

A regular meeting of the Board of Zoning Appeals was called to order at 7:30 p.m. on Tuesday, July 21, 1992 by the Chairman, James Giachino.

Present: Peter Dungjen
James Giachino
John Lovio
Carmelo Milia
Walter Storrs
J. Charles Swindell

Absent: Sherwood Shaver

ITEM #1 Approval of Minutes - June 16, 1992

Motion by Lovio
Supported by Storrs

MOVED, to approve the June 16, 1992 Minutes.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

Item #11. Taken out of order.

ITEM #11 VARIANCE REQUESTED: Patio Enclosures, on behalf of Phillip D. Yee, 6669 Fulton Ct., for relief of the side yard setback and expand a legal non-conforming site.

The Chairman indicated that the Board has received a written request to table Item #11 until the next regular meeting, and asked if there was anyone present who wished to speak on this item.

There was no one present.

Motion by Swindell
Supported by Lovio

MOVED, that the request from Patio Enclosures, on behalf of Phillip D. Yee, 6669 Fulton Ct., for relief of the side yard setback and relief to expand a legal non-conforming site, be tabled until the next regular meeting (August 18, 1992), as requested by the petitioner.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO TABLE REQUEST CARRIED.

ITEM #2 RENEWAL REQUESTED: Richard and Mellanie Varkle, 54 E. Square Lake, for relief of the requirement to hard surface a parking lot.

The Chairman moved Item #2 to the end of the agenda (Item #19) to give the petitioner the opportunity to be present.

ITEM #3 RENEWAL REQUESTED: Massachusetts Mutual Life Insurance Company, 2701 Troy Center Dr., for relief of the 6 foot high masonry screening wall required along the north property line.

Mr. Shripka explained that the petitioner is requesting renewal of a variance for relief of the 6 foot high masonry screening wall required along the north property line. The petitioner was originally granted this relief based on the fact they would install 280 feet of decorative metal fencing and landscaping along this north property line that abuts a residential apartment complex. Conditions remain the same and we have no objections or complaints on file.

Michael Luberto was present to represent Massachusetts Mutual Life Insurance and indicated that they wished to renew their variance, indicating that the fence and landscaping were in place and well maintained.

ITEM #3

Motion by Milia
Supported by Dungjen

MOVED, to grant Massachusetts Mutual Life Insurance Company, 2701 Troy Center Drive, renewal of their variance to maintain 280 feet of decorative metal fencing with landscaping, along the north property line, in lieu of the required 6 foot high masonry screening wall:

1. Conditions remain the same.
2. There are no objections on file.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #4 RENEWAL REQUESTED: Bethel Baptist Church, 1975 E. Long Lake, for relief of the 4'6" high masonry required adjacent to off-street parking.

Mr. Shripka explained that the petitioner is requesting renewal of a variance granted, by this Board, in 1989 to maintain landscaping in lieu of the 4'6" high masonry screening wall abutting the parking lot. Conditions remain the same and we have no objections or complaints on file.

Pat Gargarian was present and requested renewal, stating that their landscaping has been installed and is being maintained.

Motion by Dungjen
Supported by Storrs

MOVED, to grant Bethel Baptist Church, 1975 E. Long Lake, renewal of their variance for relief to maintain landscaping in lieu of the 4'6" high masonry wall required abutting the parking lot:

1. Conditions remain the same.
2. There are no complaints or objections on file.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #5 RENEWAL REQUESTED: Big Beaver/Liberty Limited, 50, 100, 200, W. Big Beaver, for relief of the 6 foot high masonry screening wall required along the north property line.

Mr. Shripka explained that the petitioner is requesting renewal of a variance granted, by this Board, for relief of the 6 foot high masonry screening wall required along the north property line of a site which abuts residential zoning. This relief was originally granted in July of 1988. Conditions remain the same, we have no objections or complaints on file.

David Gasso was present and requested renewal, indicating that the condition remain the same.

Motion by Swindell
Supported by Lovio

MOVED, to grant Big Beaver/Liberty Limited, 50, 100, 200 W. Big Beaver Road, renewal of their variance for relief of the 6 foot high masonry screening wall required along the north property line abutting residential zoning:

1. Conditions remain the same.
2. There are no objections on file.

ITEM #5.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #6 RENEWAL REQUESTED: Troy School District, 4777 Northfield Parkway, for relief of the 4'6" high masonry screening wall required along the west side of off-street parking.

Mr. Shripka explained that the petitioner is requesting renewal of relief granted, by this Board, to provide landscaping in lieu of the 4'6" high masonry screening wall required along the west side of the parking lot which abuts residential zoned property. This relief was originally granted in June of 1990, primarily due to the fact that the petitioner plans to provide a natural screening of trees in lieu of the 4'6" high masonry screening wall. Conditions remain the same, we have no objections or complaints on file. This item was tabled at the last regular meeting to give the petitioner the opportunity to be present.

Lowell Crandall was present to represent the School and requested renewal, based on the reasons stated.

Motion by Storrs
Supported by Dungjen

MOVED, to grant the Troy School District, 4777 Northfield Parkway, renewal of their variance for relief to provide landscaping along the west side of their off-street parking, in lieu of the required 4'6" masonry screening wall:

1. Conditions remain the same.
2. There are no objections on file.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #7 RENEWAL REQUESTED: Troy Baptist Church, 3193 Rochester Rd., for relief of the 4'6" high masonry screening wall required along the north and south property lines.

The Chairman moved this item to the end of the agenda (Item #20) to give the petitioner the opportunity to be present.

ITEM #8 VARIANCE REQUESTED: Kathryn Gilbert, 245 Sheffield, for relief of the side yard setback and relief to add to an existing legal non-conforming site.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a carport on the north side of an existing residence. The plot plan shows the proposed carport would result in a zero side yard setback from the north lot line. The Zoning Ordinance requires a 5 foot side yard setback. Also the plot plan shows an existing legal non-conforming rear yard setback of 28 feet. The Zoning Ordinance requires 35 feet and does not permit additions or alterations to a non-conforming site.

Kathryn Gilbert was present and stated that because of the lot size, she cannot construct a garage, but does need protection for her vehicle. The carport is designed so that car doors can be opened on both sides of the vehicle. A carport cannot be constructed onto the rear of the home because of a 12 foot utility easement, which only exists on her lot and not others in the area. The gutters on the carport have been designed so they will not run onto the neighboring property. Ms. Gilbert's builder was also present and stated that the carport has been made as small as possible to still give a reasonable size structure, indicating that there are partial side panels on the side of the carport to aid in the protection of the vehicle and do limit the space available to open doors.

ITEM #8

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There were 3 letters of approval on file: Joseph Cerra, 246 Sheffield
Betty Sinclair, 259 Kenyon - George T. Bicknell, 233 Sheffield.

Motion by Milia
Supported by Lovio

MOVED, to grant Kathryn Gilbert, 245 Sheffield, a variance, as requested, for relief to construct a carport on the north side of an existing residence, resulting in a zero side yard setback, and relief to add to an existing non-conforming site:

1. The variance is not contrary to public interest.
2. The variance will not cause an adverse effect to properties in the area.
3. The lot is unique, in that there is a significant easement across the rear lot.
4. The petitioner has attempted to work within the spirit of the ordinance by making the structure as small as possible.

Yeas: 5
Nays: 1- Storrs
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

ITEM #9 VARIANCE REQUESTED: John & Ruthannah McCaughey, 2046 Laurel
for relief of the rear yard setback.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a 15'x13' addition to the rear of an existing residence. The plot plan shows the proposed addition would result in a 30 foot rear yard setback. The Zoning Ordinance requires a 35 foot rear yard setback in this residential zoned district.

Richard Losh of Arrow Modernization was present to represent the homeowners. Mr. Losh explained that to meet the rear yard setback requirement, the addition could only be 8 feet in depth, which would limit the use of the addition. The proposed addition is a breakfast nook and sun room. Mr. Losh also indicated that the construction would not obstruct anyone's view.

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There were 2 letters of approval on file: Franklin G. Weiss, 2038
Laurel - Alois A. Sauter, 5540 Mandale.

Motion by Lovio
Supported by Storrs

MOVED, to deny the request from John & Ruth McCaughey, 2046 Laurel, for relief of the Zoning Ordinance to construct a 15'x13' addition, resulting in a rear yard setback of 30 feet where 35 feet is required:

1. The petitioner has failed to demonstrate a practical difficulty or hardship that runs with the land.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO DENY REQUEST CARRIED.

ITEM #10 VARIANCE REQUESTED: Mr. & Mrs. Michael Wellman, 3428 Upton, for relief of the required setback from Palmerston and from Upton.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a new 22'4"x33' attached garage on the north side of an existing residence. The plot plan shows the proposed garage addition would result in a 35.1 foot yard setback from Palmerston and a 35 foot setback from Upton. The Zoning Ordinance requires a 40 foot front yard setback in this residential zoned district.

Mr. Wellman was present and stated that they plan to convert their existing garage area into a bedroom and bath for their aging parents who are not able to use the upper bedrooms. Mr. Wellman stated that they face a vacant lot, the property across Palmerston is the back of the kennel property, the neighbor to the rear does not object and the properties along Palmerston have similar setbacks.

The Chairman opened the public hearing.

Mr. Geiger, 3415 Upton, was present and indicated he approved of the request.

There were no further comments from the audience.

The Chairman closed the public hearing.

There were 2 letters of approval on file: Tom Kelly, 3406 Upton - Joyce Dillworth, 3416 Upton.

Motion by Milia
Supported by Dungjen

MOVED, to grant Mr. & Mrs. Michael Wellman, 3428 Upton, a variance, as requested, for relief to construct a new 22'4"x33' attached garage, onto an existing residence, resulting in the continuation of a 35 foot setback from Upton and a 35.1 foot setback from Palmerston:

1. The variance is not contrary to public interest.
2. The variance does not establish a prohibited use.
3. Conforming is unnecessarily burdensome.
4. The character of the neighborhood, with the complex of roads and short lots, is not conducive to building.
5. The only abutting neighbor has a similar setback.

Yeas: 5
Nays: 1- Storrs
Absent: 1- Shaver

MOTION TO APPROVE REQUEST CARRIED.

ITEM #12 VARIANCE REQUESTED: Robert & Maryann Canniff, 5410 Hertford, for relief of the rear yard setback.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a 20'x16' addition to the rear of an existing single family residence. The plot plan shows the proposed addition would result in a 30.1 foot rear yard setback. The Zoning Ordinance requires a 45 foot rear yard setback in this residential zoned district. The plot plan also shows the proposed addition would result in an existing pool now being located in a side yard. The Building Code requires pools to be located in the rear yard only. If the rear yard setback variance is approved, the pool location would require a variance from the Building Code Board of Appeals to remain in the side yard.

Robert Canniff was present and stated that they have a ranch home which sits further back on the property than the two story homes in the area. Mr. Canniff stated that he understands the lots on his side of the street are not as deep as on the other side of the street. They need the room for their family, they have 2 children at home and 2 away at school, but do come home in the summer. The proposed addition is a sun room which will be used about 10 months out of the year. To go up would cause a lot of construction because of the low roof.

ITEM #12.

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There was 1 letter of approval on file: Michael Husson, 5379 Hertford.

There were 5 letters of objection on file: Ronald Lepri, 5394 Hertford - Margaret V. Riddle, 5343 Folkstone - Donald and Patricia Chebowski, 5474 Hertford - Mrs. Josephine Odenweller, 5355 Shrewsbury - Frank Sanders, 5325 Folkstone.

Motion by Milia
Supported by Lovio

MOVED, to deny the request of Robert & Maryann Canniff, 5410 Hertford, for relief to construct a 20'x16' addition which would result in a rear yard setback of 30.1 foot where 45 feet is required:

1. The variance requested, is large for the area.
2. There are a number of oppositions from the neighbors.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO DENY REQUEST CARRIED.

ITEM #13 VARIANCE REQUESTED: Gary Jaracz, 553 Jamaica, for relief of rear yard setback and relief to allow a detached garage in the side yard.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct a 35'x15' addition to the rear of a single family residence. The plot plan shows the proposed addition would result in a 17 foot rear yard setback. The Zoning Ordinance requires a 35 foot rear yard setback in this residential zoned district. The plot plan also shows the proposed addition would result in the existing detached garage now being located in the side yard. The Zoning Ordinance requires detached accessory buildings to be located in rear yards only.

Andy Jaracz of Remington Homes, the contractor for the proposed addition, was present. Mr. Jaracz stated that the proposed addition was to give the homeowners needed room. The proposed addition would be for a bedroom, laundry room and sun room. The owners have altered two of the existing bedrooms in the home, making one large room. The owner must also use one bedroom of the home, on the first floor, for his office, which must be convenient. The addition has been designed to not change the roof line of the existing house. The lot is an odd shaped lot and the addition does meet the setback at one corner and diminishes from there to the 17 foot setback. Mr. Jaracz also stated that the rear half of the garage is still in the rear yard. To change the addition would cause a change in the roof line which would not be as aesthetically pleasing. To cut down on the depth of the addition will limit furniture placement in the proposed rooms.

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There were 3 letters of approval on file: Michael J. Stetser, Jr., 559 Jamaica - Martha Lakala, 1301 Wacon - James Patterson, 347 Sheffield.

Motion by Lovio
Supported by Dungjen

ITEM #13.

MOVED, to table the request from Gary Jaracz, 553 Jamaica, for relief of the rear yard setback, 17 feet where 35 feet is required, until the next regular meeting (August 18, 1992) to give the petitioner the opportunity to reduce the size of the addition and request a lesser variance.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO TABLE REQUEST CARRIED.

ITEM #14 VARIANCE REQUESTED: James M. Jackson, 4211 Bristol, for relief of the side yard setback.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to replace a deck on the side of an existing residence and extend the deck to the rear attaching it to the deck on the rear of the residence. The plot plan shows the proposed construction would result in a 3 foot setback from the west side lot line. The Zoning Ordinance requires a 10 foot side yard setback in this residential zoned district.

James Jackson was present and stated he is replacing a deck that was there when he moved into the house. The deck allows entrance and exiting from the kitchen door wall, which could not be used unless he had a deck. To construct a deck that met the setback requirement would result in a 3 foot deck, which would be too narrow to be usable. The deck also stops pedestrians from cutting through that side of the yard and being able to look directly into his dining room.

The Chairman opened the public hearing.

There were no comments from the audience

The Chairman closed the public hearing.

There were 4 letters of approval on file: Marilyn O'Brien, 4225 Bristol - Mark A. Touchette, 4149 Bristol - C. Murphy, 656 Barclay - Yeager, 4176 Bristol.

Motion by Swindell
Supported by Lovio

MOVED, to grant James M. Jackson, 4211 Bristol, a variance, as requested, for relief to construct a wood deck with a 3 foot side yard setback where the ordinance requires a 10 foot side yard setback:

1. The variance is for the safety and welfare of his family.
2. This is a replacement deck, no larger than the existing deck.
3. The variance is not contrary to public interest as evidenced by the approvals on file.

Yeas: 5
Nays: 1- Storrs
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

ITEM #15 VARIANCE REQUESTED: Dona A. Tracey, 4427 Cahill, for relief to construct a free standing gazebo 7 feet from the rear of an existing residence.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to erect a detached gazebo in the rear yard. The Zoning Ordinance requires Board of Zoning Appeals approval for a free standing gazebo. The proposed plot plan also indicates the proposed gazebo would setback 7 feet from the existing residence. The Zoning Ordinance requires a 10 foot setback.

ITEM #15

Dona Tracey was present and stated she proposed to erect the gazebo on an existing bricked patio area. The gazebo would allow her to enjoy the rear yard and keep out of the sun, indicating that she should not be in the sun because of a skin condition.

The Chairman opened the public hearing.

Robert Graff, 4415 Cahill, was present and approved of the request.

James Carroll, 4523 Cahill, was present and approved of the request.

The Chairman closed the public hearing.

There were 6 letters of approval on file: Michael Grain, 4513 Whisper Way - Michael Pang, 4380 Bender - Richard Stafford, 4415 Cahill - Maggie Ahlberg, 4325 Bender - T. W. Grail, 4572 Cahill - Bernard and Rita Wesol, 4516 Cahill.

Motion by Dungjen
Supported by Swindell

MOVED, to grant Dona Tracey, 4427 Cahill, a variance, as requested, to construct a free standing gazebo, on an existing brick patio 7 feet behind the existing residence:

1. The request is not contrary to public interest as evidenced by the number of approvals on file.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

ITEM #16 VARIANCE REQUESTED: Daniel Leske, DDS, 5895 John R., for relief of the required distance between residential and non-residential.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct an addition to the south side of an existing office building. The plot plan indicates the proposed addition would result in a 73 foot setback from the south property line which is zoned residential. The Zoning Ordinance requires a 75 foot setback. The original site of this building, at the time of construction, did comply with all appropriate ordinances. Through the years there has been an exchange of properties due to zoning, which now leaves the existing building legally non-conforming.

Dr. Leske was present and indicated that his tenant had moved out of the building and he is proposing to enlarge his office area. The proposed addition to the south of the building is to improve the main entrance, providing an air lock. This addition will provide protection from the weather elements to the main hallway. Dr. Leske also stated that the previously proposed addition, that was granted a setback variance in 1991 will not be constructed. Dr. Leske further stated that the proposed addition will not project past the existing building line on the south.

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There was 1 letter of approval on file: Michael P. Gline, Emerald Lanes, 1950 E. Square Lake.

Motion by Storrs
Supported by Dungjen

ITEM #16

MOVED, to grant Daniel Leske, DDS, 5895 John R., a variance, as requested, for relief to expand an existing legal non-conforming building; constructing an addition with a 73 foot setback from the south property line, where the Zoning Ordinance requires a 75 foot setback.

1. The previously granted variance, for an addition, with a 59.66 setback is voided with the approval of this variance.
2. The variance requested is an improvement over the previous relief.
3. The variance is not contrary to public interest.
4. The proposed addition will not further encroach into the setback.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

ITEM #17 VARIANCE REQUESTED: Kerry Krivoshein, 1259 Ashley, for
relief to construct a greenhouse.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct an 8'10-1/2"x17'3" greenhouse in the rear yard. The Zoning Ordinance requires Board of Zoning Appeals approval for any free standing greenhouse.

Kerry Krivoshein was present and stated that he has talked with his neighbor, who has indicated that he has no problem with the proposed greenhouse. Mr. Krivoshein also indicated that the greenhouse is for his hobby only. The property to the rear is used as an Oakland County Drain, so there will be no adverse affect to any neighbor to the rear.

The Chairman opened the public hearing.

There were no comments from the audience.

The Chairman closed the public hearing.

There were 5 letters of approval on file: Harold W. Miller, Jr., 1275 Ashley - Helen K. Werner, 1256 Ashley - Kathleen A. Reid, 1227 Ashley - Rita and Joseph Duchesneau, 1243 Ashley - Paul Wasylon, 1240 Ashley.

Motion by Lovio
Supported by Milia

MOVED, to grant Kerry Krivoshein, 1259 Ashley, a variance, as requested to construct a 8'10-1/2"x17'3" free standing greenhouse:

1. To deny the request would serve no useful purpose.
2. The variance is not contrary to public interest.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

ITEM #18 VARIANCE REQUESTED: Joseph Bianco, 1100 Piedmont, for
relief of the front and rear yard setbacks.

Mr. Shripka explained that the petitioner is requesting relief of the Zoning Ordinance to construct an addition connecting existing buildings at 1100 Piedmont and 2260 Stephenson. The proposed addition would result in an 11 foot rear yard setback. The Zoning Ordinance requires a 20 foot setback. The proposed addition would also continue an existing non-conforming 45 foot front yard setback from Piedmont. The Zoning Ordinance requires a 50 foot front yard setback in this industrial zoned district.

ITEM #18.

Archie Damman was present to represent Mr. Bianco. Mr. Damman explained that the proposed addition was to connect the buildings only, there would be no further encroachment in to required setbacks. The existing front yard setback of 45 feet is a result of street improvement and all existing buildings on Piedmont have a 45 foot front setback. The 11 foot rear yard setback is an existing 11 foot side yard setback. The addition is proposed to use the existing column lines, making the building functional for the proposed use.

Joseph Bianco stated that they do injection molding. The proposed addition is to give them additional room needed for a new machine.

The Chairman opened the public hearing.

Michael Damman, 1200 Piedmont, was present and approved of the request.

There were no further comments from the audience.

The Chairman closed the public hearing.

There was 1 letter of approval on file: Michael Damman, 1200 Piedmont.

Motion by Milia
Supported by Swindell

MOVED, to grant Joseph Bianco, 1100 Piedmont, a variance, as requested to construct an addition connecting the buildings at 1100 Piedmont and 2260 Stephenson, resulting in the continuation of a 45 foot front yard setback and an 11 foot rear yard setback:

1. Conforming is unnecessarily burdensome.
2. The proposed addition is within the current envelope of the buildings.
3. The proposal is an improvement to the area.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO APPROVE CARRIED.

ITEM #19 (ITEM #2) RENEWAL REQUESTED: Richard and Mellanie Varkle, 54 E. Square Lake Road, for relief of the requirement to hard surface the parking lot.

The petitioner was not present.

The Board discussed the renewal, noting that the building is currently vacant, indicating that there may be a change in ownership that the City is not aware of.

Motion by Lovio
Supported by Swindell

MOVED, to grant Richard and Mellanie Varkle, 54 E. Square Lake Road, renewal of the variance for relief to maintain a gravel parking lot.

1. There are no objections or complaints on file.

Yeas: 6
Nays: 0
Absent: 1- Shaver

MOTION TO RENEW VARIANCE FOR ONE YEAR CARRIED.

ITEM #20 (ITEM #7) RENEWAL REQUESTED: Troy Baptist Church, 3193 Rochester Road, for relief of the 4'6" high masonry screening wall required along the north and south property lines.

The petitioner was not present.

Motion by Lovio
Supported by Dungjen

MOVED, to deny the request from Troy Baptist Church, 3193 Rochester Road, for relief of the 4'6" high masonry screening wall required along the north and south property lines, where parking abuts residential:

1. The petitioner lack of interest on this matter, by failing to appear at the last two meetings.

Yeas: S
Nays: 1- Milia
Absent: 1- Shaver

MOTION TO DENY REQUEST CARRIED.

The Board of Zoning Appeals adjourned at 9:15 p.m.

GAS/ddb

