



## 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**

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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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**October 15, 2024**

**7:00 P.M.**

**COUNCIL CHAMBERS**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – September 17, 2024
4. APPROVAL OF AGENDA
5. HEARING OF CASES:

A. 5589 JOHN R. TERESITA SANDOVAL - A variance request from the requirement that the minimum site area for an adult foster care facility be at least 40,000 square feet. The Zoning Ordinance requires 4,000 square feet per resident, and 10 residents are proposed. The site area is 34,798.5 square feet.

ZONING ORDINANCE SECTION: 6.02 B 2

B. 645 BURTMAN, SCHILLER, PAUL FOR ITALY AMERICAN CONSTRUCTION FOR ROBERT & LISA JACQUES - 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.

ZONING ORDINANCE SECTION: 7.03 B 2 d

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

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

## ZONING BOARD OF APPEALS – OPENING STATEMENT

The Zoning Board of Appeals is a group of seven of your neighbors appointed by the Troy City Council to decide on requests for variances and other matters that are brought before them. A variance is a relaxation of the literal provisions of the Zoning Ordinance. Applicants must indicate a hardship or practical difficulty with the land that would warrant the granting of the variance.

### PROCEDURE

The Board will hear the items in the order that they appear on the approved agenda. When an item is called, the Chairperson will verify that the applicant is present. Then the City Administration will summarize the facts of the case. If there is less than a full board (7 members) present at a meeting, an applicant may request a postponement so his or her request can be heard by a full board. If there is no request for a postponement, the applicant will then be given an opportunity to address the Board to explain the justification for the action requested.

After the applicant makes their presentation, and answers any questions that the Board may have, the Chairperson will open the Public Hearing. Any person wishing to speak on the request should raise their hand and when recognized by the Chairperson, come up to the podium. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next-door neighbor, live behind the property, etc.) and state whether they are in favor of or against the variance request and give reasons for their opinion. Comments must be directed through the Chairperson. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chairperson to speak at one time.

At the conclusion of public comments, the Chairperson will close the Public Hearing. Once the Public Hearing is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board will then make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of four votes are needed. If the request is not granted, the applicant has the right to appeal the Board's decision to Oakland County Circuit Court.

On September 17, 2024 at 7:00 p.m., Chair Bossenbroek called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Michael Bossenbroek  
David Eisenbacher  
Jeffrey Forster  
Aaron Green  
Tyler Fox  
Mahendra Kenkre  
James McCauley

Also Present:

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

2. PROCEDURE- read by Mr. Eisenbacher

3. APPROVAL OF MINUTES –

Moved by Fox  
Second by Green

RESOLVED, to approve the August 20, 2024 draft minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASE:

5356 CAPRI, PETER STUHLREYER - A variance request to allow an existing deck to be located within a dedicated easement. The deck was constructed without City approval.

Moved by Fox  
Second by McCauley

RESOLVED, to grant the request SUBJECT TO the approval of a hold harmless agreement that is drafted between City staff and the applicant, that address that the City will not be held responsible for damage to the encroaching structure, and that utilities will not be held responsible for damage to the encroaching structure, or for its replacement if it needs to be removed for maintenance, repair, or replacement of the storm drain utility

or any other utilities present on the easement, drafted to the satisfaction and approval of the City Staff.

Yes: All

MOTION PASSED

6. COMMUNICATIONS – Mr. Evans advised the board there was one case for the October agenda. Mr. Fox commented on Troy Daze.
7. MISCELLANEOUS BUSINESS - None
8. PUBLIC COMMENT – One person spoke.
9. ADJOURNMENT –The Zoning Board of Appeals meeting ADJOURNED at 7:50 p.m.

Respectfully submitted,

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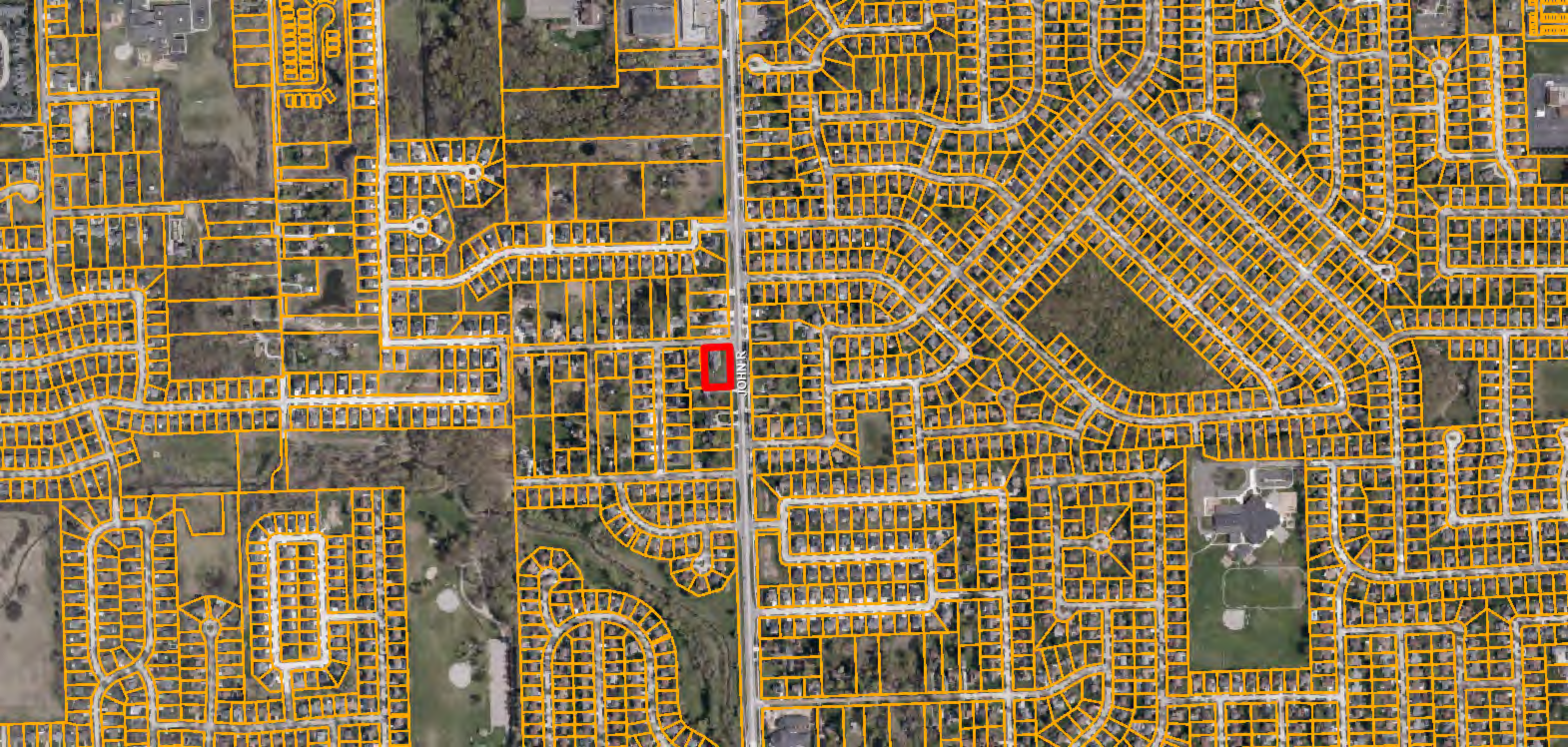
Michael Bossenbroek, Chair

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Paul Evans, Zoning & Compliance Specialist

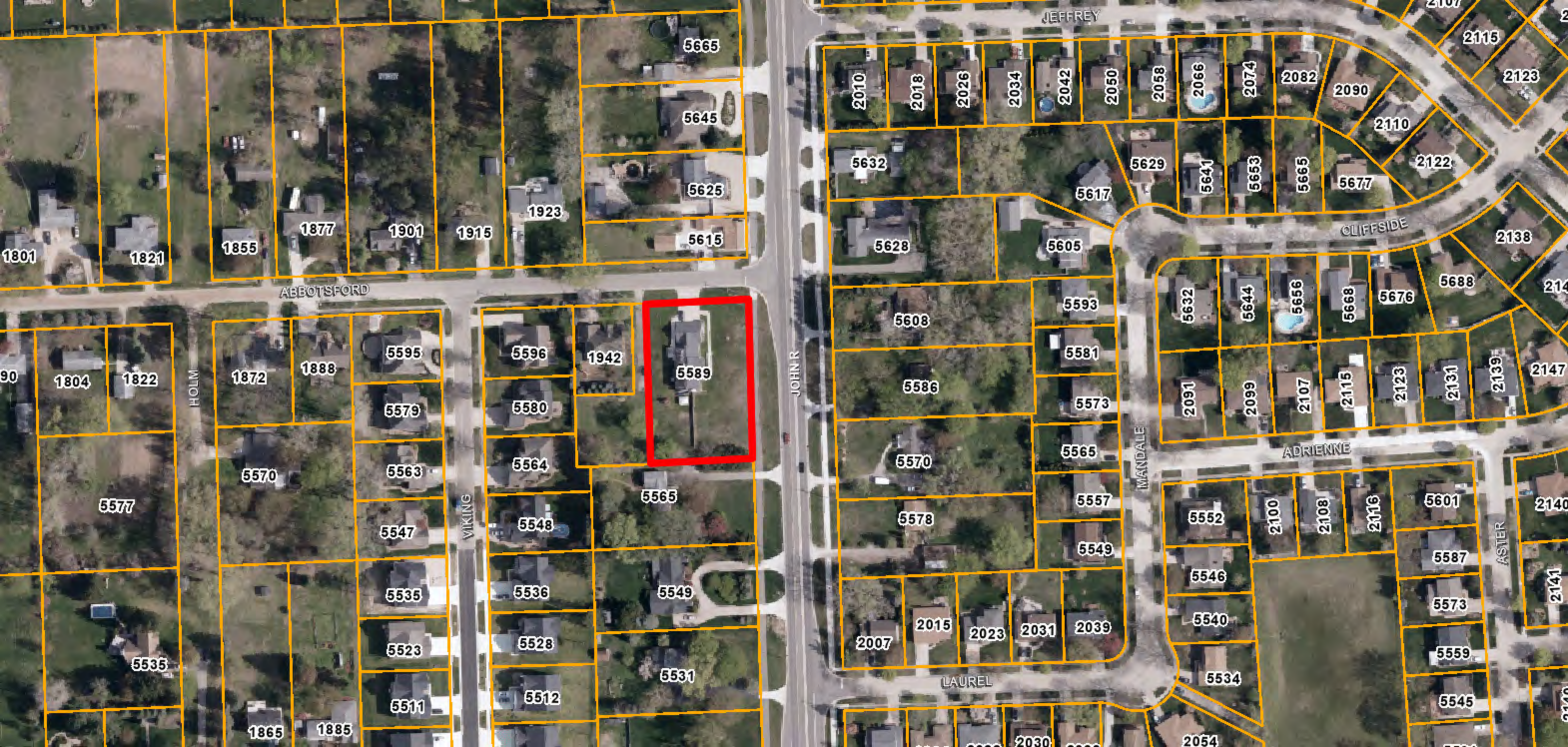
A. 5589 JOHN R. TERESITA SANDOVAL - A variance request from the requirement that the minimum site area for an adult foster care facility be at least 40,000 square feet. The Zoning Ordinance requires 4,000 square feet per resident, and 10 residents are proposed. The site area is 34,798.5 square feet.





JOHN R





5665

5645

5625

5615

1877

1901

1915

1923

ABBOTSFORD

HOLM

1872

1888

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JOHN R

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2141

ASTER



An aerial photograph of a residential neighborhood. The image shows several houses with their addresses labeled in large white text with black outlines. A red rectangular border highlights a specific property, while yellow lines delineate other lots. A road labeled 'JOHN R' is visible on the right side of the image.

**5596**

**1942**

**5589**

**5580**

**5564**

JOHN R



5596

1942

5589

5608

5580

5586

5564

5570

JOHNER





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: 5589 John R Rd Troy MI 48085

2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-11-277-037 and 038

3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: R-1C One family Residential

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

5. APPLICANT:

NAME Teresita Sandaval

COMPANY Emmanuel Senior Living

ADDRESS 5589 John R Rd

CITY Troy STATE MI ZIP 48085

PHONE 248 812 9177

E-MAIL teresitasandaval@gmail.com

AFFILIATION TO THE PROPERTY OWNER: Self



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

# Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME Teresita Sandoval  
 COMPANY 5589 John R Rd LLC  
 ADDRESS 5589 John R Rd  
 CITY Troy STATE MI ZIP 48085  
 TELEPHONE 248 812 9177  
 E-MAIL teresitasandoval@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, Teresita Sandoval (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 9/3/2024

PRINT NAME: Teresita Sandoval

PROPERTY OWNER SIGNATURE [Signature] DATE 9/3/2024

PRINT NAME: Teresita Sandoval

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.

September 4th, 2024

Subject: Request for Variance to Expand Emmanuel Senior Living Capacity

Dear Respected Officials,

For over a decade, Emmanuel Senior Living has been a cornerstone in our community, offering seniors not just a place to live, but a home where they are cherished and respected. As a licensed Adult Foster Care (AFC) facility, we specialize in providing personalized care to seniors dealing with memory care issues, Alzheimers disease, aging challenges, and physical handicaps.

We are reaching out to request a variance that would enable us to construct four additional rooms within our existing garage space. This expansion is crucial as it would allow us to increase our capacity from 6 to 10 residents. It is important to emphasize that the integrity of the property exterior will be maintained, ensuring that our home continues to blend seamlessly with the community aesthetic that has been established over the past 11 years.

Our request stems from the fact that our property spans 34,900 square feet, falling short by 4,100 square feet according to city specifications for accommodating the proposed expansion.

Although permission has been granted to add two more rooms, financially, it is not viable without realizing the full potential of four additional rooms. This expansion is not only pivotal for offering more seniors access to our affordable, high-quality care but also ensures the sustainability of our pricing model for existing residents. Furthermore, the cessation of our expansion plans could lead to the displacement of six seniors and the loss of employment for nine dedicated caregivers.

In essence, our proposed expansion is a reflection of our commitment to addressing the growing demand for specialized senior care in our community, maintaining affordability for our residents, and fostering job creation within the locality.

Included for your review are several documents to support our application:

- Application

- Statement of practical difficulty
- As-Built plans
- Proposed interior renovations
- Support letters sent from the public to the City
- Survey by SSI Surveying Solutions Inc.
- Pictures of 5589 John R Rd, Troy MI- License for Adult Foster Care
- Flyer Emmanuel Senior Living
- Two Parcels Notice of Assessment combined
- State Of Michigan Department of Licensing Emmanuel Senior Living

We kindly ask for your consideration and support as we aim to continue serving our community's seniors with the dignity and respect they deserve. For any further information or questions, please do not hesitate to reach out to me, Teresita Sandoval, owner, at 248-812-9177, or our contractor, George Stroebel, at 248-670-2520.

With deepest respect and anticipation,



Teresita Sandoval  
Owner, Emmanuel Senior Living  
248-812-9177



**GENERAL CONSTRUCTION NOTES**

- PLAN, SECTION AND DETAIL DIMENSIONS GOVERN. DO NOT SCALE.
- COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FULLY FOR ALL SAFETY PROVISIONS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MICHIGAN RESIDENTIAL BUILDING CODE-2003.
- NOTIFY ARCHITECT OF DISCREPANCIES.
- BUILDER SHALL OBTAIN BUILDING AND ENGINEERING PERMITS AS REQUIRED FOR ALL PHASES OF CONSTRUCTION.
- BUILDER SHALL MAINTAIN A SET OF AGENCY APPROVED PLANS ON SITE FOR ALL INSPECTIONS. SHOULD THE PLANS NOT BE ON SITE, INSPECTIONS WILL NOT BE ALLOWED AND ADDITIONAL FEES MAY APPLY. CONTRACTOR TO BE RESPONSIBLE FOR ANY SUCH FEES.
- WORK COVERED WITHOUT INSPECTION MAY BE REQUIRED TO BE UNCOVERED AND INSPECTED, BY ARCHITECT OR INSPECTOR.
- ALL INDIVIDUAL GLAZED AREAS, WHETHER AS AN ASSEMBLY OR SEPARATE, MUST MEET LABELING REQUIREMENTS AS DIRECTED PER CODE TO VERIFY COMPLIANCE WITH SAFETY GLAZING REQUIREMENTS. ALL SUCH GLAZING AND LABELS WILL BE SUBJECT TO FIELD INSPECTION.
- THE CONTRACTOR SHALL PROVIDE WRITTEN CHANGE ORDERS DOCUMENTING ADDITIONAL WORK, OR DELETION OF WORK, PRIOR TO THE CHANGE BEING PERFORMED ON THE JOB.
- ADJACENT LOTS AND STREET SHALL BE MAINTAINED FREE OF DIRT AND DEBRIS DURING CONSTRUCTION.
- BALCONY GUARDS SHALL BE BALUSTERS SPACED NO FARTHER THAN 4" APART PER THE REQUIREMENTS OF THE 2003 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R316.
- FIRESTOP ALL DROPS AND CHASES, ELECTRICAL PLUMBING AND HEATING. APPROVED BY FIRESTOP MATERIAL REQUIRED FOR ALL DROPS AND FLOOR OR CEILING PENETRATIONS AS OUTLINED IN SECTIONS M1801 AND R602 OF 2003 MICHIGAN RESIDENTIAL BUILDING CODE.
- PROVIDE ON-SITE DUMPSTER THROUGHOUT THE DURATION OF THE WORK.
- UNLESS OTHERWISE NOTED INSULATION VALUES SHALL BE THE FOLLOWING: CATHEDRAL CEILINGS SHALL BE R-30, STUD WALLS SHALL BE R-19.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL MAKE GOOD ANY DEFECTS WITHIN THAT PERIOD AT NO ADDITIONAL COST TO THE OWNER.

**GENERAL NOTES**

- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE VARIANCES OCCUR.
- DO NOT SCALE DRAWINGS - CONTRACTORS SHALL VERIFY ALL DIMENSIONS.
- ROOF FRAMING SHALL BE COMPRISED OF PRE-ENGINEERED WOOD TRUSSES. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO DESIGNER PRIOR TO CONSTRUCTION. INFILL WITH 2x RAFTERS AS REQ'D.
- ALL FINISH MATERIALS TYPE, MANUFACTURER, MODEL, COLOR SHALL BE AS SPECIFIED BY OWNER.
- CONTRACTOR SHALL PROVIDE 6" ALUM. GUTTERS AND CONDUCTORS W/ CONC. SPLASHBLOCKS AS REQ'D.
- ALL INTERIOR WALLS AS SHOWN SHALL BE 2X4 WOOD STUD FRAMING @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS DIMENSIONED 5" ARE ACTUAL 4 1/2" (1/2" G.W.B EA. SIDE 2x4)
- VERIFY WINDOW HEADER HEIGHTS PER PLATE HEIGHT, USE ELEVATIONS.
- PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND PER LOCAL CODES AND REQUIREMENTS.
- PROVIDE 1/2" WATER-RESISTANT GYPSUM BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS.
- WINDOW SPEC. SHALL BE DETERMINED BY OWNER / CONTRACTOR. CONFIRM WINDOW OPENINGS FOR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT AND VENTILATION REQUIREMENTS. MIN 5.7 S.F. NET OPENING - 44" MAX SILL HEIGHT - MIN 24" HGT AND MIN 20" WIDTH.
- STAIR SPECIFICATION - CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7 - MIN 2X12 STRINGER - STAIR WIDTH MIN 36" - HANDRAIL/GUARDRAIL @ 36" AB TREAD NOSING - OPENINGS IN RAIL/BALUSTRADE SHALL COMPLY WITH SECTION R312.3 OPENING LIMITATIONS.
- WIND BRACING SHALL BE IN ACCORDANCE WITH MRC 602.10.
- SMOKE AND CO DETECTORS SHALL BE HARD WIRED TO ELECTRICAL SYSTEM. ALARMS SHALL HAVE BATTERY POWER BACK UP IN CASE OF POWER FAILURE.

**STRUCTURAL SPECIFICATIONS**

<b>FLOOR LOAD DESIGN</b>		<b>WOOD HEADER SCHEDULE</b>
FLOOR LIVE LOAD	40 PER SF	-UP TO 4'-0" OPENING (2) 2X8
ROOF TRUSS DESIGN		-4'-0" TO 6'-0" OPENING (2) 2X10
TOP CHORD LIVE LOAD	7 PER SF	-6'-0" TO 10'-0" OPENING
AND TOP CHORD DEAD LOAD	10 PER SF	(2) 2X12 UNLESS NOTED OTHERWISE
BOTTOM CHORD DEAD LOAD		
<b>ROOF SNOW LOAD DESIGN</b>		-PROVIDE MIN. (2) 2X4
GROUND SNOW LOAD	20 PER SF	POSTS UNDER ALL HEADER BEARING POINTS.
FLAT ROOF SNOW LOAD	17 PER SF	
SNOW EXPOSURE FACTOR	0.9	-ALL HEADERS SHALL BE GLUED AND NAILED
SNOW LOAD IMPORT FACTOR	1.0	
<b>WIND LOAD DESIGN</b>		
WIND DESIGN SPEED	115 MPH	
WIND LOAD IMPORTANCE FACTOR	1.00	
WIND EXPOSURE	C	
WIND DESIGN PRESSURE	-8.53	
<b>REINFORCED CONCRETE</b>		
FOUNDATION WALLS	3,000 PSI	
	3,000 PSI	
<b>FRAMING LUMBER</b>		
<ul style="list-style-type: none"> <li>STRUCTURAL FLOOR FRAMING BASED ON HEMLOCK NO. 2 OR BETTER FLOOR JOISTS</li> <li>STUDS SHALL BE KILN DRIED SPRUCE/PINE/FIR CONSTRUCTION GRADE.</li> <li>WOOD STRUCTURAL PANEL SHEATHING FOR STRUCTURAL PURPOSES SHALL CONFORM TO DOC PS, DOC PS2, CAS 0437 OR CAS 0325.</li> </ul>		
<p>NOTE: THE TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUTS AND CALCULATIONS NECESSARY FOR ALL TRUSSES, GIRDERS AND FOR ALL OTHER WORK AND MATERIAL THEY PROVIDE.</p>		

**FRAMING NOTES**

- ALL BLOCKING, HANGERS, AND RIM BOARDS AT THE END SUPPORTS OF JOISTS MUST BE COMPLETELY INSTALLED AND PROPERLY NAILED.
- SUB-FLOOR OR SHEATHING MUST BE COMPLETELY ATTACHED, GLUED OR NAILED TO EACH JOIST BEFORE ADDITIONAL LOADS MAY BE PLACED ON THE SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDLING, INSTALLATION, AND TEMPORARY BRACING IN A GOOD WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN WTC/TRI'S BDG. COMPONENT SAFETY INFORMATION & PUBLIC THE PRACTICE OF HANDLING. INSTALLATION & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- THE ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF FABRICATION OR CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL LUMBER AND FRAMING TECHNIQUES SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS. ALL WORK SHALL CONFORM WITH THE TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION AND THE NATIONAL FORESTS PRODUCTS ASSOCIATION.
- ALL FLUSH BEAMS AND JOISTS CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER OR STRAP (NO JOIST ANGLES) OR EQUIVALENT METAL PRODUCT AS APPROVED BY A STRUCTURAL ENGINEER AND (1) TOE NAIL (16D) FOR EACH 1000 LBS. OR AXIAL LOAD OR EACH SUPPORT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND/OR TWO (2) TOE NAILS FOR EACH 1000 LBS. OF AXIAL LOAD OR SUPPORT STUD.
- ALL LUMBER BEARING SHALL PROVIDE SUFFICIENT AREAS REQUIRED BEARING STRENGTH (PSI) TO PROPERLY SEAT MEMBER.
- ALL SHEATHED STUDS SHALL BE LIMITED TO 2250 LBS. OF AXIAL LOAD.
- ALL FLOOR JOISTS, RAFTERS, STUDS, CEILING JOISTS, AND BLOCKING TO BE #2 OR BETTER HEM FIR UNLESS OTHERWISE NOTED. FLOOR JOISTS TO HAVE 1X3 CROSS BRIDGING 8'-0" ON CENTER.
- ALL BUILT UP WOOD POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND/OR BOLTED PER N.D.S.
- ROOF TRUSS FRAMING INDICATED ON THE DRAWINGS IS AN ASSUMED LAYOUT. ROOF TRUSS MANUFACTURER TO SUPPLY THE ARCHITECT WITH TRUSS SHOP DRAWINGS PRIOR TO FABRICATION. ROOF TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO THE ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITION THAT WOULD REQUIRE RE-FRAMING THE STRUCTURE TO ACCOMMODATE THE TRUSSES.
- NAILING SCHEDULE FOR PLYWOOD SHEATHING +/- 10d NAILS AT 6" ON CENTER, AT DIAPHRAGM BOUNDARY AND ALONG END SUPPORTING MEMBERS, 10d NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.
- MICRO-LAM BEAMS (LVL'S) SHALL BE JOINED TOGETHER SHALL BE PER MANUFACTURER'S SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE ACCEPTABLE WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
- INSTALL DOUBLE FLOOR JOISTS UNDER ALL UPPER FLOOR LEVEL PARALLEL PARTITIONS.
- BUILDER SHALL PROVIDE METAL DIAGONAL CORNER AND WIND BRACING AT CORNERS PER CODE 'X' AND 'K' SHAPED BRACING ARE ACCEPTABLE.
- ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES AND WEEP HOLES PER CURRENT CODE, AS OUTLINED IN THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R606.
- PROVIDE 2X10 DOUBLE HEADER AT ALL INTERIOR DOOR OPENINGS AND 2X10 DOUBLE HEADER AT ALL EXTERIOR DOOR AND WINDOW OPENINGS (UNLESS OTHERWISE SPECIFIED)
- PROVIDE METAL STRAPPED WINDBRACING AT EACH END OF EXTERIOR WALLS (TYPICAL).

**CONTACTS**

**OWNER**  
EMMANUEL SENIOR LIVING  
5589 JOHN R RD.  
TROY, MI 48085  
CONTACT: Teresita Sandoval  
cell (248) 812-9177  
emmanuelseiorliving@gmail.com

**GENERAL CONTRACTOR**  
SEBOLD AND KAGE  
3155 W BIG BEAVER RD., STE 108  
TROY, MI 48084  
CONTACT: George Stroebel  
office (248) 649-3600  
cell (248) 670-2520  
george@seboldandkage.com

**ARCHITECT OF RECORD**  
DETROIT ARCHITECTURAL GROUP  
30445 NORTHWESTERN HWY. SUITE 360  
FARMINGTON HILLS, MI 48334  
CONTACT: Brandon Kritzman  
office (248) 583-4990  
mobile (313) 690-1299  
bkritzman@detroitarch.com

**CODE COMPLIANCE**

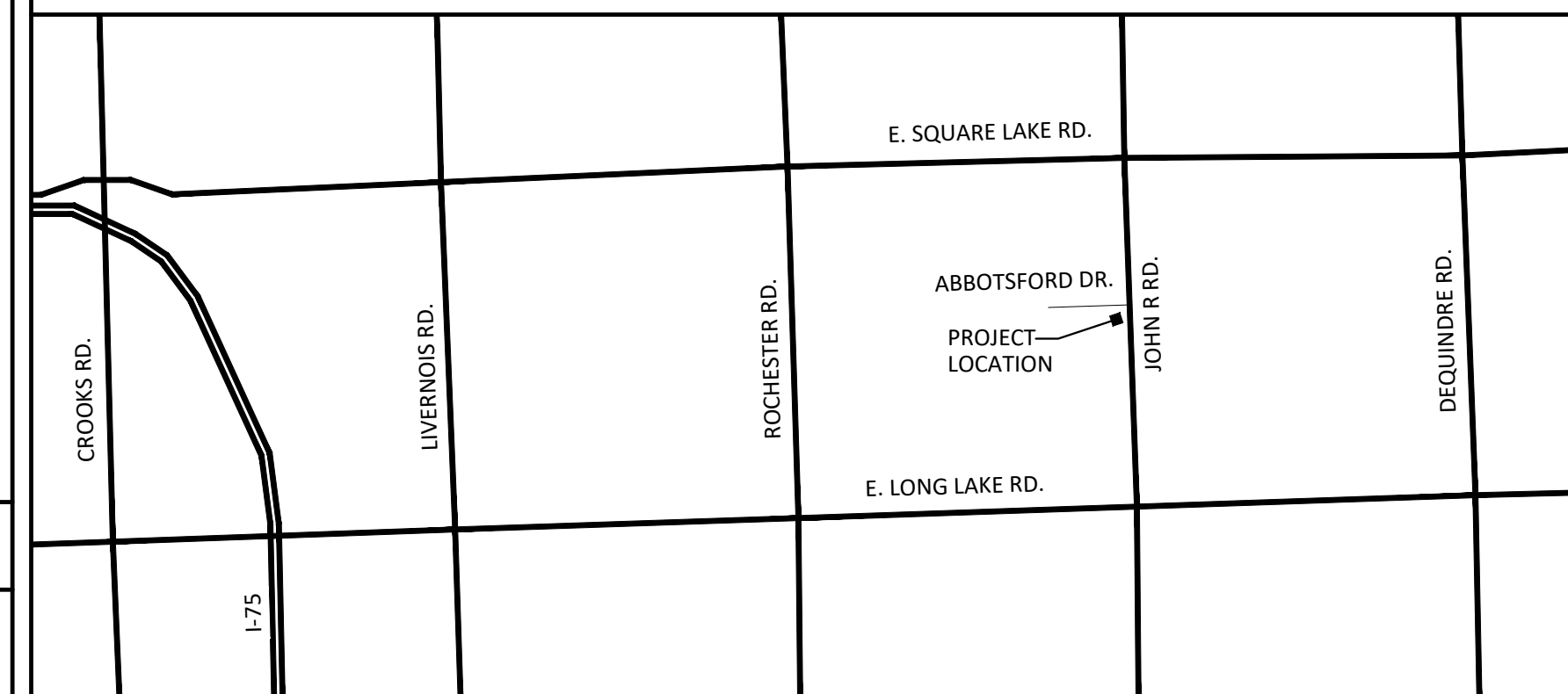
- THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:  
2015 MICHIGAN BUILDING CODE  
2015 INTERNATIONAL FIRE CODE  
2018 MICHIGAN PLUMBING CODE  
2015 MICHIGAN MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE WITH STATE AMENDMENTS (PART 8)  
2015 MICHIGAN ENERGY CODE  
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
2010 NFPA 13 FIRE SUPPRESSION  
2010 NFPA 72 FIRE ALARM

**PROPOSED**  
**EMMANUEL SENIOR LIVING**  
**INTERIOR RENOVATIONS**  
**5589 JOHN R RD.**  
**TROY, MI 48085**

**INDEX OF DRAWINGS**

SHEET	DESCRIPTION	OWNER REVIEW	ISSUED FOR PERMITS																
T-101	TITLE SHEET - GENERAL PROJECT STANDARDS	●	●																
S-101	DEMOLITION AND FRAMING PLANS	●	●																
A-101	COMPOSITE FLOOR PLAN	●	●																
A-201	EXTERIOR ELEVATIONS	●	●																
A-301	SECTIONS AND DETAILS	●	●																

**LOCATION MAP**



**SCOPE OF WORK**

- INTERIOR RENOVATION OF EXISTING GARAGE INTO ADDITIONAL BEDROOMS.



Proposed  
Interior Renovations

**EMMANUEL SENIOR LIVING**

5589 JOHN R RD.  
TROY, MI 48085

04-11-2024	ISSUED FOR PERMITS	
04-02-2024	OWNER REVIEW	
REV	DATE	ISSUED

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DRAWN BY: MV  
CHECKED BY: BK  
IN CHARGE: BK  
SHEET NAME:  
COMPOSITE FLOOR PLANS - EXISTING AND DEMOLITION

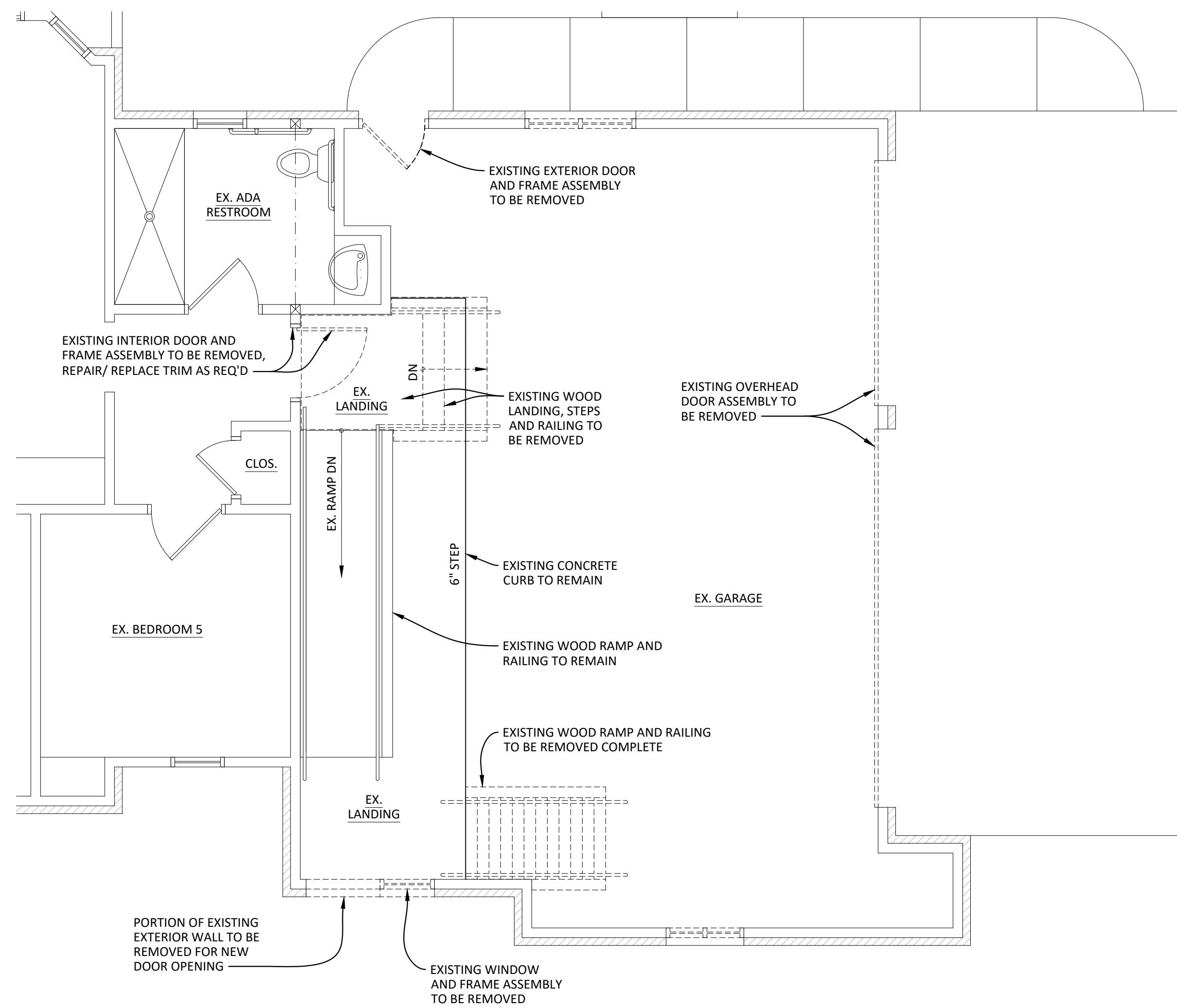
JOB NO:  
**24-023**

SHEET NO:  
**T-101**

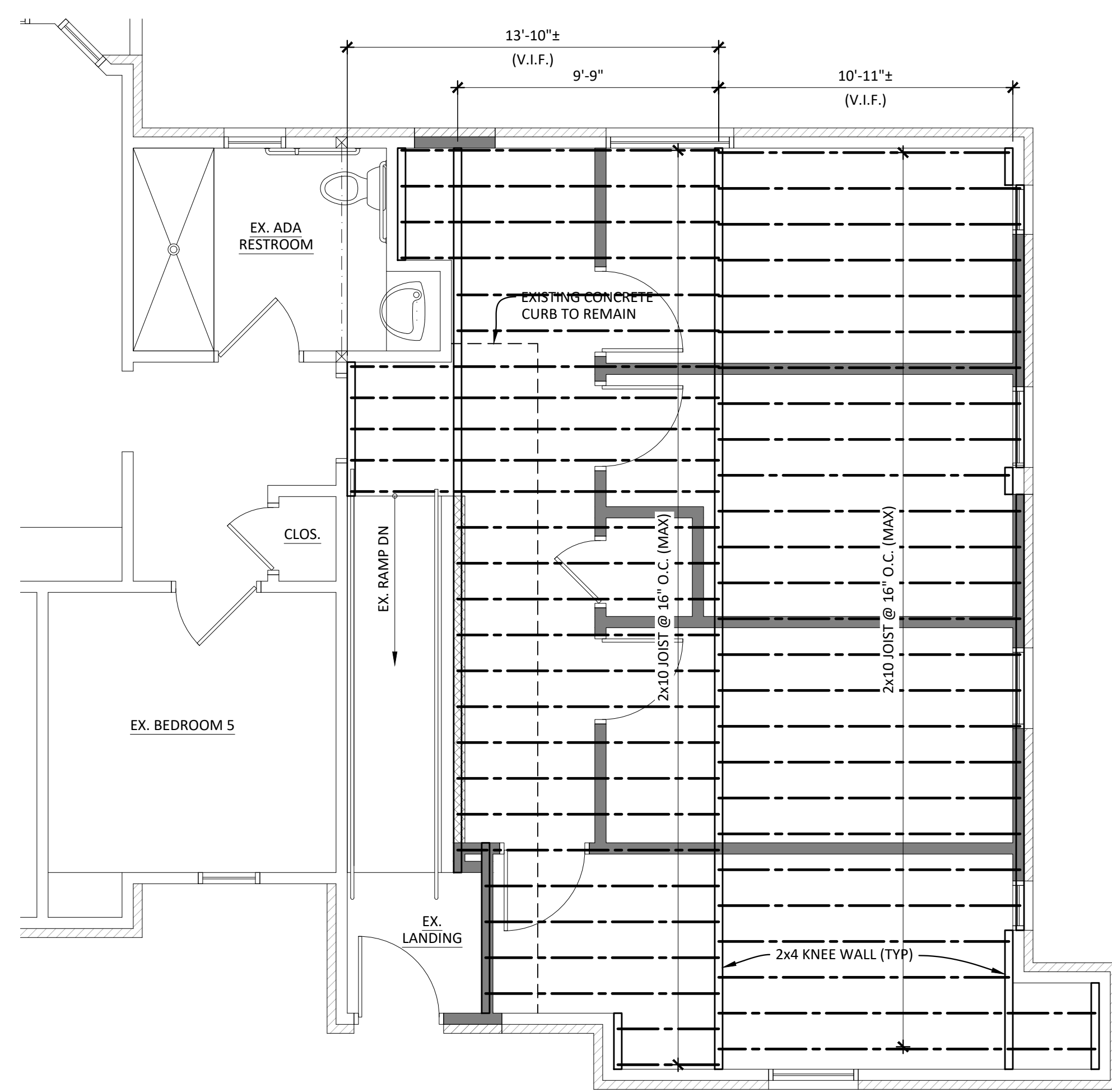
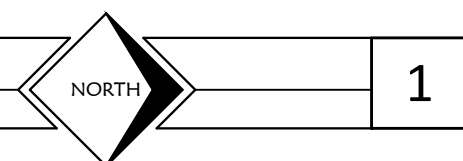
Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

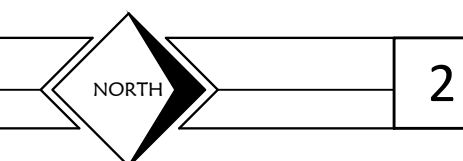
5589 JOHN R RD.  
 TROY, MI 48085



**DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



REV	DATE	ISSUED
	04-11-2024	ISSUED FOR PERMITS
	04-02-2024	OWNER REVIEW

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DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 DEMOLITION AND FRAMING PLANS

JOB NO:  
 24-023

SHEET NO:  
 S-101



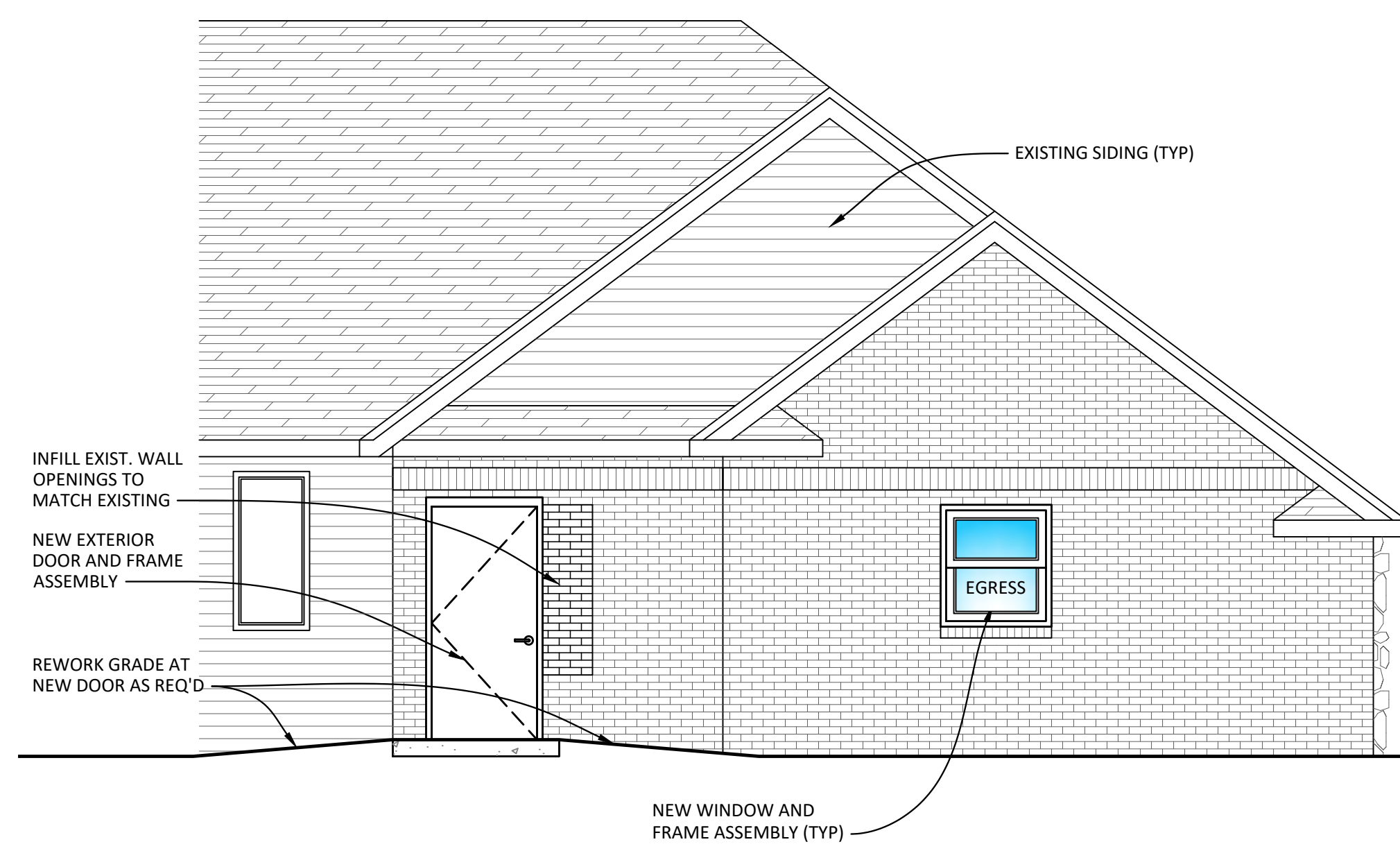




Proposed  
 Interior Renovations

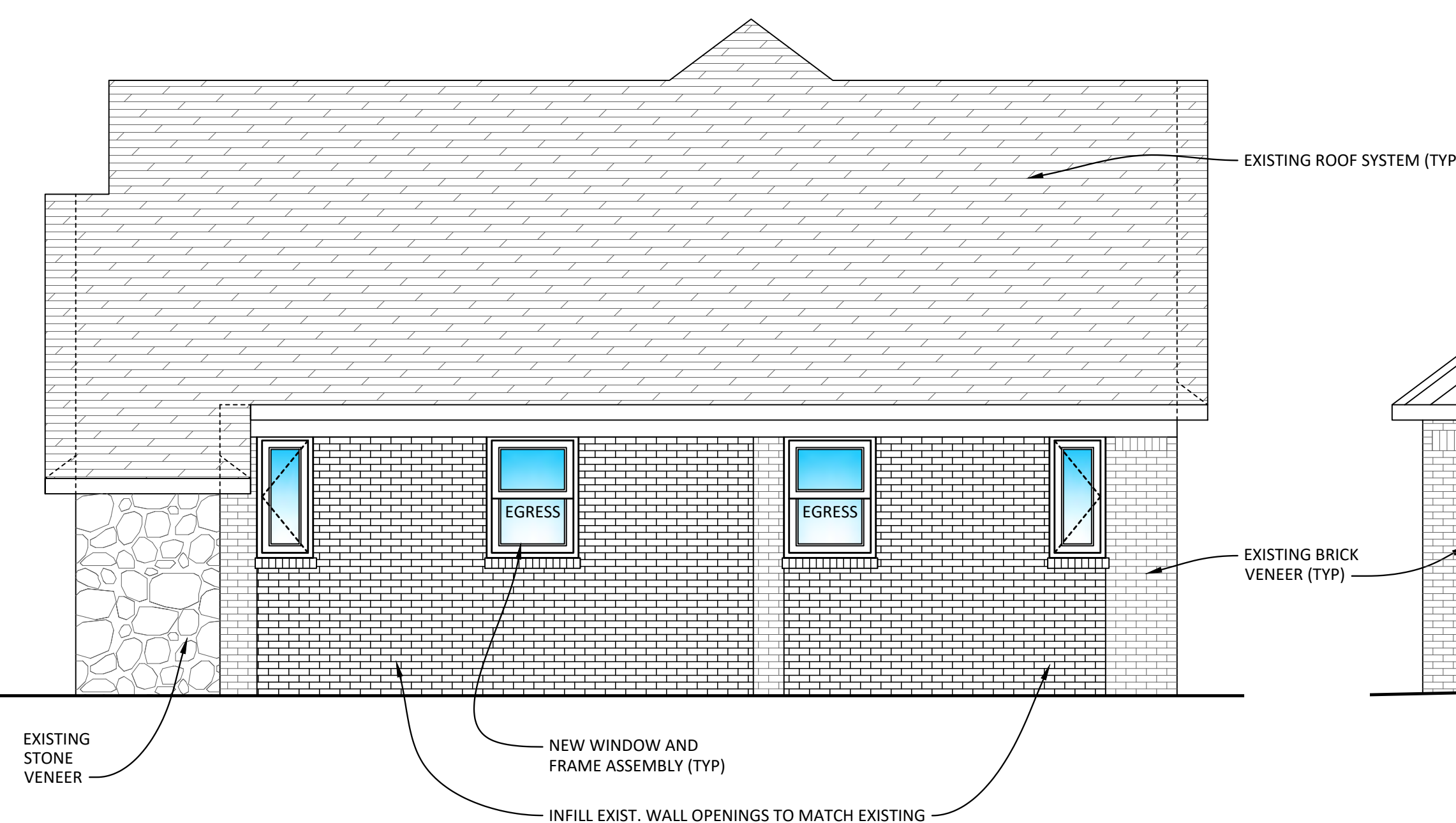
**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085



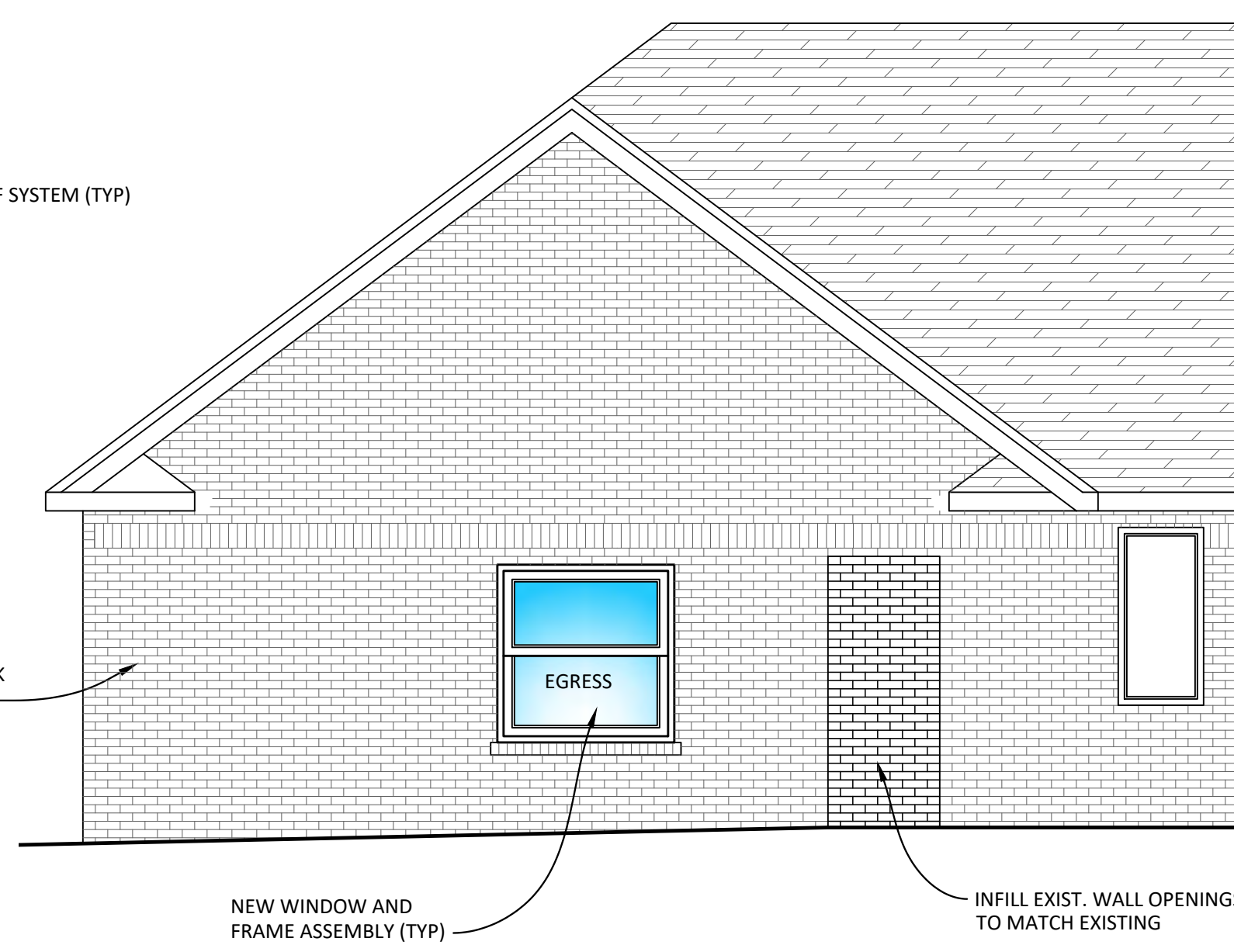
**PARTIAL EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

2



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

3



**PARTIAL WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

4

REV	DATE	ISSUED
04-11-2024	ISSUED FOR PERMITS	
04-02-2024	OWNER REVIEW	

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DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 EXTERIOR ELEVATIONS

JOB NO:  
 24-023

SHEET NO:  
 A-201







GREICHENWHIMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS **Q866323**

License for Adult Foster Care

Facility Name:  
Emmanuel Senior Living LLC  
5589 John R Road  
Troy, MI 48085

Licensee:  
Emmanuel Senior Living, LLC  
Suite 177  
145 S. Livernois  
Rochester Hills, MI 48307

LICENSE NUMBER  
AS630348375

CAPACITY  
6

STATUS  
REGULAR

EFFECTIVE DATE  
02/29/2024

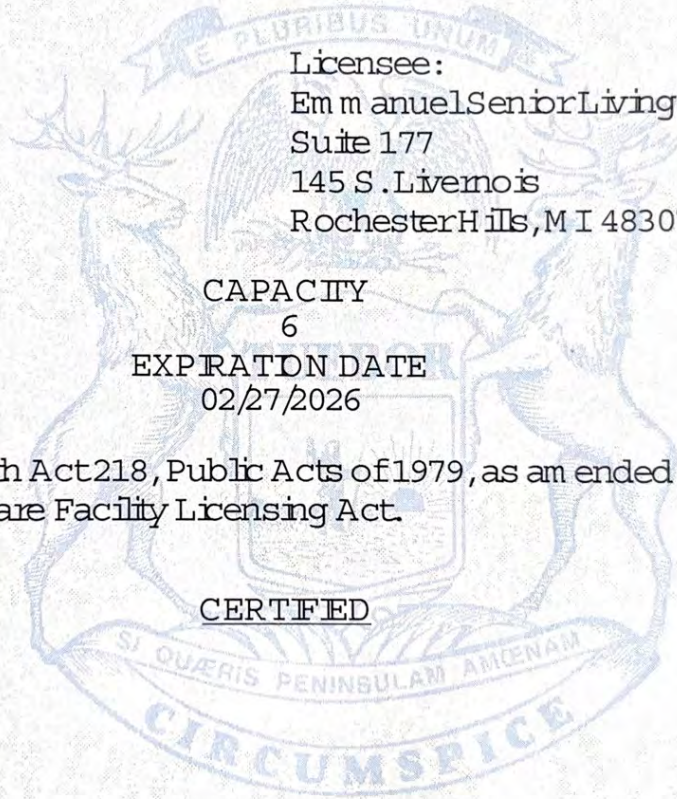
EXPIRATION DATE  
02/27/2026

Issued in accordance with Act 218, Public Acts of 1979, as amended,  
being the Adult Foster Care Facility Licensing Act.

PROGRAM

Aged  
Alzheimers  
Physically Handicapped

CERTIFIED



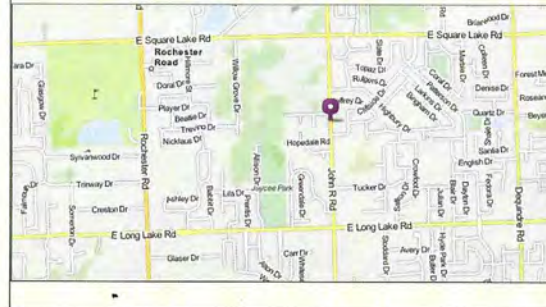




We encourage family members to come and eat with your loved one at the home. If you will call ahead we can accommodate your arrival and we welcome it! Feel free to contact us any time.

**Our commitment to you is that your loved one will be safe and cared for like one of our own.** We are committed to this. We feel it an honor to be in this business and view these wonderful elderly people as a gift from God to be cared for in a loving way that reflects our personal values and commitment.

CONVENIENTLY LOCATED  
IN TROY, MI



We look forward to meeting you and walking around the facility personally with you. It will be a pleasure to share more about our home and the quality care we provide. Please don't hesitate to contact us!

Sincerely,

*Emmanuel Senior Living*

5589 JOHN R RD  
TROY, MICHIGAN 48085  
(248) 812 - 9177

[www.emmanuel seniorliving.com](http://www.emmanuel seniorliving.com)

WE ARE LICENSED BY THE STATE OF MICHIGAN

AND A PROUD MEMBER OF MALA

# EMMANUEL

SENIOR LIVING



Welcome to "Emmanuel Senior Living". Troy Assisted Senior Living with luxurious and extensive services for both independent and assisted living needs. Our family atmosphere and qualified caregivers provide our residents compassionate care, a dignified, safe and secure living environment.





Residents will enjoy the same activities and interests they always have.

**Helping them to maintain their positive self-image, sense of purpose, confidence and independence.**

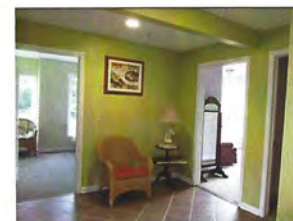
We will make sure that your loved one will be active and healthy as possible.

## We hope to be welcoming your loved one home soon!

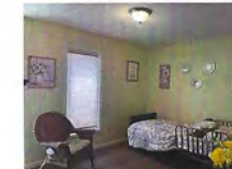
### BECAUSE WE CARE

#### WE PROVIDE OUR RESIDENTS:

- ◆ Dedicated Staff 24/7 365 days
- ◆ Barrier Free Home
- ◆ Medication Management
- ◆ Joyful companionship
- ◆ Three Home Made Meals
- ◆ Low-Calorie Snacks Throughout the Day
- ◆ Personal Care Monitoring
- ◆ Caring Assistance with Daily Activities such as:  
Bathing, Dressing, Grooming and Eating
- ◆ Daily Housekeeping Services
- ◆ Laundry Services
- ◆ No smoking facility
- ◆ Transportation Arrangements
- ◆ WIFI
- ◆ Cable TV



- ◆ Activities:
  - ◆ Exercise, Games, Puzzles, Music, Painting, Drawing and more!
- ◆ Celebrating holidays, birthdays and LIFE!
- ◆ Telephone (free unlimited local and long distance calls in the US)
- ◆ Alarm system monitored and connected to emergency responders



June 27th, 2024

To whom it may concern,

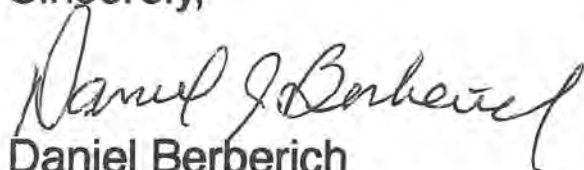
It is with great pleasure that I am writing this support letter for Emmanuel Senior Living owned and operated by Teresita Sandoval, whom I have known since 2013 when she opened the facility next to my home.

In the many years that Emmanuel Senior Living has been in operations providing top quality services to Seniors in our Community I've had numerous occasions to observe her great kindness in provide care to her seniors at Emmanuel Senior Living.

I hereby strongly support Emmanuel Senior Living plans to expand and use their garage in order to have more rooms to provide more affordable and top quality housing to Seniors in our Community.

Please feel free to contact Teresita or me for any additional information.

Sincerely,



Daniel Berberich

(248) 219 5195

1914 Abborsford Dr Troy Mi 48085

August 11, 2024

To whom it may concern:

I am pleased to write this letter of support for Emmanuel Senior Living, located at 5589 John R Road in Troy, owned and operated by Teresita Sandoval. I am writing to express my deep support for the expansion of Emmanuel Senior Living to accommodate more senior residents.

My father, Thomas, has been a senior resident at Emmanuel Senior Living since 2018. He has complex health issues requiring diligent attention as well as ongoing collaboration with different doctors and medical professionals, and he has been very well supported at Emmanuel by Teresita and her team of care workers. Teresita and her team are attentive, organized, and thorough, as well as very caring and thoughtful for all the seniors who live there.

I have been extremely grateful for the presence of Emmanuel Senior Living in the Metro Detroit area, as the home offers high-quality care and attention for my father at a rate that is accessible for his income. My father lives on a fixed income and the cost of living has gone up in every facet of our society. The increased cost of living — and of providing and accessing quality senior care — is increasingly difficult to meet. I believe that it is absolutely essential that we find ways to effectively and affordably support and care for the elderly members of our community.

I am deeply appreciative of Teresita's plan to expand Emmanuel Senior Living in order to keep the costs of care for the elderly at a manageable level for all the seniors who live there.

Teresita and her caregiving staff are dedicated to providing very high-quality care and attention for the seniors under their care, and to making a healthy, comfortable, safe, and pleasant living environment for my father and all the seniors. Teresita's facility is an excellent model of what senior care can be, and the expansion of Emmanuel Senior Living will benefit not only seniors and their families, but the broader community in the Metro Detroit area, by continuing to demonstrate that it is possible to offer quality care that seniors can afford.

If you have any questions, I would be pleased to speak further; I can be reached at 734-645-5857 or [evarogers@gmail.com](mailto:evarogers@gmail.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Eva Rogers', written in a cursive style.

Eva Rogers



August 13, 2024

To Whom It May Concern:

I am writing in support of the proposed expansion of Emmanuel Senior Living located on John R Road in Troy, Michigan. This expansion would not only be good for the city, but need for available housing for seniors is at an all time high. Community is one of the core values of the City of Troy, Michigan and this is also about community.

In addition, it takes a special person to care for those most vulnerable in our community and Teresita Sandoval accomplishes this with her tireless efforts and her caring and compassionate heart.

Please let me know if there is any way in which I can provide some additional information or insight.

Sincerely,

Brandon Lewandowski  
1166 Fairways Boulevard, Troy, MI 48085  
BRLewandowski@gmail.com  
248-520-7339

August 8, 2024

To whom it may concern:

I am writing to express my full support for the Emmanuel Senior Living facility located on John R in Troy; owned and operated by Teresita Sandoval, whom I have known since 2022.

I have observed her kindness, professionalism, great service, and dedication she provides to her seniors at Emmanuel Senior Living.

I hereby support the facility's plans to expand and use their garage to accommodate four additional rooms to provide more affordable, high quality and more personalized housing to seniors in our community. This is not only a demonstration to Teresita's commitment to enhance the lives of more seniors but also addresses a growing need within our community.

Sincerely,

Ana Jamil  
1933 Oak Forest Dr  
Troy, MI 48085

*Susan Bartram*  
*33762 Colony Park Drive*  
*Farmington Hills, Michigan 48230*  
*(313) 289-1995*

August 13, 2024

To Whom It May Concern:

I am writing to support Emmanuel Senior Living, owned and operated by Teresita Sandoval, whom I have known for about 5 years.

In the time that I have known Teresita, I have known her to be kind, compassionate, giving, and resourceful. I am sure that she provides excellent care for those who reside at Emmanuel Senior Living.

I strongly support Emmanuel Senior Living plans to expand and use the garage in order to have more rooms to provide affordable top-quality housing for Seniors in the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Bartram', with a long horizontal flourish extending to the right.

Susan Bartram

August 12<sup>th</sup> 2024

**To Whom It May Concern,**

I am writing to express my wholehearted support for The Emmanuel Senior Living facility and its owner, Ms. Teresa Sandoval. I have had the pleasure of knowing Teresa for 2 years, and I can confidently say that she is one of the most compassionate, dedicated, and professional individuals I have ever met.

The Emmanuel Senior Living facility is not just a place to reside, it is a true home for its residents. Teresa has created an environment where seniors are treated with the utmost respect, care, and dignity. The facility is always maintained to the highest standards, and the staff are not only well-trained but also deeply committed to ensuring the well-being of each resident. The positive and nurturing atmosphere at The Emmanuel Senior Living is a direct reflection of Teresa's values and her unwavering commitment to excellence.

Teresa's plans to expand the facility to accommodate additional residents is a testament to her vision and dedication to providing high-quality care to more seniors in our community. Given the increasing need for reliable and compassionate senior care, I believe this expansion would be an invaluable addition to our area. Teresa's track record of running an outstanding facility speaks for itself, and I have no doubt that these additional residents would receive the same exceptional care and attention that current residents enjoy.

The expansion will undoubtedly benefit our community by providing more seniors with a safe, loving, and professional place to live. I have complete confidence that Teresa will continue to manage the facility with the highest level of integrity and dedication.

Thank you for your time and consideration of this request.

Sincerely,

Aaron Salvador Unzueta Chavez.

2836 Roundtree Dr, Troy MI. 48083

Aug 10<sup>th</sup>, 2024

To whom it may concern,

RE: Emmanuel Senior Living owned by Teresita Sandoval

In today's world with the increased needs for more senior care, finding quality personal care becomes an even greater concern for many seniors and family members who are considering facilities. I've only known Teresita for a few years, but she is always a warm, genuine and kind human being. Having been to her facility several times you can just see and feel the warmth and caring that she and her staff give her seniors. Her seniors also seem quite content and well taken care of. Even though her facility is not a large capacity facility like many senior care centers, the personal and more one on one care and atmosphere feels very evident.

Teresita is dedicated to providing the best care possible to her seniors, I'm sure that the expansion she is planning will also be carried through with the same professionalism and kindness she is currently providing. More families would be at ease knowing their loved ones are well taken care of.

Sincerely,

Ray Juhl

6025 Walker Drive

Troy, Michigan 48085

**From:** [BILL GERAZOUNIS](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel senior living expansion  
**Date:** Wednesday, August 7, 2024 9:38:01 PM

---

[You don't often get email from vasilig@sbcglobal.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Just wanted to reach out and let you know, I fully support the expansion, and have known Teresita Sandoval for quite some time now..and she is a very kind, honest, and good person with great intentions.

Hope you can give her the support she needs!

Sent from my iPhone

**From:** [Josephine Dries](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** support for Emmanuel Senior Living expansion  
**Date:** Monday, August 12, 2024 9:10:41 AM

---

You don't often get email from [jojo@jojodries.com](mailto:jojo@jojodries.com). [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards,  
JoJo Dries  
Founder, On The Wings of Angels  
[Jojo@jojodries.com](mailto:Jojo@jojodries.com)  
734-385-6170

**From:** [Arshad Suri](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living facility  
**Date:** Monday, August 12, 2024 2:09:06 PM

---

You don't often get email from arshad.suri@yahoo.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards

Arshad Suri



**From:** [Kathleen Rogers](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Request for Expansion of Emmanuel Senior Living  
**Date:** Saturday, August 10, 2024 11:22:25 AM

---

You don't often get email from kmrogers210@gmail.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

It is an honor to have been asked to provide this letter of support for the proposed expansion of the Emmanuel Senior Living facility located at 5589 John R. Road, Troy, Michigan.

I have had the pleasure of knowing Teresita Sandoval since 2018, when my niece and I were seeking a care facility for my brother following his stroke. Sadly, my brother could no longer live alone and required assistance with his medication and many activities of daily living.

The care my brother has received by Ms. Sandoval and her staff has been exceptional. She cares for each of her residents as if they were her own family member. Additionally, she has the gift of recruiting caregivers who are equally kind and attentive to the residents' needs. Ms. Sandoval's desire to expand her facility to accommodate an additional four residents is commendable, and will respond to the desperate need in our community for quality health care for seniors.

I wholeheartedly support Ms. Sandoval's proposed expansion and have the utmost confidence in her ability to assume this additional responsibility with her usual professionalism and grace.

If you any further questions, please do not hesitate to contact me directly. I can be reached by cell at (248) 909-9144 or via email at [kmrogers210@gmail.com](mailto:kmrogers210@gmail.com).

Sincerely,

Kathleen Rogers  
210 Potawatomi Blvd.  
Royal Oak, MI 48073

**From:** [Sherry Price](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living  
**Date:** Monday, August 19, 2024 6:55:11 AM

---

[You don't often get email from priceparty@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jackie, I'm sorry this is a few days late in writing to you however I wanted to share my thoughts on Emmanuel Senior Living. I live just south of their home on John R Road & I (along many other neighbors in our Laurelwood subdivision) would totally welcome the expansion of their facility! The property is beautiful & always kept neat & clean. It offers beautiful views for the people that live there to enjoy outdoor activities.

Terri, her sister Abby & Sorayas are the kindest people & most loving caregivers that I have ever met! We had the pleasure of working with them briefly & would consider them an asset to our community! Troy could definitely benefit from the TLC in which ESL so proudly offers in their business!

The community is in need of more senior living spaces such as this & I would highly recommend the expansion of their garage to accommodate 4 more beds.

Feel free to reach out to me with any questions you may have!

Sincerely,  
Sherry Price

5261 Westmoreland Dr  
Troy, MI 48085

248-941-3088

# Hidden Harbors Centers

---

**Brian DiBartolomeo**

President

31601 Harper Avenue  
St. Clair Shores, MI 48082  
(248) 289-0803  
brian@hiddenharbors.com

**Planning Department**

City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084  
(248) 524-3364  
jackie.ferencz@troymi.gov

August 1, 2024

**To Whom It May Concern,**

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

**Warm regards,**

**Brian DiBartolomeo**



To whom it may concern

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on 5589 John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally attest for her exceptional professionalism and her dedication to the well-being of the Senior Citizens under her care. Mrs Sandoval has consistently demonstrate outstanding service and wholehearted dedication.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors in our community but also addresses a need within our community for specialized senior care services.

In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that.

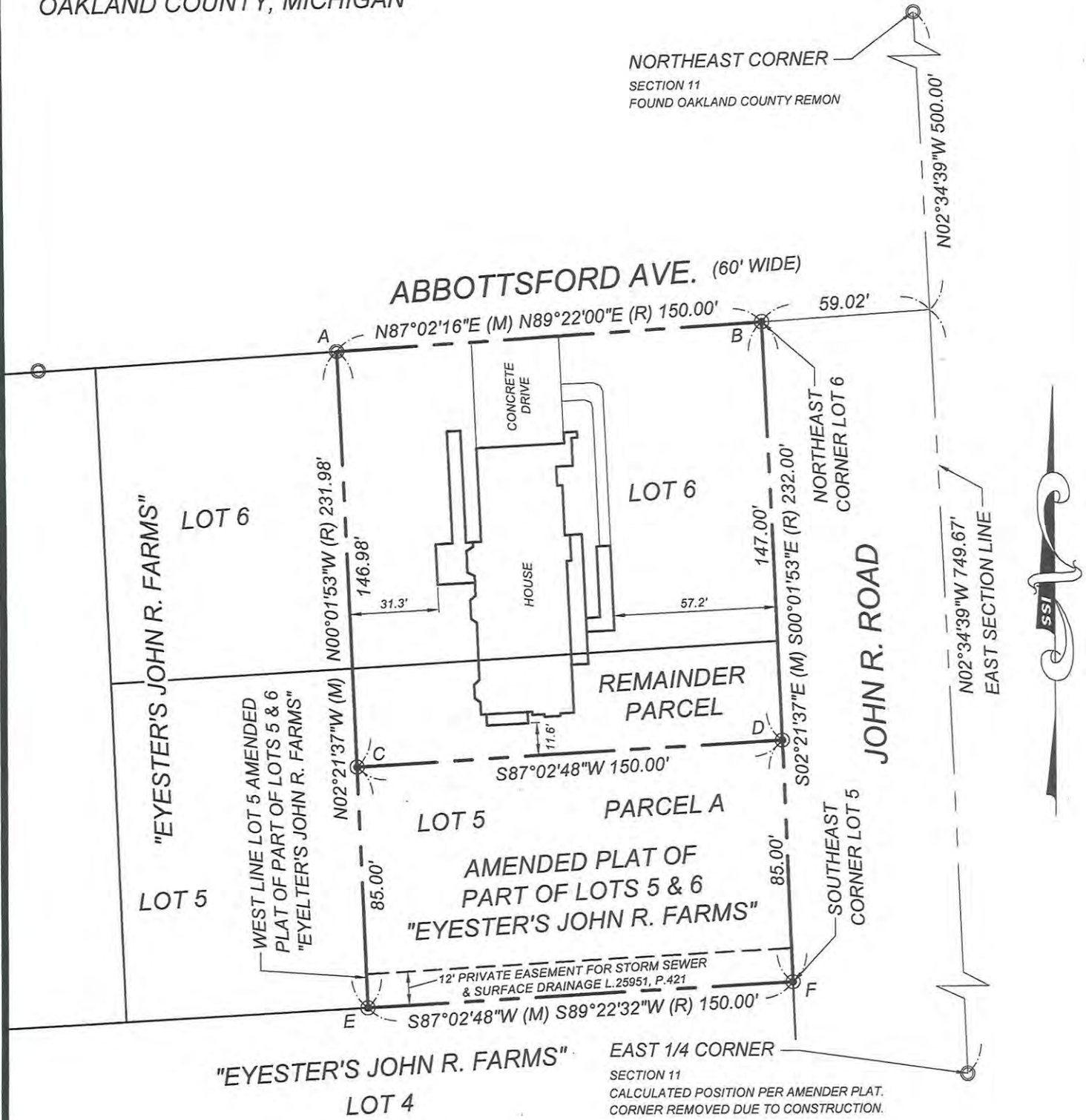
As a reputable and efficiently managed senior home, always kept nice and clean; Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards,

Oracio Gonzalez  
586 515 9062

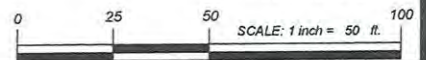
SECTION 11, T.2 N.-R.11 E.,  
 AMENDED PLAT OF PART OF  
 LOTS 5 & 6 "EYESTER'S JOHN R. FARMS",  
 CITY OF TROY,  
 OAKLAND COUNTY, MICHIGAN



I hereby certify that I have surveyed and mapped the above plotted and/or described land on January 21, 2021, and that all of the requirements of Public Act 132 of 1970 as amended have been complied with and is within the acceptable limits of the surveying profession.

Brian M. Bartlett Date: 1/22/21  
 Brian M. Bartlett  
 Professional Surveyor No. 4001050427

○ - Found Survey Corner  
 ● - Set Survey Corner  
 Sheet 1 of 2



**SSI**  
**surveying solutions, inc.**  
 SURVEYING • ENGINEERING • CONSTRUCTION SERVICES  
 4471 M-61  
 Standish, Michigan 48658  
 tel 989-846-6601 fax 989-846-6607

**CERTIFICATE OF SURVEY**

**Teresita Sandoval**  
 5589 John R  
 Troy, Michigan 48085

Date: January 21, 2021  
 Drawn By: K. Morley  
 Approved By: B. Bartlett  
 Project No.: 21094  
 Drawing No.: A-12259



SECTION 11, T.2 N.-R.11 E.,  
 AMENDED PLAT OF PART OF  
 LOTS 5 & 6 "EYSTER'S JOHN R. FARMS",  
 CITY OF TROY,  
 OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTIONS

Parent Parcel:

Liber 52272, Page 368

Situated in the City of Troy, County of Oakland, and State of Michigan, to-wit:

EAST 150 FEET OF LOTS 5 AND 6, JOHN R. FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 48 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS.

MORE RECENTLY DESCRIBED AS FOLLOWS:

LOTS 5 AND 6 OF "AMENDED PLAT OF PART OF LOTS 5 & 6 "EYSTER'S JOHN R. FARMS", AS RECORDED IN LIBER 283 OF PLATS, PAGE 5 OAKLAND COUNTY RECORDS.

Parcel A:

A parcel of land being the South 85.00 feet of Lot 5 of "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" part of the Northeast 1/4 of Section 11, T.2 N.-R.11 E., City of Troy, Oakland County, Michigan described as follows: Beginning at the Southeast corner of Lot 5 of said Amended Plat; thence S.87°-02'-48"W., on the South line of Lot 5 of said Amended Plat, 150.00 feet to the West line of Lot 5 of said Amended Plat; thence N.02°-21'-37"W., on said West line, 85.00 feet; thence N.87°-02'-48"E., parallel with the South line of Lot 5 of said Amended Plat, 150.00 feet to the East line of Lot 5 of said Amended Plat; thence S.02°-21'-37"E., on said East line, 85.00 feet to the point of beginning.

Remainder Parcel:

A parcel of land in the "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" part of the Northeast 1/4 of Section 11, T.2 N.-R.11 E., City of Troy, Oakland County, Michigan described as follows: Beginning at the Northeast corner of Lot 6 of said Amended Plat; thence S.02°-21'-37"W., on the East line of Lots 5 and 6 of said Amended Plat, 147.00 feet; thence S.87°-02'-48"W., parallel with the South line of Lot 5 of said Amended Plat, 150.00 feet to the West line of Lot 5 of said Amended Plat; thence N.02°-21'-37"W., on said West line, 146.98 feet to the North line of Lot 6 of said Amended Plat; thence N.87°-02'-16"E., on said North line, 150.00 feet to the point of beginning.

NOTE: The East line of "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" was assumed as S.02°-21'-37"E.

RELATIVE POSITIONAL PRECISION TABLE

ALLOWABLE (0.07' + 50 PPM)

MEASURED	PT	A	B	C	D	E	F
	A		0.078	0.077	0.080	0.082	0.084
	B	0.036		0.081	0.077	0.084	0.082
	C	0.035	0.024		0.078	0.074	0.079
	D	0.033	0.021	0.021		0.079	0.074
	E	0.063	0.058	0.057	0.056		0.078
	F	0.074	0.069	0.069	0.068	0.087	

Survey Accuracies:

The Relative Positional Precision is the length of the semi-major axis of the error ellipse at a 95 % confidence level at each point and their relation to other points in this survey. This table consists of points that are either found or set for this parcel. Point locations are labeled on this survey drawing.

I hereby certify that I have surveyed and mapped the above plotted and/or described land on January 22, 2021, and that all of the requirements of Public Act 132 of 1970 as amended have been complied with and is within the acceptable limits of the surveying profession.

*Brian M. Bartlett*

Date: 1/22/21

Brian M. Bartlett  
 Professional Surveyor No. 4001050427

Sheet 2 of 2



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CERTIFICATE OF SURVEY


**Teresita Sandoval**  
 5589 John R  
 Troy, Michigan 48085

Date: January 21, 2021  
 Drawn By: K. Morley  
 Approved By: B. Bartlett  
 Project No.: 21094  
 Drawing No.: A-12259

# THIS IS NOT A TAX BILL

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF TROY ASSESSING DEPT KELLY TIMM 500 W BIG BEAVER TROY, MI 48084-5254	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>88-20-11-277-037</b> PROPERTY ADDRESS: <b>5589 JOHN R                  TROY, MI 48085-3857</b>
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 48085 5589 JOHN R RD LLC 5589 JOHN R RD TROY, MI 48085-3857 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**LEGAL DESCRIPTION:**  
 T2N, R11E, SEC 11  
 AMENDED PLAT OF  
 PART OF LOTS 5 & 6

**ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:** 401 (RESIDENTIAL-IMPROVED)

**PRIOR YEAR'S CLASSIFICATION:** 401 (RESIDENTIAL-IMPROVED)

	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:			
2. ASSESSED VALUE:	114,610	120,340	5,730
3. TENTATIVE EQUALIZATION FACTOR: 1.000	220,790	215,020	-5,770
4. STATE EQUALIZED VALUE (SEV):	220,790	215,020	-5,770
5. There WAS or WAS NOT a transfer of ownership on this property in 2022	<b>WAS NOT</b>		

**6. Assessor Change Reason(s):**  
 MARKET

Please note the two  
 parcels have been  
 combined

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: KELLY M TIMM	Phone: (248) 524-3311	Email Address: CITYASSESSOR@TROYMI.GOV
-----------------------	--------------------------	---

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL BE MEETING ON MARCH 7TH, 2023 FROM 10AM-12PM FOR AN ORGANIZATIONAL MEETING.

THE BOARD OF REVIEW WILL BE IN SESSION TO HEAR APPEALS ON THE FOLLOWING DATES: MONDAY, MARCH 13TH, 2023 (9AM-4PM), TUESDAY, MARCH 14TH, 2023 (1PM-9PM), AND THURSDAY, MARCH 16TH, 2023 (9AM-4PM).

APPOINTMENTS ARE NECESSARY TO APPEAL YOUR ASSESSMENT AND MUST BE SCHEDULED NO LATER THAN 12:00PM (NOON) ON THURSDAY, MARCH 16TH, 2023. PLEASE CALL (248) 524-3311 TO SCHEDULE AN APPOINTMENT



# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

23047

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF TROY ASSESSING DEPT KELLY TIMM 500 W BIG BEAVER TROY, MI 48084-5254	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>88-20-11-277-038</b> PROPERTY ADDRESS:		
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 48085 5589 JOHN R RD LLC 5589 JOHN R RD TROY, MI 48085-3857 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": <span style="float: right;">.00%</span> % Exempt As "Qualified Agricultural Property": <span style="float: right;">.00%</span> % Exempt As "MBT Industrial Personal": <span style="float: right;">.00%</span> % Exempt As "MBT Commercial Personal": <span style="float: right;">.00%</span> Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
LEGAL DESCRIPTION: T2N, R11E, SEC 11 AMENDED PLAT OF PART OF LOTS 5 & 6			
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS:</b> 402 (RESIDENTIAL-VACANT)			
<b>PRIOR YEAR'S CLASSIFICATION:</b> 402 (RESIDENTIAL-VACANT)			
	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	25,620	26,900	1,280
2. ASSESSED VALUE:	49,610	51,820	2,210
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	49,610	51,820	2,210
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>			
6. Assessor Change Reason(s): MARKET			
<i>Please note the two                  parcels have been                  combined</i>			

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: KELLY M TIMM	Phone: (248) 524-3311	Email Address: CITYASSESSOR@TROYMI.GOV
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 APPOINTMENTS ARE NECESSARY TO APPEAL YOUR ASSESSMENT AND MUST BE SCHEDULED NO LATER THAN 12:00PM (NOON) ON THURSDAY, MARCH 16TH, 2023. PLEASE CALL (248) 524-3311 TO SCHEDULE AN APPOINTMENT









































NO VACANCY  
*Emmanuel*  
SENIOR LIVING  
248.812.9177







**FOLLOWING PAGES ARE MINUTES AND EXHIBITS FROM  
AUGUST 27, 2024 TROY PLANNING COMMISSION  
MEETING**



**SPECIAL USE APPROVALS**

- 6. **PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0025)** – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District

Mr. Savidant reviewed the proposed Adult Foster Care Small Group Home application. He presented an overview of an adult foster care facility as defined in the Zoning Ordinance, State regulations and the applicant’s request to add four additional bedrooms for a total of ten (10) residents.

In summary, Mr. Savidant asked the Board to consider the application per Section 15.06 of the Zoning Ordinance, hold a public hearing and provide feedback to the applicant. He said the applicant would be seeking a variance from the Zoning Board of Appeals (ZBA) for relief from the density standards of Section 6.02.B.2 to provide a home for a total of ten (10) residents. Mr. Savidant said the Planning Commission would take appropriate action on the Special Use application following ZBA action.

Some Board members shared personal experiences in seeking special care for their loved ones and expressed support of small group homes that offer adult foster care.

Teresa Sandoval was present. Ms. Sandoval addressed the number of years she has offered her services, State regulations, parking, and the special care she provides her residents. She shared a few personal experiences during her years of service.

**PUBLIC HEARING OPENED**

There was no one present who wished to speak.

**PUBLIC HEARING CLOSED**

Mr. Fox addressed the applicant with respect to the ZBA standards applied to an application seeking a variance from the Zoning Board of Appeals.

- 7. **PUBLIC HEARING - SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-0024)** – Proposed Aston Martin Dealership, North side of Maplelawn, West of Crooks (1744 Maplelawn; PIN 88-20-29-401-017), Section 29, Currently Zoned IB (Integrated Industrial & Business) Zoning District

Mr. Huerta reviewed the Aston Martin Dealership application. He said the building has been vacant for a decade and that it was formerly used as a vehicle repair shop. Mr. Huerta addressed exterior building improvements, paved parking lot, enhanced landscaping, building design, increased transparency along the front façade and displayed a rendering. Mr. Huerta said the application is consistent with the Master Plan. He addressed specific Special Use Standards per Section 6.27 Vehicle Sales, New, Used and Vintage, and general Special Use Standards per Section 9.03, of the Zoning Ordinance.



August 21, 2024

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING – SPECIAL USE AND PRELIMINARY SITE PLAN REVIEW (SU JPLN2024-025) – Proposed Adult Foster Care Small Group Home (Up to 10 Residents), West side of John R, South side of Abbotsford (5589 John R; PIN 88-20-12-152-003), Section 12, Currently Zoned R-1C (One Family Residential) Zoning District

### GENERAL INFORMATION

Name of Owner / Applicant:

Teresa Sandoval, 5589 John Rd, LLC.

Location of subject property:

The property is located on the southwest corner of John R and Abbotsford in section 11.

Size of subject parcel:

The property is approximately 0.8 acres or 34,848 square feet in size.

Current and Proposed use of subject parcel:

The home is presently used as an adult foster family home with an occupancy limit of 6 or fewer foster residents. At the present time there are only six (6) residents. The present use is considered a residential use and is permitted by right in all residential districts. The applicant is proposing an interior buildout of four (4) additional rooms in the garage to accommodate a total of ten (10) residents. The additional resident would change the classification to and Adult Foster Care Small Group Home (between 7 and 12 persons) which requires Special Use Approval.

Current use of adjacent parcels:

The property is located in the Eysters John R Farms subdivision plat and is surrounded by One Family Residential R-1C.

Current zoning classification:

The property is zoned R-1C One Family Residential.

Zoning classification of adjacent parcels:

All surrounding property is zoned R-1C One Family Residential.

Future Land Use Designation:

The parcel is designated on the Future Land Use Plan as One Family Residential.



## ANALYSIS

### Compliance with area and bulk requirements:

Lot Area: An Adult Foster Care Small Group Home requires a minimum site area of 4,000 square feet per resident. With ten (10) proposed residents, the minimum lot area is 40,000 square feet. At only 34,848 square feet, the lot area is deficient of the 40,000 square feet site area requirement for 10 residents, by 5,152 square feet.

Lot Frontage & Width: Compliant with 85-foot requirement.

Height: Compliant with 30-foot, 2.5 story maximum.

Setbacks: Front: 30 feet  
Side (least): 10 feet  
Side (total): 20 feet  
Rear: 40 feet

The applicant does not meet the area requirements per Section 6.02.B.2 for an Adult Foster Care use in R-1C of 4,000 square feet per adult for ten (10) residents, and requires a variance.

### Off-street parking and loading requirements:

The site provides a 30-foot wide and 35-foot long driveway for off street parking. The parking requirement is 1 space per 4 clients plus employee parking. One (1) off-street parking space per employee and/or caregiver is required for employee parking.

### Vehicular and non-motorized access:

Access to the property is provided on the north side on Abbotsford.

### Stormwater detention:

There is an existing 12-foot drain line and surface drainage easement along the southern property line. The proposed use does not impact storm water detention.

### Natural features and floodplains:

Available GIS data indicates that there are no significant natural features located on the property.

### Special Use Approval Standards (Section 9.03):

The application meets the following Special Use Approval Standards:

1. Compatibility with Adjacent Uses. The existing home is compatible with the surrounding neighborhood.
2. Compatibility with the Master Plan. The proposed Special Use is compatible with the goals and objectives of the City of Troy Master Plan. The house is existing and the only construction proposed is conversion of the garage to living space.



3. Traffic Impact. Traffic generated by this use is consistent with traffic generated by a single-family home.
4. Impact on Public Services. The proposed Special Use is adequately served by essential public facilities and services
5. Compliance with Zoning Ordinance Standards. The proposed Special Use will be designed, constructed, operated and maintained to meet the stated intent of the zoning districts and shall comply with all applicable ordinance standards (upon issuance of variance for 9 residents).
6. Impact on the Overall Environment. The proposed Special Use shall not unreasonably impact the quality of natural features and the environment in comparison to the impacts associated with typical permitted uses.
7. Special Use Approval Specific Requirements. The general standards and requirements of this Section are basic to all uses authorized by Special Use Approval. The specific and detailed requirements relating to particular uses and area requirements must be also satisfied for those uses.

Special Use Standard Summary:

The proposed use appears to be compatible with adjacent land uses, compatible with the Master Plan, does not significantly impact traffic, is adequately serviced by existing public facilities, and does not impact the quality of natural features.

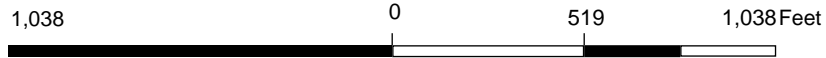
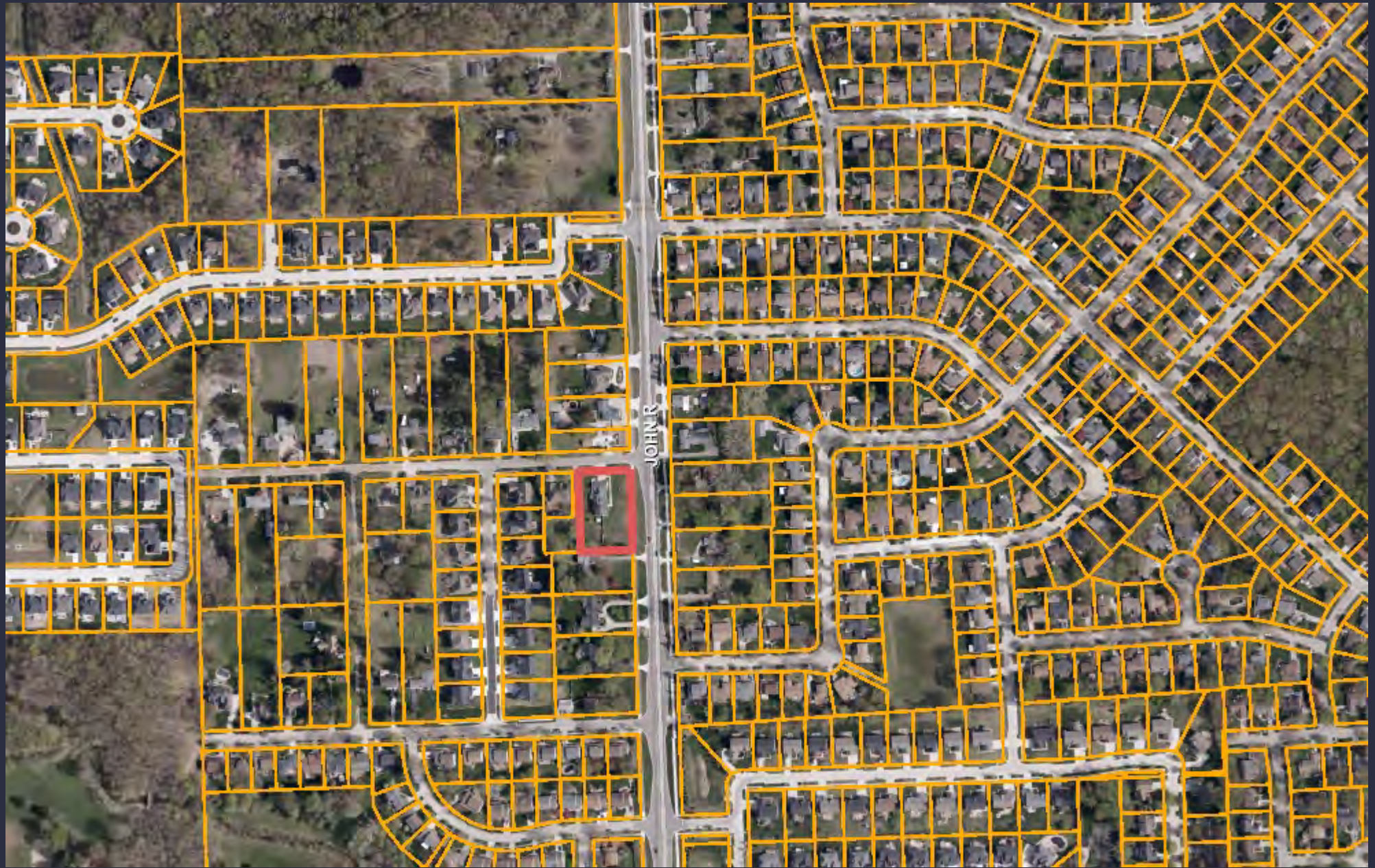
Because the applicant seeks four (4) additional bedrooms, for a total of ten (10) residents, the application falls short of the minimum lot size requirement of 40,000 square feet. The applicant intends to seek a variance from the Zoning Board of Appeals (ZBA).

Per section 15.06, the Planning Commission is to consider the application, take public comment and provide feedback but does not take any action on the application at this meeting. The applicant would then seek a variance from the ZBA from the density standard of Section 6.02.B.2. The Planning Commission would take appropriate action on the Special Use application following ZBA action.

Attachments:

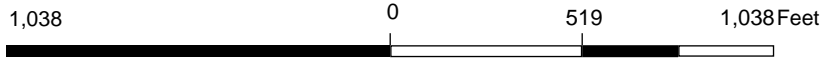
1. Maps
2. Application
3. Public comment





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.





Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



**CITY OF TROY  
SPECIAL USE REQUEST APPLICATION**

CITY OF TROY PLANNING DEPARTMENT  
500 W. BIG BEAVER  
TROY, MICHIGAN 48084  
PHONE: 248-524-3364  
FAX: 248-524-3382  
E-MAIL: [planning@troymi.gov](mailto:planning@troymi.gov)



SPECIAL USE APPROVAL FEE  
**\$1,800.00**  
ESCROW FEE  
**\$1,500.00**

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

APPLICATIONS FOR SPECIAL USE APPROVALS REQUIRING THE SUBMITTAL OF A SITE PLAN SHALL CONFORM TO THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

A PLANNING COMMISSION PUBLIC HEARING SHALL BE SCHEDULED FOLLOWING A DETERMINATION BY THE PLANNING DEPARTMENT THAT THE SPECIAL USE REQUEST APPLICATION IS COMPLETE AND MEETS THE REQUIREMENTS OF THE TROY ZONING ORDINANCE.

- 
1. NAME OF THE PROPOSED DEVELOPMENT: 5589 John R Rd
  2. ADDRESS OF THE SUBJECT PROPERTY: 5589 John R Rd Troy MI 48085
  3. ZONING CLASSIFICATION OF SUBJECT PROPERTY: R-1C One family Residential
  4. TAX IDENTIFICATION NUMBER(S) OF SUBJECT PROPERTY: 88-20-11-277-0378038
  5. DESCRIPTION OF PROPOSED USE: Adult Foster Care Small Group  
Home 9 Bedrooms.
  6. SECTION OF THE ZONING ORDINANCE UNDER WHICH SPECIAL USE APPROVAL IS SOUGHT: 6.02 and 4.21
  7. APPLICANT: 

NAME <u>Teresita Sandoval</u>	PROPERTY OWNER: NAME <u>Teresita Sandoval</u>
COMPANY <u>Emmanuel Senior Living</u>	COMPANY _____
ADDRESS <u>5589 John R Rd</u>	ADDRESS <u>5589 John R Rd</u>
CITY <u>Troy</u> STATE <u>MI</u> ZIP <u>48085</u>	CITY <u>Troy</u> STATE <u>MI</u> ZIP <u>48085</u>
TELEPHONE <u>248 812 9177</u>	TELEPHONE <u>248 812 9177</u>
E-MAIL <u>teresitasandoval@gmail.com</u>	E-MAIL <u>teresitasandoval@gmail.com</u>
  8. THE APPLICANT BEARS THE FOLLOWING RELATIONSHIP TO THE OWNER OF THE SUBJECT PROPERTY:  
Self
  9. SIGNATURE OF APPLICANT [Signature] DATE 6/10/24
  10. SIGNATURE OF PROPERTY OWNER [Signature] DATE 6/10/24

BY THIS SIGNATURE, THE PROPERTY OWNER AUTHORIZES THE PLACEMENT OF A SIGN ON THE PROPERTY TO INFORM THE PUBLIC OF THE REQUEST FOR SPECIAL USE APPROVAL.



**From:** [Emmanuel Senior Living](#)  
**To:** [Brent Savidant](#)  
**Cc:** [Jackie Ferencz](#); [George Stroebel](#)  
**Subject:** Re: Special Use Request Application - Emmanuel Senior Living  
**Date:** Thursday, July 11, 2024 8:03:48 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

Some people who received this message don't often get email from emmanuel seniorliving@gmail.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brent and Jackie,

Thank you for taking the time to talk to us yesterday and explain the process for the special use application.

Just wanted to summarize

Emmanuel Senior Living facility is currently licensed for 6 seniors in 5 existing rooms.

We are seeking to construct 4 more rooms in the current garage. This expansion would enable us to increase the number of seniors we serve from 6 to 10 there will be minimal changes to the property's exterior, as all renovations will be in the inside of the existing garage.

Additionally, we wish to point out that the property spans @ 35,000 square feet; however, there is a city easement at the back of the house and we would like to have this land be incorporated into the property if possible so that we meet the requirements.

Please let me know if you need anything else from us.

Best Regards,

Teresita

Sent from my iPhone

On Jul 10, 2024, at 3:44 PM, Emmanuel Senior Living  
<emmanuel seniorliving@gmail.com> wrote:

Thank you Jackie!



GREICHENWHIMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS Q866323

License for Adult Foster Care

Facility Name:  
Emmanuel Senior Living LLC  
5589 John R Road  
Troy, MI 48085

Licensee:  
Emmanuel Senior Living, LLC  
Suite 177  
145 S. Livernois  
Rochester Hills, MI 48307

LICENSE NUMBER  
AS630348375

CAPACITY  
6

STATUS  
REGULAR

EFFECTIVE DATE  
02/29/2024

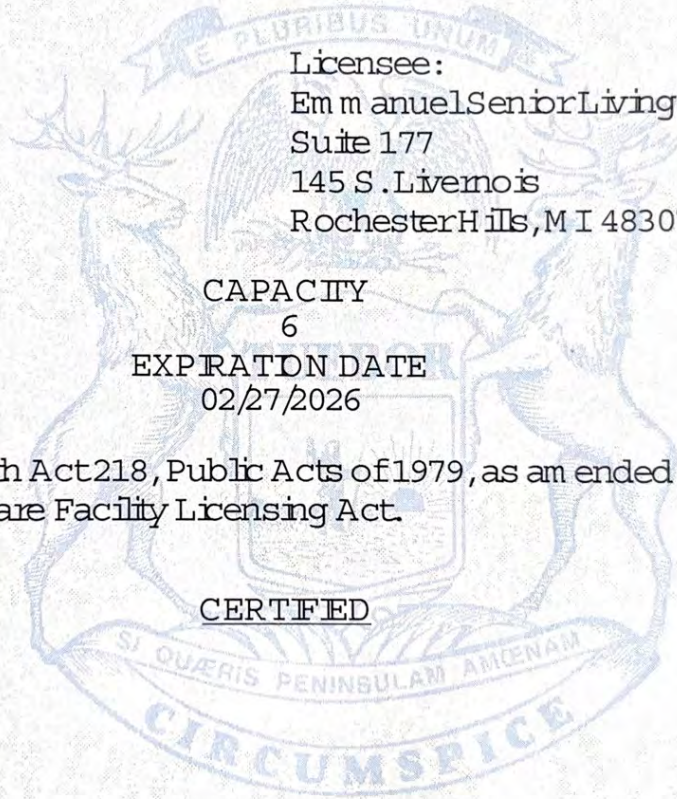
EXPIRATION DATE  
02/27/2026

Issued in accordance with Act 218, Public Acts of 1979, as amended,  
being the Adult Foster Care Facility Licensing Act.

PROGRAM

Aged  
Alzheimers  
Physically Handicapped

CERTIFIED





**From:** [Emmanuel Senior Living](#)  
**To:** [Brent Savidant](#)  
**Cc:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living - Parking  
**Date:** Thursday, August 1, 2024 4:15:50 PM  
**Attachments:** [support letter next door home.pdf](#)  
[Emmanuel Senior Living License .pdf](#)

---

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brent,

I trust this email finds you in good health and spirits. As you may know, Emmanuel Senior Living has served as a haven for seniors in our community over the past 11 years, consistently delivering superior care in a secure and cost-effective living environment.

Currently licensed to care for six seniors requiring specialized attention in memory care, including Alzheimer's, as well as those who are aged and physically handicapped, Emmanuel Senior Living takes pride in its high standard of service (please refer to the attached license for more details). We are excited about the opportunity to extend our care to four additional residents, increasing our capacity to a total of ten seniors with the proposed expansion.

I would like to assure you that parking will remain ample and unaffected by this expansion. Our property's driveway can comfortably accommodate six vehicles, and it is worth noting that typically, we observe no more than two cars parked at any given time.

The modest scale of this expansion means we anticipate the need for just one additional caregiver. Consequently, the essence and appearance of the property will be preserved, maintaining the familiar and tranquil environment that has been part of our community's fabric for over a decade.

Should you have any inquiries or need further clarification, please feel free to reach out.

Warm regards,

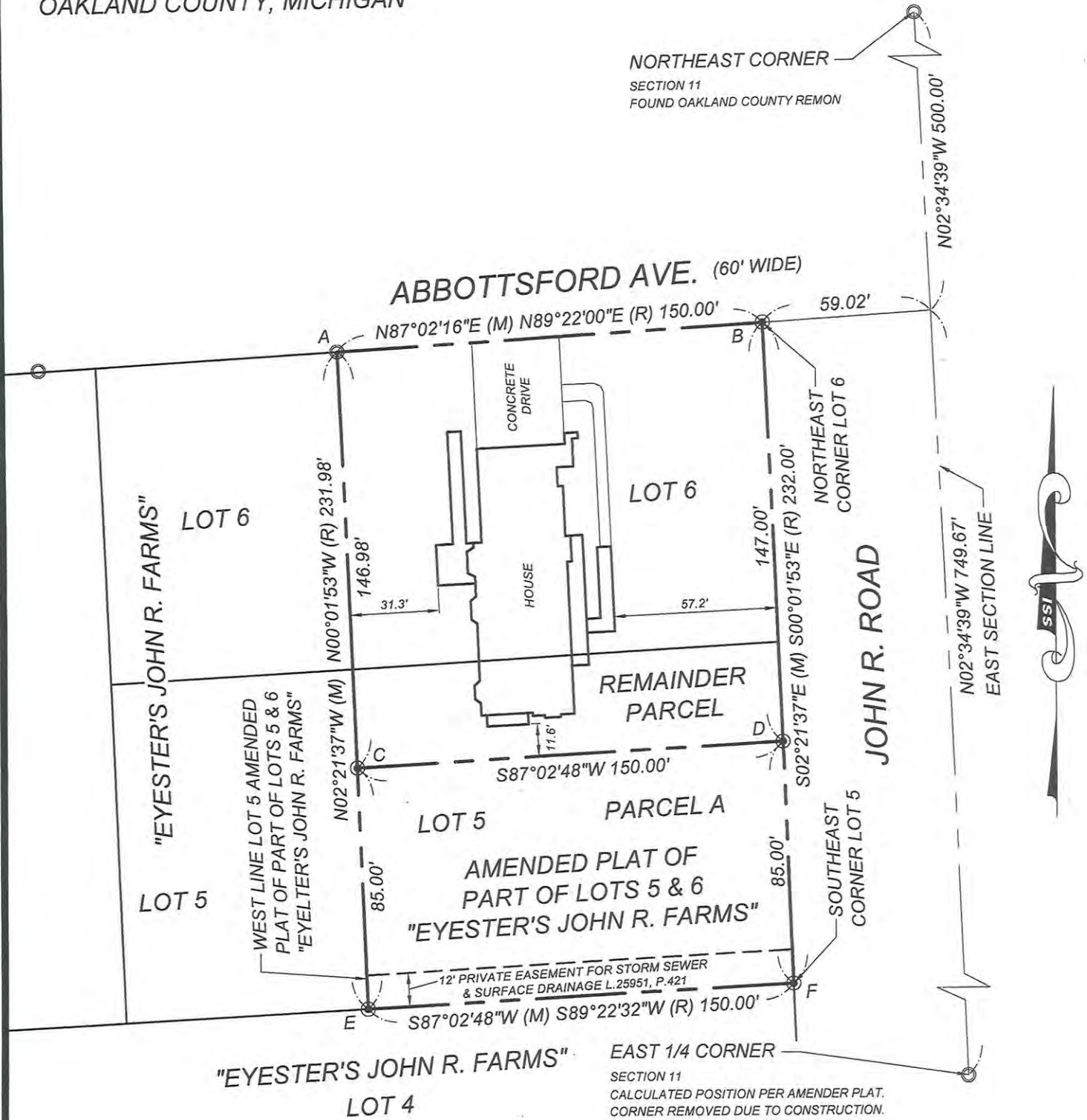
Teresita Sandoval,

Manager

Emmanuel Senior Living LLC



SECTION 11, T.2 N.-R.11 E.,  
 AMENDED PLAT OF PART OF  
 LOTS 5 & 6 "EYESTER'S JOHN R. FARMS",  
 CITY OF TROY,  
 OAKLAND COUNTY, MICHIGAN

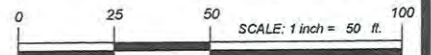


I hereby certify that I have surveyed and mapped the above plotted and/or described land on January 21, 2021, and that all of the requirements of Public Act 132 of 1970 as amended have been complied with and is within the acceptable limits of the surveying profession.

Brian M. Bartlett  
 Brian M. Bartlett  
 Professional Surveyor No. 4001050427

Date: 1/22/21

○ - Found Survey Corner  
 ● - Set Survey Corner  
 Sheet 1 of 2



**SSI**  
**surveying solutions, inc.**  
 SURVEYING • ENGINEERING • CONSTRUCTION SERVICES  
 4471 M-61  
 Standish, Michigan 48658  
 tel 989-846-6601 fax 989-846-6607

**CERTIFICATE OF SURVEY**

**Teresita Sandoval**  
 5589 John R  
 Troy, Michigan 48085

Date: January 21, 2021  
 Drawn By: K. Morley  
 Approved By: B. Bartlett  
 Project No.: 21094  
 Drawing No.: A-12259



SECTION 11, T.2 N.-R.11 E.,  
 AMENDED PLAT OF PART OF  
 LOTS 5 & 6 "EYSTER'S JOHN R. FARMS",  
 CITY OF TROY,  
 OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTIONS

Parent Parcel:

Liber 52272, Page 368

Situated in the City of Troy, County of Oakland, and State of Michigan, to-wit:

EAST 150 FEET OF LOTS 5 AND 6, JOHN R. FARMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 48 OF PLATS, PAGE 12, OAKLAND COUNTY RECORDS.

MORE RECENTLY DESCRIBED AS FOLLOWS:

LOTS 5 AND 6 OF "AMENDED PLAT OF PART OF LOTS 5 & 6 "EYSTER'S JOHN R. FARMS", AS RECORDED IN LIBER 283 OF PLATS, PAGE 5 OAKLAND COUNTY RECORDS.

Parcel A:

A parcel of land being the South 85.00 feet of Lot 5 of "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" part of the Northeast 1/4 of Section 11, T.2 N.-R.11 E., City of Troy, Oakland County, Michigan described as follows: Beginning at the Southeast corner of Lot 5 of said Amended Plat; thence S.87°-02'-48"W., on the South line of Lot 5 of said Amended Plat, 150.00 feet to the West line of Lot 5 of said Amended Plat; thence N.02°-21'-37"W., on said West line, 85.00 feet; thence N.87°-02'-48"E., parallel with the South line of Lot 5 of said Amended Plat, 150.00 feet to the East line of Lot 5 of said Amended Plat; thence S.02°-21'-37"E., on said East line, 85.00 feet to the point of beginning.

Remainder Parcel:

A parcel of land in the "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" part of the Northeast 1/4 of Section 11, T.2 N.-R.11 E., City of Troy, Oakland County, Michigan described as follows: Beginning at the Northeast corner of Lot 6 of said Amended Plat; thence S.02°-21'-37"W., on the East line of Lots 5 and 6 of said Amended Plat, 147.00 feet; thence S.87°-02'-48"W., parallel with the South line of Lot 5 of said Amended Plat, 150.00 feet to the West line of Lot 5 of said Amended Plat; thence N.02°-21'-37"W., on said West line, 146.98 feet to the North line of Lot 6 of said Amended Plat; thence N.87°-02'-16"E., on said North line, 150.00 feet to the point of beginning.

NOTE: The East line of "Amended Plat of Part of Lots 5 & 6 "Eyster's John R. Farms" was assumed as S.02°-21'-37"E.

RELATIVE POSITIONAL PRECISION TABLE

ALLOWABLE (0.07' + 50 PPM)

PT	A	B	C	D	E	F
A		0.078	0.077	0.080	0.082	0.084
B	0.036		0.081	0.077	0.084	0.082
C	0.035	0.024		0.078	0.074	0.079
D	0.033	0.021	0.021		0.079	0.074
E	0.063	0.058	0.057	0.056		0.078
F	0.074	0.069	0.069	0.068	0.087	

Survey Accuracies:

The Relative Positional Precision is the length of the semi-major axis of the error ellipse at a 95 % confidence level at each point and their relation to other points in this survey. This table consists of points that are either found or set for this parcel. Point locations are labeled on this survey drawing.

I hereby certify that I have surveyed and mapped the above plotted and/or described land on January 22, 2021, and that all of the requirements of Public Act 132 of 1970 as amended have been complied with and is within the acceptable limits of the surveying profession.

*Brian M. Bartlett*

Date: 1/22/21

Brian M. Bartlett

Professional Surveyor No. 4001050427

Sheet 2 of 2



**SSI**  
**surveying solutions, inc.**  
 SURVEYING • ENGINEERING • CONSTRUCTION SERVICES  
 4471 M-61  
 Standish, Michigan 48658  
 tel 989-846-6601 fax 989-846-6607

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# THIS IS NOT A TAX BILL

## Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec.211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF TROY ASSESSING DEPT KELLY TIMM 500 W BIG BEAVER TROY, MI 48084-5254	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>88-20-11-277-037</b> PROPERTY ADDRESS: <b>5589 JOHN R                  TROY, MI 48085-3857</b>
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 48085 5589 JOHN R RD LLC 5589 JOHN R RD TROY, MI 48085-3857 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LEGAL DESCRIPTION:  
 T2N, R11E, SEC 11  
 AMENDED PLAT OF  
 PART OF LOTS 5 & 6

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 401 (RESIDENTIAL-IMPROVED)

PRIOR YEAR'S CLASSIFICATION: 401 (RESIDENTIAL-IMPROVED)

	PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:			
2. ASSESSED VALUE:	114,610	120,340	5,730
3. TENTATIVE EQUALIZATION FACTOR: 1.000	220,790	215,020	-5,770
4. STATE EQUALIZED VALUE (SEV):	220,790	215,020	-5,770
5. There WAS or WAS NOT a transfer of ownership on this property in 2022 <b>WAS NOT</b>			

6. Assessor Change Reason(s):  
 MARKET

Please note the two  
 parcels have been  
 combined

The 2023 Inflation rate Multiplier is: 1.05

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: KELLY M TIMM	Phone: (248) 524-3311	Email Address: CITYASSESSOR@TROYMI.GOV
-----------------------	--------------------------	---

**March Board of Review Appeal Information:**

THE MARCH BOARD OF REVIEW WILL BE MEETING ON MARCH 7TH, 2023 FROM 10AM-12PM FOR AN ORGANIZATIONAL MEETING.

THE BOARD OF REVIEW WILL BE IN SESSION TO HEAR APPEALS ON THE FOLLOWING DATES: MONDAY, MARCH 13TH, 2023 (9AM-4PM), TUESDAY, MARCH 14TH, 2023 (1PM-9PM), AND THURSDAY, MARCH 16TH, 2023 (9AM-4PM).

APPOINTMENTS ARE NECESSARY TO APPEAL YOUR ASSESSMENT AND MUST BE SCHEDULED NO LATER THAN 12:00PM (NOON) ON THURSDAY, MARCH 16TH, 2023. PLEASE CALL (248) 524-3311 TO SCHEDULE AN APPOINTMENT




# THIS IS NOT A TAX BILL

L-4400

## Notice of Assessment, Taxable Valuation, and Property Classification

23047

This form is issued under the authority of P.A. 206 of 1993, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM CITY OF TROY ASSESSING DEPT KELLY TIMM 500 W BIG BEAVER TROY, MI 48084-5254	<b>PARCEL IDENTIFICATION</b> PARCEL NUMBER: <b>88-20-11-277-038</b> PROPERTY ADDRESS:																				
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL:  *****AUTO**5-DIGIT 48085 5589 JOHN R RD LLC 5589 JOHN R RD TROY, MI 48085-3857 	<b>PRINCIPAL RESIDENCE EXEMPTION</b> % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": .00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
LEGAL DESCRIPTION: T2N, R11E, SEC 11 AMENDED PLAT OF PART OF LOTS 5 & 6																					
<b>ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 402 (RESIDENTIAL-VACANT)</b>																					
<b>PRIOR YEAR'S CLASSIFICATION: 402 (RESIDENTIAL-VACANT)</b>																					
	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;"></th> <th style="width:15%;">PRIOR AMOUNT YEAR: 2022</th> <th style="width:15%;">CURRENT TENTATIVE AMOUNT YEAR: 2023</th> <th style="width:10%;">CHANGE FROM PRIOR YEAR TO CURRENT YEAR</th> </tr> </thead> <tbody> <tr> <td>1. TAXABLE VALUE:</td> <td style="text-align: right;">25,620</td> <td style="text-align: right;">26,900</td> <td style="text-align: right;">1,280</td> </tr> <tr> <td>2. ASSESSED VALUE:</td> <td style="text-align: right;">49,610</td> <td style="text-align: right;">51,820</td> <td style="text-align: right;">2,210</td> </tr> <tr> <td>3. TENTATIVE EQUALIZATION FACTOR: 1.000</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4. STATE EQUALIZED VALUE (SEV):</td> <td style="text-align: right;">49,610</td> <td style="text-align: right;">51,820</td> <td style="text-align: right;">2,210</td> </tr> </tbody> </table>		PRIOR AMOUNT YEAR: 2022	CURRENT TENTATIVE AMOUNT YEAR: 2023	CHANGE FROM PRIOR YEAR TO CURRENT YEAR	1. TAXABLE VALUE:	25,620	26,900	1,280	2. ASSESSED VALUE:	49,610	51,820	2,210	3. TENTATIVE EQUALIZATION FACTOR: 1.000				4. STATE EQUALIZED VALUE (SEV):	49,610	51,820	2,210
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We encourage family members to come and eat with your loved one at the home. If you will call ahead we can accommodate your arrival and we welcome it! Feel free to contact us any time.

**Our commitment to you is that your loved one will be safe and cared for like one of our own.** We are committed to this. We feel it an honor to be in this business and view these wonderful elderly people as a gift from God to be cared for in a loving way that reflects our personal values and commitment.

CONVENIENTLY LOCATED  
IN TROY, MI



We look forward to meeting you and walking around the facility personally with you. It will be a pleasure to share more about our home and the quality care we provide. Please don't hesitate to contact us!

Sincerely,

*Emmanuel Senior Living*

5589 JOHN R RD  
TROY, MICHIGAN 48085  
(248) 812 - 9177

[www.emmanuel seniorliving.com](http://www.emmanuel seniorliving.com)

WE ARE LICENSED BY THE STATE OF MICHIGAN

AND A PROUD MEMBER OF MALA

# EMMANUEL

SENIOR LIVING



Welcome to "Emmanuel Senior Living". Troy Assisted Senior Living with luxurious and extensive services for both independent and assisted living needs. Our family atmosphere and qualified caregivers provide our residents compassionate care, a dignified, safe and secure living environment.





Residents will enjoy the same activities and interests they always have.

**Helping them to maintain their positive self-image, sense of purpose, confidence and independence.**

We will make sure that your loved one will be active and healthy as possible.

## We hope to be welcoming your loved one home soon!

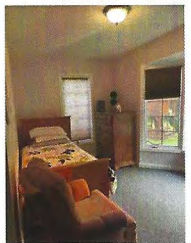
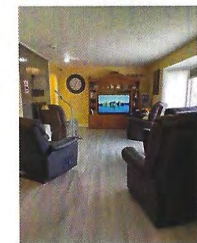
### BECAUSE WE CARE

#### WE PROVIDE OUR RESIDENTS:

- ◆ Dedicated Staff 24/7 365 days
- ◆ Barrier Free Home
- ◆ Medication Management
- ◆ Joyful companionship
- ◆ Three Home Made Meals
- ◆ Low-Calorie Snacks Throughout the Day
- ◆ Personal Care Monitoring
- ◆ Caring Assistance with Daily Activities such as:  
Bathing, Dressing, Grooming and Eating
- ◆ Daily Housekeeping Services
- ◆ Laundry Services
- ◆ No smoking facility
- ◆ Transportation Arrangements
- ◆ WIFI
- ◆ Cable TV



- ◆ Activities:
  - ◆ Exercise, Games, Puzzles, Music, Painting, Drawing and more!
- ◆ Celebrating holidays, birthdays and LIFE!
- ◆ Telephone (free unlimited local and long distance calls in the US)
- ◆ Alarm system monitored and connected to emergency responders

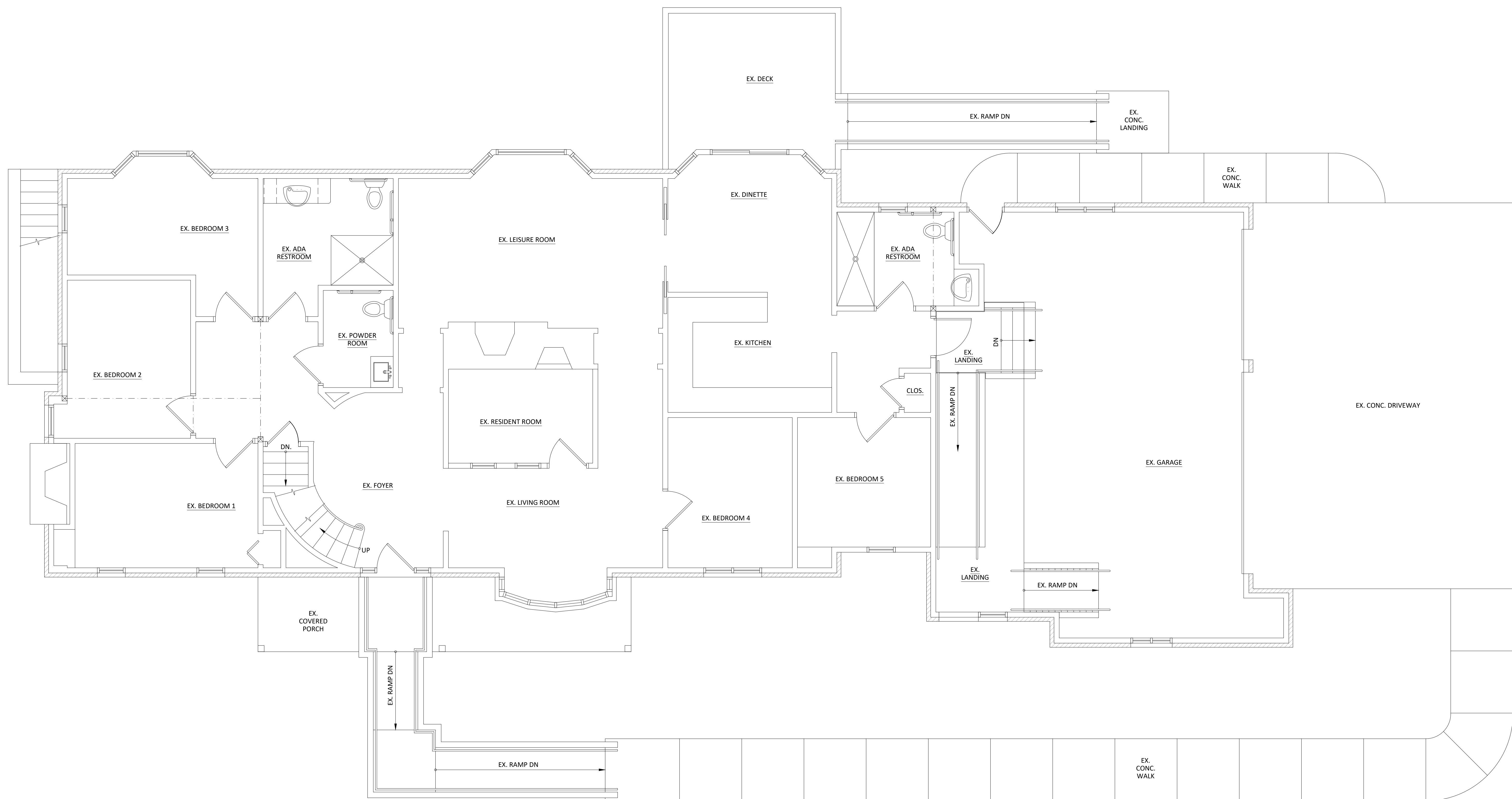




Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085



REV	DATE	AS-BUILT	ISSUED
06-27-2024	AS-BUILT		ISSUED

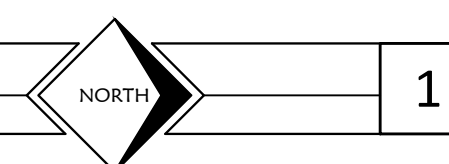
This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.



DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 EXISTING FLOOR PLAN

JOB NO: 24-023  
 SHEET NO: A-100

**EXISTING FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"





**GENERAL CONSTRUCTION NOTES**

- PLAN, SECTION AND DETAIL DIMENSIONS GOVERN. DO NOT SCALE.
- COMPLY FULLY WITH REQUIREMENTS OF OSHA AND OTHER REGULATORY AGENCIES FULLY FOR ALL SAFETY PROVISIONS.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MICHIGAN RESIDENTIAL BUILDING CODE-2003.
- NOTIFY ARCHITECT OF DISCREPANCIES.
- BUILDER SHALL OBTAIN BUILDING AND ENGINEERING PERMITS AS REQUIRED FOR ALL PHASES OF CONSTRUCTION.
- BUILDER SHALL MAINTAIN A SET OF AGENCY APPROVED PLANS ON SITE FOR ALL INSPECTIONS. SHOULD THE PLANS NOT BE ON SITE, INSPECTIONS WILL NOT BE ALLOWED AND ADDITIONAL FEES MAY APPLY. CONTRACTOR TO BE RESPONSIBLE FOR ANY SUCH FEES.
- WORK COVERED WITHOUT INSPECTION MAY BE REQUIRED TO BE UNCOVERED AND INSPECTED, BY ARCHITECT OR INSPECTOR.
- ALL INDIVIDUAL GLAZED AREAS, WHETHER AS AN ASSEMBLY OR SEPARATE, MUST MEET LABELING REQUIREMENTS AS DIRECTED PER CODE TO VERIFY COMPLIANCE WITH SAFETY GLAZING REQUIREMENTS. ALL SUCH GLAZING AND LABELS WILL BE SUBJECT TO FIELD INSPECTION.
- THE CONTRACTOR SHALL PROVIDE WRITTEN CHANGE ORDERS DOCUMENTING ADDITIONAL WORK, OR DELETION OF WORK, PRIOR TO THE CHANGE BEING PERFORMED ON THE JOB.
- ADJACENT LOTS AND STREET SHALL BE MAINTAINED FREE OF DIRT AND DEBRIS DURING CONSTRUCTION.
- BALCONY GUARDS SHALL BE BALUSTERS SPACED NO FARTHER THAN 4" APART PER THE REQUIREMENTS OF THE 2003 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R316.
- FIRESTOP ALL DROPS AND CHASES, ELECTRICAL PLUMBING AND HEATING. APPROVED BY FIRESTOP MATERIAL REQUIRED FOR ALL DROPS AND FLOOR OR CEILING PENETRATIONS AS OUTLINED IN SECTIONS M1801 AND R602 OF 2003 MICHIGAN RESIDENTIAL BUILDING CODE.
- PROVIDE ON-SITE DUMPSTER THROUGHOUT THE DURATION OF THE WORK.
- UNLESS OTHERWISE NOTED INSULATION VALUES SHALL BE THE FOLLOWING: CATHEDRAL CEILINGS SHALL BE R-30, STUD WALLS SHALL BE R-19.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL MAKE GOOD ANY DEFECTS WITHIN THAT PERIOD AT NO ADDITIONAL COST TO THE OWNER.

**GENERAL NOTES**

- ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE VARIANCES OCCUR.
- DO NOT SCALE DRAWINGS - CONTRACTORS SHALL VERIFY ALL DIMENSIONS.
- ROOF FRAMING SHALL BE COMPRISED OF PRE-ENGINEERED WOOD TRUSSES. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO DESIGNER PRIOR TO CONSTRUCTION. INFILL WITH 2x RAFTERS AS REQ'D.
- ALL FINISH MATERIALS TYPE, MANUFACTURER, MODEL, COLOR SHALL BE AS SPECIFIED BY OWNER.
- CONTRACTOR SHALL PROVIDE 6" ALUM. GUTTERS AND CONDUCTORS W/ CONC. SPLASHBLOCKS AS REQ'D.
- ALL INTERIOR WALLS AS SHOWN SHALL BE 2X4 WOOD STUD FRAMING @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS DIMENSIONED 5" ARE ACTUAL 4 1/2" (1/2" G.W.B EA. SIDE 2x4)
- VERIFY WINDOW HEADER HEIGHTS PER PLATE HEIGHT, USE ELEVATIONS.
- PREFABRICATED FIREPLACES AND FLUES ARE TO BE U.L. APPROVED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND PER LOCAL CODES AND REQUIREMENTS.
- PROVIDE 1/2" WATER-RESISTANT GYPSUM BOARD AROUND SHOWERS, TUBS AND WHIRLPOOLS.
- WINDOW SPEC. SHALL BE DETERMINED BY OWNER / CONTRACTOR. CONFIRM WINDOW OPENINGS FOR LOCAL EGRESS REQUIREMENTS AND MINIMUM LIGHT AND VENTILATION REQUIREMENTS. MIN 5.7 S.F. NET OPENING - 44" MAX SILL HEIGHT - MIN 24" HGT AND MIN 20" WIDTH.
- STAIR SPECIFICATION - CONSTRUCTED IN ACCORDANCE WITH SECTION R311.7 - MIN 2X12 STRINGER - STAIR WIDTH MIN 36" - HANDRAIL/GUARDRAIL @ 36" AB TREAD NOSING - OPENINGS IN RAIL/BALUSTRADE SHALL COMPLY WITH SECTION R312.3 OPENING LIMITATIONS.
- WIND BRACING SHALL BE IN ACCORDANCE WITH MRC 602.10.
- SMOKE AND CO DETECTORS SHALL BE HARD WIRED TO ELECTRICAL SYSTEM. ALARMS SHALL HAVE BATTERY POWER BACK UP IN CASE OF POWER FAILURE.

**STRUCTURAL SPECIFICATIONS**

<b>FLOOR LOAD DESIGN</b>		<b>WOOD HEADER SCHEDULE</b>
FLOOR LIVE LOAD	40 PER SF	-UP TO 4'-0" OPENING (2) 2X8
ROOF TRUSS DESIGN		-4'-0" TO 6'-0" OPENING (2) 2X10
TOP CHORD LIVE LOAD	7 PER SF	-6'-0" TO 10'-0" OPENING
AND TOP CHORD DEAD LOAD	10 PER SF	(2) 2X12 UNLESS NOTED OTHERWISE
BOTTOM CHORD DEAD LOAD		
<b>ROOF SNOW LOAD DESIGN</b>		-PROVIDE MIN. (2) 2X4
GROUND SNOW LOAD	20 PER SF	POSTS UNDER ALL HEADER BEARING POINTS.
FLAT ROOF SNOW LOAD	17 PER SF	
SNOW EXPOSURE FACTOR	0.9	-ALL HEADERS SHALL BE GLUED AND NAILED
SNOW LOAD IMPORT FACTOR	1.0	
<b>WIND LOAD DESIGN</b>		
WIND DESIGN SPEED	115 MPH	
WIND LOAD IMPORTANCE FACTOR	1.00	
WIND EXPOSURE	C	
WIND DESIGN PRESSURE	-8.53	
<b>REINFORCED CONCRETE</b>		
FOUNDATION WALLS	3,000 PSI	
	3,000 PSI	
<b>FRAMING LUMBER</b>		
<ul style="list-style-type: none"> <li>STRUCTURAL FLOOR FRAMING BASED ON HEMLOCK NO. 2 OR BETTER FLOOR JOISTS</li> <li>STUDS SHALL BE KILN DRIED SPRUCE/PINE/FIR CONSTRUCTION GRADE.</li> <li>WOOD STRUCTURAL PANEL SHEATHING FOR STRUCTURAL PURPOSES SHALL CONFORM TO DOC PS, DOC PS2, CAS 0437 OR CAS 0325.</li> </ul>		
<p>NOTE: THE TRUSS MANUFACTURER SHALL PROVIDE TRUSS LAYOUTS AND CALCULATIONS NECESSARY FOR ALL TRUSSES, GIRDERS AND FOR ALL OTHER WORK AND MATERIAL THEY PROVIDE.</p>		

**FRAMING NOTES**

- ALL BLOCKING, HANGERS, AND RIM BOARDS AT THE END SUPPORTS OF JOISTS MUST BE COMPLETELY INSTALLED AND PROPERLY NAILED.
- SUB-FLOOR OR SHEATHING MUST BE COMPLETELY ATTACHED, GLUED OR NAILED TO EACH JOIST BEFORE ADDITIONAL LOADS MAY BE PLACED ON THE SYSTEM.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE HANDLING, INSTALLATION, AND TEMPORARY BRACING IN A GOOD WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN WTC/TRI'S BDG. COMPONENT SAFETY INFORMATION & PUBLIC THE PRACTICE OF HANDLING. INSTALLATION & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.
- THE ROUGH CARPENTRY CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO THE START OF FABRICATION OR CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL LUMBER AND FRAMING TECHNIQUES SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENERS. ALL WORK SHALL CONFORM WITH THE TRUSS PLATE INSTITUTE, AMERICAN PLYWOOD ASSOCIATION AND THE NATIONAL FORESTS PRODUCTS ASSOCIATION.
- ALL FLUSH BEAMS AND JOISTS CONNECTIONS SHALL BE FASTENED WITH AN APPROPRIATE CAPACITY METAL HANGER OR STRAP (NO JOIST ANGLES) OR EQUIVALENT METAL PRODUCT AS APPROVED BY A STRUCTURAL ENGINEER AND (1) TOE NAIL (16D) FOR EACH 1000 LBS. OR AXIAL LOAD OR EACH SUPPORT STUD. POST BASE AND SUPPORT SHALL PROVIDE SUFFICIENT BEARING WITH ENGINEER APPROVED METAL CONNECTOR AND/OR TWO (2) TOE NAILS FOR EACH 1000 LBS. OF AXIAL LOAD OR SUPPORT STUD.
- ALL LUMBER BEARING SHALL PROVIDE SUFFICIENT AREAS REQUIRED BEARING STRENGTH (PSI) TO PROPERLY SEAT MEMBER.
- ALL SHEATHED STUDS SHALL BE LIMITED TO 2250 LBS. OF AXIAL LOAD.
- ALL FLOOR JOISTS, RAFTERS, STUDS, CEILING JOISTS, AND BLOCKING TO BE #2 OR BETTER HEM FIR UNLESS OTHERWISE NOTED. FLOOR JOISTS TO HAVE 1X3 CROSS BRIDGING 8'-0" ON CENTER.
- ALL BUILT UP WOOD POSTS, BEAMS AND GIRDERS SHALL BE NAILED AND/OR BOLTED PER N.D.S.
- ROOF TRUSS FRAMING INDICATED ON THE DRAWINGS IS AN ASSUMED LAYOUT. ROOF TRUSS MANUFACTURER TO SUPPLY THE ARCHITECT WITH TRUSS SHOP DRAWINGS PRIOR TO FABRICATION. ROOF TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO THE ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITION THAT WOULD REQUIRE RE-FRAMING THE STRUCTURE TO ACCOMMODATE THE TRUSSES.
- NAILING SCHEDULE FOR PLYWOOD SHEATHING +/- 10d NAILS AT 6" ON CENTER, AT DIAPHRAGM BOUNDARY AND ALONG END SUPPORTING MEMBERS, 10d NAILS AT 12" ON CENTER ALONG INTERMEDIATE FRAMING MEMBERS.
- MICRO-LAM BEAMS (LVL'S) SHALL BE JOINED TOGETHER SHALL BE PER MANUFACTURER'S SPECIFICATIONS. NO SUBSTITUTIONS SHALL BE ACCEPTABLE WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
- INSTALL DOUBLE FLOOR JOISTS UNDER ALL UPPER FLOOR LEVEL PARALLEL PARTITIONS.
- BUILDER SHALL PROVIDE METAL DIAGONAL CORNER AND WIND BRACING AT CORNERS PER CODE 'X' AND 'K' SHAPED BRACING ARE ACCEPTABLE.
- ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES AND WEEP HOLES PER CURRENT CODE, AS OUTLINED IN THE 2015 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R606.
- PROVIDE 2X10 DOUBLE HEADER AT ALL INTERIOR DOOR OPENINGS AND 2X10 DOUBLE HEADER AT ALL EXTERIOR DOOR AND WINDOW OPENINGS (UNLESS OTHERWISE SPECIFIED)
- PROVIDE METAL STRAPPED WINDBRACING AT EACH END OF EXTERIOR WALLS (TYPICAL).

**CONTACTS**

**OWNER**  
EMMANUEL SENIOR LIVING  
5589 JOHN R RD.  
TROY, MI 48085  
CONTACT: Teresita Sandoval  
cell (248) 812-9177  
emmanuelseiorliving@gmail.com

**GENERAL CONTRACTOR**  
SEBOLD AND KAGE  
3155 W BIG BEAVER RD., STE 108  
TROY, MI 48084  
CONTACT: George Stroebel  
office (248) 649-3600  
cell (248) 670-2520  
george@seboldandkage.com

**ARCHITECT OF RECORD**  
DETROIT ARCHITECTURAL GROUP  
30445 NORTHWESTERN HWY. SUITE 360  
FARMINGTON HILLS, MI 48334  
CONTACT: Brandon Kritzman  
office (248) 583-4990  
mobile (313) 690-1299  
bkritzman@detroitarch.com

**CODE COMPLIANCE**

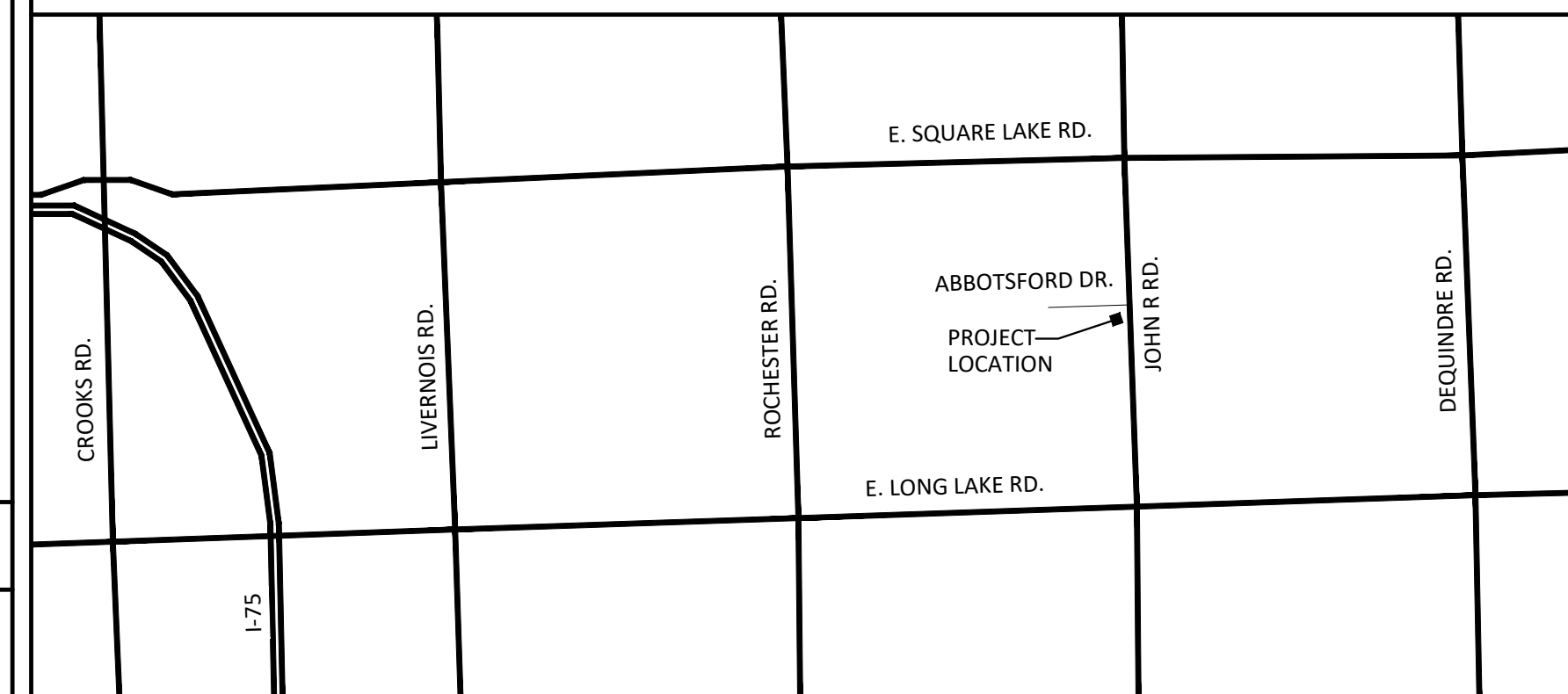
- THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:  
2015 MICHIGAN BUILDING CODE  
2015 INTERNATIONAL FIRE CODE  
2018 MICHIGAN PLUMBING CODE  
2015 MICHIGAN MECHANICAL CODE  
2017 NATIONAL ELECTRIC CODE WITH STATE AMENDMENTS (PART 8)  
2015 MICHIGAN ENERGY CODE  
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES  
2010 NFPA 13 FIRE SUPPRESSION  
2010 NFPA 72 FIRE ALARM

**PROPOSED**  
**EMMANUEL SENIOR LIVING**  
**INTERIOR RENOVATIONS**  
**5589 JOHN R RD.**  
**TROY, MI 48085**

**INDEX OF DRAWINGS**

SHEET	DESCRIPTION	OWNER REVIEW	ISSUED FOR PERMITS																
T-101	TITLE SHEET - GENERAL PROJECT STANDARDS	●	●																
S-101	DEMOLITION AND FRAMING PLANS	●	●																
A-101	COMPOSITE FLOOR PLAN	●	●																
A-201	EXTERIOR ELEVATIONS	●	●																
A-301	SECTIONS AND DETAILS	●	●																

**LOCATION MAP**



**SCOPE OF WORK**

- INTERIOR RENOVATION OF EXISTING GARAGE INTO ADDITIONAL BEDROOMS.



Proposed  
Interior Renovations

**EMMANUEL SENIOR LIVING**

5589 JOHN R RD.  
TROY, MI 48085

04-11-2024 ISSUED FOR PERMITS

04-02-2024 OWNER REVIEW

REV DATE ISSUED

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SEAL:



DRAWN BY: MV

CHECKED BY: BK

IN CHARGE: BK

SHEET NAME:  
COMPOSITE FLOOR PLANS -  
EXISTING AND DEMOLITION

JOB NO:  
**24-023**

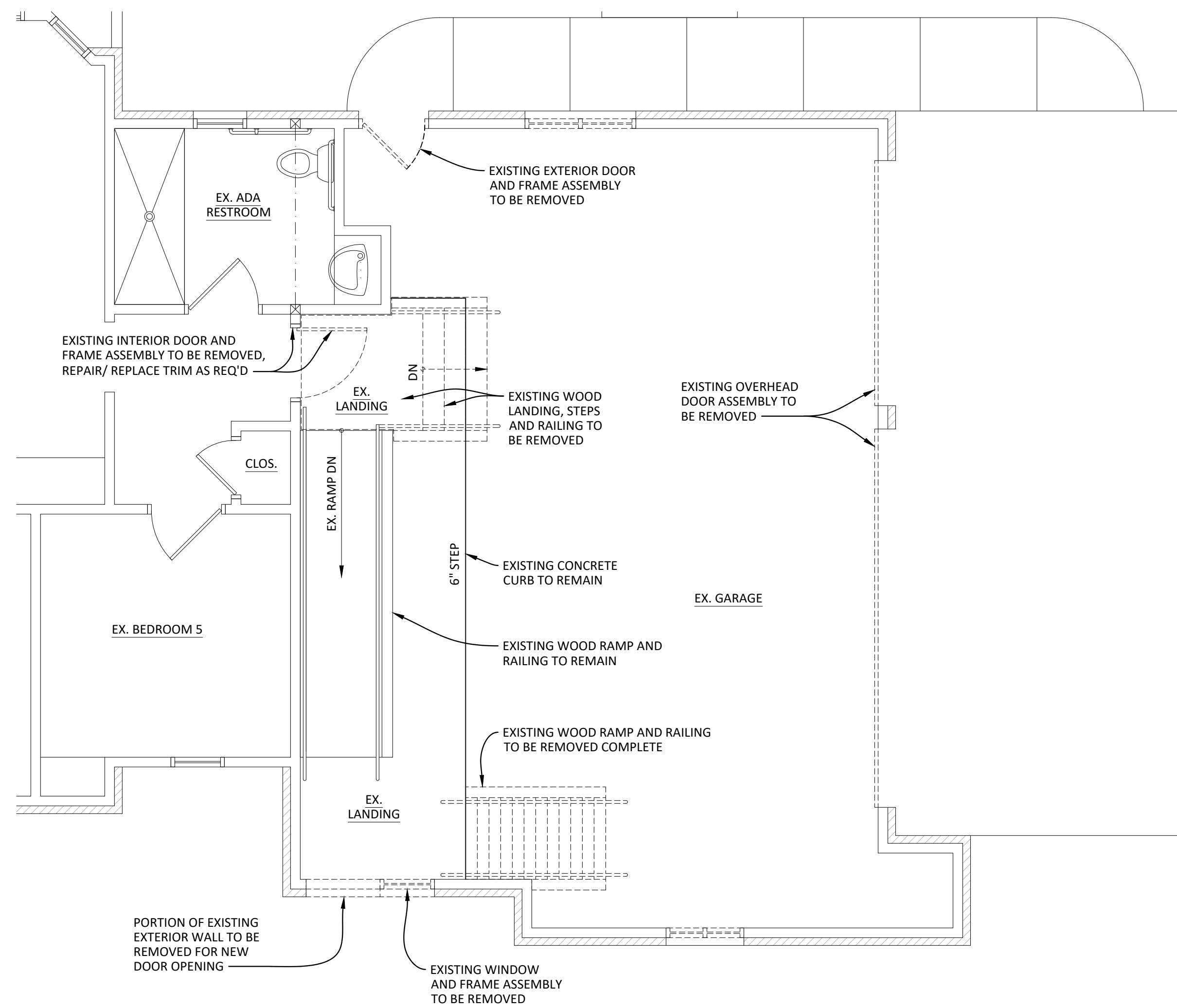
SHEET NO:  
**T-101**



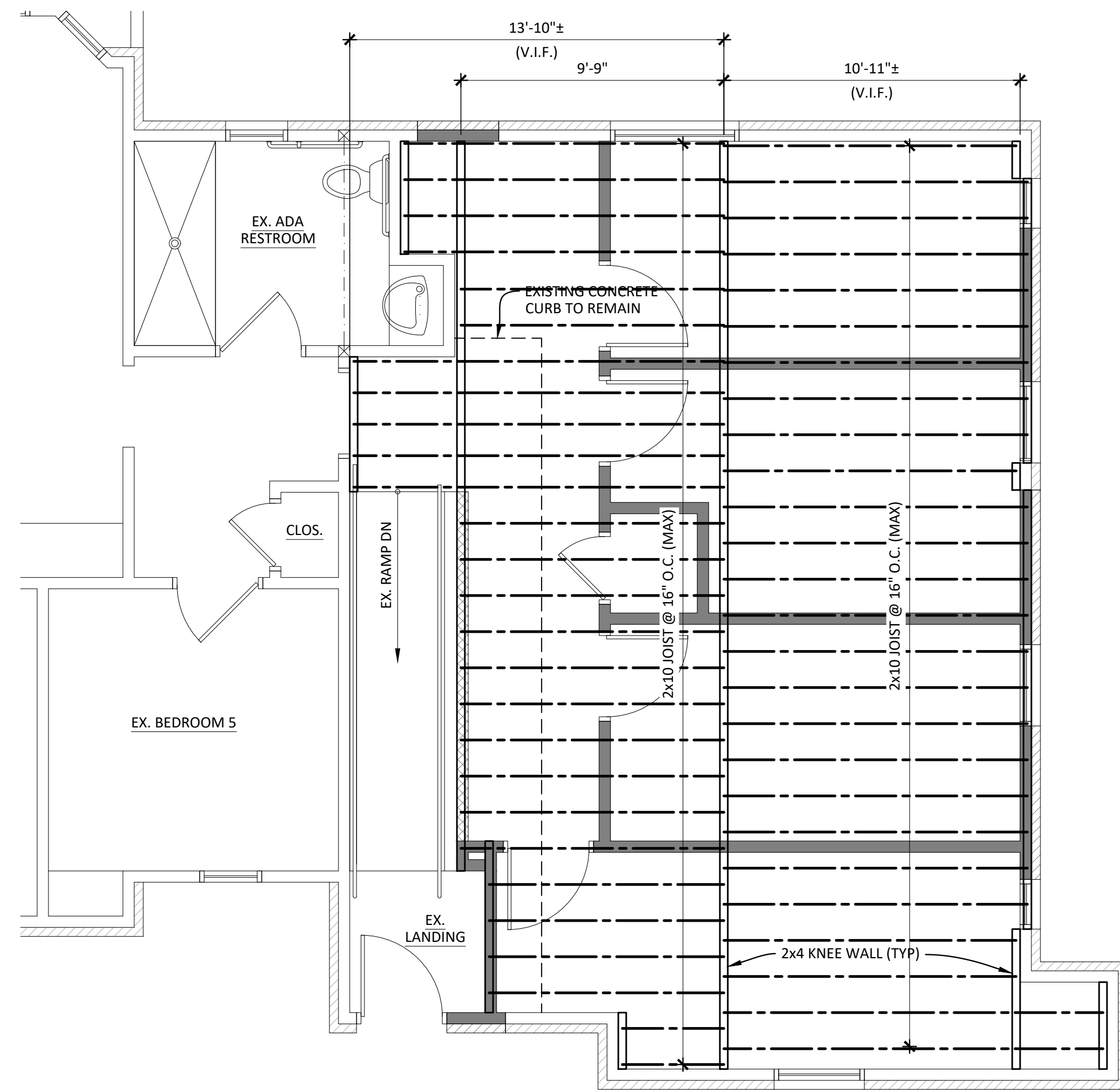
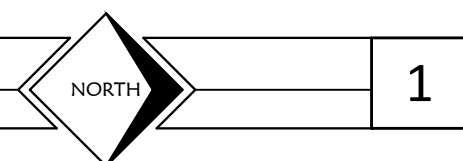
Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

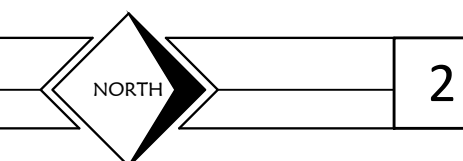
5589 JOHN R RD.  
 TROY, MI 48085



**DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"



**PROPOSED FRAMING PLAN**  
 SCALE: 1/4" = 1'-0"



REV	DATE	ISSUED
	04-11-2024	ISSUED FOR PERMITS
	04-02-2024	OWNER REVIEW

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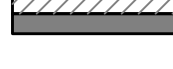
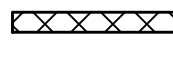
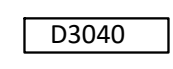

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 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 DEMOLITION AND FRAMING PLANS

JOB NO:  
**24-023**

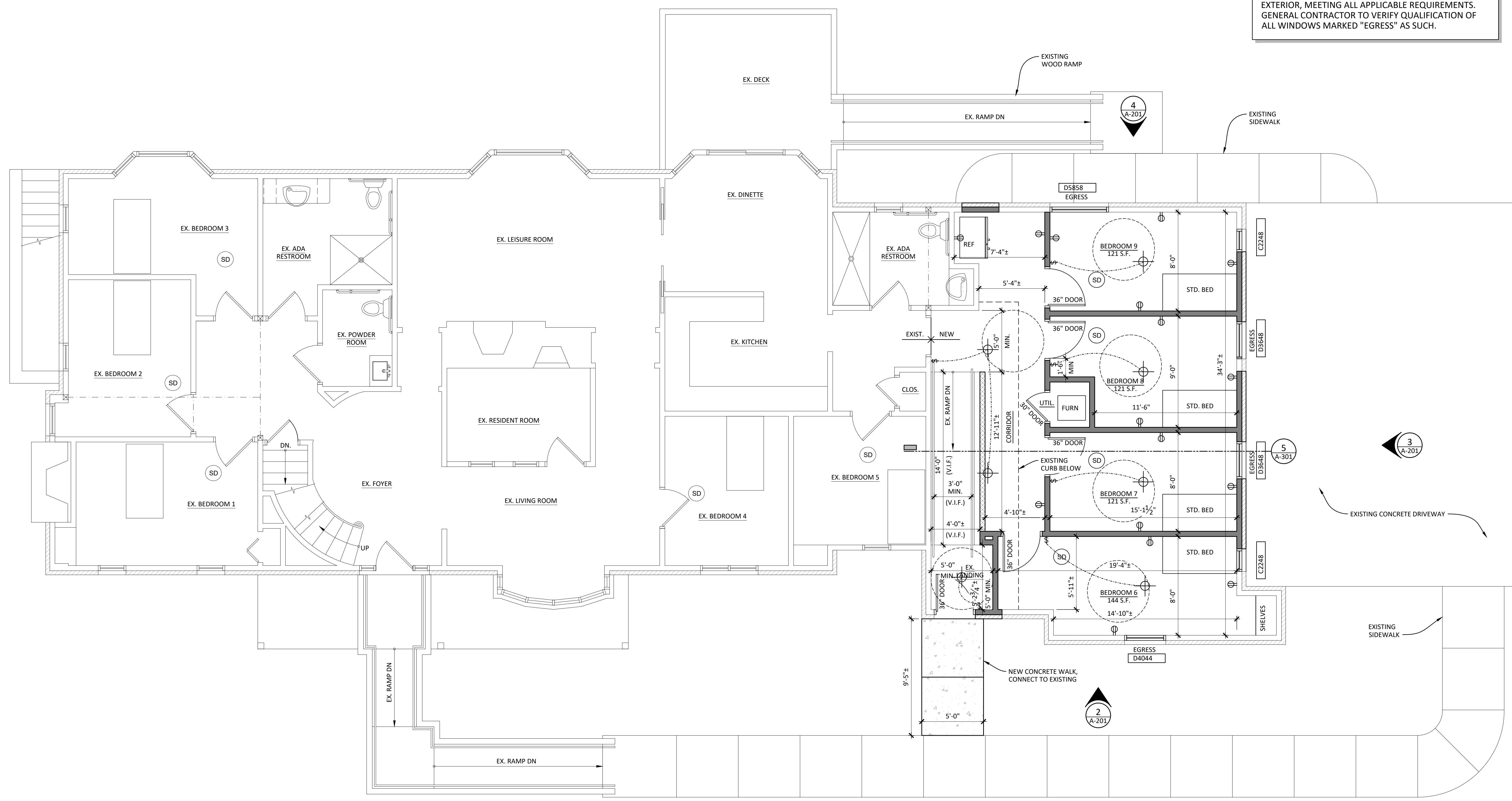
SHEET NO:  
**S-101**



**LEGEND**

-  EXISTING WALL
-  NEW INTERIOR WALL CONSTRUCTION TO BE 1/2" GYPSUM BOARD ON 2x4 WOOD FRAMING (INSULATED AS NECESSARY)
-  NEW EXTERIOR WALL CONSTRUCTION (INFILL) TO BE 1/2" GYPSUM BOARD ON 2x4 WOOD FRAMING (INSULATED) W/ BRICK VENEER
-  NEW INTERIOR PARTIAL-HEIGHT WALL CONSTRUCTION TO BE 1/2" GYPSUM BOARD ON 2x4 WOOD FRAMING
-  WINDOW TYPE  
(C= CASEMENT, D= DOUBLE HUNG, F= FIXED)
-  SMOKE DETECTOR

**NOTE:**  
 ALL BEDROOMS TO HAVE EGRESS WINDOW DIRECTLY TO EXTERIOR, MEETING ALL APPLICABLE REQUIREMENTS. GENERAL CONTRACTOR TO VERIFY QUALIFICATION OF ALL WINDOWS MARKED "EGRESS" AS SUCH.



Proposed  
 Interior Renovations

**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085

REV	DATE	ISSUED
04-11-2024	ISSUED FOR PERMITS	
04-02-2024	OWNER REVIEW	

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.



DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 COMPOSITE FLOOR PLANS

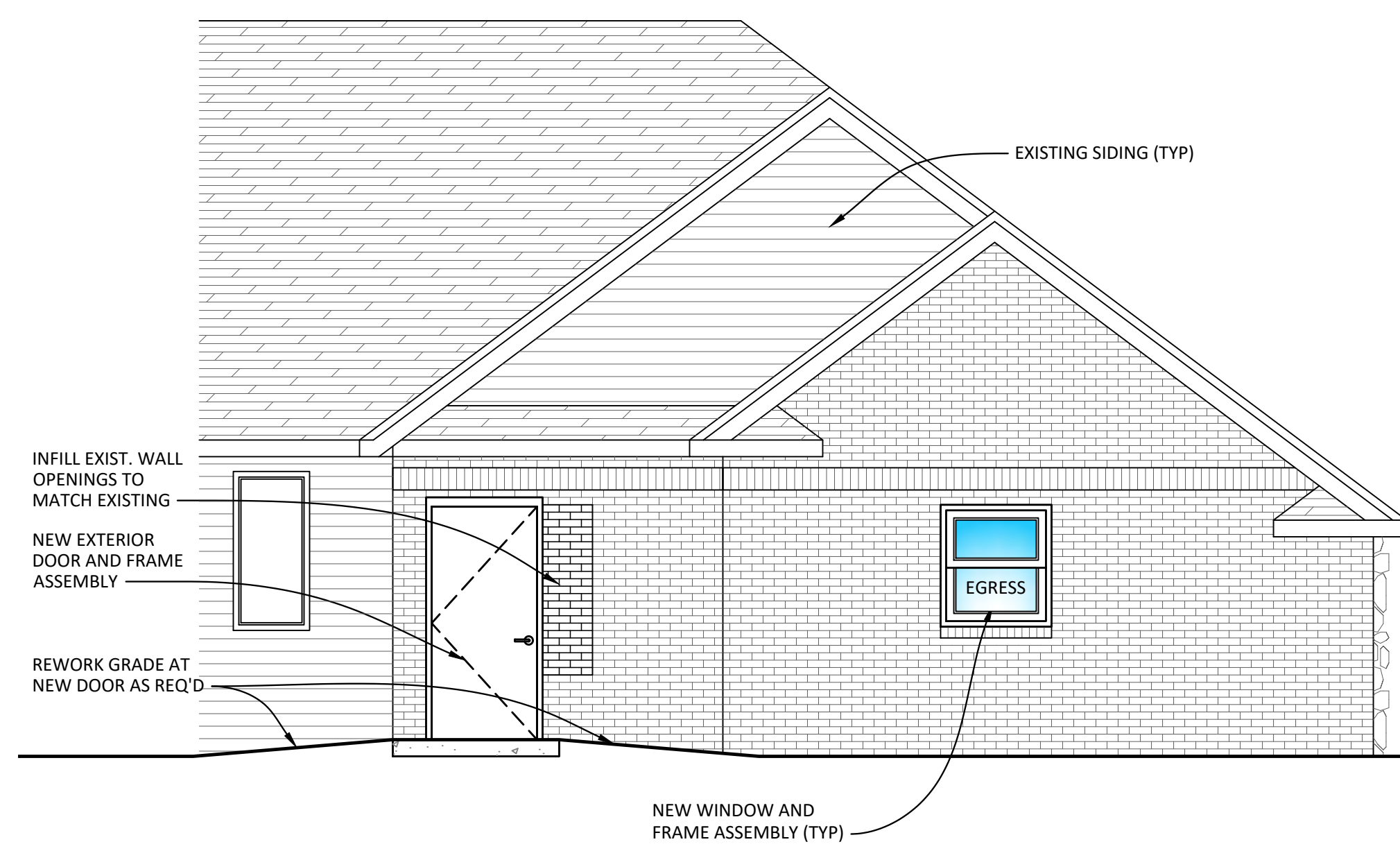
JOB NO:  
**24-023**  
 SHEET NO:  
**A-101**



Proposed  
 Interior Renovations

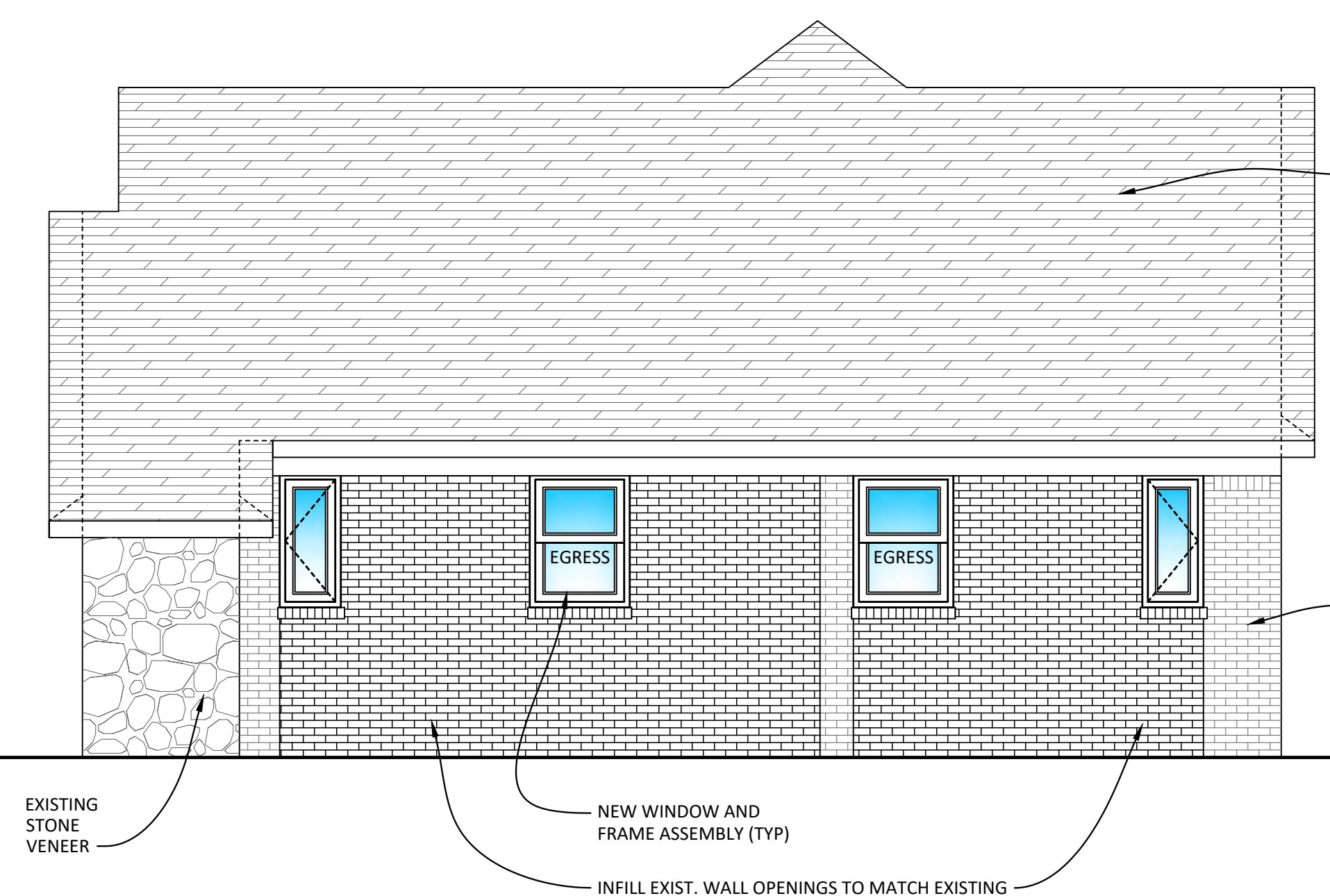
**EMMANUEL  
 SENIOR LIVING**

5589 JOHN R RD.  
 TROY, MI 48085



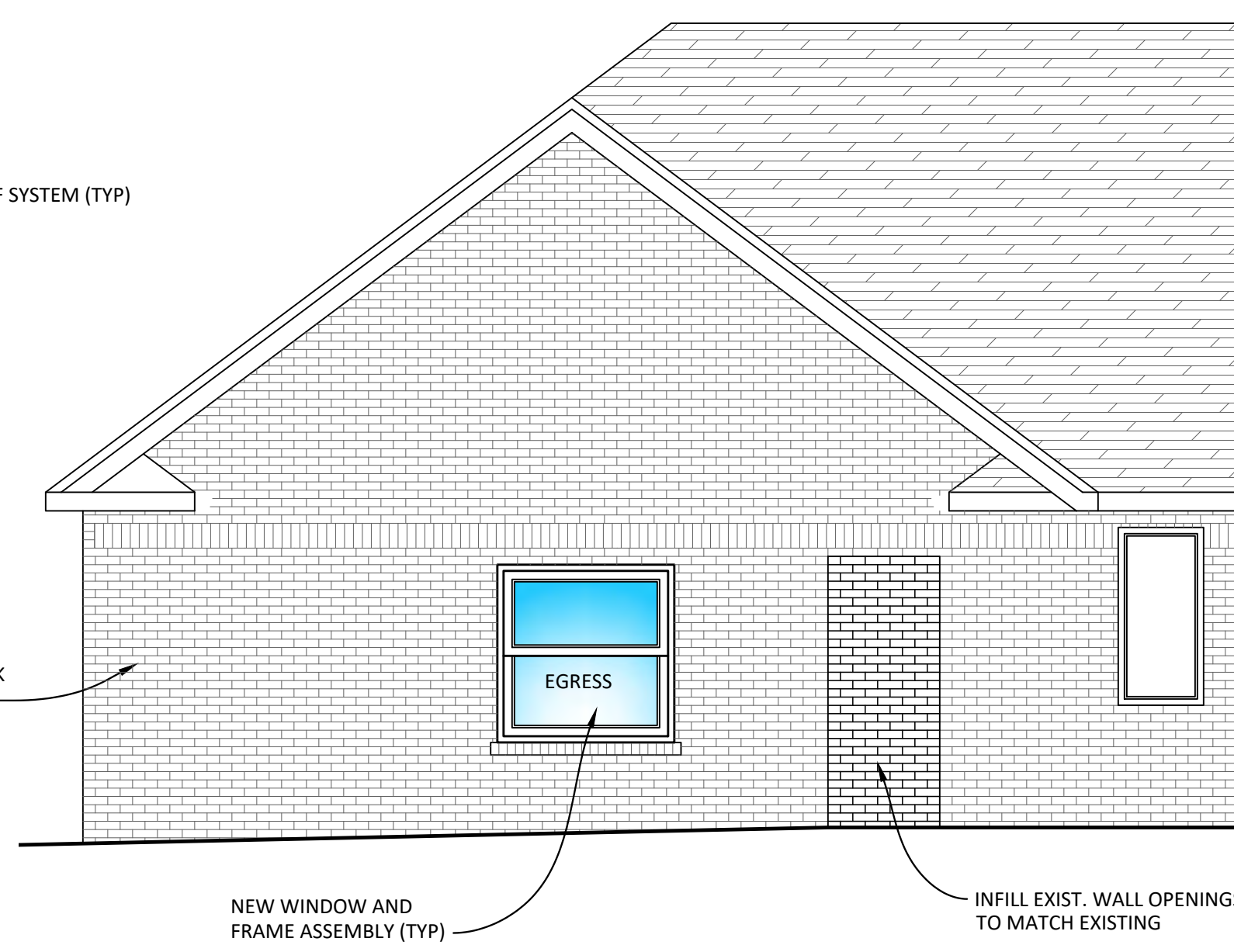
**PARTIAL EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

2



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

3



**PARTIAL WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"

4

REV	DATE	ISSUED
04-11-2024	ISSUED FOR PERMITS	
04-02-2024	OWNER REVIEW	

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.



DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 EXTERIOR ELEVATIONS

JOB NO:  
 24-023

SHEET NO:  
 A-201







June 27th, 2024

To whom it may concern,

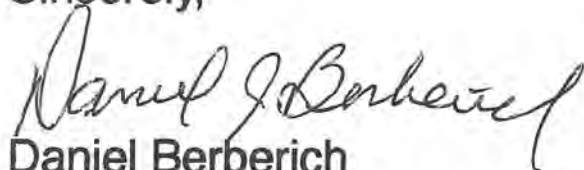
It is with great pleasure that I am writing this support letter for Emmanuel Senior Living owned and operated by Teresita Sandoval, whom I have known since 2013 when she opened the facility next to my home.

In the many years that Emmanuel Senior Living has been in operations providing top quality services to Seniors in our Community I've had numerous occasions to observe her great kindness in provide care to her seniors at Emmanuel Senior Living.

I hereby strongly support Emmanuel Senior Living plans to expand and use their garage in order to have more rooms to provide more affordable and top quality housing to Seniors in our Community.

Please feel free to contact Teresita or me for any additional information.

Sincerely,



Daniel Berberich

(248) 219 5195

1914 Abborsford Dr Troy Mi 48085



August 11, 2024

To whom it may concern:

I am pleased to write this letter of support for Emmanuel Senior Living, located at 5589 John R Road in Troy, owned and operated by Teresita Sandoval. I am writing to express my deep support for the expansion of Emmanuel Senior Living to accommodate more senior residents.

My father, Thomas, has been a senior resident at Emmanuel Senior Living since 2018. He has complex health issues requiring diligent attention as well as ongoing collaboration with different doctors and medical professionals, and he has been very well supported at Emmanuel by Teresita and her team of care workers. Teresita and her team are attentive, organized, and thorough, as well as very caring and thoughtful for all the seniors who live there.

I have been extremely grateful for the presence of Emmanuel Senior Living in the Metro Detroit area, as the home offers high-quality care and attention for my father at a rate that is accessible for his income. My father lives on a fixed income and the cost of living has gone up in every facet of our society. The increased cost of living — and of providing and accessing quality senior care — is increasingly difficult to meet. I believe that it is absolutely essential that we find ways to effectively and affordably support and care for the elderly members of our community.

I am deeply appreciative of Teresita's plan to expand Emmanuel Senior Living in order to keep the costs of care for the elderly at a manageable level for all the seniors who live there.

Teresita and her caregiving staff are dedicated to providing very high-quality care and attention for the seniors under their care, and to making a healthy, comfortable, safe, and pleasant living environment for my father and all the seniors. Teresita's facility is an excellent model of what senior care can be, and the expansion of Emmanuel Senior Living will benefit not only seniors and their families, but the broader community in the Metro Detroit area, by continuing to demonstrate that it is possible to offer quality care that seniors can afford.

If you have any questions, I would be pleased to speak further; I can be reached at 734-645-5857 or [evarogers@gmail.com](mailto:evarogers@gmail.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'Eva Rogers', written in a cursive style.

Eva Rogers



August 13, 2024

To Whom It May Concern:

I am writing in support of the proposed expansion of Emmanuel Senior Living located on John R Road in Troy, Michigan. This expansion would not only be good for the city, but need for available housing for seniors is at an all time high. Community is one of the core values of the City of Troy, Michigan and this is also about community.

In addition, it takes a special person to care for those most vulnerable in our community and Teresita Sandoval accomplishes this with her tireless efforts and her caring and compassionate heart.

Please let me know if there is any way in which I can provide some additional information or insight.

Sincerely,

Brandon Lewandowski  
1166 Fairways Boulevard, Troy, MI 48085  
BRLewandowski@gmail.com  
248-520-7339



August 8, 2024

To whom it may concern:

I am writing to express my full support for the Emmanuel Senior Living facility located on John R in Troy; owned and operated by Teresita Sandoval, whom I have known since 2022.

I have observed her kindness, professionalism, great service, and dedication she provides to her seniors at Emmanuel Senior Living.

I hereby support the facility's plans to expand and use their garage to accommodate four additional rooms to provide more affordable, high quality and more personalized housing to seniors in our community. This is not only a demonstration to Teresita's commitment to enhance the lives of more seniors but also addresses a growing need within our community.

Sincerely,

Ana Jamil  
1933 Oak Forest Dr  
Troy, MI 48085



*Susan Bartram*  
*33762 Colony Park Drive*  
*Farmington Hills, Michigan 48230*  
*(313) 289-1995*

August 13, 2024

To Whom It May Concern:

I am writing to support Emmanuel Senior Living, owned and operated by Teresita Sandoval, whom I have known for about 5 years.

In the time that I have known Teresita, I have known her to be kind, compassionate, giving, and resourceful. I am sure that she provides excellent care for those who reside at Emmanuel Senior Living.

I strongly support Emmanuel Senior Living plans to expand and use the garage in order to have more rooms to provide affordable top-quality housing for Seniors in the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Susan Bartram', with a long horizontal flourish extending to the right.

Susan Bartram



August 12<sup>th</sup> 2024

**To Whom It May Concern,**

I am writing to express my wholehearted support for The Emmanuel Senior Living facility and its owner, Ms. Teresa Sandoval. I have had the pleasure of knowing Teresa for 2 years, and I can confidently say that she is one of the most compassionate, dedicated, and professional individuals I have ever met.

The Emmanuel Senior Living facility is not just a place to reside, it is a true home for its residents. Teresa has created an environment where seniors are treated with the utmost respect, care, and dignity. The facility is always maintained to the highest standards, and the staff are not only well-trained but also deeply committed to ensuring the well-being of each resident. The positive and nurturing atmosphere at The Emmanuel Senior Living is a direct reflection of Teresa's values and her unwavering commitment to excellence.

Teresa's plans to expand the facility to accommodate additional residents is a testament to her vision and dedication to providing high-quality care to more seniors in our community. Given the increasing need for reliable and compassionate senior care, I believe this expansion would be an invaluable addition to our area. Teresa's track record of running an outstanding facility speaks for itself, and I have no doubt that these additional residents would receive the same exceptional care and attention that current residents enjoy.

The expansion will undoubtedly benefit our community by providing more seniors with a safe, loving, and professional place to live. I have complete confidence that Teresa will continue to manage the facility with the highest level of integrity and dedication.

Thank you for your time and consideration of this request.

Sincerely,

Aaron Salvador Unzueta Chavez.

2836 Roundtree Dr, Troy MI. 48083



Aug 10<sup>th</sup>, 2024

To whom it may concern,

RE: Emmanuel Senior Living owned by Teresita Sandoval

In today's world with the increased needs for more senior care, finding quality personal care becomes an even greater concern for many seniors and family members who are considering facilities. I've only known Teresita for a few years, but she is always a warm, genuine and kind human being. Having been to her facility several times you can just see and feel the warmth and caring that she and her staff give her seniors. Her seniors also seem quite content and well taken care of. Even though her facility is not a large capacity facility like many senior care centers, the personal and more one on one care and atmosphere feels very evident.

Teresita is dedicated to providing the best care possible to her seniors, I'm sure that the expansion she is planning will also be carried through with the same professionalism and kindness she is currently providing. More families would be at ease knowing their loved ones are well taken care of.

Sincerely,

Ray Juhl

6025 Walker Drive

Troy, Michigan 48085



**From:** [BILL GERAZOUNIS](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel senior living expansion  
**Date:** Wednesday, August 7, 2024 9:38:01 PM

---

[You don't often get email from vasilig@sbcglobal.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Just wanted to reach out and let you know, I fully support the expansion, and have known Teresita Sandoval for quite some time now..and she is a very kind, honest, and good person with great intentions.

Hope you can give her the support she needs!

Sent from my iPhone



**From:** [Josephine Dries](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** support for Emmanuel Senior Living expansion  
**Date:** Monday, August 12, 2024 9:10:41 AM

---

You don't often get email from [jojo@jojodries.com](mailto:jojo@jojodries.com). [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern:

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards,  
JoJo Dries  
Founder, On The Wings of Angels  
[Jojo@jojodries.com](mailto:Jojo@jojodries.com)  
734-385-6170



**From:** [Arshad Suri](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living facility  
**Date:** Monday, August 12, 2024 2:09:06 PM

---

You don't often get email from arshad.suri@yahoo.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

Warm regards

Arshad Suri



**From:** [Kathleen Rogers](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Request for Expansion of Emmanuel Senior Living  
**Date:** Saturday, August 10, 2024 11:22:25 AM

---

You don't often get email from kmrogers210@gmail.com. [Learn why this is important](#)

**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

It is an honor to have been asked to provide this letter of support for the proposed expansion of the Emmanuel Senior Living facility located at 5589 John R. Road, Troy, Michigan.

I have had the pleasure of knowing Teresita Sandoval since 2018, when my niece and I were seeking a care facility for my brother following his stroke. Sadly, my brother could no longer live alone and required assistance with his medication and many activities of daily living.

The care my brother has received by Ms. Sandoval and her staff has been exceptional. She cares for each of her residents as if they were her own family member. Additionally, she has the gift of recruiting caregivers who are equally kind and attentive to the residents' needs. Ms. Sandoval's desire to expand her facility to accommodate an additional four residents is commendable, and will respond to the desperate need in our community for quality health care for seniors.

I wholeheartedly support Ms. Sandoval's proposed expansion and have the utmost confidence in her ability to assume this additional responsibility with her usual professionalism and grace.

If you any further questions, please do not hesitate to contact me directly. I can be reached by cell at (248) 909-9144 or via email at [kmrogers210@gmail.com](mailto:kmrogers210@gmail.com).

Sincerely,

Kathleen Rogers  
210 Potawatomi Blvd.  
Royal Oak, MI 48073



**From:** [Sherry Price](#)  
**To:** [Jackie Ferencz](#)  
**Subject:** Emmanuel Senior Living  
**Date:** Monday, August 19, 2024 6:55:11 AM

---

[You don't often get email from priceparty@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jackie, I'm sorry this is a few days late in writing to you however I wanted to share my thoughts on Emmanuel Senior Living. I live just south of their home on John R Road & I (along many other neighbors in our Laurelwood subdivision) would totally welcome the expansion of their facility! The property is beautiful & always kept neat & clean. It offers beautiful views for the people that live there to enjoy outdoor activities.

Terri, her sister Abby & Sorayas are the kindest people & most loving caregivers that I have ever met! We had the pleasure of working with them briefly & would consider them an asset to our community! Troy could definitely benefit from the TLC in which ESL so proudly offers in their business!

The community is in need of more senior living spaces such as this & I would highly recommend the expansion of their garage to accommodate 4 more beds.

Feel free to reach out to me with any questions you may have!

Sincerely,  
Sherry Price

5261 Westmoreland Dr  
Troy, MI 48085

248-941-3088



# Hidden Harbors Centers

---

**Brian DiBartolomeo**

President

31601 Harper Avenue  
St. Clair Shores, MI 48082  
(248) 289-0803  
brian@hiddenharbors.com

**Planning Department**

City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084  
(248) 524-3364  
jackie.ferencz@troymi.gov

August 1, 2024

**To Whom It May Concern,**

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally vouch for her exceptional professionalism and her unwavering dedication to the well-being of the residents under her care.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors but also addresses a growing need within our community for specialized senior care services. In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that consistently demonstrate outstanding service and wholehearted dedication.

As a reputable and efficiently managed senior home, Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

**Warm regards,**

**Brian DiBartolomeo**





To whom it may concern

I hope this letter finds you well. I am writing to express my full support for the proposed expansion of the Emmanuel Senior Living facility located on 5589 John R in Troy. Having known the owner, Teresita Sandoval, for an extended period, I can personally attest for her exceptional professionalism and her dedication to the well-being of the Senior Citizens under her care. Mrs Sandoval has consistently demonstrate outstanding service and wholehearted dedication.

The planned expansion of Emmanuel Senior Living is set to accommodate four additional residents. This development is not only a testament to Teresita's commitment to enhancing the lives of more seniors in our community but also addresses a need within our community for specialized senior care services.

In these times, when the demand for such care is increasing sharply, it becomes crucial to back facilities that.

As a reputable and efficiently managed senior home, always kept nice and clean; Emmanuel Senior Living has earned my complete trust in its endeavors for expansion. I am confident that this step will significantly contribute to the betterment of our community by enriching the lives of its senior members.

Should you have any questions, or if there are any concerns I can help address, please do not hesitate to contact me.

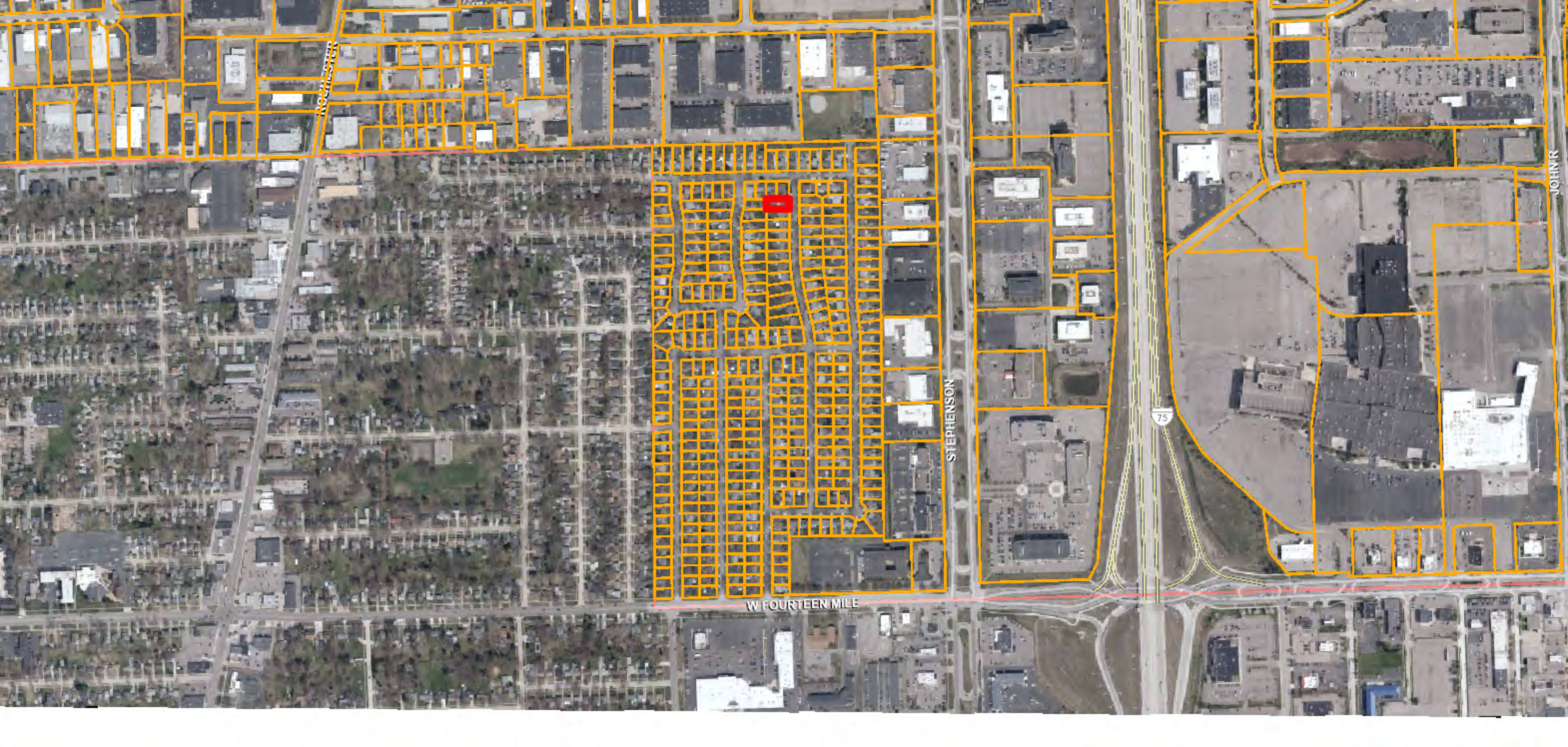
Warm regards,

Oracio Gonzalez  
586 515 9062



B. 645 BURTMAN PAUL SCHILLER, 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.





WHEELER

W FOURTEEN MILE

STEPHENSON

75

JOHN R





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621

1412

1424

1436

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649

638

637

626

625

614

613

KEY WEST

KENYON

BURTMAN

JAMAICA

REDWOOD



137

137

137

137

4

645

2

633







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

## Zoning Board of Appeals Application

[planning@troymi.gov](mailto:planning@troymi.gov) | Fee: \$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: 645 BURTMAN
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-35-305-022
3. ZONING ORDINANCE SECTIONS RELATED TO THE REQUEST: SECTION 7.03
4. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: NO
5. APPLICANT:  
NAME PAUL SCHILLER  
COMPANY ITALY AMERICAN CONSTRUCTION  
ADDRESS 8401 N TELEGRAPH RD  
CITY DEARBORN HGTS STATE MI ZIP 48127  
PHONE (313) 278-7500  
E-MAIL PERMITS@IAC1954.COM  
AFFILIATION TO THE PROPERTY OWNER: GENERAL CONTRACTOR





# Zoning Board of Appeals Application

6. PROPERTY OWNER:

NAME ROB & LISA JACQUES

COMPANY \_\_\_\_\_

ADDRESS 645 BURTMAN

CITY TROY STATE MI ZIP 48083

TELEPHONE (810) 333-0528

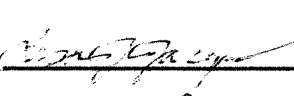
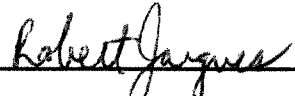
E-MAIL \_\_\_\_\_

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, PAUL SCHILLER (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 09/05/2024  
PRINT NAME: PAUL SCHILLER

PROPERTY OWNER SIGNATURE   DATE 9-5-2024  
PRINT NAME: Lisa J. Jacques ROBERT JACQUES

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

### 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.





## 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.





**ITALY AMERICAN**  
**CONSTRUCTION CO., INC.**

8401 N. TELEGRAPH RD.  
DEARBORN HEIGHTS, MI. 48127  
(313) 278 – 7500  
FAX: (313) 278 – 7501

September 4, 2024

City of Troy  
Planning Department  
500 West Big Beaver  
Troy, MI 48084

RE: Detached Garage  
Jacques Residence  
645 Burtman  
Troy, MI 48083

To the Zoning Board of Appeals,

Italy American Construction is seeking a variance on behalf of Rob and Lisa Jacques to construct a 22' x 20' detached garage. The proposed garage will be forty feet away from the home, twenty-three feet and six inches off the rear lot line and three feet off the side lot line. We are seeking a variance to construct the garage three feet off the lot line. Section 7.03 of the city of Troy ordinance states that, "No detached accessory building shall be located closer than ten (10) feet to any main building, nor closer than six (6) feet to any side or rear lot line."

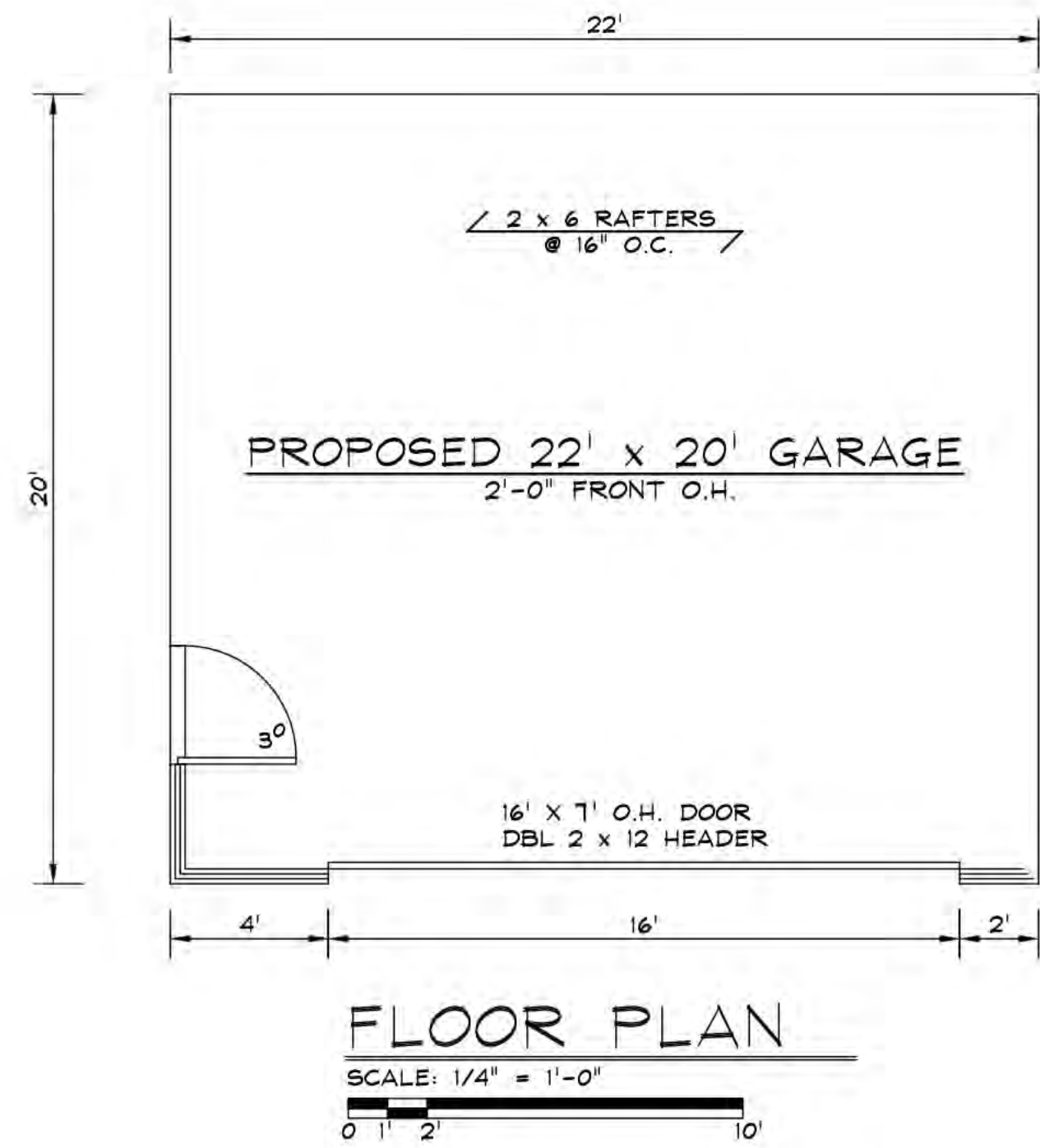
The new 22' x 20' detached garage will replace the old 22' x 20' garage. There is no change in size. The homeowners are looking to build the garage on top of the existing ratwall which would allow them to enjoy their property as it has always been. There are neighboring properties with similar lot dimensions to 645 Burtman that have detached garages three feet off the lot line (638, 633, 626, 621, 614 and 611 etc.). It seems like this ordinance for accessory structures to be six feet off the side and rear lot line was put in place after this neighborhood was built.

The proposed garage will not alter the essential character of the area because the garage will remain in the same location. It will not impair an adequate supply of light and air to adjacent properties because the garage size and location is not changing. If the garage must be moved six feet off the lot line, then it will impair the site line and light supply for the home and an existing patio on the property. The garage will be built with proper fire separation per the Michigan building code.

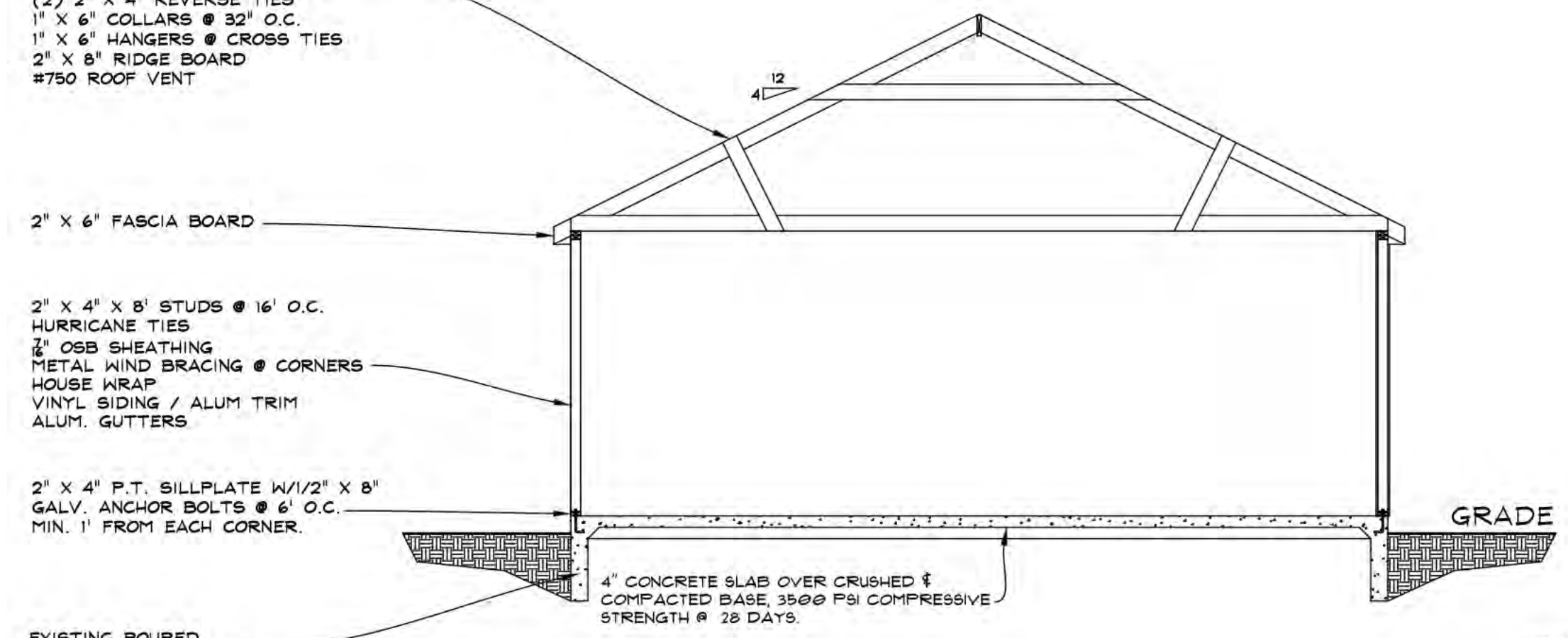
Thank you for your time.

Italy American Construction  
8401 N. Telegraph Rd.  
Dearborn Heights, MI 48127  
(313) 278-7500 – [permits@iac1954.com](mailto:permits@iac1954.com)





- 4 - 12 PITCH
- 15# FELT UNDERLAYMENT
- DRIP EDGE
- 3/4" OSB SHEATHING
- 2" x 6" RAFTERS @ 16" O.C.
- 2" x 6" CROSS TIES @ 48" O.C.
- (2) 2" x 4" REVERSE TIES
- 1" x 6" COLLARS @ 32" O.C.
- 1" x 6" HANGERS @ CROSS TIES
- 2" x 8" RIDGE BOARD
- #750 ROOF VENT



**CROSS SECTION**  
SCALE: NOT TO SCALE

**GENERAL NOTES**

THESE PLANS ARE PROTECTED BY COPYRIGHT AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE AUTHOR

APPLICABLE BUILDING CODES ARE AS FOLLOWS  
-MICHIGAN RESIDENTIAL BUILDING CODE 2015  
-REDFORD TWP. BUILDING CODE  
-REDFORD TWP. ZONING CODE

PRIOR TO THE START OF CONSTRUCTION, THE LICENSED CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WORK TO COMMENCE

ALL FEDERAL, STATE, AND LOCAL CODES SHALL BE CONSIDERED A PART OF THE SPECIFICATIONS OF THE BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN CONFLICT WITH THIS DOCUMENT

**CONSTRUCTION NOTES**

DRAWING PAGES WILL BE SCALED ON EITHER, (24" x 36") OR (11" x 17") PAPER AND PRESERVE PROPER FORMATTING & MEASUREMENTS.

DOOR SIZES ARE INDICATED IN DRAWINGS NOMINALLY AND IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ROUGH OPENINGS BASED ON THE DOOR MANUFACTURER'S SPECIFICATIONS

BRACE ALL EXTERIOR CORNERS OF STUD WALLS WITH METAL STRAP BRACING LET INTO STUDS ON 45 DEGREE DIAGONALS FROM PLATE TO PLATE

ALL RAFTER TAILS TO RECEIVE GALV. HURRICANE STRAPS AT WALL TOP PLATES TO PREVENT WIND UPLIFT

**GENERAL SITE NOTES**

IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL TREES AND VERIFY ALL EXISTING GRADE LEVELS

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS

**FDTN. & CONC. NOTES**

ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY.

FROST DEPTH IS ASSUMED TO BE 42" BELOW GRADE.

COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'S OF MRC TABLE R402 UNDER THE CATEGORY OF SEVERE POTENTIAL FOR WEATHERING.

FOOTINGS SHALL REST ON UNDISTURBED SOIL AND CONTRACTOR SHALL VERIFY SOIL IS FREE OF LOOSE DEBRIS AND WATER PRIOR TO POURING OF CONCRETE.

CONTRACTOR TO BE AWARE OF EXISTING FOUNDATIONS AND PREVENT AGAINST OVER EXCAVATION BELOW EXISTING FDTN. BEARING LINE UNLESS OTHERWISE INDICATED.

A MIN. 2" THICK BASE COURSE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHERE THE SLAB IS BELOW GRADE EXCEPT WHEN THE SUB-GRADE FALLS WITHIN THE CLASSIFICATION OF GROUP 1 OF MRC TABLE R403.

ON ATTACHED GARAGE PER MRC R506.23 A 6 MIL THICK VAPOR RETARDER (OR BETTER) WITH MIN. 6" JOINT LAPPING SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND BASE WHERE APPLICABLE.

**CONTRACT NOTES**

- TEAR DOWN & REMOVE EXISTING 22' x 20' GARAGE.
  - BUILD NEW 22' x 20' DETACHED WOOD FRAME GARAGE - 2'-0" FULL GABLE FRONT O.H. 4 / 12 PITCH - 8' WALLS ON NEW GARAGE FLOOR W/ EXISTING RATWALLS (VERIFY IN FIELD)
  - INSTALL 16' x 7' SHORT PANEL O.H. DOOR STYLE #410
  - INSTALL 1/2 H.P. GARAGE DOOR OPENER W/ (2) REMOTES.
  - INSTALL 36" x 80" 6 PANEL STEEL SERVICE DOOR W/ LOCKSET & DEADBOLT.
- SIDING:** VINYL DOUBLE 5" - COLOR: CLAY  
ALUM. TRIM - COLOR: CLAY  
PERF. VINYL SOFFIT - COLOR: CLAY  
ALUM. GUTTERS - 5" - COLOR: CLAY
- ROOFING:** CERTAINTEE LANDMARK DIMENSIONAL SHINGLES - COLOR: SHENANDOAH  
#750 ROOF VENT  
DRIP EDGE - COLOR: CLAY
- ELECTRICAL:** OFF EXISTING SERVICE. (3) INTERIOR WALL OUTLETS, (1) INTERIOR LIGHTS, (1) SINGLE SWITCH, (3) EXTERIOR COACH LIGHTS  
(1) GARAGE DOOR OPENER OUTLET. HOMEOWNER TO FILL ELECTRICAL TRENCH.



JACQUES RESIDENCE  
645 BURTMAN  
TROY, MI 48087  
(810) 333-0528

**PROPOSED 22' x 20' GARAGE**

SHEET INDEX	
DESCRIPTION	
A-1	GENERAL NOTES SITE SURVEY GARAGE FLOOR PLAN SECTION ELEVATIONS

SET ISSUE DATES	
DATE:	ISSUE:
9-6-24	APPLY FOR ZBA

SHEET NOTES	
REF:	NOTES:
	DRAWN BY:
	CHECKED BY:

SHEET No.  
**A-1**  
PAGE 1 OF 1

PROJECT No. **FE2402**  
DATE CREATED: **9-6-24**

