

MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF THE CITY OF GROSSE POINTE WOODS HELD ON MONDAY, SEPTEMBER 9, 2013, IN THE COUNCIL-COURT ROOM OF THE MUNICIPAL BUILDING, 20025 MACK PLAZA, GROSSE POINTE WOODS, MICHIGAN.

The meeting was called to order at 7:36 p.m. by Mayor Novitke.

Roll Call: Mayor Novitke
Council members: Bryant, Granger, Ketels, Koester, McConaghy, Shetler
Absent: None

Also Present: City Administrator Fincham
City Attorney Don Berschback
Treasurer/Comptroller Irby
City Clerk Hathaway
Assessor Vandemergel
Interim Director of Public Works Kowalski
Building Inspector Tutag

THE MEETING WAS THEREUPON OPENED AT 7:40 P.M. FOR A ZONING BOARD OF APPEAL HEARING UNDER THE PROVISIONS OF CHAPTER 50 OF THE 2007 CITY CODE TO HEAR THE APPEAL OF **JIM WIEME, 19947 DOYLE PLACE W.**, GROSSE POINTE WOODS, MICHIGAN, WHO IS APPEALING THE DENIAL OF THE BUILDING INSPECTOR TO ISSUE A BUILDING PERMIT DUE TO EXCESSIVE GARAGE HEIGHT. THE PERMIT WAS DENIED DUE TO NONCOMPLIANCE WITH SECTIONS 50-526(2)B (3) AND (5) OF THE 2007 CITY CODE. A VARIANCE IS THEREFORE REQUIRED.

The Building Official provided an overview.

Motion by Granger, seconded by Bryant, that, for purposes of the Zoning Board of Appeal hearing, the following items be received and placed on file:

1. Application to ZBA 08/16/13
2. Building Permit Application: Zoning Compliance and Plan Review 08/06/13
3. Memo 09/04/13 – Building Official
4. Affidavit of Legal Publication
5. Affidavit of Property Owners Notified
6. Site Plan June 2013/Rec'd 08/16/13

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler

No: None

Absent: None

The Chair asked if anyone from the audience wished to speak in favor of the proposed request. The following individuals were heard:

James Wieme
19947 Doyle Place W.

Matt Savage
19955 W Doyle Place

Dan Balough
Bond Bilt Home Improvement
28214 Florence
St. Clair Shores, MI

The Chair asked if anyone from the audience wished to speak in opposition to the proposed request. Nobody wished to be heard.

Motion by Granger, seconded by Shetler, that the public hearing BE CLOSED at 7:54 p.m. PASSED UNANIMOUSLY.

Motion by McConaghy, seconded by Granger, that the following items be received and placed on file:

1. Elevation drawing.
2. Petition Sheets (2) 09/09/13 containing 7 signatures.
3. Photos (4 pages).

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler

No: None

Absent: None

The following individual also spoke in favor of the request, and responded to questions from the Board:

Jennifer Czeiszperger
39249 Wilmar
Harrison Twp, MI

Motion by Bryant, seconded by Shetler, regarding Zoning Board of Appeal, a variance request to allow a garage height of 22' from Jim Wieme, 19947 Doyle Place W., Grosse Pointe Woods, Michigan, to deny this request based on:

1. Construction of the accessory building is higher than the principal structure on the property;
2. The height proposed, 22', exceeds the maximum allowable height of 18'.

Motion by Bryant, seconded by Shetler, to amend the previous motion by adding, ". . . , that the request does not meet the requirements of a practical difficulty, and the Petitioner's problem is self-created."

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler

No: None

Absent: None

Motion by Granger, seconded by Shetler, that tonight's meeting minutes be immediately certified.

Motion carried by the following vote:

Yes: Bryant, Granger, Ketels, Koester, McConaghy, Novitke, Shetler

No: None

Absent: None

Motion by Granger, seconded by Shetler, to adjourn tonight's meeting at 8:30 p.m.
PASSED UNANIMOUSLY.

Respectfully submitted,

Lisa Kay Hathaway
City Clerk