



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

**Public Hearing and Zoning Board of Appeals Meeting  
November 5, 2012**

Having been duly publicized, Mayor Castelli called the meeting to order at 6:05 p.m.

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

**20 Sylvan - Addition**

City Manager Ball detailed the requests by the homeowners, Andrea and Scott McKinnon, 20 Sylvan, Pleasant Ridge, Michigan. The homeowners are requesting a variance to Section 26-12.1 of the Pleasant Ridge City Code regarding the minimum side yard setback and the minimum front yard setback requirements for a principal structure. Specifically, the McKinnon's wish to construct a second-floor, half-story addition atop the existing house and renovate the existing front porch. The existing house was constructed 5'4" from the west side yard property line and 4'6" from the east side yard property line.

Mayor Castelli opened the public hearing at 6:07 pm

Mr. Scott McKinnon, homeowner, explained that the addition would upgrade the house to accommodate they family's lifestyle and the need for additional space. The house is currently a two-bedroom, one bath ranch style home. The second story would include an upstairs master bedroom and bath with a small study. The project also includes major renovation to the first floor which includes a laundry room, enlarging the existing kitchen, refinishing the hardwood floors and new kitchen appliances. He stated it was important to him that the addition be compatible with the neighborhood.

Mr. Roger Bendes, 18 Sylvan, feels the current home does not fit the neighborhood and the proposed improvements would be in keeping with the neighborhood and increase property values.

Mr. Rob Sakat, 8 Fairwood, supports the improvements and is in favor of granting the variance.

Ms. Marcaline Adams, 21 Sylvan, supports the homeowner and is in favor of granting the variance.

With no further comments or discussion, Mayor Castelli closed the public hearing at 6:13 pm

**12-2903**

Motion by Commissioner Rubino, second by Commissioner Bushey, that the request by Andrea and Scott McKinnon, 20 Sylvan, Pleasant Ridge, Michigan, for a variance to Section 26-12.1, minimum side yard and front yard setback requirements, be granted because the strict application of the Ordinance would cause practical difficulties to the applicant. By granting the variances, the intent and purpose of the Ordinance will be observed and substantial justice will be done.

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

With no further business, Mayor Castelli adjourned the meeting at 6:14 p.m.

Respectfully submitted,

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Ralph A. Castelli, Jr., Mayor

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Amy M. Allison, City Clerk