



49045 Pontiac Trail

AGENDA
Zoning Board of Appeals
Wixom Council Chambers, 49045 Pontiac Trail
Monday – November 14, 2016
7:30 p.m.

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

MEMBERS:

CHAIRMAN: J. Caplan
VICE-CHAIR: P. Behrmann
J. Barts
D. Berry
T. Marcucci
M. Schira
S. Winters
R. Konchel (Alternate)

DETERMINATION OF QUORUM:

CHANGES OR ADDITIONS TO THE AGENDA:

APPROVAL OF MINUTES:

Zoning Board Meeting – September 12, 2016

CORRESPONDENCE/INFORMATION:

City Manager's Update – September 13, 2016

City Manager's Update – September 27, 2016

City Manager's Update – October 11, 2016

City Manager's Update – October 25, 2016

City Manager's Update – November 9, 2016

CALL TO THE PUBLIC:

(Limited to 5 minutes per speaker, addressing Agenda items only)

UNFINISHED BUSINESS:

NO OLD BUSINESS TO DISCUSS

NEW BUSINESS:

- 1. PUBLIC HEARING FOR ZBA CASE #008-16: YOUSIF P. YOUSIF, 2550 LOON LAKE ROAD, WIXOM, MI 48393:** The applicant is requesting a variance from **Section 18.20.040, Nonconforming buildings and structures**, to allow the construction of an addition to a residential structure that is nonconforming since two (2) principal structures are located on one (1) lot. The Wixom Municipal Code requires approval of dimensional variances from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned R-3, One-Family Residential District.
- 2. PUBLIC HEARING FOR ZBA CASE #009-16: ELIZABETH & MARK RAJDL, 1355 N. CREEK DRIVE, WIXOM, MI 48393:** The applicant is seeking a variance from **Section 18.03.050, Height and placement requirements**, to allow an enclosed deck to be located

26 feet from the rear property line when a minimum setback of 35 feet is required. The Wixom Municipal Code requires approval of a dimensional variance from the Zoning Board of Appeals when it can be shown that ordinance standards have been met. The property is zoned R-2, One-Family Residential District.

3. 2017 Meeting dates

CALL TO THE PUBLIC:

STAFF COMMENTS:

COMMISSION COMMENTS:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public:

- The public shall address the Board during the "Call to the Public" which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only.
- A person shall not address the Board in excess of five (5) minutes unless the time is extended by a majority vote of the Board present.
- Persons wishing to address the Board shall identify themselves and their place of residence and shall state their reason for addressing the Board.
- All comments by the public shall be made directly to the Board.

Public Hearing:

- Persons desiring to address the Board shall state their name and address.
- Individual persons shall be allowed five minutes to address the Board.
- There shall be no questioning by the audience of persons addressing the Board. However, the Board members may question persons addressing the Board.
- No person shall be allowed to address the Board more than once unless permission is granted by the chairperson.

SCHEDULED MEETINGS: (All meetings are at City Hall unless otherwise noted.)

Mon	11/21/16	7:30 pm	Planning Commission
Tue	11/22/16	7:00 pm	City Council
Thur	11/24/16	All Day	City Offices Closed- Thanksgiving
Mon	12/05/16	7:30 pm	Planning Commission
Mon	12/12/16	7:30 pm	Zoning Board of Appeals
Tue	12/13/16	7:00 pm	City Council
Mon	12/19/16	7:30 pm	Planning Commission
Tue	12/20/16	7:00 pm	City Council
Thur	12/22/16	All Day	City Offices Closed – Christmas Eve Observed
Mon	12/26/16	All Day	City Offices Closed – Christmas Observed
Thur	12/29/16	All Day	City Offices Closed – New Year's Eve Observed

NOTE: Anyone planning to attend the meeting who is in need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the Building Department at (248) 624-0880. Our staff will be pleased to make the necessary arrangements (large print agendas or minutes, etc.) with proper notice given prior to the meeting.