

**CHARTER TOWNSHIP OF VAN BUREN
BOARD OF ZONING APPEALS
SPECIAL MEETING AGENDA
DECEMBER 13, 2010 7:00 PM
VAN BUREN TOWNSHIP HALL
Board of Trustees Room
46425 Tyler Road**

PLEDGE OF ALLEGIANCE

ROLL CALL:

APPROVAL OF THE AGENDA:

MINUTES: Approval of minutes from June 8, 2010

NEW BUSINESS:

Item #1

- Case #** 10-013 VA
Location: Parcel Number V125-83-091-03-0174-002, also known as 43048 E. Huron River Drive. This property is located on the north side of East Huron River Drive between Martinsville and Haggerty Roads.
- Requesting:** The applicant is requesting relief from ARTICLE XVII, SECTION 17.02, SCHEDULE OF REGULATIONS, Minimum Yard Space, R-1C Single Family, of the Township Zoning Ordinance 06-02-92, as amended.
- A. Presentation by the Applicant.
 - B. Review by Township Staff and McKenna Associates.
 - C. Board of Zoning Appeals discussion.
 - D. Board of Zoning Appeals action.

Item # 2

- Case #** 10-016 VA
Location: 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 Marriott Ave. and McBride Road.

Requesting: The applicant is requesting relief from the following:

ARTICLE IV, GENERAL PROVISIONS, SECTION 4.14
ACCESSORY BUILDINGS, STRUCTURES AND USES.

- SECTION 4.14 B.1(b)1.: Dimensional Regulations.
Less than the minimum required setback of 5 feet from side lot line.
- SECTION 4.14.B.1(b)3.: Dimensional Regulations.
Setback from principal structures less than required 50 feet.
- SECTION 4.14.B.4(b): Specific Requirements for Detached Accessory Buildings.
Exceed the maximum 528 square foot floor area allowed on a single family residential lot.
- SECTION 4.14.B.4(b): Specific Requirements for Detached Accessory Buildings. *Detached garages on Smaller Lots.*
To allow a second detached accessory building.

ARTICLE V, NON-CONFORMING USES

- SECTION 5.04.B, Changing Nonconforming Uses.
To change a minor nonconforming structure.
- A. Presentation by the Applicant.
 - B. Review by Township Staff and McKenna Associates.
 - C. Board of Zoning Appeals discussion.
 - D. Board of Zoning Appeals action.

Item #3 ELECTION OF OFFICERS

- Chairperson
- Vice-Chairperson
- Corresponding Secretary

GENERAL DISCUSSION:

ADJOURNMENT