

CHARTER TOWNSHIP OF CLINTON
NOTICE OF PUBLIC HEARING AND AGENDA
ZONING BOARD OF APPEALS
WEDNESDAY, DECEMBER 16TH, 2009 AT 6:30 P.M.
TOWNSHIP BOARD CHAMBERS
40700 ROMEO PLANK ROAD
CLINTON TOWNSHIP MI 48038

Pledge of Allegiance
Approval of Agenda

- 1. APPEAL: BAKER COLLEGE TECHNOLOGY BUILDING (RE-HEARING) FILE #: 6367**
ADDRESS: 34401 Gratiot Avenue **PARCEL ID:** 16-11-34-130-023
LOCATION: W/Gratiot Avenue, S/15 Mile Road (Sections 33/34)
PURPOSE: To permit construction of a new "classroom building" at Baker College, located in the B-3 General Business District, with setbacks of 35 feet from the north property line, 25 feet from the west property line, and 20 feet from the south property line, being 40 feet, 50 feet and 55 feet, respectively, less than the minimum required 75 feet.
PETITIONER: Donald Torline, **REPRESENTATIVE:** James R. Morgan,
Baker College of Clinton Township Morgan Construction Company
- 2. APPEAL: WIL'S PROFESSIONAL AUTO CLEAN-UP FILE #: 6378**
ADDRESS: 340 North Gratiot **PARCEL ID:** 16-11-12-155-003
LOCATION: Lot 297 & Part of vacated Gratiot, Ascot Park Subdivision (Section 12)
[E/Gratiot Avenue (M-3), N/Buckingham]
PURPOSE: To permit a used car facility (Wil's Professional Auto Clean-Up) in the B-3 General Business District with: 1) 10-foot landscaped setback being 15 feet less than the minimum required 25 feet; and 2) A driveway located 5 feet from the adjacent street intersection, being 145 feet less than the minimum required distance of 150 feet.
PETITIONER: Wilbert Williams Jr. **REPRESENTATIVE:** Ronald A. Chiesa
Wil's Professional Auto Clean-up R.A. Chiesa Architects
- 3. APPEAL: SFR – MIAMI, 35720 FILE #: 6379**
ADDRESS: 35720 Miami **PARCEL ID:** 16-11-30-401-004
LOCATION: 1.0 acre of land E/Miami, S/Moravian (Section 30)
PURPOSE: To permit construction of a two-story garage (accessory building) in the R-3 One-Family Residential District with: 1) Height of 19.5 feet being 5.5 feet higher than the maximum allowed 14 feet; and 2) Total square footage of 1,564.68 square feet, being 693.49 square feet larger than the maximum permitted 871.19 square feet.
PETITIONER: Ann & Mark Pytell
- 4. APPEAL: HAMPTON INN FILE #: 6380**
ADDRESS: 33680 Gratiot **PARCEL ID:** 16-11-34-331-030 & -029
LOCATION: Part of Lot 30, Supervisor's Plat #8 Subdivision (Section 34)
(E/Gratiot, S/Quinn)
PURPOSE: To permit installation of an off-premise monument/lawn sign and 3 wall signs for a business (Hampton Inn) in the B-3 General Business District, being: 1) An off-premise monument/lawn sign, which is not allowed, with a height of 12 feet 6 inches, being 4 feet 6 inches taller than the maximum permitted 8 feet; and 2) Two wall signs in excess of the maximum permitted one wall sign.
PETITIONER: Malik Abdulnoor, **REPRESENTATIVE:** Kelly Kuza,
AM Best Hospitality, Inc. AM Best Hospitality, Inc.
- 5. APPEAL: U-HAUL (POSTPONED FROM FILE #: 6374**
11/18/09 MEETING)
ADDRESS: 43920 N. Gratiot **PARCEL ID:** 16-11-01-331-004
LOCATION: 1.41 acres E/Gratiot, S/Hall (M-59) (Section 1)
PURPOSE: To permit installation of 3 wall signs for a business in the B-3 General Business District (U-Haul) being 2 wall signs in excess of the maximum permitted 1 wall sign.
PETITIONER: Mr. David Ruff, U-Haul Company

6. REPORT OF MEETING

-- Approval of November 18th, 2009 Report

7. BOARD OF APPEALS MEETING SCHEDULE

-- **CONFIRMATION OF NEXT MEETING'S AGENDA AND ATTENDANCE:**

WEDNESDAY, JANUARY 20TH, 2010 AT 6:30 P.M.

-- **DISCUSSION OF MEETING SCHEDULE FOR 2010**

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.

Robert M. Campbell

Secretary

CLINTON TOWNSHIP BOARD OF APPEALS

ces:11/24/09

MD:12/01/09