

# NORTHFIELD TOWNSHIP

## ZONING BOARD OF APPEALS

### Minutes of Regular Meeting

### January 22, 2018

#### **1. CALL TO ORDER**

The meeting was called to order by chair Stephen Safranek at 7:00 P.M. at 8350 Main Street.

#### **2. PLEDGE OF ALLEGIANCE**

#### **3. ROLL CALL AND DETERMINATION OF QUORUM**

Brad Cousino	Present
Kenneth Dignan	Absent with notice
Greg Kolecki	Present
Jacki Otto	Present (arrived at 7:08 P.M.)
Stephen Safranek	Present
James Balsillie, Alternate	Present

Also present:

Recording Secretary Lisa Lemble  
Mary Bird, Assessing & Building Assistant  
Planning Consultant Vidya Krishnan  
Members of the public

#### **4. ADOPT AGENDA**

- **Motion:** Cousino moved, Kolecki supported, that the agenda be adopted as presented.  
**Motion carried 4—0 on a voice vote.**

#### **5. CORRESPONDENCE**

None.

#### **6. PUBLIC HEARINGS**

- 6A. Case #JZBA170006; Al Hobbs, Applicant;  
Location: 442 East Shore Drive;  
Request for variance from Section 26-29 to  
allow a garage on a site with no principal  
dwelling; Parcel 02-05-401-004; zoned SR-1—  
Single Family Residential.**

- **Motion:** Balsillie moved, Safranek supported, that the public hearing be opened.  
**Motion carried 5—0 on a voice vote.**

Al Hobbs said he has lived in Northfield Township since 1960. He said if an existing garage were not on this lot already he would not be making this request. He noted that he was unaware until recently that a 15' variance is required for one side setback, so he is also asking for a variance of that requirement. He said he

could turn the garage 90 degrees on the site and meet all setbacks, but it would not look appropriate.

Planning consultant Vidya Krishnan said the ZBA cannot act on the setback variance at this time because public notice was not given. Hobbs opted to proceed with the request for variance to allow a garage on a site with no principal dwelling, and if that is approved to either alter the plans to meet the setbacks or to apply for the setback variance.

[Otto arrived].

Hobbs noted he has the support of all of his neighbors. Mark Mayne 443 East Shore Drive, spoke in support of the application.

- **Motion:** Kolecki moved, Cousino supported, that the public hearing be closed.  
**Motion carried 5—0 on a voice vote.**

#### **7. OLD BUSINESS**

None.

#### **8. NEW BUSINESS**

- 6A. Case #JZBA170006; Al Hobbs, Applicant;  
Location: 442 East Shore Drive;  
Request for variance from Section 26-29 to  
allow a garage on a site with no principal  
dwelling; Parcel 02-05-401-004; zoned SR-1—  
Single Family Residential.**

Planning Consultant Vidya Krishnan reviewed her report of December 11, 2017, said this is a non-conforming lot of record which serves as an extension of the lot at 439 East Shore which contains the house occupied by the applicant. She noted that if a house is built on the subject site in the future the proposed garage would no longer be a non-conforming structure.

She also noted that garages on lots across from houses in this area where lots are smaller than required by the zoning ordinance appears to be an established pattern from a time before zoning was established in the Township. She said the variance would be in harmony with the intent of the ordinance and would not negatively affect the public health and welfare.

Krishnan recommended approval based on a review of the standards for determination, subject to the

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applicant revising the plan to bring the proposed garage into compliance with setback requirements.

- **Motion:** Safranek moved, Otto supported, that the request in Case #JZBA170006 by Al Hobbs at 442 East Shore Drive for variance from Section 26-29 of the zoning ordinance to allow a garage on a site with no principal dwelling, Parcel 02-05-401-004, zoned SR-1—Single Family Residential, be approved, based on a finding of compliance with the Standards for Determination as stated in the planning consultant's December 17, 2017 report.

In answer to questions from Balsillie and Otto, Krishnan said there would be room on the site to build a house attached to the garage, and if the applicant wishes to apply for a setback variance a new application and fee would be required. In answer to additional questions from Balsillie, Krishnan said a revised plan complying with setbacks (or with a variance, if applied for approved) would have to be submitted in order for a building permit to be issued.

**Motion carried 5—0 on a roll call vote.**

**8B. Adopt 2018 Meeting Dates.**

- **Motion:** Safranek moved, Otto supported, that the 2018 meeting schedule for the Zoning Board of Appeals be adopted as presented.  
**Motion carried 5—0 on a voice vote.**

Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;  
Wording added is underlined.

Adopted on \_\_\_\_\_, 2017.

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Stephen Safranek, Chair

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Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at  
[http://www.twp-northfield.org/government/zoning\\_board\\_of\\_appeals/](http://www.twp-northfield.org/government/zoning_board_of_appeals/)