

8/20/63

A Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices on Tuesday, August 20, 1963, being called to order at 8:00 P.M.

PRESENT:

S. Gondek, Chairman
John Davis, Vice-Chairman
W. Clark, Secretary
A. Bajgier
Ben Moore
C. Sutermeister

ABSENT:

T. Bennett

MINUTES, JULY 16, 1963

Motion by Sutermeister
Support by Moore

I move that the minutes of the regular meeting held on July 16, 1963, be approved as printed.

Yeas: All-6
Nays: None
Absent: Bennett

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Item 1. Renewal of C. Kowaleski, 3009 John R. Road, corner of John R. and Big Beaver Rds. Section 23

No one appeared on behalf of the request to use the garage for car repair.

Decision: Motion by Moore
Support by Sutermeister

I move that this request be postponed until the next regular meeting.

Yeas: All-6
Nays: None
Absent: Bennett

Item 2. Renewal of Fritz Feuz, 2531 Elbow Lane, located Section 29, for landscape business.

Mr. Feuz was present in his behalf of the request. He was asked if he knew of the complaints of odor and dust and other comments of last month. He mentioned that Mr. Baldwin, a neighbor, had been down many times and complained whenever he plowed or disked. Mr. Feuz stated that he had sold two big trucks and only had two pick-ups and one panel truck. The trailer is going to be moved and no merchandise is sold from the house. The lady across the street has no objection and he only wants to live in peace.

Decision: Motion by Bajgier
Support by Sutermeister

I move that this request be tabled for thirty days pending the Attorneys opinion.

Yeas: All-6
Nays: None
Absent: Bennett

Item 3. Request of Roy L. Duncan, 1061 Wheaton, Section 27 to change set back along Wheaton Street, lots 63 thru 69, 71 thru 79. Set back to be 25' instead of 50'.

Mr. Duncan was present to state that there are houses on three lots that have a 25' set back. This is Zoned M-1 Industrial.

Public Hearing:

No comments from the audience.

Decision: Motion by Davis
Support by Moore

I move that the request of Roy Duncan for lots on the North Side of the street be allowed a 25' set back.

Yeas: Clark, Sutermeister, Gondek, Moore, Davis
Nays: Bajgier
Absent: Bennett

Motion carried.

Item 4. Request of George H. Johnson, 2068 Orpington, Section 24, to build an addition to present house nearer lot line. Zoned R-1-E Residential.

Mr. Johnson was present in his behalf of the request and stated that he is presently buying Lot #31 which is on the West Side of his property. He would like a 5' side yard allowance to allow an addition to his present home. This addition was planned previous to the present zoning.

Public Hearing:

Alex Sirekis, 2080 Orpington St., approves, by letter.

No comments from the audience.

Decision: Motion by Moore
Support by Bajgier

I move that George Johnson be granted a minimum 5' side yard set back.

Yeas: All-6
Nays: None
Absent: Bennett

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Item 5. Request of E. F. Berrey, 5800 Houghten Street, Section 9, to build a garage nearer lot line.

No one appeared on behalf of the request.

Public Hearing:

No comments from the audience.

Decision: Motion by Davis
Support by Moore

I move that the request of E. F. Berrey be tabled for one month and Mr. Berrey be notified: City Clerk to notify petitioner of such action.

Yeas: All-6
Nays: None
Absent: Bennett

Item 6. Request of Joseph Serilla to build a house with 960 sq. ft. area. on DeEtta, Section 3. Clark Estates Subdivision.

Mr. Goodell was present on behalf of the request. He stated that the lots on either side had homes with 960 sq. ft. area.

Public Hearing:

Oliver O'Rourke, 7482 Beachwood Rd., Lexington, Mich disapproves by letter

T. Scott, 3845 Stolzenfeld, Warren, Mich disapproves by letter

No comments from the audience.

Decision: Motion by Bajgier
Support by Moore

I move that we grant approval to build a house with 960 sq. ft. area on lot #30 on DeEtta St., Clark Estates Subdivision.

(No vote taken.)

(Support withdrawn by Moore)

Motion by Bajgier
Support by Sutermeister

I move that we grant approval for Mr. Goodell to build a house of 1000 sq. ft. area on lot #30 on DeEtta, Clark Estates Sub

Yeas: All-6
Nays: None
Absent: Bennett

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Item 7. Request of Cole Building Co., to erect garage at 247 Lyons St. with rat wall. Section 35.

Mr. J. Mugford was present on behalf of the request to state that he is building the garage for Mr. Stokes on lot #192, Buckingham Acres. The garage will be 22' x 22' with a 2' overhang. The garage would be 10' from the house which shows on the sketch as being 5' from the lot line.

Decision: Motion by Sutermeister
Support by Davis

I move that permission be granted to build a garage at 247 Lyons St. with rat wall, according to the sketch and that the garage is not ever to be attached to the house.

Yeas: All-6
Nays: None
Absent: Bennett

Item 8. Request of Mrs. Burch, 1780 Milverton St., to build a garage nearer lot line on slab that has been previously poured.

Mrs Burch was present and explained that a slab and footings for a garage was already poured. Her permit had been lost since this was done in 1957.

Public Hearing:

No comments from the audience

Decision: Motion by Davis
Support by Moore

I move that permission be granted to Mrs Burch to build a garage on the existing slab.

Yeas: All-6
Nays: None
Absent: Bennett

Item 9. Request of Melan Building Company to build house 1200 sq. ft., Section 3, Lot #70, No. Side of Hannah St. Zoned R-1B.

Mr. Gerald McLeod was present on behalf of the request to state that the present homes are 960 sq. ft. area and this request is to build with 1200 sq. ft. area.

Public Hearing:

Ed. A. LeGrand, 6089 Montclair St. disapproves by letter

Mrs Clark, of 937 Hannah approves by phone.

No comments from the audience.

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Decision: Motion by Bajgier
Support by Clark

I move that approval be granted to Gerald McLeod to build a house of 1200 sq. ft. area on the North Side of Hannah Street. Lot #70 Clark Estates.

Yeas: All-6
Nays: None
Absent: Bennett

Item 10. Request of Nolan Building Company to build house 1064 sq. ft. on the No. side DeEtta St. Section 3.

Mr. McLeod was present on behalf of this request. He stated that this house would be a slab home with brick front and felt this would be in keeping with the rest of the homes.

Public Hearing:

T. Scott, 3845 Stolzenfeld, Warren approves by mail

Mrs Clark, 937 Hannah, has no objection by phone

John Kivapiss, 8921 Sherwood, Detroit has no objection by mail

E. LeGrand, 6089 Montclair, Troy disapproves by mail

S. Goddard, Lebanon, Tenn, disapproves by mail

No comments from the audience

Decision: Motion by Davis
Support by Sutermeister

I move that Mr. McLeod be granted permission to build on the South Side of DeEtta St.

Yeas: All-6
Nays: None
Absent: Bennett

Item 11. Request of John Moore, 477 Hurst Street, Section 3, to build garage nearer lot line.

Mr. Moore was present and stated that he wants to build a garage that would be 8' from the East Lot Line. The garage would be 24 x 26' and attached to the house. The house next door is 12' feet away.

Public Hearing:

No comments from the audience.

Decision: Motion by Moore
Support by Sutermeister

I move that John Moore be granted permission to build a garage near the lot line as shown on sketch plan.

Yeas: All-6
Nays: None
Absent: Bennett

Item 12. Request of Bal Dare Constr. Co. to erect a garage at 314 Lyons St., Section 35, Lot #160 Mark Builders Subdivision.

Mr. A. McNichols was present on behalf of the request and stated that the garage would be built with a rat wall and would be 16' from the house, also all the other requirements were met.

Public Hearing:

No comments from the audience, although there were several interested in this as they plan garages.

Decision: Motion by Davis
Support by Sutermeister

I move that the request of Bal Dare Construction Co. be granted to build a garage providing the garage is not attached to the house. Building Permit agreement to be signed that way. Lot #160 Mark Builders Subdivision.

Yeas: All-6
Nays: None
Absent: Bennett

Item 13. Request of S. Thornton, 326 Lyons St. to erect garage with rat wall. Section 35.

Mr. Thornton was present. His garage will be 18' from the house with a rat wall and all other requirements are met.

Public Hearing:

No comments from the audience.

Decision: Motion by Sutermeister
Support by Bajgler

I move that the request of S. Thornton be granted and that he be allowed to build a garage with a rat wall. The garage not to ever be attached to the house. Building Permit agreement to be signed that way. Lot #161 Mark Eldrs. Subdivision.

Yeas: All-6
Nays: None
Absent: Bennett

Item 14. Request of Emil Hanson, to use building on N.W. corner of 18 Mile Rd. and Livernois for storage.

Mr. Hanson was present and stated that he would be storing equipment from jobs, such as nails and lumber. There would be no outside storage.

Public Hearing:

No comments from the audience

Decision: Motion by Moore
Support by Clark

I move that Emil Hanson be granted permission to use the building on the corner of 18 & Livernois, for inside storage of hardware and non-combustables.

Yeas: All-6
Nays: None
Absent: Bennett

Item 15. Request of Norman Tasker to erect sign on corner of Livernois and Biltmore.

Mr. Tasker was present and stated that this was a neon type sign - standard Firestone. It was 8' high and would be about 10' back from the lot line.

Public Hearing:

Lewis Southern approves by mail.

Rex B. Smith for Troy School District approves by letter

No comments from the audience.

Decision: Motion by Davis
Support by Sutermeister

I move that permission be granted Norman Tasker to erect a sign per sketch as submitted.

Yeas: All-6
Nays: None
Absent: Bennett

Item 16. Request of N.A. Wiseman Construction Co. to erect house on south side of Starr Dr. with reduced side yards. Section 27.

Mr. J. Wiseman was present to say that he had been refused a building permit because of the side yard. Lot #69 is 50' x 200' and he would like to build a single family dwelling with 13' side yard on each side of the house.

Public Hearing:

T. Baughman, 63 Starr Dr, Troy object by mail

D. Schrepfer, 90 Starr Dr., Troy objects by mail

P. Chitty, 35 Starr Dr., Troy objects by mail

Mr. Charles Fall, 1996 Van Courtland, Troy does not object to 13' side yd.

Mr. Fred Piercefield, 76 Starr Dr., Troy has 3 lots and garage 50' away and feels 13' is agreeable.

Mr. A. Miller, 69 Hickory, Troy does not object to 13' side yds.

Decision: Motion by Moore
Support by Clark

I move that permission be granted to N.A. Wiseman to build as per sketch submitted.

Yeas: All-6
Nays: None
Absent: Bennett

Item 17. Request of T. Wreesman to replace present bldg. with a larger bldg. to be used for storage of trucks & equipment.

Mr. C. Westerby was present to represent Mr. Wreesman. There is a tin building on the present property that may have to be moved. It is getting in sad condition and there are trucks and tractors and equipment stored in this building. This sets on 50' from the road and is 250' south of Big Beaver Road.

Public Hearing:

Glenn A. Watson, 2789 Hunt Rd., Troy does not object by mail.

7 neighbors object on one page and suggest a neighborhood meeting. Russ Brooks, 3521 Big Beaver Rd., one of the signers was present and suggested that possibly the building could be moved back. There are about 10 trucks and piles of R.R. ties near the road.

Decision: Motion by Bajgier
Support by Sutermeister

I move that the request of T. Wreesman be denied to replace present building on the east side of Hunt Street.

Yeas: Moore, Clark, Sutermeister, Bajgier, Gondek
Nays: Davis
Absent: Bennett
Motion carried.

Motion by Moore
Support by Davis

I move that the meeting be adjourned (10:50).

Yeas: All-6, Nays: None