



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

December 20, 2022

7:30 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – November 15, 2022
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
 - A. 38351 DEQUINDRE, DONALD PENTECOST – A variance request to enlarge an existing accessory building (detached garage) to a total floor area of 1662 square feet. The Zoning Ordinance limits the total floor area equivalent to the ground floor footprint of the living area of the dwelling (1008 square feet).

ZONING ORDINANCE SECTION: 7.03 B 2 c
 - B. 1300 BRADLEY, RAYMOND O. & PAMELA SLOANE - A variance request to construct a detached accessory building 14.5 feet in height where the Zoning Ordinance limits the height to 14 feet. The building is currently under construction.

ZONING ORDINANCE SECTION: 7.03 B 2 d
6. COMMUNICATIONS -
7. MISCELLANEOUS BUSINESS – Rules of Procedure – change meeting start time
8. PUBLIC COMMENT
9. ADJOURNMENT

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

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

1. ROLL CALL

Present:

Michael Bossenbroek
David Eisenbacher
Jeffrey 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 Chairperson Eisenbacher

3. APPROVAL OF MINUTES –

Moved by Green
Seconded by Kenkre

RESOLVED, to approve the October 18, 2022 draft minutes as amended.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

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

Moved by McCauley
Seconded by Forster

RESOLVED, to deny the request.

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

MOTION PASSED

- 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.

Moved by Green

Seconded by Malalahalli

RESOLVED, to deny the request

Yes: All

MOTION PASSED

6. COMMUNICATIONS – none
7. MISCELLANEOUS BUSINESS – 1) Board acknowledged receipt of 2023 meeting schedule. 2) By consent, Board agreed to revise meeting start time to 7:00 p.m. Mr. Evans to provide revised Rules of Procedure at next meeting.
8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:12 p.m.

Respectfully submitted,

Michael Bossenbroek, Chairperson

Paul Evans, Zoning and Compliance Specialist

A. 38351 DEQUINDRE, DONALD PENTECOST – A variance request to enlarge an existing accessory building (detached garage) to a total floor area of 1662 square feet. The Zoning Ordinance limits the total floor area equivalent to the ground floor footprint of the living area of the dwelling (1008 square feet).



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: 38351 Dequindre , Troy, Michigan 48083
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-24-226-055
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: June 27,2022 Dana V Self Denied per Art 7, Section 2, Part C City ordinance
5. APPLICANT:
NAME Donald P Pentecost
COMPANY _____
ADDRESS 38351 Dequindre
CITY Troy STATE Michigan ZIP 48083
PHONE 248-953-2760
E-MAIL donaldpentecost@att.net
AFFILIATION TO THE PROPERTY OWNER: Same



Zoning Board of Appeals Application

6. PROPERTY OWNER:

Donald P. Pentecost
NAME _____

COMPANY _____
38351 Dequindre

ADDRESS _____
Troy Michigan 48083
CITY _____ STATE _____ ZIP _____

TELEPHONE 248-953-2760

E-MAIL donaldpentecost@att.net

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.

Donald P Pentecost

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 Donald P. Pentecost DATE 9-1-22
PRINT NAME: DONALD P. PENTECOST

PROPERTY OWNER SIGNATURE Donald P. Pentecost DATE 9-1-22
PRINT NAME: DONALD P. PENTECOST

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: moparts1968@gmail.com,

DONALD P. PENTECOST

Subject: Shanda Permit Appliatin

38351 DEMUNDR
TROY, MICH 48083

FF Aa B I U / Stationery

Request denied On June 27,2022 (Troy Letter)

APPLICATION CHECKLIST

COMPLETE LIST ZONING ORDINANCE , PREVIOUS APPEAL (DATE),
STATEMENT OF PRACTICAL DIFFICULTY - NEED DEFINITION
PLOT PLAN OF SURVEY -PROPERTY LINES, EXISTING BUILDINGS/PROPOSED BUILDINGS-DIMENSIONS
SETBACKS FROM PROPERTY LINES
ELEVATION DRAWINGS
PHOTOS
ANY ADDITIONAL

STATEMENT OF PRACTICAL DIFFICULTY- ELIMINATE PARKING CARS AROUND PROPERTY -CONSOLIDATE
CLOSE ACCESS FOR REPAIRING , REBUILDING CARS -
DRIVE STRAIGHT BACK INTO NEW BUILDING ;
LOT SIZE IS MORE THAN ADEQUATE TO ACCOMMODATE SHED ADDITION

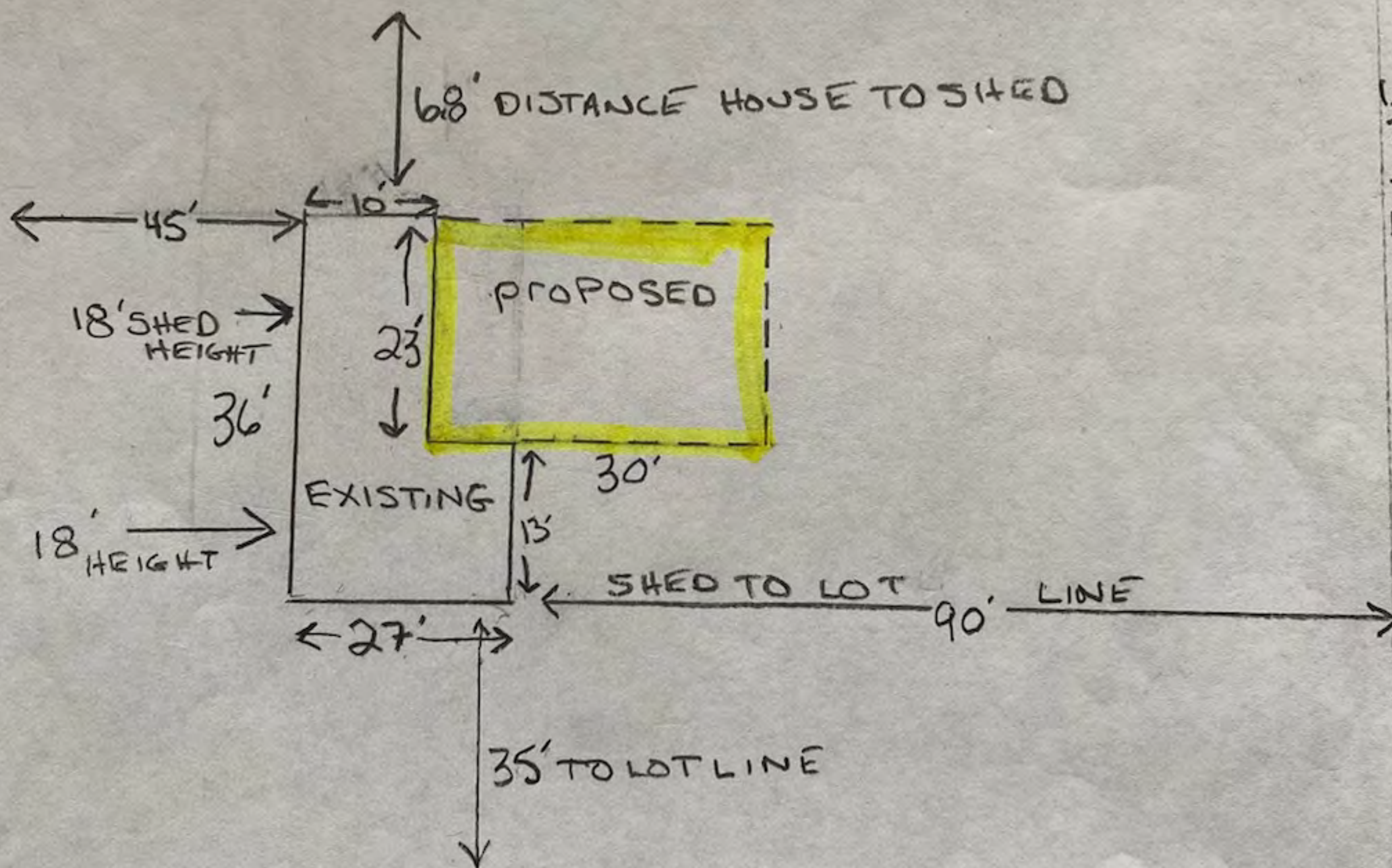
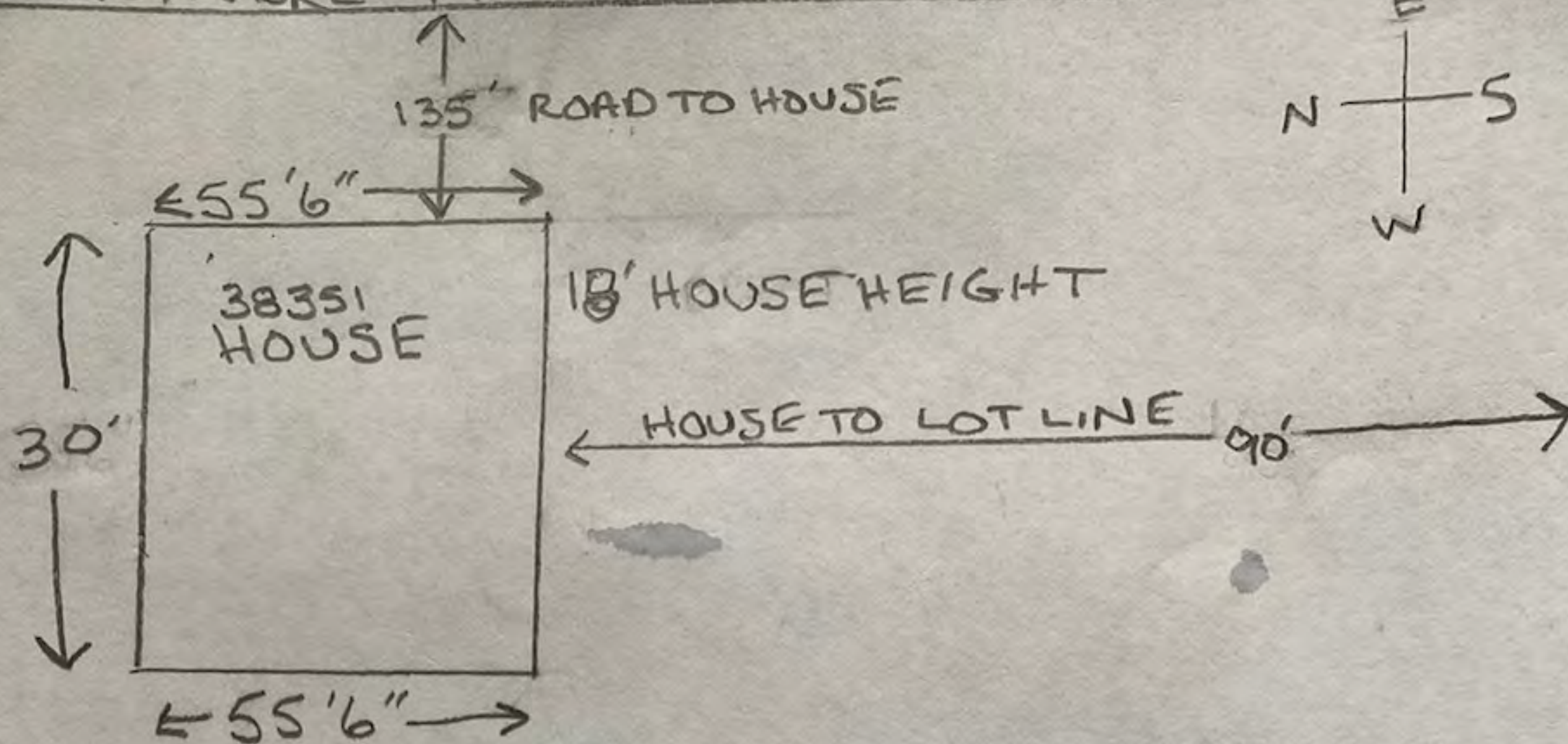
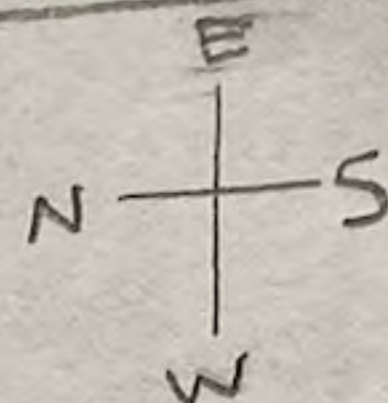
STATEMENT OF PRACTICAL DIFFICULTY

CURRENT BUILDING AT REAR OF PROPERTY (BEHIND HOUSE) WILL HAVE ELONGATED ,NARROWER SHAPE AFTER
ATTACHMENT STRUCTURE IS ADDED. TO ACCOMMODATE CARS . ATTACHED STRUCTURE WON'T AFFECT AIR FLOW TO
ADJACENT PROPERTIES, DANGER OF FIRE, NEGATIVELY IMPACT PROPERTY VALUES , SAFETY , PUBLIC HEALTH,
COMFORT, WELFARE OF INHABITANTS IN SURROUNDING AREAS, ADDED STRUCTURE WILL ELIMINATE PARKING CARS
AROUND PROPERTY & WILL PROVIDE DIRECT, STRAIGHT DRIVE BACK ACCESS TO STORE OLDER CARS

✓ Your message has been saved in the Draft folder.

DEQUINDRE RD

9-8-22



165' LOTLINE

PARCEL 11

DONALD P. PENTECOST ATT, NET

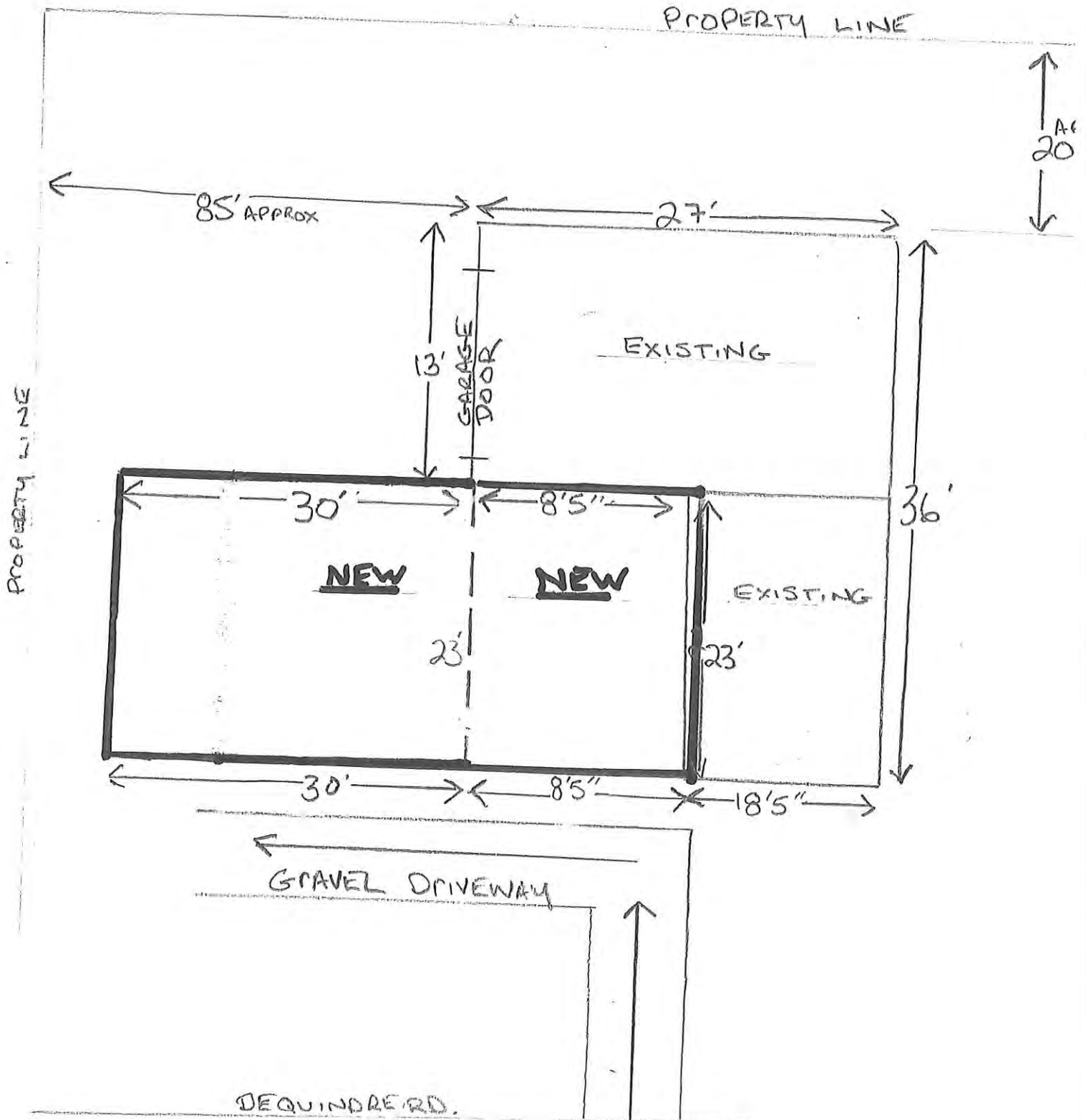
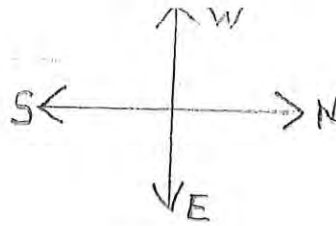
38351 DEQUINDRE RD.

TROY, MI 48063

248-953-2760

DONALD PENTECOST

38351 DEQUINDRE



10-19-22

DONALD P. PENTECOST
38351 DEQUINDRE RD.
Troy MI 48083
248-953-2760

TO: PAUL M. EVANS
EMAIL: P.EVANS@TROYMI.GOV
248-524-3364

RTCHARGER440) ATT.NET

PROPOSED ADDITION TO PARCELL 11

-PURSUANT TO YOUR EMAIL OCTOBER 6, 2022 THE FOLLOWING COMPUTATIONS ARE PROVIDED.

1) EXISTING STRUCTURE $27' \times 36' = 972$ SQUARE FEET

2) ^{TOTAL} LOT AREA $309' \times 165' = 50,985$ SQUARE FEET

A) 2% OF TOTAL = 1019 FEET

3) FLOOR AREA OF EXISTING STRUCTURE PLUS LOT AREA
 $972 + 1019 = 1991$ FEET

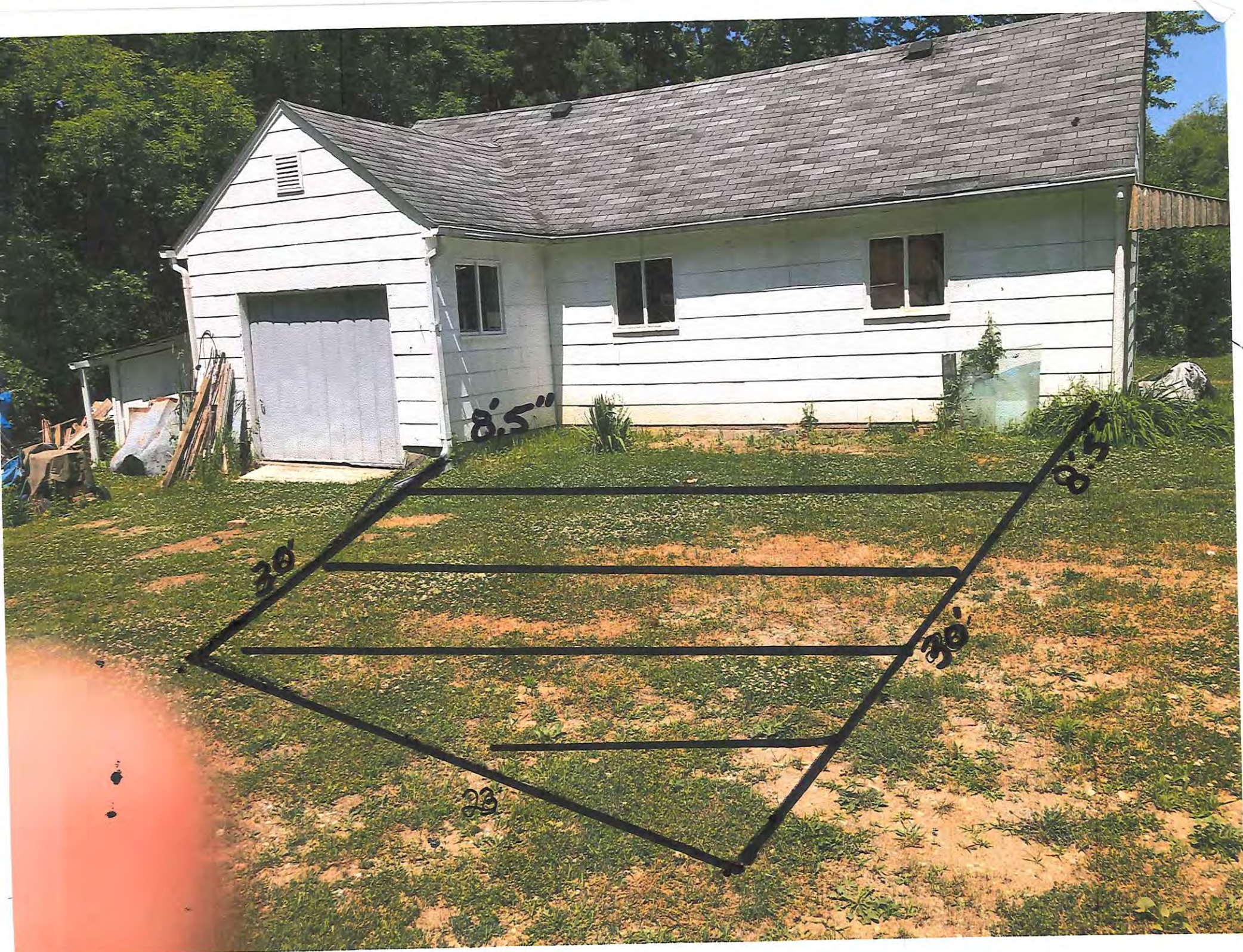
4) PROPOSED ADDITIONAL ACCESSORY FLOOR AREA
 $30' \times 23' = 690$ SQ. FT

NOTES:

IF ANY FURTHER INFORMATION PLEASE ADVISE
ALSO WILL THIS MEET REQUIREMENTS FOR
THE THIRD TUESDAY OF NOVEMBER MEETING?

THANKS,

DONALD PENTECOST







Date: 7/13/2022 - 5:39 PM
Design ID: 331954446734
Estimate ID: 85299
Estimated Price: \$19,311.98

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*


Design & Buy RESIDENTIAL POST FRAME

How to recall and purchase your design at home:



OR

1. On Menards.com, enter "Design & Buy" in the search bar
2. Select the Residential Post Frame Designer
3. Recall your design by entering Design ID: 331954446734
4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

1. Enter Design ID: 331954446734 at the Design-It Center Kiosk in the Building Materials Department
2. Follow the on-screen purchasing instructions



Estimated Price: \$19,311.98

** Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.*

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

For other design systems search "Design & Buy" on Menards.com

Date: 7/13/2022 - 5:39 PM

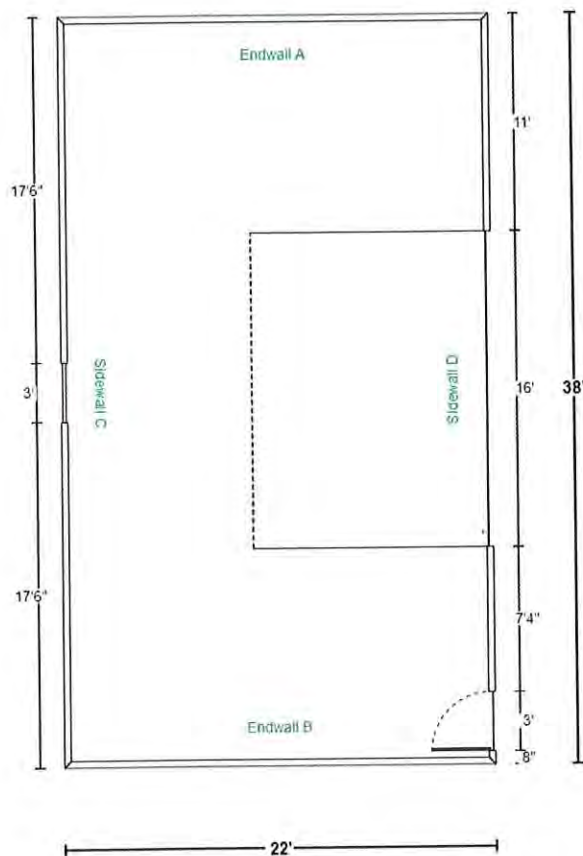
Design ID: 331954446734

Estimate ID: 85299

Estimated Price: \$19,311.98

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Design & Buy MENARDS RESIDENTIAL POST FRAME



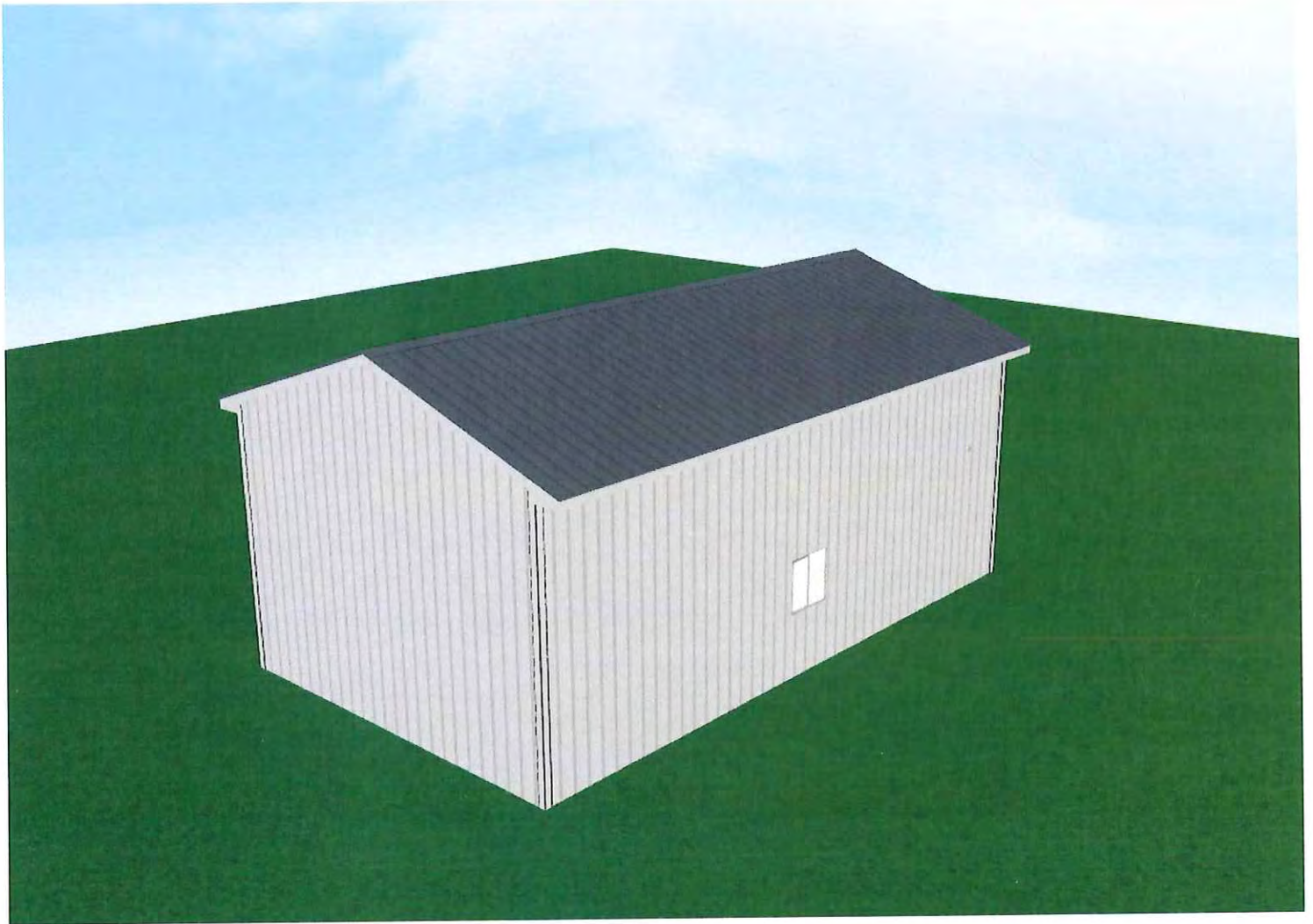
Estimated Price: \$19,311.98

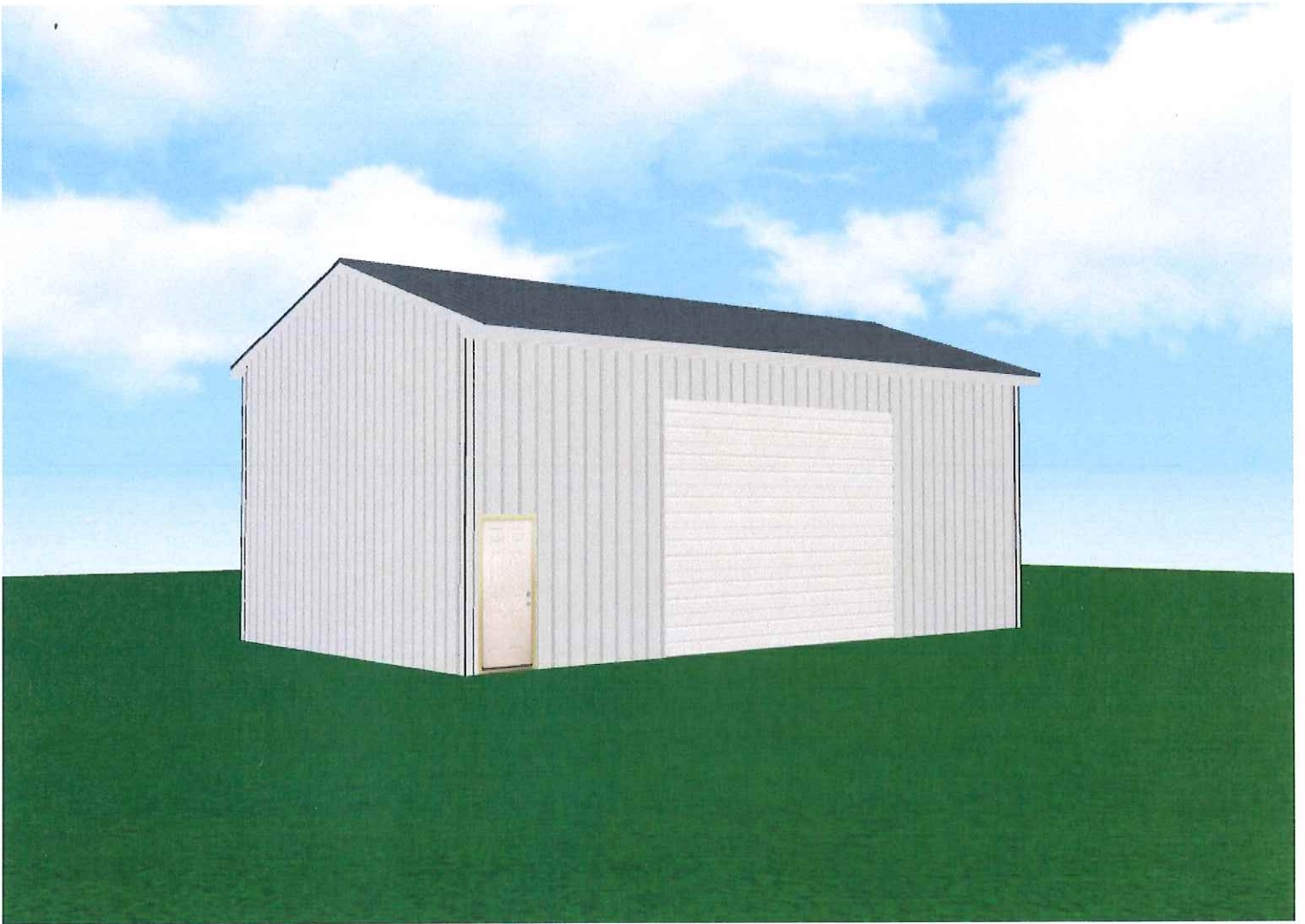
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MENARDS
Design & Buy RESIDENTIAL POST FRAME





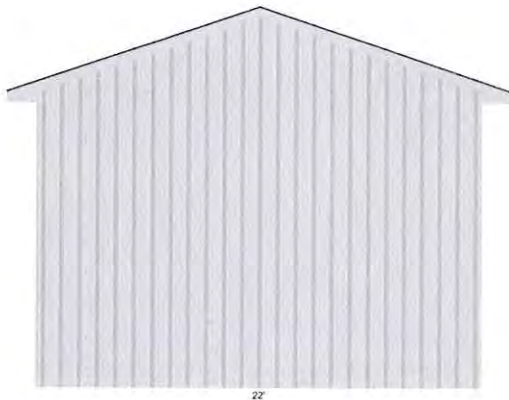
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Dimensions

Wall Configurations

*Illustration may not depict all options selected.

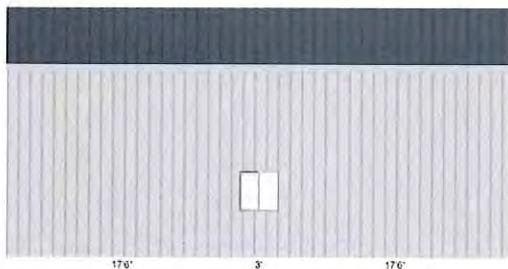


ENDWALL B



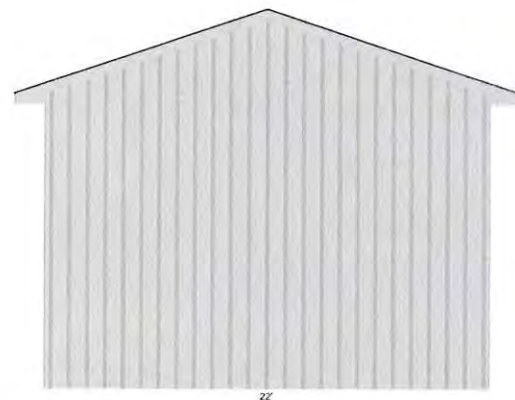
SIDEWALL D

Mastercraft®; 36"W x 80"H Primed Steel 6-Panel
Ideal Door®; Commercial 16' x 12' White Insulated Garage Door



SIDEWALL C

36"W x 36"H JELD-WEN®; Vinyl Slider



ENDWALL A

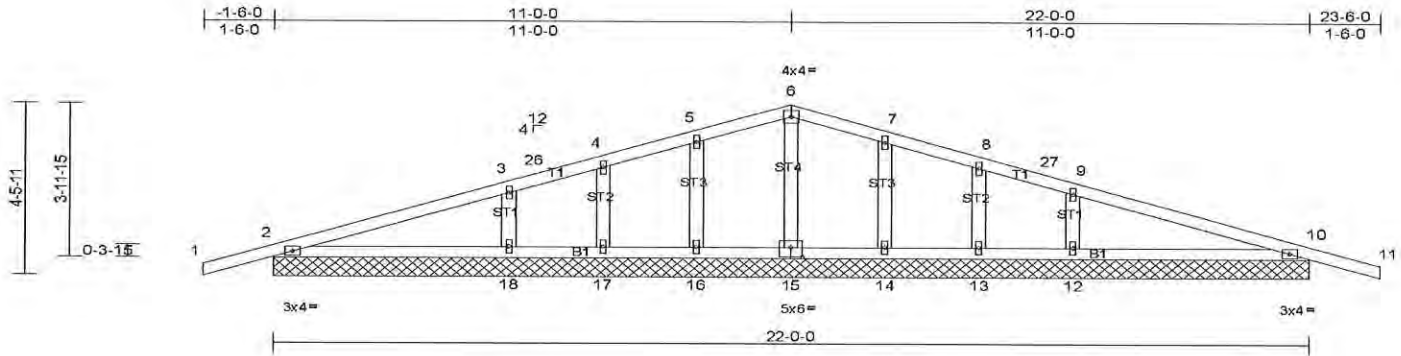
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Job QTREC0708767	Truss T1E	Truss Type SCISSORS	Qty 2	Ply 1	Job Reference (optional)
Midwest Manufacturing, Eau Claire, WI					

Run: 8.4 S 0 Aug 16 2021 Print: 8.400 S Aug 16 2021 MiTek Industries, Inc. Mon Nov 22 18:25:13 Page: 1
 ID: 2bSk5WShS1162Xy0Mx8BlYGYVC-PNrvr77Vf4xqfj17xGT646eAotQnuEit2ojyGYUk



Scale = 1:44.2

Plate Offsets (X, Y): [15'-0"-3'-0"-3'-0"]

Loading	(psf)	Spacing		CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	2'-0"	TC	0.22	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1'-15"	BC	0.17	Vert(CT)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.07	Horz(CT)	0.00	23	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 74 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF Stud

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 6'-0"-0" oc purlins.
 Rigid ceiling directly applied or 10'-0"-0" oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

All bearings 22'-0"-0".
 (lb) - Max Horiz 2=-54 (LC 15), 19=-54 (LC 15)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18, 19, 23
 Max Grav All reactions 250 (lb) or less at joint(s) 13, 15, 17 except 2=332 (LC 2), 10=332 (LC 2), 12=453 (LC 33), 14=276 (LC 22), 16=276 (LC 21), 18=453 (LC 32), 19=332 (LC 2), 23=332 (LC 2)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS

3-18=-317/100, 9-12=-317/100

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; Vult=115mph (3-second gust) Vasd=91mph; TCCL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCCL: ASCE 7-10; P=30.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0"-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-0"-0" tall by 2'-0"-0" wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12, 2, 10.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Design & BuySM RESIDENTIAL POST FRAME

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Estimate ID: 85299
Estimated Price: \$19,311.98

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**Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.*

Materials

Building Info

Building Location Zip Code:	48093
Building Width:	22' <i>The trusses included in your estimate are prebuilt with a 24" overhang, the overhang should be trimmed to correct overhang size.</i>
Building Length:	38'
Building Height:	14'
Floor Type:	Concrete (Concrete not included)
Floor Thickness:	5"
Truss Type:	Common
Wall Framing Size:	6x6
Roof Pitch:	4/12 Pitch
Eave Overhang:	18"
Gable Overhang:	None
Girt Size:	2x4 Girt
Footing Size:	4" x 14"

Wall Info

Siding Material Types:	Exposed Fastener Steel Panel
Exposed Fastener Steel Siding:	Cut to Length Pro-Rib® Steel Panel - Brite White
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
Gradeboard:	2x10 Treated Gradeboard
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap
Gable Vents:	None

Date: 7/13/2022 - 5:39 PM
Design ID: 331954446734
Estimate ID: 85299
Estimated Price: \$19,311.98

**Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.*



Roof Info

Roof Sheathing:	1/2" OSB (Oriented Strand Board)
Roofing Material Type:	Exposed Fastener Steel Panel
Exposed Fastener Steel Roofing:	Cut to Length Pro-Rib® Steel Panel - Charcoal Gray
SnowBar Trim:	None
Roof Underlayment:	#15 Felt Roofing Underlayment 3' x 144' (432 sq. ft.)
Ice and Water Barrier:	Hydraguard Dual Pro High Temperature Ice & Water Barrier 39-3/8" x 61' (200 sq. ft.)
Fascia Material Type:	Steel Fascia
Fascia:	12' Steel L-6 Fascia - White
Soffit Material Type:	Steel Soffit
Soffit:	Steel Vented Soffit Panel - White
Gutter Material Type:	None

Openings

Service Door:	Mastercraft® 36"W x 80"H Primed Steel 6-Panel
Overhead Door:	Ideal Door® Commercial 16' x 12' White Insulated Garage Door
Overhead Door Trim Type:	Vinyl
Windows:	36"W x 36"H JELD-WEN® Vinyl Slider
Vinyl Trim Color:	White

**Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.*

Free Standing Accessory Buildings

Name DONALD PENTECOST Address 3835, DEQUINORE Rd.

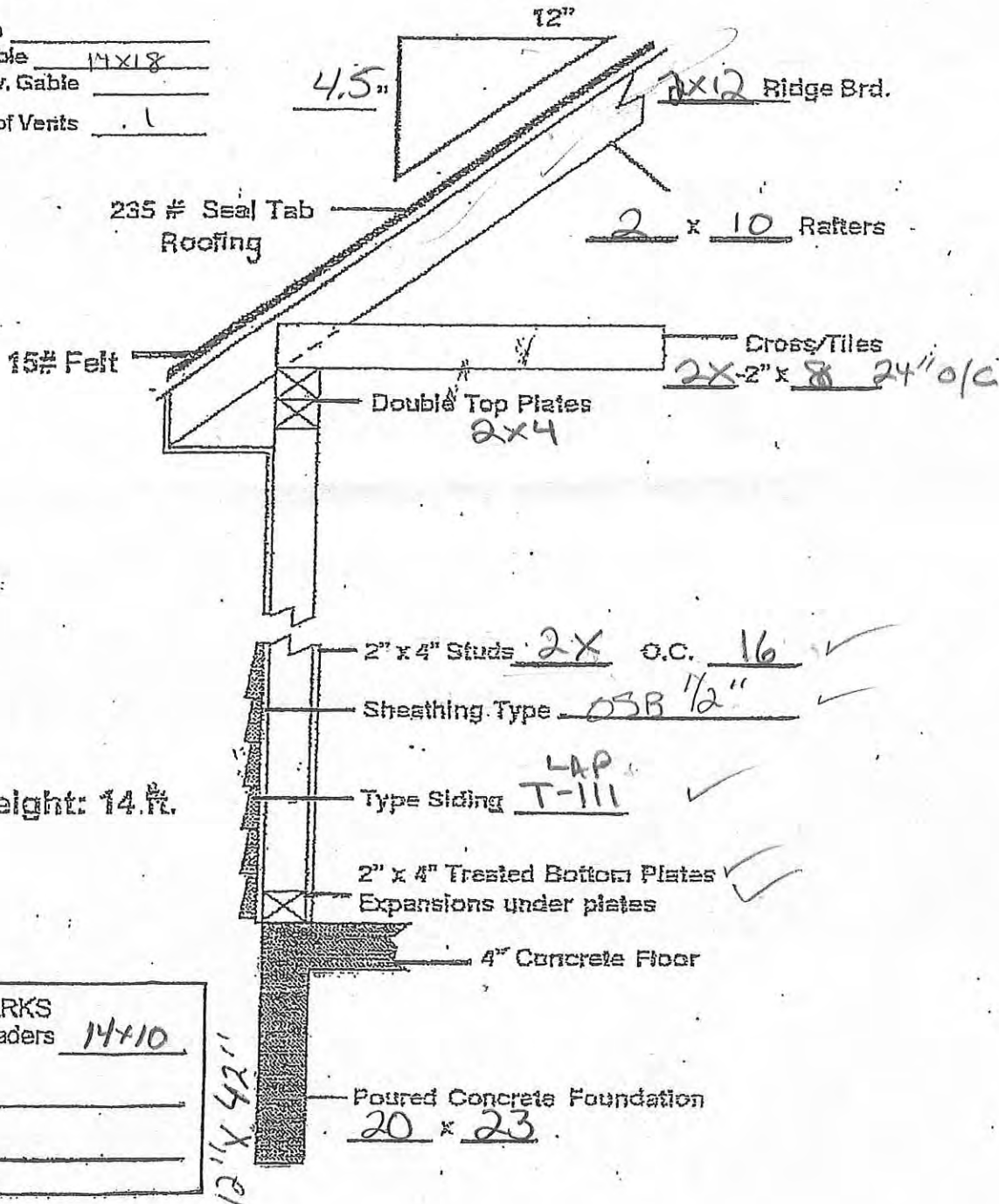
Phone 248-953-2760 DONALDPENTECOST@ATT.NET

Must submit with application.

Roof Style

PITCH

Hip _____
Gable 14x18
Rev. Gable _____
Roof Vents 1



REMARKS

Overhead door headers 14x10
Corner Studs _____
Wind Braces _____

Maximum Height: 14. ft.

B. 1300 BRADLEY, RAYMOND O. & PAMELA SLOANE - A variance request to construct a detached accessory building 14.5 feet in height where the Zoning Ordinance limits the height to 14 feet. The building is currently under construction.



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: 1300 Bradley Drive
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-14-151-015 Lot 92
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Article 7 #3 Subsection D
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME Raymond Slone
COMPANY _____
ADDRESS 1300 Bradley Drive
CITY Troy STATE MI ZIP 48085
PHONE 734-751-0554
E-MAIL roslone@comcast.net
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 Raymond Slone

COMPANY _____

ADDRESS 1300 Bradley Drive

CITY Troy STATE MI ZIP 48085

TELEPHONE 734-751-0554

E-MAIL roslone@comcast.net

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, Raymond O. Slone (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 Raymond O. Slone DATE 11/08/22

PRINT NAME: Raymond O. Slone

PROPERTY OWNER SIGNATURE Raymond O. Slone DATE 11/08/22

PRINT NAME: Raymond O. Slone

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.

November 8, 2022

Zoning Board of Appeals
City of Troy Michigan
500 West Big Beaver
Troy MI 48084

I, Raymond Slone am asking the Zoning Board to grant me a final approval on my outbuilding at 1300 Bradley Drive. I ordered a 30' x 50' outbuilding with a 3:12 pitch roof but after installation and final inspection I realized American Steel had sent me a building with a 4:12 pitch roof. The difference in the pitch of the roof has put my height at 6" over regulation. My lot size is approximately 1.125 acres, and my outbuilding does not impair any light, air or visual lines of sight with any neighbors. The placement of the building is approximately 232' from the road and well over 200' from my neighbors' houses. I have contacted American Steel and to replace my 4:12 pitch roof to the original 3:12 roof it would cost approximately \$28,000. The 4:12 pitch roof is better for snow load and is like the other structures in my neighborhood. I am asking that you the board would permit me to finalize this project.

Thanks,

A handwritten signature in blue ink that reads "Raymond O. Slone". The signature is written in a cursive, flowing style.

Raymond O. Slone







American Steel Carports Inc.

Dealer _____ Phone _____
 Buyer Name RAYMOND SLONE Phone _____
 E-Mail _____ State Michigain

Description	Width		Roof Length		Frame Length		Leg Height		Gauge		Price				
	30		52		51		6		12G		\$ 21,930.00				
Description	If your unit is longer than 31' in length,we strongly recommend to opt for our A-Frame Vertical roof, to avoid future leaks.														
Roof Style	A-Frame Vertical										\$	2,220.00			
Height	Leg Height 6										\$	-			
Sides					QTY			Horizontal		\$	-				
Ends					QTY			Horizontal		\$	-				
Walk-In Door					QTY					\$	-				
Window					Qty					\$	-				
Roll Up Door	Ends	Size			Qty			Size			Qty			\$	-
	Sides	Size			Qty			Size			Qty			\$	-
Insulation	(Vertical Only)											\$	-		
Anchors				Qty									\$	-	
Engineering	Snow Load		30 Ground Load			MPH Wind Rating			105		\$	-			

Save As PDF

* IF THERE IS A PRICE
 DISCREPANCY OVER \$20,
 AMERICAN STEEL INC.
 RESERVES THE RIGHT TO
 CANCEL THE ORDER.

Labor	\$ 2,415.00
Plans	
Calculations	
Diagonal Bracing	\$ -

Sales Total	\$ 24,150.00
Tax Rate 8.25%	\$ 1,992.38
Total	\$ 26,142.38
Deposit	\$ -

Balance Due	\$ 28,557.38
-------------	--------------

Due to Snow Concerns in Northern Areas, it is Highly Recomend to go A-Frame Vertical for Roof Style.

Diagonal Bracing is Already Included in Building Cost.

QUOTE EXCLUDES ANY AND ALL ITEMS NOT SPECIFIED

CUSTOMER IS RESPONSIBLE FOR PERMITS

We the neighbors of Raymond Slone at 1300 Bradley Drive, do not find the outbuilding objectional in anyway. We understand the outbuilding is 6" out of the zoning ordinance. We agree to grant Raymond Slone the approval for the outbuilding as it stands. The aesthetics are pleasing to the rest of the neighborhood.

[illegible]

ZONING BOARD OF APPEALS
FOR THE CITY OF TROY

RULES OF PROCEDURE

ARTICLE I
ORGANIZATION

1. The Board shall annually 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 7:030 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 (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.
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 - b. Approval of Minutes of Previous Meetings
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 - f. Miscellaneous Business
 - g. Public Comment
 - h. Adjournment

10. Remote Participation:

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 - d. A clear and accurate description of the proposed use, construction, or work.
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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.

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PROCEDURE

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person will be recognized by the Chairperson to speak at one time.

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