

AGENDA

**BOARD OF ZONING APPEALS
JANUARY 16, 2007**

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

CALL TO ORDER

ROLL CALL – MOTION TO EXCUSE ABSENT MEMBERS (IF REQUIRED)

ITEM #1 – APPROVAL OF MINUTES – MEETING OF DECEMBER 19, 2006

RENEWAL ITEMS

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

ITEM #3 – RENEWAL REQUESTED. CATS BUILDING, 2100 W. BIG BEAVER, for relief of the 6' high masonry-screening wall required along the north end of the west property line.

SUGGESTED RESOLUTION. MOVED, to grant CATS Building, 2100 W. Big Beaver, a three (3) year renewal of a variance for relief of the required 6' high masonry-screening wall required along the north end of the west property line.

ITEM #4 – RENEWAL REQUESTED. FAITH APOSTOLIC CHURCH, 6710 CROOKS, for relief of the 4'-6" high masonry screening wall required along the north, east and south sides of off-street parking area, which abut residentially zoned property.

SUGGESTED RESOLUTION. MOVED, to grant Faith Apostolic Church, 6710 Crooks, a three (3) year renewal of a variance for relief of the 4'-6" high masonry screening wall required along the north, east and south sides of off-street parking areas, which abut residentially zoned property.

PUBLIC HEARINGS

ITEM #5 – VARIANCE REQUESTED. VARIANCE REQUEST. FRANCO MANCINI, 6693 ROCHESTER ROAD (PROPOSED ADDRESS), for relief of the Ordinance to construct a new one-story office building adjacent to Residential Zoned property without a screen wall as required by Section 39.10.01.

AGENDA EXPLANATION

BOARD OF ZONING APPEALS

JANUARY 16, 2007

2. RESOLVED, that Item #3 and Item #4 (with the exception of Item(s) _____) are hereby approved in accordance with the suggested resolutions printed in the Agenda Explanation.

Motion by

Supported by

3. CATS Building, 2100 W. Big Beaver. Petitioner is requesting relief of the requirement to erect a 6' high masonry-screening wall along the west property line at the north end of this site. The northern 73' of this property abuts residential zoning to the west and a 6' high masonry-screening wall is required along that portion of the property by Section 39.10.01 of the Zoning Ordinance. This Board originally granted relief for this wall in 1983, based on the fact that the adjacent land was undeveloped and used as a retention pond. In January 2004, this Board granted a three (3) year renewal of this variance. Conditions remain the same and we have no objections or complaints on file.

SUGGESTED RESOLUTION. MOVED, to grant Cats Building, 2100 W. Big Beaver a three (3) year renewal of relief of the 6' high masonry-screening wall required along the north end of the west property line.

- Variance is not contrary to public interest.
- Variance will not cause an adverse effect to surrounding property.

4. Faith Apostolic Church, 6710 Crooks. Petitioner is requesting renewal of a variance originally granted by this Board in July 1981, for relief of the 4'-6" high masonry wall required by Section 39.10.01 of the Zoning Ordinance on the north, east and south sides of their off-street parking areas, which abut residential zoned property. This item last appeared before this Board at the meeting of January 2004 and was granted a three (3) year renewal at that time. Conditions remain the same and we have no objections or complaints on file.

SUGGESTED RESOLUTION. MOVED, to grant Faith Apostolic Church, 6710 Crooks, a three (3) year renewal of relief of the 4'-6" high masonry wall required by Section 39.10.01 of the Zoning Ordinance on the north, east and south sides of their off-street parking areas, which abut residential zoned property.

- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

5. Franco Mancini, 6693 Rochester (proposed address). Petitioner is requesting relief of the Ordinance to construct a new one-story office building. The property to the north of this site is in zoned R-1T (One-Family Attached Residential). The property to the west of this site is in zoned R-1C (One-Family Residential). Section 39.10.01 requires a 6' high masonry screen wall between an O-1 (Office Building) zoned development and residential zoned property. The site plan submitted does not show a screening wall along either property line.