

Present: Chairperson Tillman; Members: Crossen, Donnelly, Eifrid, Lepidi, Mitchell, Raeder, and Verdi-Hus; Alternate: Gatowski

Absent: Member: Maxwell; Alternate: Hynes

Also Present: Planning and Zoning Administrator, Wilks

Zoning Board Chairperson Tillman called the regular Zoning Board of Appeals meeting to order at 7:30 p.m. in the Village of Beverly Hills municipal building at 18500 W. Thirteen Mile Road.

REVIEW AND CONSIDER APPROVAL OF MINUTES OF A REGULAR ZONING BOARD MEETING HELD FEBRUARY 13, 2017

Motion by Crossen, second by Raeder, that the minutes of the regular Zoning Board of Appeals meeting held February 13, 2017 be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CASE NO. 1321 (re-hearing)

Petitioner: Michael Palmer, Premier Pet Supply

Property: 31215 Southfield Road

Village Ordinance: 22.32.110 Permanent Business Sign Standards Permanent wall signs in the B-Business District are limited to 30 square feet and 30% internal illumination.

Deviation Requested: To build a wall sign that is 108 square feet and 100% internally illuminated.

Wilks explained petitioner Michael Palmer, Premier Pet Supply, 31215 Southfield Rd, is seeking a variance from requirements of Section 22.32.110 to install a new wall sign that exceeds the allowable square footage and allowable internal illumination.

The petitioner has contacted Administration and stated he is working with his sign contractor to complete revised plans to present to the Zoning Board of Appeals. He respectfully requests his case be tabled until the April meeting.

Motion by Raeder, second by Eifrid, that the Zoning Board of Appeals tables a variance request from Michael Palmer, Premier Pet Supply, 31215 Southfield Road until April 10, 2017 to submit a revised proposal.

Motion passed.

CASE NO. 1324

Petitioner: William B. Beausoleil

Property: 31660 Glencoe

Village Ordinance: 22.08.150 Fence, Wall, and Privacy Screens All Residential Zone Districts require privacy screens be no closer than 10 feet to any lot line.

Deviation Requested: To keep a privacy screen that is less than 10 feet from side lot line.

Wilks explained petitioner William Beausoleil, 31660 Glencoe, is seeking a variance from requirements of Village Ordinance 22.08.150 Fence, Wall, and Privacy Screen Regulations to keep a privacy fence that is closer than 10 feet to the side lot line. Unfortunately, the petitioner is out of town and unable to attend the meeting.

The Village was notified the property owner erected the structure without a permit and upon evaluation determined this was a privacy screen as defined in Section 22.04 Definitions, Privacy Screen, and subject to regulations of 22.08.150 Fence, Wall, and Privacy Screen Regulations. The Zoning Board of Appeals confirmed this structure met the definition of a privacy screen at their meeting held December 12, 2016 (Case #1319).

Wilks provided photos showing the screen is solid wood, tiered height ranges 4-6 feet, and is 12 feet long. The screen is placed perpendicular to the sidewalk on Fairfax, running parallel to the driveway and extends the length of the space between the garage and sidewalk. As a privacy screen, this structure is allowed to be placed no closer than 10 feet from any property line, and be no more than 25% of the length of the rear property line. The screen is approximately 1-2 feet from the side property line but is otherwise compliant with regulations for privacy screens.

The intent of the 10 foot setback for privacy screens is to prevent installation running parallel along a property line, thereby acting as a fence. The privacy screen at this property is perpendicular to the lot line, and is more than 10 feet from the rear property line. There is an existing detached garage located approximately 10-15 feet off the side property line. Moving the privacy screen inward on the lot would eliminate the purpose of the screen, which is to shield the property owners using the rear open space from viewing the driveway/traffic off the lot on the street side of their property. The screen does not interfere with sight distance of vehicular or pedestrian traffic along Fairfax.

The Board discussed options to relocate the screen, but upon further consideration there were no alternatives. Upon examination of the placement of the privacy screen in relation to the sidewalk and street, it was clear that privacy is the intention.

Motion by Raeder, second by Donnelly, that the Zoning Board of Appeals grants a variance from setback requirements of Village Ordinance, Chapter 22, Section 22.08.150 Fence, Wall, and Privacy Screen Regulations for the 12 foot privacy screen made of solid

wood, with tiered heights ranging 4-6 feet; as currently located on the property; at 31660 Glencoe to be no closer than 6 inches from the Fairfax side property line due to practical difficulties of the need for headlight screening, being alongside a sidewalk, located on a corner lot, and does not abut a shared lot line.

Roll Call Vote:
Motion passed (8-1).

PUBLIC COMMENTS

None.

LIAISON COMMENTS

None.

ADMINISTRATION COMMENTS

None.

ZONING BOARD COMMENTS

None.

Motion by Mitchell, second by Raeder, to adjourn the meeting at 7:43 pm.

Motion passed.

Michele Tillman
Chairperson

Ellen Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary