

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, SEPTEMBER 2, 2015**

1. The meeting was called to order by Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Emery Long, Donald Morris, Melvin Zilka, Kenneth Mientkiewicz and Sheldon Chandler
Also in attendance: Carol Maise, City Planner and Christina Wilson, Secretary
3. Motion by Zilka supported Long to approve the agenda as presented. Roll Call Vote: Zilka, Long, Mientkiewicz, Morris, and Chandler. Nays – none. Motion Carried.

Agenda

1. Pledge of Allegiance
 2. Roll Call
 3. Approval of Agenda
 4. Approval of Minutes
 - A. Approval of the minutes of the regular meeting of the Board of Zoning Appeals held on August 5, 2015.
 5. Petitions
 - A. **BZA-2015-016; James and Glenda Moore**
Location: **33995 Ecorse**
DP #80-033-99-0009-000
Request: A variance from *Section 7.04(a) Schedule of Regulations – RC District* of the Zoning Ordinance to allow a 9.2-foot side yard setback for the construction of a carport; a side yard setback of 20 feet is required.
Project: Construction of a carport
 6. Old Business
 7. Communications
 - A. City Planner’s Status Report
 8. Discussion
 9. Adjournment
4. Motion by Long supported by Mientkiewicz to approve the minutes of the regular meeting of the Board of Zoning Appeals held on August 5, 2015. Roll Call Vote: Ayes – Mientkiweicz, Long, Morris, Zilka, and Chandler. Nays – None. Motion Carried.

5. Petitions

- A. BZA-2015-016; **James and Glenda Moore; 33995 Ecorse**. A variance from *Section 7.04(a) Schedule of Regulations – RC District* of the Zoning Ordinance to allow a 9.2-foot side yard setback for the construction of a carport; a side yard setback of 20 feet is required. DP# 80-033-99-0009-000

Glenda Moore stepped forward as the petitioner.

- Mrs. Moore stated that she was looking to have a carport constructed for the senior and handicapped residents that occupy the four (4) apartments on her property. They would like to provide a parking space for each resident.
- Mrs. Moore explained that the carport is an 18 ft. x 61 ft. metal structure kit made by Steel Master Buildings.
- Mr. Chandler thanked Mrs. Moore and noted that there were no further public speakers at the meeting.
- Mr. Chandler asked Ms. Maise if there was a letter and affidavit via first class mail on file. Ms. Maise stated that yes they were on file.
- Mr. Chandler opened the meeting to board members for questions and comments.
- Mr. Chandler asked Mrs. Moore to explain the existing gravel parking area on her property.
- Mrs. Moore explained that the gravel parking area was installed two years ago and that she was unaware a permit was required by the city.
- Mrs. Moore stated that the gravel was used to raise the ground and help prevent her personal vehicles from sinking in the mud.
- Mrs. Moore also stated that currently there is three (3) inches of crushed concrete and 21a, and a socked drain that goes through the concrete to a ditch in the back of the property to help with drainage.
- Mrs. Moore explained that normally there are three (3) trailers on the gravel parking area, but currently only one (1) is there now because they are working on two (2) near the front of her property.
- Mrs. Moore stated that they also have a storage area for their tractor implements, a box truck and a pile of wood and granite on pallets for future use.
- Mr. Chandler thanked Mrs. Moore for her explanation.
- Mr. Chandler asked Ms. Maise if a city certification inspection on the apartment and accessory building would need to be done before construction of the carport.
- Ms. Maise replied she would need to speak to the Building Department further about the city inspections.
- Ms. Maise stated that the Moore residence is an apartment building zoned RC (Regional Center), and while classified as commercial property, it is used as a multi-residential apartment building. Therefore, any projects on the Moore property, such as the gravel parking in the back, require approval. Unlike single family residential improvements, site development must be reviewed and approved by the City.
- Ms. Maise explained that she had pulled together documentation to determine the status of the Moore property and found that there was a certificate of occupancy issued many years ago.
- Ms. Maise spoke with the Building Department and agreed to work at getting the Moore property in compliance as much as they possibly can. So that if a city certification inspection is required by the Building Department it would just be another part of the compliance.

- Ms. Maise mentioned that a more important condition is that the Moore's must get approval for the gravel storage lot at the rear of their property.
- Mr. Chandler asked Ms. Maise if the gravel parking would require paving.
- Ms. Maise replied that yes, city ordinance does require that the lot be paved, but Planning Commission has the authority to waive paving and curb requirements.
- Mr. Chandler asked if that was something being handled by the Building Department.
- Ms. Maise replied that yes, it was being worked on administratively but, it may have to go before Planning Commission for waivers once Mr. and Mrs. Moore submit their application.
- Mr. Chandler asked Mrs. Moore if the gravel parking area is working out for their needs.
- Mrs. Moore replied that it is working out well and that they mainly used it to store vehicles away from their residence. Nothing is stored there on a permanent basis except a cage that holds the implements and a box van.
- Mrs. Moore also stated that she has a camper, quad trailer and a snow mobile trailer on the gravel parking area that get moved quite often.
- Mr. Chandler thanked Mrs. Moore for her comments.
- Mr. Chandler mentioned that he went to the Moore property and pulled into a parking space by the house where the proposed carport is going to be erected and noticed how tight the space was backing out.
- Mrs. Moore agreed.
- Mr. Chandler asked Mrs. Moore if it was possible to request more than the 9.2 feet she originally requested, possibly a couple more feet to allow for more turn around area for the vehicles.
- Mrs. Moore agreed that it was possible. She then stated that the west side of the carport could go over the gravel portion and that would not affect either the tenants with their parking or the runoff.
- Mrs. Moore also stated that there are three (3) trucks that come in and out on a regular basis. There are four (4) additional parking areas that would be available for the trucks. One of the parking spaces will be used for handicapped/guest parking.
- Mrs. Moore added that all the vehicles will fit in the carport with two (2) cars being able to pass in front of the carport. She stated that she had a picture to show proof if necessary.
- Ms. Maise asked Mrs. Moore the width between the apartment building and the carport overhang.
- Mrs. Moore guessed it was about the same width as the garage, around 21 feet.
- Mrs. Moore supplied pictures to the BZA to show what she was explaining.
- Mr. Zilka asked Ms. Maise if the carport could be moved back a couple more feet to the west since the existing garage was only around four (4) feet from the property line.
- Ms. Maise replied that Mrs. Moore could request any amount of variance or the board could reconsider any amount variance that would work for this project.
- Ms. Maise commented that she understood that the carport was being placed on pavement and questioned Mrs. Moore if it was possible to push it a couple more feet.
- Mrs. Moore replied that it was possible to move it about two (2) more feet but, she may have to remove a tree to do so.
- Mr. Chandler stated that it would give a lot more room to maneuver a vehicle if there were additional footage allowed.
- Mrs. Moore stated that she would be more than glad to remove a tree if approved.
- Ms. Maise commented that the width requirement between the house and the parking space is twenty two (22) feet and suggested that the board may want to consider approval depending on where the posts are being set since the carport is open.
- Mr. Chandler agreed that it would allow for more room to back out and pull into the parking spaces.
- Mrs. Moore agreed and said that she believes the tenants would appreciate having more room.

- Mrs. Moore stated that she would be grateful for two (2) additional feet to push back the carport.
- Ms. Maise asked Mrs. Moore if she would have to add additional pavement or if the overhang would supply enough room to accommodate the carport parking spaces.
- Mrs. Moore replied that the copies of the blueprints supplied to the board members shows that the posts are set back at least one and a half (1 ½) feet and believes that with the clearing of at least one (1) tree there was enough clearance.
- Mr. Chandler asked Mrs. Moore how many posts were in front of the carport.
- Mrs. Moore replied that there were 16 pilings in total and they intend to cut the asphalt, drill down and place them. That will leave the posts of the carport at ground level according to the plans.
- Mr. Chandler reiterated that if Mrs. Moore could go west a couple more feet it would give the vehicles more room to back in and out.
- Mrs. Moore and the Board agreed.
- Ms. Maise confirmed that the Board wanted to amend the variance to allow a seven (7) foot side yard setback.
- Mr. Chandler agreed that up to a seven (7) foot minimum side yard setback would be acceptable.
- Ms. Maise asked Mrs. Moore if she thought she would only lose one (1) tree.
- Mrs. Moore responded that she thought only one (1) tree would need to be removed because there is about two (2) feet of space available between the trees and pavement.
- Ms. Maise commented that the trees do provide very nice screening and that she would not want to see them all removed but, that it did seem reasonable to removed one (1).
- Mrs. Moore noted that the tree in question would be the one by the light pole.
- Mr. Chandler stated to the Commissioners and Ms. Maise that if they granted the amendment to the requested variance to seven (7) feet it would give the Moore's more leeway but, they wouldn't have to go that far.
- Ms. Maise stated that a seven (7) foot variance would be the minimum.
- Mrs. Moore agreed that she could take it as close to the trees as possible.
- Ms. Maise commented that the distance will be wider in some areas, according to the drawing.
- The Commissioners agreed that a (7) foot minimum set back variance will be acceptable.
- Mrs. Moore stated that the parking spaces for the carport is approximately 20 feet wide, designed for two (2) cars, so there are no center posts interfering with maneuvering vehicles. There are three (3) arches that will have posts at each side of the arch.
- Mr. Chandler thanked Mrs. Moore.

Chairman Chandler closed the petition portion of the meeting.

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

Chairman Chandler asked if anyone wished to speak on the matter to please step forward and no one came forward.

Motion by Zilka, supported by Morris to approve **BZA-2015-016; for James and Glenda Moore at 33995 Ecorse** to allow a variance for a side yard setback of 7 feet for the construction of a carport conditioned upon the following:

1. A city certification inspection of the apartment building and accessory building.
2. Resolution of the gravel parking area in the rear yard; city review and approval is required.
3. Only 1 tree will be removed to accommodate the carport.

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

6. Old Business - None

7. Communications – None

A. City Planner’s Status Report

- Ms. Maise stated that there will be a meeting in October.

8. Discussion - None

9. Adjournment

Motion by Mientkiewicz supported by Long to adjourn at 7:32 p.m. Roll Call Vote: Ayes – Mientkiewicz, Long, Morris, Zilka and Chandler. Nays – None. Motion Carried.



Donald Morris, Secretary
Zoning Board of Appeals