ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, APRIL 3, 2007
7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Jan Haggerty Bill Shoemaker Richard Steenland Robert Taylor
ABSENT:		None

OTHERS PRESENT:

City Manager	Stephen Truman
City Clerk	Rae Oldaugh
City Attorney	Tim Tomlinson

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

I. ROUTINE MATTERS

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

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

II. OLD BUSINESS

1. Public Hearing and Board consideration for variance to park a commercial vehicle (2004 Dodge Sprinter with high top) on residentially zoned property at 19316 Delaware, Floare Burada, petitioner.

   The Board is in receipt of a letter from the petitioner requesting that this item be tabled as she is out of town and unable to attend the meeting.

   No one from the public wished to be heard.

   Mayor Haugh stated that this request may be tabled until the next meeting with the Public Hearing to remain open.

   BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to table the request for variance to park a commercial vehicle (2004 Dodge Sprinter with high top) on residentially zoned property at 19316 Delaware, Floare Burada, petitioner until April 17, 2007.
   MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to install additional parking, by means of a horseshoe driveway, in the required front yard setback on the property at 19242 Waldron, Henry Lamberti, petitioner.

   Henry Lamberti, 19242 Waldron, appeared to answer any questions the Board may have about this request.

   City Clerk Rae Oldaugh received no correspondence on this request.

   No one from the public wished to be heard.

   BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER RICHARD STEENLAND seconded to close the public hearing.
   MOTION CARRIED UNANIMOUSLY

   BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the following resolution approving the petitioner's request for a variance to install additional parking by means of a horseshoe driveway in the required 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 INSTALL ADDITIONAL PARKING, BY MEANS OF A HORSESHOE DRIVEWAY, IN THE REQUIRED FRONT YARD SETBACK ON THE PROPERTY AT 19242 WALDRON, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-09-328-003 VAR. # 0507

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2000-2 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is herby granted.
MOTION CARRIED UNANIMOUSLY

III. NEW BUSINESS

1. Public Hearing and Board consideration for variance to renew variance approved April 5, 2005 to continue to have a hair salon as a home occupation on the property at 28667 Citation , Doina's Hair Salon, Doina Patra, petitioner.

Doina Patra, 28667 Citation, appeared to answer any questions the Board may have on this request.

City Clerk Rae Oldaugh received one letter in opposition to this request.

Basim Abdelnous, 31661 Grenada, Livonia, MI , appeared in opposition to this request. Mr. Abdelnous operates the Fantastic Sam's at 12 Mile and Gratiot in Roseville.

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

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to adopt the following resolution to deny the petitioner's request for a variance due to the fact that no undue hardship, unique circumstance or practical difficulty exists; or if it does, it was directly caused by the petitioner's actions. The findings are based upon the fact that this use is better suited for commercially zoned property.

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 RENEW VARIANCE APPROVED APRIL 5, 2005 TO CONTINUE TO HAVE A HAIR SALON AS A HOME OCCUPATION ON THE PROPERTY AT 28667 CITATION, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-18-206-036 VAR. #0607

will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 402-13(j) and will be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby denied.
MOTION CARRIED UNANIMOUSLY

2. Public Hearing and Board consideration for variance to keep a carport erected in a required side yard and keep recreational equipment (boat) in a required side yard on the property at 25849 Leach, Terry and Karen Seifert, petitioners.

Terry and Karen Seifert, 25849 Leach, appeared on this request.

City Clerk Rae Oldaugh received 3 letters and one petition in favor of this request.

No one from the public wished to be heard.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER SALVATORE AIUTO seconded to close the public hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the following resolution to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists. The structure has existed in its present location without objection for several years and is well maintained by the petitioners.

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 KEEP A CARPORT ERECTED IN A REQUIRED SIDE YARD AND KEEP RECREATIONAL EQUIPMENT (BOAT) IN A REQUIRED SIDE YARD ON THE PROPERTY AT 25849 LEACH, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-19-303-028 VAR. #0707

will be in harmony with the general purpose of Zoning Ordinance 1202 Section 2303-1(b) and Section 2304-6 and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

3. Public Hearing and Board consideration for variances to paint biblical theme murals on south and east walls of education building on the property at 27550 Groveland, Antioch Baptist Church, Pastor Jeffery Smith, petitioner.

Pastor Jeffrey Smith, 27550 Groveland, appeared on this request.

City Clerk Rae Oldaugh received one letter in favor of this request and four letters against this request.

Steven Kovack, 27515 Groveland, spoke in opposition to this request.

Ed Stross, 28305 Gratiot, spoke in favor of this request.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER ROBERT TAYLOR seconded to close the public hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER JOHN CHIRKUN seconded to adopt the following resolution to deny the petitioner's request for a variance due to the fact that no undue hardship, unique circumstance or practical difficulty exists; or if it does, it was directly caused by the petitioner's actions. The findings are based upon the fact that the petitioner is unable to prove the existence of an undue hardship or practical difficulty

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 PAINT BIBLICAL THEME MURALS ON SOUTH AND EAST WALLS OF EDUCATION BUILDING ON THE PROPERTY AT 27550 GROVELAND, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-17-301-019 VAR. #0807

will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1125 Section 264-4 and will be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby denied.
MOTION CARRIED UNANIMOUSLY

IV. HEARING OF THE PUBLIC

No one from the public wished to be heard.

V. ADJOURNMENT

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER JAN HAGGERTY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:35 pm.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Rae A. Oldaugh
City Clerk

Please Note: A cassette tape of this meeting is available in the City Clerk's Office for further information