ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, SEPTEMBER 19, 2006

7 p.m.

ROLL CALL

PRESENT:	Mayor	Harold Haugh
	Board Members	Salvatore Aiuto John Chirkun Bill Shoemaker Richard Steenland Robert Taylor
ABSENT:		None
VACANT:		One
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 September 5, 2006.

COUNCILMAN SALVATORE AIUTO moved, COUNCILMAN ROBERT TAYLOR seconded to approve minutes of the meeting held September 5, 2006.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to erect a 960-square-foot accessory garage on the property at 16460 Curtis, Comfort Zone Construction, Jim Gouin, representative.

Jim Gouin, 25519 Berg Road, Warren, appeared.

Karen Bougay, 16460 Curtis, appeared.

City Clerk Rae Oldaugh received one petition with seven names in favor of this request.

No one from the public wished to be heard.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists; the petitioner's 43,000-square-foot lot is sufficient size to accommodate a 960-square-foot garage.

The following stipulation was placed on the approval:

The accessory garage is not to be used in a commercial manner.

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 906-SQUARE-FOOT ACCESSORY GARAGE ON THE PROPERTY AT 16460 CURTIS, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-19-476-003 VAR. #4106

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1(c) 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 erect an addition and attached garage having an east sideyard setback of 3.4´ and total sideyard setbacks of 10.5´ on the property at 19529 Wallace, Bruce Bailey, petitioner.

Bruce Bailey, 19529 Wallace, appeared.

City Clerk Rae Oldaugh received three letters in favor of this request.

William Paxton, 19382 Wallace, asked if a plot plan was on file with the City for this request. City Manager Stephen Truman stated the City does have a plot plan for this request.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER ROBERT TAYLOR seconded to approve the petitioner's request for a variance based upon the finding that a practical difficulty exists; the petitioner is matching the existing building setbacks.

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 AN ADDITION AND ATTACHED GARAGE HAVING AN EAST SIDEYARD SETBACK OF 3.4´ AND TOTAL SIDEYARD SETBACKS OF 10.5´ ON THE PROPERTY AT 19529 WALLACE, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-09-177-008 VAR. #4206

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

IV. HEARING OF THE PUBLIC

James Goldwater, 19346 Brandt, inquired about Zoning Board packets being placed on the City website.

V. ADJOURNMENT

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded that the agenda having been acted upon, this meeting is hereby adjourned at 7:15 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
RAE A. OLDAUGH
City Clerk