

**BOARD OF ZONING APPEALS
APRIL 24, 2001**

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

CALL TO ORDER

ROLL CALL

ITEM #1 – APPROVAL OF MINUTES OF MEETING OF MARCH 20, 2001.

RENEWALS

ITEM #2 – EVANSWOOD CHURCH OF GOD, 2601 E. SQUARE LAKE, for relief to maintain a landscaped berm in place of the 4'6" high masonry wall required along the west side of off-street parking and relief of the 4'6" high masonry wall required along the north side of off-street parking.

ITEM #3 – PETRUZZELLO'S CATERING HALL, 6950 ROCHESTER ROAD, for relief of the 4'6" high masonry screening wall required along a portion of the east and south property lines where parking abuts residential.

PUBLIC HEARINGS

ITEM #4 – MR. THOMAS DUDZINSKI, 6352 RIVERTON, for relief of the rear yard setback.

ITEM #5 – MR. & MRS. J. QUEENTRY, 2782 CONTINENTAL, for relief of the rear yard setback.

AGENDA EXPLANATION

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2. Evanswood Church of God, 2601 E. Square Lake Road. Petitioner is requesting renewal of relief granted by this Board to provide a berm in place of the 4'6" high wall on the west side of off-street parking and deletion of the 4'6" high wall required along off-street parking on the north side of the property. This relief was originally granted in 1995 based on the fact that the property immediately north of the parking lot is wetlands and has substantial growth. In 1998 this variance was granted a renewal for a period of three years. Conditions remain the same and we have no complaints on file.

3. Petruzzello's Catering Hall, 6950 Rochester Road. Petitioner is requesting relief of the 4'6" high masonry-screening wall required along a portion of the east and south property lines of their site. This wall would separate the P-1 zoning from the residentially zoned property. Relief has been granted on a yearly basis since 1977, primarily due to the fact that the adjacent residential land is undeveloped. In April 2000 this variance was granted for a period of one year due to the fact that an application was received for the review of the zoning of the adjacent property. That request for rezoning was denied by City Council in September of 2000.

4. Mr. Thomas Dudzinski, 6352 Riverton. Petitioner is requesting relief of the Zoning Ordinance to construct a family room addition. Section 30.10.02 requires a 45' minimum rear yard setback in the R-1B Zoning District. The site plans submitted indicate that the proposed addition would result in a 40.98' rear yard setback.

5. Mr. & Mrs. J. Queentry, 2782 Continental. Petitioner is requesting relief of the Zoning Ordinance to construct a kitchen nook addition. Section 30.10.06 requires a 35' minimum rear yard setback in the R-1E Zoning District. The site plan submitted indicates that the proposed addition would result in a 27' rear yard setback.