

AGENDA

**BOARD OF ZONING APPEALS
FEBRUARY 15, 2005**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 18, 2005

RENEWAL ITEMS

ITEM #2 – RENEWAL REQUESTED. NINO SALVAGGIO INVESTMENT CO. OF TROY, 6835 ROCHESTER ROAD, for relief of the Ordinance to maintain a 6' high landscaped berm in lieu of the 6' high masonry screening wall required along the south and west sides of the property.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. TIM JUDY, 2352 LANERGAN, for relief of the Ordinance to construct a family room addition on the rear of his home, which will result in a 40' rear yard setback where Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning.

OTHER BUSINESS

ITEM #4 – INTERPRETATION REQUEST. MR. & MRS. GEORGE REED & MR. THOMAS KRENT, 3129 ALPINE, regarding the issuance of a building permit to construct a garage at 3129 Alpine.

AGENDA EXPLANATION

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2. Nino Salvaggio Investment Company of Troy, 6835 Rochester Road. Petitioner is requesting renewal of relief granted by this Board to provide a landscaped berm in place of the 6' high masonry-screening wall required along the south property line and the west boundary line. This relief has been granted on a yearly basis since 1995. This item last appeared before this Board at the February 2002 meeting and was granted a three-year renewal at that time. This renewal was granted based on the fact that the property to the west was approved for the development of a 50 plus townhouse community and the approval of a site plan for new development on the south. The development to the west has commenced and is about 20% occupied. The previously approved development to the south has not commenced. Other than that, the conditions remain the same and we have no complaints or objections on file.

3. Tim Judy, 2352 Lanergan. Petitioner is requesting relief of the Ordinance to construct a family room addition on the rear of his home, which will result in a proposed 40' rear yard setback. Section 30.10.02 requires a 45' minimum rear yard setback in R-1B Zoning.

4. George & Betty Reed, Thomas Krent, 3129 Alpine. Petitioners are appealing the issuance of a building permit to construct a garage a 3129 Alpine. In support of that appeal they are requesting interpretation of Sections 1.30.00, 2.30.00, 2.50.02, 4.20.01, 4.20.03, 4.20.65, 4.20.71, 4.20.139, 10.10.00, 3.40.03 and 40.57.02 of the Troy Zoning Ordinance as they apply to that structure. The permit for this structure was issued in 2003 because the structure was found to be in compliance with the requirements of the Troy Zoning Ordinance. We have included all information provided by the applicants in support of their request however, without any specific information on the basis for their appeal of these sections, we are unable to provide a response at this time.