



## 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

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**JULY 16, 2024**

**7:00 P.M.**

**COUNCIL CHAMBERS**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – June 18, 2024
4. APPROVAL OF AGENDA
5. HEARING OF CASES:

A. 233 NOTTINGHAM, JASON MCFALL FOR WAYNE CRAFT INC. - A variance request to allow a proposed home addition to be constructed 38.34 feet from the rear property line, where the Zoning Ordinance requires the addition to be setback 45 feet from the rear property line.

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

B. 219 WEBB, RYAN and MICHELLE MURPHY - A variance request to allow a proposed home addition 1) be set back 25.26 feet from the front property line, where the Zoning Ordinance requires a setback of 40 feet from the front property line and 2) be set back 5.55 feet from the side property line, where the Zoning Ordinance requires a setback of 10 feet from the side property linefront property line.

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

6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](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.

On June 18, 2024 at 7:00 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
Barbara Chambers  
David Eisenbacher  
Jeffrey Forster  
Tyler Fox  
Mahendra Kenkre  
James McCauley

Also Present:

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

Board Member Green arrived at 7:04 pm and replaced Alternate Chambers. Alternate Chambers remained in audience for balance of the meeting.

2. PROCEDURE- read by Mr. Eisenbacher

3. APPROVAL OF MINUTES –

Moved by Green  
Second by Kenkre

RESOLVED, to approve the May 21, 2024 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – Remove items 5C & 5D.

5. HEARING OF CASES:

A. 4095-4115 CROOKS, CINDY RHODES VICTOR FOR THE VICTOR FIRM, PLLC –

The Zoning Board of Appeals will hold a public hearing at Troy City Hall, 500 W. Big Beaver, Troy MI 48084, on June 18, 2024, 7:00 pm, to consider the following appeal of a decision made by the Zoning Administrator: The applicant’s appeal specifically requests that the Zoning Board of Appeals reverse the the Zoning Administrator’s April 9, 2024 finding ...”that the development does not comply with Section 5.06.3 c” which states “Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height. Multiple portions of the building(s) as measured from the foundations to the peak of roof exceed 30 feet in height”

Moved by Fox  
Second by McCauley

RESOLVED, to affirm the April 9, 2024 decision of the Zoning Administrator as printed in the agenda.

Yes: All

MOTION PASSED

- B. 310 BURTMAN, PAUL SCHILLER FOR ITALY AMERICAN CONSTRUCTION - A variance request to allow a proposed detached accessory structure (garage) be set back 3 feet from the side property line, where the Zoning Ordinance requires the proposed garage be set back 6 feet from the side property line

Moved by McCauley  
Second by Fox

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- 6. COMMUNICATIONS – None.
- 7. MISCELLANEOUS BUSINESS – The Board, after discussion, concurred that consider a Zoning text modification was not warranted.
- 8. PUBLIC COMMENT – None
- 9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:10pm

Respectfully submitted,

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Michael Bossenbroek, Chair

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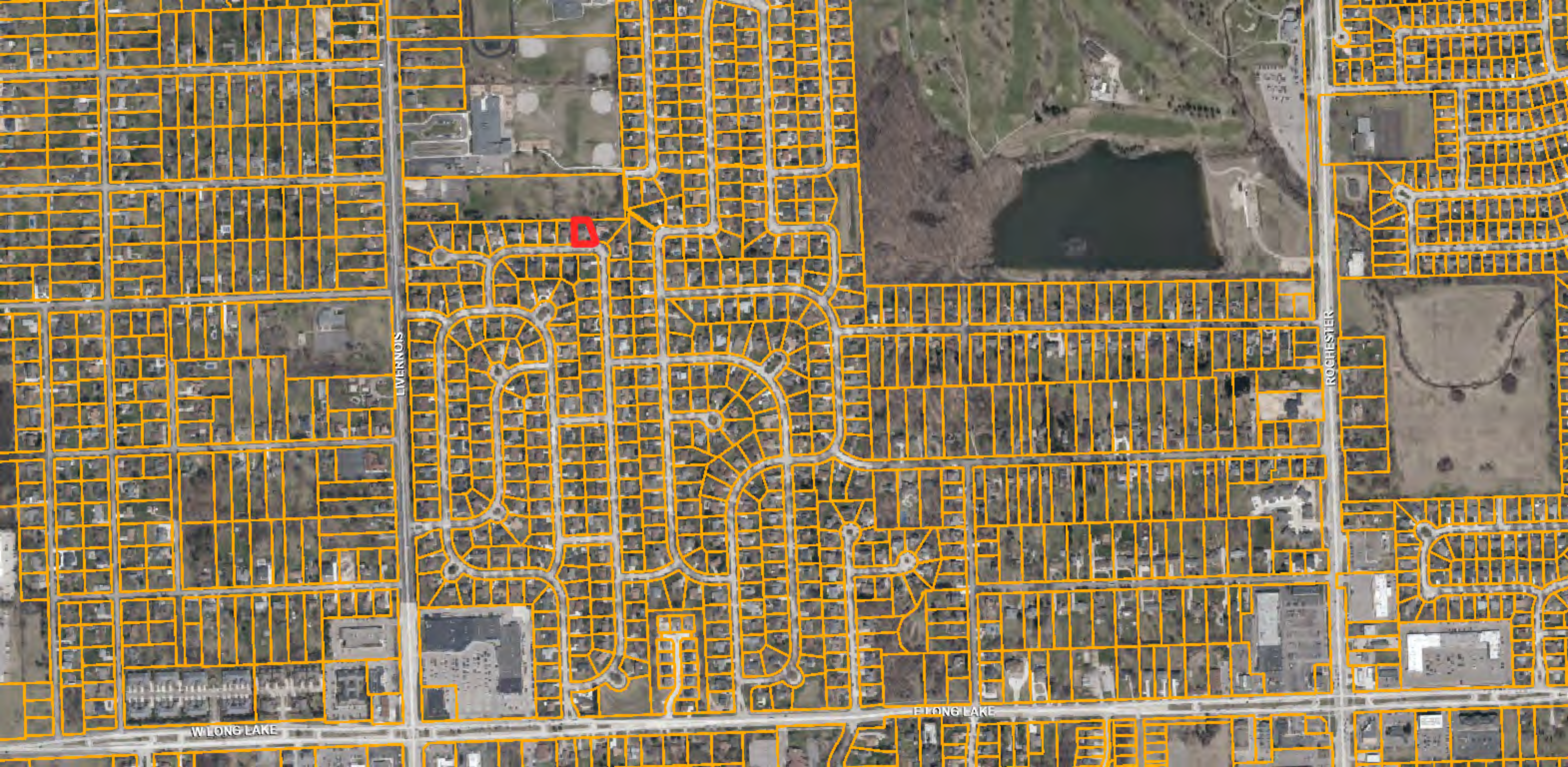
Paul Evans, Zoning & Compliance Specialist



- A. 233 NOTTINGHAM, JASON MCFALL FOR WAYNE CRAFT INC. - A variance request to allow a proposed home addition to be constructed 38.34 feet from the rear property line, where the Zoning Ordinance requires the addition to be setback 45 feet from the rear property line.

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





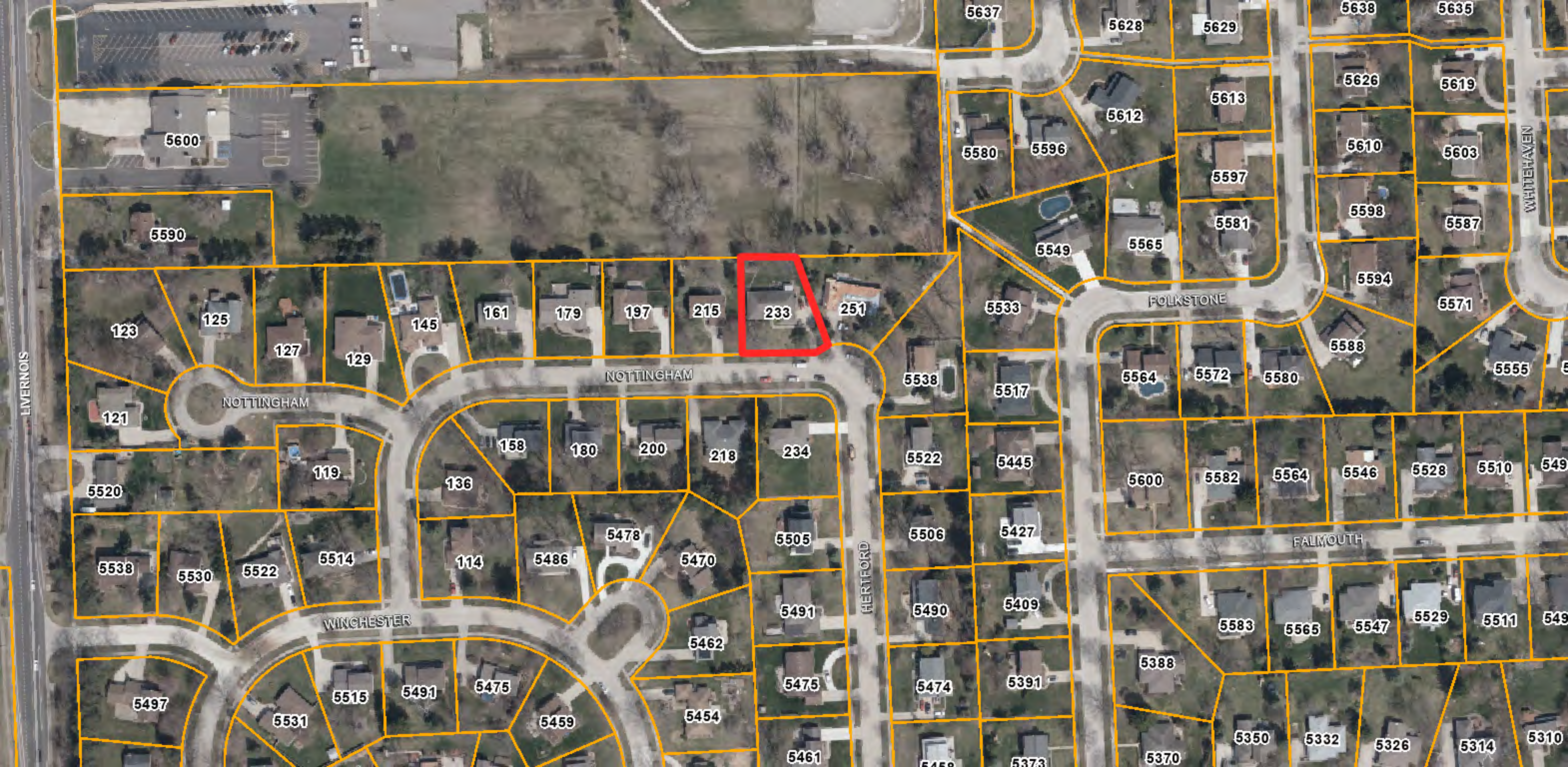
LIVERNOIS

ROCHESTER

W LONG LAKE

E LONG LAKE





233

LIVERNOIS

WHITEHAVEN

HERTFORD

NOTTINGHAM

FOLKSTONE

FALMOUTH

NOTTINGHAM

WINCHESTER



197

An aerial photograph of a residential neighborhood. A red boundary highlights a specific area containing three houses. The house at 233 is the central focus. To its left are houses at 215 and 197. To its right is a house at 251. Below these houses is a street labeled 'NOTTINGHAM'. Further down and to the right is a house at 5538. The image shows various trees, lawns, and parked cars.

215

233

251

NOTTINGHAM

5538





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: 233 Nottingham

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-10-152-010

3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: Article 4 Section 4.06

4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: N/A

5. APPLICANT:

NAME Jason McFall

COMPANY Wayne Craft Inc.

ADDRESS 13525 Wayne Rd

CITY Livonia STATE MI ZIP 48150

PHONE (734) 421-8800

E-MAIL contact@waynecraft.com

AFFILIATION TO THE PROPERTY OWNER: Hired Contractor



# Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME John Heinlen

COMPANY \_\_\_\_\_

ADDRESS 233 Nottingham

CITY Troy STATE MI ZIP 48085

TELEPHONE (248) 229-4589

E-MAIL johnheinlen@hotmail.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, Wayne Craft, Inc. (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 11/1/23

PRINT NAME: \_\_\_\_\_

PROPERTY OWNER SIGNATURE [Signature] DATE 11/7/23

PRINT NAME: John Heinlen

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.



June 11<sup>th</sup>, 2024

John Heinlen  
233 Nottingham  
Troy, MI 48085

Re: Statement of Practical Difficulty

Dear Zoning Board of Appeals,

Thank you for taking the time to review our application for appeal. This letter will describe the practical difficulties John Heinlen faces in getting the home addition approved for the rear of his property.

Section A: Gas Meter Location



The homeowner faces difficulty with his gas meter location as well as windows in the rear of the home. We cannot enclose a gas meter in a sunroom addition, nor can we enclose an emergency exit to a bedroom. These requirements limit us on the location the sunroom can be placed on the home. Due to these regulations, we cannot move the sunroom over nor extend the sunroom width wise. Instead, we have extended the projection to make a suitable and functional size sunroom for the homeowner to enjoy like other homeowners get to do.

Section B: This variance request is for the said property at 233 Nottingham Troy MI 48085.



Section C: The characteristics that make compliance with dimensional requirements difficult are not of a personal nature. The homeowner is faced with difficulties complying due to the minimal allotted space to make new development in.

Section D: The characteristics that make compliance difficult were not created by the current or previous owners. They were created by the builders of the home and the location of the utilities.

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 proposed on the rear of the property. The rear of the property backs up to an open field which is city property that will not be developed on. It does not affect or impair light and air to adjacent properties. It does not decrease the property value, it increases it.



With the above-mentioned facts about the practical difficulties at 233 Nottingham Dr, we kindly request that the City of Troy's Zoning Board consider the appeal and issue a variance to extend into the rear (45') setback.

Regards,

Wayne Craft, Inc.  
13525 Wayne Rd  
Livonia MI 48150



**contact**

---

**From:** Raymond L Tuttle <Raymond.Tuttle@troymi.gov>  
**Sent:** Monday, October 30, 2023 7:17 AM  
**To:** contact  
**Subject:** 233 Nottingham/DENIAL

Applicant,

The proposed addition has been denied. R-1B zoned properties require a minimum 45' rear setback and a minimum 10' side with 25' least two.

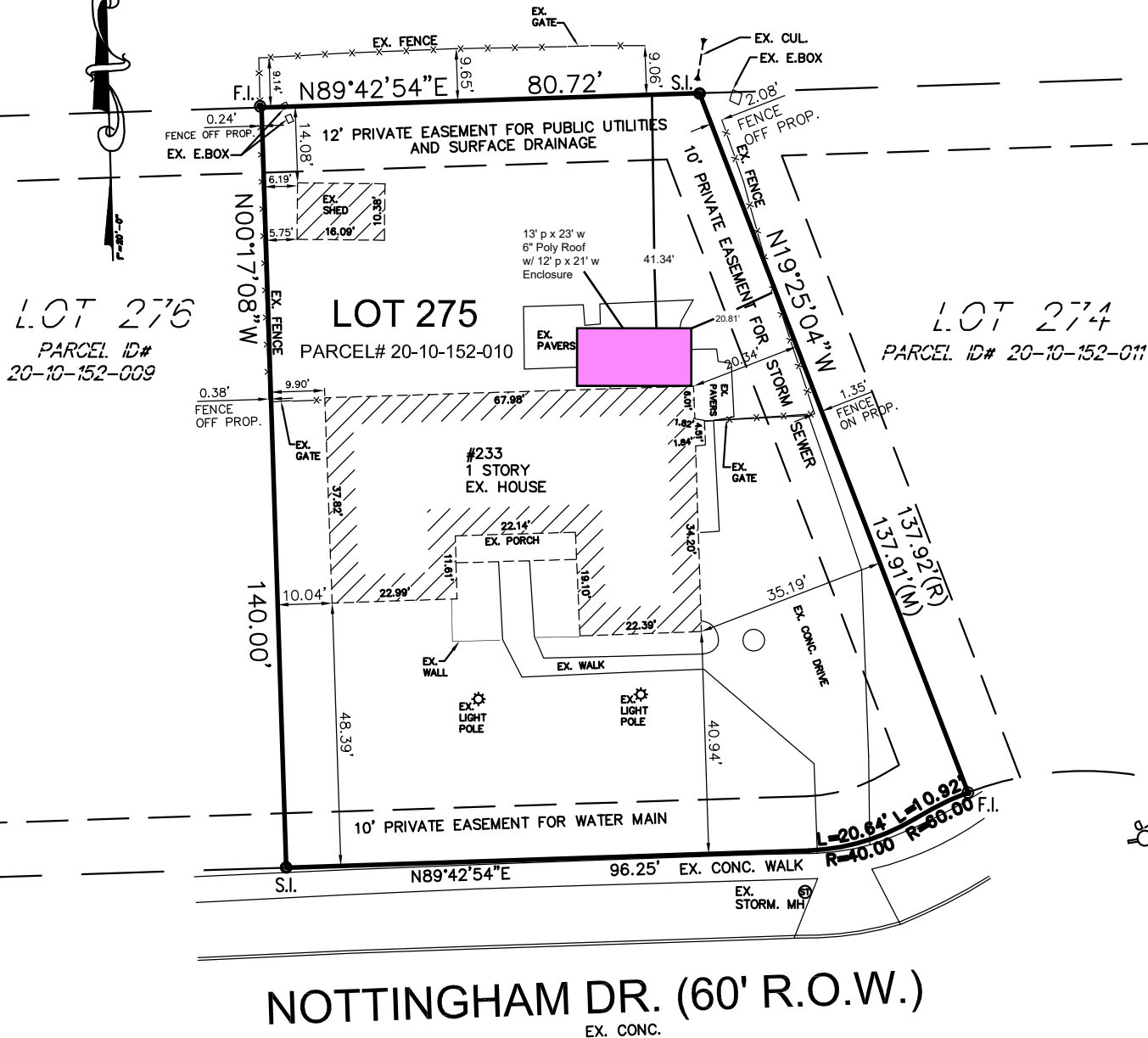
It appears a variance would be needed to proceed.

Thanks,

Ray Tuttle  
Inspector  
City of Troy

# BOUNDARY SURVEY #233 NOTTINGHAM SYLVAN GLEN SUBDIVISION

SUPERVISORS PLAT No. 25 (L.59, P.2 O.C.R.)



## LEGEND

- F.I. FOUND IRON
- F.P. FOUND PIPE
- F.M. FOUND MONUMENT
- F.P.K. FOUND P.K. NAIL
- S.P.K. SET P.K. NAIL
- S.I. SET IRON

## LEGAL DESCRIPTION

A PARCEL OF LAND OF PART OF THE WEST 1/2 OF SECTION 10, T.2N, R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS FOLLOWS:  
 LOT 275 OF SYLVAN GLEN SUBDIVISION No.2 (L.132, P.12-14 O.C.R.)  
 CONTAINING 0.33 ACRES OF LAND SUBJECT TO ALL RIGHTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

233 Nottingham  
 Troy, MI, 48065



Civil, Construction Management  
 & Surveying Services

Land Development Services  
 of Michigan L.L.C.  
 48597 Hayes  
 Shelby Twp, MI 48315  
 P: 586.854.7310

E: David@LDSofMichigan.com

CLIENT: Linda Heinlen DATED 3/26/2024 LOT NO. 275 JOB NO. 24104 SCALE 1" = 30'-0"

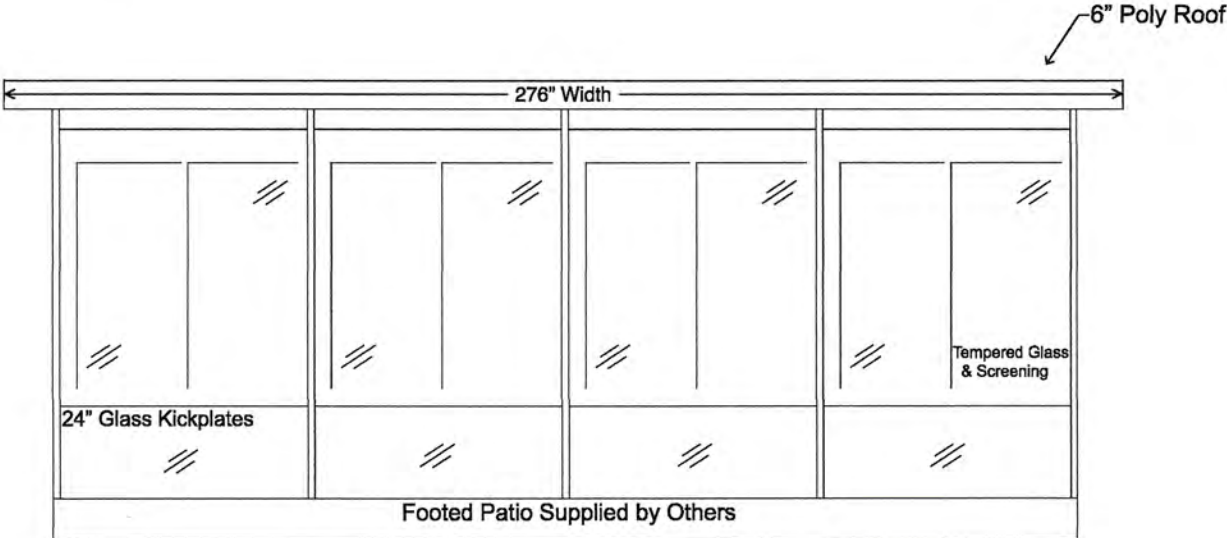




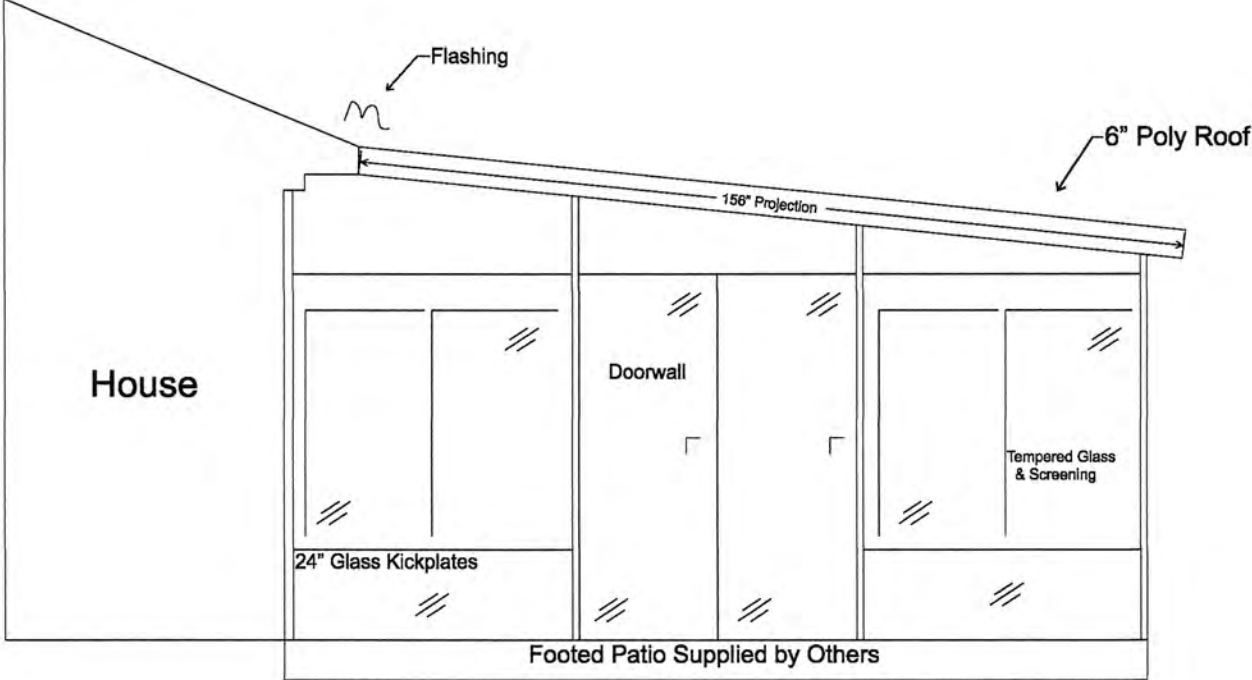


install 6" poly roof over new enclosure on top of newly poured footed patio to be supplied by others.

# Front view



# Side View



On May 21, 2024 at 7:02 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  
Aaron Green  
Mahendra Kenkre  
James McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist  
Nicole McMillan, Assistant City Attorney

2. PROCEDURE- read by Vice Chair Desmond

3. APPROVAL OF MINUTES –

Moved by Green  
Second by Desmond

RESOLVED, to approve the November February 20, 2024 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – Remove item 5B

5. HEARING OF CASES:

233 NOTTINGHAM, JASON MCFALL FOR WAYNE CRAFT INC. - A variance request to allow a proposed home addition to be constructed 38.34 feet from the rear property line, where the Zoning Ordinance requires the addition to be setback 45 feet from the rear property line.

Moved by Green  
Second by McCauley

RESOLVED, to deny the request.

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

**MOTION FAILED**

Moved by McCauley  
Second by Desmond

RESOLVED, to postpone the request.

Motion by Green  
Second by Desmond

RESOLVED, to amend the motion to specify postponement to the July 2024 ZBA meeting.

Yes: All

**MOTION PASSED**

Moved by McCauley  
Second by Desmond

Amended resolution RESOLVED, to postpone the request to the July 2024 ZBA meeting.

Yes: All

**MOTION PASSED**

6. COMMUNICATIONS – Mr. Evans and Chair Bossenbroek directed to Board’s attention to a ZBA-related publication by Michigan Association of Planning.

7. MISCELLANEOUS BUSINESS –

1. Election of Chair and Vice Chair

Moved by Eisenbacher  
Seconded by Green

RESOLVED, to reappoint Chair Bossenbroek, and Vice Chair Desmond.

Yes: All

**MOTION PASSED**

2. Training Presentation by City Staff

8. PUBLIC COMMENT – None



9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 9:19pm

Respectfully submitted,

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Michael Bossenbroek, Chairperson

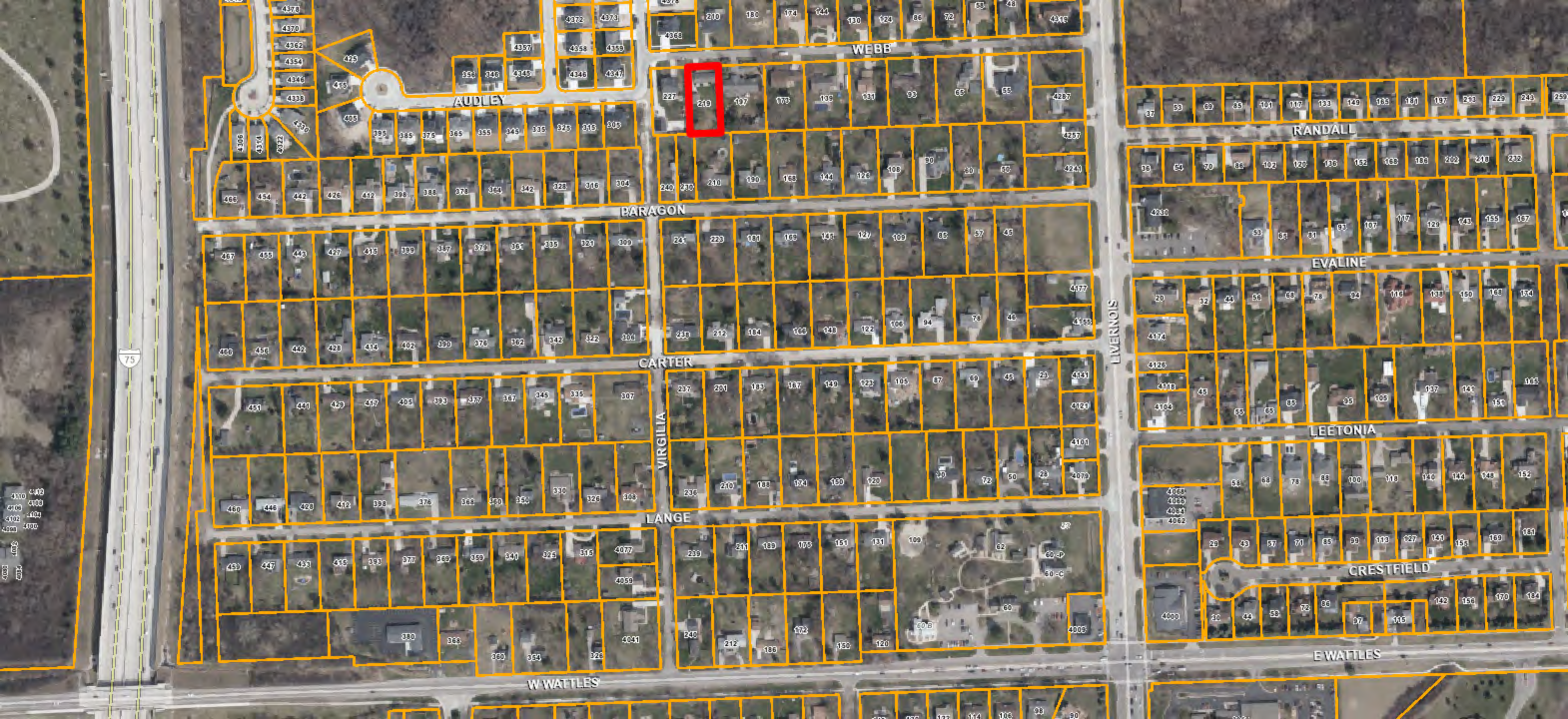
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Paul Evans, Zoning & Compliance Specialist

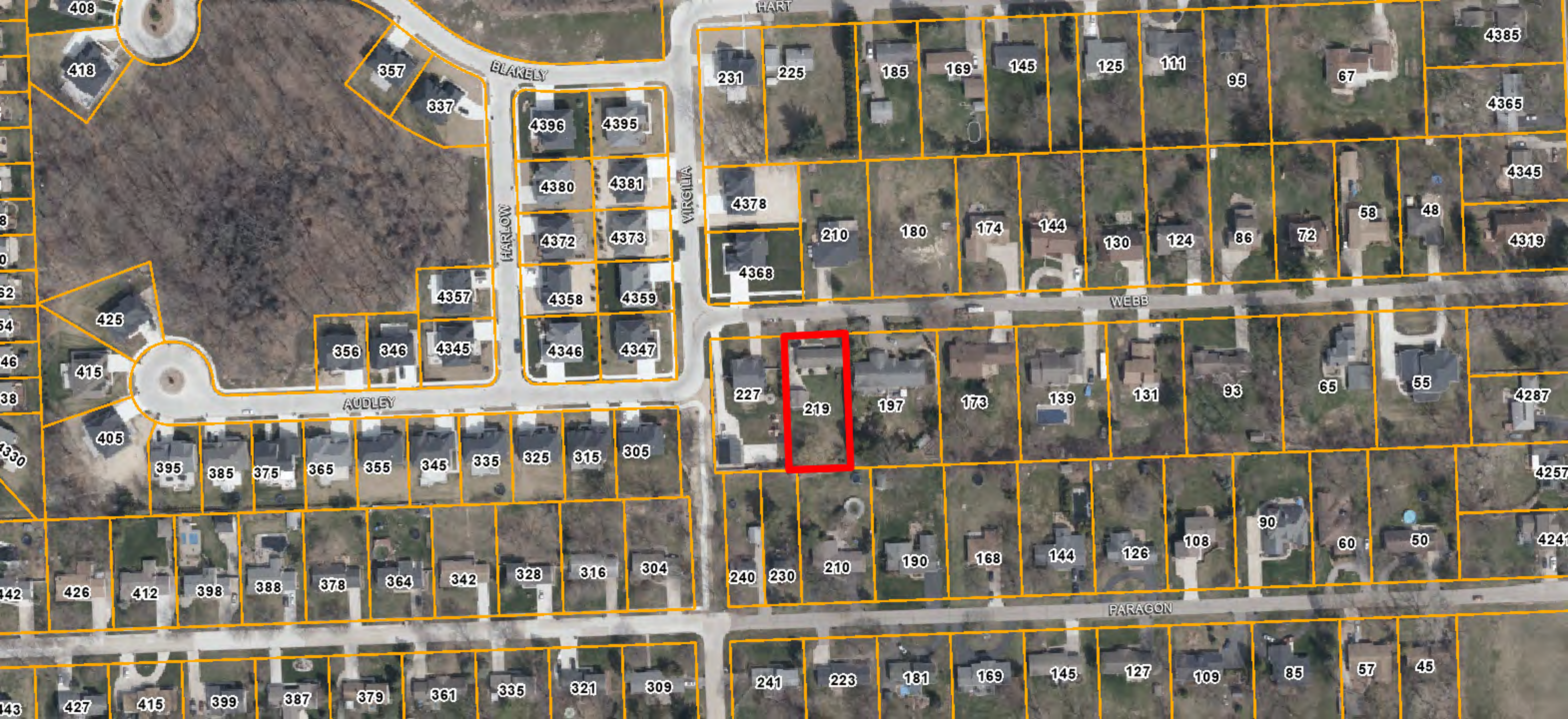
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ZONING ORDINANCE SECTION: 4.06 C, R-1B Zoning District













(R-1B)

HART

408

418

357

337

BLAKELY

4396

4395

4380

4381

4372

4373

HARLOW

4357

(R-1B)

356

346

4345

4358

4359

4346

4347

AUDLEY

425

415

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(R-1C)

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398

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342

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316

304

(R-1B)

379

361

335

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219

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131

93

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4287

231

225

185

169

145

125

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95

67

4385

4365

4345

4319

(R-1B)

4368

210

180

174

144

130

124

86

72

58

48

WEBB

227

219

197

173

139

131

93

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4257

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230

210

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168

144

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108

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4241

PARAGON

241

223

181

169

145

127

109

85

57

45

(R-1B)



347

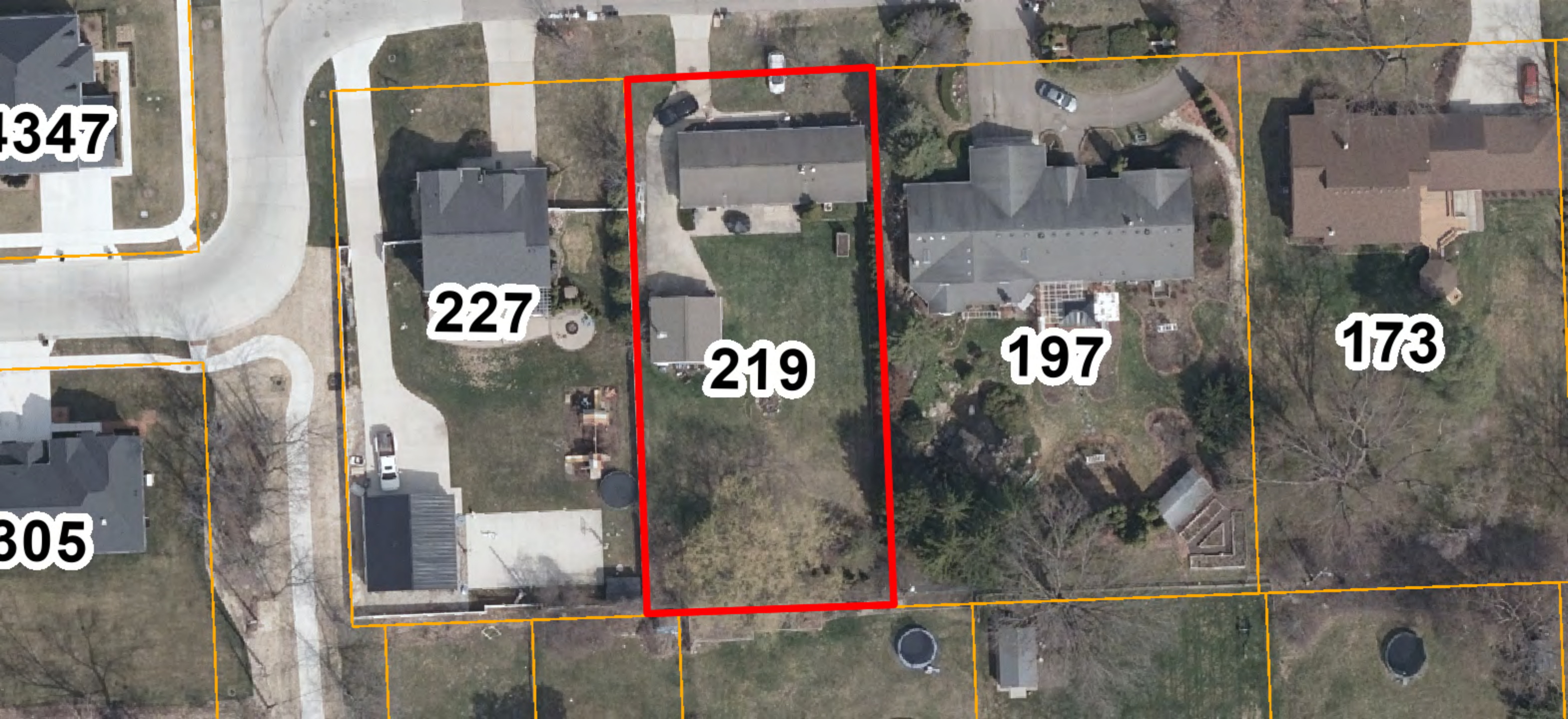
227

219

197

173

305







## Zoning Board of Appeals Application

[planning@troymi.gov](mailto:planning@troymi.gov) | Fee: \$500.00

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



# Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME \_\_\_\_\_

COMPANY \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

TELEPHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

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

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

APPLICANT SIGNATURE Ryan Murphy \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PROPERTY OWNER SIGNATURE Ryan Murphy \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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- d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.
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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](mailto:planning@troymi.gov) or submit them or 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

## 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.

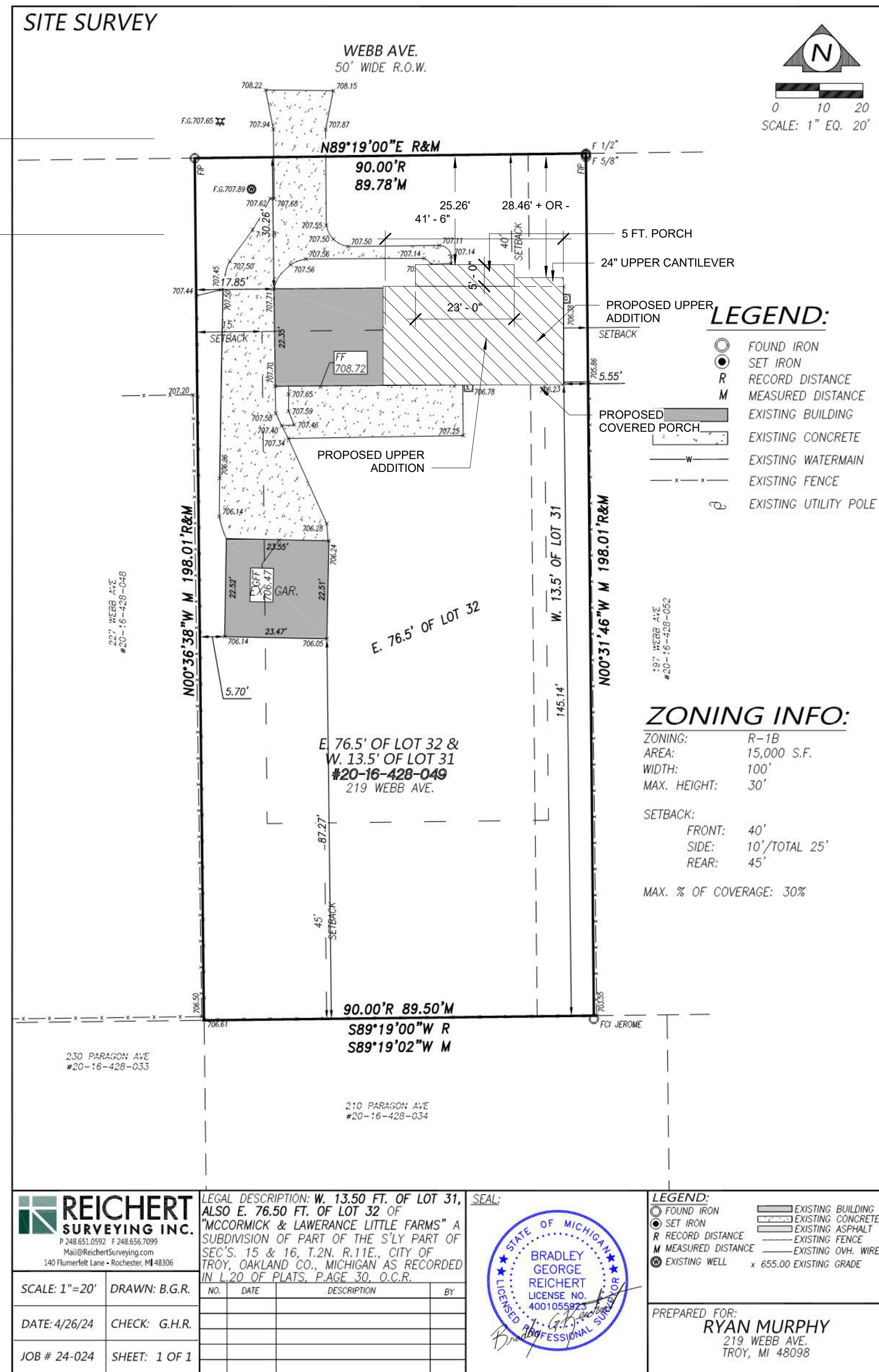
### PROCEDURE

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.





1 3D View 1

2 Site Plan  
 1" = 20'-0"

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THEIR WORK

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CONTRACTOR

PROPOSED ADDITION AND REMODEL FOR  
 Ryan and Michelle Murphy  
 219 Webb  
 Troy, MI.

A I  
 B D

DENNIS BERRY AND ASSOCIATES

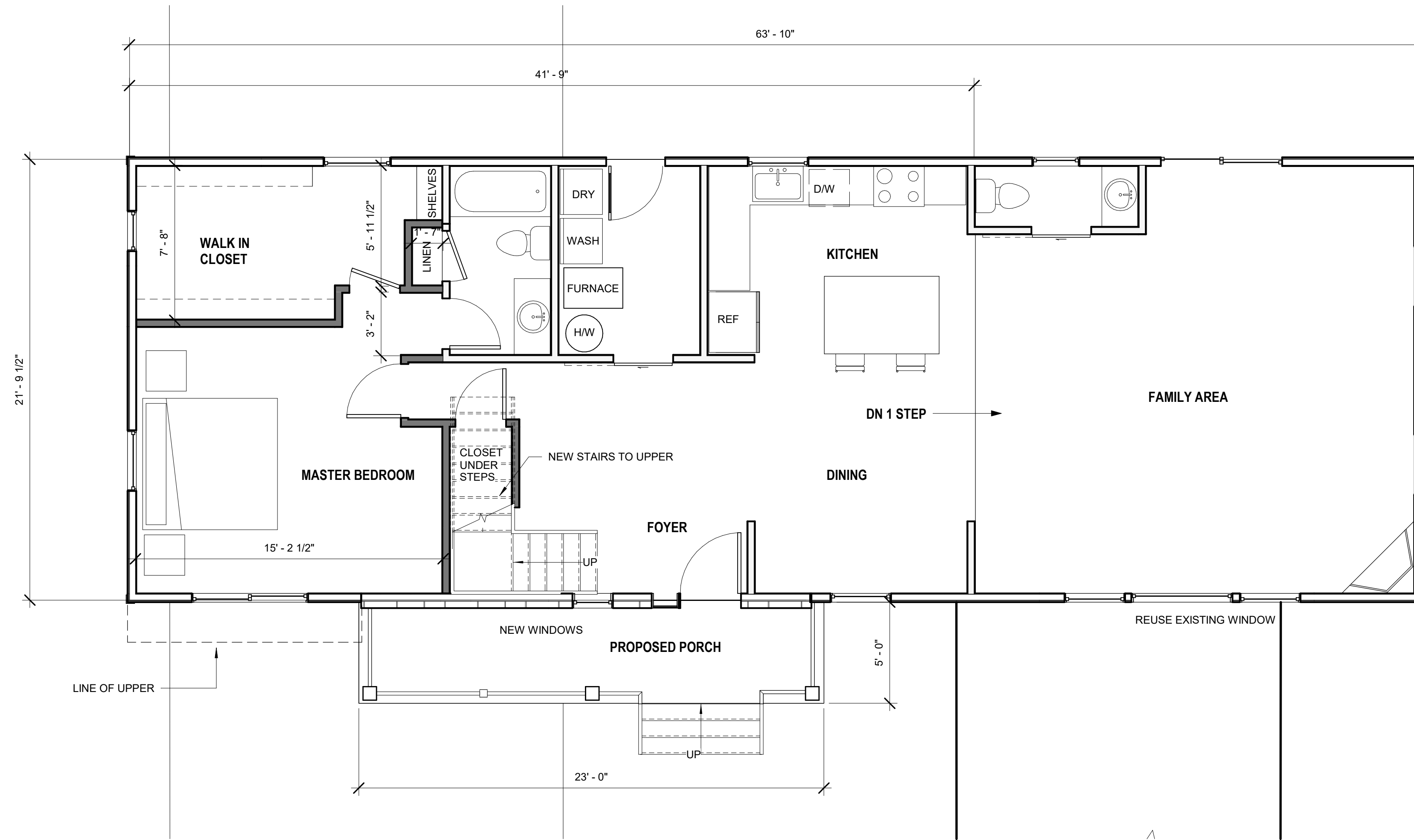
RESIDENTIAL DESIGNING / PLANNING  
 CERTIFIED BUILDING DESIGNER  
 MEMBER AMERICAN INSTITUTE  
 OF BUILDING DESIGNERS

PH. 1-313-407-8027  
 FAX. 1-720-4756-7644  
 EMAIL - dberry412@gmail.com  
 WATERFORD, MI 48327

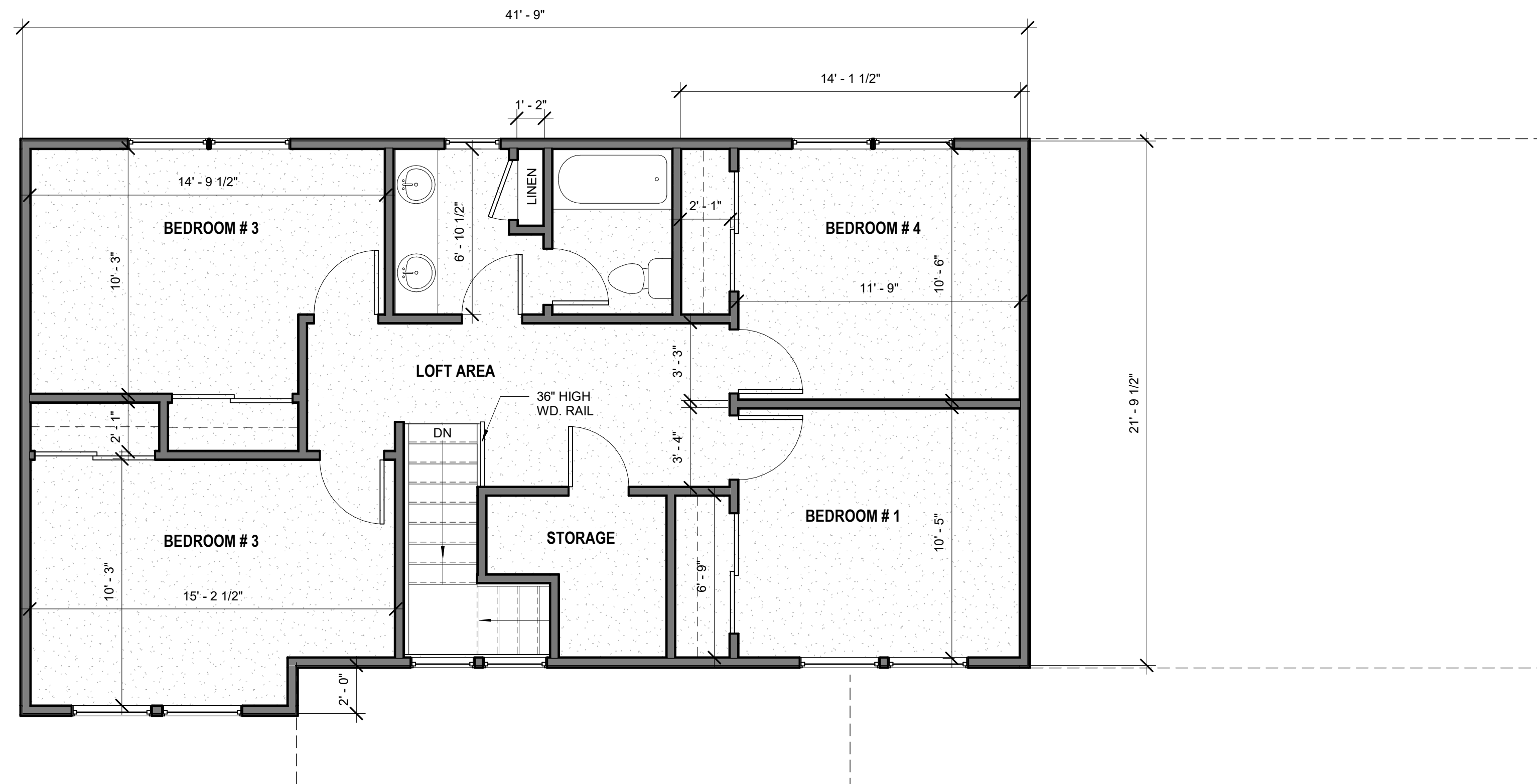


Site Plan
Date 6-11-2024
Sheet A0.1





1 Proposed Floor Plan  
1/4" = 1'-0"



2 Proposed Upper Floor Plan  
1/4" = 1'-0" 46 SQ. FT.

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PROPOSED ADDITION AND REMODEL FOR  
Ryan and Michelle Murphy  
219 Webb  
Troy, MI.

**A I**  
**B D**

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OF BUILDING DESIGNERS

PH: 1-313-407-8027  
FAX: 1-720-4758-7644  
EMAIL: dberry412@gmail.com  
WATERFORD, MI. 48327



Proposed Floor Plan

Date 6-11-2024

Sheet

**A1.2**



4 Left Side Elevation  
1/4" = 1'-0"



1 Front Elevation  
1/4" = 1'-0"



2 Right Elevation  
1/4" = 1'-0"



3 Rear Elevation  
1/4" = 1'-0"

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CERTIFIED BUILDING DESIGNER  
MEMBER AMERICAN INSTITUTE OF BUILDING DESIGNERS  
PH. 1 - 313 - 407 - 8027  
FAX. 1 - 720 - 4756 - 7644  
EMAIL - dberry412@gmail.com  
WATERFORD, MI. 48327



Elevations
Date 11 - 8 - 2023
Sheet
<b>A2.0</b>

**Statement of Practical Difficulty**  
**6/17/2024**  
**219 Webb Dr. Troy, MI 48098**

**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.**

We are requesting to add a second story addition to our existing home with no change to either side of the house. We are requesting variance for the front set back. Additionally, there will not be a foundation change needed. We purchased our home in 2019 and it was already on the lot.

**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.**

The characteristics which make compliance with dimensional requirements difficult are related to the premises for which the variance is sought.

**c) The characteristics which make compliance with the dimensional requirements shall not be of a personal nature.**

N/A

**d) The characteristics which make compliance with dimensional requirements difficult must not have been created by the current or a previous owner.**

The characteristics which make compliance with dimensional requirements difficult were not created by the current or a previous owner. Our house was built in 1956, which was the same year that Troy became a city. In 1956, the house was built to standard. The standards changed soon after our home was built and the new standards state that lots must be 100 feet wide, and our lot is only 90 feet wide.

**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.**

We don't foresee that there should be any issues with the adjacent properties, with one house already being a double story home next to us. Our house is north facing with the back side south facing. As such, there would be no sunlight obstruction to either house next to us. The character of the neighborhood would not be altered since most of the existing houses are double story homes. Finally, with this addition, we will bring the house to a more conforming exterior aesthetically.