

City of Southgate  
***Board of Zoning Appeals***  
March 9, 2020

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, March 9, 2020 and called to order by Tom Coombs, Chairman at 5:30 p.m.

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

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

**Minutes:**

**Moved by Foucher, supported by Byers, to approve the minutes of the Board of Zoning Appeals Meeting dated January 13, 2020 Motion Carried Unanimously.**

**New Business:**

1. Application from Mustafa Hasham, 15200 Fort Street seeking relief from required setbacks.

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

Before the variance request, Chairman Coombs gave the following instructions:

1. Prior to addressing the Board, please state your name and address for the record.
2. Indicate the interest you have in this variance request, if any.
3. Based on the number of speakers, we may limit the time you have to address the Board.
4. You may speak only once until all speakers have had a chance to speak.
5. Additional time may be given to the applicant if deemed necessary.
6. All comments by the public and the BZA shall be directed to the Chair.

**Moved by Clark, supported by Orman, to open the Public Hearing requesting a variance from required setbacks.** The applicant is seeking a dimensional variance from the minimum front and side yard setback requirements in the C-1 Community Business zoning district. As contained in the Section 1298.01 table, the minimum front yard setback requirement is twenty-five (25) feet from the property line; the proposed front yard setback distance is on the property line by the sidewalk along Fort Street. The minimum side yard setback requirement is twelve and half (12.5) feet from the property line; the proposed side yard setback distance is on the property line at the sidewalk along Cherry Street.

**Moved by Foucher, supported by Byers, to close this Public Hearing. Motion carried unanimously.**

Discussion was held by the Board.

Chairman Coombs advised the Board to keep in mind the criteria on making their decision:

1. That compliance with the ordinance results in a practical difficulty;
2. That the problem requiring the variance is unique to the applicant's property and is not shared by properties in the same zoning district;
3. That the problem is not self-inflicted;
4. That the variance is the minimum necessary to permit reasonable use of the property; and
5. That the variance, if granted, would not compromise the public health, safety and welfare.

**Moved by Clark, supported by Orman, that the Board of Zoning Appeals, SUPPORTS and APPROVES, the application to relax required front yard from 25 feet to the property line and required side yard setback of 12.5 to the property line on Cherry Lane.**

**Motion Carried Unanimously.**

**Moved by Byers, supported by Foucher, that this meeting at the Board of Zoning Appeals be adjourned at 6:00 p.m. Motion Carried Unanimously.**