

**City of Brighton  
Zoning Board of Appeals  
Regular Meeting Minutes  
August 13, 2020**

The Board for the Zoning Board of Appeals held a Regular Meeting on Thursday, August 13, 2020 at 7:00 p.m., conducted virtually.

**1. Call to Order**

Chairperson Urbain called the meeting to order at 7:00 p.m.

**2. Roll Call**

**Board Members present** were Caitlyn Perry-Dial, Jordan Genso, Mike Schutz, Renee Pettengill, Russ Gottschalk, Alicia Urbain and Dave Chaundy.

**Also present:** Mike Caruso, Community Development Manager, Kelly Haataja, Executive Assistant to Community Development and an audience of six (6).

**Approval of the Consent Agenda**

**3. Approval of the June 11, 2020 Meeting Minutes**

**4. Approval of the August 13, 2020 Agenda**

**Motion** by Pettengill, supported by Perry-Dial to approve the Consent Agenda. **The motion carried unanimously by a roll call vote.**

**Old Business**

None

**New Business**

**Jon & Katie Martin, 210 S. 1st St.** are proposing to construct a home and detached garage, and are requesting a variance from the required front and rear-yard setbacks. Chapter 98-3.4, R-1 Single Family Residential, requires a minimum front-yard setback of 25 feet and a minimum rear-yard setback of 35 feet. A variance of 8.2 feet from the front-yard setback, and a variance of 30 feet from the rear-yard setback are being requested.

Mr. Caruso stated the applicants are proposing to demo the existing home, which is in a state of disrepair and is legal non-conforming, as it encroaches into the front-yard setback. The new home would reduce the amount of encroachment into the front-yard setback. The applicant is also proposing to construct a detached garage. The property has a reduced building envelope due to the width of the property being fifty-five (55) feet, instead of the required sixty-six (66) feet, creating a smaller rear-yard building envelope.

Mr. Martin stated their intent for the property is to design a house to blend well with the neighborhood and maintain the look of the early 1900's era. He stated an attached garage does not fit the neighborhood and noted every home on the block has either a detached garage or no garage. Mr. Martin stated a detached garage in the rear corner of the property would keep the historical nature of the neighborhood and allow for a small, but useable back-yard.

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Board member Gottschalk commented tearing down the existing home and replacing it would be beneficial for the neighborhood.

Chairperson Urbain opened the Public Hearing at 7:21 p.m.

**Susan Gardner 205 Madison,** spoke in support of the variance request.

**Susan Bakhaus 907 Brighton Lake Rd.,** spoke in opposition of the variance stating a smaller house could be built to fit the lot.

Mr. Caruso read a letter from **Bev Barton 225 Madison,** which supported the variance request.

The public hearing was closed at 7:24 p.m.

**Motion** by Genso, supported by Pettengill to approve a variance of 8.3 feet from the required 25 feet front-yard setback and a variance of 30 feet from the required 35 feet rear-yard setback for the property located at 210 S. First St., based on the hardship of the lot having an atypically small building envelope. **The motion carried unanimously by a roll call vote.**

**Harold Curley, 905 Madison St.** is proposing to extend the existing porch in the front-yard of the property and is requesting a variance from the required front-yard setback. Chapter 98, Article Sec. 98-3.4, R-1 Single Family Residential, requires a minimum front-yard setback of 25 feet. A variance of 9.2 feet is being requested.

Mr. Curley explained his front porch is starting to rot and deteriorate. Due to its location, it lacks sunlight and does not allow ice and snow accumulation to melt which creates hazards in the winter months. He stated he is proposing to cover the front porch and install a heat grid on the new steps to make it safer. The new porch would extend two (2) feet further into the setback than the existing porch.

The board had no questions of the applicant.

Chairperson Urbain opened the Public Hearing at 7:31 p.m.

**Susan Bakhaus 907 Brighton Lake Rd.,** made comments on voting and board discussions.

Mr. Caruso read a letter from **Bev Barton 225 Madison,** which supported the variance request.

Hearing no further comments, the Public Hearing was closed at 7:33 p.m.

**Motion** by Perry-Dial, supported by Pettengill, to approve a variance of 9.2 feet from the required 25 feet setback, leaving a 15.8 feet front-yard setback with a hardship of the dangerous conditions created during the winter months to the present porch. **The motion carried unanimously by a roll call vote.**

## **Other Business**

### **5. Staff Updates**

Mr. Caruso stated there are two agenda items for the September meeting.

### **6. Call to the Public**

Chairperson Urbain opened the Call to the Public at 7:37 p.m. Hearing no comment, the Call to the Public was closed at 7:38 p.m.

### **8. Adjournment**

***Motion*** by Pettengill, supported by Genso to adjourn the meeting. **The motion carried unanimously**, and the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Kelly Haataja  
Executive Assistant to Community Development