

**CITY OF BRIGHTON
ZONING BOARD OF APPEALS
AGENDA
JULY 11, 2013**

Blue Sky Session – 7:00 p.m.

Regular Session – 7:30 p.m.

1. Call to Order
2. Roll Call
3. Approval of the June 13, 2013 Meeting Minutes
4. Approval of the July 11, 2013 Agenda

Old Business

5. **Jack & Heide Clausnitzer at 629 Spencer Road (18-31-201-037)**, are proposing to construct a barrier free elevator in the existing single family home. The addition for the elevator will result in a 3.5 foot side yard setback along a portion of the western lot line and a total aggregate width of 21.8 feet. **Sec 98-204 (b)** states all single-family lots in R-1 districts shall have two side yards, one with a minimum width of not less than five feet and the aggregate width of both side yards shall not be less than 16 feet. A variance of 1.5 feet is being requested.
6. **Matt Becker at 500 W. Main Street (18-30-306-091)** is proposing three roof signs at approximately 27 square foot each (including decorative elements). The proposed roof signs were designed after the original roof signs for The Western House. **Sec. 66-100 (5)** states no roof signs shall be permitted. A variance to allow three roof signs at 27 square feet each is being requested.

The applicant is also proposing to re-paint a faded, approximately 51 square foot painted sign on the western side of the building that states “Western House.” **Sec 66-91 (a) (14)** prohibits **(t)** signs painted on buildings and **(d)** abandoned signs that advertise an activity, business, product or service which no longer is conducted or is available on the premises on which the sign is located. A variance to allow a 51 square foot sign painted on the building for a former business is being requested.

7. **Jace & Melanie Bachelor at 1220 Brighton Lake Road (18-31-301-085)**, are proposing to construct an addition to the existing single family home. The addition will result in a 5.8 foot side yard setback along the southern lot line and a total aggregate width of 12.9 feet. **Sec 98-204 (b)** states all single-family lots in R-1 districts shall have two side yards, one with a minimum width of not less than five feet and the aggregate width of both side yards shall not be less than 16 feet. A variance of 3.1 feet to allow an aggregate width of 12.9 feet is being requested.