

AGENDA

**BOARD OF ZONING APPEALS
DECEMBER 17, 2002**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES, MEETING OF NOVEMBER 19, 2002

RENEWAL ITEMS

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

ITEM #3 – RENEWAL REQUESTED. TROY CHRISTIAN CHAPEL, 400 E. LONG LAKE, for relief to maintain a landscaped berm in lieu of the 4'-6" high masonry screening wall along the south and west property lines where off-street parking abuts residentially zoned property.

SUGGESTED RESOLUTION. To grant Troy Christian Chapel, 400 E. Long Lake a three (3) year renewal of relief to maintain a fence and landscaped berm in lieu of the 4-6" high masonry screening wall along a portion of the south and west property lines where off-street parking abuts residential.

ITEM #4 – RENEWAL REQUESTED. COMMUNITY BOWLING CENTERS, 1950 E. SQUARE LAKE, for relief of the Zoning Ordinance to maintain a natural setting in place of a 6' high masonry-screening wall along the west property line where it abuts residentially zoned property.

SUGGESTED RESOLUTION. To grant Community Bowling Centers, 1950 E. Square Lake, a three (3) year renewal of relief to maintain a natural setting in place of a 6' high masonry-screening wall along the west property line.

ITEM #5 – RENEWAL REQUESTED. ST. LUCY CROATIAN CATHOLIC CHURCH, 200 E. WATTLES, for relief of the 4'-6" high masonry screening wall along the east and west side of off-street parking where it abuts residential zoned property.

SUGGESTED RESOLUTION. To grant St. Lucy Croatian Catholic Church, 200 E. Wattles, a three (3) year renewal of relief of the 4'-6" high masonry screening wall along the east and west sides of their off-street parking areas.

PUBLIC HEARINGS

ITEM #6 – VARIANCE REQUESTED. WILLIAM WELCH, HOLLYWOOD MARKETS, 2670 W. MAPLE, for relief of the 6' high masonry-screening wall required by Section 39.10.01 along the north property line where it abuts residential zoning.

ITEM #7 – VARIANCE REQUESTED. DAVID KUJAWA, 3310 HARMONY, for relief of Section 40.57.05 to maintain an accessory building with a 3.5' setback to the side lot line where a 6' setback is required and a 7'-10" setback from the main building where a 10' distance is required.

ITEM #8 – VARIANCE REQUESTED. LINDA KRYCH, 34425 DEQUINDRE, for relief of the Zoning Ordinance to have 1500 square feet of accessory building where 1030 square feet are permitted by Section 40.57.04.

AGENDA EXPLANATION

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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. Troy Christian Chapel, 400 E. Long Lake. Petitioner is requesting renewal of a variance granted by this Board, since 1986, for relief to maintain a fence and landscaped berm in lieu of the required 4'-6" high masonry-screening wall along a portion of the south and west property lines that abut residential zoning. This relief was originally granted based on the fact that the abutting neighbors requested the berm and fence in lieu of the required masonry wall. This item last appeared before this Board at the meeting of December 1999 and was granted a three (3) year renewal at that time. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Troy Christian Chapel, 400 E. Long Lake, a three-year (3) renewal of relief to maintain a fence and landscaped berm in lieu of the required 4'-6" high masonry-screening wall along a portion of the south and west property lines that abut residential zoning.

- Conditions remain the same.
- We have no objections or complaints on file.

4. Community Bowling Centers, 1950 E. Square Lake. Petitioner is requesting renewal of a variance granted by this Board to maintain a 6' high earth berm in lieu of the 6' high masonry-screening wall required at the west property line which abuts residential zoning. This variance has been granted on a yearly basis since 1977, primarily because the adjacent residential property is used as a Church. This item last appeared before this Board at the meeting of December 2001 and was granted a one-year renewal to insure that the area was cleaned and kept clean of debris. Conditions remain the same and we have no complaints or objections on file.

SUGGESTED RESOLUTION. MOVED, to grant Community Bowling Centers, 1950 E. Square Lake, a three-year (3) renewal of relief to maintain a 6' high earth berm in lieu of the 6' high masonry-screening wall required at the west property line which abuts residential zoning.

- Recent inspections indicate that the petitioner is making continued efforts to keep this area clean and free of debris.
- We have no objections or complaints on file.

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5. St. Lucy Croatian Catholic Church, 200 E. Wattles. Petitioner is requesting renewal of a variance granted by this Board for relief of the 4'-6" high masonry-screening wall along the east and west sides of their off-street parking. This relief was originally granted in 1993 based on the fact that the wall would serve no useful purpose. This item last appeared before this Board at the meeting of February 1999 and was granted a three-year (3) renewal at that time.

SUGGESTED RESOLUTION. MOVED, to grant St. Lucy Croatian Catholic Church, 200 E. Wattles, a three-year (3) renewal of relief to maintain a 4'-6" high masonry-screening wall along the east and west sides of their off-street parking.

- Conditions remain the same.
- We have no complaints or objections on file.

6. William Welch, 2670 W. Maple. The petitioner's site is located in the B-3 (general Business) Zoning District. The property to the north is in the RM-1 (Multiple Family Residential) Zoning District. Petitioner is requesting relief of the 6' high masonry-screening wall required by Section 39.10.01 along the north property line where it abuts residential zoning. This relief was originally granted in 1976 and has been renewed thereafter primarily due to the fact that the property to the north is a Michigan Bell telephone utility site, which is a permitted use in this residential zoning district. The petitioner is now asking that this request be approved as a permanent variance. New Public hearing notices have been sent out in response to this request

7. David Kujawa, 3310 Harmony. Petitioner is requesting relief of the Zoning Ordinance to maintain a shed, which was constructed without first obtaining the required Building Permit. The site plan submitted indicates that the shed has been placed 7'-10" from the rear of the house and 3' from the side property line to the north. Section 40.57.05 requires a 10' minimum setback from a house and a 6' minimum setback from any side or rear property line.

8. Linda Krych, 34425 Dequindre. Petitioner is requesting relief of the Zoning Ordinance to construct a detached garage. The site plan submitted indicates the construction of a 1,500 square foot detached garage. Section 40.57.04 limits the area of all accessory buildings on a site to 600 square feet or one-half the ground floor area of the main building; whichever is greater. The house footprint is 2,060 square feet. As such accessory buildings are limited to 1,030 square feet on this site. The existing shed also located on the site would be removed prior to the completion of the proposed garage.