ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, FEBRUARY 20, 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

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

I. ROUTINE MATTERS

1. Approval of minutes of meeting held December 19, 2006.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of meeting held December 19, 2006.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep an 8´ x 12´ enclosed recreational/utility trailer in the driveway on the property at 27255 Bohn, Roseville, MI 48066, Eric Folsom, petitioner.

Eric Folsom, 27255 Bohn, appeared to answer questions for the Board.

City Clerk Rae Oldaugh received one letter against this request.

No one from the public wished to be heard.

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

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to adopt the resolution denying 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 storage of this trailer in the front yard area would not be in harmony with the adjacent properties.

The following stipulation was placed on the denial:

The petitioner is allowed 90 days to seek alternate storage of the trailer.

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 AN 8´ X 12´ ENCLOSED RECREATIONAL/UTILITY TRAILER IN THE DRIVEWAY ON THE PROPERTY AT 27255 BOHN, ROSEVILLE, MI 48066.

PERMANENT PARCEL NO. 14-17-351-056 VAR. #0107

will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304-6 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 to renew variance granted in 2003 to erect a 10´ x 12´ shed in a 5´ easement along the north lot line on the property at 30732 Indigo, Roseville, MI 48066, David and Kathleen Hoepner, petitioners.

   David and Kathleen Hoepner, 30732 Indigo, appeared to answer questions for the Board.

   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 SALVATORE AIUTO seconded to close the public hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER JAN HAGGERTY seconded to adopt the resolution approving the petitioner's request for a variance based upon the finding that a unique circumstance and a practical difficulty exist. The property has utility easements on the north and east property lines and placing the shed 3´ farther to the south could interfere with use of the pool.

The following stipulation was placed on this request:

Detroit Edison must have full access to the site if needed and they are not responsible for any damage to the structure in the event they must work within the easement.

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 PREVIOUS VARIANCE GRANTED IN 2003 TO ERECT A 10´ X 12´ SHED IN A 5´ EASEMENT ALONG THE NORTH LOT LINE ON THE PROPERTY AT 30732 INDIGO, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-07-129-005 VAR. #0207

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1(d) 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 to erect a garage and garden room attached to the existing home providing a 26´ rear yard setback on the property at 17721 Martin, Roseville, MI 48066, Alice Stephens, petitioner.

Alice Stephens, 17721 Martin, appeared to answer questions for the Board.

City Clerk Rae Oldaugh received no correspondence on this request.

No one from the public wished to be heard.

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

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER SALVATORE AIUTO seconded to adopt the resolution approving the petitioners request for a variance based upon the finding that a unique circumstance exists. The proposed structure will not encroach upon the rear lot line more than the existing structure.

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 ERECT A GARAGE AND GARDEN ROOM ATTACHED TO THE EXISTING HOME PROVIDING A 26´ REAR YARD SETBACK ON THE PROPERTY AT 17721 MARTIN, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-17-180-017 VAR. #0307

will be in harmony with the general purpose and intent of Ordinance 1202 Section 2303-1(a) 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

James Goldwater, 19346 Brandt, discussed the ZBA packets being placed on the City web site and mentioned code violations of the neighbors behind his house.

IV. ADJOURNMENT

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:15 pm.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

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

Rae A. Oldaugh
City Clerk