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ZONING BOARD OF APPEALS MEETING AGENDA

Glenn Clark, Chairman, Michael Bossenbroek,
Thomas Desmond, David Eisenbacher, Jim McCauley,
Aaron Green, Mahendra Kenkre, Sadek Rahman

November 17, 2020

7:30 P.M.

REMOTE MEETING

Public Comment may be communicated to the Zoning Board of Appeals via telephone voice mail by calling 248-524-3580 or by sending email to ZBAPublicComments@troymi.gov. All comments will be provided to the Zoning Board of Appeals and must be received by 4pm the day of the meeting.

1. ROLL CALL
2. PROCEDURE
3. MODIFICATION OF ZONING BOARD OF APPEALS RULES OF PROCEDURE – proposed resolution attached
4. APPROVAL OF MINUTES – March 17, 2020
5. APPROVAL OF AGENDA
6. HEARING OF CASES
 - A. VARIANCE REQUEST, ARTHUR KALAJIAN, 2970 E LONG LAKE: A variance request to construct a deck 3 feet from the rear property line. The Zoning Ordinance requires the deck to be at least 25 feet from the rear property line.

ZONING ORDINANCE SECTION: Section 7.08 B
 - B. VARIANCE REQUEST, WENDY AND TOM BOIKE, 4895 PARK MANOR: A variance request to construct a deck 3 feet from the rear property line. The Zoning Ordinance requires the deck to be at least 25 feet from the rear property line

ZONING ORDINANCE SECTION: Section 7.08 B
 - C. VARIANCE REQUEST, ELLEN YERKES FOR ANTONELLI LANDSCAPE, 4062 HATWAL: A variance request to construct a portion of a swimming pool in the front yard. The Zoning Ordinance requires swimming pools to be in the rear yard, behind the front of the principal building.

ZONING ORDINANCE SECTION: : 7.03 (B) (4) (a)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

- D. VARIANCE REQUEST, BRIAN VAN HORN, 1086 SHALLOWDALE: A variance request to maintain a recently constructed shed in the front yard. The Zoning Ordinance requires sheds be placed in rear yards. The shed was constructed without first receiving the required building permit.

ZONING ORDINANCE SECTION: 7.03 (B) (2) (a)

- E. VARIANCE REQUEST, JOHN L. & LAURA ZAPTYTOWSKI, 2540 KINGSTON: A variance request to replace the sunroom with a new one that will be 36.9 feet from the rear property line. The Zoning Ordinance requires the addition to be at least 40 feet from the rear property line. The proposed replacement structure will be same size as existing.

ZONING ORDINANCE SECTION: 4.06 (C), R-1C Zoning District

- F. VARIANCE REQUEST, LOUIE AND SHARI MESSINA, 3910 FORGE: A variance request to construct a home addition 27.5 feet from the rear property line. The Zoning Ordinance requires the addition to be at least 40 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 (C), R-1C Zoning District

- G. VARIANCE REQUEST, OLLIE APAHIDEAN, VACANT-BLACK OAK PARCEL (88-20-11-226-004): A variance to split a property into 3 properties, variance to allow two of the properties to have lot width and frontage of 30 feet, and the third to have zero lot width and frontage. The Zoning Ordinance requires each property to have 85 feet lot width and frontage

ZONING ORDINANCE SECTION: 4.06 C, R-1C District

7. ELECT CHAIR AND VICE CHAIR
8. PUBLIC COMMENT
8. MISCELLANEOUS BUSINESS – status report update on items from March 2020 meeting: annual report, training/case study reviews, and sample motions.
9. PUBLIC COMMENT
10. ADJOURNMENT