

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, JUNE 1, 2016**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Sheldon Chandler, Kenneth Mientkiewicz, Donald Morris, Emery Long, and Melvin Zilka

Also in attendance: Carol Maise, City Planner, and Christina Wilson, Secretary

3. Motion by Zilka, supported by Morris to approve the agenda as presented.
Roll Call Vote: Ayes - Zilka, Morris, Mientkiewicz, Long and Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. Board of Zoning Appeals regular meeting held on May 4, 2016
5. Petitions

A. BZA-2016-007; Duane and Cassandra Maxwell

Location: 39239 Nottingham
DP #80-027-02-0139-000

Request: A variance from Section 3.07(a), Schedule of Regulations, R-1A, Single Family Residential District of the Zoning Ordinance is requested to allow a 2'1" side setback (total of 18'2" feet for both sides); a setback of 7 feet (total of 20' for both sides) is required.

Project: Construction of a third-car garage addition.

B. BZA-2016-008; Paradise Construction Group

Location: 27990 Wick
DP #80-048-99-0041-000

Request: In accordance with Section 20.09(c)(4)b, Nonconforming Sites, Parking, a variance from Section 8.04(a), Schedule of Regulations, M-T, Industrial Transportation District of the Zoning Ordinance is requested to maintain the existing 0-foot setback; a side setback of 10 feet is required.

Project: Redevelopment of existing site including a building addition.

6. Old Business
 7. New Business
 8. Communications
 - A. City Planner's Status Report
 9. Discussion
 10. Adjournment
4. Motion by Long supported by Mientkiewicz to approve the minutes of the regular meeting of the Board of Zoning Appeals held on May 4, 2016. Roll Call Vote: Ayes – Long, Mientkiewicz, Morris, Zilka and Chandler. Nays – None. Motion Carried.
5. Petitions
- A. **BZA-2016-007; Duane and Cassandra Maxwell**, 39239 Nottingham, requesting a variance from Section 3.07(a), Schedule of Regulations, R-1A, Single Family Residential District of the Zoning Ordinance to allow a 2'1" side setback (total of 18'2" feet for both sides); a side setback of 7 feet (total of 20' for both sides) for the construction of a third car garage addition. DP #80-027-02-0139-000

Michael Mastroianni, Italy American Construction, 8401 N. Telegraph Rd., Suite 101, Dearborn Heights, MI 48127 stepped forward on behalf of Duane and Cassandra Maxwell.

- Mr. Mastroianni explained that the variance request is for a third car parking bay to an existing 2 car garage for a hardship created when their mother-in-law moved in. The additional parking is needed for the larger family and the amount of drivers at the residence. He noted that there are other homes in this newer subdivision that also have a third car garage. The Maxwell property has an existing concrete slab for additional parking and if allowed to construct the garage addition it would be in the same footprint of the existing concrete driveway extension. The design of the newer garage addition will look as it was always a part of the subdivision, it will not change the look of the other homes in the area. It will appear as though it was part of the original design of the home.

Chairman Chandler closed the petition portion of the meeting and opened for public comment. He asked if anyone wished to speak on the matter to please step forward.

Let the record show an affidavit of first class mail has been shown and is on file.

Reginald Harper, 39217 Nottingham, Romulus, MI 48174 stepped forward to speak in regards to the variance request.

- Mr. Harper explained that he was the neighbor to the east of the Maxwell's home where the garage addition will be built. He has no objections or problems with the construction of a third car garage that the Maxwell's wish to build.

Chairman Chandler closed the public portion of the meeting and opened it up for comments or questions by the board members.

- Mr. Zilka asked Mr. Mastroianni if the Maxwell's park their cars in the garage now.
- Mr. Mastroianni replied that they do use the current 2 car garage for parking.
- Mr. Zilka asked Mr. Mastroianni if they have so many cars that they fill up the garage.
- Mr. Mastroianni replied that they do but, they also use it for storage. They maximize what space they have. There are cars in the driveway that are not able to be parked in the garage.
- Mr. Zilka asked if there was more than one family that lives in the home.
- Mr. Mastroianni replied no. They have a large family with multiple drivers and their mother-in-law lives with them. The side of the garage that faces the neighbor's house will be fire-rated.
- Mr. Chandler asked Mr. Maxwell if there will be a problem with cutting the grass in between the garage and Mr. Harper's house.
- Mr. Maxwell replied that there will not.
- Mr. Chandler asked if there was a consideration of building to the rear of the property instead of to the east.
- Mr. Mastroianni replied that they did look at it but, from a layout standpoint, the proposed option appeared the most feasible for parking and accessibility.
- Mr. Chandler commented that he thought there would be more room for a bigger garage if they built in the rear.
- Mr. Morris asked if there were more 3-car garages in the neighborhood.
- Mr. Mastroianni replied that there were and that Mr. & Mrs. Maxwell brought pictures to show.
- Mr. Maxwell presented the pictures to the board.
- Mr. Chandler stated that he was under the impression that the only three car garages were on corner lots.
- Mr. Maxwell replied that none of the ones he has pictures of are on corner lots.
- Ms. Maise asked Mr. Maxwell if he knew if the other residents whom have 3-car garages sought variances. She noted that they may have had bigger setbacks.
- Mr. Long asked the Mr. Maxwell if when they had the concrete poured for the addition to the driveway if it was prepped for the addition of the garage.
- Mrs. Maxwell replied that at the time it was poured it was not prepped for a building, it's just a slab extension for the driveway. If approval is granted they will have the foundation redone with footings for the garage.

Motion by Long supported by Zilka to approve **BZA-2016-007; Maxwell** for a variance from Section 3.07(a), Schedule of Regulations, R-1A, Single Family Residential District of the Zoning Ordinance to allow a 2'1" side setback (total of 18'2" for both sides) for construction of a third car garage located at 39239 Nottingham. Approval is conditioned upon the following:

1. The foundation must have proper footings to support the garage addition.

Roll Call Vote: Ayes – Long, Zilka, Morris and Chandler. Nays – Mientkiewicz. Motion Carried.

- B. **BZA-2016-008; Paradise Construction Group;** 27990 Wick, In accordance with Section 20.09(c)(4)b., Nonconforming Sites, Parking, a variance from Section 8.04(a), Schedule of Regulations, M-T Industrial Transportation District of the Zoning Ordinance is requested to maintain the existing 0-foot side setback. DP# 80-048-99-0041-000

Abrar Ahmad, 14325 Westlake St., Taylor, MI 48180 stepped forward to speak as owner of Paradise Construction Group

- Mr. Abrar stated that he purchased the building about 3 months ago to use as a warehouse and small shop. He is in the construction business and would like to use the building for storage and would like to have an addition at the front of the building for office space. He noted that the way the building is set up now there is no room for office space. The building used to be a machine shop. Mr. Abrar stated that the construction will be in front along with parking on the side to meet today's requirements. They are going to follow the existing footprint of the building.

Chairman Chandler closed the petition portion of the meeting and opened for public comment. He asked if anyone wished to speak on the matter to please step forward.

Let the record show an affidavit of first class mail has been shown and is on file.

Chairman Chandler closed the public portion of the meeting and opened it up for comments or questions by the board members.

- Mr. Chandler stated that he believes that this project will be a nice improvement for this location.
- Mr. Mientkiewicz asked Mr. Abrar how far he intended to build out the front and how close to the road will his addition be.
- Ms. Maise stated that Mr. Abrar's plans show a 49 foot setback.
- Mr. Mientkiewicz asked Ms. Maise if Mr. Abrar will still meet the requirement.
- Ms. Maise replied yes.
- Mr. Mientkiewicz asked Mr. Abrar about the fence that separates his business and the neighboring business.
- Mr. Abrar commented that the fence is on the west of the property and he is requesting to put a fence on the east side of the property because they have semi-trucks that circle all day long. The fence is the neighbors and his property doesn't have a fence but, he is also requesting to put a fence there when he lays asphalt or concrete; to separate the two businesses.
- Mr. Chandler asked Mr. Abrar what kind of construction his company does.
- Mr. Abrar replied that he does new construction and rehab properties. He has been with the company for 20 years. Stellez; a building company from China, purchased the building but, he is the partner with Stellez.
- Mr. Chandler asked what kind of equipment Mr. Abrar will store in his building.
- Mr. Abrar replied that they have a storage yard for the large equipment but, this building will be for office and expensive equipment storage; like lights, copper plumbing, etc.
- Mr. Long asked Mr. Abrar if the building will be more warehouse than anything else and if the existing building could be converted without the addition.
- Mr. Abrar replied that that the space will be used mostly for office space with some storage at the back of the building with the office space taking about 15% more of the storage space.
- Mr. Long also inquired if the building will be one floor only.

- Mr. Abrar replied yes.
- Mr. Chandler asked Mr. Abrar if he will be doing any landscaping.
- Mr. Abrar replied yes.
- Ms. Maise commented to the board members that there is a landscape plan with the site plan.

Motion by Morris supported by Zilka to approve **BZA-2016-008; Paradise Construction Group** located at 27990 Wick in accordance 20.09(c)(4)b., Nonconforming Sites, Parking, a variance from Section 8.04(a), Schedule of Regulations, M-T Industrial Transportation District of the Zoning Ordinance to maintain the existing nonconforming 0-foot side setback. DP #80-048-99-0041-000. Approval is subject to:

1. The conditions of site plan approval.

Roll Call Vote: Ayes – Morris, Zilka, Mientkiewicz, Long and Chandler. Nays – None. Motion Carried.

6. Old Business – None.

7. New Business – None.

8. Communications

A. City Planner's Status Report

- Ms. Maise informed the board members that there will be a meeting in July.

9. Discussion

10. Adjournment

Motion by Long supported by Zilka to adjourn at 7:27 p.m. Roll Call Vote: Ayes – Long, Zilka, Morris, Mientkiewicz and Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals