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The Board of Zoning Appeals meeting was called to order at 7:30 p.m. on Tuesday, August 18, 1987 by the chairman, John Lovio.

PRESENT: Peter Dungjen  
John Lovio  
Carmelo Milia  
George Miskowitz  
John Pappageorge  
James Reece (arrived 7:37 p.m.)

ABSENT: James Giachino

ITEM #1. Approval of Minutes - July 14, 1987 and July 21, 1987

Motion by Pappageorge  
Supported by Milia

MOVED, to approve the July 14, 1987 and July 21, 1987 minutes as written.

Ayes: 5  
Nays: 0  
Absent: 2-Giachino, Reece

MOTION TO APPROVE CARRIED.

ITEM #2. RENEWAL REQUESTED: Hartland Associates, 3150 Livernois, for relief of the 2'6" masonry screening wall required at the east property line abutting Louis.

The petitioner was not present.

Motion by Milia  
Supported by Pappageorge

MOVED, to table this item until the end of the agenda (Item #21) to allow the petitioner the opportunity to be present.

Ayes: 5  
Nays: 0  
Absent: 2-Reece, Giachino

MOTION TO TABLE UNTIL END OF AGENDA (Item #21) CARRIED.

ITEM #3. RENEWAL REQUESTED: Good Development, 4755 Rochester Road (Versatube), for relief to maintain a 8 foot steel fence, in lieu of the 6 foot masonry screening wall required at the west and north property lines.

The petitioner was not present.

Motion by Pappageorge  
Supported by Milia

MOVED, to table this item until the end of the agenda (Item #22) to allow the petitioner the opportunity to be present.

Ayes: 5  
Nays: 0  
Absent: 2-Giachino, Reece.

MOTION TO TABLE TO END OF AGENDA (Item #22) CARRIED.

ITEM #4. RENEWAL REQUESTED: Louis Fabian, MD, 2585 Crooks Road, for relief to maintain a 6 foot stockade fence, in lieu of the 6 foot masonry screening wall required at the west lot line.

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## ITEM #4.

Mr. VandenBussche explained that the petitioner is requesting renewal of relief granted by this board to maintain a 6 foot stockade fence in lieu of a decorative masonry screening wall required at the west property line of their site abutting residential. This relief was originally granted in August of 1981 based on the fact that the stockade fence was existing and originally constructed by the Somerset Apartment complex to the west. Conditions remain the same and we have no objections or complaints in the file regarding this renewal request.

Louis Fabian was present and had nothing to add.

Motion by Milia  
Supported by Pappageorge

MOVED, to grant Louis Fabian, 2585 Crooks Road, renewal of the variance for relief to maintain a 6 foot stockade fence, in lieu of the 6 foot high masonry wall required at the west property line.

1. The conditions remain the same.
2. There are no objections or complaints on file.

Ayes: 5  
Nays: 0  
Absent: 2-Reece, Giachino

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #5. RENEWAL REQUESTED: Richard Varkle, 54 E. Square Lake, for relief to maintain a gravel parking lot and relief of the 6 foot masonry screening wall required at the south property line.

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The petitioner was not present.

Motion by Pappageorge  
Supported by Milia

MOVED, to table this request until the end of the agenda (Item #23) to allow the petitioner the opportunity to be present.

Ayes: 5  
Nays: 0  
Absent: 2-Giachino, Reece

MOTION TO TABLE UNTIL END OF AGENDA (Item #23) CARRIED.

ITEM #6. RENEWAL REQUESTED: Comerica Bank-Troy, 5950 Rochester Road, for relief of the 6 foot masonry screening wall required at the south and east property lines.

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The petitioner was not present.

Motion by Pappageorge  
Supported by Milia

MOVED, to table this item until the end of the agenda (Item #24) to allow the petitioner the opportunity to be present.

Ayes: 5  
Nays: 0  
Absent: 2-Reece, Giachino

MOTION TO TABLE UNTIL END OF AGENDA (Item #24) CARRIED.

ITEM #7. RENEWAL REQUESTED: The Pine Trees Office Center, 2567 Crooks Road, for relief to maintain a 6 foot wood fence, in lieu of the 6 foot masonry screening wall required at the west property line.

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## Item #7.

Mr. VandenBussche explained that the petitioner is requesting renewal of a variance granted, by this board, in regard to a 6 foot masonry screening wall required at the west property line of their site that abuts residential zoning. This relief was originally granted in August of 1984 based on the fact that the property is currently screened by a wood fence from the Somerset Apartment complex. Conditions remain the same and we have no objections or complaints regarding this request for renewal.

Michael Guerra was present to represent Pine Trees Office Center and had nothing to add.

Motion by Pappageorge  
Supported by Dungjen

MOVED, to grant Pine Trees Office Center, 2567 Crooks Road, renewal of their variance for relief to maintain a 6 foot wood fence, in lieu of the 6 foot masonry screening wall required at the west property line.

1. The conditions remain the same.
2. There are no objections or complaints on file regarding this request.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #8. RENEWAL REQUESTED: Anthony Randazzo, 6050 Livernois, for relief of the 6 foot masonry screening wall required at the north and east property lines.

Mr. VandenBussche explained that the petitioner is requesting renewal of relief granted, by this board, for a 6 foot masonry screening wall required at the north and east property lines that abut residential zoning. This relief was originally granted in 1987 based on the fact that a screening wall would not preserve the character of the area and the trees provide natural screening elements. Conditions remain relatively the same. We do have a complaint from the neighbor to the north, who claims much of the natural growth that was there previously has died and they would like to see some obscuring elements restored to that area.

Robert Frickel was present and stated that he has talked with the neighbor to the north, Mr. Motzenbecker, and he is now satisfied that they plan to construct a 6 foot high stockade fence and replace trees along north property line to provide screening.

Mr. Motzenbecker was present and stated that he is satisfied with the proposal and he feels that a wood fence would be aesthetically better than a masonry wall. He further indicated that he feels that just the green trees do not work.

Motion by Pappageorge  
Supported by Milia

MOVED, to grant Anthony Randazzo/Robert Frickel, 6050 Livernois, of the variance for relief of the 6 foot high masonry screening wall required at the east and north property lines.

1. The variance is not contrary to public interest.
2. It does not establish a prohibited use within the zoning district.
3. It does not cause an adverse effect to adjacent properties or the zoning district.
4. The variance relates only to site described in the variance.
5. A satisfactory agreement has been reached between the petitioner and the neighbor to the north that a 6 foot high stockade fence will be constructed at the north property line.

## Item #8.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #9. RENEWAL REQUESTED: David Margolis, 46 E. Square Lake Road, for relief of the 6 foot masonry screening wall required at the south property line.

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Mr. VandenBussche explained that the petitioner has contacted the Building Department and requested that this item be tabled for 60 days, indicating that he will most likely be working with the neighbor at 54 E. Square Lake to install a stone type masonry wall, which will conform to the historic character of the area.

Motion by Pappageorge  
Supported by Dungjen

MOVED, to table the request of David Margolis, 46 E. Square Lake Road 60 days until the October Meeting to allow the petitioner the opportunity to construct the wall as required by ordinance.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO TABLE 60 DAYS OR THE OCTOBER MEETING CARRIED.

ITEM #10. VARIANCE REQUESTED: Mark Mullin, 6245 Brookings, for relief of the rear yard setback.

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Mr. VandenBussche explained that the petitioner has contacted the Building Department and requested that this item be withdrawn from the agenda, indicating that he is planning a deck that conforms to the Zoning Ordinance. Therefore, no action on this item is necessary.

NO ACTION WAS TAKEN ON ITEM #10.

ITEM #11. VARIANCE REQUESTED: William Alford, 317 Starr, for relief to exceed the maximum size permitted for an accessory building.

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Mr. VandenBussche explained that the petitioner is requesting a permit to construct a 24'x26' garage which would be 624 square feet in area. The Zoning Ordinance limits detached buildings of this nature to not more than 1/2 the ground floor area of the principal structure or home. In this case the maximum building that would be allowed would be 350 square feet. The petitioner is requesting relief to be able to construct a larger garage. This item was tabled at the last regular meeting to allow the petitioner the benefit of a full board.

William Alford was present and stated that he feels he has a practical difficulty in that he has a two story colonial and thus he is not allowed to count his second floor area as square foot area, which would be allowed if he had a ranch type home. He stated that he needs a garage of the size proposed due to the fact that he has a full size van, a truck, various types of recreational and yard equipment and he plans to have a workbench for his personal use in the garage. Mr. Alford also cited the fact that 90% of the homes in the area have 2 to 2-1/2 car garages.

Motion by Pappageorge  
Supported by Milia

MOVED, to grant William Alford, 317 Starr, a variance, as requested, for relief to construct a 24'x26' garage, which exceeds the square foot area allowed by ordinance.

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## Item #11.

1. The variance is not contrary to public interest.
2. It does not establish a prohibited use within the zoning district.
3. It will not cause an adverse effect to adjacent properties.
4. It relates only to the property described in the application.
5. The garage fits within the neighborhood and is not that great in area.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO APPROVE REQUEST CARRIED.

ITEM #12. VARIANCE REQUESTED: Stewart & Colette Myers, 1444  
Leafgreen, for relief of the side yard setback.

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Mr. VandenBussche explained, to the board, that the petitioner has withdrawn his request for a variance and has applied for a building permit that complies with the Zoning Ordinance. Therefore no action is necessary on this item.

NO ACTION TAKEN ON THIS ITEM.

ITEM #13. VARIANCE REQUESTED: Richard J. Eynon, 990 DeEtta, for  
relief of the height requirements for an accessory building.

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The petitioner was not present.

Motion by Milia  
Supported by Dungjen

MOVED, to table this item until the end of the agenda (Item #25) to allow the petitioner the opportunity to be present.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO TABLE UNTIL END OF AGENDA (Item #25) CARRIED.

ITEM #14. VARIANCE REQUESTED: David and Rosemary Johnson, 650  
Troyvalley, for relief of the rear yard setback.

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Mr. VandenBussche explained that the petitioner is requesting a permit to construct an 18'x20' addition onto the rear of an existing residence. The proposed plot plan shows that the addition will result in a 34 foot rear yard setback. The Zoning Ordinance requires a minimum 45 foot rear yard setback in this residential zoned district. This item was also tabled at the last regular meeting to allow the petitioner the benefit of a full board.

David Johnson was present and stated that they have 5 people in a 1300 square foot home and need additional room. Mr. Johnson presented the board with a revised plot plan indicating that he reviewed his plan as requested by the board and has lessened the depth and elongated the addition.

Motion by Pappageorge  
Supported by Dungjen

MOVED, to grant David and Rosemary Johnson, 650 Troyvalley, a variance for relief of the rear yard setback - 39' feet where 45 feet is required, as presented on his revised plot plan.

1. The variance is not contrary to public interest.
2. It does not establish a prohibited use within the zoning district.
3. There is no evidence that it would create an adverse effect to properties in the immediate vicinity or zoning district.
4. It relates only to the property described in the application.

## ITEM #14

5. Conforming is a problem due to the shape of the lot.
6. The petitioner has done what he can to minimize the variance and it is not excessive.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino.

MOTION TO APPROVE CARRIED.

ITEM #15. VARIANCE REQUESTED: John Bozik, 5991 Livernois, for relief to expand/alter a nonconforming site and relief of the front setback.

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Mr. VandenBussche explained that the petitioner is requesting relief of the Zoning Ordinance to construct gasoline pump canopies over the pumps at a gas station located at the southwest corner of Livernois and Square Lake Road. The service station is nonconforming in that it is located in a B-1 zoned district. The Zoning Ordinance requires service stations to be located in a H.S. district and does not permit nonconformities to be enlarged, expanded, or extended. The proposed plot plan also shows that the canopy addition will extend 20 feet into the ultimate right-of-way of Livernois. We must take care when evaluating this type of relief since sometime in the future the City will have to obtain this full right-of-way for street purposes.

John Bozik was present and stated that site has a high volume business and in order to be competitive in a business where it is very difficult to make a profit, he must continue to make improvements. The canopy is in keeping up with the times. The board expressed their concerns about how close the canopy would be to the street. Mr. Robert Knoll, the builder, stated that the canopy would be approximately 6 feet from the sidewalk and would be 14 feet above the ground. The board asked Mr. Bozik what percentage of their business was gasoline and what percent was repair/maintenance. Mr. Bozik stated that 70% was gasoline and about 30% automotive repair.

The board asked Mr. VandenBussche if the site was a buildable site as B-1 - and he responded that it was.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There was 1 letter of approval on file: Norman and Harriet Barnard, 5945 Livernois.

Motion by Pappageorge  
Supported by Milia

MOVED, to deny the request of John Bozik, 5991 Livernois, for relief to expand/alter an existing legal non-conforming site and relief of the required setback.

1. The variance is contrary to public interest.
2. It would establish a prohibited use within the zoning district.
3. It could cause an adverse effect to properties in the immediate area or zoning district.
4. The petitioner has not demonstrated sufficient practical difficulty or hardship that would warrant a variance on nonconforming site.

Ayes: 5  
Nays: 1-Dungjen  
Absent: 1-Giachino.

MOTION TO DENY REQUEST CARRIED.

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**ITEM #16. VARIANCE REQUESTED: Carol A. Rock, 6825 Rochester Road, for relief to relocate greenhouses.**

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Mr. VandenBussche explained that the petitioner is requesting permission to replace 3 temporary greenhouses. The Board of Zoning Appeals allows this site to have 8 temporary greenhouses on a year to year renewal. The petitioner is asking that 3 of these be taken down and replaced with 3 new greenhouses. Since the original 3 are part of the year to year variance, the board would have to grant permission to the petitioner to replace them in the manner they have designated on this site plan.

Carol Rock was present and stated that the three new greenhouses were constructed more to the rear and north of where the existing greenhouses are located. They were constructed without the knowledge that a new variance would be required. The new greenhouses were to replace 3 existing that are no longer efficient. The majority of the greenhouses are not visible from either Rochester or South Boulevard and Ms. Rock feels that they are better located and more attractive than the ones that will be removed. Ms. Rock stated that she was willing to remove 4 rather than 3 of the greenhouses that are included in her yearly variance if allowed to keep the new ones.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There was 1 letter of approval on file: So Ro Properties, 6905 Rochester Road.

Mr. Reece discussed the fact that such a viable business is being created on a residential zoned site.

Motion by Pappageorge  
Supported Milia

MOVED, that the petitioner, Carol Rock, 6825 Rochester Road, be allowed to maintain the three new temporary greenhouses and remove existing greenhouses.

1. It is not contrary to public interest.
2. It will not cause an adverse effect to properties in the immediate area or zoning district.
3. The variance relates only to the property described in the application.
4. It allows the petitioner to continue their business the same as it has historically been approved on a year to year variance for 15 years.

Ayes: 4

Nays:

Absent:

2-Reece & Dungen (Mr. Reece indicated that he is opposed to the expanded square foot area of the temporary greenhouses)

1-Giachino

MOTION TO APPROVE CARRIED.

**ITEM #17. VARIANCE REQUESTED: Michael Danaj, 2100 Orpington, for relief to exceed the maximum size permitted for an accessory building.**

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Mr. VandenBussche explained that the petitioner is requesting a permit to construct a 704 square foot detached garage. The Zoning Ordinance limits accessory buildings of this nature to 1/2 the ground floor area of the main structure or house. The largest garage or accessory building permitted on this site would be 550 square feet. This request is for 22'x32' (704 sq.ft.).

## ITEM #17

Michael Danaj was present and stated that he removed an old 15'x25' garage and an old 12'x30' shed that was existing on the property with the intention of replacing them with a 22'x32' garage. A smaller garage would not give them the room needed to store items they currently have to store in their basement. They need the room for vehicles, lawn equipment, a workbench, etc. Mr. Danaj also stated that if he had a single story home he would have the ground floor area required to construct the 22'x 32' garage.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There was 1 letter of approval on file: Glenn S. Dunn, 2145 Orpington.

Motion by Pappageorge  
Supported by Dungjen

MOVED, to grant Michael Danaj, 2100 Orpington, a variance, as requested, for relief to construct a 22'x32' unattached garage which exceeds the square foot area allowed.

1. The variance is not contrary to public interest.
2. It does not establish a prohibited use within the zoning district.
3. It will not cause an adverse effect to properties in the immediate area or zoning district.
4. The variance relates only to the property described in the application.
5. The petitioner has a problem with the square foot area because of a two-story home.
6. The proposed garage has less square foot area than the buildings that were removed.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO APPROVE CARRIED.

ITEM #18. VARIANCE REQUESTED: David Field, 4995 Rochester Road, for relief to expand/alter a nonconforming site.

The petitioner was not present.

Motion by Milia  
Supported by Miskowitz

MOVED, to table item until the end of the agenda (Item #26) to allow the petitioner the opportunity to be present.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO TABLE UNTIL END OF AGENDA (Item #26) CARRIED.

ITEM #19. VARIANCE REQUESTED: Michael Morgan, 136 Starr, for relief to exceed the maximum size permitted for an accessory building and relief of the side yard setback.



## ITEM #19

Mr. VandenBussche explained that the petitioner is requesting a permit to construct a 22'x32' (704 sq.ft.) detached garage 3 feet from the side or west property line. The Zoning Ordinance limits accessory building size to 1/2 the ground floor area of the main structure or house. In this case the maximum size would be 493 square feet. The Zoning Ordinance also requires a minimum 6 foot side yard setback and the petitioner is requesting relief to construct 3 feet from the lot line.

Michael Morgan was present and stated that he is requesting relief from the side lot line because if he were to meet the 6 foot setback he would have to set the garage back 10 more feet which increase the cost of the concrete and take a larger part of the rear yard. Mr. Morgan stated that he needed the garage area as indicated for storage and to have a small workshop at the rear of the garage. The house is a tri-level and he has no basement. Mr. Morgan further stated that the neighbor who would be most affected had no objection.

The chairman opened the public hearing.

There were no comments from the audience.

The chairman closed the public hearing.

There were 6 letters of approval on file: Dennis Bulgarelli, 120 Starr - Harry MacLean, 90 Starr - David Thompson, 234 Starr - Niedzwiedz, 101 Starr - Wloozimierz Musial, 155 Starr - Raymond Richie, 219 Starr

There were 2 letters of objection on file: Charlene M. Coppock, 141 Hickory and Martha Pace, 133 Hickory.

Motion by Milia  
Supported by Miskowitz

MOVED, to grant Michael Morgan, 136 Starr, a variance, as requested, for relief to construct a 22'x32' garage - 704 square feet where 493 square feet would be allowed.

1. The variance is not contrary to public interest.
2. It will not cause an adverse effect to properties in the immediate vicinity or zoning district.
3. It is in character with the area as neighbors have similar garages.
4. Conforming would be unnecessarily burdensome.
5. The variance is not excessive.
6. The petitioner has a practical difficulty due to the small ground floor area of the house.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO APPROVE GARAGE SIZE CARRIED.

Motion by Pappageorge  
Supported by Dungjen

MOVED, to grant Michael Morgan, 136 Starr, a variance, as requested, for relief of the side yard setback - 3 feet where 6 feet is required.

1. The variance is not contrary to public interest.
2. It does not establish a prohibited use.
3. It is in character with the neighborhood.
4. It will not cause an adverse effect to properties in the immediate area.
5. There are 6 letters of approval on file and the most affected neighbor approves of the variance.

## ITEM #19

Ayes: 4  
Nays: 2-Milia, Miskowitz  
Absent: 1-Giachino

MOTION FOR RELIEF OF THE SIDE YARD SETBACK CARRIED.

The board recessed was in recess from 9:08 p.m. to 9:17 p.m.

ITEM #20. VARIANCE REQUESTED: Renee Smith, 5997 Marble, for relief to  
the rear yard setback.

Mr. VandenBussche explained that the petitioner is requesting a permit to construct a 16'x15' sun room addition. This addition would result in a rear yard setback of 27.5 feet. The Zoning Ordinance requires a 35 foot rear yard in this residential zoned district.

Renee Smith was present and presented the board with a list of adjacent homeowners who approved of the proposed addition. Ms. Smith stated that if she had to comply with the ordinance she could only build a 16'x8' sun room, which would not be large enough for her family. Also, the foundation and slab that was constructed is 16'x15'. Ms. Smith further stated that she has no basement and felt this would enlarge her home to be in line with other homes in the area.

The chairman opened the public hearing.

William Dormey, 2775 E. Square Lake Road, was present and stated that he had no objection to the variance as requested.

There were no further comments from the audience.

The chairman closed the public hearing.

There were 8 letters of approval on file: Diane Lawson, 2691 Pearl - Pamela Emery, 5989 Marble - Dolores Dormey, 2775 E. Square Lake Road - Raymond D. Battista, 5977 Marble Ct. - Martin D. Louney, 5941 Marble - John and Carole Bamberg, 5905 Marble - Suzanne Wuolukka, 2727 Pearl - Yvonne Persichetti, 5958 Marble.

There was 1 letter of objection on file: Marie Moore, 5933 Marble.

Motion by Pappageorge  
Supported by Reece

MOVED, to grant Renee Smith, 5997 Marble, a variance as requested for relief of the rear yard setback 27.5 feet where 35 feet is required.

1. The variance is not contrary to public interest as shown by the number of approvals on file.
2. It will not create a prohibited use within the zoning district.
3. It will not cause an adverse effect to properties in the immediate area or zoning district.
4. It relates only to the property described in the variance application.

Ayes: 5  
Nays: 1-Milia  
Absent: 1-Giachino

MOTION TO APPROVE REQUEST CARRIED.

ITEM #21. (Item #2) RENEWAL REQUESTED: Hartland Associates, 3150  
Livernois, for relief of the 2'6" masonry screening wall  
required at the east property line abutting Louis.

The petitioner was not present.

Motion by Milia  
Supported by Pappageorge

## ITEM #21

MOVED, to table the request of Hartland Associates, 3150 Livernois, until the next regular meeting (September 15, 1987) to allow the petitioner the opportunity to be present.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO TABLE UNTIL THE NEXT REGULAR MEETING (September 15, 1987)  
CARRIED.

ITEM #22. (Item #3) RENEWAL REQUESTED: Good Development, 4755 Rochester Road, for relief to maintain a 8 foot high steel fence, in lieu of the 6 foot masonry screening wall required at the west and north property lines.

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Mr. VandenBussche explained that the petitioner is requesting renewal of relief of a 6 foot masonry wall required at the north and west property lines of their industrial site which abuts residential zoning. The Zoning Ordinance requires that this area be separated with a 6 foot masonry screening wall. The petitioner installed a 8 foot steel fence in lieu of the wall and the board granted relief to allow this in lieu of the masonry wall based on the fact the that fence is maintained properly and the steel fence would suit the needs as well as the masonry wall. Conditions remain the same and we have no objections or complaints regarding this renewal.

William Goodman was present and had nothing to add.

Motion by Milia  
Supported by Pappageorge

MOVED, to grant Good Development, 4755 Rochester Road, renewal of their variance for relief to maintain a 8 foot steel fence, in lieu of a 6 foot high masonry screening wall at the west and north property lines.

1. The conditions remain the same.
2. There are no objections or complaints on file regarding this matter.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #23. (Item #5) RENEWAL REQUESTED: Richard Varkle, 54 E. Square Lake Road, for relief to maintain a gravel parking lot and relief of the 6 foot masonry screening wall required at the south property line.

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The petitioner was not present.

Motion by Pappageorge  
Supported by Milia

MOVED, to table the request of Richard Varkle, 54 E. Square Lake Road, for relief to maintain a gravel parking lot and relief of the 6 foot masonry screening wall required at the south property line, until the next regular meeting (September 15, 1987) to give the petitioner the opportunity to be present.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO TABLE UNTIL THE NEXT REGULAR MEETING (September 15, 1987)  
CARRIED.

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ITEM #24. (Item #6) RENEWAL REQUESTED: Comerica Bank-Troy, 5950 Rochester Road, for relief of the 6 foot masonry screening wall required at the south and east property lines.

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Mr. VandenBussche explained that the petitioner is requesting renewal of relief granted, by this board, in regard to a 6 foot masonry screening wall required along the south and east property line of their site. These property lines abut residential zoning and relief was originally granted in 1977 based on the fact the area is surrounded by river and there is a substantial brush growth that adequately screens the abutting residential land. Conditions remain the same and we have no objections or complaints regarding this request.

Jim Wolfe was present to represent Comerica Bank-Troy and had nothing to add.

Motion by Dungjen  
Supported by Milia

MOVED, to grant Comerica Bank-Troy, 5950 Rochester Road, renewal of their variance for relief of the 6 foot high masonry screening wall required at the south and east property lines.

1. It does not create an adverse effect to properties in the immediate area or zoning district.
2. Conditions remain the same.
3. There are no objections or complaints on file regarding this variance.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #25. (Item #13) VARIANCE REQUESTED: Richard J. Eynon, 990 DeEtta, for relief of the height requirements for an accessory building.

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Mr. VandenBussche explained that the petitioner is requesting a permit to construct an accessory building that will be 14'6" in height. The Zoning Ordinance limits accessory buildings to a maximum of 14 foot in height. This item was tabled at the last regular meeting to allow the petitioner the benefit of a full board and also to allow him to try to work out some method that he could construct this building without violating the height requirements of the zoning district.

Richard Eynon was present and stated that he wished to withdraw his request.

NO ACTION WAS TAKEN.

ITEM #26 (Item #18) VARIANCE REQUESTED: David Field, 4995 Rochester Road, for relief to expand/alter a nonconforming site.

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The petitioner was not present.

Motion by Milia  
Supported by Dungjen

MOVED, to table the request of David Field, 4995 Rochester Road, for relief to expand/alter a nonconforming site, until the next regular meeting (September 15, 1987) to allow the petitioner the opportunity to be present.

Ayes: 6  
Nays: 0  
Absent: 1-Giachino

MOTION TO TABLE UNTIL NEXT REGULAR MEETING (September 15, 1987) CARRIED.

The Board of Zoning Appeals adjourned at 9:40 p.m.

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