

## **AGENDA**

### **BOARD OF ZONING APPEALS APRIL 15, 2003**

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

#### **CALL TO ORDER**

#### **ROLL CALL**

#### **ITEM #1 – APPROVAL OF MINUTES MEETING OF MARCH 18, 2003**

#### **RENEWAL ITEMS**

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

**ITEM #3 – RENEWAL REQUESTED. DENNIS BOSTICK, TROY SPORTS CENTER, 1819 E. BIG BEAVER**, for relief to provide a landscaped berm in place of the 4'-6" high wall required along the north and a portion of the west property line.

SUGGESTED RESOLUTION. To grant Dennis Bostick, Troy Sports Center, 1819 E. Big Beaver, a three-year (3) renewal of relief to provide a landscaped berm in place of the 4'-6" high wall required along the north and a portion of the west property line.

**ITEM #4 – RENEWAL REQUESTED. EDWARD KENDZIUK, KMART CORPORATION, 3100 W. BIG BEAVER**, for relief of the masonry screening wall required on the north and east side of the parking lot.

SUGGESTED RESOLUTION. To grant Edward Kendziuk, Kmart Corporation, 3100 W. Big Beaver, a three-year (3) renewal of relief of the masonry screening wall required on the north and east side of the parking lot.

#### **PUBLIC HEARINGS**

**ITEM #5 – VARIANCE REQUESTED. EUGENE & BRENDA FERGUSON, 1053 HARTWIG**, for relief of the Ordinance to construct a rear sunroom addition resulting in 8.4' from an existing detached garage where 10' is required.

**ITEM #6 – VARIANCE REQUESTED. WILLIAM & ELEANOR LUPSHA, 36 VERMONT**, for relief of the front yard setback to maintain an existing enclosed front porch with a 19.35' front yard setback where a 25' front yard is required.

**ITEM #7 – VARIANCE REQUESTED. MR. & MRS. GARY SHEREDA, 5231 CROWFOOT**, for relief of the rear yard setback to construct a family room addition to the back of their home with a 26.55' rear yard setback where 40' is required.

**ITEM #8 – VARIANCE REQUESTED. MR. & MRS. CHARLES NOONAN, 795 RANDALL**, for relief of the front yard setback to construct a two-story addition with a 25' front yard setback where 30' is required.

## AGENDA EXPLANATION

### BOARD OF ZONING APPEALS

APRIL 15, 2003

**2. RESOLVED**, that Items #3 and #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.** Dennis Bostick, 1819 E. Big Beaver. Petitioner is requesting renewal of relief granted by this Board since 1997 to provide a landscaped berm along the north and a portion of the west property lines in lieu of the 4'-6" high masonry-screening wall. Relief was originally granted based on the fact that the petitioner had demonstrated that conformance was unnecessarily burdensome and the wall would be less attractive than the landscaped berm. The adjacent residential property to the north is vacant and the property to the west is used for the athletic fields for the San Marino Social Club. This item last appeared before this Board at the meeting of April 2000 and was granted a three-year (3) renewal at that time. Recently the depth of the non-residential zoning on the property to the west has been increased such that the wall is only required for the north 50 feet of the west property line. Other than that, conditions remain the same and we have no complaints or objections on file.

**SUGGESTED RESOLUTION.** To grant Dennis Bostick, 1819 E. Big Beaver, a three-year (3) renewal of relief to provide landscaped berms along the north and a portion of the west property lines in lieu of the required 4'-6" high masonry screening wall.

- Variance will not cause an adverse effect to surrounding property.
- Conditions remain the same.

**4.** Edward Kendziuk, 3100 W. Big Beaver. Petitioner is requesting renewal of variance granted by this Board for relief of the 4'-6" high masonry wall required where their parking lot abuts residential zoned property. This variance has been granted on a yearly basis since 1998 and last appeared before this Board at the meeting of April 2000. At that time this request was granted a three-year (3) renewal. Conditions remain the same and we have no objections or complaints on file.

**SUGGESTED RESOLUTION.** To grant Edward Kendziuk, 3100 W. Big Beaver, a three-year (3) renewal of relief of the 4'-6" high masonry wall required where their parking lot abuts residential zoned property.

- Conditions remain the same.
- Variance is not contrary to public interest.

## AGENDA EXPLANATION

BOARD OF ZONING APPEALS

APRIL 15, 2003

5. Eugene & Brenda Ferguson, 1053 Hartwig. Petitioner is requesting relief of the Ordinance to construct a rear sunroom addition. The proposed location as shown on the site plan indicates that the east wall of the addition would be 8.4' from an existing detached garage. Section 40.57.05 requires a minimum distance of 10' from any part of the main building to an accessory structure.
6. William & Eleanor Lupsha, 36 Vermont. Petitioner is requesting relief to maintain an existing enclosed front porch, which was constructed without a building permit. Inspections made at this property revealed that an enclosure had been constructed on an existing open front porch. The mortgage survey indicates that this structure has a 19.35' front yard setback. Section 30.10.06 requires a 25' minimum front setback in the R-1E Zoning District.
7. Mr. & Mrs. Gary Shereda, 5231 Crowfoot. Petitioners are requesting relief of the rear yard setback to construct a family room addition. The site plan submitted indicates that the proposed family room addition would result with a 26.55' rear yard setback. Section 30.10.04 requires a 40' minimum rear yard setback in the R-1C Zoning District.
8. Mr. & Mrs. Charles Noonan, 795 Randall. Petitioners are requesting relief of the front yard setback to construct a two-story addition to their home. The site plan submitted indicates a garage expansion and a second floor addition with a proposed 25' front yard setback. Section 30.10.04 requires a 30' minimum front yard setback in the R-1C Zoning District.