

**MINUTES OF THE CLAY TOWNSHIP ZONING BOARD OF APPEALS HELD ON THURSDAY, FEBRUARY 28, 2002 AT 7:30 P.M. IN THE CLAY TOWNSHIP BOARD ROOM, 4710 PTE. TREMBLE ROAD, CLAY TOWNSHIP, MI 48001**

Chairman Nelson called meeting to order at 7:30 p.m.

1. Roll call

Present: Ron Nelson, Cindy Kirkpatrick, Marianne Diss, Chuck Michel.

Excused: Joanne Shirkey,

2. APPROVAL/AMENDMENTS TO AGENDA

Nelson: Add 3 A Building Interpretation.

**Moved by Diss, supported by Kirkpatrick to approve the agenda as amended.**

**AYES: All. NAYES: Michel. MOTION CARRIED. Excused: Shirkey.**

3. ZONING BOARD OF APPEALS PREFACE

Chairman: The ZBA addresses mainly hardship based on lot size, location and/or shape or contour and location of existing buildings. We are guided by Section 1304 of Ordinance #89. There are five members on the ZBA, four of whom are present tonight. Three (3) members must vote the same way for a motion to be granted for a variance. Three (3) members constitute a quorum. You may speak when so directed. Everyone will have a chance to speak. If a particular point gets belabored, the chairman has the right to limit debate. If you should not like the board's decision, whether you are the appellate or the public, you have the right to take it to the Circuit Court. You have twenty-one (21) days to file with the Circuit Court. When the appeal you're involved with has finished, you are welcome to leave or stay, whatever you wish.

4. APPEALS

2002-0007                      Dawn/Charles Verschaeve                      7271Bluebill  
   Mike Stephenson, Jr., builder

Appellate requesting to add a second story, 34' x 23', to already existing house.

Nelson - Are you keeping the same footprints as existing house? Appellate: Yes.

**Request for variance from Ordinance #89, to construct 34' x 23' second floor living area to the existing structure to allow expansion of non-conforming structure, requiring 1' variance north front yard setback and 2' variance west side yard setback. The application was denied because Ordinance #89, section 303 (C) and section 813 (F-2).**

Public Participation:

In favor: Mike Stephenson, Jr., builder.

Opposed: None.

Close Public Participation.

**Motion by Diss, supported by Michel, to approve the appeal as presented.**

**AYES: All. NAYES: None. MOTION CARRIED. Excused: Shirkey.**

**CLAY TOWNSHIP ZONING BOARD OF APPEALS  
MINUTES OF FEBRUARY 28,2002  
PAGE TWO (2)**

**INTERPRETATION: 9819 ST. JOHN DR.**

Nelson: Variance was advertised for 7' and 7' side yards, ZBA granted (26' wide x 22' deep) garage. Request to vary to 23'10" wide x 24' deep maintaining 572 sq. foot garage. Lot size is 40' x 125'. (24' x 24' will not change the square footage.

Nelson: Lot coverage will be same.

Michel: Could it be moved in? Appellate: No.

**Motion by Kirkpatrick, supported by Michel, to amend original appeal (2/21/02 - 2002-0006) to 23'10" x 24' (572 sq. feet).**

**AYES: AH. NAYES: None. MOTION CARRIED. Excused: Shirkey.**

**5. Member Comments**

Discussion regarding a "carte blanche" policy as suggested by Building Dept. ZBA opposed, each appeal is considered separately.

**Motion by Michel, supported by Kirkpatrick, to continue considering each appeal on its own merit.**

**AYES: AH. NAYES: None. MOTION CARRIED. Excused: Shirkey.**

Michel - ZBA spends too much time to help appellates.

Diss: Agree.

SEMCOG.

Nelson: Thank you letter from Larry Havens.

**6. Public Comment**

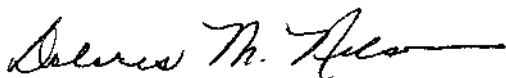
None.

**7. Adjournment**

**Moved by Michel, supported by Kirkpatrick, to adjourn at 8:00 p.m.**

**AYES: All. NAYES: None. MOTION CARRIED. Excused: Shirkey.**

Respectfully submitted,



Dolores M. Nelson  
Recording Secretary