

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS AGENDA
APRIL 27, 1999/5:00 P.M., COUNCIL CHAMBERS

THE MEETING WAS CALLED TO ORDER BY KALANQUIN AT 5:00 P.M.

MEMBERS PRESENT: Berry, Scott, Parker, Wright, Layman, Kalanquin

MEMBERS ABSENT: Centilli

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

AUDIENCE PARTICIPATION:

Charles Cross, 1092 South Packard, Burton, states for the record that he has known Sam Anderson for many years and that he has never caused any problems with the City. He also says that he needs a place to put his antique cars, not as a business to be run out of his home and that Sam is an honest person.

BOARD DISCUSSION:

Mrs. Layman inquired regarding a Pavilion on Howe Road, and stated the Moose Lodge was to come back to the Zoning Board for a variance but they never did and still built it.

Mr. Strasser said that it has been a couple of years but he would have to check on that.

Mr. Wright inquired regarding the Pronto trucks at a residence on Genesee Road.

Mr. Strasser said he turned in the complaint and will check with the code enforcement officer for updates.

Mrs. Layman discussed the used car lot by the railroad tracks on Belsay Road and said the business was told they could not put flags up but they have done so anyway.

NEW APPLICATIONS:

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|---------------|--|
| 1. ZBA #99-23 | BY: Sam Anderson
4191 Lapeer Road
Burton, MI |
| | FOR: Lot 6, Suburban Homesites, Sect. 15 |
| | RE: To exceed the allowable square footage for accessory
structures by 1,699 sq. ft., 864 sq. ft. allowed; 2,621
sq. ft. requested with a 36 sq. ft. x 60 sq. ft. structure. |

Sam Anderson, 4191 Lapeer Road, Burton, MI. is requesting this variance to keep his 7 antique cars stored on his own property. He is currently paying to have them stored. He will not be conducting business on his property, and this is a family hobby restoring old cars with his two sons.

AUDIENCE PARTICIPATION:

Pauline Dargel, 6119 Hugh Street, inquired regarding zoning and lot dimensions.

Mr. Strasser stated that the existing garage is paneled and could be converted to a family room. If it was converted, he would be allowed to build a 24 x 36 accessory structure and that is what is recommended at this time.

Mr. Berry asked the applicant if his only hardship is not having the ability to restore antique cars with is children.

Mr. Anderson said they have been doing it a little at a time and it is for their own use.

Mr. Berry expressed concerns with that large of a garage and asked about the roof pitch and siding.

Mr. Anderson stated the garage will be built just like the house and not like a pole barn. It will have a 4 pitch roof. The siding will be vinyl and will be a different color at this stage.

Mr. Berry inquired about footage dimensions.

Mr. Anderson stated the garage is about 77 feet from the front of the garage to the house and approximately 150 feet from the garage to the back of the lot. He also commented on the cost of storing the cars.

Mr. Parker is concerned that if Mr. Anderson moves, the buyer may see that building as an opportunity to use it for a business. He feels Mr. Anderson's hardship is self-imposed. Mr. Parker also stated that whenever you have a hobby, you will have a certain relative expense to accept as well. He doesn't think that with the size of Mr. Anderson's lot, a 36 x 60 structure would be appropriate. Mr. Parker recommended Mr. Anderson that he amend the originally requested square footage, in order to be given approval.

Mr. Anderson said it will not be seen and he will not be selling. Mr. Anderson reiterated his reasoning for wanting the garage.

Mr. Wright stated it will set a negative precedent to future cases by voting for such a large structure.

Mr. Parker offered to make a motion to approve a 36' x 30' if Mr. Anderson is willing.

Mr. Anderson asked for a 36 x 36 structure.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Wright, seconded by Layman to accept Mr. Anderson's amended request to a 36' x 36' structure.
Motion carried, 5-1. Berry- yes, Scott- yes, Parker- no, Wright- yes, Layman- yes, Kalanquin- yes.

Moved by Scott, seconded by Layman that Mr. Anderson is allowed to build the 36' x 36' structure and the siding will match the house.

Motion carried, 5-1. Berry- yes, Scott- yes, Parker- no, Wright- yes, Layman- yes, Kalanquin- yes.

MEETING ADJOURNED 5:37 P.M.

AM