

**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 <u>Kenneth Dignan</u>	Present
Amy Steffens	Present
Gary Wellings, Alternate (presence not required)	Absent

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.

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► **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.

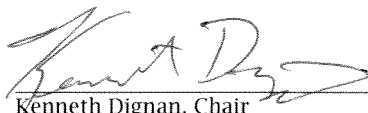
Prepared by Lisa Lemble.

Corrections to the originally issued minutes are indicated as follows:

Wording removed is ~~stricken through~~;

Wording added is underlined.

Adopted on August 17, 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/