

On December 17, 2013, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Kneale called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Bruce Bloomingdale
Glenn Clark
Kenneth Courtney
David Eisenbacher
Allen Kneale
Thomas Krent
David Lambert

Also Present:

Paul Evans, Zoning and Compliance Specialist
Julie Quinlan Dufrane, Assistant City Attorney
Paul McCown, ZBA alternate (in audience)

2. APPROVAL OF MINUTES – November 19, 2013

Moved by Courtney
Seconded by Clark

RESOLVED, to approve the November 19, 2013 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – Item 4A applicant has withdrawn their application and will not be heard.

4. HEARING OF CASES

A. VARIANCE REQUEST, ROBERT A. CHAPMAN, 482 STARR – Variance request, Robert A. Chapman, 482 Starr - In order to split a parcel into two parcels, a variance from the requirement that new parcels have a 60 foot width and frontage. One of the proposed lots will have a 50 foot width and frontage. Zoning Ordinance Section 4.06 (C), R-1E Zoning.

WITHDRAWN BY APPLICANT

- B. VARIANCE REQUEST, MARVIN PISARCZYK for WITZENMANN USA, 1201 and 1305 STEPHENSON HIGHWAY – In order to construct an addition to both buildings that will connect the buildings, a 10 foot variance to the required minimum 10 foot side yard setback. This variance is needed for both properties. Zoning Ordinance Section 4.15 (C), IB Zoning District.

Moved by Courtney
Seconded by Krent

RESOLVED, to postpone the matter to the regularly scheduled January 21, 2014 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

- C. VARIANCE REQUEST, BRANDON MULLER for CLARK HILL PCL, 268-388 JOHN R – In order to construct parapet walls, a 5 foot variance to the required maximum 30 foot height limit. Zoning Ordinance Section 4.13 (C), CB Zoning District.

Moved by Lambert
Seconded by Clark

RESOLVED, to postpone the matter to the regularly scheduled January 21, 2014 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

- D. ZONING ORDINANCE INTERPRETATION, 4924 ROCHESTER – To interpret whether the proposed principal use of property constitutes a community center, a club, place of worship, or some other use under the City’s Zoning Ordinance. Zoning Ordinance Section 15.04 (B and D).

Moved by Krent
Seconded by Courtney

RESOLVED, to allow the property owner’s representative 10 minutes to make his presentation.

Yes: All

MOTION PASSED

Moved by Clark
Seconded by Courtney

RESOLVED, to postpone the matter to the regularly scheduled January 21, 2014 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None
6. MISCELLANEOUS BUSINESS – None
7. PUBLIC COMMENT – None
8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:50 p.m.

Respectfully submitted,

Allen Kneale, Chair

Paul Evans, Zoning and Compliance Specialist