

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, November 11, 2014

Immediately following the 7:00 p.m. City Council Meeting

ROLL CALL:

PRESENT: Mayor John Chirkun
Mayor Pro Tem Robert Taylor

BOARD MEMBERS: Salvatore Aiuto
Jan Haggerty
Catherine Haugh
Colleen McCartney
Bill Shoemaker

ABSENT : None

OTHERS PRESENT:
City Clerk Richard M. Steenland
City Manager Scott A. Adkins
City Attorney Tim Tomlinson

Mayor John Chirkun called the meeting to order at 9:05 p.m.

I. ROUTINE MATTERS

II. NEW BUSINESS

1. **Public Hearing and Board Consideration for variance to erect a vinyl screen wall instead of an architectural masonry screen wall between commercial and residential properties on the property located at 26429 Gratiot Christopher Korkoian (Christopher Ross Funeral Home) petitioner.**

Petitioner Pierra Abu - Jouben, appeared on behalf of this request.

City Clerk Richard M. Steenland received one petition with 2 signatures in favor.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, MAYOR PRO TEM ROBERT TAYLOR seconded to approve the petitioners request for a variance

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ERECT A VINYL SCREEN WALL INSTEAD OF AN ARCHITECTURAL MASONRY SCREEN WALL BETWEEN COMMERCIAL AND RESIDENTIAL PROPERTIES ON THE PROPERTY LOCATED AT 26429 GRATIOT, ROSEVILLE MI.

PERMANENT PARCEL NO. 14-20-131-038 &039

VAR. #3514

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2201 will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

2. **Public hearing and Board Consideration for variance to exceed the allowable height of 30' on the property located at 20891 13 Mile Road, Ed Boutrous, petitioner.**

Petitioner Pierra Abu - Jouben, appeared on behalf of this request.

City Clerk Richard M. Steenland two letters in opposition.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the variance to operate vehicle sales lot with less than 8 foot wide landscape area between the sidewalk and parking area on the property at 28945 Utica.

MOTION FAILED

2 IN FAVOR

5 OPPOSED

3. Public hearing and Board Consideration for variance to provide less than 75 feet setback from rear property line on the property located at 20891 13 Mile Road, Ed Boutrous, Petitioner.

Petitioner Pierra Abu - Jouben, appeared on behalf of this request.

City Clerk Richard M. Steenland received two letters in opposition.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

Petitioner Pierra Abu - Jouben, withdrew the request for a variance to operate vehicle sales lot with landscape area less than 5% total site area or less than 10sf for each parking space provided on the property at 28945 Utica.

4. Public hearing and Board Consideration to continue to utilize gage for a home occupation on the property at 19358 Masonic, Richard Wagner, petitioner.

Petitioner Richard Wagner, appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER CATHERINE HAUGH moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER JAN HAGGERTY seconded to approve the petitioners request for a variance based upon the finding that the petitioners has operated at this location for 30 years without incident and the business is not disruptive to adjacent property owners with the following stipulations:

- Grinding and hammering may only take place Monday through Thursday between 9:00 a.m. and 3:00 p.m.
- Approval is for the petitioner only and may not be carried on by any other family member or future residents.
- All traffic must use front circle drive only.
- Petitioner must be an occupant of the home.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CONTINUE TO ULILIZE GARAGE FOR A HOME OCCUPATION ON THE PROPERTY AT 19358 MASONIC, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-04-326-006

VAR. #3314

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 402-13-a will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

5. Public hearing and Board consideration for variance to allow parking in the required front yard setback on the property at 19110 13 Mile, Linda Ringstad petitioner.

Petitioner Linda Ringstad, appeared on behalf of this request.

City Clerk Richard M. Steenland received two letters in opposition.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

MAYOR PRO TEM ROBERT TAYLOR moved, BOARE MEMBER JAN HAGGERTY seconded to approve the petitioners request for a variance to allow parking in the required front yard setback, based upon the circumstance that the petitioner lives on a main thoroughfare which causes difficulty moving vehicles out of the driveway.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ALLOW PARKING IN THE RQURED FRONT YARD SETBACK ON THE PROPERTY AT 19110 13 MILE, ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-09-102-048

VAR. #3414

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2000 (2) g will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

The following individuals spoke:

- Ed Wojciechowski – 26080 Linwood

IV. ADJOURNMENT

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:05 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk