

On October 15, 2019, at 7:30 p.m., in the Council Chambers of Troy City Hall, Chair Clark called the Zoning Board of Appeals meeting to order.

1. ROLL CALL

Present:

Daniel Agauas
Michael Bossenbroek
Glenn Clark
Tommy Desmond
David Eisenbacher
Orestis Kaltsounis
Jim McCauley

Also Present:

Paul Evans, Zoning and Compliance Specialist
Lori Grigg-Bluhm, City Attorney
Aaron Green, Alternate (in audience)

2. PROCEDURE

3. APPROVAL OF MINUTES – September 17, 2019

Moved by Desmond
Seconded by Eisenbacher

RESOLVED, to approve the September 17, 2019 meeting minutes.

Yes: All

MOTION PASSED

4. APPROVAL OF AGENDA –

Moved by Agauas
Seconded by Desmond

RESOLVED, to modify the proposed agenda as follows:

Case D becomes case A1
Case E becomes case A2
Case A becomes case A3.

Yes: All

MOTION PASSED

5. HEARING OF CASES

- A1. VARIANCE REQUEST, OLIMPIU JR. & ADRIANA L. APAHIDEAN, 826 MARENGO: A variance to allow a parcel of land to be divided into two parcels, each having 80 feet of width and frontage. The Zoning Ordinance requires the new parcels to have 100 feet of width and frontage.

Moved by Eisenbacher
Second by Agauas

RESOLVED, to postpone the request to the November 19, 2019 meeting

Yes: All

MOTION PASSED

- A2. VARIANCE REQUEST, NIRAJ PARIKH, 6789 MERRICK: A variance to allow a proposed addition to the house to be setback 31 feet from the rear property line. The Zoning Ordinance requires the addition to be setback at least 45 feet from the rear property line.

Moved by Eisenbacher
Second by Agauas

RESOLVED, grant the request.

Yes: All

MOTION PASSED

- A3. VARIANCE REQUEST, EDWARD FENWICK, 1025 LARCHWOOD: In order to enlarge the existing detached accessory building (garage), a variance request to allow the combined ground floor area of all detached accessory buildings to be 968 square feet, where the Zoning Ordinance limits the amount of floor area to 730 square feet.

Moved by Eisenbacher
Second by McCauley

RESOLVED, grant the request.

Yes: Kaltsounis, Clark, Desmond, Eisenbacher, McCauley
No: Agauas, Bossenbroek

MOTION PASSED

Meeting adjourned at 8:19 PM
Meeting resumed at 8:26 PM

- B. VARIANCE REQUEST, SAFET STAFSA FOR TOLLBROOK WEST, LLC, 3109 ALPINE: A use variance in accordance with the Big Beaver Zoning District. If a use variance is not granted, applicant appeals the July 22, 2019 decision of the Troy City council to deny Tollbrook West's request to rezone the property from R-1B, One Family Residential District, to BB, Big Beaver District.

Moved by Eisenbacher
Second by Agauas

RESOLVED, to postpone the case to the November 19, 2019 meeting, and direct the City Attorney to prepare a resolution, incorporating Board member comments, for Board consideration at the November 19, 2019 meeting.

Yes: Clark, Agauas, Desmond, Bossenbroek, Eisenbacher, McCauley
No: Kaltsounis

MOTION PASSED

- C. VARIANCE REQUEST, SAFET STAFSA FOR TOLLBROOK WEST, LLC, 3086, 3114, 3142 MCCLURE: A use variance in accordance with the Big Beaver Zoning District. If a use variance is not granted, applicant appeals the July 22, 2019 decision of the Troy City council to deny Tollbrook West's request to rezone the property from R-1B, One Family Residential District, to BB, Big Beaver District.

Moved by Eisenbacher
Second by Agauas

RESOLVED, to accept applicant's testimony for Case B into the record for Case C.

Yes: All

MOTION PASSED

Moved by Eisenbacher
Second by Agauas

RESOLVED, to accept public hearing comments for Case B into the record for Case C.

Yes: All

MOTION PASSED

Moved by Eisenbacher
Second by Kaltsounis

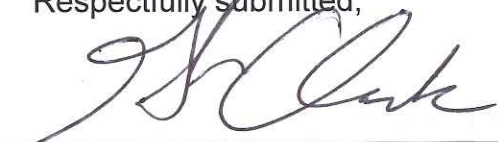
RESOLVED, to incorporate Board member comments for Case B into the record for case C, to postpone the case to the November 19, 2019 meeting, and direct the City Attorney to prepare a resolution, incorporating Board member comments, for Board consideration at the November 19, 2019 meeting.

Yes: All

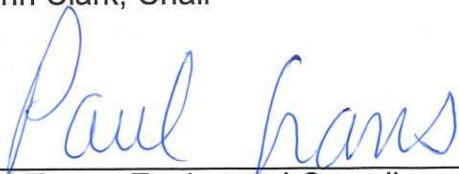
MOTION PASSED

6. COMMUNICATIONS – None.
7. MISCELLANEOUS BUSINESS – None
8. PUBLIC COMMENT – None
9. ADJOURNMENT – The Zoning Board of Appeals meeting ADJOURNED at 9:47 pm.

Respectfully submitted,



Glenn Clark, Chair



Paul Evans, Zoning and Compliance Specialist