

PUBLIC HEARING:

FILE #73-168: Request for variance in side-yard requirements to permit addition of family room to home and attach to existing garage which is five feet (5') from the easterly property line, affecting Lot 129, North Hill Subdivision, Section 10, identified as 330 Winry.
Applicant: Walter Papenberg, 330 Winry Drive, Rochester, MI 48063, who was present.

330 WINRY

Mr. Wright explained the applicant has requested permit to construct additional bedroom and family room onto the rear of his home. This proposed addition, in turn, will connect to the existing garage, which is five (5) feet from the easterly property line. A detached garage, under the Ordinance, may be located five (5) feet from the property line. When the garage is attached to the main structure, becoming a single-unit, a ten foot (10') side yard is required.

Mr. Papenberg commented the wording on the Agenda was incorrect, in that the proposed addition is to be between the house and garage, not behind the garage.

No Objectors Appeared. Chairman Clauson DECLARED THE PUBLIC HEARING CLOSED.

In answer to the Board's inquiries, Mr. Papenberg advised the nearest building would be approximately 20 feet from the proposed addition, and the addition will be of brick and aluminum construction.

MOTION by Borden, seconded by Camp. Variance in side-yard requirement reduced to five (5') feet from the easterly lot line be granted.

FINDINGS:

1. The distance between the applicant's garage and the closest structure to the east is 20 feet or greater and would not impose a problem in fire-fighting.
2. The part of the building that would be non-conforming is a non-living structure being the garage.
3. The addition being planned will be generally of fire-proof materials being brick and aluminum siding.
4. Existing structures in the surrounding area generally are situated similarly as to side-yard requirements, hence this will not detract or be an adverse condition to the surrounding property owners.

(Ref: File #73-168 of Walter Papenberg).

AYES: Camp, Borden, Clauson
NAYS: None

MOTION CARRIED.

PUBLIC HEARING:

FILE #72-708(2): Request for waiver of required obscuring wall under Section 1510(1) (c), affecting the easterly property line of Tax Parcel B-469-A, Section 29, located on Hamlin Road east of Crooks Road, Zoned C-1, proposed for veterinary clinic.
Applicant: Dr. Charles Becker, D.V.M., 582 West Hamlin Road, Rochester, MI 48063, who was present.

Mr. Wright showed the Board a map of the applicant's property and surrounding area and explained the nature of the request.

No Objectors Appeared. Chairman Clauson DECLARED THE PUBLIC HEARING CLOSED.

Informal discussion ensued.

MOTION by Borden, seconded by Clauson, File #72-708(2) of Dr. Charles Becker BE REFERRED to the Planning Commission for review, in accordance with Section 1510(4) of Ordinance #36.

AYES: All NAYS: None
MOTION CARRIED.

CONTINUED

PUBLIC HEARING:

FILE #74-218: Request for variance in side yard requirements under Section 1400 and 1401(e) of Ordinance #36, to reduce side yards from 30 feet to a minimum of 10 feet, total of 20 feet; affecting Tax Parcel B-296-C in the Crooks and Hamlin Road Intersection.
Applicant: Van-Ailen Builders, Inc., 30233 S. Orfield Rd., Southfield, MI.

Mr. Van Every appeared before the Board and provided a revised site plan for the Board's review stating the reduced side yards would give the same concept as in the cluster housing option, the change representing a reduction of 25 living units.

The Board noted Section 1401(e) of Ordinance #36, stipulates a minimum distance of 30 feet between buildings in an R-M district developed with two or more buildings on the same parcel. The Board also noted that buildings in relation to the site plan were different and Attorney Ternan advised that due to the changing of the size of building, the site plan will be affected and therefore, will require Planning Commission approval.

There were no objectors; PUBLIC HEARING WAS CLOSED.

Informal discussion followed.

MOTION by Borden, supported by Nicholas, request for variance in side yard requirements to a minimum of spacing of twenty feet as depicted on Drawing #10748 dated April, 1974, BE APPROVED SUBJECT TO review by the Planning Commission. (REF: FILE 74-218)

FINDINGS:

- 1) The overall plan is to be reduced by 25 dwelling units.
- 2) The spacing between buildings as proposed in the R-M zone is acceptable in the Cluster Housing Zoning immediately abutting subject parcel.
- 3) With public sewer and water available to the development, the spacing between buildings is not considered undesirable from safety or sanitation standpoint in this development.

AYES: Karas, Nicholas, Jahnke, Camp, Borden
NAYS: None

MOTION CARRIED.

PUBLIC HEARING:

FILE #74-219: Request for variance in rear yard setback requirements to reduce from 35 feet to 30 feet, to allow construction of a family room addition; affecting Lot 166, North Hill Subdivision; further identified as 354 Reitman.
Applicant: Arthur J. Bentley, 354 Reitman, Rochester, MI.

Mr. Wright displayed a drawing of subject property and proposed addition, and said an addition would not be detrimental to the neighborhood.

Mr. Bentley, the petitioner, was present and spoke in behalf of his request.

NO OPPONENTS. PUBLIC HEARING CLOSED.

MOTION by Karas, supported by Camp, request for variance in rear yard setback requirements to reduce from 35 feet to 30 feet, BE GRANTED, to allow construction of a family room addition; affecting Lot 166, North Hill Subdivision. (REF: FILE 74-219)

FINDINGS:

- 1) Past records show variances for similar requests were granted in the area.
- 2) Recommendations of the Township Building Department were favorable.
- 3) Due to the lot size, an addition would not be detrimental to surrounding property owners.

AYES: Camp, Jahnke, Karas, Nicholas, Borden
NAYS: None

MOTION CARRIED.

CONTINUED

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REITMAN

For comments from the Building Department, Mr. Board reminded members of their recent action with various requests on commercial signs and their consistency in keeping signs within the ordinance. He questioned the validity of enlarging a sign to attract attention and alleviate a traffic problem. The problem is only finding the mall the first time, he stated. He also preferred reducing the sign and the lettering, and emphasizing the symbol. Mr. Velleman said he did not think the symbol was important since people were not familiar with Great Oaks as a mall, and he felt a good trade does require a fair amount of impulse traffic. He further described the sign and stated they intend to maintain the quality of the center and will not use the sign for any advertising. Member Nowicki asked if it would be more logical to place the sign further east. Mr. Velleman said no because then it would be going downhill and the proposed location offers the most visibility. This was determined by a traffic consultant. Member Piercey noted the difference in the request before them at this time in comparison to one the Board recently denied was the fact the denied request was on the square footage of an entire shopping center which included a number of signs and the problem in this situation is the diamond shape of the sign; if it was square, the height and projection into the right-of-way would be eliminated.

Motion by Piercey, supported by Karas, in the matter of File 79-924, that the requested variance of allowing a sign 25 feet in height, a variance of 2'9" to locate the sign in the proposed right-of-way and a 44 square foot variance in size, be granted to erect a pylon sign identifying the Great Oaks Mall on Walton Blvd. provided that the use of the sign the variances are being granted for, is limited to advertising of the Mall itself and not used to advertise individual tenants of the mall.

Findings:

- 1) The height and setback variances come about, at least in part, due to the diamond configuration of the sign.
- 2) A magnitude of the variance involves only a point of the sign and not an entire side.
- 3) The total size of the sign, while in excess of the individual sign limit, is considerably less than the allowable signage that would be afforded under the frontage calculations.
- 4) The sign will be located in an area surrounded by higher and larger structures specifically lights at the Rochester High School football field and Crittenton Hospital, and that at least a portion of the height variance comes about because the sign is being located behind the berm causing technical elevations greater than the apparent elevations.
- 5) Such variances will not be detrimental to the surrounding community in general.
- 6) As opposed to other malls in the community, there are no individual signs for tenants other than two stores in the mall complex.
- 7) The berm helps to cover the view of the sign itself so that it is not easily seen from the road.
- 8) The proposed location and size of the sign will tend to assist traffic flow immediately east of the Livernois/Walton intersection for those who are first time visitors coming to the mall from the westerly direction.
- 9) The height variance and size variance is partly justifiable on the basis that the sign is located on the crest of the hill and, therefore, the height of any signage is foreshortened coming from an easterly or westerly direction.
- 10) The petitioner has worked with an extremely low sign and the results indicate a need for better identification.
- 11) The size and location of the sign were also a recommendation from a traffic safety consultant.

Ayes: Camp, Karas, Nowicki, Piercey, Nicholas
Nays: None

Motion Carried.

Public Hearing:

File 79-925: Request for variance from Section 1700 of Ordinance No. 80 (Pg. 62) to construct an addition to existing single family residence at 28 Winry, Lot 100 of North Hills Subdivision. A 10 foot sideyard setback is required in an R-4 zoning district. The proposed addition would create an attached garage which would leave a 5 foot sideyard setback, therefore requiring a variance of 5 feet. Parcel Identification: 15-10-253-009, Section 10, zoned R-4. Applicant: Ms. Helen M. Gerrish, 287 Winry, Rochester, MI 48063

Continued

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Mr. Robert Reid, representing the petitioner, stated he is the builder who will be building the addition and he questioned the wording of the notice since the garage is already there and no side lines are being changed with the addition. Mr. Board explained that by attaching the house to the garage, the sideyard requirements change for a main structure and requires a variance.

The Chair opened the Public Hearing for anyone wishing to speak in support or in objection to the request. There being no one, the Chair closed the Public Hearing.

In the following brief discussion, Mr. Board stated there was no objection from the Building Department and there were similar circumstances in the area where the Board took favorable action.

Motion by Piercey, supported by Nowicki, that the requested five (5') foot sideyard setback variance be granted to allow the construction of an addition to existing single family residence at 287 Winry, Lot 100 of North Hills Sub-division.

Findings:

- 1) The need for the variances comes about from the attachment of the existing garage to the house.
- 2) The granting of such variance does not change the sideyard setbacks from existing circumstances.
- 3) The granting of the variance is necessary to afford the property owner similar rights in surrounding properties.
- 4) Such variance would not be detrimental to the surrounding neighborhood.
- 5) The addition would not be functional if not placed where proposed.

Ayes: Camp, Karas, Nowicki, Piercey, Nicholas

Nays: None

Motion Carried.

Public Hearing:

File 79-926: Request for variances from Section 1700 (Pg. 62) and Section 1100 (Pg. 47) of Ordinance No. 80, to erect a canopy and cooler at existing service station and to convert the service station building to a convenience store, located at 3295 South Rochester Road, on the east side of Rochester, north of the M-59 Freeway.

- 1) The proposed canopy is required to be 75 feet from the front yard setback. Plans indicate a setback of 19 feet, requiring a variance of 56 feet.
- 2) The proposed cooler to be located in the front yard setback is shown to be 70 feet from the south lot line where 75 feet is required. A 5 foot variance is being requested.
- 3) Section 1100 (as amended) permits the incidental sale of pop, milk, etc. in a B-5 (Automotive Service) district. Plans indicate the existing building is to be converted into a convenience store. The information provided to the Building Department has been interpreted that the convenience store is not incidental to the sale of gasoline but will become a principal use of the property. Therefore, an interpretation and/or variance is being requested to determine if this is a permitted use.

Parcel Identification: 15-35-100-016, Section 35, zoned B-5.
Applicant: Marathon Oil Company, 26400 Lahser Road, Southfield, MI 48034

Mr. Ray Sheldon, engineer for Marathon Oil, addressed the Board relative to the fact the existing service station building is no longer being used for service and it is strictly a self serve type facility; therefore, they wish to make use of the building by providing convenience foods. Regarding the first requested variance, the plan to install a canopy over the two islands and there is no way they could do that and meet the 75 foot setback requirement.

In reference to the cooler addition, Mr. Sheldon said it would be located on the south side which used to be where the cars drove in and out on the south side. Mr. Sheldon explained a creek was relocated when the station was built and it runs along the south property line. The 70 foot setback runs from the cooler addition to the creek. Mr. Sheldon said the cooler comes in this particular size so he is confined to the existing building location, the size of the cooler and the property line.

Regarding Item 3, Mr. Sheldon said Marathon is an oil company and their major function is selling gasoline products, however, since the existing work bays are no longer being used, the company feels something should be done with them.

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- 1) The house is proposed to be located in a Historical District and the setback variance is granted to give the petitioner greater flexibility in placing the house to enjoy the right of ownership.
- 2) The hardship would be the location of the house in relation to the neighboring property as brought out in discussion.
- 3) If the variance is precedent setting, the Board accepts it in a Historical District.
- 4) With the ravine in the back of the property, there is no possibility of anything being built on the property line.

(Ref: File 79-896)

Ayes: Camp, Karas, Nowicki, Piercey, Nicholas

Nays: None

Motion Carried

Public Hearing:

File 79-898: Request for variance from Section 1700, Schedule of Regulations of Ordinance No. 80, to erect a family room addition connecting the house to the garage at 428 Winry, where the ordinance requires a sideyard setback of 10 feet in an R-4 zoning district and the changing of the garage from unattached to attached provides only a 4 foot sideyard setback, requiring a variance of 6 feet. Parcel identified as 15-10-205-005, Lot 121, North Hill Subdivision, Section 10.

Applicant: Mrs. Bonnie L. Dellinger, 428 Winry, Rochester, MI 48063

Mrs. Dellinger addressed the Board relative to the reasons she needed the addition to her home and based the hardship on the fact it would be difficult for three generations to live in a thousand square foot house. The addition would not be setting a precedent as there are many homes in the subdivision with similar family room additions. Mrs. Dellinger was present with her builder and presented plans of the proposed addition.

The Chair declared the Public Hearing open for anyone wishing to speak in objection or in support of the request. Hearing no one, the Chair closed the Public Hearing.

Mr. Eby stated the Building Department had no objection to the granting of the variance because, as the petitioner had indicated, there were similar variances granted in the North Hill Subdivision for family room additions.

Motion by Piercey, supported by Nowicki, in the matter of File 79-898, that a six (6') foot sideyard setback variance be granted to allow the construction of a family room addition to existing residence at 428 Winry.

Findings:

- 1) The reason for the variance comes about only that the family room will make the existing garage an attached building.
- 2) Such variance will not change the proximity to the lot line or any existing structure.
- 3) The granting of the variance is consistent with similar variances granted in the area and it will not be detrimental to the surrounding neighborhood.

Ayes: Camp, Karas, Nowicki, Piercey, Nicholas

Nays: None

Motion Carried.

Public Hearing:

File 79-903: Request for the following variances to erect a garage and relocate a shed at 2656 Leach Road:

- 1) From Section 1802.3.a of Ordinance 80 (Pg. 78). The ordinance prohibits a nonconforming use of land to occupy a greater area of land, and since the residence is located on property zoned I-1 (Light Industrial) a variance is required to erect the 528 square foot proposed garage.
- 2) From Section 1700 of Ordinance 80 (Pg. 67) where the ordinance requires a minimum sideyard setback of 15 feet in an I-1 district and plans show a 6 foot sideyard setback, requiring a variance of 9 feet.

Identified as Parcel 15-30-451-012, Lot 26, Auburn Highlands Subdivision.

Applicant: Mrs. Clara L. Everitt, 2656 Leach Rd., Pontiac, MI 48057

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the overlapping uses of the same parking spaces can be considered.

4) The granting of this variance is provided without consideration for any of the parking requirements related to the property owned by Winchester Associates (K-Mart and Town & Country Furniture Stores) in Winchester Mall.

5) The development in question faces a practical hardship of providing individual use requirements with regard to parking within the existing limits of the mall property.

Ayes: Ireland, Hunstad, Nicholas, Jolly.

Nays: None

Absent: Piercey

Motion Carried

Public Hearing:

File No: 84-506: Request for a variance from Ordinance No. 80 to construct an addition at 376 Thalia Street, Lot 36, of North Hill Subdivision, located south of Tinklen Road west of Rochester Road, in Section 10, identified as Parcel 15-10-203-000, zoned R-4.

From Section 10, Schedule of Regulations, which requires a 10-foot side yard setback in an R-4 zoned district. Submitted plans indicate constructing an addition that will attach a residence to a detached garage, making one building of them. In this situation, the final structure must conform to all setback and construction requirements that would apply to a new residence being built. The detached garage that presently exists is only 4.9 feet from the east property line, therefore, if the garage becomes attached to the residence, as proposed, a 5.1-foot variance is requested.

Applicant: Mr. Robert L. Dinges
376 Thalia, Rochester, MI 48063

Mr. Dinges stated he desires to construct a family-room and dining area addition to the rear of his house which will connect the existing house and garage. He explained he has three children and more living space is needed. He pointed out that the proposed addition will be located on the only area of his lot that is possible to build on. He said if the variance is not granted he will be forced to seek other housing out of Avon Township and he would prefer not to relocate.

The Chair opened the public hearing calling for proponents and/or opponents. Hearing none, he closed the public hearing.

Mr. Dykstra pointed out that an error was made regarding this request; there should be two variances requested instead of one. He explained that after petitioner's application was processed, it was discovered that a 5-foot variance is also required for the rear yard because 35 feet is required and only 30 feet is provided. Discussion was held on whether or not a rear yard variance that was not advertised could be granted tonight. It was found that petitioner would be required to wait three weeks for a hearing to be held on a request for a second variance. Mr. Steve Thorpe, Builder of the proposed addition, expressed concern that a three week delay would seriously jeopardize his schedule, noting that he wants to get started on this project before the winter months set in. He said the error was made by the Township and he and the homeowner should not suffer because of it.

In reply to questions from the Board, Mr. Dinges stated he contacted the neighbors on each side regarding his proposed addition who indicated they had no objection, however, he did not contact his neighbor to the rear. The Board noted that the neighbor to the rear did receive notice in the mail regarding the proposed addition and it appears he has no comment.

During ensuing discussion Attorney Staran advised that although there is a

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notification problem here, if the Board finds that the side yard and rear yard situations are closely related, the two requests could be considered together tonight. Mr. Dykstra advised that the Building Department considers the variance request a technicality, due to the fact that the proposed addition will be attached to a garage that already exists in the rear yard. He pointed out there are a number of trees in the rear yard of subject site which will decrease the visibility of the proposed addition, therefore, the Building Department has no objection to granting the variances.

The Board examined the aerial view map noting the proposed addition would not infringe on other abutting properties. Members agreed that the granting of the advertised variance, in effect, constitutes approval of the entire concept of the proposed addition.

Item 1:

Motion by Nicholas, supported by Ireland, in the matter of File No. 84-506, that a 5.1-foot side yard variance for 376 Thalia Street be granted as requested.

Findings:

- 1) There is a practical difficulty in locating an addition to the existing structure on the site without connecting the existing garage and existing home to each other which, in effect, creates the requirement for the 10-foot side yard and 30-foot rear yard setback. The lot in question is zoned R-4, is 70-feet in width, and the location of the existing house on the lot and the location of the existing garage provide no other reasonable land area for an addition except where proposed by the applicant.
- 2) The attachment of the addition to the existing garage and the existing house allow petitioner to preserve and enjoy his property rights in this vicinity.
- 3) As advertised for the side yard variance, no objections from adjacent property owners were heard in tonight's public hearing nor were any written comments received regarding this request.

Ayes: Hunstad, Ireland, Nicholas, Jolly

Nays: None

Absent: Piercey

Motion Carried

Item 2:

Motion by Nicholas, supported by Hunstad, in the matter of File No. 84-506, that a rear yard setback variance of 5 feet be granted to permit a 30-foot rear yard setback.

Findings:

- 1) There is a practical difficulty in locating an addition to the existing structure on the site without connecting the existing garage and existing home to each other which, in effect, creates the requirement for the 10-foot side yard and 30-foot rear yard setback. The lot in question is zoned R-4, is 70-foot in width, and the location of the existing house on the lot and the location of the existing garage provide no other reasonable land area for an addition except where proposed by applicant.
- 2) The attachment of the addition to the existing garage and the existing house allow petitioner to preserve and enjoy his property rights in this vicinity.
- 3) As advertised for the side yard variance, no objections from adjacent property owners were heard in tonight's public hearing nor were any written comments received regarding this request.
- 4) The addition does not extend into the required rear yard any further than the existing garage on the property.

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Ayes: Ireland, Hunstad, Nicholas, Jolly
Nays: None
Absent: Piercey

Motion Carried

Public Hearing:

File No: 84-508: Request for a variance from Ordinance No. 80 to construct a home at the northeast corner of E. Fairview and N. Fairview Lanes, north of Fairview Farms No. 4 Subdivision, located north of Tienken Road and west of Livernois Road, in Section 4, identified as Parcel 15-04-405-001, zoned R-1.

Section 1700 requires a minimum front yard setback of 40 feet in a R-1 zoned district. Submitted plans indicate a front yard setback of 20 feet, therefore, a variance of 20 feet is requested.

Applicant: Mr. Kenneth F. Collister
21565 23 Mile Road, Mt. Clemens, MI 48044

Mr. Collister, petitioner, and Mr. Edward Heins, architect were present.

The Chair opened the public hearing, calling for proponents and/or opponents.

Mr. Dave Reuther of 1353 N. Fairview Lane and Mr. Edward Hunter, President of Fairview Farms Homeowners Association, spoke in opposition. They expressed concern that the proposed home will not be compatible with the elevations and setbacks of other homes in the area, thereby reducing property values. They asked what are the future plans for the unimproved rights-of-way on the west and south side of the proposed home and asked where the driveway for the proposed home will be located? Mr. Reuther said that Mr. & Mrs. Collister just recently purchased subject lot from the State and believed they should not have finalized the purchase until they were sure they could obtain a variance to construct their house.

Hearing no further comments from the public, the Chair closed the public hearing.

Mr. Collister explained that the home he plans to construct will be Cape-Cod design which is compatible with the architecture of the surrounding homes. The Board examined the elevations and floor plans of the proposed house, noting that the entrance will face west onto East Fairview Lane and that the driveway leading to the house will be situated to the south side of the lot, on the unimproved portion of North Fairview Lane. They also observed that the lot is pie-shaped. Mr. Cohee pointed out that the lot in question is an acreage parcel and not part of Fairview Farms Subdivision.

The Board also examined the aerial view map of the area, noting that the homes on the northwest and southwest intersection of North and East Fairview Lanes are angled facing the intersection. It was observed that the lot directly south across the undeveloped North Fairview Lane is vacant, however, there is a home on the next lot to the south.

Mr. Heins requested that, since the home in question faces west onto East Fairview Lane, the south side of the lot should be considered the side yard instead of a front yard and, therefore, the variance request be reduced from 20 feet to 5 feet. The Board reviewed Section 1700, Paragraph c, and Page 20 of the Ordinance regarding 'side yards abutting a street' and agreed that there appears to be merit in Mr. Heins suggestion. Mr. Cohee commented that an important consideration regarding yards would depend on the relationship of the physical placement of the surrounding homes to the proposed home.

In reply to concerns expressed by surrounding property owners, the Board

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Pursuant to Inquiry of Mr. Harold Barley, 523 Rochdale, Rochester, MI 48063,
Mr. Robert Wright explained the nature of the variance being requested.

There being No Objectors, Chairman Clauson DECLARED THE PUBLIC HEARING CLOSED.

MOTION by Ennis, seconded by Camp, Resolved, Variance BE GRANTED in lot area
and width requirements, affecting Lots 46 and 47, Brooklands Park #1 Subdivision,
Section 36; (each lot being 40' wide by 135' in depth) said lots being combined
for one (1) building site. (Ref: File #72-149 of Robert Brown)

AYES: Ennis, Camp, Clauson
NAYS: None

MOTION CARRIED.

Public Hearing:

File #72-150: Request for variance to permit addition to existing convalescent
home, affecting Tax Parcel B-131-D, Section 9, Zoned O-1; Identified as 1480
Walton Blvd; as follows:

- A) Variance from Ordinance #36, Article 5, Section 50i (7), to permit
three (3) story addition to existing building
- B) Variance from Ordinance #36, Article 5, Section 50i (7) a, to reduce
required open-space from 1,800 square feet to 960 square feet of land
area per bed, to allow total capacity of 117 beds.

Applicant: Avondale Convalescent Home, Inc., 1480 Walton Blvd., Rochester,
Michigan 48063

Messrs Havis and Ripplinger of Havis-Glovinsky Associates, Architects and
Engineers, were present with Mr. and Mrs. Frank Friedman, Proprietors.

Mr. Havis addressed the Board.

Mr. Harold Barley, 523 Rochdale, Rochester, MI 48063 objected to the requested
variances.

There being no further objectors, Chairman Clauson DECLARED THE PUBLIC HEARING
CLOSED.

Discussion followed.

Chairman Clauson read letter of objection from Pastor Lloyd D. Buss of Abiding
Presence Lutheran Church, dated April 6, 1972 (Communication on file and by
reference made a part hereof).

Further discussion ensued.

MOTION by Ennis, seconded by Camp, Resolved, **File #72-150** of Avondale Conval-
escent Home, Inc., BE REFERRED to Mr. Steve Lehoczky, the Planner, for a
written report for the April 17th, 1972 Meeting.

AYES: Camp, Ennis, Clauson
NAYS: None

MOTION CARRIED.

Public Hearing:

File #72-152: Request for variance to construct a garage five feet (5') from
the side (westerly) lot line and thirty-two feet (32') from the rear lot line,
affecting Lot 150, North Hill Subdivision, Section 10, Zoned R-1-D.
Applicant: Charles Kemler, 241 Reitman Court, Rochester, MI 48063, who was
present.

No Objectors Appeared. Chairman CLAUSON DECLARED THE PUBLIC HEARING CLOSED.

MOTION by Ennis, Seconded by Camp, Resolved that Variance BE GRANTED to allow
construction of a garage five feet (5') from the side (westerly) lot line and
thirty-two feet (32') from the rear lot line, affecting lot 150, North Hill
Subdivision, Section 10, Zoned R-1-D. (Ref: File #72-152 of Charles Kemler, 241
Reitman Court, Rochester, MI 48063).

AYES: Ennis, Camp, Clauson

NAYS: None

MOTION CARRIED.

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REITMAN

MINUTES of the REGULAR Meeting of the AVON TOWNSHIP ZONING BOARD OF APPEALS, held at the Avon Township Hall, 407 Pine Street, Rochester, Oakland County, Michigan, on MONDAY, AUGUST 10, 1970.

The meeting was called to order by Chairman Cobb at 7:30 p.m.

ROLL CALL - Present: Ennis, Reibling, Cobb
Absent: None
Quorum Present.

Others present: Mr. Robert H. Rothe of Johnson and Anderson, Inc.;
Mr. John F. Harmon, Avon Twp Building Inspector

MINUTES of the Regular Meeting July 13, 1970 and Special Meeting July 16, 1970 were approved as printed.

Next Meeting Date: Monday, September 14, 1970 at 7:30 p.m.

PUBLIC HEARING:

File #70-63 (Amended): Request for Variance Permit in Yard Requirements: north side yard reduced from 20' to 17' and south side yard reduced from 20' to 10', to allow construction of an industrial building 40 x 80', affecting Lot 43, Auburn Highlands Subdivision, Section 30 (Zoned I-1), located on the east side of Leach Road, Fifth (5th) lot south of railroad r/o/w.

Applicant: Linden F. Harding, d.b.a Transcreative, Inc., 1222 West Long Lake Road, Bloomfield Hills, Michigan. Mr. Harding was present.

No Objectors Appeared. Chairman Cobb DECLARED THE PUBLIC HEARING CLOSED.

The Board reviewed the File with Mr. Harding.

MOTION by Reibling, seconded by Ennis, Resolved that Variance Permit in side yard requirements as follows: north side yard reduced from 20' to 17' and south side yard reduced from 20' to 10', to allow construction of an industrial building 40' x 80', affecting Lot 43, Auburn Highlands Subdivision, Section 30 (Zoned I-1), BE GRANTED to Linden F. Harding, d.b.a. Transcreative, Inc., 1222 West Long Lake Road, Bloomfield Hills, Michigan, SUBJECT to all applicable Township Ordinances and Regulations; permit is granted for period of one (1) year and subject to review at that time; premises are subject to routine on-site inspections by the Township Enforcing Officer. (Ref: File #70-63).

Ayes: Ennis, Reibling, Cobb
Nays: None

MOTION CARRIED.

PUBLIC HEARING:

File #70-67: Request for Variance Permit in Side Yard Requirement as follows: reduced from 10' to 6', to allow construction of an attached garage, affecting Lot 163, North Hill Subdivision, Section 10, Zoned R-1-D.
Applicant: Richard Buckmaster, 361 Reitman Court, Rochester, Michigan 48063, who was present.

It is recorded Mr. Buckmaster amended his application, requesting variance from 10' to 5'.

No Objectors Appeared. Chairman Cobb DECLARED THE PUBLIC HEARING CLOSED.

MOTION by Ennis, seconded by Reibling, Resolved that Variance Permit in side yard requirement as follows: reduced from ten feet (10') to FIVE FEET (5'), to allow construction of an attached garage, affecting Lot 163, North Hill Subdivision, Section 10, Zoned R-1-D, BE GRANTED to Richard Buckmaster, 361 Reitman Court, Rochester, Michigan, SUBJECT to all applicable Township Ordinances and Regulations; permit is granted for period of one (1) year and subject to review at that time; premises are subject to routine on-site inspections by the Township Enforcing Officer. (Ref: File #70-67).

Ayes: Reibling, Cobb, Ennis

Nays: None

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MOTION CARRIED.

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REITMAN