

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
NOTICE OF PUBLIC HEARING**

The Charter Township of Van Buren Board of Zoning Appeals will hold a Public Hearing on **Monday, December 13, 2010 at 7:00 p.m.**, in the Board of Trustees Room, 46425 Tyler Road, Charter Township of Van Buren, County of Wayne, Michigan 48111.

The Public Hearing relates to Parcel Number V125-83-061-01-0258-000, also known as 10311 Endicott Ave. The property is located on the East side of Endicott Ave, between McBride Ave. and Chatsworth Drive.

The subject site is located within the Charter Township of Van Buren R-1B (Single Family Residential) Zoning District. The applicant, Italy American Construction, is requesting a variance to construct an addition to an existing garage.

Approval of this application as submitted would require the following variance from the Zoning Ordinance standards:

1. ARTICLE IV, GENERAL PROVISIONS, Section 4.14.B.1(b), to construct a garage addition within the minimum setback of 5 feet from side and rear lot lines.
2. ARTICLE IV, GENERAL PROVISIONS, Section 4.14.B.4(b), to add on to an existing accessory structure, bringing the structure's total floor area to 773 square feet, greater than the maximum allowable 528 square feet on residential lots under 18,000 total square feet in area.
3. ARTICLE IV, GENERAL PROVISIONS, Section 4.14.B.1(b.3), to add on to an existing accessory structure that is 20 feet from the principal structure, bringing the total floor area of the accessory to 773 square feet. The required setback for accessory structures greater than 768 square feet in floor area is 50 feet.
4. ARTICLE IV, GENERAL PROVISIONS, Section 4.14.B.4(b), to add on to an existing accessory structure, bringing the structure's total floor area to 773 square feet, while also having a second, 100 square foot, accessory structure on the site. The ordinance requires that accessory structures over 528 square feet in floor area be the only accessory structures on the lot.
5. ARTICLE V, NON-CONFORMING USES, Section 5.04.B, to change a minor non-conforming structure in a manner that does not conform to the Zoning Ordinance regulations for the district where the structure is located.

Written comments will be accepted at the Department of Developmental Services until 5:00 p.m. on the date of the above reference Public Hearing. For additional information call (734) 699-8913.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the Department of Developmental Services at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.

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The Public Hearing relates to Parcel Number V125-83-091-03-0174-002, also known as 43048 East Huron River Drive. The property is located on the north side of East Huron River Drive, between Martinsville Road and Haggerty Road.

The subject site is located within the Charter Township of Van Buren R-1C (Single Family Residential) Zoning District. The applicant, Leonardo Liparota, is requesting a variance from the 10-foot and combined 25-foot side yard area to construct an addition to the existing attached garage.

Approval of this application as submitted would require the following variance from the Zoning Ordinance standards:

ARTICLE XVII, SECTION 17.02, SCHEDULE OF REGULATIONS, MINIMUM YARD SPACE, SIDE YARD, R-1C Single Family Residential

Written comments will be accepted at the Department of Developmental Services until 5:00 p.m. on the date of the above reference Public Hearing.

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