

CHARTER TOWNSHIP OF BROWNSTOWN



ZONING BOARD OF APPEALS

**21313 Telegraph Road
Brownstown, MI 48183
(734) 676-0166**

October 17, 2013 7:00 p.m.

AGENDA

ROLL CALL:

Chairman Cox: _____ Members: Allen _____ Blair-Krosnicki _____
Scipione _____ Walters _____

MINUTE APPROVAL:

September 19, 2013 Motion by _____, supported by _____

AGENDA APPROVAL:

October 17, 2013 Motion by _____, supported by _____

Case #V130011 22726 Telegraph Rd.

The applicant is requesting the following variances:

1. Building Height: Table 7.03(c) Requires a minimum building height of 20' in the TC district. The proposed buildings are ranch style and will have a 15' height. A 5' variance will be required.
2. Parking Location: Table 7.03(c) specifies that parking shall only be permitted in the rear of the main structure. The design and the lower density of the units cannot accommodate rear access parking. A variance to allow front of building parking is requested.
3. Garage Location: Table 7.03(c) specifies that garages be accessed from the rear. A variance is required to allow the garages to be attached and accessed from the front.
4. Road Width: Table 7.05(b) requires a minimum of 27' road widths. The proposed road width is 24'. A 3' variance is required.
5. Right-of-Way Width: Table 7.05(b) specifies a 60' wide ROW. A variance to this section is requested.
6. Sidewalks: Table 7.05(b) requires sidewalks be place on both sides of the street. A variance to allow sidewalks on one side is requested.
7. Street Lighting: Table 7.05(b) specifies a Pedestrian scale ornamental street lights shall be provided along the sidewalks. The proposed lighting will be carriage lamps mounted on each side of the garage doors. The lights will be hard-wired with a photo cell and no ability for tenants to turn-off the lights. A variance is required to allow for this type of lighting.

PUBLIC FORUM:

Motion of _____, supported by _____, to adjourn the meeting at _____.

POSTED: 092413rt