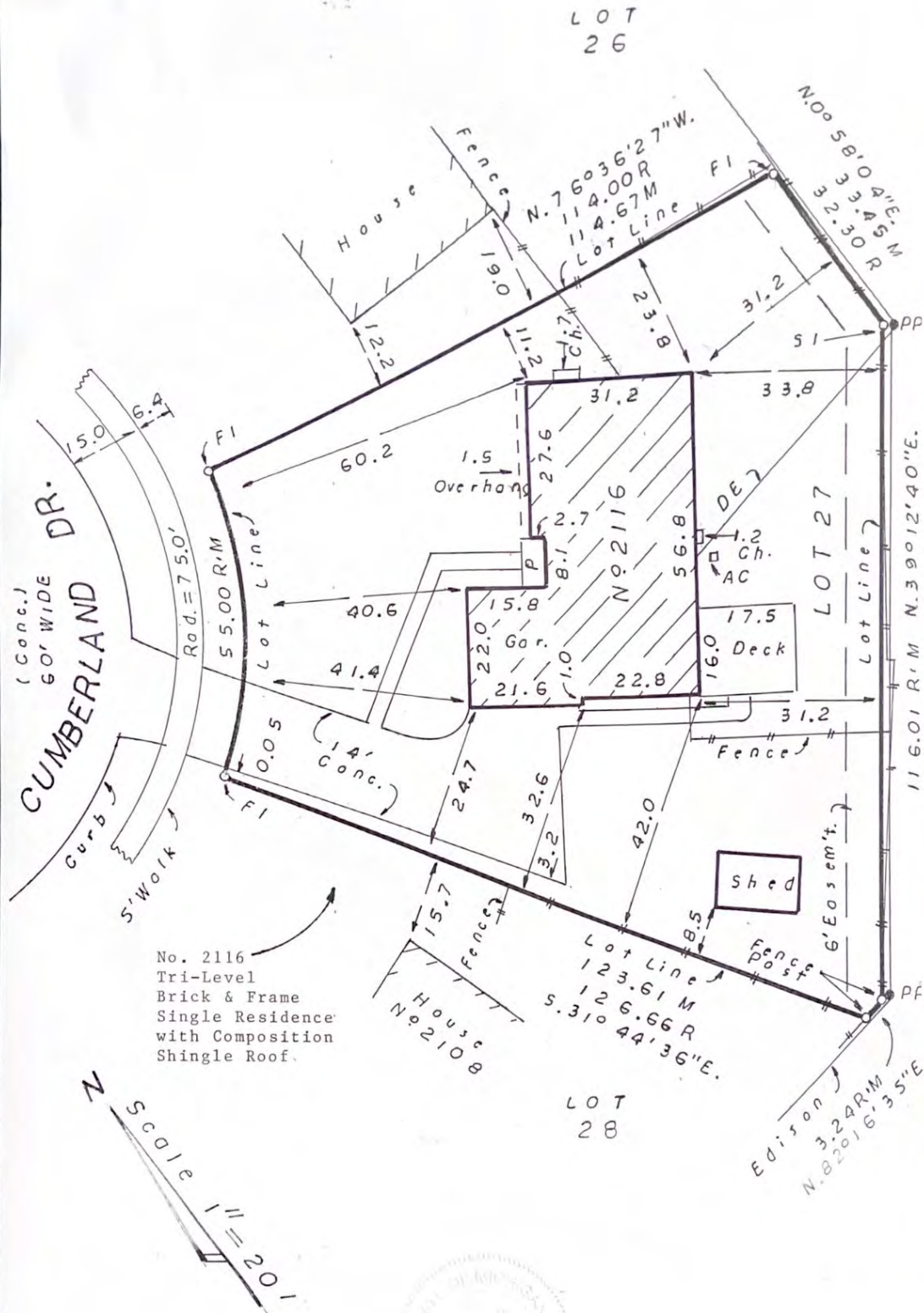
(248) 528-1717
FAX (248) 528-1746

192104

July 11, 2022

ORDER No _____ DATE _____

BY: *Thomas M. Northrup*



RESIDENTIAL PLOT PLAN
DATE: July 11, 2022
Job No. 192104

SHEET 2 of 2

GUARANTY SURVEY CO.
REGISTERED LAND SURVEYORS

1660 ROCHESTER ROAD
TROY, MI 48063
ESTABLISHED 1939

PETER G. PITCHFORD
TOM NORTHRUP

(248) 528-1717
FAX (248) 528-1746

Zoning Board of Appeals Application
Sarah & Robin Clinet
2116 Cumberland Drive
Troy, MI 48085

We are currently seeking a variance pertaining to Chapter 39 Article 7 section 7.08 part B in order to rebuild the deck that is currently on our property. The application for the permit to update and replace existing deck was filed and denied for this reason, "At no instance shall there be less than 25' from encroaching facility to the rear property line."

Construction for the proposed deck is not changing or altering the existing decking layout dimensions or the area associated with said structure, as seen in the decking layout and plot map.

The existing deck has been associated with this address since the mid 1970s as seen by the aerial photography. The property was tax assessed and decking square footage has been included in the property tax costs since at least 1993 according to the Assessment Office.

Statement of Practical Difficulty

The property is situated in the curve of the road and is trapezoidal in shape. Due to the curve in the road, our house is set further back, with 40' between the garage and the front property line. However, there is only 31.2' between the house and the rear property line at the location of the deck. Our house is one of only a few of this shape in the subdivision as seen on the subdivision map. The majority of properties in the subdivision are rectangular in shape.

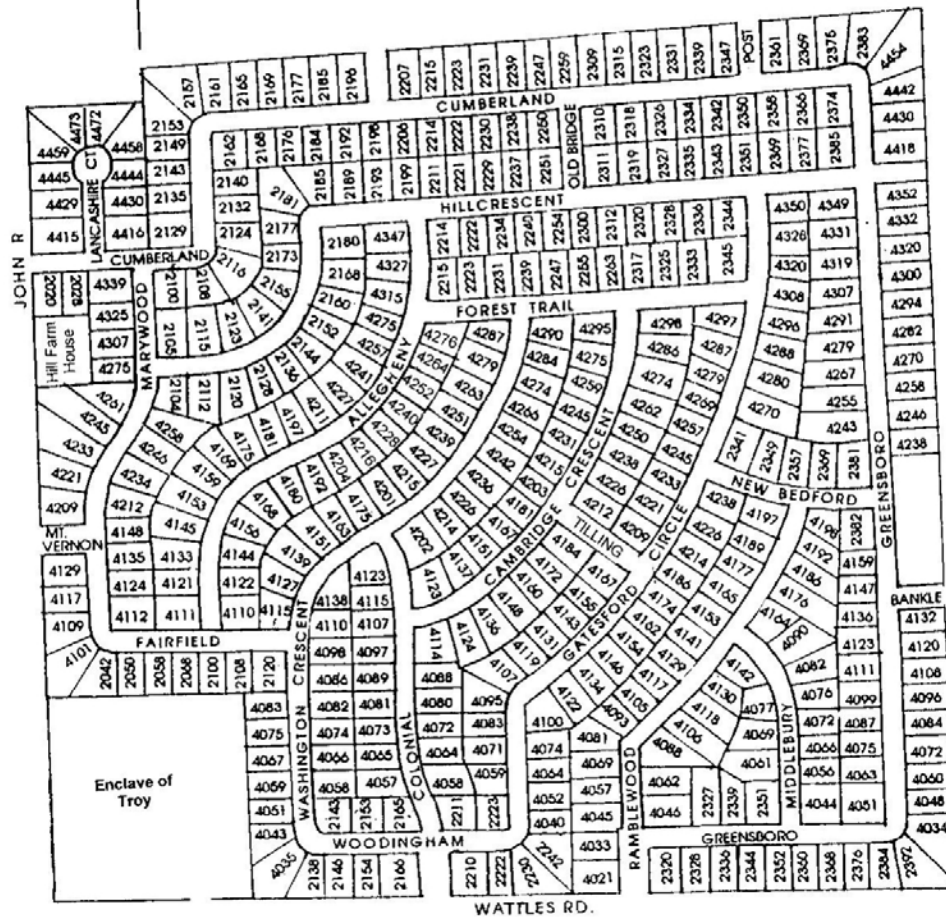
Due to the shape of the property, the contractor selected to update the existing deck structure will have difficulty given current setback restrictions. The deck we are seeking to replace is attached to the rear of the home at the location of the sliding glass door. There is a 2'1" drop from the door to ground level.

The existing deck is in poor condition and deteriorating due to its age. The updated deck would not alter the footprint of the current deck which has been associated with the property since the 1970s. We are merely seeking to replace the current with a new composite deck (see pictures of sample projects from the contractor.)

Mt. Vernon Estates

SUBDIVISION MAP

NORTH

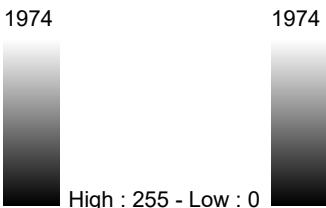


WATTLES RD.

City of Troy Aerial Photography Application

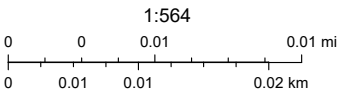


5/11/2022, 4:22:57 PM



High : 255 - Low : 0

High : 255 - Low : 0



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Troy GIS Online
City of Troy, Michigan

City of Troy Aerial Photography Application



5/11/2022, 4:21:35 PM

2020

1974

Red: Band_1
Green: Band_2
Blue: Band_3



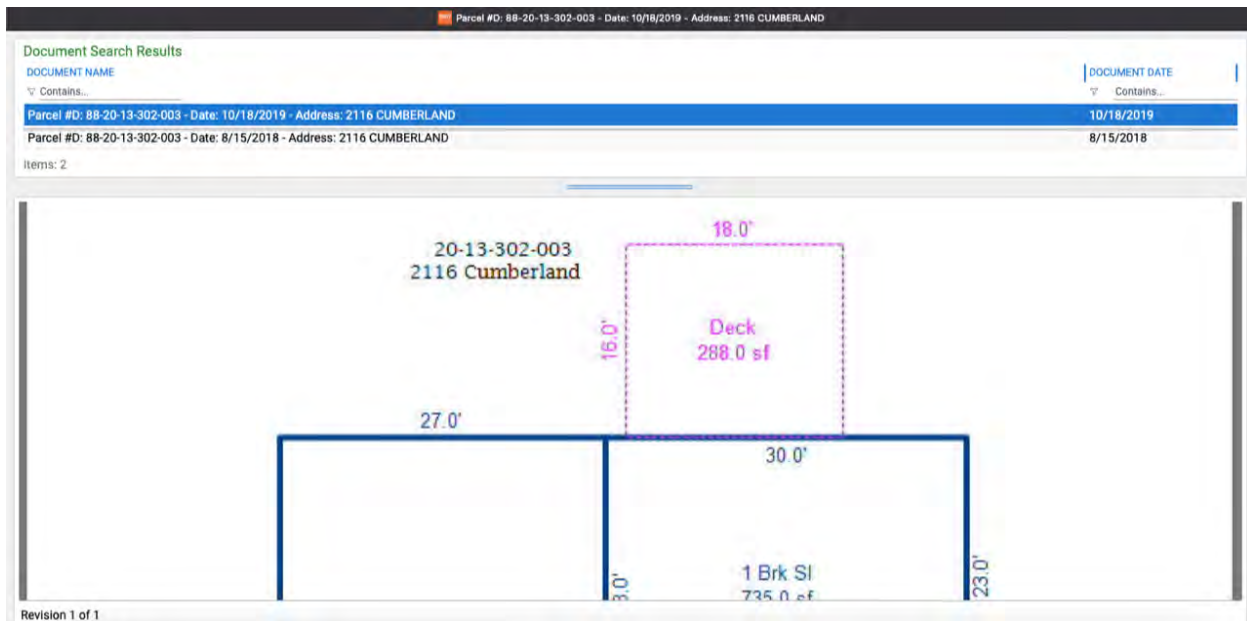
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0 0.01 0.01 0.02 km

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

City of Troy GIS Online
City of Troy, Michigan

Existing Deck Layout as Seen on Tax Assessment:



Parcel ID: 88-20-13-302-003 - Date: 8/15/2018 - Address: 2116 CUMBERLAND

Document Search Results

DOCUMENT NAME

Contains...

Parcel ID: 88-20-13-302-003 - Date: 10/18/2019 - Address: 2116 CUMBERLAND

10/18/2019

Parcel ID: 88-20-13-302-003 - Date: 8/15/2018 - Address: 2116 CUMBERLAND

8/15/2018


Items: 2

2116 Cumberland 88-20-13-302-003

PLAN

1. Type	10. Floor Support	14. Plumbing
2. Single Family	11. Joists	15. No. of Boilers
3. 221-2606	12. Unsupported Length	16. Car. Tile Wall
4. Frame	13. Big Plates	17. Car. Tile Floor
5. Wood	14. Ply. Sub-Floor	18. Plastic Tile Wall
6. Center Support	15. Extra Board	19. Extra Wash Bow
7. Serrins	16. Water Heater	20. Gals. Gas Elec.
8. Wood	17. Built-in Items	21. Green Range
9. Brick	18. Green Range	22. Dishwasher
10. Brick	19. Dishwasher	23. Refrigerator
11. Aluminum	20. Refrigerator	24. Dishwasher
12. Roof	21. Dishwasher	25. Dishwasher
13. Hip	22. Dishwasher	26. Dishwasher
14. Gable	23. Dishwasher	27. Dishwasher
15. Grand Overhang	24. Dishwasher	28. Dishwasher
16. Gable Overhang	25. Dishwasher	29. Dishwasher
17. Chimney Type	26. Dishwasher	30. Dishwasher
	27. Dishwasher	31. Dishwasher
	28. Dishwasher	32. Dishwasher
	29. Dishwasher	33. Dishwasher
	30. Dishwasher	34. Dishwasher
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	96. Dishwasher	100. Dishwasher

Revision 1 of 1

From: Wanda D Boschman W.Boschman@troymi.gov 
Subject: 20-13-302-003 2116 Cumberland
Date: June 23, 2022 at 1:41 PM
To: Paul M Evans P.Evans@troymi.gov
Cc: SEPOWERS1@GMAIL.COM



Good afternoon Paul,

I have reviewed the record card for the above parcel. We have had an 18'x16' deck on record since at least 1993. I have not been able to verify whether a permit was issued or not regarding the deck.

If you have any additional questions, please contact me.

Thank you,



Wanda D. Boschman, MCAO
Appraiser | City of Troy
O: 248.524.3592
F: 248.524.3310
500 W. Big Beaver, Troy, MI
48084



Existing Deck:





BUILDING PERMIT APPLICATION

CITY OF TROY
DEPARTMENT OF BUILDING INSPECTIONS
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
248-524-3344

Check # _____

RECEIVED
MAY 03 2022

CITY OF TROY
BUILDING DEPT.

BUILDING

PB2022-0798

Date: _____

Project Information

Job Address: 2116 Cumberland Dr Suite # _____

Lot: _____ Subdivision: _____ Parcel # _____

Building Type

☐ Commercial ☒ Residential

Size: 288 square feet

Request for Building Permit To:

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

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

Describe Scope of Work: Replace existing deck with new composite deck, 16'x18'.

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

ESTIMATED COST OF CONSTRUCTION \$ 25,867.86 By Contractor \$ _____ By Department

Applicant Information

Name: Patrick L Ward Company: C&L Ward Bros

Phone: 810-503-1151 Fax # _____

Address: 9284 Lapeer Rd City: Davison State: MI Zip: 48423

License # 2101204852 Federal ID # 38-2289437 Comp. Carrier Frankenmuth Mutual

Email: permits@goclward.com Preferred Contact # /Name 810-503-1151/Christina

☒ Check if you would like email notification of any violations

Property Owner Information

Name: Sarah & Robin Clinet Phone: (248) 331-5779

Address: 2116 Cumberland Dr City: Troy State: MI Zip: 48085

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

Signature & Print Name: Patrick L Ward

Patrick L Ward

Date: 5/2/2022

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

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


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

FOR BUILDING DEPARTMENT USE ONLY

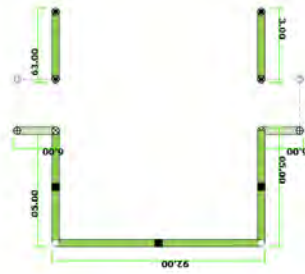
REVISED 06/2017

Proposed Deck

Clinet

Customer Name:	Clinet, Sarah & Robin	Board Color:	Cabana	Decking Material Breakout List																			
	2116 Cumberland Dr	Border Color:	Cabana																				
Address:	Troy, MI 48085	Fascia Color:	Cabana	Notes: Double stack fascia, extra 2x10, 2x4, 1x10 for double stack fascia																			
Job #:	41399	Railing Style:	Vista																				
	View Job on MarketSharp	Railing Color:	Black																				
		Baluster Style:	Square																				
		Baluster Color:	Black																				
		Skirting Color:	N/A																				
Framing Materials																							
Footings:				Posts:				Beam:				Joists:				Border/Ribbon/Bond Framing & Blocking:				Stairs:			
SIZE	QTY	SIZE	LENGTH	QTY	SIZE	LENGTH	QTY	SIZE	LENGTH	QTY	SIZE	LENGTH	QTY	SIZE	LENGTH	QTY	SIZE	LENGTH	QTY				
12" Footing Pads	10		8 FT	4		12 FT			12 FT			12 FT			12 FT			12 FT	2				
16" Footing Pads		4x4	10 FT		2x6	16 FT		2x6	16 FT		2x6	16 FT		2x6	16 FT		2x6	16 FT					
Concrete 12" Pads			12 FT	1		12 FT			12 FT			12 FT			12 FT		4x4	8 FT	2				
Concrete 16" Pads	7	4x6	10 FT		2x8	16 FT		2x8	16 FT		2x8	16 FT		2x8	16 FT			10 FT	3				
G Tape 2" 65"			12 FT			20 FT			20 FT			20 FT			20 FT		2x12	12FT					
G Tape 4" 65"	1	6x6	12 FT			12 FT			12 FT			12 FT			12 FT			16FT					
4x4 Post Saver	10		16 FT		2x10	16 FT	4	2x10	16 FT	2	2x10	16 FT		2x10	16 FT		2x4	16FT	1				
4x6 Post Saver		Post-to-Beam Cap 4x4			6	20 FT			20 FT	13		20 FT	4	Skirting Framing:									
6x6 Post Saver		Post-to-Beam Cap 4x6				12 FT			12 FT			12 FT			12 FT		SIZE	LENGTH	QTY				
PeaRock for holes	30	Post-to-Beam Cap 6x6				16 FT		2x12	16 FT		2x12	16 FT		2x12	16 FT		2x4	16 FT	3				
						20 FT			20 FT			20 FT			20 FT								
Hardware Materials and Miscellaneous										Rail Components				Decking/Fascia									
ITEMS	QTY	TYPE	ITEMS (Continued)		QTY	COMPONENT		QTY	TYPE		LENGTH	QTY											
Angle Clips			Pea Gravel 34bags=100Square			4x4 8 FT			Deck Board (Grooved)		12 FT												
Framing Nails	1		Weed Block(Roll)300square'			Rail Section (6 FT)					16 FT	42											
Framing Screws	1		Flashing(10 FT)			Rail Section (8 FT)					20 FT												
Hanger Nails (N10HDS)		600 CT	Transformer/dimmer/timer			Stair Rail Section (6FT)			Skirting (Deck Board)		12 FT												
Gun Hanger Nails	1	500 CT	Wire			Stair Rail Section (8FT)					16 FT												
Starborn Deckfast Deck Screw	2	350 CT	Wire Nuts			Post Sleeve (39")			Square Edge		20 FT	6											
Starborn Deckfast Fascia Screw	3	100CT	Wire Staples (Galvanized)			ADA Rail			Fascia (1x12) 11.25"		12 FT	10											
PT Deck Screw			Lattice			ADA 90s			Riser (1x8) 7.25"		12 FT												
GRK Screw (5 1/8")	1	50 CT	Divder Moulding			Post Sleeve (108") Bottom Stair			Extra Items														
Ledger Lok		50 CT	Cap Moulding			Post Cap																	
Hidden Fasteners (500 sq ft.)	1		Matching Screws			Post Cap (LED)																	
Hidden Fasteners (250 sq ft.)						Post Base																	
Joist Hanger						Post Light																	
Joist Tie-Down Clip H1	24					Accent Light																	
Joist Tie-Down Clip H 2.5		8				Rectangle Riser Light			1x10x12' treated			4											
DTTZ Brackets						Vista Gate																	
Post Base Bracket						Vista Drink Rail Adaptor																	

Clinet Rail Drawing

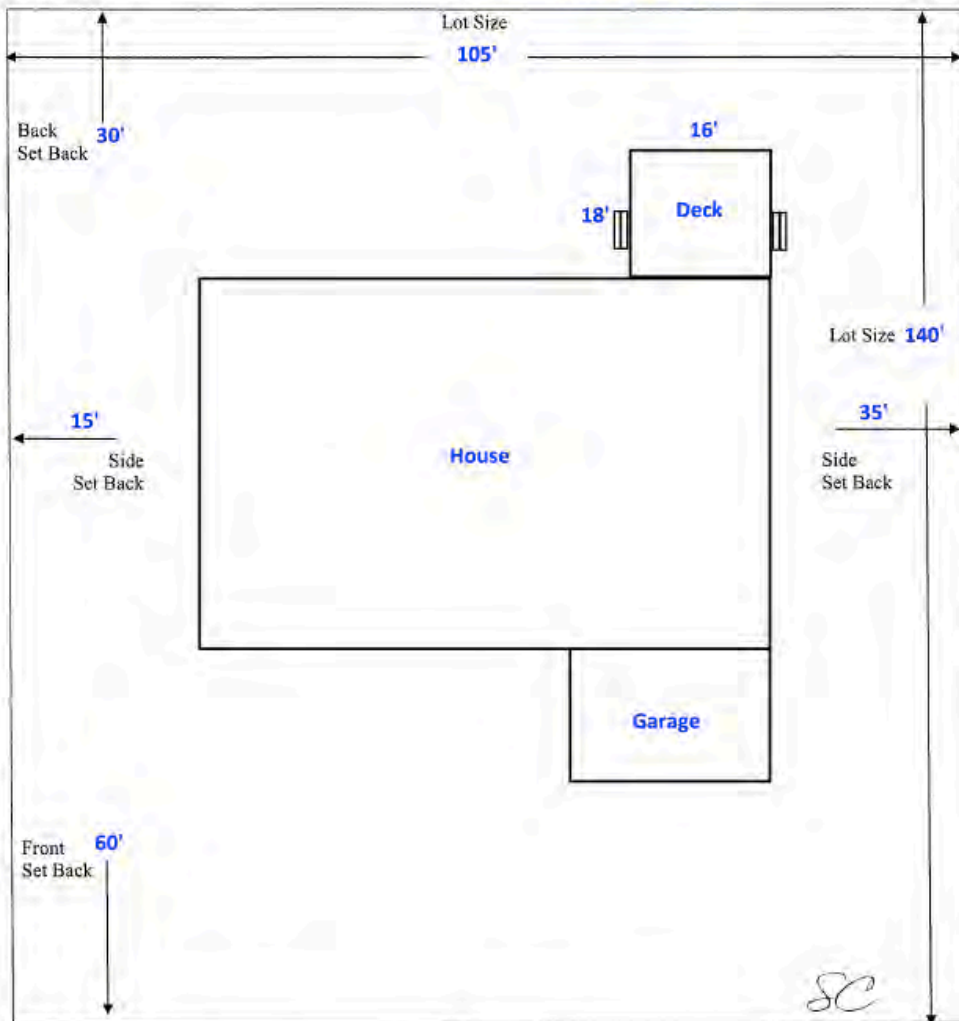


Part Number	Description	Color	Unit	List Price	Quantity
PS7412B	TOP & BOTTOM RAIL 3 FT - TEXTURED BLACK	TEXTURED BLACK	EA		4
PS7402B	TOP & BOTTOM RAIL 3 FT - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS5400B	STAIR RAIL, TOP & BOTTOM 4 FT - TEXTURED BLACK	TEXTURED BLACK	EA		1
PS6010B	3/4" ROST PACKAGE 4FT - TEXTURED BLACK	TEXTURED BLACK	EA		6
PS7500B	3/4" ROST PACKAGE 4FT - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS5405B	STAIR ROST PACKAGE 4 FT - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS8040B	3/4" END POST - TEXTURED BLACK	TEXTURED BLACK	EA		4
PS7740B	2" BASE PLATE COVER - BLACK	TEXTURED BLACK	EA		4
PS8040B	3/4" END POST - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS6735B	BOTTOM STAIR POST - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS7740B	2 1/2" BASE PLATE COVER - BLACK	TEXTURED BLACK	EA		4
PS6737B	3/4" TOP STAIR POST - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS8010B	3/4" 90 DEGREE CORNER POST - TEXTURED BLACK	TEXTURED BLACK	EA		2
PS7472B	POST BRACKET PACKAGE - TEXTURED BLACK	TEXTURED BLACK	EA		2



Decking Site Plan

Client: Sarah & Robin Clinet
Address: 2116 Cumberland Dr
Troy, MI 48085



Indicate (W) For Well Location

Indicate (S) For Septic Location

☒ City Water

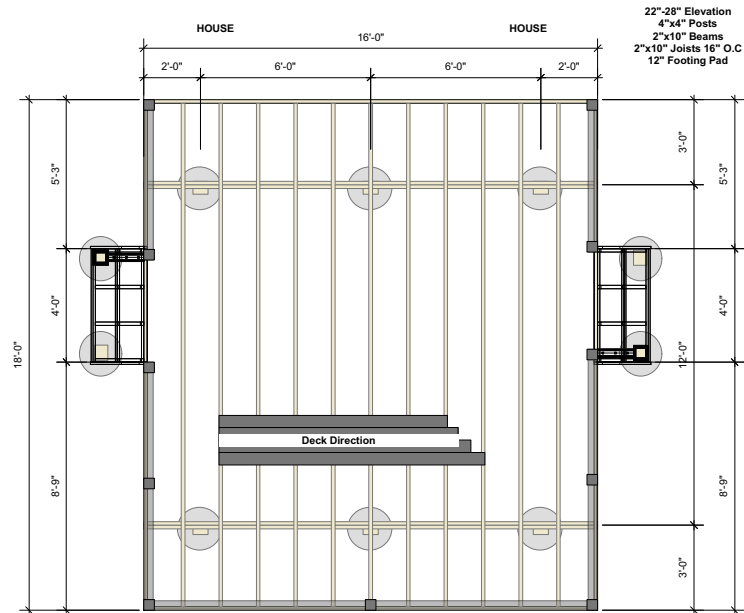
☒ City Sewer

N

Compass



Proposed Deck Layout:



General Contractor
C&L Ward
9284 Lapeer Rd
Davison, MI
48423

Project Title	Sarah & Robin Clinet 2116 Cumberland Dr Troy MI 48085
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Project Manager
Eric Scott

Date
April 22nd 2022

Drawing Title	Job #
---------------	-------

Scale	$1/4"=1"$
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Page 1 of 1

Sample Deck Projects from Contractor:



ZONING BOARD OF APPEALS
FOR THE CITY OF TROY

RULES OF PROCEDURE

ARTICLE I
ORGANIZATION

1. The Board shall annually, ~~at its regular meeting in the month of May,~~ elect its own Chairperson and Vice-Chairperson to hold office for one year ~~or until the date of the next subsequent election for said offices.~~ The election for said offices shall take place at the regular meeting in the month of May or at the next regular meeting of the Board thereafter if the May meeting is cancelled for any reason. The Zoning Administrator shall be the Clerk of the Board, provided that the Clerk may appoint other persons to make records of the meetings.
2. The Chairperson shall preside at all meetings of the Board. In the case of the absence of the Chairperson, the Vice-Chairperson shall preside. In the case of the absence of both the Chairperson and the Vice-Chairperson, the most senior Board member in terms of years of service on the Board, shall preside. The presiding officer, subject to these rules, shall decide all points of order or procedure.
3. The Clerk or his or her representative shall keep the minutes of the Board's proceedings, shall have custody of all records of the Board, shall sign all communications of the Board, shall supervise all clerical work of the Board and perform such other duties as may be requested by the Board.

ARTICLE II
MEETINGS

1. All meetings held by the Board shall be open to the public.
2. Board meetings shall be held on the third Tuesday of each month at 7:30 P.M. except when such day falls on a legal holiday, in which event the Board may designate an alternate meeting date.
3. A resolution supported by the majority of the members present may temporarily suspend any rule of procedure or change the date and time of regular meetings.
4. Special meetings of the Zoning Board of Appeals shall be held at the call of the Chairperson. Notice of the Special Meeting shall be given in a manner as required by the Open Meetings Act and the Zoning Administrator or his or her designee shall notify all members of the Zoning Board of Appeals not less than 24 hours in advance of a Special Meeting.
5. Four members of the Board shall constitute a quorum for conducting of its business. The concurring vote of four (4) members shall be necessary to decide upon appeals of administrative decisions, Zoning ordinance or Zoning Map interpretations, dimensional

or other non use variances, and other matters upon which the Board is required to pass under the Zoning Ordinance.

6. Use variances shall require an affirmative vote of two thirds of the ~~board~~ Board (5 members) for approval.
7. In the event that a Board member is absent or is excused from voting on an item due to a perceived conflict of interest, one of the alternate Board members shall be temporarily seated at the call of the Chairperson.
8. Alternate members who serve and who participate in any agenda item shall continue to serve on the Zoning Board of Appeals for that item until a final decision is reached on the same.
9. The order of business at meetings shall be as follows:
 - a. Opening Statement/Procedure (attached)
 - b. Roll Call.
 - b. Approval of Minutes of Previous Meetings
 - c. Approval of Agenda
 - d. Hearing of Cases
 - e. Communications
 - f. Miscellaneous Business
 - g. Public Comment
 - h. Adjournment

10. ~~Electronic meetings~~ Remote Participation:

All members of the Board must be physically present at a meeting to count toward a quorum, participate in discussion, and vote, unless a member is unable to be physically present due to military duty.

A member of the Board on military duty shall be allowed to participate in a meeting remotely and be counted toward a quorum, deliberate, and vote by electronic means that provides for two-way communication. Such member shall make a public announcement at the outset of the meeting that he or she is attending remotely but is not required to specify his or her physical location.

Members of the public may ~~address an electronic~~ provide public comments without being physically present at the meeting in the following ~~three~~ ways:

- ~~a.~~ Public comments may be submitted via email. Email received as provided by the rules will be read aloud or summarized during the meeting. ~~Email comments may be limited to three minutes.~~

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- ~~b. Public comments may be submitted via voicemail. Voicemail received as provided by the rules will be will be played during the meeting. Voicemail comments may be limited to three minutes.~~
- ~~c. Members of the public may attend the electronic meeting remotely and participate in a public comment period as provided by the rules. Comments may be limited to three minutes.~~

ARTICLE III VARIANCES & APPEALS

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1. All applications to the Zoning Board of Appeals shall be filed with the City. Application forms may be obtained from the Planning Department. A copy of each application shall be served upon the Planning Department, which shall transmit to the Board all information constituting the application.
2. In addition to the information required on the forms, each application shall contain the following information:
 - a. The order being appealed or the section of the zoning ordinance from which a variance is sought.
 - b. The reasons for appeal.
 - c. Plans drawn to approximate scale showing shape and dimensions of lots, existing buildings and buildings to be erected, altered or changed, and any other information with regard to the lot or neighboring lots, and the proposed or existing use, as deemed necessary by the Zoning Administrator.
 - d. A clear and accurate description of the proposed use, construction, or work.
 - e. Any other information necessary to clearly explain the nature of the request.
3. The applicant may appear on his or her own behalf or may be represented at the hearing by an attorney or authorized agent.
4. The Hearing Procedure for Use Variances is governed by Section 15.05 B.3 of the Zoning Ordinance. For all other appeals, the order of procedure of hearings shall be:
 - a. Calling of the Case by the Chairperson
 - b. City Staff introduction of the case.
 - c. Applicant's presentation of the case.
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 - e. Close public hearing
 - f. Applicant rebuttal or clarification of public comments
 - g. Board deliberation and motion and decision.

5. Time limits during public hearings: The Board may establish time limits for presentations to the Board in those cases where it is evident that a particular item is likely to involve public comments from several individuals.
6. The Board may require, of the applicant, additional information necessary to fully advise the Board.

ARTICLE IV DISPOSITION OF BOARD ACTION

1. The decision of the Board shall be in writing, and, so far as it is practicable, in the form of a general statement or resolution reciting the conditions, facts and findings of the Board. The applicant shall be advised of the Board's decision by mail or e-mail, within a reasonable time after the hearing unless the Board moves for a continuation of the hearing, or unless the Board decides that, in its opinion, immediate notification is necessary.
2. The applicant may withdraw the appeal at any time prior to the final action by the Board.

ARTICLE V MISCELLANEOUS

These rules of procedure are subject to and controlled by the Troy City Code and the Michigan statutes applicable to Zoning Boards of Appeal.

ARTICLE VI AMENDMENTS

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ZONING BOARD OF APPEALS – OPENING STATEMENT

The Zoning Board of Appeals is a group of seven of your neighbors appointed by the Troy 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-Applicants~~ 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 approved agenda. When an item is called, the ~~Chairman-Chairperson~~ will verify that the ~~petitioner-applicant~~ is present. Then the City Administration will summarize the facts of the case. If there is less than a full board (7 members) present at a meeting, an applicant may request a postponement so his or her request can be heard by a full board. If there is no request for a ~~The postponement, the petitioner-applicant~~ will then be given an opportunity to address the Board to explain the justification for the action requested.

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At the conclusion of public ~~comments~~comments, the ~~Chairman-Chairperson~~ 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.

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FOR THE CITY OF TROY

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