

On October 18, 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:

Daniel Agauas
Glenn Clark
Thomas Desmond
David Eisenbacher
Orestis Kaltsounis
David Lambert
Philip Sanzica

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. APPROVAL OF MINUTES – September 20, 2016

Moved by Lambert
Seconded by Eisenbacher

RESOLVED, to approve the September 20, 2016 meeting minutes.

Yes: All

MOTION PASSED

3. APPROVAL OF AGENDA

No changes.

4. HEARING OF CASES

A. VARIANCE REQUEST, KEITH N. LEE, 2116 BRINSTON – A variance to allow an addition to a nonconforming pool deck. The addition has already been constructed. The pool is nonconforming because it is located in a front yard.

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the variance subject to performing aesthetic improvements to the entire pool as offered by the applicant.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, ERIC BRAKKE FOR MICHIGAN SUNROOMS, 5330 STANDISH – In order to construct an addition to the rear of the house, a 6.5 foot variance to the required 40 foot rear yard setback.

Moved by Lambert
Seconded by Sanzica

RESOLVED, to move the item to the end of “Hearing of Cases” because no one was present to represent the application.

Yes: All

MOTION PASSED

(Refer to page 3 for further action on Agenda item B)

- C. VARIANCE REQUEST, GRANT DRYOVAGE FOR ATEX BUILDERS LLC, 633 BURTMAN – In order to rebuild a detached, nonconforming garage, a 4 foot variance from the required 6 foot side yard setback. The existing garage is nonconforming because it is set back less than 6 feet from the property line.

Moved by Eisenbacher
Seconded by Desmond

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- D. VARIANCE REQUEST, DANIEL AND KIMBERLY ECKL, 5905 ENDICOTT – In order to build a roof over an existing uncovered front porch, a 5.5 foot variance to the required 30 foot front yard setback.

Moved by Lambert
Seconded by Desmond

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- E. VARIANCE REQUEST, GARY ABITHEIRA, 1605 E LONG LAKE – In order to build two new houses, the property will be split and variances are requested for each of the proposed houses as follows: 1) for the proposed southerly parcel, a 3 foot variance from the required 30 foot front yard setback adjacent to Allison Drive; and 2) for the proposed northerly parcel, a 10 foot variance from the required 30 foot front yard setback adjacent to Allison Drive.

Moved by Lambert
Seconded by Sanzica

RESOLVED, to grant the variance.

Yes: All

MOTION PASSED

- B. VARIANCE REQUEST, ERIC BRAKKE FOR MICHIGAN SUNROOMS, 5330 STANDISH – In order to construct an addition to the rear of the house, a 6.5 foot variance to the required 40 foot rear yard setback.

Moved by Lambert
Seconded by Agauas

RESOLVED, to postpone the request to the November 15, 2016 Zoning Board of Appeals meeting.

Yes: All

MOTION PASSED

- 5. COMMUNICATIONS – None
- 6. MISCELLANEOUS BUSINESS – None
- 7. PUBLIC COMMENT – None
- 8. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:45 p.m.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist