ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, JUNE 2, 2009
7 p.m.

ROLL CALL:

PRESENT:

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

ABSENT: None

OTHERS PRESENT:

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

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

I. ROUTINE MATTERS

1. Approval of minutes of Regular meeting held May 6, 2009.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve minutes of the Regular Meeting held May 6, 2009.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to erect a 22´ x 24´ detached garage having a 19 ´ setback on the property at 18690 Victor, Miller Garages, Steve Van Dalen, representative.

   Steve Van Dalen, 29450 Gloede, appeared on behalf of the petitioner to explain this request to the Board.

   City Clerk Richard Steenland received no correspondence.

   No one from the public wished to be heard.

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

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to approve the request for permission to erect a 22´ x 24´ detached garage having a 19´ setback based upon the finding that a unique circumstance exists. The 19´ setback matches the setback of the house on the adjacent property.

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 22´ X 24´ DETACHED GARAGE HAVING A 19´ SETBACK BASED UPON THE FINDING THAT A UNIQUE CIRCUMSTANCE EXISTS. THE 19´ SETBACK MATCHES THE SETBACK OF THE HOUSE ON THE ADJACENT PROPERTY AT 18690 VICTOR, ROSEVILLE, MICHIGAN, 48066.

PERMANENT PARCEL NO. 14-16-154-003 VAR. #0709

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2303-1-f and 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 wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER SALVATORE AIUTO seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:06 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Richard M. Steenland, City Clerk