



## 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

## 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. 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 Chairperson will verify that the 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 postponement, the applicant will then be given an opportunity to address the Board to explain the justification for the action requested.

After the applicant makes their presentation, and answers any questions that the Board may have, the Chairperson will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairperson, come up to the podium. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next-door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairperson. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairperson to speak at one time.

At the conclusion of public comments, the 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.



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

---

**November 15, 2022**

**7:30 P.M.**

**COUNCIL CHAMBERS**

---

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – October 18, 2022
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
  - A. 2227 RADCLIFFE, SWAMINATHAN PALANIAPPAN - A variance request to construct a proposed addition 28 feet from the rear property line where the Zoning Ordinance requires the proposed addition be setback 40 feet from the rear property line  
  
ZONING ORDINANCE SECTION: 4.06, R-1C Zoning District
  - B. 1429 BOYD, DAVID JACKSON - A variance request to construct a proposed addition 6.7 feet from the east property line where the Zoning Ordinance requires the proposed addition be setback 9.8 feet from the east property line.  
  
ZONING ORDINANCE SECTION: 4.06, R-1E Zoning District, total of two side yard setbacks
6. COMMUNICATIONS -
7. MISCELLANEOUS BUSINESS – 2023 Meeting Schedule
8. PUBLIC COMMENT
9. ADJOURNMENT

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

On October 18, 2022 at 7:30 p.m., Chairperson Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Thomas Desmond  
David Eisenbacher  
Jeffrey Forster  
Jayalakshmi Malalahalli

Also Present:

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

2. PROCEDURE- read by Vice Chairperson Eisenbacher

3. APPROVAL OF MINUTES –

RESOLVED, to approve the September 20, 2022 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

- A. 2725 PINE HILL, GRAHAM AND CHERYLN FIELD - A variance request to allow a proposed addition be setback 25 feet 2 inches from the front property line where the Zoning Ordinance requires the addition to be setback 40 feet from the front property line.

Moved by Eisenbacher  
Seconded by Desmond

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- B. 1939 BUCKTHORN, KIRK RASCH & MIKE SCORZO FOR AUTO GLASS OF MICHIGAN dba GLASS DOCTOR OF MI.- A variance request to allow a proposed addition be setback 34 feet 2 inches from the rear property line where the Zoning Ordinance requires the addition to be setback 45 feet from the front property line.

Moved by Eisenbacher  
Seconded by Desmond

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

6. COMMUNICATIONS – Board acknowledged receipt of Rules of Procedure
7. MISCELLANEOUS BUSINESS – none
8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:23 pm.

Respectfully submitted,

---

Michael Bossenbroek, Chairperson

---

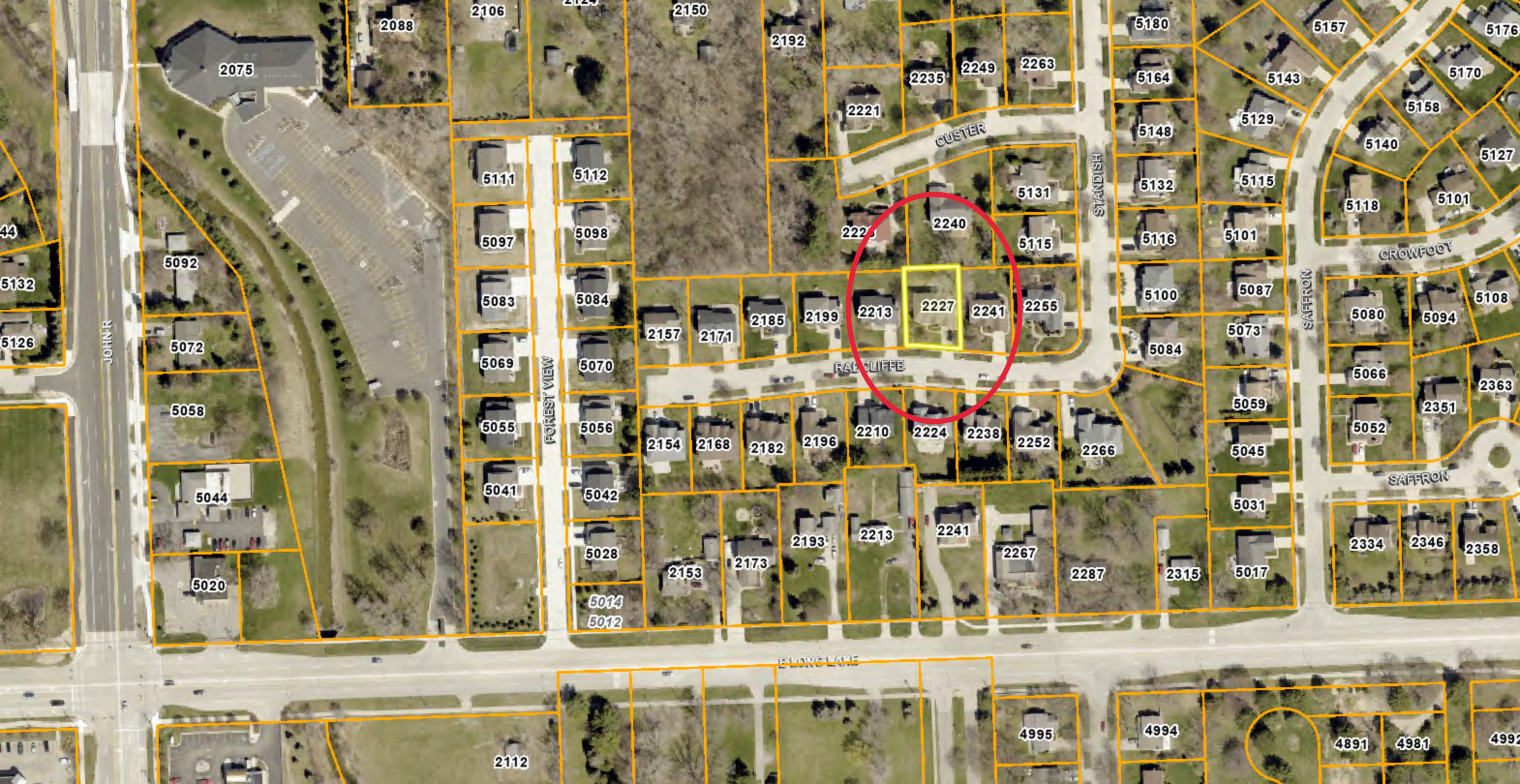
Paul Evans, Zoning and Compliance Specialist



- A. 2227 RADCLIFFE, SWAMINATHAN PALANIAPPAN - A variance request to construct a proposed addition 28 feet from the rear property line where the Zoning Ordinance requires the proposed addition be setback 40 feet from the rear property line

ZONING ORDINANCE SECTION: 4.06, R-1C Zoning District







2226

2240

5115

51

5

2199

2213

2227

2241

2255

51

5

RADCLIFFE





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

## Zoning Board of Appeals Application

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

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

1. ADDRESS OF THE SUBJECT PROPERTY: \_\_\_\_\_

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: \_\_\_\_\_



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

## 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 \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_ 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. 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.



## 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](mailto: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

September 15th, 2022

City of Troy  
Board of Zoning Appeals

Subject – 2227 Radcliffe Dr, Troy, MI - residential R-1C Setback (Article 4)

I am looking to put a 12 ft by 22 ft sunroom in the backward for the property on 2227 Radcliffe Dr, Troy, MI 48085. Building Permit Application that was submitted by D&W Windows and Sunrooms on my behave was rejected since my house is 40ft from the rear of the property line and the residential R-1C Setback (Article 4) states that need 40ft to the rear property line. If adding the sunroom as proposed will add 12 ft from the end of my house which will encroach within that setback.

## **Practical difficulty for a dimensional variance request - physical characteristics of the land:**

Request for variance is because of my back yard neighbor's backyard is big and together with my backward it is more than 120 ft between our two houses. If the sunroom is built it still will have more than 100 ft between the two structures of the house which is more than the 80 ft required. Also confirmed with my neighbors and they have no issue with this proposal. It has no impact on a neighboring property owner because neighbor house is far away from the proposed addition.

## **Variance request - Hardship**

Backyard has five Eastern Cottonwood trees each about 200 ft tall. Three of the five trees are in my neighbor's yard bordering mine so cutting it down is not an option. In Spring and summer these causes pollen allergies - symptoms include sneezing, nasal congestion, runny nose, and watery eyes. These allergies are present for both of my children and grandmother. They are taking medicine for the allergies and I have early stages of asthma. Because of these we are not able to go to the backward.

Variance if approved has no safety issues, or obstruction it is visually attractive. I respectfully request that back of the house setback variance be approved.

Sincerely,

Swami Palaniappan  
2227 Radcliffe Dr, Troy, MI 48085  
586-303-6254



Plenty of area between my home and the home behind mine. More than 120 ft between houses.





2227 Radcliffe

Lot 3

EYSTER'S JOHN R ACRES

L. 55, P. 53, (D.C.R.)

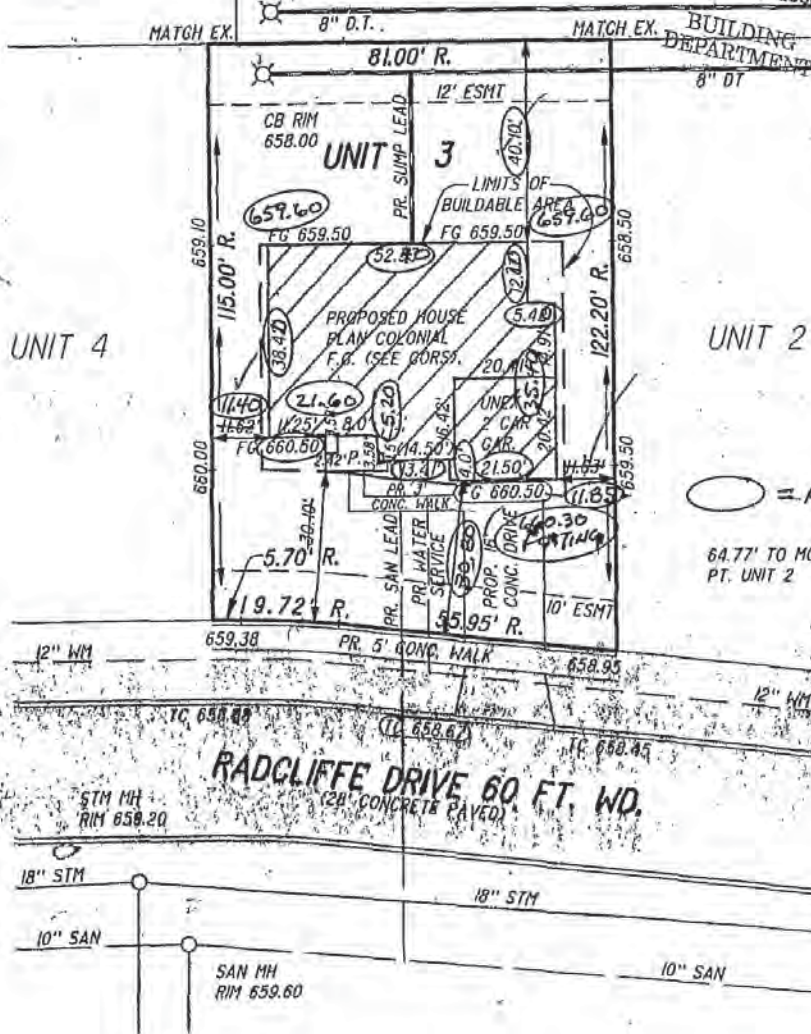
Bldg. Copy LOT 13

LONG LAKE MEADOWS SUBDIVISION

L. 197, P. 25-29, RECEIVED

144'

JUN 16 2000



FG 660.50  
TC 658.67  
DIFF 1.83

○ = AS-BUILT

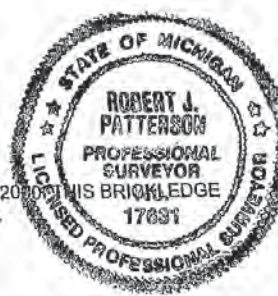
64.77' TO MON.  
PT. UNIT 2

**- NOTE -**

THIS DRAWING IS FOR PLOT PLAN  
AS-BUILT SURVEY OF BRICKLEDGE FOUNDATION OF LOT 3  
NEWBURY POINTS AND/OR AS-BUILT PURPOSES ONLY.  
THIS NOTE DOES NOT APPEAR IN  
OAKLAND COUNTY, MICHIGAN

I HEREBY CERTIFY THAT WE PERFORMED AN AS-BUILT SURVEY ON MAY 20, 2000 OF THIS BRICKLEDGE  
FOUNDATION PLAN IS A TRUE REPRESENTATION OF SAID AS-BUILT SURVEY.

*Robert J. Patterson*  
ROBERT J. PATTERSON, P.S. NO. 17631



DATE: MAY 25, 2000  
CLIENT: A & J LUXURY HOMES, INC.  
742 CANTERBURY DR.  
MADISON HEIGHTS, MI 48071  
(248) 884-1102

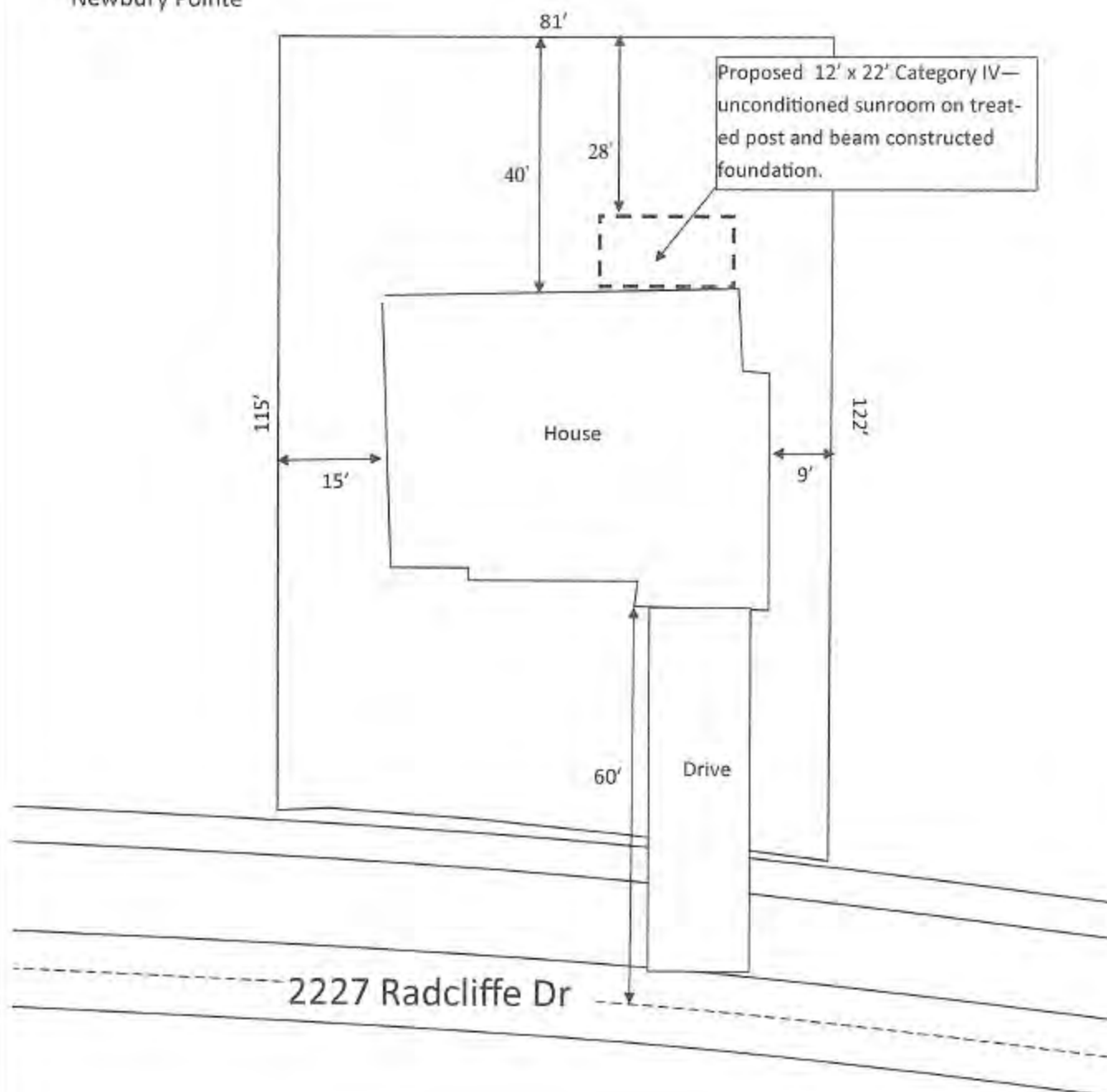
MCS ASSOCIATES, INC.  
CIVIL ENGINEERING & SURVEYING  
41150 TECHNOLOGY PARK DRIVE  
SUITE 102  
STERLING HEIGHTS, MICHIGAN 48314  
(810) 726-6310

SCALE: 1" = 30'  
DRAWN BY: GAM

GF 25064  
SHT. 1 OF 1



20-12-380-006  
Newbury Point





Proposed 12' x 22' Category IV—unconditioned sunroom on treated post and beam constructed foundation.

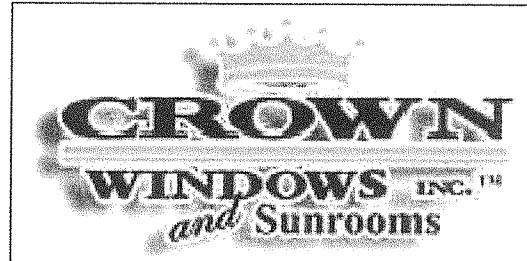
This is a grayscale aerial photograph from Google Earth showing a residential property. A white rectangular box highlights a proposed addition on the roof of a house. The surrounding area includes trees, other houses, and a street. The text '2227 Radcliffe Dr' is visible below the highlighted area.

2227 Radcliffe Dr

2227 Radcliffe Dr

Google Earth





PROJECT FOR:

D&W AWNING and WINDOW  
PALANI - #58301

#### SUNROOM SPECIFICATIONS

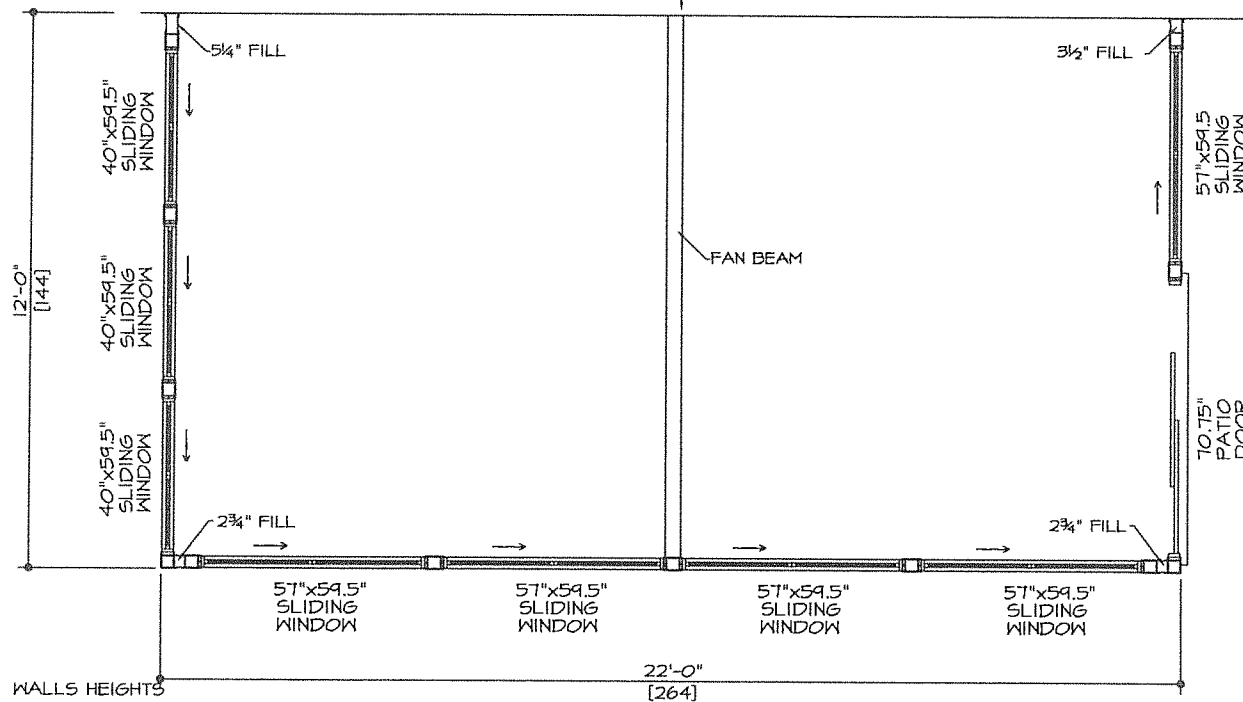
4 SEASON STUDIO ENCLOSURE  
COLOR: ALMOND  
SIZE: 12'x22'  
GLASS TYPE: LOW-E / ARGON      WINDOWS: SINGLE SLIDERS

DATE: 21 JULY 2022

## NOTES:

- ALMOND 4-SEASON STUDIO ENCLOSURE
- LOW-E / ARGON GLASS
- SINGLE SLIDERS
- SOLID KICKS
- SOLID TRANS
- ELECTRICAL H-CHANNELS
- 4" ROOF
- (1)-6" PATIO DOOR
- 6" POLY FLOOR

4" ROOF  
DIMENSIONS  
24'  
13'



\*\*FILL MEASUREMENTS ARE  
TOTAL FILL NOT VISIBLE FILL\*\*

CHANNEL DIMENSIONS	
W	5"
H	2.5"
E	1.75"
C	4.25"x4.25"
F	1"

General Notes

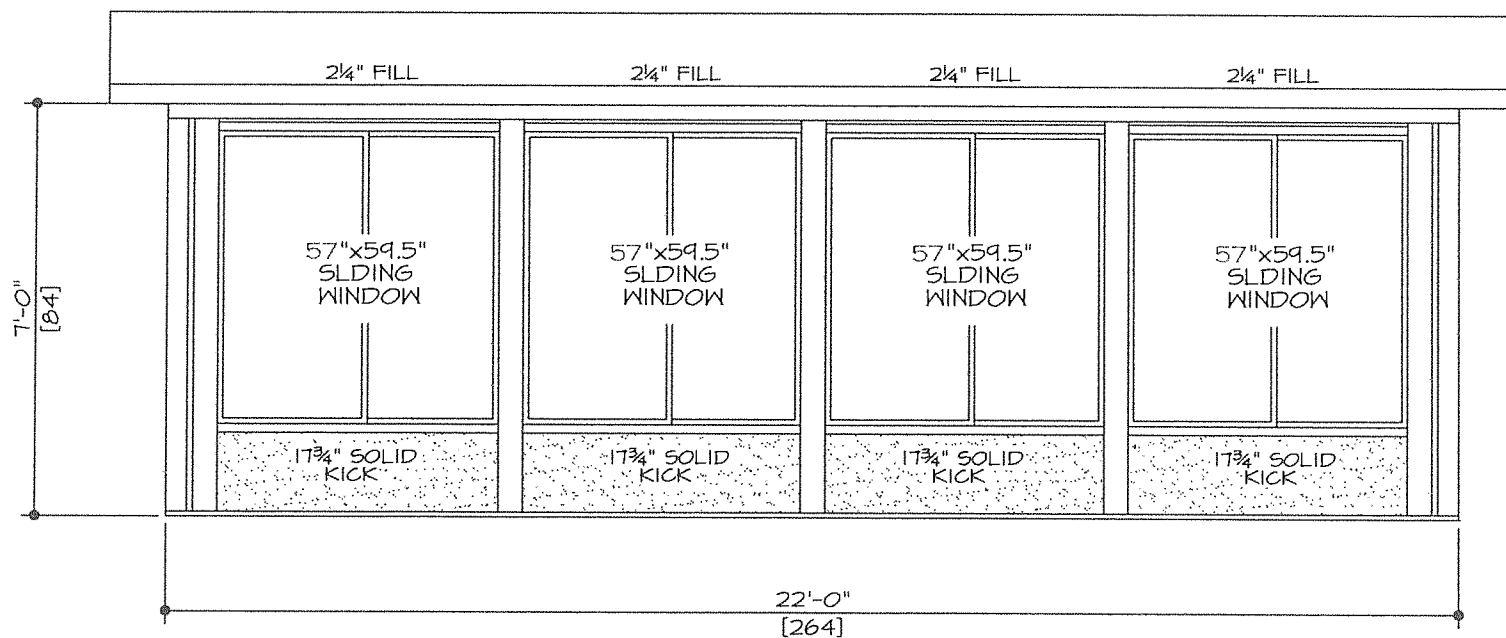
INSTALLERS  
LAYOUT

No.	Revision/Issue	Date

File Name and Address  
CROWN SUNROOMS  
8068 E.COURT STREET  
810-658-8777

Project Name and Address  
D&W AWNING & WINDOW  
PALANI

Project	Sheet
Date	
Scale	



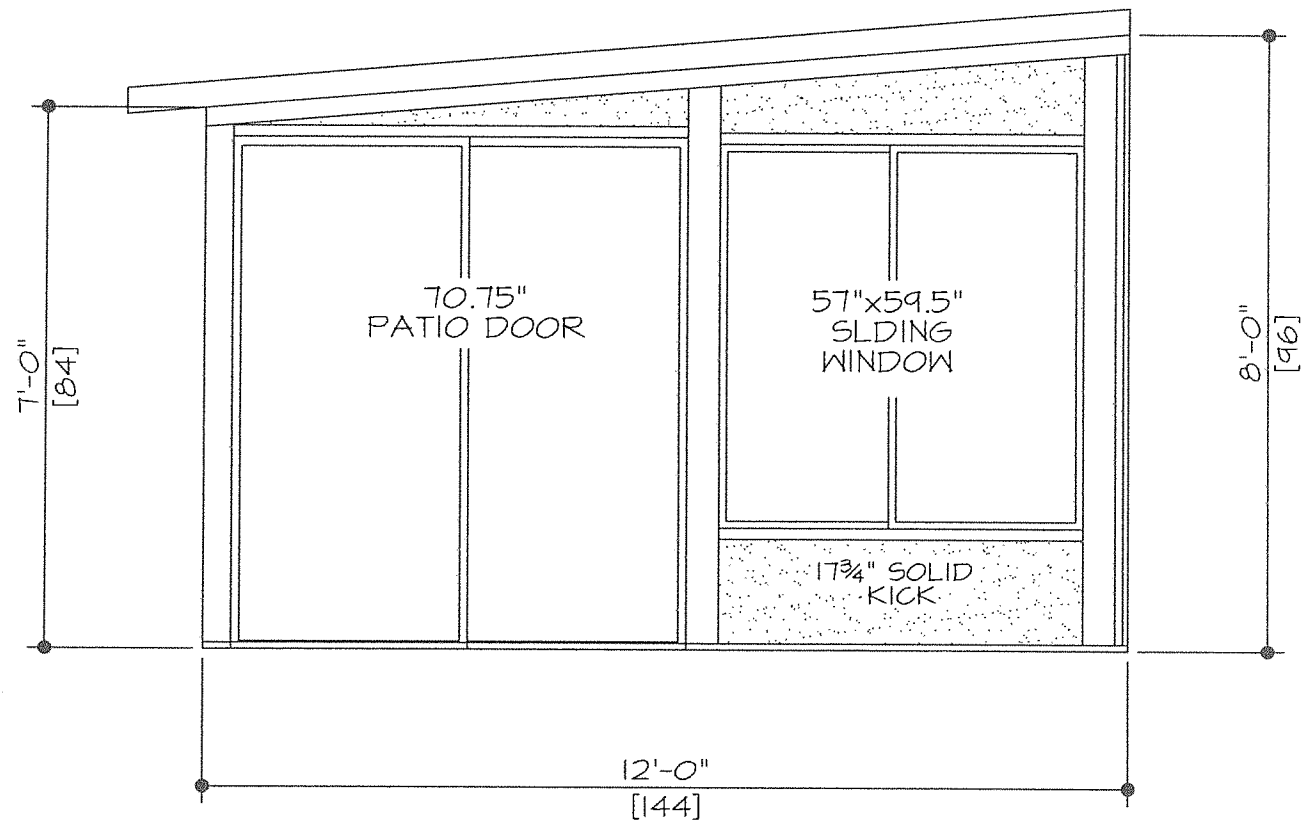
# FRONT ELEVATION

No.	Revision/Issue	Date

Firm Name and Address  
 CROWN SUNROOMS  
 8068 E.COURT STREET  
 810-658-8777

Project Name and Address  
 D&V AWNING & WINDOW  
 PALANI

Project	Sheet
Date	
Scale	



General Notes

# RIGHT ELEVATION

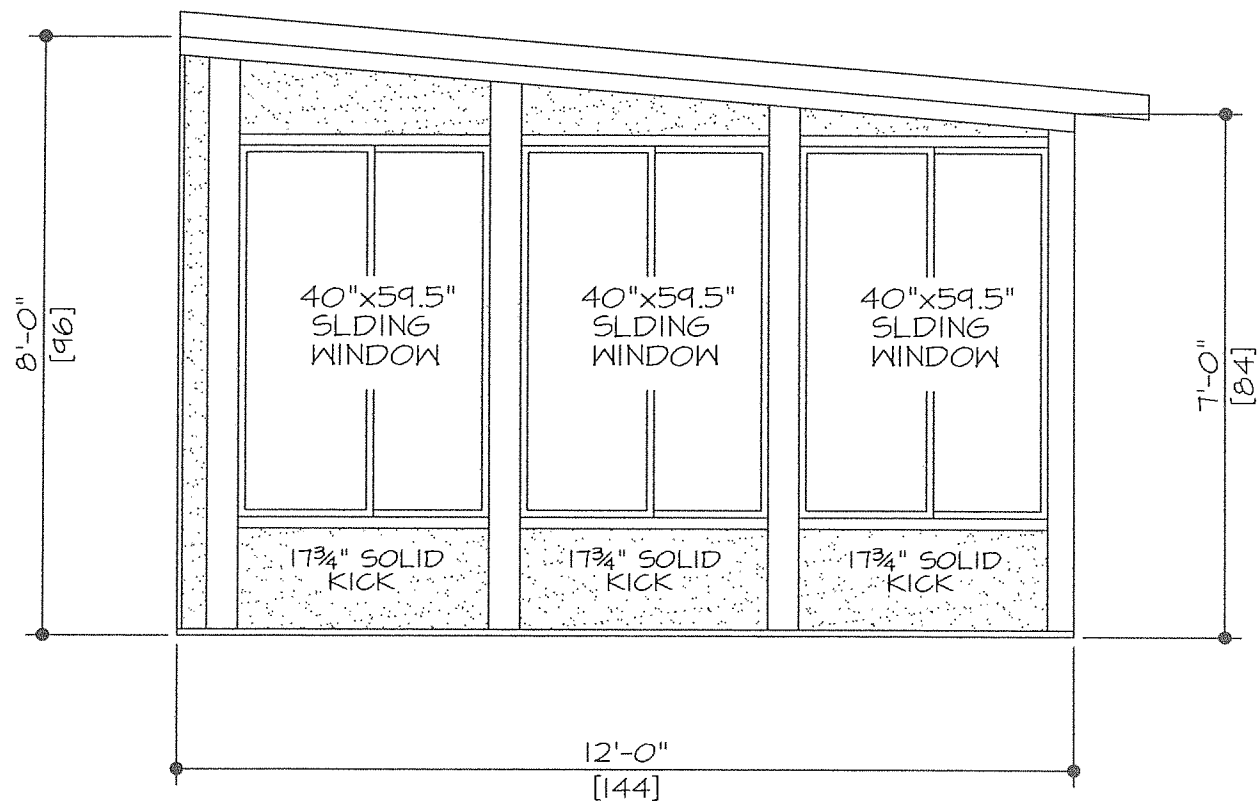
No.	Revision/Issues	Date

File Name and Address  
CROWN SUNROOMS  
8068 E.COURT STREET  
810-658-8777

Project Name and Address  
D&W AWNING & WINDOW  
PALANI

Project	Client
Date	
Name	





General Notes

LEFT  
ELEVATION

No.	Revision/Issue	Date

File Name and Address

CROWN SUNROOMS  
8068 E.COURT STREET  
810-658-8777

Project Name and Address

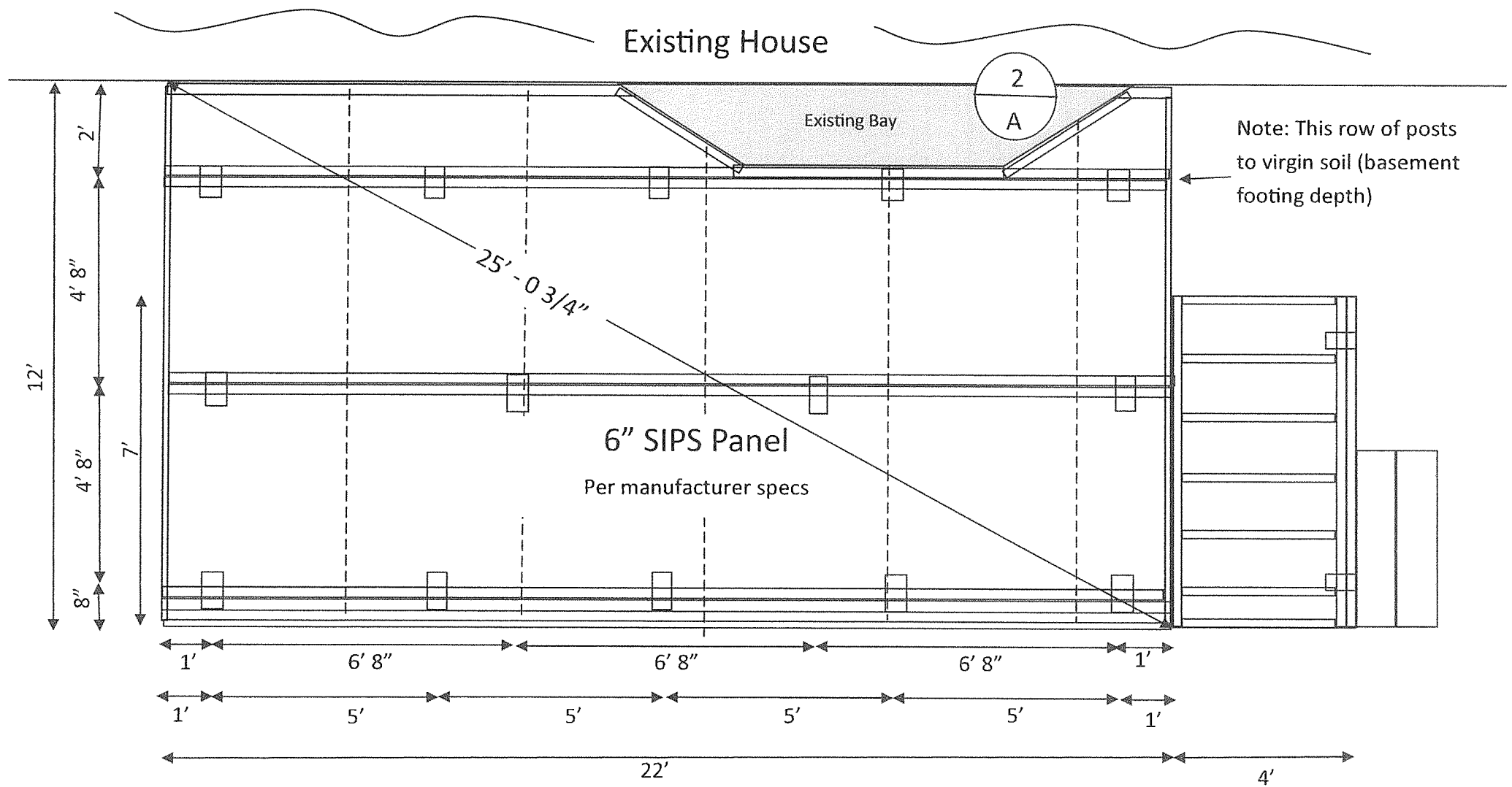
B&W AWNING & WINDOW  
PALANI

Project

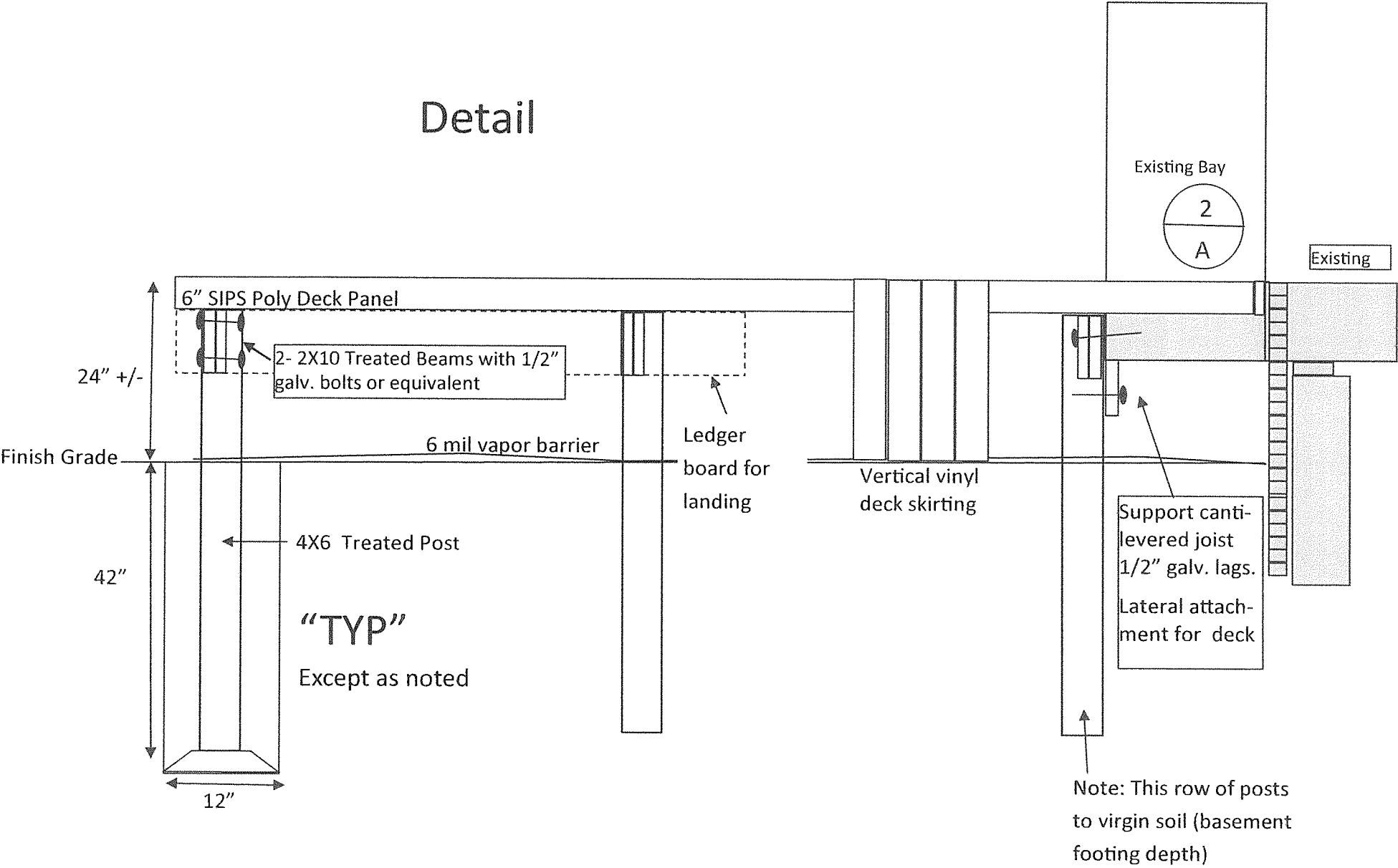
Date

Drawn

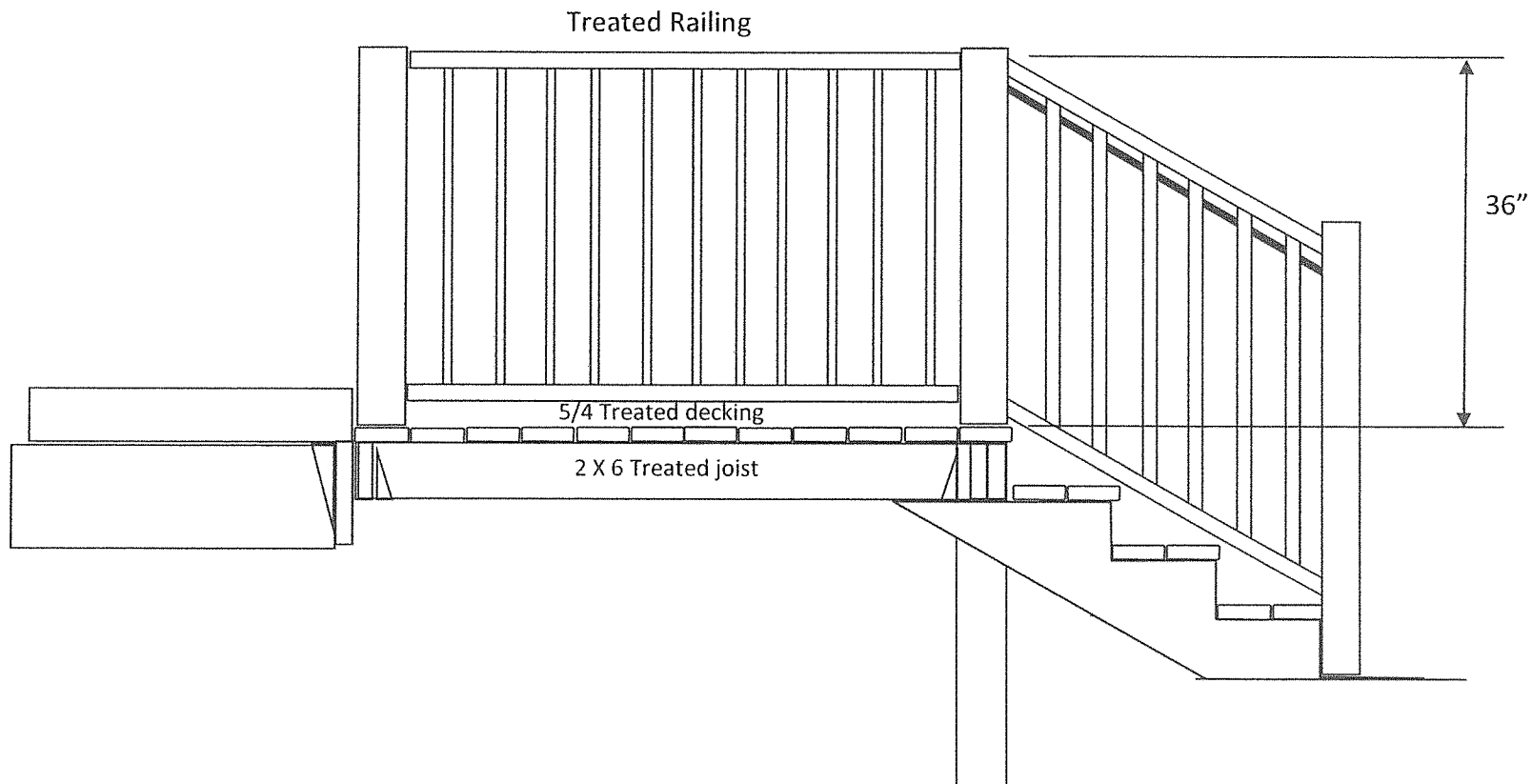
Sheet

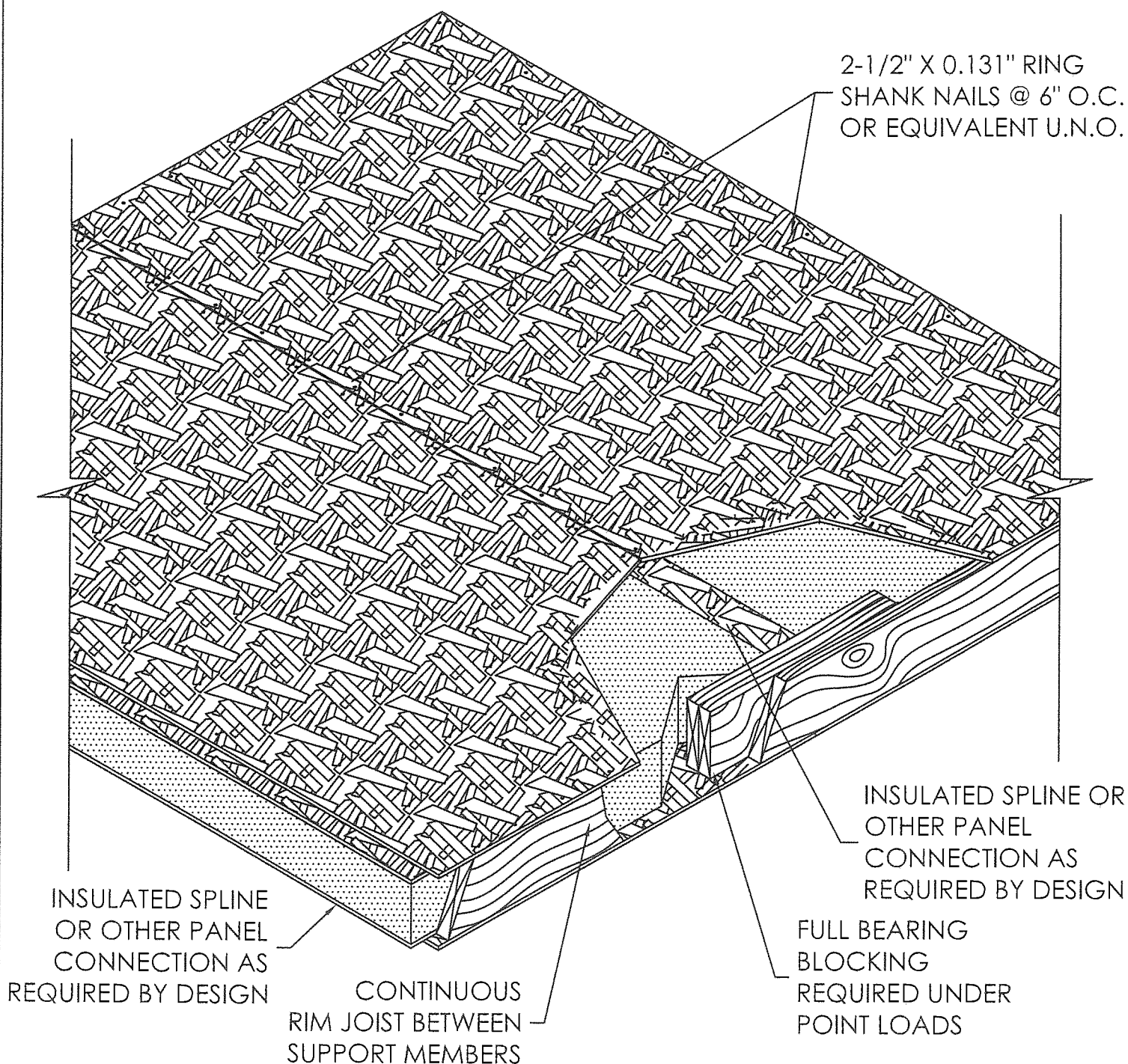


Detail



## Landing Detail





ALL FASTENERS SHOWN ARE MINIMUM REQUIREMENTS AND MAY BE CHANGED BY THE ENGINEER OF RECORD TO MEET DESIGN REQUIREMENTS.

CONSTRUCTION DETAILS MAY SHOW ITEMS THAT ARE NOT SUPPLIED BY PORTERCORP. FASTENING OF MATERIALS NOT SUPPLIED BY PORTERCORP IS THE RESPONSIBILITY OF THE INSTALLER. PLEASE CONTACT YOUR SALES REPRESENTATIVE IF YOU HAVE ANY QUESTIONS ABOUT YOUR ORDER.

SIP TAPE IS APPLIED TO THE PREDOMINANTLY WARM SIDE OF THE JOINT. INSIDE IN NORTHERN, COLDER CLIMATES; OUTSIDE IN SOUTHERN, WARMER CLIMATES.

UNLESS OTHERWISE NOTED, ANY AND ALL LUMBER AND ENGINEERED LUMBER TO BE PROVIDED BY OTHERS.

SIP INSTALLER IS RESPONSIBLE FOR THE PROPER INSTALLATION OF PANELS. THIS IS AN ENGINEERED SYSTEM. FAILURE TO FOLLOW ALL CONSTRUCTION DETAILS AND INFORMATION IN FASTENER SCHEDULE WILL VOID THE PORTERSIP WARRANTY. PLEASE CONTACT PORTERCORP WITH ANY QUESTIONS.

# PORTERcorp

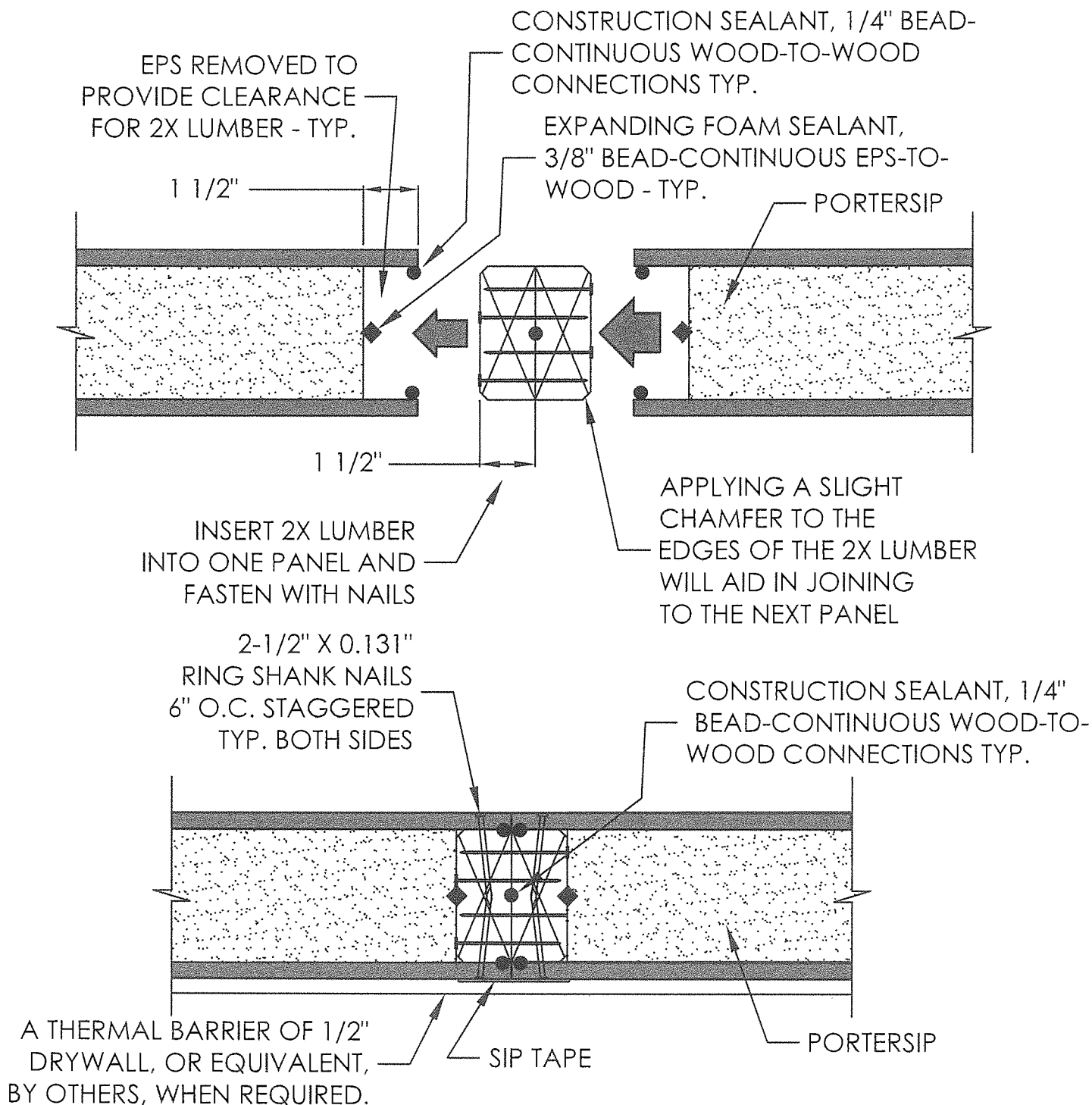
Manufacturers of PorterSIPs®

4240 N. 136th Ave phone. 616.399.1963  
Holland, MI 49424 fax. 616.928.0076

## F-8

## FLOOR BLOCKING

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PORTERCORP. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF PORTERCORP.



ALL FASTENERS SHOWN ARE MINIMUM REQUIREMENTS AND MAY BE CHANGED BY THE ENGINEER OF RECORD TO MEET DESIGN REQUIREMENTS.

CONSTRUCTION DETAILS MAY SHOW ITEMS THAT ARE NOT SUPPLIED BY PORTERCORP. FASTENING OF MATERIALS NOT SUPPLIED BY PORTERCORP IS THE RESPONSIBILITY OF THE INSTALLER. PLEASE CONTACT YOUR SALES REPRESENTATIVE IF YOU HAVE ANY QUESTIONS ABOUT YOUR ORDER.

SIP TAPE IS APPLIED TO THE PREDOMINANTLY WARM SIDE OF THE JOINT. INSIDE IN NORTHERN, COLDER CLIMATES; OUTSIDE IN SOUTHERN, WARMER CLIMATES.

UNLESS OTHERWISE NOTED, ANY AND ALL LUMBER AND ENGINEERED LUMBER TO BE PROVIDED BY OTHERS.

SIP INSTALLER IS RESPONSIBLE FOR THE PROPER INSTALLATION OF PANELS. THIS IS AN ENGINEERED SYSTEM. FAILURE TO FOLLOW ALL CONSTRUCTION DETAILS AND INFORMATION IN FASTENER SCHEDULE WILL VOID THE PORTERSIP WARRANTY. PLEASE CONTACT PORTERCORP WITH ANY QUESTIONS.

**PORTERcorp**

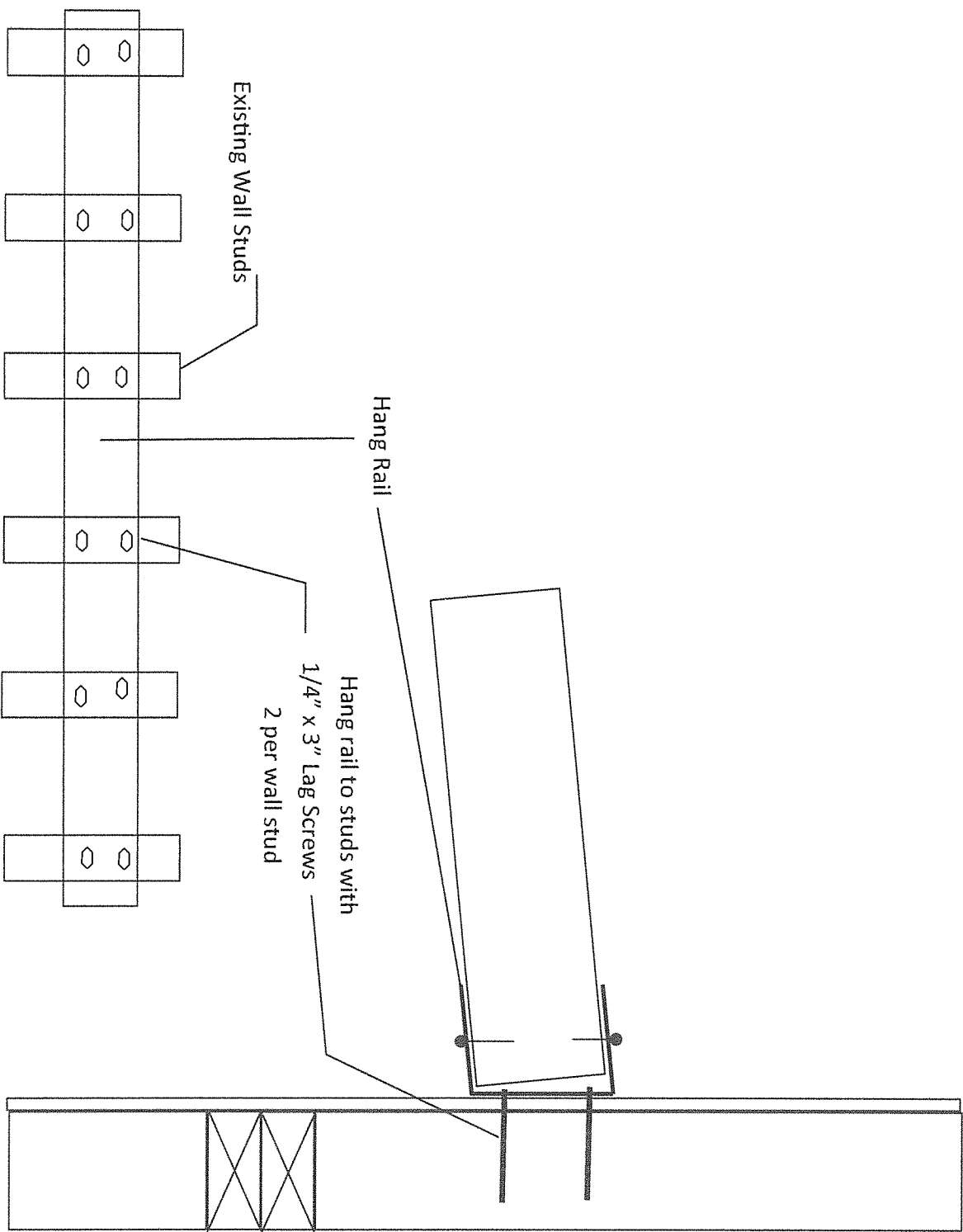
Manufacturers of PorterSIPS®

4240 N. 136th Ave phone. 616.399.1963  
Holland, MI 49424 fax. 616.928.0076

**P-5**

**PANEL-TO-PANEL CONNECTION  
WITH DOUBLE LUMBER**

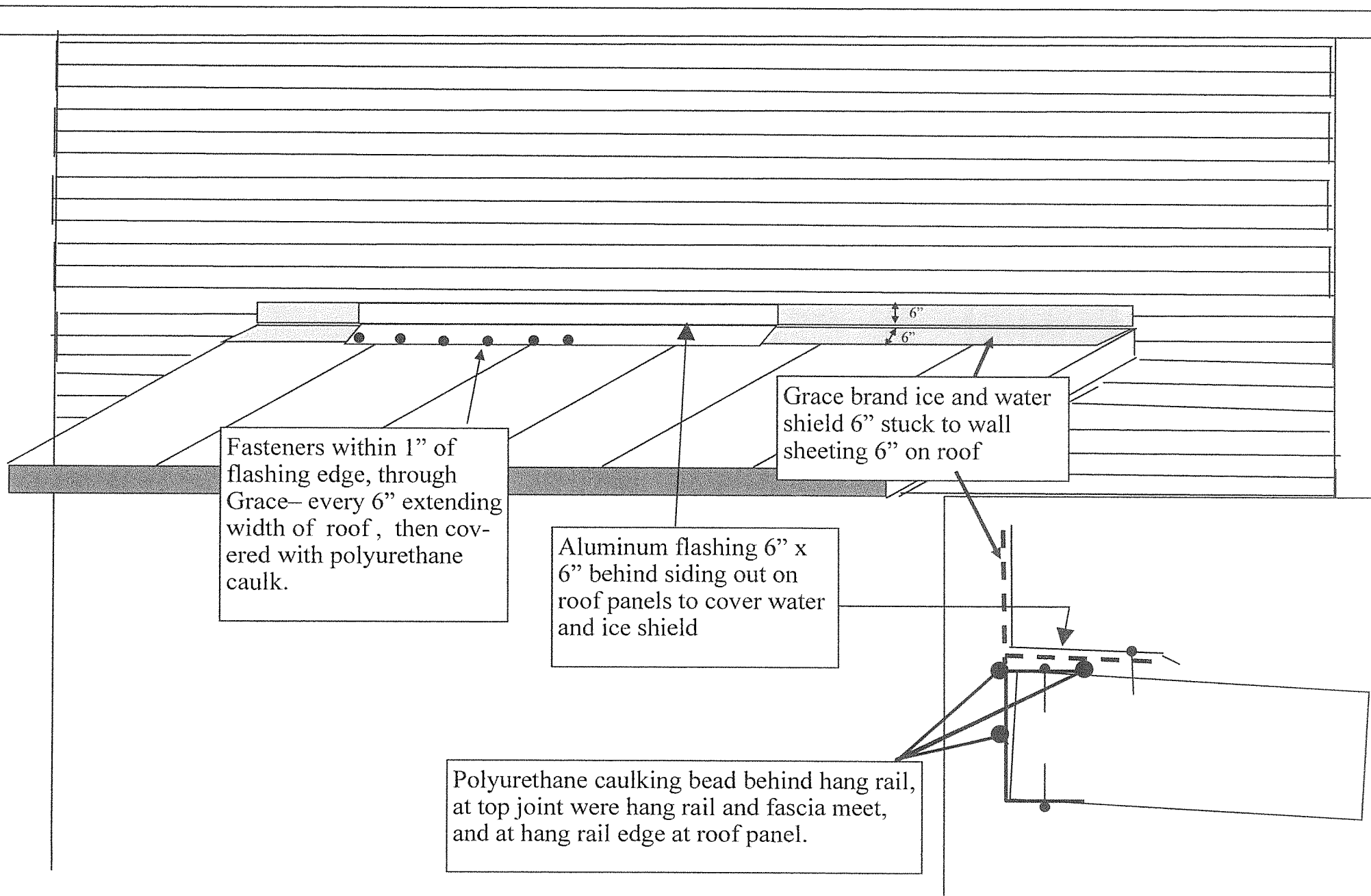
CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF PORTERCORP. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF PORTERCORP.



# ROOF ATTACHMENT

CROWN SUNDRIES  
808 E. CECIL STREET  
@ 101. 406.6777

# D&W Windows & Sunrooms





ROOF PANEL MAXIMUM SPAN TABLE

ROOF PANEL CONFIGURATION	10 POUND SNOW LOAD	20 POUND SNOW LOAD	25 POUND SNOW LOAD	30 POUND SNOW LOAD	35 POUND SNOW LOAD	40 POUND SNOW LOAD	45 POUND SNOW LOAD	50 POUND SNOW LOAD	60 POUND SNOW LOAD	70 POUND SNOW LOAD
NO SHINGLES										
3-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	17.80 FEET	15.35 FEET	13.05 FEET	12.20 FEET	11.50 FEET	10.90 FEET	10.40 FEET	10.00 FEET	9.15 FEET	8.50 FEET
4.25-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	22.25 FEET	17.55 FEET	16.25 FEET	15.25 FEET	14.25 FEET	13.50 FEET	12.50 FEET	12.10 FEET	11.10 FEET	10.25FEET
6-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	24.00 FEET	21.65 FEET	19.67 FEET	18.00 FEET	16.75 FEET	15.75 FEET	14.85 FEET	14.15 FEET	12.95 FEET	12.00 FEET
WITH SHINGLES										
3-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	15.25 FEET	12.75 FEET	12.00 FEET	11.25 FEET	10.60 FEET	10.20 FEET	9.60 FEET	9.20 FEET	8.50 FEET	8.00 FEET
4.25-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	19.50 FEET	16.40 FEET	15.25 FEET	14.35 FEET	13.45 FEET	12.75 FEET	12.10 FEET	11.60 FEET	10.50 FEET	10.00FEET
6-INCH OVERALL - 0.032-INCH ALUMINUM - 2# DENSITY EPS FOAM	24.00 FEET	20.00 FEET	18.35 FEET	17.00 FEET	16.00 FEET	15.20 FEET	14.40 FEET	13.75 FEET	12.60 FEET	11.75 FEET

Newbury Ponte Condo Association

Property Owner: Swaminathan Palaniappan

Property Address: 2227 Radcliffe Dr, Troy MI 48085

Request: Add sunroom at the back of the house (12 long and 22 wide)

Any work will start only after the approval from Newbury Ponte Association and City of Troy. Construction company is responsible for all permits and meeting all city building codes.

Planned start date: TBD based on the approval from City of Troy

Planned end date: 3 weeks from the start date

Neighbor Approval (Yes/~~No~~): Yes

Name: KUOMING LI

Date: 7/6/2022

Address: 2241 Radcliffe Dr

Neighbor Approval (Yes/~~No~~): Yes

Name: Muhammad S Ahmed

Date: 7/6/2022

Address: 2224 Radcliffe Dr.

Approved by NBP Association:

Asad Ali

Asad Ali - Treasurer NBP.  
248-8778330. July 6, 2022

2227 Radcliffe Dr - Backward – only the red part will be sunroom if approved.

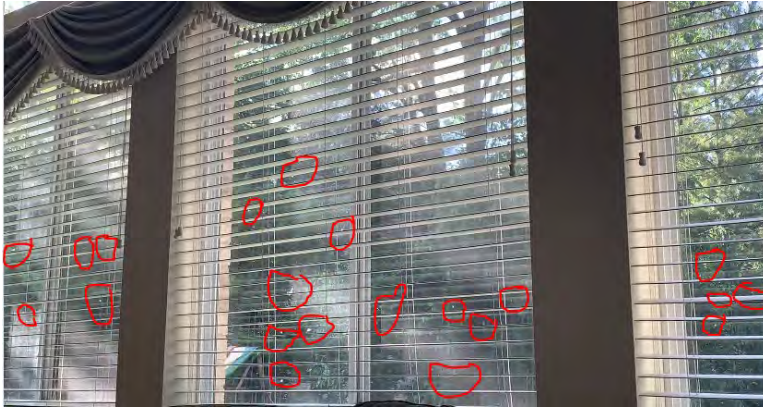


Example picture:





Summer Cotton flying and getting in the face, mouth, and nose.



Cotton from the 5 Eastern cottonwood Trees. Three trees are in my neighbor's yard. In the summer these causes pollen allergies - symptoms include Sneezing, Nasal congestion, and Runny nose. These allergies are present for both of my children and grandmother. They are taking medicine for the allergies and I have early stages of asthma.







Plenty of area between my home and the home behind mine. More than 120 ft between houses.



## Tommaso Caporuscio

---

**From:** Tommaso Caporuscio  
**Sent:** Tuesday, August 2, 2022 2:27 PM  
**To:** garym@dwwindows.com  
**Subject:** Building Permit Application  
**Attachments:** Residential Setbacks - Article 4.pdf

Dear Mr. Minto,

Your Building Permit Application for the proposed sunroom located at 227 Radcliffe Dr. has been denied. This property is located within the R-1C zoning district; therefore per Article 4 of the City of Troy Zoning Ordinance, a minimum of 40 feet to the rear property line (rear-yard setback) must be maintained for all residential structures or any accessory-type structures in which the covered roofs attach to the main residential structure. Your proposed plans encroach within that setback.

If you wish, you may try to obtain a variance through the Zoning Board of Appeals, which meets once a month.

Sincerely,



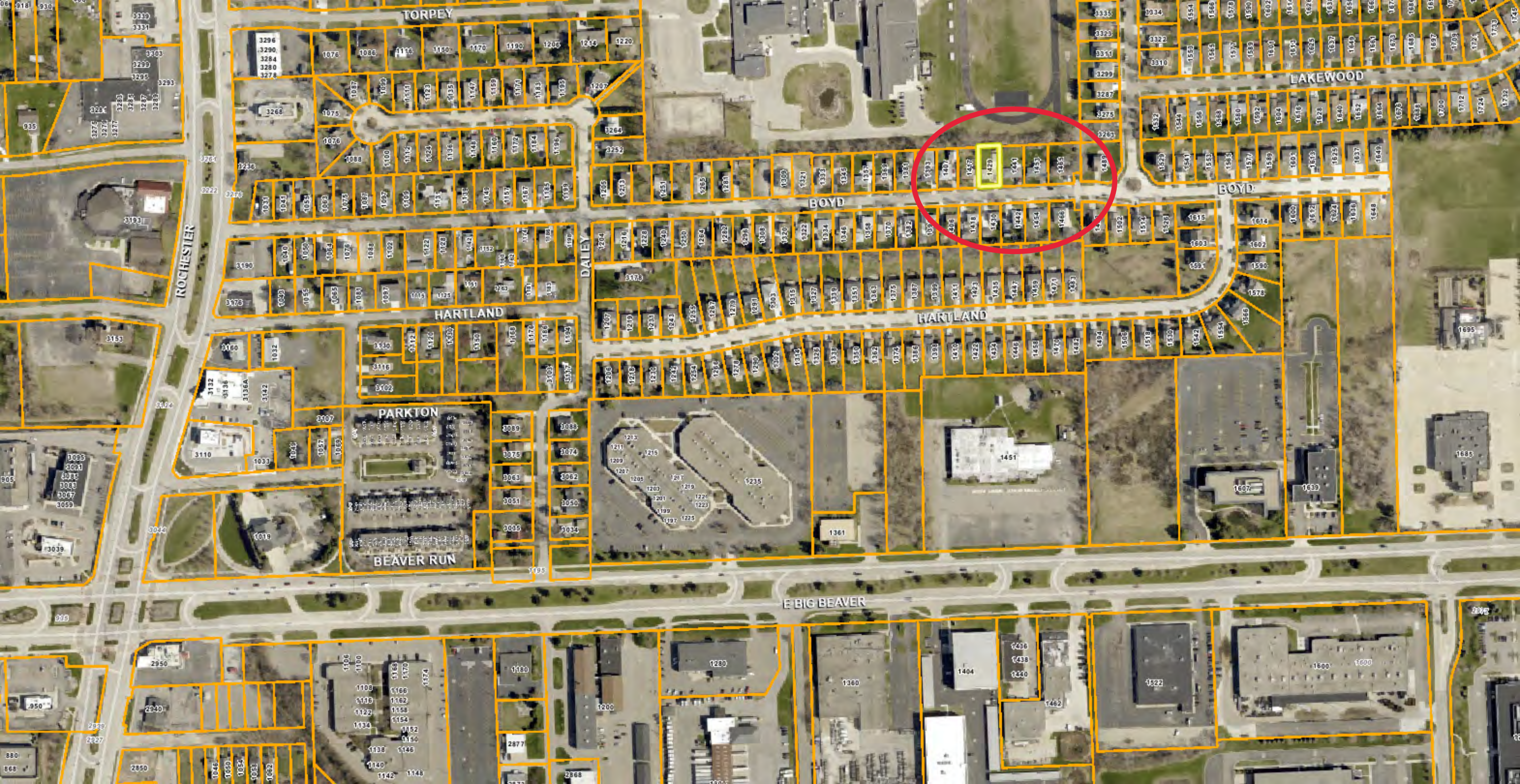
Tom Caporuscio  
Deputy Building Official  
Commercial Plans Examiner  
City of Troy  
O: 248.524.3374  
F : 248.689.3120



B. 1429 BOYD, DAVID JACKSON - A variance request to construct a proposed addition 6.7 feet from the east property line where the Zoning Ordinance requires the proposed addition be setback 9.8 feet from the east property line.

ZONING ORDINANCE SECTION: 4.06, R-1E Zoning District, total of two side yard setbacks





ROCHESTER

TORPEY

LAKEWOOD

BOYD

BOYD

HARTLAND

HARTLAND

PARKTON

BEAVER RUN

E BIG BEAVER





1321

1333

1345

1357

1369

1381

1393

1407

1417

1429

1441

1453

1465

1489

1532

1544

3275

3263

3287

1322

1334

1346

1358

1370

1382

1394

1406

1418

1430

1442

1454

1466

1490

1502

1514

1526

BOYD

BOYD





1321

1333

1345

1357

1369

1381

1393

1407

1417

1429

1441

1453

1465

1489

1529

1544

1322

1334

1346

1358

1370

1382

1394

1406

1418

1430

1442

1454

1466

1490

1502

1514

1526

3287

3275

3263

1532

(R-1D)

(R-1D)

BOYD

BOYD

(R-1E)



An aerial photograph of a residential neighborhood with several houses and lawns. The image is divided into four vertical sections by orange lines. Each section contains a large white address label with a black outline. The first section on the left shows a house with a grey roof and a red car in the driveway. The second section shows a house with a brown roof. The third section, which is highlighted with a yellow border, shows a house with a grey roof and a green roofed structure in the back. The fourth section on the right shows a house with a grey roof and a red car in the driveway. The background consists of green lawns, trees, and a clear sky.

1407

1417

1429

1441

1453





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: 1429 Boyd St
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-23-376-031
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R1-E
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:  
NAME David Jackson  
COMPANY \_\_\_\_\_  
ADDRESS 1429 Boyd St  
CITY Troy STATE MI ZIP 48083  
PHONE 248-866-1187  
E-MAIL dwjackson194@gmail.com  
AFFILIATION TO THE PROPERTY OWNER: self





## Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME David Jackson

COMPANY \_\_\_\_\_

ADDRESS 1429 Boyd St

CITY Troy STATE MI ZIP 48083

TELEPHONE 248-866-1187

E-MAIL dwjackson194@gmail.com

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

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

I, David Jackson (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 David Jackson DATE 9/30/2022

PRINT NAME: David Jackson

PROPERTY OWNER SIGNATURE David Jackson DATE 9/30/2022

PRINT NAME: David Jackson

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.



**CERTIFICATE OF SURVEY**

N.B. 90° 30' E.  
63.00 R 62.91 M  
Lot Line

Fence Post  
PP  
Edison

Scale 1" = 20'

SET STAKES (3)

E. 42.0'  
LOT 38

N. 10° 24' 57" E.  
120.00 R.M.  
Lot Line

Shed 8.1  
10.2 Conc.

Garage 4.0  
22.3 3.9

W. 21.0'  
LOT 39

No. 1429  
1 Story Brick and Frame Single Residence with Composition Shingle Roof

House No. 1429

Gas Meter 25.9

Porch 4.3

Box 4.3

Conc.

10' Conc.

9.3

5' Walk

S. 89° 30' 09" W.  
63.00 R.M.

Boyd St. 50' WD.

County, Michigan.  
Plat recorded LIBER 46, PAGE 27, O.C.R.  
Bearings in relation to N. Line of Subdivision.

ORDER No. 192143 DATE Sept. 26, 2022

BY:



October 6, 2022

Dear Mr. Jackson,

This Building Permit Application is denied as presented with the following explanation:

Your property is located within the R-1E zoning district which requires side-yard setbacks (distance between the side property lines and the house) to be at a minimum of 5'-0", with a combined total of 15'-0" when considering both sides. The Certificate of Survey which you submitted indicates that the existing westerly side-yard setback is 6'-1" and the opposing existing easterly side-yard setback is 20'-8".

The proposed garage would attach to the house on the easterly side and is designed to be 14'-0" wide. This would encroach the side-yard property line to within 6'-8". Per the setback ordinance, the minimum encroachment is 8'-11" (based on the existing westerly setback at 6'-1"). Therefore "over-encroachment" into the required side-yard setback is 2'-3" – this is cause for denial of the Building Permit Application as presented.

Please feel free to contact me if you would like to discuss this further.

Sincerely,



Tom Caporuscio  
Deputy Building Official  
Commercial Plans Examiner  
City of Troy  
O: 248.524.3374  
F : 248.689.3120



From: [David Jackson](#)  
To: [Paul M Evans](#)  
Subject: Fwd: ZBA Practical Difficulty for 1 car attached garage 1429 Boyd.  
Date: Wednesday, October 5, 2022 5:42:13 PM  
Attachments: [Garage Plans-3.pdf](#)

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Paul Evans,

Today I have talked to Tom in the building department at the City of Troy and he said that I will require a variance on my lot at 1429 Boyd St, Troy, MI 48083. Tom additionally stated today that he will forward the email to you in regards to his denial. I submitted payment today of \$150.00 for the ZBA process..**PRACTICAL DIFFICULTY 1429 Boyd St.**

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.

Answer

The width and area of the lot is smaller than the average houses in the R1-D zoning district.

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.

Answer

Not applicable. The proposed addition lot is within 2.5 feet of the required variance limits. The proposed garage addition to the adjacent property line will be less than 7" away and 14.5" from the adjacent structure. Consequently, from a fire safety point of view, this is not a hazard. To make the garage smaller would render it unusable. In addition, the proposed addition is consistent with other houses in the immediate area of the home.

c) The characteristics which make compliance with the dimensional requirements shall not be of apersonal nature.

Answer

This characteristics of this project are not of a personal nature. This is simply a matter of the sizes of the lots for this development..

d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.

The characteristics of the project that makes compliance difficult were created when this development was first approved by the City of Troy and subsequently built.



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.

Answer:

The proposed variance will not be harmful or alter the essential character of the area in which the property is located. It 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.

If this submission is not acceptable, please identify what I would need to do to meet the requirements. Thank you!

# JACKSON RESIDENCE

1429 BOYD STREET, TROY, MI  
GARAGE ADDITION

LOT: 7,560sf  
SQUARE FOOTAGE:  
FIRST FLOOR EXISTING: 840 gsf  
PROPOSED ATTACHED GARAGE: 350 gsf  
EXISTING GARAGE: 440 gsf  
NEW LOT COVERAGE ESTIMATED AT 21.3%  
gsf = GROSS SQUARE FOOTAGE  
\*ALL NUMBERS ESTIMATED

SITE NOTES:  
CONTRACTOR TO CONTACT MISS DIG 1-800-482-7171,  
72 HRS PRIOR TO EXCAVATION

CONTRACTOR MUST INSTALL SOIL EROSION PROTECTION  
PRIOR TO ISSUANCE OF PERMIT. MAINTAIN DURING  
CONSTRUCTION.

GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL  
OFF-SITE UTILITY CONNECTIONS AND THEIR LEADS, AND  
INSTALLING THEM INTO NEW BUILDING. CONTRACTOR TO  
ATTAIN ALL REQ'D PERMITS TAP FEES. COORDINATE ALL  
REQ'D SLEEVES AT FOOTINGS OR FOUNDATION WALLS.

GENERAL CONTRACTOR MUST REVIEW SITE PRIOR TO  
SUBMITTING ESTIMATE TO REVIEW EXISTING SITE  
CONDITIONS. GENERAL CONTRACTOR MUST PROVIDE  
'STAKE OUT' OF FOOTPRINT BY REG. LAND SURVEYOR.  
GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OR  
PROTECTION OF ALL TREES AND VEGETATION AT HOUSE AS  
DIRECTED BY OWNER.

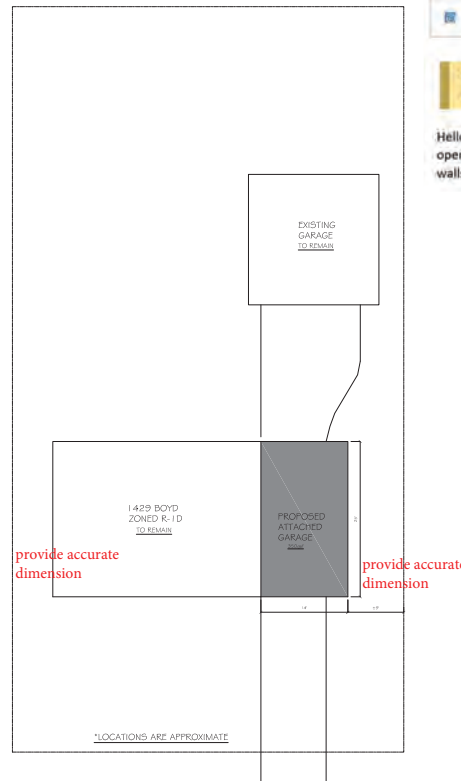
EXACT PLACEMENT (STAKE-OUT) TO BE APPROVED BY  
OWNER PRIOR TO EXCAVATION.

GENERAL CONTRACTOR MUST 'GRUB' SITE AS REQUIRED  
AND SAVE ALL TOP SOIL. REMOVE EXCESS DIRT AND  
SPOILS.

ANY HIDDEN CONDITIONS DISCOVERED DURING  
CONSTRUCTION INCLUDING BUT NOT LIMITED TO  
INADEQUATE SOILS IS TO BE REPORTED IMMEDIATELY AND  
CONSTRUCTION IN THE AFFECTED AREA HALTED.

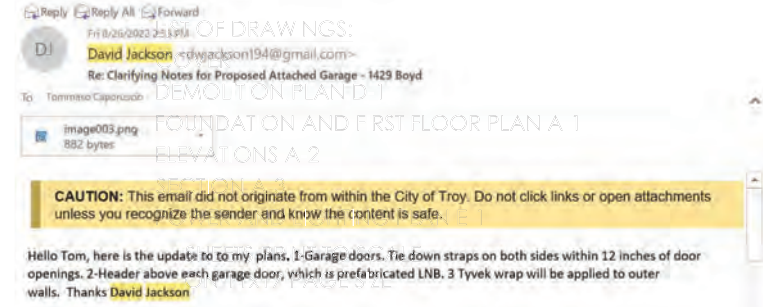
DEWATERING: PREVENT SURFACE WATER AND SUBSURFACE  
OR GROUND WATER FROM FLOWING INTO EXCAVATIONS  
AND FROM FLOODING PROJECT SITE. REMOVE WATER TO  
PREVENT SOIL CHANGES DETRIMENTAL TO STABILITY OF  
SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN  
PUMPS AND OTHER DEWATERING SYSTEM COMPONENTS  
NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.  
DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY  
DRAINAGE DITCHES.

CONTRACTOR SHALL PROVIDE SOIL BORINGS TO VERIFY  
THE EXACT MAKE-UP AND COMPRESSIVE STRENGTH OF  
SOILS PRIOR TO ANY FIELD WORK OR EXCAVATIONS



SITE PLAN (AS PROVIDED BY OWNER)

SCALE: 1" = 20'-0"



LOCATION MAP (from www.google.com)



FRONT ELEVATION

## DEMOLITION NOTES:

1. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO START OF DEMOLITION AND MUST MAKE EVERY EFFORT TO PROTECT THEM OR RELOCATE AS REQUIRED. DISCONNECT AND RELOCATE/UPGRADE AS REQUIRED.

2. GENERAL CONTRACTOR MUST VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING ESTIMATE.

3. GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS, BONDING, AND INSURANCES (WORKERS, VEHICLES, GENERAL PROPERTY). PROVIDE VERIFICATION TO OWNER.

4. GENERAL CONTRACTOR MUST MAINTAIN A SAFE, CLEAN WORKSITE. MUST KEEP STREET FREE OF DEBRIS AND DISPOSE OF ALL DEBRIS IN A TIMELY, LEGAL MANNER. STAGING OF MATERIALS MUST BE CONTAINED ON SITE. WORKMAN'S PARKING MUST BE DONE IN A LEGAL MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS OR THE SURROUNDING NEIGHBORS.

5. GENERAL CONTRACTOR MUST OBTAIN AUTHORIZATION BY OWNER FOR ANY EXTERIOR METER LOCATIONS AND COORDINATE WITH UTILITY COMPANIES. PROVIDE SCREENING AS REQ'D BY LOCAL ORDINANCE.

6. ALL WORK MUST CONFORM TO ALL STATUTES OF THE CURRENT LOCAL BUILDING CODE (EDITION IN EFFECT AT THE TIME OF PERMIT), ALL STATE, COUNTY AND LOCAL ORDINANCES AND CURRENT BARRIER FREE REGULATIONS. IF DISCREPANCIES IN DRAWINGS APPEAR, WORK MUST BE PERFORMED PER CODE.

7. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES, ELECTRICAL SERVICE, HEATING UNITS, WEATHER PROTECTION, TOILET UNIT, FIRE EXTINGUISHERS, CRUSHED CONCRETE STAGING DRIVE, SAFETY BARRICADES AND SIGNAGE.

8. ALL UTILITIES TO BE CUT, CAPPED, LABELED AND RELOCATED AS REQUIRED.

9. VERIFY ALL POINTS OF EXIST. BEARING AND PROVIDE TEMPORARY SUPPORT/SHORING AS REQ'D UNTIL ALL EXISTING BEARING CONDITIONS ARE INSTALLED AND TRANSFERRED TO PERMANENT SUPPORT. VERIFY CAPACITY OF EXIST. LOAD CARRYING MEMBERS.

10. PROTECT EXISTING FACILITIES ON OWNERS PROPERTY IN A MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS AND ADJOINING PROPERTY.

11. PROVIDE BRACING AND SHORING AS REQUIRED TO MAINTAIN SIDES AND TO PROTECT ADJACENT STRUCTURES. PROVIDE BARRICADES/ WARNING LIGHTS AS REQUIRED BY LOCAL AUTHORITIES.

12. THE BUILDING DESIGN ENGINEER/ DESIGNER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO REMOVE THE DESIGNATED PORTION OF THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING/ BRACING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING AND BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT BY THE CONTRACTOR IS PROOF OF ACCEPTANCE OF THE ABOVE MENTIONED ITEMS.

13. FIELD MODIFICATIONS OR CUTTING OF PRE-ENGINEERED TRUSSES/ STL BAR JOISTS IS STRICTLY PROHIBITED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT AND DETAILS FROM A LICENSED PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN TRUSS/ BAR JOIST DESIGN AND MODIFICATIONS.

14. DISPOSE OF EXCESS MATERIALS AND DEBRIS IN A LEGAL MANNER. PROVIDE TEMPORARY SUPPORT/ BRACING AND ENCLOSURE AS REQUIRED.

15. IN-ORGANIC MATERIAL SHALL NOT BE LEFT TO BE COVERED WITH NEW BACKFILL.

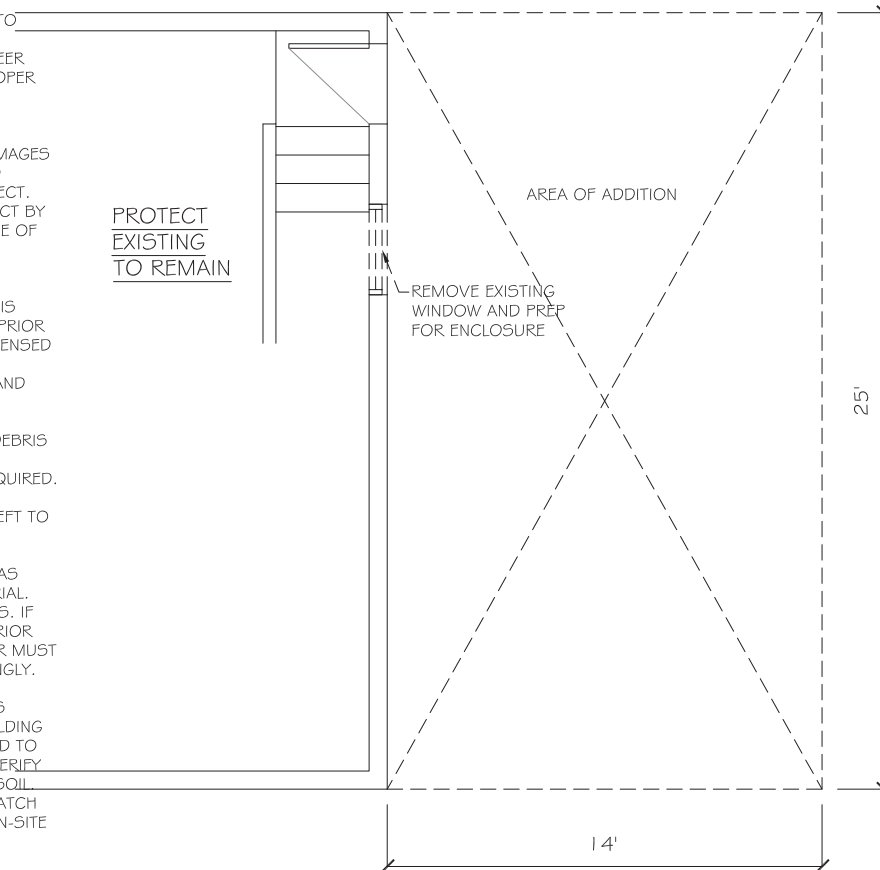
16. BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS. USE GRANULAR SOIL MATERIAL. DO NOT BACKFILL AGAINST UNBRACED WALLS. IF BACKFILLING OPERATIONS ARE TO OCCUR PRIOR TO NEW WALL CONSTRUCTION, CONTRACTOR MUST TEMPORARILY SHORE AND BRACE ACCORDINGLY.

17. GRADING: UNIFORMLY GRADE AREAS AS INDICATED. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE AND TO PREVENT PONDING (5% SLOPE MAXIMUM - VERIFY IN FIELD) ALLOW FOR 4" PLACEMENT OF TOPSOIL. PROVIDE NEW SUB-GRADE DRAINAGE AND CATCH BASINS AS REQ'D TO PROVIDE ADEQUATE ON-SITE DRAINAGE.

18. CONTRACTOR TO PATCH, REPAIR AND/OR REPLACE ANY EXISTING CONSTRUCTION DAMAGED DURING OR DUE TO RENOVATION WITH MATERIALS AND FINISHES TO MATCH EXISTING ADJACENT MATERIAL/ FINISH

## SCOPE OF DEMOLITION:

PREP AREA ADJACENT TO HOUSE  
FOR NEW GARAGE ADDITION.



DEMOLITION FIRST FLOOR PLAN

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

DABrazen  
Designs

Deborah Brazen  
586-322-4785

PROJECT

Jackson  
Residence

Garage Addition

1429 Boyd Street  
Troy, MI

SHEET TITLE

DEMOLITION PLANS

DATE

05-20-22 95% OWNER REVIEW  
05-26-22 BIDS & PERMITS

DO NOT SCALE  
DRAWINGS  
USE FIGURED  
DIMENSIONS ONLY

SHEETS PRINT TO SCALE  
ON 11x17 PAGE SIZE

JOB NO.

2212

SHEET NO.

D-1

- DOOR SCHEDULE
- ① 8'-0"x7'-0" GARAGE DOOR
  - ② 8'-0"x7'-0" GARAGE DOOR
  - Ⓔ EXISTING TO REMAIN

①  
A-3

②

HEADER AT GARAGE DOOR -  
CONSULT WITH LICENSED  
STRUCTURAL ENGINEER (TYP)  
**Double 12" LAM beam per  
David Jackson email**  
GARAGE

4" CONCRETE SLAB ON 4"  
WELL-COMPACTED SAND  
AND GRAVEL FILL. PITCH  
FLOOR TO GARAGE DOORS

COMPLY WITH BRACED WALL  
PROVISIONS AS OUTLINED IN  
MICHIGAN RESIDENTIAL BUILDING  
CODE SECTION R602.10.2

**Hold-down straps per 2015 MRC  
2015 Table R602.10.4) - per  
David Jackson email**

(2) JAMB STUDS AND (2)  
FULL HEIGHT STUDS (TYPICAL  
EACH SIDE). COMPLY WITH  
MANUFACTURER'S  
RECOMMENDATIONS PER  
GARAGE DOOR TYPE AND  
HEIGHT (TYP BOTH SIDES).

**Double 12" LAM beam per  
David Jackson email**

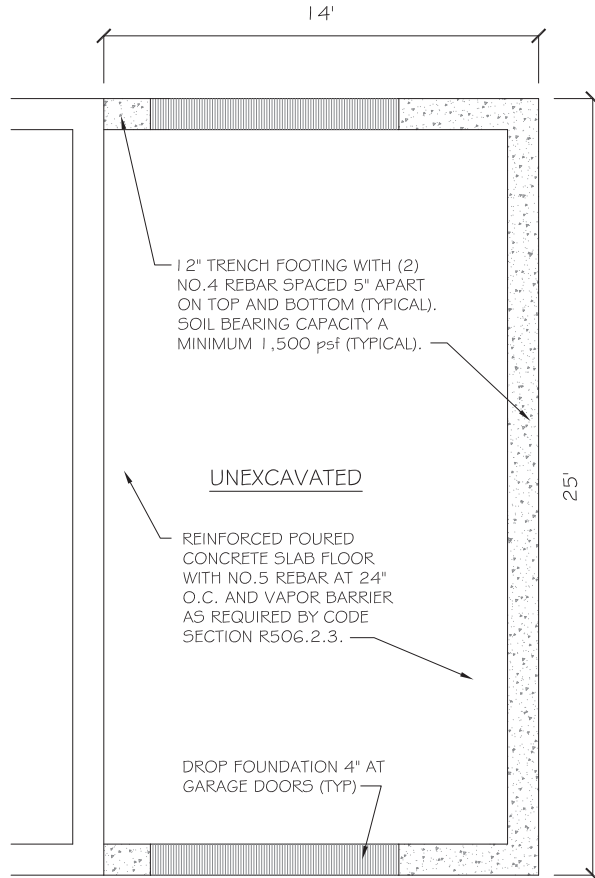
1'-6"

14'

±9'

CONCRETE APPROACH AS  
REQUIRED - VERIFY EXACT  
LOCATION AND SIZE WITH  
OWNER

PROTECT  
EXISTING  
TO REMAIN



FOUNDATION PLAN

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



FIRST FLOOR PLAN

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

DABrazen  
Designs

Deborah Brazen  
586-322-4785

PROJECT

Jackson  
Residence

Garage Addition

1429 Boyd Street  
Troy, MI

SHEET TITLE

FLOOR PLAN

DATE

05-20-22 95% OWNER REVIEW  
05-26-22 BIDS & PERMITS

DO NOT SCALE  
DRAWINGS  
USE FIGURED  
DIMENSIONS ONLY

SHEETS PRINT TO SCALE  
ON 11x17 PAGE SIZE

JOB NO.

2212

SHEET NO.

A-1

DABrazen  
Designs

Deborah Brazen  
586-322-4785

PROJECT

## Jackson Residence

Garage Addition

1429 Boyd Street  
Troy, MI

SHEET TITLE

ELEVATIONS

DATE

05-20-22 95% OWNER REVIEW  
05-26-22 BIDS & PERMITS

DO NOT SCALE  
DRAWINGS  
USE FIGURED  
DIMENSIONS ONLY

SHEETS PRINT TO SCALE  
ON 11x17 PAGE SIZE

JOB NO.

2212

SHEET NO.

A-2

INSTALL VENTS AS  
REQUIRED TO PROVIDE  
ADEQUATE VENTILATION

EXISTING ROOF TO REMAIN

ASPHALT SHINGLES OVER 30 LB.

BUILDING PAPER OVER  $\frac{1}{2}$ "  
EXTERIOR OSB WITH 36"  
SELF-ADHERING WATERPROOF  
UNDERLAYMENT AT EAVES AND  
VALLEYS. MATCH EXISTING STYLE  
AND COLOR. REMOVE ADJACENT  
SHINGLES AS REQD TO  
'FEATHER' IN NEW.

Water-resistive barrier required under  
exterior wall covering (vinyl siding) per  
2015 MRC sec R703.2. - per David  
Jackson email.

GUTTERS,  
DOWNSPOUTS AND  
TRIM TO MATCH  
EXISTING

SIDING TO MATCH  
EXISTING

ASSUMED  
GROUND LINE

1.2" x 42" TRENCH  
FOOTING

STEP FOOTING  
DOWN TO  
EXISTING

SIDE ELEVATION

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

REAR ELEVATION

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

DABrazen  
Designs

Deborah Brazen  
586-322-4785

PROJECT

## Jackson Residence

Garage Addition

1429 Boyd Street  
Troy, MI

SHEET TITLE

SECTION

DATE

05-20-22 95% OWNER REVIEW

05-26-22 BIDS & PERMITS

DATE

DO NOT SCALE  
DRAWINGS  
USE FIGURED  
DIMENSIONS ONLY

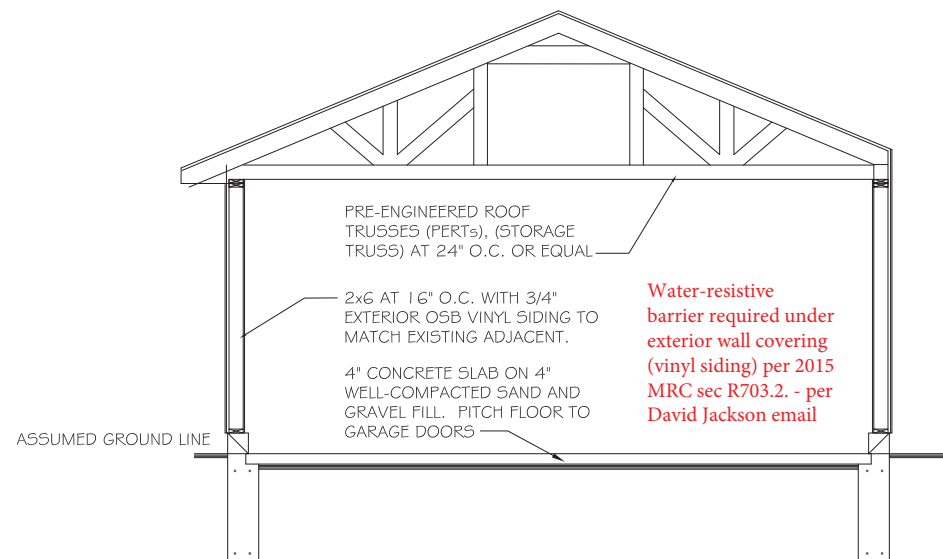
SHEETS PRINT TO SCALE  
ON 11x17 PAGE SIZE

JOB NO.

2212

SHEET NO.

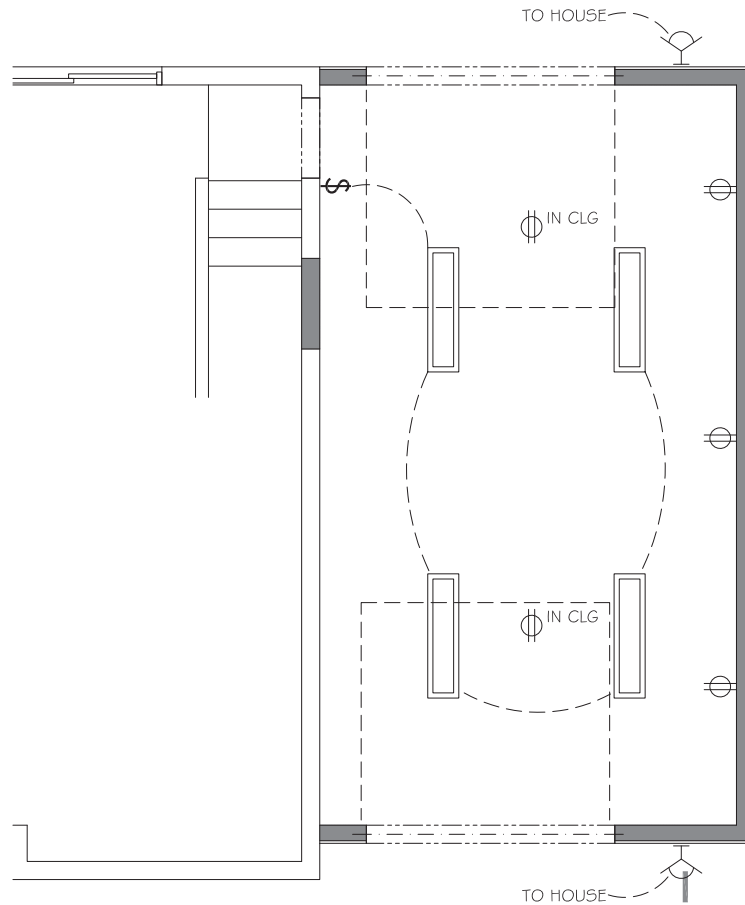
A-3



SECTION

SCALE:

1/4"=1'-0"












FIRST FLOOR PLAN

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

POWER/LIGHTING LEGEND

NOTE: VERIFY ALL FIXTURES WITH OWNER PRIOR TO INSTALLATION

-  WALL-MOUNTED FIXTURE
-  CEILING FAN WITH INTEGRAL LIGHTING FIXTURE; SWITCH FAN AND LIGHT SEPARATELY
-  CEILING-MOUNTED FIXTURE
-  RECESSED LIGHTING
-  DUPLEX OUTLET
-  QUAD OUTLET
-  GFI OUTLET
-  SWITCH
-  ON DIMMER

DABrazen  
Designs

Deborah Brazen  
586-322-4785

PROJECT

Jackson  
Residence

Garage Addition

1429 Boyd Street  
Troy, MI

SHEET TITLE

FIRST FLOOR POWER AND  
ELECTRICAL PLAN

DATE

05-20-22 95% OWNER REVIEW  
05-26-22 BIDS & PERMITS

DO NOT SCALE  
DRAWINGS  
USE FIGURED  
DIMENSIONS ONLY

SHEETS PRINT TO SCALE  
ON 11x17 PAGE SIZE

JOB NO.

2212

SHEET NO.

E-1

**CITY OF TROY MICHIGAN**  
**PUBLIC NOTICE**  
**ZONING BOARD OF APPEALS**

The City of Troy Zoning Board of Appeals has scheduled hold meetings each month at 7:30 p.m. in the Council Chamber at Troy City Hall, 500 W. Big Beaver Road, Troy, Michigan, 48084, (248) 524-3364, on the following dates:

**2023 ZONING BOARD OF APPEALS MEETING DATES**

January 17	July 18
February 21	August 15
March 21	September 19
April 18	October 17
May 16	November 21
June 20	December 19

All meetings are open to the public.

This notice is hereby posted as required by Section 4 of the Open Meetings Act, (MCLA 15.261 et seq.).

---

Paul Evans, Zoning and Compliance Specialist

Posted:

.

**NOTICE:** Persons with disabilities needing accommodations for effective participation in this meeting should contact the Planning Department at 248-524-3364 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations