

AGENDA

BOARD OF ZONING APPEALS MAY 15, 2007

COUNCIL CHAMBERS 7:30 P.M.

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF APRIL 17, 2007

RENEWAL REQUESTS

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

ITEM #3 – RENEWAL REQUESTED. REVEREND SIMION TIMBUC, 2075 E. LONG LAKE, for relief of the 4'-6" high masonry-screening wall required along the east side of off-street parking.

SUGGESTED RESOLUTION: MOVED, to grant Reverend Simion Timbuc, 2075 E. Long Lake, a three-year (3) renewal of relief of the 4'-6" high masonry-screening wall required the east side of off-street parking.

ITEM #4 – RENEWAL REQUESTED. REVEREND PAUL STOVER, 2601 E. SQUARE LAKE, for renewal of relief to provide a berm in place of the 4'-6" high wall on the west side of off-street parking and deletion of the 4'-6" high wall required along off-street parking on the north side of the property.

SUGGESTED RESOLUTION: MOVED, to grant Reverend Paul Stover, 2601 E. Square Lake, a three-year (3) renewal of relief to provide a berm in place of the 4'-6" high wall on the west side of off-street parking and deletion of the 4'-6" high wall required along off-street parking on the north side of the property.

POSTPONED ITEMS

ITEM #5 – 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.

PUBLIC HEARINGS

ITEM #6 – VARIANCE REQUEST. VISION QUEST COUNSELING, 3455 LIVERNOIS (PROPOSED ADDRESS), for relief of the Ordinance to construct a new office building without a 6' high screening wall along the eastern, approximately 250' of the north property line of the site where it abuts residentially zoned property, as required by Section 39.70.10.

ITEM #7 – VARIANCE REQUEST. JASON BELL OF BEAUMONT SERVICES COMPANY, LLC REPRESENTING WILLIAM BEAUMONT HOSPITAL, 44201 DEQUINDRE, for relief of the Ordinance to construct a pedestrian bridge across Dequindre that will go right out to (and over) the front property line along Dequindre with the support tower located 18' from the property line, where Paragraph D of Section 18.30.04 requires that a main building be located no closer than 200' to a public street.

ITEM #8 – VARIANCE REQUEST. SPALDING DEDECKER AND NOWAK & FRAUS, ON BEHALF OF THE OWNERS DAVID & JANE BISHOP, 1147 GARWOOD, for relief of the Ordinance to maintain a home that was constructed 7.60' from the east property line where a 10' minimum side yard setback is required by Section 30.10.04.

ITEM #9 - VARIANCE REQUEST. SPALDING DEDECKER AND NOWAK & FRAUS, ON BEHALF OF THE OWNER, SUZANNE FARRAN, 1161 GARWOOD, for relief of the Ordinance to maintain a home that was constructed 7.39' from the east property line where a 10' minimum side yard setback is required by Section 30.10.04.

ITEM #10 - VARIANCE REQUEST. SPALDING DEDECKER AND NOWAK & FRAUS, ON BEHALF OF THE OWNERS, MARK & KATHLEEN PETERSON, 1175 GARWOOD, for relief of the Ordinance to maintain a home constructed 7.30' from the east property line where a 10' minimum side yard setback is required by Section 30.10.04.

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. Reverend Simion Timbuc, 2075 E. Long Lake. Petitioner is requesting renewal of relief granted by this Board of the 4'-6" high masonry-screening wall required along the east side of off-street parking. This relief has been granted on a yearly basis since May 1998. This item last appeared before this Board at the meeting of May 2004 and was granted a three-year (3) renewal at that time.

SUGGESTED RESOLUTION. MOVED, to grant Reverend Simion Timbuc, 2075 E. Long Lake, a three (3) year renewal of relief of the 4'-6" high masonry-screening wall required along the east side of off-street parking.

- Conditions remain the same.
- There are no complaints or objections on file.
- Variance is not contrary to public interest.

4. Reverend Paul Stover, 2601 E. Square Lake. Petitioner is requesting renewal of relief granted by this Board to provide a berm in place of the 4'-6" high wall on the west side of off-street parking and deletion of the 4'-6" high wall required along off-street parking on the north side of the property. This relief was originally granted in 1995 based on the fact that the property immediately north of the parking lot is wetlands and has substantial growth. This item last appeared before this board at the meeting of May 2004 and was granted a three (3) year renewal at that time. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Reverend Paul Stover, 2601 E. Square Lake, a three (3) year renewal of relief to provide a berm in place of the 4'-6" high wall on the west side of off-street parking and deletion of the 4'-6" high wall required along off-street parking on the north side of the property.

- Conditions remain the same.
- There are no complaints or objections on file.
- Variance is not contrary to public interest.

5. 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.

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5. con't. This item first appeared before this Board at the meeting of April 17, 2007 and was postponed to this meeting to allow the petitioner the opportunity to explore alternate possibilities.

6. Vision Quest Consulting, 3455 Livernois. Petitioner is requesting relief of the Ordinance to construct a new office building. This property has been rezoned to O-1 (Low-Rise Office) Zoning District. Section 39.70.10 requires that a 6' high masonry screen wall be provided between this property and the R-1B zoned property to the north. The site plan submitted does not indicate the wall for the eastern, approximately 250' of the site.

7. Jason Bell, 44201 Dequindre. Petitioner is requesting relief of the Ordinance to construct a pedestrian bridge across Dequindre Road at 44201 Dequindre. The bridge would go from the existing hospital to some new medical office facilities that are being constructed on the east side of Dequindre in the City of Sterling Heights. This hospital facility is located within the C-F (Community Facilities) Zoning District. Paragraph D of Section 18.30.04 requires that a main building be located no closer than 200' to a public street. The site plan submitted indicates that the enclosed pedestrian bridge will go right out to (and over) the front property line along Dequindre and that the support tower will be located 18' from this property line.

8. Spalding DeDecker & Nowak & Fraus, 1147 Garwood. Petitioner is requesting relief of the Ordinance to maintain a home that was constructed 7.60' from the east side property line. Section 30.10.04 of the Troy Zoning Ordinance requires a minimum 10' side yard setback in the R-1C Zoning District. The permits for the home and as-built surveys submitted at the time of construction showed that the home complied with the required setback. Updated surveys have been submitted showing that the assumed location of the property line was in error and that the existing home is only 7.60' from the east property line and not in compliance with the minimum side yard setback.

9. Spalding DeDecker & Nowak & Fraus, 1161 Garwood. Petitioner is requesting relief of the Ordinance to main a home that was constructed 7.39' from the east property line. Section 30.10.04 of the Troy Zoning Ordinance requires a minimum 10' side yard setback in the R-1C Zoning District. The permits for the home and as-built surveys submitted at the time of construction showed that the home complied with the required setback. Updated surveys have been submitted showing that the assumed location of the property line was in error and that the existing home is only 7.39' from the east property line and not in compliance with the minimum side yard setback.

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10. Spalding DeDecker & Nowak & Fraus, 1175 Garwood. Petitioner is requesting relief of the Ordinance to main a home that was constructed 7.30' from the east property line. Section 30.10.04 of the Troy Zoning Ordinance requires a minimum 10' side yard setback in the R-1C Zoning District. The permits for the home and as-built surveys submitted at the time of construction showed that the home complied with the required setback. Updated surveys have been submitted showing that the assumed location of the property line was in error and that the existing home is only 7.30' from the east property line and not in compliance with the minimum side yard setback.