

CITY OF BURTON
SPECIAL ZONING BOARD OF APPEALS MINUTES
APRIL 29, 1993 7:00 P.M.

MEETING CALLED TO ORDER AT 7:10 P.M. by CHAIRMAN D. GOODING

MEMBERS PRESENT: W. DePottey, K. Cox, D. Gooding, H. Berry, S. Welliver,
and F. Edmonds.

MEMBERS ABSENT: I. Hohloch.

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

A. NEW APPLICATION POSTPONED FROM APRIL 15, 1993:

1. ZBA #93-12

By: Loren Dunkel
4295 S. Belsay
Burton, MI 48519

Re: Q-460 Sect. 36
SE Zoned

For: To create two (2) buildable lots
with sub-standard lot frontages
of 91' and 92'. 150' required.
(4 votes required)

Mr. Dunkel explained the reason for his request. He feels it is more reasonable to develop smaller lots than larger lots. The hardship would be, he would only have two lots instead of three.

Chairman Gooding recalled the last time Mr. Dunkel came before the Board. He asked Mr. Dunkel what happened to the road which at that time he was requesting. Mr. Dunkel said he had moved it further south.

In the audience, Orene Bryant, Attorney representing Mr. Gerald Florkowski, 4377 S. Belsay, spoke against approval of this variance. She explained that variances shouldn't be granted unless there is a hardship. Mr. Florkowski also thought the character of the locale should not be altered. Ms. Bryant further stated that an ordinance should not be amended by a "Use" variance. Mr. Dunkel said he had sold a lot to Mr. Florkowski which was only 80' wide, he didn't understand why Mr. Florkowski was objecting to this request.

T. Strasser said this was a reasonable request. Many other lots in this area were sub-standard. He also said there have been no complaints from the neighbors.

Board discussion followed on access to the property. They did not want to see this parcel become land-locked. T. Strasser said the access roads will be the back. H. Berry didn't feel the smaller sized lots would be a problem. Cox was not comfortable in making the smaller lots. S. Welliver said he could foresee smaller sized lots in the future.

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Moved by Edmonds, supported by Welliver to approve ZBA #93-12 as written.
All call showed motion carried, four yes, two no; Cox and Gooding
casting the no votes.

B. AUDIENCE PARTICIPATION:

No one wished to speak.

C. BOARD DISCUSSION:

The Board discussed lot sizes within the City.

The next regularly scheduled meeting of the Zoning Board of Appeals meeting will
be held on Thursday, May 20, 1993, 7:00 PM.

Meeting adjourned at 7:50 P.M.

Respectfully submitted by:

anette Brown,
Clerk's Office