



BOARD OF ZONING APPEALS
MEETING AGENDA
REGULAR MEETING

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

David Lambert, Chair, and Michael Bartnik, Vice Chair
Glenn Clark, Kenneth Courtney, Donald L. Edmunds
William Fisher, A. Allen Kneale

July 20, 2010

7:30 P.M.

Council Chamber

1. ROLL CALL – Excuse Absent Members if necessary
2. APPROVAL OF MINUTES – June 15, 2010
3. RENEWALS
 - A. RENEWAL REQUEST, BOYS & GIRLS CLUB OF TROY, 3670 JOHN R – For relief of the 4'-6" high masonry screening wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.
4. HEARING OF CASES
 - A. VARIANCE REQUEST, JERALD A. BOCK, 2397 VERMONT DRIVE – In order to construct an addition to the attached garage, a 10 foot variance to the required 35 foot rear yard setback.
 - B. VARIANCE REQUEST, WILLIAM L. GUGAN, 6163 LIVERNOIS – In order to construct an addition to the front of the house, an 8 foot variance to the required 40 foot front yard setback.
 - C. VARIANCE REQUEST, DANIEL MACLEISH, 4938 ADAMS POINTE COURT – In order to cover an existing terrace, a 6.5 foot variance to the required 45 foot rear yard setback.

- D. **VARIANCE REQUEST, BRIAN MCCALLUM FOR DETROIT MEETING ROOMS, 3586 ADAMS ROAD** – In order to reuse a single family home as a small church: 1) A variance from the requirement that the buildings be setback at least fifty (50) feet from the adjacent property lines, 2) A variance to allow parking within the front yard setbacks along Adams Road and Bolingbroke Drive, and adjacent to any land zoned for residential purposes, 3) A variance from the requirement that parking areas be screened from adjacent residential properties by a 4' 6" high landscaped berm, and 4) Variances from the requirement that an 8 foot wide concrete sidewalk be provided along Adams Road, a 5 foot concrete sidewalk be provided along Bolingbroke Drive, and that 5 foot wide concrete sidewalks be provided from the public street frontage sidewalks to interior sidewalks serving parking areas and building entrances.
- E. **VARIANCE REQUEST, FATHER & SON CONSTRUCTION, 2891 IOWA** – In order to construct an addition to the house, variances from the requirement that the addition be set back at least 10 feet from the detached garage, and that a portion of the detached garage be allowed in the side yard. No alterations are proposed for the garage; the addition of the house would require the garage to be moved northward, so that the entire garage is north of the proposed house addition.

5. **COMMUNICATIONS**

6. **MISCELLANEOUS BUSINESS**

7. **ADJOURNMENT**

3. RENEWALS

A. RENEWAL REQUEST, BOYS & GIRLS CLUB OF TROY, 3670 JOHN R

For relief of the 4'-6" high masonry screening wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.

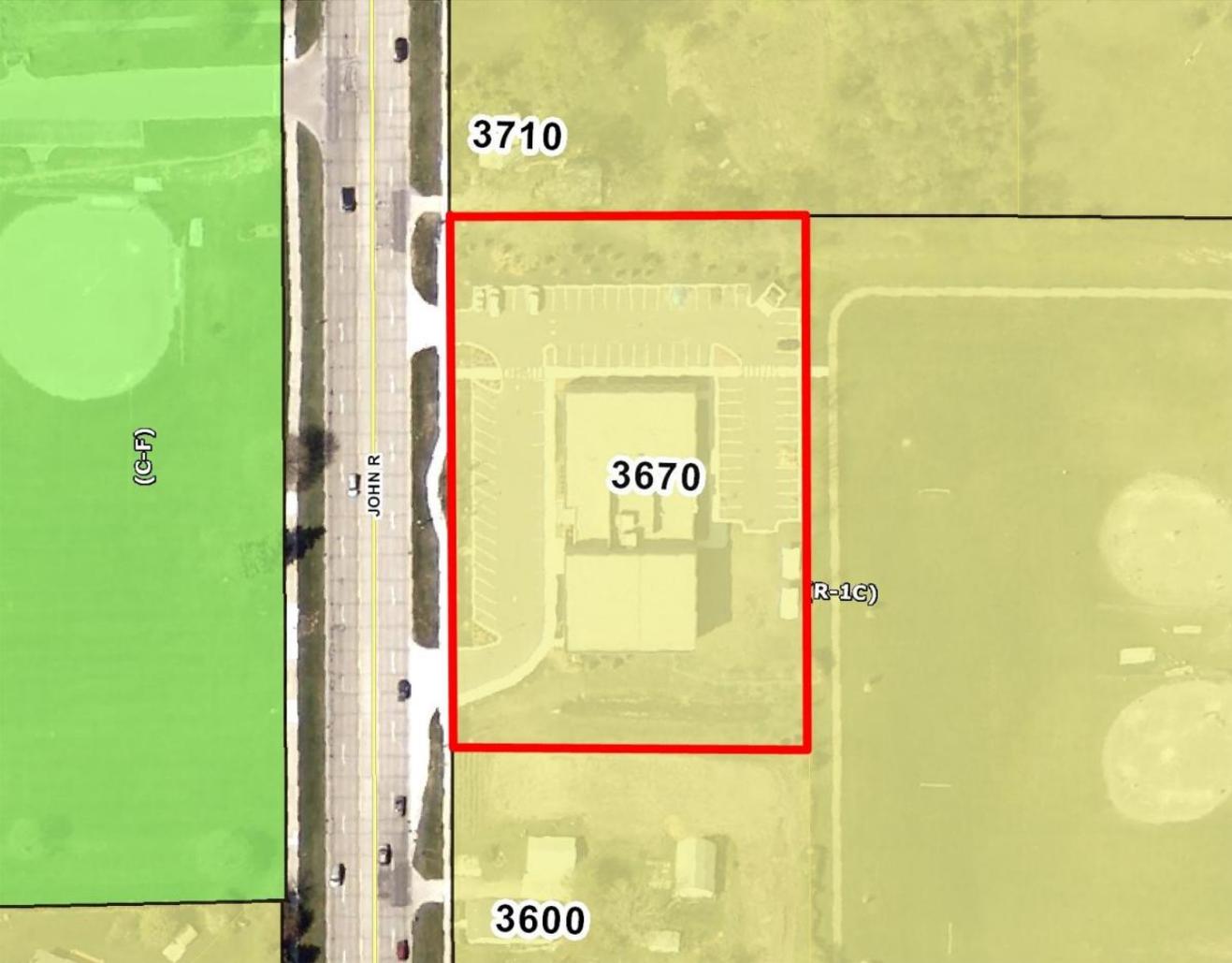
This item was adjourned from the February 16, 2010 Board of Zoning Appeals meeting to allow the Boys & Girls Club and the adjacent neighbor to the north to come to an agreement regarding site drainage. At the request of the applicant, the item was adjourned from the April 20, May 18 and June 15, 2010 meetings to allow completion of proposed work and surveying.

SUGGESTED RESOLUTION: MOVED, to grant the Boys & Girls Club of Troy, 3670 John R., a three-year (3) renewal of relief of the required 4'-6" high masonry screen wall required along the east and north property lines between the parking lot and the adjacent residentially zoned property.

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



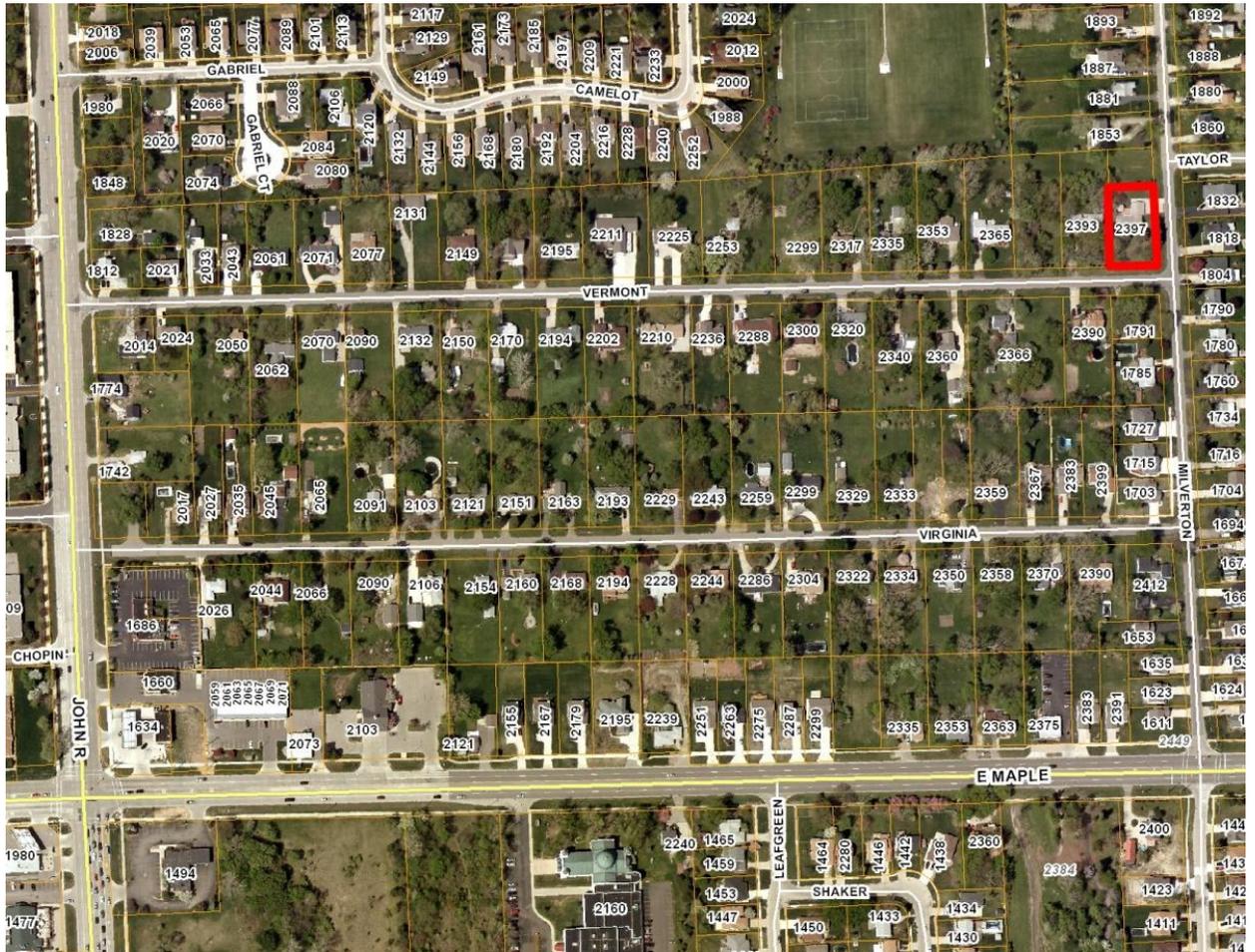




4. HEARING OF CASES

A. VARIANCE REQUEST, JERALD A. BOCK, 2397 VERMONT DRIVE

In order to construct an addition to the attached garage, a 10 foot variance to the required 35 foot rear yard setback.











C. VARIANCE REQUEST, DANIEL MACLEISH, 4938 ADAMS POINTE COURT

In order to cover an existing terrace, a 6.5 foot variance to the required 45 foot rear yard setback.

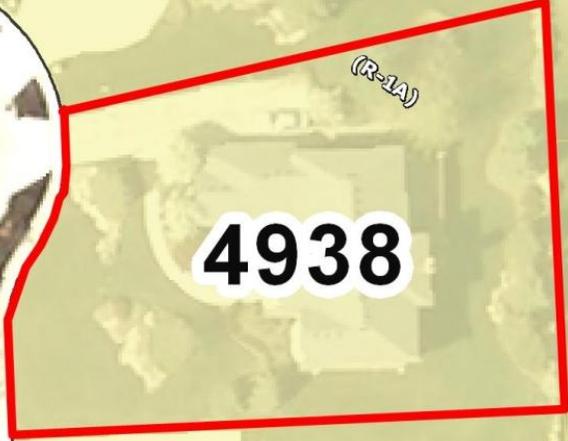
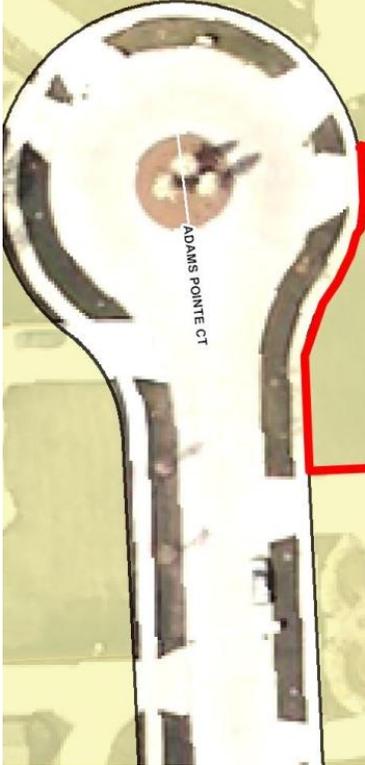




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(R-1A)

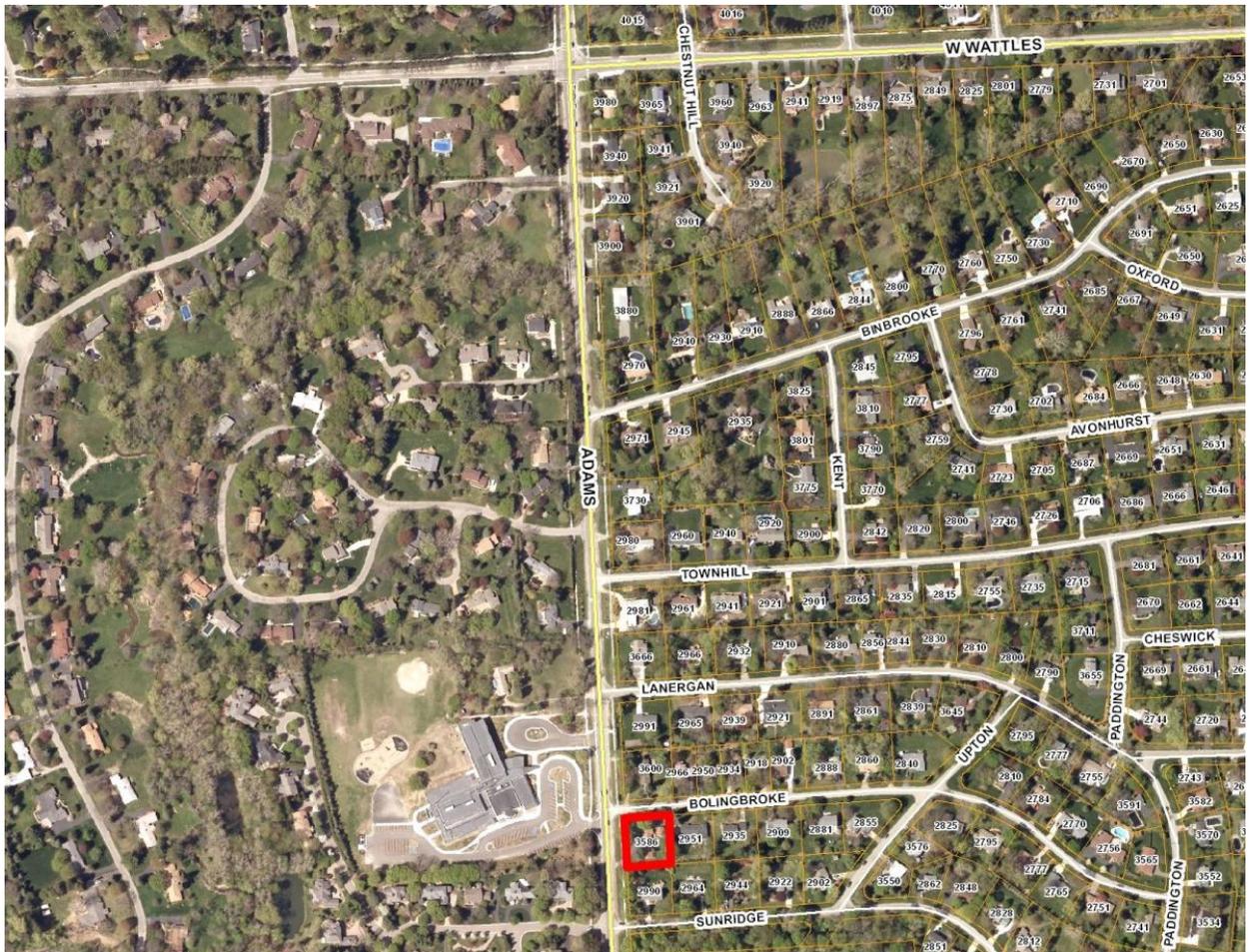
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D. VARIANCE REQUEST, BRIAN MCCALLUM FOR DETROIT MEETING ROOMS, 3586 ADAMS ROAD

In order to reuse a single family home as a small church: 1) A variance from the requirement that the buildings be setback at least fifty (50) feet from the adjacent property lines, 2) A variance to allow parking within the front yard setbacks along Adams Road and Bolingbroke Drive, and adjacent to any land zoned for residential purposes, 3) A variance from the requirement that parking areas be screened from adjacent residential properties by a 4' 6" high landscaped berm, and 4) Variances from the requirement that an 8 foot wide concrete sidewalk be provided along Adams Road, a 5 foot concrete sidewalk be provided along Bolingbroke Drive, and that 5 foot wide concrete sidewalks be provided from the public street frontage sidewalks to interior sidewalks serving parking areas and building entrances.







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BOLINGBROKE

ADAMS

3586

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2935

(R-1B)

2990

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SUNRIDGE

E. VARIANCE REQUEST, FATHER & SON CONSTRUCTION, 2891 IOWA –

In order to construct an addition to the house, variances from the requirement that the addition be set back at least 10 feet from the detached garage, and that a portion of the detached garage be allowed in the side yard. No alterations are proposed for the garage; the addition of the house would require the garage to be moved northward, so that the entire garage is north of the proposed house addition.





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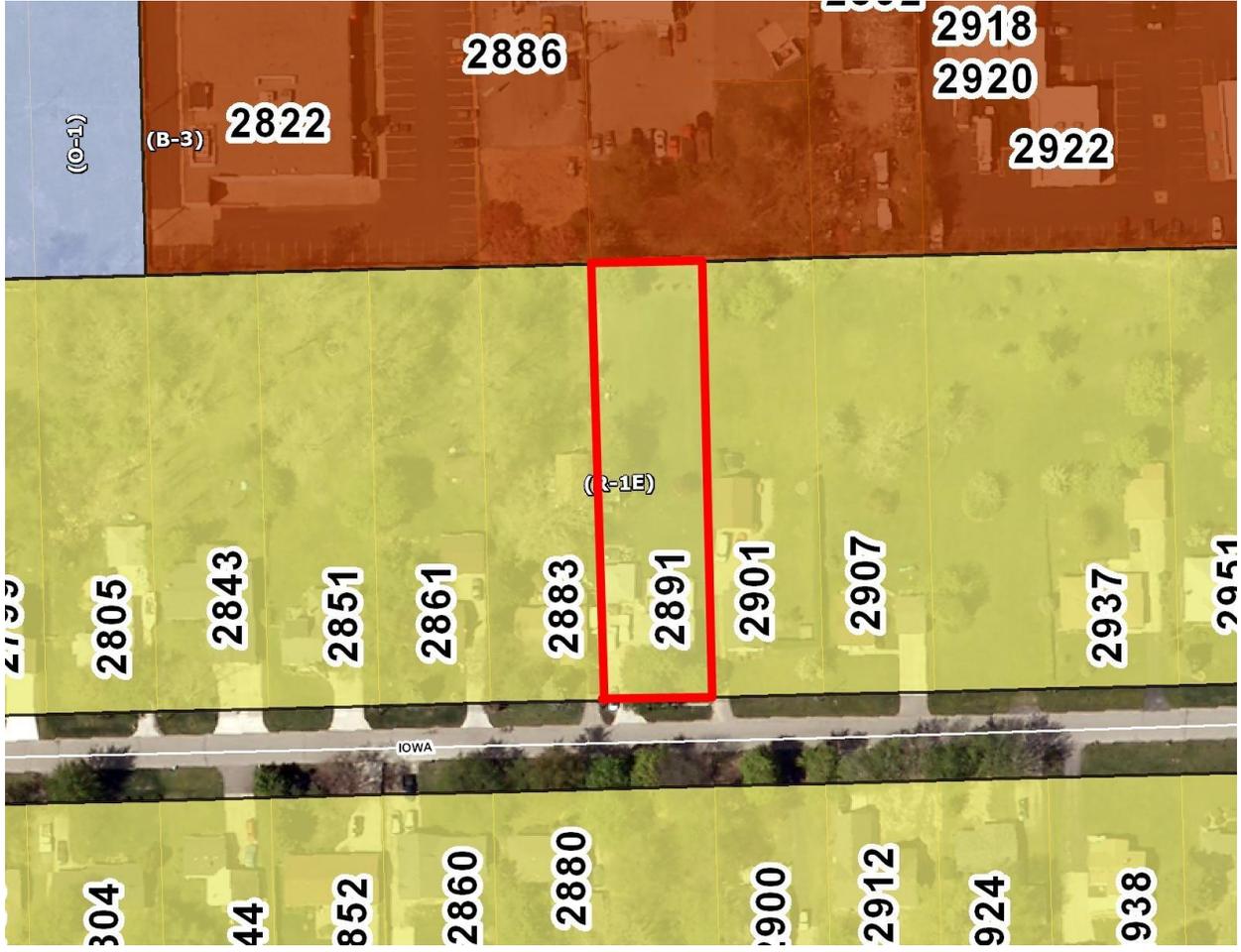
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IOWA



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IOWA