



# ZONING BOARD OF APPEALS

## MEETING AGENDA

### REGULAR MEETING

500 W. Big Beaver  
Troy, MI 48084  
(248) 524-3364  
[www.troymi.gov](http://www.troymi.gov)  
[planning@troymi.gov](mailto:planning@troymi.gov)

Allan Kneale, Chair, and Glenn Clark, Vice Chair  
Michael Bartnik, Kenneth Courtney  
William Fisher, David Lambert, Thomas Strat  
Bruce Bloomingdale and Orestis Kaltsounis (Alternates)

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**October 16, 2012**

**7:30 P.M.**

**Council Chamber**

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1. ROLL CALL
2. APPROVAL OF MINUTES – September 18, 2012
3. APPROVAL OF AGENDA
4. HEARING OF CASES
  - A. VARIANCE REQUEST, CARL GIORDANO FOR BOND BILT HOME IMPROVEMENT, 3333 PADDINGTON – In order to construct an addition to the home, a 5 foot variance from the required 45 foot rear yard setback.  
  
**SECTION: 4.06 (C)**
  - B. VARIANCE REQUEST, PASTOR SCOTT MORGAN FOR ZION CHRISTIAN CHURCH, 3668 LIVERNOIS – In order to conduct an outdoor special event (Fall Harvest Festival) on Wednesday, October 31, 2012, a variance from the requirement that the hours of operation end no later than 8:00 pm. Applicant requests the event end at 9:00 pm.  
  
**SECTION: 7.13 I (3)**
  - C. VARIANCE REQUEST, SILVANA AND ZORAN INIC, 6285 ROCHESTER – In order to construct an addition to the house, a 15.84 foot variance to the required 40 foot front yard setback.  
  
**SECTION: 4.06 (C)**

**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.

- D. **VARIANCE REQUEST, JIM BARDY FOR CONTINENTAL SERVICES, 700 STEPHENSON HWY** – A variance to place/construct the following improvements in the front yard: a trash container, a loading area, and a maneuvering area. The Zoning Ordinance does not allow these items in the front yard.

**SECTIONS: 4.18 (D) (2) and 13.03 (B) (3)**

- E. **VARIANCE REQUEST, GARY ABITHEIRA, 1024 ARTHUR** – In order to construct a duplex, an 80 square foot variance to the required 10,000 square foot minimum lot area.

**SECTION: 4.07 (C)**

- F. **VARIANCE REQUEST, GARY ABITHEIRA, VACANT LOT NEXT TO AND WEST OF 85 CLOVERIDGE** – In order to build a new house, a variance from the requirement that at least one side yard setback be at least 10 feet, and the total of two side yard setbacks be at least 20 feet. The proposed side yard setbacks are 9.5 feet and 6 feet.

**SECTION: 4.07 (C)**

- G. **VARIANCE REQUEST, JOE GUTOWSKI FOR ND INDUSTRIES, 1893 BARRETT** – In order to construct a building addition, a 10 foot variance from the required 20 foot rear yard setback.

**SECTION: 4.15 (C)**

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

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