



LEON B. JUKOWSKI, MAYOR

CITY OF PONTIAC MICHIGAN

DEPARTMENT OF BUILDING, PLANNING, AND SAFETY
COMMUNITY DEVELOPMENT DIVISION

AGENDA

ZONING BOARD OF APPEALS

TUESDAY - APRIL 17, 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: MARCH 20, 2012
5. OLD BUSINESS:
6. NEW BUSINESS:

6.1 PUBLIC HEARING NUMBER: ZBA-12-02

ADDRESS: 58 PARK PLACE

ZONE: R-1, ONE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR USE VARIANCE FOR SECTION 2.203 PERMITTED USES BY DISTRICT, STATE LICENSED RESIDENTIAL FACILITY FOR 7 OR MORE CLIENTS (HOME DAY CARE), REQUEST IS TO ALLOW A USE THAT IS NOT PERMITTED IN THE R-1 ONE-FAMILY DWELLING DISTRICT. THE REQUEST IS TO ALLOW UP TO TWELVE (12) CHILDREN AT THE DAY CARE GROUP HOME AT 58 PARK PLACE.

PRESENT USE & OCUPANCY: NURSERY RYHMES CHILD CARE (6) CHILDREN

PROPOSED USE & OCCUPANCY: NURSERY RYHMES CHILD CARE UP TO (12) CHILDREN

6.2 PUBLIC HEARING NUMBER: ZBA-12-03

ADDRESS: 1211 COLONY LANE

ZONE: R-3, MULTIPLE-FAMILY DWELLING DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL VARIANCE FOR SECTION 7.15(3) MAXIMUM BUILDING HEIGHT 35 FEET AND 2 ½ STORIES, REQUEST IS TO EXCEED MAXIMUM BUILDING HEIGHT BY 3 FEET 10-INCHES (38'-10") AND EXCEED THE MAXIMUM NUMBER OF STORIES BY ½ STORY (3 STORIES) TO CONSTRUCT A NEW BUILDING IN THE R-3 ZONE DISTRICT AT 1211 COLONY LANE.

PRESENT USE & OCUPANCY: VACANT R-3 PARCEL

PROPOSED USE & OCCUPANCY: SENIOR APARTMENTS-INDEPENDENT LIVING, 77-UNITS IN THE R-3 ZONE DISTRICT.

6.3 PUBLIC HEARING NUMBER: ZBA-12-04

ADDRESS: 900 JOSLYN ROAD

ZONE: C-1, LOCAL BUSINESS DISTRICT

VARIANCE REQUEST: REQUEST FOR DIMENSIONAL VARIANCE FOR SECTION 2.535(B) DRIVE THROUGH FACILITIES CANNOT BE SEPARATE FROM PRIMARY STRUCTURE, AND SECTION 2.535(D) MINIMUM SETBACK FOR DRIVE THROUGH FACILITY MUST BE SETBACK 10 FEET FROM STREET-FACING BUILDING WALL. REQUEST IS TO ALLOW SEPARATED DRIVE THROUGH STRUCTURE IN FRONT

PARKING LOT AREA AND TO
ELIMINATE THE 10 FOOT SETBACK
BEHIND STREET-FACING BUILDING
WALL FOR A DRIVE THROUGH
FACILITY.

PRESENT USE & OCUPANCY:

EXISTING CREDIT UNION DRIVE
THROUGH BRANCH.

PROPOSED USE & OCCUPANCY:

CREDIT UNION DRIVE THROUGH
BRANCH WITH FRONT PARKING LOT
AREA DRIVE THROUGH ATM KIOSK.

7. PUBLIC COMMENT:
8. MISCELLANEOUS:
9. ADJOURNMENT:

