



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

**Public Hearing and Zoning Board of Appeals Meeting
June 11, 2013**

Having been duly publicized, Mayor Castelli called the meeting to order at 7:02 p.m.

Present: Commissioners Bushey, Krzysiak, Perry, Rubino, Mayor Castelli.
Also Present: City Manager Ball, City Attorney Cooper, City Clerk Allison.
Absent: None.

15 Wellesley – Side yard setback

Manager Ball gave a brief summary of the request by the petitioners, Ryan and Julie Stearn, 15 Wellesley, Pleasant Ridge. The Stearns would like to a new 24x24 garage, where the existing garage is currently. The existing garage will be demolished. The existing garage is 2 feet from the lot line.

Ms. Julie Stearn, petitioner, commented the garage is in disrepair and would like to construct a two car garage on the property. They would like to construct the garage in the same location as the existing garage. There is a large oak tree in the rear yard that the petitioners would like to preserve.

Mr. Gary Bowers, Building Official, detailed the plans and the Zoning Ordinance requirements. The existing garage was constructed 2' from the east side property line. The Zoning Ordinance requires a minimum 3' side yard setback.

Mayor Castelli opened the public hearing at 7:06 p.m.

City Manager Ball reported that one comment was received by the neighbor at 11 Wellesley, in support of the variance.

With no further comments or discussion, Mayor Castelli closed the public hearing at 7:07 p.m.

Commissioner Rubino questioned if the proposed construction was in compliance with the lot coverage requirement of the Pleasant Ridge Zoning Ordinance.

Manager Ball stated the lot coverage requirement will not be exceeded and the petitioners are in compliance with that provision of the ordinance.

13-2988

Motion by Commissioner Bushey, second by Commissioner Rubino, that the request by Ryan and Julie Stearn, 15 Wellesley, Pleasant Ridge, Michigan, 48069, for a variance to Section 26-12.1 of the Pleasant Ridge City Code regarding the minimum allowable side yard setback requirement be granted because the strict application would unreasonably prevent the owners from use and enjoyment of the property for a permitted use. Further, granting the variance would provide substantial justice to the applicant and would not prove detrimental to other property owners in the area. Finally, by granting the variance, the spirit of the Zoning Ordinance would be observed, public safety secured and substantial justice rendered.

Adopted: Yeas: Commissioners Bushey, Rubino, Krzysiak, Perry, Mayor Castelli.
 Nays: None.

With no further business, Mayor Castelli adjourned the meeting at 7:09 p.m.

Respectfully submitted,

Ralph A. Castelli, Jr., Mayor

Amy M. Allison, City Clerk