



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, Thomas Desmond, Vice Chair
Aaron Green, David Eisenbacher, Mahendra Kenkre, Jim McCauley,
Tyler Fox, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

NOVEMBER 21, 2023

7:00 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – September 19, 2023
4. APPROVAL OF AGENDA
5. HEARING OF CASES:

A. 4370 HEDGEWOOD, ANANDA PANDY - A variance request to allow a proposed home addition to be constructed 26 feet 1 3/8 inches from the rear property line, where the development approval requires the addition to be setback 35 feet from the rear property line.

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 September 19, 2023 at 7:00 p.m., Chairperson Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek
Barbara Chambers
Tommy Desmond
David Eisenbacher
Tyler Fox
Mahendra Kenkre
James McCauley

Also Present:

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

2. PROCEDURE- read by Vice Chair Desmond

3. APPROVAL OF MINUTES –

Moved by Chambers
Seconded by Fox

RESOLVED, to approve the May 16, 2023 & July 18, 2023 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

A. 163 E SQUARE LAKE, TARKIK NAJIB FOR PROFESSIONAL CONTRACTING & CONSULTING INC.- A variance request to allow a proposed home addition (attached garage) to be constructed 8 feet 11 1/4 inches from the side property line, where the Zoning Ordinance requires the addition to be 15 feet from the side property line.

Moved by McCauley
Seconded by Desmond

RESOLVED, to deny the request.

Yes: McCauley, Bossenbroek, Eisenbacher, Kenkre, Fox, Desmond

No: Chambers

MOTION PASSED

B. 425 AUDLEY COURT, SCOTT GITTLEMAN FOR GITTLEMAN CONSTRUCTION INC.- A variance request to allow a proposed home addition to be constructed 22 feet 7 1/4 inches from the rear property line, where the Zoning Ordinance requires the addition to be 25 feet from the rear property line.

Moved by Fox
Seconded by Desmond

RESOLVED, to grant the request.

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

MOTION PASSED

C. 4061 DREXEL, STEVE ROSSON FOR MARTINO ENTERPRISES - A variance request to allow a proposed home addition to be constructed 36.625 feet from the rear property line, where the Zoning Ordinance requires the addition to be 45 feet from the rear property line.

Moved by Fox
Seconded by Eisenbacher

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

D. 6130 SMITHFIELD, STEVE KOSSON FOR MARTINO ENTERPRISES - A variance request to allow a proposed home addition to be constructed 37 feet 5 inches from the rear property line, where the Zoning Ordinance requires the addition to be 40 feet from the rear property line.

Moved by Fox
Seconded by Eisenbacher

RESOLVED, to grant the request.

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

MOTION PASSED

6. COMMUNICATIONS – None

7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT – None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 8:28 p.m.

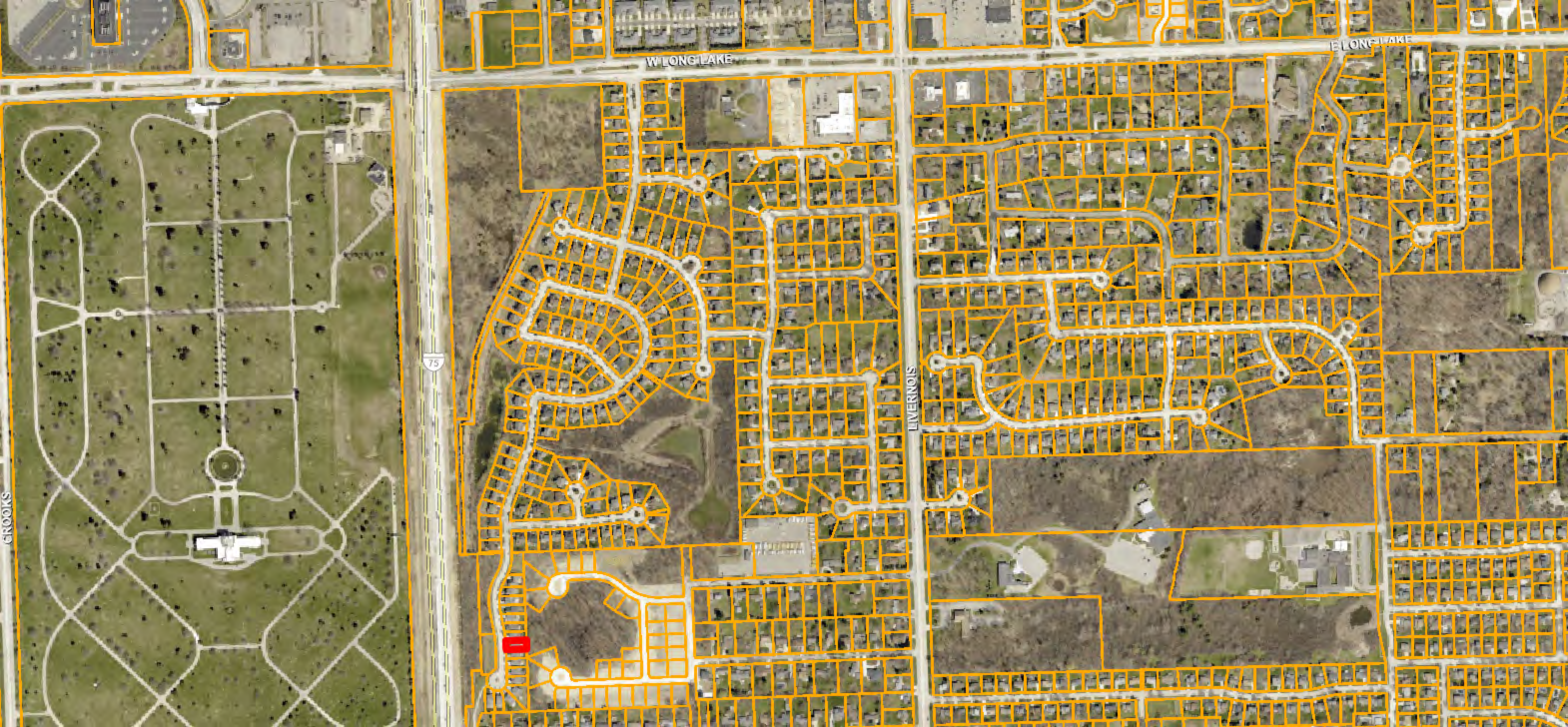
Respectfully submitted,

Michael Bossenbroek, Chairperson

Paul Evans, Zoning and Compliance Specialist

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W LONG LAKE

ELONG LAKE

75

LIVERNOS

CROOKS





4370



4491

(R-1C)

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(R-1B)

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BLAKELY

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BLAKELY

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(R-1B)

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4306

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227

219

197

173

(R-1B)

210

190

168

An aerial photograph of a residential property. A large, two-story house with a grey shingled roof is the central focus. To the left of the house is a large, light-colored concrete driveway. To the right is a large, light-colored lawn. A red rectangular border is drawn around the house and driveway area. The number '4370' is overlaid in large, bold, black digits with a white outline in the center of the image.

4370



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

Zoning Board of Appeals Application

planning@troymi.gov | Fee: \$500.00

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: _____
2. PROPERTY TAX IDENTIFICATION NUMBER(S): _____
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: _____
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
5. APPLICANT:
NAME _____
COMPANY _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE _____
E-MAIL _____
AFFILIATION TO THE PROPERTY OWNER: _____



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

Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME _____

COMPANY _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

TELEPHONE _____

E-MAIL _____

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

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

I, _____ (APPLICANT) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO ENTER THE PROPERTY TO ASCERTAIN PRESENT CONDITIONS.

APPLICANT SIGNATURE  DATE _____

PRINT NAME: _____

PROPERTY OWNER SIGNATURE  DATE _____

PRINT NAME: _____

Failure of the applicant or their authorized representative to appear before the Board as scheduled shall be cause for denial or dismissal of the case with no refund of fees. The applicant will be notified of the time and date of the hearing by mail. If the person appearing before the Board is not the applicant or property owner, signed permission must be presented to the Board.

Approved variances are good for a one year period.



Zoning Board of Appeals Application

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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 flash 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). SEALED SURVEY required for lot area or dimension requests.
- ✓ 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

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October 1, 2023

Ananda Pandey and Kaliswari Anand
4370 Hedgewood Dr Troy MI 48098

Zoning Board of Appeals
City of Troy

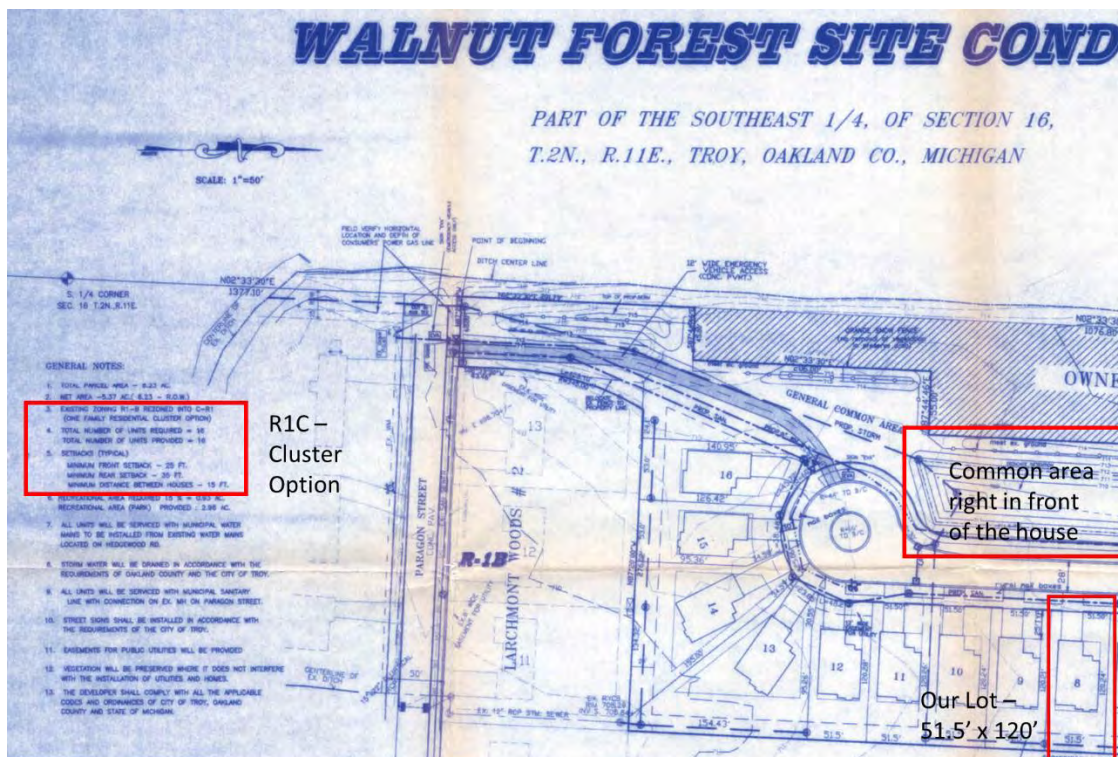
Re: Statement of Practical Difficulty

Dear Zoning Board of Appeals members,

Thank you for taking the time to review our appeal. This letter describes the practical difficulties we face in doing the home addition on our property.

SECTION A: Exceptional Characteristics are shallowness, narrowness and smallness.

- Our property is extremely shallow, narrow and small. The lot dimensions are only 51.50' x 120'. The Walnut Forest subdivision was set up as a cluster option with typical setback requirements. 35' rear setback requirement on an extremely shallow and narrow lot does not give any provision for further modification. The subdivision layout with an open common area in the front of a few houses in the middle also shrunk the lot dimensions.



- The average lot size in Walnut Forest is 7323 sq ft. as per the city parcel info. Our house with 6098 sq. ft lot size is 17% smaller than the average lot in Walnut Forest.

Lot	Address	City Parcel Info		
		Home Size Sq ft	Lot size (acres)	lot size (sq. ft)
1	4426 Hedgewood	3072	0.18	7840.8
2	4418 Hedgewood	3018	0.17	7405.2
3	4410 Hedgewood	2980	0.18	7840.8
4	4402 Hedgewood	3061	0.17	7405.2
5	4394 Hedgewood	2822	0.16	6969.6
6	4386 Hedgewood	2972	0.15	6534
7	4378 Hedgewood	2984	0.14	6098.4
8	4370 Hedgewood	2810	0.14	6098.4
9	4362 Hedgewood	2962	0.14	6098.4
10	4354 Hedgewood	2980	0.14	6098.4
11	4346 Hedgewood	2990	0.14	6098.4
12	4338 Hedgewood	2990	0.14	6098.4
13	4330 Hedgewood	2981	0.28	12196.8
14	4322 Hedgewood	3062	0.24	10454.4
15	4314 Hedgewood	2990	0.15	6534
16	4306 Hedgewood	2800	0.17	7405.2
	Average	2967.13	0.17	7323.53

- The lots on the north of the subdivision are bigger. As the street angles eastward going south towards the cul-de-sac, it reduces the lot size for the houses in the middle.
- The setback requirements were maximized by the builder but the first-floor build area of our house is only 1352 sq.ft. Only 22% of the lot area is covered by the building. Even with the home addition, the maximum lot area covered by the building will still be much less than the required 30% according to Table 4.06 R-1C Zoning district ordinance.
- The floor plan built on our extremely shallow and narrow lot covers from front setback to rear setback requirement. No room was left by the builder for any future improvements.
- At the time of home construction and sale, the restrictions were not disclosed by the builder.
- A home extension less than 10 ft deep will not be operational. We wanted it bigger up to 12 feet but wanted to minimize the variance request.

SECTION B:

- The variance requested is for the said property at 4370 Hedgewood Dr, Troy MI 48098.

SECTION C:

- The characteristics that make compliance with dimensional requirements difficult are not of a personal nature. The constraints were created based on how the land was divided and the house was built by the builder.

SECTION D:

- The characteristics that make compliance difficult with dimensional requirements were not created by the current or previous owners.
- We are the first owners of the home. The maximum utilization of the built area was not disclosed to us by the builder.

SECTION E:

- The proposed variance will not be harmful or alter the essential character of the area in which the property is located.
- The addition is to the rear of the property. There are no houses to the back of the property. It opens to the woods.
- The proposed addition to the home will be constructed in materials to match and complement existing materials.
- It will not adversely affect or impair light and air to any adjacent property.
- It will not increase the danger to the public nor harm the welfare of the inhabitants of the city.

With the above-mentioned facts about the practical difficulties at 4370 Hedgewood Dr, we kindly request the City of Troy Zoning Board to consider our appeal and issue a variance to the rear setback requirements of 25 ft allowing us to do the home addition.

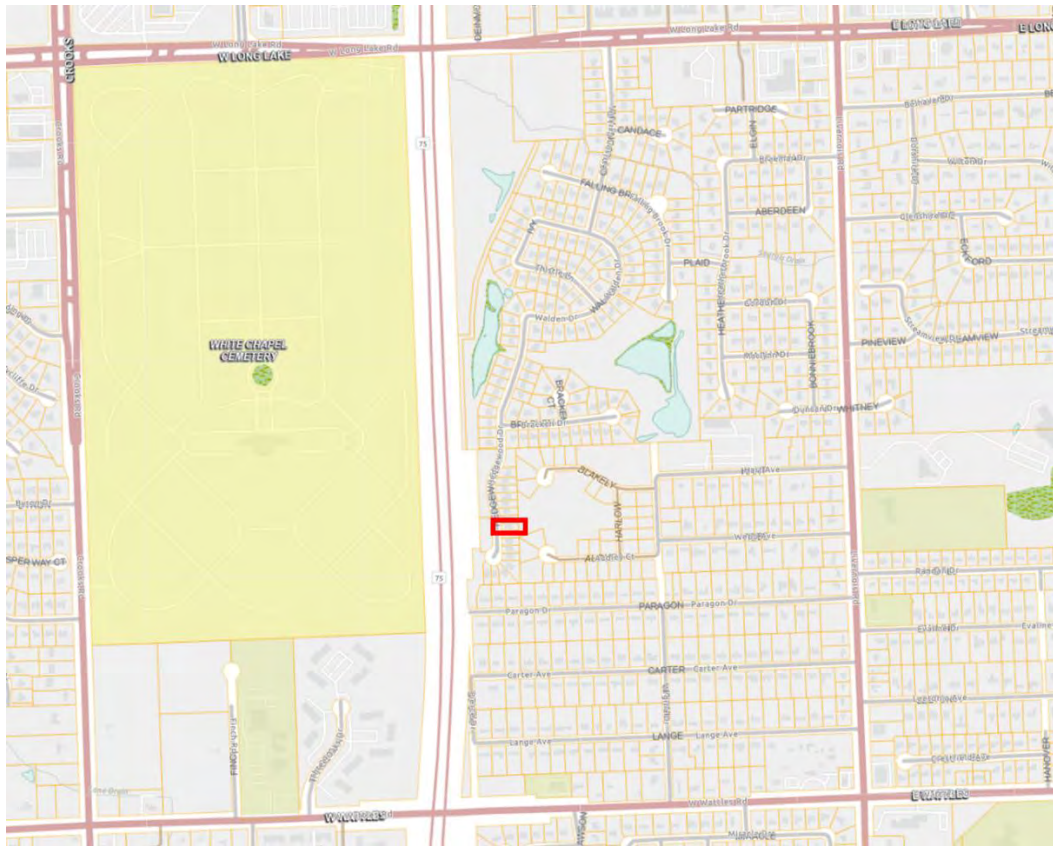
Regards

Ananda Pandey and Kaliswari Anand

Home Owners

4370 Hedgewood Dr Troy MI 48098

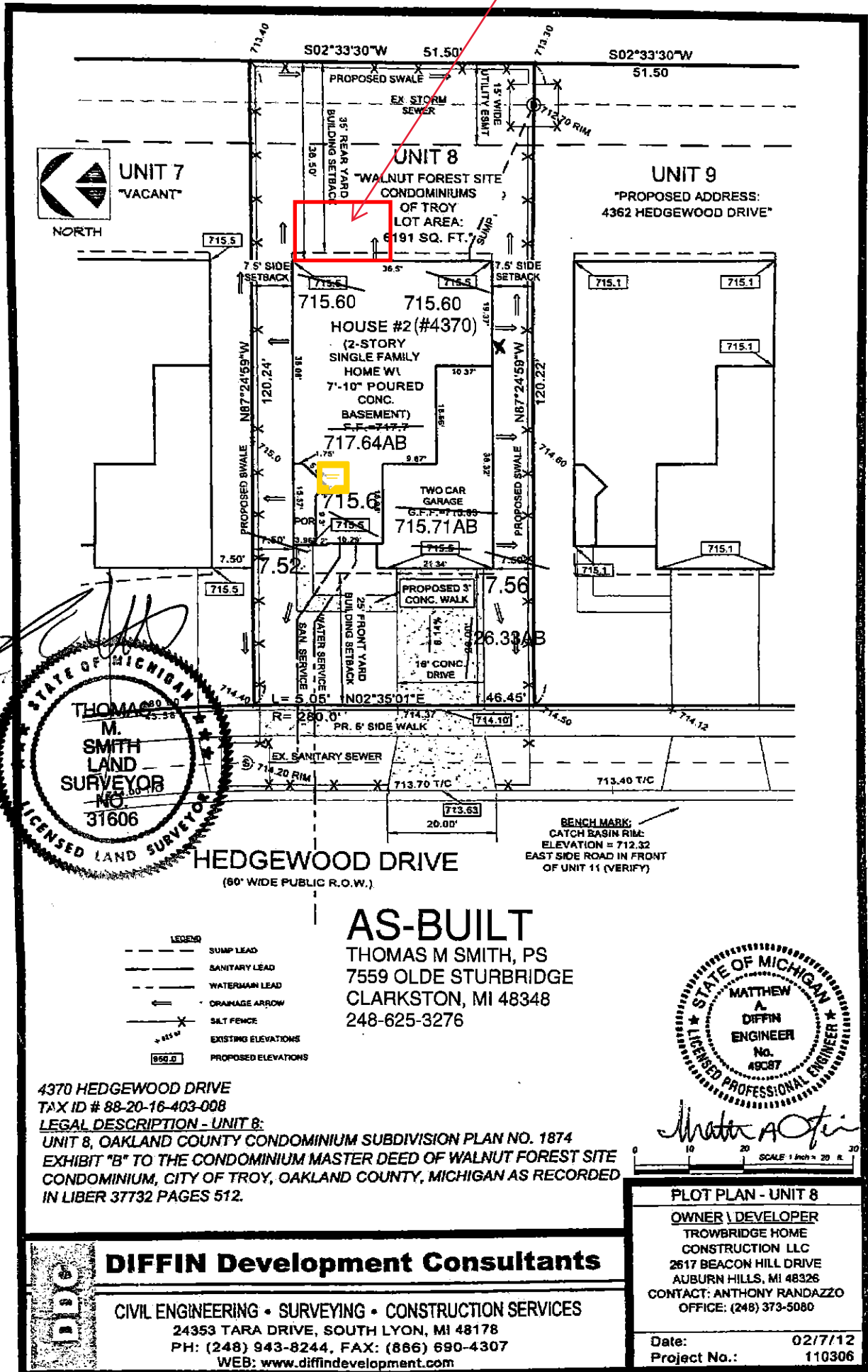
Property located between Long Lake and Wattles and Livernois and Crooks







Addition Extents



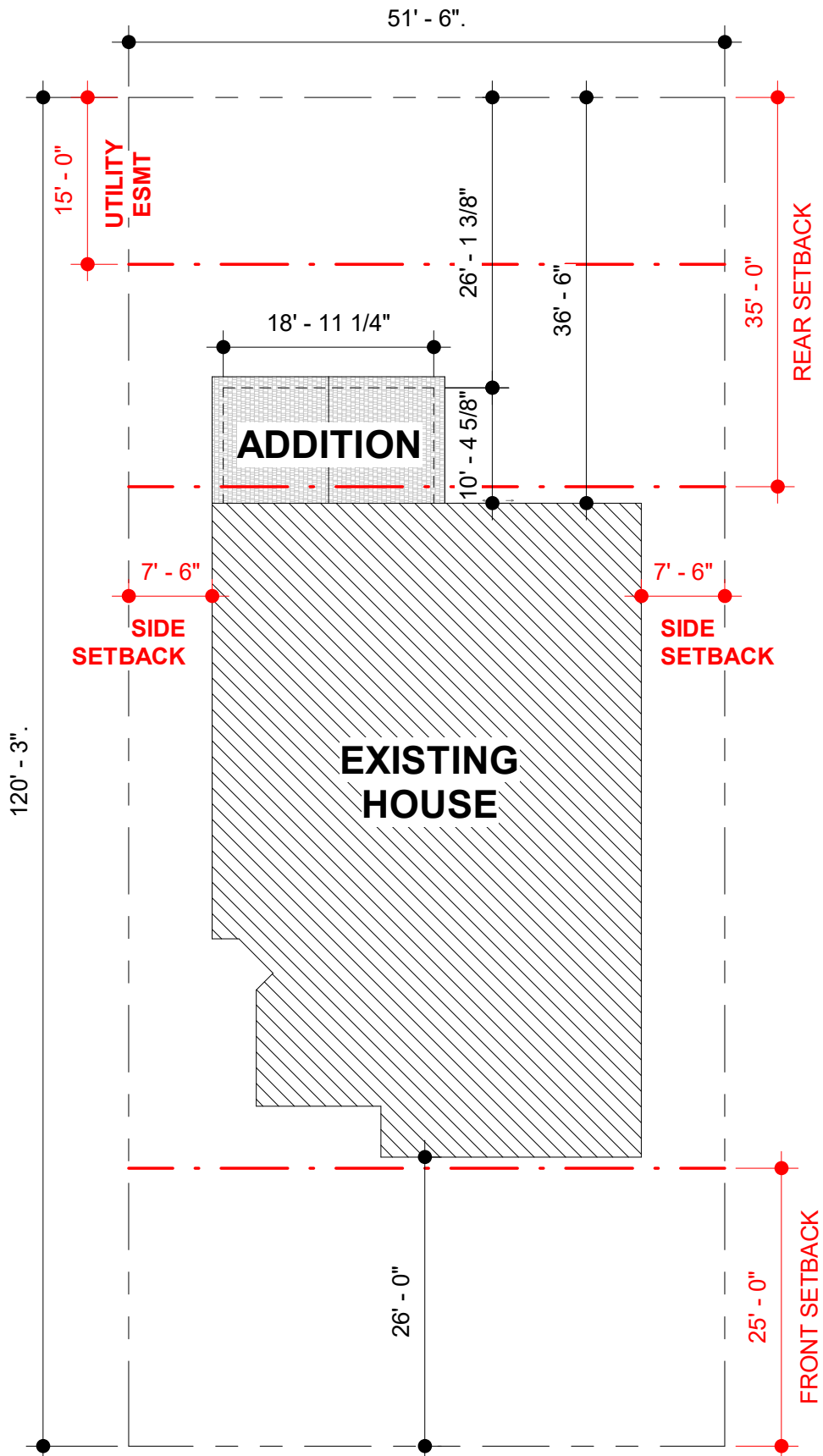
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4370 HEDGEWOOD
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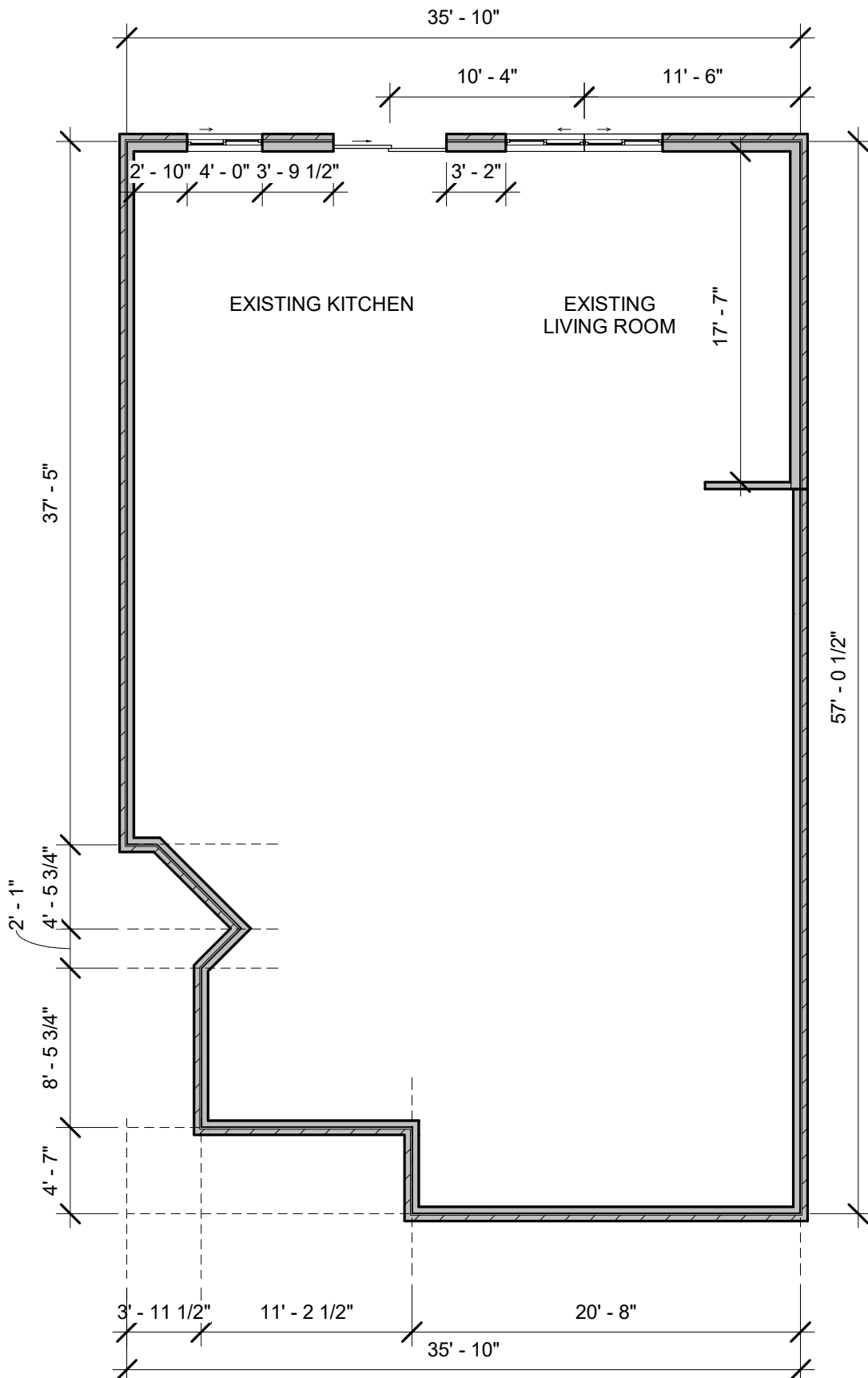
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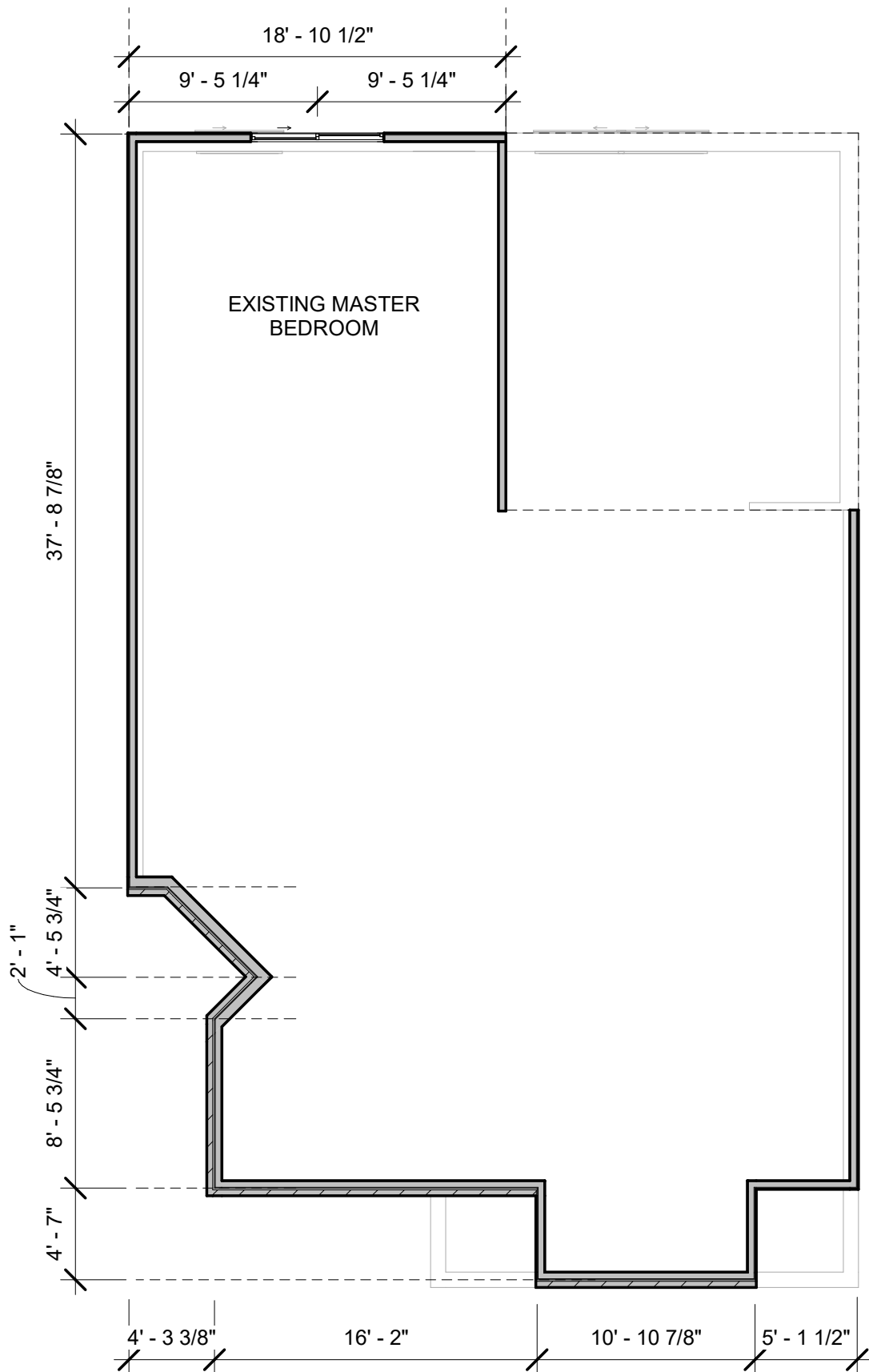
CITY OF TROY
BUILDING DEPT



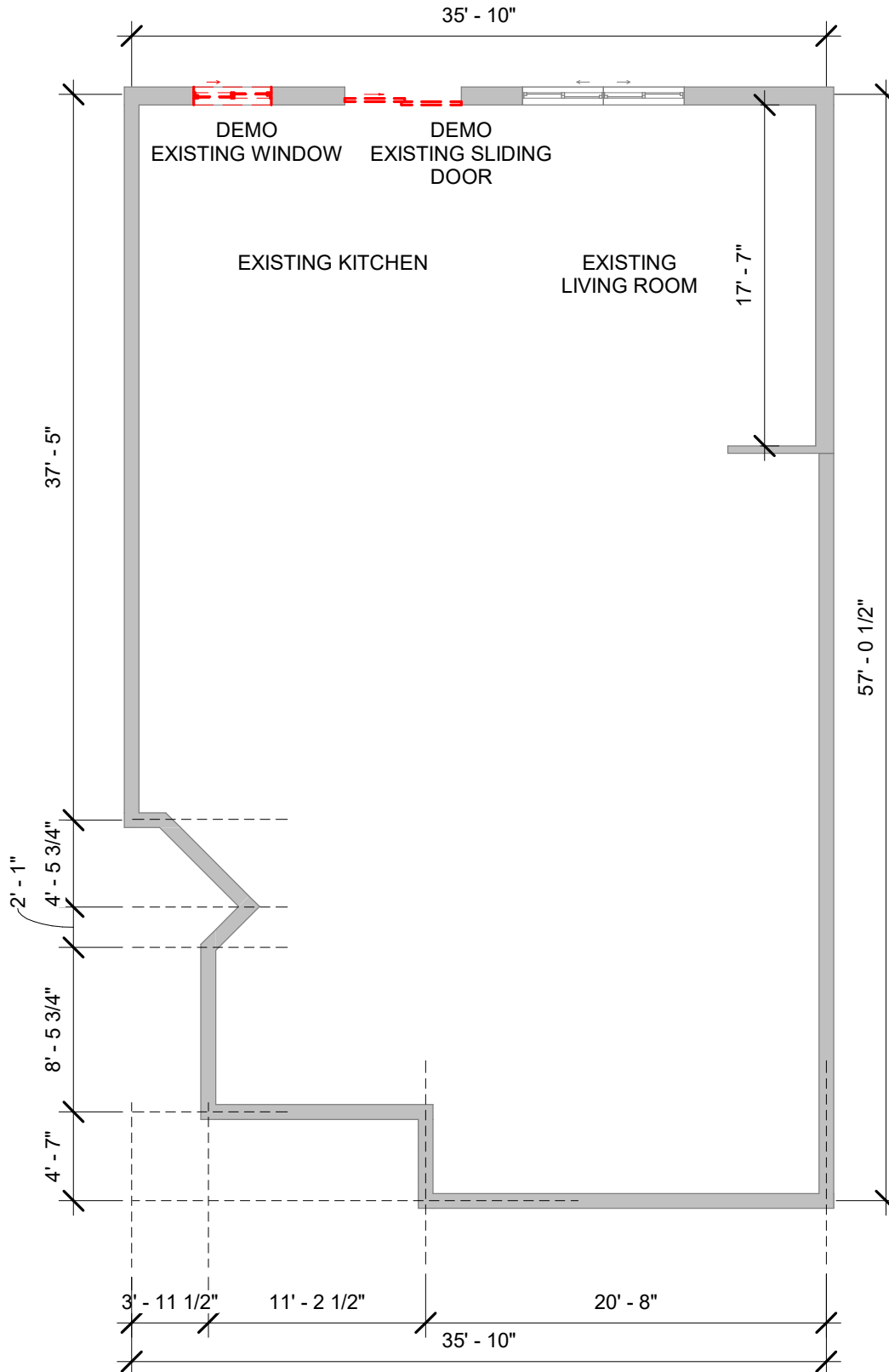
SITE PLAN
10.06.2023
ANANDA PANDY RESIDENCE ADDITION
4370 HEDGEWOOD DR,
TROY, MI 48098



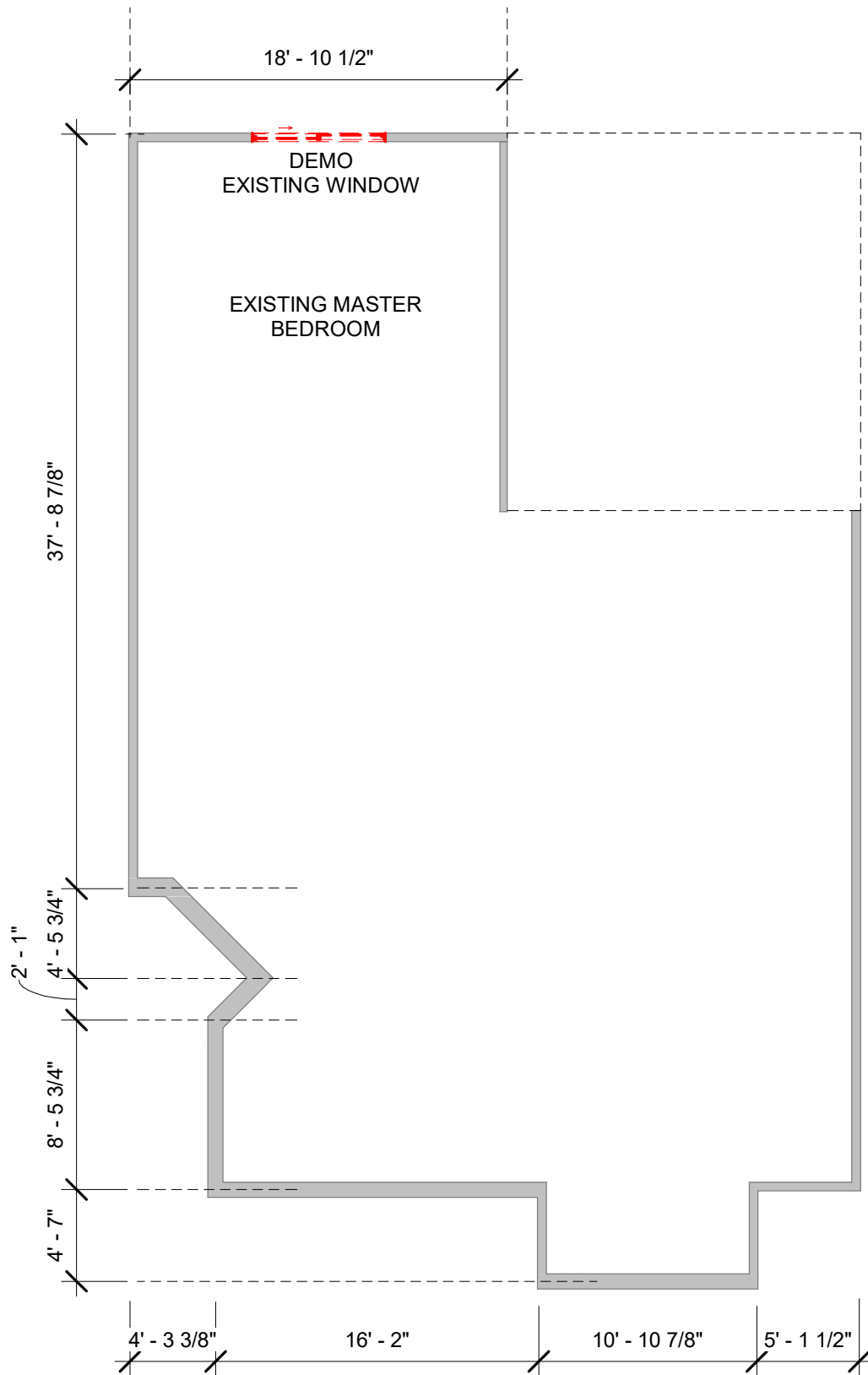
EXISTING FIRST FLOOR PLAN
10.02.2023
ANANDA PANDY RESIDENCE ADDITION
4370 HEDGEWOOD DR,
TROY, MI 48098



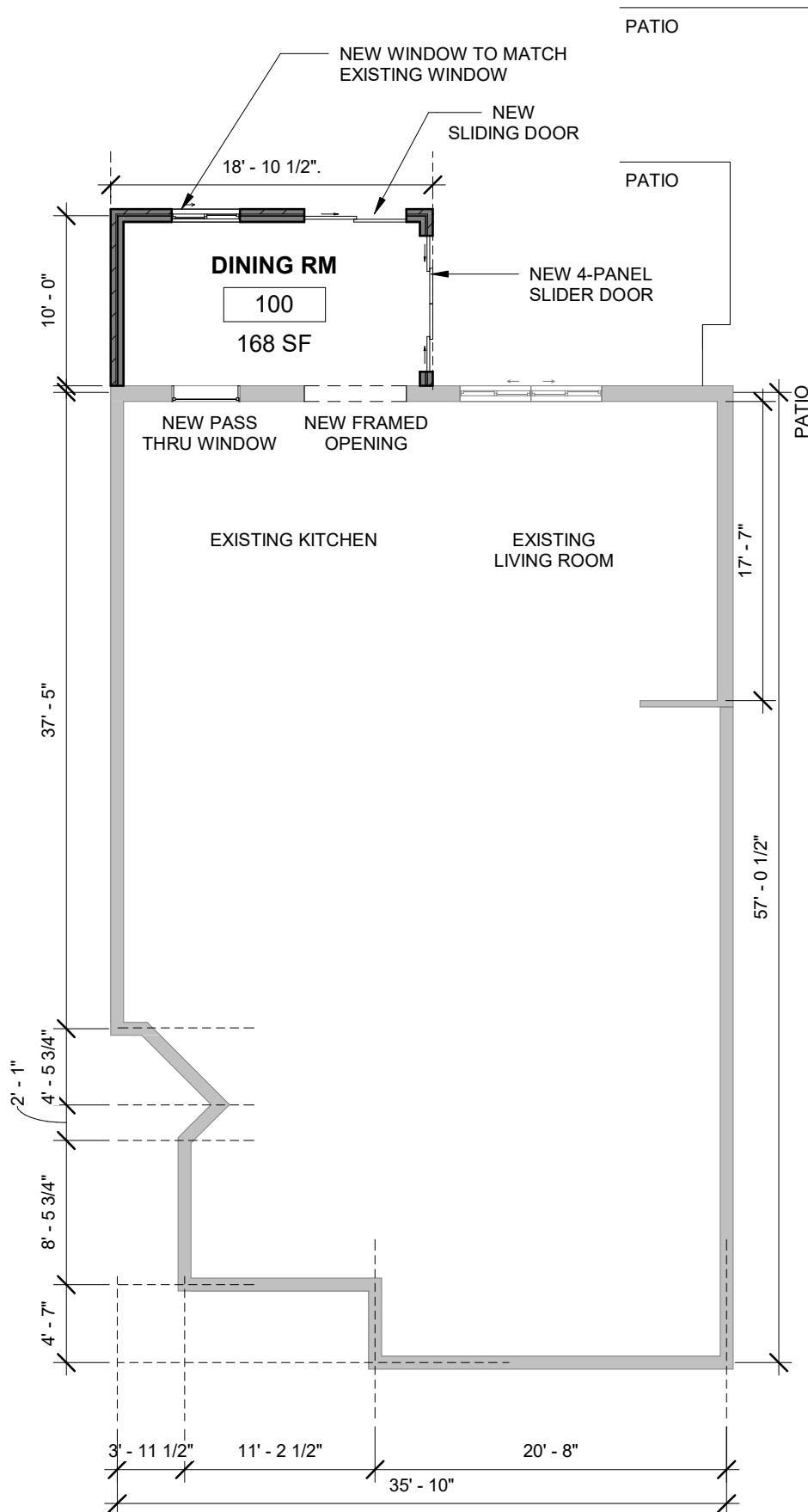
EXISTING SECOND FLOOR PLAN
10.02.2023
ANANDA PANDY RESIDENCE ADDITION
4370 HEDGEWOOD DR,
TROY, MI 48098



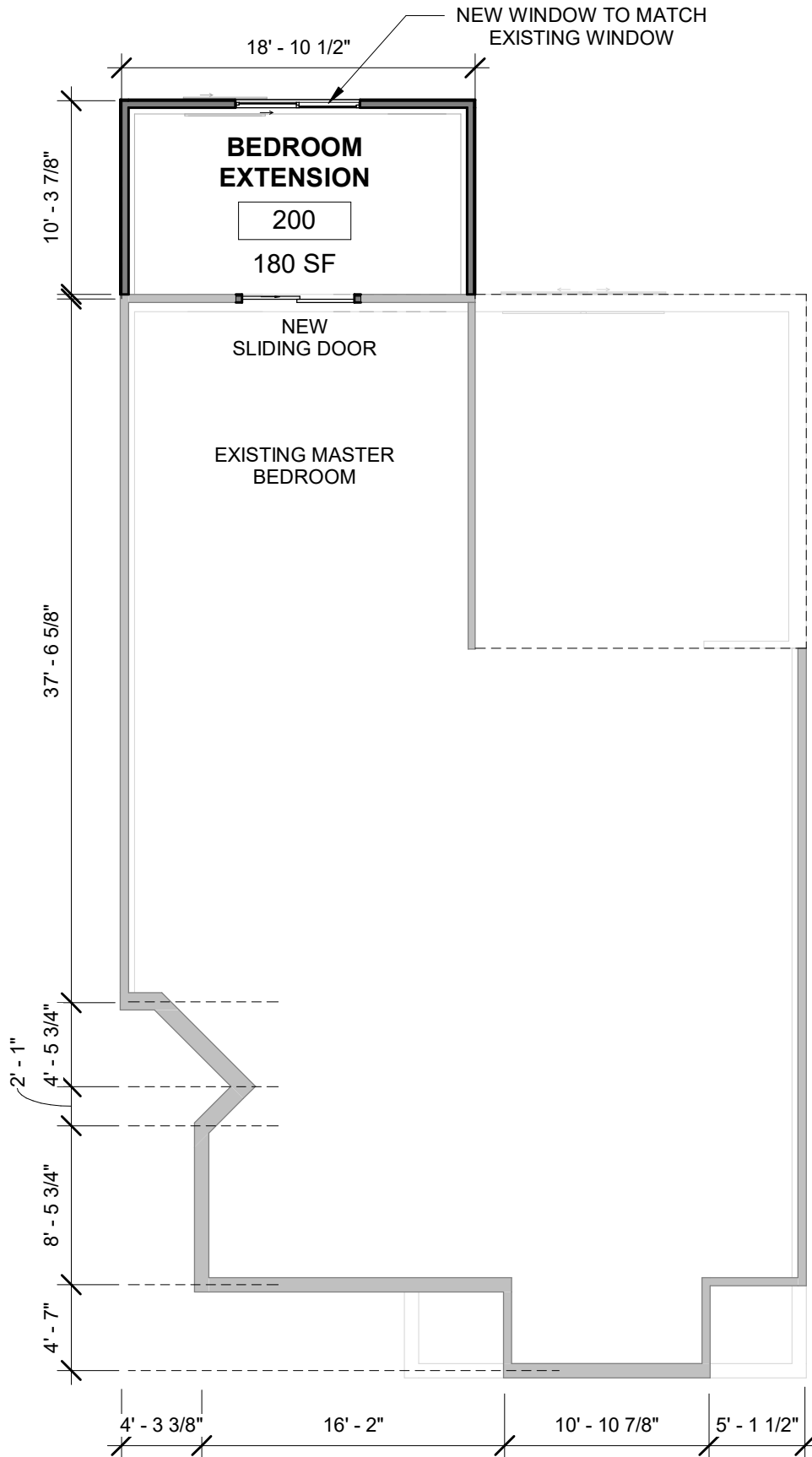
DEMO FIRST FLOOR PLAN
 10.02.2023
ANANDA PANDY RESIDENCE ADDITION
 4370 HEDGEWOOD DR,
 TROY, MI 48098



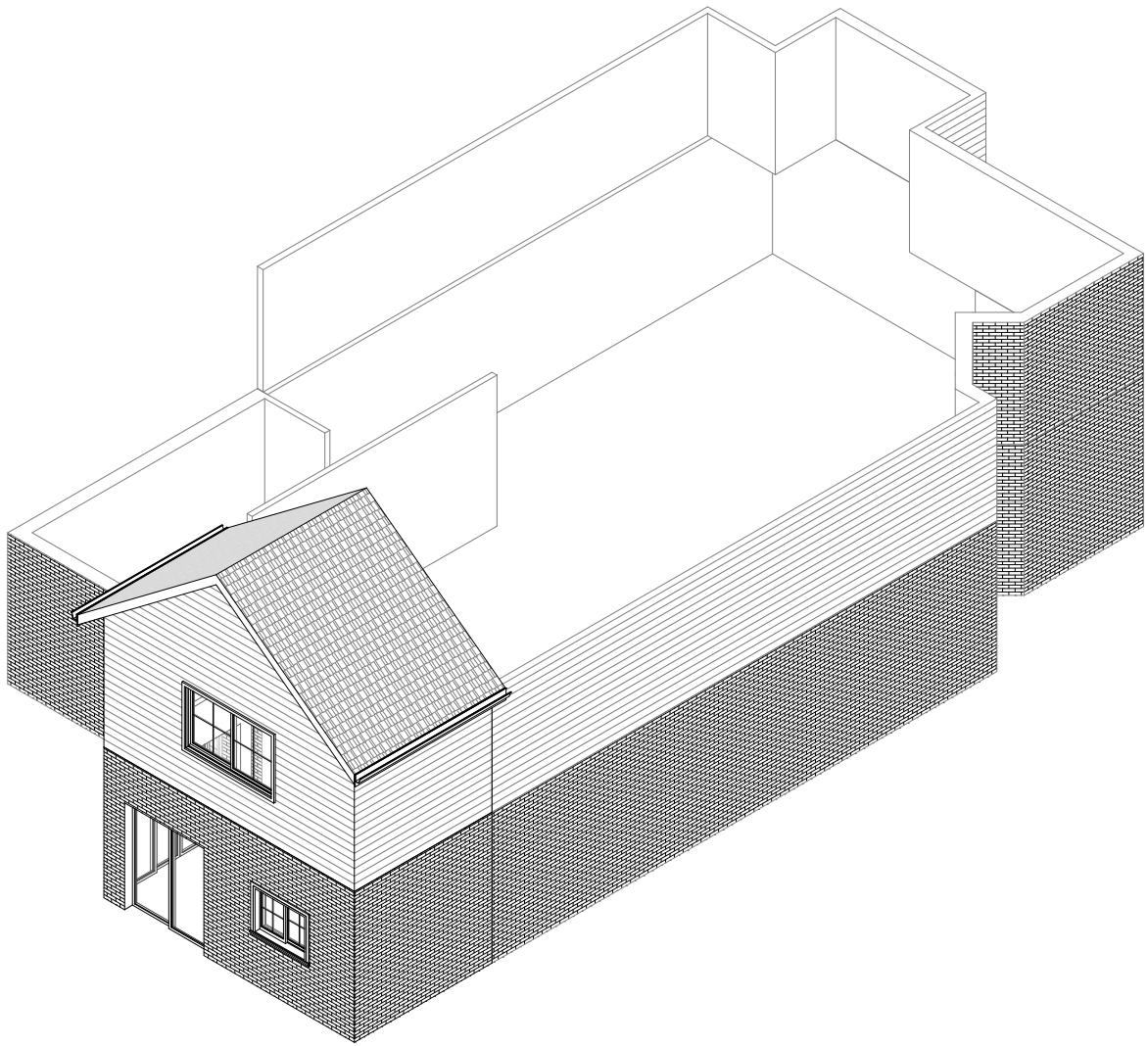
DEMO SECOND FLOOR PLAN
10.02.2023
ANANDA PANDY RESIDENCE ADDITION
4370 HEDGEWOOD DR,
TROY, MI 48098

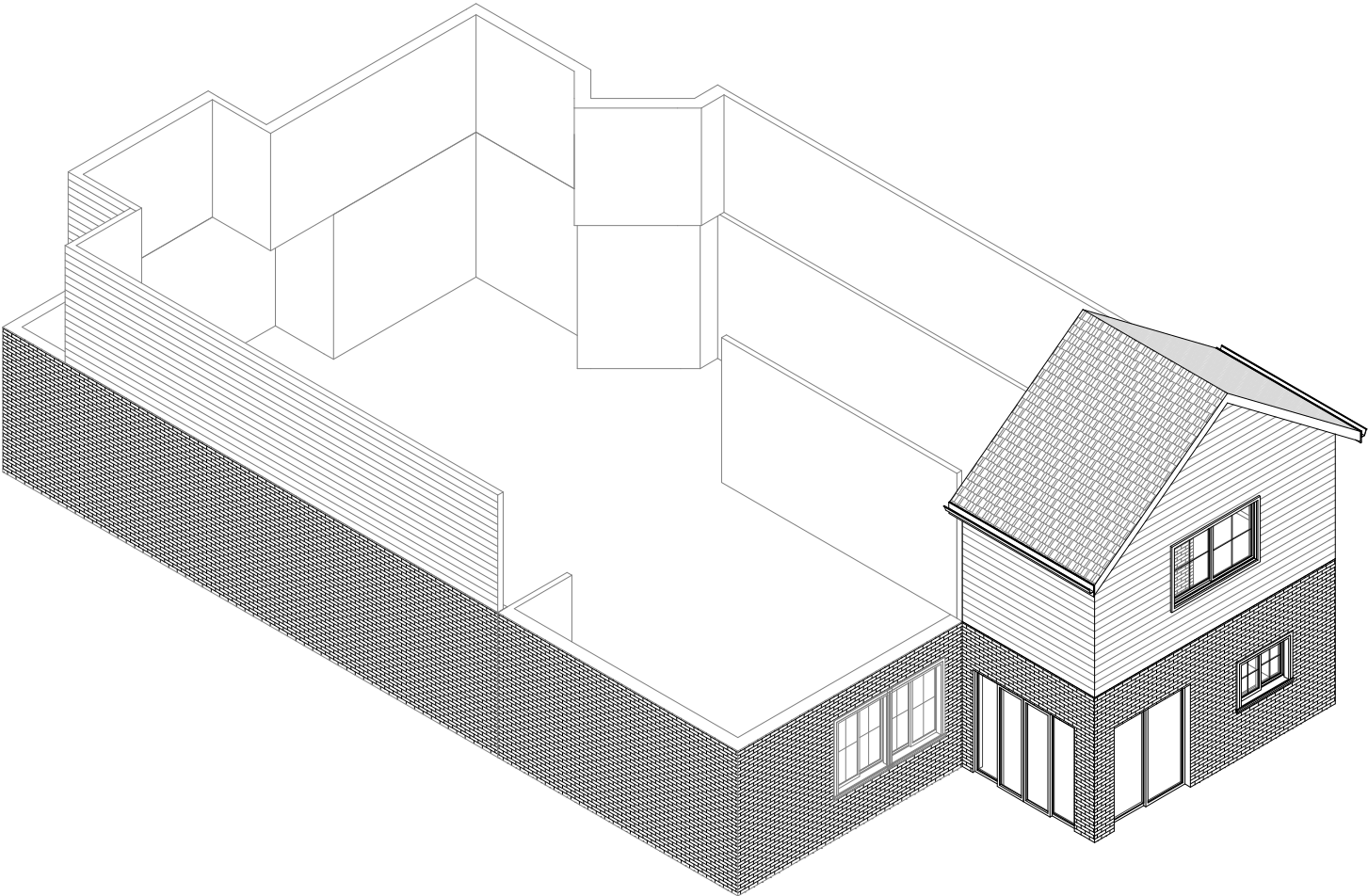


PROPOSED FIRST FLOOR PLAN
10.02.2023
ANANDA PANDY RESIDENCE ADDITION
4370 HEDGEWOOD DR,
TROY, MI 48098



PROPOSED SECOND FLOOR PLAN
 10.02.2023
 ANANDA PANDY RESIDENCE ADDITION
 4370 HEDGEWOOD DR,
 TROY, MI 48098





DATE : 10/8/23
TO : City of Troy Zoning Board of Appeals
FROM : George Mathews
ADDRESS : 4362 Hedgewood drive 48098
RE : Appeal by Ananda Pandey and Kaliswari Anand at 4370 Hedgewood Dr

To whom it may concern:

The homeowners of 4370 Hedgewood Dr have discussed their proposal to extend their home in the backside of their house. We have reviewed the proposed building plans for their home addition and have no concerns about the project moving forward as proposed.

Regards

Sign : 

Name: GEORGE Mathews 4

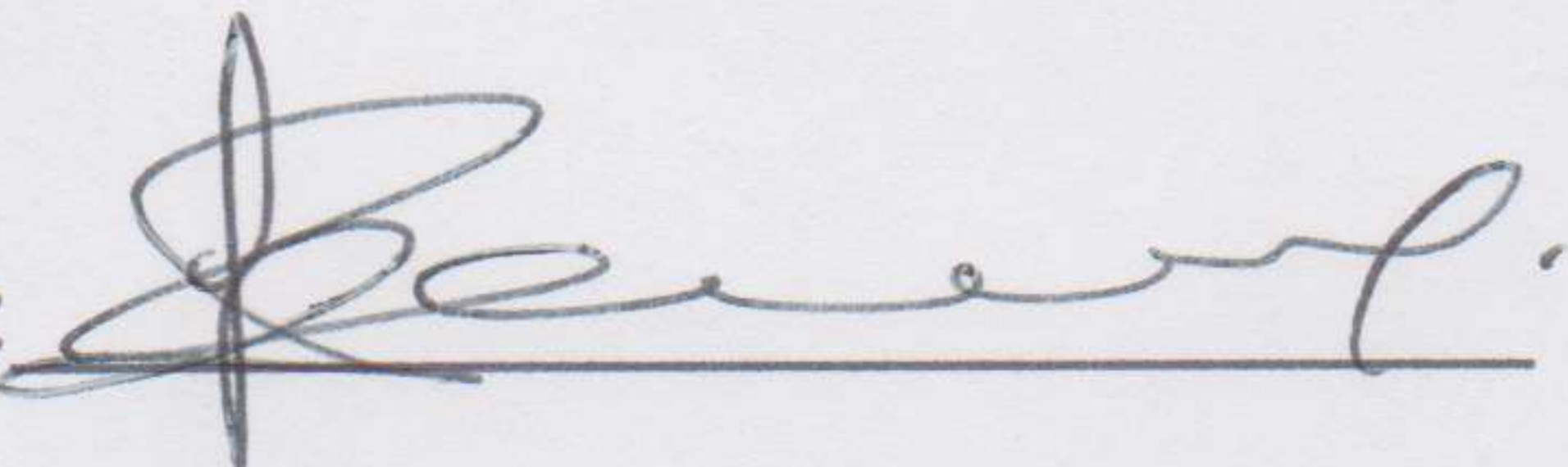
Date : 10/8/23

DATE : 10/04/2023
TO : City of Troy Zoning Board of Appeals
FROM : VENKAT RALLAPALLI
ADDRESS : 4354 Hedgewood Dr Troy MI 48098
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Regards

Sign : 

Name: VENKAT RALLAPALLI

Date : 10/04/2023

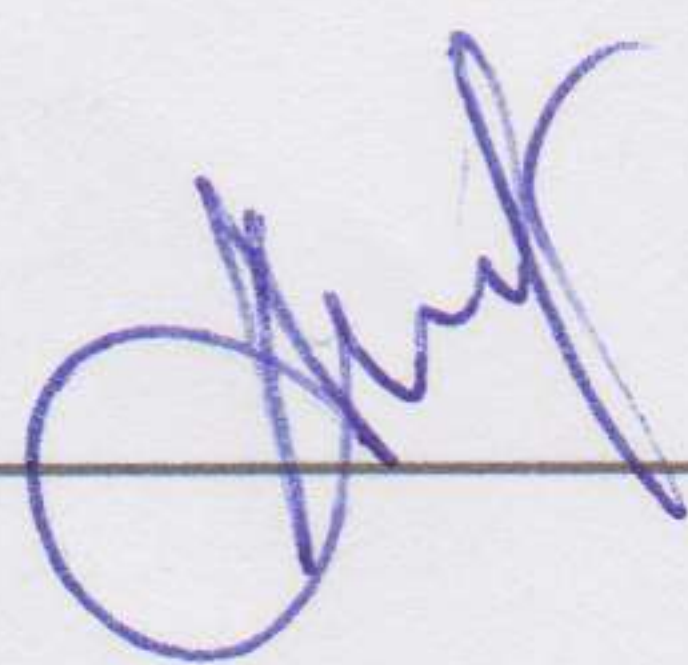
DATE : 10/04/2023
TO : City of Troy Zoning Board of Appeals
FROM : Amit Soni
ADDRESS : 4386 Hedgewood Dr., Troy, 48098
RE : Appeal by Ananda Pandey and Kaliswari Anand at 4370 Hedgewood Dr

To whom it may concern:

The homeowners of 4370 Hedgewood Dr have discussed their proposal to extend their home in the backside of their house. We have reviewed the proposed building plans for their home addition and have no concerns about the project moving forward as proposed.

Regards

Sign :



Name :

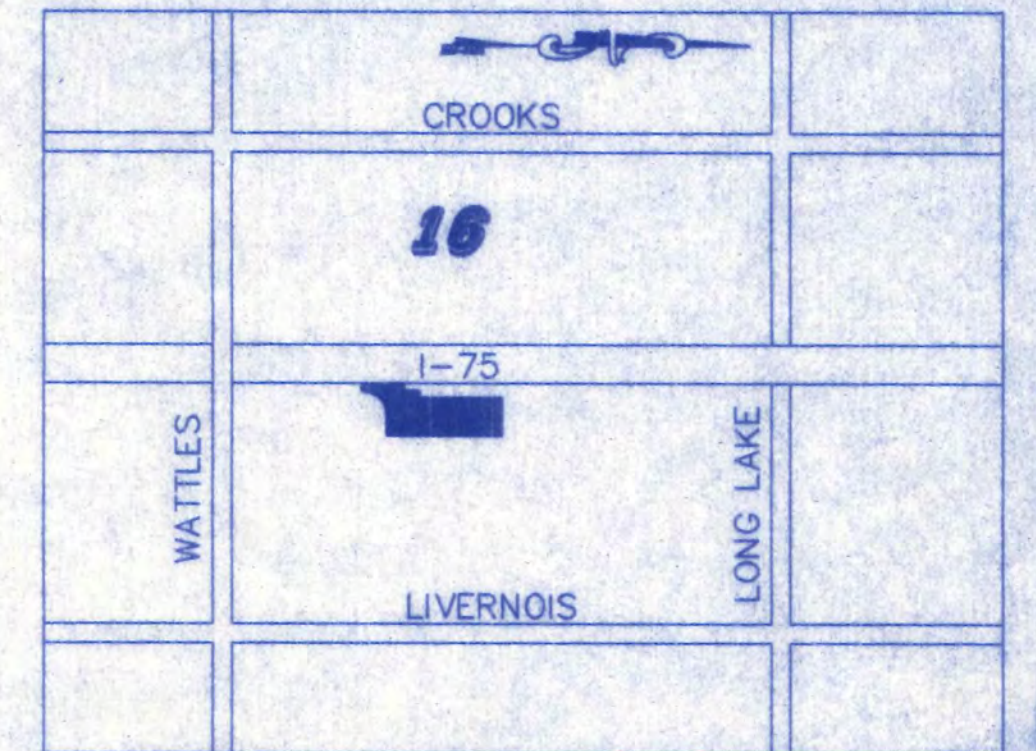
Amit Soni

Date :

10/04/2023

WALNUT FOREST SITE CONDOMINIUM

PART OF THE SOUTHEAST 1/4, OF SECTION 16,
T.2N., R.11E., TROY, OAKLAND CO., MICHIGAN



LOCATION MAP
NOT TO SCALE

PLANNING DEPT COPY
FINAL
SITE PLAN APPROVED
ON APRIL 21, 2006
PLANNING DEPARTMENT

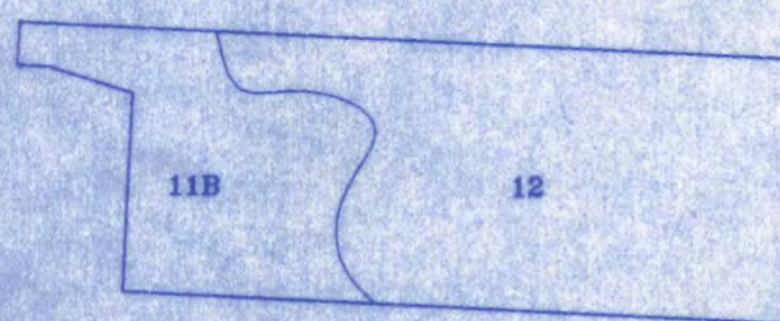
GENERAL NOTES:

- TOTAL PARCEL AREA - 6.23 AC.
- NET AREA - 5.37 AC. (6.23 - R.O.W.)
- EXISTING ZONING R1-B REZONED INTO C-R1 (ONE FAMILY RESIDENTIAL CLUSTER OPTION)
- TOTAL NUMBER OF UNITS REQUIRED - 16
- TOTAL NUMBER OF UNITS PROVIDED - 16
- SETBACKS (TYPICAL)
 - MINIMUM FRONT SETBACK - 25 FT.
 - MINIMUM REAR SETBACK - 35 FT.
 - MINIMUM DISTANCE BETWEEN HOUSES - 15 FT.
- RECREATIONAL AREA REQUIRED 15% = 0.93 AC. RECREATIONAL AREA (PARK) PROVIDED - 2.96 AC.
- ALL UNITS WILL BE SERVICED WITH MUNICIPAL WATER MAINS TO BE INSTALLED FROM EXISTING WATER MAINS LOCATED ON HEDGEWOOD RD.
- STORM WATER WILL BE DRAINED IN ACCORDANCE WITH THE REQUIREMENTS OF OAKLAND COUNTY AND THE CITY OF TROY.
- ALL UNITS WILL BE SERVICED WITH MUNICIPAL SANITARY LINE WITH CONNECTION ON EX. MH ON PARAGON STREET.
- STREET SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF TROY.
- EASEMENTS FOR PUBLIC UTILITIES WILL BE PROVIDED
- VEGETATION WILL BE PRESERVED WHERE IT DOES NOT INTERFERE WITH THE INSTALLATION OF UTILITIES AND HOMES.
- THE DEVELOPER SHALL COMPLY WITH ALL THE APPLICABLE CODES AND ORDINANCES OF CITY OF TROY, OAKLAND COUNTY AND STATE OF MICHIGAN.

SITE NOTES:

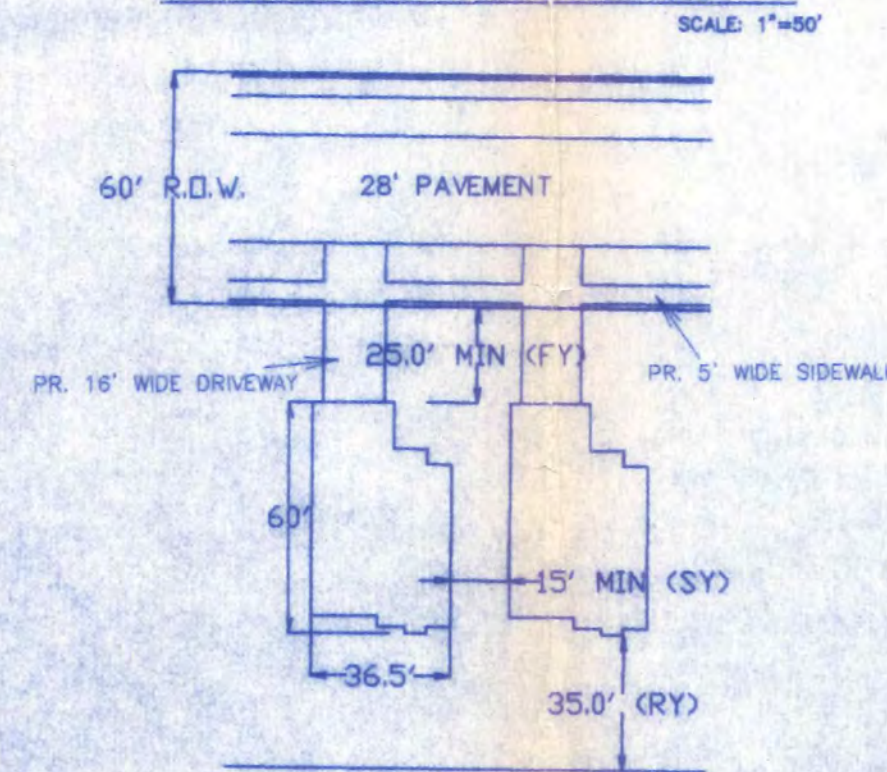
- AS PER WETLAND DETERMINATION DONE BY SCIENTIFIC MANAGEMENT, INC.
- THERE ARE NO WETLANDS (see wetland determination report)
 - THERE ARE NO FLOODPLAINS.
 - THE PROPERTY IS WOODED.

OAKLAND CO. SOIL SURVEY MAP NOT TO SCALE

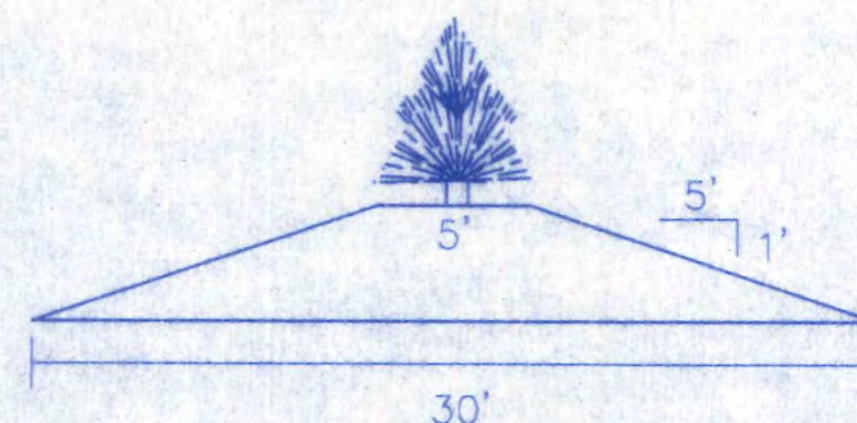


LEGEND
11B = Capac sandy loam (0-4% slope)
12 = Brookston and Colwood loams (Hydric)

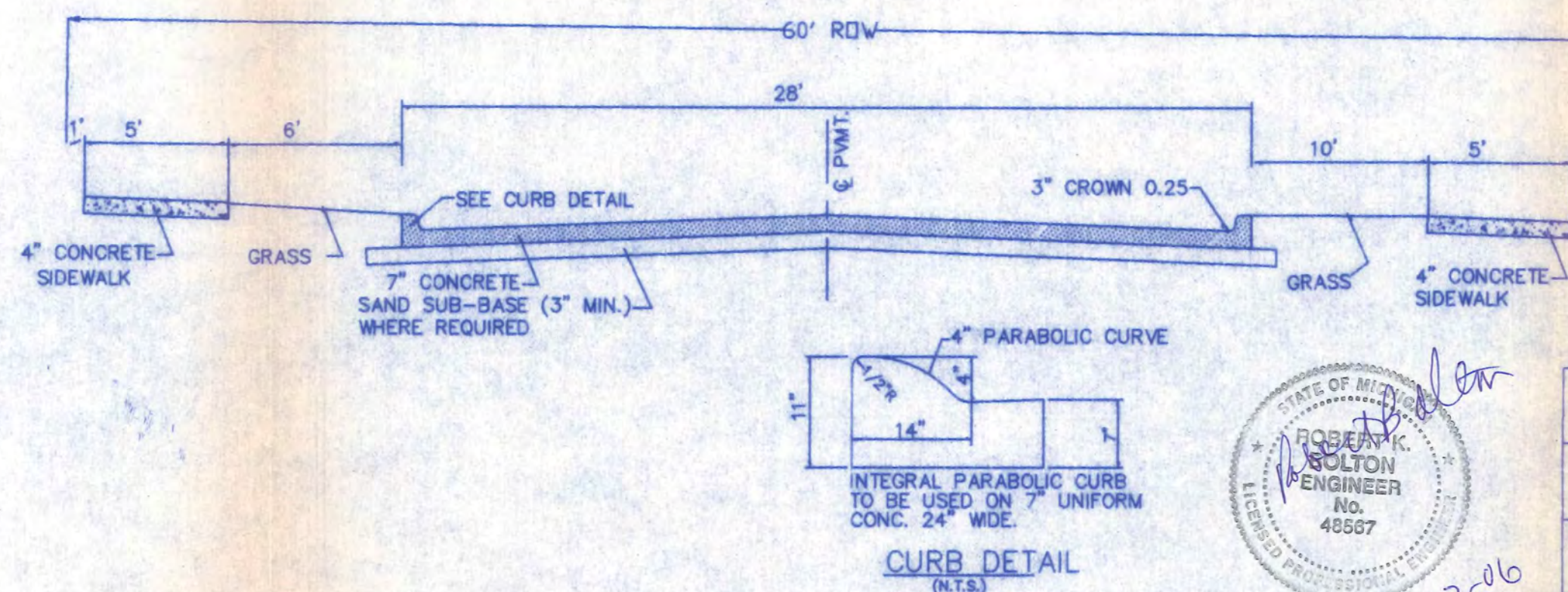
TYPICAL UNIT CONFIGURATION



TYPICAL BERM DETAIL



TYPICAL PAVEMENT CROSS-SECTION



LEGAL DESCRIPTION:
PARCEL OF LAND LOCATED IN AND BEING A PART OF THE SOUTH EAST 1/4 OF SECTION 16, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 16; THENCE N.02°33'30"E. 1377.10 FT. ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 16 TO THE POINT OF BEGINNING; CONTINUING N.02°33'30"E. 201.79 FT. THENCE "A" COURSES ALONG PARCEL #20-16-401-013, S.87°44'46"E. 45.00 FT.; THENCE N.02°33'30"E. 206.00 FT.; THENCE S.87°44'46"E. 55.00 FT.; THENCE N.02°33'30"E. 670.61 FT. TO THE EAST-WEST 1/4 SECTION LINE; THENCE S.87°34'08"E. 268.31 FT. ALONG SAID SECTION LINE; THENCE S.02°33'30"W. 918.72 FT. ALONG THE WEST PROPERTY LINE OF PARCEL #20-16-401-002 TO AN INTERSECTION POINT OF "LARCHMONT WOODS SUBDIVISION" AND "LARCHMONT WOODS SUBDIVISION NO.2"; THENCE "T" COURSES ALONG "LARCHMONT WOODS SUBDIVISION NO.2", N.87°20'00"W. 276.02 FT.; THENCE ALONG A CURVE HAVING A RADIUS OF 245.00 FT., A CENTRAL ANGLE OF 28°47'18", AN ARC DISTANCE OF 123.10 FT., CHORD BEARING & DISTANCE OF S.16°57'08"W. 121.81 FT.; THENCE S.02°33'30"W. 43.46 FT. TO THE NORTH RIGHT OF WAY OF 50 FT. W.D. PARAGON STREET; THENCE N.87°20'00"W. 60.00 FT. ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTAINING 6.23 ACRES OF LAND, MORE OR LESS, SUBJECT TO ALL EASEMENTS OF RECORDS IF ANY.

CITY BENCH MARKS

- B.M. #1 ARROW T/HYD. #16-45, LOCATED AT THE SW COR. OF LIVERNOIS AND PARAGON, ELEV. 898.680
- B.M. #2 ARROW T/HYD. #16-44, LOCATED AT THE SW COR. OF LIVERNOIS AND WEBB, ELEV. 895.305
- B.M. #3 ARROW T/HYD. #156-155, LOCATED AT THE NE COR. OF LIVERNOIS AND RANDALL, ELEV. 897.399

OWNER: D&T CONSTRUCTION CO.
46719 HAYES ROAD
CLINTON TWP., MICHIGAN 48315
(586) 532-9400
FAX (586) 532-9410

Bolton Engineering, P.C.

46719 HAYES ROAD
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WALNUT FOREST SITE CONDOMINIUM version 2

PART OF THE SOUTHEAST 1/4, OF SECTION 16,
T.2N., R.11E., TROY, OAKLAND CO., MICHIGAN

DATE: 12-28-04
DRAWN BY: V.A.
CHECKED BY: V.A.
APPROVED BY: RB
SHEET No. 1