The Zoning Board of Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on September 20, 2011, in the Council Chamber of the Troy City Hall.

1. ROLL CALL

Present:
Michael Bartnik
Kenneth Courtney
Thomas Strat
Allen Kneale
William Fisher
David Lambert
Glenn Clark

Also Present:
Paul Evans, Zoning and Compliance Specialist
Susan Lancaster, Assistant City Attorney

2. APPROVAL OF MINUTES – June 21, 2011 and August 16, 2011

Moved by Courtney
Seconded by Clark

RESOLVED, to approve the June 21, 2011 and August 16, 2011meeting minutes.

Yes: All present

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

A. **VARIANCE REQUEST, ANTHONY P. MARTIN AND NADIA H. MARTIN, 3954 ANVIL** – In order to allow an existing detached accessory building to remain in the side yard. Accessory buildings are permitted only in the rear yard.

SECTION: 7.03 (B) (2) (a)

Moved by Kneale
Seconded by Courtney

RESOLVED to postpone the matter to the October 18, 2011 Zoning Board of Appeals meeting.

Yes: None
No: All

MOTION DENIED

Moved by Lambert
Seconded by Bartnik

RESOLVED to grant the variance as requested.

Yes: All

MOTION PASSED

B. **VARIANCE REQUEST, EDWIN WUDYKA, 1927 SPARROW COURT** – A variance to allow a 19 foot tall accessory supplemental building (play house) to remain in the front yard. Accessory supplemental buildings are permitted only in the rear yard and shall be no taller than 14 feet in height.

SECTION: 7.03 (B) (3) (b) and (d)

Moved by Lambert
Seconded by Courtney

RESOLVED, to grant the request to allow the accessory supplemental building (play house) to remain in the front yard.

YES: All

MOTION PASSED

Moved by Strat
Seconded by Bartnik

RESOLVED, to deny the request to allow a 19 foot tall accessory supplemental building (play house).

YES: All

MOTION PASSED

5. COMMUNICATIONS - The Board acknowledged receiving the final revised Rules of Procedure and City Attorney's comments on variance standards.

6. PUBLIC COMMENT - No one was present to speak.

7. MISCELLANEOUS BUSINESS - none

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:27 p.m.

Respectfully submitted,

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David Lambert, Chair

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Paul Evans, Zoning and Compliance Specialist

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