



LEON B. JUKOWSKI, MAYOR

CITY OF PONTIAC MICHIGAN

DEPARTMENT OF BUILDING, PLANNING, AND SAFETY
COMMUNITY DEVELOPMENT DIVISION

AGENDA

ZONING BOARD OF APPEALS

TUESDAY - NOVEMBER 19, 2013

MEETING AT 7:00 P.M. - COUNCIL CHAMBERS - CITY HALL

47450 WOODWARD AVENUE - PONTIAC, MICHIGAN 48342

1. CALL TO ORDER:
2. ROLL CALL:
3. COMMUNICATIONS:
4. ADOPTION OF MINUTES: August 20, 2013 and September 17, 2013
5. OLD BUSINESS:
6. NEW BUSINESS:

6.1 PUBLIC HEARING NUMBER: **ZBA-13-16**

ADDRESS: **700 COLLIER ROAD**

ZONE: **R-1B, LARGE LOT ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **SECTION 2.304(F), (1), (2), AND (4) ACCESSORY STRUCTURE HEIGHT, AREA, AND NUMBER OF STRUCTURES. SECTION 4.302(C)(3) RESIDENTIAL OFF-STREET PARKING ADDITIONAL DRIVEWAY.**

PRESENT USE & OCCUPANCY: **SINGLE FAMILY RESIDENTIAL DWELLING.**

PROPOSED USE & OCCUPANCY: **SINGLE FAMILY RESIDENTIAL DWELLING.**

6.2 PUBLIC HEARING NUMBER: **ZBA-13-17**

ADDRESS: **55 TURK STREET**

ZONE: **M-1, LIMITED INDUSTRIAL DISTRICT**

VARIANCE REQUEST: **SECTION 2.204(TABLE 2) SALVAGE YARD/RESOURCE RECOVERY FACILITY/JUNK YARD, AND STATE OF MICHIGAN VEHICLE SCRAP METAL PROCESSOR LICENSE IN M-1 ZONING DISTRICT CLASSIFICATION.**

PRESENT USE & OCUPANCY: **GLE SCRAP METAL YARD AND VACANT RAILROAD R.O.W.**

PROPOSED USE & OCCUPANCY: **GNGLE SCRAP YARD EXPANSION AND STATE OF MICHIGAN VEHICLE SCRAP METAL PROCESSOR.**

6.3 PUBLIC HEARING NUMBER: ZBA-13-18

ADDRESS: **251 CHIPPEWA ROAD**

ZONE: **R-1, ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **SECTION 2.304(B), DIMENSION AND DESIGN STANDARD FOR MINIMUM FRONT YARD SETBACK TO INSTALL A HANDICAP RAMP IN FRONT YARD.**

PRESENT USE & OCUPANCY: **SINGLE FAMILY RESIDENTIAL DWELLING.**

PROPOSED USE & OCCUPANCY: **SINGLE FAMILY RESIDENTIAL DWELLING.**

6.4 PUBLIC HEARING NUMBER: ZBA-13-19

ADDRESS: **111 N. PERRY STREET**

ZONE: **C-2, DOWNTOWN COMMERCIAL BUSINESS DISTRICT.**

VARIANCE REQUEST: **SECTION 5.105(C)(1)(C) MAXIMUM AREA OF ADDITIONAL WALL SIGNS AND MAXIMUM NUMBER OF WALL SIGNS PERMITTED.**

PRESENT USE & OCUPANCY: COMMERCIAL BUSINESS EARTH TO EARTH PROMOTIONS.

PROPOSED USE & OCCUPANCY: COMMERCIAL BUSINESS EARTH TO EARTH PROMOTIONS.

6.5 PUBLIC HEARING NUMBER: ZBA-13-20

ADDRESS: 195 WALL STREET

ZONE: R-1 ONE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL (NON-USE) VARIANCE SECTION 2.304(B) DIMENSION & DESIGN STANDARDS.

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY HOUSE.

6.6 PUBLIC HEARING NUMBER: ZBA-13-21

ADDRESS: 199 WALL STREET

ZONE: R-1 ONE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL (NON-USE) VARIANCE SECTION 2.304(B) DIMENSION & DESIGN STANDARDS.

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY HOUSE.

6.7 PUBLIC HEARING NUMBER: ZBA-13-22

ADDRESS: 209 S. SHIRLEY STREET

ZONE: R-1 ONE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL (NON-USE) VARIANCE SECTION 2.304(B) DIMENSION & DESIGN STANDARDS.

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY
HOUSE.

6.8 PUBLIC HEARING NUMBER: ZBA-13-23

ADDRESS: **213 S. SHIRLEY STREET (TBD)**

ZONE: **R-1 ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **REQUEST FOR DIMENSIONAL (NON-
USE) VARIANCE SECTION 2.304(B)
DIMENSION & DESIGN STANDARDS.**

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY
HOUSE.

6.9 PUBLIC HEARING NUMBER: ZBA-13-24

ADDRESS: **255 S. SHIRLEY STREET**

ZONE: **R-1 ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **REQUEST FOR DIMENSIONAL (NON-
USE) VARIANCE SECTION 2.304(B)
DIMENSION & DESIGN STANDARDS.**

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY
HOUSE.

6.10 PUBLIC HEARING NUMBER: ZBA-13-25

ADDRESS: **259 S. SHIRLEY STREET**

ZONE: **R-1 ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **REQUEST FOR DIMENSIONAL (NON-
USE) VARIANCE SECTION 2.304(B)
DIMENSION & DESIGN STANDARDS.**

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY
HOUSE.

6.11 PUBLIC HEARING NUMBER: ZBA-13-26

ADDRESS: **263 S. SHIRLEY STREET**

ZONE: **R-1 ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **REQUEST FOR DIMENSIONAL (NON-
USE) VARIANCE SECTION 2.304(B)
DIMENSION & DESIGN STANDARDS.**

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY
HOUSE.

6.12 PUBLIC HEARING NUMBER: ZBA-13-27

ADDRESS: **271 S. SHIRLEY STREET**

ZONE: **R-1 ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **REQUEST FOR DIMENSIONAL (NON-
USE) VARIANCE SECTION 2.304(B)
DIMENSION & DESIGN STANDARDS.**

PRESENT USE & OCUPANCY: VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY: CONSTRUCT A SINGLE-FAMILY
HOUSE.

6.13 PUBLIC HEARING NUMBER: ZBA-13-28

ADDRESS: **275 S. SHIRLEY STREET**

ZONE: **R-1 ONE-FAMILY DWELLING DISTRICT**

VARIANCE REQUEST: **REQUEST FOR DIMENSIONAL (NON-
USE) VARIANCE SECTION 2.304(B)
DIMENSION & DESIGN STANDARDS.**

PRESENT USE & OCUPANCY:

VACANT, PROPOSED NON-
CONFORMING RESIDENTIAL LOT.

PROPOSED USE & OCCUPANCY:

CONSTRUCT A SINGLE-FAMILY
HOUSE.

7. PUBLIC COMMENT:

8. MISCELLANEOUS:

9. ADJOURNMENT: