

AGENDA

BOARD OF ZONING APPEALS JANUARY 19, 2010

COUNCIL CHAMBERS 7:30 P.M.

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 15, 2009

RENEWAL ITEMS

ITEM #2 – APPROVAL OF ITEM #3 AND ITEM #4

ITEM #3 – RENEWAL REQUESTED. FAITH APOSTOLIC CHURCH, 6710 CROOKS, for relief of the 4'-6" high masonry screening wall required along the north, east and south sides of off-street parking area, which abut residentially zoned property.

SUGGESTED RESOLUTION. MOVED, to grant Faith Apostolic Church, 6710 Crooks, a three (3) year renewal of a variance for relief of the 4'-6" high masonry screening wall required along the north, east and south sides of off-street parking areas, which abut residentially zoned property.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

ITEM #4 – RENEWAL REQUESTED. CATS BUILDING, 2100 W. BIG BEAVER, for relief of the 6' high masonry-screening wall required along the north end of the west property line.

SUGGESTED RESOLUTION. MOVED, to grant CATS Building, 2100 W. Big Beaver, a three (3) year renewal of a variance for relief of the required 6' high masonry-screening wall required along the north end of the west property line.

- Variance is not contrary to public interest.
- Variance will not cause an adverse effect to surrounding property.

POSTPONED ITEMS

ITEM #5 – VARIANCE REQUESTED. WALLACE HALEY, 1890 E. SQUARE LAKE, for relief of the Zoning Ordinance to construct a 120' high cellular phone antenna tower within 500' of the west property line where the site abuts residentially zoned property.

ITEM #6 – APPROVAL REQUESTED. LARY LLEWELLYN, 475 E. LOVELL, for approval under Section 43.74.01 of the Troy Zoning Ordinance to store a commercial vehicle outside on residential property.

PUBLIC HEARINGS

ITEM #7 – VARIANCE REQUESTED. FRANCO MANCINI, 6693 ROCHESTER ROAD, for relief of the Ordinance to construct a new one-story credit union building adjacent to Residential Zoned property without a screen wall as required by Section 39.10.01.

ITEM #8 – VARIANCE REQUESTED. BOSTICK ROCHESTER ROAD DEVELOPMENT, 1400 ROCHESTER, for relief of the Ordinance to construct an addition to an existing industrial building resulting in; a 40'-2' front yard setback where 50' is required; lot coverage of 41.8% where 40% maximum is allowed, 17,863 square feet of countable landscape where 45,184 square feet are required; and 196 parking spaces where 455 parking spaces are required.