

CITY OF LATHRUP VILLAGE, MICHIGAN ZONING BOARD OF APPEALS

MINUTES OF THE ZONING BOARD OF APPEALS OF THE CITY OF LATHRUP VILLAGE ON MONDAY, APRIL 20, 2015 IN THE COUNCIL CHAMBERS IN THE MUNICIPAL BUILDING 27400 SOUTHFIELD ROAD, LATHRUP VILLAGE, MICHIGAN, USA.

Board Members Present: Frank Brock, Bruce Copus, MyKale Garrett, Maria Mannarino Thompson, Allen Weaks

Also Present: City Administrator, Matt Baumgarten, Martha Potere, Assistant City Administrator, City Attorney Matthew Quinn and Yvette Talley, City Clerk

THE ZONING BOARD OF APPEALS MEETING WAS CALLED TO ORDER.

ZBA 15-01 APPROVAL OF MINUTES

Minutes of the November 17, 2014 Meeting

Motion by Board member Weaks, seconded by Board member Garrett to approve the minutes of the November 17, 2014 minutes.

Motion carried.

ZBA-15-02 ZBA #696-15 Zoning Variance Request for 18860 Saratoga

Motion by Board member Garrett, seconded by Board member Weaks to allow the setback of 34 feet to extend the south elevation foundation to preserve existing mature trees on their property.

Yes: Brock, Copus, Garrett, Mannarino Thompson, Weaks,

No: None

Motion adopted.

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ZBA-15-03 ZBA #697-15 Zoning Variance Request for 28821 Southfield Rd.

Najah Gasso applicant stated, dumpster has been repaired but grandfathered in since it was constructed before the change of the site standard for dumpster enclosures in July 2014.

Landscaping will be done on 300 ft. of property. Signage is pending on the approval of the addition. Cedar fence belong to the neighbor and the neighbor would rather have a cedar fence than a masonry fence. There is a gap of 5 ft. on each side preventing the construction of the masonry wall.

Motion by Board member Mannarino Thompson, seconded by Board member Garrett to **TABLE** the matter to waive the requirement for a masonry screen wall along the rear edge of the property. The purpose is for additional information for setback requirement from Detroit Edison for installation footings of utilities.

Yes: Brock, Copus, Garrett, Mannarino Thompson, Weeks,

No: None

Motion to **TABLE** carried.

Motion by Board member Copus, seconded by Board member Weeks to approve a Zoning Variance for parking.

Yes: Brock, Copus, Garrett, Mannarino Thompson, Weeks,

No: None

Motion carried.

ZBA-15-04 ZBA #698-15 Zoning Variance for Eleven Mile & Lathrup Blvd.

Discussion regarding the ingress and egress of the development. Jeff Julius with Pat & Sons Consolidated LLC suggest taking Greenfield to enter development but he realizes the risk of entering the development from the expressway. Chief Armstrong stated the Police can enforce the “no right turn” sign but could not enforce the “no thru traffic” sign. Not sure if people would follow the signs.

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Board member Copus stated he's concerned about the ingress and egress of the property. Based upon the information he's received he cannot approve the variance which requires a build-to-line coverage of at least 60% and a variance of a minimum set back of 25 feet.

Motion by Board member Copus, seconded by Board member Weaks to **DENY** the build-to-line coverage of at least 60%. This is not a unique circumstance that applies to this property and a need for a variance is self-created. Strict compliance with the Zoning Ordinance does not prevent this applicant from using the property for the permitted purpose.

Yes: Brock, Copus, Garrett, Mannarino Thompson, Weaks,
No: None
Motion to **DENY** adopted.

Motion by Board member Copus, seconded by Board member Weaks to **DENY** the reduction in the number of feet required for set back. This is not a unique circumstance that applies to this property and a need for a variance is self-created. Strict compliance with the Zoning Ordinance does not prevent this applicant from using the property for the permitted purpose.

Yes: Brock, Copus, Garrett, Mannarino Thompson, Weaks,
No: None
Motion to **DENY** adopted.

Motion by Board member Copus, seconded by Board member Garrett to allow for the Zoning Variance to proceed with the first floor height of 10 feet that is typical of other residential districts throughout the City.

Yes: Brock, Copus, Garrett, Mannarino Thompson, Weaks,
No: None
Motion to **APPROVE** adopted.

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Motion by Board member Weaks, seconded by Board member Garrett to adjourn the Zoning Board of Appeals meeting and reconvene as the City Council.

Motion carried.

Submitted by Yvette Talley, City Clerk

Approved May 18, 2015
M-Weaks, 2-Garrett