

AGENDA

**BOARD OF ZONING APPEALS
FEBRUARY 20, 2007**

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

CALL TO ORDER

ROLL CALL – MOTION TO EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 16, 2007

RENEWALS

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

ITEM #3 – RENEWAL REQUEST. BOYS & GIRLS CLUB OF TROY, 3670 JOHN R., for relief of the required 4'-6" high masonry screen wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.

SUGGESTED RESOLUTION. MOVED, to grant the Boys & Girls Club of Troy, 3670 John R., a three-year (3) renewal of relief of the required 4'-6" high masonry screen wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.

ITEM #4 – RENEWAL REQUEST. VFW POST, 2375 E. MAPLE, for relief to maintain an existing legal non-conforming use building and relief of the 4'-6" high masonry wall required adjacent to off-street parking.

SUGGESTED RESOLUTION. MOVED, to grant VFW Post, 2375 E. Maple, a three (3) year renewal of relief to maintain an existing legal non-conforming use building and relief of the 4'-6" high masonry wall required adjacent to off-street parking.

POSTPONED ITEMS

ITEM #5 – VARIANCE REQUEST. MR. & MRS. MICHAEL TAORMINO, 1874 WYNGATE, for relief of the Ordinance to construct a deck enclosure that will result in a 35' 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 #6 – VARIANCE REQUEST. WILLIAM DINE, 2455 HAMPTON, for relief of the Ordinance to construct an addition that will result in a proposed 24.63' front setback to Caswell and a 40.94' rear yard setback. Section 30.10.02 requires a 40' minimum front yard setback and a 45' minimum rear yard setback in R-1B Zoning Districts.

ITEM #7 – VARIANCE REQUEST. SANKARAN BALAKRISHNAN, 1654 LIVERNOIS, for relief of the Ordinance to construct a new gasoline station service building that would result in a 31.48' front setback where Section 30.20.07 requires a 40' front yard setback; a setback of only 9' from the R-1E (Residential One-Family) property to the northeast, where Section 30.20.07 requires a 75' setback; and 750 square feet of landscaping where Section 39.70.04 requires at least 1,547 square feet of countable landscape for a site this size.

AGENDA EXPLANATION

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2. RESOLVED, that Item #3 and Item #4 (with the exception of Item(s) _____) are hereby approved in accordance with the suggested resolutions printed in the Agenda Explanation.

Motion by

Supported by

3. Boys & Girls Club of Troy, 3670 John R., for relief of the required 4'-6" high masonry screen wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property. This item first appeared before this Board at the meeting of February 2006 and was granted relief for a period of one year. The landscaping on the north side has now been installed and available for the Board to review and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant the Boys & Girls Club of Troy, 3670 John R., a three-year (3) renewal of relief of the required 4'-6" high masonry screen wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.
- A landscaped berm will be installed along the north property line
- The property to the east is a school.

4. VFW Post, 2375 E. Maple. Petitioner is requesting renewal of relief granted by this Board since 1969, to maintain a non-conforming building and use, and relief of the 4'-6" high masonry wall required at their off-street parking area. The use and structure are non-conforming in that they are located in a residential zoned district. The petitioner is requesting to continue use of the structure as well as relief of the wall required between their off-street parking area and the adjacent residential property. This item last appeared before this Board at the meeting of February 2004 and was granted a three (3) year renewal at that time. We have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant VFW Post, 2375 E. Maple, a three (3) year renewal of relief to maintain a non-conforming building and use, and relief of the 4'-6" high masonry wall required between their off-street parking area and adjacent residential property.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

AGENDA EXPLANATION

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5. Mr. & Mrs. Michael Taormino, 1874 Wyngate. Petitioner is requesting relief of the Ordinance to construct a room over a deck that will result in a proposed 35' rear yard setback. Section 30.10.02 requires a 45' rear yard setback for buildings in the R-1B Zoning District. This item last appeared before this Board at the meeting of December 2006 and was postponed to allow the petitioners the opportunity to explore other possibilities to determine if this variance request could be reduced.

6. William Dine, 2455 Hampton Lane. Petitioner is requesting relief of the Ordinance to construct an addition to his home. This property is a double front corner lot. It has front yard requirements along Hampton and Caswell. The site plan submitted indicates removing an existing two-car attached garage and constructing a new master bedroom suite and a new attached three-car garage.

The site plan submitted also indicates that this construction will have a proposed 24.63' front setback to Caswell and a 40.94' rear yard setback. Section 30.10.02 requires a 40' minimum front yard setback and a 45' minimum rear yard setback in R-1B Zoning Districts.

7. Sankaran Balakrishnan, 1654 Livernois. Petitioner is requesting relief of the Zoning Ordinance to construct a new gasoline station service building. Section 30.20.07 requires a 40' front yard setback and a 75' setback from residential zoned property for developments in the H-S (Highway Service) Zoning District. The site plan submitted indicates a front yard setback of 31.48' to the west property line along Livernois and a setback of only 9' from the R-1E (Residential One-Family) Zoned property to the northeast.

In addition, Section 39.70.04 requires at least 1,547 square feet of countable landscape for a site this size. The site plan submitted indicates that only 750 square feet of countable landscaping will be provided.

ITEM #3 – 3670 JOHN R



City of Troy - Michigan - Copyright (C) - 2007

ITEM #4 – 2375 E MAPLE



City of Troy - Michigan - Copyright (C) - 2007

ITEM #5 – 1874 WYNGATE



ITEM #6 – 2455 HAMPTON



ITEM #7 – 1654 LIVERNOIS



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