

**MINUTES OF THE CITY OF ROMULUS REGULAR MEETING OF THE  
BOARD OF ZONING APPEALS HELD ON WEDNESDAY, APRIL 7, 2010**

1. The meeting was called to order by Vice-Chairman Chandler at 7:00 p.m.
2. Roll Call Showing: Melvin Zilka, Don Morris, Ken Mientkiewicz,  
John Clark, Sheldon Chandler  
Also in attendance: Cynthia I. Lyon, AICP, Planning Director
3. Motion by Zilka supported by Morris to approve the agenda as presented. Roll Call Vote: Ayes – Zilka, Morris, Clark, Mientkiewicz, Chandler. Nays – none. Motion Carried.

**Agenda**

1. Pledge of Allegiance
  2. Roll Call
  3. Approval of Agenda
  4. Approval of the minutes of the regular meeting of the Board of Zoning Appeals held on March 3, 2010.
  5. Petitions
    - A. BZA-2010-002, Specialistic Construction, Inc., requesting a variance from the City of Romulus Zoning Ordinance Section 3.04(a)(5) to allow a 500 square foot accessory structure (carport) to be built in the front yard on a .62+- acre parcel. The Zoning Ordinance requires that a detached accessory building shall not be located in any front yard on lots of one acre or less; therefore, a variance is required. The subject property is located at 34426 McBride. DP# 82-80-042-99-0014-001.
  6. Old Business
  7. New Business
  8. Communications
    - A. Minutes of the Regular meeting of the City of Romulus Planning Commission held on November 16, 2009.
  9. Discussion
  10. Adjournment
4. Motion by Mientkiewicz supported by Clark to approve the minutes of the regular meeting of the Zoning Board of Appeals held on March 3, 2010. Roll Call Vote: Ayes – Mientkiewicz, Clark, Morris, Zilka, Chandler. Nays – none. Motion Carried.

## 5. Petitions

- A. BZA-2010-002, Specialistic Construction, Inc., requesting a variance from the City of Romulus Zoning Ordinance Section 3.04(a)(5) to allow a 500 square foot accessory structure (carport) to be built in the front yard on a .62+- acre parcel. The Zoning Ordinance requires that a detached accessory building shall not be located in any front yard on lots of one acre or less; therefore, a variance is required. The subject property is located at 34426 McBride. DP# 82-80-042-99-0014-001.

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

John DeBona, Specialistic Construction, Inc., came forward to represent the petition.

- Mr. DeBona stated they are requesting approval to build a carport due to the property owner's quadriplegic handicap needs.
- Mr. DeBona stated the existing car port was demolished without the knowledge that a variance would be necessary to rebuild it.
- Mr. DeBona stated that the carport is important to the property owner's safety in regards to the loading and unloading of her wheelchair from her van during inclement weather conditions.

Vice-Chairman Chandler asked if anyone wished to speak on this matter. No one came forward. Vice-Chairman Chandler closed the public hearing and opened the meeting for comments by the Board as follows:

- Mr. Clark questioned if the carport would be enclosed.
- Mr. DeBona stated the carport would be open.
- Mr. Clark stated an open carport would not provide any protection from the snow.
- Mr. DeBona stated there could be blowing snow but it would not be directly on top of her and that the insurance company will only allow what was previously existing.
- Mr. Mientkiewicz questioned if any modifications were planned for the building behind the house.
- Mr. DeBona stated their contract does not include any modifications to the building behind the house.
- Mr. Clark stated concerns with an open carport allowing inclement weather to settle on the carport floor and causing hazardous conditions for the homeowner while entering and exiting the handicap ramp with her electric wheelchair.
- Mr. DeBona stated the insurance company will not allow an enclosed carport and the homeowner is provided with 24-hour care for those type of situations.
- Mr. Chandler questioned if attaching the carport to the house was considered.
- Mr. DeBona stated attaching the carport to the house was not considered.
- Mr. Chandler questioned if side curtains could be attached to the carport.
- Ms. Lyon stated a condition of the approval is that the carport not be enclosed.
- Mr. Zilka questioned a discrepancy with the dimensions noted on the east side of the property.
- Mr. DeBona stated the plan reflects the dimensions of the new house with the dimensions from the previous house crossed out.

- Ms. Lyon stated that in order to work with the applicant we allowed them to submit the as-built plan rather than requiring a new survey.

Motion by Mientkiewicz supported by Clark to grant approval to BZA-2010-002, Specialistic Construction, Inc., a variance to allow a 500 square foot accessory structure (carport) to be built in the front yard conditioned upon the following:

1. The carport not be enclosed.
2. The driveway and area under the carport be paved.
3. Proper permits and inspections be obtained from the Building Department.

The variance was granted based upon the Planning Director's memorandum dated March 11, 2010. The subject property is located at 34426 McBride. DP# 82-80-042-99-0014-001. Roll Call Vote: Ayes – Mientkiewicz, Clark, Zilka, Morris, Chandler. Nays – None. Motion Carried.

6. Old Business – None.

7. New Business – None.

8. Communications

- A. Minutes of the Regular meeting of the City of Romulus Planning Commission held on November 16, 2009.

9. Discussion

10. Motion by Zilka supported Mientkiewicz by to adjourn the meeting at 7:12 p.m. Roll Call Vote: Ayes – Zilka, Mientkiewicz, Clark, Morris, Chandler. Nays – none. Motion Carried.

vf

  
Donald Morris, Secretary  
Zoning Board of Appeals