

CITY OF GROSSE POINTE WOODS
20025 Mack Plaza
Zoning Board of Appeal Meeting Agenda
Monday, October 20, 2008
7:35 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. ACCEPTANCE OF AGENDA
4. MINUTES A. Zoning Board of Appeals Minutes dated 10/06/08
5. PUBLIC HEARING A. Parking Variance: Beztak Land Company for All Seasons of Grosse Pointe Woods, 891-1001 Vernier Road
 - 1) Letter 09/27/08 – R. Salomon, Beztak Land Co.
 - 2) Application to the ZBA 09/29/08, w/attachments
 - 3) Planning Commission Excerpt 09/23/08
 - a) Planning Commission Resolution
 - b) PC Excerpt – 08/26/08
 - c) Memo – 08/21/08 – Building Official (Tutag)
 - d) Letter of Request – 08/11/08 - Beztak Land Company (Salomon)
 - e) Memo – 09/15/08 – DPS Director (Makowski)
 - f) Memo – 09/15/08 – DPS Fire Inspector (Lafer)
 - g) Memo – 09/16/08 – DPW Director (Ahee)
 - h) Memo – 09/16/08 – Building Official (Tutag)
 - i) Site Plan Review Meeting Checklist
 - ii) Master Plan Future Land Use Map – 10/18/05
 - iii) Master Plan Land Use Designations, page 42
 - iv) 1949 Aerial View (2 pages)
 - v) 1940 GPW Zoning Ordinance (7 pages) – 06/18/40
 - vi) GPW Ord #50-317(8) Floor Area Ratio Illustration
 - vii) Traffic Improvement Association (TIA) Letter – 09/10/08 (D. Allyn)
 - i) E-mail Letter – 09/16/08 (M. Abanatha)
 - i) Outdoor Lighting (6 pgs)
 - 4) Email 09/18/08 – City Attorney
 - a) Letter 09/19/08 – City Attorney
 - b) City Code Sections 50-41, Zoning, Standards for Approval
 - c) Draft Resolution
 - 5) Memo 08/21/08 – Building Official
 - a) Future Land Use Map 10/18/05
 - b) Email 08/22/08 – Traffic Officer
 - c) Letter 08/11/08 – Beztak Land Company
 - 6) Letter 10/15/08 – City Attorney
 - a) Exhibit A – Planning Commission Resolution

- b) Exhibit B – GPW ZBA Resolution to Grant Variance Conclusions and Findings of Fact
- c) Exhibit C – GPW ZBA Resolution to Deny Variance Conclusions and Findings of Fact
- 7) Memo 10/09/08 – Building Official
 - a) Table 1. Some Zoning Ordinances in Southeast Michigan with Lower Parking Requirements than Proposed
 - b) Letter 08/26/08 – W. Stimpson, Birchler Arroyo Associates, Inc.
 - c) Letter 06/09/08 – W. Stimpson, Birchler Arroyo Associates, Inc.
 - d) Land Use: 252 – Senior Adult Housing – Attached Independent Variables with One Observation
 - e) 48-hour Volume Count Traffic Data Collection Inc/Birchler Arroyo Associates, Inc. 125' West of Lochmoor Place - 05/19/08
 - f) 48-hour Volume Count Traffic Data Collection Inc/Birchler Arroyo Associates, Inc. 200' West of Lochmoor Place - 05/19/08
 - g) Land Use: 252 Senior Adult Housing-Attached, Land Use and Database Descriptions
 - h) Letter 09/10/08 – Traffic Improvement Association
 - i) Email 10/09/08 – B. Salomon, Beztak
 - j) GPW Section 50-1 – 50-530. *Zoning*
 - k) Memo 10/09/08 – Director of Public Works
 - i) Memo 09/16/08 – Director of Public Works
 - l) Memo 10/07/08 – Director of Public Safety
- 8) Letter 09/30/08 – L. Abbey Levesque
- 9) Affidavit of Legal Publication 10/02/08
- 10) Affidavit of Property Owners Notified
- 11) Aerial Views (2)
- 12) Site Plans 09/09/08:
 - a) Cover sheet
 - b) P-1.0 topographic Survey
 - c) P-2.0 Preliminary Demolition Plan
 - d) P-3.0 Preliminary Site Plan
 - e) P-4.0 Preliminary Grading & Utility Plan
 - f) P-5.0 Preliminary Details
 - g) 1 of 1 Site Photometric Plan
 - h) L-1.0 Conceptual Landscape Planting Plan
 - i) L-2.0 Specifications & Details
 - i) Parking level Plan
 - ii) First Floor Plan
 - iii) Second Floor Plan
 - iv) Third Floor Plan
 - v) Unit Plan
 - vi) Building Elevations