ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, July 19, 2011
7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	John Chirkun
	Mayor Pro Tem	Robert Taylor
	Board Member	Salvatore Aiuto
		Jan Haggerty
		Frank Maisano
		Colleen McCartney
		Bill Shoemaker

ABSENT: None

OTHERS PRESENT:

City Attorney	Tim Tomlinson
City Clerk	Richard M. Steenland
City Manager	Stephen Truman

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTER

1. Approval of minutes of meeting held June 21, 2011.

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER JAN HAGGERTY seconded to approve the minutes of June 21, 2011.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to erect a shelter/ roof only for a dog run along the rear and side lot lines on the property at 26505 Greenleaf, Daniel Pitters, petitioner.

   Daniel Pitters, 26505 Greenleaf, appeared on behalf of this request and gave the Board Members an additional letter in favor of this request from a neighbor behind his home.

   City Clerk Richard M. Steenland received three letters in favor of this request.

   No one from the Public wished to be heard.

MAYOR PRO- TEM ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER SALVATORE AIUTO seconded to approve the petitioner's request for a variance based upon the finding that an undue hardship exists, being the petitioner would incur an undue financial hardship if forced to remove or relocate the structure, with the following stipulations:

- Applicant must obtain the required building permit and pass all inspections.
- Applicant must install gutters and downspouts to prevent the discharge of storm water onto the adjacent properties.
- Applicant must present a letter to the Building Department from the affected neighbor indicating no objection to the fence.

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 SHELTER/ ROOF ONLY FOR A DOG RUN ALONG THE REAR AND SIDE LOT LINES ON THE PROPERTY AT 26505 GREENLEAF, ROSEVILLE, MICHIGAN 48066.

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303 (1) (d) and (c), 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

No one from the public wishes to be heard

IV. ADJOURNMENT

MAYOR PRO- TEM ROBERT TAYLOR moved, BOARD MEMBER FRANK MAISANO seconded that the agenda having been acted upon; the meeting is hereby adjourned at 7:11 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Richard M. Steenland, City Clerk