On May 17, 2016, 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
Thomas Desmond
David Eisenbacher
Allen Kneale
David Lambert
Philip Sanzica

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

2. APPROVAL OF MINUTES – April 19, 2016

Moved by Lambert
Seconded by Desmond

RESOLVED, to approve the April 19, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

Motion by Sanzica
Seconded by Eisenbacher

RESOLVED, to postpone case 4A to the June 21, 2016 regular meeting.

Yes: All

MOTION PASSED

4. HEARING OF CASES

A. VARIANCE REQUEST, DAVID J. PARDUN, 1321 BOYD – In order to split a parcel of land into two parcels, a 305.5 square foot variance from the 7,500 square foot minimum lot size. Zoning Ordinance Section: 4.06 (C) R-1E Zoning District

Chair Clark opened the public hearing. No person spoke. Chair Clark closed the public hearing.

B. VARIANCE REQUEST, SAFET STAFA OF STERLING CONSTRUCTION INC., 6511 MALVERN – In order to construct a new home, a 2 foot variance to the 30 foot maximum height limit.

Moved by Kneale
Seconded by Clark

RESOLVED, to deny the variance.

Yes: Clark, Kneale
No: Lambert, Sanzica, Desmond, Eisenbacher

MOTION FAILED

Moved by Lambert
Seconded by Kneale

RESOLVED, to postpone to the June 21, 2016 regular meeting.

Yes: All

MOTION PASSED

C. VARIANCE REQUEST, JASON SOUSA, 4354 CHERRYWOOD – In order to construct an addition to the house, 1) a 3 foot variance from the required 10 foot minimum side yard setback, and 2) a 5 foot variance from the requirement that both side yard setbacks combined be at least 25 feet.

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the variance as presented.

Yes: All

MOTION PASSED

5. COMMUNICATIONS – None

6. MISCELLANEOUS BUSINESS – Election of Officers (Chair, Vice Chair)

Motion by Lambert
Seconded by Eisenbacher

RESOLVED to elect Glen Clark as Chair and David Eisenbacher as Vice Chair

Yes: All

MOTION PASSED

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to request the Planning Commission and City Council investigate increasing the single family maximum home height limit of 30 feet.

All: Yes

7. PUBLIC COMMENT – None

8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:54 p.m.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

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