

City of Birmingham
MEETING OF THE BOARD OF ZONING APPEALS
TUESDAY, AUGUST 13, 2024
7:30 PM

Should you have any statement regarding any appeal, you are invited to attend the meeting in person or virtually through ZOOM:

<https://zoom.us/j/96343198370> or dial: 877-853-5247 Toll-Free,
Meeting Code: 963 4319 8370

You may also provide a written statement to the Board of Zoning Appeals, City of Birmingham, 151 Martin Street, P.O. Box 3001, Birmingham MI, 48012-3001 prior to the hearing.

The following appeal will be heard:

Appeal No. 24-14: The owner of the property known **611 Ruffner**, requests the following variance to construct a new home with an attached garage:

A. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 14.00 feet on the east side. The proposed is 9.86 feet. Therefore, a variance of 4.14 feet is being requested.

Appeal No. 24-09: The owner of the property known **160 Baldwin**, requests the following variance to construct a new home with an attached garage:

A. Chapter 126, Article 2, Section 2.08.2 of the Zoning Ordinance requires that the minimum front yard setback be the average of the homes within 200.00 feet in each direction. The required front yard setback is 53.54 feet. The proposed is 25.00 feet. Therefore, a 28.54 feet variance is being requested.

Appeal No. 24-17: The owner of the property known **1759 Holland**, requests the following variance to construct a new home with a detached garage:

A. Chapter 126, Article 2, Section 2.10.4 of the Zoning Ordinance requires that the height to the mid-point of the building with a lot of 4500.00 SF or less is 24.00 feet. The proposed is 25.58 feet. Therefore, a 1.58 foot variance is being requested.

Appeal No. 24-18: The owner of the property known **1141 Lake Park**, requests the following variances to construct a second floor addition to the existing home:

A. Chapter 126, Article 2, Section 2.06.2 of the Zoning Ordinance requires that the minimum front yard setback be the average of the homes within 200.00 feet in each direction. The required front yard setback is 45.80 feet. The proposed is 43.80 feet.

Therefore, a 2.00 feet variance is being requested.

B. Chapter 126, Article 4, Section 4.74(C) of the Zoning Ordinance requires that the minimum distance between principal residential buildings on adjacent lots of 14.00 feet or 25% of total lot width, whichever is larger. The required is 20.00 feet on the north side. The proposed is 19.60 feet. Therefore, a variance of 0.40 feet is being requested.

Complete copies of the appeals can be viewed at City Hall during regular business hours in the Community Development Department from 8:00 a.m. to 5:00 p.m., Monday through Friday. Phone (248) 530-1850.

People with disabilities needing accommodations for effective participation in this meeting should contact the Clerk's Office at 248-530-1880 (voice) or 248-644-5115 (TDD) at least one day in advance to request mobility, visual, hearing, or other assistance.

Las personas con incapacidad que requieren algún tipo de ayuda para la participación en esta sesión pública deben ponerse en contacto con la oficina del escribano de la ciudad en el número (248) 530-1800 o al (248) 644-5115 (para las personas con incapacidad auditiva) por lo menos un día antes de la reunión para solicitar ayuda a la movilidad, visual, auditiva, o de otras asistencias. (Title VI of the Civil Rights Act of 1964). The public entrance during non-business hours is through the police department at the Pierce Street entrance only. Individuals requiring assistance entering the building should request aid via the intercom system at the parking lot entrance gate on Henrietta Street.

La entrada pública durante horas no hábiles es a través del Departamento de policía en la entrada de la calle Pierce solamente. Las personas que requieren asistencia entrando al edificio debe solicitar ayudan a través del sistema de intercomunicación en la puerta de entrada de estacionamiento en la calle de Henrietta