

12-20-1966

A Regular Meeting of the Board of Appeals of the City of Troy was held Tuesday, December 20, 1966, at the Troy City Offices. The Meeting was called to order by Mr. Stanley Gondek at 8:00 P.M.

PRESENT:

Chairman: Stanley Gondek
Kenneth Henning
Isaac Robertson
James Wallace
William Arlund
Ben R. Moore

ABSENT: Marvin Reinhardt (9:45)

MINUTES - NOVEMBER 15, 1966

Motion by Henning
Support by Moore

Moved, that the minutes of the Regular Meeting held on November 15, 1966, be approved as printed.

Yeas: 6
Nays: None
Absent: Reinhardt

Item #1. Renewal Request - Same Coleman, 5000 Rochester Road--To Store Wrecked Cars

Mr. S. Coleman was present representing himself and stated that after January 1, 1967, he does not have to store abandoned cars. The new law allows him to take such vehicles to the dump and requires only a picture of them. Mr. Coleman further stated that he has approximately 50 cars at the present time and he can store 25 automobiles in the enclosure, with the only problem being a natural spring in that area. No complaints on file. No further comments from the table. No comments from the audience.

Motion by Henning
Support by Moore

Moved, that the renewal request of Sam Coleman, 5000 Rochester Road, to store wrecked cars, to be kept in the enclosure, be granted for one year.

Yeas: 6
Nays: None
Absent: Reinhardt

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Item #2. Gertrude Evans - 4832 Rochester Road, Variance to Use Temporary Building at This Address. Expired in November. Mrs. Evans requests renewal be on Agenda, January, 1967. This item tabled from last month.

Item #3. PUBLIC HEARING - Certified Welding Company, 33653 Dequindre Road, to add to Industrial Building, nearer lot line than permitted.

Mr. Carl Posther, President of Certified Welding Company, was present representing himself and stated that the building is now 80 x 140 ft. and requests an addition of 50 x 80 ft. He asked for a 14ft. drive way on the west side of his property - this would be an encroachment of 6 ft. into the side yard. Mr. Stanley, City Building Inspector, stated that parking in the side yard would make the building non-conforming. Mr. Wallace asked if they have sufficient parking space. Mr. Stanley stated that they have sufficient facilities for the size of the building in its present stage. Mr. Posther further stated two reasons for this expansion: 1. The company is having new equipment coming in which will require this added space. 2. By having a 14ft. drive way, they will be able to have access to the property north of the present building. Letter of disapproval from Ardmore Building Company, 16060 West McNichols Road, Detroit, Michigan. Chairman Gondek opened the discussion to the audience. S. Mandell, architect from Southfield, was present representing Mr. James and Mr. Hellman. He asked about materials used in the new construction and its elevation in relation to the existing building. Mr. Posther stated that the structure will be identical to that of the existing building, a steel construction with the same height. Architect Mandell further added restrictions to this operation by stating that his clients wish to express their disapproval of any storage within the 14 ft. strip on the west side of the property and that the Certified Welding Company be requested to maintain a green belt.

Motion by Arlund
Support by Robertson

Moved, that the Certified Welding Company, 33653 Dequindre Road, be granted permission to build to the 14ft. of the west lot line with the understanding that the 14 ft. on the west side of the building will not be used for storage.

Yeas: 6
Nays: None
Absent: Reinhardt

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Item #4. PUBLIC HEARING - D & K Homes, Inc., to build house at 4621 Castelton Drive, nearer lot line than permitted.

President of D & K Homes was present and stated he would like a one foot deviation to the North. Inspector Stanley said that this lot is pie-shaped and that there is a twelve foot sewer drainage easement on the south side. No comments in file. No comments in audience. No comments from the table.

Motion by Henning
Support by Arlund

Moved, that D & K Homes, Inc., be granted permission to build a house at 4621 Castelton Drive, on foot nearer lot line than permitted because of the pie-shaped lot and the twelve foot easement.

Yeas: 6
Nays: None
Absent: Reinhardt

Item #5. PUBLIC HEARING - A.M.T. Corporation, 1225 E. Maple Road, to use inflated structure for storage.

Mr. Sidney Rogan, Vice President of the A.M.T. Corporation appealed for reconsideration for erection of a temporary structure used for storage of finished kits, made with nylon reinforced plastic. Chairman Gondek asked about the plans for future use of the temporary structure. Mr. Rogan stated that the building will probably be in use for one year. Mr. Stanley stated the temporary building had been erected without a permit. Flex-Cable Corporation sent a letter offering no opposition. Letter of objection was received from H.L. Blachford, Inc. Mr. Stanley stated that a variance in the Code gives permission for temporary structures for only six months.

Motion by Robertson
Support by Moore

Moved, that the A.M.T. Corporation, 1225 E. Maple Road, be granted permission to use inflated structure for storage for six months, terminating June, 1967.

Yeas: 6
Nays: None
Absent: Reinhardt

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Item #6. PUBLIC HEARING - Palmer Construction Company, permission to build a house at 2801 W. Wattles Road, nearer lot line than permitted.

Vice President of the Palmer Construction Company, Charles Palmer, was present representing himself and requested a variance because he thought side yard restrictions were 10 ft, whereas, they are 10 and 15 ft. No comments from the audience. No complaints in the file. No replies.

Motion by Arlund
Support by Robertson

Moved, that the Palmer Construction Company be granted permission to build a house at 2801 W. Wattles Road, 10ft.8in. from lot line.

Yeas: 5
Nays: Wallace
Absent: Reinhardt

Item #7. PUBLIC HEARING - Andrew Nowakowski, 5681 Wright Street, permission to park bulldozer at the above address.

Mr. Nowakowski was present representing himself and stated that for the past few years he has been aiding the City by using his bulldozer to clear streets. Letter of objection from J. Adams and G. Boyd. Letter of approval from Mr. Ed Schultz. No comments from audience.

Motion by Arlund
Support by Wallace

Moved, that Andrew Nowakowski, 5681 Wright Street, be granted permission to park only his bulldozer at the above address behind the garage and covered with a tarp.

Yeas: 6
Nays: None
Absent: Reinhardt

Motion by Arlund
Support by Wallace

Move, to rescind previous motion.

Yeas: All-7
Nays: None
Absent: None

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Motion by Henning
Support by Robertson

Moved, that this item be tabled until the next meeting in order for the City Attorney to conduct a study and give a legal opinion.

Yeas: All-7
Nays: None
Absent: None

Procedures and Rules

Motion by Robertson
Support by Henning

Moved, that this item be tabled for consideration for the January Meeting.

Yeas: All-7
Nays: None
Absent: None

Motion by Arlund
Support by Moore

Moved, that the Regular Meeting of the Board of Appeals be adjourned at 10:40 P.M.

Yeas: All-7
Nays: None
Absent: None