

CITY OF BURTON
REGULAR ZONING BOARD OF APPEALS MINUTES
MAY 26, 1994 AT 7:00 P.M.

MEETING CALLED TO ORDER AT 7:05 P.M. BY CHAIRMAN D. GOODING.

MEMBERS PRESENT: I. Hohloch, T. Hammon, D. Gooding, H. Berry,
F. Edmonds

MEMBERS ABSENT: W. DePottey and S. Welliver

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

A. APPROVE THE MINUTES OF THE FOLLOWING MEETING:

1. Regular ZBA Meeting of April 21, 1994, at 7:00 P.M.

Moved by Berry, supported by Hohloch to approve the above minutes as corrected. Motion carried 5-0.

B. YEARLY RENEWALS:

1. ZBA #94-33

By: Christopher Haag
4090 Lapeer Rd.
Burton, MI 48509

Re: Q-181-A Section 15
C-4 Zoned

For: Yearly Renewal for multiple family
use in a C-4 zoned area for a
Fraternity.
(5 Votes Required)

Christopher Haag requested this variance be postponed until the next regular meeting so that a full board may be present.

Moved by Edmonds, supported by Berry to postpone ZBA #94-33 until the next regular meeting of June 16, 1994. Motion carried 5-0.

D. NEW APPLICATIONS:

1. ZBA#94-26

By: David Finch
5075 Raymond
Burton, MI 48509

Re: Lot 133 Vodden Little Farms #2,
Section 14 R-1B Zoned.

For: Addition of an 18' x 24' addition
to the existing garage. Total
square footage equals 1,108, exceeds
allowable square footage of 864
square foot by 244 square foot.
(4 Votes required)

Mr. Fince explained he needed the extra storage space for his lawn equipment and other personal items that are now setting outside in the weather.

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The addition will be at the back of the garage and will be sided with the same siding and roofing as the house. It will be one story. The hardship is that he will have no cover for his equipment and the weather will further damage it.

There was no one in the audience who wished to speak on this request. T. Strasser said this addition will make the house look larger, he feels it is a reasonable request.

Moved by Hohloch, supported by Hammon to approve ZBA #94-26 for an 18' x 24' attached structure. Motion carried 5-0.

2. ZBA #94-27

By: BGB Pet Supply
1234 N. Center Rd.
Burton, MI 48509

Re: Q-79-1 Section 10,
M-2 Zoned.

For: To store retail material in the
front setback area.
See Section 19.01 Item b.
(5 Votes required)

This applicant requested this variance be postponed until the next meeting.

Moved by Hammon, supported by Hohloch to postpone ZBA #94-27 until the next regular meeting of June 16, 1994. Motion carried 5-0.

3. ZBA #94-28

By: Lawrence St. Onge
3447 Griffith Court
Burton, MI 48529

Re: Part of Lot 237 of Atherton
Homestead #2. Section 29
R-1C Zoned.
(4 Votes required)

For: Construct an attached garage at 6'
from the North property line.
8' is required by ordinance.
(4 Votes Required)

Mr. St. Onge explained he needed a garage for extra storage space. He presented a photo of the proposed garage. The property adjoining his is a vacant lot. Discussion on placement of the garage followed. Mr. St. Onge said there is no room to place it further back in his back yard. He explained the construction type and the doors. There will be no access garage door in the back of the garage. The hardship will be that he has no protection for his car from the weather.

In the audience, Phillip Way, 3431 Griffith Court and Muriel Nunn, 3446 Griffith Court spoke against approval of this variance. Mr. Way spoke against Mr. St. Onge's travel trailer being parked in front of Mr. St. Onge's home.

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Mr. St. Onge said he is planning on storing his trailer on Dort Hwy.

T. Strasser said the travel trailer is a problem, otherwise this is a legitimate request. F. Edmonds said if he moves the trailer he has no problem with approval of this variance.

Moved by Edmonds, supported by Hohloch to approve ZBA #94-28.
Discussion on the motion followed. Edmonds withdrew his motion, Hohloch withdrew his support. Edmonds restated his motion.

Moved by Edmonds, supported by Hohloch to approve ZBA #94-28 contingent upon removal of the travel trailer. Motion carried 5-0.

4. ZBA #94-29

By: Alan Motley
5153 Raymond Ave.
Burton, MI 48509

Re: Lot 125 - Vodden Little Farms #2
Section 14 R-1B Zoned.

For: Requesting to exceed 864 sq. ft.
limit on accessory structures by
560 sq. ft to build a 30'x 28'x 8'
garage.
(4 Votes required)

Mr. Motley explained that he wishes to build a detached garage, it will be in line with his home. He will remove two of the three sheds he now has. He presented photos of his property. He needs the garage for storage space of personal items, it will be a one story garage.

No one in the audience wished to speak on this case. T. Strasser said there have been no calls or complaints but it is over ordinance.

Board discussion followed. I. Hohloch asked about placement of garage. H. Berry asked T. Strasser if the two sheds were figured in on the excess square feet. T. Strasser said no.

Moved by Hohloch, supported by Hammon to approve ZBA #94-29 contingent upon removal of the two metal sheds. Motion carried 5-0.

5. ZBA #94-30

By: Dana L. Hayward
4057 Montcalm
Burton, MI 48519

Re: Lot 15 Martin Subdivision
Section 35 R-1B Zoned.

For: To exceed the allowable sq. footage
for accessory structures by 160' sq.
ft. with a 12' x 16' shed.
(4 Votes required)

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Mr. Hayward said he needs the shed to store his snowmobile and lawn equipment in. He said the siding and roofing will match the house. It will be on the back corner of his lot. The hardship would be he will have to continue to store outside in his backyard.

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

T. Strasser said there have been no complaints on this request, it is not much over ordinance.

Moved by Hohloch, supported by Hammon to approve ZBA #94-30. Motion carried 5-0.

6. ZBA #94-31

By: Dennis Doyle
2133 E. Williamson
Burton, MI 48529

Re: 3142 S. Center Rd., Lot 8,
Center Road Acres, Section 28,
C-2 Zoned.

For: To construct a new home behind existing
accessory structures. Refer to Ord. 19
Section 5.15 Item 2. Existing home to
be converted to garage. Expand non-
conforming Residential rights in a C-2
zoned area.
(5 Votes required)

Mr. Doyle explained that he recently purchased a 5 acre parcel and a portion of it is in a flood plain. He wishes to build a new home at the rear of the property and convert the present home into a workshop and garage. At present the home is condemned, he wishes to bring it up to code. If this is denied he doesn't know what he would do with this property. Chairman Gooding spoke on self-imposed hardships.

No one in the audience wished to speak.

T. Strasser said he does have a hardship due to the flood plain. He feels it is a reasonable request.

Board discussion followed. Hammon asked if Mr. Doyle was planning on living in the proposed new home. He said yes.

Moved by Edmonds, supported by Hohloch to approve ZBA #94-31. Motion carried 5-0.

7. ZBA #94-32

By: Thelma Gamino
1418 Webber St.
Burton, MI 48529

Re: Lot 56 Greater Flint Sub.
Section 31 R-1C zoned.

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For: To construct an attached car-port
on the West side of the house and
encroach to within 18" of the side
setback. 8' is required by
ordinance, 3 sides to remain open.
(4 Votes required)

Ms. Gamino said she needs the carport for protection from the weather for her car and that side of her house. She has a garage but uses it for storage.

There was no one in the audience who wished to speak on this variance. T. Strasser said he has no objection to this carport if the three sides are open. T. Hammon asked if this would add to the SEV of this home. T. Strasser said it would be negligible.

Moved by Hammon, supported by Berry to approve ZBA #94-32. Motion carried 5-0.

8. ZBA #94-34

By: Douglas R. July
6188 Briggs Street
Burton, MI 48509

Re: 6188 Briggs Street, The North
130' of lot 108 Garden Acres,
Section 13. R-1B Zoned.
(4 Votes required)

For: To construct an addition to the
attached garage at 6'6" from the
east property line. 10' required.
(4 Votes required)

Mr. July explained he wishes to add on to make a two car garage. He desperately needs the garage space.

There was no one in the audience who wished to speak. T. Strasser said this is a corner lot and Mr. July will have full access to his back yard, there are no problems with this request.

Moved by Hammon, supported by Berry to approve ZBA #94-34. Motion carried 5-0.

C. AUDIENCE PARTICIPATION:

There was no one in the audience.

F. BOARD DISCUSSION:

There was no discussion.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will be held on Thursday, June 16, 1994, 7:00 P.M.

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Meeting adjourned 8:13 P.M.

Respectfully submitted by:

Jeanette Brown,
Clerk's Office