



ZONING BOARD OF APPEALS MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

Glenn Clark, Chair, David Eisenbacher, Vice Chair
Kenneth Courtney, Thomas Desmond, Allen Kneale, David Lambert, Philip Sanzica
Orestis Kaltsounis (Alternate), Paul McCown (Alternate)

October 20, 2015

7:30 P.M.

Council Chamber

1. ROLL CALL
2. APPROVAL OF MINUTES – September 15, 2015
3. APPROVAL OF AGENDA
4. HEARING OF CASES
 - A. VARIANCE REQUEST, BRET AND MICHELLE BLANCHARD, 6805 MERRICK – In order to add a partially covered deck to the rear of the house, a 14.5 foot setback to the required 45 foot rear yard setback.

ZONING ORDINANCE SECTION: 4.06 (C) R-1B Zoning District
 - B. 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.

ZONING ORDINANCE SECTION: 4.06 C R-1B Zoning District
 - C. VARIANCE REQUEST, FLORIANE BISHAY, 3459 TALBOT – In order to construct an attached garage that has a 2nd floor 1) a 4 foot variance to the required 25 foot front yard setback, and 2) a 296 square foot variance to the requirement that the floor area of the garage not exceed 75% of the ground floor footprint of the living area of the dwelling. 75% of the ground floor area of the living area of the dwelling is 828 square feet.

ZONING ORDINANCE SECTIONS: 1) 4.06 (C) R-1E Zoning District
2) 7.03 (B) (1) (b)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at 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, DAVID AND CLAUDINE ANTOUN, 1881-1977 W SOUTH BLVD a.k.a. 6966 CROOKS – In order to make an existing wireless communications tower approximately 21 feet taller, a 16 foot variance to the requirement that the tower be set back 122 feet from all property lines. The Zoning Ordinance requires the setback of the tower be equal to the height of the structure. The proposed height of the tower will be 122 feet.

ZONING ORDINANCE SECTION: 6:30 (C) (3)

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

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