

AGENDA

**BOARD OF ZONING APPEALS
SEPTEMBER 18, 2001**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES OF MEETING OF AUGUST 21, 2001.

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUESTED. JACQUES MILOIAN, 1739 COVENTRY, for relief of the Ordinance to construct a shed, which will exceed the maximum allowable square footage for accessory buildings.

ITEM #3 – VARIANCE REQUESTED. CENTURY PARK PLACE, LLC, 400 E. BIG BEAVER (PROPOSED ADDRESS), for relief of the Ordinance to construct a new office building which will encroach into the required setbacks.

AGENDA EXPLANATION

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2. Jacques Miloian, 1739 Coventry. Petitioner is requesting relief to construct a shed, which will exceed the maximum allowable square footage for accessory buildings. A permit for a 576 square foot detached garage has been issued and is currently under construction on this lot. An application has been submitted to construct a 100 square foot shed, which would result in 676 square feet of accessory buildings. Section 40.57.04 of the Zoning Ordinance limits the total square footage of all accessory buildings at this site to 600 square feet.

3. Century Park Place, LLC, 400 E. Big Beaver (proposed address). Petitioner is requesting relief to construct a new office building at 400 E. Big Beaver (proposed address). This property is located in the O-M (Mid-Rise Office) Zoning District. The plans submitted indicate a three-story building that is 35.5 feet in height. Paragraph S of Section 30.30.00 of the Troy Zoning Ordinance requires that for a building this tall, a side yard setback of at least 38.25 feet be provided on the east side of the site where it abuts residentially zoned property and 35.5 feet be provided on the west side of the side where it abuts additional O-M property. The site plan submitted indicates a 30' setback on each side.

In addition, the plans submitted indicate walls enclosing the stairways that slope outward 3' from the face of the building. These walls intrude into the required setback. Section 41.50.00 of the Zoning Ordinance does not permit projections of this type to encroach into the required setback.