

MINUTES
ZONING BOARD OF APPEALS
Monday, March 13, 2023 – 7:00 PM
MUNICIPAL BUILDING 25500 GIBRALTAR
City Hall Council Chambers

Meeting called to order by Chairman Neace @ 7:00 P.M.

- 1. ROLL CALL OF MEMBERS:** Neace, Heyer, Davis, Ruppel. **Also Present:** Building Inspector Mike Dalton, Building Clerk Jennifer Liedel, applicants Mahmutaj Golik (PZBA 23-001), Phillip Bunnell (PZBA 23-002), and Habura and Cherise Johnson (PZBA 23-003).
- 2. APPROVAL OF MINUTES:** October 10, 2022. Motion is made by Davis to approve the minutes as written, supported by Heyer. All present voting yes, motion carried unanimously.
- 3. APPROVAL OF AGENDA:** March 13, 2023. Motion is made by Neace to approve the agenda as written, supported by Davis. All present voting yes, motion carried unanimously.
- 4. UNFINISHED BUSINESS:** None.
- 5. NEW BUSINESS:**
 - a. APPEAL # PZBA 23-001: 26227 Ypsilanti Front Porch
A petition to request a variance to the following article 23.00, section schedule of regulations requirement for a front yard setback shall be 50' in R-2 under footnote "D": average of houses on block is 22' 6" and 10.02 (permitted uses of structure) treated as R1A. Applicant is requesting a variance of 4' for front yard setback. Another petition to request a variance to the following article 2.09, section A5, sub-section 1, requirement for "projections into required yards" (shall be no closer than 20' to a front or rear lot). Applicant is requesting a variance of 6' 6" for front porch setback.
Neace, Heyer, Davis, Ruppel- all approved. **Variance is granted.**
 - b. APPEAL # PZBA 23-002: 25242 Hunter Lane Fence
A petition to request a variance to the following article 2.00, section 2.20, sub-section 1(a). Applicant is requesting of a fence beyond the rear principal structure on both sides of house to 20 feet. Another petition to request a variance to the following article 2.00, section 2.20, sub-section 3, requirement for fence placement. Applicant is requesting a variance of one foot to allow fence placement one foot from property line on north side only (right side of home).
Neace, Heyer, Davis, Ruppel- all approved. **Variance is granted.**
 - c. APPEAL # PZBA 23-003: 23998 Scott Ave Fence
A petition to request a variance to the following article 2.00, section 2.20, sub-section "B" requirement for free standing fences (fence is located no closer to the front of the lot than any portion of the principal building). Applicant is requesting a variance of 33'.
Neace, Heyer, Davis, Ruppel- all approved. **Variance is granted.**
- 6. CITIZENS TO BE HEARD:** None.
- 7. INFORMATION \ CORRESPONDANCE:** Mike Dalton spoke of the potential fence ordinance changes that have been discussed by the planning commission over the past couple of months. Davis

suggested to specify where the front of the house is considered. Dalton will rely on the message to Planner Brian Keeseey to update the verbiage from "front of the house" to "foundation line".

8. ADJOURNMENT: Motion to adjourn Neace supported Davis. All present voting yes, motion carried unanimously. Meeting adjourned at 7:26 PM.

LARRY NEACE, CHAIRMAN