

**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.

July 27, 2015

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:

- 3 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+ feet 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.

- 7 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

PAID

JUL 28 2015

RECEIVED

JUL 28 2015

NORTHFIELD TOWNSHIP TREASURER

NORTHFIELD TOWNSHIP

Zoning Board of Appeals Hearing Application

Applicant:

Name Lisa/Mike Gersky
Address 24647 Halley Crescent
Greater He, MI 48138
Phone: 734.231.9138

Owner:

Name Lisa/Mike Gersky
Address 24647 Halley Crescent
Greater He, MI 48138
Phone: 734.231.9138

*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 8111 Beech Road
B.) Parcel Identification LOTS #676 & #677 #
C.) Legal Description # B-02-08-376-001

____ (or
attach.)

2.) Present Zoning District of Property _____

3.) Present Use of Property RESIDENTIAL Build

4.) Non-Conforming Status

A.) Please describe briefly the Non-Conformities 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 w/ 28' x 46' FOOTPRINT. LOT TAPERES CONSIDERABLY ON "SIDE STREET" (NORTH) LOT LINE. TO ACCOMMODATE FOUNDATION FOOTPRINT - ASKING FOR 15' of 30' SETBACK.

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 ARE NOT BUILDING A LARGE HOUSE. THE "SHARP" TAPERING OF PROPERTY IN CONJUNCTION w/ SETBACK FROM HOUSE & LAKE MAKE IT ALMOST IMPOSSIBLE. ALSO, NEIGHBOR IS 20' FROM 40' EASEMENT WHICH MEANS THERE IS 100+ FEET BETWEEN US.

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

WE REALIZED THE SIZE OF THIS LOT WAS RESTRICTIVE - WE HAVE SINCE ALTERED/DOWNSIZED OUR INITIAL PLANS & HAVE "GONE" w/ A SMALLER HOUSE IN AN EFFORT TO ACCOMMODATE NEIGHBOR'S REQUIREMENTS.

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

THE VARIANCE WE ARE ASKING FOR DOES NOT IMPACT THE NEIGHBOR'S ABILITY TO SERVICE OTHER PROPERTY OWNERS. THE EASEMENT IN QUESTION IS NOT USED/OCCUPIED - EXCEPT FOR DUMPING OF LEAVES, DEBRIS... THE DISTANCE BETWEEN US & NEIGHBOR IS STILL CONSIDERABLE - GREATER THAN MOST OTHER HOUSES IN/AROUND THE LAKE.

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

AFTER "RESULTING" FOOTPRINT - THE VARIANCE WILL ALLOW US THE MINIMUM TO "FIT" FOOTPRINT w/OUT "ANGLING", RESTAURATING. WE ARE NOT 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 SETBACK, COUPLED w/ 40' EASEMENT & NEIGHBOR'S DISTANCE FROM EASEMENT PROVIDES SIGNIFICANT SPACE BETWEEN US & OTHERS. IN ADDITION THE 15' VARIANCE & 40' EASEMENT IS AN AREA THAT WILL BE KEPT IN GOOD STANDING, I.E. MAINTAINED, CUT, LITTER-FREE AS IT REFLECTS DIRECTLY ON US/NEIGHBOR'S PROPERTY.

CURRENTLY, THE AREA IN/AROUND OUR PROPERTY/EASEMENT APPEARS TO BE A "DUMPING GROUND" FOR LEAVES, BUSH, DEBRIS... WE DO NOT INTEND FOR THIS CONTINUE AND WILL DO EVERY EFFORT TO UPKEEP/MAINTAIN THIS AREA.

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

15' VARIANCE FROM THE 30' SETBACK FROM "SIDE YARD SETBACK"

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

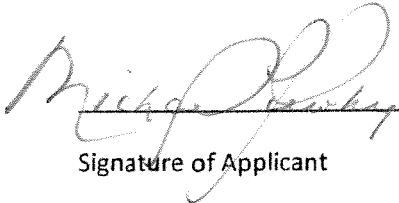
B.) Has also read the sections of the Township Zoning Ordinance that to pertain to this request and

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.



Signature of Applicant

7/15/15

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:

RECENT PURCHASE TO BUILD - WOULD LIKE TO PUT A "SMALL" LOG CABIN @ LESS THAN 1,500'. DUE TO "PIE SHAPE" OR TAPERING OF LOT CAN NOT FIT THE 28' X 46' FOOTPRINT. THE CURRENT ZONING IS 30' FROM THE 40' EASEMENT ON NORTH (EAST) LOT LINE. NEED @ 15' TO SET FOUNDATION/FIT FOOTPRINT

ACTION TAKEN

The Northfield Township Zoning Board of Appeals reviewed the above requested variance or appeal and on

JULY 7TH, 2015 APPROVED / DISAPPROVED the following:
STATES "SR 2 DISTRICT (36-248), WILL NEED A VARIANCE!!"
ZONING VARIANCE HEARING REQUIRED

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 _____

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.

PAID

JUL - 1 2015

NORTHFIELD TOWNSHIP TREASURER

Parcel Identification Number: B-02-08-376-001Site Address: 8111 Beech RoadLot #: 676 & 677Subdivision: _____ Property Size: 112' x 30'Property Owner: Michael & Lisa Gersky 24647 Halley Crescent Grosse Ile, MI 734.231.9138Leasee/Applicant: Michael & Lisa Gersky 24647 Halley Crescent Grosse Ile, MI 734.231.9138

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 (article classification or District): RC AR LR SR1 (SR2) MR VC LC GC ES HC GI LI Other: _____

Type of Construction/Alteration: We are next to 40' easement with set back another 30' -- unable to fit a 28' x 46' home (1,450 sq ft) footprint within the site lines. Asking for 12'-15' on north border.

Use of Site/Structure: Home -- Primary Residence # Units: 1Sewer Available: Yes Northfield Twp. Sewer Tap Permit #: _____ No, WCHC Sewage Permit # _____Project Start Date: Summer/Fall 2015 Projected Completion Date: Fall 2016

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.

Authorized Signature

Date

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: _____

SR2 DISTRICT ((36-248) FRONT YARD SETBACK 30', 30' STREET SIDE YARD 10' SIDE YARD, 20' REAR YARD) WILL NEED A VARIANCE FOR THE REQUIRED STREET SIDE YARD SETBACK REDUCED FROM 30' TO 15'.

Zoning Administrator

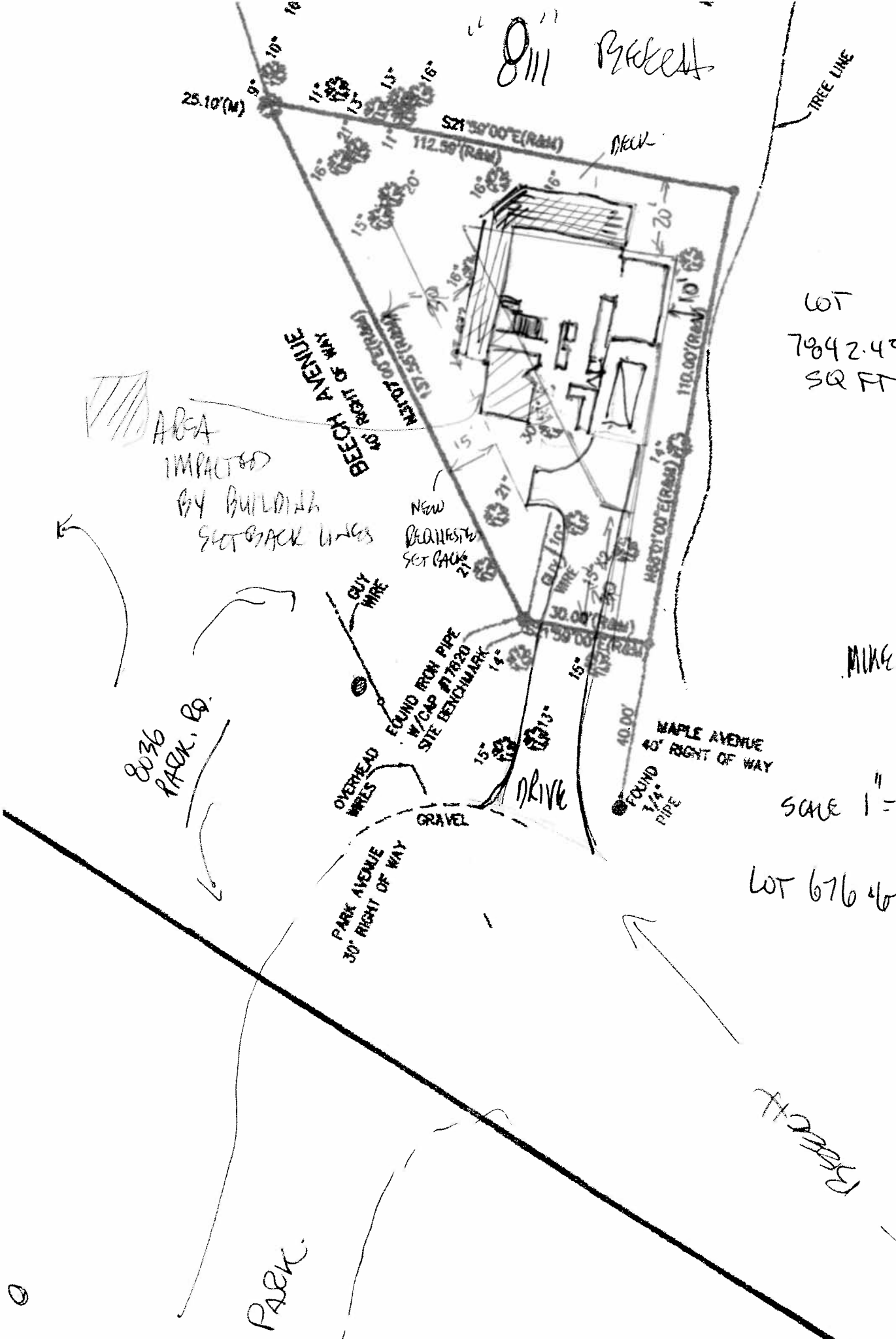
Date

P. O. 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

2700 # may be increase -

36-248(4)(b)



NOTE:
A CURRENT TITLE POLY-
ENCUMBRANCE
NOT BE

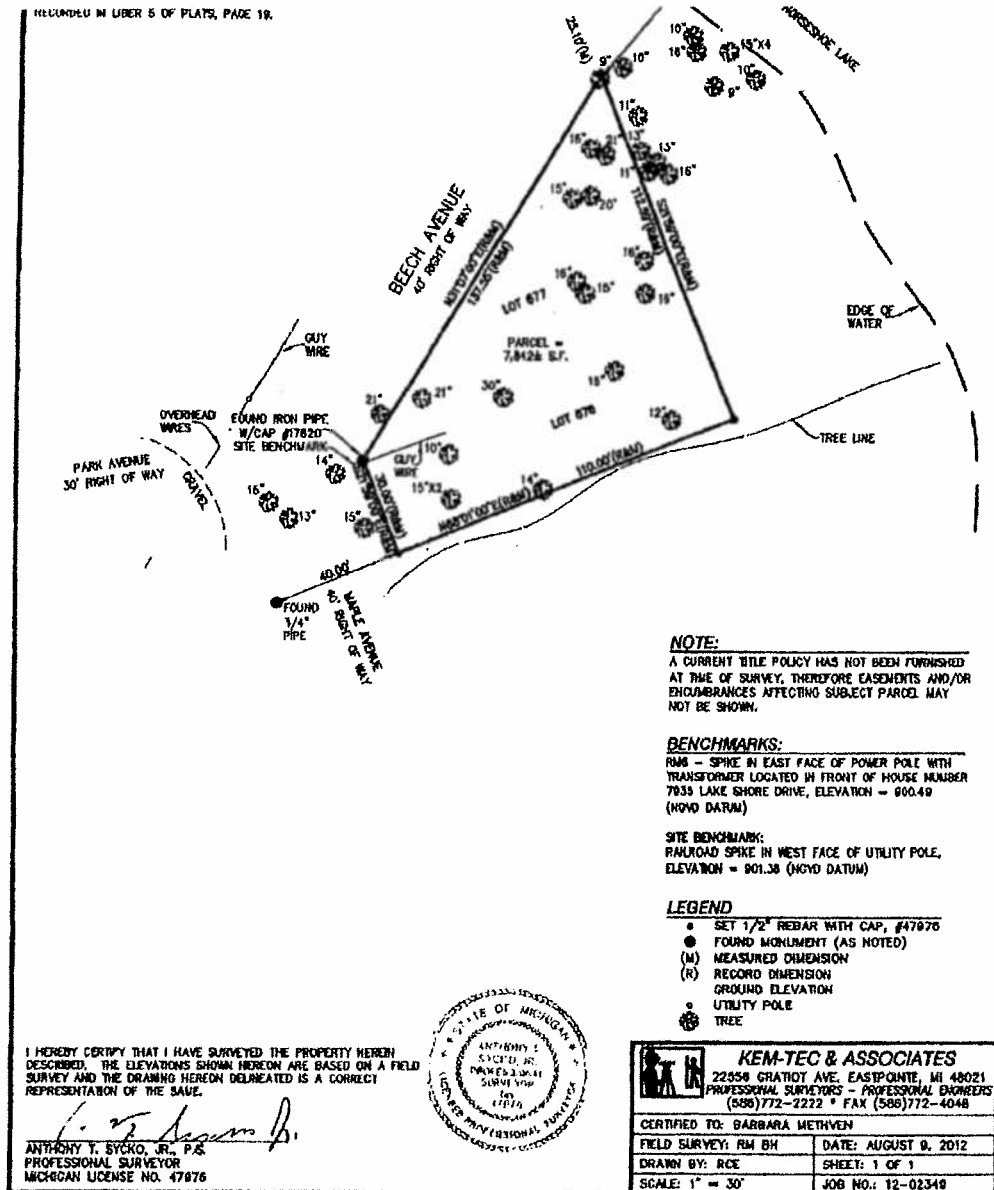
MIKE-LIA GOSKY

SCALE 1" = 30'

LOT 676 & 677

BY CERTIFY THAT I
AND THE ELEV
TARD

Name: Lisa Gersky
Account: 6103914773082
Loan: 0225008R
Date: February 25, 2015



RECEIVED

JUL 29 2015

NORTHFIELD TOWNSHIP

Zoning Board of Appeals Hearing Application

Applicant:

Name JEFF FORTH

Address 6935 EARHART RD.
ANN ARBOR, MI

Phone: 734-369-1084⁴⁸¹⁰⁵

Owner:

Name JEFF FORTH

Address 6935 EARHART RD.
ANN ARBOR, MI

Phone: 734-369-1084⁴⁸¹⁰⁵

*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 6935 EARHART RD.

B.) Parcel Identification B-02-23-100-008

C.) Legal Description _____

(or
attach.)

2.) Present Zoning District of Property AG

3.) Present Use of Property RESIDENTIAL

4.) Non-Conforming Status

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

NEW GARAGE SET BACK FROM SIDE PROPERTY
LINE IS 18 FT. AND 30 FT. IS REQUIRED
FOR AG

B.) State year/month Non-Conformity began (to the best of your knowledge): UNKNOWN - New House
PURCHASE 3-15

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:

EMAIL REJECTION FROM MR. KURT WEILAND

B.) Describe reason/need for Variance:

NEW GARAGE. BUILD - ZONED A6 & NEED
LESS SIDE BOUNDARY 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:

NEW WELL, SEPTIC TANK AND FIELD BLOCK
BUILDING, SIGHT. NEW GARAGE TO BE
BEHIND HOUSE IN-LINE WITH DRIVEWAY

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 GARAGE, WHILE NEIGHBORS
ENJOY LARGE BUILDING WITHIN 5 FEET OF
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:

I WILL BUILD A VERY NICE GARAGE, TEAR DOWN
AN UNSAFE ONE IN THE BACK & HELP MAKE
THIS OLD FARM HOUSE NICE AGAIN.

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.



Signature of Applicant

7-27-15

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 _____

PAID

JUL 10 2015



COPY

NORTHFIELD TOWNSHIP

ZONING COMPLIANCE APPLICATION/CERTIFICATE

RECEIVED

JUL 10 2015

NORTHFIELD TOWNSHIP TREASURER

NORTHFIELD TOWNSHIP

- 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.

Parcel Identification Number: B-02- 23 - 100 - 008 Email: JEFFREYME@UMICHSite Address: 6935 EARHART RD.Lot #: _____ Subdivision: _____ Property Size: 1A.

Property Owner: JEFFREY M. FORTH 6935 EARHART ANN ARBOR 734 369-1084

Full Name Address City/State Phone

Lessee/Applicant: JEFFREY M. FORTH 6935 EARHART ANN ARBOR 734 369-1084

Full Name Address City/State 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: NEWUse of Site/Structure: GARAGE # Units: _____Sewer Available? Yes, Northfield Twp. Sewer Tap Permit # NO No, WCHD Sewage Permit # _____Project Start Date: 7-10-15 Projected Completion Date: 10-30-15

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.

Authorized Signature Jeffrey M. FORTHDate 7-10-15

- 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, _____

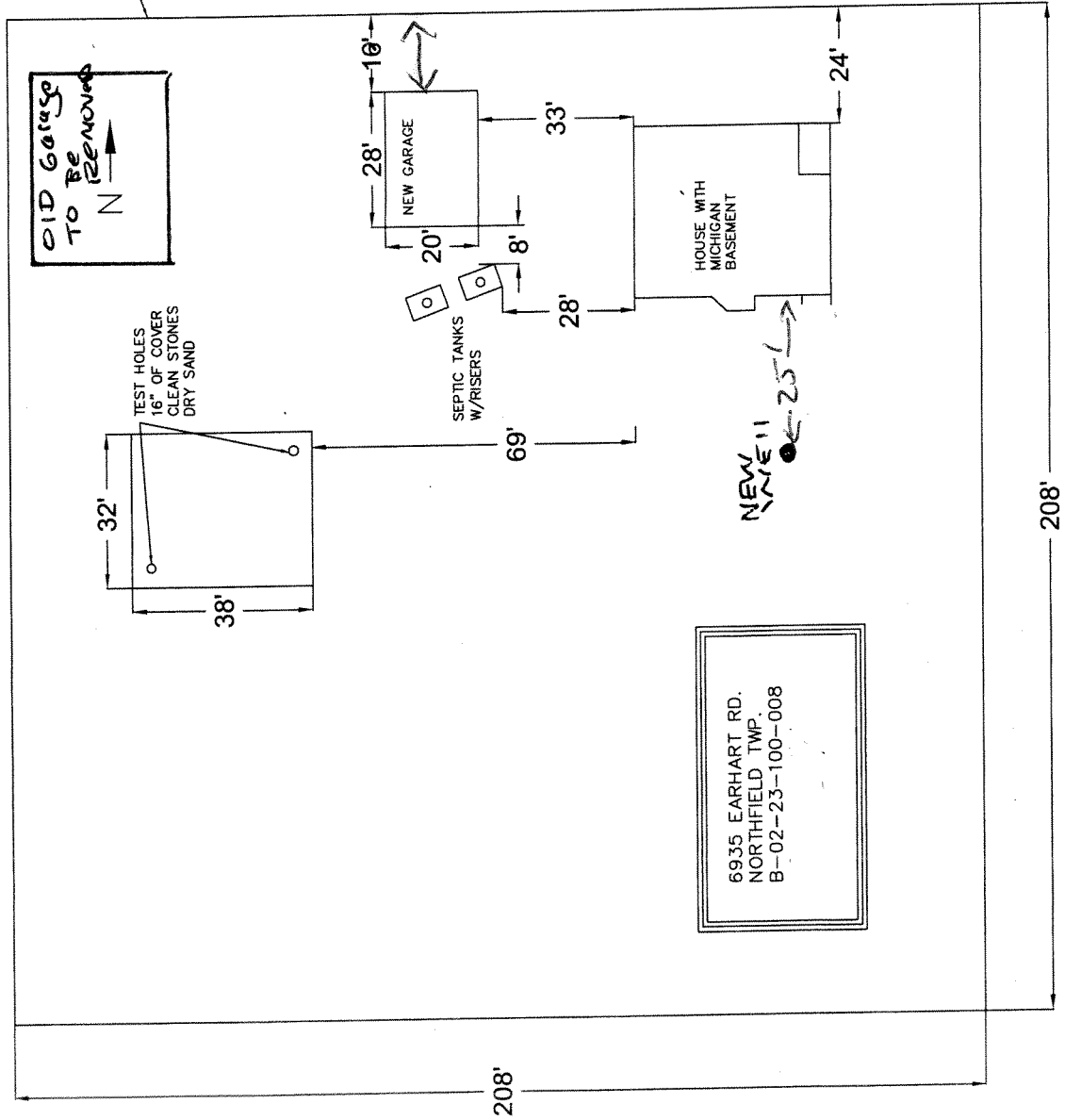
Zoning Compliance Certificate: Approved Approved as noted Denied
Comments/Reasons for denial: AR DISTRICT REQUIRES A MINIMUM OF A 30' INTERIOR SIDE YARD SETBACK. PROPOSED SIDE SETBACK 16'. A 14' VARIANCE WOULD BE REQUIRED

Zoning Administrator [Signature]Date 7/29/15

SECTION 36-158(4)b

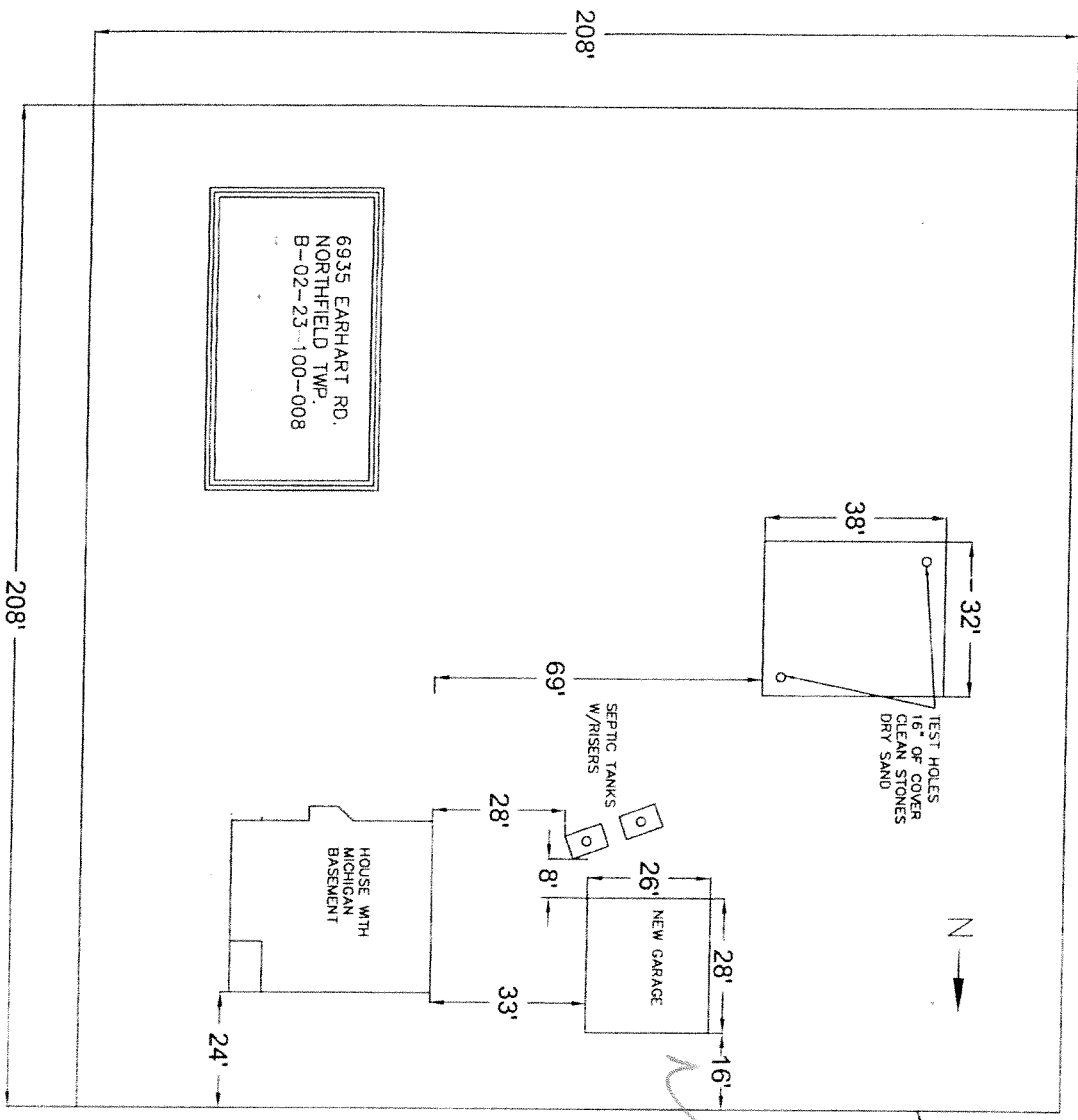
8350 Main Street, Whitmore Lake, MI 48189

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



REQUESTED
SET BACK
30' REQ. FOR
AG.

JEFF FORTH
 6935 EARHART RD.
 Ann Arbor, MI 48105
 734-369-1084



MINIMUM SIDE
 YARD REQUIRED
 IS 30'
 36'-158(4)10

PHART RD

471.67

170

204

66

4

231

6935

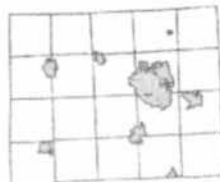
-008

B -02-23-100-008

1.05 Ac.

231

204



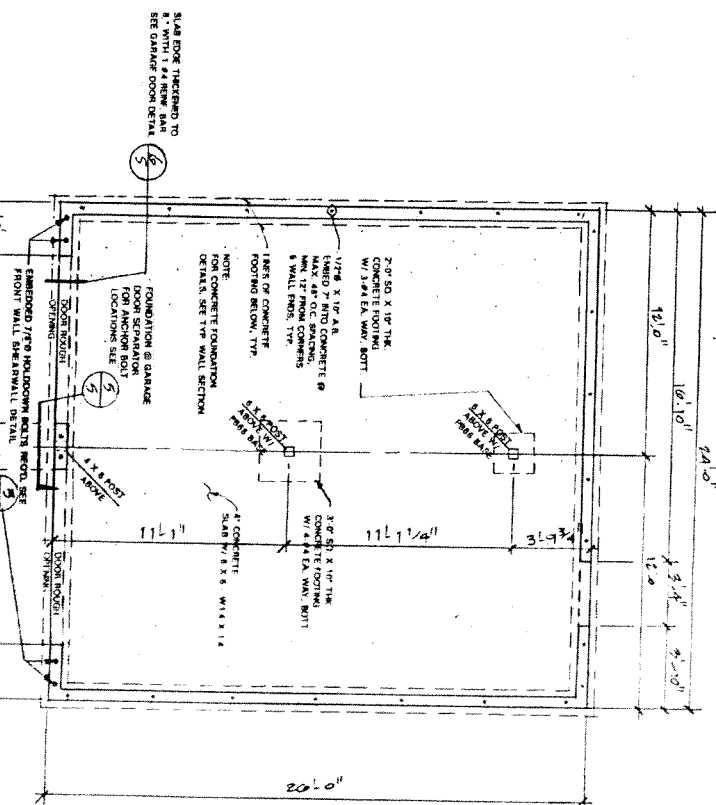
1: 600

7/31/2015



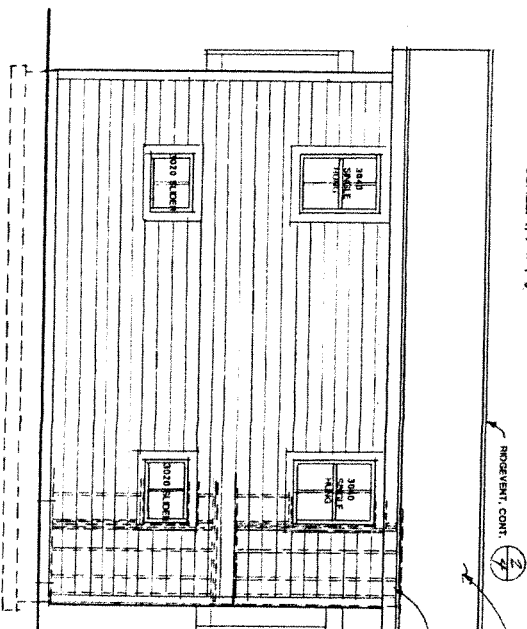
NOTE: Parcels may not be to scale.

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 conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of the data is hereby disclaimed.

A-A

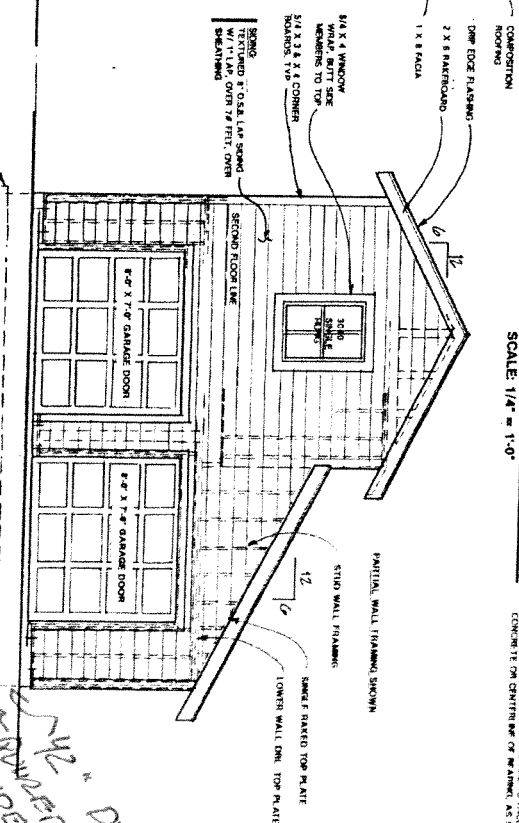
SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

NOTE:
FORMATION PLANS ARE TO FACE OF
CONCRETE ON CENTRIFUGAL PUMP, AS SHOWN

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: NOTES AND MATERIAL INDICATIONS SHOWN THIS ELEVATION, ARE TYPICAL FOR ENTIRE BUILDING, AS APPLICABLE.

NYC DEPT
RECEIVED
PROVIDE PROTECT
PROTECT

SHEET CONTENTS

FOUNDATION PLAN
SECOND FLOOR FRAMING PLAN
FRONT ELEVATION
LEFT SIDE ELEVATION

DESIGN	
DRAWN	
DATE	

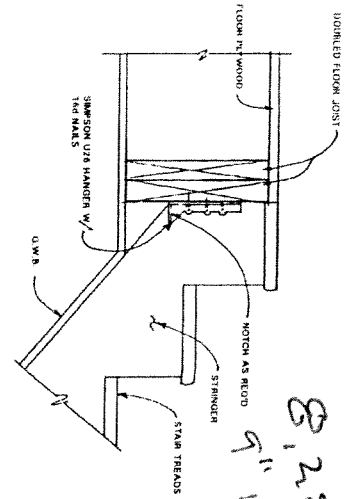
PLAN NO.

624-1

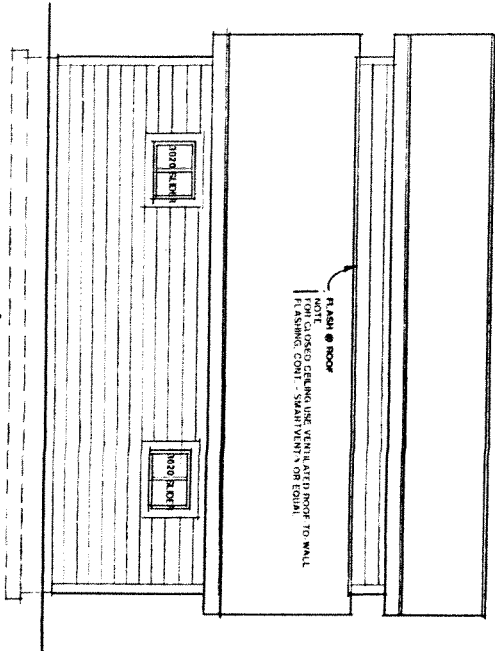
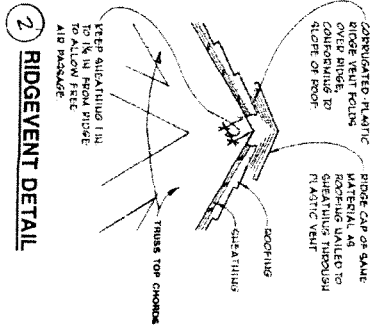
Behm Design



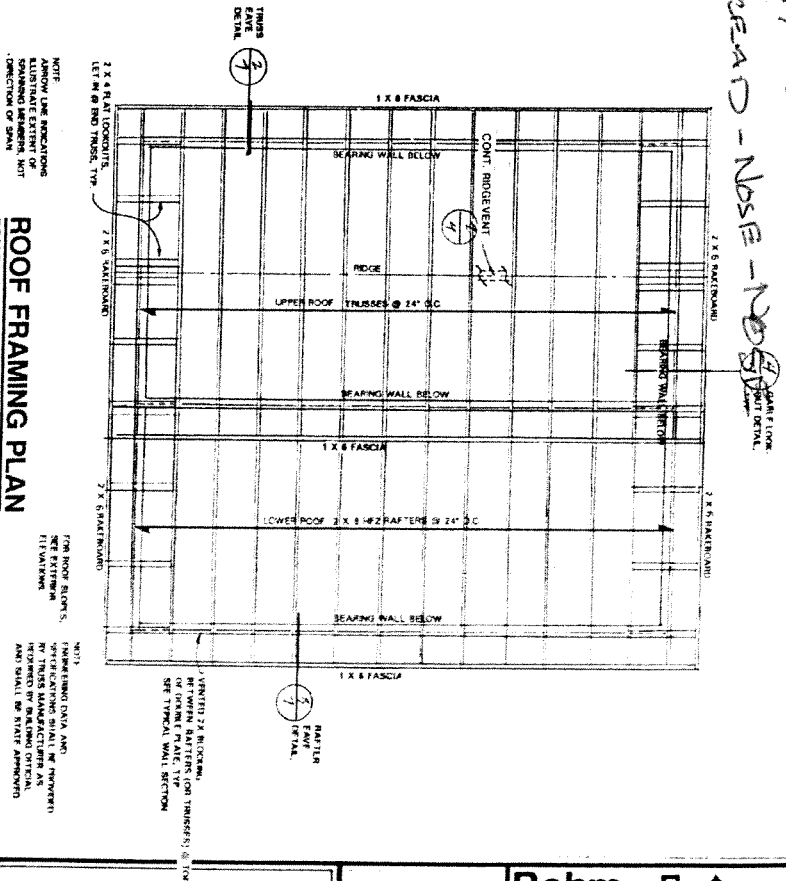
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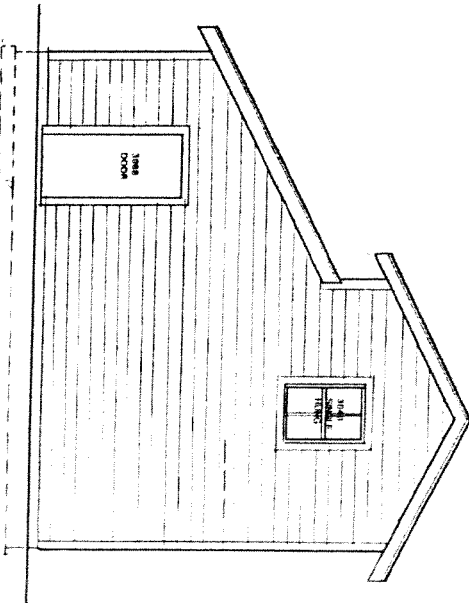
1 STRINGER SUPPORT DETAIL 1-1/2" = 1'-0"



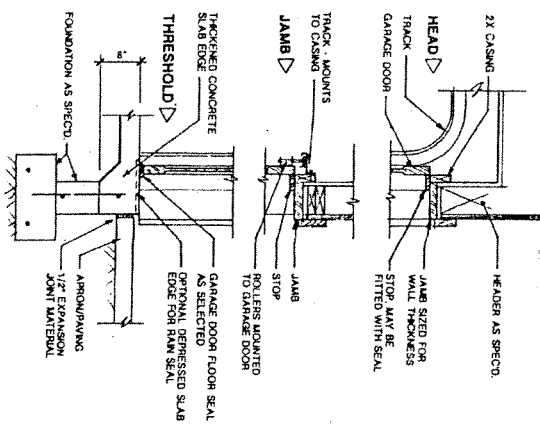
RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN SCALE: 1/4" = 1'-0"

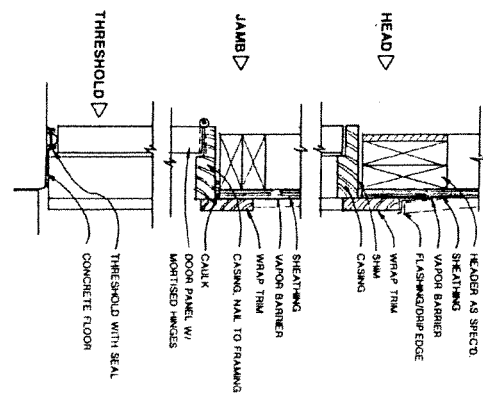


REAR ELEVATION SCALE: 1/4" = 1'-0"

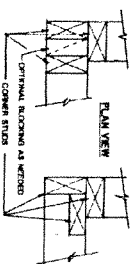


6 GARAGE DOOR DETAIL
3/4" = 1'-0"

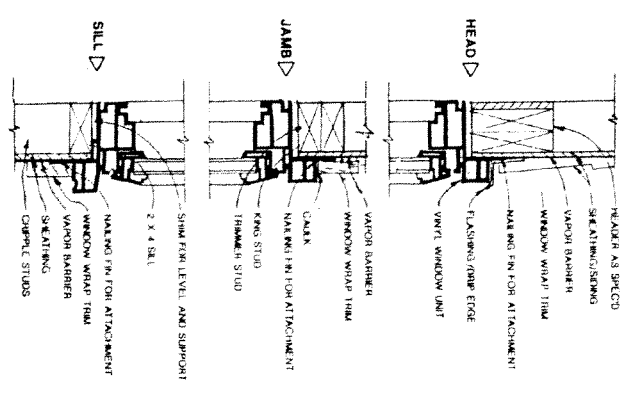
NOTE: DOOR AND WINDOW COMPONENTS SHOWN ARE GENERIC AND ACTUAL PRODUCTS MAY VARY SLIGHTLY IN CONFIGURATION.



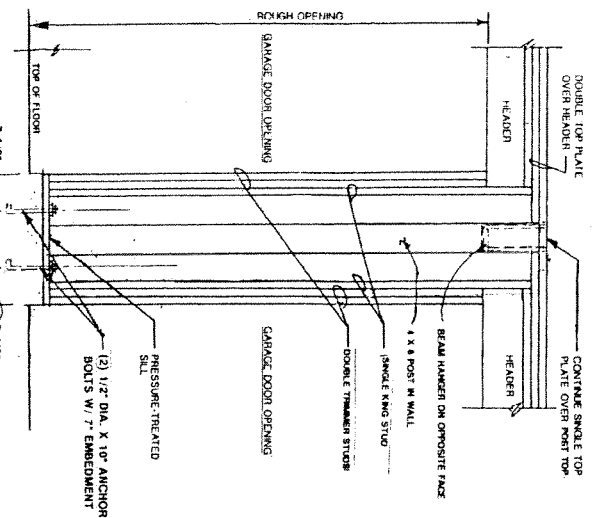
3 DOOR DETAIL



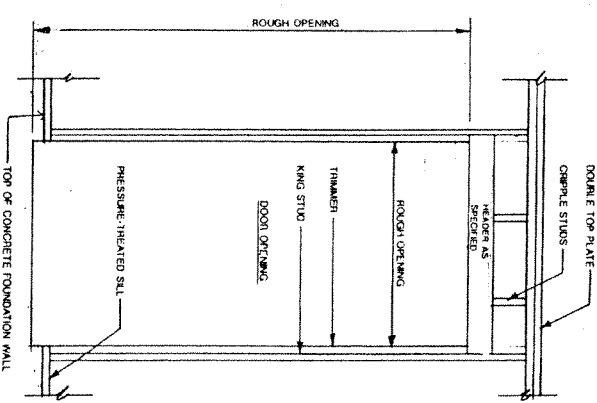
CORNER FRAMING OPTIONS



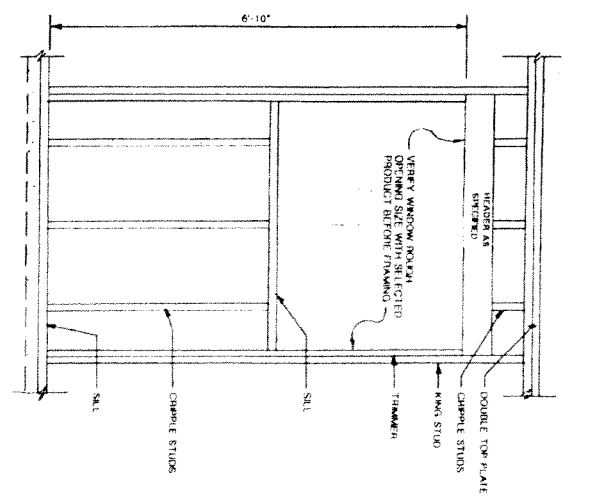
2 VINYL WINDOW DETAIL



5 GARAGE DOOR SEPARATOR FRAMING DETAIL



4 DOOR FRAMING DETAIL



1 WINDOW FRAMING DETAIL

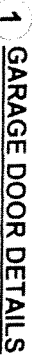
TABLE 2
MECHANICAL PROPERTIES OF 304 AND 316L STAINLESS STEEL TUBES

TUBE TYPE	TUBE SIZE	TENSILE STRENGTH, MPa	YIELD STRENGTH, MPa	ELONGATION, %	TENSILE STRENGTH, MPa		YIELD STRENGTH, MPa		ELONGATION, %	
					304	316L	304	316L	304	316L
304	1/2"	540	345	35	6	13	140	90	45	30
	3/4"	540	345	35	6	13	140	90	45	30
316L	1/2"	540	345	35	6	13	140	90	45	30
	3/4"	540	345	35	6	13	140	90	45	30

NOTE: Tensile strength and yield strength are based on the average of the tensile and yield strength of the tube material. The elongation is based on the average of the tensile and yield elongation of the tube material.

Source: Data from the American Society of Mechanical Engineers (ASME) and the International Organization for Standardization (ISO).

Tissue examined	Number	WTG or control	
		Normal	Abnormal
Normal	15	15	0
Abnormal	15	0	15

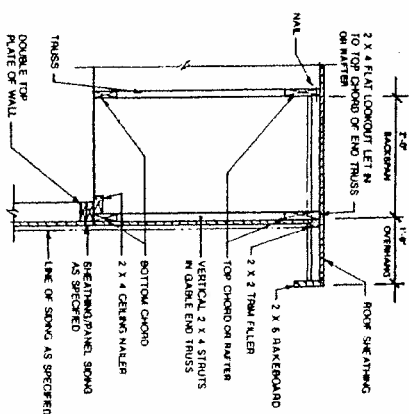
[illegible]

A. General
The following rules shall apply and supplement the working details:

B. Code List - Working
CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC),
INTERNATIONAL RESIDENTIAL CODE (IRC)

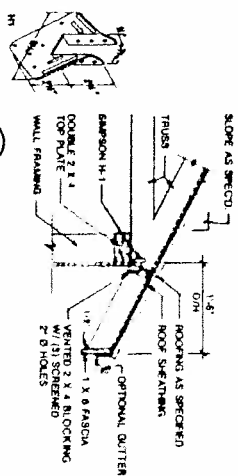
- [illegible]

SCALE: 1" = 1'-0"



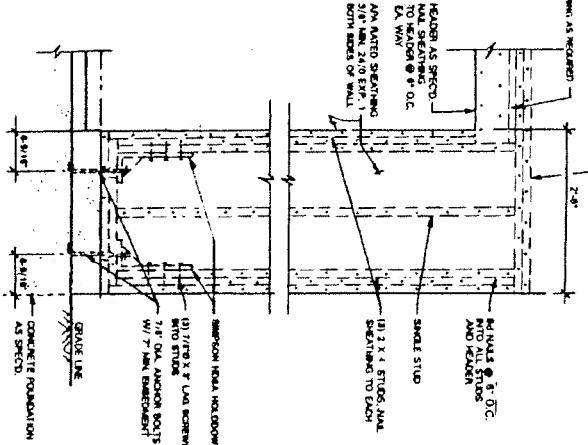
3 EAVE DETAIL

② TRUSS EAVE DETAIL

$$\frac{3}{4} = 1 - 0$$


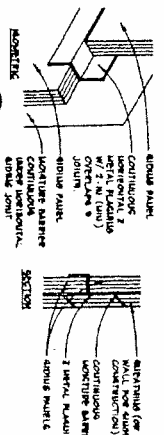
5 FRONT WALL SHEARWALL DETAIL

3/4" = 1'-0"

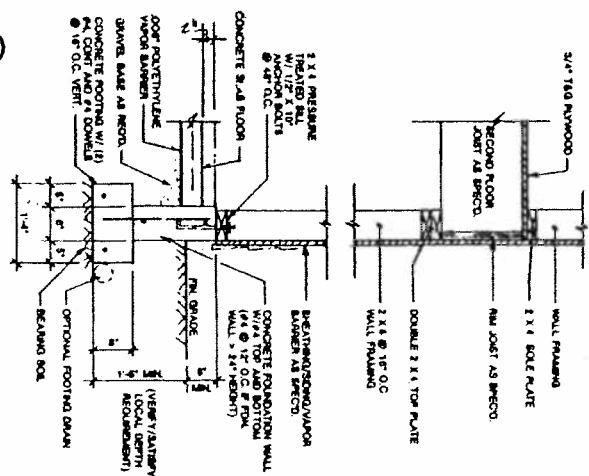



6 FLASHING DETAIL

FOR PANEL SIDING



① TYPICAL WALL SECTION

$$\frac{3/4'' = 1'-0''}{1'-0''}$$


<div style="text-align: center;"> 7 <small>OF 7</small> </div>	<div style="text-align: center;"> SHEET </div>	<div style="text-align: center;"> SHEET CONTENTS </div>	<div style="text-align: center;"> DESIGN <small>BY</small> </div>	<div style="text-align: center;"> PLAN NO </div>	<div style="text-align: center;">  </div>
		<div style="text-align: center;"> STRUCTURAL/GENERAL NOTES TYPICAL WALL SECTION FRONT WALL SHEARWALL DETAIL GABLE LOOKOUT DETAIL EAVE DETAIL </div>	<div style="text-align: center;"> DRAWN <small>BY</small> </div>	<div style="text-align: center;"> 624-1 </div>	
		<div style="text-align: center;"> DATE <small>MM/DD/YY</small> </div>		<div style="text-align: center;"> www.behmdesign.com </div>	

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, Single-family 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 non-conforming 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 follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on _____, 2015.

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/