



CITY OF
Sterling Heights

Innovating **Living**



2018 Zoning Board of Appeals Annual Report



Office of Planning
Community Development- City of Sterling Heights

Purpose of Annual Report:

- **Article IX- Annual Report of the City of Sterling Height's Zoning Board of Appeals bylaws states:**

The Vice-Chairperson of the Zoning Board of Appeals shall, by April 15 of the following year, prepare and submit to the Board for approval, and submit to the City Council a written report of its activities covering the previous calendar year. This report is to cover the following:

1. Number of cases scheduled
2. Number of meetings held
3. Action take on cases heard
4. Attendance

Creation: Article 30 of the Zoning Ordinance:

A. Zoning Board of Appeals which shall perform its duties and exercise its powers as provided in Public Act 207 of 1921, as amended, and in such a way that the objectives of this ordinance shall be observed, public safety secured and substantial justice done. The Zoning Board of Appeals shall consist of seven regular members, each to be appointed for a term of three years, expiring on June 30 in the year of expiration. All vacancies for unexpired terms shall be filled for the remainder of the term. The compensation for members of the Board shall be established by City Council. There is hereby established a Zoning Board of Appeals which shall perform its duties and exercise its powers as provided in Public Act 110 of 2006, as amended, and in such a way that the objectives of this ordinance shall be observed, public safety secured, and substantial justice done. The Zoning Board of Appeals shall consist of seven regular members, each to be appointed by a majority of the City Council members serving. All members of the Zoning Board of Appeals shall be selected from the electors of the City and shall be representative of the population distribution and of the various interests in the City. One member of the Board may be a member of the Planning Commission, with the remaining members selected from the electors of the City. Appointments shall be for a three year term expiring on June 30 in the year of expiration, except for appointments to fill vacancies or appointments of the member of the Board who is also a member of the Planning Commission. All vacancies for unexpired terms shall be filled for the remainder of the term in the same manner as the original appointment. The term of the member of the Board who is also a member of the Planning Commission shall be limited to the time he or she is a member of the Planning Commission. Appointments shall be made not more than one month after the term of the preceding member has expired. The City Council may also appoint to the Zoning Board of Appeals not more than two alternate members for the same term as regular members who may be called to serve in the absence of a regular member or for the purpose of reaching a decision on a case in which a member has abstained for reasons of conflict of interest. The alternate member shall serve in accordance with the provisions of applicable law. The compensation for members of the board shall be established by City Council, and members may be reimbursed for expenses actually incurred in the discharge of their duties.

B. The City Council may also appoint positions for up to two alternate members to serve on the Zoning Board of Appeals for the same terms as regular members. The alternate members shall be called on a rotating basis to sit as regular members of the Board in the absence of a regular member. An alternate member may also be called to serve in the place of a regular member for the purpose of reaching a decision on a case in which the regular member has abstained for reasons of conflict of

interest. Once an alternate has been called to serve in a particular case, he or she shall continue to participate in that case until a decision has been rendered

C. Members of the Zoning Board of Appeals shall be removed by the City Council for misfeasance, malfeasance or nonfeasance in office upon written charges and after public hearing. A member shall disqualify himself or herself from a vote in which he or she has a conflict of interest. Failure of a member to disqualify himself or herself from a vote in which the member has a conflict of interest constitutes malfeasance in office.

D. A member of the Zoning Board of Appeals who is also a member of the Planning Commission or City Council shall not participate in a public hearing or vote on the same matter that the member voted on as a member of the Planning Commission or City Council. However, the member may consider and vote on other unrelated matters involving the same property.

Membership:

Membership		
Commissioner	Appointment Date	Term Expires
Derek D'Angelo	December 21, 2004	June 30, 2021
Dale Deming	January 19, 2016	June 20, 2020
David Graef	June 15, 2010	June 30, 2019
Juniina Jean	September 20, 2016	June 30, 2019
Pashko Ujkic	June 2, 2015	June 30, 2021
Raymond Washburn	December 5, 1995	June 6, 2019
Stefano Militello	July 1, 2003	June 30, 2018
Leonard Reinowski	June 19, 2018	June 30, 2020

Zoning Board of Appeals Activity							
Applications	Total Cases Heard	Use Variances	Non-Use Variances	Cases Approved	Cases Denied	Cases Postponed	Withdrawn
No. of Cases	36	20	16	27	5	3	1

2018 Meeting Schedule and Attendance

January 25, 2018

Members Present: D'Angelo, Deming, Graef, Jean, Militello, Ujkic, Washburn (7)

Members Absent: None (0)

February 22, 2018

Members Present: Deming, Graef, Jean, Militello, Ujkic, Washburn (6)

Members Absent: D'Angelo (1)

March 22, 2018

Members Present: D'Angelo, Deming, Graef, Ujkic, Washburn (5)

Members Absent: Jean, Militello (2)

April 26, 2018

Members Present: D'Angelo, Deming, Graef, Ujkic, Washburn (5)

Members Absent: Jean, Militello (2)

May 24, 2018

Members Present: D'Angelo, Deming, Graef, Jean, Militello, Ujkic, Washburn (7)

Members Absent: None (0)

June 21, 2018

Members Present: Deming, Graef, Jean, Ujkic (4)

Members Absent: D'Angelo, Militello, Washburn (3)

July 19, 2018

Members Present: D'Angelo, Graef, Jean, Reinowski, Washburn (5)

Members Absent: Deming, Ujkic (2)

August 23, 2018

Members Present: D'Angelo, Deming, Graef, Jean, Reinowski, Ujkic, Washburn (7)

Members Absent: None (0)

September 27, 2018

Members Present: D'Angelo, Deming, Graef, Jean, Reinowski, Ujkic (6)

Members Absent: Washburn (1)

October 25, 2018

Members Present: Deming, Graef, Jean, Reinowski, Ujkic, Washburn, D'Angelo (7)

Members Absent: None (0)

November 15, 2018

Members Present: Graef, Jean, Reinowski, Ujkic (4)

Members Absent: D'Angelo, Deming, Washburn (3)

December 20, 2018

Members Present: D'Angelo, Deming, Graef, Jean, Ujkic (5)

Members Absent: Reinowski, Washburn (2)

January

	Case No.	PZBA17-0026	Applicant	Danny Nguyen (Ocean Spa and Nails)
1	Request board approval for a variance which if granted would allow for a body art facility and a massage establishment within a shopping center that is not 100,000 square feet, is within one thousand (1,000) feet of a place of worship, school, playground or park and five hundred (500) feet of a residential district. Current Zoning: C-2 Planned Comparison Business District Property Address: 35264 Dodge Park Road			
	Type: Dimensional Variance Action: Approved			
2	Case No.	PZBA17-0029	Applicant	Cueter-Ryan Properties
	Request board approval for a use variance that if approved would allow for an expansion of a single family residential development to allow additional single family residential units. Current Zoning: C-1, Local Convenience Business District and RM-2 Multiple Family Low Rise District Property Address: 3800 and 3900 Dobry Drive and 44697 Ryan Road			
	Type: Use Variance Action: Approved			
3	Case No.	PZBA17-0021	Applicant	Jeffrey Shultz
	Request board approval for a use variance to permit additional traffic to come to a residence as part of a home occupation within a One Family Residential District. Current Zoning: R-60 One Family Residential Property address: 11104 Lesure Drive			
	Type: Use Variance Action: Approved			

February

	Case No.	PZBA17-0030	Applicant	Phillips Sign & Lighting, Inc.- Beaumont Hospital
1	Requesting board approvals for the following variances: 1) to allow a temporary sign of approximately two hundred (200) square feet, 2) a variance of approximately one hundred and twelve (112) square feet for additional wall signage, 3) a modification of an existing variance BZ08-019 which would result in less square footage of site signage, and 4) a variance to allow four (4) additional directional signs within the parking lot area. Current Zoning: O-3 High-Rise Office Commercial Service District Property Address: 44250, 44300, 44344 and 44378 Dequindre			
	Type: Dimensional Variance Action: Approved			

February (Cont)

	Case No.	PZBA18-0001	Applicant	United Methodist Church
2	Requesting board approval for the following variances: 1) a variance of six (6) feet which if granted would allow for a permanent freestanding sign to be located six (6) feet from the front property line, 2) a variance of five (5) inches which if granted would allow a freestanding sign that is a total of 7.4 feet in height in a residential district, 3) a variance of twenty (20) percent which if granted would allow an electronic message board that is fifty three (53) percent of the sign area, and 4) a variance of eleven (11) feet which if granted would allow a freestanding sign of approximately forty three (43) square feet in size. Current Zoning: R-60 One Family Residential District Property Address: 8650 Canal Road.			
	Type: Dimensional Variance Action: Approved			

	Case No.	PZBA18-0002	Applicant	Casadei Steel, INC
Requesting board approval for the following variances: 1) a variance of twenty three (23) feet which if granted would allow a rear yard setback of twenty seven (27) feet, 2) a variance of up to six (6) feet which if granted would allow parking and maneuvering to encroach into the required frontage greenbelt, 3) a variance to not require parking islands at the end of parking rows, 4) a variance of two (2) parking lot trees, 5) a variance to the required building materials for a front façade, 6) a variance to not require foundation plantings along the front façade, 7) a variance to not require an enhanced landscape feature, 8) a variance to allow outdoor storage within the front yard.				
3 Current Zoning: M-1 Light Industrial District Property address: 40675 Mound Road.				
Type: Dimensional Variance				
March				
	Case No.	PZBA18-0003	Applicant	Bashar Iwas- Mound Road Industrial
Requesting board approval for the following variances: 1) a variance of up to fifteen and one half (15 1/2) feet which if granted would allow parking and maneuvering to encroach into the required frontage greenbelt; 2) a variance of up to four (4) feet which if granted would allow architectural elements of a building to encroach into the required side yard setback; 3) a variance of up to four (4) feet which if granted would allow architectural elements of a building to encroach into the required front yard setback along Sims Road; 4) a variance of up to four (4) parking spaces to the required number of parking spaces.				
1 Current Zoning: M-1 Light Industrial District Property Address: 40250 Mound Road				
Type: Dimensional Variance (4)				
	Case No.	PZBA18-0004	Applicant	Lina Haisha-The Beauty Clinic
Requesting board approval for a use variance that would permit a body art facility, for the purposes of performing microblading, in a C-1 Local Convenience Business District. The use would also be located within five hundred (500) feet of a residence, within 1,000 feet of a place of worship, and not located within a shopping center of 100,000 square feet.				
2 Current Zoning: C-1 Local Convenience Business District Property Address: 38908 Dequindre				
Type: Use Variance				
Action: Approved				

	Case No.	PZBA18-0005	Applicant	Muntasser Yalda
Requesting board approval for a use variance to allow the keeping of fowl (pigeons) on a property of less than eight (8) acres in an R-60 One Family Residential District.				
1 Current Zoning: R-60 One Family Residential District Property Address: 13836 Carlisle Drive				
Type: Use Variance				
Action: Postponed to May 24 th				
	Case No.	PZBA18-0007	Applicant	David Keena
Requesting board approval for a use variance which if granted would allow for a 1,440 square foot accessory building to be constructed on a vacant property.				
2 Current Zoning: R-60 One Family Residential Property Addresses: 4127 Gardner Street				
Type: Use Variance				
Action: Postponed to May 24 th				

	Case No.	PZBA18-0008	Applicant	Raad Saffo
3	Requesting board approval for the following dimensional variances: 1) to allow parking within the required front yard setback, 2) to allow for a loading zone in the front yard, 3) to allow a reduction in the required number of parking spaces, 4) to allow a reduction in the overall number of parking lot trees and parking lot landscaping, and 5) a reduction in the setback for a canopy for a gasoline service station.			
	Current Zoning: C-3 General Business District Property Address: 5955 Eighteen Mile Road			
	Type: Dimensional Variances (5)	Action: Approved		
4	Case No.	PZBA18-0009	Applicant	Meijer, Inc.- Allen Industries
	Requesting board approval for the following dimensional variances to allow wall signage in excess of the maximum two hundred (200) square feet: 1) to relocate an existing approximate three hundred and twenty-three (323) square foot wall sign on the main façade; 2) to add an additional wall sign of approximately sixty (60) square feet; 3) to add an additional wall sign of approximately fifty-one (51) square feet; 4) to replace an existing wall sign of approximately fifteen (15) square feet with a new wall sign of approximately sixty (60) square feet.			
	Current Zoning: C-3 General Business District Property Address: 36600 Van Dyke			
	Type: Dimensional Variance (4)	Action: Approved		
May				
1	Case No.	PZBA18-0010	Applicant	Frank Emmanuel- Sterling Dentists
	Requesting board approval for the following variances: 1) the maximum overall area of a freestanding sign to allow a 195.339 square foot freestanding sign, 150 square feet is permissible 2) the maximum overall height of a freestanding sign to allow a 20.3 foot tall freestanding sign, 15 feet is permissible.			
	Current Zoning: C-2 Planned Comparison District Property Address: 13205 Fourteen Mile Road			
	Type: Dimensional Variance (2)	Action: Approved		
2	Case No.	PZBA18-0011	Applicant	Fadi Seman, RFY Property, LLC
	Requesting board approval for a variance which if granted would allow for an eight (8) unit single family residential development with lot sizes generally of eighty (80) feet in width and one hundred and twenty-five (125) feet in depth, lot widths of 100 feet and lot depths of 140 feet are permissible.			
	Current Zoning: R-100 One Family Residential District Property Address: 43750 Dequindre Road			
	Type: Use Variance	Action: Approved		
3	Case No.	PZBA18-0012	Applicant	Howard Gronow
	Requesting board approval for a use variance which if granted would allow for a Class B and C automobile dealers license.			
	Current Zoning: PCD Planned Center District Property Address: 33782 Sterling Ponds Blvd.			
	Type: Use Variance	Action: Postponed		
4	Case No.	PZBA18-0013	Applicant	TRU Hotel and Suites- Jason Headley
	Requesting board approval for a variance which if granted would allow for a second freestanding sign of 23.4 square feet for the TRU Hotel, one freestanding sign is permissible per site.			
	Current Zoning: C-3 General Business District Property Addresses: 36599 Van Dyke			
	Type: Dimensional Variance	Action: Approved		

	Case No.	PZBA18-0005	Applicant	Muntasser Yalda (postponed from April 26, 2018)
5	Requesting board approval for a use variance to allow the keeping of fowl (pigeons) on a property of less than eight (8) acres in an R-60 One Family Residential District. Current Zoning: R-60 One Family Residential Property Addresses: 13836 Carlisle Drive			
	Type: Use Variance		Action: Denied	
6	Case No.	PZBA18-0007	Applicant	David Keena (postponed from April 26, 2018)
	Requesting board approval for a use variance which if granted would allow for a 1,440 square foot accessory building to be constructed on a vacant property. Current Zoning: R-60 One Family Residential Property Addresses: 4127 Gardner Street			
	Type: Use Variance		Action: Approved	
June				
1	Case No.	PZBA18-0014	Applicant	Curtis Metal Finishing Company-Quadrant Development
	Requesting board approval for a variance to the required side yard setback to allow a Zero (0) foot sidewalk, to allow the installation of a covered connector canopy to neighboring buildings. Current Zoning: M-2 Heavy Industrial District Property Address: 6611 Sims Drive			
	Type: Dimensional Variance		Action: Approved	
2	Case No.	PZBA18-0017	Applicant	Curtis Metal Finishing Company
	Requesting board approval for a variance to the required side yard setback to allow a Zero (0) foot sidewalk, to allow the installation of a covered connector canopy to neighboring buildings. Current Zoning: M-2 Heavy Industrial District Property Address: 2095 Fifteen Mile Road			
	Type: Dimensional Variance		Action: Approved	
3	Case No.	PZBA18-0015	Applicant	Tetyana Vovna
	Requesting board approval for a use variance which if granted would allow an in-home daycare of up to 12 children in the R-70 One Family Residential District. Current Zoning: R-70 (One Family Residential District) Property Address: 15162 Shiraz Court			
	Type: Use Variance		Action: Postponed to July 19 th	
4	Case No.	PZBA18-0016	Applicant	Bright Health Management- Mike Tooma
	Requesting board approval for a use variance which if granted would allow a portable MRI machine to be located within the rear parking lot of the existing office building. Current Zoning: O-1 Business and Professional Office District Property Address: 42301 Mound Road			
	Type: Use Variance		Action: Postponed to July 19 th	

	Case No.	PZBA18-0012	Applicant	Howard Gronow (postponed from May 24, 2018)
5	Requesting board approval for a use variance which if granted would allow for a Class B and C automobile dealers license. Current Zoning: PCD Planned Center District Property Address: 33782 Sterling Ponds Blvd.			
	Type: Use Variance Action: Postponed to July 19 th			
July				
	Case No.	PZBA18-0015	Applicant	Tetyana Vovna (postponed from June 21, 2018)
1	Requesting board approval for a use variance which if granted would allow an in-home daycare of up to 12 children in the R-70 One Family Residential District. Current Zoning: R-70 (One Family Residential District) Property Address: 15162 Shiraz Court			
	Type: Use Variance Action: Denied			
	Case No.	PZBA18-0016	Applicant	Bright Health Management- Mike Tooma (postponed from June 21, 2018)
2	Requesting board approval for a use variance which if granted would allow a portable MRI machine to be located within the rear parking lot of the existing office building. Current Zoning: O-1 Business and Professional Office District Property Address: 42301 Mound Road			
	Type: Use Variance Action: Postponed to August 23 rd			
	Case No.	PZBA18-0018	Applicant	Roger's Roost-Gary Kotlarz
3	Requesting board approval for an approximate twenty-two (22) foot front yard variance which if granted would allow the construction of an exterior awning structure over an existing patio. Current Zoning: C-1 (Local Convenience Business District) Property Addresses: 33626 Schoenherr Road			
	Type: Dimensional Variance Action: Approved			
	Case No.	PZBA18-0012	Applicant	Howard Gronow (postponed from June 21, 2018)
4	Requesting board approval for a use variance which if granted would allow for a Class B and C automobile dealers license. Current Zoning: PCD Planned Center District Property Address: 33782 Sterling Ponds Blvd.			
	Type: Use Variance Action: Approved			
August				
	Case No.	PZBA18-0020	Applicant	Uno's Chicago Grill- Jeffrey Conlon
1	Requesting board approval for a variance which if granted would allow for an electronic message center sign to be installed as a part of the building's wall signage and would also allow for a total of 218 square feet of total wall signage. Current Zoning: C-4 Multi-Use District Property Address: 44805 Mound Road			
	Type: Dimensional Variance Action: Approved			

	Case No.	PZBA18-0021	Applicant	Anthony Jusko
2	Requesting board approval for variances of thirteen feet, six inches (13'-6") to the rear yard setback and seventeen (17) feet to the side yard setback for an accessory building of approximately one thousand, two hundred (1,200) square feet in size. The applicant is also requesting a variance to allow a two-story accessory building.			
	Current Zoning: R-60 One Family Residential Property Address: 6100 Burroughs Avenue			
	Type: Dimensional Variances (2)		Action: Approved	
	Case No.	PZBA18-0023	Applicant	Clinton River Canoe and Kayak-Jerry Reis
3	Requesting board approval for a use variance to permit a canoe livery (in addition to the current nonconforming use-Sterling Top Soil), which includes parking, boat storage and general office area. The applicant is also requesting approval to increase the sign size permissible for a nonresidential use in a residential district.			
	Current Zoning: R-80 One Family Residential Property Address: 37328 and 37356 Utica Road			
	Type: Use Variance		Action: Approved	
	Case No.	PZBA18-0016	Applicant	Bright Health Management-Mike Tooma (postponed from July 19, 2018)
4	Requesting board approval for a use variance which if granted would allow a portable MRI machine to be located within the rear parking lot of the existing office building.			
	Current Zoning: O-1 Business and Professional Office District Property Address: 42301 Mound Road			
	Type: Use Variance		Action: Withdrawn by Applicant	

September

	Case No.	PZBA18-0024	Applicant	Asian Art Spa, Talia Li
1	Requesting board approval for a use variance which if granted would permit a massage therapy and spa in an O-1 Business and Professional Office District.			
	Current Zoning: O-1 Business and Professional Office District Property Address: 36830 Ryan Road			
	Type: Use Variance		Action: Denied	
	Case No.	PZBA18-0025	Applicant	MC Whips, LLC- John Elezay
2	Requesting board approval for a use variance which if granted would permit a used vehicle dealer within the M-1 Light Industrial District.			
	Current Zoning: M-1 Light Industrial District Property Address: 6285 Fourteen Mile Road			
	Type: Use Variance		Action: Approved	
	Case No.	PZBA18-0026	Applicant	Defining Beauty Spa- Maha Talya
3	Requesting board approval for a use variance that would permit a body art facility for the purposes of performing microblading and tattoo removal in an O-1 Business and Professional Office District.			
	Current Zoning: O-1 Business and Professional Office District Property Address: 35624 Dequindre Road			
	Type: Use Variance		Action: Postponed	

	Case No.	PZBA18-0027	Applicant	Bright Health Management- Mike Tooma
4	Requesting board approval for a use variance which if granted would allow a portable MRI machine to be located within the parking lot of the subject site. Current Zoning: O-1 Business and Professional Office District Property Address: 42371 Mound Road			
	Type: Use Variance		Action: Postponed	
	Case No.	PZBA18-0028	Applicant	Liberty Foursquare Church- Chad Asman
5	Requesting board approval for a variance of thirty (30) feet to permit a twenty (20) foot side yard setback for a place of worship in an R-60 One Family Residential District. Current Zoning: R-60 One Family Residential District Property Address: 34725 Ryan Road			
	Type: Dimensional Variance		Action: Approved	
October				
1	Case No.	PZBA18-0029	Applicant	Outdoor Media, LLC- Joe Oram
	Requesting board approval for a variance which if granted would permit an electronic billboard (off premise sign) in an M-2 Heavy Industrial District. Current Zoning: M-2 Heavy Industrial District Property Address: 6699 Metropolitan Parkway			
	Type: Use Variance		Action: Postponed	
2	Case No.	PZBA18-0030	Applicant	Weam Jarbo
	Requesting board approval for a use variance to allow the keeping of fowl (pigeons) Current Zoning: R-60 (One Family Residential District) on a property of less than eight (8) acres in an R-60 One Family Residential District. Property Addresses: 35838 Foothill Drive			
	Type: Use Variance		Action: Denied	
3	Case No.	PZBA18-0031	Applicant	Paul Poulin
	Requesting board approval for a variance which if granted would permit an additional accessory structure and associated square footage for freestanding solar panels in an R-60 One Family Residential District. Current Zoning: R-60 One Family Residential Property Address: 34043 Chatsworth Drive			
	Type: Dimensional Variance		Action: Approved	
4	Case No.	PZBA18-0032	Applicant	The Pawn Shoppe, LLC
	Requesting board approval for a use variance to allow a pawn shop in a C-3 General Business District. Current Zoning: C-3 (General Business District) Property Address: 37880/37886 Van Dyke			
	Type: Use Variance		Action: Approved	
5	Case No.	PZBA18-0026	Applicant	Defining Beauty Spa- Maha Talya
	Requesting board approval for a use variance that would permit a body art facility for the purposes of performing permanent makeup, microblading and tattoo removal in an O-1 Business and Professional Office District. Current Zoning: O-1 Business and Professional Office District Property Address: 35624 Dequindre Road			
	Type: Use Variance		Action: Approved	

	Case No.	PZBA18-0027	Applicant	Bright Health Management- Mike Tooma
6	Requesting board approval for a use variance which if granted would allow a portable MRI machine to be located within the parking lot of the subject site. Current Zoning: O-1 Business and Professional Office District Property Address: 42371 Mound Road			
	Type: Use Variance		Action: Motion to Approve, Motion failed (Denied)	
November				
1	Case No.	PZBA18-0033	Applicant	Rivil R. Yaldo
	Requesting board approval for a use variance to allow the keeping of fowl (pigeons) on a property of less than eight (8) acres in an R-60 One Family Residential District. Current Zoning: R-60 One Family Residential District Property Address: 4618 Lamia Drive			
	Type: Use Variance		Action: Postponed	
2	Case No.	PZBA18-0034	Applicant	Sterling Square-Pashko Ujkic
	Requesting board approval for a variance which if granted would permit a second freestanding sign (an electronic message board sign) on site in a C-1 (Local Convenience Business District). Current Zoning: C-1 Local Convenience Business District Property Addresses: 11307 Fifteen Mile Road			
	Type: Use Variance		Action: Postponed	
December				
1	Case No.	PZBA18-0029	Applicant	Outdoor Media, LLC-Joe Oram (postponed from October 25, 2018)
	Requesting board approval for a variance which if granted would permit an electronic billboard (off premise sign) in an M-2 Heavy Industrial District. Current Zoning: M-2 Heavy Industrial District Property Address: 6699 Metropolitan Parkway			
	Type: Use Variance		Action: Postponed to January 2019	
2	Case No.	PZBA18-0033	Applicant	Rivil R. Yaldo (postponed from November 15, 2018)
	Requesting board approval for a use variance to allow the keeping of fowl (pigeons) on a property of less than eight (8) acres in an R-60 One Family Residential District. Current Zoning: R-60 One Family Residential District Property Address: 4618 Lamia Drive			
	Type: Use Variance		Action: Postponed to January 2019	
3	Case No.	PZBA18-0034	Applicant	Sterling Square-Pashko Ujkic (postponed from November 15, 2018)
	Requesting board approval for a variance which if granted would permit a second freestanding sign (an electronic message board sign) on site in a C-1 (Local Convenience Business District). Current Zoning: C-1 Local Convenience Business District Property Addresses: 11307 Fifteen Mile Road			
	Type: Use Variance		Action: Postponed to January 2019	