

AGENDA

**BOARD OF ZONING APPEALS
FEBRUARY 19, 2002**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF JANUARY 15, 2002

RENEWALS

ITEM #2 – RENEWAL REQUESTED. MADEIRA WOODWORKING, 2707 AMERICAN, for relief of the 6' high masonry-screening wall required along the north property line.

ITEM #3 – RENEWAL REQUESTED. CITY OF TROY, 2300 W. BIG BEAVER ROAD, for relief of the 6' high masonry-screening wall required along the north property line.

ITEM #4 – RENEWAL REQUESTED. NINO SALVAGGIO INVESTMENT COMPANY OF TROY, 6835 ROCHESTER ROAD, for relief 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 #5 – VARIANCE REQUESTED. STEVEN NOVOSEL, 2225 VERMONT, for relief to place a temporary storage box and to store a recreational trailer in the front yard of a residential property.

ITEM #6 – VARIANCE REQUESTED. CORDELL CRAIG, 366. W. MAPLE (PROPOSED ADDRESS), for relief to construct a car wash with a zero foot side yard setback adjacent to Industrial Zoning where a 10-foot side yard is required.

ITEM #7 – VARIANCE REQUESTED. RICHARD MERGEL, 3257 WENDOVER, for relief to have a 34.4-foot front yard setback where 40 foot is required in the R-1B zoning District to construct a covered front porch addition.

ITEM #8 – VARIANCE REQUESTED. AMERICAN TOWER CORPORATION, 991 BADDER, for relief to have a 29 foot front yard setback where 50 foot is required in the M-1 Zoning District to install an equipment building and fence enclosure.

ITEM #9 – VARIANCE REQUESTED. ROBERT FARRAN, 108 MACLYNN, for relief to have a 40 foot rear yard setback where a 45 foot rear yard is required in the R-1B Zoning District to construct a master bedroom addition.

ITEM #10 – VARIANCE REQUESTED. JOSEPH MANIACI, OF CHERRY CREEK, LLC. 3911 FINCH (PROPOSED ADDRESS), for relief to have a 40.5 foot rear yard where 45 foot is required in the R-1B Zoning District to construct a new single-family residence.

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2. Madeira Woodworking, 2707 American. Petitioner is requesting renewal of relief granted by this Board for the 6' high masonry-screening wall required along the north property line of their site, which abuts residential zoning. This Board has granted this relief since 1990, primarily due to the fact that a wall would be located in the flood way of the Spencer Drain and does not allow for the construction of structures. In February 1999 this renewal was granted for a period of three (3) years. Conditions remain the same and we have no complaints or objections on file.

3. City of Troy, 2300 W. Big Beaver. Petitioner is requesting renewal of relief granted by this Board for the 6' high masonry-screening wall required along the north property line, which abuts residential zoned property. This relief has been granted on a yearly basis since 1974 due to the fact that the adjacent property is used as a retention pond. In February 1999, this Board granted a three (3)-year renewal of this variance. The City of Troy has recently purchased this property as part of a potential expansion of the adjacent fire station site. We have no complaints or objections on file.

4. Nino Salvaggio Investment Co. of Troy, 6835 Rochester Road. Petitioner is requesting renewal of relief granted by this Board to provide landscaped berms 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 the Board at the February 1999 meeting and was granted a three (3)-year renewal. Conditions remain the same and we have no objections or complaints on file.

5. Steven Novosel, 2225 Vermont. Petitioner is requesting relief to place a temporary storage box and a recreational trailer at 2225 Vermont. The site plan submitted indicates the placement of an 8' x 40' storage box in the rear yard to be used for storage of personal equipment and materials during the construction of a new home on the adjacent property. Section 43.80.00 of the Zoning Ordinance requires Board of Zoning Appeals approval for the placement of a temporary structure.

In addition, the petitioner is requesting relief to park an 8' x 40' recreation trailer on the driveway in front of the house during the construction project. Section 40.65.02 prohibits the storage of recreational vehicles in the front yard.

6. Cordell Craig, 366 W. Maple (proposed address). Petitioner is requesting relief to construct a car wash in the H-S (Highway Service) Zoning District. The property immediately to the west is located within the M-1 (Light Industrial) Zoning District. The site plan submitted indicates a zero foot setback from the proposed building to the west property line. Paragraph E of Section 31.30.00 states that when a H-S District abuts an M-1 District a minimum 10-foot side yard setback be provided on the H-S site.

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- 7.** Richard Mergel, 3257 Wendover. Petitioner is request relief of the front yard setback to construct a covered front porch addition. The site plan submitted indicates that the proposed addition will result in a front yard setback of 34.4 feet. Section 30.10.02 of the Zoning Ordinance requires a 40 foot minimum front yard setback in a R-1B Zoning District.
- 8.** American Tower Corporation, 991 Badder. Petitioner is requesting relief of the front yard setback to install an equipment building and fence enclosure. Section 30.20.09 of the Zoning Ordinance requires a minimum 50' front setback in the M-1 (Light Industrial) Zoning District. The site plan submitted indicates that the equipment building will be located 30 feet from the front property line and the fence enclosure will be 29 feet from the front property line along Badder.
- 9.** Robert Farran, 108 Maclynn. Petitioner is requesting relief of the rear yard setback to construct a master bedroom addition. The site plan submitted indicates the proposed addition would result in a 40' rear yard setback. Section 30.10.02 requires a 45' minimum rear yard setback in the R-1B Zoning District.
- 10.** Joseph Maniaci, of Cherry Creek LLC, 3911 Finch (proposed address). Petitioner is requesting relief of the rear yard setback to construct a single-family residence. The site plan submitted indicates that the first floor of the proposed house would be located 42 feet from the rear property line and that the second floor of the house projects out another 1.5 feet resulting in a 40.5' setback to the rear property line. Section 30.10.02 of the Zoning Ordinance requires a 45' minimum rear yard setback in the R-1B Zoning District.