

PUBLIC NOTICE

City of Berkley, Michigan
Regular Meeting of the Zoning Board of Appeals
Thursday, October 20, 2016
7:30 PM – City Hall
Council Chambers
Information: (248) 658-3300

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES – *Meeting of September 12, 2016*

ITEM FOR APPEAL

1. **Application Number BA-08-16** Gary Smithson, 3971 Oakshire, west side of Oakshire, between Edwards and Morrison, is seeking a variance of the following codes: *Berkley City Code, Chapter 138 Zoning, Article V District Regulations, Division 17 Schedule of Regulations, Section 138-526 Schedule of Regulations*, In the R-1D District, the smallest side yard shall not be less than 5 feet. Both side yards shall total at least 15 feet; *Berkley City Code, Chapter 138 Zoning, Article V District Regulations Division 17 Schedule of Regulations, Section 138-527 Notes to the Schedule of Regulations*, (d) There shall be a distance of at least 15 feet between dwellings; *Berkley City Code, Chapter 138 Zoning, Article III General Provisions, Division 5 Nonconforming Buildings and Uses, Section 138-154 Requirements for nonconforming structures*, If a nonconforming building is damaged or partially destroyed by 50% or more construction must comply with all current building and zoning codes. The applicant is requesting this variance in order to rebuild a nonconforming house. The house is 4.8 feet from the north side lot line and 10.1 feet from the south lot line; the house is 9.4 feet from the house at 3995 Oakshire and 11.2 feet from the house at 3927 Oakshire.
2. **Application Number BA-09-16** Alimoff Building and Development, regarding the parcel west of 2380 Franklin, north side of Franklin, between Berkley and Coolidge, is requesting a variance of *Berkley City Code, Chapter 138 Zoning, Article V District Regulations, Section 138-527 Notes to the Schedule of Regulations*, (d) There shall be a distance of at least 15 feet between dwellings. The applicant is requesting this variance in order to construct a new house that is 24.9 feet wide. The new house would be 12.1 feet from the house at 2380 Franklin when 15 feet is required. The variance would result in the house at 2380 Franklin becoming nonconforming.

3. **DISCUSSION:** Discussion regarding Rules of Procedure

OTHER BUSINESS
LIAISON REPORT
PUBLIC COMMENTS
ADJOURN

Notice: Official Minutes of the Zoning Board of Appeals are stored and available for review at the Office of the City Clerk.

The City of Berkley will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon four working days notice to the city. Individuals with disabilities requiring auxiliary aids or services should contact the city by writing or calling: City Clerk, ADA Contact, Berkley City Hall, 3338 Coolidge, Berkley, Michigan 48072, (248) 658-3300.