

A Special Meeting of the Troy Zoning Board of Appeals was held Tuesday, October 6, 1970 in the Troy City Offices. The meeting was called to order by Chairman, Arthur Molinar, at 7:30 p.m.

PRESENT: Chairman
Arthur Molinar

Donald Boyd
Anthony Pallotta
Joseph Socha
Gene Spilman
Robert Elliott
Kenneth Henning

ABSENT: None

ITEM #1. Variance Requested on Lot 381, Stumpf's Beech Grove, Larchwood to construct a home on a 40' lot, where 60' is required.

Inspector Stanley showed a sketch of the property and stated the petitioner is requesting to erect a home on a 40' wide lot, where 60' is required. He stated this was not considered a lot of record, as it was owned jointly with Lots 379 and 380 prior to 1965. Therefore, a building permit cannot be issued without a variance from the Zoning Board of Appeals.

Mr. Ashertanian, Gulf Construction, was present, and stated he bought the lot recently, after checking with the Building Department, and being told he could build on the lot.

Letters of disapproval in the file from Mr. Benjamin Willis, 1150 Larchwood; Mr. & Mrs. James Brown, 1101 Arthur; Mr. & Mrs. Wm. Mouch, 1033 Larchwood; Mr. Trueman, 1089 Arthur; and Mr. Williams, 1028 Larchwood. Letter of approval from Mr. Al Seres, 2111 Stephenson.

The Chairman opened the public hearing.

Mr. Marvin Moore, owner of Lots 390 & 390, did not approve of a 40' lot.

Mrs. Hildebrant, owner of Lots 393 & 394, was opposed.

Mr. Miller, owner of Lot 380, presented a petition from the property owners on Larchwood indicating their disapproval.

Mr. James Brown, 1101 Arthur, stated he owns three lots, and he was opposed.

Mr. Menter, 1056 Larchwood, was opposed.

October 6, 1970

Motion by Socha
Support by Spilman

MOVED, that the request for variance on Lot 381, Stumpf's Beech Grove, Larchwood, be denied for the following reasons:

1. A 40' lot would not be in keeping with the rest of the area.
2. There is adjacent, vacant property available.
3. This lot was split from adjoining lots, creating a non-conforming lot, after the Zoning Ordinance was amended to prevent the division of contiguous lots owned by one owner, creating lots which do not meet the requirements of the Zoning Ordinance for the district in which it is located.
4. There was almost unanimous disapproval from adjoining property owners.

yeas: All - 7
nays: none
absent: none

Motion by Socha
Support by Pallotta

MOVED, that this meeting of the Zoning Board of Appeals be adjourned.

yeas: All - 7
nays: none
absent: none

ADJOURN: 8:30 p.m.