

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MEETING MINUTES
OCTOBER 1, 1992 6:00 P.M.

MEETING CALLED TO ORDER AT 6:00 P.M. BY VICE CHAIRMAN H. BERRY.

MEMBERS PRESENT: W. DePottey, I. Hohloch, H. Berry, S. Welliver and
F. Edmonds

MEMBERS ABSENT: D. Gooding and K. Cox

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

A. NEW APPLICATIONS:

1. ZBA #92-66

By: Ron Sweers
6165 E. Atherton
Burton, MI 48519

Re: Q-258 Sect. 24
R-1A Zoned

For: To expand the non-conforming use of a
structure with the addition of 1,162
sq. ft. of storage building.
Contractors storage in a residential
area. See Section 6.03, items 1 thru 4.
(5 votes required)

Hiram Grossman, attorney for Mr. Sweers explained that Mr. Sweers needed more storage room for his material. Mr. Sweers' business is expanding and he needs to keep a larger inventory. He keeps his property very neat and he is approximately 500 feet off the road. If this is denied it will be a financial hardship as Mr. Sweers will have to rent storage space.

There was no one in the audience who wished to speak. Strasser said he had re-notified the neighbors but did not receive any calls or complaints on this case. He also said this would not be a big impact on the neighborhood. Mr. Grossman presented letters of approval from three of the neighbors. DePottey asked how many persons were employed in this business. Mr. Sweers said 13. DePottey said he was in favor of this request as he was glad to see a Burton business doing well. Hohloch asked if the employees came in in the morning and then left to go to the jobs. Mr. Sweers said they did. Welliver asked if this area was apt to become Commercially zoned soon. The consensus was that it wouldn't.

Moved by Edmonds, supported by DePottey to approve ZBA #92-66 as written.
Roll call showed motion carried 5-0.

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2. ZBA #92-72

By: Douglas Signature Homes
5502 Lapeer Road
Burton, MI 48509

Re: 6052 Brookwood, Lot 3
Golfview Estates
Sect. 1, R-1A Zoning

For: To construct new home within the
side setbacks of the lot. 10 ft.
required - 7 ft setback requested
(both sides).
(4 votes required)

Jeff Jackson, is building a home on Brookwood. He explained that the plans and financing have been finalized for an 80' long home. He thought it did not matter that he was building in the setback area. He said there would be 19 feet between one side of the home and the neighbor's home. On the other end there is no home, only a vacant field. If this is denied, it will be a financial hardship as the plans will have to be redesigned and the financing will have to be re-negotiated.

Berry said he had a letter from a neighbor on Brookwood who is against approval of this variance. In the audience, L. Lewis, 6099 Brookwood, G. Jones, Jr. 6057 Brookwood, June Shane, 6060 Brookwood spoke against approval. They said the lots are smaller than the lots across the street and the homes will be too close together without building in the set-back areas.

The builder felt that the home would increase the value of the neighborhood because it will be a very nice home when it is finished.

Strasser said that thus far there have been no variances granted in this neighborhood. With 7' side yard set-backs it would be impossible to get a vehicle in the back yard.

Board discussion followed. Edmonds asked about the distance from the neighboring house. The builder said it will be 19'. DePottey said he has lived in this neighborhood for many years and he is glad to see someone building in this sub-division again. He said they could put a garage door on the back of the garage to give access to the back yard. He didn't feel that 3' on each side would make a difference. He will be voting in the affirmative. Hohloch asked if they could shorten the breezeway, they said they would have to change the mortgage. Hohloch felt the lot was too small for the size of the house. Welliver concurred, he said it would be like building condominiums. Edmonds said if they approve this request, someone else in the future may want a similar variance.

Moved by Welliver, supported by Hohloch to deny ZBA #92-72. Roll call showed Motion to deny carried 4-1. DePottey casting the one no vote.

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E. AUDIENCE PARTICIPATION:

Mr. Grady Jones, Jr. spoke about a corner lot in Burton which is vacant and people park large trucks on it at night. He wished the DPW would do something about this problem. Strasser said they were aware of the situation. It was hard to cite these trucks as they were generally parked there after city working hours. Discussion followed - Strasser will follow up on this.

F. BOARD DISCUSSION:

W. DePottey said six o'clock meetings were somewhat inconvenient for him. I. Hohloch, concurred. Discussion followed. Chairman Berry asked that in the future Special ZBA meetings be scheduled for 7 o'clock.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on Thursday, October 15, 1992, 7:00 P.M.

Meeting adjourned 6:50 P.M.

Respectfully submitted by:

Jeanette Brown, Clerk's Office