

11/7/61

A Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices on Tuesday, November 7, 1961, at 8:00 P.M.

MEMBERS PRESENT:

Ben Moore, Chairman
T. D. Bennett, Secretary
C. Sutermeister
S. Gondek
John Czarnowski

MEMBERS ABSENT:

John Davis, Vice-Chairman
Wayne Clark

Motion by Mr. Bennett
Supported by Mr. Sutermeister

I move that the minutes of the Regular Meeting held on Tuesday, October 17, 1961, be approved as printed.

Yeas: All-5
Nays: None
Absent: Davis, Clark.

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Item 1. Request of Beatrice Sewell:
Mrs. Sewell appeared in behalf of her request for renewal of her variance permit to operate a Crafts and Hobby Shop at 327 Minnesota Street. She stated that the operation will be the same as in the past year. There were no comments from the audience. There have been no objections raised.

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

I move that request of Beatrice Sewell for renewal of her variance permit to operate a Crafts and Hobby Shop at 327 Minnesota Street, be granted for one (1) year.

Yeas: All-5
Nays: None
Absent: Davis, Clark.

Item 2.

Request of Mr. Jeff Carr:

Mr. Carr appeared in behalf of his request for renewal of his variance permit to maintain a sign on the S.E. corner of Square Lake Road and Livernois Road (home address -- 69 East Square Lake Road). He stated that he will continue with the same sign as has been using. There were no comments from the audience.

DECISION:

Motion by Mr. Bennett

Supported by Mr. Sutermeister

I move that request of Mr. Jeff Carr for renewal of his variance permit to maintain a sign on the S.E. corner of Square Lake and Livernois Roads, be granted for one (1) year.

Yeas: All-5

Nays: None

Absent: Davis, Clark.

Item 3.

Request of Mrs. Arvella Bayliss:

Mrs. Bayliss appeared in behalf of her request for renewal of her variance permit to operate a repair garage at the N.W. corner of Livernois and Long Lake Roads (home address -- 5035 Livernois Road). She stated that she had good tenants and that they are keeping the place clean. There were no comments from the audience.

DECISION:

Motion by Mr. Sutermeister

Supported by Mr. Gondek

I move that request of Mrs. Arvella Bayliss for renewal of her variance permit to operate a repair garage at the N.W. corner of Livernois and Long Lake Roads, be granted for one (1) year.

Yeas: All-5

Nays: None

Absent: Davis, Clark.

Item 4.

Request of Roslyn Roofing Company:

No one appeared in behalf of the request for renewal of variance permit for Roslyn Roofing Company, Clawson, Michigan, to store roofing and related materials in building at 5015 Crooks Road.

DECISION:

(See following page.)

Item 5. Request of Clarence E. McRill:
No one appeared in behalf of the request for renewal of variance permit to Mr. McRill to grow and sell plants and shrubs and related items at 2538 East Wattles Road.

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

I move that both the Roslyn Roofing Company and Mr. Clarence E. McRill be sent notices to appear at the next meeting of the Board of Appeals for a hearing, or their variance permits will be denied.

Yeas: All-5
Nays: None
Absent: Davis, Clark.

Item 6. Request of Mr. & Mrs. Louis LaRouche:
Mr. LaRouche, 5720 Wright Street, appeared in behalf of his request to build a house on Lot #153, Houghten Acres Subdivision #1, nearer the lot line than permitted. This lot is on the N.W. corner of Livernois Road and Blanche Street. The proposed house is 65' x 26', and the lot is 100 x 300. He will have a 60' set-back on the front (Livernois) side to conform to subdivision restrictions, but lacks 20' on side lot line facing Blanche Street. Has no intentions of ever attempting to subdivide his property.

Public Hearing:

Mr. Carl Bell, 5721 Livernois (Lot #144), -- approves very highly. Stated that would be great improvement over empty lot covered with weeds.

There were no comments by mail.

DECISION: Motion by Mr. Czarnowski.
(No support)

I move that the request of Mr. & Mrs. Louis LaRouche be denied, reason being that the lot in question conforms to the Zoning Code, and there is no hardship involved in this case.

(No vote taken.)

(ITEM 6 - LaROUCHE -- Continued)

Motion by Mr. Sutermeister
Supported by Mr. Gondek

I move that Mr. & Mrs. Louis LaRouche be granted permission to build a house on Lot #153, Houghten Acres Subdivision, the front facing Livernois with the proper setback therefrom, and the side line set-back facing Blanche Street to be not less than 20'.

Yeas: Sutermeister, Moore, Bennett, Gondek.
Nays: Czarnowski.
Absent: Davis, Clark.

Motion carried.

Item 7.

Request of Mrs. Marianna Garza:

Mrs. Garza and Mr. Charles Stamps, attorney, appeared in behalf of her request to use part of home at 2011 West Big Beaver Road for display and sale of antique items. Mr. Stamps advised that this property is not occupied as a residence -- is a business establishment only. Part of the building is occupied by the office for the Graham Overhead Door Company, and Mrs. Garza is desirous of using the balance of the house for an antique shop. She stated that she had had one auction sale, but does not plan to have any more.

Public Hearing:

Mr. John Dantzer, 1785 West Big Beaver Road,
Lots 4 and 5 -- Objects, by letter.

A. W. & Lottie Wright, 1935 West Big Beaver
Road, Lots 1 and 2 -- Objects, by letter.

Mr. Maurer, 2124 West Big Beaver Road --
Objects very strongly. Lowers property values.

Mrs. Spinazzola, 1851 Butterfield -- Objects.

Mr. A. S. Fall, 2220 West Big Beaver Rd. -- Objects.

Mr. Calvin Lucas, 1785 West Big Beaver Road --
Objects.

(ITEM 7 - GARZA -- Continued)

Public Hearing (Continued):

Mr. Vance Birchman, 1750 West Big Beaver Road -- Objects.

Mr. Gerald Elmore, 1615 West Big Beaver Road -- Objects.

Mr. Walter Huff, 1650 West Big Beaver Road -- Objects very strongly.

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

I move that the request of Mrs. Mariana Garza to use part of house at 2011 West Big Beaver Road for display and sale of antiques be denied.

Yeas: Sutermeister, Moore, Gondek, Czarnowski.

Nays: Bennett.

Absent: Davis, Clark.

Motion carried.

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

Mr. & Mrs. Pope appeared in behalf of their request for a variance permit to operate a dog kennel at 2775 East Maple Road. They stated that they have purchased the property subject to the dog kennel being permitted. Mr. Pope stated that he would have a maximum of 7 dogs, and that he would not be doing any breeding -- just boarding of dogs. He indicated that he could set the kennel back at least 500' as his lot is 1,345.7' deep. Would like this as a business after he retires.

Public Hearing:

Mrs. Lucy Turski, owner of 582D-1 acreage in Section 25 -- Objects, by letter.

Mr. Sam Genick, 238 Wattles -- Objects, by letter.

Mr. Edwin Rinke, owner of Lot CT-582-C2 -- Objects, by letter.

Mr. Andrew Holevar, 2720 East Maple -- Objects very strongly. Feels that dogs being boarded will be lonesome and will howl. Wants to keep area strictly residential.

(ITEM 8 - POPE -- Continued)Public Hearing (Continued):

Mrs. Martin, owner of property in question -- Approves. Stated that she cannot keep up the place as her husband is ill and she must sell.

Mrs. Valardo, representing Chamberlain Real Estate Company, -- Approves. Stated that she had had the house since June and had received no offers except for commercial purposes -- too many businesses in the district.

Mr. Joseph Kaminski, 2690 East Maple -- Objects.

Mr. Roy Vandagriff, 2754 East Maple -- Objects.

Mr. Edgar Todd, 2757 East Maple -- Objects.

Mr. Dennis Pope (son of Mr. & Mrs. Pope) -- Approves. Stated that this is set up as a retirement venture, and that his Dad has knowledge of dog care and will not have howling dogs.

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

I move that Mr. & Mrs. Pope be granted permission to operate a dog kennel at 2775 East Maple Road for one (1) year with the following restrictions: Maximum number of dogs to be housed in this kennel to be seven (7); Kennel to be set back north of Maple Road a minimum of 500'; This permit subject to the approval of the Oakland County Authorities.

Yeas: All-5
Nays: None
Absent: Davis, Clark.

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Motion by Mr. Czarnowski
Supported by Mr. Sutermeister

I move that the meeting be adjourned (10:03 P.M.).

Yeas: All-5
Nays: None
Absent: Davis, Clark.