

Present: Chairperson Eifrid; Members: Crossen, Donnelly, Maxwell, Mitchell, Raeder, Rass, Verdi-Hus

Absent: Vice-Chairperson Tillman; Alternates: Lepidi, Wilensky

Also Present: Planning and Zoning Administrator, Wilks
Council Liaison, Abboud

Zoning Board Chairperson Eifrid called the regular Zoning Board of Appeals meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

REVIEW AND CONSIDER APPROVAL OF MINUTES OF A REGULAR ZONING BOARD MEETING HELD APRIL 11, 2016.

Motion by Crossen, second by Rass, that the minutes of the regular Zoning Board of Appeals meeting held April 11, 2016, be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CASE NO. 1298

Petitioner: Christian Thiele

Property: 31834 Nixon

Village Ordinance: 22.24 Schedule of Regulations.

Zoning District R-1 requires side open space of 15ft on side one, and 20ft on side other.

Deviation Requested: To build an addition onto the rear of the existing home which is 18 feet 6 inches from side lot line abutting the south side of the property.

Wilks explained that this is an existing home and the petitioner would like to add an addition onto the south rear side of the home. This addition will extend east toward the rear lot line maintaining the side setback on the southern side of the home. The existing home does not meet minimum side setback requirement of 20 feet, therefore a variance of 1'6" is required for the addition. The proposed addition will not encroach any further into the side setback than the existing home.

Petitioner Thiele explained that the house currently encroaches, and he has discussed this with his neighbors and all are supportive of this addition. He is looking to increase the master bedroom and both bathrooms. His family has lived in the house for 13 years and would like to expand the home as their family needs change.

Mitchell asked if they considered remodeling using only the original footprint. Thiele explained that the home was built in 1956, and due to a need for more space using the original footprint was not possible.

Motion by Maxwell, second by Raeder, to grant approval of a variance from the side open space requirement of Section 22.24 to allow the petitioner to build an addition onto the existing home no closer than 1 foot 6 inches from south side lot line due to practical difficulties of existing placement of home on lot.

Roll Call Vote:
Motion passed (8 – 0).

CASE NO. 1299

Petitioner: Abdel Berry, 14611 Lanson Ave, Dearborn 48126

Property: 31015 Southfield Road

Village Ordinance: 22.24 Schedule of Regulations.

Zoning District B requires front open space of 35ft.

Deviation Requested: To build a new gas pump canopy which will sit 14 feet from front lot line.

Motion by Maxwell, second by Raeder, to table discussion and decision on this case until the petitioner is present.

Motion passed.

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud announced that renovations on the Village Offices will be starting soon. The City of Royal Oak will no longer be providing Building Department services for the Village of Beverly Hills when the contract expires in August 2016.

ADMINISTRATION COMMENTS

Wilks announced that meetings will be held at the Southfield Township Hall located at 18550 W Thirteen Mile Road during office construction.

ZONING BOARD COMMENTS

None.

Motion by Crossen, second by Rass, to adjourn the meeting at 7:45 pm.

Motion passed.

David Eifrid
Chairperson

Ellen Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary