

AGENDA

**BOARD OF ZONING APPEALS
JANUARY 21, 2003**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 17, 2002

RENEWAL ITEMS

ITEM #2 – APPROVAL OF ITEMS #3 THROUGH #7

ITEM #3 – RENEWAL REQUESTED. THE BHARATIYA TEMPLE, 6850 ADAMS ROAD, for renewal of relief to maintain a berm in lieu of the 4'-6" high masonry screening wall required where off-street parking abuts residential and relief of the minimum number of trees required along South Boulevard.

SUGGESTED RESOLUTION. To grant The Bharatiya Temple, 6850 Adams Road, a three (3) year renewal of relief to maintain a berm in lieu of the 4'-6" high masonry screening wall required where off-street parking abuts residential and relief of the minimum number of trees required along South Boulevard.

ITEM #4 – RENEWAL REQUESTED. COVENANT BAPTIST CHURCH, 38505 DEQUINDRE, for renewal of relief of the 4'-6" high masonry wall required adjacent to the north, south and west sides of off-street parking.

SUGGESTED RESOLUTION. To grant Covenant Baptist Church, 38505 Dequindre, a three (3) year renewal of relief of the 4'-6" high masonry wall required adjacent to the north, south and west sides of off-street parking.

ITEM #5 – RENEWAL REQUESTED. KOREAN UNITED METHODIST CHURCH, 42693 DEQUINDRE, for renewal of relief to maintain a landscaped berm in lieu of the 4'-6" high masonry screening wall required along the south side of off-street parking.

SUGGESTED RESOLUTION. To grant the Korean United Methodist Church, 42693 Dequindre, a three (3) year renewal of relief to maintain a landscaped berm in lieu of the 4'-6" high masonry screening wall required along the south side of off-street parking.

ITEM #6 – RENEWAL REQUESTED. SIEMENS AUTOMOTIVE, 4685 INVESTMENT DRIVE, for relief to maintain a 3'-6" high landscaped berm along the west side of the site where a 6' high decorative masonry screen wall is required.

SUGGESTED RESOLUTION. To grant Siemens Automotive, 4685 Investment Drive, a three (3) year renewal of relief to maintain a 3'-6" high landscaped berm along the west side of the site where a 6' high decorative masonry screen wall is required.

ITEM #7 – RENEWAL REQUESTED. DANIEL LESKE, DDS, 5895 JOHN R., for relief of the 4'-6" high masonry wall required along the south property line and renewal of a variance for relief of the 6' high masonry screening wall required along the west property line abutting residential property.

SUGGESTED RESOLUTION. To grant Daniel Leske, DDS, 5895 John R., a three (3) year renewal of the 4'-6" high masonry wall required along the south property line and relief of the 6' high masonry screening wall required along the west property line abutting residential property.

PUBLIC HEARINGS

ITEM #8 – VARIANCE REQUESTED. MR. & MRS. JEFFREY PARKER, 2660 RENSHAW, for relief of the rear yard setback to construct a family room addition.

ITEM #9 – VARIANCE REQUESTED. MR. ROSS HARE, 1300 E. BIG BEAVER, for relief of the landscape requirement to modify an approved site plan in relation to an addition onto an existing industrial building.

ITEM #10 – VARIANCE REQUESTED. MR. JACK FIELDS, REPRESENTING NINO SALVAGGIO MARKET PLACE, 6835 ROCHESTER, for relief of the front yard setback to add a 30' deep by 170.5' wide outdoor storage and display area on the east side of the existing facility.

AGENDA EXPLANATION

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2. RESOLVED, that Items #3 through #7 (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. The Bharatiya Temple, 6850 Adams Road. Petitioner is requesting renewal of relief to maintain a berm in lieu of the 4'-6" high masonry screening wall required where off-street parking abuts residential and relief of the minimum number of trees required along South Boulevard. This variance has been granted by this Board on a yearly basis since December 1990 mainly due to the fact that the location is far enough away from South Boulevard and already protected by a wooded area and pond. This item last appeared before this Board at the meeting of January 2000 and was granted a three (3) year renewal. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant The Bharatiya Temple, 6850 Adams Road, a three (3) year renewal of relief to maintain a berm in lieu of the 4'-6" high masonry screening wall required where off-street parking abuts residential and relief of the minimum number of trees required along South Boulevard.

- Conditions remain the same.
- We have no objections or complaints on file.

4. Covenant Baptist Church, 38505 Dequindre. Petitioner is requesting renewal of relief of the 4'-6" high masonry wall required adjacent to the north, south and west sides of off-street parking. This Board on a yearly basis has granted this variance since December 1976 due to the fact that the adjacent land was undeveloped and the petitioner could install landscaping to screen the parking area. New residential subdivisions have now been constructed north and south of the site. This item last appeared before this Board at the meeting of January 2000 and was granted a three (3) year renewal. Other than the adjacent construction, conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Covenant Baptist Church, 38505 Dequindre, a three (3) year renewal of relief of the 4'-6" high masonry wall required adjacent to the north, south and west sides of off-street parking.

- Conditions remain the same.
- We have no objections or complaints on file.

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5. Korean United Methodist Church, 42693 Dequindre. Petitioner is requesting renewal of relief to maintain a landscaped berm in lieu of the 4'-6" high masonry screening wall required along the south side of off-street parking. This Board originally granted this relief in October 1987 with the stipulation that a substantial planting of trees and shrubs, enough to protect against motorcycles and snowmobiles, be included in the berm construction. This item last appeared before this Board at the meeting of January 2000 and was granted a three (3) year renewal. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Korean United Methodist Church, 42693 Dequindre, a three (3) year renewal of relief to maintain a landscaped berm in lieu of the 4'-6" high masonry screening wall required along the south side of off-street parking.

- Conditions remain the same.
- There are no complaints or objections on file.

6. Siemens Automotive, 4685 Investment Dr. Petitioner is requesting renewal of a variance granted by this Board for relief to maintain a 3'-6" high landscaped berm along the west side of the site where a 6' high decorative masonry screen wall is required. This item has been renewed on a yearly basis since December 2000. In January 2002 a one year variance was granted in order for the petitioner to look at the site to determine if extra planting were needed on the west end of the property in line with the driveway. The Building Department had received notice from the Parks and Recreation Department stating that they felt the plantings exceed the requirements of the residents. To date, conditions remain the same and there are no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Siemens Automotive, 4685 Investment Drive, a three (3) year renewal of relief to maintain a 3'-6" high landscaped berm along the west side of the site where a 6' high decorative masonry screen wall is required.

- Conditions remain the same.
- There are no complaints or objections on file.

7. Daniel Leske, DDS, 5895 John R. Petitioner is requesting renewal of a variance granted by this Board, for relief of the 4'-6" high masonry wall required along the south property line. This relief was originally granted in 1990, primarily based on the fact that the property to the south, the Day Care center, had already installed a wood fence. Petitioner is also requesting renewal of relief of the 6' high masonry-screening wall required along the west property line abutting residential. This relief has been granted on a yearly basis since 1982, based on a natural screening along the property line. This item last appeared before this Board in January 2000 and was granted a three (3) year variance. Conditions remain the same, and we have no complaints or objections on file.

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7. Con't. SUGGESTED RESOLUTION. MOVED, to grant Daniel Leske, DDS, 5895 John R., a three (3) year renewal for relief of the 4'-6" high masonry wall required along the south property line; and a three (3) year renewal of relief of the 6' high masonry screening wall required along the west property line abutting residential.

- Conditions remain the same.
- There are no complaints or objections on file.

8. Mr. & Mrs. Jeffrey Parker, 2660 Renshaw. Petitioner is requesting relief of the rear yard setback to construct a family room addition. The site plan submitted indicates a family room addition on the rear of the home with a proposed 34.1' rear yard setback. Section 30.10.04 requires a 40' minimum rear yard setback in a R-1C Zoned District.

9. Mr. Ross Hare, 1300 E. Big Beaver. Petitioner is requesting relief of the Ordinance to modify an approved site plan in relation to an addition onto an existing industrial building. Section 39.70.04 of the Troy Zoning Ordinance requires that a landscape area equal to at least ten percent of the net site area be provided. The revised site plan submitted indicates that the development will result in 20,684 square feet of landscaped area. On this particular site a minimum of 31,145 square feet of landscaping is required.

10. Mr. Jack Fields, representing Nino Salvaggio Market Place, 6835 Rochester. Petitioner is requesting relief of the Zoning Ordinance to add a 30' deep by 170.5' wide outdoor storage and display area on the east side of the existing facility. This property is located in the B-2 (Community Business) zoning district. Section 21.30.04 of the Troy Zoning Ordinance requires that these types of display areas be setback from the property line equal to that required for buildings in the district. Section 30.20.05 of the Troy zoning ordinance requires a 75' front yard setback in the B-2 Zoning District. This facility was granted a variance in 1995 to have a 45' front yard setback to the property line along Rochester Road where a 75' setback was required. The site plan submitted indicates that this setback would be reduced to 15' with the new outdoor display area.