

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
APRIL 19, 1990
7:00 P.M.

The meeting was called to order at 7:05 PM by Chairman Gooding.

Members Present: W. DePottey, T. Hammon, D. Gooding, H. Berry and H. Debus.
Members Absent: D. Priest, and F. Edmonds.
Others Present: T. Strasser, Deputy Planning Official and J. Brown, Clerk's Office.

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA meeting of March 22, 1990 7:00 P.M.

Moved by Berry, supported by Debus to approve the minutes of the last meeting with correction of the next regular meeting to read: April 19, 1990. Motion carried 5-0.

Chairman Gooding explained to the applicants that a full Board was not present and therefore if anyone wanted their case postponed they may so state.

B. NEW APPLICATIONS:

1. ZBA #90-016

BY: Darrell Ward
6125 Sandy Lane
Burton, MI 48519

RE: Q-6177-125
Lot 125 Holiday Villa
Section 24
R-1B Zoned

FOR: To exceed the square footage requirements by 320 sq. ft. with construction of a Lean-to. See Section 5.15
(4 Votes Required)

Mr. Ward explained he wishes to build an open car port on the back of his garage. He needs this for storage for personal items. His access will be through rear garage doors. If this is denied, his vehicles will be unprotected.

There was no one in the audience that wished to speak on this variance. Strasser said there have been no complaints from the neighbors and the DPW have no problems with this request.

DePottey said he will vote in favor of this variance as Mr. Ward keeps a very neat house.

Moved by DePottey, supported by Debus to approve ZBA #90-016 as written. Motion carried 5-0.

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2. ZBA #90-017

BY: William M. Clark, Jr.
5105 Western
Flint, MI 48507

RE: 4067 E. Court Street
Sky-Eye Satellite
Section 10
C-2 Zoned

FOR: To locate satellite dishes in an
area other than were specified by
Ordinance. See Section 5.41
Item #2, Reference Item #6
"Location in front yard area."
(5 Votes Required)

Mr. Clark explained that he was granted a variance for three satellite dishes on the roof of this building. Just recently a new owner took over the building and asked Mr. Clark to remove the dishes from the roof. He now displays two dishes in the front yard set back area. If this is denied it will put Mr. Clark out of business. He stated that he wishes to have this case postponed until the next regular meeting in hopes a full board will be present.

In the audience John Faught, owner of the property to the West of this property said he doesn't understand why Mr. Clark must display two identical dishes. He presented photos of the property and he feels there is too much clutter with the dishes and the signs that are there. He also stated that one of the dishes extends one foot over on to his property and he feels that he then is liable if an accident should occur involving this dish. Mr. Clark said the dishes were not identical and explained the difference. He also said he would display a smaller dish and this would eliminate the dish extending onto Mr. Faught's property.

Strasser spoke on keeping the dishes on the roof and the shortage of parking if Mr. Clark was to display these dishes in the rear parking area. Board discussion followed. Gooding asked if the variance for dishes on the roof would expire if Mr. Clark ceased to use it. Strasser said the variance goes with the property and would not be lost. Berry spoke on his opposition to this variance request.

Moved by Hammon, supported by Debus to postpone ZBA #90-017 until the next regular meeting of May 17, 1990. Motion carried 5-0.

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3. ZBA #90-018

BY: George Shmidt
1498 Kenneth Street
Burton, MI 48529

RE: Lot 1155 Baker Park #1
Section 30
R-1C Zoned

FOR: To exceed the allowable square
footage for accessory structures
by 470 sq.ft. with construction
of an open carport. See Sect.
5.15
(4 Votes Required)

Mr. Shmidt explained that his garage burned down last December and he would like to rebuild a garage with a carport for extra storage room for two of his cars that he is restoring. He has two lots and has plenty of room to do this.

In the audience Dan Cronkright, 1487 Connell spoke in favor of this variance.

Strasser said the DPW had no problems with this request. There have been no complaints from the neighbors.

Berry asked about the water run-off from the roof. Mr. Shmidt said it would all run onto his garden, it would not run into a neighbors yard.

Moved by DePottey, supported by Hammon to approve ZBA #90-018 as written.
Motion carried 5-0.

C. AUDIENCE PARTICIPATION:

No one wished to speak.

D. BOARD DISCUSSION

Chairman Gooding said he had items for discussion but would wait until the next regular meeting so that a full Board may be present.

The next regularly scheduled Zoning Board of Appeals meeting will be held on Thursday, May 17, 1990, 7:00 P.M.

As there was no further business, Chairman Gooding adjourned the meeting at 7:57 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office