

City of Southgate
Board of Zoning Appeals
JUNE 12, 2023

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, June 12, 2023 and called to order by Gary Martin, Vice Chairperson at 5:30 p.m.

PRESENT: Gary Martin, Pat Poirier, Dennis Richardson, Tim Foucher, Patricia Anderson, Jill Stephan

ABSENT: Tom Coombs

Also Present: City Planners John Enos and Joe Pezzotti, Building Official Tim Leach, City Administrator Dan Marsh, City Attorney Ed Zelenak, Council Member Graziani

Minutes:

Moved by Richardson, supported by Poirier, to approve the minutes of the Board of Zoning Appeals Meeting dated March 13, 2023. Motion Carried Unanimously.

Public Hearing/New Business:

1. Case BZA 04-2023; Jeff & Barbie Moore, 14344 Pearl Street, Variance for Exterior Building Wall Material.

A PUBLIC HEARING WAS HELD FOR JEFF & BARBIE MOORE, 14344 PEARL STREET, VARIANCE FOR EXTERIOR BUILDING WALL MATERIAL.

Notices were sent out.

Moved by Anderson, supported by Foucher, to open this Public Hearing.

Plan Consultant Enos stated the applicant is requesting a variance from the Board of Zoning Appeals to grant a deviation in permitted exterior materials on a residential structure to install standing-seam metal roofing above front porch. The site is located at 14344 Pearl Street in the R-1B, One Family Residential District.

We do not recommend approval of the variance request for a standing-seam roof accent. Per Building Official Leach's recommendation, there are other metal roofing materials that are in compliance with the ordinance that we find would be more consistent with the surrounding residential structures.

The applicant and representatives on this project stated they would like to install a standing-seam metal roof on their brand new covered porch. The standing-seam metal roofing is the new style used in many homes now. It would improve the look and performance of the home.

No public comments were received.

Moved by Poirier, supported by Richardson, to close this Public Hearing.

Moved by Foucher, supported by Richardson, that the Board of Zoning Appeals, APPROVES, the application at the request of Jeff & Barbie Moore, 14344 Pearl Street, Variance for Exterior Building Wall Material, by installing a standing-seam metal roof over their covered porch, solely approved on this parcel only, and would not have any adverse effect on surrounding neighbors. BZA 04-2023.

AYES: Anderson, Stephan, Foucher, Richardson

NAYS: Poirier, Martin

ABSENT: Coombs

MOTION CARRIED.

2. Case BZA 05-2023; Raymond & Sarah Good, 12930 Churchill Street, Ordinance Interpretation of an access drive in the side yard of a residential property.

A PUBLIC HEARING WAS HELD FOR RAYMOND & SARAH GOOD, 12930 CHURCHILL STREET, ORDINANCE INTERPRETATION OF AN ACCESS DRIVE IN THE SIDE YARD ON A RESIDENTIAL PROPERTY.

Notices were sent out.

Moved by Anderson, supported by Poirier, to open this Public Hearing.

The applicant stated his interpretation is that this is allowed per the ordinance and has met all the requirements to allow an access drive.

City Planner Enos stated the applicant has petitioned the Board of Zoning Appeals for interpretation of the Zoning Ordinance to permit the installation of an access drive in the side yard of a residential property. The site is located at 12930 Churchill Street in the R-1B, One Family Residential District.

We find the interpretation of an access drive in a residential area does not support the Intent and Purpose of the Zoning Ordinance. Moreover, the Ordinance provides clear and concise descriptions of what constitutes a driveway and concessions made for homes frontage along a curve.

Furthermore, the Applicant has (7) seven days to remove the extension of his driveway.

No public comments were received.

Moved by Anderson, supported by Poirier, to close this Public Hearing.

Moved by Stephan, supported by Poirier, that the Board of Zoning Appeals, DENIES, the application at the request of Raymond & Sarah Good, 12930 Churchill Street, Ordinance interpretation of an access drive in the side yard of a residential property, based on the findings proposed by the City Planner and Building Department. BZA 05-2023. MOTION CARRIED UNANIMOUSLY.

Old Business:

None.

Announcements:

None.

Moved by Poirier, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 6:52 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
June 12, 2023