



500 West Big Beaver  
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## ZONING BOARD OF APPEALS MEETING AGENDA

Michael Bossenbroek, Chair, Thomas Desmond, Vice Chair  
Aaron Green, David Eisenbacher, Mahendra Kenkre, Jim McCauley,  
Tyler Fox, Barbara Chambers, Alternate, Jeffrey Forster, Alternate

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**May 20, 2025**

**7:00 P.M.**

**COUNCIL CHAMBERS**

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1. ROLL CALL
2. PROCEDURE
3. APPROVAL OF MINUTES – April 15, 2025
4. APPROVAL OF AGENDA
5. HEARING OF CASES:
  - A. 3991 Crooks & vacant properties south thereof, David Donnellon, J & A Architectural Engineers for Kamal Shouhayib, The Choice Group - A variance request to allow the height of proposed multi-unit attached residential development to be 33 feet height, where the Zoning Ordinance allows a 30 foot height maximum.  
  
ZONING ORDINANCE SECTION: Table 5.03 E, 3, c, i, NN Zoning district
  - B. 363 W. Big Beaver, John Marusich, Marusich Architecture for Frank Simon, 363 Big Beaver LLC – A variance request to allow a residential apartment tower addition be set back zero feet from the rear property line, where the Zoning Ordinance requires a 40 foot set back.  
  
ZONING ORDINANCE SECTION: Table 5.03 B 6, BB Zoning district
6. COMMUNICATIONS
7. MISCELLANEOUS BUSINESS – Discuss recommending potential Zoning Ordinance Text Amendments to the Planning Commission  
  
Elections – Chair and Vice Chair
8. PUBLIC COMMENT
9. ADJOURNMENT

**NOTICE:** People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at [clerk@troymi.gov](mailto:clerk@troymi.gov) or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.