

AGENDA

**BOARD OF ZONING APPEALS
DECEMBER 16, 2003**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES – MEETING OF NOVEMBER 18, 2003

RENEWAL ITEMS

ITEM #2 – APPROVAL OF ITEMS #3 THROUGH #5

ITEM #3 – RENEWAL REQUESTED. STACY RUDITYS, PROPERTY MANAGER, SIEMENS AUTOMOTIVE, 4685 INVESTMENT DR., for relief to maintain a 5' high landscaped berm along the south side of the site where a 6' high decorative masonry screen wall is required.

SUGGESTED RESOLUTION: To grant Stacy Ruditys, Property Manager, Siemens Automotive, 4685 Investment Dr., relief to maintain a 5' high landscaped berm along the south side of the site where a 6' high decorative masonry screen wall is required until January 2006.

ITEM #4 – RENEWAL REQUESTED. CONGREGATION SHIR-TIKVAH, 3900 NORTHFIELD PARKWAY, for relief of the 4'-6" high masonry screening wall required on the east side of off-street parking.

SUGGESTED RESOLUTION: To grant Congregation Shir-Tikvah, 3900 Northfield Parkway, a three (3) year renewal of relief of the 4'-6" high masonry screening wall required on the east side of off-street parking.

ITEM #5 – RENEWAL REQUESTED. THE CHURCH OF THE JESUS CHRIST OF LATTER DAY SAINTS, 2784 E. SQUARE LAKE, for relief of the 4'-6" high masonry wall required along the east and west sides of off-street parking.

SUGGESTED RESOLUTION. To grant The Church of the Jesus Christ of Latter Day Saints, 2784 E. Square Lake, a three (3) year renewal of relief of the 4'-6" high masonry wall required along the east and west sides of off-street parking.

POSTPONED ITEMS

ITEM #6 – VARIANCE REQUESTED. PAUL FLECK, 2805 RANIERI, for relief of Section 30.10.05 to construct a patio enclosure addition, which would result in a 26' rear yard setback where 40' is required.

OTHER BUSINESS

ITEM #7 – REQUEST FOR RECONSIDERATION, HARRY & SUNNIE KWON, 38921 DEQUINDRE, for reconsideration of denial of the variance for the required screen wall for a 35' long portion of the west property line where the property borders residential zoned property.

AGENDA EXPLANATION

BOARD OF ZONING APPEALS

DECEMBER 16, 2003

2. RESOLVED, that Items #3 through #5 (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. Siemens Automotive, 4685 Investment Drive. Petitioner is requesting relief of the Ordinance to maintain a 5' high landscaped berm along the south side of the site where a 6' high decorative masonry screen wall is required. This variance has been granted by this Board since 1998 and last appeared before this Board at the meeting of December 2000 and was granted a three (3) year renewal at that time. Conditions remain the same and we have no complaints or objections on file. Administration is proposing approval on the renewal until January of 2006 to coincide with the expiration of their variance on the screen wall along the west side of the property.

SUGGESTED RESOLUTION. MOVED, to grant Siemens Automotive, 4685 Investment Drive relief to maintain a 5' high landscaped berm along the south side of the site where a 6' high decorative masonry screen wall is required until January 2006.

- This variance renewal will run concurrent with renewal to maintain the 3'-6" high landscaped berm along the west side of the site.
- Variance is not contrary to public interest.
- There are no complaints or objections on file.

4. Congregation Shir-Tikvah, 3900 Northfield Parkway. Petitioner is requesting renewal of a variance granted for relief to maintain landscaping in lieu of the 4'-6" high masonry-screening wall required along the east side of their off-street parking area where it abuts residential zoned property. This variance has been granted on a yearly basis since 1996. This item last appeared before this Board at the meeting of December 2000 and was granted a three (3) year renewal. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Congregation Shir-Tikvah, 3900 Northfield Parkway a three (3) year renewal of relief to maintain landscaping in lieu of the 4'-6" high masonry-screening wall required along the east side of their off-street parking area where it abuts residential zoned property.

- Variance is not contrary to public interest.
- There are no complaints or objections on file.
- Variance would not have an adverse effect to surrounding property.

AGENDA EXPLANATION

BOARD OF ZONING APPEALS

DECEMBER 16, 2003

5. Church of the Jesus Christ of Latter Day Saints, 2784 E. Square Lake. Petitioner is requesting renewal of a variance to maintain landscaped berm in place of the 4'-6" high masonry wall required along the east and west side of off-street parking. This Board originally granted this variance in 1991 based on the fact that the berm is in keeping with the area and desired by the abutting neighbors. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Church of Jesus Christ Latter Day Saints, 2784 E. Square Lake, a three (3) year renewal for relief of the 4'-6" high masonry wall required along the east and west sides of off-street parking.

- Conditions remain the same.
- There are no complaints or objections on file.

6. Paul Fleck, 2805 Ranieri. Petitioner is requesting relief of the Ordinance to construct a patio enclosure addition on the rear of his home. The site plan submitted indicates a 26' rear yard setback to the proposed patio enclosure. Section 30.10.05 requires a 40' minimum rear yard setback in R-1D Zoning Districts. This item first appeared before this Board at the meeting of October 21, 2003 and was postponed to allow the petitioner the benefit of a full board, as well as for the petitioner to explore the possibility of adding a smaller addition; and to demonstrate to the Board the reasons the addition must be placed in this location.

This item was scheduled to be heard at the meeting of November 18, 2003 and was postponed to this meeting at the request of the petitioner.

7. Harry & Sunnie Kwon, 38921 Dequindre. Petitioner is requesting reconsideration of the request of Harry & Sunnie Kwon, for reconsideration of the denial of the variance for the required screen wall for a 35' long portion of the west property line where the property borders residential zoned property. This request was before this Board at the meeting of November 18, 2003 and was postponed to allow the Petitioner and City Administration to contact Sunoco for a determination of what Sunoco is willing to allow to be constructed on this property.