



**ZONING BOARD OF APPEALS MEETING
THURSDAY, August 12, 2021 – 7:00 PM
CITY OF ALLEN PARK**

AUGUST 12, 2021 AGENDA

I. Call to order

The regular meeting of the Zoning Board of Appeals was called to order at 7:08 PM by Vice Chairperson Matakas.

II. Roll Call

Name	PRESENT	ABSENT	EXCUSED
David Babbage			X
Charles Blevins	X		
John Ciotti	X		
Mark Courtright	X		
Paul Endres	X		
Phillipa C. Matakas	X		
Dennis Randt	X		

III. Reading and approval of the agenda for the regular meeting August 12, 2021.

Motion by ZBA Member Blevins, Seconded by ZBA Member Ciotti to receive and place on file the agenda for August 12, 2021 as amended/presented.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

IV. Reading and approval of minutes for the regular meeting July 08, 2021.

Motion by ZBA Member Ciotti, Seconded by ZBA Member Courtright to approve and place on file the July 08, 2021 meeting minutes as presented.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

V. Communications and Petitions

1. Application Packet – 9320 Melbourne Avenue – Dated May 21, 2021
2. 9320 Melbourne Avenue – Carlisle-Wortman Review – Dated June 26, 2021
3. Application Packet – 6614 Gahona Avenue – Dated June 16, 2021
4. 6614 Gahona Avenue – Carlisle-Wortman Review – Dated June 26, 2021
5. Application Packet – 17321 Leslie Avenue – Dated June 17, 2021
6. 17321 Leslie Avenue – Carlisle-Wortman Review – Dated August 03, 2021
7. Application Packet – 6736 Allen Road – Dated June 28, 2021
8. 6736 Allen Road – Carlisle-Wortman Review – Dated August 04, 2021
9. Application Packet – 15893 Warwick Avenue – Dated July 06, 2021
10. 15893 Warwick Avenue – Carlisle-Wortman Review – Dated August 04, 2021

Motion by ZBA Member Ciotti, Seconded by ZBA Member Blevins to receive and place on file the communications for the August 12, 2021 meeting.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

VI. Public Hearings

1. **17321 Leslie Avenue** – Nonuse Variance

Vice Chairperson Matakas opened the public hearing at 7:11 PM.

Applicant Cody Tolliver explained the reason for the variance request.

Neighbor Tina Gaworecki, 17414 Leslie Avenue, ask for confirmation regarding the location of the proposed fence.

Motion by Member Blevins, second by Member Courtright, to close public hearing at 7:19 PM.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried/Denied

2. **6736 Allen Road** – Dimensional and Nonuse Variance

Vice Chairperson Matakas opened the public hearing at 7:20 PM.

Applicants Dan and Brian Goodwin, and Cindy Lungsford of the sign company, explained the reasons for the variances regarding the proposed sign.

Member Ciotti inquired about street trees blocking the sign.

Member Randt asked Planner Atkin if the sign would be out of character of the downtown.

Member Matakas asked and suggested different location on the wall for the proposed sign.

Member Courtright inquired about the height of the sign from the ground.

Motion by Member Blevins, second by Member Ciotti, to close public hearing at 7:48 PM.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

3. **15893 Warwick Avenue** – Nonuse Variance

Vice Chairperson Matakas opened the public hearing at 7:49 PM.

Applicant explained variance request for the proposed fence.

Member Randt inquired about the reason for the fence and fence type.

Member Matakas inquired about proximity of the fence to the neighboring structure.

Motion by Member Blevins, second by Member Ciotti, to close public hearing at 7:56 PM.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

VII. Old Business

1. **9320 Melbourne Avenue** – Request for a nonuse variance from Section 10-30(g)(2) to permit a six (6) foot tall fence and gate in the side yard extending beyond the rear of the line house and crossing the driveway.

The applicant explained the reasons for the variance.

Member Courtright asked about the location of the fence.

Motion by ZBA Member Ciotti, Seconded by ZBA Member Courtright to approve nonuse variance request for 9320 Melbourne Avenue.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X

Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

2. **6614 Gahona** – Request for a nonuse variance from Section 10-30(g)(2) to permit a six (6) foot tall fence and gate in the side yard extending beyond the rear of the line house and crossing the driveway.
Member Randt summarized the discussion had at the July 2021 meeting regarding the variance request.

Motion by ZBA Member Blevins, Seconded by ZBA Member Ciotti, to approve the nonuse variance request for 6614 Gahona Avenue

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

VIII. New Business

1. **17321 Leslie Avenue** – Nonuse variance request from Section 10-30(g)(2) to permit a five (5) foot tall fence and gate in the side yard extending nineteen (19) feet beyond the rear line of the house and crossing the driveway.

Motion by ZBA Member Randt, Seconded by ZBA Member Courtright to approve the nonuse variance request for 17321 Leslie Avenue

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

2. **6736 Allen Road** – Dimensional variance request from Section 52-899(h)(4) and a nonuse variance from Section 52-899(h)(9) to permit installation of a wall sign that will project seven (7) feet from the building and overhang the public rights-of-way in the C-5, Central Business District.

Motion by ZBA Member Randt, Seconded by ZBA Member Ciotti to deny the nonuse variance request for 6736 Allen Road for the following reasons:

1. Out of character with the downtown; and
2. No practical difficulty.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

Motion by ZBA Member Randt, Seconded by ZBA Member Ciotti to deny the dimensional variance request for 6736 Allen Road for the following reasons:

1. Out of character with the downtown; and
2. No practical difficulty.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

3. **15893 Warwick Avenue** – Nonuse variance request from Section 10-30(g)(2) to permit a six (6) foot tall fence and gate in the side yard extending beyond the rear of the line house and crossing the driveway.

Motion by ZBA Member Blevins, Seconded by ZBA Member Endres to approve the nonuse variance request for 15893 Warwick Avenue.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			
John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

IX. Persons in Audience (non-case specific items)

None

X. Adjournment

Motion by ZBA Member Blevins, Seconded by ZBA Member Courtright to adjourn the Zoning Board of Appeals meeting at 8:25 PM.

Name	YES	NO	ABSTAIN	ABSENT
David Babbage				X
Charles Blevins	X			

John Ciotti	X			
Mark Courtright	X			
Paul Endres	X			
Phillipa C. Matakas	X			
Dennis Randt	X			

Motion Carried

Respectfully submitted,

Zoning Board of Appeals Secretary