

AGENDA

**BOARD OF ZONING APPEALS
OCTOBER 16, 2007**

**COUNCIL CHAMBERS
7:30 P.M.**

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF SEPTEMBER 18, 2007

POSTPONED ITEMS

ITEM #2 – VARIANCE REQUEST. MR. & MRS. DERECK ROBINSON, 4472 LANCASHIRE, for relief of the Ordinance to construct a patio enclosure on the rear of their home that has a proposed 21' rear yard setback where Section 30.10.04 of the Ordinance requires a 40' minimum rear yard setback in R-1C Zoning Districts.

ITEM #3 – VARIANCE REQUEST. COY CONSTRUCTION, REPRESENTING MR. & MRS. MICHAEL TAORMINO, 1874 WYNGATE, for relief of the Ordinance to construct a rear porch enclosure that will result in a 43' rear yard setback where Section 30.10.02 requires a 45' rear yard setback for buildings in the R-1B Zoning District.

PUBLIC HEARINGS

ITEM #4 – VARIANCE REQUEST. LINDA CARDINALE, 2652 RONALD, for relief of the Ordinance to construct a sunroom on the rear of an existing home. The proposed sunroom would result in a 38.3' rear yard setback and would increase the percentage of lot area covered by buildings from an existing 28.4% to a proposed 30.4%. Section 30.10.05 requires a 40' minimum rear yard setback in the R-1D Zoning District and limits the maximum percentage of lot area covered by building to 30%.

ITEM #5 – VARIANCE REQUEST. DENNIS BOSTICK, 1881 E. BIG BEAVER (PROPOSED ADDRESS), for relief of the Ordinance to alter a tenant space for a new restaurant resulting in a parking requirements of 1,310 parking spaces per Sections 40.21.30 and 40.21.40 of the Troy Zoning Ordinance where only 1,179 parking spaces are available.

ITEM #6 – VARIANCE REQUEST. SOMERSET PONTIAC GMC TRUCK, INC., 1728 MAPLELAWN, for relief of the required 6' high masonry obscuring wall at the north property line where the site abuts residential zoned property per Section 39.10.01 of the Zoning Ordinance.