

Present: Chairperson Schafer; Members: Fahlen, Farris, Francis, Mercer, Needham, Tillman and Verdi-Hus

Absent: Brady

Also Present: Council liaison, Peddie

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

APPROVE MINUTES OF A REGULAR ZONING BOARD OF APPEALS MEETING HELD ON MAY 14, 2007

Motion by Tillman, second by Fahlen, that the minutes of a regular meeting of the Zoning Board of Appeals meeting held on May 14, 2007 be approved as submitted.

Motion passed.

CASE NO. 1189

Petitioner/Property: Chester R. Stempien
19880 Sunnyslope
Lot 2864 of Beverly Hills Subdivision #10
TH24-02-102-004

Petition: Petitioner requests side yard variance of 7 ft. in deviation of the required 15 ft. to match the existing line of the home.

The petitioner Chester Stempien, who lives on Norwood, stated that he purchased the property recently with the intention of fixing it up and selling it to his son. The house was built in 1956 prior to the adoption of the Village Zoning Ordinance on a nonconforming lot that is 80 ft. wide and close to 300 ft. deep. It is the smallest house and lot in the area. It is a unique site with a steep drop in the rear yard due to the Rouge River ravine. It would be impossible to build an addition to this house that would be in conformance with current ordinances. The house was constructed with an 8 ft. side yard.

Stempien does not think that the proposed addition will have a negative impact on the neighborhood. As an architect, he reviewed the site and could not design an addition to the home without a variance. The home is less than 1,500 sq. ft. and undersized for today's ordinance. The house has two bedrooms. Stempien plans to convert the garage into a master bedroom and build an attached two-car garage onto the front of the house. The size of the garage will be about 22' x 21'. The house is set back from the road and would be about 50 ft. from Sunnyslope.

Questions from Board members were addressed by the petitioner. Stempien stated that he has talked to the neighbors, and they have no objections to the proposed garage addition.

Decision: Motion by Francis, second by Verdi-Hus, to grant the variance as requested to build a garage on the basis of the functional obsolescence of the existing structure built in 1956, the need for additional living space, and due to the size of the lot and placement of the house on the lot.

Roll Call Vote:
Motion passed unanimously.

PUBLIC COMMENTS

None

ZONING BOARD COMMENTS

Tillman provided the Zoning Board with an update on the Planning Board study relative to zoning changes on the east side of the Village. The Planning Board focused on changes to the R-2A and R-3 zoning district at its May meeting and will consider modifications to the R-2 district after further analysis. A recommendation was forwarded to Council on a proposed ordinance amendment to the Schedule of Regulations and Zoning Map. Tillman will bring her Planning Board materials to the next ZBA meeting and provide the Board with a more detailed explanation.

BUILDING OFFICIAL COMMENTS

None

Motion by Needham, second by Tillman, to adjourn the meeting at 7:53 p.m.

Motion passed.

Todd Schafer, Chairperson
Zoning Board of Appeals

Ellen E. Marshall
Village Clerk

Susan Bernard
Recording Secretary