



**CITY OF PONTIAC
MICHIGAN**

LEON B. JUKOWSKI, MAYOR

DEPARTMENT OF BUILDING, PLANNING, AND SAFETY
COMMUNITY DEVELOPMENT DIVISION

AGENDA
ZONING BOARD OF APPEALS
TUESDAY – SEPTEMBER 18, 2012
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 21, 2012
5. OLD BUSINESS:
6. NEW BUSINESS:

6.1 PUBLIC HEARING NUMBER: ZBA-12-16

ADDRESS: 872 STANLEY AVENUE

ZONE: R-1, ONE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL VARIANCES FOR SECTION 2.304(B) MINIMUM LOT WIDTH, TO DECREASE THE MINIMUM LOT WIDTH IN R-1 FROM 60 FEET TO 40 FEET; SECTION 2.304(B) MINIMUM LOT AREA, TO DECREASE THE MINIMUM LOT AREA IN R-1 FROM 7,200 SQUARE FEET TO 5,700 SQUARE FEET; SECTION 2.304(B) MINIMUM SIDE SETBACK IN R-1 TO DECREASE THE MINIMUM SIDE SETBACK FROM 5 FEET TO 3

FEET; AND SECTION 2.304(F)(B) MINIMUM SETBACK FOR DETACHED ACCESSORY BUILDINGS IN R-1, TO DECREASE THE MINIMUM SETBACK FROM 3 FEET TO 2 FEET 4-INCHES.

PRESENT USE & OCUPANCY: RESIDENTIAL DWELLING
PROPOSED USE & OCCUPANCY: RESIDENTIAL DWELLING AND VACANT RESIDENTIAL LOT

6.2 PUBLIC HEARING NUMBER: ZBA-12-18

ADDRESS: 50 N. PERRY STREET
ZONE: C-2, DOWNTOWN BUSINESS DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL VARIANCE FOR SECTION 5.105(B)(TAB15) MINIMUM SIGN SETBACK, TO DECREASE THE MINIMUM SIGN SETBACK FOR GROUND SIGNS IN THE C-2 DISTRICT FROM 10 FEET TO 2 FEET.

PRESENT USE & OCUPANCY: MCLAREN OAKLAND HOSPITAL

PROPOSED USE & OCCUPANCY: MCLAREN OAKLAND HOSPITAL

6.3 PUBLIC HEARING NUMBER: ZBA-12-19

ADDRESS: 56 NORTH EASTWAY DRIVE
ZONE: R-1, ONE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL VARIANCE SECTION 2.304(F)(2) TO EXCEED MAXIMUM AREA FOR ACCESSORY STRUCTURES IN R-1 PERMITTED AREA IS 800 SQUARE FEET. REQUESTED AREA IS 2,096 SQUARE FEET. VARIANCE REQUEST IS 1,296 SQUARE FEET.

PRESENT USE & OCUPANCY: RESIDENTIAL HOME & GARAGE

PROPOSED USE & OCCUPANCY: RESIDENTIAL HOME & GARAGE

7. PUBLIC COMMENT:

8. MISCELLANEOUS:

9. ADJOURNMENT:

