

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
FEBRUARY 17, 2000, 6:00 P.M., COUNCIL CHAMBERS

THE MEETING WAS CALLED TO ORDER BY BOBBIE WEATHERFORD AT 6:00 P.M.

MEMBERS PRESENT: Layman, B. Weatherford, Berry, Scott, W. Weatherford, Hammon

MEMBERS ABSENT: Parker, Kalanquin

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J. Adams, Clerk's Office

AUDIENCE PARTICIPATION: No audience participation.

BOARD DISCUSSION: No Board discussion.

NEW APPLICATIONS:

1. ZBA #00-6

BY: Roy E. Davis
2048 E. Bergin Ave.
Burton, MI 48529

FOR: 2048 E. Bergin Ave.
Lot 243, Bendlecrest Sub.
R-1C Zoned

RE: To construct an addition to the front of the
home at a setback of 14 ft.; 20 ft. front
setback required. (4 Votes)

Roy Davis, 2048 E. Bergin Ave., Burton, MI, said he is asking for a variance to add onto the front of his house 6 ft. There would be a 14 ft. setback instead of a 20 ft. setback. His living room is too small and they have a large family. Also, a portion to be added onto the front will be a laundry room. Mr. Davis said currently the laundry room is in the basement and he and his wife have difficulties going up and down stairs. Further, he does not feel this added 6 ft. would hinder or hurt anyone in the area. None of the neighbors have any objections.

AUDIENCE PARTICIPATION: None

Mr. Strasser said presently the front porch on this home is about the same setback. Many of the homes in this district have similar type uses in the front and also setbacks. None of the neighbors have called in against this, and DPW does not see a problem with it.

BOARD DISCUSSION:

Mrs. Scott inquired as to the type of roof.

Mr. Davis responded that it will be a 4 12 pitch roof. He described further the details of the roof.

Mr. Berry inquired as to the front wall being a bearing wall and the ceiling height.

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Mr. Davis said the living room area will have a 2 x 12 header. The front wall to the center bearing wall is only 10 ft. It calls for a 2 x 10 header but he is putting in a 2 x 12 which will carry the 13 ft. across. Mr. Davis stated further there will be 8 ft. ceilings.

Mrs. Layman inquired regarding the property west of Mr. Davis' property.

Mr. Davis indicated that is his property.

Mrs. Layman asked why he would not want to go out that way instead.

Mr. Davis said it would not really pay him to go out to the side because there is no way he could enhance what he has as far as the living room.

Mr. Weatherford inquired regarding the type of siding to the new addition.

Mr. Davis indicated it would match the house.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Berry, seconded by Layman to approve ZBA #00-6.
Motion carried, 6-0.

2. ZBA #00-9

BY: The Home Depot
4245 E. Court St.
Burton, MI 48519

FOR: 4245 E. Court St.

RE: Temporary garden center pick-up area.
Will put up March 20, 2000, and take
down by July 20, 2000.
C-3 special use in a C-4 zoned area.
(5 Votes)

Mark Anzurt, Store Manager at Home Depot, 4245 E. Court St., Burton, MI, indicated they would like a variance for a temporary structure with a 4 ft. fence around it. It will be the same setup that has been done the past three years. After 10:00 p.m. they will not be working out there with equipment or trucks.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said Home Depot along with other large retailers in the past several years, had the same situation and variance granted. He addressed concerns of the location of Home Depot's front entrance and the garden center, and the safety of pedestrians.

Mr. Anzurt spoke of the measures they are taking to address those concerns.

Mrs. Layman said last year it did work out better the way they changed things, but they still have a problem out front. She feels they need to police out in front more.

Mr. Anzurt said they are having extra associates this year to help with the loading areas. He feels that has improved a lot.

Brief discussion followed regarding parking, traffic, and the signal light at the entrance.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Berry, seconded by Scott to approve ZBA #00-9.
Motion carried, 6-0.

3. ZBA #00-10

BY: Rickie J. Tidwell
6245 E. Bristol Rd.
Burton, MI 48519

FOR: 6245 E. Bristol Rd.
Lot 5 Brisdale
R-1B Zoned

RE: To exceed the allowable square
footage for accessory structures by
712 sq. ft. with a 32 ft. x 32 ft. pole
barn. 864 sq. ft. allowed; 1,576 sq.
ft. requested. (4 Votes)

Rickie Tidwell, 6245 E. Bristol Rd., Burton, MI, indicated he has lived there for ten years and addressed his needs for the variance. He needs a place for his camper, boat, tractor and miscellaneous garden things. He spoke to all his neighbors and they are supporting him. He also indicated the siding will match the house.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Strasser said the request does exceed what the ordinance allows. He was made aware of the existing shed at the northeast corner of the applicant's property. The applicant said if the Board approves the pole barn, he will remove the shed. Mr. Strasser said if the Board elects to approve this variance, to please make a stipulation in the motion that the shed be removed prior to him building the pole barn.

Mr. Tidwell said he will do whatever the Board pleases.

BOARD DISCUSSION:

Mr. Hammon inquired as to the property to the east of the applicant's.

Mr. Tidwell indicated the property to the east is more of a swamp and he does not own it.

Mr. Hammon commented that he has a very beautiful home. He asked what his plans are with the fence.

Mr. Tidwell said he will leave it as is and probably re-arrange some gates.

BOARD RECOMMENDATIONS AND/OR ACTIONS:

Moved by Berry, seconded by Layman to approve ZBA #00-10, contingent upon removal of the shed prior to building the pole barn.

Motion carried, 6-0.

Mrs. Weatherford indicated at the last ZBA meeting, Mr. Parker handed out a copy regarding audience participation. It was decided by the Board not to act on it until Mr. Parker is present.

Mr. Hammon said the pole barn issue needs to be resolved, and he has been told that possibly by the next ZBA meeting they will be presented by some type of re-drafting of the ordinances regarding pole barns. Neil Martz is under a critical timetable with working on the master plan also.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, March 16, 2000, at 6:00 P.M.**

MEETING ADJOURNED AT 6:28 P.M.

jra