

**CHARTER TOWNSHIP OF HAMPTON
BOARD OF APPEALS SPECIAL MEETING
AUGUST 3, 2017**

A special meeting of the Charter Township of Hampton Board of Appeals was called to order at 7:04 p.m. by Chairperson Noble in the Boardroom of the Hampton Township Administrative Offices.

PRESENT: Goetz, Noble, Spyhalski, Foret

ABSENT: Brey

ALSO PRESENT: Sheppard, J. Dewyse, Hebner, Schafer-Andress, and 2 people in the audience

Motion by Goetz seconded by Foret that the minutes of the June 8, 2017, meeting be approved as printed and that the reading of the minutes be waived. Motion carried.

COMMUNICATIONS:

No Communications

UNFINISHED BUSINESS:

John Morey, representing El Mexicano, 3593 W Center Ave., appeared before the board to get the tabled variance approved with changes.

Discussion was held on the following: The new variance request is 23.7' from the front lot line which requires 100' setback. The variance would accommodate an 8' addition to the front of the building. The conformity of the building on this lot is not straight, as Center Ave proceeds on an angle. Attorney disclosed his personal conflict as his son works at a different restaurant owned by the applicant. The variance request would be a 24% variance and this would set a precedent. The neighbors to the West are non-compliant as the face of the building are within the 100' setback on Center Ave. It was also discussed that after a preliminary planning meeting, it was determined that the applicant may need another variance for the 10' green strip in the front of the building and deferred parking. With this variance request and approval the previous variances that requested would not be needed.

At this time the meeting was open to the public. No one addressed the board

Motion by Foret seconded by Goetz, that the Board of Appeals of the Charter Township of Hampton, hereby reverses the denial of a building permit to El Mexicano, 3593 Center Ave, under Notice of Appeal No. 17-01A, for the reason that there is either unnecessary hardship (or) there is practical difficulty in carrying out the strict letter of Ordinance No 36A, and said applicant has demonstrated the existence of the conditions set forth in Chapter XXIII Section 8.03 thereof. The reasons being the structure is on a pre-existing lot, and the conformity of the building on the lot relative to the angle of Center Ave. This is subject to the following condition: The variance is only good for the life of the building as shown on the building plan.

NEW BUSINESS:

There was no new business

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OPEN TO THE PUBLIC:
No one addressed the board.

Motion by Spyhalski seconded by Goetz that the meeting adjourn. Motion carried. Meeting adjourned at 7:20 p.m..

Respectfully submitted:

Ruth Noble, Chairperson

Erin Schafer-Andress, Recording Secretary