

**LIVONIA JOINT ZONING BOARD OF APPEALS
MEETING MINUTES- June 2, 2014**

Present: Chair P. Nilsson, G. Cole, M. Sharman, C. Rider, Code Enforcement Officer A. Backus,
Recording Secretary J. Brown

Board member B. Weber excused from the Zoning Board tonight as he has a case on the
following agenda.

Also excused, J. Campbell-Town Attorney

AGENDA: (1) Accept and approve the meeting minutes of May 19, 2014

(2) **Bill Weber**

Area variance requested to construct a 22'x24' carport addition to storage building at
4232 East Lake Rd., Livonia

Chair P. Nilsson opened the meeting at 7:00p.m.

M/2/C (M. Sharman/ C. Rider) to approve the May 19, 2014 Livonia Joint Zoning Board of Appeals
meeting minutes as submitted.

Motion carried 4-0

Chairman Nilsson observed no one in attendance and asked Mr. Weber if he minded waiving the reading
of the legal notice. Mr. Weber said it was fine and waived the reading of the legal notice.

Code Enforcement Officer A. Backus asked to have the board members polled on a site visit:

Chair Nilsson- YES

G. Cole- YES

M. Sharman- YES

C. Rider- YES

Chairman Nilsson invites Mr. Bill Weber to come forward and explain his request.

Mr. Weber approached the board and explained that originally, the large building he wants to attach the
carport to was intended to be a garage. Those plans were put on hold indefinitely and now his intent is to
just have something to protect his cars without a huge investment into a garage. The site for the
proposed carport is their primary parking space as it is and he would only be covering the driveway- not
enclosing it as to not cover too much of his house. He believes that currently he has 28.5% of his
property covered with structures and with approval of his carport addition, it would be 35-36% lot
coverage. Mr. Weber explained that his plan would be to flash the roof of the carport into the side of his
existing building, and that the carport would have the same roof line as the existing building unless
something is discovered that would prevent that from happening.

C. Rider asked if Mr. Weber's neighbors are ok with this proposed carport addition plan. B. Weber
explained that both of his neighbors are ok with this plan.

Chairman Nilsson made an announcement to close the public comment portion of this meeting as there is
no gallery observed in attendance.

Chairman Nilsson asked the board members to review the criteria for the area variance criteria form:

1. Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by granting the variance?
NO
2. Can the benefit sought by the applicant be achieved by some feasible method other than a variance?
NO
3. Is the variance substantial?
YES
4. Will the proposed variance have an adverse effect of impact on the physical or environmental conditions in the neighborhood?
NO
5. Is the alleged difficulty self-created?
YES

Chairman Nilsson asked for a motion on the application.

Motion: (M. Sharman/ C. Rider) to approve the application as submitted.

Motion accepted 4-0

Meeting adjourned at 7:30p.m.

Respectfully submitted,

Jeanne Brown

Recording Secretary