

**CITY OF OAK PARK, MICHIGAN
ZONING BOARD OF APPEALS
JUNE 27, 2017
MEETING MINUTES**

The meeting was called to order at 7:30 p.m. by Chairperson Landau in the Council Chambers of City Hall located at 14000 Oak Park Boulevard, Oak Park, MI 48237 and Roll Call was made.

PRESENT: Chairperson Landau, Vice Chairperson Huston, Commissioner Barton, Commissioner Blumenkopf, Commissioner Peiss, and Commissioner Seligson

ABSENT: none

OTHERS

PRESENT: City Planner Kevin Rulkowski
Deputy City Clerk Lisa Vecchio

APPROVAL OF ZONING BOARD OF APPEALS MINUTES OF MAY 23, 2017

MOTION BY Seligson, SECONDED BY Landau, to approve the meeting minutes of May 23, 2017 as submitted.

Vote: Yes: Landau, Barton, Blumenkopf, Huston, Peiss, Seligson
No: None

MOTION DECLARED ADOPTED

COMMUNICATIONS: None

OLD BUSINESS: None

NEW BUSINESS:

(a) APPLICANT:

Mr. Robert Crenshaw
8468 Yale
Oak Park, Michigan

PROPERTY:

8468 Yale
Property Identification Number: 25-28-176-021

ORDINANCE REQUIREMENTS AND REQUEST:

The following variance is requested:

- 1) Article XVI, requires that the sum of both side yards shall be fourteen (14) feet. The applicant is requesting a waiver of ten (10) feet, to allow for the sum of both side yards to be four feet (4).

STAFF FINDINGS OF FACT:

- 1) The subject parcel is Zoned R-1, One-Family Dwelling District.
- 2) Article XVI, requires that the sum of both side yards shall be fourteen (14) feet.
- 3) The applicant is requesting a waiver of ten (10) feet to allow for the sum of both side yards to be four feet (4).
- 4) The applicant is requesting a variance to construct a new carport on the west side of their house.
- 5) The lot dimensions of the subject parcel are 50 feet by 116 feet.

STAFF RECOMMENDATIONS:

The applicant is requesting a variance to construct a carport in the same area as a carport that was recently removed because it was in disrepair.

There are a number of carports in this area, similar to what the applicant is proposing. It would seem reasonable to grant a variance for a simple carport design (roof with posts and not enclosed) based on the fact that carports are a common feature in this area (a variance would provide substantial justice to the applicant, while strict compliance would appear to be unnecessarily burdensome).

Taking the above findings of fact into consideration, it is the recommendation of the Planning Division to approve the variance request.

Robert Crenshaw was present and explained that he the carport he wants to build would be very similar to other on his street, which are also close to the property line. He also referred to a letter from his neighbor with their approval of the build.

MOTION BY Blumenkopf, SECONDED BY Huston: Based on the information presented in the Planning Division Report, and additional findings of fact discussed during the review of case # 17-02, I move to **approve** the request

Mr. Robert Crenshaw, 8468 Yale,

- 1) for a waiver of ten (10) feet, to allow for the sum of both side yards to be four feet (4).

VOTE: Yes: Barton, Blumenkopf, Huston, Peiss, Seligson, Landau
 No: None

MOTION CARRIED

ADJOURNMENT:

There being no objections Chairman Landau adjourned the meeting at 7:35 p.m.

Lisa Vecchio, Deputy City Clerk/Director of Elections