

On June 20, 2017, 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

Also Present:

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

2. PROCEDURE

3. APPROVAL OF MINUTES – May 16, 2017

Moved by Lambert
Seconded by Eisenbacher

RESOLVED, to approve the May 16, 2017 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA

Item D was moved to the second hearing of cases.

5. HEARING OF CASES

A. VARIANCE REQUEST, GARY ABITHEIRA, 71 BIRCHWOOD – Variances necessary in order to create two parcels each measuring 7,200 square feet in area, where 7,500 square feet in area is required.

Moved by Lambert
Second by Desmond

RESOLVED, to postpone the request to the July 18, 2017 Zoning Board of Appeals meeting.

Yes: Eisenbacher, Kaltsounis, Lambert, Agauas, Desmond
No: Clark

MOTION PASSED

- D. VARIANCE REQUEST, GARY ABITHEIRA, 979 BADDER – A variance to allow a building addition to be set back 3 feet from the side property line, where a minimum 10 foot setback is required.

Moved by Eisenbacher
Second by Desmond

RESOLVED, to grant the request.

Yes: Kaltsounis, Lambert, Clark, Desmond, Eisenbacher
No: Agauas

MOTION PASSED

- B. VARIANCE REQUEST, KAREN MEAD, 3023 OAKHILL – A variance to allow an at-grade generator in the front yard. At-grade generators are allowed only in side or rear yards.

Moved by Lambert
Second by Desmond

RESOLVED, to grant the request with screening as required by the Zoning Ordinance

Yes: All

MOTION PASSED

- C. VARIANCE REQUEST, AUSTIN MATERO, 3320 ELLENBORO – A variance to allow construction of a detached garage to be set back zero feet from the rear property line, where a minimum 6 foot setback is required.

Moved by Lambert
Second by Agauas

RESOLVED, to deny the request.

Yes: All

MOTION PASSED

- E. VARIANCE REQUEST, JAMES D. WILLIAMS II, 6772 WESTAWAY – 1) A variance to allow the proposed ground floor area of the detached garage to be enlarged to 2,713 square feet, where the Zoning Ordinance allows a maximum of 1,058 square feet; 2) a variance to allow the garage to be 15½ feet in height and more than one story where the Zoning Ordinance allows a maximum of 14 feet in height and one story.

Moved by Lambert
Second by Desmond

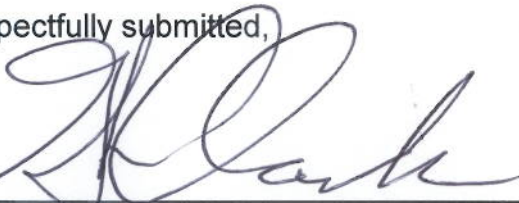
RESOLVED, to grant the ground floor area request.

Yes: All

MOTION PASSED

6. COMMUNICATIONS – Mr. Evans advised the Board that Allen Kneale has resigned. Board members expressed appreciation for Mr. Kneale's years of service.
7. MISCELLANEOUS BUSINESS - None
8. PUBLIC COMMENT – Mr. Williams of 6772 Westaway thanked the Board for granting his variance.
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:25 p.m.

Respectfully submitted,



Glenn Clark, Chairman



Paul Evans, Zoning and Compliance Specialist