

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing for 501 East Shore Drive, Whitmore Lake, MI 48189. The parcel located in the SR-2 Single Family Residential district (Whitmore Lake-Horseshoe Lake Overlay District) which the applicant proposes to split into 2 different parcels. The parcel has an ID number: B-02-05-100-022. One parcel will have the dwelling and the other parcel will have only a garage, which the applicant proposes to convert into a dwelling. The proposal will require the following variances:

A. From Chapter 14. Land Divisions and Subdivisions:

1. Section 14.23 Minimum Requirements for approval of land divisions (a) (5); **Parcel A:**
 - Maximum depth to width ratio - 4:1 maximum permitted
 - 20.32: 1 ratio proposed (1321.29' deep (avg) x 65' wide)
 - 16.32: 1 ratio variance requested
2. Section 14.23 Minimum Requirements for approval of land divisions (a) (5); **Parcel B:**
 - Maximum depth to width ratio - 4:1 maximum permitted
 - 15.72: 1 ratio proposed (1321.29' deep (avg) x 84' wide)
 - 11.72: 1 ratio variance requested

B. From Chapter 36. Zoning:

1. ARTICLE IV. SCHEDULE OF DISTRICT REGULATIONS, Section 36-98 (d) Accessory Uses and building (8), to allow for the accessory structure to remain by itself on a parcel and be converted to a principal dwelling, when the ordinance does not allow for any accessory building to be built or used prior to the principal building or use, except as a construction facility for the use.

The public hearing will be held on **Tuesday, January 21, 2020** 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, seven days in advance.

Kathy Manley– Northfield Township Clerk

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