On October 20, 2015, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:
Glenn Clark
Kenneth Courtney
Thomas Desmond
David Eisenbacher
David Lambert
Philip Sanzica

Absent:
Allen Kneale

Also Present:
Paul Evans, Zoning and Compliance Specialist
Julie Q. Dufrane, Assistant City Attorney

2. APPROVAL OF MINUTES – September 15, 2015

Moved by Sanzica
Seconded by Courtney

RESOLVED, to approve the September 15, 2015 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA – No changes.

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.

Moved by Lambert
Seconded by Desmond

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

B. VARIANCE REQUEST, SILVANA AND ZORAN INIC, 6285 ROCHESTER – In order 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.

Moved by Lambert
Seconded by Eisenbacher

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

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)

Moved by Eisenbacher
Seconded by Sanzica

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

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)

Moved by Eisenbacher
Seconded by Clark

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – The Board acknowledged receipt of the Planning Director's Zoning Ordinance update.

6. MISCELLANEOUS BUSINESS – None

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:22 p.m.

Respectfully submitted,

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Glenn Clark, Chairman

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Paul Evans, Zoning and Compliance Specialist

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