

On December 18, 2018, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chairman Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Daniel Agauas
Glenn Clark
Tommy Desmond
Orestis Kaltsounis
David Lambert
Jim McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Allan Motzny, Assistant City Attorney

2. PROCEDURE

3. APPROVAL OF MINUTES – November 20, 2018

Moved by Lambert
Seconded by Kaltsounis

RESOLVED, to approve the November 20, 2018 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA – no changes

5. HEARING OF CASES

A. VARIANCE REQUEST, Mark Anderson, 5844 Patterson: A variance to allow a proposed shed to be set back 1 foot from the rear property line and 7 feet from the house, where the Zoning Ordinance requires it to be set back 6 feet from the property line and 10 feet from the house.

Moved by Desmond
Second by Lambert

RESOLVED, to grant the request.

Yes: Desmond, McCauley, Lambert, Kaltsounis, Clark

No: Agauas

MOTION PASSED

- B. VARIANCE REQUEST, Danny Shuwayhat, 392 E Lovell: A variance to allow a new detached garage to be 1,680 square feet where the Zoning Ordinance allows it to be a maximum of 1026 square feet.

Moved by Lambert
Second by Desmond

RESOLVED, to grant the request.

Yes: Lambert, Kaltsounis, Desmond
No: McCauley, Clark Agauas

MOTION FAILED

- C. VARIANCE REQUEST, Kevin Hamilton, 2984 Cedar Ridge: A variance to place a proposed residence set back of 110 feet from the Big Beaver Road centerline, where the Zoning Ordinance requires the residence to be set back 152 feet from the Big Beaver Road centerline.

Moved by McCauley
Second by Desmond

RESOLVED, to grant the request.

Yes: All

MOTION GRANTED

- D. VARIANCE REQUEST, David Sawyer, 125 E Big Beaver: Variances to allow a proposed building to be 1) placed more than 10 feet from front property lines, where the Zoning Ordinance requires the building to be placed 10 feet from front property lines, and 2) to allow parking areas within the front yards, where the Zoning Ordinance requires parking to be in the side or rear yards.

Moved by Agauas
Second by Desmond

RESOLVED, to grant the request.

Yes: All

MOTION GRANTED

- 6. COMMUNICATIONS – none
- 7. MISCELLANEOUS BUSINESS - None
- 8. PUBLIC COMMENT – None

9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 8:50 pm.

Respectfully submitted,

Glenn Clark, Chairman

Paul Evans, Zoning and Compliance Specialist

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