

**CHARTER TOWNSHIP OF BROWNSTOWN
ZONING BOARD OF APPEALS
MEETING OF DECEMBER 18, 2014**

The regular meeting of the Brownstown Township Zoning Board of Appeals was held in the Brownstown Township Hall, 21313 Telegraph Road, Brownstown, MI 48183, on Thursday, December 18, 2014. The meeting was called to order at 7:00 P.M. by Chairman Cox and began with the Pledge of Allegiance.

PRESENT: Cox, Blair-Krosnicki, Scipione, Allen, Walters, Alternate Lewis, and Alternate Daigneau. Also in attendance was Building Official Earl.

ABSENT : None

Motion by Allen, supported by Walters, to approve the minutes of September 18, 2014. All present voting aye. Motion approved.

Motion by Walters, supported by Allen, to approve the agenda of December 18, 2014. All present voting aye. Motion approved.

CASE #V140008: Mr. Tahir of 27205 Debiasi was in attendance along with his builder and architect, to explain his request to construct a sunroom with a 2nd story deck 12'-3" into the rear yard setback. The home is currently under construction. A variance was granted to the original builder to construct the home 35 feet from the rear lot line at the August 17, 2006 Zoning Board of Appeals meeting. The current zoning ordinance was adopted in March 2009. The home is in compliance with the zoning ordinance. The applicant has started to construct the sunroom/deck and was stopped by the building department. The sunroom extends passed the required rear yard setback by 12'3" and a variance is required to finish the construction of the room.

It was noted that an upper level deck is allowed by ordinance to extend into the rear yard setback, provided it does not extend more than fourteen (14) feet from the rear of the dwelling. If covered or enclosed, a second-story deck is subject to the minimum setbacks that apply to the principal structure on the property, as set out the applicable zoning district.

A letter of concern was received from a resident at 27239 Debiasi and is placed on file.

Motion by Scipione, supported by Walters, to approve a 12'3" variance to section 3.03, rear yard setbacks. AYES: Walters. NAYES: Cox, Blair-Krosnicki, Scipione, Allen. Motion failed.

CASE # V140009: Mr. Haladjian, owner of parcel, and his architect, Anthony Garbarino, was in attendance to explain his request for a 10 foot variance to section 14.02(e)(1). He would like to build a Commercial building on lot #3 (70-036-01-0003-000) in the King Allan's Court Sub. Along Allen Rd. The zoning ordinance section 14.02(e)(1), Greenbelts, requires a 20 foot deep greenbelt along the road frontage within the required front yard setback. He is asking for a variance of 10 feet to allow for a 10 foot greenbelt. The reduced greenbelt will align the parking lot access to the south and allow for an ease of traffic circulation for the 2 commercial sites.

No correspondence was received, nor was anyone in attendance for or against this case.

Motion by Blair-Krosnicki, supported by Allen, to approve a 10 foot variance to section 14.02(e)(1). All present voting aye. Motion approved.

PUBLIC FORUM: No participants for public form.

Motion by Allen, supported by Walters to adjourn the Zoning Board of Appeals meeting at 7:35 p.m. All present voting aye.

ZBA 121814rt

Rick Cox, Chairman