

AGENDA

**BOARD OF ZONING APPEALS
DECEMBER 16, 2008**

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

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 13, 2008 &
MEETING OF NOVEMBER 18, 2008**

RENEWALS

ITEM #2 – APPROVAL OF ITEM #3 AND ITEM #4

ITEM #3 - RENEWAL REQUESTED. COMMUNITY BOWLING CENTERS, 1950 E. SQUARE LAKE, for renewal of relief to maintain a 6' high earth berm in lieu of the 6' high masonry-screening wall required by Section 39.10.01 at the west property line where it abuts residential zoning.

SUGGESTED RESOLUTION. MOVED, to grant Community Bowling Centers, 1950 E. Square Lake, a three (3)-year renewal of relief to maintain a 6' high earth berm in lieu of the 6' high masonry-screening wall required by Section 39.10.01 at the west property line, where it abuts residential zoning.

ITEM #4 – RENEWAL REQUESTED. RENEWAL REQUESTED. ST. LUCY CROATIAN CATHOLIC CHURCH, 200 E. WATTLES, for renewal of relief of the 4'-6" high masonry screening wall required by Section 39.10.01 along the east and west sides of off-street parking where this property abuts residential zoned property.

SUGGESTED RESOLUTION. MOVED, to grant St. Lucy Croatian Catholic Church, 200 E. Wattles, a three (3)-year renewal of relief of the required 4'-6" high masonry screening wall required by Section 39.10.01 along the east and west sides of off-street parking where this property abuts residential zoned property.

PUBLIC HEARINGS

ITEM #5 – APPROVAL REQUESTED. LAWRENCE DALBEC, 376 COLEBROOK, for approval under Section 43.74.01 of the Troy Zoning Ordinance to store a commercial vehicle outside on residential property.

ITEM #6 – VARIANCE REQUESTED. BARBARA B URNSTEEL, 1111 VERMONT, for relief of the Ordinance to construct a 528 square foot detached garage that will result in 37.7% of the rear yard being occupied by accessory buildings in where Section 40.45.02 limits the area of accessory buildings in rear yards to not more than 25% of the required rear yard area.

OTHER BUSINESS

ITEM #7 – MARK MILLER, CITY OF TROY PLANNING DIRECTOR. Mr. Miller will present the new City of Troy Master Plan.