

MINUTES
ZONING BOARD OF APPEALS
MONDAY, May 13, 2013– 7:30 PM

1. ROLL CALL OF MEMBERS:

Present: Chairman Ballard, Commissioner Spees, Ceane, Davis

Absent: Commissioners Wrobel, Awad

2. APPROVAL OF MINUTES:

a. October 8, 2012

Motion by Spees to approve minutes as submitted, support by Ballard

All present voting yes

Motion carried unanimously

3. APPROVAL OF AGENDA:

Motion by Spees to approve agenda as presented, support by Davis

All present voting yes

Motion carried unanimously

4. OLD BUSINESS:

5. NEW BUSINESS:

a. **APPEAL # 634-13 – 28126 Arsenal Road, Flat Rock (58-092-01-0070-000)**

A petition to request a variance to the following:

Article 23, Section 23.01 – Schedule of Regulations

Minimum lot width required in the R-2 Zoning is two hundred (200') feet. Minimum lot side yard setback, required twenty –five foot (25') one side, total of two (2) sides fifty (50') feet.

Applicant is requesting a variance of approximately one hundred (100') feet for lot width. Additionally, applicant is requesting approximately (13') feet to the north, for side yard setback and eleven (11') feet to the south side for a total of twenty – six (26') feet total.

Members discussed setback requirements with applicant. The request is consistent with surrounding homes and does not have a negative impact to the surrounding residents.

Motion by Davis to approve variance request 634-13 as written, support by Ceane

All present voting yes, motion carried unanimously

b. **APPEAL # 635-13 – 27103 Telegraph Road, Flat Rock (58-096-01-0005-000)**

A petition to request a variance to the following:

Article 6, Section 6.02, Sub-Section Q – Outdoor Eating Areas – Conditions for approval A and B

Applicant is requesting a variance of approximately one hundred – ten (110') feet of size, and encroachment of twenty (20') feet into front yard setback and five (5') feet of distance from vehicle maneuvering area, to construct an outdoor eating area of five hundred thirty (530') square feet within the front yard setback.

Applicant began with an overview of the proposed outdoor eating project. Commissioners discussed size of patio area and access to outdoor dining area.

Motion by Ballard to approve variance 635-13 as written, support by Spees

All present voting yes, motion carried unanimously

6. CITIZENS TO BE HEARD:

None

7. INFORMATION \ CORRESPONDANCE:

a. G. Mans letters dated 3/19/2013 & 4/24/2013

8. ADJOURNMENT:

Motion by Spees to adjourn meeting, support by Ballard

All present voting yes, motion carried unanimously

Meeting adjourned at 8:12PM

DAVID BALLARD, CHAIRMAN

TIMOTHY SPEES, SECRETARY

CARRIED: August 12, 2013