

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 16, 2010, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the meeting to order at 5:35 pm.

MEMBERS PRESENT: Weatherford, Parker, Welch, Parker, Haskins, and Grantner.

MEMBERS ABSENT: Bennett.

OTHERS PRESENT: A. Frost DPW Representative and J. Anderson Clerk typist.

Grantner moved and Weatherford seconded to approve Regular ZBA Meeting minutes of November 18, 2010 at 5:00 Pm. Motion carried 6-0.

NEW APPLICATION:

1. ZBA #10-11

BY: Kathleen Wolfe
2195 E. Buder
Burton, MI 48529

RE: 2195 E. Buder
Durant Heights 416 & 417
Parcel #59-32-503-283

FOR: To have an addition 2 ft. from the property
line. 5 ft. required. (4 votes required)

Kathleen Wolfe, 2195 E. Buder, states she had a carport, which she enclosed and has been converted into living quarters.

AUDIENCE PARTICIPATION:

David Grubb, 4153 Columbine, said he had no problem with the carport but now that they have enclosed and are living in it he does not want them so close to the property line because of the noise and having his privacy invaded.

Bethany Hartle, 2195 E. Buder, Ms. Hartle explains that due to economic hardship she had to convert the carport into living quarters for her mother to live in.

Ms. Frost stated that 2 ft. would have been efficient for the carport but for living quarters the variance would be necessary. She feels if this were constructed to code it would eliminate some if not all of Mr. Grubbs concerns. Ms. Frost does give her recommendation for variance with the stipulation that it is brought up to code.

BOARD DISCUSSION:

Mr. Haskins questioned if a permit was pulled for the carport or if they just built onto it without a permit.

Ms. Frost said there was a permit pulled for the carport. There was not one pulled to enclose it or to convert it in to living quarters.

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Mr. Parker questioned why they would approve this variance 2 ft from the property line when there is plenty of space on the other side of the property. He does not want to see this tore down because of the money already spent but on the other hand he feels if they had come to the board in the first place they would have been shot down.

Mr. Haskins explained he does not want to see this get torn down but it does need to be brought up to code.

Mr. Welch stated it is only a three-foot variance and he feels bringing it up to code would eliminate most of our concerns.

Mr. Haskins then asked Ms. Wolfe that if they approve this variance is she going to be able to afford to bring it up to code.

Ms Wolfe stated she will have to, but questions how long she would have to make these corrections.

Mr. Parker asked Ms. Frost if the proper foundation was put in to have this addition.

Ms. Frost stated this type of thing is one of the items the building inspector would have to look into, then Ms. Wolfe would be able to make a better decision on either correcting the living quarters or tearing it down.

Mr. Haskins moved with the stipulation that the permits are pulled within 30 days and Mrs. Weatherford seconded to approve ZBA #10-11. Motion carried 6-0.

2. ZBA #10-09

BY: Rick Plite
2255 N. Vassar
Burton, Mi 48509

RE: Parcel #59-01-526-028

FOR: To construct a 24' x 48' pole barn
located in the front yard. (4 votes required)

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

Mr. Parker referred to the letter from Mr. Plite requesting the board reconsider his variance.

Mr. Parker moved and Grantner seconded to reconsider ZBA #10-09. Motion carried 6-0.

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Mr. Parker stated at the last meeting they had spoke with Mr. Plite about this dwelling sticking out like a sore thumb and asked him if he would be interested in changing some things to make it more attractive to the public. Mr. Plite stated he would be willing to make changes.

BOARD RECOMMENDATIONS AND/OR ACTION:

Mr. Parker moved and Grantner seconded to reconsider ZBA #10-09. Motion carried 6-0.

Mr. Parker moved and Gantner seconded to approve ZBA #10-09 with the stipulations that it have greater than a 4x12 pitch roof, shingled roof, vinyl siding and be moved 10' further back from the road for a total of 105' from the road. Motion carried 5-1, with Weatherford voting no.

Mr. Welch reminded the board member to submit their letters of reappointment for those who's terms are expiring.

The next regularly scheduled meeting of the Zoning Board Of Appeals will be held on **Thursday, January 20, 2010 at 5:00 pm.**

Meeting adjourned at 6:13 pm.

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