

AGENDA

BOARD OF ZONING APPEALS
SEPTEMBER 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 AUGUST 19, 2008

RENEWAL ITEMS

ITEM #2 - APPROVAL OF ITEMS #3 THROUGH ITEM #6

ITEM #3 – RENEWAL REQUESTED. HANDLEMAN REAL ESTATE LLC, 500 KIRTS, for relief of the 6’ high masonry screening wall required along the west 606’ of the north property line where it abuts residentially zoned land.

SUGGESTED RESOLUTION. MOVED, to grant Handleman Real Estate LLC, 500 Kirts, a three-year renewal of relief of the 6’ high masonry screening wall required along the west 606’ of the north property line where it abuts residentially zoned land.

ITEM #4 – RENEWAL REQUESTED. PB & J INTERNATIONAL DEVELOPMENT, 6050 LIVERNOIS, for relief to maintain a 6’ high wood fence in lieu of the 6’ high masonry screen wall required along the north property line.

SUGGESTED RESOLUTION. MOVED, to grant PB & J International Development, 6050 Livernois, a three-year renewal of relief to maintain a 6’ high wood fence in lieu of the 6’ high masonry screen wall required along the north property line.

ITEM #5 – RENEWAL REQUESTED. F & A INVESTMENTS, 6054 LIVERNOIS, for relief of the Ordinance to maintain a 6’ high wood fence in lieu of the 6’ high masonry screen wall required along the north property line and also along the east property line where the site abuts residentially zoned property.

SUGGESTED RESOLUTION. MOVED, to grant F & A Investments, 6054 Livernois, a three-year renewal of relief to maintain a 6’ high wood fence in lieu of the 6’ high masonry screen wall required along the north property line and also along the east property line where the site abuts residentially zoned property.

ITEM #6 – RENEWAL REQUESTED. ST. NICHOLAS GREEK ORTHODOX CHURCH, 760 W. WATTLES, for relief to maintain a 4'-6" high landscaped berm in lieu of the 4'-6" high masonry screen wall required where the parking abuts residential zoned property.

SUGGESTED RESOLUTION. MOVED, to grant St. Nicholas Greek Orthodox Church, 760 W. Wattles, a three-year renewal of relief to maintain a 4'-6" high landscaped berm in lieu of the 4'-6" high mason screen wall required where the parking abuts residential zoned property.

POSTPONED ITEMS

ITEM #7 – APPROVAL REQUESTED. MELISSA & BRIAN VANTONGEREN, 5361 LIVERNOIS, for approval under Section 43.74.01 of the Troy Zoning Ordinance to store a commercial vehicle outside on residential property.

ITEM #8 – VARIANCE REQUESTED. WATTLES INVESTMENT CO., 4000 LIVERNOIS for relief of the 6' high masonry screen wall along the east side of the property as required by Section 39.10.01.

PUBLIC HEARINGS

ITEM #9 – VARIANCE REQUESTED. CHARLES MUNSELLE, 1340 CAMBRIA, for relief of the Ordinance to construct a 528 square foot attached garage and 328 square foot storage room, which would result in a total of attached accessory building on this property to 1,384 where Section 40.56.01 limits the maximum area of attached accessory use buildings to 1,240 square feet.

ITEM #10 – VARIANCE REQUESTED. MR. & MRS. THOMAS SAWYER, 895 NORWICH, for relief of the Ordinance to construct a garage addition on a legal non-conforming structure which increases the non-conformity. The existing home has side yard setbacks of 5.3' and 9.6', which total 14.9 when added together. Section 30.10.06 requires a 15' minimum for both side yards in the R-1E Zoning District.

The proposed garage addition will further result in a 22.3' front yard setback where 25' is required and a reduction of the 5.3' side yard down to a 4.4' side yard setback, which would reduce the side yard setbacks to 14'.

Section 40.50.04 prohibits expansions of non-conforming structures in a way that increases the non-conformity.

ITEM #11 – VARIANCE REQUESTED. MR. & MRS. CARROLL STRICKLAND, 3852 MEADOWBROOK, for relief of the Ordinance to construct a patio enclosure that will result with a proposed 33' rear yard setback where Section 30.10.02 requires a 45' minimum rear yard setback in the R-1B Zoning district.