ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, NOVEMBER 21, 2006
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 Clerk	Rae Oldaugh
City Attorney	Tim Tomlinson
Building Inspector	Gary Bierl

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 October 17, 2006.

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER BILL SHOEMAKER seconded to approve minutes of meeting held October 17, 2006.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to construct a garage having a second story and a height of 25´ on the property at 17758 Birmingham, Ramona Vicks, petitioner.

Ramona Vicks, 17758 Birmingham, appeared.

City Clerk Rae Oldaugh received no correspondence on this request.

No one from the public wished to be heard.

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

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER JAN HAGGERTY seconded to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists. The petitioner's home and the adjacent home to the west are two (2) story and the remaining adjacent properties are commercially zoned.

The following stipulations were placed on the approval:

The garage shall not be used for a home occupation, commercial use, or living quarters.

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 GARAGE HAVING A SECOND STORY AND A HEIGHT OF 25´ ON THE PROPERTY AT 17758 BIRMINGHAM, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-08-452-026 VAR. #4706

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

2. Public Hearing and Board consideration for variance to keep an addition to the existing house resulting in 33.8% lot coverage and having less than 4´ between the addition and the garage on the property at 19035 Florian, Gene H. Gayhart, petitioner.

Gene H. Gayhart, 19035 Florian, appeared.

City Clerk Rae Oldaugh received no correspondence on this request.

No one from the public wished to be heard.

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

BOARD MEMBER SALVATORE AIUTO 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 petitioner would incur a large financial loss if required to remove the 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 KEEP AN ADDITION TO THE EXISTING HOUSE RESULTING IN 33.8% LOT COVERAGE AND HAVING LESS THAN 4´ BETWEEN THE ADDITION AND THE GARAGE ON THE PROPERTY AT 19035 FLORIAN, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-09-152-024 VAR. #4806

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1800 and 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 for variance to have a temporary sign posted for six (6) months on the property at 28514 Hayes, Robertson Heating Supply Company, Ron DeVore, petitioner.

Ron DeVore, 26083 Groesbeck, Warren, appeared.

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 SALVATORE AIUTO seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO 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 subject property is located more than 1,000 feet from Hayes Road and therefore is difficult to locate without roadside signage.

The following stipulations were placed on this request:

a. The variance is granted for a period of six (6) months
b. The sign shall not exceed 5´ x 10´ or fifty (50) square feet

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 HAVE A TEMPORARY SIGN POSTED FOR SIX (6) MONTHS ON THE PROPERTY AT 28514 HAYES, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-18-101-020 VAR. #4906

will be in harmony with the general purpose and intent of Sign Ordinance No. 1125 Section 264-5(a) 3(a) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and is hereby granted.
MOTION CARRIED UNANIMOUSLY

4. Public Hearing and Board consideration for variance to operate a Dog Kennel (Day Care, Grooming & Training Facility) on the property at 20286 Cornillie, Pet Ritz, Joe Coates, petitioner.

Mike Barter, 1140 N. Oxford, Grosse Pointe Woods, appeared for the petitioner.

Robert Ritter, 1549 Hollywood, Grosse Pointe Woods, appeared for the petitioner.

Art Rembold, Pet Ritz representative, appeared to answer questions for the Board.

City Clerk Rae Oldaugh received one letter opposed and one letter in favor of this request.

Nancy Thibdeau, 20305 Homeland, is opposed to this request.

BOARD MEMBER RICHARD STEENLAND moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER RICHARD STEENLAND seconded to approve the petitioner's request for a variance based upon the finding that a unique circumstance exists. The rear yard setbacks of the adjacent residential properties exceed 100 feet and will provide adequate buffer distance.

The following stipulation was placed on this request:

a. A wood buffer is to be installed to buffer the sound from the business
b. The dogs shall be in the outside area between 8 a.m. and 5 p.m. only

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 OPERATE A DOG KENNEL (DAY CARE, GROOMING & TRAINING FACILITY) ON THE PROPERTY AT 20286 CORNILLIE, ROSEVILLE, MICHIGAN 48066

PERMANENT PARCEL NO. 14-19-289-006 VAR. #5006

will be in harmony with the general purpose and intent of Zoning Ordinance 1202 Section 1401-8 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 RICHARD STEENLAND moved, BOARD MEMBER JOHN CHIRKUN seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:42 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