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A Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices on Tuesday, April 16, 1963, at 8:00 P.M.

PRESENT:

Ben Moore, Chairman  
S. Gondek, Vice-Chairman  
Wayne Clark, Secretary  
C. Sutermeister  
John Davis  
Al Bajgier\*

ABSENT:

John Czarnowski  
T. D. Bennett

MINUTES, MARCH 19, 1963

Motion by Mr. Gondek  
Supported by Mr. Sutermeister

I move that the minutes of the regular meeting held on March 19, 1963, be approved as printed.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

\* \* \* \* \*

Item 1. Request of Louis Yanich:

Mr. Yanich appeared in behalf of his request for renewal of his variance permit to maintain a sign at 2833 Rochester Road. There have been no complaints against maintenance of this sign, and there were no comments from the audience.

DECISION: Motion by Mr. Davis  
Supported by Mr. Gondek

I move that request of Louis Yanich for renewal of his variance permit to maintain a sign at 2833 Rochester Road be granted for one (1) year.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

\* NOTE: Mr. Bajgier's appointment to the Board of Appeals, as representative from the Plan Commission, has not as yet been confirmed by the City Commission. Therefore, he did not vote on any matters considered at this meeting.

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Item 2. Request of Norman Tasker:

Mr. Richard Tasker appeared in behalf of his father's request for permission to replace the present building on Lot #21, Summit Park Subdivision, 2017 Livernois Road; said new building to be placed 10' from the lot line (Had previously requested that the proposed building be placed directly on the lot line at the meeting of 3/19/63).

There were no comments from the audience.

DECISION: Motion by Mr. Sutermeister  
Supported by Mr. Gondek

I move that permission be granted to Norman Tasker to replace the present building on Lot #21, Summit Park Subdivision, 2017 Livernois Road, with a new building; said new building to be set back 10' from Biltmore and 40' from Livernois Road.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

Item 3. Request of Archer Construction Co.:

Mr. Paul Edwards, representing Archer Construction Company, appeared on behalf of their request to build a garage at 272 Kenyon Street on a 24" rat wall, 11-1/2' from the house. (The Ordinance requires that any garage built 20' or closer to the house must be erected on a 42" foundation)

Public Hearing:

Mr. Wm. Graham, 260 Kenyon -- approves, by letter.

Mrs. Pearl Cookson -- approves, by telephone call to City Clerk's office.

Mr. James Patterson, 347 Sheffield -- objects, by letter.

Mrs. Rosemary Collewant, 328 Sheffield -- objects, by letter.

There were no comments from the audience.



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(ITEM 3, ARCHER REQUEST -- Continued)

DECISION: Motion by Mr. Davis  
Supported by Mr. Gondek

I move that Archer Construction Company be granted permission to use a 24" rat wall in lieu of a 42" foundation in construction of a garage at 272 Kenyon Street.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

Item 4.

Request of Mr. & Mrs. T. R. Schlenker:  
Mr. Les Ladd appeared on behalf of Mr. & Mrs. Schlenker's request to build a house on Fredmoor Street -- 390' south of Hurst Street on the east side of Fredmoor -- containing 1,285 sq. ft. of floor space (Ordinance requires 1,400 sq. ft.). The lot (#241) is 150' x 197' and is located in the Glen-Moor Estates Subdivision. Mr. & Mrs. Schlenker purchased the lot and drew up their house plans before the Ordinance was changed to require 1,400 sq. ft.

Public Hearing:

Mr. Ralph Baker, Ladd Real Estate Co. -- stated that Mr. & Mrs. Schlenker have already sold their home in Hazel Park with the idea of building immediately on the lot in question. If request is held up or refused, would put them in the position of not having any place to live.

There were no further comments from the audience, and no comments by mail.

DECISION: Motion by Mr. Sutermeister  
Supported by Mr. Davis

I move that Mr. & Mrs. T. R. Schlenker be granted permission to construct a house on Lot #241 of Glen-Moor Estates Subdivision, Fredmoor Street, with 1,285 sq. ft. of floor area.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

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Item 5.

Request of Vern H. Gale:

Mr. Gale appeared on behalf of his request to rent and sell used cars from his lot on the east side of Livernois, south of Chopin Street. He stated that he would have a maximum of ten (10) cars, but normally about 4 or 5. The present building on his property is 20 x 20, and the lot in question is 80' x 100'.

Public Hearing:

Mrs. Anna Smith -- approves, by letter.

Mrs. Virginia Drake, 36 Chopin, Mrs. Ida Hiller, 66 Chopin, Mrs. Mildred Hoxie, Mrs. May Karth, Mrs. Grace Jamison, 31 Chopin, and Mr. Gordon Perry -- object, by letter.

There were no comments from the audience.

DECISION: Motion by Mr. Gondek  
Supported by Mr. Clark

I move that Mr. Vern H. Gale be granted permission to rent and sell used cars from his lot on the east side of Livernois south of Chopin Street, with a maximum of ten (10) cars to be maintained.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

Item 6.

Request of Radiant Sign Company:

Mr. Lowen appeared in behalf of the Radiant Sign Company's request to erect two (2) signs at entrances to Lowen Drugs, Livernois and Maple area. He stated that the signs will be 5 x 8 and would be approximately 19' off the ground; both signs to be illuminated (not flashing).

Public Hearing:

There were no comments from the audience, and no comments by mail.



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(ITEM 6, RADIANT SIGN REQUEST -- Continued)

DECISION: Motion by Mr. Sutermeister  
Supported by Mr. Davis

I move that permission be granted to Radiant Sign Company to erect two (2) signs at the entrances to Lowen Drugs; said installation to comply with the restrictions of the Building Department.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

Item 7. Request of Carl Schocke:

Mr. & Mrs. Schocke appeared on behalf of their request to build a garage and make improvements on their home at 934 Elmsford which is located in an M-1 Industrial district. They stated that they were considering new siding for the house, enclosing a front porch, and building a 3-1/2 car garage. Their lot is 70' x 140'.

Public Hearing:

There were no comments from the audience, and no comments by mail.

DECISION: Motion by Mr. Gondek  
Supported by Mr. Sutermeister

I move that the request of Carl Schocke be tabled for thirty (30) days to enable Mr. & Mrs. Schocke to obtain additional information.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

Item 8. Request of Mr. & Mrs. Pettypiece:

Mr. & Mrs. Bruce Pettypiece appeared on behalf of their request to use the Troy Methodist Church building for display and sale of antiques. They stated that the sale would not be completed for six (6) months until such time as the parsonage is vacated. They would like the Variance Permit to start immediately on use of the building for their antique shop -- the final purchase of the house will complete the deal. There would be no outside storage required.

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(ITEM 8. PETTYPIECE REQUEST -- Continued)

Public Hearing:

Mr. Henry Krell, 101 Square Lake Rd. -- objects.

Mr. Keith Martell, 126 Square Lake Rd. -- wanted to know about parking. If street is marked for "No Parking", would not have any objections.

Mr. Charles Martell, 160 Square Lake Rd. -- contacted quite a few of the neighbors, and they have no objections to this operation. Inasmuch as the permit has to be approved each year, has no objections.

Mr. Wm. J. Carr, 69 East Square Lake Rd. -- approves, by letter.

Rev. R. W. Janka, 90 East Square Lake Rd. -- approves, by letter.

Mrs. Leota Meserve, owner of Lots #5 and #7 -- approves, by letter.

Mrs. Sarah Shinkle, owner of Lot #27 -- approves, by letter.

Mr. Baker, Building Inspector, advised the petitioners that he and the Fire Chief would not approve any storage of any kind on the second floor of the building due to the fact that it would be unsafe.

DECISION: Motion by Mr. Sutermeister  
Supported by Mr. Davis

I move that permission be granted for one (1) year to Mr. & Mrs. Bruce Pettypiece to use Troy Methodist Church building for antique shop with no outside storage of salable items.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

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Motion by Mr. Sutermeister  
Supported by Mr. Clark

I move that the meeting be adjourned (10:32 P.M.).

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

ELECTION OF OFFICERS:

Office of Chairman:

Mr. Stanley Gondek was nominated for the office of Chairman of the Board of Appeals.

Motion by Mr. Davis  
Supported by Mr. Sutermeister

I move that nominations be closed and Mr. Gondek be approved unanimously as Chairman of the Board of Appeals.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

Office of Vice-Chairman:

Mr. John Davis was nominated for the office of Vice-Chairman of the Board of Appeals.

Motion by Mr. Moore  
Supported by Mr. Clark

I move that nominations be closed and Mr. Davis be approved unanimously as Vice-Chairman of the Board of Appeals.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

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(ELECTION OF OFFICERS -- Continued)

Office of Secretary:

Mr. Wayne Clark was nominated for the office of Secretary of the Board of Appeals.

Motion by Mr. Moore  
Supported by Mr. Davis

I move that nominations be closed and Mr. Clark be approved unanimously as Secretary of the Board of Appeals.

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.

OFFICERS - BOARD OF APPEALS  
1963 - 1964

Chairman ..... Mr. Stanley Gondek  
Vice-Chairman ..... Mr. John Davis  
Secretary ..... Mr. Wayne Clark

\* \* \* \* \*

Motion by Mr. Gondek  
Supported by Mr. Davis

I move that the meeting be closed (10:40 P.M.).

Yeas: All-5  
Nays: None  
Absent: Czarnowski, Bennett.