

**NORTHFIELD TOWNSHIP  
ZONING BOARD OF APPEALS  
MARCH 30, 2015 – 7:00 PM  
Second Floor, Public Safety Building  
8350 Main St., Whitmore Lake, MI 48189**

**AGENDA**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADOPT BALANCE OF AGENDA**
- 5. CORRESPONDENCE**
- 6. PUBLIC HEARINGS:**
  - a. Ken Johnson**, 8056 Lakeshore, Whitmore Lake, MI 48189  
Parcel #: B-02-08-385-001, SR-2 District  
Request for variances from Section 36-248 (b) of the Northfield Twp. Zoning Ordinance
  - b. Adi L. Tarca**, 3805 Five Mile Rd., South Lyon, MI 48178  
Parcel #B02-14-400-013, AR Zoning District  
Request for variances from Section 36-719 (d) (3) of the Northfield Twp. Zoning Ordinance
- 7. NEW BUSINESS:**
  - a. Ken Johnson**, 8056 Lakeshore, Whitmore Lake, MI 48189  
Parcel #: B-02-08-385-001, SR-2 District  
Request for variances from Section 36-248 (b) of the Northfield Twp. Zoning Ordinance
  - b. Adi L. Tarca**, 3805 Five Mile Rd., South Lyon, MI 48178  
Parcel #B02-14-400-013, AR Zoning District  
Request for variances from Section 36-719 (d) (3) of the Northfield Twp. Zoning Ordinance
- 8. UNFINISHED BUSINESS**
- 9. APPROVAL OF MINUTES:** February 17, 2015
- 10. CALL TO THE PUBLIC**
- 11. ZBA MEMBER COMMENTS**
- 12. ANNOUNCEMENT OF NEXT MEETING:** April 21, 2015
- 13. ADJOURNMENT**

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA41.72A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at (734)449-2880, seven days in advance.

## Memorandum

To: Northfield Township Zoning Board of Appeals

From: Kurt Weiland, Zoning Administrator

Re: March 30, 2014 ZBA Meeting

Date: March 23, 2015

---

There are two items before you;

1) The Tarca's are requesting a variance from **Section 36-719(d) (3)** for a distance of (495') four hundred and ninety-five feet. The property is currently vacant but the applicant hopes to construct a home on the site in the near future. The property is located at 3805 Five Mile Road in the AR Zoning District (Parcel# 02-14-400-013). Public Safety Director Wagner and I met with the applicants last year to discuss the regulations. During this meeting they explained that the natural terrain of the property and the minimum easement width did not lend itself to the construction of a Class A, (32) thirty two foot wide road as required under the ordinance. The purpose of the ordinance is to provide safe access to all structures by fire apparatus and other emergency vehicles. Director Wagner has worked with the property owners and has recommended a solution that he believes will provide safe access. The applicant has proposed a fifteen foot wide drive along with the special requirements as out lined in Director Wagner's memorandum. These improvements would be required to be installed, inspected, and approved by the Public Safety Director prior to the issuance of a full building permit.

2) Mr. Johnson has proposed to build a single family dwelling on his property located on the corner of Lake Shore Drive and Beech Avenue in the SR-2 Zoning District (Parcel # B-02-08-385-001). You may remember that Mr. Johnson was before you a few months ago requesting a variance to replace an existing garage structure on a parcel where the garage was the primary structure. Mr. Johnson has decided to construct a single family dwelling on the property instead. Mr. Johnson will require a variance before he can move forward with the project. Since this is a corner lot we will have two (30') thirty foot front yard setbacks. If the front of the home faces Lake Shore (proposed 30 foot setback), the street side yard along Beech Avenue (proposed 20 foot setback) will require a variance of ten feet from **Section 36-248 (4) (b)**. The second side

yard (interior side yard) will meet the minimum (10') ten foot setback requirements and the forth side of the structure will have enough room for a rear yard or another front yard since it is technically a through lot.

Mr. Johnson will be required to have the property professional surveyed to determine that the placement of the structure is in the proper location and elevation prior to construction. He will also be required to submit plans and specifications demonstrating compliance with the Michigan Residential Code for construction in a flood plain. The proposed structure shall also meet the minimum residential floor area requirements of Section 36-69 of the Zoning Ordinance. The garage portion of the structure may be used as a staging area for the home construction after an approved rough inspection has been completed and prior to the issuance of the Certificate of Occupancy.

I find that both variances are reasonable and neither create public health, safety or general welfare concerns.

RECEIVED

JAN 30 2015

NORTHFIELD TOWNSHIP

Zoning Board of Appeals Hearing Application

\$ 325.00

✓ 1065

Applicant:

Owner:

Name \_\_\_\_\_

Name KEN JOHNSON

Address \_\_\_\_\_

Address 8056 LAKE SHORE

Phone: \_\_\_\_\_

Phone: (234) 707-6217

734 449-0108

\*If applicant is not the owner then a statement of authorization from owner must be attached

☒ Owner is Applicant

☐ Statement Attached

1.) Property Description and Location

A.) Property Address 8068 LAKE SHORE / 8056 LAKE SHORE

B.) Parcel Identification B-02-08-385-001 Lots 693, 694, 695

C.) Legal Description \_\_\_\_\_

\_\_\_\_\_  
(or  
attach.)

2.) Present Zoning District of Property LINCOLN SUB. HORSESHOE LAKE

3.) Present Use of Property GARAGE

4.) Non-Conforming Status

A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):

GARAGE - NO HOME

B.) State year/month Non-Conformity began (to the best of your knowledge): 8-1-1974

5.) Variance Request (Applicant must completely answer 5A. through 5H.)

A.) Is denial letter attached from the Zoning Administrator? Yes ☐ No ☒. If no, identify each section of ordinance from which Variance is requested:

---

---

---

B.) Describe reason/need for Variance:

TO REMOVE OLD NON-CONFORMING  
GARAGE AND REBUILD A HOME structure / GARAGE

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or buildings in the same district:

REMOVE GARAGE FROM ROAD WAY AND BUILD  
HOME further into lot

D.) Did the special condition or circumstances arise from your actions? Yes ☐ No ☒. Please describe briefly:

---

---

---

E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other property owners in the same district:

Other structures have BEEN GRANTED VARIANCE  
Much CLOSER than my request.

F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:

TWO lot AT 30' each ALLOWS 60' staying  
10' from PROPERTY LINE 30' from LAKE SHORE  
AND 20' from BECH ALLOWS 30' for structure

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

IT WOULD REMOVE AN OLD GARAGE AND THEN  
ENHANCE THE NEIGHBORHOOD BY BUILDING A NEW  
HOME / GARAGE

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

TO REMOVE AN OLD (EYE SORE) GARAGE AND BUILD  
A NEW HOME / GARAGE

6.) Attach a scaled and accurate drawing (8 copies) correlated with the legal description and showing:

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 5

**All documents must be submitted at time of application. If further information needs to be submitted, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.**

7.) If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8.) The address of the property must be clearly marked and visible from the road.

X 9.) A fee of ~~850.00~~ <sup>\$325.00</sup> Dollars as established by the township board is attached to the application. Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.

10.) The Applicant:

A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article 66.0 "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and

B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and

C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to reschedule it when the information is provided and

D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each

variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

  
\_\_\_\_\_  
Signature of Applicant

1-30-15  
\_\_\_\_\_  
Date

#### APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

- \_\_\_ Completed application form
- \_\_\_ Statement authorizing variance application if not the owner
- \_\_\_ Proof of ownership of property
- \_\_\_ Legal Description of property
- \_\_\_ 8 copies of site plan and required information
- \_\_\_ Review Fee

---

#### For Zoning Board of Appeal Use Only

##### Appeal of Decision

1.) Name and Office of Official/ Commission:

\_\_\_\_\_  
\_\_\_\_\_

2.) Date of Decision: \_\_\_\_\_

3.) Describe Decision that is being appealed :

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4.) Describe alternate interpretation or reason for the relief requested:

---

---

---

---

**ACTION TAKEN**

The Northfield Township Zoning Board of Appeals reviewed the above requested variance or appeal and on \_\_\_\_\_, 20\_\_\_\_ APPROVED / DISAPPROVED the following:

---

---

---

---

\_\_\_\_\_  
Signature of ZBA Chair

\_\_\_\_\_  
Signature of ZBA Secretary

Public Hearing Date and Time: \_\_\_\_\_

Notice Sent to Newspapers \_\_\_\_\_ for publication on:  
\_\_\_\_\_ (Notice shall be given not less than five (5) days nor more than fifteen (15) days before the date of public hearing).

Notice Sent to neighboring owners/occupants:

---

---

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members:

---

---

Copy of Minutes sent to: \_\_\_\_\_ File \_\_\_\_\_

Applicant \_\_\_\_\_

Building Department \_\_\_\_\_ Ordinance Enforcement Officer \_\_\_\_\_

---





186

FEB 03 2015

**NORTHFIELD TOWNSHIP**

Remove old Garages

30' off Lakeshore Rd

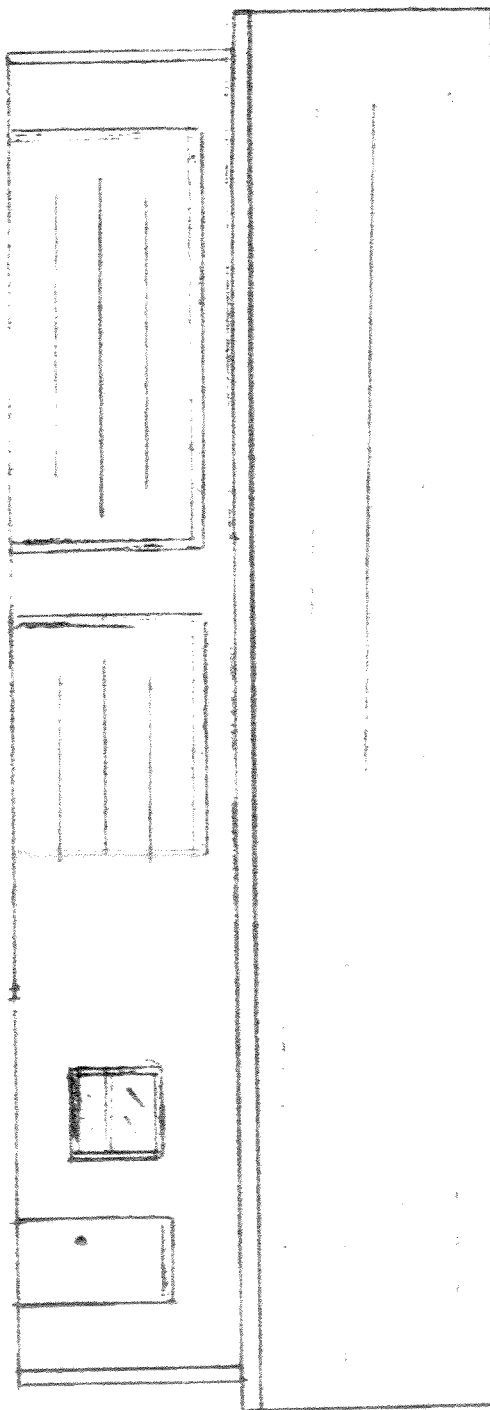
10' off Property Line

20' off Bezet Rd



276

FRONT ELEVATION  
1/8" = 1'-0"



923

30'

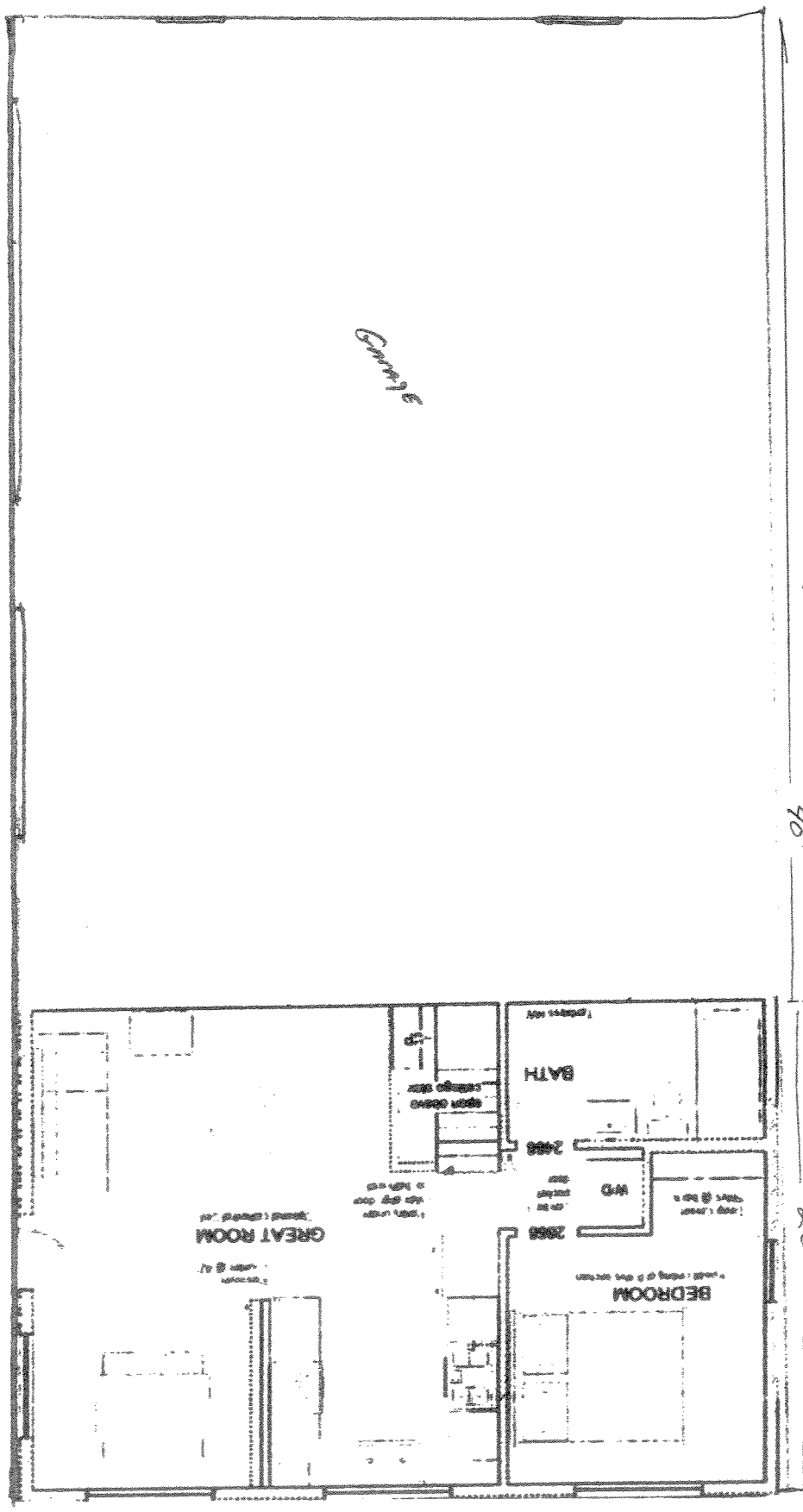
18' x 8'  
overhead door

10' x 8'  
overhead door

60'

40'

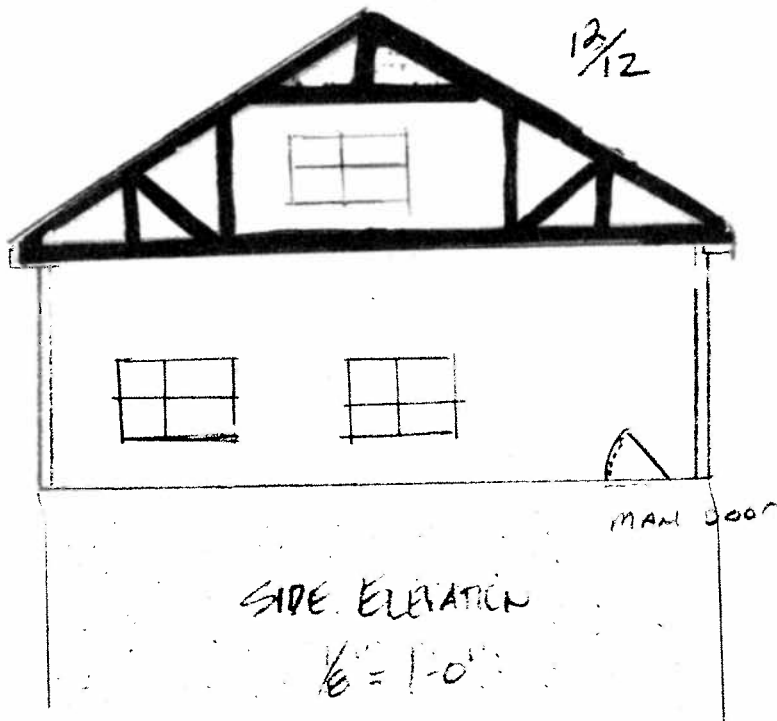
20'



Floor Plan

1/8" = 1'0"

486

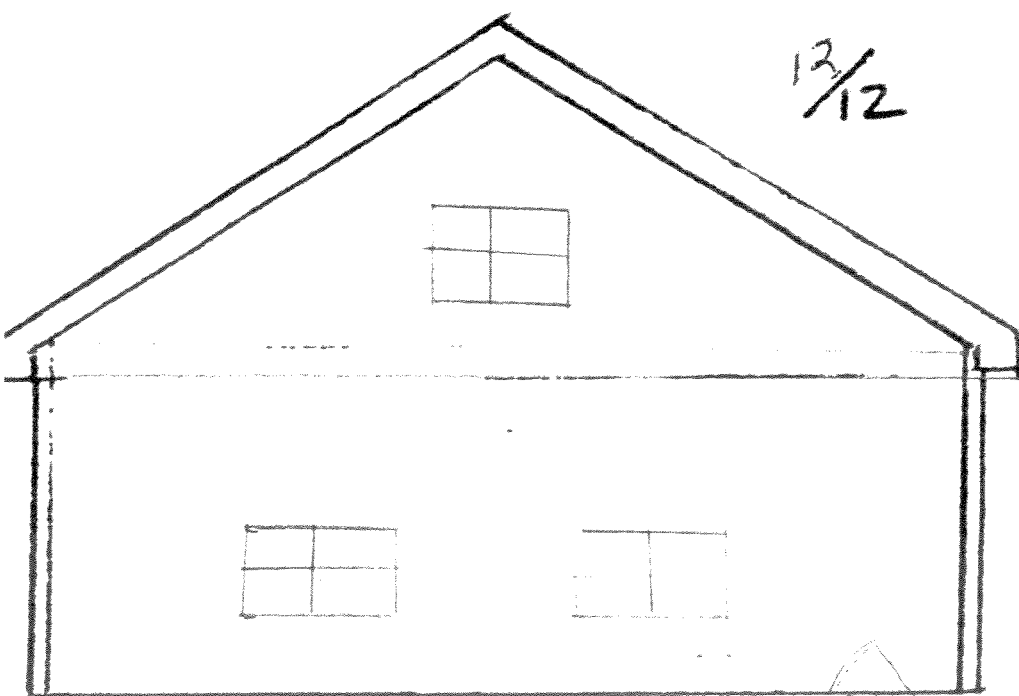


16' W  
8' 1\"/>

10' patio &  
overhang

586

l.yahoo.com/neo/launch?partner=sbc&rand=f1jfo14naugkt#mail



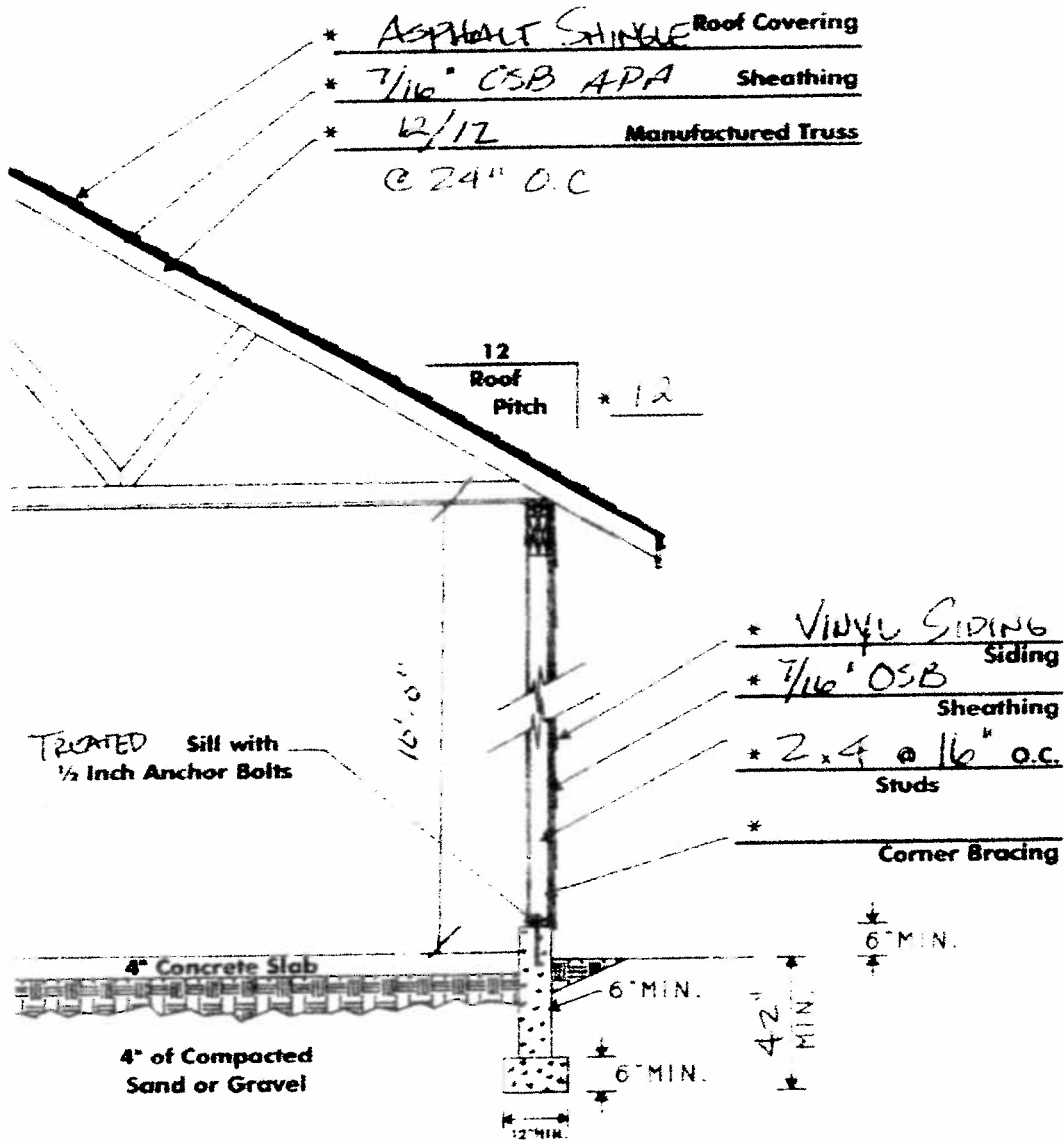
12  
12

10' patio &  
overhang

MAIN DOOR

686

## Wall Section



180 PD

## NORTHFIELD TOWNSHIP ZONING COMPLIANCE APPLICATION/CERTIFICATE

- Certificate required prior to new construction or alterations of existing structures. Certificates also required prior to occupancy.
- Application must be accompanied by 2 copies of scaled site plan meeting information requirements of Zoning Administrator.
- Applications for zoning compliance certificates shall be deemed abandoned six (6) months after the date of filing unless diligently pursued or a building permit or certificate of occupancy is issued.
- Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

RECEIVED

Parcel Identification Number: B-02- 08-385-001

FEB 05 2015

Site Address: \_\_\_\_\_

Lot #: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Property Size: \_\_\_\_\_ NORTHFIELD TOWNSHIP

Property Owner: Kenneth Duane Johnson 8056 Lakeshore Whitmore Lake (734) 707-6217  
Full Name Address City/State 48189 Phone

Lessee/ Applicant: Kenneth D. Johnson 8056 Lakeshore Whitmore Lake MI (734) 707-6217  
Full Name Address City/State 48189 Phone

If application is made by other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner or agent thereof that the application and the proposed work or operation is authorized by the owner in fee. If the owner or lessee is a corporate body, the full name and address of the responsible officers shall also be provided.

Zoning (Circle Classification or list other): RC AR LR SR1 SR2 MR VC LC GC ES HC GI LI Other: \_\_\_\_\_

Type of Construction/Alteration: new home

Use of Site/Structure: living area # Units: \_\_\_\_\_

Sewer Available? Yes Northfield Twp. Sewer Tap Permit # \_\_\_\_\_ No, WCHD Sewage Permit # \_\_\_\_\_

Project Start Date: spring Projected Completion Date: Fall

PC/ZBA Case #: \_\_\_\_\_ Action: \_\_\_\_\_ Date: \_\_\_\_\_

In case of any false statement or misrepresentation of fact in the application or on the plans on which the certificate is based, any zoning compliance certificate issued thereto shall be deemed null and void.

I hereby acknowledge the above facts, and those on the attached site sketch and prints to be true to the best of my knowledge and state that said construction and/or occupancy of the structure and/or site shall occur in accordance with this certificate. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property for purposes of inspection.

[Signature] Date 2-5-2015  
Authorized Signature

- Office Use Only -

I hereby certify that I have reviewed the plans for the purpose of zoning compliance only and not for construction.  
Existing legal non-conformities: N/Y, \_\_\_\_\_

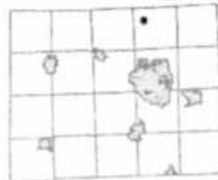
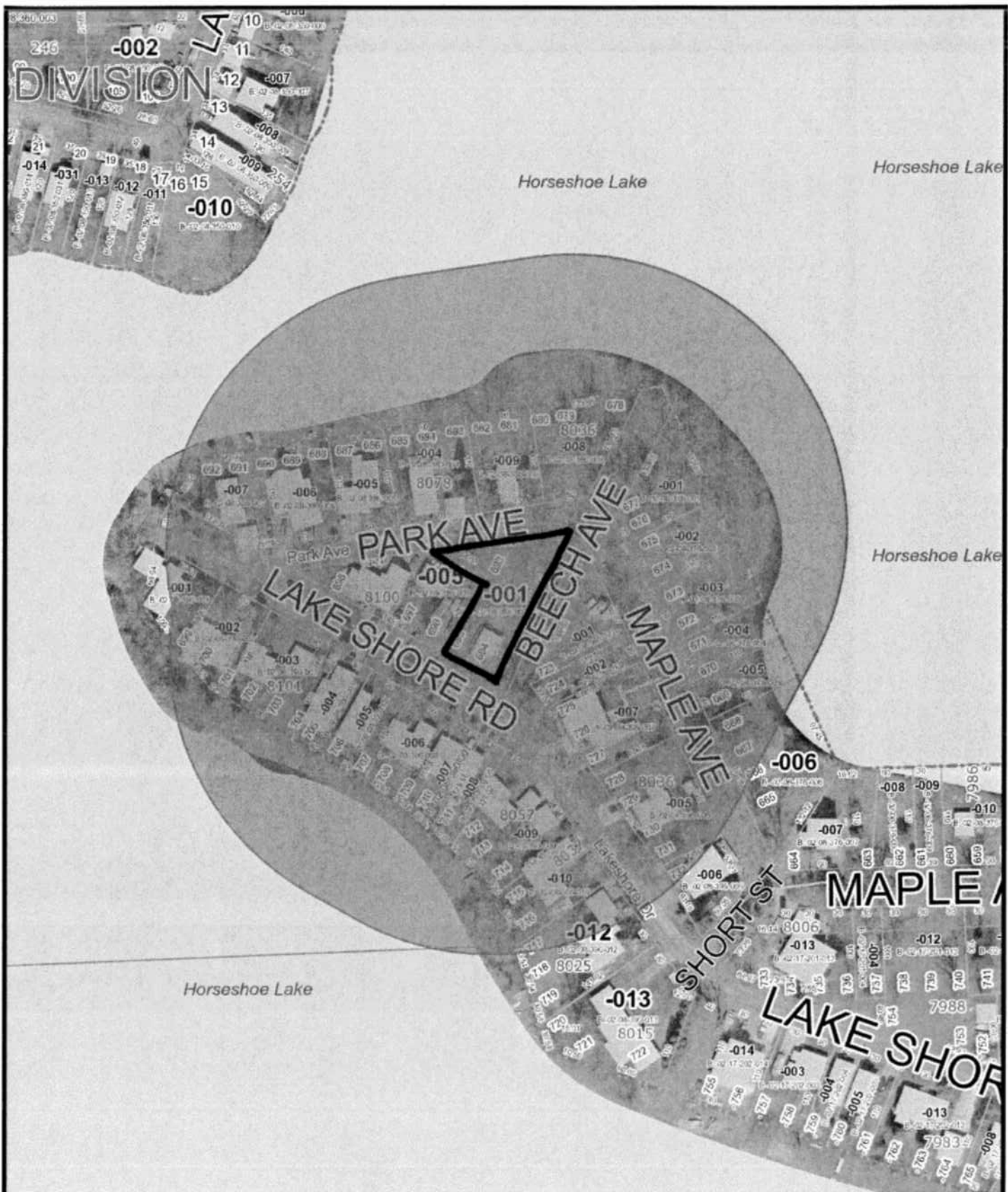
Zoning Compliance Certificate: Approved Approved as noted Denied  
Comments/Reasons for denial: \_\_\_\_\_

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

8350 Main Street, Whitmore Lake, MI 48189

Telephone: (734) 449-5000 ♦ Fax: (734) 449-0123 ♦ Web site: twp-northfield.org





0 69.31 138.6 277.2 Feet  
1:1,663

3/6/2015



**NOTE: Parcels may not be to scale.**

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the contributors drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

## Memorandum

To: Public Safety Director Wagner, Township Planner Lewan,  
Mr. & Mrs. Tarca

From: Kurt Weiland, Zoning & Building Administrator

Re: Parcel B-02-14-400-013

Date: October 16, 2014

---

I have gone back and reviewed everything that was in the file regarding the zoning and any previous variances that may have been granted for the above referenced parcel, and have determined that a large portion of what was in the file does not pertain to this parcel. The fact the new plot plan provided appears to have a property identification number that belongs to a parcel located at 7403 Earhart was also confusing.

Parcel B-02-14-400-013, was granted a variance 485 feet in order to construct a Class B road that was 1,485 feet long, but this was contingent upon 2 deed restrictions being added to the property limiting any future land divisions.

I do not know if these deed restrictions were ever recorded on the property, but if they were it appears a variance of 485 feet was granted for a Class B Road. The property owner appears to have three options, 1) comply with the conditions of the previous variance, or 2) comply with the current ordinance requirements for private roads and driveways, or 3) apply to the Northfield Township Zoning Board of Appeals for a new variance.

ZBA #V-21-93

REQUESTED A 400' TO 700' VARIANCE TO SECTION 8(A)(1)(D) OF THE PRIVATE ROAD ORDINANCE IN ORDER TO ALLOW FUTURE PRIVATE ROAD TO MEET CLASS B SPECIFICATIONS INSTEAD OF CLASS A SPECIFICATIONS.

RESULT: VARIANCE OF 485' GRANTED TO SECTION 8(A)(1)(B), PRIVATE ROAD ORDINANCE SUBJECT TO AND CONTINGENT ON TWO DEED RESTRICTIONS BEING INCLUDED IN PARCELS B TO RESTRICT IT BEING DIVIDED AND THE INGRESS/EGRESS 5.01 ACRE PARCEL THAT WOULD NOT ALLOW IT TO BE BUILT UPON.  
VOTE: 5 TO 0.

# Memo

**To:** Zoning Board of Appeals  
**From:** William Wagner  
**CC:** Adi Tarca  
**Date:** 3/10/2015  
**Re:** 3805 Five Mile

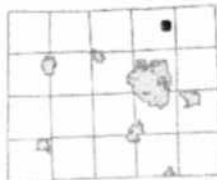
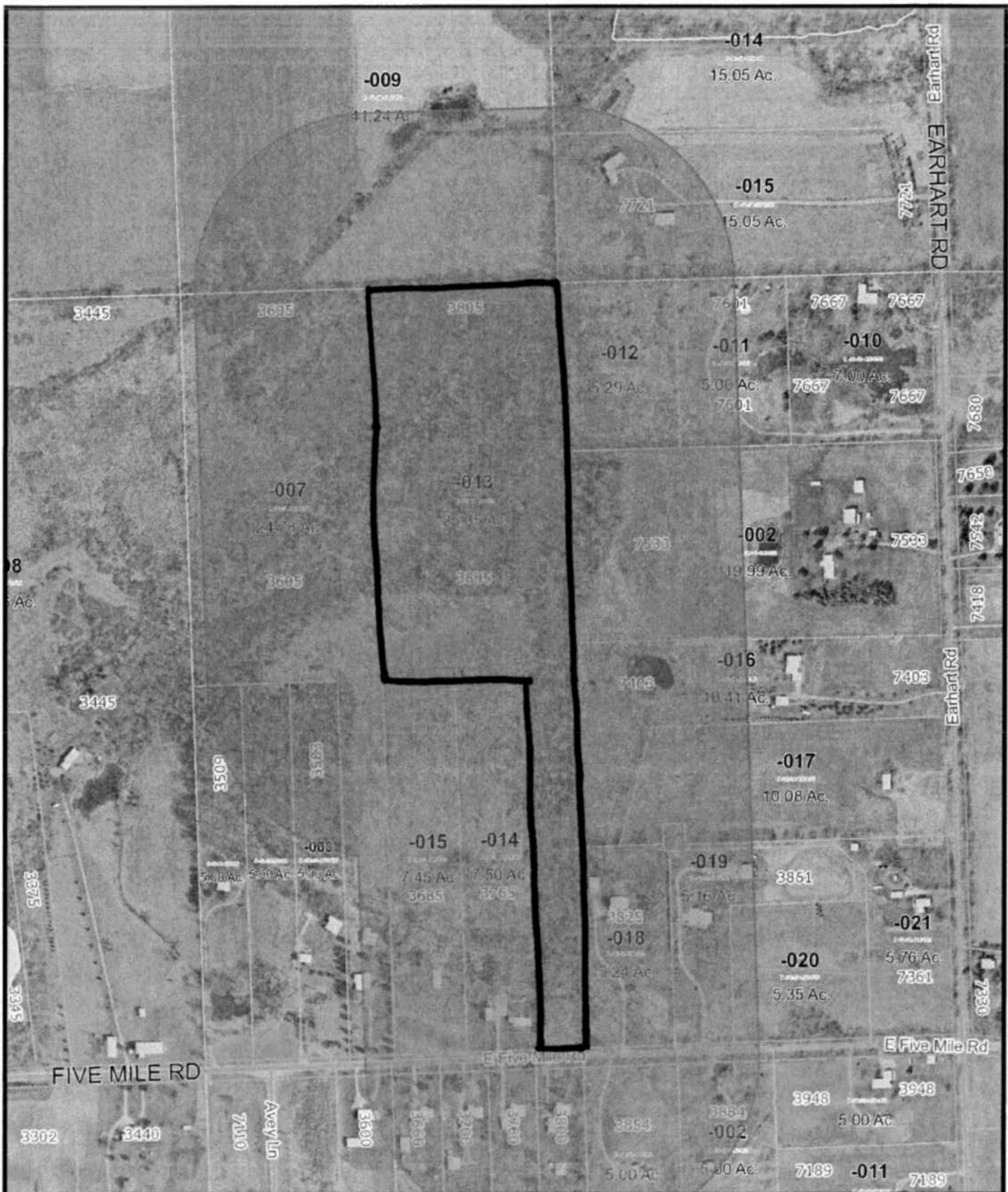
---

I have been asked to write a letter for the request from Adi Tarca for an exemption from the minimum 1,000' requirement for a driveway. I met with Mr. and Mrs. Tarca and discussed options for this requirement and explained to them why the requirement is in place. In general any driveway in excess of 1,000' is beyond our capability to supply water to the scene of the fire because that is the maximum length of our supply lines carried on our fire trucks. The only way we would allow a drive in excess of 1,000' is if there is an approved water supply site is in place within the 1,000' of the structure and accessible from the driveway. We have allowed this in the past.

The owner would be required to follow the standards in place including driveway, dry hydrant and dry hydrant water source requirements.

We would allow an approved dry hydrant on a water source that meets the 50 year drought standard that would need to be approved by an engineer at the cost of the owner.

The driveway, water source and dry hydrant would need to be installed and approved by myself before construction begins on any structures on the property.



3/8/2015

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-227-6862.



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of the data is hereby disclaimed.

RECEIVED

FEB 05 2015

NORTHFIELD TOWNSHIP

## Zoning Board of Appeals Hearing Application

Applicant:

Name ADI L. TARCA

Owner:

Name \_\_\_\_\_

Address 49225 ROCKEFELLER DR Address \_\_\_\_\_

CANTON MI \_\_\_\_\_

Phone: 734 233 8721 Phone: \_\_\_\_\_

\*If applicant is not the owner then a statement of authorization from owner must be attached

☒ Owner is Applicant ☐ Statement Attached

### 1.) Property Description and Location

A.) Property Address 3805 FIVE MILE RD., SOUTH LYON

B.) Parcel Identification 02-14-400-013

C.) Legal Description SEE ATTACHED

\_\_\_\_\_  
(or  
attach.)

2.) Present Zoning District of Property \_\_\_\_\_

3.) Present Use of Property VACANT LAND

### 4.) Non-Conforming Status

A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):

NONE

B.) State year/month Non-Conformity began (to the best of your knowledge): N/A

5.) Variance Request (Applicant must completely answer 5A. through 5H.)

A.) Is denial letter attached from the Zoning Administrator? Yes\_~~No~~X If no, identify each section of ordinance from which Variance is requested:

**60.22.D.3 Private Road and Driveway Regulations.**

B.) Describe reason/need for Variance:

**The 25 Acre parcel (B-02-14-400-013) on which we want to build a one family house, is connected to a major road (5 Mile Rd) by a strip of 150 ft wide and 1310 ft long. In order to build the house on the area where the land widens enough to build, we would need a 1,495 ft driveway, which is 495 longer than the current standard (1,000 ft).**

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or buildings in the same district:

**The 150 ft wide and 1310 ft long strip that connects 5 Mile Rd with the buildable area is forested, except for an easement that existed before we bought the land. The easement, as seen in the attached schema, is in most of the areas 20 ft wide and hence we would prefer to impact the environment as little as possible and not remove additional trees to build a wider class A or B road.**

D.) Did the special condition or circumstances arise from your actions? Yes\_~~No~~X. Please describe briefly:

**We have no contribution to the current situation.**

E.) Explain why interpretation of the ordinance would deprive you of the rights commonly enjoyed by other property owners in the same district:

**Unlike other neighbors, that either have a wider front to the main road, and hence able to build closer to it, or similarly wide frontage but a soil type that allowed for a septic field closer to the main road, in our case a suitable septic field was found at 1945 ft away from the main road and hence even a pumped septic system would not be feasible. Moreover, building a class A road or even class B road would be cost prohibitive given the distance from 5 Mile Rd (1495 ft).**

F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure:

**The 495 ft variance that is requested is the minimum necessary, considering that the building site is as reasonably close as possible to the south border of the wide area where a house can be built (~120 ft from the property line).**

G.) Explain how this variance would be in harmony with the intent of the ordinance and not injurious to the neighborhood or neighbors or otherwise detrimental to the public interest:

**The intent of the ordinance 60.22 D 3 is to ensure "unobstructed, safe, and continuous access to lots, necessary to promote and protect the health, safety, and welfare of the public through police and fire protection, and ambulance service." Given that the driveway will serve only one house, and that we have consulted with the fire chief, Mr. Wagner, and we have planned to build a pond and dry hydrant for the house, we believe that our safety will not be compromised. Moreover, it will be in the interest of our neighbors at east and west that a wider class A or B road is not built (instead of a driveway), since this would require removing additional trees that separate our properties, which will diminish the privacy for all and would impact the environment more than necessary.**

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

**Allow for a 15 ft wide Driveway to exceed the current limit of 1,000 ft by 495 ft, as shown in the attached schema.**

H.) I, the applicant, request the Zoning Board of Appeals grant the following:

- ☒ Allow for a 15ft wide driveway to exceed the current limit of 1,000 ft by 550 feet, as shown in the attached schema. —

6.) **Attach a scaled and accurate drawing (8 copies) correlated with the legal description and showing:**

- All lot dimensions
- Dimensions and locations of all existing and proposed buildings/additions and drives
- Other improvements and easements of record
- Show distances between existing and proposed buildings and/or additions
- Show locations and distances of wells, septic and/or sewer lines
- Locations, size and distances of buildings/structures on adjoining lots
- All additional pertinent information as listed on the checklist on page 5

**All documents must be submitted at time of application. If further information needs to be submitted, the Zoning Board of Appeals reserves the right to postpone the hearing to review new information.**

7.) If applicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing date.

8.) The address of the property must be clearly marked and visible from the road.

X 9.) A fee of 850<sup>00</sup> Dollars as established by the township board is attached to the application. **Applicant understands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.**

10.) The Applicant:

A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article 66.0 "Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the filing date and

B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and

C.) Has complied with the above requested information and understands that the Zoning Board of Appeals reserves the right to adjourn a meeting if the above stated information is not provided and to reschedule it when the information is provided and

D.) Understands that any approval or denial of this application shall not relieve the applicant of compliance with all other applicable provisions of the Township Zoning Ordinance or Building Code and each



variance approved shall be null and void unless authorized activity commences within 180 days after the date of approval.

All information provided in this application is, in all respects, true and correct to the best of my knowledge, and I understand that incorrect information may be grounds for denying the application or voiding any approval granted hereunder.

Tina

Signature of Applicant

02/03/2015

Date

#### APPLICANT CHECKLIST

The following information must be submitted to the Northfield Township Clerk prior to the application being scheduled for a public hearing:

- ☒ Completed application form
- ☐ Statement authorizing variance application if not the owner
- ☒ Proof of ownership of property
- ☒ Legal Description of property
- ☒ 8 copies of site plan and required information
- ☒ Review Fee

---

#### For Zoning Board of Appeal Use Only

Appeal of Decision

1.) Name and Office of Official/ Commission:

\_\_\_\_\_  
\_\_\_\_\_

2.) Date of Decision: \_\_\_\_\_

3.) Describe Decision that is being appealed :

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4.) Describe alternate interpretation or reason for the relief requested:

---

---

---

---

**ACTION TAKEN**

The Northfield Township Zoning Board of Appeals reviewed the above requested variance or appeal and on \_\_\_\_\_, 20\_\_\_\_ APPROVED / DISAPPROVED the following:

---

---

---

---

\_\_\_\_\_  
Signature of ZBA Chair

\_\_\_\_\_  
Signature of ZBA Secretary

Public Hearing Date and Time: \_\_\_\_\_

Notice Sent to Newspapers \_\_\_\_\_ for publication on:  
\_\_\_\_\_ (Notice shall be given not less than five (5) days nor more than fifteen (15) days before the date of public hearing).

Notice Sent to neighboring owners/occupants:

---

---

(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members:

---

---

Copy of Minutes sent to: \_\_\_\_\_ File \_\_\_\_\_  
Applicant \_\_\_\_\_

Building Department \_\_\_\_\_ Ordinance Enforcement Officer \_\_\_\_\_

RECEIVED

SEP 10 2014

NORTHFIELD TOWNSHIP

Receipt# 14-4407 6193819  
03/25/2014 Washtenaw Co, Michigan  
Real Estate Transfer Tax  
Tax Stamp # 316528

County Tax: \$178.00 State Tax: \$1200.00



L: 5027 P: 253 6193819 D

03/25/2014 11:07 AM Total Pages: 2  
Lawrence Kestenbaum, Washtenaw Co



## WARRANTY DEED

File No.: FT-1997

Drafted by:

Susan B Krusinski, Richard Michael Piotrowski and Julie Ann Piotrowski, 42037 Pon Meadows Drive , Northville, MI 48167

When recorded return to:

Adi Laurentiu Tarca and Diana Lungu, 49225 Rockefeller Dr., Canton, MI 48188

THE GRANTOR, Susan B Krusinski and Richard Michael Piotrowski and Julie Ann Piotrowski, husband and wife, as Joint Tenants with Full Rights of Survivorship

whose address is: 42037 Pon Meadows Drive , Northville, MI 48167

conveys and Warrants to Adi Laurentiu Tarca and Diana Lungu, husband and wife,

whose address is: 49225 Rockefeller Dr., Canton, MI 48188

the following described premises situated in the Township of Northfield, County of Washtenaw, and State of Michigan, and particularly described as follows:

Township of Northfield, County of Washtenaw, State of Michigan

Part of the Southeast ¼ of Section 14, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, described as:

Beginning at a point on the South ¼ corner of said Section 14, distant East 1,147.60 feet from the South ¼ corner of said Section 14; thence North 1,310.00 feet; thence West 495.25 feet; thence North 00 degrees 09 minutes 20 seconds East 1,355.50 feet; thence South 89 degrees 24 minutes 30 seconds East 647.30 feet; thence South 00 degrees 06 minutes 55 seconds West 2,658.80 feet; thence West along the South line of said Section 14, which is also the centerline of Five Mile Road right of way, 150.00 feet to the point of beginning.

Assessed as: E ¼ OF W ¼ OF SE ¼ SEC14, EXC THAT PART OF LAND COM AT S ¼ POST OF SEC 14, TH E 648.80 FT TO POB, TH E 498.40 FT, TH N 1,310.00 FT, TH W 495.25 FT, TH S 1,310.00 FT TO POB, SEC14, T1S-R6E;

Commonly known as: Vacant Land, Five Mile Road, Northfield Township, Washtenaw, Michigan 48178

Tax Parcel No. B-02-14-400-013

Tax Parcel No.: B-02-14-400-013

Commonly known as: Five Mile Road , South Lyon, MI 48178

for the sum of ONE HUNDRED SIXTY THOUSAND AND NO/100 Dollars (\$160,000.00)

Washtenaw County Register of Deeds

Submitted for Recording

3/24/2014, 11:00:00 AM

Washtenaw County Register of Deeds

Submitted for Recording

3/25/2014, 11:00:00 AM

Washtenaw County Register of Deeds

Submitted for Recording

3/27/2014, 11:00:00 AM

FATIC MI FA DEED-Warranty 2/26/2014 10:41:00 AM

WASHTENAW COUNTY TREASURER  
TAX CERTIFICATE NO. 86334AC

Page 1 of 2

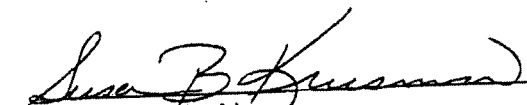
The Grantor grants to the Grantee the right to make (\_\_\_\_) divisions under section 108 of the land division act, Act 288 of the Public Act of 1967.

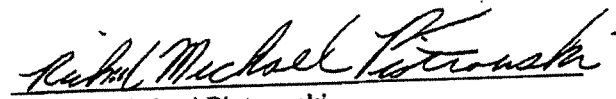
If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

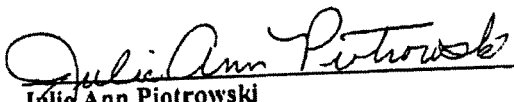
Subject to easements, reservations and restrictions of record.

Dated: 2/27/2014

Signed and Sealed:

  
Susan B Krusinski

  
Richard Michael Plotrowski

  
Julie Ann Piotrowski

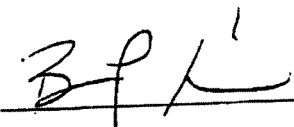
STATE OF Michigan

COUNTY OF Oakland

} ss

On this 2/27/2014, before me personally appeared Susan B Krusinski and Richard Michael Plotrowski and Julie Ann Piotrowski, husband and wife, as Joint Tenants with Full Rights of Survivorship to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.

B.L. KEISER  
Notary Public, Oakland County, Michigan  
Acting in OAKLAND County  
My Commission Expires April 8, 2014

Notary Public:   
Printed Name: \_\_\_\_\_  
County, Michigan  
My Commission Expires: \_\_\_\_\_

## Legal Description

A part of the Southeast 1/4 of Section 14, T1S-R6E, Northfield Township, Washtenaw County Michigan more particularly described as follows:

Commencing at the South 1/4 corner of said Section 14, thence along the South line of Section 14 and centerline of 5 Mile Road (66 foot wide Right-of-Way), N87°56'24"E, 1147.51 to the Point of Beginning of the parcel to be described; thence N02°04'24"W, 1310.07 feet; thence S87°54'25"W, 494.49 feet; thence N01°59'00"W, 1354.19 feet to the East & West 1/4 line of Section 14; thence along said East & West 1/4 line N88°22'00"E, 647.55 feet to the East 1/8 line of Section 14 (as monumented); thence along said East 1/8 line S01°57'43"E, 2659.16 feet to the South line of Section 14 and centerline of 5 Mile Road; thence along said South line of Section 14 and centerline of 5 Mile Road S87°56'24"W, 150.00 feet to the Point of Beginning, containing 24.634 acres and subject to the rights of the public over 5 Mile Road (66 foot wide Right-of-Way), also subject to any other easements or restrictions of record.

## Bearing Reference

Bearings are based on Michigan Coordinate System 1983, NAD83 (2011), International Feet, Ground.

## Sections corner Witnesses

### S 1/4 corner Section 14, J-07

Found Remonumentation cap, per the position as described and recorded in LCRC, L.7, P.279, W.C.R.

### W 1/4 corner Section 14, I-06

Found Remonumentation cap, per the position as described and recorded in LCRC, W.C.R.

### N 1/4 corner Section 14, J-05

Found Remonumentation cap, per the position as described and recorded in LCRC, L.7, P.277, W.C.R.

### E 1/4 corner Section 14, K-06

Found Remonumentation cap, per the position as described and recorded in LCRC, L.6, P.113, W.C.R.

### SE corner Section 14, K-07

Found Remonumentation cap, per the position as described and recorded in LCRC, L.6, P.115, W.C.R.









# NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

## Minutes of Regular Meeting February 17, 2015

### 1. CALL TO ORDER

The meeting was called to order by Chair  
Tim Anderson at 7:03 P.M. at 8350 Main Street.

### 2. ROLL CALL AND DETERMINATION OF QUORUM

Roll call	
Doug Del Favero	Absent with notice
Kenneth Dignan	Present
Greg Kolecki	Absent with notice
Jacqueline Otto	Present
Amy Steffens	Present
Gary Wellings, Alternate	Present

Also present:  
Township Manager Howard Fink  
Recording Secretary Lisa Lemble  
Members of the public

### 3. PLEDGE OF ALLEGIANCE

### 4. ADOPT AGENDA

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

### 5. CORRESPONDENCE

None.

### 6. PUBLIC HEARINGS

#### 6A. William and Kathryn Creal, Location: 573 East Shore Drive; Request for variances from Article 22.0; Parcel 02-05-103-009; Zoned SR-2

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

William Creal introduced himself and his wife, Kathy, and explained that they wish to renovate a home that has been in their family since the 1930s to be their permanent residence. He explained that one of their variance requests is for the north property setback where an existing detached garage is located about five feet from the property line. He said they would like to attach the garage to the house. He said the second variance request would allow a stairway to be put in

the garage to access the upper level of the garage for a sewing room, and that would reduce the setback from 30 feet to about 28 feet. He noted letters of support from property owners on all three sides are included with their application.

John Sweda, 574 East Shore, said he lives across the street, he has reviewed the plans, and he has no objection.

Dignan called for any comments in opposition to the proposal. There were none.

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

### 7. NEW BUSINESS

#### 7A. William and Kathryn Creal, Location: 573 East Shore Drive; Request for variances from Article 22.0; Parcel 02-05-103-009; Zoned SR-2

Kurt Weiland, Zoning Administrator, said the proposal would be a significant improvement to the property. He referred to his memo of December 16, 2014.

In answer to a question from Dignan, William Creal said a set of revised plans was submitted with their application which eliminates the need for a variance on the south side and requires only a two foot variance on the north side (front yard).

Otto said the fact that the applicants contacted their neighbors makes it much easier for the ZBA. In answer to a question from Fink, William Creal said the house is the last lot south of the point on this side of the lake.

- **Motion:** Dignan moved, Wellings supported, that in the request by William and Kathryn Creal for variances from Article 22.0 for 573 East Shore Drive, Parcel 02-05-103-009, zoned SR-2, the Zoning Board of Appeals finds that the application has met the necessary criteria and Standards for Determination and grants a variance from zoning ordinance Section 36.248.4A, front yard setback, of not more than three feet on the east side of the property, and variance from Section 36.248.4B, side yard setback, of five feet on the north side of the property.  
**Motion carried 4—0 on a roll call vote.**

Northfield Township Zoning Board of Appeals  
Minutes of Regular Meeting  
Public Safety Building; 8350 Main Street  
February 17, 2015

**8. UNFINISHED BUSINESS**

None.

**9. MINUTES**

**January 20, 2015**

Dignan noted these have not yet been distributed so they will be considered at the next meeting.

**10. CALL TO THE PUBLIC**

No comments.

**11. ZBA MEMBER COMMENTS**

Fink asked whether the ZBA wants to have its meetings televised or recorded. Wellings said that is preferred for reasons of transparency. Dignan agreed.

Dignan asked ZBA members how they felt about receiving the meeting packet in digital format. All other members said it worked well.

Dignan said Township planner Doug Lewan is working with the Michigan Association of Planning to present an advanced planning class to the ZBA. He noted he has taken the Planning and Zoning Essentials class. Fink said he highly recommends that all ZBA members take that.

**12. ANNOUNCEMENT OF NEXT MEETING**

**March 16, 2015**, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

**13. ADJOURNMENT**

- **Motion:** Wellings moved, Otto supported, that the meeting be adjourned.  
**Motion carried 5—0 on a voice vote.**

The meeting was adjourned at 7:29 P.M.

---

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 \_\_\_\_\_, 2015.

---

Kenneth Dignan, Chair

---

\_\_\_\_\_, 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/)