

CITY OF LATHRUP VILLAGE, MICHIGAN ZONING BOARD OF APPEALS

MINUTES OF THE ZONING BOARD OF APPEALS OF THE CITY OF LATHRUP VILLAGE ON MONDAY, APRIL 17, 2023, IN THE COUNCIL CHAMBERS IN THE MUNICIPAL BUILDING 27400 SOUTHFIELD ROAD, LATHRUP VILLAGE, MICHIGAN

Zoning Board of Appeals Draft Meeting Minutes

A. Call to Order - Zoning Board of Appeals at 7:41 pm

Roll Call: Board Chair Garrett
Board Member Kantor, Board Member Jennings, Board Member Kenez

B. Approval of ZBA Minutes 2022 12 19

Kantor moved to approve the ZBA Meeting Minutes from December 19, 2022; the motion was seconded by Jennings.

Yes: Jennings, Kantor, Kenez, Garrett

No: None

Motion carried.

C. ZBA Public Hearing - 26710 Meadowbrook Way at 7:42 p.m.

Eric Pietsch of Giffels Webster gave the Zoning Board a brief overview of the five (5) different variances considered in this request.

Section 5.16.2.E States - When an accessory building or structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, such building or structure shall not be located within a setback which is equal to the front yard setback required of the lot to the rear of such corner lot.

Section 5.16.1.B states – Yard, Front. An open space extending the entire width of the lot, between the front lot line and the front of the main building, and unoccupied from the ground upwards by any structure. The applicant requests a waiver allowing the proposed structure to be partially located in the front yard.

2. Section 5.16.1.F states that an accessory building over 100 square feet shall be erected, placed, or installed on a four-inch thick concrete foundation slab at least as large as the building. The applicant requests a waiver of the concrete slab requirement for both an existing and proposed structure.

3. Section 5.16.2.C states that no detached accessory structure or building shall exceed 10 feet in height unless adhering to all requirements of a main building. The applicant is requesting a waiver for the existing structure.

4. Section 5.16.2.D states - In no instance shall the combined floor area of all accessory uses and buildings exceed 160 square feet. The applicant's combined square footage is 400 square feet; he is requesting a waiver.

5. Section 5.16.1.B States - Accessory buildings or structures shall not be erected in any front yard nor in any exterior side yard.

Consideration to Approve/Deny Accessory Structure Variance Application - 26710 Meadowbrook Way

Public Hearing closed at 8:30 pm.

Kantor moved to deny the allowance of the accessory building to be located in the front yard, Kenez seconded motion.

Yes: Kantor, Kenez, Garrett

No: Jennings

Motion carried.

Kantor moved to deny the request to allow an accessory building greater than 100 square feet to be installed on a 4-inch concrete slab. Motion seconded by Kenez.

Yes: Kenez, Garrett, Kantor

No: Jennings

Motion carried.

Motion by Kantor to allow the existing accessory buildings to be 240 square feet in lieu of the 160 square feet maximum allowed on a lot. Motion seconded by Jennings.

Yes: Garrett, Jennings, Kantor, Kenez

No: None

Motion carried.

Kantor moved to allow the existing accessory building to be 5.5 feet from each property line. Motion seconded by Kenez.

Yes: Jennings, Kantor, Kenez, Garrett

No: None

Motion carried.

Motion by Jennings to allow the existing accessory building to be built with a concrete footing in lieu of the concrete slab with rodent protection suitable for the Building Official's approval, as required by the ordinance. Motion seconded by Kantor.

Yes: Kantor, Kenez, Garrett, Jennings

No: None

Motion carried.

Kantor moved to allow the 160-square-foot shed to be placed elsewhere in the yard that meets the setback requirements. Motion seconded by Jennings.

Yes: Kenez, Garrett, Jennings, Kantor

No: None

Motion carried.

E. ZBA Public Hearing - 27701 Southfield Road (The Event House) opened at 8:49

The applicant is applying to extend the hours of operation by one hour on Friday and Saturday.

Jason Hammond – Questioned the hardship.

Lisa Bryant – Opposed the variance.

Steven Blum – This is a benefit to the community.

Sam Surnow – This business will bring people to downtown Lathrup Village.

Oscar Dixon – Opposed to the time change.

Public Hearing closed at 9:06

Kantor moved to approve the variance request to allow the Event House to add one hour to their operations to close at midnight on Friday and Saturday. Motion seconded by Jennings.

Yes: Garrett, Jennings, Kantor, Kenez

No: None

Motion carried.

The meeting was adjourned at 9:40 p.m.