

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 18, 2007, 6:00 P.M., COUNCIL CHAMBERS
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Chairman Steve Welch called the meeting to order at 6:00 p.m.

MEMBERS PRESENT: Terry Parker, Grantner, Tracy Parker, Welch, Weatherford and Scott.

MEMBERS ABSENT: Major.

OTHERS PRESENT: T. Strasser and A. Frost, DPW Representatives and M. Snow,
Clerk's office

Scott moved and Tracy Parker seconded to approve the Regular ZBA Meeting minutes of September 20, 2007 at 6:00 p.m. Motion carried 6-0.

NEW APPLICATIONS:

1. ZBA #07-19

BY: Thomas Hale
4106 Jefferson
Burton, MI 48509

RE: 4106 Jefferson
Lot 26 Supervisor Plat #39. M-1 zoned.

FOR: To expand the non-conforming residential
use of the property with an addition.
(5 votes required)

Sandra Hale, 4106 Jefferson, explained her and her husband live in an old farmhouse that is quite small. It is a 1 bedroom, 1 bathroom home. Her goal is to sell the house, but would like to add an addition to create more living space first.

AUDIENCE PARTICIPATION: None.

Ms. Frost stated the home is zoned M-1 and is residential. She recommended approval.

BOARD DISCUSSION:

Mr. Parker wondered if the variance is granted if the residence would stay M-1 or residential.

Mr. Strasser recommended the Planning Commission write a text change so that in the future, on such issues, a resident could receive a building permit without going through the zoning process.

BOARD RECOMMENDATIONS AND/OR ACTION:

Terry Parker moved and Scott seconded to approve ZBA #07-19. Motion carried 6-0.

2. ZBA #07-20

BY: Ricky Kessler

1374 Brady
Burton, MI 48529

RE: Lot 132 Greater Flint.
Parcel #59-31-576-051. R-1c zoned.

FOR: Deck with roof overhang to be 16' from
the front property line, 20' required.
(4 votes required)

Ricky Kessler, 1374 Brady, said he is upgrading his home with a deck. He was unaware he needed to come before the Board and that is why the deck is unfinished.

AUDIENCE PARTICIPATION:

Ronald Lloyd, 1388 Brady said he appreciates the Kessler's improvement of the home.

Ms. Frost said the lots in the south end are small and a home down the way from the Kessler's has a similar porch. She recommended approval.

BOARD DISCUSSION:

Mrs. Scott thanked the applicant for explaining why the deck was partially built and complimented the work done so far.

BOARD RECOMMENDATIONS AND/OR ACTION:

Scott moved and Weatherford seconded to approve ZBA #07-20. Motion carried 6-0.

3. ZBA #07-21

BY: Terry Kelly
1365 Jolson
Burton, MI 48529

RE: Lot 524 Greater Flint.
Parcel #59-31-576-205. R-1c zoned.

FOR: 1. To construct an attached garage that will
be 6' from the rear property line.
30' required.
2. And will be 15' from the front property
line of Greenly. 20' required.
(4 votes required)

Terry Kelly, 1365 Jolson, said he would like to build an attached garage onto his home.
Mr. Strasser said this is a corner lot, and it is not unusual in the south end for a garage to be close to the property line. He recommended approval of both requests.

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BOARD DISCUSSION:

Mr. Parker asked if the entrance of the garage would be located on Greenly St. The applicant said it would be.

BOARD RECOMMENDATIONS AND/OR ACTION:

Terry Parker moved and Weatherford seconded to approve ZBA #07-21. Motion carried 6-0.

AUDIENCE PARTICIPATION:

Art Jankowski, 4108 Leith, asked if residents require a permit for most everything being built. He said he's redoing his driveway and asked if he needed a permit. Mr. Strasser went over a few things that require a permit such as a driveway, porch, etc.

BOARD DISCUSSION:

Mr. Grantner asked there be more detailed directions so he can locate the sites for the zoning meetings more quickly.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, November 15, 2007 at 6:00 p.m.**

Meeting adjourned at 6:25 p.m.

ms