

AGENDA

BOARD OF ZONING APPEALS JUNE 16, 2009

COUNCIL CHAMBERS 7:30 P.M.

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MAY 19, 2009

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

ITEM #3 – RENEWAL REQUEST. THE LUTHERAN CHURCH OF THE MASTER, 3333 COOLIDGE, for relief of the Ordinance to maintain a berm along the west side of off-street parking in lieu of the required 4'-6" high masonry screening wall.

SUGGESTED RESOLUTION. To grant The Lutheran Church of the Master, 3333 Coolidge, a three (3) year renewal for relief of the Ordinance to maintain a berm along the west side of off-street parking in lieu of the required 4'-6" high masonry screening wall.

- Conditions remain the same.
- We have no complaints or objections on file.

ITEM #4 – RENEWAL REQUEST. TROY SCHOOL DISTRICT, 4777 NORTHFIELD PARKWAY, for relief of the 4'-6" high masonry-screening wall required along the west side of off-street parking.

SUGGESTED RESOLUTION. To grant the Troy School District, 4777 Northfield Parkway, a three (3) year renewal of relief of the 4'-6" high masonry-screening wall required along the west side of off-street parking.

- Conditions remain the same.
- We have no complaints or objections on file.

PUBLIC HEARINGS

ITEM #5 – VARIANCE REQUESTED. JOHN HERRICK, 3124 ADAMS, for relief of the Ordinance to maintain an existing accessory building located in a side yard, where Section 40.56.02 prohibits the location of an accessory building in any yard but a rear yard.

ITEM #6 – VARIANCE REQUESTED. JOSEPH CUPELLI, 190 HABRAND, for relief of the Ordinance to construct an addition to his home which would result in having an accessory building located in a side yard where Section 40.56.02 prohibits the location of an accessory building in any yard but a rear yard.

ITEM #7 – VARIANCE REQUESTED. KIRCO DEVELOPMENT LLC, 153 W. BIG BEAVER (PROPOSED ADDRESS), for relief of the Ordinance to construct a new one-story restaurant that would result in a total gross building area per acre of 31,425 square feet where Section 26.70.00 limits developments in the O-S-C Zoning District to not more than 30,000 square feet of gross building acre of land.

ITEM #8 – VARIANCE REQUESTED. URBANCAL-OAKLAND PLAZA, LLC, 124 JOHN R (PROPOSED ADDRESS), for relief of the Ordinance to construct a new commercial building (Sonic Restaurant) with the following variances: 1. A canopy that is located only 10' from the front property line where Paragraph G of Section 31.30.00 requires a 25' front setback for canopies on the H-S (Highway Service) Zoning District. 2. A driveway on the east side of the building that is only 12' wide where Paragraph G of Section 31.30.00 requires a minimum one-way driveway width of 15'. 3. Section 39.70.02 requires a 10' wide landscape greenbelt along the front property line along John R. The site plan submitted indicates that the overhang of the parking spaces adjacent to the greenbelt encroaches approximately 1'-9" into the 10' width.

ITEM #9 – VARIANCE REQUESTED. A & M SERVICE CENTER, INC. 2075 AUSTIN, for relief of the Ordinance to install a 6' high chain link fence in lieu of the required 6' to 8' high required masonry screen wall for an outdoor storage facility adjacent to a freeway.

ITEM #10 – VARIANCE REQUESTED. MR. & MRS. DON FAIRMAN, 2775 E. SQUARE LAKE, for relief of the Ordinance to construct a new covered front porch that will result in a 13.1' front yard setback where Section 10.60.03 requires a 50' minimum front setback for acreage parcels in the R-1D Zoning District located on major thoroughfares.

ITEM #11 – VARIANCE REQUESTED. CITY OF TROY, 60 W. WATTLES, for relief of the Ordinance to add new and expanded parking lots within 10' of the front property line of Wattles and within 15' of the property line along Livernois, where Paragraph A of Section 18.50.01 requires a 50' front setback free of parking adjacent to any public street.