

**CITY OF SOUTH LYON
ZONING BOARD OF APPEALS
July 21, 2011**

Chairman Weipert called the meeting to order at 7:08 p.m.

PRESENT: Chairman Weipert and Commissioners Ron Morelli, Bill Rodman, T.J. Connolly and James Herman. Also present, Building Official Charles Boulard.

Joe Ryzyi and Keith Bradley – Unexcused absence.
David Murphy, City Mgr. – Excused – Vacation

APPROVAL OF MINUTES:

ZBA 07-21-11 APPROVAL OF MINUTES – June 16, 2011

Motion by Morelli, supported by Herman

To approve the minutes as presented for June 16, 2011.

VOTE: **MOTION CARRIED UNANIMOUSLY**

OLD BUSINESS

None

ZBA 07-21-11 APPROVAL OF AGENDA

Motion by Weipert, supported by Rodman

VOTE: **MOTION CARRIED UNANIMOUSLY**

NEW BUSINESS

Anthony and Julie Pantazides - 214 Easton

Chairman Weipert – Come up and state your name, tell us what your case is about, what is unique about the property and why you have a practical difficulty?

Mike McCoy – I am the owner of Coy Construction – 4214 Martin Road, Walled Lake, MI. This is Tony and Julie Pantazides.

Mr. Pantazides – I am Tony and this is my wife Julie and we live at 214 Easton.

Mr. McCoy – They have a nice deck in the back of their house that they can't use for a number of reasons.

Chairman Weipert – We got the letter. It is more personal items then an actual difficulty.

Mr. McCoy – We proposed to build a screened in porch on a portion of that deck. The lot is a pie-shaped lot and is wider in the back and narrow in the front. The house is pushed back and the homes on both sides are forward from it with tennis courts in the back. That is the practical difficulty. When the house was built they pushed it back to where the tennis courts are because it is narrow in the front and they pushed it back from the curb since it is at the end of a court yard. They had survey done and I think there is 52'-53' in the back from the existing deck to the lot line. The mortgage survey showed 40'.

Chairman Weipert – A mortgage survey is not always accurate.

Mr. McCoy – Aside from the uniqueness of the lot, Julie has some issues with what she calls "hornet haven".

Mrs. Pantazides – They are the only ones who use the deck. My youngest dog was stung in the eye yesterday but she does not have the allergies that the older one does. If bit, she has difficulty breathing and \$150.00 at the vet's. I do have a letter from the vet.

Chairman Weipert – So, you have a pie shaped lot, house pushed back, a narrow upfront, and are at the end of the court yard.

Mrs. Pantazides – Our neighbors would have to go into the middle of their back yard to see this deck.

Commissioner Morelli – How much of the existing deck is covered by that?

Mr. McCoy – About 50%.

Commissioner Herman – You are not extending the deck out any further?

Mr. McCoy – No, we are not going out any further. It will look like it was built with the house. Shingles and siding will match. It will look really sharp. We need the business too!

Commissioner Morelli – The wasps, mosquitoes and the sun are not a hardship nor a practical difficulty. The fact that it sits back further from the street due to the cul-de-sac and looking at the building envelope; it shows that the house sits back 4' and the building envelope is odd shaped. If the house was moved up 4', you would have been in the envelope. I have no problem with it and I was out there today. I have one too and I hope it accomplishes what you want it to accomplish. I love my room and I use it all the time but not in the summer. It is just too hot.

ZBA 07-21-11 – ANTHONY AND JULIE PANTAZIDES – 214 EASTON

Motion by Morelli, supported by Rodman

Motion to approve the variance per Section 102-85 (a,b). The practical difficulty is that it is a pie-shaped lot, the house sits back and the building envelope is an odd shape and therefore to be able to enjoy the use of your property like others in your neighborhood.

VOTE:

MOTION CARRIED UNANIMOUSLY

Chairman Weipert – Any more discussion?

Discussion continued on area surrounding their house.

Note: No one was present from the public to speak tonight.

Mr. Pantazides – Thank you very much!

Chairman Weipert – Get a building permit.

Mrs. Pantazides – Mike McCoy will take care of that.

STAFF REPORTS:

There will be a meeting on August 18, 2011. Someone from Charleston and from Sun Steel.

ZBA 07-21-11 – ADJOURNMENT

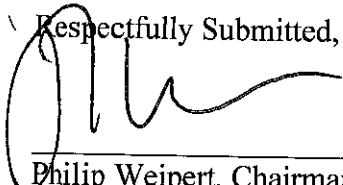
Motion by Morelli, supported by Herman

To adjourn the meeting at 7:24 p.m.

VOTE:

MOTION CARRIED UNANIMOUSLY

Respectfully Submitted,


Philip Weipert, Chairman


Marianne Jamison, Recording Secretary