

**AGENDA**

**BOARD OF ZONING APPEALS  
FEBRUARY 20, 2001**

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

**CALL TO ORDER**

**ROLL CALL**

**ITEM #1 – APPROVAL OF MINUTES OF MEETING OF JANUARY 16, 2001.**

**RENEWALS**

**ITEM #2 – RENEWAL REQUESTED. VFW POST 4037, 2375 E. MAPLE,** for relief to maintain an existing legal non-conforming use building and relief of the 4'-6" high masonry wall required adjacent to off-street parking.

**PUBLIC HEARINGS**

**ITEM #3 – VARIANCE REQUESTED. MR. RICK THEUER, 3556 JOHN R.,** for relief of the Zoning Ordinance to construct a detached garage, which will exceed both the size and height requirements, allowed.

**ITEM #4 – VARIANCE REQUESTED. MR. KEN DENMARK, OWNER OF BOLD TECHNOLOGIES, INC., 2873 DALEY,** for relief of the Zoning Ordinance to pave a 19' x 28.5' area for additional parking in the front setback.

**ITEM #5 – VARIANCE REQUESTED. MR. PETRE GHIRAN, 4155 LIVERNOIS,** for relief of the Zoning Ordinance to construct an attached garage in the front setback along Carter and Livernois.

**ITEM #6 – VARIANCE REQUESTED. MR. DAVID DONNELLON, DONNELLON SWARTHOUT ASSOICATES, REPRESENTING THE CHOICE GROUP, WEST WATTLES AND FINCH ROAD,** for relief of the Zoning Ordinance to construct a residential townhouse development with 33 feet between buildings where 40 feet is required.

## AGENDA EXPLANATION

BOARD OF ZONING APPEALS

FEBRUARY 20, 2001

**2. VFW Post 4037, 2375 E. Maple.** Petitioner is requesting renewal of relief granted by this Board since 1969, to maintain a non-conforming building and use, and relief of the 4'-6" high masonry wall required at their off-street parking area. The use and structure are non-conforming in that they are located in a residential zoned district. The petitioner is requesting to continue use of the structure as well as relief of the wall required at their off-street parking area. This variance was last granted a three (3)-year renewal in 1998. Conditions at the site have recently changed in that new residential homes have now been constructed adjacent to the east side of this site. We have no complaints or objections on file.

**3. Mr. Rick Theuer, 3556 John R.** Petitioner is requesting relief of the Zoning Ordinance to construct a detached garage. Section 40.57.04 limits the size of all accessory buildings to 600 square feet or one half the ground floor area of the main building, whichever is greater. Based upon the size of the existing home a maximum of 838 square feet is permitted; also, Section 40.57.06 limits the height of accessory buildings to 14'. The plans submitted indicate a proposed detached garage 15' in height, and 1020 square feet in area.

**4. Mr. Ken Denmark, 2873 Daley.** Petitioner is requesting relief of the Zoning Ordinance to pave a 19' x 28.5' area for additional parking in the front setback at 2873 Daley. The plans submitted show the proposed parking to be within 21.5' of the front property line. Paragraph 'L' of Section 31.30.00 prohibits parking within the 50' front yard setback in the M-1 Zoning District.

**5. Mr. Petre Ghiran, 4155 Livernois.** Petitioner is requesting relief of the Zoning Ordinance to construct an attached garage. This lot is a double front corner lot. As such, Section 30.10.02 of the Zoning Ordinance, requires a 40' front yard setback from both Livernois and Carter. The plans submitted indicate replacing an existing one-car garage with a proposed two-car garage resulting in front setbacks of 12' from the property line along Carter and 28' from the future right of way line along Livernois.

**6. David Donnellon, representing Choice Development, Southeast corner of Finch Road and West Wattles.** Petitioner is requesting relief of the Zoning Ordinance to construct a residential townhouse development at the southeast corner of Finch Road and Wattles Road. Paragraph 'O' of Section 30.30.00 of the Troy Zoning Ordinance requires a minimum distance of 40' between buildings in the R-1T (One-Family Attached Residential) Zoning District. The site plan submitted indicates that the buildings will be as close as 33' apart.