

Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices, Tuesday, May 17, 1966, at 8:00 p.m.

PRESENT: Stanley Gondek, Chairman
Kenneth Henning, Vice-Chairman
Ben Moore, Secretary
William Arlund
Isaac Robertson
James Wallace

ABSENT: none

Motion by Henning
Support by Moore

Move, the minutes of the Regular Meeting of April 19, 1966, be approved as printed.

Motion carried unanimously.

* * * * *

1 RENEWAL - Mrs Pettypiece Antique Shop, 90 E. Square Lake
Section 10

No one appeared on behalf of the request and there was no renewal request on file.

No comments on file.

Motion by Arlund
Support by Moore

Move, the request of Mrs Pettypiece to operate an antique shop at 90 E. Square Lake Rd., Section 10, be tabled to June 21, 1966, to allow appearance of petitioner.

Motion carried unanimously.

2 RENEWAL - Mrs Brenneman to sell household goods, 304 Starr
Section 27

Letter of Mrs. Brenneman stating illness and unable to attend meeting and requesting renewal.

No comments on file.

Motion by Moore
Support by Arlund

Move, that Mrs. W. Brenneman be allowed to sell household goods at 304 Starr Dr., Section 27, for (1) year.

Motion carried unanimously.

- 3 REFERRAL from Plan Commission - Continental Flatlets Sub-
division - some lots do not have access to street R-O-W.
Section 28

Mr. Paul Amber was present and proposed a replat of 7 lots and is requesting a Variance of Ordinance to have 4 lots with driveway access only. He proposes to sell each building to individual owners.

No comments on file.

Motion by Arlund
Support by Henning

Move, the request of Paul Amber for Variance of Ordinance for 4 lots to have no R-O-W in Section 28, be tabled to June 21, 1966, for a legal interpretation from the City Attorney.

Motion carried unanimously.

- 4 PUBLIC HEARING - Nolan Building Co., 35 W. Sq. Lake Rd.,
relief from parking set back on major road. - Section 9

No one was present on behalf of the request.

Public Hearing

No comments on file.

Motion by Robertson
Support by Henning

Move, the request of Nolan Building Co., 35 W. Sq. Lake Rd. for relief from parking set back be tabled to June 21, 1966.

Motion carried unanimously.

- 5 PUBLIC HEARING - Trent Car Wash - side yard relief - West
of Iceland Skating Rink - Section 28

Mr. Trent, Mr. Burck, Mr. W. Bertolet and Mr. P. Bertolet were present and submitted a plot plan and ask for a 20' set back from R-O-W.

Building Inspector states this R-O-W will be developed to the Industrial acreage.

Public Hearing

No comments on file.

Motion by Arlund
Support by Henning

Move, the request for Variance of Ordinance by Trent Car Wash for side yard relief for Lot #7, Maple Gardens Estate Subdivision, Section 28, be granted.

Motion carried unanimously.

6 PUBLIC HEARING - request of D.L. Boyd, 3493 Newgate St. for relief from side yard set-back. Section 19.

Mr. Boyd was present and stated he would like to make an 8' addition to his attached garage to allow a room for utilities. This would move his garage closer to Palmerston Street than allowed.

Building Inspector stated he had not reviewed this item and could find no previous lot or house size.

Public Hearing

Letter of Paul Coffman, 3530 Newgate, Troy - objects

Letter of James Grady, 3418 Paddington, Troy - objects.

Motion by Robertson
Support by Moore

Move, the request of D.L. Boyd, 3493 Newgate St., for relief from side yard set-back Section 19, be tabled to June 21, 1966 and allow time to apply to the Building Department for permit and supply the necessary survey information.

Motion carried unanimously.

7 PUBLIC HEARING - request of J.B. Tool Co., front yard set back relief, north side Elmwood St., east of Livernois Section 34.

Mr. Wilend was present and stated they would like to build the office section closer, which would allow more room in back for the shop and future expansion. The pipe line extends across their property which limits their building area.

Public Hearing

No comments on file.

Motion by Moore
Support by Henning

Move, the request for Variance of Ordinance by J.B. Tool Co., for front yard set back relief of 16', north side of Elmwood St., Section 34, be granted.

Motion carried unanimously.

8 PUBLIC HEARING - Request of Mulattieri to erect house on Fabius St., Lot #29 - Section 16

Mr. Mulattieri was present and stated this is a 100' lot without sewers. His perc test proved good but he does not meet the lot size requirement.

Public Hearing

Mr. J. Northey, 115 Fabius, Troy - approves in person
Mr. P. Parker, 116 Fabius - approves in person

Mrs. W. Williams 192 Fabius - approves by letter
Mr. P. Dumont, 177 Fabius - approves by letter
Mr. Joe Jones, 122 Fabius - approves by letter

Motion by Henning
Support by Arlund

Move, the request of R. Mulattieri for Variance of Ordinance to erect house on Lot 29, Two-acre Farms Subdivision, Section 29, be granted.

Motion carried unanimously.

9 PUBLIC HEARING - request of Rives to erect house on Fabius St., - lot does not meet requirement - Section 9

Mrs. Rives was present with Donald Heath Builder and stated the house requires 4" relief on each side, and this is also a 100' lot without sewer.

Public Hearing

Mr. J. Northey 115 Fabius - approves in person
Mr. P. Parker, 116 Fabius - approves in person
Mr. R. Mulattieri - approves in person

Mr. P. Dumont, 177 Fabius - approves by letter
Mr. J. Jones, 122 Fabius - approves by letter
Mrs. W. Williams, 192 Fabius - approves by letter
M. Rice, 824 S. Washington, Royal Oak - approves by letter

Motion by Arlund
Support by Henning

Move, the request for Variance of Ordinance for 10' lot relief and 8" sideyard relief by R. Rives to erect house on Lot #33, Two-acre Farms Subdivision, Section 9, be granted.

Motion carried unanimously.

Motion by Henning
Support by Robertson

Move, this meeting be adjourned and reconvene in Executive Session.

Motion carried unanimously.

* * * * *

Chairman Gondek reconvened the meeting at 9:15 p.m.

ANNUAL ELECTION OF OFFICERS

Office of Chairman

Mr. Arlund nominated Mr. Gondek for Chairman of the Board of Appeals
Mr. Moore nominated Mr. Henning for Chairman of the Board of Appeals

Motion by Moore
Support by Arlund

Move, that nominations for Chairman of the Board of Appeals be closed.

Motion carried unanimously.

A secret ballot was taken with the following result: Stanley Gondek was named Chairman for the Board of Appeals.

Vice-Chairman

Moved, by Arlund, Support by Robertson, that Kenneth Henning be elected for Vice-Chairman of the Board of Appeals by acclamation

Motion carried unanimously.

Secretary

Moved, by Moore, Support by Arlund, that James Wallace be elected for Secretary of the Board of Appeals by acclamation

Motion carried unanimously.

Motion by Moore
Support by Arlund

Move, this meeting be adjourned (9:36 p.m.).

Motion carried unanimously.