

**CHARTER TOWNSHIP OF BROWNSTOWN
ZONING BOARD OF APPEALS
MEETING OF NOVEMBER 19, 2015**

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, November 19, 2015. The meeting was called to order at 7:00 P.M. by Alternate Chairman Allen and began with the Pledge of Allegiance.

PRESENT: Allen, Scipione, and Alternate Daigneau. Also in attendance was Building Official Earl.

ABSENT : Blair-Krosnicki, Walters, Lewis, and Alternate McLain.

Motion by Scipione, supported by Daigneau, to approve the minutes of August 20, 2015. All present voting aye. Motion approved.

Motion by Scipione, supported by Daigneau, to approve the agenda of November 19, 2015. All present voting aye. Motion approved.

ELECTION OF OFFICERS: Canceled. Not all members in attendance.

CASE #V150006: Dave Gerish from Gerish Curtis Building LLC was in attendance to represent Craig and Jackie Wolter, owners of 25612 Chelsea Creek, and explain their request to construct a 12' x 12' covered patio on the rear of the home. The home has a required rear yard setback distance of 35 feet and the new covered patio will extend into the setback by 6 feet. The applicant is requesting a 6' variance to the rear setback.

No correspondence was received for or against the variance.

Motion by Scipione, supported by Daigneau, to approve the 6 foot variance to section 3.03 of the zoning code. All present voting aye. Motion approved.

CASE #V150007: Mitchell Dobek, the homeowner of 22084 Knollwood was in attendance to explain his request to construct a privacy fence on his corner lot at the property line. Also in attendance was Don Jones from Custom Wood & Vinyl Fence. This fence would replace the fence that was there previously. The lot has a rear yard to rear yard orientation with the house behind. The fence is required to have a setback of 10 feet from the property line or be 50% pervious at the property line along Groveland Dr. The applicant is requesting approval of a solid non-pervious fence installed at the property line with no setback. A variance to section 13.03 (b)(3b) will be required.

No correspondence was received for or against the variance.

Motion by Scipione, Supported by Daigneau to approve variance and allow non-pervious fence without the 10 foot setback. AYES: Scipione and Daigneau. NAYES: Allen. Motion approved.

CASE #V150008: Steve Pinkava, the homeowner of 17301 Woodridge was in attendance to explain his request to construct 16' x 15' roof over a patio on a the rear of the home. The home has a rear yard setback distance of 35 feet and the new covered patio will extend into the setback by 13 feet. He is requesting a variance to section 3.03 of the zoning code of 13 feet to the rear setback.

No correspondence was received for or against the variance.

Motion by Scipione, Supported by Daigneau to approve 13' variance for the covered patio.
All present voting aye. Motion approved.

PUBLIC FORUM: No one in attendance for public forum.

Motion by Scipione, supported by Daigneau to adjourn the Zoning Board of Appeals meeting at 8:00 p.m. All present voting aye.

ZBA 11232015 rt

Steve Allen, Alternate Chairman