

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MINUTES
JULY 2, 1996, 6:00 P.M., COUNCIL CHAMBERS

The Meeting was called to order by Ian Hohloch, Chairman, at 6:02 P.M.

MEMBERS PRESENT: Berry, Hohloch, Kalanquin, Layman and Parker.

MEMBERS ABSENT: Cross and B. Weatherford.

OTHERS PRESENT: T. Strasser, Dep. Planning Official and C. Ladd, Deputy Clerk.

A. AUDIENCE PARTICIPATION:

None.

B. BOARD DISCUSSION:

None.

C. NEW APPLICATION:

1. ZBA #96-49

By: Brannam Realty, Inc.
1360 N. Belsay
Burton, MI 48509

Re: Lot 21 Ridgemoor Condominium.
2260 Ridgemoor Ct.
Sect. 1 RM Zoned

footage
sq. ft.
requested

For: To exceed the allowable square
for accessory structures by 300
864 sq ft allowed, 1164 sq ft
(4 Votes required)

Mr. Charles Brannam, 1360 N. Belsay Rd., said he is building a new home and wants to keep everything inside the garage. He is asking to extend the allowable square footage so he doesn't have to have an accessory building. The setbacks are within the ordinance. He would be extending the garage to meet the back of the house.

Audience Participation:

Richard Hamilton, 2250 Ridgemoor Ct., said he owns the property immediately

adjacent to this property and his home is across the street. The shape of the lot makes this a unique situation. Mr. Brannam wants to make the garage deeper and it will square off with the back of the house, and appear as another room behind the garage. By doing so, he will have no need for an accessory building. He has a corner lot and therefore, has two front yard setback requirements.

Audience Participation:

Larry Petrella, 1081 Howe Rd., asked about the notification of this case being sent to the surrounding property owners. He also asked to see the site plan.

Mr. Strasser said DPW has no problem with Mr. Brannam's request.

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Mr. Hohloch read a letter received by Mr. Patrick O'Riley and Mr. Allan Matter objecting to Mr. Brannam's request. However, after having read the letter, Mr. Matter stated in the letter that he withdrew his objection, due to a misunderstanding of what was being requested.

Mr. Kalanquin said he thinks this would be a great addition to the area.

Moved by Kalanquin, seconded by Berry to approve the request for ZBA #96-49 to exceed the allowable square footage for accessory structures by 300 sq. ft. 864 sq. ft. is allowed, 1164 sq. ft. requested. Motion carried 5-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, July 18, 1996, at 7:00 P.M.

Meeting adjourned at 6:15 P.M.

Cheryl M. Ladd, CMC/AAE
Deputy City Clerk

CML

