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ZONING BOARD OF APPEALS MEETING AGENDA

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

April 20, 2021

7:30 P.M.

The Zoning Board of Appeals will accept public comments in writing before the public hearing or in person during the public hearing. Written comments can be directed to the attention of the Planning Department, City of Troy, 500 W. Big Beaver Road, Troy, Michigan 48084, or by e-mail to ZBAPublicComments@troymi.gov and must be received no later than 3:00 p.m. one day prior to the date of the meeting. Persons who want to provide comments in person will be subject to gathering limitations, social distancing requirements, and other guidelines mandated by the State of Michigan. If you have questions you may contact the Planning Department by e-mail or by phone at (248) 524-3364.

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – March 16, 2021
4. APPROVAL OF AGENDA
5. HEARING OF CASES

- A. VARIANCE REQUEST, 347 LOWRY-JASON TALOS: A variance to enlarge an existing single family home. The property is in the BB Zoning District. The home is nonconforming because single family homes are not permitted in the BB Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was constructed prior to the establishment of the BB Zoning District.

ZONING ORDINANCE SECTION: 14.03 A & F, Table 5.03-A-1

- B. VARIANCE REQUEST, 1949 HAMMAN- NORMAN FELTON: A variance to allow a proposed home addition (roof over existing patio) to be 23.6 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be no less than 40 feet from the rear property line.

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

- C. VARIANCE REQUEST, 4950 PARK MANOR- JOSEPH MANIACI FOR MONDRIAN PROPERTIES: A variance to allow a proposed new house to be 12.53 feet from the

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front property line where the development approval requires the proposed house to be no less than 25.43 feet from the front property line.

ZONING ORDINANCE SECTION: 10.04 E, 2, b, i

- D. VARIANCE REQUEST, 1649 FLEETWOOD- TIMOTHY PAWLIK: A variance to allow a home addition to be set back 34 feet from the rear property line where the Zoning Ordinance requires a 75 foot setback.

ZONING ORDINANCE SECTION: 4.06 D, R-1C Zoning

- E. VARIANCE REQUEST, VACANT CANAHAM PARCEL (88-20-09-231-024)- ROY RATHKA JR. FOR RATHKA BUILDING & CONSTRUCTION INC.: A variance to allow a proposed duplex to be set back 10 feet from the front property line where the Zoning Ordinance requires the it to be set back no less than 25 feet from the front property line.

ZONING ORDINANCE SECTION: 4.07, R-T Zoning

- F. VARIANCE REQUEST 1209 PROVINCIAL- SABEEN KAHN: A variance to allow a proposed home addition to be 37.5 feet from the rear property line where the Zoning Ordinance requires the proposed addition to be no less than 45 feet from the rear property line.

ZONING ORDINANCE SECTION: 4.06 C, R-1B Zoning

6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT