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**VILLAGE OF OXFORD
ZONING BOARD OF APPEALS
REGULAR MEETING MINUTES**

Zoning Board of Appeals Members: Sue Bossardet, Rose Bejma, Dave Bailey, Adam Randels

22 West Burdick Street
Oxford, MI 48371

May 6, 2019

7:00 pm

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CALL TO ORDER

Chairperson Rose Bejma called the meeting to order at 7:00 p.m.

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ROLL CALL ATTENDANCE: Present: Bejma, Bossardet, Randels.

Members Absent: Bailey.

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Staff Present: Planner Mario Ortega, Recording Secretary Clerk/Treasurer Tere Onica.

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APPROVAL OF AGENDA

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MOTION: by Bossardet/Randels to approve the agenda as amended moving the Planner and Applicant comments under item 6. All present voting in favor. Motion carried.

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APPROVAL OF THE MINUTES

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MOTION: by Bossardet/Randels to approve the April 1, 2019 meeting minutes as presented. All present voting in favor. Motion carried.

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PUBLIC HEARING:

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MOTION: by Bossardet/Bejma to open the Public Hearing at 7:11 p.m.

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Roll Call Vote- Ayes 3: Randels, Bossardet, Bejma. Nays: 0. Absent 1: Bailey. All present voting in favor. Motion carried.

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The applicant's mother was present on behalf of her daughter. Father & Son construction as present to review plans to demolish the existing awning. The porch and railings will remain. New pillars will be placed in front of the existing porch to support the new structure. Photos were presented.

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PUBLIC COMMENT: None.

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CORRESPONDENCE: None.

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MOTION: by Bossardet/Randels to close the Public Hearing at 7:14 p.m. All present voting in favor. Motion carried.

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Planner Mario Ortega reviewed the request for a dimensional variance for Mary Gorsick, 76 E. Burdick Street as outlined in the May 3, 2019 McKenna Letter. The request was to replace an awning in the R1-Single Family District with a proposed setback of 2 feet 6 inches. The minimum required: 15 ft. Existing setback: approximately 3 feet. Variance requested: 12 feet 6 inches. Six criteria were evaluated.

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There were no objections from board members as they commented on the history of the porch and no known prior variances granted.

MOTION: by Bossardet/Randels to grant the request for variance based on the following:

- 1.) Compliance with the zoning ordinance standards would prevent the property owner from enjoying a feature common for single-family use;
- 2.) The need for variance results from the location of the structure on the lot in close proximity to the front lot line;
- 3.) The variance will provide substantial justice to the applicant, and is not averse to the interest of other property owners and the Zoning Ordinance;
- 4.) The variance requested in the minimum possible to establish modestly sized residential units;
- 5.) The need for a variance was not self-created.

ROLL CALL VOTE: Ayes 3: Bejma, Bossardet, Randels. Nays: 0. Absent 1: Bailey. Motion carried.

PUBLIC COMMENT: None.

CONSULTANT & ADMINISTRATION COMMENTS: None.

BOARD COMMENTS: None.

ADJOURNMENT:

MOTION: by Bossardet/Randels to adjourn at 7:22 p.m. All present voting in favor. Meeting adjourned.

Respectfully submitted,

Tere Onica, CMC
Recording Secretary