NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

August 17, 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 AGENDA
- 5. CORRESPONDENCE

6. PUBLIC HEARINGS:

- a. Case #JZBZ150007 Michael & Lisa Gersky, 24647 Halley Crescent, Grosse Ile, MI 48138 for a variance for the required street side yard setback reduced from 30 foot to 15 foot from Section 36-248(4)(b), Side Yard Setback, to build a 1,450 sq ft home. The property is located at 8111 Beech Ave. in the Horseshoe Lake subdivision. The parcel number is B-02-08-376-001 and is zoned SR-2 Single Family Residential.
- **b.** Case #JZBA15008 Jeffrey M. Forth 6935 Earhart Rd., Whitmore Lake, MI 48189 for a new garage side yard setback in AR District requires a minimum of a 30 foot interior side yard setback per Section 36-158(4)(b). The applicant is asking for a 14 foot variance for the side yard setback. The parcel number is B-02-23-100-008 and is zoned AR-Agriculture.

7. OLD BUSINESS

8. NEWBUSINESS:

- a. Case #JZBZ150007 Michael & Lisa Gersky, 24647 Halley Crescent, Grosse Ile, MI 48138 for a variance for the required street side yard setback reduced from 30 foot to 15 foot from Section 36-248(4)(b), Side Yard Setback, to build a 1,450 sq ft home. The property is located at 8111 Beech Ave. in the Horseshoe Lake subdivision. The parcel number is B-02-08-376-001 and is zoned SR-2 Single Family Residential.
- b. Case #JZBA15008 Jeffrey M. Forth 6935 Earhart Rd., Whitmore Lake, MI 48189 for a new garage side yard setback in AR District requires a minimum of a 30 foot interior side yard setback per Section 36-158(4)(b). The applicant is asking for a 14 foot variance for the side yard setback. The parcel number is B-02-23-100-008 and is zoned AR-Agriculture.

9. UNFINISHED BUSINESS

- 10. APPROVAL OF MINTUES: June 1, 2015
- 11. CALL TO THE PUBLIC
- 12. ZBA MEMBER COMMENTS
- 13. ANNOUNCEMENT OF NEXT MEETING: September 21, 2015

14. 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.

8350 Main St., Whitmore Lake, MI 48189 Phone: (734)449-2880 Fax: (734)449-0123 <u>www.twp-northfield.org</u>

Re: Request for Zoning Variance - Zoning Compliance Application/Board of Appeals

Parcel: B-02-08-3760001

8111 Beech Road

Northfield Township Zoning Administration,

Attached with this letter are the necessary documents, and a check for \$295, for a Zoning Request/Hearing before the Northfield Zoning Board of Appeals. I have provided additional information and detail in regard to this hearing:

Photos showing easement/area, relative to our property, and neighbor's property - parcel #B0208380008 - lots 678/679/680:

These pictures exhibit approximately 100+' feet between the 2 houses. Our variance request of 15' would distance our parcel 15' from the easement and @85+' from neighbor's house and show COMPLETE accessibility for any reason, (i.e. emergency, repair, maintenance, lake access...), the Township or any Utility company would require;

Usage, access, and maintenance of this area as 'it currently is';

We have explained our intent to future neighbor/property owner *Robin Bush cell* **734.323.9779**, (parcel #**B0208380008**). The owner's lot - #678, is adjacent and would be 'most' adversely affected by the 15' needed. Ms. Bush has stated she has no objections and/or concerns about our request.

Ms. Bush also stated that '...that the only reason she was able to conform to a 30' set back off an easement that has no impact on other property owners or the Township - was because her property is significantly larger than most lots on Horseshoe Lake...'. That said, as we have 'one less' lot than Ms. Bush's, coupled with the other setbacks, accommodating the 30' setback makes for a significant hardship.

Photos showing that many of the houses on Horseshoe Lake are much closer than what we are asking for with our variance request. Within our property borders - the distance between the setbacks will still be significant on ALL sides of our build - relative to other property owners;

Most importantly, we believe access to easement and adjacent parcels – for ANY Township services, (i.e. emergency, fire, utility, or otherwise), is not impeded and does not adversely affect ANY property owners on Horseshoe Lake.

In addition, since 2014, we have visited the area many times, spoken to property owners, Township employees, neighbor's... and have been told that '...the easement is there, however, there has never been any real use of it, e.g. lake access, recreation, etc...' Regardless, because this area is now adjacent to our property line – our intent is to maintain 'it' as intended.

The following is reiterated in our application, (via handwriting) - thought might be a little more legible if typed. Basically, we realized when purchasing parcel #B-02-08-3760001 - that the pie-shaped/tapering of property lines would prevent a large house/structure from being built. We have since down-sized our original plans to build in an attempt to adhere to Northfield Township's zoning. That said, the 'significant tapering' of the property and the 30' setback from the easement is still very restrictive. Consequently, (and as aforementioned – do not believe there is any adverse effect to other property owners), we are asking only that the Township grant us the minimum of our property 'back' from this [predetermined] setback.

Thank you,

Michael Gersky



RECEIVED

JUL 28 2015

NORTHFIELD TOWNSHIP TREASURER

Zoning Board of Appeals Hearing Application NORTHFIELD TOWNSHIP

Applicant:	Owner:		
Name LISA/Mike GRISKY	Name Lisa/Mile Gersky		
Address 24647 Halley Crescent	Address 24647 Halley Crescent		
Grand the Mi 48138	George the M1 48138		
Phone: 734.231.9138	Phone: 734.231.9138		
*If applicant is not the owner then a statement	of authorization from owner must be attached		
Owner is Applicant Stateme	nt Attached		
1.) Property Description and Location			
A.) Property Address $SIII$ $Beech$ B.) Parcel Identification $hors$	ROAD		
B.) Parcel Identification 6075 #6	762 4677 #		
C.) Legal Description # 3-02-08-376-001			
	(or		
attach.)			
2.) Present Zoning District of Property			
_			
3.) Present Use of Property RESIDENT	inc Build		
4.) Non-Conforming Status			
A.) Please describe briefly the Non-Conformit	ties which exist for this property (lot, structure or use):		

B.) State year/month Non-Conformity began (to the best of your knowledge):
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: ATTEMPTING TO BUILD A HOUSE WIZE X 46 FOOT PAINT. LOT TAKES CONSIDERABLY ON "SIDE STREET" (NORTH) LOT LINE. TO ASSOMMODIATE FORMARTION FOOTPRINT - ASSLUTE FOR 15' of 30 SETBALL
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: WE ALE NOT Building A Lange House. The "Sharp" Tapening of property WE ALE NOT Building A Lange House. The "Sharp" Tapening of property
Also, Neighbor 12 Sof from 40' casement which means there is 100+ FEET Benue D.) Did the special condition or circumstances arise from your actions? Yes No Please describe
WE REALIZED The Size of these hot was RESTRICTIVE - WE have sind Altered Parasiged our INITIAL Plane & have "gone" w/ asmalle House IN AN EFFORT TO Accommodate Northfield Tup's requirement
E.) Explain why interpretation of the ordinance would deprive you of rights commonly enjoyed by other
property owners in the same district:
The variable we are Asking For Does Not insede Tup's Ability To Service
GTHE PROPERTY OUNERS. THE EASEMENT IN QUESTION IS NOT LISTED FOR LANGING - EXCE, FOR DUMBERS OF LEAVES, VEBRUE. The distrance BETWEEN US & NOIGHBOUTS STILL
CONSIDERALE - GREATER Than to 35 T offer howers in forecasts the Lake. F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or
AFTER "RESITTING" FOOTPRINT - THE VARIANCE WILLALLOW US THEMSOIME TO "FIT" FOOTPRINT WALLING", RESTAUGTERING " WE ARE NIOT ASKING FOR MORE THAN WE NEED.
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 Sethach coursed with Easement & Neighbor's distance From
EASEMENT PROVIDES SIGNIFICANT SPACE BETWEEN LISE OFFICES IN Addition The 15' VARIANCE & 40 EASEMENT IS AN AMER THAT
IN Addition The 15 VANIANCE & 40 EASEMENT IS ON WHEN THE
WILL DE KEPT IN GOOD STANDING, IN MAINING, COL, TO
As it REFLECTS DIRECTly on Us Neighbon's Property.
Chanenty, The AREA IN/AROund our property/EASEMENT APPRANS To Be A "dumping ground" for LEAVES, bush, LEAVES.
WE DO NOT INTEND FOR THIS CONTINUE AND WILL GO
EVERY EFFORT TO UP KEEP / MAINTAIN THIS AREA

H.) (, the applicant, request the Zoning Board of Appeals grant the following:
/ <u>5</u>	AniaNCE From The 30 SETBACK from "SIDE Yand Setback"
6 \ A++=	sch 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
0	All additional pertinent information as listed on the checklist on page 5
All doc	uments must be submitted at time of application. If further information needs to be submitted, the Board of Appeals reserves the right to postpone the hearing to review new information.
7.) If a _l	oplicable, all lot lines and building corners must be staked out a minimum of 10 days before the hearing
8.) The	address of the property must be clearly marked and visible from the road.
9.) A fe	ee of Dollars as established by the township board is attached to the application. Applicant stands that the fee will not be refunded in whole or in part regardless of the outcome of the decision.
* \$29	5.00 — Single unit (excludes subdivisions, site condo plans, commercial, or apartment buildings greater than 4 units.
\$495	5.00 – All others.
•	ne Applicant:
66.0 ") Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article Zoning Board of Appeals" and understands that a public hearing will be established within 45 days of the fate and
8	.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and
Appea	.) Has complied with the above requested information and understands that the Zoning Board of also reserves the right to adjourn a meeting if the above stated information is not provided and to reduce 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	7//5//5 Date	
APPLICANT CHECKLIST		
The following information must be submitted to the being scheduled for a public hearing:	Northfield Township Clerk prior to the application	
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		
I.) Name and Office of Official/ Commission:		
2.) Date of Decision:		
3.) Describe Decision that is being appealed :		

4.) Describe alternate interpretation or r	eason for the relief requested:
	uild - would like to put A "small" log
PABIN BIESTHAY 1,500.	Due To "pie shape" on yapening of let CANA
FIT THE 28'x 46 foctor	INT. THE CULTERT ZODING IS 30 FROM Th 40 KAS
IN NORTH (EAST) LOT LINE IF	NEED 615' TO SET FOUNDATION/FIT FOOTPRIN
_	
•	
ACTION TAKEN	
	and the second s
The Northfield Township Zoning Board o	of Appeals reviewed the above requested variance or appeal and on
	VED DISAPPROVED the following:
STATES "SRZ DISTRICT	36-248) WILL NEED A VARIANCE.
SONING VALICHE HE	raing Regiones
0	
completely the second	Signature of ZBA Secretary
Signature of ZBA Chair	Signature of ZDA Secretary
Public Hearing Date and Time:	
Notice Sent to Newspapers	
	(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/occu	inants:
Notice Sent to heighboring owners, occu	
(Notice shall be sent to all persons to wh	nom real property is assessed and to the occupants of all structures
within 300 feet of the property.)	
Notice sent to Zoning Board of Appeals N	Memhers:
Copy of Minutes sent to:	File
Duithing Department	Ordinance Enforcement Officer
MINISTER STREET	\$ 21 Extraction = \$311 \(\delta \) = \(\delta \) = \(\delta \) = \(\delta \)

NORTHFIELD TOWNSHIP

ZONING COMPLIANCE APPLICATION/CERTI FICATE

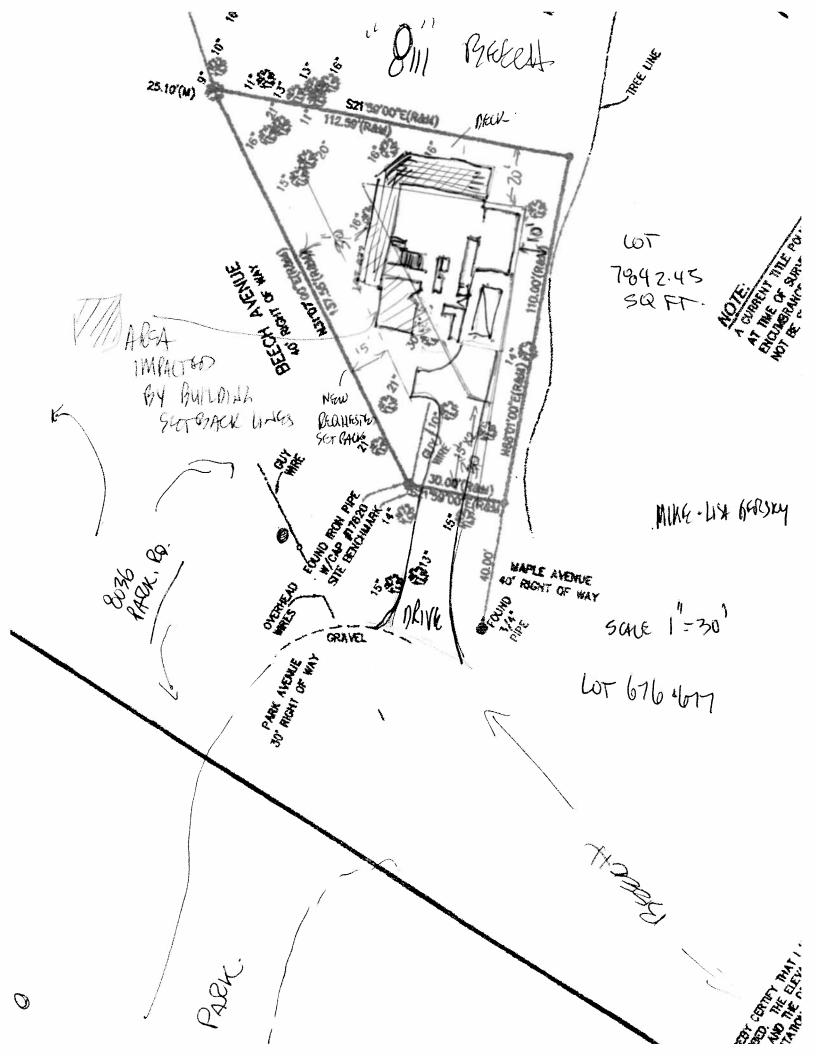
Certificate required prior to new construction or alterations of existing structures. Certificates also required prior to occupancy. Application must be accompanied by 2 copies of scaled site plan meeting information requirements of Zoning Administrator. Applications for zoning compliance certificates 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) (1) are commencement of work.

1111 - 1 2015B-02-08-376-001 Parcel Identification Number: 8111 Beech Road MORTHRELD TOWNISHIP TREASURER Address: Site 676 & 677 Lot#: Property Size: 112' x30' Subdivision: Michael & Lisa Gersky 24647 Halley Crescent Grosse Ile: MI 734.231.9138 Property Owner: Michael & Lisa Gersky 24647 Halley Crescent Grosse lie, MI 734,231,9138 Leasee/Applicant: 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 (arc1e classHicat1on or 0st ot11er): RC AR LR SR1 (SR2) MR VC LC GC ES HC GI LI Other: We are next to 40' easement with set back another 30' - unable to fit a Type of Construction/ Alteration: 28' x 46' home (1,450 sq ft) footprint within the site lines. Asking for 12'-15' on north border. #Units: 1 Home - Primary Residence Use of Site/Structure Yes Northfield Twp.Sewer Tap Permit #: ____ No,WCHC Sewage Permit # ____ Sewer Available: Summer/Fall 2015 Projected Completetion Date: Fall 2016 Project Start Date: Date: Action: PC/ZBA Case #: 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. Date Authorized Signature Office Use Only I hereby certify that I have relewed the plans for the purpose of zoning compliance only and not for construction. Existing legal non-conformities: N/Y, _____ Approved as noted Denie D Approved Zoning Compliance Cerftificate. Comments/Reasons for denial FRONT VARD SETBACK 30 REDUCED From 30' TO 15' SIDE YARD SETBACK Zoninia Administrator 36-248(4)(b) P. 0. Box 576 • 8350 Main Street, Whitmore Lake, MI 48189-0576

Phone: (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp.northfield.mi.us

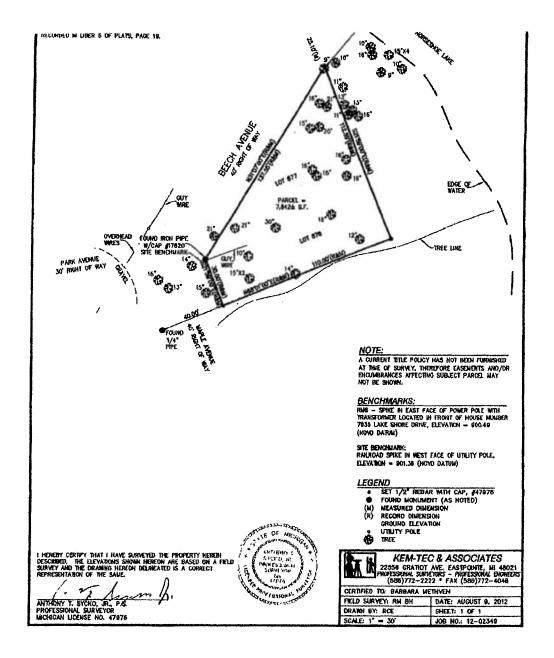
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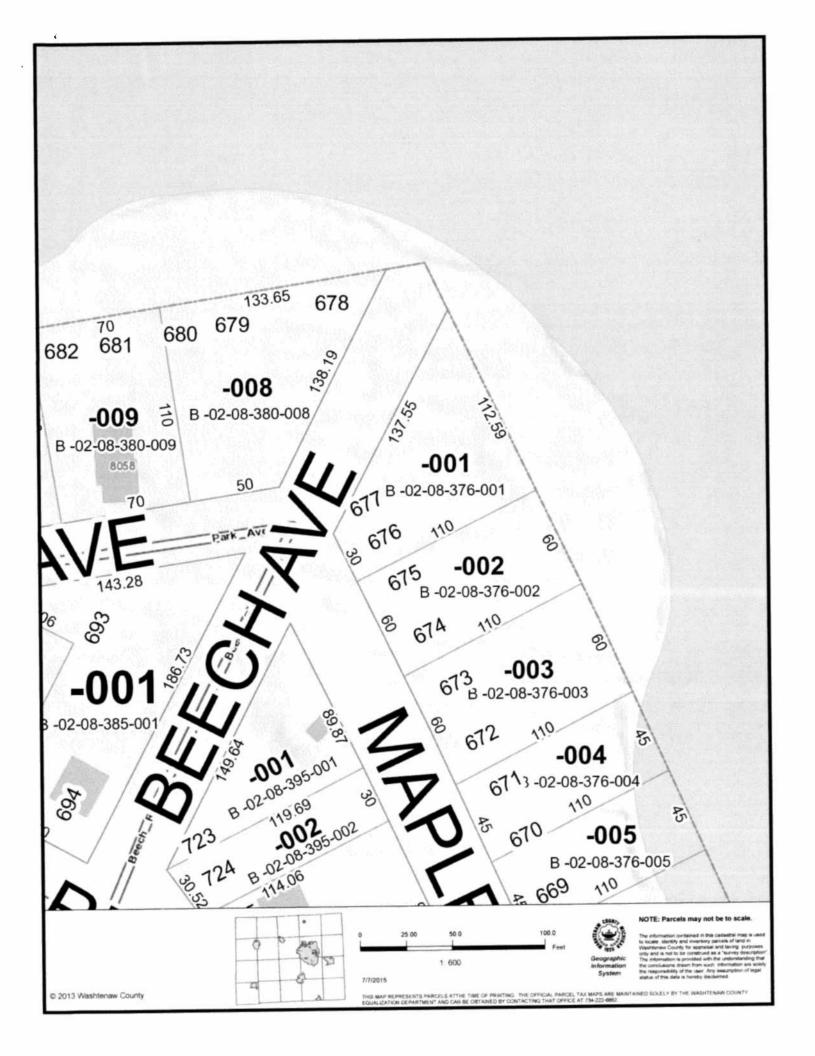


Lisa Gersky Name: 6103914773082 Account:

0225008R Loan:

February 25, 2015 Date:







JUL 29 2015

NORTHFIELD TOWNSHIP

Zoning Board of Appeals Hearing Application

Applicant:	Owner:
Name JEFF FORTH	Name JEFF FORTH
Address 6935 EARHART RD.	Address 6935 EARHART ED.
ANN ARBOR MI	ANN ARBOR, MI-48105
Phone: 734-369-1084	Phone: 734-369 - 1084
*If applicant is not the owner then a statement	of authorization from owner must be attached
Owner is Applicant Stateme	nt Attached
1.) Property Description and Location	
· · · · · · · · · · · · · · · · · · ·	ARHART RD.
B.) Parcel Identification $B-02$	-23-100-008
C.) Legal Description	
	(or
attach.)	
2	
2.) Present Zoning District of Property	6
	А
3.) Present Use of Property Resi	DENTIAL
4.) Non-Conforming Status	
A.) Please describe briefly the Non-Conformit	ties which exist for this property (lot, structure or use):
NEW GARAGE SET BO	ECK FROM SIDE PROPERTY FT. AND 30 FT. 13 REGULEED
LINE 15 18,	FT. AND 30 FT. 13 REGULEED

B.) State year/month Non-Conformity began (to the best of your knowledge): UNYWUN - NEW (FOR
5.) Variance Request (Applicant must completely answer 5A. through 5H.)
A.) Is denial letter attached from the Zoning Administrator? Yes V No If no, identify each section of ordinance from which Variance is requested: EMAIL PEJECTION FROM MR. KURT WEILAU
B.) Describe reason/need for Variance: NEW GARBGE. BUILD - ZONED AG & NEED LESS SIDE BOUNDRY SET BACK.
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: APA Well SEPTIC TANK AND FIELD BLOCK BE FINELY CORNAGE TO BE BE FINELY CORNAGE TO BE BE FINELY OF THE WAY DRIVE WAY 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: UNABLE TO have A BASIC COARAGE, While Neighbor PROPERTY LINES. F.) Explain why this is the minimum variance necessary to allow for a reasonable utilization of the land or structure: No other place available to Build.
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: Twill Buld A Very Mice GARAGE, TEAR DOWN AND CONSAFE ONE IN the Back a Help MAKE THE OLD FARM HOUSE NICE AGOLD.

H.) I, the applicant, request the Zoning Board of Appeals grant the following:
A 10 FOOT OR SO SIDE SET BACK WILL Allow ME TO BUILD
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.
9.) A fee of 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.
* \$295.00 – Single unit (excludes subdivisions, site condo plans, commercial, or apartment buildings greater than 4 units.
\$495.00 – All others.
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.

Man Josh	7-27-15
Signature of Applicant	Date
Signature of Approximation	
APPLICANT CHECKLIST	
The following information must be submitted to the Northfield Towns being scheduled for a public hearing:	ship Clerk prior to the application
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	
I.) Name and Office of Official/ Commission:	
2.) Date of Decision:	
3.) Describe Decision that is being appealed :	

.) Describe alternate interpretation or reason for the relief requested:		
ACTION TAKEN		
The Northfield Township Zoning Board of Appearable 20 APPROVED / Di	als reviewed the above requested variance or appeal and on ISAPPROVED the following:	
	Signature of ZBA Secretary	
Signature of ZBA Chair	.	
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		
Notice Sent to neighboring owners/occupants:		
(Notice shall be sent to all persons to whom rea within 300 feet of the property.)	al property is assessed and to the occupants of all structures	
Notice sent to Zoning Board of Appeals Membe	ers:	
Copy of Minutes sent to:	File	
	nance Enforcement Officer	

JUL 1 0 2015

NORTHFIELD TOWNSHIP ZONING COMPLIANCE APPLICATION/CERTIFICATE

RECEIVE

JUL 1 0 2015

NORTHFIELD TOWNSHIP TREASURER

NORTHFIELD TOWNSHIP TREASURER

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.

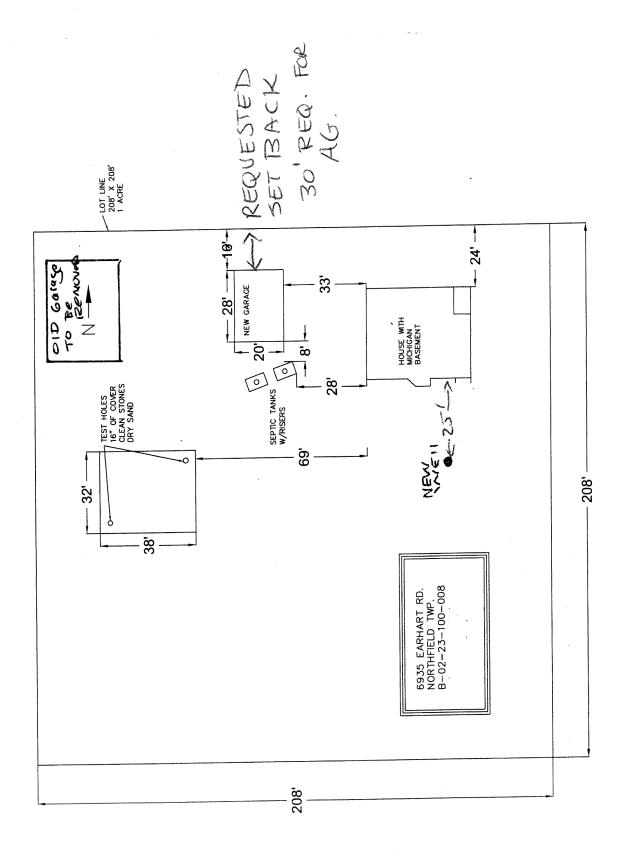
Any certificate shall become invalid if the authorized work is suspended or abandoned for a period of six (6) months after commencement of work.

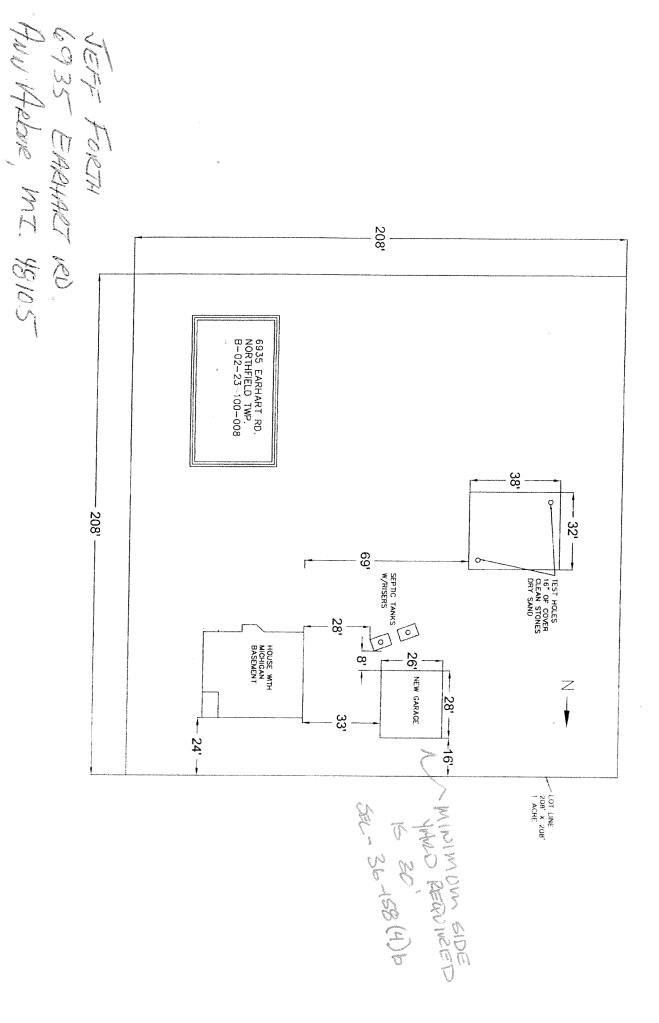
	the same of the sa			JEFFREYME UNIC
Site Address: 💪	935 EARHAR	ET RD.		
Lot #:	Subdivision:		Property Size:	IAC.
Property Owner:	JEFFREY M	FOETH 6935 L	EARHART AND	May 731/369-1084 Phone
Lessee/ Applicant:	Full Name Full Name	FOITH 6935 EAR Address		Shore 734 369-108)
application and the	de by other than the owner in fe	e. It shall be accompanied by a du	ly verified affidavit of the ow	
Zoning (Circle Cantifica	don or list other): RC AR LI	R SR1 SR2 MR VC	LC GC ES HC	GI LI Other:
Type of Construc	ction/Alteration:	ew		
Use of Site/Struc	ture: 64RAG	<u>f</u>		# Units:
Sewer Available?	Yes, Northfield Twp.	Sewer Tap Permit #	No, WCHD	Sewage Permit #
)-30-15
•		on:		
Issued thereto shall be I hereby acknowledge and/or occupancy of t	e deemed null and vold. the above facts, and those on th	e attached site sketch and prints t ur in accordance with this certifica	o be true to the best of my k te. Further, I agree to give p	nowledge and state that said construction ermission for officials of the municipality,
Authorized Signa	ture	, , , , , , , , , , , , , , , , , , ,	Date	
	ance Certificate: Approsons for denial: AV	oved Approved as n	oted Denled KEDUKES LD SETBAC	A MINIMUM F. PROPOSED SIDE
Zoning Adminis	strator		Date	

8350 Main Street, Whitmore Lake, MI 48189

36-158(4)5

SECTION





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471.67

231

4935

-008

B -02-23-100-008

204

1.05 Ac.

231

204

JU 66

- -

0 25:00 50:0 100:0 Feet

7/31/2015



Geographic Information System

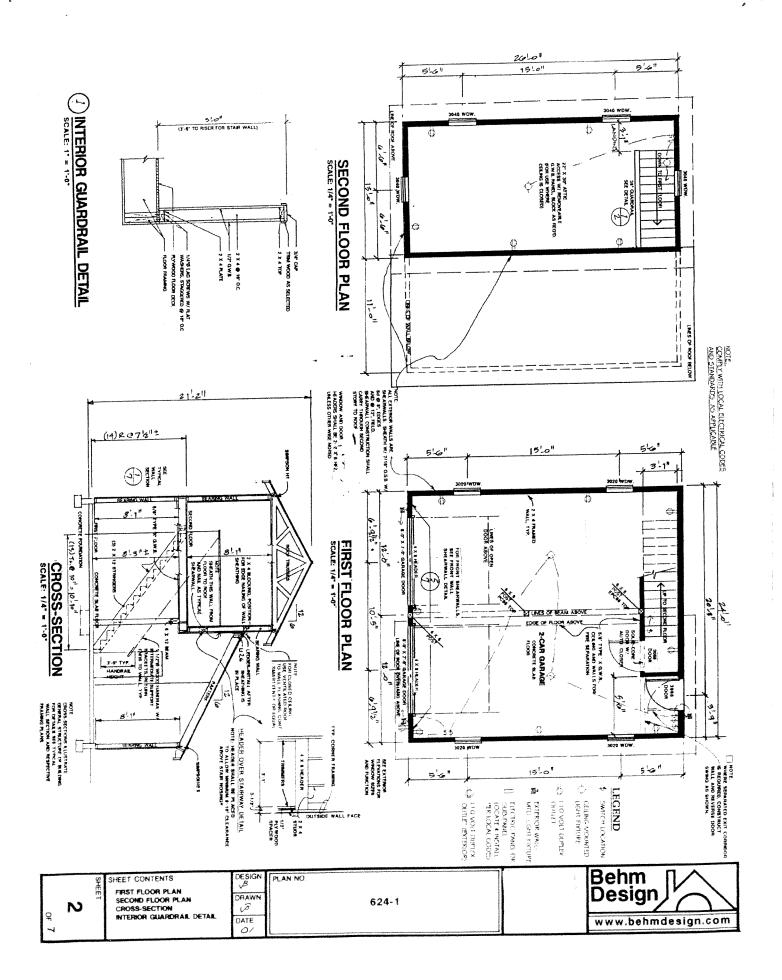
NOTE: Parcels may not be to scale

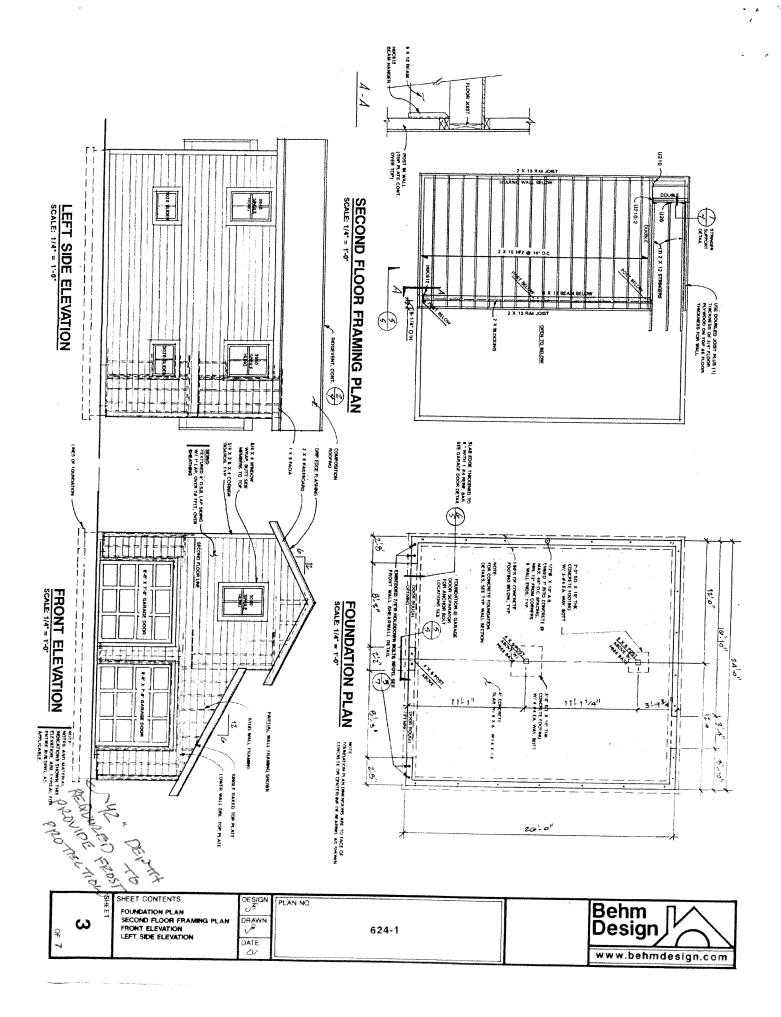
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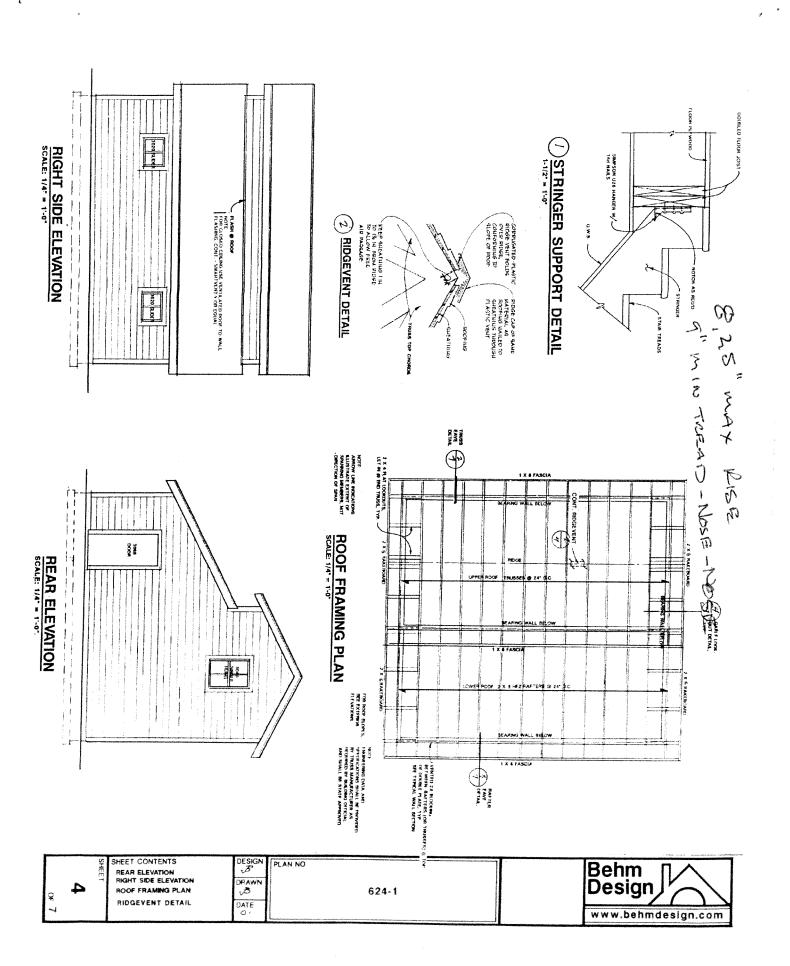
© 2013 Washtenaw County

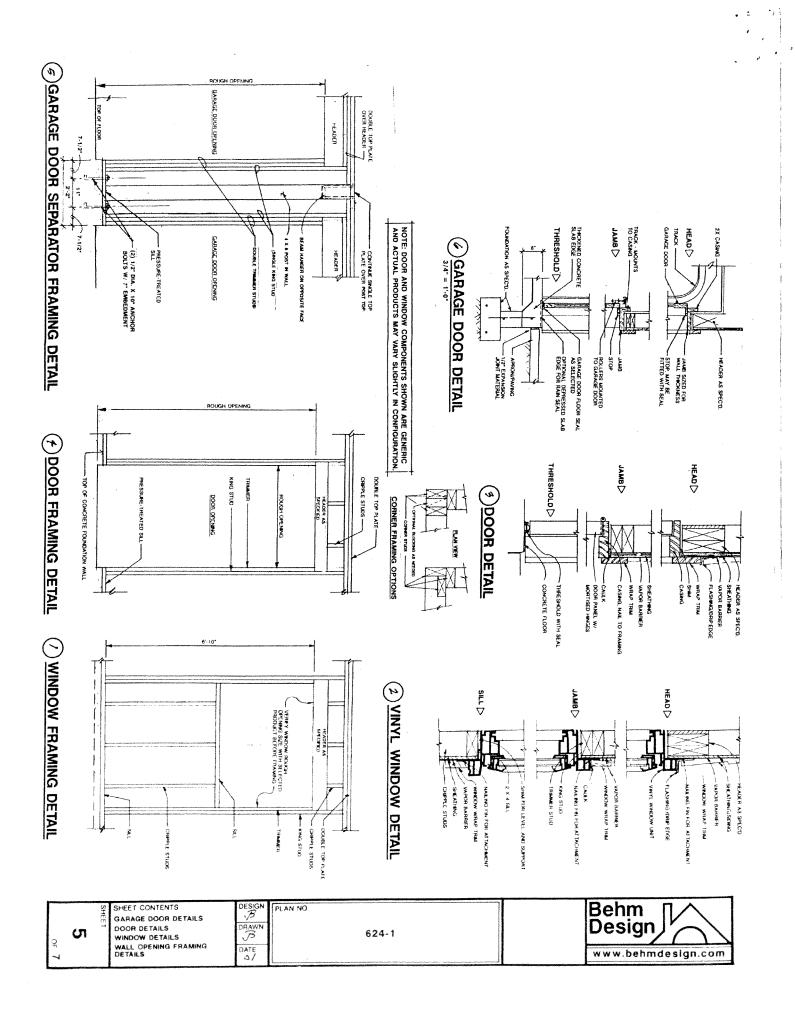
THE MAY REPRESENTS PARKED ATTHE TIME OF PRINTING. THE DIFFICAL PARKET TAX MAPS ARE MAINTAINED SCIEDLY BY THE WARHTENAW COUNTY

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And the state of t	DEPARTMENT OF BUILDING SERVICES APPROVED PLAN WITHOUT SINGLE From CHITTAGE PHAIN #624-1 THIS PAIN IS APPROVED SUBJECT TO EVIEW COMMENTS, CORRECTION 1573 EVENUE COMPANIES CORRECTION 1573 DATE PROVED BY DATE FOR SERVICE AND PROVED BY DATE PARAMETERS. Selemic Zones A.B. a. C. 258/154 11. Show Load OCCUPANCY CLASSIFICATION. "UT DESCRIPTION OF SELECTION OF SELECTION OF SELECTION OCCUPANCY CLASSIFICATION. "UT DESCRIPTION OF SELECTION OF SELECTIO	CROWN TOWN AREA: 824 SO FT SCOMM FLOOR AREA: 909 SO FT SOUTH STORES FLOOR AREA: 909 SOUTH STORES FLOOR A
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Blacking letters to place or private as sep place, as so hall Del (1/2 + 0.117) Colling place to place has an all Del (1/2 + 0.117) Colling place to place has an all Del (1/2 + 0.117) Del (1/2	24.04	104 D. * 0 134	Double top place, feet mail	12
Indext Index Ind	24° o.c.	104 (3" - 0.128")	Double study, face nati	-
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Interest plant or rather to tray frient, see held: Colling plant to print, text and 3.44 (7/5, ±0.1157) Colling plant to print, text and 3.44 (7/5, ±0.1157) Colling plant content has personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal reference 3.44 (7/5, ±0.1157) Colling plant from the personal ref	16" e.c. slong such odge	164 (31/4" = 0.)35")	Built-up header, two pieces with 1/2 spectr	-
Blocking better on plant or private to top plant, me hall Colling joint to plant, we had Colling joint to plant, we had Set (27', -0.117') Colling joint to plant, the man Jet (27', -0.117') Colling joint on embode to perilabil other, the compressions. Jet (27', -0.117') Colling joint to plant, the set (27', -0.117') Read man to plant, the set (27', -0.117')	74.07	194 (7" × 0.128")	Built-up corner study	7
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Beard Bebrahang bears on pulsar to trapplate, see and 2-54 (27/, *0117) Colling plasts to pulsar team and 3-54 (27/, *0117) Colling plasts to pulsar team and 3-54 (27/, *0117) Colling plasts to pulsar team and team an		2-164(3-4-0.135)	Railer to plant, the pai	
Bedding between John of rathers to top (rise, par hall J. Ad. (7/5,* e.0.137) [Other Johns to plate, top and Other John on attached to perside other, but over pressure. 2 Ad. (2/5,* e.0.137) [Other John on attached to perside other, but over pressure. 3 Ad. (2/5,* e.0.137)		3-104 (T + 0 128")	Colleg the rafter, face unit on 111," x 20 gage ridge strap	
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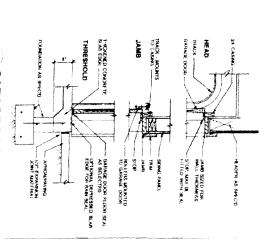
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6

FASTENINGS AND SHEATHING

J. 8 DATE 04/11

624-1

QUESTIONS?...CALL

Behm Design Building plans

A Prim th



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ALTERNATE ATTACHMENTS

- FASTENING REQUIREMENTS -

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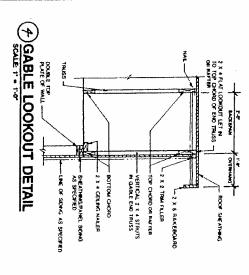
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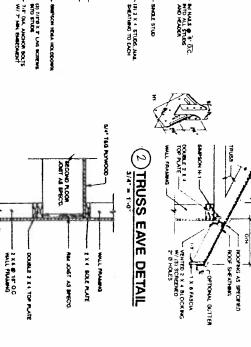


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PLAN NO

624-1

Behm Design www.behmdesign.com

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NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Special Meeting June 1, 2015

1. CALL TO ORDER

The meeting was called to order by Chair Ken Dignan at 7:04 P.M. at 8350 Main Street. He noted this meeting was originally scheduled for May 18, 2015.

2. ROLL CALL AND DETERMINATION OF QUORUM

Roll call	
Doug Del Favero	Present
Greg Kolecki	Present
Jacqueline Otto	Present
Larry Roman	Present
Amy Steffens	Present
Gary Wellings, Alternate	Absent
(presence not required)	

Also present:

Recording Secretary Lisa Lemble Assessing & Building Assistant Mary Bird Zoning Administrator Kurt Weiland Members of the public

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

 Motion: Del Favero moved, Kolecki supported, that the agenda be adopted as presented.
 Motion carried 5—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- Motion: Dignan moved, Del Favero supported, that the public hearings in Cases JZBA150004 and JZBA 150005 be opened.
 Motion carried 5—0 on a roll call vote.
- 6A. Case #JZBA150004; Patricia Dallaire, Location: 433 East Shore Drive; Request for variance from Section 36-248(4)(b) to construct one-story addition between home and garage. Parcel 02-05-402-005; Zoned SR-2, Singlefamily Residential 2

Patricia Dallaire said this is a very small one-story home, and since moving into it she has learned how strong the winds are coming off Whitmore Lake, so she would like to attach her garage to the house. Al Hobbs, 439 East Shore Drive, said he lives next door to Dallaire, and she has made great improvements to her house and he supports this request.

6B. Case #JZBA150005; Michael and Elizabeth Toncevich; Location: 1610 Northfield Church Road; Request for variance from Section 36-158(4)(a) to construct an addition to a home. Parcel 02-30-300-010; Zoned AR, Agricultural

Elizabeth Toncevich, said their home is 184 years old, and because this is a corner lot she cannot meet the front yard setback on both sides.

Dignan called for comments from the public. There were none.

Motion: Dignan moved, Del Favero supported, that the public hearings in Cases JZBA150004 and JZBA 150005 be closed. Motion carried 5─0 on a voice vote.

7. NEW BUSINESS

None.

8. UNFINISHED BUSINESS

8A. Case #JZBA150004; Patricia Dallaire, Location: 433 East Shore Drive; Request for variance from Section 36-248(4)(b) to construct one-story addition between home and garage. Parcel 02-05-402-005; Zoned SR-2, Single family Residential 2

Zoning Administrator Kurt Weiland said this home—as is true with many homes on the lake—is on a small lot and has non-conforming setbacks. He explained that a side yard setback variance is required because once the garage is connected to the house the setback on that side of the structure will be non-conforming with the ordinance requirement.

Steffens asked why a variances for other nonconforming setbacks are not also required since the only addition will be the connection between the house and garage. Dignan said the existing setback requirement in this district for a garage is 5', but once the garage is attached to the house it becomes part of the house, so the setback for a principal structure— 10'—applies. Northfield Township Zoning Board of Appeals Minutes of Special Meeting Public Safety Building; 8350 Main Street June 1, 2015

Motion: Dignan moved, Del Favero supported, that in the request in Case JZBA150004 by Patricia Dallaire, 433 East Shore Drive, Parcel 02-05-402-005, Zoned SR-2, Single-family Residential 2, for a variance from Section 36-248(4)(b), the ZBA has found that the applicant has met the Standards for Determination for a variance of 7.5 feet from Section 36-248(4)(b), side yard setback, to attach the one story house to the garage.

Steffens asked that the site plan submitted be referenced in the motion.

▶ Amended motion: Dignan moved, Del Favero supported, that in the request in Case JZBA150004 by Patricia Dallaire, 433 East Shore Drive, Parcel 0205-402-005, Zoned SR-2, Single-family Residential 2, for a variance from Section 36-248(4)(b), the ZBA has found that the applicant has met the Standards for Determination for a variance of 7.5 feet from Section 36-248(4)(b), side yard setback, to attach the one story house to the garage in accordance with the site plan provided by the applicant.

Motion carried 5-0 on a roll call vote.

8B. Case #JZBA150005; Michael and Elizabeth Toncevich; Location: 1610 Northfield Church Road; Request for variance from Section 36-158(4)(a) to construct an addition to a home. Parcel 02-30-300-010; Zoned AR, Agricultural

Weiland explained that this is a corner lot, and in the AR district, the setback requirements are 60' for the side yard and 50' for the front yard. He said if the front yard is considered to be Northfield Church Road—which is the direction the house faces—a variance of 37.1' would be required; but if the Maple Road side is considered to the front yard, a variance of 27.1 feet would be required. Toncevich indicated she would prefer Northfield Church to be considered to be the front yard.

In answer to a question from Dignan, Toncevich clarified that the room marked as the bridal suite on the floor plans is the master suite.

▶ Motion: Del Favero moved, Kolecki supported, that in the request in Case JZBA150005 by Michael and Elizabeth Toncevich, 1610 Northfield Church Road, Parcel 02-30-300-010; Zoned AR, Agricultural, the ZBA has found that the applicant has met the Standards for Determination for a variance of 37.1 feet from Section 36-158(4)(b), side (corner) yard setback, to allow an addition to the home in accordance with the site plan provided by the applicant. Motion carried 5—0 on a roll call vote.

9. MINUTES

March 30, 2015

Dignan noted his name was missing under Roll Call.

▶ Motion: Otto moved, Steffens supported, that the minutes of the March 30, 2015, regular meeting be approved as amended.

Motion carried 5—0 on a voice vote.

10. CALL TO THE PUBLIC

None present.

11. ZBA MEMBER COMMENTS

None.

12. ANNOUNCEMENT OF NEXT MEETING

Dignan noted that the June 15, 2015, meeting will very likely not be held because the only application is not ready.

13. ADJOURNMENT

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

The meeting was adjourned at 7:34 P.M.

Prepared by Lisa Lemble. Corrections to the originally issued minutes are indicated as Wording removed is stricken through; Wording added is underlined. Adopted on, 2015.	follows:	
Kenneth Dignan, Chair	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/