

On June 21, 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
Orestis Kaltsounis
David Lambert
Paul McCown
Philip Sanzica

Also Present:

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

2. APPROVAL OF MINUTES – May 17, 2016

Moved by Lambert
Seconded by Sanzica

RESOLVED, to approve the May 17, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

No changes

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.

Moved by Sanzica
Seconded by Lambert

RESOLVED, to deny the request.

Yes: Lambert, Sanzica, Clark
No: McCown, Kaltsounis

MOTION FAILED

Moved by McCown
Seconded by Kaltsounis

RESOLVED, to postpone the request to the July 19 regular meeting.

Yes: All

MOTION PASSED

- 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 Lambert
Seconded by McCown

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- C. VARIANCE REQUEST, ERIC JANNESS, 1876 SMALLBROOK – In order to build a new uncovered attached deck, a 6 foot variance from the requirement that the deck be set back 25 feet from the rear property line.

Moved by Lambert
Seconded by McCown

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- D. VARIANCE REQUEST, TROY AND CORA HANLEY, 196 CHOPIN – In order to build a detached garage, a 15 foot variance to the required 25 foot required setback from the Hartshorn Avenue property line.

Moved by McCown
Seconded by Kaltsounis

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- E. VARIANCE REQUEST, JOSEPH CIARAMITERO III, 1078 BOYD – In order In order to split a parcel of land into two parcels, a 300 square foot variance from the 7,500 square foot minimum lot size.

Moved by Lambert
 Seconded by Sanzica

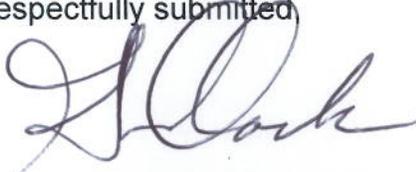
RESOLVED, to deny the variance.

Yes: Clark, Kaltsounis, Lambert, Sanzica
 No: McCown

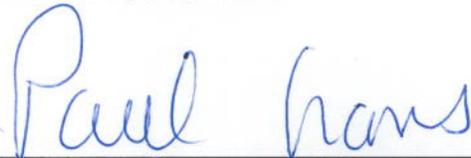
MOTION PASSED

- 5. COMMUNICATIONS – Mr. Evans advised the Board that their resolution from the May 17, 2016 meeting regarding height limits on homes has been forwarded to the Planning Director for potential future action by the Planning Commission.
- 6. MISCELLANEOUS BUSINESS - None
- 7. PUBLIC COMMENT – None
- 8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:02 p.m.

Respectfully submitted



Glenn Clark, Chairman



Paul Evans, Zoning and Compliance Specialist