

AGENDA

**BOARD OF ZONING APPEALS
DECEMBER 21, 2004**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 16, 2004

RENEWALS

ITEM #2 – VARIANCE REQUESTED. JAMES JONAS, 888 W. BIG BEAVER, LLC, 888 W. BIG BEAVER, for relief of the Zoning Ordinance to maintain a 4588 square foot habitable space in the parking garage.

PUBLIC HEARINGS

ITEM #3 – VARIANCE REQUESTED. MR. ENCLOSURE REPRESENTING MR. & MRS. LLOYD GEERING, 4451 REILLY, for relief of the Ordinance to construct a patio enclosure that would result in a proposed 25.3' rear yard setback where Section 34.20.03 of the Zoning Ordinance requires a 35' minimum rear yard setback in R-1C Zoning Districts utilizing the open space option.

ITEM #4 – VARIANCE REQUESTED. MERI BORIN, 2317 VERMONT, for relief of the Ordinance to maintain a shed constructed without first obtaining a Building Permit located in the side yard, with a side yard setback of 2.4' to the east property line and a distance of 7.5' to the attached garage.

AGENDA EXPLANATION

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2. 888 W. Big Beaver, LLC, 888 W. Big Beaver. Petitioner is requesting renewal of relief granted by this Board to maintain an area in the parking garage as habitable space. This habitable space results in a gross building area for this site of 334,588 square feet. Section 26.70.00 of the Zoning Ordinance limits the building area on this site to no more than 330,000 square feet. Relief has been granted on a yearly basis since 1980, because the petitioner has indicated that at sometime in the future they would not need or require this additional space. This item last appeared before this Board at the meeting of December 18, 2001 and was granted a three-year renewal at that time. Conditions remain the same and we do not have any complaints or objections on file.

3. Mr. Enclosure, 4451 Reilly. Petitioner is requesting relief of the Ordinance to construct a patio enclosure that would result in a 25.3' rear yard setback. Section 34.20.03 of the Zoning Ordinance requires a 35' minimum rear yard setback in R-1C Zoning Districts utilizing the open space option.

4. Meri Borin, 2317 Vermont. Petitioner is requesting relief of the Ordinance to maintain a shed that has been constructed without first obtaining a Building Permit. The site plan submitted indicates that the shed has been constructed in a side yard with a side yard setback of 2.4' to the east property line and with a distance of 7.5' to the attached garage. Section 40.57.03 prohibits the placement of any accessory building in any yard except a rear yard. Section 40.57.05 requires a 6' minimum setback from an accessory building to any property line and a 10' minimum distance to the main structure.