



## 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.



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, Jim McCauley,  
Tyler Fox, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

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**June 20, 2023**

**7:00 P.M.**

**COUNCIL CHAMBERS**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – May 16, 2023
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
  - A. 4928 PARK MANOR, NEETU SHARMA/AMBUJ MATHUR - A variance request to allow a proposed deck to be constructed 10 feet from the rear property line, where the development approval requires the deck to be no less than 25 feet from the rear property line.  
  
ZONING ORDINANCE SECTION: 7.08 B
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](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

## 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.

# **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**

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On May 16, 2023 at 7:00 p.m., Chairperson Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Tommy Desmond  
David Eisenbacher  
Tyler Fox  
Aaron Green  
Mahendra Kenkre  
James McCauley

Also Present:

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

2. PROCEDURE- read by Vice Chair Eisenbacher.

3. APPROVAL OF MINUTES –

Moved by Fox  
Seconded by Green

RESOLVED, to approve the April 18, 2023 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

- A. 942 BROOKLAWN, RICHARD E. RASSEL for WWRP P.C.- A variance request to allow a proposed home addition to be setback 30 feet 3 inches feet from the rear property line. The Zoning Ordinance requires the addition be setback 35 feet from the rear property line.

Moved by Fox  
Seconded by Eisenbacher

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- B. 944 MARENGO, OLLIE APHIADEAN- Determine whether or not Agenda Item 5C is property before the ZBA.

Moved by Green  
Seconded by Fox

RESOLVED, that item 5C is a different request than the one heard by the Board February 2023.

Yes: Eisenbacher, Desmond, Bossenbroek, Fox, Green  
No: McCauley, Kenkre

MOTION PASSED

- C. 944 MARENGO, OLLIE APHIADEAN- Determine whether or not Agenda Item 5C is property before the ZBA.

Moved by Fox  
Seconded by Desmond

RESOLVED, to grant the request.

Yes: Eisenbacher, Desmond, Bossenbroek, Fox, Green  
No: McCauley, Kenkre

MOTION PASSED

6. COMMUNICATIONS – Member Fox provided Planning Commission report.

7. MISCELLANEOUS BUSINESS – Election of Officers

Moved by McCauley  
Seconded by Fox

RESOLVED, to elect Mr. Bossenbroek as Chairperson and Mr. Desmond as Vice Chairperson

Yes: All

MOTION PASSED

8. PUBLIC COMMENT – None



9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 10:09 p.m.

Respectfully submitted,

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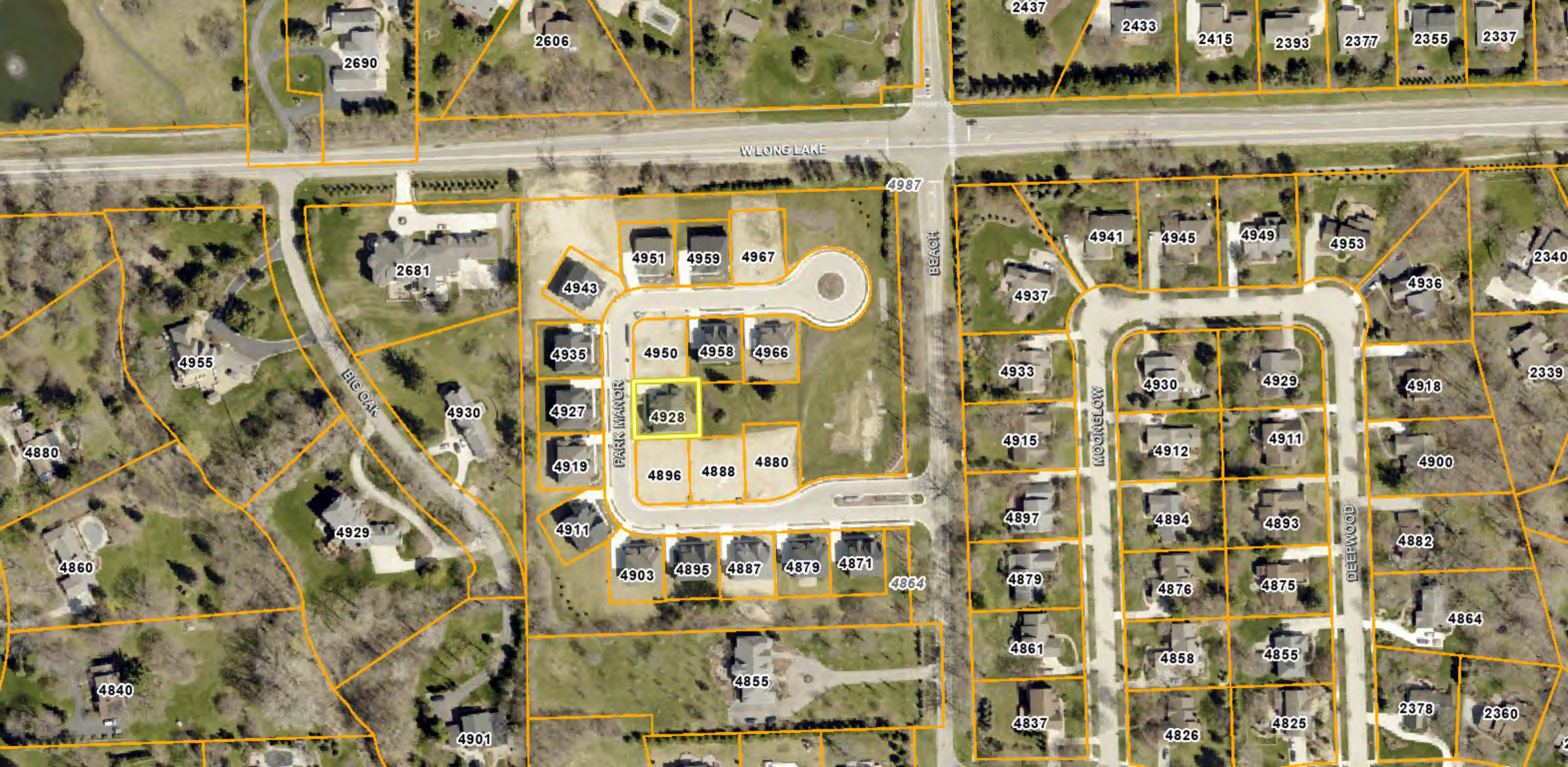
Michael Bossenbroek, Chairperson

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Paul Evans, Zoning and Compliance Specialist

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An aerial photograph of a residential property. A yellow rectangular outline highlights a house with a grey roof and a dark-colored car parked in the driveway. The house is situated on a lot with a green lawn and some trees. The number 4928 is overlaid in large, bold, black font with a white outline. The surrounding area includes a sidewalk, a street, and other properties outlined in orange.

**4928**

**4928**





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

## Zoning Board of Appeals Application

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

THE ZONING BOARD OF APPEALS MEETS THE **THIRD TUESDAY OF EACH MONTH AT 7:00 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: 4928 PARK MANOR DR, TROY
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-18-131-017
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: BUILDING CODE
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: 8/13/2020
5. APPLICANT:  
NAME NEETU SHARMA / AMBUJ MATHUR  
COMPANY \_\_\_\_\_  
ADDRESS 4928 PARK MANOR DR  
CITY TROY STATE MI ZIP 48098  
PHONE 3132049292  
E-MAIL NEETUDOC80@GMAIL.COM  
AFFILIATION TO THE PROPERTY OWNER: OWNER



## Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME SAME AS APPLICANTS  
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, NEETU SHARMA (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 [Signature] DATE 4-20-23  
PRINT NAME: NEETU SHARMA

PROPERTY OWNER SIGNATURE [Signature] DATE 4/20/23  
PRINT NAME: AMBUJ MATHUR

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.

Neetu Sharma, Ambuj Mathur  
4928 Park Manor Dr  
Troy, MI 48098  
4/28/2023

City of Troy Planning Department  
Building Code Board of Appeals  
500 W Big Beaver Road  
Troy, MI 48084

**Ref: Request for variance to build a Deck**

Dear City of Troy Planning Department:

We are requesting a variance for building a deck.

The rear property line is exactly 25' away from the home itself and leads to a common area. The house has a very high elevation with daylight windows which puts our kitchen door over 7.5 feet off the ground (see attached Pics)

We have consulted a few concrete and pavers contractors and due to the slope in our backyard leading to the drain of the common area they do not recommend patio as it will not have stable base due to proximity to the drain and they would not be able to build more than 2 ft high patio (Letter from one of the contractors attached). Building a deck is the only option we have for a safe exit out of the kitchen. Currently the door is blocked off by a thin wooden fence. We have young children under the age of 11 as well as our old parents living with us. Due to these Exceptional Characteristics of the property as well as the Topography a patio cannot be build.

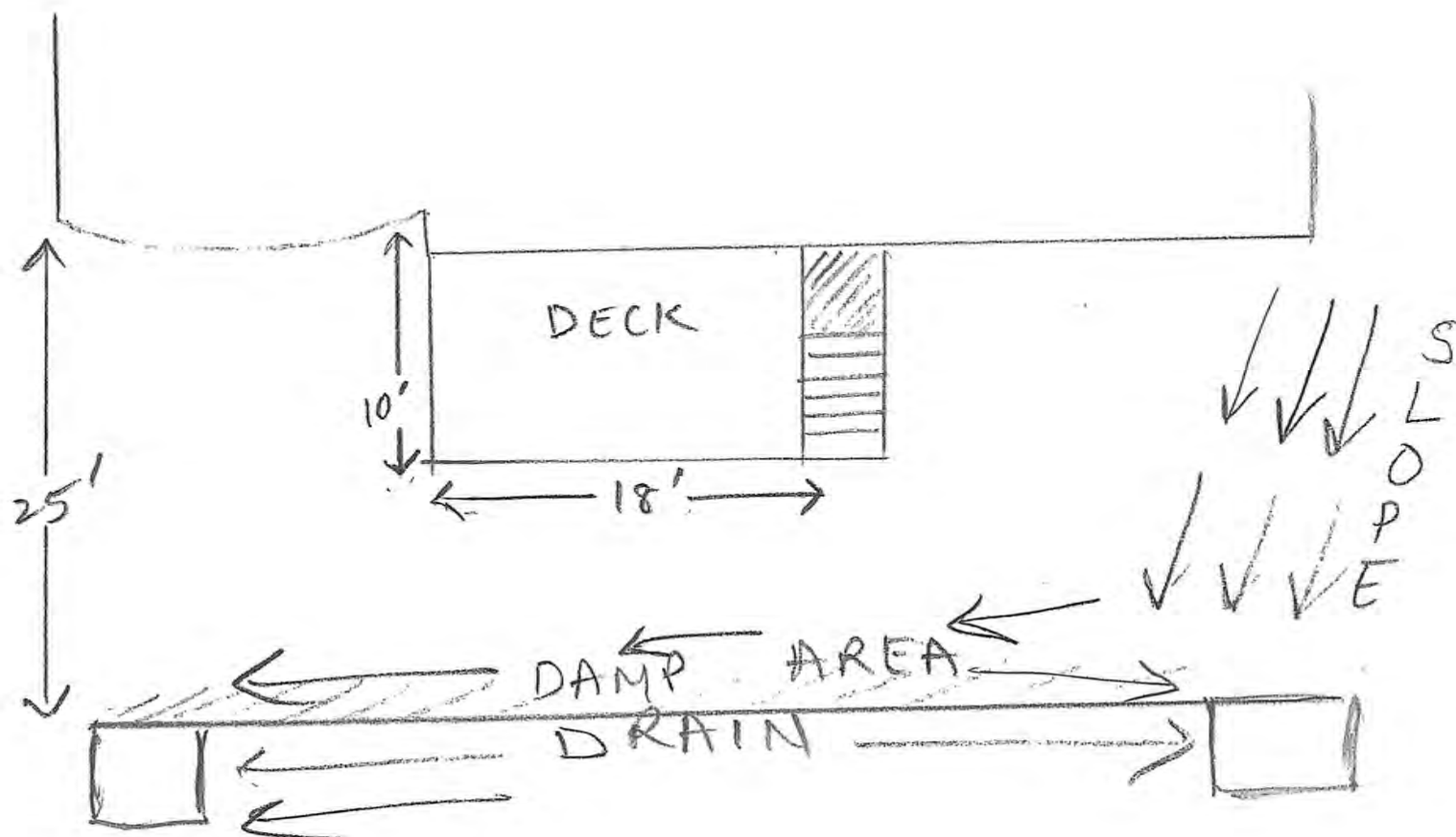
The back of the house faces an open common area and there will be no hindrance or obstruction of any kind to any other property around us if we build the deck. Please find attached no-objection letters from our next-door neighbor as well as the Home Owners Association

We appreciate your timely response to our request

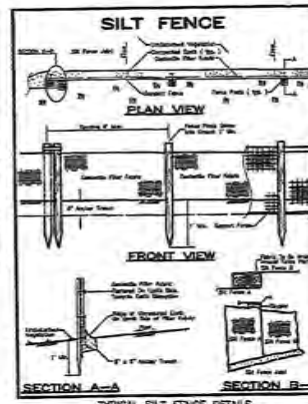
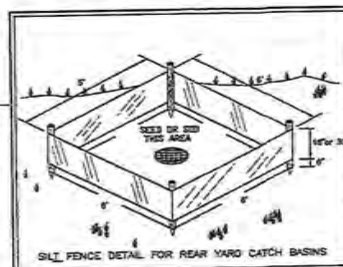
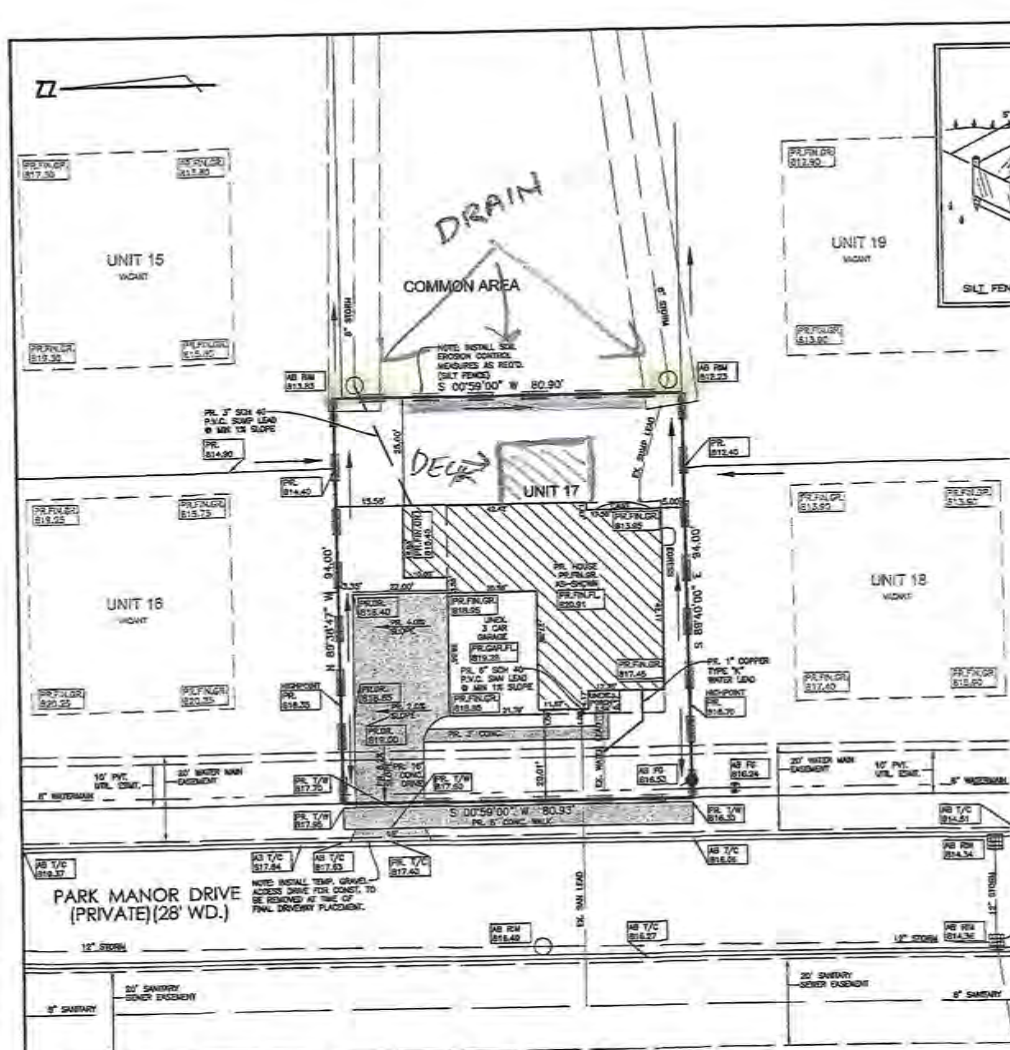
Sincerely,

Neetu Sharma    Ambuj Mathur

(Home owners of 4928 Park Manor Dr)







- TYPICAL SILT FENCE DETAILS**
- SOIL EROSION MEASURES:**
- 1) INSTALL EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION.
  - 2) ALL SOIL EROSION MEASURES MUST BE IN PLACE PRIOR TO ANY EARTH MOVEMENT.
  - 3) COMPLETE ALL EARTH MOVEMENT.
  - 4) RIGHT-OF-WAY MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
  - 5) ALL GRADE AREAS, ALL SLOPES GREATER THAN 1.5 AND 10' HORIZONTAL STORM STRUCTURES MUST BE STABILIZED PRIOR TO FINAL GRADE INSPECTION.
  - 6) AFTER PERMANENT EARTH STABILIZATION IS COMPLETED, REMOVE EROSION CONTROL MEASURES.

- LEGEND**
- SECTION CORNER
  - FOUND IRON, MON., NAIL
  - SET IRON
  - RECORDED
  - MEASURED
  - CALCULATED
- EXISTING PROJECTIONS**
- U.C. = UTILITY CORNER
  - B/B = BOTTOM OF BEAM
  - T/B = TOP OF BEAM
  - E/A = EDGE OF ASPHALT
  - E/C = EDGE OF CONCRETE
  - C/M = CORRUGATED METAL PIPE INVERT
  - T/W = TOP OF WALL
  - B/W = BOTTOM OF WALL
  - E/W = EDGE OF WATER
  - B.C.F.F. = BUILDING CORNER/FINISHED GRADE
  - W/S = WATER SHUT OFF
  - W/SO = WATER SHUT OFF
  - C/L = CENTERLINE
  - S.W. = SANITARY MANHOLE
  - C.B. = CATCH BASIN BEEHIVE
  - C.B.V. = WATER SHUT OFF VALVE
- PROPOSED GRADE**
- PROPOSED GRADE
  - EXISTING GRADE
  - PLAN PROPOSED GRADE NO LONGER APPLICABLE
  - C.S. FILTER
  - SILT FENCE

**SITE BENCHMARKS (NAVD83)**

- 1) NAIL IN THE WEST FACE OF THE UTILITY POLE 300' ± SOUTH OF THE N.E. PROPERTY CORNER. ELEVATION = 811.51
- 2) TOP OF HYDRANT ON THE EAST SIDE OF BEACH RD. 150' ± NORTH OF THE E.E. PROPERTY CORNER. ELEVATION = 815.89
- 3) TOP OF HYDRANT ON THE SOUTH SIDE OF LONG LAKE RD. ALONG THE NORTH PROPERTY LINE. ELEVATION = 827.10
- 4) TOP OF HYDRANT 150' ± NORTH OF THE S.W. PROPERTY CORNER. ELEVATION = 814.36

BUILDERS: MONDRIAN PROPERTIES  
50215 SCHODENHEER RD.  
SHELBY TWP., MI 48315  
PHONE: (586) 724-7340



NOTE: ALL INTERIOR GRIGS (ARCHITECTURAL) SUCH AS FINISH FLOOR, BASEMENT FLOOR, FOOTING GRADES WALL SECTIONS SHALL BE VERIFIED BY THE QUALITY AND/OR ARCHITECT PRIOR TO CONSTRUCTION. THESE MUST USE THE ARCHITECTURAL PLANS OF RECORD TO DETERMINE ANYTHING OTHER THAN EXISTING GRIGS AS SHOWN ON THE PLOT PLAN.

NOTE: SECTIONS AS SHOWN ON THE PLOT PLAN WERE OBTAINED FROM THE MUNICIPALITY. IT IS THE RESPONSIBILITY OF THE CLIENT TO INSURE THAT THIS INFORMATION IS CORRECT SINCE DEEP REVISIONS ARE NOT SUPPLIED BY THE MUNICIPALITY. THE CLIENT MUST INFORM THE OFFICE OF ANY SPECIAL INSTRUCTIONS WHICH MAY AFFECT THE PLOT PLAN.

NOTE: FIRM AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR OTHER HOUSE DIMENSIONS. CLIENT MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.

NOTE: THIS DRAWING IS NOT INTENDED OR REPRESENTED TO BE A LAND OR PROPERTY LINE SURVEY. THE DRAWING IS NOT TO BE USED FOR THE ESTABLISHMENT OF ANY PROPERTY LINE OR OTHER IMPROVEMENTS.

NOTE: ACTUAL AS-BUILT LEAD LOCATIONS MUST BE OBTAINED FROM THE CITY/TOWNSHIP.

NOTE: PROPOSED HOUSE HAS PROPOSED DROP BRICK LEVINE.

NOTE: SOIL EROSION CONTROL MEASURES WILL BE MAINTAINED ON A WEEKLY BASIS AND AFTER EACH STORM EVENT.

NOTE: LIMITS OF EARTH DISRUPTION WILL BE CONSIDERED ON SITE TO ACHIEVE POSITIVE DRAINAGE PER MASTER GRADE PLAN.

NOTE: TYPE OF PERMANENT VEGETATIVE RESTORATION WILL BE SOD OR MAINT. OR SOD.

NOTE: EXISTING DOMINANT LAND FEATURES ARE GRASS & BROWN SITE IS UNDER CONSTRUCTION.

NOTE: AREA OF PROPOSED EARTH CHANGE = 7,605 SQ. FT.

NOTE: THE NEAREST WATER COURSE IS RIVER. APPROX. 2100' ± TO THE SOUTHEAST.

NOTE: SOIL TYPE PER OAKLAND COUNTY SOIL MAP: MAURETTE SANDY LOAM.

NOTE: PROPOSED SANITARY CLEAN-OUT MUST BE CONSTRUCTED IN ACCORDANCE WITH TOWNSHIP/CITY STANDARDS. LEAVE RM HIGH UPON INSTALLATION AND SHUT DOWN TO MEET FINAL GRADES.

NOTE: THIS DRAWING IS FOR PLOT PLAN PURPOSES ONLY. IF THIS NOTE DOES NOT APPEAR IN RED, IT IS NOT AN AUTHORIZED COPY.



REMARK: IF THIS DRAWING IS NOT STAMPED & APPROVED BY THE MUNICIPALITY, THEN IT IS NOT TO BE USED FOR CONSTRUCTION.

CONSTRUCTION SEQUENCE	DATE	BY	CHKD	APPD	DATE	BY	CHKD	APPD	DATE	BY	CHKD	APPD
A. SOIL EROSION CONTROL MEASURE												
B. HOUSE CONSTRUCTION												
C. DRIVEWAY & SIDEWALK CONSTRUCTION												
D. FINAL DRAINAGE												
E. PERMANENT SOIL EROSION												

NOTE: THIS TIMING AND SEQUENCE CHART IS TO BE FILLED IN BY THE CLIENT PRIOR TO SUBMITTAL TO THE CITY/TOWNSHIP.



3 WORKING DAYS  
(EXCLUDING SAT,  
SUN, AND HOLIDAYS)  
**BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(TOLL FREE)**

ADDRESS: 4928 PARK MANOR DR.  
PARCEL I.D. # 20-18-131-017

## REVISIONS

**Fenn & Associates, Inc.**  
Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9577 Fax: 586-254-0550 www.fennsurveying.com

SCALE: 1" = 20'  
DATE: 07/10/2018  
PLOT PLAN OVER UNIT 17 OF "PARKMAN ON BEACH"  
PART OF THE NW 1/4 OF SECTION 18, T20N, R11E,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

FIELD: NONE  
CHECKED: J.S.R., P.E.  
DRAWN BY: AWC

CLIENT: MONDRIAN PROPERTIES  
DRAWING NUMBER: 18-00288









## Fwd: Deck

From: Neetu (neetudoc80@gmail.com)  
To: ambujmathur@yahoo.com  
Date: Friday, April 28, 2023 at 10:46 AM EDT

## ----- Forwarded message -----

From: **Toma Gjurashaj** <[toma.gjurashaj0@gmail.com](mailto:toma.gjurashaj0@gmail.com)>  
Date: Wed, Apr 26, 2023, 3:20 PM  
Subject: Deck  
To: <[neetudoc80@gmail.com](mailto:neetudoc80@gmail.com)>

Dear Neetu,

## TO WHOM IT MIGHT CONCERN

This letter is to inform that due to following condition we wont be able to make concrete patio in part of your backyard :

1. Proximity of drain going in the backyard
2. Kitchen door height is 8 ft above the ground so raised patio cannot be build for that height
3. Slope from the back towards the drain is too steep

In above condition we recommend a Deck would be a good option for this part of backyard.

Thank You,  
Toma Djurasevic  
New Century Building

Lucienne Zenieh & Elias Zeine  
4958 Park Manor Dr  
Troy, MI 48098  
8/13/2020

City of Troy Planning Department  
500 W Big Beaver Road  
Troy, MI 48084

We are next door neighbors of 4928 Park Manor Dr, owned by Neetu Sharma and Ambuj Mathur. We are in support of them building a deck and for their request of the rear lot line variance to construct a deck in their backyard

Respectfully,

Lucienne Zenieh

A handwritten signature in black ink, appearing to read 'Lucienne', with a large, sweeping horizontal stroke extending to the left.

PARKVIEW  
ON BEACH

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May 26<sup>th</sup>, 2020

To Zoning Board of Appeals,

RE: Deck/Patio Variance

The Parkview on Beach Association is in support of a rear lot line variance to construct a deck or raised patio.

Please let us know if you have any additional questions.

Sincerely,

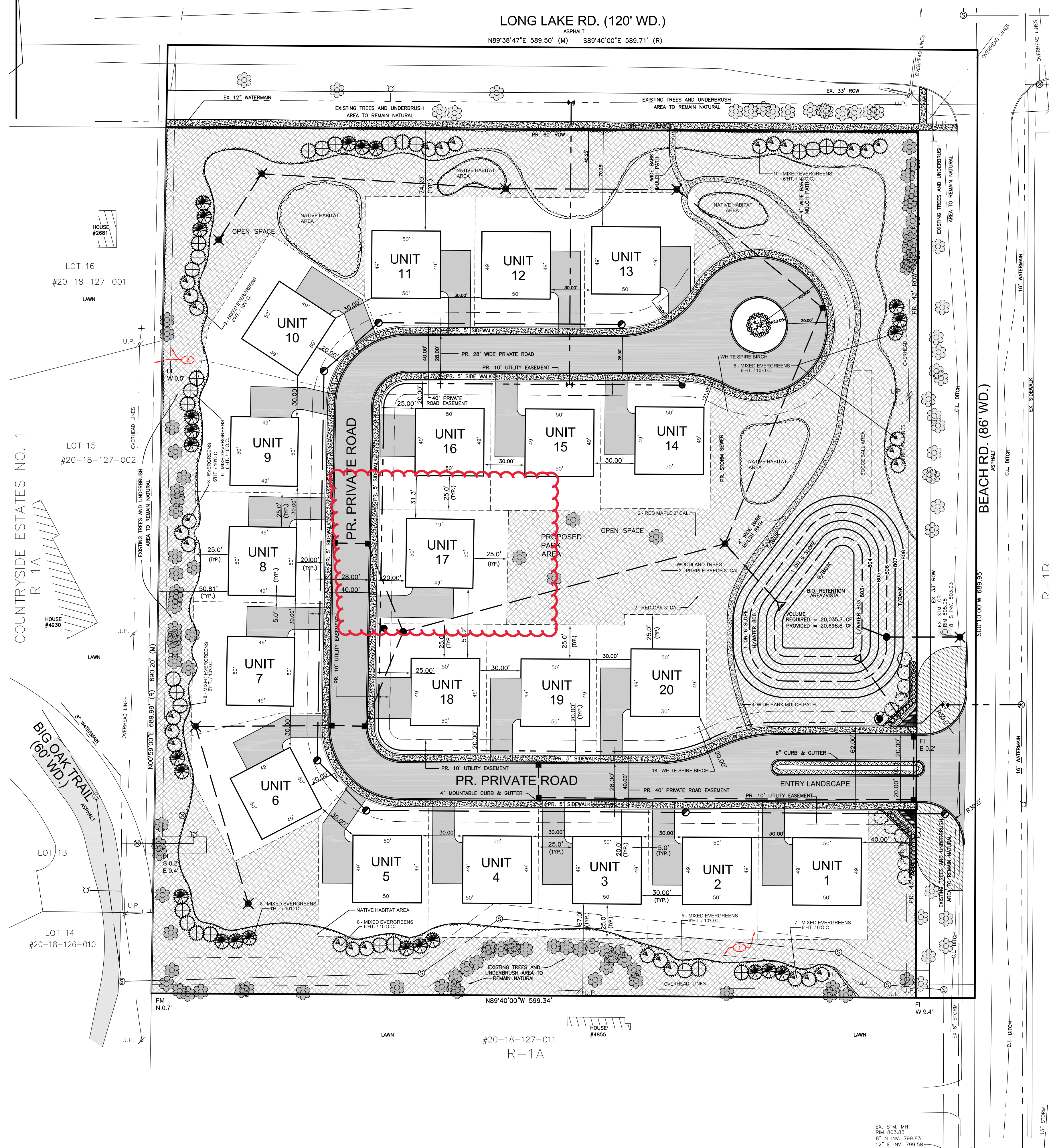
Parkview on Beach Association  
586.726.7340

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# PRELIMINARY SITE PLAN PARKVIEW ON BEACH

PART OF THE NW 1/4 OF SECTION 18, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN



## SITE BENCHMARKS: (NAVD88)

- 1) NAIL IN THE WEST FACE OF THE UTILITY POLE 300' ± SOUTH OF THE N.E. PROPERTY CORNER, ELEVATION = 811.51
- 2) TOP OF HYDRANT ON THE EAST SIDE OF BEACH RD., 125' ± NORTH OF THE S.E. PROPERTY CORNER, ELEVATION = 806.69
- 3) TOP OF HYDRANT ON THE SOUTH SIDE OF LONG LAKE RD, ALONG THE NORTH PROPERTY LINE, ELEVATION = 827.10
- 4) TOP OF HYDRANT 150' ± NORTH OF THE S.W. PROPERTY CORNER, ELEVATION = 814.28

## PARCEL DESCRIPTION PER TAX RECORDS

PID: 20-18-127-008

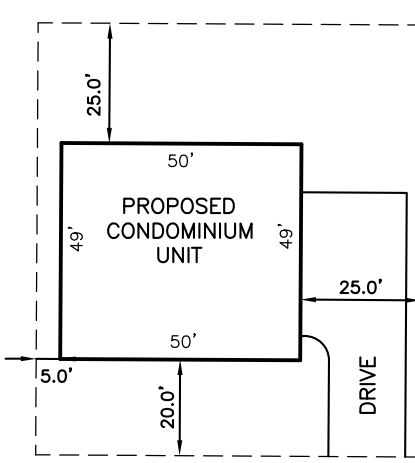
Part of the Northwest 1/4 of Section 18, T.2N., R.11E., City of Troy, Oakland County, Michigan, Beginning at the North 1/4 corner of Section 18; Thence S 00°10'00" W 367.04 feet; thence N 89°40'00" W 181.50 feet; thence S 00°10'00" W 60.00 feet; thence N 89°40'00" W 107.22 feet; thence 14.88 feet along a non-tangent curve to the left, radius 220.00 feet, central angle of 03°49'28", chord bearing N 02°04'44" E, 14.68 feet; thence N 00°10'00" E 107.53 feet; thence 67.23 feet along a non-tangent curve to the left, radius 380.00 feet, central angle of 10°08'10", chord bearing S 62°27'44" W, 67.14 feet; thence 129.54 feet along a curve to the right, radius 60.00 feet, central angle of 123°42'18", chord bearing N 60°45'12" W, 105.81 feet; thence N 69°51'06" W, 162.41 feet; thence N 00°59'00" E 230.22 feet (230.01 feet Recorded); thence N89°38'47"E 589.50' (S89°40'00"E 589.71 feet Recorded) to the Point of Beginning, Containing 4.62 Acres, more or less.

PID: 20-18-127-009

Part of the Northwest 1/4 of Section 18, T.2N., R.11E., City of Troy, Oakland County, Michigan, Commencing at the North 1/4 corner of Section 18; thence S 00°10'00" W, 367.04 feet to the Point of Beginning; thence continuing S 00°10'00" W, 120.00 feet; thence N 89°40'00" W 301.28 feet; thence 50.86 feet along a non-tangent curve to the right, radius 220.00 feet, central angle of 13°14'47", chord bearing S 26°37'18" W 50.75 feet; thence S 33°14'41" W, 6.28 feet; thence 30.77 feet along a curve to the left, radius of 280.00 feet, central angle of 06°17'50", chord bearing S 30°05'46" W, 30.76 feet; thence 51.74 feet along a non-tangent curve to the left, radius of 60.00 feet, central angle of 49°24'30" chord bearing S 72°24'32" W, 50.15 feet; thence N 89°40'00" W, 207.34 feet; thence N 00°59'00" E 349.97 feet; thence S 69°51'06", 162.41 feet; thence 129.54 feet along a non-tangent curve to left, radius 60.00 feet, central angle of 123°42'18", chord bearing S 60°45'12" E, 105.81 feet; thence 67.23 feet along a curve to the right, radius 380.00 feet, central angle of 10°08'10", chord bearing N 62°27'44" E, 67.14 feet; thence S 00°10'00" W 107.53 feet; thence 14.88 feet along a curve to the right, radius 220.00 feet, central angle of 03°49'28", chord bearing S 02°04'44" W, 14.68 feet; thence N 89°40'00" E, 107.22 feet; thence N 00°10'00" E, 60.00 feet; thence S 89°40'00" E, 181.50 feet to the Point of Beginning, Containing 2.58 Acres, more or less.

PID: 20-18-127-010

Port of the Northwest 1/4 of Section 18, T.2N., R.11E., City of Troy, Oakland County, Michigan, Commencing at the North 1/4 corner of Section 18; thence S 00°10'00" W, 487.04 feet to the Point of Beginning; thence continuing S 00°10'00" W, 202.91 feet; thence N 89°40'00" W, 599.34 feet; thence N 00°59'00" E, 110.01 feet; thence S 89°40'00" E, 207.34 feet; thence 51.74 feet along a non-tangent curve to the right, radius 60.00 feet, central angle of 49°24'30", chord bearing N 72°24'32" E, 50.15 feet; thence 30.77 feet along a non-tangent curve to the right, radius 280.00 feet, central angle of 06°17'50", chord bearing N 30°05'46" E, 30.76 feet; thence N 33°14'41" E, 6.28 feet; thence 50.86 feet along a curve to the left, radius 220.00 feet, central angle of 13°14'47" chord bearing N 26°37'18" E, 50.75 feet; thence S 89°40'00" E, 301.28 feet to the Point of Beginning, Containing 2.22 Acres, more or less.



DETAIL  
TYPICAL UNIT LINES  
CONFIGURATION VARIES  
SEE PLAN VIEW

## INDEX:

1. PRELIMINARY SITE PLAN
2. TOPOGRAPHIC & REMOVAL PLAN
3. PRELIMINARY GRADING PLAN

## SITE DATA

- LIMITED COMMON ELEMENT:
- MINIMUM UNIT SETBACKS
  - UNIT DRIVEWAYS
  - UNIT WALKS
  - SIDEWALKS
  - UNIT DECKS

- GENERAL COMMON ELEMENT:
- PRIVATE ROAD RIGHT-OF-WAYS
  - SIDEWALKS
  - OPEN SPACE

- OPEN SPACE:
- OPEN SPACE

- WALKING PATHS (PERVIOUS)
- PASSIVE RECREATION
- TREE PRESERVATION
- EXTENSIVE LANDSCAPING
- TRANSITIONAL AREA FOR NEIGHBORS
- BIO-RETENTION AREA/VISTA

- AREA NOT INCLUDED IN OPEN SPACE:
- PRIVATE AND PUBLIC ROAD RIGHT-OF-WAYS
  - LIMITED COMMON ELEMENTS

PID: 20-18-127-008  
PID: 20-18-127-009  
PID: 20-18-127-010

CURRENT ZONING.....R-1A  
PROPOSED ZONED.....R-1A, CLUSTER OPTION  
PROPOSED USE: DETACHED SINGLE FAMILY CONDOMINIUM

TOTAL GROSS SITE ACREAGE.....9.42  
NET SITE ACREAGE (EX. R.O.W.).....8.47  
NET SITE ACREAGE (PR. R.O.W.).....7.98

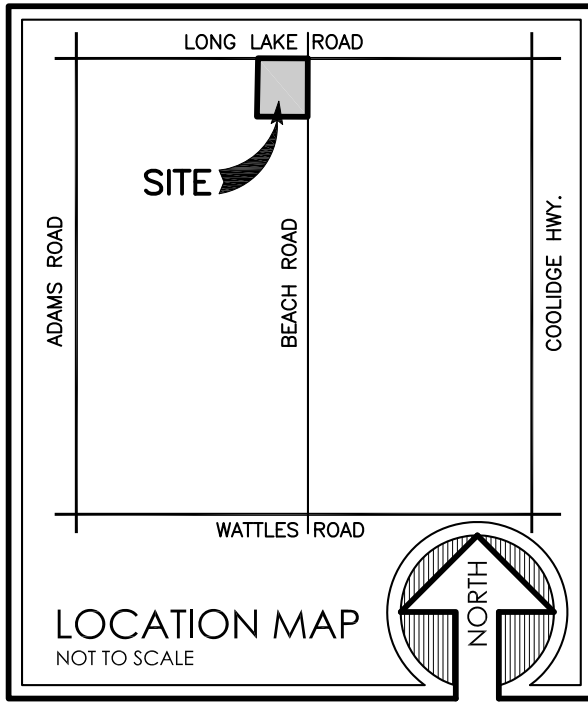
REQUIRED SETBACKS  
FRONT.....20' (INTERIOR ROAD)  
50' (LONG LAKE ROAD)  
40' (ON BEACH)  
SIDE.....7.5' MIN.  
REAR.....25'

TOTAL UNITS PER PARALLEL PLAN.....15 UNITS  
DENSITY BONUS, 20%.....18 UNITS  
OPEN SPACE BONUS, 21%.....21 UNITS  
PROPOSED UNITS.....20 UNITS

MIN. OPEN SPACE (GROSS).....20% 1.88 AC  
PROPOSED OPEN SPACE.....41% 3.29 AC

## NOTE:

1. APPLICANT TO APPLY FOR SIDEWALK WAIVER.
2. FRANCHISE UTILITIES WERE NOT LOCATED AT THIS TIME.
3. UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY.
4. THIS PROPERTY IS NOT IN A FLOOD ZONE. THE NEAREST FLOOD ZONE IS APPROXIMATELY 2000 FEET AWAY.
5. WETLAND EVALUATION / ASSESSMENT DOCUMENTATION WILL BE PROVIDED BY OWNER
6. THIS DRAWING IS MERELY A PRELIMINARY CONCEPT TO DETERMINE THE FEASIBILITY OF DEVELOPMENT AND IS NOT TO BE USED AS A CONSTRUCTION DRAWING.



LEGEND	
SECTION CORNER	R RECORDED
FOUND IRON, MON., NAIL	M MEASURED
SET IRON	C CALCULATED
EXISTING	
CHW	ELEC., PHONE, CABLE TV O.H., POLE & GUY WIRE
CATV	UNDERGROUND CABLE TV
MBT - US	TELEPHONE U.G. CABLE, SPlicing BOX & MANHOLE
EE - US	ELECTRIC U.G. CABLE & MANHOLE
6"	GAS MAIN & VALVE
6"	WATERSAN, HYD., TAPPING SLEEVE, GATE VALVE
6"	SANITARY SEWER, CLEANOUT & MANHOLE
6"	STORM DRAIN & MANHOLE
6"	COMBINED SEWER & MANHOLE
6"	CATCH BASIN, INLET
6"	YARD BASIN
6"	STORM DRAIN & END SECTION
6"	POST INDICATOR VALVE
6"	WATER SERVICE SHUTOFF, HYDRANT VALVE BOX
6"	MAILBOX
6"	POINT ELEVATION (AT X OR END OF LEADER)
6"	CONTOUR LINE
6"	FENCE
6"	GUARD RAIL
6"	STREET LIGHT
6"	SON
6"	TREE

**Fenn & Associates, Inc.**  
Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9577 Fax: 586-254-9020  
www.fennsurveying.com

## PRELIMINARY SITE PLAN PARKVIEW ON BEACH PART OF THE NW 1/4 OF SECTION 18, T2N, R11E CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DISTRIBUTION	
●	PRELIMINARY
○	APPROVAL
○	CONSTRUCTION
○	AS-BUILT
REVISIONS	
DATE	REMARKS
11/04/15	PER CLIENT
11/12/15	PER CLIENT
01/20/16	PER CLIENT
04/18/16	PER CLIENT
06/15/16	PER CLIENT
08/12/16	PER CLIENT
10/12/16	PER CLIENT
10/20/16	PER CLIENT

SEAL

CLIENT  
MONDRIAN PROPERTIES  
50215 SCHOENHERR  
SHELBY TWP., MI 48315

PHONE: 586-726-7340

PROJECT NAME  
PARKVIEW  
ON BEACH

PROJECT NUMBER  
C15-003.12X

SHEET NAME  
PRELIMINARY  
SITE PLAN

DRAWING SCALE: 1"=40'  
DATE: 01/26/16  
PROJECT MANAGER: J.S.R., P.E.  
DESIGNED BY: J.J.S., P.E./MS  
DRAWN BY: J.J.S., P.E./MS/IB  
FIELD BY: BHRR  
CHECKED BY: TWD/JSR/PE

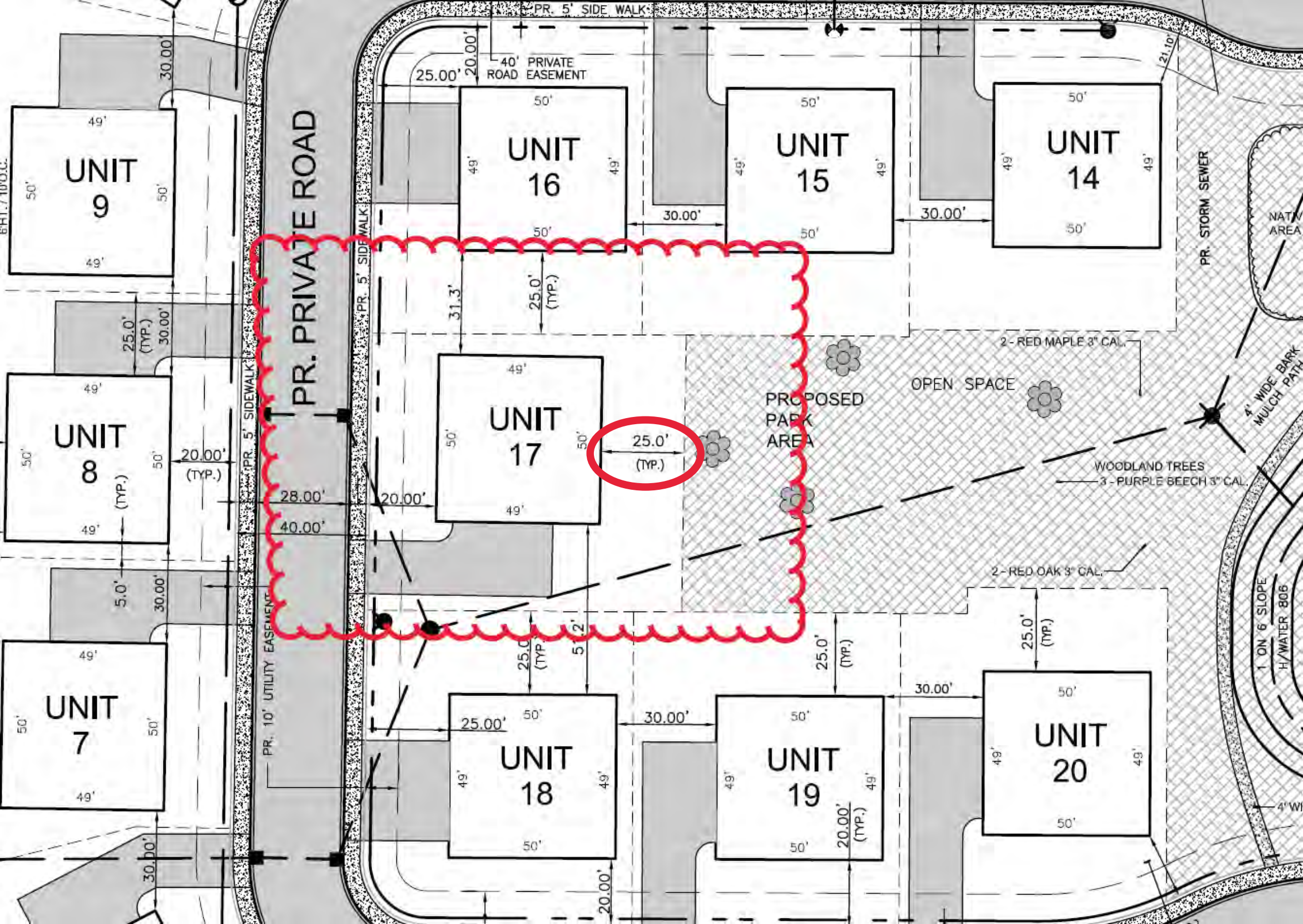
SHEET NUMBER  
1 OF 3

CALL MISS DIG

3 WORKING DAYS  
(EXCLUDING SAT,  
SUN, AND HOLIDAYS)  
**BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171  
(TOLL FREE)**

811





6. HEARING OF CASES:

A. VARIANCE REQUEST, 4928 PARK MANOR, NEETU SHARMA & AMBUJ MATHUR: A variance to allow a partially covered deck 10 feet from the rear property line where the development approval requires the deck to be no less than 25 feet from the rear property line.

Moved by Green  
Second by McCauley

RESOLVED, to deny petitioner's request.

Yes: Green  
Kenkre  
Kaltsounis  
Bossenbroek  
McCauley  
Clark

No: Eisenbacher

MOTION PASSED

Chair Clark called recess at 9:04pm  
Meeting resumed at 9:10pm

B. VARIANCE REQUEST, 4095-4115 CROOKS AND PROPERTY ADJACENT, SAFET "SAM" STAFA: Tollbrook North, LLC ("Developer") appeals the November 10, 2020 decision of the City of Troy's Planning Commission ("PC") to deny the Preliminary Site Plan ("PSP") for its Crooks Road Townhomes project to the City's Zoning Board of Appeals ("ZBA"). The Developer requests that the ZBA reverse the PC's decision and grant PSP approval.

Moved by Eisenbacher  
Second by Bossenbroek

RESOLVED: That the ZBA finds that the decision by the Planning commission was arbitrary and capricious and the ZBA modifies the Planning Commission resolution to set it aside and the ZBA sends this Site Plan back to the Planning Commission to provide a more thorough and detailed resolution.

Member McCauley CALLS THE QUESTION

Yes: Kenkre  
Eisenbacher  
McCauley  
Green  
Bossenbroek  
Clark

No: Kaltsounis