



**CITY OF PONTIAC
MICHIGAN**

LEON B. JUKOWSKI, MAYOR

DEPARTMENT OF BUILDING, PLANNING, AND SAFETY
COMMUNITY DEVELOPMENT DIVISION
OFFICE OF LAND USE AND STRATEGIC PLANNING

**AGENDA
ZONING BOARD OF APPEALS**

TUESDAY - JUNE 21, 2011

**FORMAL 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 3, 2010, SEPTEMBER 21, 2010
5. OLD BUSINESS:
6. NEW BUSINESS:

6.1 PUBLIC HEARING NUMBER: ZBA-11-01
ADDRESS: 44405 WOODWARD AVENUE
ZONE: C-O OFFICE BUSINESS DISTRICT

VARIANCE REQUEST: TEMPORARY VARIANCE FOR OFF-STREET PARKING WITHIN 300 FEET OF THE SITE TO ALLOW CROSSING OF A MAJOR THOROUGHFARE (SECTION 10.2(i); AND DECREASE THE MINIMUM FRONT SETBACK OF 25 FEET TO ZERO FEET AT TWO LOCATIONS (SECTION 7.38(1); AND EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM 35 FEET TO 202 FEET (SECTION 7.38(6)).

PRESENT USE & OCUPANCY: ST. JOSEPH MERCY OAKLAND
HOSPITAL
PROPOSED USE & OCCUPANCY: ST. JOSEPH MERCY OAKLAND
HOSPITAL

6.2 PUBLIC HEARING NUMBER:

ZBA-11-02

ADDRESS:

791 BALDWIN ROAD

ZONE:

C-1 LOCAL BUSINESS DISTRICT

VARIANCE REQUEST:

**DECREASE THE MINIMUM REQUIRED
REAR YARD SETBACK FROM 20 FEET
TO 17 FEET (SECTION 7.44(1)).**

**PRESENT USE & OCUPANCY:
PROPOSED USE & OCCUPANCY:**

**VACANT COMMERCIAL PARCEL
NEW RETAIL COMMERCIAL BUILDING**

6.3 PUBLIC HEARING NUMBER:

ZBA-11-03

ADDRESS:

37 OTTAWA DRIVE

ZONE:

R-1 ONE FAMILY DWELLING DISTRICT

VARIANCE REQUEST:

**EXCEED MAXIMUM ALLOWABLE
FRONT YARD FENCE HEIGHT FROM
4-FEET TO 6-FEET (SECTION 7.13(11)).**

**PRESENT USE & OCUPANCY:
PROPOSED USE & OCCUPANCY:**

**RESIDENTIAL
RESIDENTIAL**

7. PUBLIC COMMENT:

8. MISCELLANEOUS:

9. ADJOURNMENT: