

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
January 23, 2017 7:00 p.m.
Second Floor, Public Safety Building
8350 Main Street, 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 #JZBA170001 – Kevin Smith & Andrea Caith, 9963 Main Street, Whitmore Lake, MI 48189, to construct a 2-story addition on the east side of the dwelling for a kitchen-dining area (replace an existing deck), and the addition of a new deck on the north side of the dwelling, on a parcel with ID # B-02-05-222-003, zoned HC Highway Commercial. The proposal is under review per Section 36-902 Non-conforming uses, sub section (6) of the Northfield Township Zoning Ordinance.
- A. OLD BUSINESS**
- B. NEW BUSINESS:**
 - A. Case #JZBA170001 – Kevin Smith & Andrea Caith, 9963 Main Street, Whitmore Lake, MI 48189, to construct a 2-story addition on the east side of the dwelling for a kitchen-dining area (replace an existing deck), and the addition of a new deck on the north side of the dwelling, on a parcel with ID # B-02-05-222-003, zoned HC Highway Commercial. The proposal is under review per Section 36-902 Non-conforming uses, sub section (6) of the Northfield Township Zoning Ordinance.
 - B. Adopt Zoning Board Meeting Schedule
 - C. Election of Zoning Board Officers
- D. APPROVAL OF MINUTES:** October 17, 2016
- E. CALL TO THE PUBLIC**
- F. ZBA MEMBER COMMENTS**
- G. ANNOUNCEMENT OF NEXT MEETING:** February 27, 2017
- H. 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) 449-5000, seven days in advance.

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing at the request of:

- A. Case #JZBA170001 – Kevin Smith & Andrea Caith, 9963 Main Street, Whitmore Lake, MI 48189, to construct a 2-story addition on the east side of the dwelling for a kitchen-dining area (replace an existing deck), and the addition of a new deck on the north side of the dwelling, on a parcel with ID # B-02-05-222-003, zoned HC Highway Commercial. The proposal is under review per Section 36-902 Non-conforming uses, sub section (6) of the Northfield Township Zoning Ordinance.

The public hearing will be held on **Monday, January 23, 2017** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (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, ext. 17, seven days in advance.

Kathy Manley– Northfield Township Clerk

Publish: Sunday, January 8, 2017
Ann Arbor.com

RECEIVED

DEC 02 2016

PAID

DEC 05 2016

NORTHFIELD TOWNSHIP

8350 Main Street • Whitmore Lake, Michigan 48189-0576

NORTHFIELD TOWNSHIP TREASURER

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.northfieldmi.gov

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:		Proprietor/Owner Information:	
Name: Kevin and Andrea Caith		Name: Kevin and Andrea Caith	
Address: 9963 Main St, Whitmore Lake, MI		Address: 9963 Main St, Whitmore Lake, MI	
Phone: 415-298-4135		Phone: 616 650-438-8324	
Email: Kevin.caith@gmail.com		Email: andrea.caith@gmail.com	
If application is made by anyone 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.			
Proof of Ownership Attached: <input checked="" type="checkbox"/>		Non-Owner Affidavit Attached: <input type="checkbox"/>	
If applicant is not the owner, describe applicants interest in the property: _____			
1. PROPERTY DESCRIPTION:			
A.) PROJECT ADDRESS: 9963 Main St, Whitmore Lake, MI, 48189			
B.) PARCEL ID(S): B-02-05-222-003		IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C.) LEGAL DESCRIPTION: see attached			
2. PRESENT ZONING CLASSIFICATION:			
AR LR MR MHP SR1 SR2 LC (HC) GC LI GI RTM ES PUD PSC RC RO WLD- W.L./N.T. Overlay OTHER:			
3. PRESENT USE OF PROPERTY: Single family Residential home			
4. NON-CONFORMING STATUS:			
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): Current use is Single family residential home but is zoned for Highway Commercial			
B.) State year/month Non-Conformity began (to the best of your knowledge): unknown - 2005 or earlier			
5. VARIANCE REQUEST:			
A.) Is a denial letter attached from the Zoning Administrator? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If no, identify each section of ordinance from which Variance is requested: Section 36-902 - expansion of single family home needs zoning board of appeals approval → Current non-conforming single family residence with request for addition			

B.) Describe reason/need for Variance:

Addition of Kitchen/dining room and Master bedroom and deck for sitting area on to an existing single family home located in a Highway commercial zone

C.) Explain the special conditions and circumstances that are peculiar to the land, structure or building involved, and are not applicable to other lands, structures or buildings in the same district:

The house is an existing single family home and has never been used for commercial purpose but is in a commercial zone

D.) Explain if the problem and resulting need for the variance(s) has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors, i.e., it is not self-created:

The problem is due to strict compliance to the Highway Commercial Zoning ordinance which states the zoning board of appeals approval is needed for expansion of single family homes in commercial zones

E.) Is the variance requested the minimum variance needed to provide substantial relief? Describe why:

Yes, the variance would allow us to expand the home to meet our expanding family needs (we are having another child)

F.) Explain why a literal interpretation of the Ordinance would deny the applicant of rights commonly enjoyed by other property owners in the same district:

Other property owners are allowed to expand on their property to meet their needs

G.) Explain why granting of the variance(s) requested will not confer upon the applicant any special privilege that is denied to other lands, structures or buildings in the same district:

Other structures are allowed to expand to fit their needs. The variance would allow for an addition to the house for our current needs

H.) 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 ordinance allows for expansion of non conforming residential homes provided no increase in number of families and zoning board of appeals approval. The outside of the house will also be updated to be more appealing in the neighborhood.

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

Approval of an addition to an existing single family residential home - to include a 2 story addition on the east for kitchen/dining room + Master bedroom and deck to the north - located in a highway commercial zone.

6. REQUIRED DOCUMENTS:

Attach a scaled and accurate drawing (8 copies) with the following information:

- Legal description, address, and tax parcel number of the subject property.
- Boundary survey, showing all property lines, dimensions, and bearings of angles correlated with the legal description; all existing and proposed structures and uses on the property; existing zoning of subject and adjacent property; dimensions of structures and their dimensioned locations; lot area calculations necessary to show compliance with the regulations of this chapter. Such drawings shall also include well and septic locations, easements, and significant trees and wetlands if they exist on the site.
- Name and address of the applicant, property owners, interest of the applicant in the property, and signature of the property owner, if other than the applicant, concurring in the submittal of the application.
- All additional pertinent information as listed on the checklist on page 3.

All documents must be submitted at time of application. If further information is needed, 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.

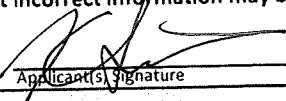
* \$295.00 - Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.)
\$495 = All others

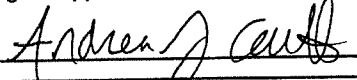
10. THE APPLICANT:

- 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 re-schedule 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.

AUTHORIZED SIGNATURE

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.


Applicant(s) Signature


Applicant(s) Signature

11/20/2016
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 property
- _____ Legal description of property
- _____ 8 copies of site plan and required information
- _____ Review Fee

FOR ZONING BOARD OF APPEALS 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 Board of Appeals reviewed the above requested variance or appeal and;

☐ Approved: Date _____

☐ Denied: Date _____

Comments: _____

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 fifteen (15) days nor more than thirty (30) 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: _____

Copies of Minutes sent to: _____

File _____

Applicant: _____

Building Department: _____

Ordinance Enforcement Officer: _____

RECEIVED

JAN - 3 2017

NORTHFIELD TOWNSHIP
ASSESSOR'S OFFICE



December 30, 2016

Zoning Board of Appeals
Northfield Township
8350 Main Street
Whitmore Lake, MI 48189-0576

Subject: Kevin and Andrea Caith/9963 N. Main Street; Zoning Board Review #1 (Application and materials not dated).

Dear ZBA Members:

We have reviewed the above referenced ZBA application submitted by Kevin and Andrea Caith to construct a 2-story addition on the east side of the dwelling for a kitchen and dining area, master bedroom (replace an existing deck), and add a new deck on the north side of the dwelling. The site is located on the west side of Main Street, north of Eight Mile Road, and is zoned HC (Highway Commercial District).

REQUEST

The site has a detached single-family dwelling. Single-family dwelling and accessory structures are not permitted in the HC District. Therefore, the existing detached single-family dwelling is a nonconforming use and structure. Section 36-902 (Nonconforming Uses), sub-section (6), states:

"In commercial and industrial districts and provided no increase in the number of families residing therein results, a nonconforming residential use may expand to occupy the floor area necessary for living purposes and any customary accessory uses or structures may be established therewith as long as such expansion meets the yard and setback requirements of the zoning district in which it is located subject to zoning board of appeals' approval."

Please note that although the ZBA is the approving body of this request, no variances are requested. The proposed additions comply with all of the setback requirements for the HC district (35' front yard setback, 20' side yard setbacks, and 20' rear yard setback required). The proposed setbacks of the addition are 36' front yard and 38' north side yard setback.

COMMENTS

Per Section 36-905(a)(4), the ZBA has three (3) applicable standards when making a determination on allowing for a deviation from the nonconformity provisions.

- 1. That the retention of the nonconforming building or structure is reasonably necessary for the proposed improvement or that requiring the removal of such building or structure would cause unnecessary hardship.** This standard has been met. The site is a medium sized parcel measuring 0.432 acres, which can accommodate only a limited number of uses permitted in the HC district when parking and other site improvements are taken into consideration. Removal of the existing dwelling is not a reasonable requirement. Also, not allowing for an expansion/addition with living space in the form of kitchen/dining area, a master bedroom, and an accessory deck to meet the needs of the single-family use can be construed as causing unnecessary hardship. The subject site, with an area of approximately 18,818 square feet, meets the minimum lot size of the HC district

(10,000 sq. ft.) and far exceeds the minimum lot size requirement for properties in the SR-2 Single-Family Residential District (7,500 sq. ft.), which is located along the east side of Main Street.

2. **That the proposed improvement is reasonably necessary for the continuation of activities on the property.** This standard has been met. It is not unreasonable for the applicant to expand the dwelling to accommodate a newer kitchen and dining area, master bedroom, and build a deck that will enable them to continue their enjoyment of the single-family residential use of the property.
3. **That the enlarged or otherwise improved nonconforming building or structure will not adversely affect public health, safety and welfare.** This standard has been met. The proposed additions will be located on the east and north sides of the existing dwelling and comply with the setback requirements for the district. Several other parcels northeast of the subject site on the west side of Main Street contain single-family residential dwellings. We don't anticipate any adverse impacts to public health, safety and welfare from the proposed structure.

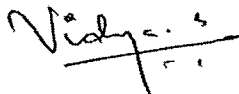
RECOMMENDATION

Based on the findings below, and subject to any additional information presented and discussed by the applicant, the ZBA, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the proposed additions to the property located at 9963 Main Street:

1. The existing dwelling is a legal nonconforming structure, and the proposed addition maintains the single-family residential use and meets the required setbacks.
2. Not allowing for the proposed residential expansion and deck could be construed as causing unnecessary hardship.
3. The proposed addition will likely enhance the subject property and raise its value.
4. The proposed additions are not likely to have any adverse impact on public health, safety, or welfare, as the single-family residential use is reasonable for the property and compatible with other properties in the area.

Respectfully submitted,

McKENNA ASSOCIATES



Vidya Krishnan
Senior Planner

cc: Township Manager: Howard Fink, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Assessing/Building Asst. Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Applicant/owner: Kevin and Andrea Caith, 9963 Main Street, Whitmore Lake, MI 48189

9963 MAIN ST WHITMORE LAKE, MI 48189

Parcel Number: B -02-05-222-003

Legal Description:

REWRITE PER QCD 09/07/2005 NO 5-26 COM AT NW COR SEC 5, TH N 89-52-50 E 387.93 FT, TH S 00-14-10 W 186.34 FT, TH S 51-12-20 W 108.10 FT, TH S 49-58-00 W 65.92 FT TO A POB, TH CONT S 49-58-00 W 225.083 FT, TH N 00-05-00 W 131.43 FT, TH N 47-38-10 E 146.84 FT, TH S 37-12-00 E 106.86 FT TO THE POB, PT OF NW 1/4, SEC 5, T1S-R6E; LOT DIMEN: 184.85 X 132.0 X 43.0 X 89.0 X 106.86

WARRANTY DEED



File No. N11899

The Grantors: Thomas Troy, a single man

whose address is: 9963 Main St, Whitmore Lake, MI 48189

Convey and Warrant to: Kevin Caith and Andrea Caith, husband and wife

whose address is: 24 Clara Ave, South San Francisco, CA 94080

the following described premises situated in the Township of Northfield, County of Washtenaw, State of Michigan, to wit:

SEE ATTACHED EXHIBIT A/LEGAL DESCRIPTION RIDER

for full consideration of: \$310,000.00 (Three Hundred Ten Thousand and 00/100)

Subject to: Building and use restrictions and easements if any. Liens for any tax and/or assessment which become due and payable on or after the effective date hereof.

This property may be located within the vicinity of farmland or a 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.

The grantor grants to the grantee the right to make _____ divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Dated 9 / 2 / 16

Signed By:

By: [Signature]

Thomas Troy

STATE OF Michigan)

COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 2nd day of Sept., 2016 by Thomas Troy, a single man.

S RATLIFF

Notary Public, State of Michigan
County of Oakland

My Commission Expires 07-18-2020
Acting In the County of Oakland

[Signature]
_____, Notary Public
_____, County

My Commission Expires: _____
Acting in the County of: _____

Drafted by: Thomas D. Richardson, ESQ.
111 N. Main Street
Ann Arbor, MI 48104

When recorded return to: Kevin Caith
9963 Main St
Whitmore Lake, MI 48189

Tax Code: B-02-05-222-003
B-02-05-223-009

WARRANTY DEED

(Continued)

EXHIBIT A/LEGAL DESCRIPTION RIDER

Land is located in Township of Northfield, County of Washtenaw, State of Michigan, and described as follows:

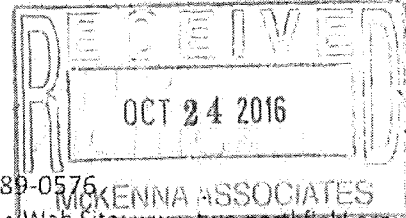
Parcel 1:

Commencing at the Northwest corner of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan; thence North 89 degrees 52' 50" East 387.93 feet along the North line of Section 5; thence South 00 degrees 14' 10" West 186.34 feet along the Westerly line of Lakeside Subdivision, as recorded in Liber 2 of Plats, Page 15, Washtenaw County Records; thence along the centerline of Main Street in the following two courses: 108.10 feet along the arc of a 2500.00 radius circular curve to the left, chord South 51 degrees 12' 20" 108.10 feet and South 49 degrees 58' West 65.92 feet for a Place of Beginning; thence continuing along the centerline of Main Street South 49 degrees 58' West 225.83 feet; thence North 00 degrees 05' West 131.43 feet; thence North 47 degrees 38' 10" East 146.84 feet; thence South 37 degrees 12' East 106.86 feet to the Place of Beginning, being a part of the Northwest 1/4 of said Section 5.

Parcel 2:

Part of the Northwest fractional 1/4 of Section 5, Town 1 South, Range 6 East, Northfield Township, Washtenaw County, Michigan, more particularly described as follows: Commencing at the Northwest corner of said Section 5; thence along the North line of Section 5 as previously surveyed by Atwell-Hicks for Job No. 503-114, dated February 7, 1979, North 86 degrees 34' 15" East 387.93 feet (recorded as North 89 degrees 17' East, 387.93 feet); thence South 03 degrees 23' 32" East 186.34 feet (recorded as South 00 degrees 39' East, 184.85 feet); thence South 47 degrees 34' 38" West, (recorded as South 49 degrees 51' West), 183.69 feet to the POINT OF BEGINNING of the parcel to be described; thence along a line 14.11 feet West of and parallel to the East line of a Right of way as recorded in Liber 1647, page 146, Washtenaw County Records, and as previously surveyed by Atwell-Hicks in Job No. 40459, dated July 19, 1993, South 39 degrees 32' 49" East (recorded as South 37 degrees 12' East), 71.49 feet, to Traverse Point "B"; thence continuing South 39 degrees 32' 49" East, 12 feet, more or less to the Northerly shore of Whitmore Lake at the edge of an existing concrete abutment; thence Southwesterly, 302 feet, more or less along the Northerly shore of Whitmore Lake; thence North 04 degrees 01' 38" West 20 feet, more or less to Traverse Point "C", which bears South 51 degrees 31' 12" West 180.74 feet and South 41 degrees 45' 22" West, 109.40 feet from the aforementioned Traverse Point "B"; thence continuing from Traverse Point "C" North 04 degrees 01' 38" West, 90.23 feet; thence along the centerline of Main Street (previously described as Highway U.S. 23), North 47 degrees 34' 38" East (recorded as North 49 degrees 51' East), 236.84 feet to the POINT OF BEGINNING.

Commonly known as: 9963 Main St., Whitmore Lake, MI 48189.



8350 Main Street • Whitmore Lake, Michigan 48189-0576
Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: www.twp-northfield.org

ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow. Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (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.

PROJECT NAME: 9963 Main St Addition

PROJECT ADDRESS: 9963 Main St, Whitmore Lake, MI 48189

PARCEL ID(S): B-02-05-222-003

IS THIS PROPERTY IN A FLOOD PLAIN: ☐ Yes ☒ No

Applicant Information:

Proprietor/Owner Information:

Name: Kevin and Andrea Caith

Name: Andrea and Kevin Caith

Address: 9963 Main St, Whitmore Lake, MI 48189

Address: 9963 Main St, Whitmore Lake, MI 48189

Phone: 415-298-4135

or →

Phone: 650-438-8324

Email: Kevin.caith@gmail.com

Email: Kevin.caith@gmail.com

If application is made by anyone 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.

Proof of Ownership Attached: ☐

Non-Owner Affidavit Attached: ☐

If applicant is not the owner, describe applicants interest in the property: _____

PROPERTY DESCRIPTION

Description of Proposed Use: 2 story addition for Kitchen/dining room and Master Bedroom
Side deck for sitting area

Sanitary Facilities: ☒ Sewer; Sewer Tap Permit #: _____ ☐ Septic; WCHD Permit #: _____

Zoning Classification(s):

AR LR MR MHP SR1 SR2 LC (HC) GC LI GI RTM ES PUD PSC RC RO WLD-____ W.L./N.T. Overlay OTHER: _____

Type of Construction/Alteration: 2 story addition to front of house where current deck sits (demolition of current deck). Side deck to North side of house


Project Start Date: 11-2016

Project Completion Date: 7-2017

AUTHORIZED SIGNATURE

In the case of a 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 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 Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.


Applicant's Signature

10/20/2016
Date

Page 2 of 2

FOR OFFICE USE ONLY

Received Date:
RECEIVED
OCT 21 2016
NORTHFIELD TOWNSHIP

Paid Date:
PAID
OCT 21 2016
NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities: ☒ Yes ☐ No

If yes, explain below:

NON-CONFORMING RESIDENTIAL
USE IN COMMERCIAL DISTRICT

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____

☐ Denied: Date _____

☒ Approved As Noted: Date 10/28/16

☐ Conditional Use Required

☐ Site Plan Approval Required

COMMENTS:

SEE ATTACHED COMMENT SHEET
ZONING BOARD OF APPEALS APPROVAL REQD.

Nickolas
Zoning Administrator Signature

10/28/16
Date

AREA OF CONCERN

Landscaping:	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Comments:			

Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Comments:			

Comments:

Engineering: _____

Utilities: _____ ☐ Connection fee's paid

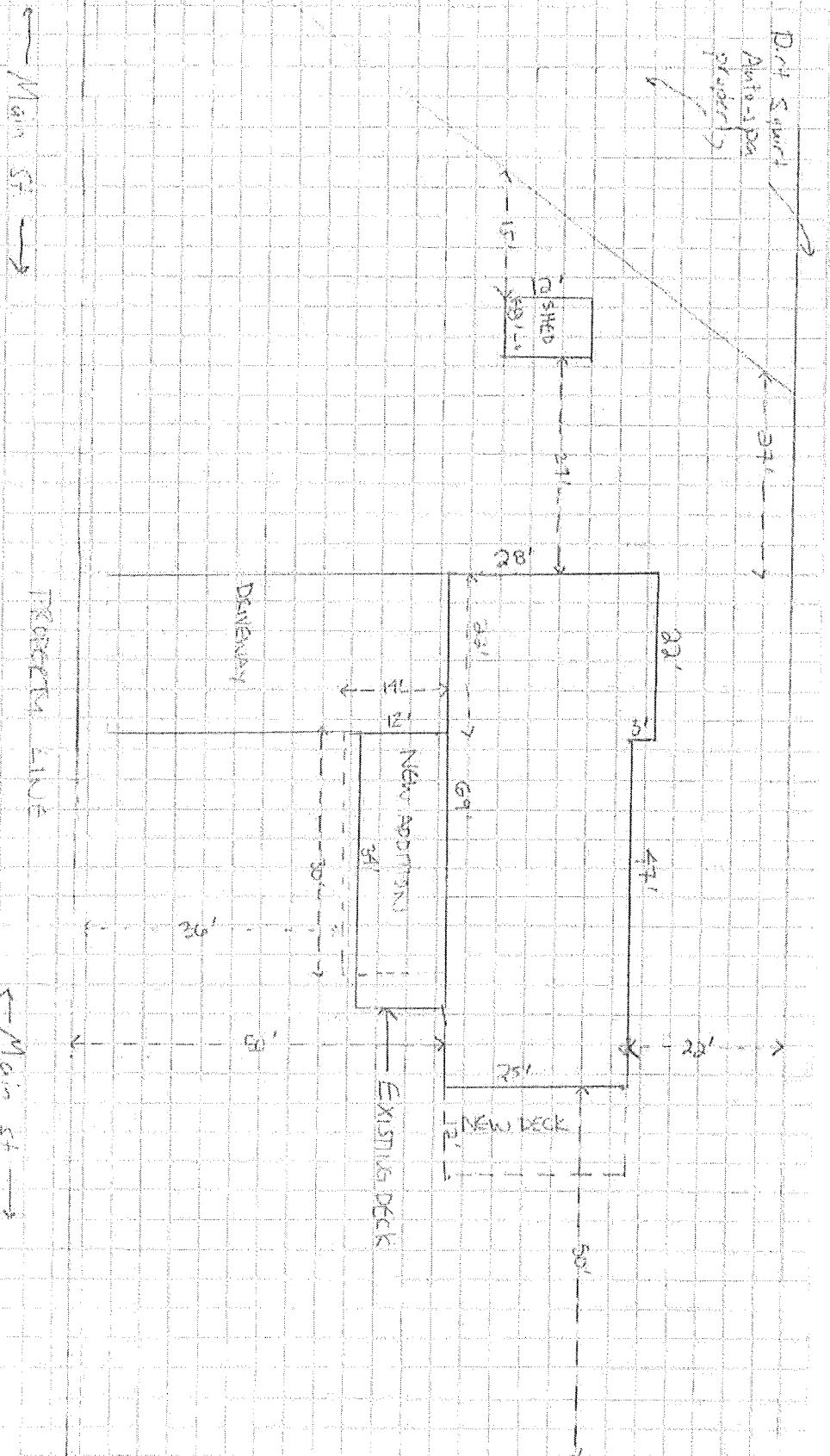
Fire Chief: _____ ☐ Inspection Complete

Access: _____

Other Conditions of Approval: _____

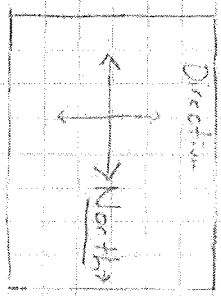
Additional Comments: _____

Dr. Square
Auto-300
paved



Scale
1 Box = 4 Feet

Kenn and Andrea Carter
9963 W.D.N. St
Permit # B-02-05-222-003



9963
W.D.N.
St
Permit

9963 Main Street

Applicant: Kevin and Andrea Caith
Request: Construction of a new addition and deck
Zoning: HC (Highway Commercial) District
Action: Approved with conditions (*see comments below*)

Comments:

Residential dwellings and accessory structures are NOT permitted in the HC District. The existing detached single family dwelling is a non-conforming use and structure.

Section 36-902. Non-conforming uses, sub-section (6) states that, *"In commercial and industrial districts and provided no increase in the number of families residing therein results, a nonconforming residential use may expand to occupy the floor area necessary for living purposes and any customary accessory uses or structures may be established therewith as long as such expansion meets the yard and setback requirements of the zoning district in which it is located subject to zoning board of appeals approval."*

The applicant is proposing a 2-story addition on the east side of the dwelling for a kitchen- dining area (replace an existing deck), and the addition of a new deck on the north side of the dwelling. The proposed additions comply with the setback requirements for the district with proposed setbacks of 36' front yard and 38' north side yard setback.

The applicant must obtain approval from the Zoning Board of Appeals for construction of the structure.

Zoning Administrator

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS CALENDAR

January	23	2017
February	27	2017
March	20	2017
April	17	2017
May	15	2017
June	19	2017
July	17	2017
August	21	2017
September	18	2017
October	16	2017
November	20	2017
December	18	2017

New Zoning Board of Appeals Members

Stephen Safranek - Regular Member

Jeff Lehrke - Alternate Member

Amy Steffens
9168 Lakewood Drive
Whitmore Lake MI 48189

January 13, 2017

The Honorable Kathy Manley
Northfield Township Clerk
8350 Main Street
Whitmore Lake, MI 48189

Dear Clerk Manley,

Please accept my resignation from the Northfield Township Zoning Board of Appeals, effectively immediately, so that I may begin a three-year term on the Northfield Township Planning Commission.

Serving the citizens of Northfield Township is an honor and I appreciate the opportunity to do so both as a ZBA and Commission member.

Regards,

A handwritten signature in cursive script that reads "Amy Steffens". The signature is fluid and elegant, with the first letters of the first and last names being capitalized and prominent.

Amy Steffens

cc: The Honorable Marlene Chockley

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Regular Meeting October 17, 2016

1. CALL TO ORDER

The meeting was called to order by Vice-chair
Jacqueline Otto at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Marlene Chockley	Present
Doug Del Favero	Present
Greg Kolecki	Present
Jacqueline Otto	Present
Amy Steffens	Absent with notice
Gary Wellings, Alternate	Present

Also present:
Recording Secretary Lisa Lemble
Mary Bird, Assessing & Building Assistant
Planning Consultant Vidya Krishnan

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

6A. Case #JZBA160008; Loren Wallace
Location: 2225 Seven Mile Road;
Request for a 4.9 foot side yard setback
variance from the required 30 feet per Article VI
AR-Agriculture District, Section 36-158(4)(b) for
a single family dwelling; Parcel 02-10-200-003.

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

Planning Consultant Vidya Krishnan read her report of September 18th, noting that this request was filed after the addition was built which resulted in a 25.1 foot side yard setback. She also noted that prior to the construction of the addition the dwelling complied with all district requirements except the front yard setback. She noted there are no other dwellings nearby that would be affected by the addition, and the fact

that the home is set at an angle to the property lines would have made it difficult to place an addition on the property.

She recommended approval, based on the findings that:

1. Compliance with ordinance standards would require demolition of an addition already built, which could be construed as being unnecessarily burdensome.
2. The existing dwelling is placed at an angle to the side property line, rather than parallel to it, making an addition on the west side challenging.
3. The variance will provide substantial justice to the applicant and is not adverse to the interest of other property owners.
4. The variance requested is the minimum possible.
5. The variance will have no detrimental impact on public health, safety, or welfare.
6. The variance requested is not adverse to the spirit of the ordinance.

Mr. Wallace said while he was not able to contact his other neighbors, his closest neighbor put in writing that he is not opposed to the variance.

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

7. OLD BUSINESS

None.

8. NEW BUSINESS

8A. Case #JZBA160008; Loren Wallace
Location: 2225 Seven Mile Road;
Request for a 4.9 foot side yard setback
variance from the required 30 feet per Article VI
AR-Agriculture District, Section 36-158(4)(b) for
a single family dwelling; Parcel 02-10-200-003.

- **Motion:** Kolecki moved, Chockley supported, that the request in Case #JZBA160008 by Loren Wallace at 2225 Seven Mile Road for a 4.9 foot side yard setback variance from the required 30 feet per Article VI AR-Agriculture District, Section 36-158(4)(b) for a single family dwelling, Parcel 02-10-200-003, be approved, based on a finding of compliance with the Standards for Determination.

**Northfield Township Zoning Board of Appeals
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
October 17, 2016**

In answer to a question from Kolecki, Wallace said the original house was built in 1929. Kolecki said he drove by the property and there are no other homes near this one that would be affected by the addition. There was a brief discussion about the varying front yard setbacks in different zoning districts, and Chockley said the Planning Commission should take a look at that.

Motion carried 5—0 on a roll call vote.

In answer to a question from Del Favero, Wallace said he did get a stake survey of the property. Del Favero applauded him for doing that, and said although it is expensive it is a good thing to have. Otto and Krishnan added that this will protect Wallace and provide him with information he may need in the future.

9. UNFINISHED BUSINESS

None.

10. MINUTES

- **Motion:** Otto moved, Del Favero supported, that the minutes of the August 15, 2016, regular meeting be approved as presented.
Motion carried 5—0 on a voice vote.

11. CALL TO THE PUBLIC

No comments.

12. ZBA MEMBER COMMENTS

Appreciation for Service. Chockley noted this is Del Favero's last ZBA meeting and said she has been impressed during the many years he has served on the ZBA with the time and effort he has put into preparing for meetings and with his service to the community. Otto said she will miss him as a colleague and a friend, and added she appreciates Wellings agreeing to step in to fill out Del Favero's term. Wellings said the work of the ZBA has improved for the better during Del Favero's 20 years of service, and said he will do his best to serve in his place.

Del Favero said it has been an honor and privilege and he is very happy that Del Favero will be serving out the rest of his term.

Thank you. Wellings said the reports Krishna prepares for the ZBA are the best he has seen in his many years serving on the Board.

13. ANNOUNCEMENT OF NEXT MEETING

November 21, 2016, 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.

14. ADJOURNMENT

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

The meeting was adjourned at 7:26 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 _____, 2016.

Amy Steffens, 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/