

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
MINUTES
May 10, 2012**

1. Call to Order

Chairperson Rahilly called the meeting to order at 7:30 p.m. and the following members were present:

2. Roll Call

Gino Conedera – Present
Russ Gottschalk – Present
Patrick Rahilly – Present
Kirk Hanna – Present
Chad Cooper - Present
Dave Senak – Present
David McLane - Absent
Amy Cyphert
Lauri French

An audience of two was also present.

3. Approval of the April 12, 2012 Meeting Minutes

Motion by Board Member Conedera, seconded by Gottschalk, to approve the April 12, 2012 minutes as presented. The motion passed 6-0-1.

New Business

- 4. Vantage Construction PO Box 179, Brighton, MI 48116 on behalf of the property owner at 1032 Long Leaf Court,** is proposing an addition onto the front and side of the garage that will result in a front yard setback of 25.9 feet. **Sec 98-179 (a)** states each lot in an A2 district shall have a front yard depth of not less than 30 feet. A variance of 4.1 feet is being requested.

The applicant is proposing a lot coverage of 26.6%. **Section 98-204 (e)** states dwellings, together with accessory buildings, hereafter erected on any lot in A2 districts, shall not cover more than 25 percent of the area of such lot. A variance of 1.6% is being requested to allow 26.6% lot coverage.

Ms. Cyphert reviewed the applicant's request and advised that the homeowner, Jeanne Striz, and Scott Visger from Vantage Construction were in the audience to answer any questions the board members might have. Jeanne Striz addressed the board and explained that the addition to her house is to accommodate her 79 year old mother who lives with her. The garage is narrow and it is hard to get in and out of cars due to the tight space. Also, the garage expansion will allow the addition of a handicap ramp since stairs are a concern. She explained that her house is at the back of a cul-de-sac and abuts a common area. Only one of her neighbors had any questions about her request, and he did not have any problems with it as it does not create any visual obstructions to any neighboring properties.

Scott Visger from Vantage Construction reviewed the construction drawings and explained in detail that the changes that would be made to the garage also allows expansion of a small laundry room to make it more handicap accessible. Chairperson Rahilly thanked Mr. Vantage for his clear explanation and drawings.

Chairperson Rahilly opened the public hearing at 7:40 p.m. Hearing no response, the public hearing was

closed.

Motion by Board Member Cooper, seconded by Gottschalk, to approve the requested variance of 4.1 feet to the front yard setback and to approve the requested 1.6% increase in lot coverage under Sections 98-204 (e) and Section 98-179 (a), respectively, due to the property's location on the cul-de-sac and the property's curved front setback limit that creates a practical difficulty compared to other neighboring properties, and the requested variances are requested to accommodate handicap accessibility. A roll call vote was taken as follows:

Mr. McLane – absent; Mr. Cooper – yes; Mr. Rahilly – yes; Mr. Conedera – yes; Mr. Senak – yes; Mr. Hanna – yes; Mr. Gottschalk – yes. Motion carried 6-0-1.

5. Staff Updates

Ms. Cyphert advised that as of today she does not have any items for next month and she will let the board members know if that changes. She also noted that Kirk Hanna has an announcement, and he notified the board that this would be his last meeting since he is moving out of the city soon. Chairperson Rahilly thanked him for his service on the board and expressed the board's appreciation.

6. Call to the Public

Chairperson Rahilly made a Call to the Public at 7:45 p.m. Hearing no response, call to the public was closed.

7. Adjournment

Motion by Board Member Cooper, seconded by Mr. Conedera, to adjourn the meeting at 7:45 p.m. Motion carried 6-0-1.

Respectfully submitted,

Lauri French, Administrative Assistant
Community Development Department
May 11, 2012