

**AGENDA**

**BOARD OF ZONING APPEALS  
MAY 19, 2009**

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

**CALL TO ORDER**

**ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY**

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 21, 2009**

**RENEWAL ITEMS**

**ITEM #2 – APPROVAL OF ITEMS #3 THROUGH ITEM #6**

**ITEM #3 – RENEWAL REQUESTED. TROY INDUSTRIAL LLC, 2600 & 2710 BELLINGHAM**, for relief of the Ordinance to maintain a 6' high berm in lieu of the 6' high masonry-screening wall.

SUGGESTED RESOLUTION. MOVED, to grant Troy Industrial LLC, 2600 & 2710 Bellingham a three-year (3) renewal of relief to maintain a 6' high berm in lieu of the 6' high masonry-screening wall.

**ITEM #4 – RENEWAL REQUESTED. SAN MARINO SOCIAL CLUB, 1685 E. BIG BEAVER**, for relief of the Ordinance of the 6' high masonry-screening wall required adjacent to the residential zoned district to the north.

SUGGESTED RESOLUTION. MOVED, to grant San Marino Social Club, 1685 E. Big Beaver, a three-year (3) renewal of relief of the 6' high masonry-screening wall required on the property that is adjacent to the residential zoned district to the north.

**ITEM #5 – RENEWAL REQUESTED. BIG BEAVER UNITED METHODIST CHURCH, 3753 JOHN R.**, for relief of the 4'-6" high masonry wall required along the north and west sides of off-street parking.

SUGGESTED RESOLUTION. MOVED, to grant Big Beaver United Methodist Church, 3753 John R., a three-year (3) renewal of relief of the 4'-6" high masonry wall required along the north and west sides of off-street parking.

**ITEM #6 – RENEWAL REQUESTED. ST. ANASTASIA CHURCH, 4571 JOHN R.**, for relief to maintain a berm in lieu of the 4'-6" high obscuring wall between the parking lot and adjacent residential property.

## **ITEM #6 – con't.**

SUGGESTED RESOLUTION. MOVED, to grant St. Anastasia Church, 4571 John R. a three –year (3) renewal of relief to maintain a berm in lieu of the 4'-6" high obscuring wall between the parking lot and adjacent residential property.

## **PUBLIC HEARINGS**

**ITEM #7 – VARIANCE REQUESTED. SYED HAQUE, 1033 REDDING**, for relief of the Ordinance to construct a roof over an existing deck that will result in a 35.23' rear yard setback where Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning Districts.

**ITEM #8 – VARIANCE REQUESTED. CITY OF TROY, 60 W. WATTLES**, for relief of the Ordinance to move various buildings and expand the parking lots at the Troy Museum and Village Green. The changes will result with the relocated Barnard House within 40' of the front property line along Wattles; and, new and expanded parking lots within 20' of the front property line of Wattles, 35' of the property line along Livernois and within 10' of the property line of Lange. Paragraph A of Section 18.50.01 requires a 50' front setback adjacent to any public street and require this setback be free of parking.

The site plan submitted also indicates that the relocated Barnard House will be located within 40' of the west property line where the adjacent property is in the R-1B (One-Family Residential) Zoning District. Paragraph B of Section 18.50.01 requires a 50' side yard setback from adjacent residential property.

**ITEM #9 – VARIANCE REQUESTED. MR. & MRS. LEO LENNOX, 2117 KIRKTON**, for relief of the Ordinance for a major reconstruction of the existing house and to construct a rear yard addition that would extend an existing 3.8' side yard setback for an additional 16' towards the rear. Section 30.10.06 requires a minimum 5' side yard setback. This home is a legal non-conforming structure. Section 40.50.04 (A) prohibits expansions of non-conforming structures in a way that increases the non-conformity.

This proposed reconstruction work exceeds 60% of the replacement cost of the existing house. Section 40.50.04 (B) requires that the house be reconstructed to comply with all provisions of the Zoning Ordinance including a 5' minimum side yard setback.

## **OTHER BUSINESS**

## **ITEM #10 – ELECTION OF OFFICERS**