

Present: Chairperson Verdi-Hus; Vice-Chairperson Kamp; Members: Fahlen, Johnson, Needham, Pagnucco, Parks

Absent: Freedman and Schafer

Also Present: Village Building Official, Byrwa
Council Liaison, Munguia

Chairperson Verdi-Hus presided and called the meeting to order at 7:30 p.m. in the Village municipal building at 18500 W. Thirteen Mile Road.

APPROVAL OF MINUTES

MOTION by Pagnucco, supported by Kamp, that the minutes of a regular Zoning Board of Appeals meeting held on Monday, June 2, 2000 be approved as submitted.

Motion passes unanimously.

CASE NO. 997

Petitioner and Property: Mark Mamassian
16224 Locherbie
Part of Lot 750, Lot 751
Beverly Hills #1, TH24-01-251-009

Petition: Petitioner requests side yard deviations from the required 12.5' open space to 3'-3/4" on the west side and from the required 17.5' open space to 15'-7 1/4" on the east side to construct a 1' story addition in order to continue with the existing line of the house.

The petitioner Mark Mamassian was present with his architect Ian Brownlie. Brownlie explained the proposal to build a 1' story addition consisting of a family room and expansion of existing kitchen. The proposed addition will align with the existing east and west walls of the house. A variance from the required side yard setbacks are requested in order to build an addition that continues with the existing line of the house.

Brownlie displayed plans for the addition and described the floor plan and elevation. The petitioner's lot is deep and 55' wide. The proposal attempts to maintain the scale of the house. Materials are to match existing brick and wood siding. It was noted that the house and garage were existing when the petitioner purchased the property.

The house was built in 1951. The Village Zoning Ordinance was adopted in 1958.

The property owner has shown the plans to his neighbors. Mamassian submitted a list of neighbors who had no objections to the addition.

Decision: MOTION by Kamp, supported by Parks, that the variance be approved due to the peculiar and exceptional practical difficulty and the undue hardship in adding the proposed addition considering the configuration of the lot. The variance does not increase the non-conformity of the building but follows the existing line of the house.

Roll Call Vote:
Motion passes unanimously.

ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

The floor was opened for nominations for chairperson of the Zoning Board of Appeals for the next year.

Fahlen nominated Kamp as chairperson of the Zoning Board of Appeals and Parks as vice-chairperson. Kamp declined the nomination as chair.

Kamp nominated Verdi-Hus as chairperson.

Pagnucco nominated Kamp as vice-chairperson.

Fahlen nominated Parks as chairperson. There were no further nominations.

Vote on Verdi-Hus as chairperson:

- Fahlen - no
- Johnson - no
- Kamp - yes
- Needham - yes
- Pagnucco - yes
- Parks - yes
- Verdi-Hus - abstain

Verdi-Hus is elected chairperson (4 yes- 2 no- 1 abstention).

Vote for Kamp as vice-chairperson:

- Johnson - yes
- Kamp - abstain
- Needham - yes
- Pagnucco - yes
- Parks - yes
- Verdi-Hus - yes
- Fahlen - yes

Kamp is elected as vice-chairperson (6 yes - 1 abstention).

ZONING BOARD COMMENTS

Fahlen stated that the Birmingham School District allowed a third cell tower to be erected on Groves High School property. The School District apparently did not have to come before the Village Council, Planning Board, or Zoning Board of Appeals for approval of the cell tower installation.

Byrwa stated that Public Services Director Spallasso sent the Birmingham School District a letter informing them of the Village’s cell tower ordinance and site plan review process. The Village has not received a response to his letter. Byrwa stated that plans for any work performed on school property is submitted to the State Fire Marshall’s office for review and approval. The office of the Fire Marshall conducts site plan review as well as building, plumbing, mechanical and electrical inspections on all school buildings, hospitals, and nursing homes.

Fahlen asked Byrwa to contact whoever is involved with the project and inform them that they have broken a number of sections of sidewalk along 13 Mile Road. Byrwa will make sure the sidewalk is replaced after work is completed on the football field.

Kamp inquired as to the attendance of high school students in the audience. A student informed the board that they are Groves High School students taking a summer school government class. They are required to attend a court case and a government meeting. Byrwa and Kamp presented some background on the role of the Zoning Board of Appeals.

BUILDING OFFICIAL COMMENTS

Byrwa updated the board on the disposition of past cases.

PUBLIC COMMENTS

Council liaison Munguia congratulated Verdi-Hus and Kamp on their election as chair and vice-chair of the Zoning Board of Appeals. He welcomed Carl Johnson and Larry Needham to the board.

Munguia commented that the Village of Beverly Hills web site will be coming on line soon.

MOTION by Fahlen, supported by Parks, to adjourn the meeting at 7:58 p.m.
Motion passes unanimously.

Mary Ann Verdi-Hus, Chairperson
Zoning Board of Appeals

Ellen E. Marshall
Village Clerk