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A Regular Meeting of the Zoning Board of Appeals was held in the Troy City Offices on Tuesday, July 17, 1962, at 8:00 P.M.

MEMBERS PRESENT:

Ben Moore, Chairman  
S. Gondek, Vice-Chairman  
T. D. Bennett  
John Davis  
C. Sutermeister

MEMBERS ABSENT:

Wayne Clark, Secretary  
John Czarnowski

Motion by Mr. Bennett  
Supported by Mr. Davis

I move that the minutes of June 19, 1962, be approved as printed.

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

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Item 1.

Request of Mr. Soullier:

Mr. Soullier appeared in behalf of his request for renewal of variance permit to park trucks at 6500 Norton Street. He stated that he has reduced the number of his trucks from five to two. There have been no complaints against this operation, and there were no comments from the audience.

DECISION:

Motion by Mr. Davis  
Supported by Mr. Gondek

I move that permission be granted to Mr. Soullier to park trucks at 6500 Norton Street for one (1) year.

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

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Item 2.

Request of Mr. Harold Furman:

Mrs. Furman and Mr. Kramer of the Ace Building Company appeared in behalf of the request to erect an addition to the present house at 137 Tacoma, nearer the lot line than permitted by Ordinance #23, and submitted a drawing of the proposed addition. This addition would bring the building 6' from the side (west) lot line.

Public Hearing:

Mr. Robert Doolin, 151 Tacoma (neighbor immediately to the west of house in question) -- approves.

Mrs. Esther Zwierznski, 46 Forthton -- objects, by letter.

DECISION:

Motion by Mr. Gondek

Supported by Mr. Sutermeister

I move that permission be granted to Mr. Harold Furman for construction of addition to house at 137 Tacoma, per plan submitted.

Yeas: All-5

Nays: None

Absent: Clark, Czarnowski.

Item 3.

Request of Mrs. Mary Gregory:

Mrs. Gregory appeared in behalf of her request to operate a hobby shop at 1089 Kirts Street (presently zoned R-M Residential). She stated that the shop would be in a small building at the rear, and that she would handle pictures and small gift items.

Public Hearing:

There were no comments from the audience, and none by mail.

DECISION:

Motion by Mr. Sutermeister

Supported by Mr. Bennett

I move that permission be granted to Mrs. Mary Gregory to operate a hobby shop at 1089 Kirts Street for one (1) year.

Yeas: All-5

Nays: None

Absent: Clark, Czarnowski.



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Item 4. =

Request of Mr. Fritz Feuz:

Mr. Feuz appeared in behalf of his request to conduct a landscaping business from 2531 Elbow Lane. He stated that he plans on planting trees, shrubs, etc. on the 7-1/2 acre lot in question (zoned R-1C Residential), and has four trucks (1 - stake, 2 - pick-ups, 1 - panel) and one jeep for his business.

Public Hearing:

Mr. & Mrs. Beattie, Lot #12 -- object, by letter.

Theodore Torrt, 2370 Delemere -- objects, by letter.

Clarence Cornellier, Lot #13 -- objects, by letter, -- but would OK if the trucks were parked in the barn and out of sight at all times.

Mr. Richardson, 2115 Butterfield -- objects.

Mrs. Dunn, 2166 Butterfield -- objects to business in a residential area.

John Bronersky, 2114 Butterfield -- objects because truck traffic would be dangerous for the children.

Mrs. Borrie, 2142 Butterfield -- objects.

Mrs. Rose, 2840 Elbow Lane -- objects.

Mr. Harlukowick, 2611 Delemere -- objects.

Mr. Roy Baldwin, 2560 Delemere -- objects to commercial use and truck traffic.

Mr. Donald Westerby, 2581 Delemere -- objects.

Mr. Edward Myers, 2545 Delemere -- objects.

Mr. Charles Lux, 2091 Butterfield -- objects.

DECISION:

Motion by Mr. Bennett

Supported by Mr. Gondek

I move that Mr. Fritz Feuz be granted a permit to conduct a landscaping business from 2531 Elbow Lane for one (1) year, providing he will park his trucks inside the barn.

Yeas: All-5

Nays: None

Absant: Clark, Czarnowski.

Item 5.

Request of J. Lawson Lockhart:

Mr. Lockhart appeared in behalf of his request for permission to use building at 1032 Hartland for storage. He stated that there is adequate access for car or truck to and from the building at the front.

Public Hearing:

Rudy Dallas, 1033 Urbancrest -- approves, by letter.

Mr. & Mrs. Lovell -- objects, by letter.

DECISION:

Motion by Mr. Gondek  
Supported by Mr. Moore

I move that permission be granted to J. Lawson Lockhart for one (1) year; building to be used for storage of non-flammable, non-explosive material.

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

Item 6.

Request of Nylock Detroit Company:

Mr. John F. Englehardt, Englehardt, Buettner & Holt - General Contractors, appeared in behalf of the request by the Nylock Detroit Company for permission to build an office at 1893 Barrett Street nearer the lot line than permitted by Ordinance #23. The proposed addition will be 37 x 60 and of brick construction. This will make the front line set back 33'.

Public Hearing:

Mr. Harry Wood, Anchor Real Estate Co. -- approves, by letter.

There were no comments from the audience.

DECISION:

Motion by Mr. Davis  
Supported by Mr. Bennett

I move that permission be granted to the Nylock Detroit Company to construct addition at 1893 Barrett Street, per the plans submitted.

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

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Motion by Mr. Davis  
Supported by Mr. Bennett

I move that the meeting be adjourned (9:42 P.M.).

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