

**CITY OF WIXOM  
ZONING BOARD OF APPEALS MEETING  
49045 PONTIAC TRAIL  
MONDAY, NOVEMBER 13, 2017**

Approved  
12/11/17

The meeting was called to order by Chairman Caplan of the Zoning Board of Appeals at 7:32 p.m. at which time allegiance was pledged to the American flag.

**BOARD:** Jeff Caplan (Chairman), Joe Barts, Michael Schira, Steve Winters, Peter Behrmann and Tom Marcucci  
**ABSENT:** David Berry (Excused) and Ray Konchel (Excused)  
**OTHERS:** Justin Sprague (on behalf of Carmine Avantini) [CIB Planning] and Nancy Fisher (Recording Secretary)

**Determination of a Quorum:**

A quorum of the Zoning Board of Appeals was present for this meeting.

**Agenda:**

No additions or changes were made to the agenda.

**Approval of Zoning Board of Appeals Meeting Minutes:**

MOTION and seconded by Boardmembers Berhmann and Winters to approve the September 11, 2017 Zoning Board of Appeals Meeting Minutes.

**VOTE:**

**MOTION CARRIED**

**Correspondence:**

City Manager's Update – October 10, 2017  
City Manager's Update – October 24, 2017

**Call to the Public:**

There were no comments made by the public.

**Unfinished Business:**

There was no unfinished business listed on the agenda for this meeting.

**New Business:**

- 1. PUBLIC HEARING FOR ZBA #005-17: SUHAIL JOHN, 2563 WENONA DRIVE, WIXOM, MI 48393:** The applicant is seeking a variance to allow a 13-foot front yard setback for a deck when a 25-foot setback is required under **Section 18.03.050, Height and placement requirements**, of the Ordinance. 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-4, One Family Residential, where single family residential uses are permitted in that district. The parcel number is 17-32-429-001.

Mr. Sprague noted that when this case first came up, the notice for public hearing was for a dimensional variance from the front yard setback for 25 feet. The applicant asked for 13 feet for the deck which was built with no permit, inspection or approval from the City. It was brought to the attention of the City that

a section of the Ordinance allows decks to extend 10 feet into the yard, thus making it a 3-foot variance. This made the notice for public hearing incorrect. Accordingly, the case needs to be pushed back so the correct notice can be published. In accordance with the Open Meetings Act, tonight's meeting is required to be held. He has communicated with the applicant who will appear on the date that the meeting is rescheduled for.

**MOTION** and second by Boardmembers Barts and Winter to table ZBA #005-17, Suhail John's request for a variance to allow a 13-foot front yard setback for a deck when a 25-foot setback is required, until the December 11, 2017 Zoning Board of Appeals meeting. The property is located at 2563 Wenona Drive, Wixom, Michigan 48393, is zoned R-4, One Family Residential, and the parcel number is 17-32-429-001.

**VOTE:**

**MOTION CARRIED**

**Call to the Public:**

There were no comments made by the public.

**Staff Comments:**

There were no comments made by the staff.

**Board Comments:**

Boardmember Behrmann said that he does not know whether he will be able to attend the next Zoning Board of Appeals meeting in December.

**Adjournment:**

This meeting of the Zoning Board of Appeals was motioned and adjourned at 7:39 p.m.

Nancy Fisher  
Recording Secretary