

ZONING BOARD OF APPEALS APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER ROAD
TROY, MICHIGAN 48084
PHONE: 248-524-3364
E-MAIL: evanspm@troymi.gov
<http://www.troymi.gov/CodeEnforcement/#>



REGULAR MEETING FEE \$150.00
SPECIAL MEETING FEE \$650.00

REGULAR MEETINGS OF THE CITY BOARD OF ZONING APPEALS ARE HELD ON THE **THIRD TUESDAY OF EACH MONTH AT 7:30 P.M. AT CITY HALL**. PLEASE FILE A COMPLETE APPLICATION, WITH THE APPROPRIATE FEE, AT LEAST **27 DAYS BEFORE** THE MEETING DATE.

1. ADDRESS OF THE SUBJECT PROPERTY: 4585 Butler Dr.
2. PROPERTY TAX IDENTIFICATION NUMBER(S): 88-20-13-253-004
3. ZONING ORDINANCE SECTIONS APPLICABLE TO THIS APPEAL: _____
4. REASONS FOR APPEAL: *On a separate sheet, please describe the reasons justifying the requested action. See Submittal Checklist*
5. HAVE THERE BEEN ANY PREVIOUS APPEALS INVOLVING THIS PROPERTY? If yes, provide date(s) and particulars: _____
6. APPLICANT INFORMATION:
NAME George Bogaert
COMPANY Tuff Shed Inc.
ADDRESS 11603 N. Main St.
CITY Royal Oak STATE MI ZIP 48067
TELEPHONE 248-399-1870
E-MAIL gbogaert@tuffshed.com

7. APPLICANT'S AFFILIATION TO THE PROPERTY OWNER: Agent

8. OWNER OF SUBJECT PROPERTY:

NAME Jim & Kathie Reinhart

COMPANY _____

ADDRESS 4585 Butler Dr.

CITY Troy STATE MI ZIP 48085

TELEPHONE 248-740-2288

E-MAIL _____

The undersigned hereby declare(s) 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, Jim Reinhart (PROPERTY OWNER) HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN THE INFORMATION SUBMITTED ARE TRUE AND CORRECT AND GIVE PERMISSION FOR THE BOARD MEMBERS AND CITY STAFF TO CONDUCT A SITE VISIT TO ASCERTAIN PRESENT CONDITIONS.

SIGNATURE OF APPLICANT  DATE 03/24/13

PRINT NAME: George Bogaert

SIGNATURE OF PROPERTY OWNER Jim Reinhart DATE 3-24-2013

PRINT NAME: Jim Reinhart

Tuff Shed, Inc.
1603 N Main St
Royal Oak, MI 48067
Ph: (248) 399-1870
Fax: (248) 547-3719

Re: Zoning Variance Request for 4585 Butler Dr.

This letter is to indicate a request for a zoning variance at 4585 Butler Dr for Jim and Kathie Reinhart. They are requesting a front yard setback of 13'. The owner would like to construct a 10'x20'x 11' wooden storage building with a concrete slab and rat wall on their property for the storage of lawn equipment, Christmas decorations, etc... The property is a corner lot where they are considered to have two front yards. Current zoning does not allow construction in a front yard. The rear yard is impossible to build in due to large utility easements. The Reinharts have only a small attached two car garage and no basement. They would like to start to park in the garage they are finding the winters are getting more difficult for them to clear there cars as they are getting up there in age. They have chosen the placement of the shed based on the door of the shed would be inline of the entry door of the garage for easy access. The shed cannot be pushed more to the north towards the patio because the air conditioner and electric service would be blocked and the view for security from the house would be obstructed looking into the south part of the yard.

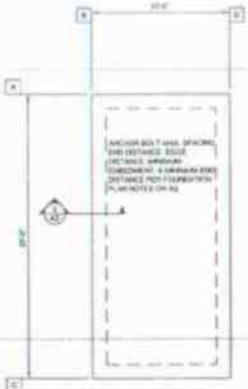
Respectfully,

George Bogaert

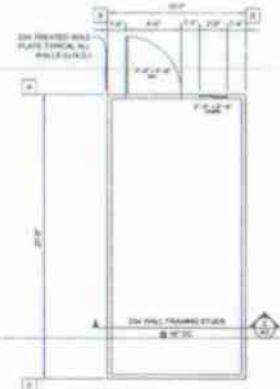
Tuff Shed, Inc.

NAILING SCHEDULE		SHEAR WALL SCHEDULE		SHEAR WALL SCHEDULE	
GIRD SPICE NAILING: 8 - 18# NAILS EACH SIDE OF SPICE. TRUSS BLOCKING (4) - 18# (TODENALS)		2x4 FRAMING, SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOL. BACKING. 19'-0" LONG TOTAL, 9" USED FOR SHEAR. NAILING: EDGE: 8# COMMON @ 6" OC FIELD: 8# COMMON @ 12" OC NO HOLDOWNS REQUIRED.		2x4 FRAMING, SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOL. BACKING. 20'-0" LONG TOTAL, 20" USED FOR SHEAR. NAILING: EDGE: 8# COMMON @ 6" OC FIELD: 8# COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
FRAMING NAILING: STUD TO TOP PLATE: 2-18# END NAIL. STUD TO 3RD PLATE: 2-18# END NAIL OR 4-8# TODENAL. DEL. HEADER: 18# @ 18" OC ALONG EACH EDGE. HEADER TO KING STUD: 4-8# TODENAL OR 6-18# END NAIL. DOUBLE TOP PLATES: 18# @ 18" FACE NAIL.		2x4 FRAMING, SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOL. BACKING. 15'-0" LONG TOTAL, 10" USED FOR SHEAR. NAILING: EDGE: 8# COMMON @ 6" OC FIELD: 8# COMMON @ 12" OC NO HOLDOWNS REQUIRED.		2x4 FRAMING, SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOL. BACKING. 20'-0" LONG TOTAL, 20" USED FOR SHEAR. NAILING: EDGE: 8# COMMON @ 6" OC FIELD: 8# COMMON @ 12" OC NO HOLDOWNS REQUIRED.	
UNLESS SPECIFIED HEREIN, ALL NAILING SHALL BE PER 2012 IRC TABLE N103.3(1).					
LIFT/TRANSFER: PROVIDE SIMPSON HELD AT EACH END OF TRUSSES.					
PROVIDE 2x4 SOLID BLOCKING ON ALL UNSUPPORTED EDGES OF PLYWOOD OR SHEET WALLS.					
UNBLOCKED ROOF DAMPING/ROOF SHEATHING NAILING: 8" EDGE: 8# COMMON @ 6" OC 12" FIELD: 8# COMMON @ 12" OC		2x4 FRAMING, SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOL. BACKING. 15'-0" LONG TOTAL, 10" USED FOR SHEAR. NAILING: EDGE: 8# COMMON @ 6" OC FIELD: 8# COMMON @ 12" OC NO HOLDOWNS REQUIRED.		2x4 FRAMING, SHEATH EXTERIOR WITH 3/8" SMARTSIDE WITH FOL. BACKING. 20'-0" LONG TOTAL, 20" USED FOR SHEAR. NAILING: EDGE: 8# COMMON @ 6" OC FIELD: 8# COMMON @ 12" OC NO HOLDOWNS REQUIRED.	

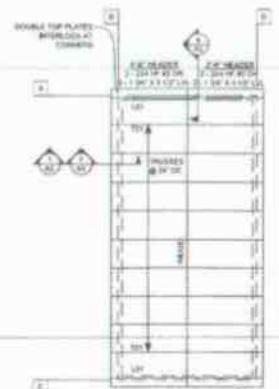
WHEN PERFORATED SHEAR WALL DESIGN IS DESIGNATED, AREAS ABOVE AND BELOW OPENINGS ARE USED IN SHEAR CALCULATIONS. REFERENCE 2012 IRC TABLE 2303.3.2



FOUNDATION PLAN



FLOOR PLAN



ROOF FRAMING PLAN

PRELIMINARY

STRUCTURAL DRAWINGS BY
 TUFF SHED
 ENGINEERING
 1111 E. BERKELEY STREET
 DENVER, CO 80202

NO. INC. 800.555.5555
 2012-2013
 ACCESSORY BUILDING
 18' x 20' (5.5' x 6.1' FT)
 18' x 20' (5.5' x 6.1' FT)
 18' x 20' (5.5' x 6.1' FT)

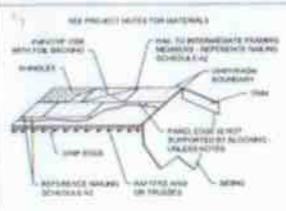
THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED. NO PARTS OR REPRODUCTIONS ARE TO BE MADE OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF TUFF SHED, INC.

TUFF SHED
 Storage Buildings & Carports
 TUFF SHED, INC.
 1111 E. BERKELEY STREET
 DENVER, CO 80202
 800.555.5555

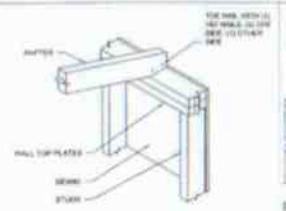
Drawn By: PK
 Date: 4/21/13
 Checked By:
 Date:
 Revised:
 Revised:

PLATE
 SHEAR WALL SCHED
 NAILING SCHEDULE
 Scale: 1/4" = 1'-0"
 Title:

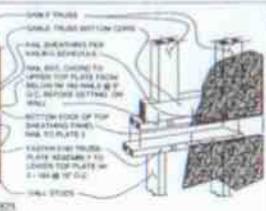
A2



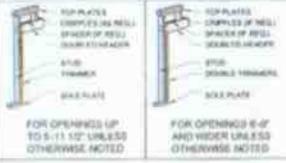
6 ROOFING SHEATHING NAILING DETAIL



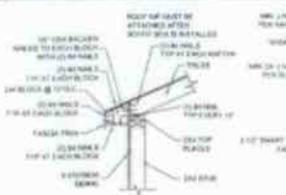
7 SHED RAFTER TOE NAILING DETAIL



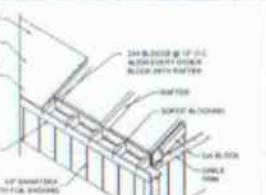
8 ENDWALL ASSEMBLY DETAIL



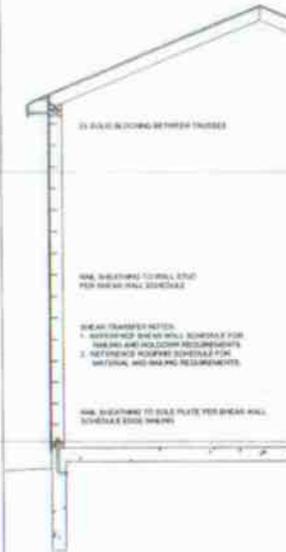
4 HEADER DETAIL



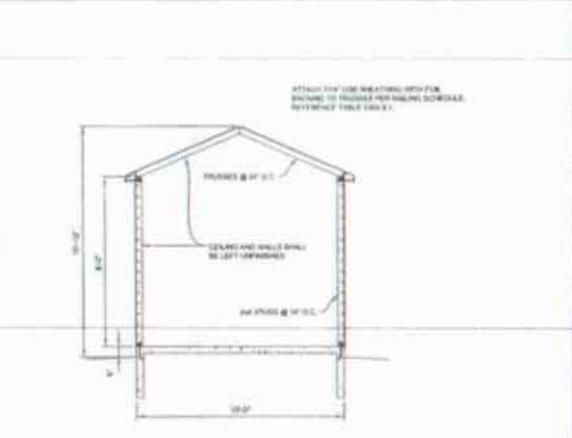
5 MEMBER PRO RANCH SHED OVERHANG DETAIL



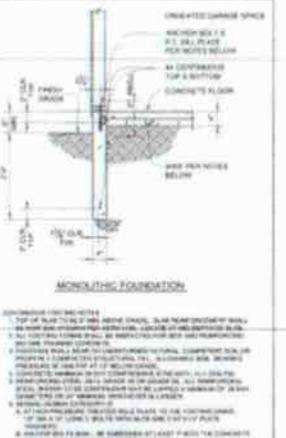
3 FOUNDATION DETAIL



1 SHEAR TRANSFER DETAIL



2 BUILDING SECTION



3 FOUNDATION DETAIL

PRELIMINARY

DESIGNED BY: TUFF SHED
 DRAWN BY: JIM KEDDUM
 CHECKED BY: JIM KEDDUM
 DATE: 11/27/2017

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 17000 1st Street
 Dallas, TX 75244
 (972) 242-1111
 www.tuffshed.com

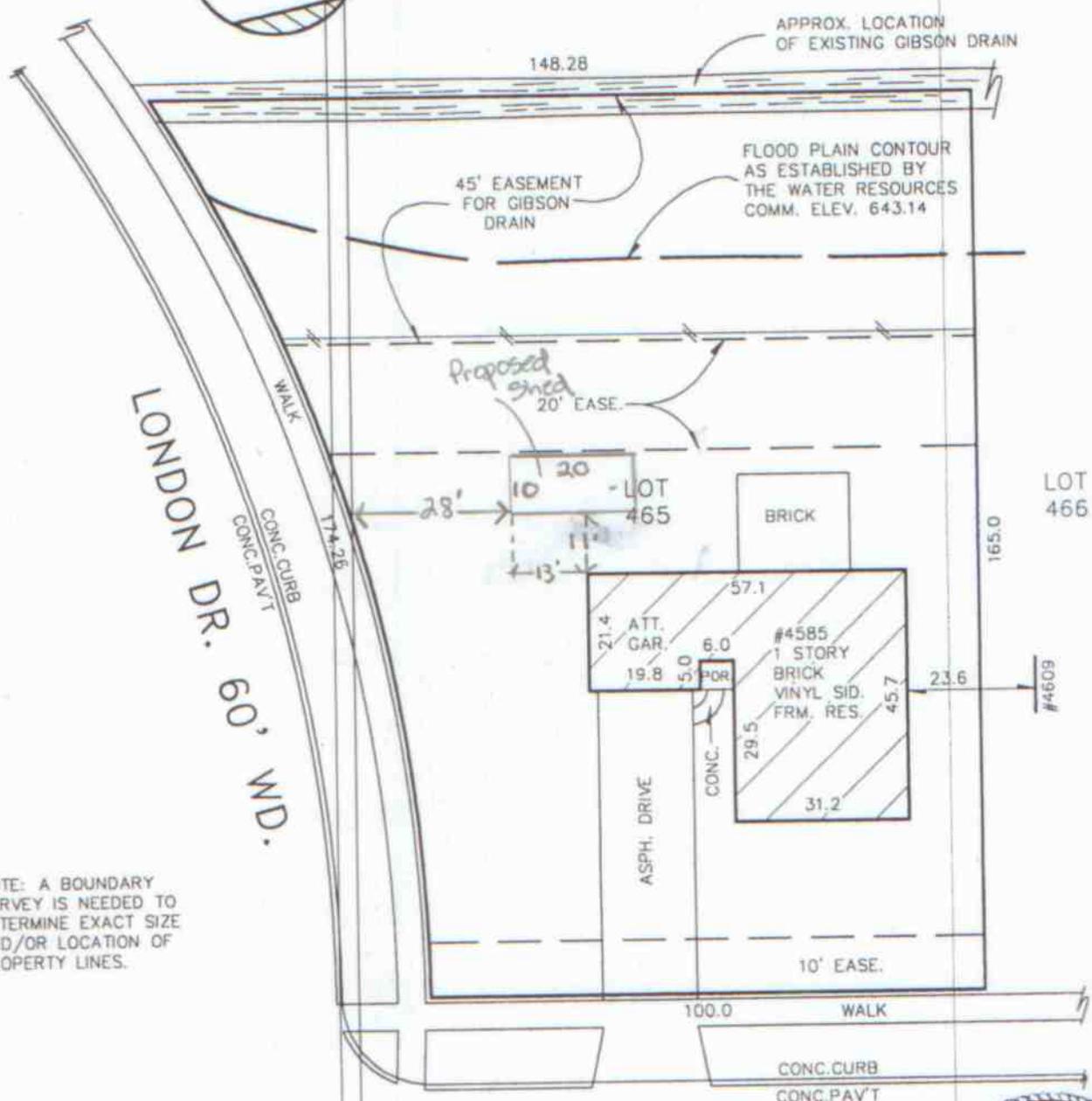
MORTGAGE SURVEY

Certified to: JIM AND KATHIE REINHART

Applicant: JIM AND KATHIE REINHART

Property Description:

Lot 465; WINDMILL POINTE SUB. NO. 2, part of the North 1/2 of Section 13, T.2 N., R.11 E., City of Troy, Oakland County, Michigan, as recorded in Liber 129 of Plats, Pages 36 through 40, both inclusive, of Oakland County Records.



NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE EXACT SIZE AND/OR LOCATION OF PROPERTY LINES.



CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for

