

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
APRIL 12, 2000

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairman James E. Williams at 6:30 p.m.

ROLL CALL

PRESENT: Chairman James E. Williams, Boardmember(s) Brian W. Conroy, Leonard Jankowski, Warren D. Lust, Mary Paglia, and Alvin J. Susick.

ABSENT: Boardmember Robert A. Smitka

OTHERS PRESENT: Building Inspector Gerard Owczarzak and City Manager James E. Leidlein.

BZA 04-01-00 EXCUSE BOARDMEMBER SMITKA

MOTION by Susick, SUPPORTED by Jankowski:
To excuse Boardmember Robert A. Smitka from tonight's meeting due to a prior commitment.

ABSENT: Smitka.

MOTION CARRIED

BZA 04-02-00 MINUTES

MOTION by Susick, SUPPORTED by Lust:
To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held December 15, 1999.

ABSENT: Smitka.

MOTION CARRIED

BZA 04-03-00 OPEN PUBLIC HEARING - 19672 WOODCREST

MOTION by Lust, SUPPORTED by Conroy:

To open the Public Hearing on the request for a variance of the Zoning Ordinance, Section 10-118(3), to erect a 24' x 29' garage with a height of 19 feet at 19672 Woodcrest.

ABSENT: Smitka.

MOTION CARRIED

PUBLIC HEARING

Mr. Kuczynski was present to answer any questions.

BZA 04-04-00 CLOSE PUBLIC HEARING - 19672 WOODCREST

MOTION by Jankowski, SUPPORTED by Susick:

To close the Public Hearing on the request for a variance of the Zoning Ordinance, Section 10-118(3) to erect 24" X 29" garage with a height of 19 feet at 19672 Woodcrest.

ABSENT: Smitka.

MOTION CARRIED

BZA 04-05-00 VARIANCE OF ZONING ORDINANCE
SECTION 10-118(3) - 19672 WOODCREST

MOTION by Susick, SUPPORTED by Conroy:

To approve the variance of the Zoning Ordinance, Section 10-118(3), Mr. Erik Kuszynski, to erect a 24" x 29" garage, with a height of 19 feet at 19672 Woodcrest.

ABSENT: Smitka.

MOTION CARRIED

BZA 04-06-00

ADDENDUM TO AGENDA

MOTION by Lust, SUPPORTED by Jankowski:
To add to the agenda the election of Chairman and Vice Chairman.

ABSENT: Smitka.

MOTION CARRIED

BZA 04-07-00

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

MOTION by Lust, SUPPORTED by Jankowski:
To re-elect Boardmember James E. Williams as Chairman and Boardmember Robert A. Smitka as Vice Chairman.

ABSENT: Smitka.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARDMEMBERS

None.

BZA 04-08-00

ADJOURNMENT

MOTION by Jankowski, SUPPORTED by Lust:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:45 p.m.

ABSENT: Smitka.

MOTION CARRIED UNANIMOUSLY

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 9, 2000

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chair Robert A. Smitka at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Brian W. Conroy, Leonard Jankowski, Warren D. Lust, Mary Paglia, Robert A. Smitka and Alvin J. Susick.

ABSENT: Boardmember James E. Williams.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-09-00

EXCUSE BOARDMEMBER

MOTION by Lust, SUPPORTED by Paglia:

To excuse Boardmember James E. Williams from tonight's meeting due to a prior commitment.

ABSENT: Williams

MOTION CARRIED

BZA 08-10-00

MINUTES

MOTION by Jankowski, SUPPORTED by Susick:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held April 12, 2000.

ABSENT: Williams.

MOTION CARRIED

BZA 08-11-00 OPEN PUBLIC HEARING - 2015 HUNTINGTON

MOTION by Lust, SUPPORTED by Susick:

To open the Public Hearing on the request for a variance of the Zoning Ordinance, Section 10-118(5), to erect a 13' x 20' rear room addition at 2015 Huntington. (Mr. & Mrs. Bayer)

ABSENT: Williams.

MOTION CARRIED

PUBLIC HEARING

Mr. & Mrs. Bayer, were present to answer any questions on their request for the variance.

Mr. Bill Krist, the next door neighbor to the Bayer's, was present to voice his opposition to the variance.

BZA 08-12-00 CLOSE PUBLIC HEARING - 2015 HUNTINGTON

MOTION by Conroy, SUPPORTED by Susick:

To close the Public Hearing on the request for a variance of the Zoning Ordinance, Section 10-118(5) to erect a 13' x 20' rear room addition at 2015 Huntington. (Mr. & Mrs. Bayer)

ABSENT: Williams.

MOTION CARRIED

BZA 08-13-00 VARIANCE OF ZONING ORDINANCE
SECTION 10-118(5) - 2015 HUNTINGTON

MOTION by Conroy, SUPPORTED by Susick:

To approve the variance of the Zoning Ordinance, Section 10-118(5), from Mr. & Mrs. Bayer, to erect a 13' x 20' rear room addition at 2015 Huntington with the condition that the applicant agreeing to apply one half inch (1/2") drywall to the interior walls of the garage.

YES: Paglia, Jankowski, Susick and Conroy.
NO: Lust and Smitka
ABSENT: Williams.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARDMEMBERS

None.

BZA 08-14-00

ADJOURNMENT

MOTION by Lust, SUPPORTED by Jankowski:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon the meeting is hereby adjourned at 7:16 p.m.

ABSENT: Williams.

MOTION CARRIED

ROBERT A. SMITKA, VICE CHAIR

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
DECEMBER 13, 2000

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chair Robert A. Smitka at 6:40 p.m.

ROLL CALL

PRESENT: Vice Chair Robert A. Smitka, Boardmember(s) Warren D. Lust, Mary Paglia, and Alvin J. Susick.

ABSENT: Brian W. Conroy.

OTHERS PRESENT: Building Inspector Gerard Owczarzak and City Manager James E. Leidlein.

BZA 12-27-00

EXCUSE BOARDMEMBER

MOTION by Susick, SUPPORTED by Lust:

To excuse Boardmember Brian W. Conroy from tonight's meeting due to a prior commitment.

ABSENT: Conroy

MOTION CARRIED

BZA 12-28-00

MINUTES

MOTION by Lust, SUPPORTED by Paglia:

To receive, approve and file the minutes of the regular Board of Zoning Appeals meeting held November 8, 2000.

ABSENT: Conroy.

MOTION CARRIED

BZA 12-32-00

ADJOURNMENT

MOTION by Susick, SUPPORTED by Paglia:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Conroy.

MOTION CARRIED

ROBERT A. SMITKA, VICE CHAIR

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 14, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chair Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chair Robert A. Smitka, Boardmember(s) Serafin Buscemi, Brian W. Conroy, Richard Pesegna and Alvin J. Susick.

ABSENT: Boardmembers Lisa Hooper, Mary Paglia and Robert A. Smitka.

OTHERS PRESENT: Building Inspector Gerard Owczarzak and City Manager James E. Leidlein.

BZA 03-01-01

EXCUSE BOARDMEMBER

MOTION by Serafin, SUPPORTED by Conroy:

To excuse Boardmember(s) Lisa Hooper, Mary Paglia and Robert A. Smitka from tonight's meeting due to a prior commitment.

ABSENT: Hooper, Paglia and Smitka.

MOTION CARRIED

BZA 03-02-01

MINUTES

MOTION by Buscemi, SUPPORTED by Pesegna:

To table approval of the minutes of the regular Board of Zoning Appeals meeting held December 13, 2000, until the next meeting.

ABSENT: Hooper, Paglia and Smitka.

MOTION CARRIED

BZA 03-03-01 OPEN PUBLIC HEARING - 20467 WOODSIDE

MOTION by Conroy, SUPPORTED by Serafin:
To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-180),
front yard variance. (20467 Woodside)

ABSENT: Hooper, Paglia and Smitka.

MOTION CARRIED

PUBLIC HEARING

Mr. & Mrs. Werner were in attendance to answer all questions regarding their variance request.

BZA 03-04-01 CLOSE PUBLIC HEARING - 20467 WOODSIDE

MOTION by Conroy, SUPPORTED by Pesegna:
To close the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-180,
front yard variance. (20467 Woodside)

ABSENT: Hooper, Paglia and Smitka.

MOTION CARRIED

BZA 03-05-01 VARIANCE OF ZONING ORDINANCE NO 265
FRONT YARD VARIANCE

MOTION by Buscemi, SUPPORTED by Conroy:
To approve the variance of Zoning Ordinance No. 265, Section 10-180, for a 4' O' foot front yard
variance. (20467 Woodside)

ABSENT: Hooper, Paglia and Smitka.

MOTION CARRIED

BZA 03-06-01

ADJOURNMENT

MOTION by Conroy, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:45 p.m.

ABSENT: Hooper, Paglia and Smitka.

MOTION CARRIED

ALVIN SUSICK, BOARDMEMBER

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MAY 9, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chair Alvin J. Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairman Robert A. Smitka,(6:45 p.m.), Boardmember(s) Serafin Buscemi, Lisa Hooper, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: Boardmember Brian Conroy.

OTHERS PRESENT: Building Inspector Gerard Owczarzak and City Manager James E. Leidlein.

BZA 05-07-01

EXCUSE BOARDMEMEBER

MOTION by Buscemi, SUPPORTED by Paglia:
To excuse Boardmember Brian Conroy from tonight's meeting due to a prior commitment.

ABSENT: Conroy and Smitka.

MOTION CARRIED

BZA 05-08-01 _____ MINUTES

MOTION by Buscemi, SUPPORTED by Paglia:
To approve the minutes of the regular Board of Zoning Appeals meeting held March 14, 2001.

ABSENT: Conroy and Smitka.

MOTION CARRIED

BZA 05-09-01 OPEN PUBLIC HEARING - 20288 DANBURY LANE

MOTION by Paglia, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180, to erect a 13.6' x 14' sunroom to existing family room. (Mr. Queller)

ABSENT: Conroy and Smitka.

MOTION CARRIED

PUBLIC HEARING

Mr. Robert Queller was present to answer any questions.

BZA 05-10-01 CLOSE PUBLIC HEARING - 20288 DANBURY LANE

MOTION by Buscemi, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180, to erect a 13.6' x 14' sunroom to existing family room.

ABSENT: Conroy and Smitka.

MOTION CARRIED

BZA 05-11-01 VARIANCE OF ZONING ORDINANCE NO 265
SECTION 10-180 - REAR YARD VARIANCE

MOTION by Paglia, SUPPORTED by Pesegna:

To approve the variance of Zoning Ordinance No. 265, Section 10-180, to erect a 13.6' x 14' sunroom to existing family room at 20288 Danbury Lane.

ABSENT: Conroy and Smitka.

MOTION CARRIED

BZA 05-12-01 OPEN PUBLIC HEARING - 19887 HUNTINGTON

MOTION by Paglia, SUPPORTED by Buscemi:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(4), to erect a 22' x 25' garage addition. (Mr. Russell)

ABSENT: Conroy and Smitka.

MOTION CARRIED

PUBLIC HEARING

Mr. Russell was present to answer questions.

BZA 05-13-01 CLOSE PUBLIC HEARING - 19887 HUNTINGTON

MOTION by Paglia, SUPPORTED by Hooper:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(4), to erect a 22' x 25' garage addition. (Mr. Russell)

ABSENT: Conroy and Smitka.

MOTION CARRIED

BZA 05-14-01 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-152(4) - GARAGE ADDITION

MOTION by Buscemi, SUPPORTED by Pesegna:

To approve the variance of Zoning Ordinance No. 265, Section 10-152(4), to erect a 22' x 25' garage addition at 19887 Huntington.

ABSENT: Conroy and Smitka.

MOTION CARRIED

BZA 05-15-01 OPEN PUBLIC HEARING - 20811 HARPER AVENUE

MOTION by Pesegna, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of the Sign Ordinance, Section 21-7(1), to erect a 8' x 6' free-standing sign, 10 feet tall. (Mr. C's Car Wash)

ABSENT: Conroy.

MOTION CARRIED

PUBLIC HEARING

Mr. Vito Catalfio was present and answer all questions address to him.

BZA 05-16-01 CLOSE PUBLIC HEARING - 20811 HARPER AVENUE

MOTION by Pesegna, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of the Sign Ordinance, Section 21-7(1), to erect a 8' x 6' free-standing sign, 10 feet tall. (Mr. C's Car Wash)

ABSENT: Conroy.

MOTION CARRIED

BZA 05-17-01 VARIANCE OF SIGN ORDINANCE - 20811 HARPER

MOTION by Pesegna, SUPPORTED by Buscemi:

To approve the variance of the Sign Ordinance, Section 21-7(1), to erect a 8' x 6' free-standing sign, 20 feet tall at 20811 Harper Avenue at 20811 Harper Avenue.

YES: Pesegna, Buscemi, Smitka and Susick.

NO: Hooper and Paglia.

ABSENT: Conroy.

MOTION CARRIED

BZA 05-18-01

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Hooper:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Conroy.

MOTION CARRIED

ALVIN J. SUSICK, VICE CHAIR

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JUNE 13, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairman Robert A. Smitka at 6:30 p.m.

ROLL CALL

PRESENT: Chairman Robert A. Smitka, Boardmember(s) Serafin Buscemi, Brian W. Conroy, Lisa Hooper, Richard Pesegna and Alvin J. Susick.

ABSENT: Boardmember Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 06-19-01

EXCUSE BOARDMEMBER

MOTION by Buscemi, SUPPORTED by Susick:
To excuse Boardmember(s) due to a prior commitment.

ABSENT: Paglia.

MOTION CARRIED

BZA 06-20-01

MINUTES

MOTION by Susick, SUPPORTED by Buscemi:
To table approval of the minutes of the regular Board of Zoning Appeals meeting held May 9, 2001.

ABSTAIN: Conroy.

ABSENT: Paglia.

MOTION CARRIED

BZA 06-21-01

TABLE VARIANCE - 20480 EASTWOOD

MOTION by Conroy, SUPPORTED by Susick:

To table the appeal for a request for a variance of Zoning Ordinance, Section 10-180, to erect a 6' x 23' addition to an attached garage, at 20480 Eastwood, until applicant can be present. (Mr. Konopka)

ABSENT: Paglia.

MOTION CARRIED

BZA 06-22-01

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Hooper:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:47 p.m.

ABSENT: Paglia.

MOTION CARRIED

ROBERT A. SMITKA, CHAIRMAN

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 1, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairman Robert A. Smitka at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chair Robert A. Smitka, Boardmember(s) Serafin Buscemi, Brian W. Conroy, Lisa Hooper, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: None.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-23-01

MINUTES

MOTION by Buscemi, SUPPORTED by Susick:

To approve the minutes of the regular Board of Zoning Appeals meeting held June 13, 2001.

MOTION CARRIED UNANIMOUSLY

BZA 08-24-01

OPEN PUBLIC HEARING - SIZE OF PARKING
SPACES - LOWE'S HOME IMPROVEMENT STORE

MOTION by Susick, SUPPORTED by Paglia:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-149, size of parking spaces. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Evan Vlaeminck from Lowe's was present to answer questions from the audience and Zoning Board.

BZA 08-25-01 CLOSE PUBLIC HEARING - SIZE OF PARKING
 SPACES - LOWE'S HOME IMPROVEMENT STORE
 HOME IMPROVEMENT STORE

MOTION by Susick, SUPPORTED by Hooper:
To close the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-149, size of parking spaces. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

BZA 08-26-01 VARIANCE OF ZONING ORDINANCE NO 265 - SIZE
 OF PARKING SPACES - LOWE'S HOME IMPROVEMENT

MOTION by Buscemi, SUPPORTED by Susick:
To approve the variance of Zoning Ordinance No. 265, Section 10-149, size of parking spaces. (Lowe's Home Improvement)

MOTION CARRIED UNANIMOUSLY

BZA 08-27-01 OPEN PUBLIC HEARING - NUMBER OF LOADING
 SPACES - LOWE'S HOME IMPROVEMENT STORE

MOTION by Paglia, SUPPORTED by Buscemi:
To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-149, number of loading spaces. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Evan Vlaeminck from Lowe's was present to answer questions from the audience and Zoning Board.

BZA 08-28-01 CLOSE PUBLIC HEARING - NUMBER OF LOADING SPACES - LOWE'S HOME IMPROVEMENT STORE

MOTION by Buscemi, SUPPORTED by Conroy:

To close the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-149, number of loading spaces. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

BZA 08-29-01 VARIANCE OF ZONING ORDINANCE NO 265 LOADING SPACES - LOWE'S HOME IMPROVEMENT

MOTION by Susick, SUPPORTED Buscemi:

To approve the variance of Zoning Ordinance No. 265, Section 10-149, number of loading spaces. (Lowe's Home Improvement)

MOTION CARRIED UNANIMOUSLY

BZA 08-30-01 OPEN PUBLIC HEARING - PARKING LOT LIGHTS LOWE'S HOME IMPROVEMENT STORE

MOTION by Paglia, SUPPORTED by Susick:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-149, parking lot lights. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

BZA 08-37-01 CLOSE PUBLIC HEARING - SIGN ORDINANCE
SECTION 6-504 - LOWE'S HOME IMPROVEMENT STORE

MOTION by Conroy, SUPPORTED by Buscemi:
To close the Public Hearing on the request for a variance of the Sign Ordinance, Section 6-504, height and placement of free-standing sign and size of wall signs. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

BZA 08-38-01 VARIANCE OF SIGN ORDINANCE - SECTION 6-504
LOWE'S HOME IMPROVEMENT STORE

MOTION by Conroy, SUPPORTED by Paglia:
To table the request for a variance of the Sign Ordinance, Section 6-504, height and placement of free-standing sign and sign of wall signs until Lowe's comes in with new plans for a free-standing sign. (Lowe's Home Improvement Store)

MOTION CARRIED UNANIMOUSLY

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 08-39-01 ADJOURNMENT

MOTION by Conroy, SUPPORTED by Paglia:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:30 p.m.

MOTION CARRIED UNANIMOUSLY

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
OCTOBER 10, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chair Robert A. Smitka at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chair Robert A. Smitka, Boardmember(s) Serafin Buscemi, Lisa Hooper, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: Boardmember Conroy.

OTHERS PRESENT: Building Inspector Gerard Owczarzak and City Manager James E. Leidlein.

BZA 10-40-01 EXCUSE BOARDMEMBER CONROY

MOTION by Susick, SUPPORTED by Buscemi:
To excuse Boardmember Brian W. Conroy due to a prior commitment.

ABSENT: Conroy.

MOTION CARRIED

BZA 10-41-01 MINUTES

MOTION by Buscemi, SUPPORTED by Paglia:
To approval of the minutes of the regular Board of Zoning Appeals meeting held August 1, 2001.

ABSENT: Conroy.

MOTION CARRIED

BZA 10-42-01 OPEN PUBLIC HEARING - SIGN ORDINANCE
 SECTION 6-504 - MARSHALL FIELD'S

MOTION by Hooper, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of the Sign Ordinance, Section 6-504, to allow for a replacement sign which exceeds the maximum square footage of 100 square feet with three foot letter height for flat signs. (Marshall Field's)

ABSENT: Conroy.

MOTION CARRIED

PUBLIC HEARING

Mr. Alan Green, Attorney for Marshall Field's was present to answer all questions.

BZA 10-43-01 CLOSE PUBLIC HEARING - SIGN ORDINANCE
 SECTION 6-504 - MARSHALL FIELD'S

MOTION by Susick, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of the Sign Ordinance, Section 6-504, to allow for a replacement sign which exceeds the maximum square footage of 100 square feet with three foot letter height for flat signs. (Marshall Field's)

ABSENT: Conroy.

MOTION CARRIED

BZA 10-44--01 VARIANCE OF SIGN ORDINANCE -
 SECTION 6-504 - MARSHALL FIELD'S

MOTION by Buscemi, SUPPORTED by Susick:

To approve the variance of the Sign Ordinance, Section 6-504, to allow for a replacement sign which exceeds the maximum square footage of 100 square feet with three foot letter height for flat signs. (Marshall Field's)

ABSENT: Conroy.

MOTION CARRIED

BZA 10-45-01

ADJOURNMENT

MOTION by Susick, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:45 p.m.

ABSENT: Conroy.

MOTION CARRIED

ROBERT A. SMITKA, VICE CHAIR

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
NOVEMBER 14, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Boardmember Alvin J. Susick at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chair Robert A. Smitka,(arrived 6:45 p.m.) Boardmember(s) Serafin Buscemi, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: Boardmember(s) Brian W. Conroy and Lisa Hooper.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 11-46-01

EXCUSE BOARDMEMBER(S)

MOTION by Paglia, SUPPORTED by Buscemi:

To excuse Boardmember(s) Brian W. Conroy and Lisa Hooper due to prior commitments.

ABSENT: Conroy, Hooper and Smitka.

MOTION CARRIED

BZA 11-47-01

MINUTES

MOTION by Buscemi, SUPPORTED by Paglia:

To approve the minutes of the regular Board of Zoning Appeals meeting held October 10, 2001.

ABSENT: Conroy, Hooper and Smitka.

MOTION CARRIED

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
DECEMBER 12, 2001

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Board member Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Board Member(s) Serafin Buscemi, Lisa Hooper, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: Vice Chair Robert A. Smitka,

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 12-55-01 EXCUSE BOARD MEMBER SMITKA

MOTION by Buscemi, SUPPORTED by Paglia:
To excuse Board Member Robert Smitka due to a prior commitment.

ABSENT: Smitka.

MOTION CARRIED

BZA 12-56-01 MINUTES

MOTION by Buscemi, SUPPORTED by Hooper:
To approve the minutes of the regular Board of Zoning Appeals meeting held November 19, 2001.

ABSENT: Smitka.

MOTION CARRIED

BZA 12-57-01

ADDENDUM TO AGENDA

MOTION by Paglia, SUPPORTED by Buscemi:

To add to the agenda a request from Lowe's Home Improvement Store, from August 1, 2001 for a variance of Sign Ordinance Section 6-504, Free Standing Sign and Section 6-505 combination of signs.

ABSENT: Smitka.

MOTION CARRIED

BZA 12-58-01

VARIANCE OF ZONING ORDINANCE SEC 10-148(19)
OPEN PUBLIC HEARING - 19556 HARPER

MOTION by Hooper, SUPPORTED by Paglia:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-148(19), for the purpose of providing 15 fewer parking spaces than required at 19556 Harper. (John & Karen Miller)

ABSENT: Smitka.

MOTION CARRIED

PUBLIC HEARING

Ken Welch, Bob Cliff and John Miller were present to represent the health club and answer any questions.

Cheryl Moss and John Jauch of the Harper/Littlestone condominiums said they were not opposed to the health club but were concerned with parking on Harper Avenue in front of the condominiums.

BZA 12-59-01

VARIANCE OF ZONING ORDINANCE SEC 10-148(19)
CLOSE PUBLIC HEARING - 19556 HARPER

MOTION by Buscemi, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Zoning Ordinance, Section 10-148(19), for the purpose of providing 15 fewer parking spaces than required at 19556 Harper. (John & Karen Miller)

ABSENT: Smitka.

MOTION CARRIED

BZA 12-60-01 VARIANCE OF ZONING ORDINANCE SEC 10-148(19)
19556 HARPER AVENUE

MOTION by Paglia, SUPPORTED by Hooper:
To approve the variance of Zoning Ordinance No. 265, Sec 10-148(19), for the purpose of providing 15 fewer parking spaces than required at 19556 Harper. (John & Karen Miller)

ABSENT: Smitka.

MOTION CARRIED

BZA 12-61-01 VARIANCE OF SIGN ORDINANCE SEC 6-504
AND SEC 6-505 OPEN PUBLIC HEARING -
LOWE'S HOME IMPROVEMENT STORE

MOTION by Paglia, SUPPORTED by Hooper:
To open the Public Hearing on the request for a variance of Sign Ordinance Section 6-504 Free Standing Sign and Section 6-505, combination of signs from Lowe's Home Improvement Store.

ABSENT: Smitka

MOTION CARRIED

PUBLIC HEARING

Lawrence McNally, the representative from Lowe's was present to discuss and answer any questions regarding the proposed variance.

BZA 12-61-01 VARIANCE OF SIGN ORDINANCE SEC 6-504
AND SEC 6-505 CLOSE PUBLIC HEARING -
LOWE'S HOME IMPROVEMENT STORE

MOTION by Paglia, SUPPORTED by Hooper:
To close the Public Hearing on the request for a variance of Sign Ordinance Section 6-504 Free Standing Sign and Section 6-505, combination of signs from Lowe's Home

Improvement Store.

ABSENT: Smitka.

MOTION CARRIED

BZA 12-62-01 VARIANCE OF SIGN ORDINANCE SEC 6-504 AND
SEC 6-505 - LOWE'S HOME IMPROVEMENT STORE

MOTION by Paglia, SUPPORTED by Hooper:

To approve the variance of the Sign Ordinance Section 6-504 and Section 6-505 for a Monument and Wall signs at Lowe's Home Improvement Store at 18000 Vernier.

ABSENT: Smitka.

MOTION CARRIED

BZA 12-63-01

ADJOURNMENT

MOTION by Buscemi , SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:10 p.m.

ABSENT: Smitka.

MOTION CARRIED

ALVIN SUSICK , BOARD MEMBER

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 13, 2002

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Boardmember Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: None

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 03-01-02

MINUTES

MOTION by Buscemi, SUPPORTED by Hooper:

To approve the minutes of the regular Board of Zoning Appeals meeting held December 12, 2001.

MOTION CARRIED UNANIMOUSLY

BZA 03-02-02

ELECTION OF CHAIR AND VICE CHAIR 2002

MOTION by Hooper, SUPPORTED by Buscemi:

To elect Mary Paglia as Chairperson and Alvin J. Susick as Vice Chairperson for 2002.

MOTION CARRIED UNANIMOUSLY

BZA 03-03-02 VARIANCE OF SIGN ORDINANCE SECTION 21-7
OPEN PUBLIC HEARING - 20903 HARPER

MOTION by Buscemi, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-7, to erect 4 wall flat signs and 2 monument signs at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Ed Phillips was present from Phillips Sign Co. to explain the requested variance and answer any questions regarding the signs at Kroger.

BZA 03-04-02 VARIANCE OF SIGN ORDINANCE SECTION 21-7
CLOSE PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Hooper:

To close the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-7, to erect 4 wall flat signs and 2 monument signs at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-05-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-7 20903 HARPER

MOTION by Pesegna, SUPPORTED by Buscemi:

To approve the variance of City Sign Ordinance Sections 21-7, to erect 4 wall flat signs and 2 monument signs at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-06-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
OPEN PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-6, to allow the wall sign to exceed the maximum 100 square foot limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Ed Phillips was present from Phillips Sign Co. to explain the requested variance and answer any questions regarding the signs at Kroger.

BZA 03-07-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
CLOSE PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Hooper:

To close the Public Hearing on the request for variance of City Sign Ordinance Sections 21-6, to allow the wall sign to exceed the maximum 100 square foot limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-08-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-6- 20903 HARPER

MOTION by Buscemi, SUPPORTED by Marchese:

To approve the variance of City Sign Ordinance Sections 21-6, to allow the wall sign not to exceed 117 square feet for the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-09-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
OPEN PUBLIC HEARING - 20903 HARPER

MOTION by Hooper, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-6, to allow letters on sign to exceed the 36" limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Ed Phillips was present from Phillips Sign Co. to explain the requested variance and answer any questions regarding the signs at Kroger.

BZA 03-10-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
CLOSE PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-6, to allow letters on sign to exceed the 36" limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-11-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-6 - 20903 HARPER

MOTION by Susick, SUPPORTED by Hooper:

To approve the variance of City Sign Ordinance Sections 21-6, to allow letters on sign to exceed the 36" limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARDMEMBERS

None

BZA 03-12-02

ADJOURNMENT

MOTION by Hooper, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:05 p.m.

MOTION CARRIED UNANIMOUSLY

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 13, 2002

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Boardmember Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: None

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 03-01-02

MINUTES

MOTION by Buscemi, SUPPORTED by Hooper:

To approve the minutes of the regular Board of Zoning Appeals meeting held December 12, 2001.

MOTION CARRIED UNANIMOUSLY

BZA 03-02-02

ELECTION OF CHAIR AND VICE CHAIR 2002

MOTION by Hooper, SUPPORTED by Buscemi:

To elect Mary Paglia as Chairperson and Alvin J. Susick as Vice Chairperson for 2002.

MOTION CARRIED UNANIMOUSLY

BZA 03-03-02 VARIANCE OF SIGN ORDINANCE SECTION 21-7
OPEN PUBLIC HEARING - 20903 HARPER

MOTION by Buscemi, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-7, to erect 4 wall flat signs and 2 monument signs at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Ed Phillips was present from Phillips Sign Co. to explain the requested variance and answer any questions regarding the signs at Kroger.

BZA 03-04-02 VARIANCE OF SIGN ORDINANCE SECTION 21-7
CLOSE PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Hooper:

To close the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-7, to erect 4 wall flat signs and 2 monument signs at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-05-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-7 20903 HARPER

MOTION by Pesegna, SUPPORTED by Buscemi:

To approve the variance of City Sign Ordinance Sections 21-7, to erect 4 wall flat signs and 2 monument signs at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-06-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
OPEN PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-6, to allow the wall sign to exceed the maximum 100 square foot limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Ed Phillips was present from Phillips Sign Co. to explain the requested variance and answer any questions regarding the signs at Kroger.

BZA 03-07-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
CLOSE PUBLIC HEARING - 20903 HARPER

MOTION by Susick, SUPPORTED by Hooper:

To close the Public Hearing on the request for variance of City Sign Ordinance Sections 21-6, to allow the wall sign to exceed the maximum 100 square foot limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-08-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-6- 20903 HARPER

MOTION by Buscemi, SUPPORTED by Marchese:

To approve the variance of City Sign Ordinance Sections 21-6, to allow the wall sign not to exceed 117 square feet for the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-09-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
OPEN PUBLIC HEARING - 20903 HARPER

MOTION by Hooper, **SUPPORTED** by Pesegna:

To open the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-6, to allow letters on sign to exceed the 36" limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Ed Phillips was present from Phillips Sign Co. to explain the requested variance and answer any questions regarding the signs at Kroger.

BZA 03-10-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
CLOSE PUBLIC HEARING - 20903 HARPER

MOTION by **Susick**, **SUPPORTED** by **Pesegna**:

To close the Public Hearing on the request for a variance of City Sign Ordinance Sections 21-6, to allow letters on sign to exceed the 36" limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

BZA 03-11-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-6 - 20903 HARPER

MOTION by **Susick**, **SUPPORTED** by **Hooper**:

To approve the variance of City Sign Ordinance Sections 21-6, to allow letters on sign to exceed the 36" limitation at the Kroger Supermarket at 20903 Harper Avenue.

MOTION CARRIED UNANIMOUSLY

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARDMEMBERS

None

BZA 03-12-02

ADJOURNMENT

MOTION by Hooper, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:05 p.m.

MOTION CARRIED UNANIMOUSLY

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
APRIL 10, 2002

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: None

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 04-13-02

MINUTES

MOTION by Buscemi, SUPPORTED by Hooper :
To approve the minutes of the regular Board of Zoning Appeals meeting held March 13, 2002.

MOTION CARRIED UNANIMOUSLY

_____ VARIANCE OF ZONING ORDINANCE # 265 10-148 (8)
BZA 04-14-02 OPEN PUBLIC HEARING - 19840 KELLY

MOTION by Susick, SUPPORTED by Buscemi:
To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-148 (8), for a variance of 10 parking spaces at Homestead Coney Island at 19840 Kelly.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Frank Gjokaj was present to represent Homestead Coney Island and to answer any questions.

BZA 04-15-02 VARIANCE OF ZONING ORDINANCE # 265 10-148 (8)
 CLOSE PUBLIC HEARING - 19840 KELLY

MOTION by Susick, SUPPORTED by Buscemi:
To close the public hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-148 (8), for a variance of 10 parking spaces at Homestead Coney Island at 19840 Kelly.

MOTION CARRIED UNANIMOUSLY

BZA 04-16-02 VARIANCE OF ZONING ORDINANCE
 # 265 10-148 (8) - 19840 KELLY

MOTION by Susick, SUPPORTED by Buscemi:
To approve the request for a variance of Zoning Ordinance No. 265, Section 10-148 (8), for 10 parking spaces at Homestead Coney Island at 19840 Kelly.

YES: Buscemi, Flatt, Hooper, Marchese, Paglia, Susick
NO: Pesegna

MOTION CARRIED

BZA 04-17-02 VARIANCE OF CITY SIGN ORDINANCE
 SECTION 21-6 AND 21-10(b)
 OPEN PUBLIC HEARING - 20700 HARPER AVE.

MOTION by Susick, SUPPORTED by Hooper:
To open the Public Hearing on the request for a variance of City Sign Ordinance, Sections 21-6 and 21-10(b) for a variance of 21 sq. ft. over maximum square footage allowed at BP Gasoline Station at 20700 Harper Ave.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

The petitioner, Mr. Ammar Koutoula and his architect, Mr. Asem Halim, were present to answer any questions concerning the proposed sign.
Mr. & Mrs. Lufty asked several questions.
Mr. Brad Susick asked questions about the possibility of a Subway at this location.

VARIANCE OF CITY SIGN ORDINANCE
SECTION 21-6 AND 21-10(b)
BZA 04-18-02 CLOSE PUBLIC HEARING - 20700 HARPER AVE.

MOTION by Susick, SUPPORTED by Buscemi:
To close the Public Hearing on the request for a variance of City Sign Ordinance, Sections 21-6 and 21-10(b) for a variance of 21 sq. ft. over maximum square footage allowed at BP Gasoline Station at 20700 Harper Ave.

MOTION CARRIED UNANIMOUSLY

BZA 04-19-02 VARIANCE OF CITY SIGN ORDINANCE
SECTION 21-6 AND 21-10(b)- 20700 HARPER AVE.

MOTION by Pesegna, SUPPORTED by : Buscemi
To approve the requested variance from BP Gasoline Station at 20700 Harper Ave., of City Sign Ordinance, Sections 21-6 and 21-10(b) for a 21 sq. ft. variance over maximum square footage allowed.

ABSTAIN: Susick

MOTION CARRIED

DISCUSSION BY BOARD MEMBERS

Al Susick stated he still has concerns about the possible traffic problem at the new Kroger store.

BZA 04-20-02

ADJOURNMENT

MOTION by Hooper, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:15 p.m.

MOTION CARRIED UNANIMOUSLY

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JUNE 12, 2002

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairperson Alvin J. Susick at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Deborah Flatt (7:00 P.M.), John Marchese, Richard Pesegna and Alvin J. Susick.

ABSENT: Chairperson Mary Paglia and Boardmember Lisa Hooper

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 06-21-02

EXCUSE BOARDMEMBERS

MOTION by Buscemi, SUPPORTED by Pesegna:

To excuse Boardmembers Mary Paglia and Lisa Hooper from tonight's meeting due to a prior commitment.

ABSENT: Paglia, Hooper and Flatt.

MOTION CARRIED

BZA 06-22-02

MINUTES

MOTION by Pesegna, SUPPORTED by Buscemi:

To approve the minutes of the regular Board of Zoning Appeals Meeting held April 10, 2002.

ABSENT: Paglia, Hooper and Flatt.

MOTION CARRIED

BZA 06-23-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
OPEN PUBLIC HEARING - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6, for an exterior wall sign 700sq. ft over maximum square footage allowed, at Sears Roebuck and Co., 18000 Vernier. (Richard Letourneau - Construction Plan Manager).

ABSENT: Paglia, Hooper and Flatt.

MOTION CARRIED

PUBLIC HEARING

Mr. Jeff Mitchell, the architect for Sears and Roebuck Co. was present to answer any questions concerning the requested variance.

BZA 06-24-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION by Marchese, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6, for an exterior wall sign 700sq. ft over maximum square footage allowed, at Sears Roebuck and Co., 18000 Vernier. (Richard Letourneau - Construction Plan Manager).

ABSENT: Paglia, Hooper and Flatt.

MOTION CARRIED

BZA 06-25-02 VARIANCE OF SIGN ORDINANCE
SECTION 21-6 - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Pesegna:

To approve the variance of Sign Ordinance, Section 21-6, for an exterior wall sign 700sq. ft over maximum square footage allowed, at Sears Roebuck and Co., 18000 Vernier. (Richard Letourneau - Construction Plan Manager).

ABSENT: Paglia, Hooper and Flatt.

MOTION CARRIED

ABSENT: Paglia, Hooper and Flatt.

MOTION CARRIED

BZA 06-29-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
 OPEN PUBLIC HEARING - 19340 VERNIER

MOTION by Pesegna SUPPORTED by Buscemi:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6, for an additional exterior wall sign on the south side of the Lowe's Home Warehouse at 19340 Vernier. (Atwell-Hicks, Inc.).

ABSENT: Paglia, Hooper, and Flatt.

MOTION CARRIED

PUBLIC HEARING

Mr. Lawrence McNally was present to represent Lowes and answer any questions.

BZA 06-30-02 VARIANCE OF SIGN ORDINANCE SECTION 21-6
 CLOSE PUBLIC HEARING - 19340 VERNIER

MOTION by Buscemi SUPPORTED by Marchese:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6, for an additional exterior wall sign on the south side of the Lowe's Home Warehouse at 19340 Vernier. (Atwell-Hicks, Inc.).

ABSENT: Paglia, Hooper, and Flatt.

MOTION CARRIED

Boardmember Flatt arrived @ 7:00 p.m.

BZA 06-31-02 VARIANCE OF SIGN ORDINANCE
 SECTION 21-6 - 19340 VERNIER

MOTION by Buscemi, SUPPORTED by Marchese:

To approve the variance of Sign Ordinance, Section 21-6, for an additional exterior wall sign on the south side of the Lowe's Home Warehouse at 19340 Vernier. (Atwell-Hicks, Inc.).

NO: Pesegna.
ABSENT: Paglia and Hooper.

MOTION CARRIED

BZA 06-32-02 VARIANCE OF ZONING ORDINANCE SECTION 10-140
OPEN PUBLIC HEARING - 20831 BEAUFIT

MOTION by Pesegna, SUPPORTED by Flatt:
To open the Public Hearing on the request for a variance of Zoning Ordinance Section 10-140, to build a home at 20831 Beaufait on a lot that is 36 feet wide. (Tadeusz & Beata Chochla).

ABSENT: Paglia and Hooper.

MOTION CARRIED

PUBLIC HEARING

Dick Zambiski and Darlene Linski representing Tadeusz and Beata Chochla were present to answer any questions regarding the variance.

The following residents, David Lavender, Paul Naz, Heidi and John Boccomino, spoke against the variance.

BZA 06-33-02 VARIANCE OF ZONING ORDINANCE SECTION 10-140
CLOSE PUBLIC HEARING - 20831 BEAUFIT

MOTION by Marchese, SUPPORTED by Pesegna:
To close the Public Hearing on the request for a variance of Zoning Ordinance Section 10-140, to build a home at 20831 Beaufait on a lot that is 36 feet wide. (Tadeusz & Beata Chochla).

ABSENT: Paglia and Hooper.

MOTION CARRIED

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JULY 10, 2002

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairperson Alvin J. Susick at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Lisa Hooper, John Marchese, Richard Pesegna and Alvin J. Susick.

ABSENT: Chairperson Mary Paglia and Boardmember Deborah Flatt.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 07-39 -02

EXCUSE BOARDMEMBER

MOTION by Pesegna, SUPPORTED by Hooper :

To excuse Chairperson Mary Paglia and Boardmember Deborah Flatt due to a prior commitment.

ABSENT: Paglia and Flatt

MOTION CARRIED

BZA 07-40 -02

MINUTES

MOTION by Buscemi, SUPPORTED by Marchese:

To approve the minutes of the regular Board of Zoning Appeals meeting held June 12, 2002.

ABSENT: Paglia and Flatt

MOTION CARRIED

BZA 07-41-02 VARIANCE OF ZONING ORDINANCE SECTION 10-140
OPEN PUBLIC HEARING - 20830 LENNON

MOTION by Hooper, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-140, to build a home at 20830 Lennon on a lot that is 36 feet wide. (Tadeusz & Beata Chocla).

ABSENT: Paglia and Flatt

MOTION CARRIED

PUBLIC HEARING

Darlene Linski, representing Harper Management Company, was present to answer questions and request approval of the variance.

Business owner, Paul Naz spoke against the variance.

Residents Anthony Corrado & David Lavender stated the lot should be used for parking rather than a residence.

BZA 07-42-02 VARIANCE OF ZONING ORDINANCE SECTION 10-140
CLOSE PUBLIC HEARING - 20830 LENNON

MOTION by Pesegna, SUPPORTED by Hooper:

To close the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-140, to build a home at 20830 Lennon on a lot that is 36 feet wide. (Tadeusz & Beata Chocla).

ABSENT: Paglia and Flatt

MOTION CARRIED

BZA 07-43 -02 VARIANCE OF ZONING ORDINANCE
SECTION 10-140 - 20830 LENNON

MOTION by Marchese, SUPPORTED by Hooper:
To deny the variance of Zoning Ordinance Section 10-140, to build a home at 20831 Lennon on a lot that is 36 feet wide. (Tadeusz & Beata Chochla).

ABSENT: Paglia and Flatt
ABSTAIN: Buscemi

MOTION CARRIED

Boardmember Buscemi abstained due to a family business interest with the petitioners.

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

None

BZA 07-44 -02 ADJOURNMENT

MOTION by Hooper, SUPPORTED by Pesegna:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:10 p.m.

ABSENT: Paglia and Flatt

MOTION CARRIED

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 14, 2002

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:45 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, John Marchese, Mary Paglia, Richard Pesegna and Alvin J. Susick.

ABSENT: Boardmembers, Deborah Flatt and Lisa Hooper

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-45-02

EXCUSE BOARDMEMBERS

MOTION by Buscemi, SUPPORTED by Susick:

To excuse Boardmembers Deborah Flatt and Lisa Hooper from tonight's meeting due to a prior commitment.

ABSENT: Flatt and Hooper

MOTION CARRIED

BZA 08-46 -02

MINUTES

MOTION by Susick, SUPPORTED by Buscemi:

To approve the minutes of the regular Board of Zoning Appeals meeting held July 10, 2002.

ABSENT: Flatt and Hooper

MOTION CARRIED

BZA 08-47-02 VARIANCE OF ZONING ORDINANCE SECTION 10-118(10)
OPEN PUBLIC HEARING - 21143 LENNON

MOTION by Buscemi, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-118(10) to install an in-ground pool at 21143 Lennon 2 feet from the garage. (Lynda Mowbray).

ABSENT: Flatt and Hooper

MOTION CARRIED

PUBLIC HEARING

Mrs. Mowbray, the petitioner, was present to explain her request and answer any questions.

BZA 08-48-02 VARIANCE OF ZONING ORDINANCE SECTION 10-118(10)
CLOSE PUBLIC HEARING - 21143 LENNON

MOTION by Susick, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Zoning Ordinance Section 10-118 (10) to install an in-ground pool at 21143 Lennon from the garage.

ABSENT: Flatt and Hooper

MOTION CARRIED

BZA 08-49-02 VARIANCE OF ZONING ORDINANCE
SECTION 10-118(10) 21143 LENNON

MOTION by Buscemi, SUPPORTED by Pesegna:

To approve the variance of Zoning Ordinance Section 10-118(10) to install an in-ground pool at 21143 Lennon 2 feet from the garage.

YES: Buscemi, Pesegna and Susick

NO: Marchese and Paglia

ABSENT: Flatt and Hooper

MOTION DENIED

Zoning Ordinance Section 10-194 requires four votes for approval of a variance.

BZA 08-50-02 VARIANCE OF ZONING ORDINANCE SECTION 10-140
OPEN PUBLIC HEARING - 20831 BEAUFIT

MOTION by Susick, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-140, to build a home at 20831 Beaufait on a lot that is 36 feet wide. (Tadeusz & Beata Chocla).

ABSENT: Flatt and Hooper

ABSTAIN: Buscemi

MOTION CARRIED

PUBLIC HEARING

Darlene Linski, representative for the petitioners, was present to answer any questions on the request for variance. Several neighbors voiced their opinions on this matter.

BZA 08-51-02 VARIANCE OF ZONING ORDINANCE SECTION 10-140
CLOSE PUBLIC HEARING - 20831 BEAUFIT

MOTION by Pesegna, SUPPORTED by Marchese:

To close the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-140, to build a home at 20831 Beaufait on a lot that is 36 feet wide. (Tadeusz & Beata Chocla).

ABSENT: Flatt and Hooper

ABSTAIN: Buscemi

MOTION CARRIED

BZA 08-52-02 VARIANCE OF ZONING ORDINANCE
SECTION 10-140 - 20831 BEAUFIT

MOTION by Marchese, SUPPORTED by Paglia:

To deny the variance of Zoning Ordinance Section 10-140, to build a home at 20831 Beaufait on a lot that is 36 feet wide. (Tadeusz & Beata Chochla).

ABSENT: Flatt and Hooper
ABSTAIN: Buscemi, Pesegna, and Susick

MOTION CARRIED

HEARING OF THE PUBLIC

Ms. Linski stated she would like to see a full quorum at the Zoning Board meetings rather than four or five members only. She also requested that the City waive the \$100.00 appeal fee for the next meeting.

DISCUSSION BY BOARD MEMBERS

None

BZA 08-53-02

ADJOURNMENT

MOTION by Susick, SUPPORTED by Pesegna:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:45 p.m.

ABSENT: Flatt and Hooper

MOTION CARRIED

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 12, 2003

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Richard Pesegna and Alvin J. Susick.

ABSENT: None

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 03-01-03

MINUTES

MOTION by Susick, SUPPORTED by Buscemi:

To approve of the minutes of the regular Board of Zoning Appeals meeting held August 14, 2002.

MOTION CARRIED UNANIMOUSLY

BZA 03-02-03 VARIANCE OF ZONING ORDINANCE SEC. 10-118(5)
OPEN PUBLIC HEARING - 20520 DANBURY LANE

MOTION by Susick, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-118(5) to expand the rear kitchen at 20520 Danbury Lane 7.5 ft. from the in-ground pool.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Daniel Swartz, the petitioner, was present to explain his request for a variance and answer any questions.

BZA 03-03-03 VARIANCE OF ZONING ORDINANCE SEC. 10-118(5)
CLOSE PUBLIC HEARING - 20520 DANBURY LANE

MOTION by Susick, SUPPORTED by Pesegna:
To close the Public Hearing on the request for a variance of Zoning Ordinance, Sec 10-118(5) to expand the rear kitchen at 20520 Danbury Lane 7.5 ft. from the in-ground pool.

MOTION CARRIED UNANIMOUSLY

BZA 03-04-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-118(5) - 20520 DANBURY LANE

MOTION by Buscemi, SUPPORTED by Marchese:
To approve the variance of Zoning Ordinance No. 265, Section 10-118(5) to expand the rear kitchen at 20520 Danbury Lane 7.5 ft. from the in-ground pool.(Daniel Swartz).

MOTION CARRIED UNANIMOUSLY

BZA 03-05-03 VARIANCE OF ZONING ORDINANCE SEC. 10-180
OPEN PUBLIC HEARING - 20520 DANBURY LANE

MOTION by Susick, SUPPORTED by Hooper:
To open the Public Hearing on the request for a variance of Zoning Ordinance, Sec. 10-180, to waive the 35 ft. rear yard requirement for the kitchen addition at 20520 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Daniel Swartz, the petitioner, was present to explain his request for a variance and answer any questions.

BZA 03-06-03 VARIANCE OF ZONING ORDINANCE SEC. 10-180
CLOSE PUBLIC HEARING - 20520 DANBURY LANE

MOTION by Susick, SUPPORTED by Marchese:
To close the Public Hearing on the request for a variance of Zoning Ordinance, Sec. 10-180, to waive the 35 ft. rear yard requirement for the kitchen addition at 20520 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA 03-07-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-180 - 20520 DANBURY LANE

MOTION by Buscemi, SUPPORTED by Marchese:
To approve the request for a variance of Zoning Ordinance, Sec. 10-180, to waive the 35 ft. rear yard requirement for the kitchen addition at 20520 Danbury Lane. (Daniel Swartz).

MOTION CARRIED UNANIMOUSLY

BZA 03-08-03 VARIANCE OF ZONING ORDINANCE SEC. 10-180
OPEN PUBLIC HEARING - 20520 DANBURY LANE

MOTION by Susick, SUPPORTED by Flatt:
To open the Public Hearing on the request for a variance of Zoning Ordinance, Sec. 10-180 to waive the 25 ft. front yard requirement for an enclosed porch at 20520 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Mr. Daniel Swartz, the petitioner, was present to explain his request for a variance and answer any questions.

BZA 03-09-03 VARIANCE OF ZONING ORDINANCE SEC. 10-180
CLOSE PUBLIC HEARING - 20520 DANBURY LANE

MOTION by Susick, SUPPORTED by Flatt:
To close the Public Hearing on the request for a variance of Zoning Ordinance, Sec. 10-180 to waive the 25 ft. front yard requirement for an enclosed porch at 20520 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA 03-10-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-180 - 20520 DANBURY LANE

MOTION by Marchese, SUPPORTED by Hooper:
To approve the request for a variance of Zoning Ordinance, Sec. 10-180 to waive the 25 ft. front yard requirement for an enclosed porch at 20520 Danbury Lane. (Daniel Swartz).
The owner's will paint the enclosed addition in order to match the rest of the home.

MOTION CARRIED UNANIMOUSLY

BZA 03-11-03 ELECTION OF CHAIR AND VICE CHAIR FOR 2003

MOTION by Buscemi, SUPPORTED by Hooper:
To re-elect Mary Paglia Chairperson and Al Susick Vice-chair for 2003.

MOTION CARRIED UNANIMOUSLY

BZA 03-12-03 ADJOURNMENT

MOTION by Susick, SUPPORTED by Hooper:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:50 p.m.

MOTION CARRIED UNANIMOUSLY

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MAY 14, 2003

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:30 p.m.

ROLL CALL

PRESENT: Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Mary Paglia, and Alvin J. Susick.

ABSENT: Boardmember Richard Pesegna

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 05-13-03

EXCUSE BOARDMEMBER

MOTION by Buscemi, SUPPORTED by Susick:
To excuse Boardmember Pesegna due to a prior commitment.

ABSENT: Pesegna

MOTION CARRIED

BZA 05-14 -03

MINUTES

MOTION by Hooper, SUPPORTED by Buscemi:
To approve of the minutes of the regular Board of Zoning Appeals meeting held March 12, 2003.

ABSENT: Pesegna

MOTION CARRIED

BZA 05-15-03 VARIANCE OF SIGN ORDINANCE SEC. 21-4
OPEN PUBLIC HEARING - 18000 VERNIER

MOTION by Susick, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of Sign Ordinance, Sec. 21-4, to allow for 3 portable signs to be erected at Eastland Center, 18000 Vernier.

ABSENT: Pesegna

MOTION CARRIED

PUBLIC HEARING

Rita Nelson, Manager of Eastland was present to express her views on the three free-standing signs off Vernier.

BZA 05-16-03 VARIANCE OF SIGN ORDINANCE SEC. 21-4
CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION by Susick, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Sign Ordinance, Sec. 21-4, to allow for 3 portable signs to be erected at Eastland Center, 1800 Vernier.

ABSENT: Pesegna

MOTION CARRIED

BZA 05-17-03 VARIANCE OF SIGN ORDINANCE
SEC. 21-4 - 18000 VERNIER

MOTION by Susick, SUPPORTED by Flatt:

To approve the variance of Sign Ordinance, Section 21-4, to allow one 4 x 8 double-sided, portable sign to be erected at Eastland Center, 18000 Vernier for 60 days adjacent to Vernier Road.

ABSENT: Pesegna

MOTION CARRIED

Chairperson Mary Paglia had to leave at 7:00 p.m. due to a prior commitment. Vice-Chairperson Al Susick took over as Chairperson at this time.

BZA 05-18 -03 VARIANCE OF ZONING ORDINANCE SEC 10-152(4)
OPEN PUBLIC HEARING - 18715 EASTWOOD

MOTION by Buscemi, SUPPORTED by Marchese:

To open the public hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a 1,600 square foot garage 900 feet over the maximum square footage allowed.

ABSENT: Paglia & Pesegna

MOTION CARRIED

PUBLIC HEARING

Petitioner, Andre Hutchins was present to answer questions on the Garage.

BZA 05-19-03 VARIANCE OF ZONING ORDINANCE SEC 10-152(4)
CLOSE PUBLIC HEARING - 18715 EASTWOOD

MOTION by Hooper, SUPPORTED by Buscemi:

To close the public hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a 1,600 square foot garage 900 feet over the maximum square footage allowed.

ABSENT: Paglia & Pesegna

MOTION CARRIED

BZA 05-20-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-152(4) - 18715 EASTWOOD

MOTION by Marchese, SUPPORTED by Hooper:

To approve request for a variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a 1,600 square foot garage 900 feet over the maximum square footage allowed.

ABSENT: Paglia & Pesegna

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

None

BZA 05-21-03

ADJOURNMENT

MOTION by Hooper, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:15 p.m.

ABSENT: Paglia & Pesegna

MOTION CARRIED

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 13, 2003

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:46 p.m.

ROLL CALL

PRESENT: Chairperson Mary Paglia, Boardmember(s) Serafin Buscemi, Deborah Flatt, and John Marchese.

ABSENT: Boardmembers Lisa Hooper, Richard Pesegna and Alvin Susick.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-22-03

EXCUSE BOARDMEMBERS

MOTION by Buscemi, SUPPORTED by Flatt:

To excuse Boardmembers Lisa Hooper, Richard Pesegna and Alvin Susick from tonight's meeting due to prior commitments.

ABSENT: Hooper, Pesegna and Susick .

MOTION CARRIED

BZA 08-23-03

MINUTES

MOTION by Flatt , SUPPORTED by Buscemi:

To approve the minutes of the regular Board of Zoning Appeals meeting held May 14, 2003.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

BZA 08-24-03 VARIANCE OF ZONING ORDINANCE SEC.10-152(4)
OPEN PUBLIC HEARING - 19705 HUNTINGTON

MOTION by Marchese, SUPPORTED by Buscemi:
To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265,
Section 10-152(4) to erect a 1,035 square foot garage 266 feet over the maximum square footage
allowed at 19705 Huntington.

ABSENT: Hooper, Pesegna and Susick

MOTION CARRIED

PUBLIC HEARING

The petitioner, Mr. Singh, was present to answer any questions.

Mr. Jackson, Ms. Dennis and Ms. Hall, residents of Huntington, recommended approval of the
variance for the proposed garage.

BZA 08-25-03 VARIANCE OF ZONING ORDINANCE SEC. 10-152(4)
CLOSE PUBLIC HEARING - 19705 HUNTINGTON

MOTION by Marchese, SUPPORTED by Buscemi:
To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265,
Section 10-152(4) to erect a 1,035 square foot garage 266 feet over the maximum square footage
allowed at 19705 Huntington.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

BZA 08-26-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-152(4) -19705 HUNTINGTON

MOTION by Marchese, SUPPORTED by Flatt:
To receive and file the petition received on August 13, 2003 from eight residents objecting to the
variance, and to approve the variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a
1,035 square foot garage 266 feet over the maximum square footage allowed at 19705
Huntington.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

BZA 08-27-03 VARIANCE OF ZONING ORDINANCE SEC.10-118(b)
OPEN PUBLIC HEARING - 19705 HUNTINGTON

MOTION by Marchese, SUPPORTED by Buscemi:
To open the public hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(b) to erect a 28 foot tall garage 13 feet over the maximum height allowed at 19705 Huntington.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

PUBLIC HEARING

The petitioner, Mr. Singh, was present to answer any questions.

BZA 08-28-03 VARIANCE OF ZONING ORDINANCE SEC.10-118(b)
CLOSE PUBLIC HEARING - 19705 HUNTINGTON

MOTION by Marchese, SUPPORTED by Flatt:
To close the public hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(b) to erect a 28 foot tall garage 13 feet over the maximum height allowed at 19705 Huntington.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

BZA 08-29-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-118(b) -19705 HUNTINGTON

MOTION by Buscemi, SUPPORTED by Marchese:
To receive and file the petition received on August 13, 2003 from eight residents objecting to the variance, and to approve the request for a variance of Zoning Ordinance No. 265, Section 10-118(b) to erect a 28 foot tall garage 13 feet over the maximum height allowed at 19705 Huntington.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

None

BZA 08-30-03

ADJOURNMENT

MOTION by Marchese, SUPPORTED by Flatt:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:07 p.m.

ABSENT: Hooper, Pesegna and Susick.

MOTION CARRIED

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
SEPTEMBER 10, 2003

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice- Chairman Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Vice-Chairman Alvin Susick, Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Richard Pesegna.

ABSENT: Chairperson Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 09-31-03

EXCUSE BOARDMEMBER

MOTION by Hooper, SUPPORTED by Pesegna:
To excuse Chairperson Mary Paglia due to a prior commitment.

ABSENT: Paglia.

MOTION CARRIED

BZA 09-32-03

MINUTES

MOTION by Marchese, SUPPORTED by Hooper:
To approve the minutes of the regular Board of Zoning Appeals meeting held August 13, 2003.

ABSENT: Paglia.

MOTION CARRIED

BZA 09-33-03 VARIANCE OF SIGN ORDINANCE SEC. 21-17
OPEN PUBLIC HEARING - 19840 KELLY

MOTION by Hooper, SUPPORTED by Buscemi:

To open the Public Hearing on the request for a variance of Sign Ordinance Section 21-7 to erect a third wall sign on the roof tower at 19840 Kelly Road.

ABSENT: Paglia.

MOTION CARRIED

PUBLIC HEARING

The petitioners, Mr. Frank Gjojac and Martin Gjojac were present to answer any questions.

BZA 09-34-03 VARIANCE OF SIGN ORDINANCE SEC. 21-17
CLOSE PUBLIC HEARING - 19840 KELLY

MOTION by Pesegna, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Sign Ordinance Section 21-17 to erect a third wall sign on the roof tower at 19840 Kelly Road.

ABSENT: Paglia.

MOTION CARRIED

BZA 09-38-03 VARIANCE OF ZONING ORDINANCE
SECTION 10-118(2) - 18775 EASTWOOD

MOTION by Pesegna, SUPPORTED by Hooper:
To approve the variance of Zoning Ordinance No. 265 Section 10-118(2) to build a second garage on the property at 18775 Eastwood.

ABSENT: Paglia.

MOTION CARRIED

BZA 09-39-03 VARIANCE OF ZONING ORDINANCE SEC. 10-152(4)
OPEN PUBLIC HEARING - 18775 EASTWOOD

MOTION by Buscemi, SUPPORTED by Pesegna:
To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a 744 square foot garage 44 feet over the maximum square footage allowed at 18775 Eastwood.

ABSENT: Paglia.

MOTION CARRIED

PUBLIC HEARING

The owner, Mr. Cherry, was present to answer any questions.

BZA 09-40-03 VARIANCE OF ZONING ORDINANCE SEC. 10-152(4)
CLOSE PUBLIC HEARING - 18775 EASTWOOD

MOTION by Marchese, SUPPORTED by Flatt:
To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a 744 square foot garage 44 feet over the maximum square footage allowed at 18775 Eastwood.

ABSENT: Paglia.

MOTION CARRIED

BZA 09-41-03

VARIANCE OF ZONING ORDINANCE
SECTION 10-152(4) - 18775 EASTWOOD

MOTION by Hooper, SUPPORTED by Marchese:

To approve the variance of Zoning Ordinance No. 265, Section 10-152(4) to erect a 744 square foot garage 44 feet over the maximum square footage allowed at 18775 Eastwood.

ABSENT: Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

Mr. Marchese asked to have his comments from the last meeting placed on the record when he asked the Building Inspector to cite the owners of the Harper/Lennon Office Building for having too many real estate signs on the property. The Building Inspector advised him that the violation has been corrected.

BZA 09-42-03

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Hooper:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Paglia.

MOTION CARRIED

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
OCTOBER 8, 2003

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Mary Paglia, Vice Chairperson Alvin Susick,
Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John
Marchese, Richard Pesegna.

ABSENT: None.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 10-43-03

MINUTES

MOTION by Susick, SUPPORTED by Hooper:

To approve the minutes of the regular Board of Zoning Appeals meeting held September 10, 2003.

MOTION CARRIED UNANIMOUSLY

BZA 10-44-03 VARIANCE OF ZONING ORDINANCE NO. 265
OPEN PUBLIC HEARING - 20206 DANBURY LANE

MOTION by Susick, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180 to build a rear room addition 19.5 feet from the rear lot line at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

The petitioner, Ms. Maria Rivera Paglia, was present to answer any questions.

BZA 10-45-03 VARIANCE OF ZONING ORDINANCE NO. 265
CLOSE PUBLIC HEARING - 20206 DANBURY LANE

MOTION by Susick, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180 to build a rear room addition 19.5 feet from the rear lot line at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA10-46-03 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-180 - 20206 DANBURY LANE

MOTION by Hooper, SUPPORTED by Pesegna:

To approve the variance of Zoning Ordinance No. 265, Section 10-180 to build a rear room addition 19.5 feet from the rear lot line at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA 10-47-03 _____ VARIANCE OF ZONING ORDINANCE NO. 265
OPEN PUBLIC HEARING - 20206 DANBURY LANE

MOTION by Buscemi, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-180 to build a 10' x 12' lean-to storage accessory building 30 feet from the rear lot line at 20206 Danbury Lane.

PUBLIC HEARING

The petitioner, Ms. Maria Rivera Paglia, was present to answer any questions.

BZA 10-48-03 VARIANCE OF ZONING ORDINANCE NO. 265
CLOSE PUBLIC HEARING - 20206 DANBURY LANE

MOTION by Susick, SUPPORTED by Marchese:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-180 to build a 10' x 12' lean-to storage accessory building 30 feet from the rear lot line at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA 10-49-03 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-180 - 20206 DANBURY LANE

MOTION by Susick, SUPPORTED by Marchese:

To approve the variance of Zoning Ordinance No. 265 Section 10-180 to build a 10' x 12' lean-to storage accessory building 30 feet from the rear lot line at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA 10-50-03 _____ VARIANCE OF ZONING ORDINANCE NO. 265
OPEN PUBLIC HEARING - 20206 DANBURY LANE

MOTION by Pesegna, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-118(10) to build a 10' x 12' lean-to storage accessory building leaving zero feet between the garage and the lean-to at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

The petitioner, Ms. Maria Rivera Paglia, was present to answer any questions.

BZA 10-51-03 _____ VARIANCE OF ZONING ORDINANCE NO. 265
CLOSE PUBLIC HEARING - 20206 DANBURY LANE

MOTION by Pesegna, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-118(10) to build a 10' x 12' lean-to storage accessory building leaving zero feet between the garage and the lean-to at 20206 Danbury Lane.

MOTION CARRIED UNANIMOUSLY

BZA 10-52-03 _____ VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-118(10) - 20206 DANBURY LANE

MOTION by Hooper, SUPPORTED by Pesegna:

To approve the variance of Zoning Ordinance No. 265 Section 10-118(10) to build a 10' x 12' lean-to storage accessory building leaving zero feet between the garage and the lean-to at 20206 Danbury Lane.

ABSTAIN: Susick.

MOTION CARRIED

BZA 10-53-03 _____ VARIANCE OF ZONING ORDINANCE NO. 265
OPEN PUBLIC HEARING - 18795 EASTWOOD

MOTION by Hooper, SUPPORTED by Buscemi:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(2) to build a second garage at 18795 Eastwood.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

The petitioner, Mr. Pat Couture was present to answer questions.

BZA 10-54-03 _____ VARIANCE OF ZONING ORDINANCE NO. 265
CLOSE PUBLIC HEARING - 18795 EASTWOOD

MOTION by Susick, SUPPORTED by Pesegna:
To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(2) to build a second garage at 18795 Eastwood.

MOTION CARRIED UNANIMOUSLY

BZA 10-55-03 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-118(10) - 18795 EASTWOOD

MOTION by Susick, SUPPORTED by Buscemi:
To approve the variance of Zoning Ordinance No. 265, Section 10-118(2) to build a second garage at 18795 Eastwood.

ABSTAIN: Marchese.

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

Boardmember Marchese had questions about the number of variances and the Building Code Section on rat walls and permits.

BZA 10-56-03 ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Hooper :
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:15 p.m.

MOTION CARRIED UNANIMOUSLY

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JULY 14, 2004

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairperson Al Susick at 6:45 p.m.

ROLL CALL

PRESENT: Vice Chairman Alvin Susick, Boardmember(s) Serafin Buscemi, Deborah Flatt, Richard Pesegna.

ABSENT: Chairperson Mary Paglia, Boardmembers Lisa Hooper and John Marchese.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 07-01-04

EXCUSE BOARDMEMBERS

MOTION by Buscemi, SUPPORTED by Pesegna:

To excuse Chairperson Paglia and Boardmembers Hooper and Marchese due to prior commitments.

ABSENT: Paglia, Hooper, & Marchese.

MOTION CARRIED

BZA 07-02-04

MINUTES

MOTION by Pesegna, SUPPORTED by Flatt:

To approve the minutes of the regular Board of Zoning Appeals meeting held October 8, 2003.

ABSENT: Paglia, Hooper & Marchese.

MOTION CARRIED

BZA 07-06-04 ELECTION OF CHAIR AND VICE CHAIR FOR 2004

MOTION by Buscemi, SUPPORTED by Flatt:
To postpone elections until August meeting.

ABSENT: Paglia, Hooper and Marchese.

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

None

BZA 07-07-04

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Flatt:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Paglia, Hooper and Marchese.

MOTION CARRIED

AL SUSICK, VICE CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
SEPTEMBER 8, 2004

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Mary Paglia at 6:35 p.m.

ROLL CALL

PRESENT: Chairperson Mary Paglia, Vice Chairman Alvin Susick, Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Hooper, John Marchese, Richard Pesegna.

ABSENT: None.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 09-08-04

MINUTES

MOTION by Buscemi, SUPPORTED by Susick :
To approve the minutes of the regular Board of Zoning Appeals meeting held July 14, 2004.

MOTION CARRIED UNANIMOUSLY

BZA 09-09-04 VARIANCE OF SIGN ORDINANCE SEC. 21-7
OPEN PUBLIC HEARING - 19230 HARPER AVE.

MOTION by Susick, SUPPORTED by Hooper:
To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to erect an additional wall sign at Food Basics at 19230 Harper Ave.

MOTION CARRIED UNANIMOUSLY

BZA 09-13-04 VARIANCE OF SIGN ORDINANCE SEC. 21-6
CLOSE PUBLIC HEARING - 19230 HARPER AVE.

MOTION by Susick, SUPPORTED by Marchese:
To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a 144 square foot wall sign, 44 feet over the maximum 100 feet allowed at 19230 Harper Ave.

MOTION CARRIED UNANIMOUSLY

BZA 09-14-04 VARIANCE OF SIGN ORDINANCE
SEC. 21-6 - 19230 HARPER AVE.

MOTION by Susick, SUPPORTED by Marchese:
To deny the request for a variance of Sign Ordinance, Section 21-6 to erect a 144 square foot wall sign, 44 feet over the maximum 100 feet allowed at 19230 Harper Ave.

MOTION CARRIED UNANIMOUSLY

BZA 09-15-03 VARIANCE OF ZONING ORDINANCE NO.
265 SECTION 10 -118 (2) - OPEN PUBLIC
HEARING - 20445 WILLIAMSBURG CT.

MOTION by Susick, SUPPORTED by Flatt:
To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-118 (2) to erect a second garage at 20445 Williamsburg Ct.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

Residents, Ms. Helene Yaegel, & Ms. Roberta Agle were present to voice their approval of the variance.

BZA 09-16-04 VARIANCE OF ZONING ORDINANCE NO.
 265 SECTION 10 -118 (2) -CLOSE PUBLIC
 HEARING - 20445 WILLIAMSBURG CT.

MOTION by Pesegna, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-118 (2) to erect a second garage at 20445 Williamsburg Ct.

MOTION CARRIED UNANIMOUSLY

BZA 09-17-04 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-118 (2) - 20445 WILLIAMSBURG CT.

MOTION by Buscemi, SUPPORTED by Flatt:

To approve the request for a variance of Zoning Ordinance No. 265 Section 10-118 (2) to erect a second garage at 20445 Williamsburg Ct. provided the garage is substantially completed by September 8, 2005.

YES: Paglia, Susick, Buscemi, Flatt, Hooper & Pesegna.
NO: Marchese.

MOTION CARRIED

BZA 09-18-04 VARIANCE OF ZONING ORDINANCE NO.
 265 SECTION 10-180 -OPEN PUBLIC
 HEARING - 20445 WILLIAMSBURG CT.

MOTION by Buscemi, SUPPORTED by Susick:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-180 to erect a garage 19 ft. from the front property line at 20445 Williamsburg Ct.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

 None.

BZA 09-22-04 VARIANCE OF ZONING ORDINANCE NO.
265 SECTION 10-180 - CLOSE PUBLIC
HEARING - 20445 WILLIAMSBURG CT.

MOTION by Susick, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-180 to erect a garage 9 ft. from the side yard at 20445 Williamsburg Ct.

MOTION CARRIED UNANIMOUSLY

BZA 09-23-04 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-180 - 20445 WILLIAMSBURG CT.

MOTION by Hooper, SUPPORTED by Flatt:

To approve the request for a variance of Zoning Ordinance No. 265 Section 10-180 to erect a garage 9 ft. from the side yard at 20445 Williamsburg Ct.

YES: Buscemi, Flatt, Hooper, Pesegna, Paglia, & Susick

NO: Marchese

MOTION CARRIED

BZA 09-24-04 ADDENDUM TO AGENDA

MOTION by Buscemi, SUPPORTED by Susick:

To add to the Agenda the Election of Chair and Vice-Chair for 2005 and to open nominations for same.

MOTION CARRIED UNANIMOUSLY

BZA 09-25-04 ELECTION OF CHAIR AND VICE-CHAIR FOR 2005

MOTION by Buscemi, SUPPORTED by Paglia:

To elect Al Susick Chairman and John Marchese Vice-Chairman for 2005.

MOTION CARRIED UNANIMOUSLY

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____None.

BZA 09-26-04

ADJOURNMENT

MOTION by Hooper, SUPPORTED by Flatt :

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:20 p.m.

MOTION CARRIED UNANIMOUSLY

MARY PAGLIA, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
NOVEMBER 10, 2004

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:40 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman John Marchese,
Boardmember(s) Serafin Buscemi, Deborah Flatt, and Lisa Hooper.

ABSENT: Boardmembers Mary Paglia and Richard Pesegna.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 11-27-04

EXCUSE BOARDMEMBERS

MOTION by Buscemi, SUPPORTED by Marchese:

To excuse Boardmembers Mary Paglia and Richard Pesegna from tonight's meeting due to a prior commitment.

ABSENT: Paglia and Pesegna.

MOTION CARRIED

BZA 11-28-04

MINUTES

MOTION by Hooper, SUPPORTED by Flatt:

To approve the minutes of the regular Board of Zoning Appeals meeting held September 8, 2004.

ABSENT: Paglia and Pesegna.

MOTION CARRIED

BZA 11-29-04 VARIANCE OF SIGN ORDINANCE SEC. 21-7
OPEN PUBLIC HEARING - 20655 LENNON

MOTION by Buscemi, SUPPORTED by Hooper:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to erect a free standing sign at Poupard Elementary School at 20655 Lennon.

ABSENT: Paglia and Pesegna.

MOTION CARRIED

PUBLIC HEARING

Anthony Valentine, a representative for the petitioner Grosse Pointe Public Schools, was present to answer any questions on the request for a variance.

BZA 11-30-04 VARIANCE OF SIGN ORDINANCE SEC. 21-7
CLOSE PUBLIC HEARING - 20655 LENNON

MOTION by Hooper, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to erect a free standing sign at Poupard Elementary School at 20655 Lennon.

ABSENT: Paglia and Pesegna.

MOTION CARRIED

BZA 11-31-04 VARIANCE OF SIGN ORDINANCE
SECTION 21-7 - 20655 LENNON

MOTION by Buscemi, SUPPORTED by Flatt:

To approve the request for a variance of Sign Ordinance, Section 21-7 to erect a free standing sign at Poupard Elementary School at 20655 Lennon.(10' x 4')

ABSENT: Paglia and Pesegna.

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

John Marchese stated that the spruce tree on the north west corner of Kenosha and Beaconsfield should be removed. The tree is located between the sidewalk and the curb at 19307 Beaconsfield.

BZA 11-32-04

ADJOURNMENT

MOTION by Hooper, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:50 p.m.

ABSENT: Paglia and Pesegna.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
OCTOBER 12, 2005

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman John Marchese,
Boardmember(s) Deborah Flatt & Richard Pesegna

ABSENT: Boardmembers Serafin Buscemi, Lisa Giessen & Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 10-07-05

EXCUSE BOARDMEMBERS

MOTION by Pesegna, SUPPORTED by Flatt:

To excuse Boardmembers Serafin Buscemi, Lisa Giessen & Mary Paglia from tonight's meeting due to a prior commitment.

ABSENT: Buscemi, Giessen, & Paglia.

MOTION CARRIED

BZA 10-08-05

MINUTES

MOTION by Flatt, SUPPORTED by Marchese:

To approve the minutes of the regular Board of Zoning Appeals meeting held May 11, 2005.

ABSENT: Buscemi, Giessen, & Paglia.

MOTION CARRIED

BZA 10-09-05 VARIANCE OF SIGN ORDINANCE SEC. 21-6
OPEN PUBLIC HEARING - 19230 HARPER

MOTION by Pesegna, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6, to erect a Spartan wall sign 32.5 square feet over the maximum 100 feet allowed at 19230 Harper Avenue at Bournemouth (Paramount Foods).

ABSENT: Buscemi, Giessen, & Paglia.

MOTION CARRIED

PUBLIC HEARING

Jerry Tillman of Sign Art Co. and Sam Hamama, store manager for Paramount Foods, were present to answer any questions regarding the variance.

BZA 10-10-05 VARIANCE OF SIGN ORDINANCE SEC. 21-6
CLOSE PUBLIC HEARING - 19230 HARPER

MOTION by , SUPPORTED by :

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6, to erect a Spartan wall sign 32.5 square feet over the maximum 100 feet allowed at 19230 Harper Avenue at Bournemouth (Paramount Foods).

ABSENT: Buscemi, Giessen, & Paglia.

MOTION CARRIED

BZA 10-11-05 VARIANCE OF SIGN ORDINANCE
SECTION 21-6 -19230 HARPER

MOTION by Pesegna, SUPPORTED by Marchese:

To approve the request for a variance of Sign Ordinance, Section 21-6, to erect a Spartan wall sign 32.5 feet over the maximum 100 feet allowed at 19230 Harper Avenue at Bournemouth (Paramount Foods).

ABSENT: Buscemi, Giessen, & Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____ None.

BZA 10-12-05

ADJOURNMENT

MOTION by Marchese, SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Buscemi, Giessen, & Paglia.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
NOVEMBER 9, 2005

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman John Marchese,
Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Giessen, Mary
Paglia & Richard Pesegna.

ABSENT: None.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 11-13-05

MINUTES

MOTION by Paglia, SUPPORTED by Giessen:

To approve the minutes of the regular Board of Zoning Appeals meeting held October 12, 2005.

MOTION CARRIED UNANIMOUSLY

BZA 11-14-05

VARIANCE OF ZONING ORDINANCE NO. 265
SEC.10-180 OPEN PUBLIC HEARING - 20926 HAMPTON

MOTION by Buscemi, SUPPORTED by Marchese:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180 to erect a structure 13 feet from the front property line at 20926 Hampton.

MOTION CARRIED UNANIMOUSLY

PUBLIC HEARING

The petitioner, Dr. Mills, was present to answer questions and speak on behalf of his request.

BZA 11-16-05

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Giessen:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

MOTION CARRIED UNANIMOUSLY

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
DECEMBER 21, 2005

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:35 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Giessen, Mary Paglia & Richard Pesezna.

ABSENT: Vice-Chairman John Marchese.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 12-17-05

EXCUSE BOARD MEMBER

MOTION by Buscemi, SUPPORTED by Giessen:

To excuse Vice-Chairman John Marchese from tonight's meeting due to a prior commitment.

ABSENT: Marchese.

MOTION CARRIED

BZA 12-18-05

MINUTES

MOTION by Paglia, SUPPORTED by Buscemi:

To approve the minutes of the regular Board of Zoning Appeals meeting held November 9, 2005.

ABSENT: Marchese.

MOTION CARRIED

BZA 12-19-05 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-180 OPEN PUBLIC HEARING - 20250 HOLLYWOOD

MOTION by Paglia, SUPPORTED by Giessen:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180 to erect a two story home 2 feet from the side lot line at 20250 Hollywood.

ABSENT: Marchese.

MOTION CARRIED

PUBLIC HEARING

Mr. Jim Poluzzi, owner of the lot, was present to answer any questions.

The Murphys of 20270 Hollywood voiced objections.

Mr. Swartz and Mr. Venticinque spoke in favor of building the home.

BZA 12-20-05 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-180 CLOSE PUBLIC HEARING - 20250 HOLLYWOOD

MOTION by Buscemi, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-180 to erect a two story home 2 feet from the side lot line at 20250 Hollywood.

ABSENT: Marchese.

MOTION CARRIED

BZA 12-21-05 VARIANCE OF ZONING ORDINANCE NO. 265
SEC. 10-180 - 20250 HOLLYWOOD

MOTION by Buscemi, SUPPORTED by Giessen:

To approve the request for a variance of Zoning Ordinance No. 265, Section 10-180 to erect a two story home 2 feet from the side lot line at 20250 Hollywood.

ABSENT: Marchese.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____ None.

BZA 12-22-05

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Giessen:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Marchese.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MAY 10, 2006

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30

ROLL CALL

PRESENT: Chairperson Alvin Susick, Boardmember(s) Serafin Buscemi, Deborah Flatt, Lisa Giessen, & Richard Pesegna.

ABSENT: Board member Mary Paglia

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 05-01-06

EXCUSE BOARD MEMBER

MOTION by Buscemi, SUPPORTED by Flatt:

To excuse Board member Mary Paglia from tonight's meeting due to a prior commitment.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-02-06

MINUTES

MOTION by Buscemi, SUPPORTED by Giessen:

To approve the minutes of the regular Board of Zoning Appeals meeting held December 21, 2005.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-03-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-118(2)OPEN PUBLIC HEARING - 20425 OLD HOMESTEAD

MOTION by Buscemi, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(2) to erect an additional accessory structure at 20425 Old Homestead.

ABSENT: Paglia.

MOTION CARRIED

PUBLIC HEARING

Mr. & Mrs. Steiger, the petitioners, were present to answer any questions regarding the variance.

BZA 05-04-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-118(2) CLOSE PUBLIC HEARING - 20425 OLD HOMESTEAD

MOTION by Buscemi, SUPPORTED by Giessen:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(2) to erect an additional accessory structure at 20425 Old Homestead.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-05-06 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-118(2) -20425 OLD HOMESTEAD

MOTION by Buscemi, SUPPORTED by Giessen:

To approve the variance of Zoning Ordinance No. 265, Section 10-118(2) to erect an additional accessory structure at 20425 Old Homestead.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-06-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-148 OPEN PUBLIC HEARING - 19340 VERNIER

MOTION by Giessen, SUPPORTED by Buscemi:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-148 to allow a variance of 96 spaces at Lowe's Home Improvement at 19340 Vernier.

ABSENT: Paglia.

MOTION CARRIED

PUBLIC HEARING

Pat Clifford, the Lowe's manager, and Corey Keegan, the project manager and petitioner, were present to answer any questions regarding the variance.

BZA 05-07-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-148 CLOSE PUBLIC HEARING - 19340 VERNIER

MOTION by Pesegna, SUPPORTED by Giessen:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-148 to allow a variance of 96 spaces at Lowe's Home Improvement at 19340 Vernier.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-08-06 VARIANCE OF ZONING ORDINANCE
NO. 265 SECTION 10-148- 19340 VERNIER

MOTION by Buscemi, SUPPORTED by Giessen:

To approve a variance of Zoning Ordinance No. 265, Section 10-148 to allow a variance of 96 spaces at Lowe's Home Improvement at 19340 Vernier.

ABSENT: Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

The Board members discussed the memo from the City Clerk advising them that Mr. Marchese resigned from the board resulting in a vacancy on the board and vacancy of the Vice Chairperson office.

Board member Giessen informed the Board that she will be resigning in July because she will be moving to Florida.

BZA 05-09-06

ADDENDUM TO AGENDA

MOTION by Buscemi, SUPPORTED by Flatt:
To add to the agenda the appointment of a Vice Chairperson for 2006.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-10-06

ELECTION OF VICE CHAIR FOR 2006

MOTION by Pesegna, SUPPORTED by Giessen:
To appoint Serafin Buscemi as Vice Chairperson for 2006.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-11-06

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:10 p.m.

ABSENT: Paglia.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JUNE 14, 2006

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairperson Serafin Buscemi at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chairman Serafin Buscemi, Boardmember(s) Deborah Flatt, Lisa Giessen, Brenda Medellin, & Richard Pesegna.

ABSENT: Chairman Alvin Susick & Boardmember Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 06-12-06

EXCUSE BOARDMEMBER

MOTION by Pesegna, SUPPORTED by Flatt:

To excuse Chairman Alvin Susick & Boardmember Mary Paglia from tonight's meeting due to a prior commitment.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 06-13-06

MINUTES

MOTION by Giessen, SUPPORTED by Flatt:

To approve the minutes of the regular Board of Zoning Appeals meeting held May 10, 2006.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 06-13-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-118(3) OPEN PUBLIC HEARING - 19345 EASTWOOD

MOTION by Flatt , SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(3) to allow a two foot height variance of an accessory structure at 19345 Eastwood.

ABSENT: Susick and Paglia.

MOTION CARRIED

PUBLIC HEARING

The petitioner, Sarah Tanner, was present to explain the requested variance and answer any questions.

BZA 06-14-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-118 (3) CLOSE PUBLIC HEARING - 19345 EASTWOOD

MOTION by Giessen, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265, Section 10-118(3) to allow a two foot height variance of an accessory structure at 19345 Eastwood.

ABSENT: Susick and Paglia.

MOTION CARRIED

BZA 06-15-06 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-118 (3) CLOSE PUBLIC HEARING - 19345 EASTWOOD

MOTION by Pesegna, SUPPORTED by Giessen:

To approve the variance of the request for a variance of Zoning Ordinance No. 265, Section 10-118(3) to allow a two foot height variance of an accessory structure at 19345 Eastwood.

ABSENT: Susick and Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____ None.

BZA 06-16-06

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Flatt:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:45 p.m.

ABSENT: Susick and Paglia.

MOTION CARRIED

SERAFIN BUSCEMI, VICE CHAIRMAN

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 9, 2006

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi,
Boardmember(s) Deborah Flatt, Brenda Medellin, & Mary Paglia.

ABSENT: Boardmember Richard Pesegna.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-17-06

EXCUSE BOARD MEMBER

MOTION by Buscemi, SUPPORTED by Paglia:
To excuse Boardmember Richard Pesegna from tonight's meeting due to a prior commitment.

ABSENT: Pesegna.

MOTION CARRIED

BZA 08-18-06

MINUTES

MOTION by Paglia, SUPPORTED by Flatt:
To approve the minutes of the regular Board of Zoning Appeals meeting held June 14, 2006.

ABSENT: Pesegna.

MOTION CARRIED

BZA 08-19-06 VARIANCE OF SIGN ORDINANCE, SECTION
21-11 (1) OPEN PUBLIC HEARING - 20700 HARPER

MOTION by Buscemi, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-11 (1) to install a LED digital sign into the existing free-standing sign at 20700 Harper.

ABSENT: Pesegna.

MOTION CARRIED

PUBLIC HEARING

Petitioners Ralph Dallo and Ozzie Katoulla were present to answer any questions on the LED sign.

BZA 08-20-06 VARIANCE OF SIGN ORDINANCE, SECTION
21-11 (1) CLOSE PUBLIC HEARING - 20700 HARPER

MOTION by Paglia, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-11 (1) to install a LED digital sign into the existing free-standing sign at 20700 Harper.

ABSENT: Pesegna.

MOTION CARRIED

BZA 08-21-06 VARIANCE OF SIGN ORDINANCE,
SECTION 21-11 (1)- 20700 HARPER

MOTION by Paglia, SUPPORTED by Medellin:

To approve the variance of Sign Ordinance, Section 21-11 (1) to install a LED digital sign into the existing free-standing sign at 20700 Harper.

ABSENT: Pesegna.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____ **None.**

BZA 08-22-06

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Paglia:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:50 p.m.

ABSENT: Pesegna.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
FEBRUARY 7, 2007

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairperson Serafin Buscemi,
Boardmember(s) Deborah Flatt, Richard Pesegna and James Taylor.

ABSENT: Boardmembers Brenda Medellin and Mary Paglia,

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 02-01-07

EXCUSE BOARD MEMBERS

MOTION by Buscemi, SUPPORTED by Flatt:

To excuse Board members Brenda Medellin and Mary Paglia from tonight's meeting due to prior commitments.

ABSENT: Medellin and Paglia.

MOTION CARRIED

BZA 02-02-07

MINUTES

MOTION by Pesegna, SUPPORTED by Buscemi:

To approve the minutes of the regular Board of Zoning Appeals meeting held, August 9, 2006.

ABSENT: Medellin and Paglia.

MOTION CARRIED

BZA 02-03-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING - 17890 VERNIER

MOTION by Buscemi, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a front wall sign 52 square feet over the maximum 100 feet allowed at 17890 Vernier for Chili's Restaurant.

ABSENT: Medellin and Paglia.

MOTION CARRIED

PUBLIC HEARING

Mr. Ray Gilliland of Progressive AE was present to answer any questions regarding the variance.

BZA 02-04-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING - 17890 VERNIER

MOTION by Pesegna, SUPPORTED by Taylor:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a front wall sign 52 square feet over the maximum 100 feet allowed at 17890 Vernier for Chili's Restaurant.

ABSENT: Medellin and Paglia.

MOTION CARRIED

BZA 02-05-07 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 17890 VERNIER

MOTION by Buscemi, SUPPORTED by Flatt:

To approve the variance of Sign Ordinance, Section 21-6 to erect a front wall sign 52 square feet over the maximum 100 feet allowed at 17890 Vernier for Chili's Restaurant.

ABSENT: Medellin and Paglia.

MOTION CARRIED

BZA 02-06-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING - 17890 VERNIER

MOTION by Taylor, SUPPORTED by Pesegna:
To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 3 feet over the maximum 3 feet allowed on a front wall sign at 17890 Vernier for Chili's Restaurant.

ABSENT: Medellin and Paglia.

MOTION CARRIED

PUBLIC HEARING

Mr. Ray Gilliland of Progressive AE was present to answer any questions regarding the variance.

BZA 02-07-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING - 17890 VERNIER

MOTION by Pesegna, SUPPORTED by Flatt:
To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 3 feet over the maximum 3 feet allowed on a front wall sign at 17890 Vernier for Chili's Restaurant.

ABSENT: Medellin and Paglia.

MOTION CARRIED

BZA 02-08-07 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 17890 VERNIER

MOTION by Pesegna, SUPPORTED by Taylor:
To approve the request for a variance of Sign Ordinance, Section 21-6 to allow a letter

height 3 feet over the maximum 3 feet allowed on a front wall sign at 17890 Vernier for Chili's Restaurant.

ABSENT: Medellin and Paglia.

MOTION CARRIED

BZA 02-09-07 ELECTION OF CHAIR AND VICE CHAIR FOR 2007

MOTION by Buscemi, SUPPORTED by Flatt:

To table the election of Chairman and Vice Chairman until all members are present.

ABSENT: Medellin and Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 02-10-07

ADJOURNMENT

MOTION by Flatt, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Medellin and Paglia.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MARCH 14, 2007

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:42 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairperson Serafin Buscemi,
Boardmember(s) Mary Paglia, and Richard Pesegna.

ABSENT: Boardmembers Deborah Flatt, Brenda Medellin and James Taylor.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 3-11-07

EXCUSE BOARD MEMBERS

MOTION by Paglia, SUPPORTED by Pesegna:

To excuse Boardmembers Deborah Flatt, Brenda Medellin and James Taylor from tonight's meeting due to a prior commitment.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-12-07

MINUTES

MOTION by Paglia, SUPPORTED by Buscemi:

To approve the minutes of the regular Board of Zoning Appeals meeting held February 7, 2007.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-13-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-7 OPEN PUBLIC HEARING -18000 VERNIER

MOTION by Pesegna, SUPPORTED by Paglia:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow a third sign at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

PUBLIC HEARING

Mr. John Deters, a representative from Metro Detroit Signs, was present to answer any questions regarding the variance.

BZA 03-14-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-7 CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION Paglia, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow a third sign at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-15-07 VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Paglia:

To approve the variance of Sign Ordinance, Section 21-7 to allow a third sign at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-16-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING -18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a sign 128 square feet over the maximum 100 feet allowed at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

PUBLIC HEARING

Mr. John Deters, a representative from Metro Detroit Signs, was present to answer any questions regarding the variance.

BZA 03-17-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING -18000 VERNIER

MOTION by Pesegna, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a sign 128 square feet over the maximum 100 feet allowed at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-18-07 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 18000 VERNIER

MOTION by Pesegna, SUPPORTED by Buscemi:

To approve the variance of Sign Ordinance, Section 21-6 to erect a sign 128 square feet over the maximum 100 feet allowed at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-19-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING -18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 3 feet over the maximum 3 feet allowed on a sign at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

PUBLIC HEARING

Mr. John Deters, a representative from Metro Detroit Signs, was present to answer any questions regarding the variance.

BZA 03-20-07 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING -18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 3 feet over the maximum 3 feet allowed on a sign at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-21-07 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 18000 VERNIER

MOTION by Paglia, SUPPORTED by Buscemi:

To approve the variance of Sign Ordinance, Section 21-6 to allow a letter height 3 feet over the maximum 3 feet allowed on a sign at 18000 Vernier for Macy's Department Store.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-22-07 TABLED ITEM TO NEW BUSINESS

MOTION by Pesegna, SUPPORTED by Paglia:

To move the tabled item regarding the appointment of a Chairperson and Vice Chairperson for 2007, to new business

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

BZA 03-23-07 ELECTION OF CHAIR AND VICE CHAIR FOR 2007

MOTION by Pesegna, SUPPORTED by Paglia:

To appoint Alvin Susick Chairperson and Serafin Buscemi as Vice Chairperson for 2007.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 03-24-07

ADJOURNMENT

MOTION by Buscemi, SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Flatt, Medellin and Taylor.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MAY 9, 2007

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:35 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi,
Boardmember(s) Deborah Flatt, Richard Pesegna, & James Taylor.

ABSENT: Boardmember Mary Paglia.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 05-25-07

EXCUSE BOARDMEMBER

MOTION by Pesegna, SUPPORTED by Buscemi:

To excuse Boardmember Mary Paglia from tonight's meeting due to a prior commitment.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-26-07

MINUTES

MOTION by Taylor, SUPPORTED by Pesegna:

To approve the minutes of the regular Board of Zoning Appeals meeting held March 14, 2007.

ABSENT: Paglia.

MOTION CARRIED

BZA 05-27-07 VARIANCE OF SIGN ORDINANCE SECTION
21-6. OPEN PUBLIC HEARING - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Taylor:

To open the Public Hearing on the request for a variance of Sign Ordinance Section 21-6 to erect a sign 129 square feet over the maximum 100 feet allowed at 18000 Vernier for Target Department Store

ABSENT: Paglia.

MOTION CARRIED

PUBLIC HEARING

Ms. Patti Franz of Metro Signs was present to answer any questions regarding the variance.

BZA 05-28-07 VARIANCE OF SIGN ORDINANCE SECTION
21-6. CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION by Pesegna, SUPPORTED by Flatt:

To close the Public Hearing on the request for a variance of Sign Ordinance Section 21-6 to erect a sign 129 square feet over the maximum 100 feet allowed at 18000 Vernier for Target Department Store

ABSENT: Paglia.

MOTION CARRIED

BZA 05-29-07 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 18000 VERNIER

MOTION by Buscemi, SUPPORTED by Taylor:

To approve the variance of Sign Ordinance, Section 21-6 to allow a sign 129 square feet over the maximum 100 feet allowed at 18000 Vernier for Target Department Store.

ABSENT: Paglia.

MOTION CARRIED

HEARING OF THE PUBLIC

None

DISCUSSION BY BOARD MEMBERS

_____ None

BZA 05-30-07

ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Buscemi:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:40 p.m.

ABSENT: Paglia.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 8, 2007

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:35 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi,
Boardmember(s) Mary Paglia, Richard Pesegna and James Taylor.

ABSENT: Boardmember Deborah Flatt.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-31-07

EXCUSE BOARD MEMBER

MOTION by Paglia, SUPPORTED by Buscemi:
To excuse Boardmember Deborah Flatt from tonight's meeting due to a prior commitment.

ABSENT: Flatt.

MOTION CARRIED

BZA 08-32-07

MINUTES

MOTION by Taylor, SUPPORTED by Pesegna:
To approve the minutes of the regular Board of Zoning Appeals meeting held May 9, 2007.

ABSENT: Flatt.

MOTION CARRIED

BZA 08-33-07 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-152 OPEN PUBLIC HEARING - 19736 HUNTINGTON

MOTION by Paglia, SUPPORTED by Buscemi:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-152 to allow a variance of 600 square feet for a garage at 19736 Huntington.

ABSENT: Flatt.

MOTION CARRIED

PUBLIC HEARING

The petitioner, Mark Jackson, was present to explain the requested variance and answer any questions.

Mike Bilicki, a resident of Eastwood, spoke in favor of the variance.

David Kien, a resident of Eastwood, spoke in favor of the variance.

Mr. Boland, of 19706 Woodmont, spoke in opposition of the variance.

BZA 08-34-07 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-152 CLOSE PUBLIC HEARING - 19736 HUNTINGTON

MOTION by Buscemi, SUPPORTED by Taylor:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-152 to allow a variance of 600 square feet for a garage at 19736 Huntington.

ABSENT: Flatt.

MOTION CARRIED

BZA 08-35-07 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-152 - 19736 HUNTINGTON

MOTION by Taylor, SUPPORTED by Paglia:

To approve the request for a variance of Zoning Ordinance No. 265 Section 10-152 to allow a variance of 600 square feet for a garage at 19736 Huntington and furthermore receive and file a letter dated August 8, 2007 from Patrick Boland of 19706 Woodmont in opposition to the request for a variance.

YES: Paglia, Pesegna, Susick and Taylor.
NO: Buscemi.
ABSENT: Flatt.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 08-36-07

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Buscemi:
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT: Flatt.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
FEBRUARY 13, 2008

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairperson Serafin Buscemi at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chairman Serafin Buscemi, Boardmember(s) Deborah Flatt, Mary Paglia, Richard Pesegna and James Taylor.

ABSENT: Chairperson Alvin Susick.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 02-01-08

EXCUSE BOARD MEMBER

MOTION by Paglia, SUPPORTED by Flatt:

To excuse Chairperson Alvin Susick, from tonight's meeting due to a prior commitment.

ABSENT: Susick.

MOTION CARRIED

BZA 02-02-08

MINUTES

MOTION by Paglia, SUPPORTED by Pesegna:

To approve the minutes of the regular Board of Zoning Appeals meeting held, August 8, 2007.

ABSENT: Susick.

MOTION CARRIED

BZA 02-03-08 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-152 OPEN PUBLIC HEARING - 19735 EASTWOOD

MOTION by Paglia, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-152 to allow a variance of 268 square feet for a garage at 19735 Eastwood.

ABSENT: Susick.

MOTION CARRIED

PUBLIC HEARING

The petitioner, David Kien, was present to explain the requested variance and answer any questions.

Residents of Eastwood, Mike Bilicki and Kim and Mark Mailloux supported the request for variance.

BZA 02-04-08 VARIANCE OF ZONING ORDINANCE NO. 265 SEC.
10-152 CLOSE PUBLIC HEARING - 19735 EASTWOOD

MOTION by Taylor , SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Zoning Ordinance No. 265 Section 10-152 to allow a variance of 268 square feet for a garage at 19735 Eastwood.

ABSENT: Susick.

MOTION CARRIED

BZA 02-04-08 VARIANCE OF ZONING ORDINANCE NO. 265
SECTION 10-152 - 19735 EASTWOOD

MOTION by Taylor, SUPPORTED by Paglia:

To approve the request for a variance of Zoning Ordinance No. 265 Section 10-152 to allow a variance of 268 square feet for a garage at 19735 Eastwood and furthermore receive and file a letter dated January 30, 2008 from Mr. & Mrs. Root of 19686 Eastwood and a letter dated February 11, 2008 from Mr. Scott Sparkman of 19775 Eastwood in support of the request for a variance.

ABSENT: Susick.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

_____None.

BZA 02-05-08

ADJOURNMENT

MOTION by Paglia, SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 6:45 p.m.

ABSENT: Susick.

MOTION CARRIED

SERAFIN BUSCEMI, VICE CHAIRMAN

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
MAY 14, 2008

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Board member(s) Deborah Flatt, David Kien, and Richard Pesegna.

ABSENT: Vice Chairperson Serafin Buscemi and Board members Mary Paglia, and James Taylor.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 05-06-08

EXCUSE BOARD MEMBERS

MOTION by Flatt, SUPPORTED by Pesegna:

To excuse Vice Chairperson Serafin Buscemi and Board members Mary Paglia, and James Taylor from tonight's meeting due to prior commitments.

ABSENT: Buscemi, Paglia & Taylor

MOTION CARRIED

BZA 05-07-08

MINUTES

MOTION by Pesegna, SUPPORTED by Flatt:

To approve the minutes of the regular Board of Zoning Appeals meeting held February 13, 2008.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

BZA 05-08-08 VARIANCE OF SIGN ORDINANCE, SECTION
21-11 (1) OPEN PUBLIC HEARING - 20811 HARPER

MOTION by Pesegna, SUPPORTED by Flatt:

To open the Public Hearing on the request to allow a variance of Sign Ordinance, Section 21-11 (1) which prohibits flashing or moving lights on a sign and give special approval for a digital sign at Mr. C's Car Wash located at 20811 Harper Avenue.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

PUBLIC HEARING

Mr. William Catalfio, the owner and petitioner, was present to explain the requested variance and answer any questions.

BZA 05-09-08 VARIANCE OF SIGN ORDINANCE, SECTION
21-11 (1) CLOSE PUBLIC HEARING - 20811 HARPER

MOTION by Pesegna, SUPPORTED by Flatt:

To close the Public Hearing on the request to allow a variance of Sign Ordinance, Section 21-11 (1) which prohibits flashing or moving lights on a sign and give special approval for a digital sign at Mr. C's Car Wash located at 20811 Harper Avenue.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

BZA 05-10-08 VARIANCE OF SIGN ORDINANCE,
SECTION 21-11 (1) - 20811 HARPER

MOTION by Kien, SUPPORTED by Flatt:

To approve the variance of Sign Ordinance, Section 21-11 (1) to allow a variance of Sign Ordinance, Section 21-11 (1) which prohibits flashing or moving lights on a sign and give special approval for a digital sign at Mr. C's Car Wash located at 20811 Harper Avenue.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

BZA 05-11-08 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
OPEN PUBLIC HEARING - 18000 VERNIER

MOTION by Pesegna, SUPPORTED by Flatt:

To open the Public Hearing on the request to allow a variance of Sign Ordinance, Section 21- 7 to allow 6 additional signs at 18000 Vernier for Eastland Center, Macy's and Target stores.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

PUBLIC HEARING

Mr. Brent Reetz, the General Manager of Eastland Center, was present to explain the requested variance and answer any questions.

BZA 05-12-08 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION by Pesegna, SUPPORTED by Kien:

To close the Public Hearing on the request to allow a variance of Sign Ordinance, Section 21- 7 to allow 6 additional signs at 18000 Vernier for Eastland Center, Macy's and Target stores.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

BZA 05-13-08 VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 - 18000 VERNIER

MOTION by Pesegna, SUPPORTED by Kien:

To approve the request to allow a variance of Sign Ordinance, Section 21- 7 to allow 6 additional signs at 18000 Vernier for Eastland Center, Macy's and Target stores.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 05-14-08

ADJOURNMENT

MOTION by Kien, SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:30 p.m.

ABSENT: Buscemi, Paglia & Taylor.

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
JUNE 11, 2008

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Vice Chairman Serafin Buscemi at 6:30 p.m.

ROLL CALL

PRESENT: Vice Chairman Serafin Buscemi, Boardmember(s) Deborah Flatt, David A. Kien, Mary Paglia, and Richard Pesegna.

ABSENT: Chairperson Alvin Susick, and Board member James Taylor.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 06-15-08

EXCUSE BOARD MEMBERS

MOTION by Paglia, SUPPORTED by Pesegna:

To excuse Chairperson Alvin Susick, and Board member James Taylor from tonight's meeting due to prior commitments.

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-16-08

MINUTES

MOTION by Paglia, SUPPORTED by Flatt:

To approve the minutes of the regular Board of Zoning Appeals meeting held May 14, 2008.

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-17-08 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
OPEN PUBLIC HEARING - 18000 VERNIER

MOTION by Paglia, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow one additional sign at Burlington Coat Factory Store at 18000 Vernier.

ABSENT: Susick & Taylor.

MOTION CARRIED

PUBLIC HEARING

A representative from Signworks of Michigan, Inc. was present to explain the requested variance and answer any questions.

BZA 06-18-08 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
CLOSE PUBLIC HEARING - 18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow one additional sign at Burlington Coat Factory Store at 18000 Vernier .

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-19-08 VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 - 18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To approve the request for a variance of Sign Ordinance, Section 21-7 to allow one additional sign at Burlington Coat Factory Store at 18000 Vernier .

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-20-08 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING -18000 VERNIER

MOTION by Paglia, SUPPORTED by Kien:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect two signs of 140 square feet each 40 feet over the maximum 100 feet allowed and one sign of 121 square feet 21 feet over the maximum 100 feet allowed at 18000 Vernier for Burlington Coat Factory Store .

ABSENT: Susick & Taylor.

MOTION CARRIED

PUBLIC HEARING

A representative from Signworks of Michigan, Inc. was present to explain the requested variance and answer any questions.

BZA 06-21-08 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING -18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect two signs of 140 square feet each, 40 feet over the maximum 100 feet allowed and one sign of 121 square feet, 21 feet over the maximum 100 feet allowed at 18000 Vernier for Burlington Coat Factory Store .

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-22-08 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 18000 VERNIER

MOTION by Paglia, SUPPORTED by Kien:

To approve the request for a variance of Sign Ordinance, Section 21-6 to erect two signs of 140 square feet each 40 feet over the maximum 100 feet allowed and one sign of 121 square feet 21 feet over the maximum 100 feet allowed at 18000 Vernier for Burlington Coat Factory Store .

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-23-08 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING -18000 VERNIER

MOTION by Paglia, SUPPORTED by Flatt:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 23 inches over the maximum 3 feet allowed on a sign at 18000 Vernier for Burlington Coat Factory Store

ABSENT: Susick & Taylor.

MOTION CARRIED

PUBLIC HEARING

A representative from Signworks of Michigan, Inc. was present to explain the requested variance and answer any questions.

BZA 06-24-08 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING -18000 VERNIER

MOTION by Paglia , SUPPORTED by Pesegna:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 23 inches over the maximum 3 feet allowed on a sign at 18000 Vernier for Burlington Coat Factory Store.

ABSENT: Susick & Taylor.

MOTION CARRIED

BZA 06-25-08 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 18000 VERNIER

MOTION by Paglia, SUPPORTED by Pesegna:

To approve the request for a variance of Sign Ordinance, Section 21-6 to allow a letter height 23 inches over the maximum 3 feet allowed on a sign at 18000 Vernier for Burlington Coat Factory Store.

ABSENT: Susick & Taylor.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 06-26-08 ADJOURNMENT

MOTION by Paglia, SUPPORTED by Pesegna:

That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

MOTION CARRIED UNANIMOUSLY

SERAFIN BUSCEMI, VICE CHAIRPERSON MICKEY D. TODD, CITY CLERK

CITY OF HARPER WOODS
BOARD OF ZONING APPEALS
AUGUST 12, 2009

MEETING MINUTES

The regular meeting of the Board of Zoning Appeals was called to order by Chairperson Alvin Susick at 6:30 p.m.

ROLL CALL

PRESENT: Chairperson Alvin Susick, Vice Chairman Serafin Buscemi, Board member(s) Deborah Flatt, Mary Paglia, Richard Pesegna and James Taylor.

ABSENT: Board member David A. Kien.

OTHERS PRESENT: Building Inspector Gerard Owczarzak.

BZA 08-01-09

EXCUSE BOARD MEMBER

MOTION by Pesegna, SUPPORTED by Taylor:
To excuse Boardmember Kien from tonight's meeting due to a prior commitment.

ABSENT: Kien.

MOTION CARRIED

BZA 08-02-09

MINUTES

MOTION by Buscemi, SUPPORTED by Paglia:
To approve the minutes of the regular Board of Zoning Appeals meeting held June 11, 2008.

ABSENT: Kien.

MOTION CARRIED

BZA 08-03-09 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
OPEN PUBLIC HEARING - 20990 HARPER AVE.

MOTION by Buscemi, SUPPORTED by Pesegna:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow three additional signs at KFC Kazi Foods, on the northwest corner of the property and on the north and south walls at 20990 Harper Ave.

ABSENT: Kien.

MOTION CARRIED

PUBLIC HEARING

A representative from Samona Construction was present to explain the requested variance and answer any questions. Raad Samona, Phil Gehrken, Mike Sharon, & Alex Aliahmad were in attendance and spoke in favor of the variance.

BZA 08-04-09 VARIANCE OF SIGN ORDINANCE, SECTION 21-7
CLOSE PUBLIC HEARING - 20990 HARPER AVE.

MOTION by Paglia, SUPPORTED by Buscemi:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-7 to allow three additional signs at KFC Kazi Foods on the northwest corner of the property and on the north and south walls at 20990 Harper Ave.

ABSENT: Kien.

MOTION CARRIED

BZA 08-05-09 VARIANCE OF SIGN ORDINANCE,
SECTION 21-7 - 20990 HARPER AVE.

MOTION by Buscemi, SUPPORTED by Taylor:

To approve the request for a variance of Sign Ordinance, Section 21-7 to allow three additional signs at KFC Kazi Foods at on the northwest corner of the property and on the north and south walls at 20990 Harper Ave.

ABSENT: Kien.

MOTION CARRIED

BZA 08-06-09 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 OPEN PUBLIC HEARING -20990 HARPER AVE.

MOTION by Taylor, SUPPORTED by Paglia:

To open the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a sign of 110 square feet 10 feet over the maximum 100 feet allowed for KFC Kazi Foods at 20990 Harper Ave.

ABSENT: Kien.

MOTION CARRIED

PUBLIC HEARING

A representative from Samona Construction was present to explain the requested variance and answer any questions.

BZA 08-07-09 VARIANCE OF SIGN ORDINANCE, SECTION
21-6 CLOSE PUBLIC HEARING -20990 HARPER AVE.

MOTION by Taylor, SUPPORTED by Paglia:

To close the Public Hearing on the request for a variance of Sign Ordinance, Section 21-6 to erect a sign of 110 square feet 10 feet over the maximum 100 feet allowed for KFC Kazi Foods at 20990 Harper Ave.

ABSENT: Kien.

MOTION CARRIED

BZA 08-08-09 VARIANCE OF SIGN ORDINANCE,
SECTION 21-6 - 20990 HARPER AVE.

MOTION by, SUPPORTED by:

To approve the request for a variance of Sign Ordinance, Section 21-6 to erect a sign of 110 square feet 10 feet over the maximum 100 feet allowed for KFC Kazi Foods at 20990 Harper Ave.

ABSENT: Kien.

MOTION CARRIED

BZA 08-09-09 ELECTION OF CHAIR AND VICE-CHAIR FOR 2009

MOTION by Paglia, SUPPORTED by Taylor:
To appoint Alvin Susick Chairperson and Serafin Buscemi Vice-Chairperson for 2009.

ABSENT: Kien.

MOTION CARRIED

HEARING OF THE PUBLIC

None.

DISCUSSION BY BOARD MEMBERS

None.

BZA 08-10-09 ADJOURNMENT

MOTION by Pesegna, SUPPORTED by Paglia :
That the agenda of the regular Board of Zoning Appeals meeting having been acted upon, the meeting is hereby adjourned at 7:00 p.m.

ABSENT:

MOTION CARRIED

ALVIN SUSICK, CHAIRPERSON

MICKEY D. TODD, CITY CLERK

