



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

---

**FEBRUARY 20, 2024**

**7:00 P.M.**

**COUNCIL CHAMBERS**

---

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – November 21, 2023
4. APPROVAL OF AGENDA
5. HEARING OF CASES:

5268 CROWFOOT, KEVIN FARRELL for GREAT DAY IMPROVEMENTS - A variance request to allow a proposed home addition to be constructed 31 feet from the rear property line, where the Zoning Ordinance requires the addition to be setback 40 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](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 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.

On November 21, 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  
Jeffrey Forster  
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 Fox  
Seconded by Bossenbroek

RESOLVED, to approve the September 19, 2023 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – No changes

5. HEARING OF CASES:

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.

Moved by Eisenbacher  
Seconded by Fox

RESOLVED, to grant the request.

Yes: Eisenbacher, Chambers, Kenkre, Fox, Desmond, Forster

No: McCauley, Bossenbroek

MOTION PASSED

6. COMMUNICATIONS – Mr. Fox reported a Master Plan status update. Mr. Evans advised there is no December business and the meeting will be cancelled.
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT – None
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 7:35 p.m.

Respectfully submitted,

---

Michael Bossenbroek, Chairperson

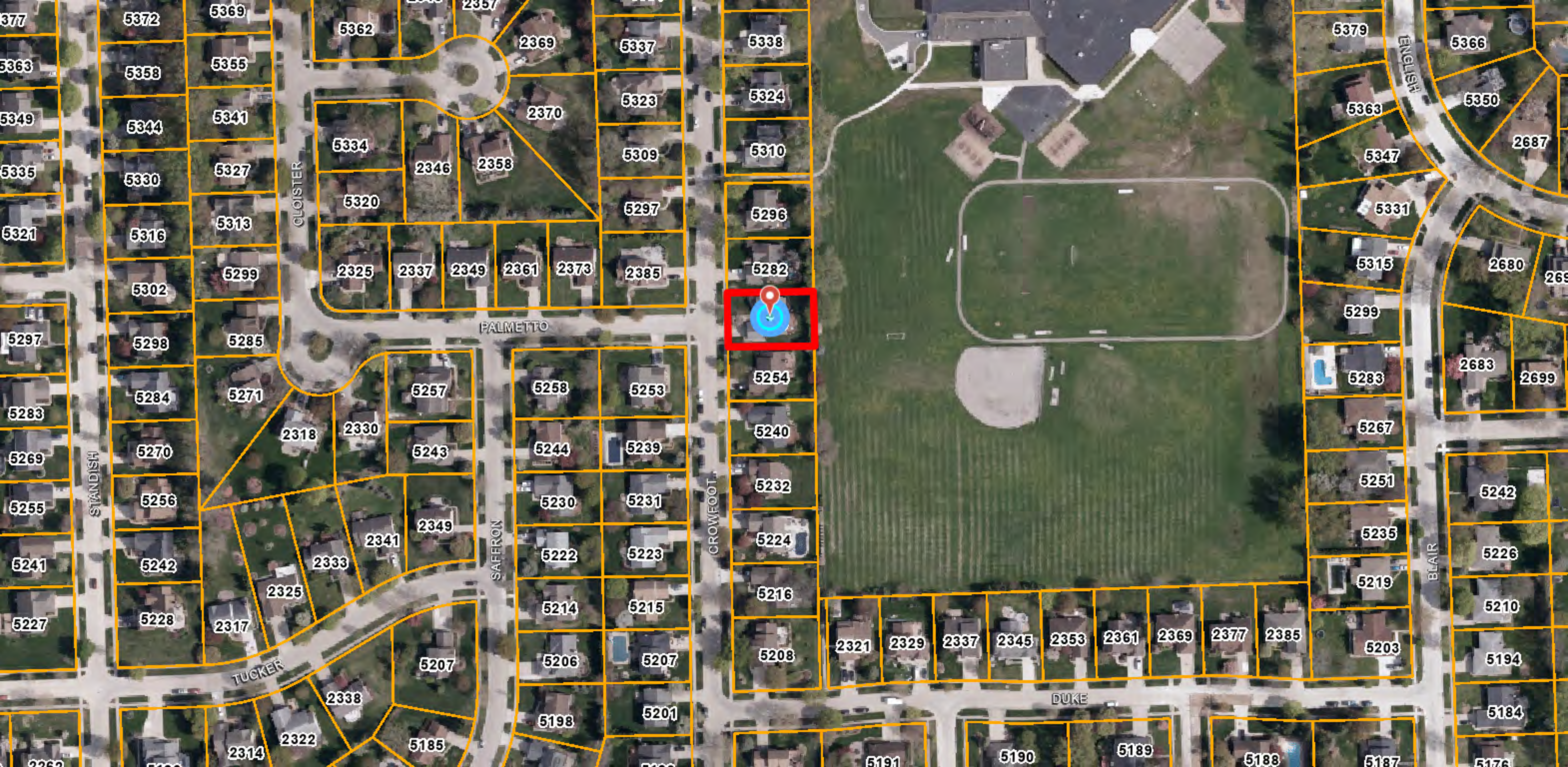
---

Paul Evans, Zoning and Compliance Specialist

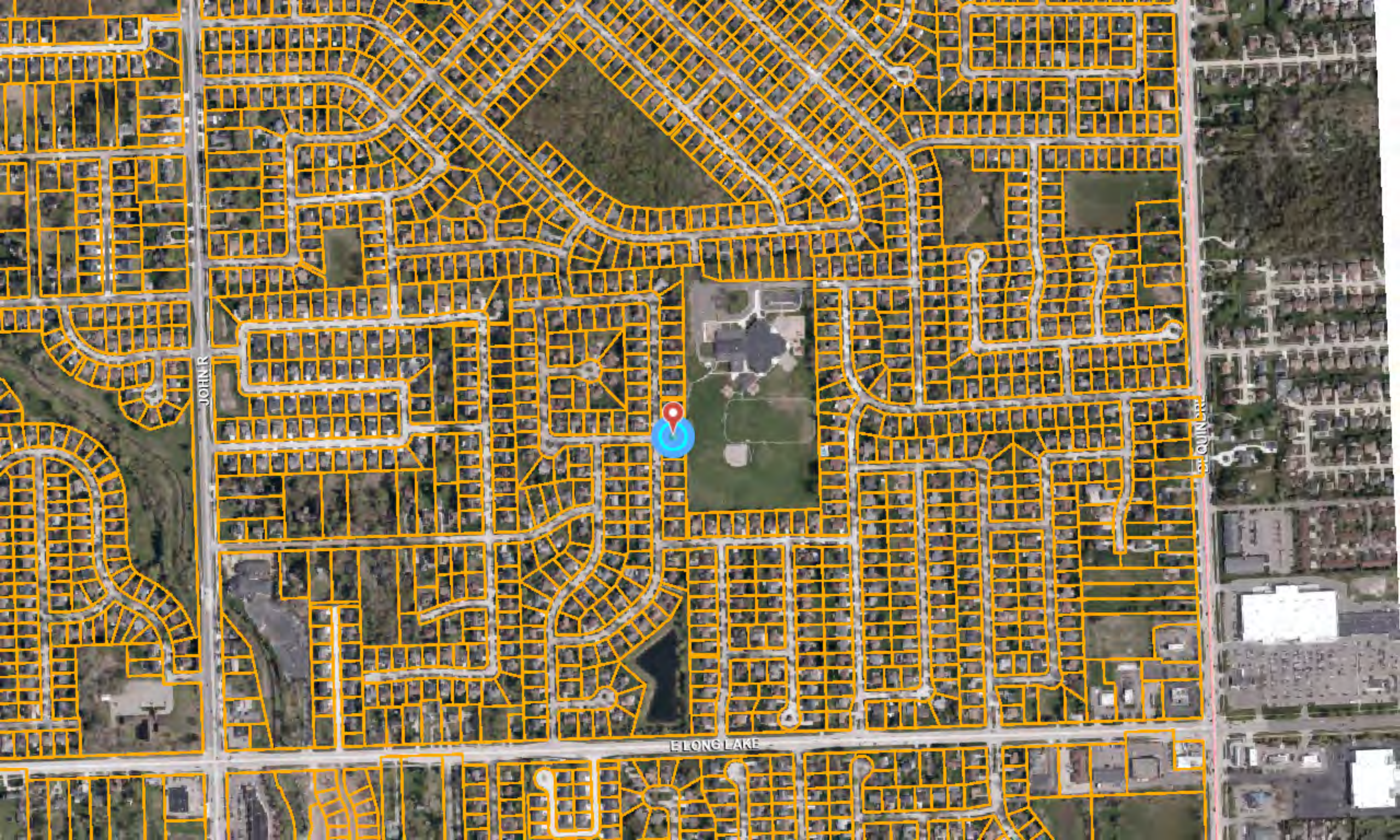


5268 CROWFOOT, KEVIN FARRELL for GREAT DAY IMPROVEMENTS - A variance request to allow a proposed home addition to be constructed 31 feet from the rear property line, where the Zoning Ordinance requires the addition to be setback 40 feet from the rear property line.

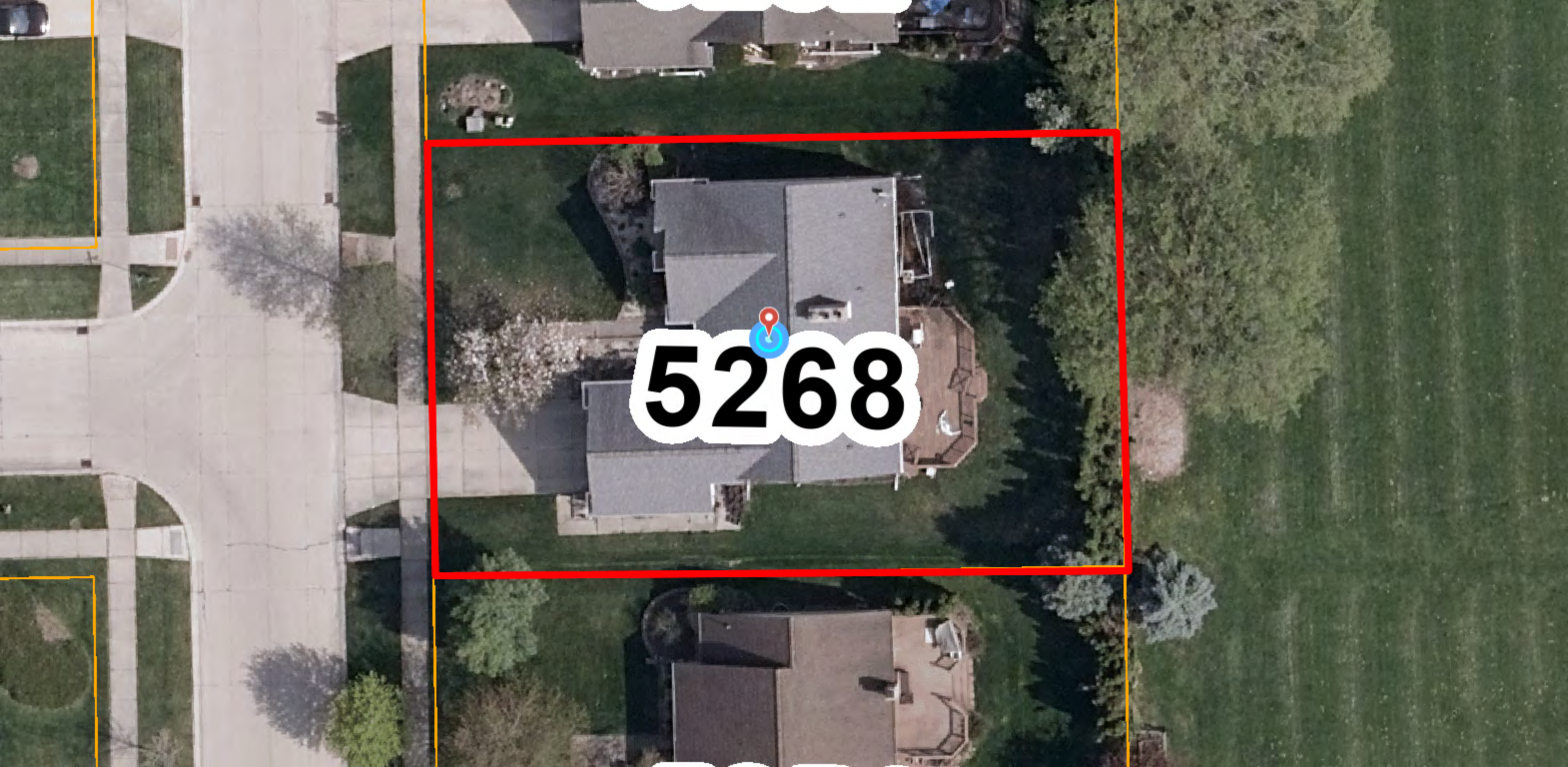












5268



DATE: January 18, 2024  
TO: Zoning Board of Appeals  
FROM: Paul Evans, Zoning Compliance Specialist  
SUBJECT: Variance request 5268 Crowfoot

The applicant has included photos of area homes with rear yard additions. All have received Building Permits.

5338 Crowfoot & 2387 Saffron Ct. received variances in 2001 & 1992 respectively.

5196 Tucker is a non-existent address number.

2221 Mayflower appears to be mislabeled. We believe the correct address is 2205 Mayflower.

The others, including 2205 Mayflower, were compliant with setbacks and did not need variances.



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: 5268 Crowfoot Dr Troy, MI 48085
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 20-12-328-003
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-1C setback, Rear 40'
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: No.
5. APPLICANT:  
NAME Kevin Fawcett  
COMPANY Great Day Improvements  
ADDRESS 28421 Highland Rd  
CITY Romulus STATE MI ZIP 48174  
PHONE (313) 636-1324  
E-MAIL Detroit@greatdayimprovements  
AFFILIATION TO THE PROPERTY OWNER: Contractor



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

## Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Philip John  
COMPANY \_\_\_\_\_  
ADDRESS 5268 Crowfoot Dr  
CITY Troy STATE MI ZIP 48085  
TELEPHONE (248) 506-7603  
E-MAIL philip524@gmail.com

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

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

I, K. P. Farrell (Kevin P. Farrell) (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 K. P. Farrell DATE 12/15/2023  
PRINT NAME: Kevin P. Farrell

PROPERTY OWNER SIGNATURE Philip John DATE 12-18-2023  
PRINT NAME: PHILIP JOHN

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.



On behalf of Mr. Philip John,

The application for variance has been submitted for Mr. Philip John at 5268 Crowfoot Dr to discuss the rear setback that will be affected by the building of a sunroom.

The dimensions of the room are 10' by 12' totaling 120 square feet. This is a modest size that will allow Mr. John and family to enjoy the outdoors in comfort. In proposing this design, there were comparable rooms in the area that were used to keep the layout to a modest scale in order to seek the same allowance.

We have submitted pictures with addresses of properties with similar rooms on the rear of the homes. This build is very comparable.

As for positive impact on the community, the additional space will also increase the value of the home. This will be a benefit to the community, and more importantly a legacy they can leave to their family.

The build is behind the home and not affecting the curb appeal of the home or neighborhood. There are no incursions to the left or right setbacks, therefore, there will be no issues with easements or other ordinances.

Again, our submission is in good faith and in an effort to serve one of your constituents to the fullest extent. Please consider allowing this project to be built for Mr. John.

Thanks,

Patio Enclosures



To: City of Troy Zoning Board of Appeals

From: Patio Enclosures on behalf of Philip John  
5268 Crowfoot Dr. Troy, MI 48085

RE: Pre-Application addressing Practical Difficulty

Date: 1/11/2024

To whom it may concern:

We are applying for a 10' variance based on a permit denial issued by the City of Troy Chief Building Inspector on December 7, 2023. Below are our responses to the criteria to establish Practical Difficulty.

- A) The property depth from the back of the house to the rear fence line is only 40'. The proposed sunroom is 14' wide x 10' deep and within the footprint of the original deck. The setback does not allow for additional indoor living space on any side of the house. The back of the house is the most practical location for the sunroom.
  - a. It is adjacent to the school property and playground, as are the rest of the house on his side of the street. There are no neighbors behind that would be impacted by the new room.
  - b. The rear of the property is screened with mature cedar trees creating privacy.
  - c. The sunroom will not be visible from the street.
- B) The variance request is sought for Mr. John's premises at 5268 Crowfoot Dr. This is their home.
- C) The variance request is not of a personal nature. It is not practical to locate the room anywhere else on the premises.
- D) Mr. John and the previous owner did not create the circumstances which make compliance with the zoning difficult. The house was built in 1990. The John's purchased the house in 1998. The setback unfairly prevents Mr. John from improving his property and increasing the value of his home.
- E) The proposed variance will not be harmful or alter the essential character of the neighborhood. Mr. John received letters of support and approval from his neighbors on both sides of the home. Nor will it negatively impact or impair any of the considerations listed in this section. There are several sunrooms in the neighborhood that appear to have faced the same difficulty prior to their construction. One is 4 houses to the north on the same side of the street at 5338 Crowfoot. Another is 2387 Saffron Ct. 5189 Julian is a corner lot and is clearly visible from the street.

Thank you for your time and consideration of this matter for the John family. If more information is needed to secure a variance, please let us know.

Best regards,

Howard Brophy

Patio Enclosures Design Consultant

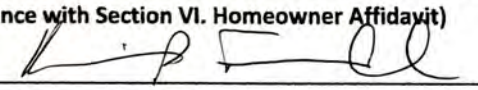


City of Troy  
500 W Big Beaver Rd, Troy MI 48084  
248-524-3344  
buildinginspection@troymi.gov

### RESIDENTIAL BUILDING PERMIT APPLICATION

NAME OF OWNER <i>Philip John</i>		Cost of Construction: <i>\$47,500.00</i>	
STREET ADDRESS AND JOB LOCATION (Street #, Suite # and Name) <i>5268 Crowfoot Dr</i>		NAME OF CITY, VILLAGE OR TOWNSHIP IN WHICH JOB IS LOCATED <i>Troy Michigan</i>	Oakland County
WHO IS THE APPLICANT <input checked="" type="radio"/> Contractor <input type="radio"/> Homeowner	NAME OF HOMEOWNER/CONTRACTOR <i>Philip John/Great Day Improvements</i>	CONTRACTOR LICENSE NUMBER <i>2102202982</i>	EXPIRATION DATE <i>5/31/26</i>
ADDRESS (Street Number and Name) <i>28421 Highland Rd</i>	CITY <i>Romulus</i>	STATE <i>MI</i>	ZIP CODE <i>48174</i>
TELEPHONE NUMBER (Include area code) <i>(313) 636-1324</i>		EMAIL ADDRESS: <i>detroit@greatdayimprovements.com</i>	
WORKERS COMPENSATION INSURANCE CARRIER (or reason for exemption) <i>Todd Assoc, Inc</i>		FEDERAL EMPLOYER ID NUMBER (OR REASON FOR EXEMPTION) <i>273509545</i>	

Section 23a of the state construction code act of 1972 PA 230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines.

SIGNATURE OF CONTRACTOR OR HOMEOWNER (Homeowner's signature indicates compliance with Section VI. Homeowner Affidavit) <i>X</i> 	DATE <i>10/23/26</i>
--	-------------------------

I hereby certify the building work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the Michigan Residential Building Code and shall **not be enclosed, covered up, or put into operation** until it has been **inspected** and **approved** by the Cities Building Inspector. I will cooperate with the Cities Building Inspector and assume the responsibility to arrange for necessary inspections.

Please give a description of work:

*Seasonal Enclosure*

---

---

---

---

---

APPROVED BY: ☐ Plan Commission  
☐ Board of Zoning Appeals  
☐ City Council

Date: \_\_\_\_\_  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_

PLAN ANALYST COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SPECIAL STIPULATIONS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Plan Review Fee Paid \$ \_\_\_\_\_ Date \_\_\_\_\_

Soil Erosion \_\_\_\_\_

**FEES DUE:**

Building Permit Fee \$ \_\_\_\_\_

Certificate of Occupancy \$ \_\_\_\_\_

Bond (refundable) \$ \_\_\_\_\_

Plan Review Fee \$ \_\_\_\_\_

Add'l Plan Review Fee \$ \_\_\_\_\_

Micro Film Charge \$ \_\_\_\_\_

Grade Inspection \$ \_\_\_\_\_

Street Maintenance Fee \$ \_\_\_\_\_

Tree Deposit \$ \_\_\_\_\_

Residential Bldg Contractor  
Registration (exp. 5/31) \$ \_\_\_\_\_

**TOTAL DUE** \$ \_\_\_\_\_

Sewer Fee \$ \_\_\_\_\_

Water Fee Due \$ \_\_\_\_\_

Structural Review Fee \$ \_\_\_\_\_

Plans ☐ Rolled ☐ Plan Review Comments

☐ Folded

☐ Attached

☐ Scanned

☐ No Plans

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



28421 Highland Rd., Bldg. 5  
Romulus, MI 48174  
Phone 313-636-1324  
Detroit@greatdayimprovements.com  
patioenclosures.com

MI #272000011; OH, Toledo HRC-21-00005

Date

To whom it may concern,

I Scott Ripp, the owner of 5282 Crowfoot Dr and the neighbor of Philip John, am aware of the planned enclosure to the back of the property at 5268 Crowfoot Drive. I do not have any concerns about the proposed project.

Signed, [Signature] Date: 12/17/2023

Print Name: Scott Ripp

Phone Number: (248) 515-0018







28421 Highland Rd., Bldg. 5  
Romulus, MI 48174  
Phone 313-636-1324  
Detroit@greatdayimprovements.com  
patioenclosures.com

MI #272000011, OH, Toledo HRC-21-00005

Date

To whom it may concern,

I, Peter S. Kuo, the owner of 5254 Crowfoot Dr. and the neighbor of Philip John, am aware of the planned enclosure to the back of the property at 5268 Crowfoot Drive. I do not have any concerns about the proposed project.

Signed,  Date: 12-17-2023

Print Name: Peter S. Kuo

Phone Number: (586) 899-1413





GREAT DAY IMPROVEMENTS, DETROIT  
JOHN RESIDENCE

DRAWING #	DESCRIPTION
1	COVER
2	ELEVATION "B" WALL
3	ELEVATION "A" & "C" WALL
4	DECK PLAN
5	ELECTRICAL PLAN
6	FLOOR PLAN
7	ROOF PLAN
8	STANDARD DECK DETAILS
9	STANDARD DECK DETAILS
10	SYSTEM DETAILS
11	SYSTEM DETAILS

MINIMUM DESIGN LOADS: PER 2015 MRC / 2015 IRC  
W/ MI AMENDMENTS

SUNROOM CATEGORY II (PER 2015 IRC R301.2.1.1.1  
& AAMA / NPEA / NSA 2100)

SNOW LOADS: GROUND SNOW LOAD 25 PSF

ULTIMATE DESIGN WIND SPEED: 115 MPH, 3 SEC. GUSTS

LIVE LOADS:  
1. ROOF: 20 PSF  
2. FLOOR: 40 PSF

THIS SUNROOM IS NOT TO BE CONDITIONED  
OR USED AS A PERMANENT LIVING AREA.

- NOTES:
1. ALLVIEW (AAS) SUNROOM; WHITE IN COLOR
  2. CONSTRUCT SUNROOM ON NEW DECK
  3. NO HEAT BY GDI; ELECTRICAL BY GDI
  4. ALL CONCRETE TO BE 3000 PSI MINIMUM
  5. ALL DECK LUMBER IS PRESSURE TREATED SYP #2 OR BETTER
  6. THIS SUNROOM IS CONSIDERED AS NON-CONDITIONED SPACE, EXEMPT FROM ENERGY REQUIREMENTS (PER 2015 IRC SECTION N1102.1, NOTE 2)

ALLOWABLE SOIL PRESSURE CONSIDERED  
(PRESUMPTIVE) = 1500 PSF

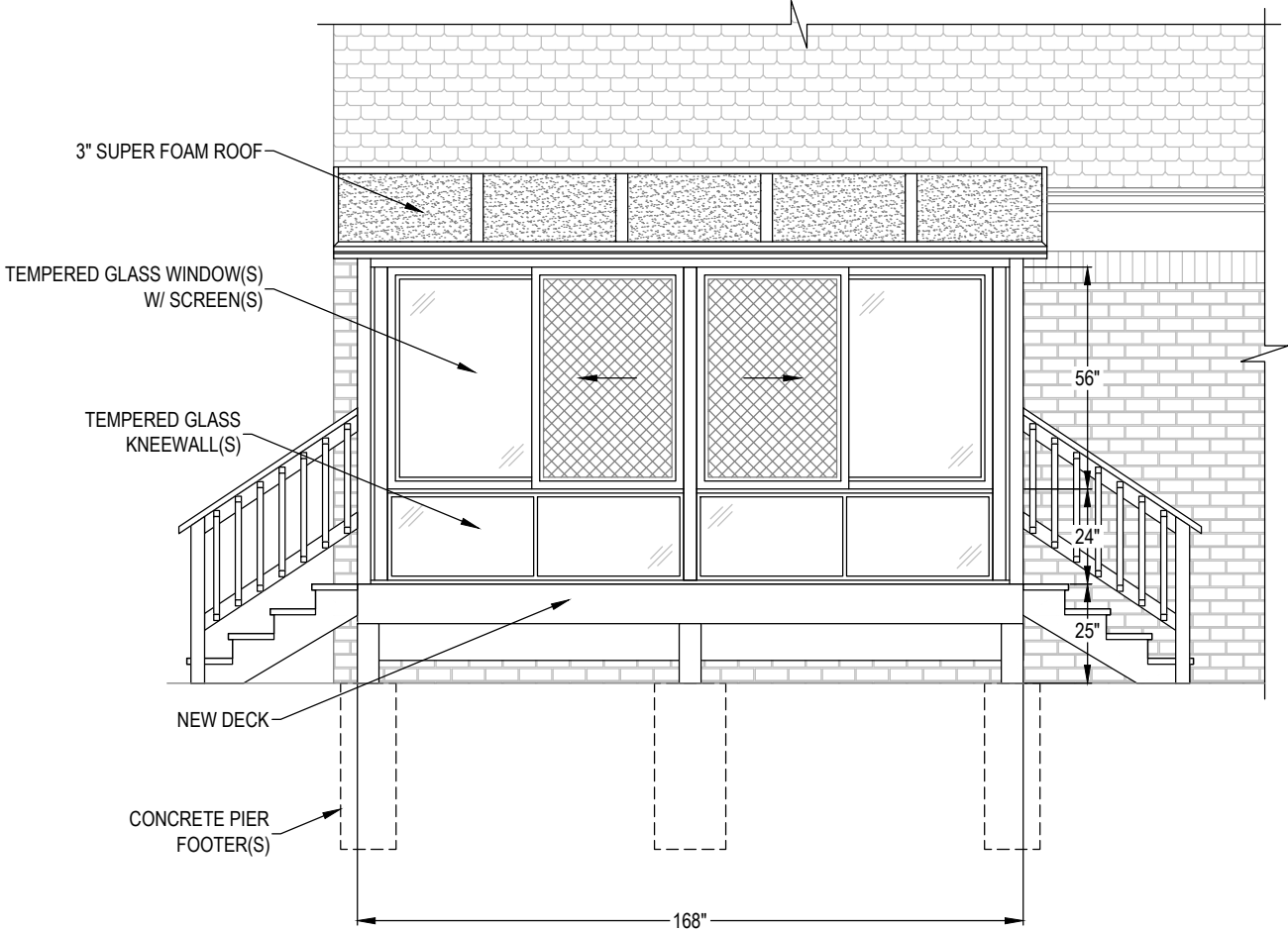
THIS SUNROOM AND FOUNDATION HAVE BEEN EVALUATED FOR  
DESIGN LOADS REQUIRED BY THE IRC CODE. THIS INCLUDES ALL  
MATERIALS, COMPONENTS, CONNECTIONS, AND ATTACHMENTS  
WHEN CALCULATING THE LOAD REQUIREMENTS.



ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049

LOCATION			PHILIP JOHN		
GDI - DETROIT			5268 CROWFOOT DRIVE		
28421 HIGHLAND ROAD			TROY, MI 48085		
ROMULUS, MI 48174			JOB #37269		
313-636-1324			REV. A 9/15/23	REV. B 10/3/23	REV. C 10/4/23
			DATE	9/1/23	
			DRAWN	MTS	
			SCALE	NTS	
			SHEET	1 OF 11	

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ELEVATION - "B" WALL



ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

PHILIP JOHN  
5268 CROWFOOT DRIVE  
TROY, MI 48065  
JOB #37269

REV. A 9/15/23

REV. B 10/3/23

REV. C 10/4/23

-

DATE

9/1/23

DRAWN

MTS

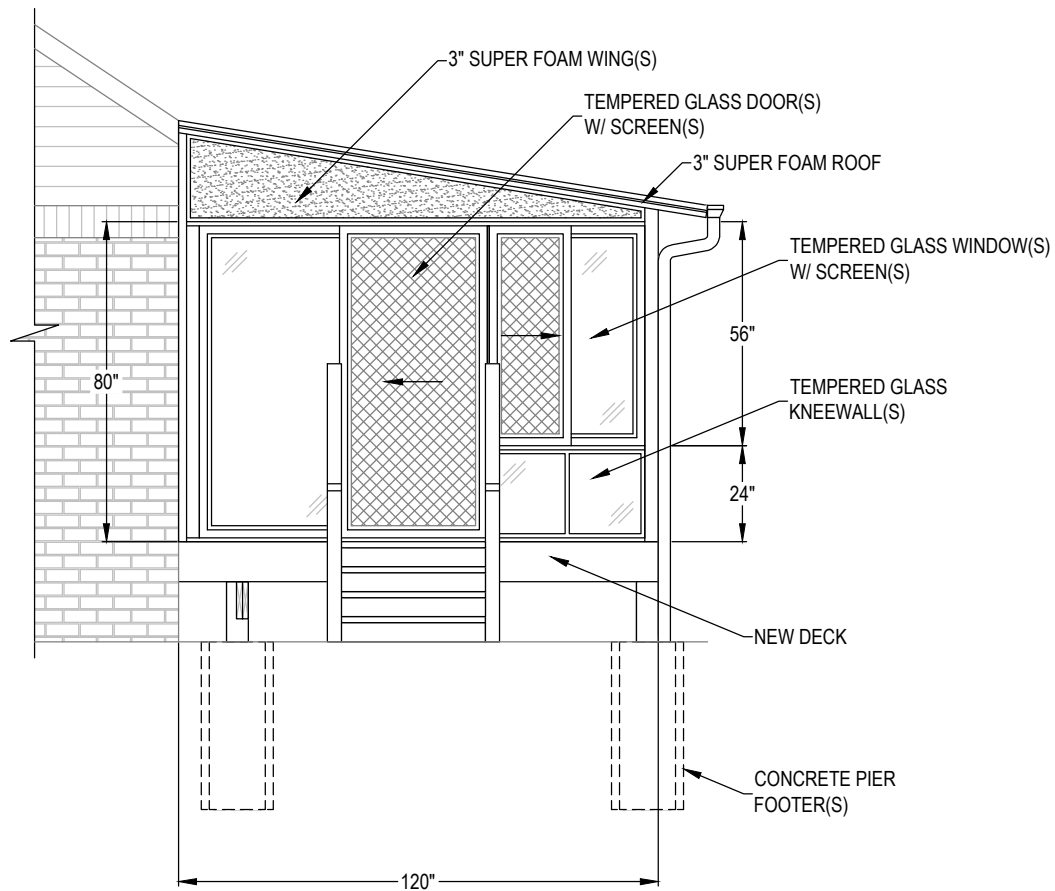
SCALE

1/4" = 1'-0"

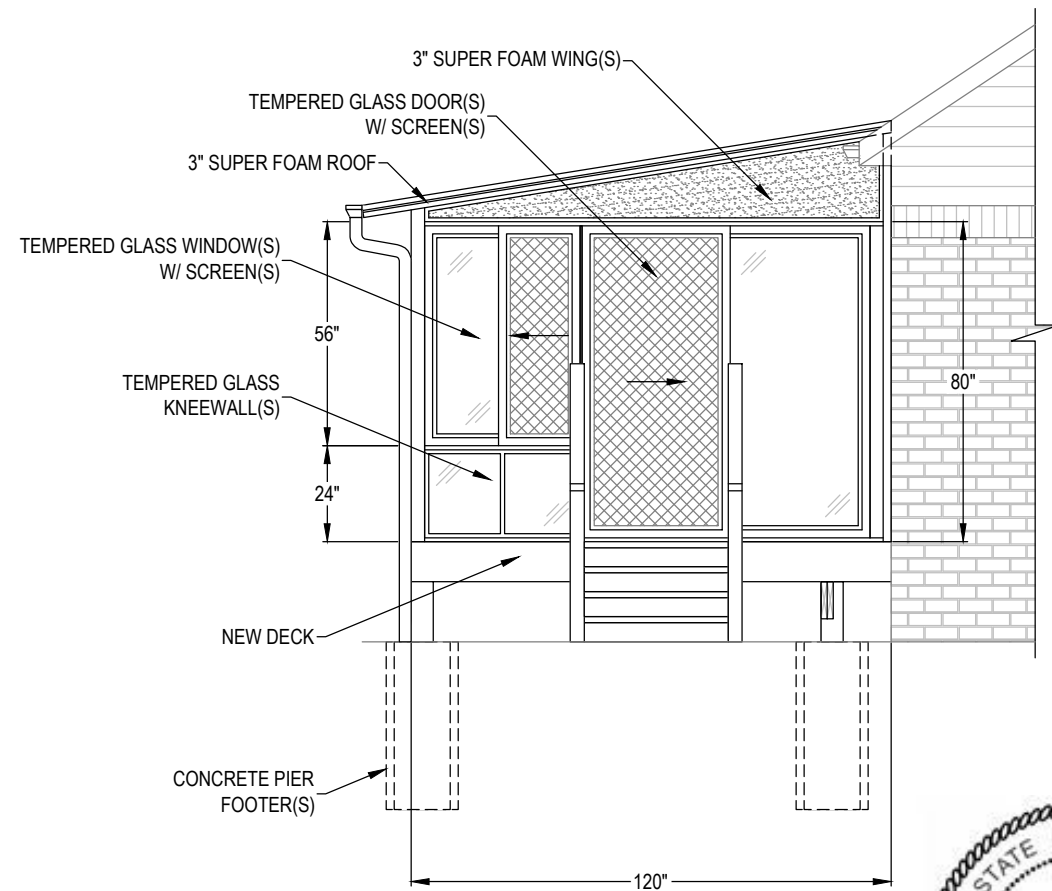
SHEET

2 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ELEVATION - "A" WALL



ELEVATION - "C" WALL



10-21-2023

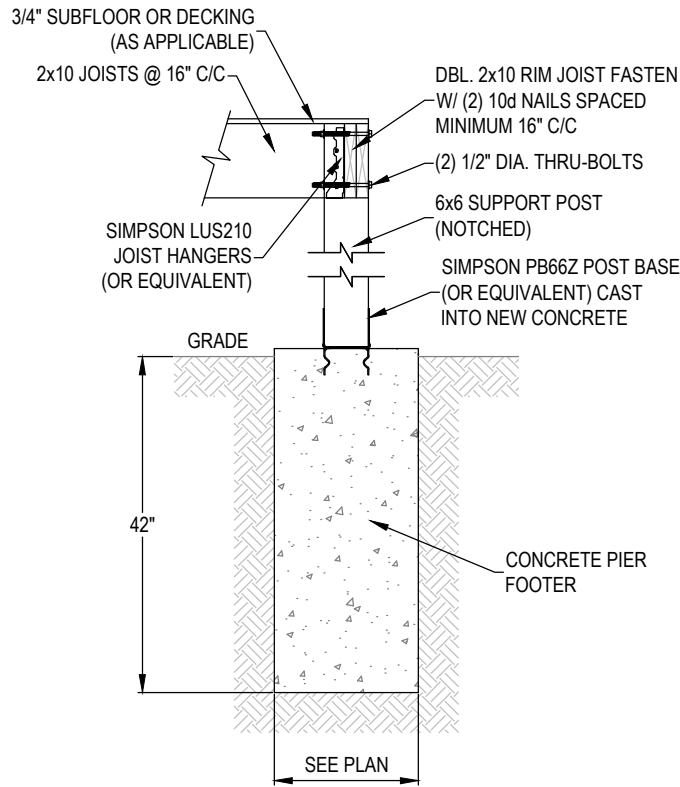
ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



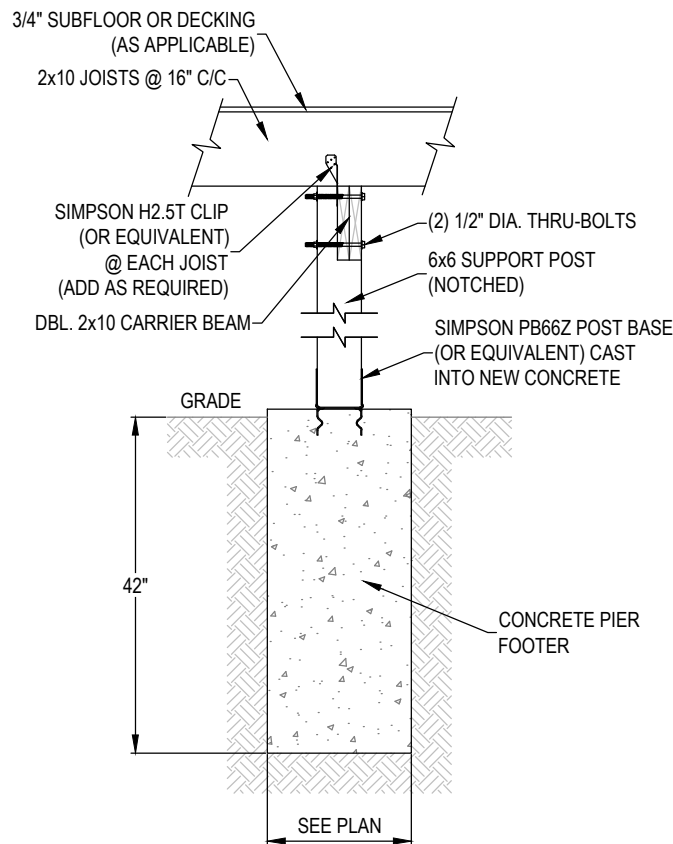
DATE		9/1/23		PHILIP JOHN 5268 CROWFOOT DRIVE TROY, MI 48085 JOB #37269		LOCATION		GDI - DETROIT 28421 HIGHLAND ROAD ROMULUS, MI 48174 313-636-1324	
DRAWN		MTS							
SCALE		1/4" = 1'-0"							
SHEET		3 OF 11							
REV. A		9/15/23							
REV. B		10/3/23							
REV. C		10/4/23							
-									
THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.									

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

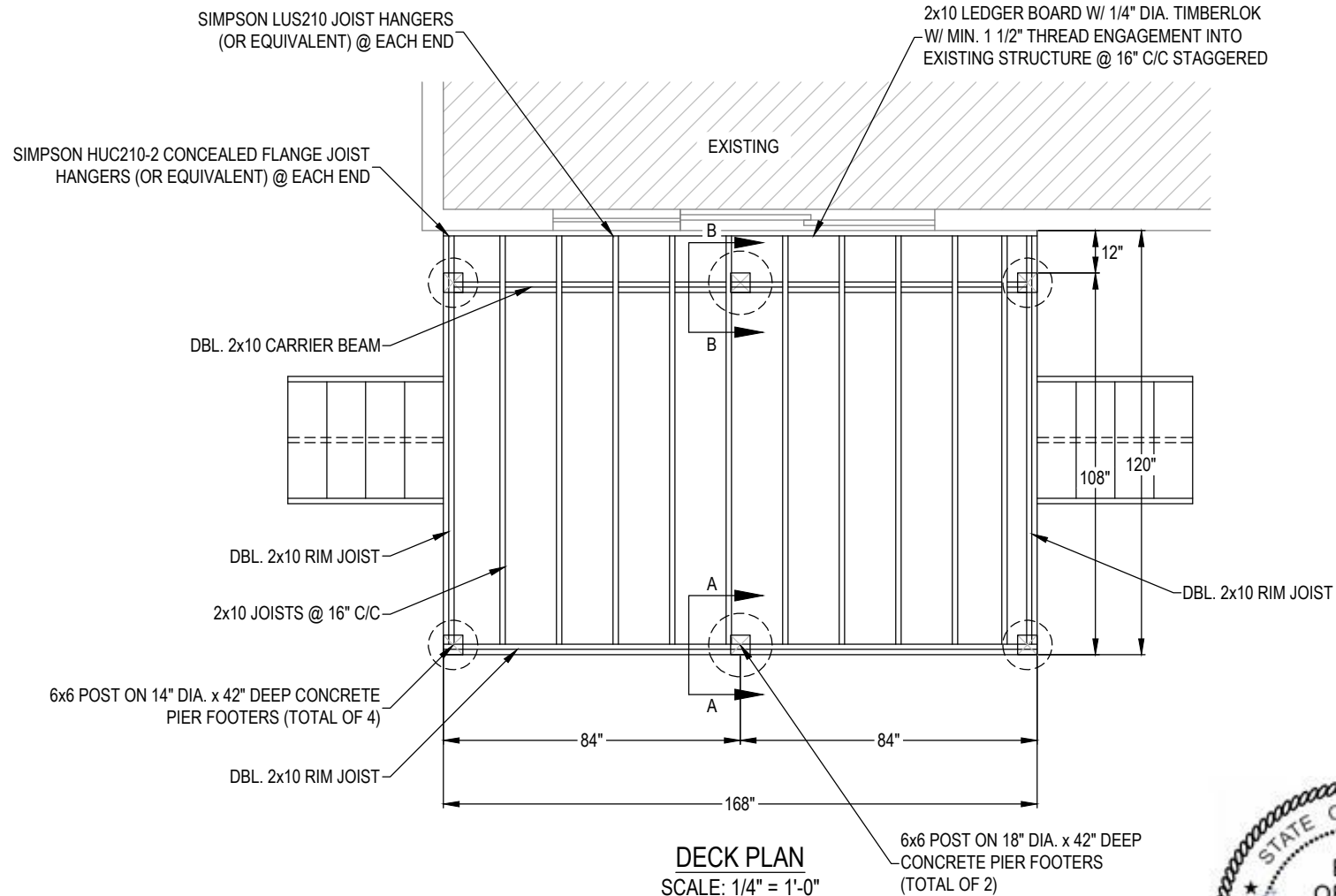




SECTION A-A  
SCALE: 1/2" = 1'-0"



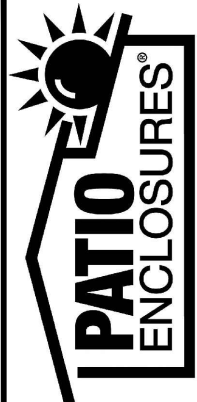
SECTION B-B  
SCALE: 1/2" = 1'-0"



DECK PLAN  
SCALE: 1/4" = 1'-0"



ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

PHILIP JOHN  
5268 CROWFOOT DRIVE  
TROY, MI 48065  
JOB #37269

REV. A 9/15/23

REV. B 10/3/23

REV. C 10/4/23

DATE

9/1/23

DRAWN

MTS

SCALE

AS NOTED

SHEET

4 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

PHILIP JOHN  
5268 CROWFOOT DRIVE  
TROY, MI 48085  
JOB #37269

REV. A 9/15/23

REV. B 10/3/23

REV. C 10/4/23

DATE  
9/1/23

DRAWN  
MTS

SCALE  
1/4" = 1'-0"

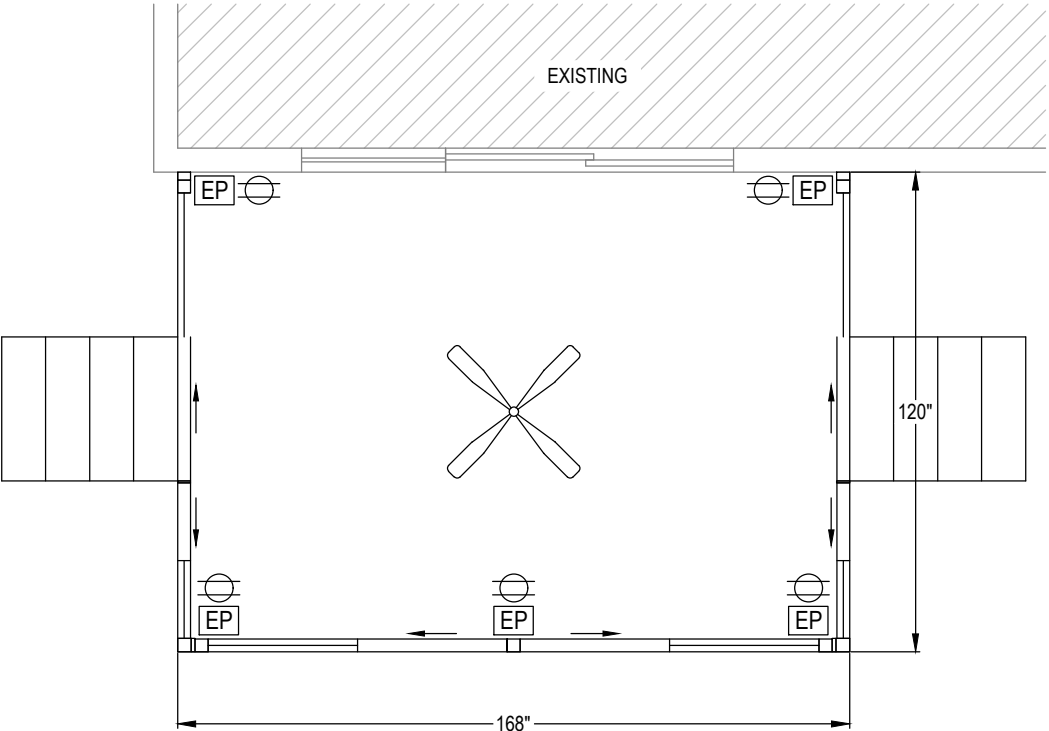
SHEET  
5 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ENGINEER'S STAMP APPLIES  
TO SUNROOM STRUCTURE;  
ELECTRICAL BY OTHERS

ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



ELECTRICAL PLAN

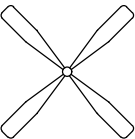
GDI ELECTRICAL SYMBOL LEGEND

EP

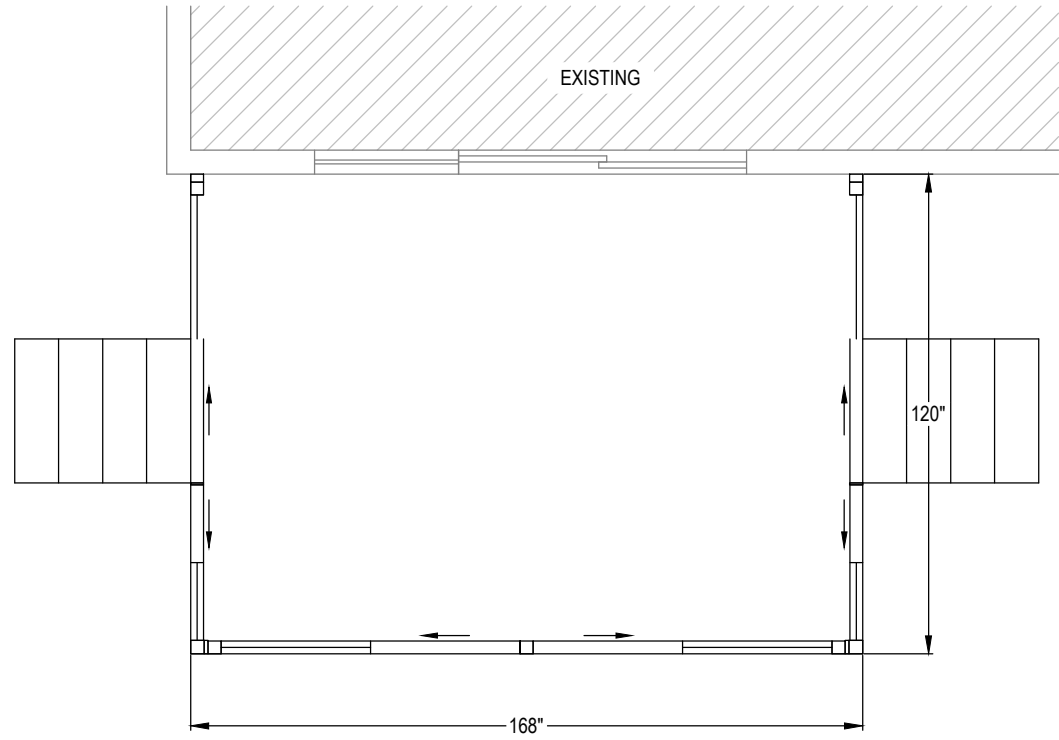
ELECTRICAL RACEWAY POST



DUPLEX RECEPTACLE



CEILING FAN



FLOOR PLAN



10-21-2023

ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

PHILIP JOHN  
5268 CROWFOOT DRIVE  
TROY, MI 48085  
JOB #37269

REV. A 9/15/23

REV. B 10/3/23

REV. C 10/4/23

-

DATE

9/1/23

DRAWN

MTS

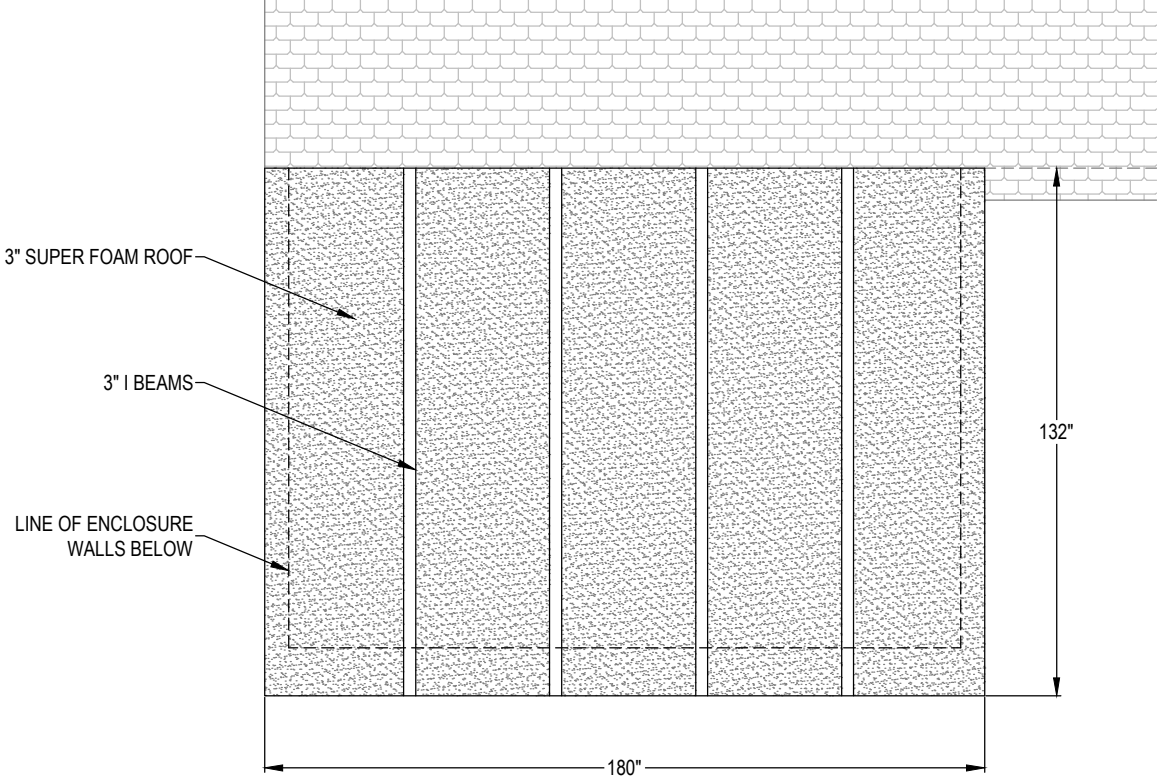
SCALE

1/4" = 1'-0"

SHEET

6 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.



ROOF PLAN



ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

PHILIP JOHN  
5268 CROWFOOT DRIVE  
TROY, MI 48065  
JOB #37269

REV. A 9/15/23

REV. B 10/3/23

REV. C 10/4/23

-

DATE

9/1/23

DRAWN

MTS

SCALE

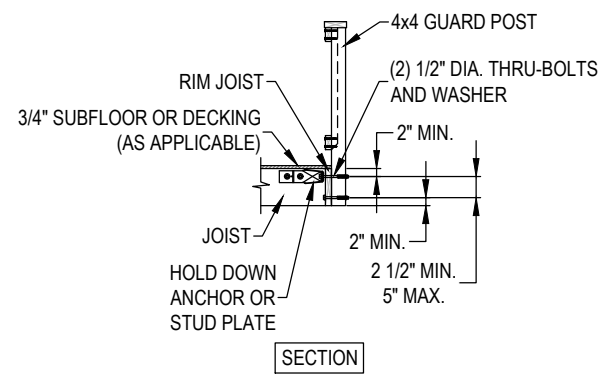
1/4" = 1'-0"

SHEET

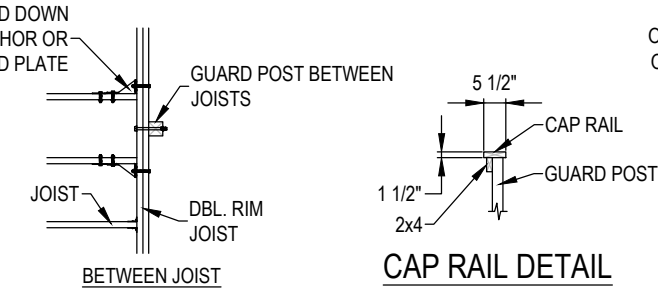
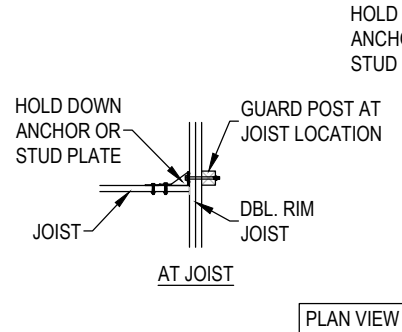
7 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.





GUARD POST TO RIM JOIST DETAIL

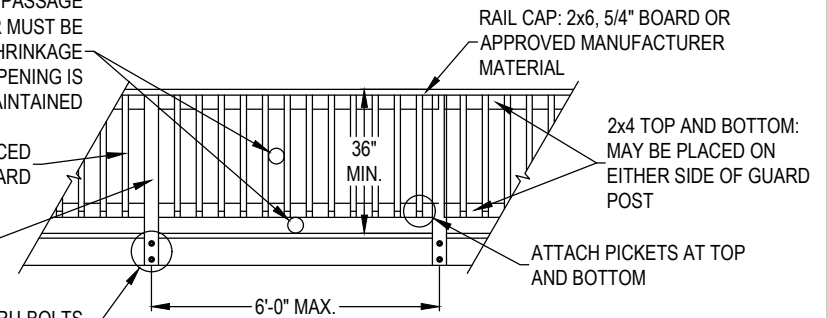


OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE; WET LUMBER MUST BE SPACED SUCH THAT WHEN SHRINKAGE OCCURS, THE MAXIMUM OPENING IS MAINTAINED

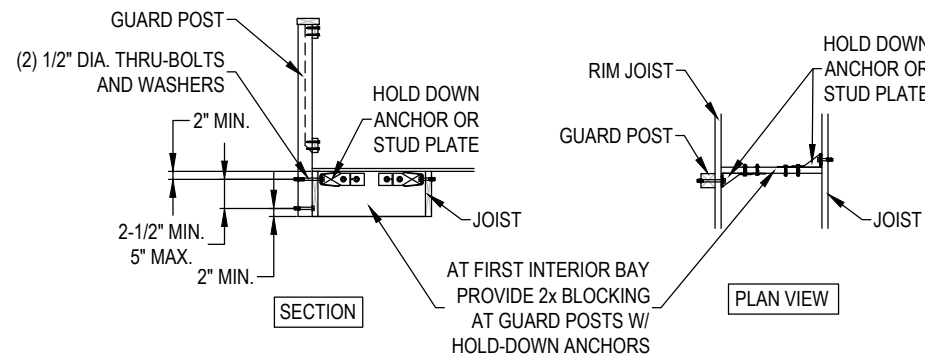
2x2 PICKETS: MAY BE PLACED ON EITHER SIDE OF GUARD

4x4 GUARD RAIL POST, DO NOT NOTCH

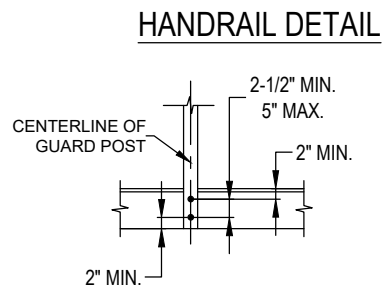
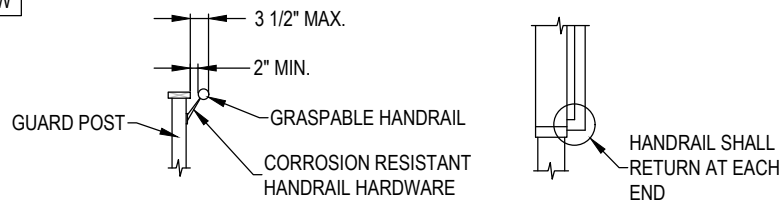
(2) 1/2" DIA. THRU-BOLTS AND WASHERS



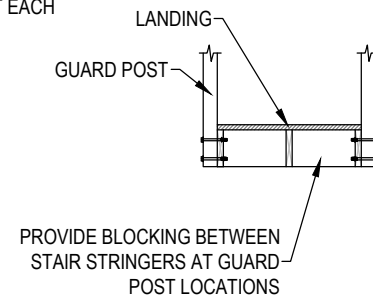
GUARD DETAIL



GUARD POST TO OUTSIDE JOIST DETAIL



GUARD POST ATTACHMENT DETAIL



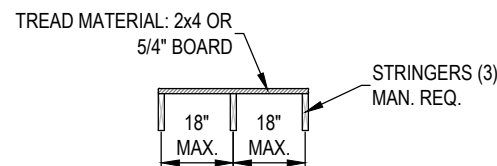
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF THE STAIR TREADS SHALL NOT ALLOW THE PASSAGE OF A 4" DIA. SPHERE

TRIANGULAR OPENINGS SHALL NOT ALLOW THE PASSAGE OF A 6" DIA. SPHERE

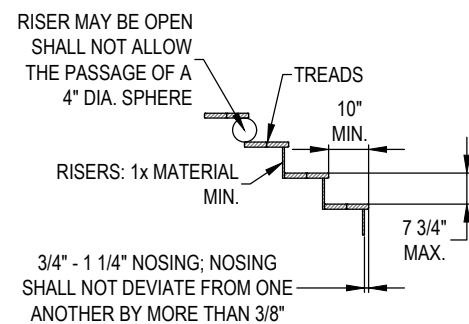
STAIR GUARD REQUIREMENTS

ALL STAIRS AND LANDINGS MUST BE ILLUMINATED PER IRC R311.7.9

STAIR GUARD HEIGHT 34" - 38" MEASURE FROM NOSING OF STEP

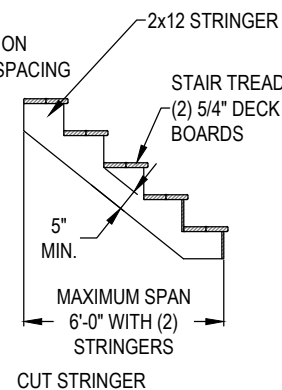


TREAD CONNECTION REQUIREMENTS

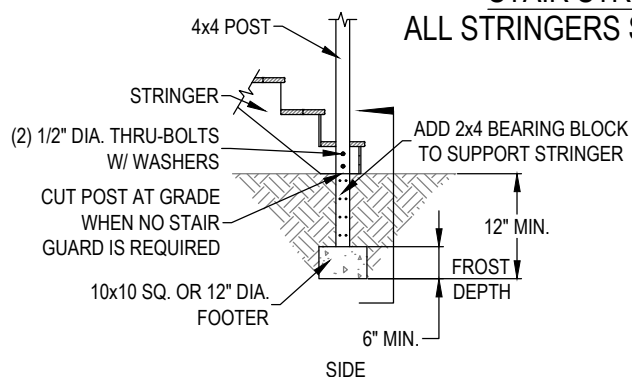
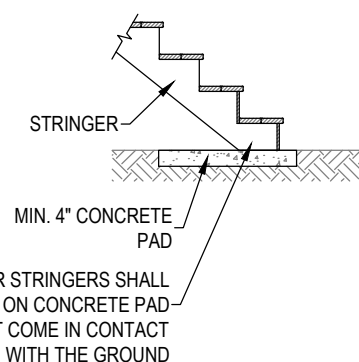


TREAD AND RISER DETAIL

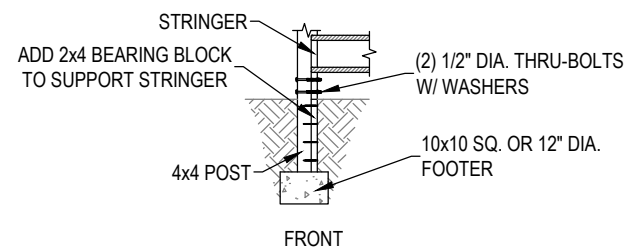
SEE TREAD CONNECTION REQUIREMENTS FOR SPACING LIMITATIONS



STAIR STRINGER REQUIREMENTS  
ALL STRINGERS SHALL BE A MINIMUM OF 2x12



STAIR STRINGER BEARING AT GRADE DETAIL



10-21-2023

ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



BY GREAT DAY IMPROVEMENTS, LLC

LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

PHILIP JOHN

5268 CROWFOOT DRIVE  
TROY, MI 48065  
JOB #37269

REV. A 9/15/23

REV. B 10/3/23

REV. C 10/4/23

DATE  
9/1/23

DRAWN  
MTS

SCALE  
1/4" = 1'-0"

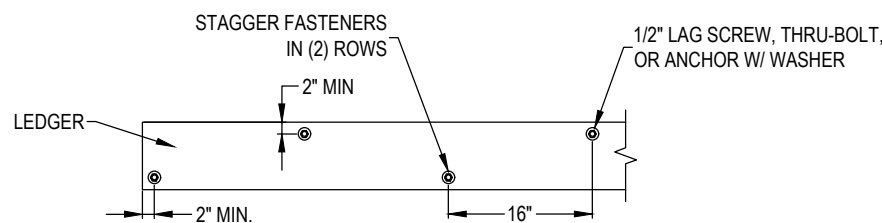
SHEET  
8 OF 11

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

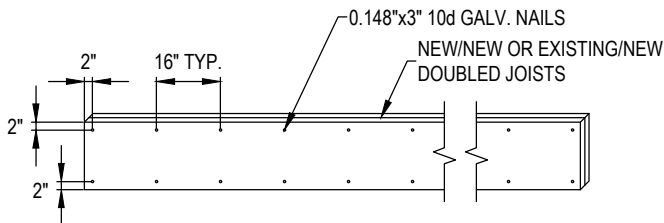
THESE DETAILS WERE TAKEN FROM THE PRESCRIPTIVE RESIDENTIAL WOOD DECK GUIDE BY THE AMERICAN WOOD COUNCIL

ALL SCREWS, BOLTS AND NAILS FOR USE WITH PRESSURE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED STEEL OR STAINLESS STEEL

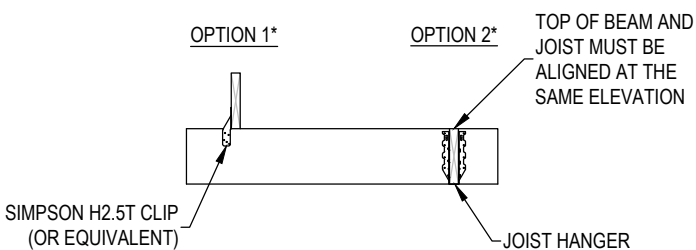
NOTE:  
THESE PLANS WERE DESIGNED WITH, AND REQUIRED THAT, ALL LUMBER MUST BE MINIMUM RATED SYP #2 OR BETTER PRESSURE TREATED PER AWPA (AMERICAN WOOD PROTECTION ASSOCIATION) STANDARDS



LEDGER BOARD FASTENER SPACING AND CLEARANCE

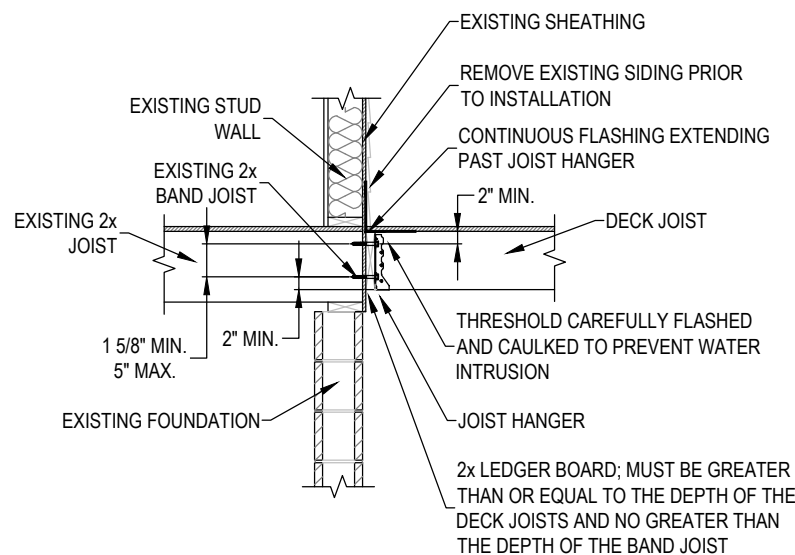


NAIL PATTERN FOR DOUBLED JOISTS

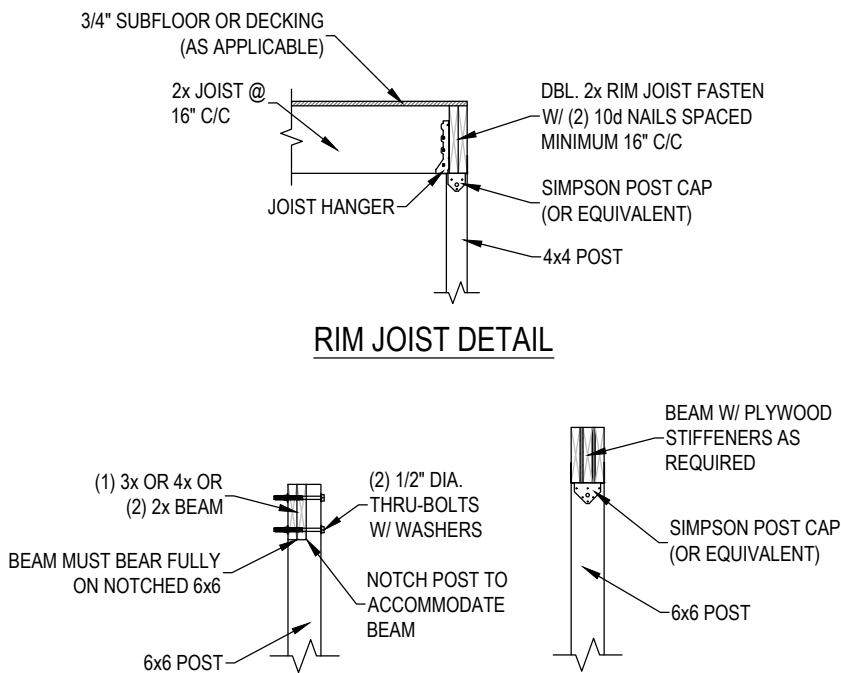


JOIST TO BEAM CONNECTION DETAIL

\* SEE MANUFACTURERS RECOMMENDATIONS FOR ADDITIONAL REQUIREMENTS

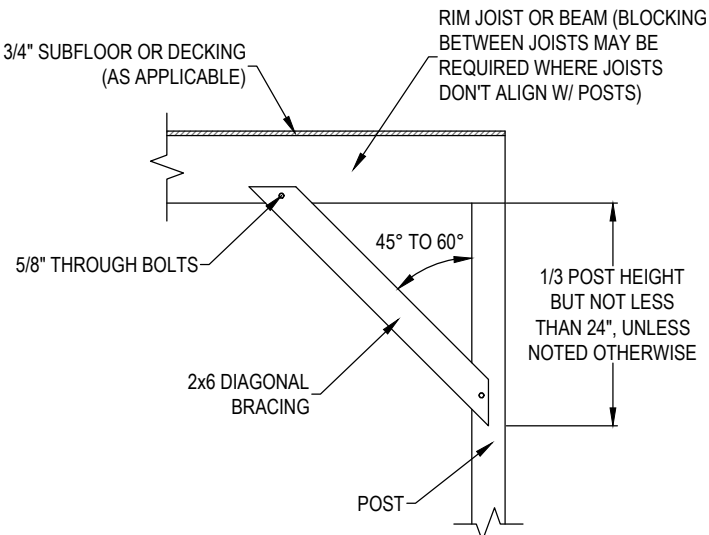


LEDGER BOARD ATTACHMENT DETAIL - BAND JOIST

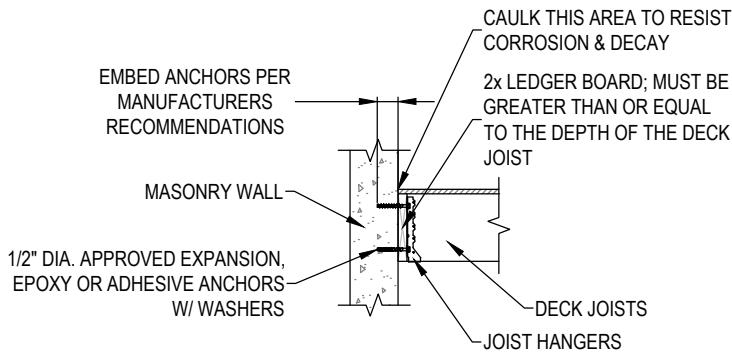


RIM JOIST DETAIL

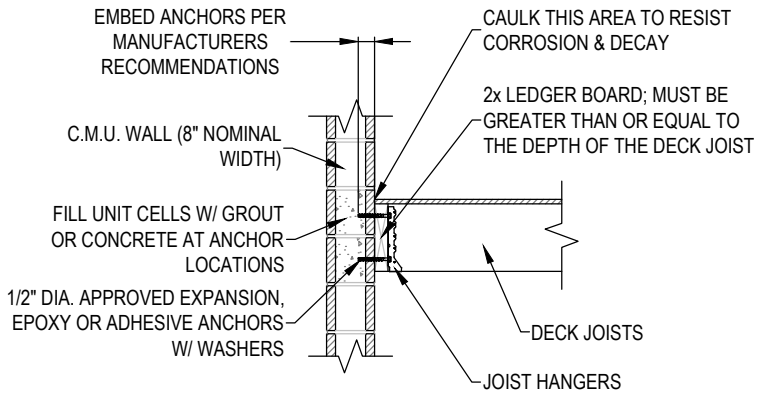
POST TO BEAM DETAIL



DIAGONAL BRACE DETAIL



LEDGER BOARD ATTACHMENT DETAIL - CONCRETE OR SOLID MASONRY WALL



LEDGER BOARD ATTACHMENT DETAIL - HOLLOW MASONRY WALL



ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049

REV. A 9/15/23	REV. B 10/3/23	REV. C 10/4/23
DATE		
9/1/23		
DRAWN		
MTS		
SCALE		
1/4" = 1'-0"		
SHEET		
9 OF 11		

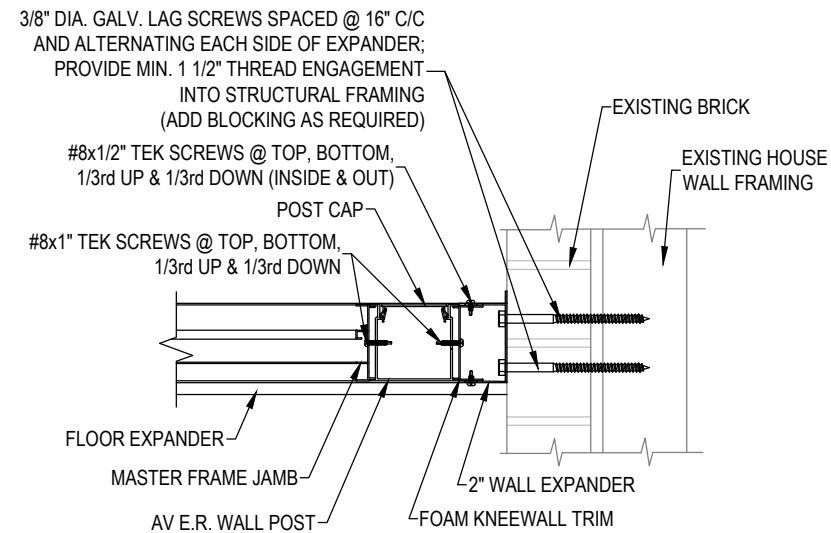
LOCATION

GDI - DETROIT  
28421 HIGHLAND ROAD  
ROMULUS, MI 48174  
313-636-1324

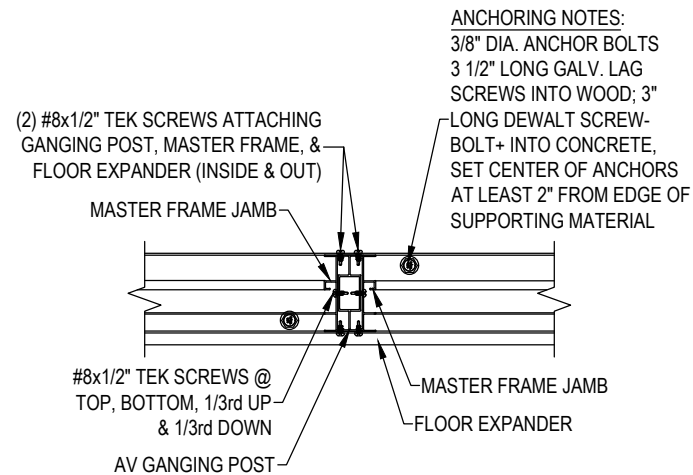
PHILIP JOHN  
5268 CROWFOOT DRIVE  
TROY, MI 48065  
JOB #37269

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

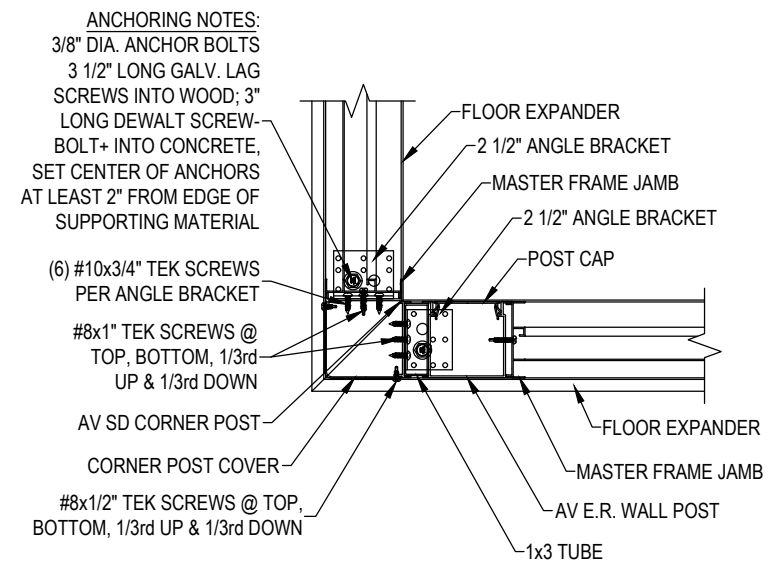




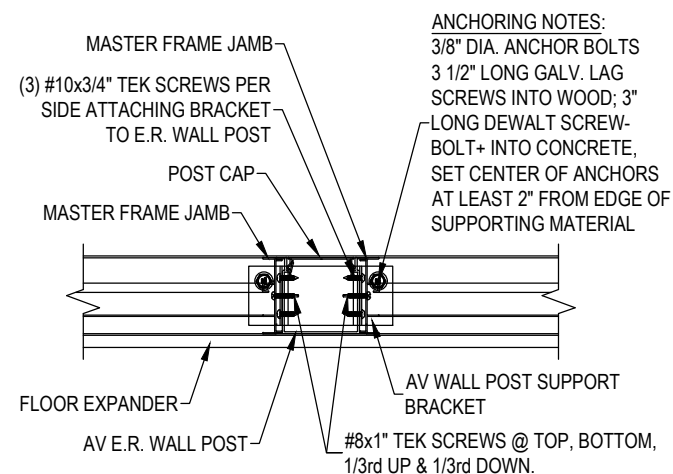
PLAN VIEW OF MASTER FRAME JAMB & AV E.R. WALL POST CONNECTION @ EXISTING BRICK WALL



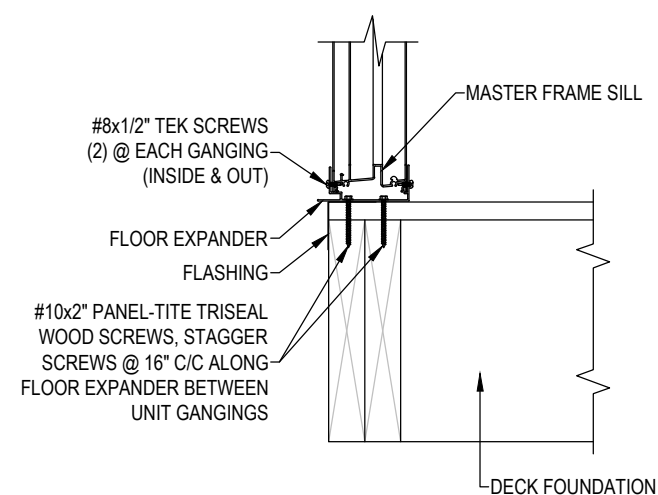
PLAN VIEW OF MASTER FRAME JAMBS CONNECTION @ GANGING POST



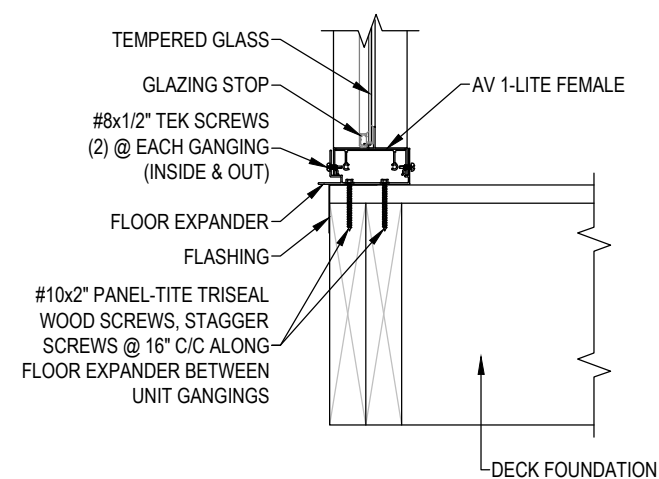
PLAN VIEW OF MASTER FRAME JAMBS & AV E.R. WALL POST CONNECTION @ CORNER POST



PLAN VIEW OF MASTER FRAME JAMBS CONNECTION @ AV E.R. WALL POST



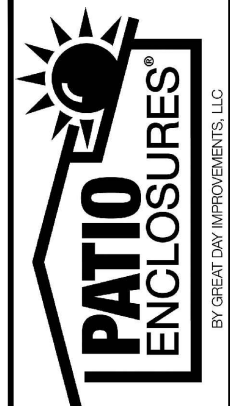
SECTION THROUGH MASTER FRAME SILL CONNECTION @ DECK FOUNDATION



SECTION THROUGH GLASS KNEEWALL CONNECTION @ DECK FOUNDATION



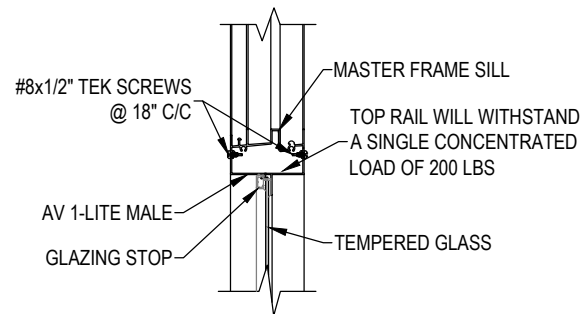
ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



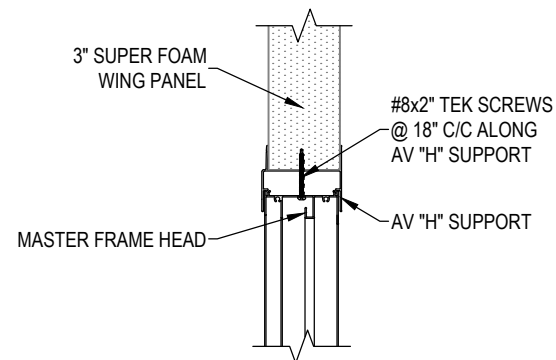
LOCATION		GDI - DETROIT 28421 HIGHLAND ROAD ROMULUS, MI 48174 313-636-1324	
PHILIP JOHN		5268 CROWFOOT DRIVE TROY, MI 48065 JOB #37269	
REV. A	9/15/23	REV. B	10/3/23
REV. C	10/4/23		
DATE		9/1/23	
DRAWN		MTS	
SCALE		1 1/2" = 1'-0"	
SHEET		10 OF 11	

THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED.

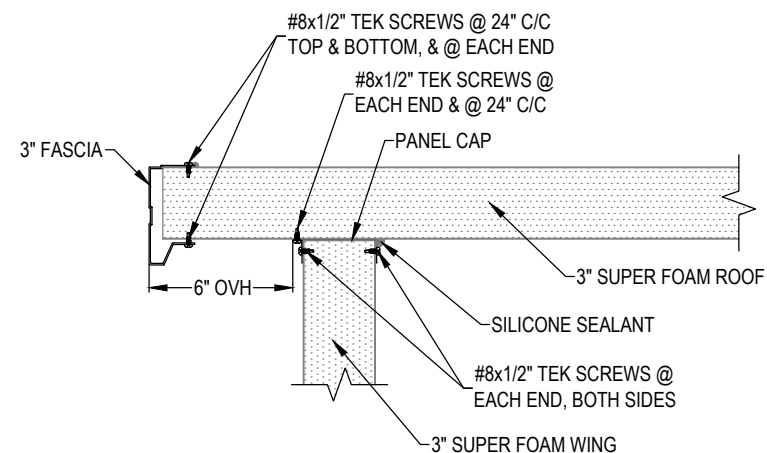




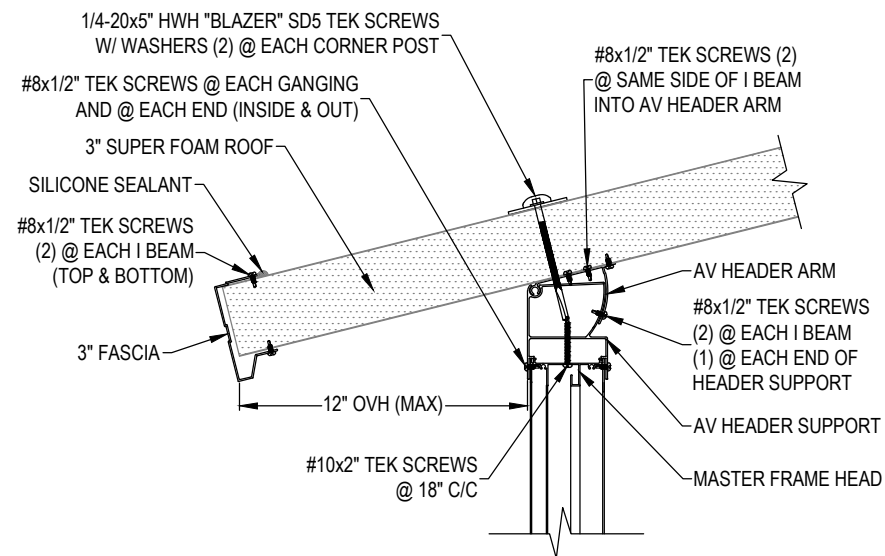
SECTION THROUGH MASTER FRAME SILL  
CONNECTION @ GLASS KNEEWALL



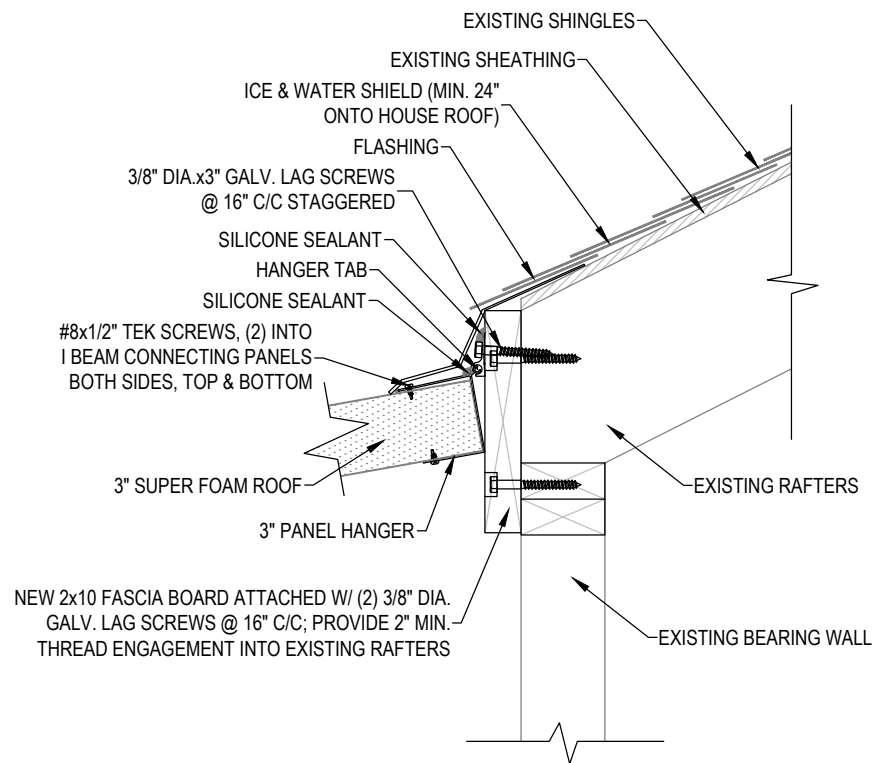
SECTION THROUGH MASTER FRAME  
HEAD CONNECTION @ FOAM WING



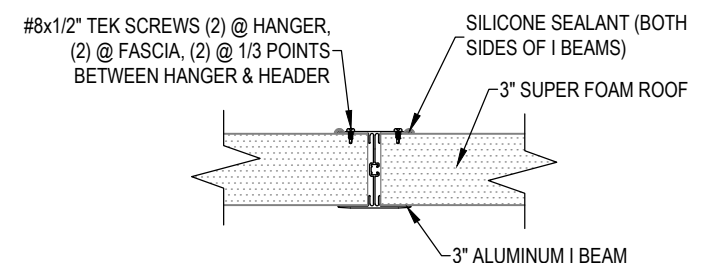
SECTION THROUGH 3" SUPER FOAM ROOF PANEL  
CONNECTION @ 3" SUPER FOAM WING PANEL



SECTION THROUGH MASTER FRAME & HEADER  
CONNECTION @ 3" SUPER FOAM ROOF



SECTION THROUGH 3" SUPER FOAM ROOF & PANEL HANGER  
ASSEMBLY CONNECTION @ OVERHANG CUT OFF



SECTION THROUGH 3" ROOF  
CONNECTION @ I BEAM



ERIC OETJEN, P.E., M. ENG.  
MI. PROFESSIONAL ENGINEER (MI. LIC. #6201310800)  
5 GREENE STREET  
FORT THOMAS, KY. 41075  
PH. # 859-393-9049



LOCATION			
GDI - DETROIT 28421 HIGHLAND ROAD ROMULUS, MI 48174 313-636-1324			
PHILIP JOHN 5268 CROWFOOT DRIVE TROY, MI 48065 JOB #37269			
REV. A	9/15/23	DATE 9/1/23	
REV. B	10/3/23		
REV. C	10/4/23		
DRAWN MTS		SCALE 1 1/2" = 1'-0"	
SHEET 11 OF 11		THIS DRAWING IS PROPERTY OF GREAT DAY IMPROVEMENTS, LLC., AND DUPLICATION OF THIS DRAWING WITHOUT OUR EXPRESSED WRITTEN CONSENT IS PROHIBITED. ALL RIGHTS RESERVED	







5338 Crowfoot Dr, Troy – 4 houses away from Philip John's house







2387 Saffron Ct, Troy – Back of house sunroom





5189 Julian St, Troy – Sunroom on back of house



Phillip John Back Yard Screening





2232 Highbury, Troy – White Solarium



2221 Mayflower, Troy – Roof Over Patio





5196 Tucker Dr, Troy. Overbuilt deck with high walls off addition



2173 Mayflower, Troy – Sunroom on back of house

