

The Zoning Board of Appeals meeting was called to order by Chair Lambert at 7:30 p.m. on August 16, 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 – July 19, 2011

Moved by Courtney  
Seconded by Fisher

RESOLVED, to approve the July 19, 2011 meeting minutes with corrections as presented tonight.

Yes: All present

MOTION PASSED

3. POSTPONED ITEMS

A. VARIANCE REQUEST, JEFF GLASER, OUR CREDIT UNION, 6693 ROCHESTER – A variance from the requirement that a 6 foot high obscuring wall be provided adjacent to the residentially zoned property north of the subject location.

**SECTION: 39.10.01**

Moved by Bartnik  
Seconded by Courtney

RESOLVED to grant the request, subject to installation of a 4 foot high opaque wall or evergreen/cedar plantings along a portion of the north property line between a point even with the front of the building and a point even with the northeast corner of the paved parking area.

Yes: All present

MOTION PASSED

**B. VARIANCE REQUEST, MINAL GADA AND ASHISH MANEK, 4820 LIVERNOIS**

In order to split the subject parcel into 3 separate parcels, a 15 foot variance to the required 100 foot lot width requirement for 2 of the proposed parcels.

**SECTION: 30.10.02**

Citing a conflict of interest, Board Member Strat recused himself and left the room.

Moved by Clark  
Seconded by Bartnik

RESOLVED, to postpone the request to the regularly scheduled November 15, 2011 ZBA meeting.

YES: All present (6)  
RECUSED: Strat

MOTION PASSED

Board Member Strat returned to the room.

**C. VARIANCE REQUEST, AIDA AND SARMAH HERMIZ, 6763 DONALDSON**

**ROAD** – In order to construct a 2965 square foot garage addition to the existing house, a 1685 square foot variance to the requirement that the area of an attached accessory building (garage) shall not exceed 75 percent of the ground floor footprint of the living area of the dwelling. 75 percent of the ground floor footprint of the living area is 1952 square feet.

**SECTION: 7.03 (B) (b)**

Moved by Bartnik  
Seconded by Strat

RESOLVED, to grant a 1026 square foot variance.

YES: All present

MOTION PASSED

4. HEARING OF CASES

- A. **VARIANCE REQUEST, ANGELINA AND BESNIK GOJKA, 2420 W. SQUARE LAKE ROAD** – In order to allow 10 adult foster care residents, a 27 square foot variance to the requirement that the land parcel be at least 40,000 square feet in area. Adult foster care small group homes are required to have at least 4,000 square feet of lot area per adult, excluding employees and/or caregivers. The subject property measures 39,973 square feet.

**SECTION: 6.02 (B) (2)**

Moved by Bartnik  
Seconded by Kneale

RESOLVED, to grant the request.

YES: All present

MOTION PASSED

- 5. COMMUNICATIONS - There were no communications.

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

7. MISCELLANEOUS BUSINESS

Draft Rules of Procedure:

Moved by Courtney  
Seconded by Kneale

RESOLVED to approve the revised Rules of Procedure subject to the modifications discussed tonight.

YES: All present

MOTION PASSED

City Attorney comments on variance standards:

There was general agreement that the comments were acceptable for public distribution. Mr. Evans indicated he would integrate them into the ZBA Application.

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 10:05 p.m.

Respectfully submitted,



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David Lambert, Chair



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Paul Evans, Zoning and Compliance Specialist