

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 21, 2004, 6:00 P.M., COUNCIL CHAMBERS
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THE MEETING WAS CALLED TO ORDER BY CHAIRMAN STEVE WELCH AT 6:00 P.M.

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

MEMBERS ABSENT: Martinbianco

OTHERS PRESENT: T. Strasser, Deputy Planning Official, J. Adams, Deputy City Clerk

Moved by Parker, seconded by Grantner to approve the Regular ZBA meeting minutes of October 21, 2004 at 6:00 p.m. Motion carried, 6-0.

AUDIENCE PARTICIPATION: No audience participation at this time.

BOARD DISCUSSION: No Board discussion.

NEW APPLICATIONS:

1. ZBA #04-45

BY: Jason Jones
6136 Hugh St
Burton, MI.

RE: 1185 Carmen
Lot #808 Baker Park
Section 30, R-1C zoned

FOR: To construct a new home at 4 feet from the west
property line; 5 feet required.
(4 votes required)

Jason Jones, 6136 Hugh St., Burton, MI, stated he would like to move one foot over to the west side of his property in order to make a 10 ft. driveway to his garage. I am building a nice home that would not be oversized for the area.

AUDIENCE PARTICIPATION:

The following residents addressed concerns regarding property lines, fencing and encroaching onto neighboring properties.

Scott Simpson, 1189 Hugh St., Burton, MI

Raul Martinez, 4213 Kings Ln, Burton, MI

REGULAR ZONING BOARD OF APPEALS MINUTES

OCTOBER 21, 2004/6:00 P.M.

PAGE -2-

Mr. Strasser addressed concerns regarding a fence. He stated either property owner can put up a fence. There was one objection received from a property owner. DPW recommends approval.

BOARD DISCUSSION:

Mrs. Parker asked to see the letter objecting the request.

Mr. Parker stressed the Council and Planning Commission re-visited the ordinance and setbacks were changed so that 10 feet is on one side and 5 feet is on the other. He feels in this part of the city, the houses are already close to the lot line. This request is too close to the lot line and we need to stay within the guidelines of the ordinance. I cannot support the request.

Mr. Grantner stated when the Planning Commission made the recommendation for City Council to change it, it was aimed at providing a little more flexibility when new subdivisions were being built so as to provide an opportunity, depending on how you laid it out, for a little more open scape.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Grantner, seconded by Parker to approve ZBA #04-45.

Motion carried, 5-1. Mr. Parker – no.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, November 18, 2004 at 6:00 p.m.**

Meeting adjourned at 6:20 p.m.

jra