

**NILES CHARTER TOWNSHIP  
ZONING BOARD OF APPEALS  
MAY 24, 2011  
REGULAR MEETING**

Chairman Van Dyke called the meeting to order at 7:00 p.m. at the Township Hall, 320 Bell Road.

**Roll Call:**

- Present: Ellis, Hoffman, Smothermon, Wilczynski, Van Dyke
- Others Present: Cole, Woodrick, Kilpatrick

**Agenda Approval:** Smothermon motioned to approve the agenda as submitted, Ellis supported.  
All voting in favor.

**MOTION CARRIED**

**Communications:** None.

**Public Comment:** None.

**Unfinished Business:** Variance Request 3025 South 11<sup>th</sup> Street: Sylvio Martino of Jays Lounge located at 3025 S. 11<sup>th</sup> Street and his contractor John Spaulding of Spaulding Design Group presented two site plans for a covered patio for the existing structure (version 1 and version 2). Kilpatrick was available to summarize his review of both site plans for the proposed variances. Highlights of discussion were as follows: the adjacent property for developed parking, a possible retractable awning, and the differences between site plans. After discussion, Smothermon motioned to approve the 9' 10 1/2" variance at the rear of canopied property adding the parcel to the south 11-14-8700-0015-01-1 as one parcel for developed parking and all other variances denied. After more input from the board, the motion was retracted. Smothermon motioned to approve the 9"10 1/2" variance per section 2.08 with the condition that property to the south (parcel number 11-14-8700-0015-01-1) be combined for developed parking spaces and denying all other variances requested. Hoffman supported the motion.

ROLL CALL AYES: Ellis, Hoffman, Smothermon, Wilczynski, VanDyke  
NAYS: None.

**MOTION CARRIED.**

**New Business:** None.

Smothermon motioned to adjourn meeting at 7:43 p.m. Ellis supported the motion.  
All voting in favor

**MOTION CARRIED.**

Respectfully submitted,

Angie Cole, Secretary