

Present: Chairperson Eifrid; Vice-Chairperson Tillman; Members: Crossen, Donnelly, Maxwell, Mitchell, Raeder, Rass; Alternate: Lepidi

Absent: Member: Verdi-Hus; Alternate: Wilensky

Also Present: Planning and Zoning Administrator, Wilks
Council Liaison, Abboud

Zoning Board Chairperson Eifrid 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 8, 2016.

Motion by Crossen, second by Tillman, that the minutes of the regular Zoning Board of Appeals meeting held February 8, 2016, be approved as submitted.

Motion passed.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CASE NO. 1296

Petitioner: Nicholas Argyris

Property: 31243 Fairfax Avenue

Village Ordinance: §22.24 Area, Height Bulk and Placement Regulations

Zoning District R2-B has a stated 40ft minimum front open space, and

- a. Front Open Space. Where a front open space of greater or less depth than forty feet (40') exists in front of a single family residence of residences presently on one side of a street in any block and within two hundred feet (200') of the lot or parcel, the depth of the front open space of any building subsequently erected or remodeled on that side of the street in that block shall not be less than the average depths of the front open space of such existing residences.

Deviation Requested: To build an addition onto the front of the existing home which would be 68 feet, 2-5/8 inches from front property line. The average open space requirement calculated per §22.24 (a) is 106 feet.

Wilks stated that the current front open space is 99 feet, 4 inches from the front lot line. They wish to add an addition on the front of the existing home which would sit 68 feet, 2-5/8 inches from the front lot line. The average open space calculated per §22.24 (a) is 106 feet. This average is skewed higher by one property which has front open space of 212 feet, compared to the other homes which have 72-74 feet of front open space. The average with the outlier and his home removed would be 73 feet. The petitioner has noted a utility easement located at the rear of the home which limits their ability to add on the rear of their home per §22.08.270 Easements which

prohibits the construction of a building within an easement. The petitioner is looking to add a garage on to the home, there is no current garage it had been previously converted into living space. Eifrid verified that all measurements have been confirmed by administration.

Argyris stated that they bought the house as a four bedroom, one bathroom with a converted garage, and they wish to keep the homes square footage while adding on more useable space. They are looking to make improvements to the house, and bring it more in line with the neighborhood.

Maxwell asked if there is a basement on the home. Argyris stated that they are on a slab.

Tillman asked if any trees would be removed, Argyris stated that the only tree being removed was one at the corner that was already dead.

Eifrid inquired if it would be possible to keep the addition in line with the other homes in the 73 foot open space range. Argyris explained that it is a three car garage. The standard depth for garages is 20 feet; the third bay of current design is 19 feet. Once you reduce both sides it becomes too small to be used as a three car garage space. There is a planned bonus room above the three car garage space that covers the full footprint of the three car garage. Reducing the footage of the three car garage would eliminate the bonus room overhead.

Raeder drove through the neighborhood and found the houses are very staggered and that it is reasonably in line with the current neighborhood.

Maxwell also knows the neighborhood and feels the addition will enhance the neighborhood.

Tillman inquired if any neighbors had expressed any concern. Argyris said none had, and there is a school across the street, so no concern of visual impact on any neighbor.

Motion by Tillman, second by Crossen, to grant approval of a variance from the front open space requirement of section 22.24 (a) to allow the petitioner to build an addition no closer than 68 feet, 6 inches from the front lot line due to practical difficulties of lack of existing garage, utility easement at rear of home, and will result in home being consistent with the homes in the Village.

Roll Call Vote:
Motion passed (9 – 0).

PUBLIC COMMENTS

None.

LIAISON COMMENTS

Abboud also attended the Chaldean Chamber of Commerce. The speaker was the Deputy County Executive of Oakland County, who spoke on the “One Stop Ready” program. This program encourages communities to capitalize on their strengths and refine their economic development processes for the purpose of implementing their community vision. It encourages communities to think of themselves in the context of a developer, a business or a resident making a decision to locate, or invest, in their community. The program starts in June 2016.

Abhoud is attending SEMCOG (Southeastern Michigan Council of Governments) meeting on February 25, 2016. SEMCOG is looking for projects to fund in relationship to TAP (Transportation Alternatives Program) for the 2017 fiscal year. This program funds projects like pedestrian and bicycle infrastructure and safety programs, historic preservation and rehabilitation of transportation facilities, environmental mitigation activities, and safe routes to school programs. The intent is to gather information about these programs for which the Village could potentially apply.

Abhoud expressed his condolences to the family on the loss of former Finance Director, Robert Wiszowaty.

Abhoud suggested the Village consider holding a farmers market. He feels this would be a great addition to the Village community. Although there are ordinances against selling food in the park, there is a Community Garden at 13 Mile and Evergreen that has a large parking lot and may be worth looking into as a potential space.

Abhoud shared that the Planning Commission is planning to reconsider the fence ordinance. He also reported that the subcommittee for the building renovations will be meeting in April regarding the changes to the building.

ADMINISTRATION COMMENTS

Wilks has not received the petitions for the next meeting, but there have been separate inquiries for variances on two properties.

Wilks shared that part of the Master Plan is a complete overhaul of the zoning ordinances and creating a user friendly guide online.

Wilks stated that the building renovations committee continues to move forward towards a complete remodel of the building this summer.

ZONING BOARD COMMENTS

Maxwell suggested that when the Planning Commission considers the fence ordinance that they reconsider the current ruling that only 25% of the fence replacement is done per year.

Raeder reviewed the Master Plan and was disappointed by the lack of senior citizen inclusion also that in the zoning plan section there is no mention of the gentrification going on in the NE side of the Village. Wilks confirmed that she would forward his concerns to the Council.

Motion by Eifrid, second by Tillman, to adjourn the meeting at 8:06 pm.

Motion passed.

David Eifrid
Chairperson

Ellen Marshall
Village Clerk

Elizabeth Lyons
Recording Secretary