

Minutes of the Regular Meeting of the Zoning Board of Appeals held in the Troy City Offices, Tuesday, July 20, 1965, at 8:00 p.m.

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

ABSENT: Wallace Hudson (entered 9:18 p.m.)

MINUTES, JUNE 15, 1965

Motion by Arlund  
Support by Moore

Move, that the minutes of the Regular Meeting of June 15, 1965, be approved as printed.

Motion carried unanimously

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Item 1 RENEWAL REQUEST - Bethany Missionary Baptist Church to use lot #110 corner of Troy & Hartland for parking. Zoned R-1E, Section 22.  
No one was present on behalf of the request. Letter on file asking for renewal of Variance.

Motion by Bajgier  
Support by Henning

Move, that the Variance Renewal of Bethany Missionary Baptist Church to use lot #110, for parking on corner Troy & Hartland, Section 22, be granted for a period of (1) year.

Motion carried unanimously.

Item 2 RENEWAL REQUEST - T. Baughman, 2327 Livernois, to operate Real Estate Office from home - Zoned R-2, Section 28  
Mr. Baughman was present and stated he has a small electric sign that he very seldom lights.

Motion by Moore  
Support by Arlund

Move, that the Variance Renewal of T. Baughman to operate a Real Estate Office from home at 2327 Livernois, Section 28, be granted for a period of (1) year.

Motion carried unanimously.

- Item 3      RENEWAL REQUEST - Leslie J. Felmlee, 4210 Rochester Rd., to maintain Shade Arbor, Zoned R1C, Section 14  
No one appeared on behalf of the request. No complaints on file.

Motion by Moore  
Support by Henning

Move, the Variance Renewal of Lester Felmlee to maintain a shade arbor at 4210 Rochester Rd., Section 14, be granted for a period of (1) year.

Motion carried unanimously.

- Item 4      RENEWAL REQUEST - National Bank of Detroit, to operate Engineering Services from 6405 Livernois Rd., Zoned R-1B Section 4  
Renewal not requested - No action taken

- Item 5      RENEWAL REQUEST - George Glover, to maintain sign at NE corner of Wendover and Adams - Zoned R-1B1, Section 19  
Renewal not requested - No action taken

- Item 6      RENEWAL REQUEST - V.O. Vettraino, 5021 Somerton, to operate TV repair at home, Zoned R-1C, Section 10  
Mr. Vettraino was present - No complaints on file

Motion by Arlund  
Support by Henning

Move, that the Variance Renewal of V. Vettraino, to operate a TV repair service from his home at 5021 Somerton St., Section 10, be granted for a period of (1) year.

Motion carried unanimously.

- Item 7      RENEWAL REQUEST - Village Rambler, to operate Bump & Paint Shop at 47 East Maple Rd., Zoned B-1, Section 27  
Mr. Downey present dealer, and Mr. Spahn of American Motors were present and stated (3) major items were under improvement. The front area had also been cleared up.



Motion by Arlund  
Support by Wallace

Move, the request of Village Rambler to operate Bump & paint shop at 47 East Maple Rd., Section 27, be tabled for (1) month pending further reports on corrections of violations.

Motion carried unanimously.

Item 8 PUBLIC HEARING - Request of Bush Manufacturing Co., 900 Rochester Rd., Lots 21, 22 & 23 Badders Little Farms, for front set back relief for addition to office building, M-1 Light Industrial, Section 20  
Mr. Bush and Mr. Voth were present. After checking the ROW of Rochester Rd., being at 120' they proposed an alternate plan which would show their building running North and South with the front corner having a 19' set back instead of East and West with 16' set back. This would be the same 19' set back as the present building.

PUBLIC HEARING  
William Stachew - approves by letter

Motion by Bajgier  
Support by Henning

Move, that Bush Manufacturing be granted relief to a 19' set back for a building addition as per alternate plan submitted, at present location on Lots 21, 22 & 23 Badders Little Farms Subdivision, Section 20

Yea: Henning, Wallace, Hudson, Gondek, Arlund, Bajgier  
Nay: Moore  
Absent: none

Motion carried.

Item 9 PUBLIC HEARING - Request of Saks Fifth Avenue for height relief, Zoned B-2, Section 29  
Mr. Stollman was present and submitted a section plan showing (3) stories of 17-1/2' height with 3' parapet making a total of 56-1/2' limitation.

PUBLIC HEARING  
No objection or comments on file.

Motion by Henning  
Support by Wallace

Move, the request of Saks Fifth Avenue located in Biltmore Development Shopping Center at southeast corner of Big Beaver and Coolidge Rds., in Section 29, for maximum height of 56-1/2 feet be granted.

Motion carried unanimously.

- Item 10 PUBLIC HEARING - J.L. Hudson Co. for maximum height relief, Zoned B-3 in SE 1/4 of Section 35.  
Mr. Cohn and Mr. Harms were present and ask for (3) items to be approved. (1) being 3 story 89' high building (2) signs on building (3) open sales operation for garden area which is a permanent roof.

PUBLIC HEARING  
No objections or comments on file.

Motion by Henning  
Support by Arlund

Move, the J.L. Hudson request for 89' height relief in SE 1/4 of Section 35, be granted

Motion carried unanimously.

- Item 11 PUBLIC HEARING - Request of Dr. W. A. Arner to erect sign at 5940 Livernois Rd., Zoned B-1, Section 10  
No one was present. The sign is 3' wide x 4' high illuminated free standing sign.

PUBLIC HEARING  
Alex Gow, 6 W. Sq. Lake Rd. - approves by letter

Motion by Henning  
Support by Hudson

Move, the request of Dr. W. Arner to erect sign at 5940 Livernois Section 10, be granted and no renewal is necessary.

Motion carried unanimously.

- Item 12 PUBLIC HEARING - Request of Wolverine Construction Co., to add breezeway and garage at 3463 Crooks Rd., Zoned R-1B, Section 20  
Mr. Bartoletti was present and the plans are to convert present attached garage into a family room and build a new garage. At the present time there is a larger then dwelling accessory building.

PUBLIC HEARING  
Mr. & Mrs. Nick Peski, 1475 Boulan - Disapprove by letter  
Petition of objection with reasons signed by (8) neighbors  
Mr. Walter Huff, 1650 W. Big Beaver objects in person and ask if use of the building will create objectionable nuisance value.  
Mr. & Mrs Anderson, owners, state they have no basement and this accessory building is used for recreation and parties, also, the Library has stored books there at one time.



Motion by Tajgier  
Support by Henning

Move, the request of Wolverine Construction Co., to add breezeway and garage at 3463 Crooks Rd., Section 20, be granted.

Motion carried unanimously.

Item 13      PUBLIC HEARING - Request of Mrs. Nelson Vanderpool to erect sign at 135 E. Square Lake Rd., Zoned R-1B, Section 3  
Letter of Mr. & Mrs. Vanderpool on vacation. The sign will be 30" wide x 36" top of sign high, and 15' from the road. Mrs. Vanderpool would like to sell hand painted articles which is her hobby.

PUBLIC HEARING

Mr. Frank Shearman, 138 E. Sq. Lake - approves by letter  
Mr. & Mrs. W. Schultz, 6074 Livernois - approve by letter

Motion by Moore  
Support by Henning

Move, the request of Mrs. Vanderpool to erect sign at 135 E. Square Lake Rd., Section 3, be tabled to August 17, 1965, so that she may appear.

Motion carried unanimously.

Item 14      PUBLIC HEARING - Request of Troy Bar for side yard set-back requirement at 3985 John R. Rd., Zoned B-2, Sec. 23  
Mr. P. De Pauw was present on behalf of the request. They would like to remove present sheds and construct new storage rooms.

He was reminded of the new sidewalk ordinance requirement.

PUBLIC HEARING

Mr. C. Theodore, 1975 DeLoy - approves by letter

Motion by Arlund  
Support by Henning

Move, the request of Troy Bar to add on to present facilities at 3985 John R. Rd., Section 23, be granted.

Motion carried unanimously.

Item 15      PUBLIC HEARING - Request of Fritz Feuz to store trees at 6640 Crooks Rd., Zoned R-1B, Section 4

Mr. Feuz was present and stated he had no For-Sale sign at his place. He would also move the trees as soon as possible in October. He has one employee that comes to the residence, and is very busy on landscaping jobs.

PUBLIC HEARING

Mr. Huber, Attorney for Roy Baldwin asks why this operation is allowed to continue.

Mr. R. Martin, Attorney for Claude Billington submitted pictures showing what he considered as rows of trees and bushes, and an ad in the phone book shows this to be a commercial operation.

Mr. & Mrs. J. Fisher, 6964 Crooks - object in person as it looks commercial.

Mr. Whetstone, 6790 Crooks - objects in person as it looks commercial.

Mr. W. Arthuler, 6495 Crooks - objects in person

Mr. C. Billington, 6670 Crooks - objects to trucks and noise.

Motion by Bajgier  
Support by Hudson

Move, the request of Fritz Feuz to store trees at 6640 Crooks Rd., Section 4, be denied, further all existing and stored balled trees must be removed no later than November 1, 1965.

Yea:            Henning, Wallace, Hudson, Gondek, Arlund, Bajgier  
Nay:            Moore  
Absent:        none

Motion carried.

Item 16      PUBLIC HEARING - Request of Mr. & Mrs. Francuck for side yard relief on Lot #112, Houghten Acres, Sub. W. side of Wright St., So. of Blanche, Zoned R-1B, Section 9

Mr. and Mrs. Francuck and Mr. B. Palmer were present. They had their plan drawn in 1963 and this required a 12' variance for the South side

PUBLIC HEARING

Mr. & Mrs. Troy Williams, 5660 Houghten approve by letter

Motion by Arlund  
Support by Henning

Move, the request of Mr. & Mrs. Francuck for side yard relief on Lot #112 Houghten Acres Sub., Section 9, be granted.

Motion carried unanimously.



7/20/65

- Item 17 PUBLIC HEARING - Request of L. Nykanen, 1770 E. Long Lake Rd., to operate Heating & Cooling Business from home, Zoned R-1C, Section 14  
Mr. Nykanen was present and stated that he does no actual business from his home. He has (2) trucks which are parked behind the house.

PUBLIC HEARING

P. De Pauw, 1800 E. Long Lake Rd., - approves by letter  
Mr. & Mrs. R. Brown, 1671 E. Long Lake - approve by letter  
Mr. V. A. Williams, 1830 E. Long Lake - approves by letter  
Mr. & Mrs M. Lydick, 1664 E. Long Lake - approve by letter  
Mr. A. Elliott, 815 S. Woodward - approve for (1) year only.

Letter of City Attorney stating he will give further report.

Motion by Hudson  
Support by Bajgier

Move, the request of L. Nykanen to operate Heating & Cooling Business from home at 1770 E. Long Lake Rd., Section 14, be tabled pending further report from City Attorney.

Motion carried unanimously.

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Motion by Arlund  
Support by Moore

Move, meeting be adjourned (11:18 p.m.)

Motion carried unanimously.