

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
DECEMBER 19, 2013, 5:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the meeting to order at 5:00 p.m.

MEMBERS PRESENT: Haskins, Parker, Hynes, Tracy Parker, Welch, Rapacz and Walls.

MEMBERS ABSENT: Weatherford.

OTHERS PRESENT: A. Abbey, Deputy Planning Official and L. Young, Clerk's Office.

Walls moved and Terry Parker seconded the Regular ZBA Meeting minutes of November 21, 2013 at 5:00 p.m.

NEW APPLICATION:

1. ZBA #13-22
- BY: Theodore L. Bickerstaff.
2137 Bramblewood Dr.
Burton, MI 48519
- RE: 2137 Bramblewood Dr.
Parcel #59-22-530-024, R-1B Zoned
- FOR: To construct a 22 ft. x 24 ft. attached garage
that will be 18 inches from the side property
line, 10 ft. required. (4 votes required)

Theodore Bickerstaff, 2137 Bramblewood Dr., said he would like to build a garage because he got a new car.

AUDIENCE PARTICIPATION: None.

Ms. Abbey said the property is 69 ft. wide and he was informed he will need a fire wall required by the Building Inspector. She recommended approval.

BOARD DISCUSSION: None.

BOARD RECOMMENDATIONS AND/OR ACTION:

Parker moved and Haskins seconded to approve ZBA #13-22 with the stipulation that the rear garage door be included. Motion carried 7-0.

AUDIENCE PARTICIPATION:

Michael Zacks, 27925 Berkshire Dr., Southfield, General Manager for Karana Electric Signs in Southfield Michigan, said they are here to ask for reconsideration of ZBA #13-21 and passed out a revised plan. They are the 3rd occupant of the building and the business must be able to be identified and aesthetically pleasing.

BOARD DISCUSSION:

Mr. Welch said we must have someone who voted in the negative vote to make a motion.

Mr. Parker asked what his original request was for.

Mr. Welch replied it was 262.5 sq. ft. and only 134 sq. ft. is allowed.

Mr. Walls said he drove by and didn't see any progress being made.

Mr. Farah, 4296 W. Court St., said he is closing on the building on the Friday after Christmas and is going to start remodeling in a few weeks.

Mr. Walls asked if he can back out of the building if he is denied.

Mr. Farah said he cannot because the liquor license has already been approved.

Mr. Rapacz asked the applicant to give his best hardship reason for a variance.

Mr. Farah said the location has opened and closed so many times. He is trying to open and stay in business by doing something nice. He is going to be doing a lot of remodeling. It is a nice, busy corner and he wants to make it nicer than it was.

Ms. Abbey said her recommendation hasn't changed.

Mr. Hynes said the sign is about 42% larger than what is allowed.

Mr. Parker asked when the sign ordinance was last visited. He said he may not need the signs on all four sides of the building, which gives him an unfair advantage to the competition.

Mr. Welch said he could keep the same size and eliminate the signs on the south side.

Mr. Parker said if the prices and customer service is right, customers will keep coming back.

Mr. Rapacz asked if there were any other instances where signs were 50% bigger and gotten approved.

Ms. Abbey said yes, when they have had hardships.

BOARD RECOMMENDATIONS AND/OR ACTION:

Walls moved and Hynes seconded to reconsider ZBA #13-21. Motion denied 3-4, with Rapacz, Parker, Haskins and Welch voting no.

AUDIENCE PARTICIPATION: None.

BOARD DISCUSSION:

REGULAR ZONING BOARD OF APPEALS MINUTES
DECEMBER 19, 2013 / 5:00 P.M.
PAGE 3

Mr. Welch congratulated Bob Walls on his appointment of Chairman of the Planning Commission. He said thank you to all the expiring terms that reapplied.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, January 16, 2014 at 5:00 p.m.**

Meeting adjourned at 5:20 p.m.

Lindsay J. Young, Clerk Typist