

AGENDA

BOARD OF ZONING APPEALS SEPTEMBER 19, 2000

**LOWER LEVEL CONFERENCE ROOM
7:30 P.M.**

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES, MEETING OF AUGUST 15, 2000

RENEWAL REQUESTS

ITEM #2 – TROY SWIM CLUB, 538 E. LONG LAKE, for relief to maintain and operate a private swim club.

TABLED ITEMS

ITEM #3 – VARIANCE REQUEST. MR. THOMAS RICHARDS, 2754 DOWNEY, for relief of the side yard setback for an accessory structure.

ITEM #4 – VARIANCE REQUEST. MR. AND MRS. MICHAEL TILLARD, 5761 HOUGHTEN, for relief of the side yard setback for an attached garage addition.

VARIANCE REQUESTS

ITEM #5 – VARIANCE REQUEST. WILLIAM E. FULLER, TRUST, 1835 MAPLELAWN, for relief of the required landscaping to construct an addition to an existing building and construct a new building.

ITEM #6 – VARIANCE REQUEST. MR. AND MRS. ROBERT ZIMMERMAN, 6429 ELSEY DRIVE, for relief of the rear yard setback to construct an enclosed porch at an existing residence.

ITEM #7 – VARIANCE REQUEST. MR. AND MRS. STEVEN DIMSDALE, 3576 BEACH ROAD, for relief of the front yard setback to construct an addition at an existing residence.

ITEM #8 – VARIANCE REQUEST. MR. AND MRS. JOE MINIUK, 5660 MARTELL, for relief of the rear yard setback to construct a patio enclosure at an existing residence.

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2. Troy Swim Club, 538 E. Long Lake. Petitioner is requesting relief to maintain and operate a private swim club. This relief has been granted on a yearly basis for the last 30 years, with specific stipulations attached to the approval. In September 1997, this Board granted this renewal for a period of three (3) years. Conditions remain the same and we have no objections or complaints on file.

3. MR. THOMAS RICHARDS, 2754 DOWNEY. Petitioner is requesting to allow a deck built without a building permit with a 0' side yard setback. The existing pool, with the newly constructed deck attached to it, are accessory structures by the definitions of the Zoning Ordinance. Section 40.57.05 of the Zoning Ordinance requires a 6' minimum setback from any accessory structure to a side or rear property line. The on-site inspection and permit application indicate the deck was constructed right up to the north property line.

This item originally appeared before the Board at the July 18, 2000 meeting and was tabled for thirty (30) days to allow the petitioner the opportunity to present his request before a full board. At the August 15, 2000 the item was tabled again at the request of the petitioner.

4. Michael Tillard, 5761 Houghten. Petitioner is requesting relief of the Zoning Ordinance to construct an attached garage addition. The site plan submitted indicates a 5' side yard setback from the proposed garage addition to the north property line. Section 30.10.02 requires a 10' minimum side yard setback in the R-1B Zoning District.

This item first appeared before this Board at the meeting of August 15, 2000. It was tabled to allow the petitioner the opportunity to be present and explain the hardship requiring this variance and or submit revised plans.

5. William E. Fuller, 1835 Maplelawn. Petitioner is requesting relief of the Zoning Ordinance to construct an addition to an existing building and to construct a new building on the same property. In 1983 this property was granted a variance to display (park) vehicles 25' from the front property line where 50' is required by Paragraph L of Section 31.30.00. The site plan now submitted indicates only a 10' setback to the parking area. This reduction in the landscape area would also mean that only 7,563 square feet of countable landscape is provided where 14,756 square feet is required by Section 39.70.04.

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6. Mr. & Mrs. Robert Zimmerman, 6429 Elsey Drive. Petitioner is requesting relief to construct an enclosed porch on an existing residence. The site plan submitted indicates that the proposed porch enclosure would result in a 42.9' rear yard setback. Section 30.10.02 of the Zoning Ordinance requires a 45' rear yard setback in the R-1B Zoning District.

7. Steve & Kristen Dimsdale, 3576 Beach Road. Petitioner is requesting relief to construct an addition at an existing residence. Section 30.10.02 requires a 40' minimum front yard setback in the R-1B Zoning District. The plans submitted indicate a 35.7' front yard setback from the proposed two-story porch addition to the front property line.

8. Joe & Chris Miniuk, 5660 Martell. Petitioner is requesting relief of the rear yard setback to construct a patio enclosure at an existing residence. Section 30.10.02 of the Zoning Ordinance requires a 45' minimum rear yard setback in the R-1B Zoning District. The site plan submitted indicates a 36.4' rear yard setback to the proposed patio enclosure.