

AGENDA

BOARD OF ZONING APPEALS NOVEMBER 16, 2004

COUNCIL CHAMBERS 7:30 P.M.

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES - MEETING OF OCTOBER 19, 2004

PUBLIC HEARINGS

ITEM #2 – VARIANCE REQUEST. FRANK ZIMMER, OF THE HONEY BAKED HAM COMPANY, 1081 E. LONG LAKE ROAD, for approval under Section 43.80.00 of the Zoning Ordinance to place two temporary storage containers outside for a period from December 10, 2004 through December 31, 2004.

ITEM #3 – VARIANCE REQUEST. MR. & MRS. ROBERT ARKING, 4705 STODDARD, for relief of Section 30.10.04 of the Ordinance to construct a 10' addition to the front of their attached garage, which will result in a 26' front yard setback where 30' is required by Section 30.10.04.

ITEM #4 – VARIANCE REQUEST. MR. THOMAS QUAKENBUSH, 2544 HOMEWOOD, for relief of Section 40.57.03 and Section 40.57.05 to maintain a shed installed in the side yard, 6' from the north wall of the existing home.

ITEM #5 – VARIANCE REQUEST. STEVEN CERRONE, 2103 PIPPIN, for relief of Section 30.10.02 of the Ordinance to maintain a covered front porch, which has a 34'-11" front setback where 40' is required.

ITEM #6 – VARIANCE REQUEST. SAM ASKAR, 2970 E. LONG LAKE, for relief of Section 40.50.04 of the Ordinance to construct an addition to an existing legal non-conforming structure.

ITEM #7 – VARIANCE REQUEST. BRUCE HUDALLA OF THE HEARTLAND GROUP, INC., 2003 BRIARGROVE, for relief of the Ordinance to construct a sunroom addition that will result in a 34' rear yard setback, where a 45' minimum rear yard setback is required by Section 30.10.02.

AGENDA EXPLANATION

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2. Frank Zimmer, 1081 E. Long Lake. Petitioner is requesting approval under the Zoning Ordinance to place two temporary storage containers outside at 1081 E. Long Lake from December 10th through December 31, 2004. Section 43.80.00 of the Zoning Ordinance requires approval from the Board of Zoning Appeals to permit temporary buildings for permitted uses for a time frame not to exceed two years.
3. Mr. & Mrs. Robert Arking, 4705 Stoddard. Petitioners are requesting relief of the Zoning Ordinance to construct an attached garage addition. The plans submitted indicate a 10' addition to the front of the attached garage, which will result in a proposed 26' front yard setback. Section 30.10.04 requires a 30' minimum front yard setback in R-1C Zoning Districts.
4. Thomas Quakenbush, 2544 Homewood. Petitioner is requesting relief of the Zoning Ordinance to maintain a shed installed without first obtaining a Building Permit. The site plan submitted indicates that the shed has been placed in a side yard, 6' from the north wall of the home. Section 40.57.03 prohibits the placement of a shed in a side yard and Section 40.57.05 requires a 10' minimum setback from the house.
5. Steven Cerrone, 2103 Pippin. Petitioner is requesting relief of the Ordinance to maintain a covered front porch constructed without first obtaining a Building Permit. The site plan submitted indicates this construction has resulted in a 34'-11" front yard setback. Section 30.10.02 requires a 40' minimum front setback in R-1B Zoning Districts.
6. Sam Askar, 2970 E. Long Lake. Petitioner is requesting relief of the Ordinance to construct an addition on an existing service station. The property is located in the H-S (Highway Service) Zoning District, and Section 30.20.07 requires a minimum rear yard setback of 30'. The site plan submitted indicates that the setback to the existing rear building line is only 19'-7". The proposed addition will continue this existing wall line out to the east with the addition. Because this building existed before the zoning of the property was changed to H-S, it is classified as a legal non-conforming structure. Section 40.50.04 of the Zoning Ordinance prohibits the expansion of a non-conforming structure in any way that increases the non-conformity.
7. Bruce Hudalla, 2003 Briargrove. Petitioner is requesting relief of the Ordinance to construct a sunroom addition that would result in a proposed 34' rear yard setback. Section 30.10.02 of the Zoning Ordinance requires a 45' minimum rear yard setback in the R-1B Zoning District.