

CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING AND AGENDA
ZONING BOARD OF APPEALS
WEDNESDAY, NOVEMBER 19TH, 2008 AT 6:30 P.M.
TOWNSHIP BOARD CHAMBERS
40700 ROMEO PLANK ROAD
CLINTON TOWNSHIP MI 48038

Pledge of Allegiance
Approval of Agenda

- 1. APPEAL: HOUSE OF CHICKEN FILE #: 6315**
ADDRESS: 34908 Gratiot Avenue PARCEL ID: 16-11-34-202-042
LOCATION: Lots 6-9, 13-14, P/39 & Vacated Alley, E/Gratiot, N/Abrahm (northeast corner) (Section 34)
PURPOSE: To permit installation of 2 wall signs for a business in the B-3 General Business District (House of Chicken), being 1 sign in excess of the maximum allowed 1 wall sign for a business occupying a unit with exterior building walls fronting one major or secondary thoroughfare.
PETITIONER: Wayne Milodrowski, Reliable Sign Service, Inc.
REPRESENTATIVE: Tony Atsalakis, Gratiot Leasing
- 2. APPEAL: ALDI FOOD MARKET FILE #: 6316**
ADDRESS: 39827 Groesbeck Highway PARCEL ID: 16-11-15-176-013
LOCATION: 14.15 acres W/Groesbeck, N/Harrington (P.C. 136/Section 15)
PURPOSE: To permit installation of 4 wall signs for a business in the B-3 General Business District (Aldi Food Market) with exterior building walls fronting 1 major or secondary thoroughfare, being 3 wall signs in excess of the maximum permitted 1 wall sign.
PETITIONER: Kevin Deters, Metro Detroit Signs
REPRESENTATIVE: David Kapunsansky, Aldi Food Markets
- 3. APPEAL: BIGGBY COFFEE @ HAYES PLAZA FILE #: 6317**
ADDRESS: 40740 Hayes Road PARCEL ID: 16-11-18-101-008
LOCATION: 2.651 acres E/Hayes, N/Amore Drive (Section 18)
PURPOSE: To permit installation of 2 wall and/or awning signs for a business in the B-1 Neighborhood Business District (Biggby Coffee @ Hayes Plaza) occupying a unit with exterior building walls fronting one major or secondary thoroughfare, being 1 sign in excess of the maximum allowed 1 wall sign.
PETITIONER: Ibrahim Hassan, Biggby Coffee
- 4. APPEAL: SFR – ABRAHM, 20458 FILE #: 6319**
ADDRESS: 20458 Abrahm PARCEL ID: 16-11-33-230-007
LOCATION: Lot 404, Gratiot City Subdivision (Section 33) (S/Abrahm, W/Little Mack)
PURPOSE: To permit continued existence of a deck on a single-family home in the R-5 One-Family Residential District, extending 9.8 feet into the required 25-foot front yard setback, being 1.8 feet in excess of the maximum allowed 8-foot projection allowed.
PETITIONER: Kenneth Nightingale
REPRESENTATIVE: Beverly Nightingale
- 5. APPEAL: SFR – OAKVIEW, 34200 FILE #: 6320**
ADDRESS: 34200 Oakview PARCEL ID: 16-11-35-179-005
LOCATION: Unit 5, Beatrice Condominiums (Section 35) (E/Oakview, N/Quinn)
PURPOSE: To permit construction of a new home in a single-family land condominium development in the R-5 One-Family Residential District (Beatrice Condominiums) with perimeter property line setback of 16.09 feet being 18.91 feet less than the required 35 feet.
PETITIONER: John Williams

**CLINTON TOWNSHIP BOARD OF APPEALS
AGENDA FOR NOVEMBER 19TH, 2008 MEETING
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6. **APPEAL:** **BIGGBY COFFEE @ HILLCREST SQUARE** **FILE #:** **6321**
ADDRESS: 40027 Groesbeck **PARCEL ID:** 16-11-15-178-002
LOCATION: Unit 2, Moravian Hills Condos (P.C. 136/Section 15)
(W/Groesbeck, N/Harrington)
PURPOSE: To permit installation of 3 wall signs for a business in the B-3 General Business District (Biggby Coffee @ Hillcrest Square), being 2 signs in excess of the maximum allowed 1 wall sign for a business occupying a unit with exterior building walls fronting one major or secondary thoroughfare.
PETITIONER: Jason Turner, Turner Services Group
REPRESENTATIVE: LeAnn Decker, Vital Signs
7. **APPEAL:** **REF: ACTION BAIL BONDS (POSTPONED FROM 10/15/2008)** **FILE #:** **6310**
ADDRESS: 43600 Elizabeth **PARCEL ID:** 16-11-02-376-016
LOCATION: 2.636 acres of land located east of Elizabeth, south of Starks (Section 2)
PURPOSE: To permit installation of 2 wall signs for an existing business in the I-1 Light Industrial District (Action Bail Bonds), abutting a road with right-of-way of 120 feet (Elizabeth Road), being 1 wall sign in excess of the maximum permitted 1 wall sign.
PETITIONER: Walt Myska, Action Bail Bonds **REPRESENTATIVE:** Sign Fabricators
8. **REPORT OF MEETING**
-- Approval of October 15th, 2008 Report
9. **CONFIRMATION OF NEXT MEETING'S AGENDA AND ATTENDANCE**
-- **WEDNESDAY, DECEMBER 17TH, 2008 AT 6:30 P.M.**

NOTICE IS FURTHER GIVEN, that the Clinton Township Board of Appeals may modify or change the variance as requested, including grant of variance for said purpose, which may create another and different variance from the requirements of the above-cited Clinton Township Ordinance, all within its discretion and as otherwise permitted by law.

Any interested person may appear or be represented at said hearing. Written comments may be directed to the Clinton Township Department of Planning and Community Development at the aforementioned address.

ces:10/31/08
MD: 11/5/08

Robert M. Campbell
Secretary
CLINTON TOWNSHIP BOARD OF APPEALS