THE REGULAR MEETING OF THE BERKLEY CITY ZONING BOARD OF APPEALS
WAS CALLED TO ORDER AT 7:00 PM, MONDAY, FEBRUARY 10, 2020 AT CITY
HALL BY VICE CHAIR MCALPINE.

The minutes from this meeting are in summary form capturing the actions taken on each agenda
item. To view the meeting discussions in their entirety, this meeting is broadcasted on the city’s
government access channel, WBRK, every day at 9AM and 9PM. The video can also be seen on-
demand on the city’s YouTube channel: https://www.youtube.com/user/cityofberkley.

PRESENT:

Joe Krug
Ryan Gesund
Steve Allen

Michael Hanchett - Alternate
Sue McAlpine
Maria Ward - Alternate

ABSENT:

Greg Butts
Miles Uhlar
Paul Evans

ALSO PRESENT:

Erin Schlutow, Community Development Director
Pamela Stasko, 2074 Columbia

* * * * * * * *

APPROVAL OF AGENDA
It was moved by Mr. Gesund to approve the agenda as presented. Motion was seconded by Mr.
Allen.

AYES: Gesund, Hanchett, Krug, Ward, Allen, McAlpine
NAYS: None
ABSENT: Butts, Uhlar, Evans

MOTION CARRIED

* * * * * * * *

APPROVAL OF MINUTES
It was moved by Ms. Ward to approve the amended minutes of January 13, 2020 and supported
by Mr. Gesund.

AYES: Hanchett, Krug, Ward, Allen, Gesund, McAlpine
NAYS: None
ABSENT: Butts, Uhlar, Evans
REGULAR AGENDA

1. Application PBA-01-20: 2074 Columbia Rd.
Community Development Director Schlutow summarized February 2, 2020 review letter related to the variance request at 2074 Columbia Rd. The applicant is requesting a dimensional variance to construct a single-family residential dwelling that does not meet the minimum floor area requirement in the R-1D, Single Family Residential District. The applicant is proposing to demolish the existing non-conforming structure and to construct a new single-family dwelling that is less than the required 1,300 minimum square feet.

The applicant, Pamela Stasko, summarized the request and proposed project to construct a new single-family residence on the existing property.

Vice Chair McAlpine opened the Public Hearing at 7:10pm.

No comment.

Vice Chair McAlpine closed the Public Hearing at 7:10pm.

Mr. Allen noted the minimum floor area requirement is problematic and does not reflect the majority of homes within the City. The subject property has a shallow rear yard.

Mr. Krug stated the other homes on the block are setback at least 35 ft., which prohibits the applicant from moving the structure forward to the required setback line at 25 ft.

Mr. Gesund stated that the structural problems of the home could be construed as a practical difficulty and enjoyment of the home.

Mr. Hanchett stated that all other setback, height, lot coverage requirements will be met.

Ms. McAlpine explained the five review criteria for granting a variance.

Mr. Allen noted the desire for tiny homes for those individuals who want to age in place. Ms. McAlpine agreed and noted the single-story structure allows for ease of maneuvering within the reduced footprint.

Based on the finding of fact, it was moved by Ms. Ward to grant the requested variance, PBA-01-20, to reduce the minimum floor area requirement at 2074 Columbia Rd., as a
practical difficulty does exist on the property pertaining to the required front yard setback in line with the adjacent properties on the block, the size of the lot, and structural issues with the existing building, and the Standards for Review have been met. Supported by Mr. Allen

AYES: Krug, Ward, Allen, Gesund, Hanchett, McAlpine
NAYES: None
ABSENT: Butts, Uhlar, Evans

MOTION CARRIED

2. ELECTIONS

Mr. Allen suggested to defer the elections to the next full meeting when the full board can convene.

Vice Chair McAlpine agreed.

The matter of electing a Chair and Vice Chair will be moved to the March 2020 meeting date.

3. DISCUSSION

Ms. Ward gave praise to the Oakland County Zoning Board of Appeals training workshop that was attended by several members of the ZBA, including the Community Development Director.

Mr. Allen agreed that the Oakland County trainings are excellent.

* * * * * * * *

OTHER BUSINESS

None

* * * * * * * *

LIAISON COMMENTS

Community Development Director provided a summary of Councilmember Hennen’s comments, in his absence; including, the status of the marihuana ordinances and application process, the developers meeting, the public hearing notice ordinance, approval of a first reading of a conditional rezoning 1256 Franklin from RM to Parking to support a proposed marihuana business, and the status of the DDA Design Guidelines and Overlay District.
BOARD COMMENTS

Mr. Gesund praised the Department of Public Works and their response to the snowstorm. He also reminded the public that there is a primary election on March 10, and a ballot proposal for the DIA.

Ms. McAlpine noted that the City is looking for volunteers to work on election day.

Mr. Allen stated that he submitted his application to continue to serve on the Zoning Board of Appeals.

PUBLIC COMMENTS

None.

With no further business, Vice Chair McAlpine adjourned the meeting at 7:28 pm