

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
November 19, 2018**

1. CALL TO ORDER

The meeting was called to order by Jacki Otto at 7:20 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

**3. ROLL CALL
AND DETERMINATION OF QUORUM**

Brad Cousino	Present
Kenneth Dignan	Absent
Greg Kolecki	Present
Jacki Otto	Present
Stephen Safranek	Absent with notice
James Balsillie, Alternate	Presence not required

Also present:
Recording Secretary Lisa Lemble
Building/Planning/Zoning Coordinator Mary Bird
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

- ▶ **Motion:** Cousino moved, Kolecki supported, that the agenda be adopted as presented.
Motion carried 3—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. Case #JZBA180005; Steve Gedda**
Location: 9433 Sandlewood
Request for setback variances from the requirement in Section 36-218(4) to allow construction of additions to a single-family dwelling. Parcel 02-06-311-027; Zoned SR-1, Single-Family Residential

- ▶ **Motion:** Cousino moved, Kolecki supported, that the public hearing be opened.
Motion carried 3—0 on a voice vote.

Matt Gedda appeared on behalf of Steve Gedda. He explained that the proposed additions are the minimum necessary to accommodate new entrances into the home and a ramp within the garage for ingress and egress by his brother who is paralyzed from the neck down. He noted the rear addition will not require variances.

Planning Consultant Vidya Krishnan reviewed the request, noting that a 3.5 foot variance from the Sandlewood front yard setback and a 6.17 foot variance from the Timbercrest front yard setback are requested. She noted the lot and existing dwelling meet all zoning requirements, and the variances will provide substantial justice to the applicant, are the minimum needed, are due to circumstances not generally applicable to other properties, will not adversely affect neighboring properties, and are necessary to ensure the safety and well-being of the homeowner.

Krishnan recommended approval of the requested variances subject to the findings of fact that:

1. Compliance with ordinance standards would prevent the construction of the additions along both street frontages.
2. The need for the variances is to provide necessary barrier free access to the dwelling.
3. The variances will provide substantial justice to the applicant and is not adverse to the interests of the other property owners.
4. The variances requested are the minimum possible.
5. The variances will have no detrimental impact on public health, safety, or welfare.
6. The need for the variances is due to personal physical limitations faced by the applicant and circumstances beyond his control.

Andy Lakatos, 9249 Lakewood Drive, President of the Wildwood Lake Homeowners Association, said approval of building plans by the Association is required. He said he has concerns about whether the proposed additions will affect propensity for flooding, the pitch of the proposed roof, and vehicles parked in the driveway potentially blocking the sidewalk.

Krishnan said the building height is well below what is allowed per the zoning ordinance, the ZBA does not review architectural details, and the proposed structure does not exceed the allowed lot coverage. Gedda asked if the Association can prevent issuance of a building permit. Lakatos said the Association's Architecture Committee reviews plans. Otto noted many of the proposed changes to this structure are covered under the Americans with Disabilities Act (ADA), and the Association's rules would not supersede that federal Act. Gedda said he will provide a copy of the plans to the Association.

- ▶ **Motion:** Cousino moved, Kolecki supported, that the public hearing be closed.
Motion carried 3—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

8A. Case #JZBA180005; Steve Gedda
Location: 9433 Sandlewood
Request for setback variances from the
requirement in Section 36-218(4) to allow
construction of additions to a single-family
dwelling. Parcel 02-06-311-027;
Zoned SR-1, Single-Family Residential

► **Motion:** Otto moved, Kolecki supported, that in Case #JZBA180005 by Matt Gedda on behalf of Steve Gedda, the variances be accepted as follows:

- a. from the front yard setback on Sandlewood for the 3.5 foot variance requested as outlined in Article VIII, Section 36-218(4a)
- b. from the front yard setback on Timbercrest for the 6.17 foot variance requested as outlined in Article VIII, Section 36-218(4a)

for Parcel 02-06-311-027, subject to the findings of fact in the McKenna report dated October 15, 2018.

In answer to a question from Cousino, Gedda said the new roof line will not be any higher than the existing roofline.

Motion carried 3—0 on a roll call vote.

8B. Zoning Administrator Quarterly Report:
July—September, 2018

Krishnan referred to the report, noting that several permits for residences and businesses have been issued, but there remain issues with compliance with ordinances on other properties. She said the new code enforcement officer is working to catch up on the

backlog of cases. She noted that Township is not primarily interested in issuing citations, and tries to work with business and property owners to come into compliance to make the Township an attractive community.

9. UNFINISHED BUSINESS

None.

10. MINUTES

► **Motion:** Cousino moved, Kolecki supported, that the minutes of the October 15, 2018, regular meeting be approved as presented and to dispense with the reading. **Motion carried 3—0 on a voice vote.**

11. CALL TO THE PUBLIC

None present.

12. ZBA MEMBER COMMENTS

Commissioners wished everyone a Happy Thanksgiving.

13. ANNOUNCEMENT OF NEXT MEETING

December 17, 2018, 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:** Otto moved, Kolecki supported, that the meeting be adjourned.
Motion carried 3—0 on a voice vote.

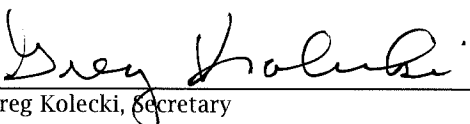
The meeting was adjourned at 7:48 P.M.

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 December 17, 2018.

Stephen Safranek, 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/