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There is nothing that the school board member has sent to us regarding any objection to this plan. What we have before us is a request for variance from the A2 schools. If the school board had a problem with this contractor, they would not implement this plan as they control the dollars and the approval. (Loomis agrees – seems to resolve some traffic issues involved with the area).

C. Kunkhe – I'm somewhat aware of the changes at Huron High, and that involved massive changes to the traffic patterns – this does not. It is merely redirecting traffic. If there is something that the school board has concerns with, it doesn't involve us.

Motion #1 Moved by Kunkhe, Seconded by D. Gregorka (and *friendly amendment) "that Appeal Case 2006-Z-13, 601 W. Stadium Blvd., be Granted a variance from the maximum curb cut of 60 feet to total of 102.2 feet, expanding beyond the current curb cut of 80.3 feet, *and allow a turning radius of 35 feet. (Amended) to include both variances."

Findings of Fact:

1. **Alleged hardship- Forty Foot length of buses require a larger curb cut opening and traffic is entering this site from two directions. The current opening (which is also non-conforming) does not allow traffic to enter into two lanes at one time.**
2. **Situation is unique being that it is a High School.**
3. **Distance a pedestrian will have to traverse is less than fifty feet.**
4. **This is a minimum variance necessary to achieve the desired effect of cars and busses turning at the same time.**
5. **Conditions of Variances are not self-imposed.**

On a Roll Call Vote, the vote to grant the variance was as follows:

C. Kunkhe, K. Loomis, C. Carver, D. Gregorka, and W. Carman (Yea – 5)

M. Higgins and Z. Mintzias (Nay – 2)

MOTION PASSED- Variances Granted as Amended.

5. 2006-Z-14, 710 Taylor Street

Requesting two variances from Chapter 55, Zoning, Section 5:30 (R-2A), Area Height and Placement Regulations:

1. **A variance to allow a Pear Street front setback of 19 feet 6 inches for expansion of the existing house, 25 feet is required.**
2. **A variance to allow a Taylor Street front setback of 18 feet 8 inches for expansion of the existing house, 25 feet is required.**

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Elizabeth Vandermark is requesting two variances from Chapter 55. The first is to allow a variance of 19 feet, 6 inches for the expansion of the existing house, 25 feet is required.

The second is to allow a variance to the Taylor Street front setback of 18 feet 8 inches for expansion of the existing house, 25 feet is required.

The subject parcel is located on Taylor Street on the corner of Pear Street, east of Pontiac Trail. The parcel is zoned R2A Duplex (2 Family Zoning District).

- 1) The petitioner is proposing to construct a screened-in, enclosed front porch, which encroaches a maximum of 6 feet 4 inches and approximately 59 square feet into the Taylor Street front setback. Because the Taylor Street Right of Way is angled, approximately one third of this porch addition will be within the front setback.
- 2) The petitioner is proposing an addition to the rear of the house, which will encroach 5 feet 6 inches and 82 square feet into the Pear Street front setback. Because of rear setback limitation and placement of the garage (accessed through the side yard from Taylor), there is limited area available for construction of any addition to the structure. The placement of the addition is in the area, which presents the least impact to the adjacent neighbors and allows for architectural consistency in the exterior and interior of the house.

Zoning Staff Recommends approval of both variances.

Petitioner Presentation

Elizabeth Vandermark, petitioner gave presentation.

Questions for the Petitioner

D. Gregorka – Current house is 1100 sq. feet? (Yes) – After the additions are completed what will the square footage be? (Approximately 2100 sq. ft. with the addition.) Petitioner mentioned that there were five letters of support from neighbors concerning the submitted plans (M. Higgins – For the record, four letters of support).

Public Commentary

None.

Discussion

C. Carver – These are minimal encroachments – Not opposed to this.

509 **Motion #1**

510
511 Moved by C. Carver, Seconded by D. Gregorka "that Appeal Case 2006-Z-14 be
512 granted a variance of 19' 6" on the Pear Street front set-back and a set-back of 6'
513 4" and (**Friendly Amendment from M. Higgins*) for expansion of the existing house,
514 (25 ft. is required), *and to allow a second variance for a set back of 6' 8" on the
515 front entrance on Taylor Street to allow for the expansions as was previously
516 stated, per submitted plans." (*Amend motion to include both variance requests*).
517

- 518 1. Alleged hardship due to the shape of the lot.
- 519 2. No other reasonable place to put this addition.
- 520 3. Minimal encroachment
- 521 4. Conditions of Variance are not self imposed
- 522

523 D. Gregorka – In support. This is a substantial addition, the house is quite small. This
524 would be a reasonably sized home for the lot after completion. (Suggestion to Matt – go
525 back to what the Board was doing in respect with the setback figures – we're really
526 talking about how much we're granting as opposed to how much we're ending up with).
527

528 On a Voice Vote – **MOTION PASSED – UNANIMOUS - Variance is Granted as**
529 **Amended.**

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531 VI. UNFINISHED BUSINESS

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533 None.

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535 VII. NEW BUSINESS

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537 None.

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539 VIII. REPORTS & COMMUNICATIONS

540
541 None.

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543 IX. AUDIENCE PARTICIPATION - GENERAL

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545 None.

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547 X. ADJOURNMENT

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549 Moved by M. Higgins, Seconded by D. Gregorka "that the meeting be
550 adjourned."

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552 On a Voice Vote – **MOTION PASSED - UNANIMOUS**

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554 Chairperson M. Higgins adjourned the meeting at 8:10 p.m. –
555 (*Submitted by: Brenda Acquaviva, Zoning Board of Appeals*)
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