City of Southgate
Board of Zoning Appeals
JULY 14, 2025

A meeting of the Board of Zoning Appeals of the City of Southgate was held in the Municipal Council Chambers, 14400 Dix-Toledo Highway, Southgate, Michigan on Monday, July 14, 2025 and called to order by Pat Poirier, Vice Chairperson at 5:30 p.m.

PRESENT: Pat Poirier, Jill Stephan, Tim Foucher, Jake Orman, Patricia Anderson

ABSENT: Tom Coombs (excused)

ALSO PRESENT: City Planners John Enos, Joe Pezzotti, Building Official Tim Leach, City Attorney Ed Zelenak

A moment of silence was held for the passing of Gary Martin, Chairperson of the BZA

Minutes:

Moved by Foucher, supported by Anderson, to approve the minutes of the Board of Zoning Appeals Meeting dated May 12, 2025. Motion Carried Unanimously.

Public Hearing/New Business:

1. Marc Hansen, 15475 Leroy, Southgate, MI, variance from Section 1298.17, Exterior Building Wall Materials for property located at 14595 Fordline. BZA 04-2025

A PUBLIC HEARING WAS HELD FOR MARC HANSEN, 15475 LEROY, SOUTHGATE, MI, VARIANCE FROM SECTION 1298.17, EXTERIOR BUILDING WALL MATERIALS.

Notices were sent out.

Moved by Foucher, supported by Stephan, to open the Public Hearing.

The applicant stated they are requesting a variance from section 1298.17, Exterior Building Wall Materials to allow a new single-family home to be built with board and batten materials, rather than the required brick face material. The proposed home is part of a site condominium which was approved by the City in August of 2024. Using the board and batten materials would be beneficial to the students doing the work.

A realtor was present stating the boards decision could impact marketing issues.

Moved by Foucher, supported by Anderson, to close the Public Hearing.

Moved by Foucher, supported by Anderson, to deny the request by Marc Hansen, 15475 Leroy, Southgate, MI, for a variance from Section 1298.17, Exterior Building Wall Materials for property located at 14595 Fordline based on the following criteria from section 1264.06 not being satisfied.

(a) The literal interpretation of the dimensional provisions of this Ordinance would require the applicant to construct the home using brick face materials. We do not find a practical difficulty that would deny the applicant from constructing the home.

(b) The applicant's property is currently vacant, with what appears to be little elevation change and no natural resources. There does not appear to be any unique property features not shared by other properties in the same zoning district.

(c) Requirement has been met, requested variance is not due to a self-inflicted condition.

(d) The applicant can still reasonably use the property through compliance with the ordinance, as a home could still be constructed if brick face material was used.

(e) Requirement has been met, the requested variance is not likely to compromise the public health, safety, and welfare of the City.

Motion to Deny Carried Unanimously.

2. Raymond and Sarah Good, 12930 Churchill Street, variance from Section 1294.08 Access Through Yards and Section 1292-03 Layout, Construction and Maintenance of Parking areas. BZA 05-2025

A PUBLIC HEARING WAS HELD FOR RAYMOND AND SARAH GOOD, 12930 CHURCHILL STREET, VARIANCE FROM SECTION 1294-08 ACCESS THROUGH YARDS AND SECTION 1292-03 LAYOUT, CONSTRUCTION AND MAINTENANCE OF PARKING AREAS.

Notices were sent out.

Moved by Anderson, supported by Foucher, to open the Public Hearing.

A representative for the applicant stated they are requesting a variance from section 1294.08, Access Through Yards and section 1292.03, Layout, Construction, and Maintenance of Parking areas for an access drive on the property at 12930 Churchill, designed with brick pavers, which will allow access to an accessory structure located in the rear yard.

No public comments were received.

Moved by Anderson, supported by Foucher, to close the Public Hearing.

Moved by Foucher, supported by Orman, to deny the request by Raymond and Sarah Good, 12930 Churchill Street, variance from Section 1294.08 Access Through Yards and Section 1292-03 Layout, Construction and Maintenance of Parking areas. Based on the following criteria from section 1264.06 not being satisfied and additional findings:

(a) We find that compliance with the ordinance would not result in a practical difficulty, as the applicant would still be able to extend the driveway to the edges of the garage wall.
(b) The problem requiring a variance is not unique to the applicant's property. There are additional properties within the R-lB District which are classified as a concave curve lot.
(c) The applicant installed the driveway extension in 2024 without proper approval from the City Building Department, thus making the problem self-inflicted.
(d) We do not find this is the minimum variance necessary. Adequate parking space could be provided if section 1292-03(k)(6) were to be followed.
(e) The requested variance, if granted, has the potential to impact the overall health, safety

and welfare of the public, as the installed addition can lead to greater stormwater runoff on the adjacent property and parked vehicles on a property line within the side yard setback.

(f) The BZA finds that the alleged "access drive" is a drive to nowhere, and merely a ruse to widen and extend the existing driveway.

(g) The BZA, further finds that the applicant has not been denied equal protection under the codified ordinances. The BZA denies the application for variance based upon review of the facts, circumstances and findings enunciated herein.

Motion to Deny Carried Unanimously.

Old Business:

Moved by Foucher, supported by Stefan, to elect a new Chairperson at the next meeting. Motion Carried Unanimously.

Announcements:

None.

Moved by Foucher, supported by Stefan, that this meeting of the Board of Zoning Appeals be adjourned at 6:17 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
July 14, 2025