



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

**Public Hearing and Zoning Board of Appeals Meeting
October 8, 2013**

Having been duly publicized, Mayor Castelli called the meeting to order at 6:30 p.m.

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

35 Woodward Heights

City Manager Ball outlined the variance request by the Donald and Melinda Pippel, homeowners at 35 Woodward Heights. The homeowners are requesting a variance to Section 26-12.1 of the Pleasant Ridge City Code regarding the minimum allowable side yard setback requirement. The subject property was constructed 3.5 feet from the south side yard lot line. The Zoning Ordinance requires a minimum side yard setback of 5 feet. She noted there are two other items included on the Building permit, a new garage and the reconstruction of a side porch, however, these items do not need to be addressed by the Board, as the only variance required is for the side yard setback requirement.

Ms. Melinda Pippel, homeowner, 35 Woodward Heights, commented there is such limited space at her property. Would like to keep the aesthetics of the property, but she also feels that she needs to maximize the space allowable. The proposal is to construct an addition to the rear of her home to upgrade her home to accommodate the needs of her family. The addition includes a new family room, mudroom and half bath on the first floor and master bedroom on the second floor.

Mayor Castelli opened the public hearing at 6:34 p.m.

With no comments or discussion, Mayor Castelli closed the public hearing at 6:35 p.m.

Commissioner Rubino asked if there was lot coverage or other issues with the proposed plans.

Manager Ball responded there is no other zoning issues that would need to be addressed. The proposed plans comply with all provisions of the Zoning Ordinance, aside from the side yard setback requirement.

Commissioner Perry asked what utilities will be provided in the garage.

Mr. John Myers, Myers Renovations and the petitioners builder, commented that electric and gas-for a small space heater, will be provided to the garage.

13-3020

Motion by Commissioner Rubino, second by Commissioner Bushey that the request by Donald and Melinda Pippel, 35 Woodward Heights Boulevard, for variance to Section 26-13.1 of the Pleasant Ridge City Code regarding the required side yard setback be granted because the strict regulations enacted would result in practical difficulties to, or undue hardship upon, the homeowner. Further, if granted, the variance would not cause any detriment to the public good and would uphold the intent and purpose of this Ordinance.

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

With no further business or discussion, Mayor Castelli adjourned the meeting at 6:37 p.m.

Mayor Ralph A. Castelli, Jr.

Amy M. Allison, City Clerk