



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, Tyler Fox, Aaron Green, Mahendra Kenkre,
Jim McCauley, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

February 21, 2023

7:00 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – January 17, 2023
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
 - A. 944 MARENGO, OLLIE APHIADEAN- A variance request to divide a land parcel into two parcels, each having 72.61 feet width and frontage, where the Zoning Ordinance requires a minimum 100 feet width and frontage.

ZONING ORDINANCE SECTION: 4.06 C, R-1B 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 January 17, 2023 at 7:04 p.m., Chairperson Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Barbara Chambers
Thomas Desmond (arrived 7:10)
David Eisenbacher
Aaron Green

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 Chambers
Seconded by Eisenbacher

RESOLVED, to approve the January 17, 2023 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes.

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.

Moved by Eisenbacher
Seconded by Green

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- 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.

Moved by Green
Seconded by Bossenbroek

RESOLVED, to deny the request

Yes: Bossenbroek, Green
No: Eisenbacher, Chambers, Desmond

MOTION FAILS

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the request

Yes: Eisenbacher, Chambers, Desmond
No: Bossenbroek, Green

MOTION FAILS

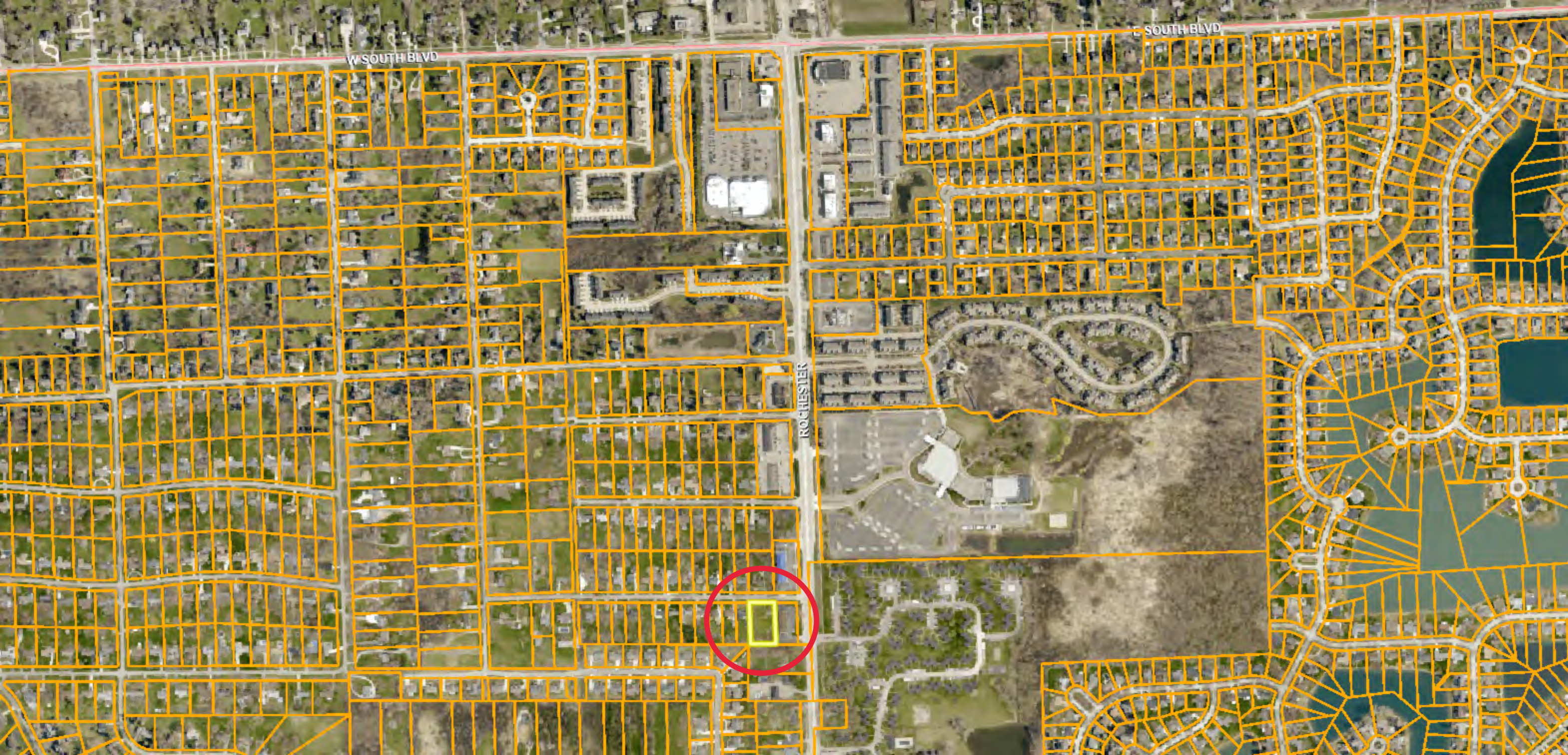
REQUEST DENIED

6. COMMUNICATIONS – Mr. Evans advised the Board of upcoming MML training.
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT –None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:16 p.m.

Respectfully submitted,

Michael Bossenbroek, Chairperson

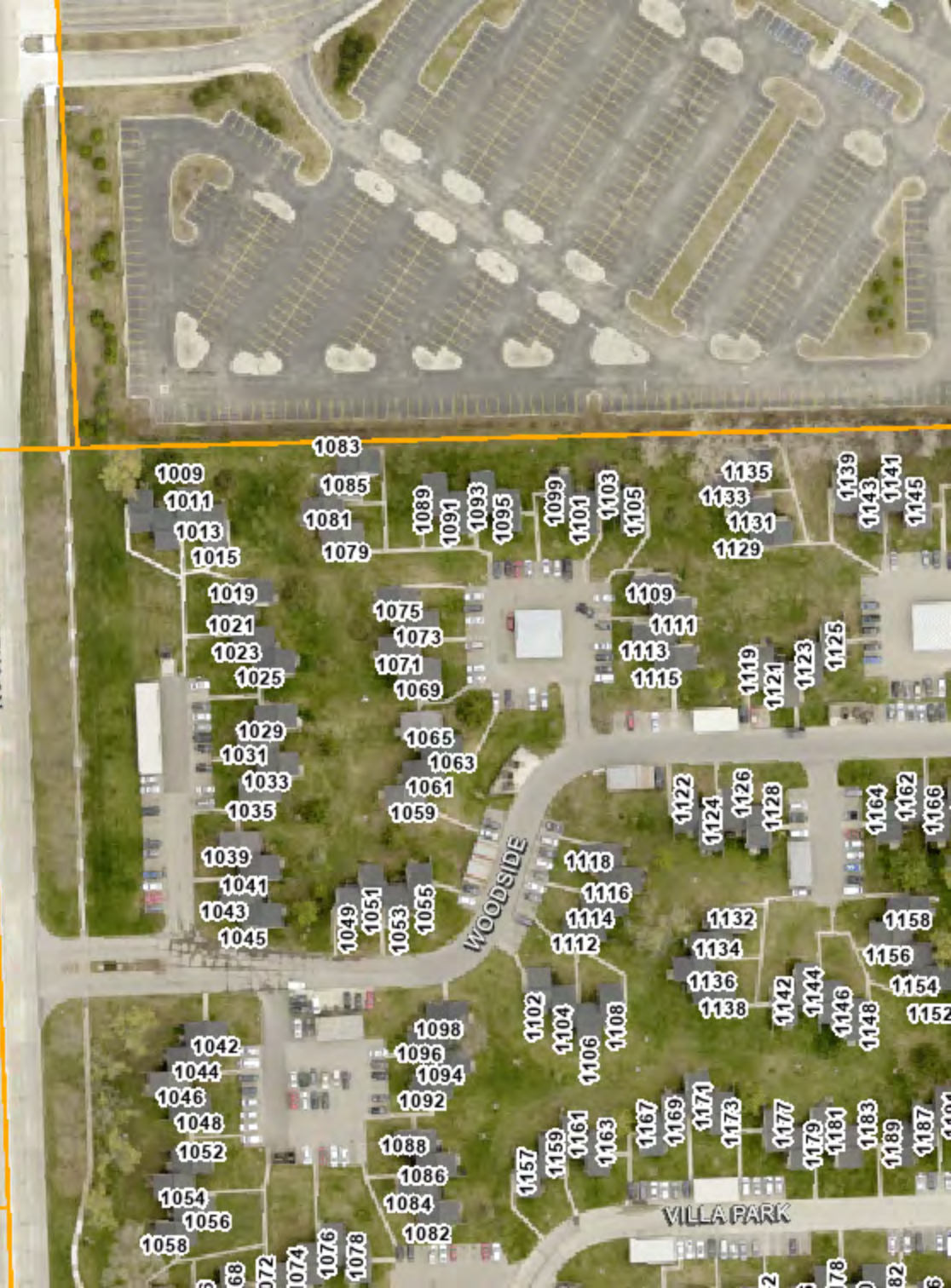
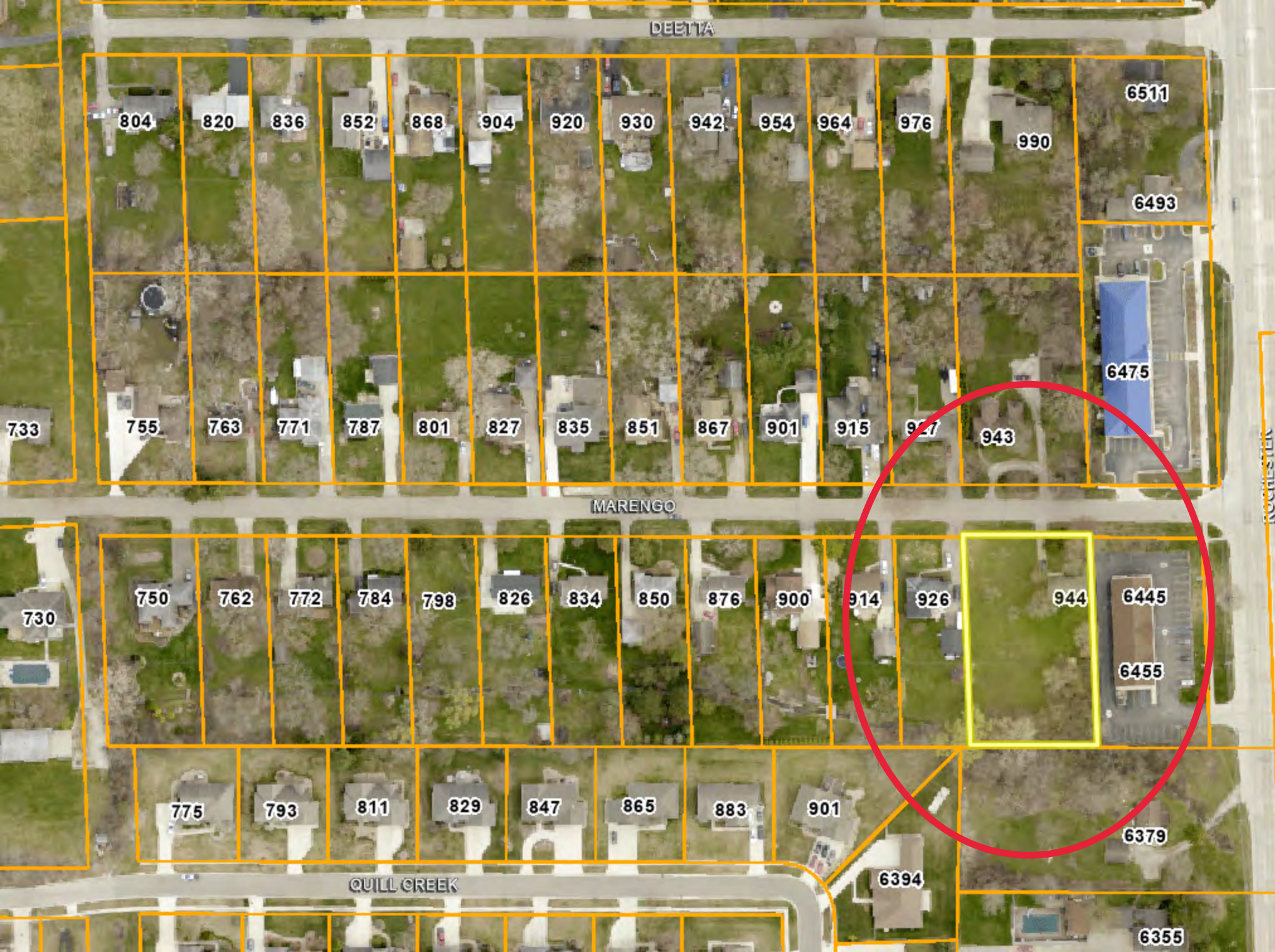
Paul Evans, Zoning and Compliance Specialist



W SOUTH BLVD

E SOUTH BLVD

ROCHESTER







914

This is an aerial photograph of a residential neighborhood. The image is divided into several sections by orange and yellow lines. The leftmost section contains two residential lots, one labeled 914 and another labeled 926. The middle section is a large, mostly empty lot labeled 944. The rightmost section contains a large commercial or industrial lot labeled 6445 and 6455. A road labeled ROCHESTER runs vertically along the right edge of the image. Various vehicles, trees, and buildings are visible throughout the scene.

926

944

6445

6455

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 7:00 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: 944 Marengo Drive
2. PROPERTY-TAX-IDENTIFICATION-NUMBER(S): 20-03-279-013
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: 4.06(C)
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:
NAME Ollie Apahidean
COMPANY _____
ADDRESS 944 Marengo Drive
CITY Troy STATE MI ZIP 48085
PHONE 586-604-8554
E-MAIL apahidean@comcast.net
AFFILIATION TO THE PROPERTY OWNER: same as 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 same as applicant

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, Ollie Apahidean (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 1/12/2023

PRINT NAME: _____

Ollie Apahidean

PROPERTY OWNER SIGNATURE _____

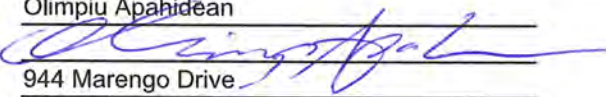
DATE _____

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.

**CITY of TROY
ASSESSING DEPARTMENT
APPLICATION FOR DESCRIPTION CHANGE**

Owner's name: Olimpiu Apahidean
Signature: 
Address: 944 Marengo Drive
City State Zip: Troy, MI 48085
Phone (home) _____
Phone (work) _____
(each owner must be listed & sign form, use additional sheets if needed)

Date: 1/11/2023
Parcel Number(s) _____

20-03-279-013

This request is for a :

SPLIT: ☒ COMBINATION: ☐ CORRECTION: ☐

- ☐ 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

RECEIVED
JAN 11 2023
CITY OF TROY
ASSESSING DEPT.

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

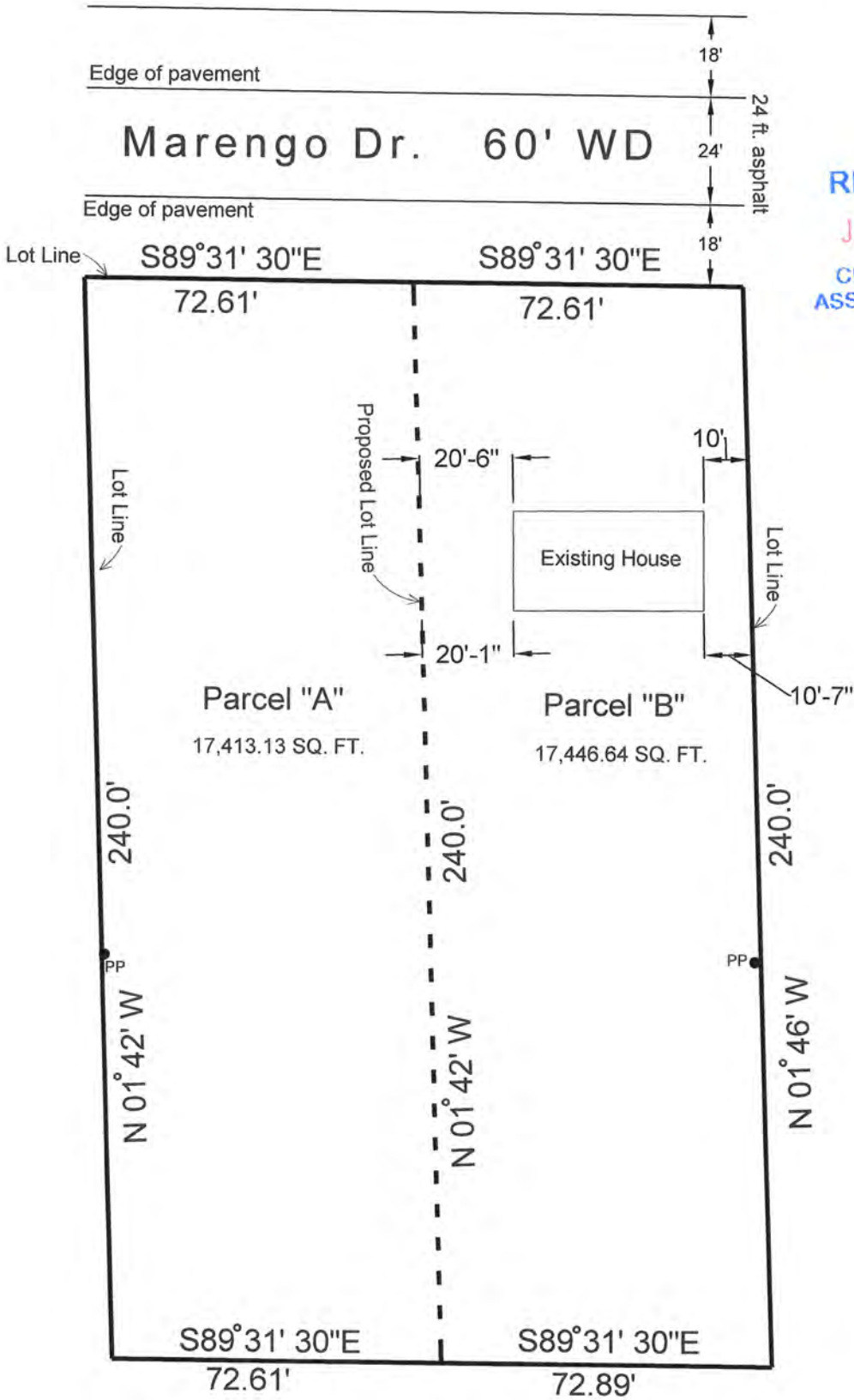
Signature

Title

1/11/23
Date

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

Proposed Lot Split for 944 Marengo Drive Troy, MI



RECEIVED
JAN 11 2023
CITY OF TROY
ASSESSING DEPT.



Zoning Board of Appeals
City of Troy Planning Department
500 W. Big Beaver Rd.
Troy, MI 48085

RE: STATEMENT OF PRACTICAL DIFFICULTY

Dear Zoning Board of Appeals:

Please accept the following Statement of Practical Difficulty in support of petitioner's non-use variance request for the property located at 944 Marengo Drive, Troy, MI 48085; Parcel Identification Number 20-03-279-013 (the "subject property" or the "property").

Introduction

The subject property is a single-family home zoned as R-1B. The subject property is located on Lot 1 of the Clark Estates platted subdivision (Exhibit "B "). Petitioner is the owner of the subject property and is proposing a lot split which would create two equal sized parcels. Petitioner's intention is to keep the existing home located on the easterly portion of the property. The petitioner's intention is also to build a new home on Parcel "A" resulting from the split (Exhibit "C"). The proposed home will be similar to the existing newer homes in the neighborhood. The size, style and floor plan of the proposed home have not been established yet.

History

The subject property has an interesting history, dating back almost 100 years. The subject property was originally platted on February 21, 1925 as part of the Troy Little Farms Subdivision (see Exhibit "A"). Sixty of the seventy-five lots created in this subdivision had lot widths of 50 feet or less. The subject property, as it exists today, was initially platted as Lot 55,56 and half of 57. Another unique characteristic is the platting of a 20 feet wide public alley between the subject property and Lots 1,2,3 and 4 with frontage on Rochester Road. If we fast

forward almost thirty years, public records indicate that the subject property was re-platted on July 13, 1953 as part of the newly formed subdivision, Clark Estates. Lot 55, 56 and half of lot 57 of the old Troy Little Farms Subdivision were all combined to create Lot 1 as reconfigured in the new Clark Estates subdivision. (see Exhibit "B"). In 1953, Troy was still a township and a zoning ordinance had not been created yet. City of Troy records indicate that on June 24, 1957, Zoning Ordinance No. 23-1 was passed. The house on this property was built prior to the lot being zoned as R-1B under the newly implemented zoning ordinance.

Another significant historical fact is the vacation of the public alley, adjacent to the subject property. Public records indicate that in 1987, the full width of 20 feet was vacated to Lots 1,2,3 and 4 of the Troy Little Farms Subdivision Plat. Street and alley vacations, according to the City standards, should be split in half with all adjacent properties. If this would have been done, the subject property would have gained 10 feet in lot frontage.

Technical Details

The basis for the petitioner's variance request relates to the property width requirements under Section 4.06(C) of the Troy Zoning Ordinance. This section requires that the property zoned R-1B have a minimum road frontage width of 100 feet. Based upon the petitioner's intentions as described above, the proposed split of Lot 1 would result in two lots, each with 72.61 feet of frontage. This will require a variance of 27.39 feet for each lot. The new parcels, otherwise, will comply with all other dimensional requirements under the current zoning ordinance.

Standard

The standard of granting a non-use variance is more lenient than for a use variance. "To justify the grant of a non-use variance- there need only be a showing of practical difficulty. It is not necessary to show unnecessary hardship." *Heritage Hill Association, Inc. v Grand Rapids*, 48 Mich. App. 7. 765, 769, 211 N.W.2d 77 (1973). When analyzing practical difficulties in the context of a variance request, Michigan courts consider

“whether the denial deprives the owner the use of the property, compliance would be unnecessarily burdensome, or granting a variance would do substantial justice to the owner.” *Norman Corp. v. East Tawas*, 263 Mich. App. 194, 203, 687 N.W.2d 861 (2004).

The City of Troy Zoning Ordinance expressly authorizes the Zoning Board of Appeals to grant a dimensional variance in circumstances such as these:

Where a literal enforcement of the provisions of this ordinance would involve practical difficulties within the meaning of this Article, the Zoning Board of Appeals shall have the power to authorize such variation of the provisions of this Ordinance with such conditions and safeguards as it may determine as may be in harmony with the spirit of this Article and so that the public safety and welfare be secured and substantial justice done.

Troy, Michigan, Zoning Ordinance 15.04(E)(1).

The ordinance provides guidance as to what constitutes “practical difficulties” and sets forth the following standards for the Zoning Board of Appeals to grant a non-use variance.

- a. The exceptional characteristics of the 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 the 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 premise for which the variance is sought, not some other location.
- c. The characteristics which make compliance with the dimensional requirements difficult shall not be of a personal nature.

- d. The characteristics which make compliance with the dimensional requirements difficult must not have been created by the current or 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 the adjacent property or unreasonably increase the congestion in the 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 Troy.

Troy, Michigan, Zoning Ordinance 15.04(E)(2)

Analysis of Marengo Drive Properties

A detailed analysis of the properties on Marengo Drive that are part of Clark Estate Subdivision provides substantial evidence that the proposed variance request will result in two lots, Parcel "A" and Parcel "B" (Exhibit "C") that will match harmoniously with the existing character of the neighborhood.

Exhibit "D" provides an aerial graphic showing the building footprint of all the houses, detached garages and accessory structures located on all the properties on Marengo Drive. This drawing also shows the width of all the houses at their front elevations and the distance between houses at their front elevations.

Table "1" provides the same data from Exhibit "D". The average width of the houses is approximately 50 feet. The average distance between houses is approximately 31 feet.

Chart "1" is a different representation of the data from Table "1".

Exhibit "E" provides several key geometric characteristics of the proposed vacant lot after the split. This drawing shows a possible building footprint located within the limits of the minimum side yard setbacks required by the Zoning ordinance for this lot. It also shows that the maximum building footprint that can be constructed on this

lot is approximately 44 feet in width; this is 6 feet less than the average width of all the homes on Marengo. This drawing also shows that the approximate distance between a future home on this lot and the existing home at 926 Marengo is 38 feet; this is 7 feet more than the average side yard distance between all the existing homes on Marengo. This drawing also shows that the approximate distance between a future home on this lot and the existing home at 944 Marengo is 34 feet; this is 3 feet more than the average side yard distance between all the existing homes on Marengo.

All dimensions and measurements for this analysis were obtained from City of Troy GIS maps.

The detailed analysis provided above clearly shows that the two lots resulting from the requested variance will match harmoniously and contiguously with the other lots and existing homes on Marengo Drive.

Analysis of Practical Difficulties

Here, all of the facts and conditions required by the zoning ordinance are presented. A literal interpretation of the dimensional requirements would involve practical difficulties for the petitioner resulting from exceptional characteristics of the subject property, namely the frontage dimension of the property. These characteristics relate directly to the property itself and are not of a personal nature. These characteristics were not created by the current or previous property owner. The characteristics were created by platting modification that occurred more than 75 years ago. The characteristics were created due to the re-platting of the property in 1953 from its original plat in 1925. This re-platting took multiple, legally buildable lots and combined them into one lot.

The proposed variance will not alter the essential character of the surrounding area or otherwise result in any harmful or negative consequences. The proposed split will not have any negative aesthetic impact on the

surrounding area because the frontage and area of the proposed lots are very similar to the 22 of the 26 lots on Marengo Drive that have lot frontage widths of 80 feet.

The granting of the variance will be in harmony with the general purpose and intent of the ordinance. The proposed variance will not impair the supply of air or light, will not unreasonably increase traffic congestion, will not increase the danger of fire or endanger public safety, and will in no way be injurious to the neighborhood or otherwise detrimental to the general welfare. There are no practical considerations that support a literal enforcement of the width requirement in this instance and granting the petitioner's variance request will serve in the interests of justice.

Conclusion

The petitioner will face practical difficulties if the width requirement is enforced literally, as a result of the exceptional characteristics of the subject property. By granting the requested variance, the spirit of the ordinance will be observed, the surrounding area will not be negatively impacted, and substantial justice will be done. For all these reasons, the petitioner respectfully requests that the Zoning Board of Appeals grant his variance request.

Respectfully,

Ollie Apahidean

Petitioner

944 Marengo Drive



C. 23-1976
 Approved by the Board of County Auditors
 of Oakland County, Michigan, this 1st
 day of January, 1976.
 R. M. [Signature]
 Chairman
 [Signature]
 [Signature]

Exhibit "B"

AUG 1955

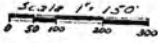
COPY

27-1

"CLARK ESTATES"

Part of N.E. 1/4 Sec. 3, T.2N.R.11E.
Troy Twp., Oakland Co., Mich.

Note: Monuments on West Line of Road Platted as 15' Easement Line.



NOTE: ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

Walter J. Lehner & Sons
Civil Engineering & Surveying
Mt. Clemens, Michigan



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That we Llewellyn Clark and Hannah Clark, his wife, as proprietors have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "Clark Estates" part of Northeast 1/4 Sec. 3, T.2N., R.11E, Troy Township, Oakland Co., Michigan and that the streets as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in Presence of:

Walter J. Lehner Notary Public
Elizabeth Lovell Hannah Clark

STATE OF MICHIGAN,
COUNTY OF OAKLAND ss.

On this 17 day of July, 1955, before me, A Notary Public in and for said county, personally came the above named Llewellyn Clark and Hannah Clark, his wife, known to me to be the persons who executed the above dedication, and acknowledged the same to be their free act and deed.

Notary Public, in and for Oakland County, Michigan, Walter J. Lehner

My Commission expires 1-1-56

CERTIFICATE OF MUNICIPAL APPROVAL

This plat was approved by the Township Board of the Township of Troy at a meeting held July 12-1955

Clifton J. Russell
Clifton Russell, Township Clerk

DESCRIPTION

The land embraced in the annexed plat of "Clark Estates" part of N.E. 1/4 Sec. 3, T.2N., R.11E, Troy Twp., Oakland Co., Michigan is described as follows:

Commencing at a point 161.0 feet N. 1°40'W. and 203.0 feet N. 89° 31' 30"W. of the East Quarter Part of said Section 3 and thence extending N. 1° 46'W. 814.50 feet; thence S. 89° 31' 30"E. 203.05 feet; thence N. 1° 46'W. 540.91 feet; thence S. 89° 39'W. 455.0 feet; thence N. 1° 46'W. 111.2 feet; thence S. 89° 39'W. 880.78 feet; thence S. 1° 42' E. 1626.24 feet; thence S. 89° 31' 30"E. 1135.50 feet to a point of beginning.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent metal monuments consisting of bars not less than one-half inch in diameter and 48 inches in length, encased in a concrete cylinder at least 4 inches in diameter and 48 inches in depth have been placed at points marked thus (O) as thereon shown at all angles in the boundaries of the land platted, at all the intersections of the lines of streets and at the intersections of the lines of streets with the boundaries of the plat as shown on said plat.

Walter J. Lehner
Registered Land Surveyor,
No. 5779

CERTIFICATE AS TO STATE TRUNK LINE OR FEDERAL AID ROADS.

We hereby certify that said plat appears to include land located on a state trunk line or federal aid road.

Register of Deeds-Orin McQuaid
County Board of Auditors:

By: R. Y. Moore

By: J. C. Austin

APPROVED
Charles H. Taylor
CLERK OF THE COURT

Exhibit "C"



Exhibit "D"

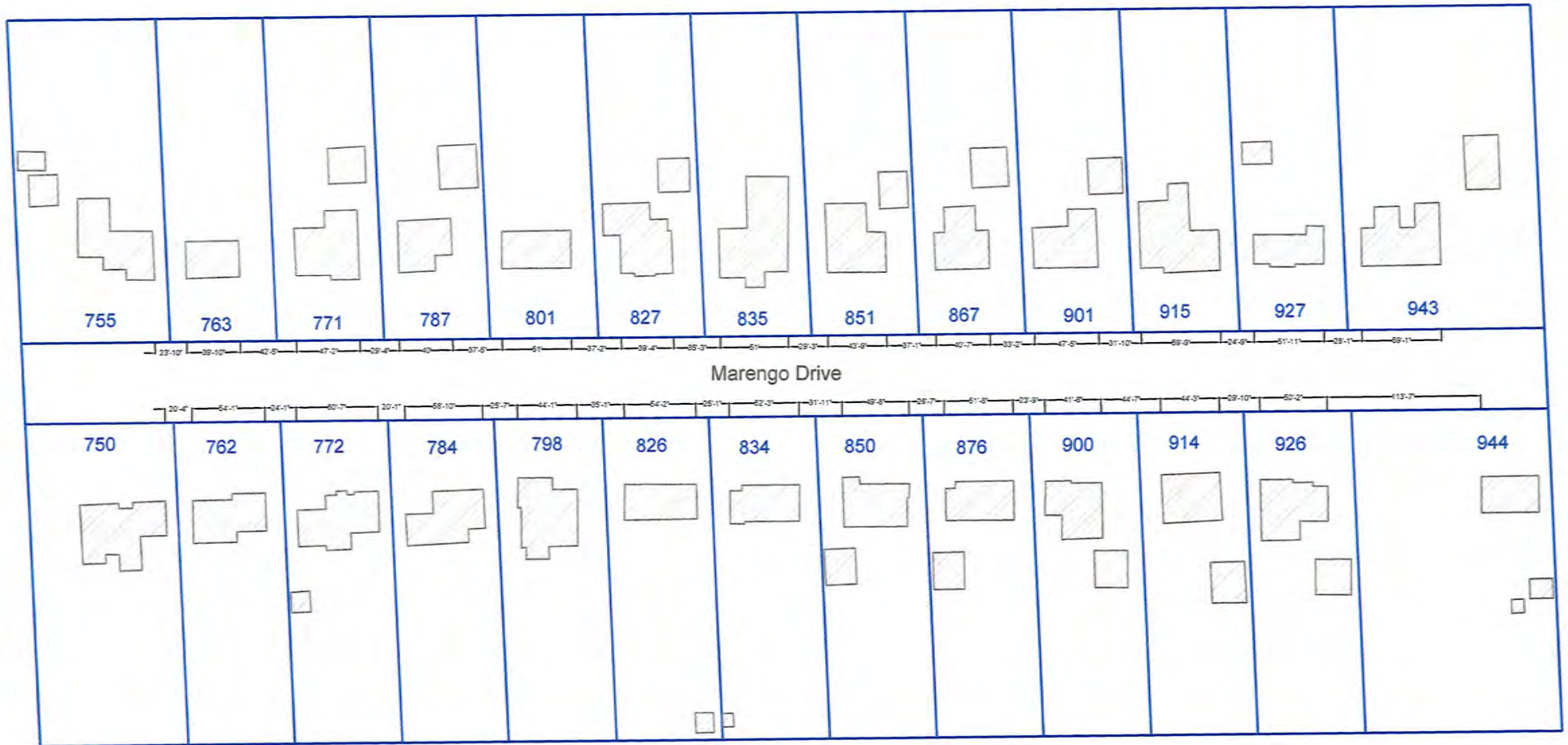


Exhibit "E"

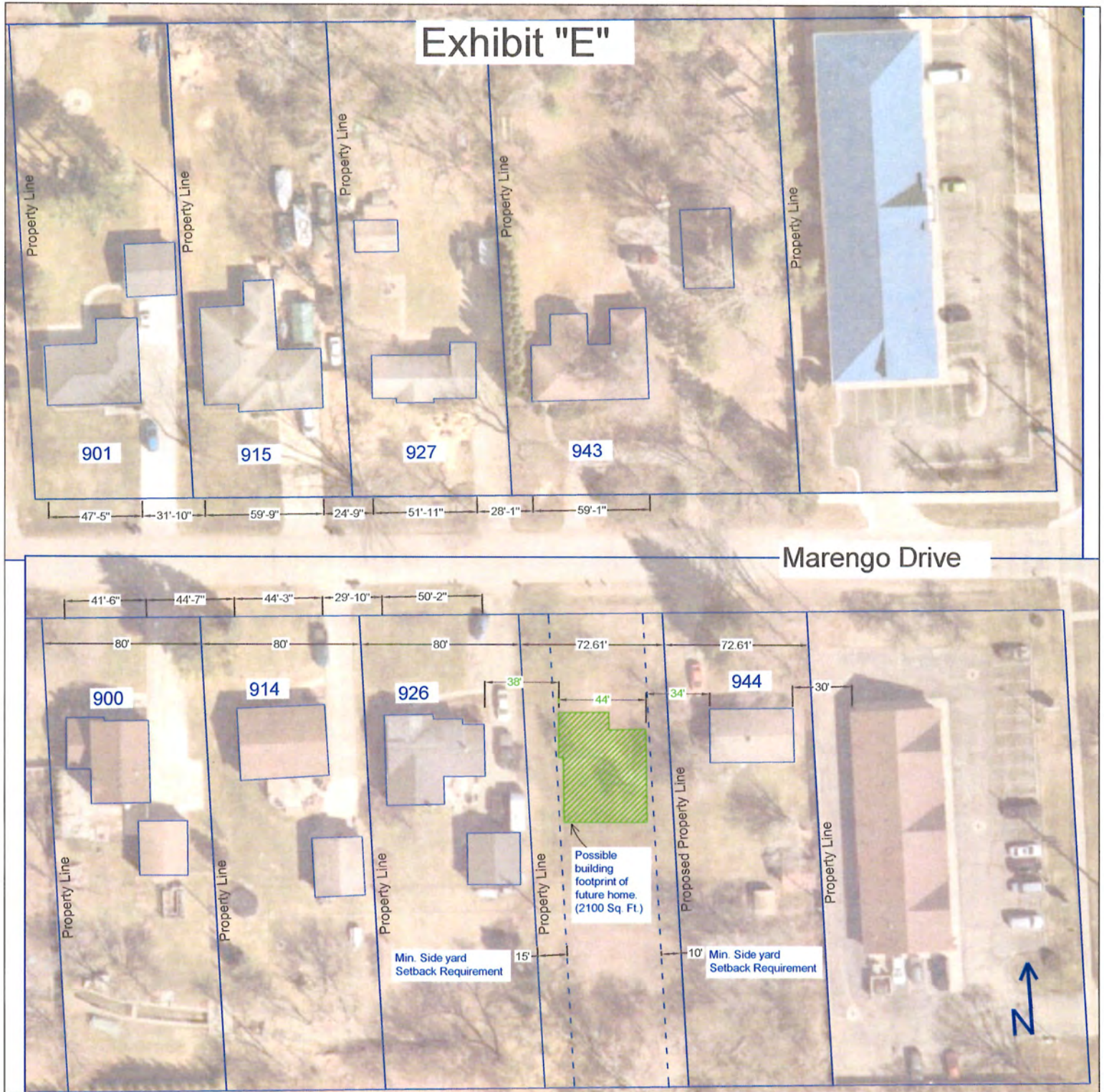


Table 1

Analysis of Properties on Marengo Dr. - Troy, MI

Street Number	Lot Width (Feet)	Structure Area Footprint - House and Garage (Sq. Ft.)	Width of house at front elevation (Feet)	Distance between houses at front elevation (Feet)
---------------	------------------	---	--	---

Houses on the South Side of the Street

750	110	2400	61	21
762	80	1600	54	25
772	80	1910	60	21
784	80	1820	58	26
798	80	2180	44	35
826	80	1400	54	26
834	80	1370	52	32
850	80	2150	49	27
876	80	1950	51	24
900	80	2100	41	45
914	80	2250	44	30
926	80	2210	50	

Houses on the North Side of the Street

755	110	2520	55	24
763	80	950	39	43
771	80	2660	47	30
787	80	2240	40	38
801	80	1260	51	38
827	80	2550	39	36
835	80	3050	51	30
851	80	2400	43	38
867	80	2250	40	34
901	80	2250	47	32
915	80	2650	59	25
927	80	1180	51	29
943	143	3000	59	

Average		2092	50	31
Median		2210	51	30
Lowest		950	39	21
Highest		3050	60	45

Chart "1"

