

**CHARTER TOWNSHIP OF VAN BUREN  
BOARD OF ZONING APPEALS  
MINUTES - June 9, 2015**

Chair Grissett called the meeting to order at 7:07 p.m.

**ROLL CALL:**

**Present:** Chair Amos Grissett; Commissioners Medina Atchinson and Ed Miller; Planning Commissioner Representative Robert McKenna; and Board Representative Trustee Jahr  
**Absent/Excused:** Commissioner Joseph Barnabei  
**Staff:** Secretary Kurtz  
**Audience:** 1, Anthony Ledesma

**APPROVAL OF AGENDA: Motion by Jahr, Supported by McKenna** to approve the Agenda for June 9, 2015 as presented. **Motion Carried.**

**APPROVAL OF MINUTES: Motion by Jahr, Supported by McKenna** to approve the meeting minutes of February 10, 2015, as amended with the following corrections:

1.) Under Roll Call, Planning Representatives:  
"Patrick Sloan" is corrected to "Phil McKenna"

2.) Under Approval of Minutes, the paragraph reads:  
*Motion Clair, Supported McKenna to approve minutes from January 15, 2015 with amendments to sentence 'For example, the swoosh underneath the logo could be removed, but keep the letters above would be kept at the requested size. This would allow the wall signage area to be considerably less while still keeping the aesthetic appearance.' To read; For example, on the logo sign the letters could be removed and the sign would conform to the requested area. Motion Carried*

And is revised to read:

*Motion Clair, Supported McKenna to approve minutes from January 15, 2015, as amended, to include the following revision: The sentence "For example, the swoosh underneath the logo could be removed, but keep the letters above would be kept at the requested size. This would allow the wall signage area to be considerably less while still keeping the aesthetic appearance." To read: "For example, on the logo sign, the swoosh underneath the letters could be removed and the sign would conform to the requested size. This would allow the wall signage area to be considerably less while still keeping the aesthetic appearance." Motion Carried.*

3.) Under New Business, Election of 2015 Chair, Vice Chair and Corresponding Secretary, all occurrences of "LeAnn Clair" are replaced with the correct spelling, "Lianne Clair."

**CORRESPONDENCE:** No items of correspondence were brought before the Board.

**UNFINISHED BUSINESS:** There was no unfinished business.

**NEW BUSINESS:**

**1.) Anthony Ledesma – 14018 Hannan Road**

- Case#: BZA 15-010
- Location: Parcel Number V-125-83-0097-99-0020-000. The site is located on the west side of Hannan Road between Huron River Drive and Barth
- Requesting: Variance to yard setback requirement of 50 feet per Section 4.14(B)(1)(b)(3) – A detached accessory building with greater than 768 square feet shall be setback at least 50 feet from the principal structure, or at a distance equal to the longest length of the accessory building, whichever is greater. The current setback between the home and detached garage is approximately 27 feet. The applicant requests an addition on the north side of the home that will be 23.75 feet from the detached garage.

Variance would allow new construction for an addition to an existing principal structure. New construction will increase the nonconformity of the setback between the home and detached garage.

Sloan presented the letter dated May 19, 2015 from Darrell Fecho, Deputy Director of Planning & Economic Development. Sloan and the BZA discussed the findings and recommendations in Mr. Fecho's letter.

Mr. Ledesma stated that he purchased the property approximately 10 years ago. The proposed addition on the north side of the home is for a mudroom and kitchen extension. At the same time, a conforming addition will also be constructed on the front (west side) of the home that will meet the Zoning Ordinance requirements. Mr. Ledesma stated that the septic field is located on the south side of the house, making a conforming addition on that side extremely difficult.

The BZA discussed the standards of review required by the Zoning Ordinance, the extent of the proposed building encroachment, and the potential precedent created by approval of the variance.

**Motion by Atchinson, Supported by Miller, to grant the variance as requested by applicant Anthony Ledesma, Case# BZA 15-010, based on the following findings:**

1. Most of the existing home is currently within the 50-foot setback from the garage, and strict compliance with the 50-foot setback requirement between the garage and home would limit any future addition only to the front (west side) of the home or to the western portion of the south side of the home.
2. Based on the location of the septic field on the south side of the home and the existing addition underway on the west side of the home, the potential areas for future expansion

of the home are limited. Therefore, strict compliance with the 50-foot separation requirement between the garage and an addition to the home is unnecessarily burdensome for this home.

3. The proposed setback of 23.75 feet between the existing garage and proposed addition (a variance of 26.25 feet) is a reasonable setback distance for the residential use of the property.
4. The proposed setback of 23.75 feet between the existing garage and proposed addition will not have a negative impact other properties in the area and zoning district, and will be of sufficient width to allow light, air, and access between the two buildings.

**Motion Carried 4-1 (McKenna voting No).**

**GENERAL DISCUSSION:** There were no other items discussed.

**ADJOURNMENT:** Motion by McKenna, Supported by Miller to adjourn the meeting at 8:54 p.m. Motion Carried.

Minutes respectfully submitted by,



Lianne I. Clair, Executive Assistant to the Supervisor  
Charter Township of Van Buren