

CITY OF BURTON  
SPECIAL ZONING BOARD OF APPEALS MEETING MINUTES  
OCTOBER 3, 2002, 6:00 P.M., COUNCIL CHAMBERS

THE MEETING WAS CALLED TO ORDER BY CHAIRPERSON BOBBIE WEATHERFORD AT 6:00 P.M.

MEMBERS PRESENT: Weatherford, Scott, Parker, Layman, Grantner, Tracy Parker

MEMBERS ABSENT: Terry Parker, Curtis, Welch

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

AUDIENCE PARTICIPATION: No one from the audience wished to speak at this time.

BOARD DISCUSSION:

Mrs. Layman spoke regarding Ebenezer Church's electronic message sign. She feels the color intensity is too severe for night time. She asked why they are permitted to still have it on when they have been sited.

Mr. Strasser indicated Atty. Hamilton is drafting legislation for these type of signs and he will bring it back before the Legislative Committee. The church is on notice they are in violation. They have toned it down as far as running the messages so fast. He does not know what they can do about the intensity.

C. NEW APPLICATION:

1. ZBA #02-49

BY: John Noell  
1455 Casto  
Burton, MI 48509

RE: 1481 Casto  
781 & 782 of Lapeer Hts.  
Sect. 14, R-1A Zoned

FOR: To construct a new home with a rear setback of  
29 ft.; 35 ft. required.  
(4 Votes Required)

Dale Nelson, 1455 Casto, Burton, MI, said he is representing his brother-in-law who wants to build a new home. It is a little too wide for the length of the lot.

Mr. Strasser indicated he is asking for a 6 ft. rear yard variance.

Mrs. Weatherford inquired as to the hardship.

Mr. Nelson said he did not have knowledge he needed to have a hardship. It is not a problem with any of his neighbors.

AUDIENCE PARTICIPATION:

Charles Cross, 1092 S. Packard, Burton, MI, said he went and looked at the property. If he does not get a 6 ft. setback, it will not fit the size of his plans for the home. Six foot will not hurt the back yard, it will still leave him 29 ft.

Mr. Strasser stated there is a 28 ft. x 28 ft. garage attached to the home. In order to keep it at the 30 ft. required front setback, a 6 ft. variance would be required in the rear yard. The 28 x 28 garage is a little bit larger than is normally attached. Presently, the plans are that it would be the only accessory structure on the property. It gives ample room to park two cars. Mr. Nelson built several homes in the city and he does a very nice job. We have no problem with the request.

BOARD DISCUSSION:

Mr. Parker said he sees the well being a hardship on the property. He asked if it is already in place or will be drilled at some other time.

Mr. Nelson responded it will be drilled some other time.

BOARD RECOMMENDATIONS AND/OR ACTION:

Moved by Parker, seconded by Layman to approve ZBA #02-49.  
Motion carried, 6-0.

The next regularly scheduled meeting of the Zoning Board of Appeals will be held on **Thursday, November 21, 2002, at 6:00 p.m.**

Meeting adjourned at 6:13 p.m.

jra