

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MAY 2, 1991
7:00 P.M.

This meeting was called to order at 7:05 P.M. by Chairman D. Gooding.

MEMBERS PRESENT: W. DePottey, T. Hammon, D. Priest, D. Gooding, H. Berry,
F. Edmonds

MEMBERS ABSENT: H. Debus.

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

A. APPROVE THE MINUTES OF THE FOLLOWING MEETINGS:

1. Regular ZBA meeting of March 21, 1991, at 7:00 P.M.

Moved by Priest, supported by Berry to approve the above minutes as printed.
Motion carried 6-0.

2. Special ZBA meeting of March 28, 1991, at 7:00 P.M.

Moved by Priest, supported by Berry to approve the above minutes as printed.
Motion carried 6-0.

B. NEW APPLICATIONS:

1. ZBA #91-22

By: Jimmie McMillan
2216 Brady
Burton, MI 48529

Re: 2216 Brady
Lot 7 Blk. H Southmere Sub.
Sec. 32 R-1C Zone

For: Sideyard setback of 12" requested
8' required for proposed 18' x 28'
garage.
(4 Votes required)

Mr. McMillan explained that he wished to build a connected garage on the side of his house. It would be for personal storage of his automobiles and lawn equipment. He has a small shed at present which will be removed once the garage is completed. The new garage and house will be newly covered in vinyl siding. If this variance is denied, his cars will go unprotected.

There was no one in the audience who wished to speak on this request. Strasser asked Mr. McMillan if he planned to put a garage door in the rear of his new garage for access into his back yard. Mr. McMillan said he would do that if it was required. Strasser said there have been no calls against this variance.

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1. ZBA #91-22 (contd.)

Priest asked if the wall on the lot line would be fire-proofed. Strasser said that would be required in the building permit. A short Board discussion followed.

Moved by Priest, supported by DePottey to approve ZBA #91-22 with the stipulation that a rear garage door be installed. Motion carried 6-0.

2. ZBA #91-23

By: Wayne Butler
5253 Otsego
Burton, MI 48509

Re: 5253 Otsego
Lot 95 Lapeer Manor #2
Sect. 14 R-1B Zoned

For: To exceed ordinance by 88 sq. ft.
to build a 20'x 20' detached second
garage. 864 sq. ft. allowed, 952 sq.
ft. proposed.
(4 Votes required)

Mr. Butler presented a drawing of his property showing where he wishes to place this proposed garage and a petition signed by neighbors stating that they do not object to this variance. He has an antique car which he wishes to store in the garage along with his garden and yard equipment. He explained the construction will match the house. He has a large lot, and the antique car will not be taken out of the garage very often.

There was no one in the audience who wished to speak on this request. Strasser said the DPW has not received any calls opposing this variance. Edmonds thanked Mr. Butler for the drawing.

Moved by Edmonds, supported by Hammon to approve ZBA #91-23 as written. Motion carried 6-0.

3. ZBA #91-24

By: Roger Vock
2099 Morris
Burton, MI 48529

Re: 2099 Morris
Lot 229 Stratmore
Sect. 32 R-1C Zoned

For: To construct accessory structure
6" from principal dwelling. 10'
required.
(4 Votes required)

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3. ZBA #91-24 (contd)

Mr. Vock explained he did not know he needed a building permit to build a shed in his back yard. Therefore he has one under construction and our Code Enforcement Officer stopped by to tell him he needed a building permit. It will be 16' x 8' for personal storage.

There was no one in the audience who wished to speak on this variance.

Strasser agreed with Mr. Vock that he needed the storage space. Other than completely fire-proofing the shed, the DPW have no problems with this request.

Discussion on storage of flammable items and the floor construction (including a rat-wall) followed.

Moved by Hammon, supported by Priest to approve ZBA #91-24 with the stipulation that the entire interior of the shed be fire-proofed. Motion carried 6-0.

4. ZBA #91-25

By: Thomas H. Harris
2118 E. Bristol Road
Burton, MI 48529

Re: 4080 Homestead
Lot 76 Wilson Homestead
Sect. 31 R-1C Zoned

For: Install 6' cyclone fence, because of children in apartment building next door. Enclose side & rear yard, to r/w line, not across front. Ordinance requires 5' height maximum.
(4 votes required)

There was no one present to represent this case.

Discussion on notification of applicants followed.

Moved by Hammon, supported by DePottey to table ZBA #91-25 until the next regular meeting of June 6, 1991. Motion carried 6-0.

5. ZBA #91-26

By: Mary Decher
1338 Audrey Ave.
Burton, MI 48509

Re: 1338 Audrey Ave.
Lot 733 Lapeer Heights
Sect. 14 R-1B Zoned

For: To construct an addition to the house
7' from existing garage. 10' required.
(4 Votes required)

Gloria Desroscher, daughter of Mary Decher spoke for this request. She said her mother recently purchased this house and needed more room. She wishes to add on an addition of 16' x 18'.

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5. ZBA #91-26 (contd.)

There was no one in the audience who wished to speak on this variance.

Strasser said there was no problem with approval of this request. There would be access to the back yard even with the addition.

Moved by Edmonds, supported by Hammon to approve ZBA #91-26 as written. Motion carried 6-0.

C. AUDIENCE PARTICIPATION:

Mr. Wayne Butler, 5253 Otsego spoke on the possibility of placing in the newspaper periodically notification that residents must obtain a building permit before starting construction on sheds, etc. in back yards. He said he did not know that a building permit was required for these things.

D. BOARD DISCUSSION:

Discussion followed on the Wolohan Lumber Company. Members felt they were violating the terms of their variance for out-door sales with the placement of some of their merchandise.

Moved by Priest, supported by Edmonds to bring back ZBA #639 for clarification. Motion carried 6-0.

The next regularly scheduled meeting will be held June 6th, 1991, at 7:00 P.M.

Meeting adjourned at 7:57 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office