

MINUTES
ZONING BOARD OF APPEALS
Monday, June 12, 2023– 7:00 PM
City Hall Conference Room A

Meeting called to order by Chairman Neace @ 7 p.m.

1. ROLL CALL OF MEMBERS:

Present: **Commissioners:** Neace, Heyer, Jennifer Liedel
Also Present: Angela & Terry Rich (APPEAL # PZBA 23-005), Paul Zajac (APPEAL #PZBA 23-006), Thomas & Amy Phillips (APPEAL #PZBA 23-007), Ahmed Zaher (APPEAL #PZBA 23-008) Ron Jabara (Neighbor), Garrett Haase (APPEAL #PZBA 23-009), Mike Dalton, Krystal Caasi and Kari Rayl
Absent: Commissioner: Randy Ruppel & Dave Davis

2. APPROVAL OF MINUTES: May 8, 2023- Motion is made by Larry Neace to approve the minutes as written, supported by Jeff Heyer.

3. APPROVAL OF AGENDA: June 12, 2023- Larry Neace 1st, Jennifer Liedel 2nd

4. UNFINISHED BUSINESS:

a. APPEAL # PZBA 23-005: Fence at 28299 Telegraph. A petition to request a variance to the following article 2.00, section 2.20, sub-section (1)A requirement for fence is to be located to the rear of the principal structure. Applicant is requesting a variance of 30' to allow 6' fence to go beyond the rear of the building towards front of the building (just past the bay doors).

Neace, Heyer, Liedel- all approved. **Variance is granted.**

5. NEW BUSINESS:

a. APPEAL #PZBA 23-006: Fence at 29640 Bradbury. A petition to request a variance to the following article 2.00, section 2.20, sub-section (1)C requirement for "Fences are permitted in the front yard in single family residential district only, subject to zoning board of appeals approved and provided that; 1) the parcel l has a minimum of one acre, and 2) the principal dwelling is set back at least 50 ft from the front property line. Fences may also be permitted in front yard of industrial district or to enclose public utility facilities. Subject to ZBA approval. The request for article 2.00, section 2.09, sub-section (A)8 requirement for unobstructed sight view distance- the area formed at the corner intersection of two public right of way lines, the (2) sides of the triangle area being 40' in length measurers along abutting public right of way lines and third side being a line connecting those (2) sides. The applicant is requesting a variance of to allow fencing in the front yard along street of the along alley and to not angle rear fence for unobstructed sight distance.

Neace, Heyer, Liedel- all approved. **Variance is granted.**

b. APPEAL #PZBA 23-007: Fence at 29036 Walnut St. A petition to request a variance to the following article 2.00, section 2.20, sub-section (1)A (Footnote) requirement for "fence is located to the rear of the principal structure". The applicant is requesting a variance of 29'6" East/West and 46' North/South to enclose inground pool.

Neace, Heyer, Liedel- all approved. **Variance is granted.**

c. APPEAL #PZBA 23-008: Fence at 30257 Cherry Blossom Lane. A petition to request a variance to the following article 2.00, section 2.20, sub-section (1)A, requirement for "fence is located to the rear of the principal structure". The applicant is requesting a variance of 31'+ on the North/West side of the house and 28'+ on the South/East side of the house to create a fenced side yard.

Resident withdrew request for Variance. No vote needed at this time.

d. APPEAL #PZBA 23-009: deck at 26139 Ypsilanti St. A petition to request a variance to the following article 2.00, section 2.09, sub-section 5(3), requirement for “Projections into required yards. And provided further that such structures features shall not be closer than 20 feet to a front or rear lot line”. The applicant is requesting a variance of 7 foot 8 inches to allow placement of new front porch and steps.

Neace, Heyer, Liedel- all approved. **Variance is granted.**

6. CITIZENS TO BE HEARD: None

7. INFORMATION \ CORRESPONDANCE:

Welcomed new Building Dept. Clerk- Kari Rayl

8. ADJOURNMENT: Meeting adjourned at 7:45 PM.

LARRY NEACE, CHAIRMAN