

AGENDA

**BOARD OF ZONING APPEALS
APRIL 17, 2007**

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

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MARCH 20, 2007

RENEWAL REQUESTS

ITEM #2 – RENEWAL REQUESTED. FATHER MAXIMUS, ST. MARK COPTIC ORTHODOX CHURCH, 3603-3615 LIVERNOIS, for relief of the Ordinance to construct a landscaped berm and use existing natural vegetation in lieu of the 4'-6" high masonry wall required along the south property line and relief of the 4'-6" high masonry wall on the north property line.

PUBLIC HEARINGS

ITEM #3 – APPROVAL REQUESTED - MS. BULAK-RAMADEN, 1263 WRENWOOD, for approval under Section 43.74.00 to park a commercial vehicle outside on residential property.

ITEM #4 – VARIANCE REQUESTED. MR. & MRS. JOHN RENNER, 1888 MILVERTON, for relief of the Ordinance to maintain a shed constructed without first obtaining a Building Permit that exceeds the maximum area of accessory buildings on the property.

ITEM #5 – VARIANCE REQUESTED. MASOUD SESI, 1553 E. MAPLE (PROPOSED ADDRESS), for relief of the Ordinance to construct a new hotel on a 2.5 acre site where 3 acres are required by Paragraph B of Section 22.30.03; the proposed building is four stores and appears to be 45' tall where Section 30.20.06 limits buildings to no more than three stores and 40' in height; to have a front setback of 34'-6" to the Porte Cochere where Section 30.20.06 requires a 40' front setback; and, to have parking spaces that are 9' wide where Section 40.25.03 requires a minimum parking space width of 9'-6".

ITEM #6 – VARIANCE REQUESTED. MICHAEL AGNETTI, 1113-1115 BIRCHWOOD (PROPOSED ADDRESS), for relief of the Ordinance to construct a duplex on a parcel of land that is 9,600 square feet in area, where 10,000 square feet is required by Section 30.10.09.

ITEM #7 – APPROVAL REQUESTED. STEVE ROWE, 6771 WESTAWAY, for approval under Section 43.74.00 to park a commercial vehicle outside on residential property.

ITEM #8 – VARIANCE REQUEST. RANDALL A. WHINNERY, 2078 TUSCANY, for relief of the Ordinance to construct an addition on the rear of an existing residence that will result in a 29' rear yard setback where Section 30.10.05 requires a 40' minimum rear yard setback in R-1D Zoning Districts.

ITEM #9 – APPROVAL REQUESTED. MICHAEL BRENNAN, 6704 LIVERNOIS, for approval under Section 43.74.00 to park two commercial vehicles outside on residential property.

AGENDA EXPLANATION

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2. Father Maximus, St. Mark Coptic Church, 3603-3615 Livernois. Petitioner is requesting renewal of relief granted by this Board for relief to construct a landscaped berm and use existing natural vegetation in lieu of the 4'-6" high masonry wall required along the south property line and relief of the 4'-6" high masonry wall on the north property line.

This renewal last appeared before this Board at the meeting of April 2004 and was granted a two (2) year renewal at that time. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Father Maximus, St. Mark Coptic Church, 3603-3615 Livernois, a three (3) year renewal of a variance for relief to construct a landscaped berm and use existing natural vegetation in lieu of the 4'-6" high masonry wall required along the south property line and relief of the 4'-6" high masonry wall on the north property line.

3. Ms. Bulak-Ramaden, 1263 Wrenwood. Petitioner is requesting approval under Section 43.74.00 to park a commercial vehicle outside on residential property. The cube van described in the application does not meet the exceptions found in Section 40.55.00 of Chapter 39 of the Troy City Ordinance. A request for approval to park this vehicle outdoors on the site was previously approved for two years by City Council, under the old standards in 2004.

4. Mr. & Mrs. John Renner, 1888 Milverton. Petitioner is requesting relief of the Ordinance to maintain a shed constructed without first obtaining a Building Permit. The site plan submitted indicates a 1,072 square foot detached garage currently located on the property.

The proposed 80 square foot shed would increase the total area of all accessory buildings to 1,152 square feet. Section 40.52.02 limits the total square footage of all accessory buildings on this property to 858 square feet. This is based upon a calculation of 2% of the lot plus 450 square feet. A previous variance granted in 1987 to a previous owner allowed it to be increased to 1,064 square feet.

5. Masoud Sesi, 1553 E. Maple. Petitioner is requesting relief of the Ordinance to construct a new hotel. The property in question is located in the B-3 (General Business) Zoning District. Paragraph B of Section 22.30.03 requires a minimum 3 acre parcel size for hotels in the B-3 Zoning District. This parcel is only 2.5 acres in size.

In addition, Section 30.20.06 limits buildings to no more than three stories and 40' in height. The proposed building is four stories and appears to be 45' tall as measured by the Zoning Ordinance.

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ITEM #5 – con't.

Furthermore Section 30.20.06 requires a 40' front setback in the B-3 District. The site plan submitted indicates 34'-6" to the Porte Cochere. Also, Section 40.25.03 requires that parking spaces be a minimum of 9'-6" in width. The site plan shows the spaces to be only 9' wide.

6. Michael Agnetti, 1113-11115 Birchwood. Petitioner is requesting relief of the Ordinance construct a duplex. The site plan submitted indicates the demolition of a single-family residence at 1117 Birchwood, and construction of two-family dwelling (duplex) on the 9,600 square foot parcel of land. Section 30.10.09 requires a 10,000 square foot minimum lot area for two-family dwellings in R-2 Zoning Districts.

7. Steve Rowe, 6771 Westaway. Petitioner is requesting approval under Section 43.74.00 to park a commercial vehicle outside on residential property. The cube van described in the application does not meet the exceptions found in Section 40.66.00 of Chapter 39 of the Troy City Ordinance. A request for approval to park this vehicle outdoors on the site was previously approved for two years by City Council, under the old standards in 2005.

8. Randall Whinnery, 2078 Tuscany. Petitioner is requesting relief of the Ordinance to construct an addition on the rear of his existing home. The site plan submitted indicates the addition will result in a 29' rear yard setback. Section 30.10.05 requires a 40' minimum rear yard setback in R-1D Zoning Districts.

9. Michael Brennan, 6704 Livernois. Petitioner is requesting approval under Section 43.74.00 to park two (2) commercial vehicles outside on residential property. The cube vans described in the application do not meet the exceptions found in Section 40.66.00 of the Chapter 39 of the Troy City Ordinance. A request for approval to park this vehicle outdoors on the site was previously approved by City Council, under the old standards in 2001.