



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

Zoning Board of Appeals Meeting  
Tuesday, February 12, 2013

Having been duly publicized, Mayor Castelli called the meeting to order at 7:00 p.m.

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

#### **48 Oakdale**

Building Official Gary Bowers, outlined the request by Mr. and Mrs. Edwards, 48, Oakdale, Pleasant Ridge, Michigan. The homeowners would like to build a two story addition and require a variance to the City's Zoning Ordinance side yard setback requirement. Currently, the existing home is 1'7" from the south side yard property line. The zoning ordinance requires a 5' side yard setback for a principal structure.

Ms. Kara Edwards, homeowner, commented the lot is deep but narrow. They would like to extend the family room on the rear of the home into usable space, since the current family room is small, renovate the kitchen on the first floor and dining room and possibly remodel the master bath. There was a second story addition constructed in 1999. The petitioners would like to keep the home looking aesthetically pleasing and keep the clean lines.

Mayor Castelli questioned if the proposed addition would be visible from the front yard.

Ms. Edwards stated that the addition would not be visible from the front yard.

Mayor Castelli questioned if the side yard setback requirement could be met.

Ms. Edwards commented that the need for space and in order to keep the character of the house, she would not be able to meet the setback requirement.

Mayor Castelli opened the public hearing at 7:05 p.m.

With no comments or discussion, Mayor Castelli closed the public hearing at 7:06 p.m.

Commissioner Perry questioned if there had been any public comments regarding the proposed variance received by the City Administration.

Manager Ball commented she had received no comments from the neighbors.

**13-2941**

Motion by Commissioner Bushey, second by Commissioner Rubino, that the request by John and Kara Edwards, 48 Oakdale 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 Perry, Rubino, Bushey, Krzysiak, Mayor Castelli.  
                  Nays: None.

With no further comments or discussion, Mayor Castelli adjourned the meeting at 7:07 p.m.

Respectfully submitted,

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Ralph A. Castelli, Jr., Mayor

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Amy M. Allison, City Clerk