

AGENDA

**BOARD OF ZONING APPEALS
JUNE 17, 2008**

**COUNCIL CHAMBERS
7:30 P.M.**

CALL TO ORDER

ROLL CALL – EXCUSE ABSENT MEMBERS IF NECESSARY

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MAY 20, 2008

RENEWALS

ITEM #2 – APPROVAL OF ITEM #3 AND ITEM #4.

ITEM #3 – RENEWAL REQUESTED. ZION CHRISTIAN CHURCH, 3668 LIVERNOIS, for relief of the 4'-6" high screening wall required along the south side of off-street parking.

SUGGESTED RESOLUTION. MOVED, to grant Zion Christian Church, 3668 Livernois, a three (3)-year renewal of relief of the 4'-6" high screening wall required along the south side of off-street parking.

ITEM #4 – RENEWAL REQUESTED. FIRST PRESBYTERIAN CHURCH, 4328 LIVERNOIS, for relief of the 4'-6" high screening wall required along the south, east and north sides of off-street parking.

SUGGESTED RESOLUTION. MOVED, to grant First Presbyterian Church, 4328 Livernois, a three (3)-year renewal of relief of the 4'-6" high screening wall required along the south, east and north sides of off-street parking.

PUBLIC HEARINGS

ITEM #5 – VARIANCE REQUESTED. JOHN SPUDICH, 6618 MOUNTAIN, for relief of the Ordinance to construct an addition on the rear of his home that will result in a 37' rear yard setback where Section 30.10.02 requires a 45' minimum rear yard setback in the R-1B Zoning District.

ITEM #6 – VARIANCE REQUESTED. DEAN DEVONCE, 3490 CROOKS, for relief of the Ordinance to construct an addition to his home that will result in a 6.2' side yard setback where Section 30.10.02 requires a 10' minimum side yard setback in R-1B Zoning Districts.

ITEM #7 – VARIANCE REQUESTED. MLS EQUITY, LLC, 1800 W. BIG BEAVER, for relief of the Ordinance to expand the existing parking that will be within 10' of the front property line along McClure, where Section 29.50.07 requires that in the R-1B District the front yard setback is 40'.

ITEM #8 – VARIANCE REQUESTED. NORM & CARLA JOHNSON, 1090 ROCHESTER, for relief of the Ordinance to construct a new outdoor seating area at an existing restaurant that is a legal non-conforming structure. The site plan submitted indicates that the outdoor dining area will have an 18' front yard setback. Section 40.50.04 prohibits the expansion of a legal non-conforming structure in any way that increases the non-conformity.

ITEM #9 – VARIANCE REQUESTED. LAITH HERMIZ OF RAMCO GERSHENSON, 730-738 E. BIG BEAVER, for relief of the Ordinance to construct a new commercial building with a proposed 15' front yard setback to the north property line along Big Beaver where Section 30.20.05 of the Zoning Ordinance requires a 75' front yard setback in the B-2 Zoning District.

ITEM #10 – VARIANCE REQUESTED. AKZO NOBEL COATINGS, 1845 MAXWELL & 1716-1724 STUTZ, for relief Ordinance to construct an addition to their parking lot. A 6'-0" high masonry screening wall is required by Section 30.10.01 of the Zoning Ordinance where an M-1 (Light Industrial) Zoning District abuts Residentially Zoned Property. The site plan submitted does not indicate a screening wall along the north and a portion of the west property line.

ITEM #11 – VARIANCE REQUESTED. ZACH & MELISSA KEEN, 3833 MEADOWBROOK, for relief of the Ordinance to construct a covered screen porch that will result with a 33.8' rear yard setback where Section 30.10.02 of the Ordinance requires a 45' minimum rear yard setback in R-1B Zoning Districts.

ITEM #12 – VARIANCE REQUESTED. TROY-ROCHESTER PROPERTIES, LLC, 3339 ROCHESTER ROAD (PROPOSED ADDRESS), for relief of the Ordinance to construct a new Tim Horton restaurant with a drive-up facility on a .96 acre site. Section 32.30.02 of the Zoning Ordinance requires sites for restaurants with drive-up facilities in B-2 Districts to be at least one acre in size.