

City of Southgate
Board of Zoning Appeals
MARCH 13, 2023

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, March 13, 2023 and called to order by Tom Coombs, Chairperson at 5:35 p.m.

PRESENT: Gary Martin, Pat Poirier, Dennis Richardson, Tom Coombs, Jill Stephan

ABSENT: Tim Foucher, Patricia Anderson

Also Present: Plan Consultant Alissa Starling, Building Official Tim Leach, City Administrator Dan Marsh, Council Member Graziani

Minutes:

Moved by Richardson, supported by Martin, to approve the minutes of the Board of Zoning Appeals Meeting dated February 13, 2023. Motion Carried Unanimously.

Public Hearing:

A. Case BZA 01-2023; Roberto & Mattina Merucci, 15071 Walnut Ave, Side yard shed.

A PUBLIC HEARING WAS HELD FOR ROBERTO & MATTINA MERUCCI, 15071 WALNUT AVE. SIDE YARD SHED. BZA 01-2023.

Notices were sent out.

Moved by Poirier, supported by Martin, to open this Public Hearing.

Plan Consultant Starling stated the applicant is requesting a dimensional variance relief for a detached accessory structure (shed) in the interior side yard, positioned four (4) feet from the primary structure.

The proposed subject site has a storm drain easement in the southeast corner of the rear yard. In addition, the applicant notes the southwest corner, opposite of the drain, has a slope of 14°. The degree of the slope causes this area to flood, producing standing water and prohibiting placement closer to the rear lot line.

Further, the purpose of the building-to-building setback is to reduce the likelihood of fire spreading from one structure to another.

The applicant stated due to the layout and terrain makeup of the back yard, there was no other practical choice but to place the shed in said area. The backline southwest corner is the low point of the back yard due to its slope floods significantly and results in standing water. The shed has already been installed.

No public comments were received.

Moved by Poirier, supported by Richardson, to close this Public Hearing.

Moved by Poirer, supported by Richardson, that the Board of Zoning Appeals, DENIES, the application at the request of Roberto & Mattina Merucci, 15071 Walnut Ave, for side yard shed. BZA 01-2023.

Ayes: Poirier, Coombs, Martin, Richardson

Nays: Stephan

Absent: Anderson, Foucher

MOTION CARRIED TO DENY.

Old Business:

None.

New Business:

Ms. Stephan has declined to accept to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2023.

Election of Vice Chairperson for 2023

Moved by Richardson, supported by Poirier, to nominate Gary Martin, to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2023, and having no other nominations for Vice Chairperson, Gary Martin, is hereby elected to serve as Vice Chairperson of the Board of Zoning Appeals for the year 2023.

Moved by Martin, supported by Stephan, that this meeting of the Board of Zoning Appeals be adjourned at 6:08 p.m. Motion Carried Unanimously.

Angie Shurkus
Recording Secretary
March 13, 2023