ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, DECEMBER 18, 2007
7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Colleen McCartney Bill Shoemaker Robert Taylor
ABSENT:		Jan Haggerty (excused)

OTHERS PRESENT:	City Manager	Stephen Truman
	City Attorney	Tim Tomlinson
	City Clerk	Richard Steenland

Mayor Harold Haugh called the meeting to order 7 p.m. with the Pledge of Allegiance.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to excuse absent Board Member Jan Haggerty.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTERS

- Approval of minutes of meeting held November 20, 2007.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of the meeting held November 20, 2007.
MOTION CARRIED UNANIMOUSLY

Mayor Harold Haugh explained to the petitioners that they may have their item tabled to the next meeting if they choose as the Board is one member short this evening.

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to construct an addition to the existing attached garage resulting in 34.03% lot coverage and a 22' rear yard setback on the property at 26342 Ridgemont, Vito Fiore, petitioner.

Vita and Diana Fiore, 26342 Ridgemont, appeared to answer any questions the Board may have.

No one from the public wished to be heard.

City Clerk Richard Steenland received no correspondence on this request.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to close the Public Hearing
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to adopt the resolution to approve the petitioner's request for a variance to construct an addition to the existing attached garage resulting in 34.03% lot coverage and 22´ rear yard set back. The finding is based upon the fact that a unique circumstance exists, being the property is located adjacent to a non-residential use (Holy Innocents Church.)

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:

REQUEST PERMISSION TO CONSTRUCT AN ADDITION TO THE EXISTING ATTACHED GARAGE RESULTING IN 34.03% LOT COVERAGE AND A 22´ REAR YARD SETBACK ON THE PROPERTY AT 26342 RIDGEMONT, ROSEVILLE, MICHIGAN, 48066

PERMANENT PARCEL NO. 14-19-256-005 VAR. #3207

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1800 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to enclose existing front porch resulting in a front yard setback of 18.75 feet on the property at 29044 Hillview, Patio Enclosures Inc., Brian Dodson and Robert Hoskins, petitioners.

Amanda Green, 29044 Hillview, appeared with Brian Dodson of Patio Enclosures. Ms. Green wished to proceed with this request.

No one from the public wished to be heard.

City Clerk Richard Steenland received no correspondence on this request.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to adopt the resolution approving the petitioner's request for a variance to enclose existing front porch resulting in a front yard setback of 18.75 feet. The findings are based upon the fact that a unique circumstance exists, being the adjacent property to the north has an existing non-conforming front yard setback.

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:

REQUEST PERMISSION TO ENCLOSE EXISTING FRONT PORCH RESULTING IN A FRONT YARD SETBACK OF 18.75 FEET ON THE PROPERTY AT 29044 HILLVIEW, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-08-380-007 VAR. #3307

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1800 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER BILL SHOEMAKER seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:09 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
RICHARD M. STEENLAND
City Clerk

PLEASE NOTE: A cassette tape of this meeting is on file in the City Clerk's Office for further information