

AGENDA

**BOARD OF ZONING APPEALS
JANUARY 16, 2001**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES OF MEETING OF DECEMBER 19, 2000.

RENEWALS

ITEM #2 – RENEWAL REQUESTED. CATS BUILDING, 2100 W. BIG BEAVER, for relief of the 6' high masonry screening wall required along the north end of the west property line.

ITEM #3 – RENEWAL REQUESTED. FAITH APOSTOLIC CHURCH, 6710 CROOKS, for relief of the 4'-6" high masonry screening wall required along the north, east and south sides of off-street parking.

ITEM #4 – RENEWAL REQUESTED. COVENTRY PLACE, LLC. 1655 W. BIG BEAVER, for relief to have a 6' high wood fence in lieu of the 6' high screening wall required along portions of the south property line.

PUBLIC HEARINGS

ITEM #5 – VARIANCE REQUESTED. DAVID JENSEN, WOODWARD COMMON LAND CO., LLC. 4137 COOLIDGE (PROPOSED ADDRESS), for relief to divide an existing parcel of land into four lots resulting in a 96' wide parcel where 100' wide lots are required.

REVISED

AGENDA EXPLANATION

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2. Cats Building, 2100 W. Big Beaver. Petitioner is requesting relief of the requirement to erect a 6' high masonry-screening wall along the west property line at the north end of this site. The northern 73' of this property abuts residential zoning to the west and a 6' high masonry-screening wall is required along that portion of the property by Section 39.10.01 of the Zoning Ordinance. The Board originally granted relief for this wall in 1983, based on the fact that the adjacent land was undeveloped and used as a retention pond. In 1998, this Board granted a three (3) year renewal of this variance. Conditions remain the same and we have no objections or complaints on file.

3. Faith Apostolic Church, 6710 Crooks. Petitioner is requesting renewal of a variance granted by this Board since July of 1981, for relief of the 4'6" high masonry wall required by Section 39.10.01 of the Zoning Ordinance on the north, east and south sides of their off-street parking areas, which abut residential zoned property. In January 1998 this Board granted a three (3) year renewal of this variance. Conditions remain the same and we have no objections or complaints on file.

4. Coventry Place LLC, 1655 W. Big Beaver. Petitioner is requesting relief of portions of the 6' high masonry-screening wall required by Section 39.10.01 of the Zoning Ordinance along the south property line where the site abuts residentially zoned property. The petitioner has constructed a 6' high wood fence in lieu of the masonry wall in certain areas where they are trying to preserve trees. This Board has granted this relief on a yearly basis since January 1984. In February 1998 this Board granted this variance for a period of three (3) years. The adjacent site is now under construction as the Regents Park residential development. Other than that, conditions remain the same and we have no complaints or objections on file.

5. David Jensen, Woodward Common Land Co., LLC, 4175 Coolidge, 4137 Coolidge (proposed address) for relief to divide an existing parcel on land into four lots. The petitioner is proposing to combine three existing residential parcels with frontage on the west side of Coolidge Highway, north of Wattles Road. The existing properties have a combined frontage of 396'. The petitioner then proposes to demolish the one existing home on the site and to divide the property into four single family residential lots. The site plan submitted indicates that the proposal to split this site would result in one lot having a width of 96'. Section 30.10.02 of the Zoning Ordinance requires a minimum lot width of 100' in the R-1B Zoning District.