

On February 18, 2014, at 7:30 p.m., in the Council Chambers of Troy City Hall, Vice Chair Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Bruce Bloomingdale
Glenn Clark
Kenneth Courtney
David Eisenbacher
Thomas Krent
David Lambert
Paul McCown

Absent:

Allen Kneale

Also Present:

Paul Evans, Zoning and Compliance Specialist
Julie Quinlan Dufrane, Assistant City Attorney

2. APPROVAL OF MINUTES – January 21, 2014

Moved by Krent
Seconded by Eisenbacher

RESOLVED, to approve the January 21, 2014 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes

4. HEARING OF CASES

A. VARIANCE REQUEST, ALLAN SHARP, 5910 HILMORE – In order to split one parcel into two, a 2.625 foot variance to the required minimum 85 foot lot width. The variance is necessary for both of the proposed parcels. Zoning Ordinance Section 4.06 (C) R-1C Zoning District.

Moved by McCown
Seconded by Eisenbacher

RESOLVED, to grant the request.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, WALSH COLLEGE c/o VALERIO DEWALT TRAIN ASSOCIATES, 3838 LIVERNOIS – In order to construct modifications to the existing building: 1) a 10 foot variance to the 25 foot maximum allowed building height; 2) a 5.15 foot variance to the required 80 foot setback from adjacent residential property; and 3) a 4 foot variance to the maximum permitted 35 foot height limit for proposed rooftop mechanical equipment screening structures. Zoning Ordinance Sections 4.11 (C) CF Zoning District, 6.22 (B), 7.08 (A) (1).

Moved by Krent
Seconded by McCown

RESOLVED, to grant the request, subject to:

- Applicant and owner of 3864 Livernois to develop a mutually agreeable landscape screening plan;
- Landscape screening plan to address the common east-west property line separating the properties;
- Landscape screening plan to be incorporated into an amended Site Plan for the Planning Commission.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS

The Board discussed Member Krent’s potential zoning ordinance recommendations. At the Board’s direction, Member Krent agreed to amend the document adding suggestions for lot splits/lot averaging, setbacks for post secondary schools, and height requirements in the CF zoning district. Member Krent will provide the revised document for consideration at the next ZBA meeting.

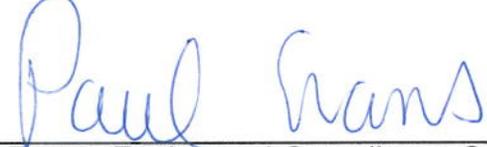
7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:01 pm.

Respectfully submitted,



Glenn Clark, Vice Chair



Paul Evans, Zoning and Compliance Specialist