

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
NOVEMBER 18, 2004, 6:00 P.M., COUNCIL CHAMBERS
www.burtonmi.us

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON STEVE WELCH AT 6:00 P.M.

MEMBERS PRESENT: Tracy Parker, Welch, Scott, Terry Parker, Martinbianco.

MEMBERS ABSENT: Grantner, Weatherford.

OTHERS PRESENT: J. Major, DPW Representative and M. Snow, Clerk Typist.

The Zoning Board postponed approval of the Regular ZBA meeting of October 21, 2004 at 6:00 p.m. until the next Regular meeting scheduled on December 2, 2004 at 6:00 p.m.

AUDIENCE PARTICIPATION: No audience participation.

BOARD DISCUSSION: There will be a Regular ZBA meeting held on December 2, 2004 at 6:00 p.m. The audience was given the option to postpone their subjects until the next meeting since only five members were present.

NEW APPLICATION (S):

1. ZBA #04-46

BY: Donzie Wood
4249 Lippincott
Burton, MI

RE: Lot #59-15-300-019, Sect.15, R-1B Zoned.

FOR: To construct a roof on a deck that will be 6 inches from the garage; 10 feet required (4 votes required)

Donzie Wood, 4249 Lippincott, Burton, MI stated he's had his deck numerous years and he has fallen due to snow and bad weather. He would like to build a roof to eliminate falling.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Major stated that he sees no problem with this request.

BOARD DISCUSSION: Mrs. Scott inquired if there should be a firewall for the project.

Mr. Major said a firewall is not necessary since this would be an open wall.

BOARD RECOMMENDATIONS AND/OR ACTIONS:

Moved by Martinbianco and seconded by Scott to approve ZBA #04-46. Motion carried, 5-0.

REGULAR ZONING BOARD OF APPEALS MINUTES

NOVEMBER 18, 2004/6:00 P.M.

PAGE -2-

2. ZBA #04-47

BY: Oakview Associates
671 E. Big Beaver #105
Troy, MI. 48083

RE: Lot #14, 4034 Grand Oaks TR.
Oakview Meadows,
Sect. 35, R-1A Zoned.

FOR: Rear setback variance needed to accommodate
depth of home; 3 feet variance requested.
35 feet rear setback required, 32 feet rear
setback requested. (4 votes required)

Mr. Welch rescheduled ZBA case#04-47 for January 20, 2005 at 6:00 p.m.

3. ZBA #04-48

BY: Robert Koenders
1021 Kettering St
Burton, MI

RE: 1021 Kettering St. Part of Lot #105
Garden Acres.
Sect. 13, R-1B Zoned

FOR: To allow an attached garage 10 feet from the
rear property line, 30 feet from road. "Garage is
existing". (4 votes required)

Robert Koenders, 1021 Kettering, Burton, MI explained he would like to add an enclosure. Him and his wife don't want to be out in the weather. No walls need to be moved. He would be building between the house and garage but needs a variance to enclose it. The present structure is built up to code.

AUDIENCE PARTICIPATION: No audience participation.

Mr. Major recommended the applicant's request. The structure is fire rated and up to.

BOARD DISCUSSION:

Mrs. Scott thought the attachment was already built.

Mr. Koenders replied that he needs the requested variance to resume building.

Mr. Major stated he would need a building permit and a possible fire rated garage door.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Scott, seconded by Parker to approve ZBA #04-48. Motion carried, 5-0.

REGULAR ZONING BOARD OF APPEALS MINUTES

NOVEMBER 18, 2004/6:00 P.M.

PAGE -3-

4. ZBA #04-49

BY: Cynthia Scott
8423 Warwick Grove
Grand Blanc, MI. 48439

RE: 2350 Center Rd
Lot #106, 107, 108
Sect. 21 Supervisors Plat

FOR: A C-2 use "Bakery/Deli" in an R-0 zoned area.
(5 votes required)

Cynthia and Scott Villaire, 8423 Warwick Grove, Grand Blanc, MI stated they would like to purchase and convert the property at 2350 Center Rd into a bakery. They Have submitted pictures and a menu. They were available to answer any questions the board might have.

AUDIENCE PARTICIPATION: No audience participation.

BOARD DISCUSSION:

Mr. Major stated it was difficult to determine if this location was zoned commercial or restricted office zoning. He felt that this bakery would be an upgrade for the city. He asked the board to consider an approval.

Mr. Parker agreed with Mr. Major on the location of commercial zoning.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Mr. Parker, seconded by Mrs. Scott to approve ZBA #04-49. Motion carried 5-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday December 2, 2004 at 6:00 p.m.**

MEETING ADJOURNED AT 6:22 P.M.

mrs