

MINUTES
ZONING BOARD OF APPEALS
MONDAY OCTOBER 10, 2016 – 7:00 PM
MUNICIPAL BUILDING - CONFERENCE ROOM "A"

Meeting called to order by Commissioner Spees @ 7:02 P.M.

1. ROLL CALL OF MEMBERS:

Present: **Comissioners-** Spees, Davis, Neace, Borowicz

Also Present:- Larry Dishaw (Building Director), Bob Mitchell (Focus Homes)

Absent: Awad

2. APPROVAL OF MINUTES:

a. August 8, 2016

Motion by Spees to approve minutes as submitted, supported by Borowicz.

All present voting yes, motion carried unanimously.

3. APPROVAL OF AGENDA:

No motion made to approve agenda.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

a. **APPEAL #666-16** – Focus Homes, 31468 Glen View, Flat Rock, MI 48134
(58-137-03-0108-000)

Ordinance 304-128A-83-93, P.U.D #4, Section 2-O, Rear Yard Setback. Minimum building setbacks shall be as set forth in the Schedule of Regulations of the Zoning Ordinance for the R1-B Zoning District, except that the rear yards may be reduced to not less than forty (40) feet when rear yards border on common area dedicated to the common use of the subdivision.

Applicant is requesting a variance of a ten (10) foot reduction in the rear yard setback from fifty (50) to feet to forty (40) feet. The property does not back up to a common area.

Discussion: The variance is for the construction of a 3 car garage that has been requested by the buyer. The corner lot that this residence is being built on restricts the orientation of the garage to what is noted on plans. Larry Dishaw informed the builder that the driveway must be tapered so as to not exceed 22' at the sidewalk. No responses or objections were received regarding variance notices sent to neighboring residents.

Motion by Neace to approve as written, supported by Davis.

All present voting Yes, Motion carried unanimously.

6. CITIZENS TO BE HEARD: None

7. INFORMATION \ CORRESPONDANCE: None

8. ADJOURNMENT:

Motion by Spees to adjourn meeting, supported by Borowicz.
All present voting Yes, Motion carried unanimously.

Meeting adjourned at 7:16 P.M.

TIMOTHY SPEES, CHAIRMAN

CARRIED: