



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.
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- 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

January 17, 2023

7:00 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – December 20, 2022
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
 - A. 1870 PARROT, WILLIAM & STACY BAKER- A variance request to construct a home addition set back 37 feet from the rear property line where the Zoning Ordinance requires the addition be set back 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 C, R-1B Zoning District
 - B. 5321 ROCHESTER, CHRISTOPHER BAHOORA FOR M&M CUSTOM HOME DESIGN- A variance request to divide a land parcel into two parcels, each having 81.54 feet width and frontage, where the Zoning Ordinance requires a minimum 85 feet width and frontage.

ZONING ORDINANCE SECTION: 4.06 C, R-1C Zoning district
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

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

On December 20, 2022 at 7:30 p.m., Chairperson Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Barbara Chambers
David Eisenbacher
Jeffrey Forster
Jim McCauley

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 McCauley
Seconded by Forster

RESOLVED, to approve the November 15, 2022 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – Correct a typographical error.

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).

Moved by McCauley
Seconded by Forster

RESOLVED, to deny the request.

Yes: All

MOTION PASSED

- 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.

Moved by Eisenbacher
Seconded by McCauley

RESOLVED, to grant the request

Yes: Chambers, Eisenbacher, McCauley
No: Forster, Bossenbroek

MOTION FAILS

6. COMMUNICATIONS – none
7. MISCELLANEOUS BUSINESS – Rules of Procedure – change meeting start time to 7:00 P.M.

Moved by Bossenbroek
Seconded by Eisenbacher

RESOLVED, to approve the amended Rules of Procedure

Yes: All

MOTION PASSED

8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:23 p.m.

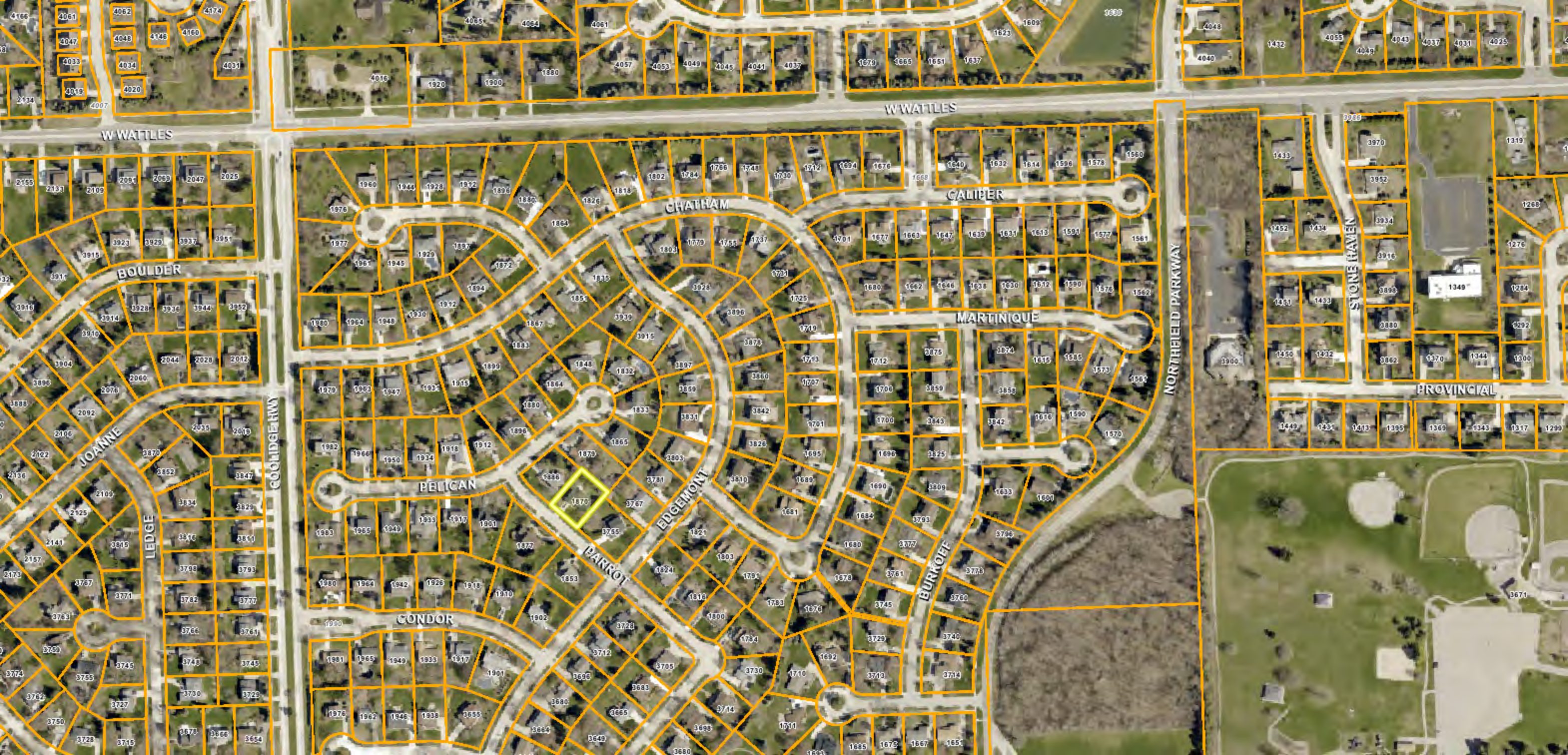
Respectfully submitted,

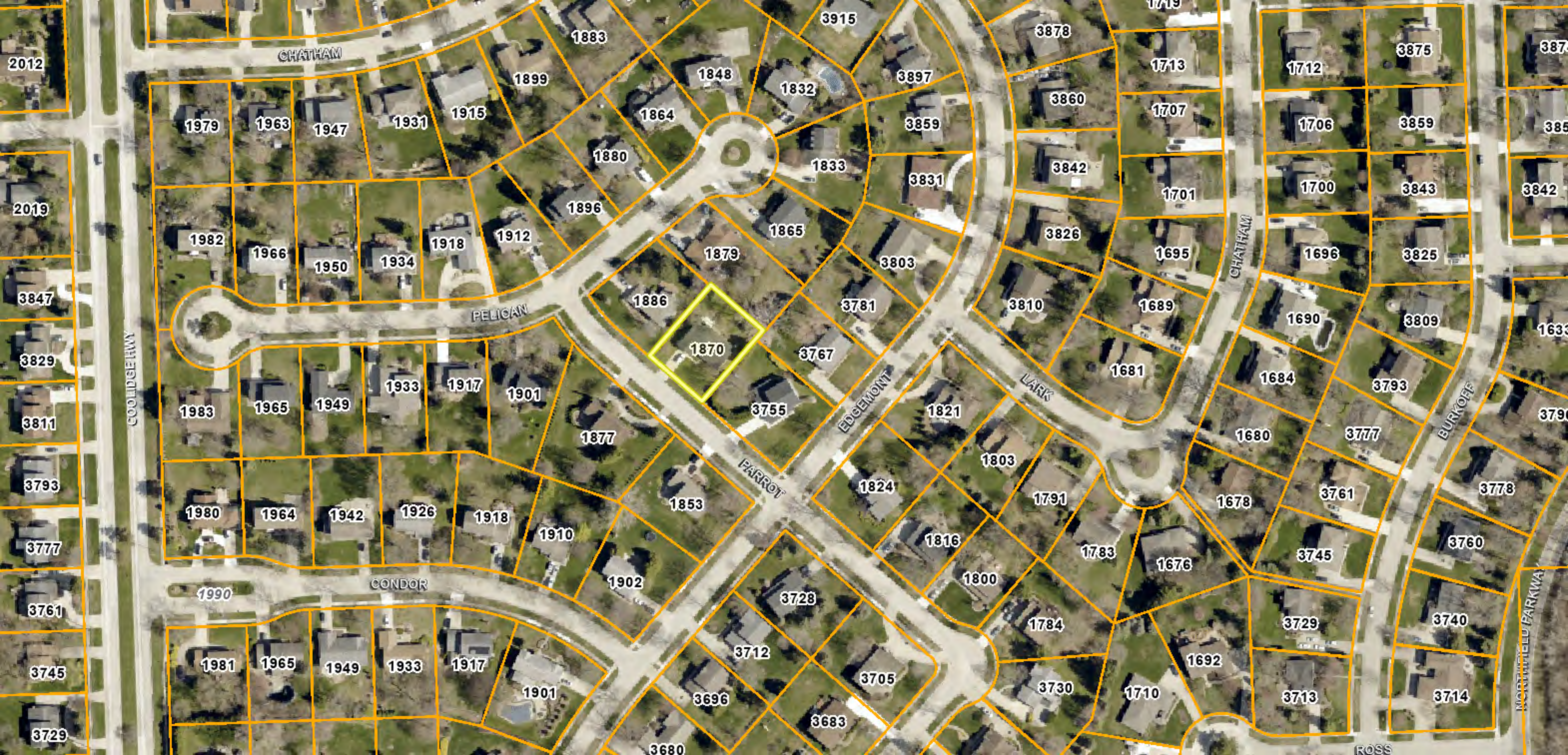
Michael Bossenbroek, Chairperson

Paul Evans, Zoning and Compliance Specialist

- A. 1870 PARROT, WILLIAM & STACY BAKER- A variance request to construct a home addition set back 37 feet from the rear property line where the Zoning Ordinance requires the addition be set back 45 feet from the rear property line.

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







1879

38

1886

3781

1870

3767

1901

3755

1877



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: 1870 Parrot Drive Troy 48084
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-20-102-035
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Section 4.06
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No
5. APPLICANT:
NAME William and Stacy Baker
COMPANY _____
ADDRESS 1870 Parrot Drive
CITY Troy STATE MI ZIP 48084
PHONE 248-320-1457
E-MAIL Bakerstacy@me.com
AFFILIATION TO THE PROPERTY OWNER: Self



Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Stacy & William Baker
COMPANY _____
ADDRESS 1870 Parrot Drive
CITY Troy STATE MI ZIP 48084
TELEPHONE 248-320-1457
E-MAIL Bakerstacy@me.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, Stacy Baker (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 Stacy M DATE 12/3/22
PRINT NAME: Stacy Baker

PROPERTY OWNER SIGNATURE Stacy M DATE 12/3/22
PRINT NAME: Stacy Baker

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.

December 7, 2022

RE: 1870 Parrot appeal

Homeowners: William and Stacy Baker

Jeffrey Middeldorf Assisting the homeowners

Cell phone: 248-797-8324

Fax: 248-816-5173

Email: Drjem54@aol.com



Zoning Board of Appeals Application

PRACTICAL DIFFICULTY

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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

Thank you for taking the time to review our appeal.

In regards to the "PRACTICAL DIFFICULTY", SECTION A:

As you can see from the aerial images of our property as well as our survey, and the following facts, the size and lay out of our property puts us at a bit of a disadvantage in trying to correct a problem with a better structure:

1870 Parrot lot size=0.31 acres

3755 Edgemont adjacent house on our east side=0.41 acres

1879 Pelican adjacent to the rear of our lot=0.43 acres

1886 Parrot adjacent to our house on the west side=0.40 acres

Our yard is not only smaller than the adjacent homes, it is more narrow and less deep providing logistical difficulties in making even a small expansion.

Section B: The variance is requested for said property, 1870 Parrot

Section C: The characteristics which make compliance difficult is not of a personal nature, but is in large part due to how the property lines were set when the subdivision was built in the 1970's.

Section D: The characteristics which make compliance with dimensional requirements difficult were not created by us or prior owners, but, as noted in C above, was caused by the layout when the subdivision was created.

Section D: 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 amount of light (single story, with only a slightly larger footprint than the structure currently there). It will have zero impact on public streets as it is on the back of our house away from any streets. It will not increase the danger of fire, but will actually decrease it. The current structure is built on a wooden deck, as opposed to a proper foundation. We were told by the city this should not have been approved when it was, but it was approved for some reason. We are trying in large part, to right a wrong. It is private property, no where near any sidewalks or other routes of access to endanger public safety or unreasonably diminish or impair established property value within the surrounding area. If anything having a new, properly built structure will enhance values. It will have zero negative effect on public health, safety, comfort, morals or welfare of the inhabitants of the city.

Please see the following:

1. Completed application
2. Statement of Practical difficulty, above
3. Survey with property lines, existing and proposed buildings, their dimensions and location (height, length and width).
4. Setbacks from property lines
5. There is no elevation. Attached is a picture of the current structure which will be demolished and replaced with the proposed structure submitted by David Stein, contractor.
6. Photos of the surrounding area to include aerial photo.
7. Pictures of said property at the time the current room was added on, with the city building permits.
8. Documents provided to the city from the contractor, David Stein

Additional information: There is an existing structure measuring 6 foot 8 inches deep by 17 feet 4 inches wide, which was built on a wooden deck, and which was not in compliance with the set back rules to the back of the lot. Due to the improper foundation, this room has settled

making it less safe to use. For these safety reasons, we would like to demolish this structure and replace it with one slightly larger to allow us more options for use. Our neighbor at 3755 Edgemont will appear before the board in support of this project. We are submitting letters from our two other adjacent neighbors who are also in support of the proposed project. We will provide letters of approval from our two other adjacent neighbors at the hearing.

Bill and Stacy Baker

MORTGAGE SURVEY

Applicant: GLENN T. SUMMERS

Subject to Field Inspection

Property Description:

Lot 373; TROY ESTATES SUB. NO. 3, of part of the Northwest 1/4 of Section 20, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 134 of Plats, Pages 17, 18 and 19 of Oakland County Records.

City of Troy - Department of Building Inspection

REVIEWED FOR CODE COMPLIANCE

By: *[Signature]*

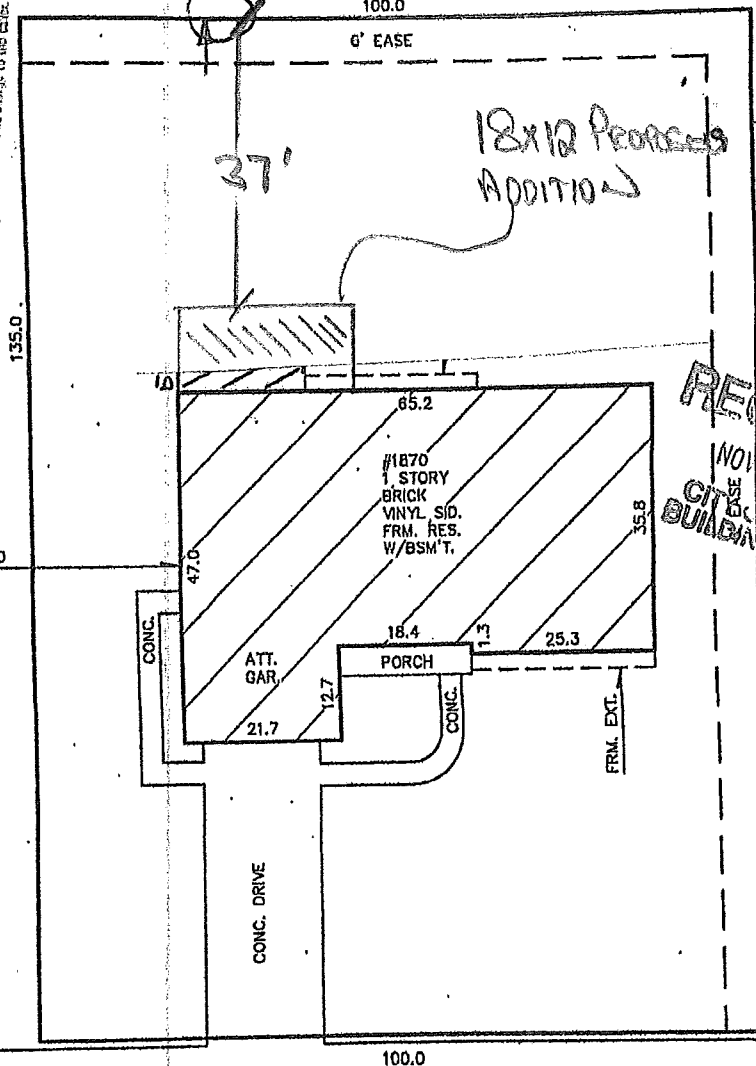
Date: 11.25.13



LOT 375

LOT 374

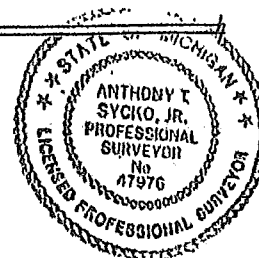
CALL WORKING DAYS
BEFORE YOU DIG
LOT 1-800-482-7177
If you are unable to reach
us, please call the
Michigan Department of
Transportation at 1-800-482-7177.



RECEIVED
NOV 12 2013
CITY OF TROY
BUILDING DEPT.

PARROT DRIVE 60' WD.

CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.



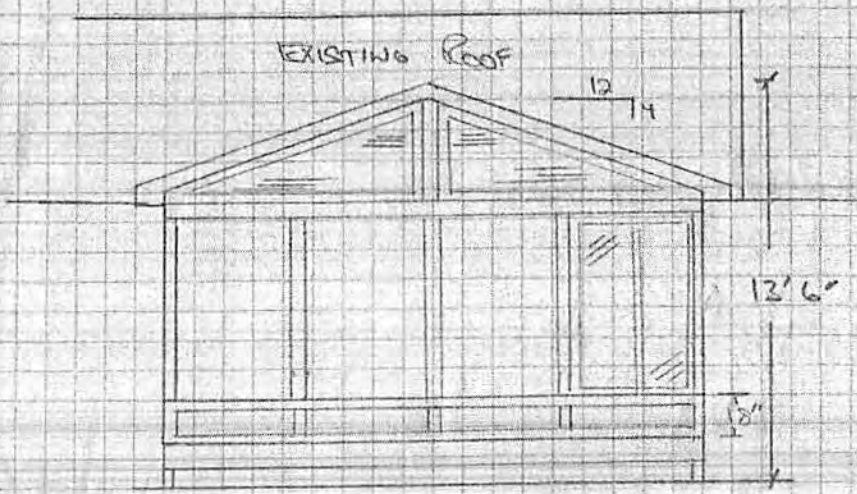
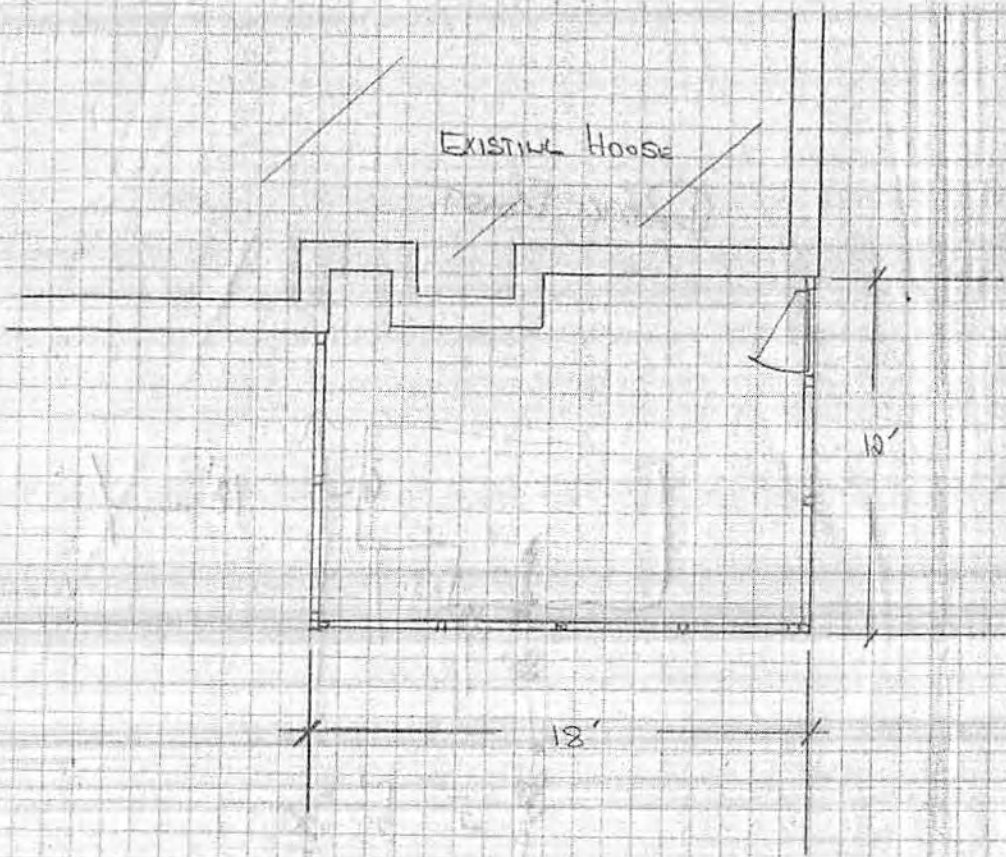
THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

JOB NO: 13-04484
DATE: 10/18/13

SCALE: 1"=20'
DR BY: JAL

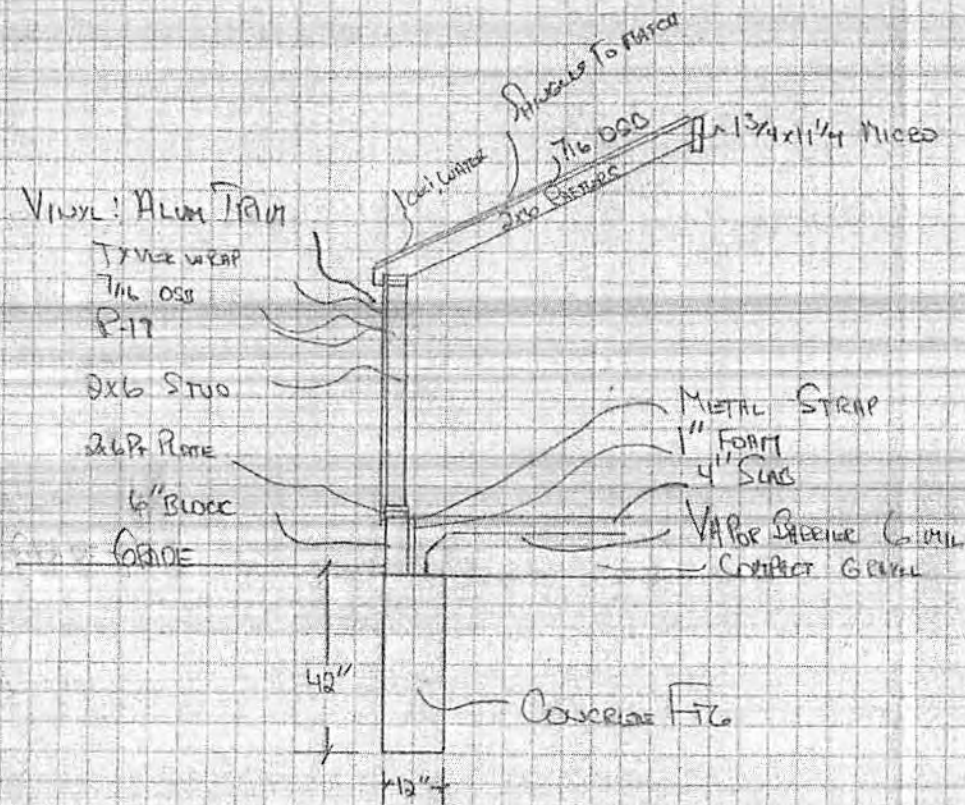
KEM-TEC Professional Engineers & Surveyors
Eastpointe (800) 295.7222 Detroit (313) 758.0677 Ann Arbor (734) 994.0888 Grand Blanc (888) 694.0001
FAX: (588) 772.4048 FAX: (588) 772.4048 FAX: (734) 994.0687 FAX: (810) 694.9955
www.kemtecsurvey.com

New Project 2022/2023



STEIN'S HOME IMP. INC
2158 N Rochester Rd
ORLAND MI 48363
586 240 2217

STACY BAKER
1870 PARROT
TROY, MI 48064
313 514-8619



New Project 2020/2023



1896

12

1865

1879

38

Pelican Ct

1886

3781

Parrot Dr

1870

3767

901

Parrot Dr

3755

1877

PARROT

Edgemont Dr

1824

1852





City of
Troy

Prior Owner
Building Permit

PB2013-1918

Issue Date: **11/25/2013**

Building Department
Inspections: (248) 689-5744
Phone: (248) 524-3344

500 West Big Beaver
Troy, Michigan 4808
Hours: Monday-Friday 8am - 4:30pm

Fax: (248) 689-3120
www.ci.troy.mi.us

1870 PARROT Location
88-20-20-102-035 Lot: 373
Subdivision: Troy Estates #3 & 4
Zoning: R-1B Use Group: R-3
Construction Type: 5B

SUMMERS, GLENN T Owner
1870 PARROT
TROY MI 48084-1431
(248) 225 0824

FUNSPACE DIRECT Contractor
20330 HALL RD
CLINTON TWP MI 48038
(586) 412 6050

APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.
WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN APPROVED.

THIS PERMIT SHALL BECOME VOID ONCE THE WORK IS ABANDONED FOR A PERIOD OF ONE HUNDRED EIGHTY (180) DAYS.

FOR INSPECTIONS - CALL (248) 689-5744
Inspections called in by 8:00 A.M. will be scheduled the same day.

POST THIS CARD SO IT IS VISIBLE FROM THE STREET

Work Description: R-ATTACHED. BUILD SUNROOM PER ENGINEERING SPECS IN COMPLIANCE W/ 2009 MRC, MMC, MPC, 2011 NEC

Special Stipulations: Work will meet all codes and inspections.

INSPECTIONS



PB2013-1918%PB%318 25

Building Permit No: PB2013-1918

Building Department

Inspection: (248) 689-5744

Phone: (248) 524-3344

500 W. Big Beaver Road

Troy, Michigan 48084

Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 689-3120

www.troymi.gov

1870 PARROT

Location

88-20-20-102-035

Lot: 373

Subdivision: Troy Estates #3 & 4

Zoning: R-1B

Use Group: R-3

Construction Type: 5B

SUMMERS, GLENN T

Owner

1870 PARROT

TROY

MI 48084-1431

(248) 225 0824

Issued: 11/25/2013

FOR INSPECTIONS - CALL (248) 689-5744

Inspections called in by 4:40 P.M. will be scheduled the next business day. **NOTE NEW INSPECTION CUT-OFF TIME**

FUNSPACE DIRECT

Applicant

FUNSPACE DIRECT

20330 HALL RD

CLINTON TWP

MI 48038

(586) 412 6050

Work Description: R-ATTACHED. BUILD SUNROOM PER ENGINEERING SPECS IN COMPLIANCE W/ 2009 MRC, MMC, MPC, 2011 NEC**Special Stipulations: MEET ALL CODES & INSPECTIONS**

Work will meet all codes and inspections.

Permit Item	Work Type	Quantity	Item Total
Alterations Bond	Bond Alter	1.00	50.00
Initial Plan Review Fee	Plan Rev Min.	1.00	30.00
Value \$10,001 to 1 Million	Building Permit	10,593.	225.00
Cert of Occupancy	C of O	225.00	11.25
Microfilm Fee	Microfilm Fee	2.00	2.00

Res., Add/Alter

Total Due: \$318.25**PAID on: 11/25/2013****Check#: 1463**

Payment Validation

This permit is issued subject to the Building Code, Zoning Ordinance and all other Ordinances of the City of Troy, and shall become void once work is not started or is abandoned for a period of one hundred eighty (180) days.

Separate permits must also be obtained for signs and any plumbing, heating, refrigeration, electric, or sewer work.

This permit conveys no right to occupy any street or public right-of-way, either temporarily or permanently.

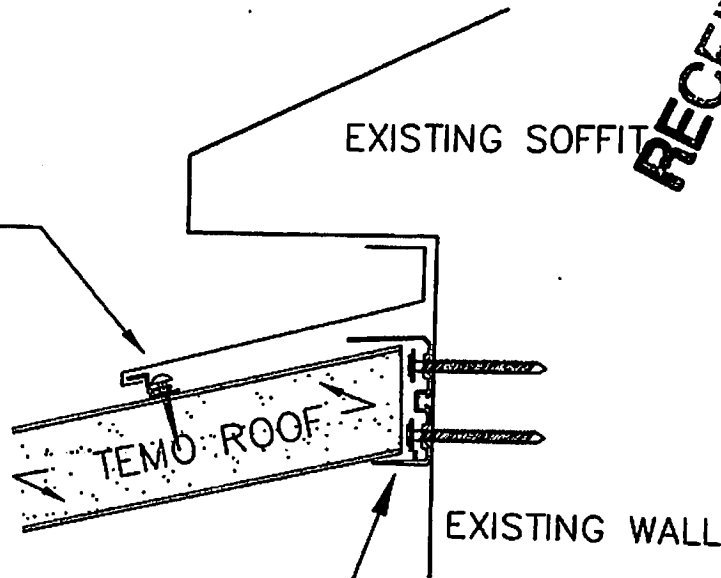
TREASURER COPY

[] DEPARTMENT COPY

[] CONTRACTOR COPY

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METAL PREFLASH AND
MOUNT TO Z-CHANNEL
W/ #8 X 1/2" SCREWS
@ 6" O.C.



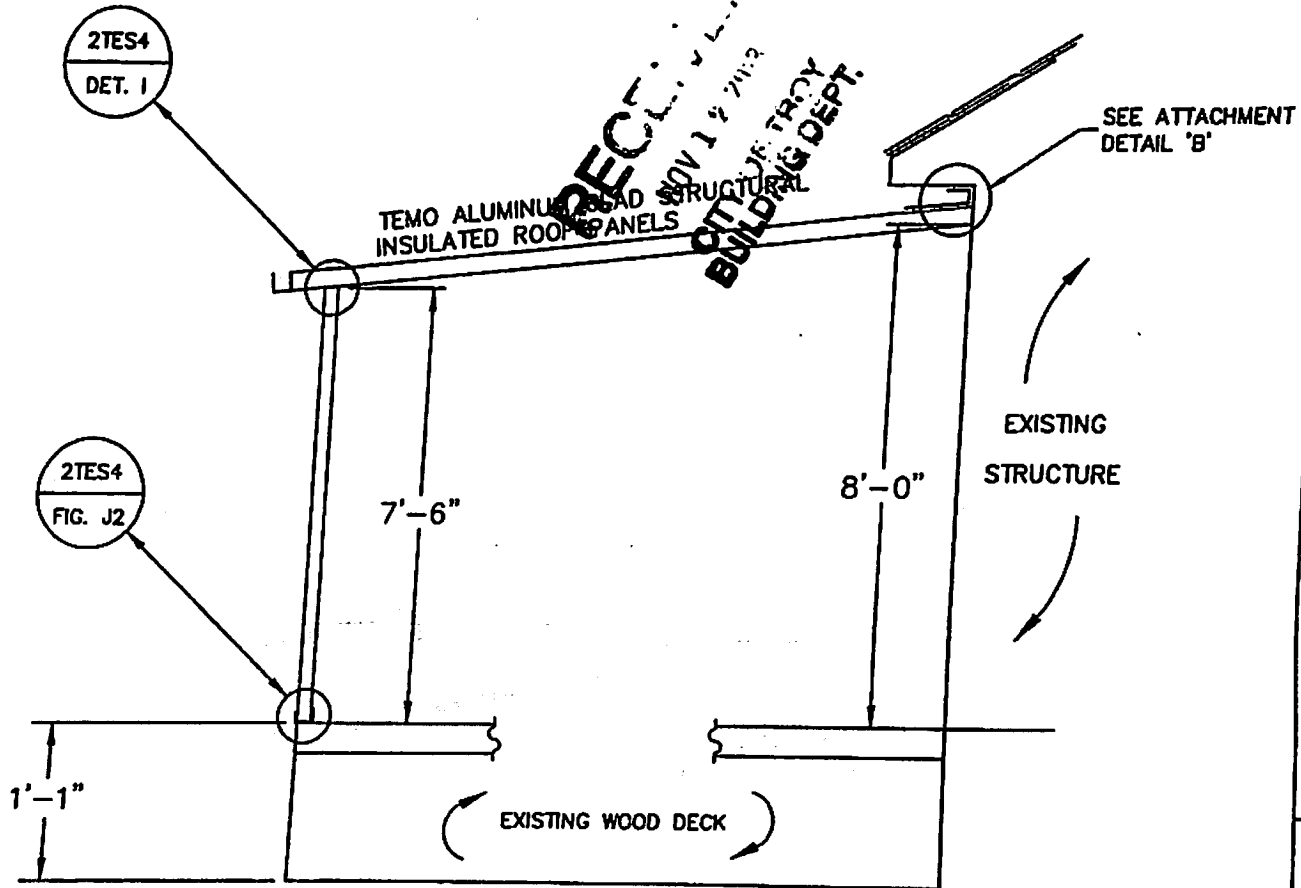
HANGING RAIL MOUNTED
WITH (2) 1/4" X 3-1/2" SCREWS
INTO EACH WALL STUD

DETAIL 'B'

USE STAINLESS STEEL or TRIPLE DIPPED
GALVANIZED FASTENERS INTO ACQ LUMBER

RECEIVED
NOV 15 2011
CITY OF TROY
BUILDING DEPT

DEALER: FUNSPACE SUMMERS	13W5457 PH. ()	TEMO SUNROOMS, INC. 20400 HALL RD CLINTON TWP, MI 48038 PHONE: (586) 286-0410 FAX: (586) 286-0985	
	1870 PARROT TROY, MI 48064 DATE: 11/08/13 SCALE: NONE	DRAWN BY: PHIL TARAVELLA	



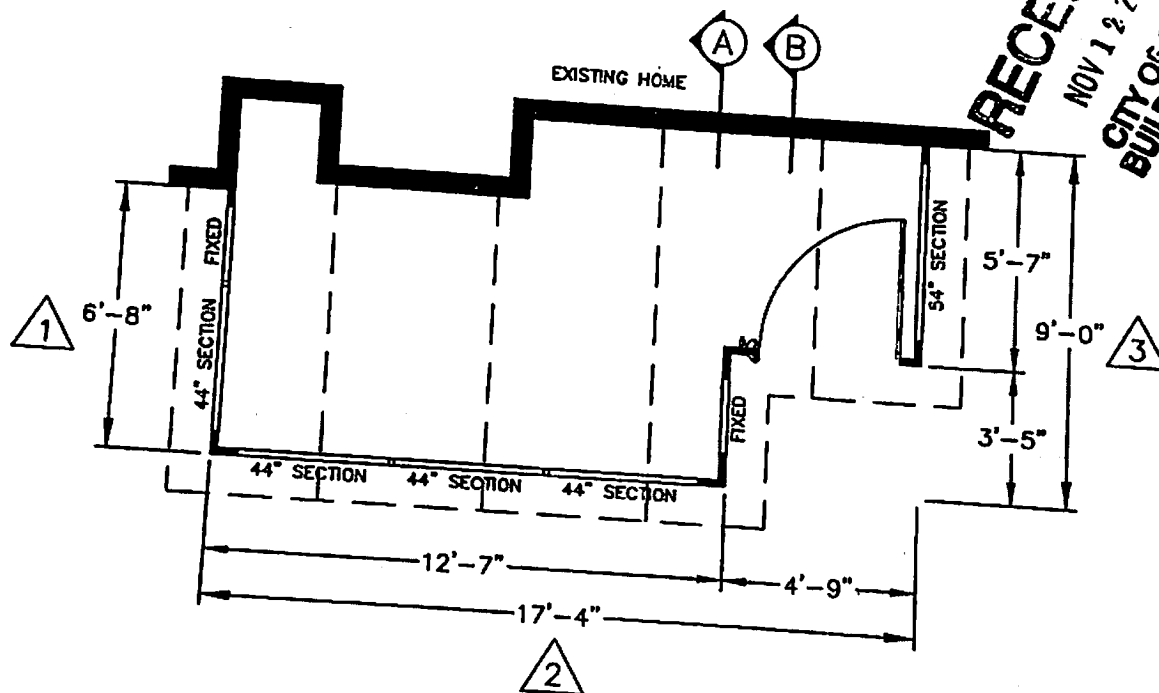
SECTION 'A'

USE STAINLESS STEEL or TRIPLE RIPPED

TEMO SUNROOMS, INC.
20400 HALL RD
CLINTON TWP, MI 48038
PHONE: (586) 286-0410
FAX: (586) 286-0410

NSPACE	13WS457	PH. ()
RS	1870 PARROT	
	TROY, MI 48084	
PHIL TARAVELLA	DATE: 11/08/13	SCALE: NONE

Scanned with CamScanner



FLOOR PLAN

COLOR: WHITE
TRIM: WHITE
P: WHITE
WHITE
MINUM

NOTE: ENCLOSURE NOT TO BE USED
AS A PERMANENT LIVING AREA

NOTE:
THE SIDE WALL ATTACHMENT
TO HOUSE IS A NON-LOAD
BEARING CONNECTION.
PROPERLY CAULK BOTH SIDES
OF ALUMINUM EXTRUSION
AT THIS CONNECTION.

DEALER: FUNSPACE		13W5457	PH. ()	TEMO SUNROOMS, INC.	
SUMMERS		1870 PARROT TROY, MI 48064		20400 HALL RD CLINTON TWP, MI 48038	
DRAWN BY: PHIL TARAVELLA		DATE: 11/08/13	SCALE: NONE	PHONE: (586) 286-0410 FAX: (586) 286-0985	

INSTALLERS LAYOUT SKETCH

VERIFY ALL FILL MEASUREMENTS BEFORE CUTTING

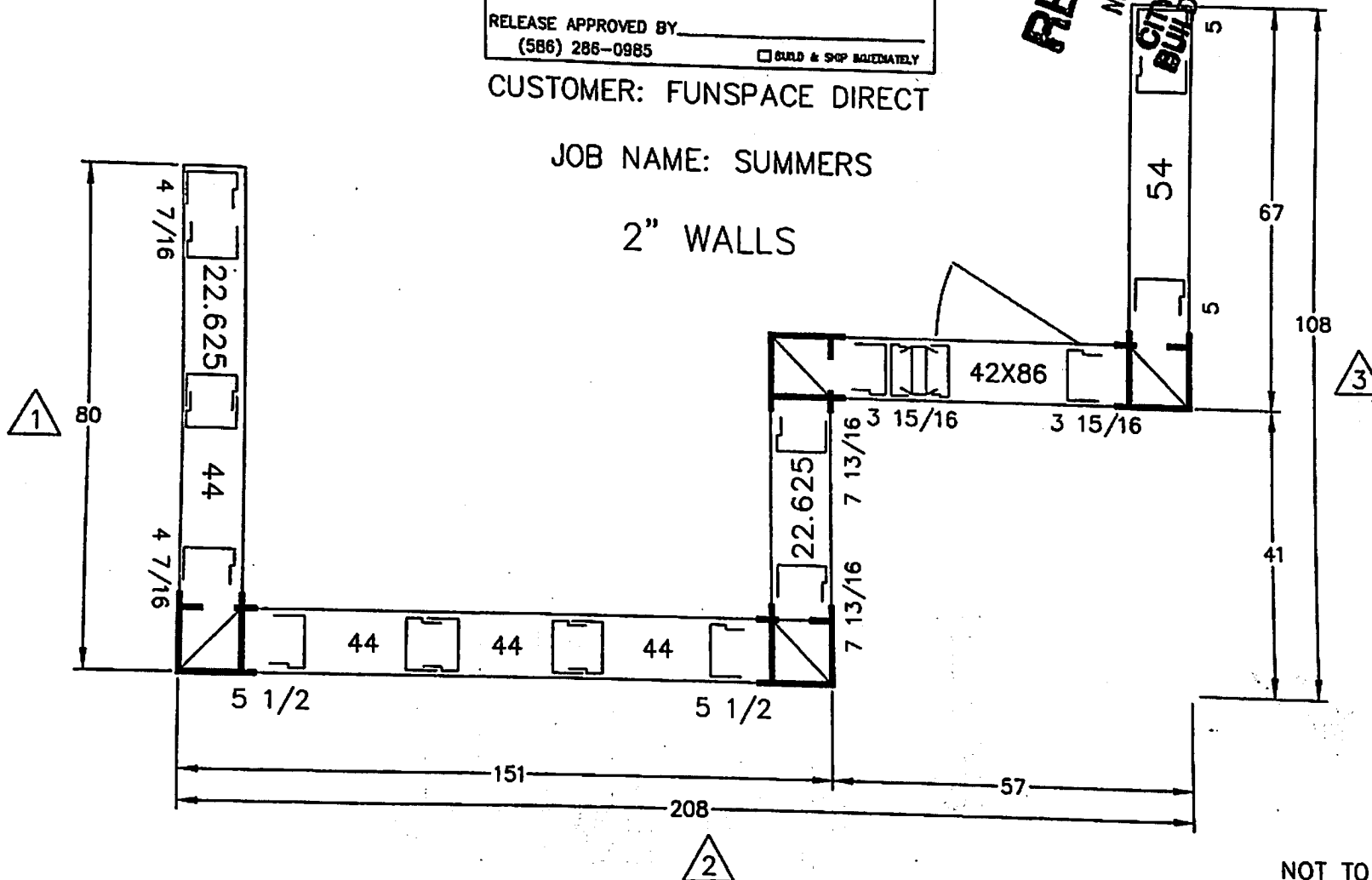
NOTICE:
THIS JOB HAS NOT BEEN CONFIRMED.
PLEASE FAX AN APPROVAL WHEN READY TO ORDER.

RELEASE APPROVED BY _____
(586) 286-0985 ☐ BUILD & SHOP SEPARATELY

CUSTOMER: FUNSPACE DIRECT

JOB NAME: SUMMERS

2" WALLS



NOT TO SCALE

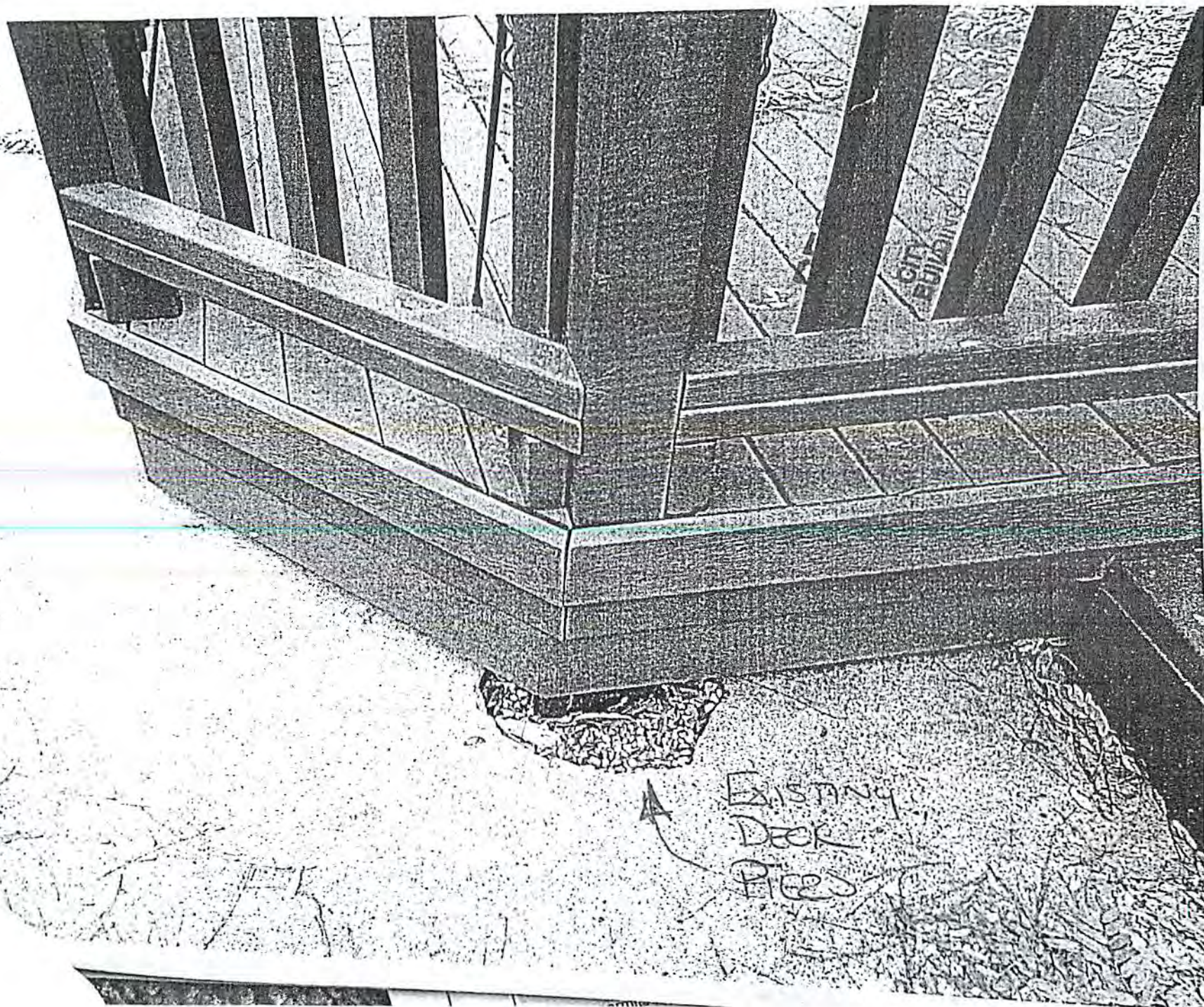
13W5457 11/08/13 FUNSPACE

DETAILED BY: PHIL TARAVELLA

IAPMO EVALUATION REPORT 0118
ICC LEGACY REPORT ESR-1801
FLORIDA PRODUCT APPROVAL 5505-R1
ICC EVALUATION REPORT ESR-1403
FLORIDA PRODUCT APPROVAL 10829
FLORIDA PRODUCT APPROVAL 7085-R1
FLORIDA PRODUCT APPROVAL 7082-R1
FLORIDA PRODUCT APPROVAL 12671
FLORIDA PRODUCT APPROVAL 3371-R2
FLORIDA PRODUCT APPROVAL 3371-R2

Scanned with CamScanner

RECEIVED
NOV 12 2013
CITY OF TROY
BUILDING DEPT.





DECK AREA
TO ENCLOSE

December 14, 2022

TO: City of Troy Zoning Board of Appeals

FROM: Julie Cassens, 1879 Pelican

RE: Appeal by Bill and Stacy Baker at 1870 Parrot

To Whom It May Concern:

I have viewed the proposed building plans for the back room addition on their house and have no concerns about the project moving forward as proposed.



Julie Cassens

12-15-2022

December 15, 2022

TO: City of Troy Zoning Board of Appeals

FROM: Sangphill and Hyeon-Joo Ahn, Owners of 1886 Parrot

RE: Appeal by Bill and Stacy Baker at 1870 Parrot

To Whom It May Concern:

We have viewed the proposed building plans for the back room addition on their house and have no concerns about the project moving forward as proposed.

Sangphill Ahn

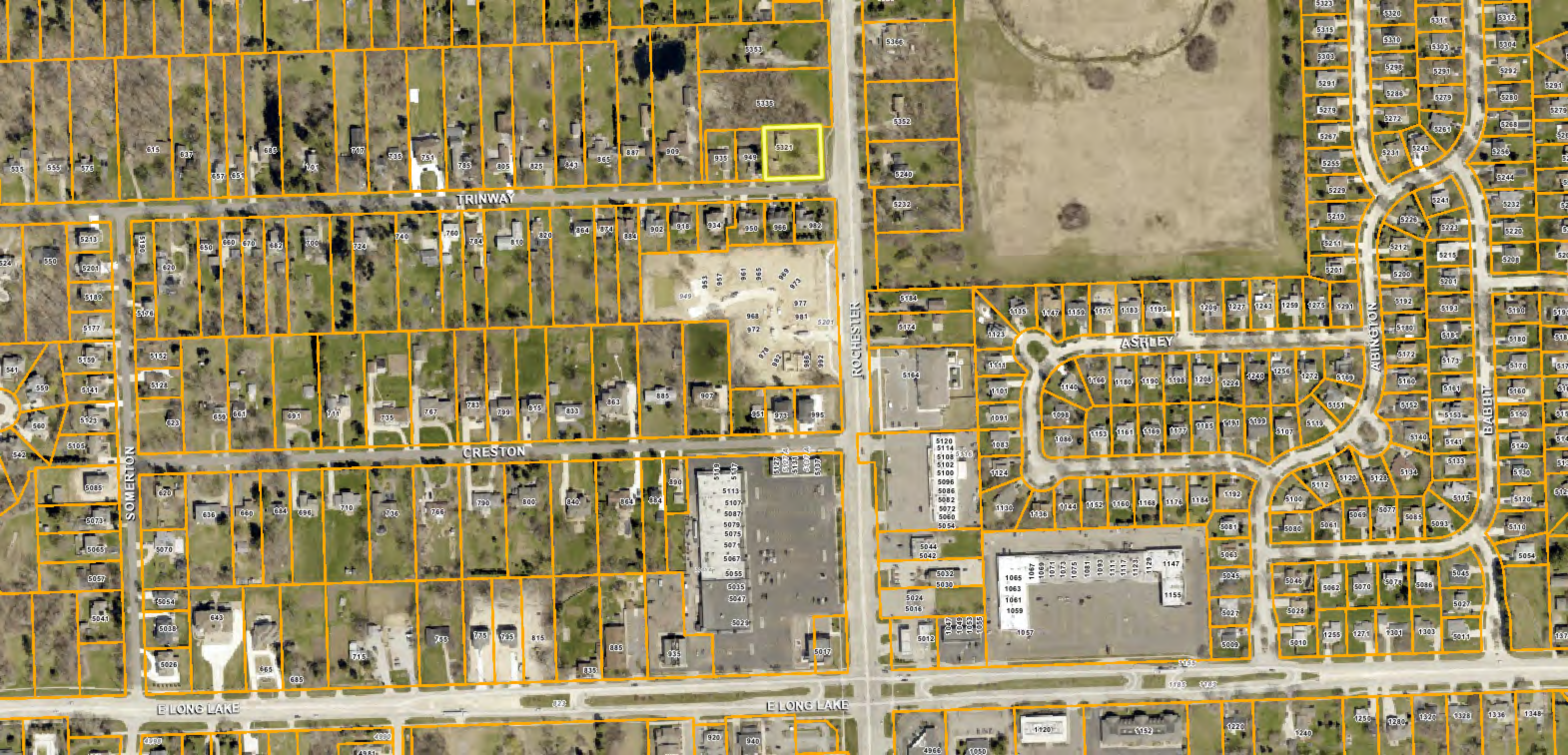


Hyeon-Joo Ahn



- B. 5321 ROCHESTER, CHRISTOPHER BAHOORA FOR M&M CUSTOM HOME DESIGN- A variance request to divide a land parcel into two parcels, each having 81.54 feet width and frontage, where the Zoning Ordinance requires a minimum 85 feet width and frontage.

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



5335

5321

TRINWAY

ROCHESTER

ASHLEY

ABINGTON

BABBIT

CRESTON

SOMERTON

E LONG LAKE

E LONG LAKE



5371

5380

5353

5366

5335

5352

5321

935

949

5240

5232

TRINWAY

ROCHESTER

735

751

785

805

825

843

865

887

909

740

760

784

810

820

864

874

884

902

918

934

950

966

982

949

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957

961

965

969

973

COTTAGE LANE

968

972

977

981

5201

978

982

986

992

5184

5174

1135

1147

1159

1171

1183

1195

1123

1111

ASHLEY

935

949

5321

TRINWAY

ROCHESTER



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 Mazin Michael _____ DATE _____

PRINT NAME: _____

PROPERTY OWNER SIGNATURE Mazin Michael _____ 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.

Dear Zoning Board of Appeals:

Please accept the following statement of Practical Difficulty in Support of non-use variance request for property located at 5321 Rochester Rd, Troy, MI 48085, Parcel ID No. 88-20-10-427061 (*the “subject property” or the “property”*)

The subject property is a single family home with a detached garage zoned as R1-C. The Petitioner is the owner of the subject property and is proposing a lot split which would create two separate equal-sized parcels (Parcel A and Parcel B). The Petitioner’s intention is to demolish the existing home on the property and build two new homes, one on each new parcel. The existing detached garage would also be demolished. The new homes will be similar to the existing homes in the neighborhood and surrounding areas.

The basis for the our request relates to the property width requirements under Section 4.06(C) of the Troy Zoning Ordinance. That Section requires that property zoned as R1-C have a width at least 85 ft. Based upon my intentions as described above, the two new parcels created by the proposed split will each have a width of 81.54 ft. Thus, the width of each new parcel will be 3.46 ft. less than the minimum required width of 85 ft. The new parcels otherwise will comply with all other dimensional requirements under the zoning ordinance.

Reason for Practical Difficulty is: We went to City of Troy Building Department for information regarding the lot size and lot split requirements. We were given a printout from the Building Department (attached) stating the lot size was 238’ wide, which would make each lot 119’ after the split. As soon as we closed on the property, we went to the City of Troy to apply for the lot split , were told we needed a survey attached to the application. The survey came back showing the lot size was actually 163’ wide. We went back to the City of Troy and were told that “their system isn’t updated” and that’s why were given incorrect information the first time. We relied in good faith that the City of Troy provided the correct

information, they would be the best point of contact for such information. The reason the lot size was different is because of the Road Beautification Project in Troy, which widens the main roads and sidewalks. This project is only on a few of the surrounding properties in the area, not the entire block. The property directly behind us is not affected by this project, neither is house directly across the street on Trinway.

We are asking for the Zoning Board of Appeals to grant us the lot split to allow us to build two brand new single family homes on the lots. The homes will be ranch style, with full basements, & three car garages. This project will bring a high in demand/highly desirable style of home in the neighborhood and will bring a fresh new presence to the homes surrounding the property. There is a lot of new construction in the area, and this will further add to demand & desire to live in Troy. This project will also bring more tax revenue to the City of Troy, being two brand new homes vs one.

The proposed variance will not: Impair an adequate supply of light and air to adjacent property; substantially increase the hazard from fire or other dangers to said property or adjacent property; Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Town/City; Diminish or impair property values within the neighborhood; Unduly increase traffic congestion in the public streets and highways; Create a nuisance; or Result in an increase in public expenditures. That the variance requesting is the minimum variance that will make possible the reasonable use of the land, building or structure.

We appreciate your consideration for this matter, I have included the following: Survey, Proposed Lot Split Survey, Renderings of the Proposed Building Project, and Original Printout from Troy regarding the lot size.

Sincerely,

Mazin Michael with M&M Custom Home Design.

CITY of TROY
ASSESSING DEPARTMENT
APPLICATION FOR DESCRIPTION CHANGE

Owner's name: Mazin Michael
Signature: 
Address: 5321 Rochester Rd
City State Zip: Troy, MI 48085
Phone (home): 586-530-0971
Phone (work): 586-530-0971

(each owner must be listed & sign form, use additional sheets if needed)

This request is for a: Chris 248-939-9993

SPLIT: ☒ COMBINATION: ☐ CORRECTION: ☐

Date: 10/18/2022
Parcel Number(s)
Property ID - 2010427061
Legal Description: T2N, R11E, SEC
10 PART OF E 1/2 OF SE 1/4 BEG AT
PT DIST E 817.92 FT FROM SE COR
OF LOT 88 OF 'CRYSTAL SPRINGS
SUB NO 1', TH N 00-12-00 W 147 FT,
TH E 238.08 FT, TH S 00-12-00 E 147
FT, TH W 238.08 FT TO BEG, EXC E
75 FT TAKEN FOR RD 0.55 A 5-20-94
FR 048

- ☒ Survey and Description(s) of existing parcel(s) attached
☒ Survey and Description(s) of each new parcel and remainder parcel(s) attached
☐ Survey detailing correction(s) supplied
☐ Recorded copy of Transfer document supplied, if necessary.
() Property Taxes current (Assessing Department to verify)
() Special Assessments current (Assessing Department to verify)
() Name, Address, Mailing Address (if different) of each parcel supplied
() Review and Approval by Planning Department (if necessary), submitted by Assessing Department

APPROVAL by Assessing Department:

The above referenced description change has been reviewed and approved for processing by the Assessing Department.

Signature

Title

Date

* After completing form, Print and Sign.
Remember to add additional pages for all owners involved.

DENIAL by Assessing Department

The above referenced description change has been denied by the the Assessing Department for the following reason(s):

- () Does not meet area requirements for zoning
() Does not meet setback requirements
(☒) Does not meet width requirements
() Does not meet depth requirements (24' res.)
() Does not meet parking requirements
() Does not meet landscape requirements
() Does not front on a public roadway
() Accessory building only, on land
() Allowable site coverage exceeded

Signature

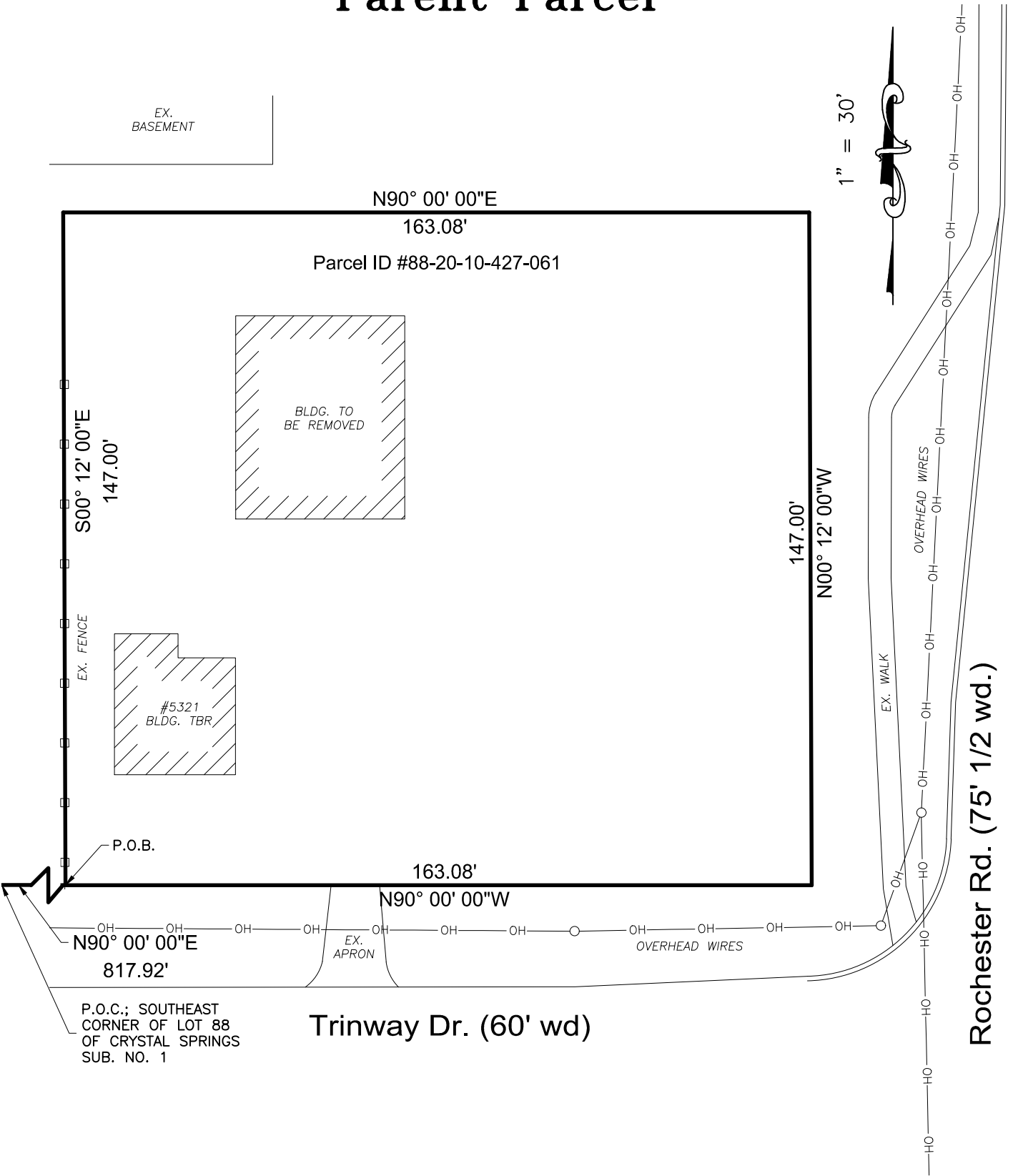
Title

Date 10/24/22

RECEIVED
OCT 18 2022
CITY OF TROY
ASSESSING DEPT.

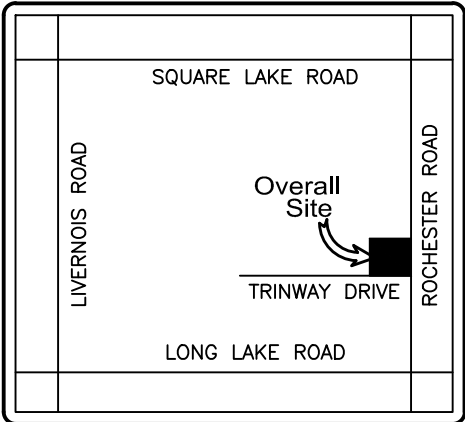
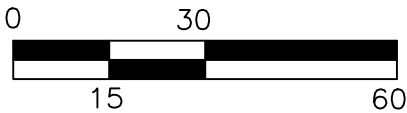
City of Troy
Assessing Department
500 W Big Beaver
Troy, MI 48084-5285
(248) 524-3311

Parent Parcel



Legal 88-20-10-427-061:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 10 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 817.92 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF CRYSTAL SPRINGS SUB. NO. 1, AS RECORDED IN LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS; THENCE N00°12'00"W 147.00 FEET; THENCE EAST 163.08 FEET TO THE WEST LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE S00°12'00" EAST 147.00 FEET; THENCE WEST 163.08 FEET TO THE POINT OF BEGINNING

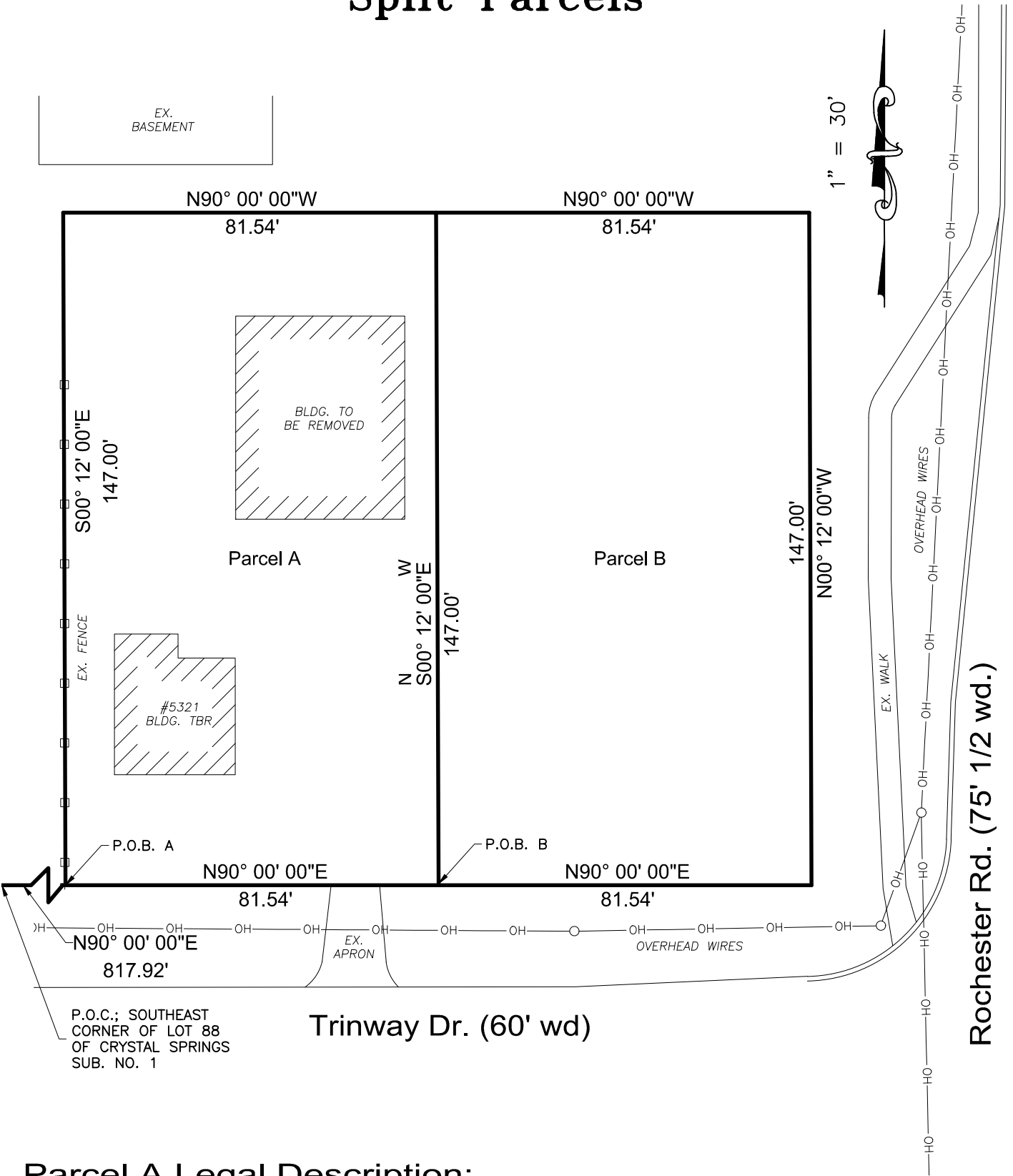


Location map
NOT TO SCALE



CLIENT: MIKE MAZIN	PROJECT NO.: 22-126		 Development & Building Solutions • Civil Engineers • Designers • Planners	Mauro Engineering 48657 Hayes Road Shelby Twp. MI 48315 p: 586-247-2800 f: 586-247-2811 visit us at: www.mauroeng.com
	DATE: 10-04-2022			
SCALE: 1" = 30'	DRAWN BY: A.S.	CHECKED BY: G.M.		

Split Parcels

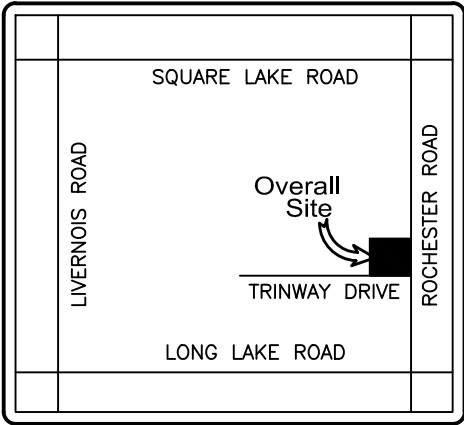
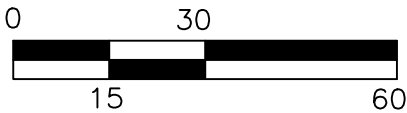


Parcel A Legal Description:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 10 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 817.92 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF CRYSTAL SPRINGS SUB. NO. 1, AS RECORDED IN LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS; THENCE EAST 81.54 FEET; THENCE N00°12'00"W 147.00 FEET; THENCE WEST 81.54 FEET; THENCE S00°12'00"E 147.00 FEET TO POINT OF BEGINNING CONTAINING 0.275 ACRES

Parcel B Legal Description:

PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWN 2 NORTH, RANGE 10 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT EAST 899.46 FEET FROM THE SOUTHEAST CORNER OF LOT 88 OF CRYSTAL SPRINGS SUB. NO. 1, AS RECORDED IN LIBER 29, PAGE 32, OAKLAND COUNTY RECORDS; THENCE EAST 81.54 FEET; THENCE N00°12'00"W 147.00 FEET; THENCE WEST 81.54 FEET; THENCE S00°12'00"E 147.00 FEET TO POINT OF BEGINNING CONTAINING 0.275 ACRES



Location map
NOT TO SCALE



CLIENT: MIKE MAZIN	PROJECT NO.: 22-126		 Development & Building Solutions • Civil Engineers • Designers • Planners	Mauro Engineering 48657 Hayes Road Shelby Twp. MI 48315 p: 586-247-2800 f: 586-247-2811 visit us at: www.mauroeng.com
	DATE: 10-04-2022			
SCALE: 1" = 30'	DRAWN BY: A.S.	CHECKED BY: G.M.		



GIS Online

Legend:



Notes:

Map Scale: 1=47
Created: August 8, 2022



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.















CASA DEI SOGNI FLOOR PLAN

3 BEDROOM 2.5 BATH
 3 CAR GARAGE
 TOTAL LIVING AREA: 2,737 SQ. FT.
 TOTAL SQ. FT.: 3,846 SQ. FT.