

**CHARTER TOWNSHIP OF GRAND BLANC
BOARD OF ZONING APPEALS SPECIAL MEETING
Grand Blanc Township Government Center,
5371 S. Saginaw Street, Grand Blanc, MI 48439
February 25, 2003**

The meeting was called to order by Chairman Hutchison and opened with the Pledge of Allegiance.

ROLL CALL	Mr. Palazzolo, Mr. Brown, Mrs. Hoffman, Mr. Wagner, Mr. Hutchison
STAFF PRESENT	Mr. Keith Edwards, Planning & Zoning Administrator
APPROVAL OF MINUTES January 21, 2003	Motion by Mr. Palazzolo, supported by Mrs. Hoffman to approve the minutes of January 21, 2003 as presented. Motion carried 5-0.
APPROVAL OF AGENDA	Motion by Mr. Brown, supported by Mrs. Hoffman, to approve the agenda as presented. Motion carried 5-0.
COMMUNICATIONS	None
UNFINISHED BUSINESS	None
NEW BUSINESS	

BZA #1507

Spartan/Rochester Homes
Marion Giannandrea
400 N. Main St. Suite 205
Milford, MI 48381

Re: 2323 Lake Ridge Dr.
12-20-676-025
Section 20
Zoned R2 (Single Family Residential)

The applicant is seeking a variance to allow a new house to be built in the required front yard setback creating a 29 foot 4 inches front yard setback where 30-feet is required and 11feet 3 inches in the side yard where 12-feet is required.

Mr. Kingsley Cotton, 33 Bloomfield Hills Parkway, Bloomfield Hills, MI, spoke representing Spartan / Rochester Homes. Mr. Cotton explained the details of this case. Mr. Cotton presented letters from two neighbors stating that they do not object to this variance. He also presented a letter from the concrete contractor accepting responsibility for the placement of the foundation at this site.

Mr. Edwards reviewed the criteria for this variance.

Public comment was opened. No member of the audience spoke.

Motion by Mrs. Hoffman, supported by Mr. Brown, to approve BZA #1507 for the reasons stated by Mr. Edwards in his report, with the condition that there be \$100.00 worth of landscaping in each area of the home where the variances were required. A receipt to be submitted to the building department for verification. Motion carried 5-0.

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MISCELLANEOUS BUSINESS None

FUTURE BUSINESS The next BZA will be March 18, 2003 at 6:30 P.M.

ADJOURNMENT Motion by Mr. Palazzolo, supported by Mrs. Hoffman, to adjourn.
Motion carried 5-0.

THE FILE MAINTAINED BY THE TOWNSHIP FOR EACH OF THESE CASES IS PART OF THE RECORD ALONG WITH THESE MINUTES. THE RECORD OF THESE CASES AND DOCUMENTS PRESENTED AND RECEIVED DURING THE HEARINGS IS INCLUDED IN THE FILE OF EACH CASE.

Lorraine A. Parker
Clerk

By: Linda Leitch
February 26, 2003

Board Approval: March 18, 2003