

**CHARTER TOWNSHIP OF GRAND BLANC  
BOARD OF ZONING APPEALS SPECIAL MEETING  
Grand Blanc Township Government Center  
5371 S. Saginaw Street, Grand Blanc, MI 48439  
June 30, 2003**

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

**ROLL CALL** Mrs. Honea, Mr. Wagner, Mr. Palazzolo, Mrs. Hoffman, Mr. Hutchison

**STAFF PRESENT** Mr. Keith Edwards, Planning and Zoning Administrator

**APPROVAL OF MINUTES** BZA #1538 should have read, practical difficulty due to the grade of  
June 17, 2003 the yard. Motion by Mr. Palazzolo, supported by Mrs. Honea, to  
approve the minutes of June 17, 2003 as corrected. Motion carried 5-0.

**APPROVAL OF AGENDA**

**COMMUNICATIONS** None

**UNFINISHED BUSINESS** None

**NEW BUSINESS**

<b><u>BZA #1548</u></b>	
Doug Knap	Re: 10064 Scenic Ridge Blvd
REP: Pulte Homes/Allison Kocsis	12-35-602-131
26622 S. Woodward Ste 110	Section 35
Royal Oak, MI 48067	Zoned MDM (Medium Density Multiple)

Applicant is proposing to add a deck, which is greater than three feet (3') above grade, which does not meet the setback requirements for the principal building by eight feet (8').

Mrs. Allison Kocsis, Pulte Homes, presented the details of this case.

Public comment was opened. Mr. Douglas Knap, 10064 Scenic Ridge Blvd spoke as the homeowner of this property explaining his reasons for this request.

Motion by Mrs. Hoffman, supported by Mrs. Honea, to approve BZA #1538 with a 10 foot depth instead of a 12 foot depth due to practical difficulty, it is the minimum variance necessary, and there is substantial justice as there are other similar decks in the area. Motion carried 4-1. (Wagner)

<b><u>BZA #1549</u></b> Eric Hong	Re: 5001 Meadow Crest Blvd.
REP: Pulte Homes/Allison Kocsis	12-35-602-062
26622 S. Woodward Ste 110	Section 35
Royal Oak, MI 48067	Zoned MDM (Medium Density Multiple)

Applicant is proposing to add a deck, which is an accessory structure, to an existing non-conforming building. The deck will not meet the setback requirements for the principal by 13'7".

Mrs. Kocsis, Pulte Homes, presented this case.

Public comment was opened. Mr. Eric Hong, 5001 Meadow Crest Cir, spoke as the owner of this property.

Motion by Mrs. Hoffman, supported by Mrs. Honea, to approve BZA #1549 with the steps moved to the other side and the width being no more than 10 feet. A roll call vote was taken; Mr. Palazzolo, No, Mrs. Honea, Yes, Mrs. Hoffman, Yes, Mr. Wagner, No, Mr. Hutchison, Yes. Motion carried 3-2.

**MISCELLANEOUS BUSINESS**            None

**FUTURE BUSINESS**                    The next BZA meeting will be July 15, 2003.

**ADJOURNMENT**                        Motion by Mr. Palazzolo, supported by Mrs. Honea, 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  
July 1, 2003

Board Approval: July 15, 2003