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ZONING BOARD OF APPEALS MEETING AGENDA

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

December 15, 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 an email to ZBAPublicComments@troymi.gov. All comments will be provided to the Zoning Board of Appeals. Public comments must be received by 3 pm the day of the remote meeting. The meeting can be viewed at: https://troymi.gov/community/government/citycouncil/council_meeting_webcast.php.

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – November 17, 2020
4. APPROVAL OF AGENDA
5. HEARING OF CASES

- A. 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 a 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 foot lot width and frontage.

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

- B. VARIANCE REQUEST, 224 WEBB, JOSEPH MANIACI FOR MONDRIAN PROPERTIES LLC: A variance to split a parcel of land into two parcels. One parcel is proposed to be 13,844 square feet. The other proposed parcel is proposed to be 13,571 square feet and have 98.03 feet frontage and width. The Zoning Ordinance requires each proposed parcel to be 15,000 square feet and have 100 feet frontage and width.

ZONING ORDINANCE SECTIONS: 4.06 R-1B

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.

- C. VARIANCE REQUEST, 4857 RIVERS EDGE, JOE NOVITSKY FOR JSN ARCHITECTURE:
A variance request to allow a home addition to be set back 39 feet 3 inches from the rear property line. The Zoning Ordinance requires the addition to be set back 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 R-1B

- D. VARIANCE REQUEST, 1041 PADDOCK, THOMAS LEININGER FOR ADVANCED BUILDERS: A variance request to allow a home addition to be set back 39.79 feet from the rear property line. The Zoning Ordinance requires the addition to be set back 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 R-1B

- E. VARIANCE REQUEST, 2975 THALES, THOMAS LEININGER FOR ADVANCED BUILDERS: A variance request to allow a home addition to be set back 36.5 feet from the rear property line. The Zoning Ordinance requires the addition to be set back 50 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 D 1

6. COMMUNICATIONS – None
7. MISCELLANEOUS BUSINESS – 2021 ZBA meeting dates
8. PUBLIC COMMENT
9. ADJOURNMENT