ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, OCTOBER 17, 2006
7 p.m.

ROLL CALL

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

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.

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded to excuse absent Board Member Richard Steenland.
MOTION CARRIED UNANIMOUSLY

I. ROUTINE MATTERS

Approval of minutes of meeting held October 3, 2006.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER ROBERT TAYLOR seconded to approve minutes of the meeting held October 3, 2006.
MOTION CARRIED

ABSTAIN
Board Member Jan Haggerty

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to construct an addition to the existing dwelling and garage resulting in the covered lot area for all buildings totaling 39% and 12.3% of the total lot area being occupied by the garage on the property at 26700 Academy, Dennis Bernard, petitioner.

Dennis Bernard, 26700 Academy, appeared.

Michael Bernard, 3732 Gardner, Berkley, appeared with his father Dennis Bernard.

City Clerk Rae Oldaugh received no correspondence on this request.

No one from the public wished to be heard.

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

BOARD MEMBER JOHN CHIRKUN moved, BOARD MEMBER SALVATORE AIUTO seconded to approve the petitioner's request for a variance based upon the finding that a practical difficulty exists. Due to the fact that the petitioner is confined to a wheelchair the additional building areas are needed to provide barrier free access into and throughout his home.

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 DWELLING AND GARAGE RESULTING IN THE COVERED LOT AREA FOR ALL

BUILDINGS TOTALING 39% AND 12.3% OF THE TOTAL LOT AREA BEING OCCUPIED BY THE GARAGE ON THE PROPERTY AT 26700 ACADEMY, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-19-204-007 VAR. #4506

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1800 and 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 construct a 24´ x 26´ garage having a height of 20´ on the property at 26685 Normandy, Anthony Stadwick, petitioner.

Anthony Stadwick, 26685 Normandy, appeared.

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 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 an undue hardship exists. The restricted height of 15´ does not provide adequate storage space for the petitioner's personal belongings.

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 A 24´ X 26´ GARAGE HAVING A HEIGHT OF 20´ ON THE PROPERTY AT 26685 NORMANDY, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-21-105-037 VAR. #4606

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1(g) 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 JOHN CHIRKUN moved, BOARD MEMBER ROBERT TAYLOR seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:09 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
RAE A. OLDAUGH
City Clerk