

ZONING BOARD OF APPEALS MINUTES
July 8, 2019

The meeting was called to order at 7:30 p.m. by Chairman Gordon Glidden

PRESENT: Gordon Glidden, Joseph Claya, Ben Falik, David Hesano, Adam Wallace, Caleb Youngblood, Michael Wright

Staff: Hank Berry

ABSENT: Todd Sperl, Mitch Meisner,

Approval of Agenda

Motion to approve the agenda by Joe, seconded by Caleb.

Yeas: Glidden, Claya, Falik, Hesano, Wallace, Wright, Youngblood

Nays: None

Approval of Minutes-June 10, 2019

Motion to approve the minutes from June 10, 2019 by Joe, seconded by Adam.

Yeas: Glidden, Claya, Falik, Hesano, Wallace, Wright, Youngblood

Nays: None

Matter of an appeal from from Paul Grant 26345 Humber, to allow a 2.5% variance in lot coverage to exceed the allowable 30% for a total of 32.5% for a front porch and garage, contrary to Section 40-4.03 - R-1A through R-1E: One-Family Districts.

Paul Grant explained his issue and that he couldn't have a garage and add a covered front porch because the house was larger in size. When he purchased the house recently he new it needed work but he didn't imagine that it could not include these two features. He pointed out that the remodel done in the 1990 made little architectural sense and his proposal was in keeping with the spirit of the ordinance and he felt that a garage was a reasonable use in Michigan.

Hank explained that the house had a large footprint and that lots under 7,000 sq. ft. get a 1% allowance for a front porch as it was the desire of the Planning Commission to encourage front porches. Unfortunately for Mr. Grant's lot is exactly 7,000 sq. ft. so he loses the advantage shared by other lots by virtue of 1 sq. ft. of lot. He also said that a

garage is typically considered reasonable and prudent use of property in Michigan. Hank also explained the architectural corrections to the house proposed and why.

Public Participation

Chairman Glidden opened the meeting to Public Participation.

Seeing no persons wishing to speak Chairman Glidden closed Public Participation.

Caleb said this seems like a reasonable request.

Ben agreed.

Gordon said he understood the constraints.

Motion by David seconded by Ben to allow a 2.5% variance in lot coverage to exceed the allowable 30% for a total of 32.5% for a front porch and garage, contrary to Section 40-4.03 - R-1A through R-1E: One-Family Districts as it generally meets the requirements for a dimensional variance.

Yeas: Glidden, Claya, Falik, Hesano, Wallace, Wright, Youngblood

Nays: None

Public Participation

Chairman Glidden opened the meeting to Public Participation.

Seeing no persons wishing to speak Chairman Glidden closed Public Participation.

Other Business

None

Motion to adjourn by Caleb, seconded by Joe.

Yeas: Glidden, Claya, Falik, Hesano, Wallace, Wright, Youngblood

Nays: None

Meeting was adjourned at 7:23 p.m.

Respectfully Submitted,

Hank Berry
Recorder

