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ZONING BOARD OF APPEALS MEETING AGENDA

Michael Bossenbroek, Chair, David Eisenbacher, Vice Chair
Thomas Desmond, Aaron Green, Mahendra Kenkre, Jim McCauley,
Sadek Rahman, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

July 20, 2021

7:30 P.M.

COUNCIL CHAMBERS

1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – June 15, 2020
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
 - A. VARIANCE REQUEST, 2600 LIVERNOIS, BRYAN PRITCHARD, TRICAP RESIDENTIAL GROUP - A variance to convert the use from extended stay to apartment units, the following variances are requested: 1) to allow 23.35 dwelling units per acre where the Zoning Ordinance permits 10 dwelling units per acre, and 2) to allow dwelling units to be 475 to 600 square feet in area where the Zoning Ordinance requires 600 square feet of minimum area.

ZONING ORDINANCE SECTION: 4.08 (C) MF Multiple-Family Residential District
 - B. VARIANCE REQUEST, 2887 E WATTLES, JESUS M. RIVERA JR. & JUANITA RIVERA - A variance to enlarge the existing single family home and construct a shed. The property is in the NN Zoning District. The use is nonconforming because single family residences are not permitted in the NN Zoning District. The Zoning Ordinance prohibits enlarging structures devoted to nonconforming uses. The home was originally constructed prior to the establishment of the NN Zoning District.

ZONING ORDINANCE SECTION: 14.03 A & F, Table 5.03-A-1
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS
8. PUBLIC COMMENT
9. ADJOURNMENT

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.

WATCH MEETING: https://troymi.gov/community/government/citycouncil/council_meeting_webcast.php .

JOIN ZOOM MEETING: <https://zoom.us/j/99756245375?pwd=b29keVlaMVh5VExjcm0rMnFnWXpWZz09>

Meeting ID: 997 5624 5375

Passcode: 813506

Phone: 1 312 626 6799

Enter your email address and first and last names. Failure to do so may delay when you are recognized by the Chair to comment.

COMMENTS can be sent to the Zoning Board of Appeals via:

EMAIL ZBAPublicComments@troymi.gov.

VOICEMAIL: 248.524.3580. no later than 3:00 p.m. on the date of the meeting.

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