

**AGENDA**

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

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

**CALL TO ORDER**

**ROLL CALL**

**ITEM #1 – APPROVAL OF MINUTES – MEETING OF JUNE 19, 2007**

**POSTPONED ITEMS**

**ITEM #2 – VARIANCE REQUEST. MNAD PROPERTY, LLC, 3236 ROCHESTER ROAD**, for renewal of relief of a six-foot high screening wall required by Section 39.10.01 along the south property line where the property abuts residentially zoned land.

**PUBLIC HEARINGS**

**ITEM #3 – APPROVAL REQUEST. JASON WENZEL, 213 FABIUS**, for approval under Section 43.74.01 to store a commercial vehicle outside on residential property.

**ITEM #4 – VARIANCE REQUEST. PAT PETTITTO, REAL ESTATE CONSULTANT FOR THE CITY OF TROY**, for the purchase of a portion of the property at 6480 John R. that will result in a lot area of 8,100 square feet where Section 30.10.05 requires 8,500 square feet minimum lot size in the R-1D Zoning District.

**ITEM #5 – VARIANCE REQUEST. ND INDUSTRIES, INC. 1893 BARRETT**, for relief of the Ordinance to construct an addition on the existing industrial building that will result in 60 parking spaces where Section 40.21.80 of the Ordinance requires 75 parking spaces; and, a 6'-2" side yard setback where Section 30.20.09 requires a minimum 10' side yard setback in the M-1 Zoning District.

**ITEM #6 – VARIANCE REQUEST. MARCY DEGIULIN-GALCA, 125 E. MAPLE (PROPOSED ADDRESS)**, for relief of the Ordinance to construct a new office building that will result in a 22' front yard setback and 10' side yard setback to the west property line where Section 30.20.011 of the Troy Zoning Ordinance requires a 30' minimum front yard setback and a 20' minimum side yard setback for buildings in the O-1 District.

**ITEM #7 – VARIANCE REQUEST. PATRICK DYKE, REPRESENTING AZHAR ALI, 2062 CHARNWOOD (PROPOSED ADDRESS),** for relief of the Ordinance to construct a new single-family residence with a 29'-9" building height where Section 30.10.01 (u) limits the building height of single-family residences in the R-1A Zoning District to 27'.

## AGENDA EXPLANATION

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2. MNAD Property LLC, 3236 Rochester Road. Petitioner is requesting renewal of relief of a six-foot high screening wall required by Section 39.10.01 along the south property line where the property abuts residentially zoned land. The variance was originally granted in 1968 and annually renewed for a number of years. In 1994 it was reported to the Board of Zoning Appeals that the variance was no longer necessary. A review of the records indicates that was not the case. The petitioner is asking that the original variance be renewed on the property.

This item last appeared before this Board at the meeting of June 19, 2007 and was postponed to allow Board members to take another look at the property to make a determination of what will be required.

3. Jason Wenzel, 213 Fabius. Petitioner is requesting approval under Section 43.74.01 of the Troy Zoning Ordinance to store a commercial vehicle outside on residential property. The Ford utility van described in the application does not meet the exceptions found in Section 40.66.00 of Chapter 39 of the Troy City Ordinance.

4. Pat Petitto, 6480 John R. Petitioner is requesting relief of the Ordinance to purchase a portion of the property at 6480 John R. The property in question is located in the R-1D (One-Family Residential) Zoning District. Section 30.10.05 of the Troy Zoning Ordinance requires a minimum lot size for a single-family dwelling in the R-1D Zoning District of 8,500 square feet. The portion of the parcel remaining after the acquisition of the John R. Road right of way will be only 8,100 square feet in area.

5. N D Industries, Inc., 1893 Barrett. Petitioner is requesting relief of the Ordinance to construct an addition to the existing building. The proposed addition results in a total building area on the site of 33,730 square feet. The site plan submitted indicates that only 43 parking spaces will be developed on the site and another 17 spaces will be "land banked" at the west end of the property resulting in a total number of parking spaces available of 60. Section 40.21.80 of the Troy Zoning Ordinance requires that a minimum of 75 parking spaces be provided for an industrial building of this size.

The existing front building has a 6'-2" side yard setback to the north property line. Section 30.20.09 of the Troy Zoning Ordinance requires a 10' minimum side yard setback in the M-1 (Light Industrial) Zoning District. The proposed addition will extend this non-conforming setback.

6. Marcy DeGiulin-Galca, 125 E. Maple. Petitioner is requesting relief of the Ordinance to construct a new office building. This property is located in the O-1 (Office Building) Zoning District. Section 30.20.01 of the Troy Zoning Ordinance requires a 30' minimum front yard setback and a 20' minimum side yard setback for buildings in the O-1 District. The site plan submitted indicates a 22' front yard setback and a 10' side yard setback to the west property line.

## **AGENDA EXPLANATION**

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7. Patrick Dyke, 2062 Charnwood. Petitioner is requesting relief of the Ordinance to construct a new single-family residence. The plans submitted indicate a 29'-9" building height for the proposed residence when measured in accordance with Section 04.20.23. Section 30.10.01 (u) limits the building height of single-family residences in the R-1A Zoning District with property installed attic draft stopping to not more than 27'.