

City of Southgate
Board of Zoning Appeals
September 14, 2020

A meeting of the Board of Zoning Appeals of the City of Southgate was held as a ZOOM Meeting on Monday, September 14, 2020 and called to order by Tom Coombs, Chairman at 5:30 p.m.

Present: Linda Clark, Patricia Anderson, Jerry Orman, Dennis Richardson, Tom Coombs, Tim Foucher

Absent: John Byers (excused)

Also Present: Plan Consultant John Enos, Building Inspections Director, Bob Casanova, Councilmember John Graziani, City Administrator Dustin Lent, City Attorney Ed Zelenak

New Business:

1. Application from Alexander Orman, P.E. at 14156 Eureka is requesting to use the existing 6' high wood privacy fence as a screen wall. (BZA 03-2020)

Notices were sent out. There were no letters of objection received by the Clerk's Office.

The Public Hearing was opened requesting a variance from Section 1278.03 (c)(4).

The 0.308-acre property located at 14156 Eureka Road is requesting to use the existing 6-foot high wood fence as a screen wall. The existing wall is located behind the building along the side yard of a residential property on Pearl Street. The fence was also built by the adjacent residential family owner. According to Section 1278.03(c)(4), a six-foot high completely obscuring wall shall be provided when abutting or adjacent to R-1, R-1A, R-1B, R-2, RM, RO, or C-1 Districts.

Upon further review of the location, the ½ vacancy of the alley, and the potential precedent that may be set we would recommend denial of the requested variance.

The applicant stated they are requesting to retain the existing wood fence as a screen feature. In addition, the existing wood fence was originally built by the adjacent residential property owner, and to replace it with a screen wall with concrete footing would cause an issue with 20' wide sanitary sewer easement.

Moved by Anderson, supported by Coombs, to close this Public Hearing. Motion carried unanimously.

Discussion was held by the Board. The Board proposed to the applicant to install a commercial grade vinyl fence on the property line. The applicant agreed.

Moved by Coombs, supported by Clark, that the Board of Zoning Appeals, SUPPORTS and APPROVES, the application at the request to amend the request of Alexander Orman, P.E. at 14156 Eureka, Southgate, Michigan, not to keep the wood fence but to install a commercial grade vinyl fence on the property line. If the current property owner does not want to remove the existing 6' high wood privacy fence the new vinyl fence will be installed adjacent to the existing fence,

subject to all building use restrictions. (BZA 03-2020) Variance from Section 1278.03(c)(4). Motion Carried Unanimously.

2. Southgate Senior Living, LLC at 17201 Northline is requesting a variance for minimum floor area footage for Senior (elderly) housing. (BZA 04-2020)

Notices were sent out. There were no letters of objection received by the Clerk's Office.

Moved by Anderson, supported by Coombs, to open the Public Hearing requesting a variance from Section 1272.03.

Initially approved as a memory care facility, the owners have adjusted the use for only senior citizen living and as such it requires it be reviewed under the bulk regulations for housing for the elderly. A senior citizen facility if new requires per Section 1272.03 of the Zoning Ordinance that each unit be a maximum of 500 square feet. The applicant is requesting that the minimum size of a unit be no less than 350 square feet. In addition, a suite requires 675 square feet and the applicant is requesting 520 square feet.

The request is based on the existing structural configuration of the building as a former hotel, the limited space needs of senior citizens and the significant amenity space throughout the building for residents to mingle and address other social needs. These include a pool, an open outdoor area, community dining room, barber shop/beauty parlor, game rooms, etc.

Moved by Anderson, supported by Clark, to close this Public Hearing. Motion carried unanimously.

Discussion was held by the Board.

Moved by Coombs, supported by Orman, that the Board of Zoning Appeals, SUPPORTS and APPROVES, the application at the request of Southgate Senior Living, LLC at 17201 Northline is requesting a variance for minimum floor area footage for Senior (elderly) housing.(BZA 04-2020) Variance from Section 1272.03.

AYES: Coombs, Orman, Clark, Richardson

NAYS: Anderson

ABSENT: Byers, Foucher

Motion Carried.

Moved by Anderson, supported by Richardson, that this meeting of the Board of Zoning Appeals be adjourned at 6:30 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
September 14, 2020