

**NORTHFIELD TOWNSHIP**  
**ZONING BOARD OF APPEALS**  
May 18, 2015 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 #JZBA150004 - Pat Dallaire, 433 East Shore Dr, Whitmore Lake, MI 48189 for a 2.94 feet variance from Section 36-248(4)(b), Side Yard Setback, to attach a one story addition between the home and garage. The parcel number is B-02-05-402-005 and is zoned SR-2 – Single Family Residential 2.
  - B. Case #JZBA150005 - Michael-Elizabeth Toncevich, 1610 Northfield Church Rd., Ann Arbor, MI 48105 are requesting a variance from Section 36-158(4)(a), for a 27.1 foot front yard setback to construct an addition to the home. The parcel number is B-02-30-300-010 and is zoned AR-Agriculture.
7. **OLD BUSINESS**
8. **NEW BUSINESS**
  - A. Case #JZBA150004 - Pat Dallaire, 433 East Shore Dr, Whitmore Lake, MI 48189 for a 2.94 feet variance from Section 36-248(4)(b), Side Yard Setback, to attach a one story addition between the home and garage. The parcel number is B-02-05-402-005 and is zoned SR-2 – Single Family Residential 2.
  - B. Case #JZBA150005 - Michael-Elizabeth Toncevich, 1610 Northfield Church Rd., Ann Arbor, MI 48105 are requesting a variance from Section 36-158(4)(a), for a 27.1 foot front yard setback to construct an addition to the home. The parcel number is B-02-30-300-010 and is zoned AR-Agriculture.
9. **APPROVAL OF MINUTES:** March 30, 2015
10. **CALL TO THE PUBLIC**
11. **ZBA MEMBER COMMENTS**
12. **ANNOUNCEMENT OF NEXT MEETING:** June 15, 2015
13. **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.

J2BA150004

### Zoning Board of Appeals Hearing Application

# RECEIVED

Applicant:  
 Name Pat Dallaire  
 Address 433 E Shore Dr  
Whitmore Lake, MI  
 Phone: \_\_\_\_\_

Owner:  
 Name same **NORTHFIELD TOWNSHIP**  
 Address \_\_\_\_\_  
 Phone: \_\_\_\_\_

**PAID**  
 APR 09 2015

**NORTHFIELD TOWNSHIP TREASURER**

\*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 433 E. Shore Drive  
 B.) Parcel Identification 3-02-05-402-500  
 C.) Legal Description Northerly 49ft of Lot 17, Roper-Leece  
Subdivision (or

attach.)

2.) Present Zoning District of Property SR2

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):

Lot width 11ft too small, Lot size 2,800sf too small  
Front setback 16.12ft too small, south side yard  
6.8ft too small.

House Built  
B.) State year/month Non-Conformity began (to the best of your knowledge): 50 years ago ±?

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:

Side setback on North side requires 7.06 Ft variance

B.) Describe reason/need for Variance:

Ex Detached Garage will be attached to house, becoming an attached garage

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:

The house + garage are both existing.  
The lot itself is significantly smaller than intended for this zoning district.

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

The house + garage are existing. The detached garage may be considered a detached garage already since it is closer than 10 ft from house.

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

If this garage is already considered an attached garage due to the proximity to the house, A breezeway will not increase the nonconformity.

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

The proposed construction is defined, and limited by the two existing structures only.

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:

Approving the variance request will not change or increase the nonconformity of the side setback.

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

A Northerly Side setback of 2.94 Ft is required to  
attach the garage. The requested variance will  
be 7.5 Ft.

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 <sup>295</sup>~~850.00~~ 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.

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.

Patricia Gallare

4/14/15

Signature of Applicant

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

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**For Zoning Board of Appeal Use Only**

Appeal of Decision

1.) Name and Office of Official/ Commission:

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2.) Date of Decision: \_\_\_\_\_

3.) Describe Decision that is being appealed :

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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 \_\_\_\_\_

# 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.

RECEIVED

MAR 02 2015

Parcel Identification Number: B-02- 05-402-500

Site Address: 433 East Shore Drive NORTHFIELD TOWNSHIP

Lot #: 17 Subdivision: Roper-Leece Property Size: 4652 SF (41x77)

Property Owner: Pat Dallaire 433 East Shore Whitmore Lake (734) 953-9020  
Full Name Address City/State Phone

Lessee/Applicant: Pat Dallaire 433 East Shore Whitmore Lake (734) 953-9020  
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: Breezeway / Interior Remodel

Use of Site/Structure: Residential # Units: 1

Sewer Available? (Yes) Northfield Twp. Sewer Tap Permit # \_\_\_\_\_ No, WCHD Sewage Permit # \_\_\_\_\_

Project Start Date: Summer 2015 Projected Completion Date: Fall 2015

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.

Patricia Dallaire 3/2/2015  
 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: NY

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Zoning Compliance Certificate: Approved Approved as noted (Denied)

Comments/Reasons for denial: MINIMUM TEN FOOT SIDE YARD SETBACK AS REQUIRED BY SECTION 36-248(4) HAS NOT BEEN MET A VARIANCE FOR 2.99 FEET IS REQUIRED FROM THE ZBA

[Signature] 4/2/15  
 Zoning Administrator Date

P. O. Box 576 • 8350 Main Street, Whitmore Lake, MI 48189-0576

Telephone: (734) 449-5000 • Fax: (734) 449-0123 • Web Site: [www.twp.northfield.mi.us](http://www.twp.northfield.mi.us)

NORTHFIELD TOWNSHIP  
8350 Main Street • Whitmore Lake, MI 48189

**APPLICATION FOR A BUILDING PERMIT**

<b>OFFICIAL USE ONLY</b>	
Use Group/Const. Class.	_____
Zoning Permit Fee	_____
Building Permit Fee	_____
Plan Review	_____
Builder's Cash Bond	_____
Sewer/Water Tap	_____
Contractor Registration	_____
<b>TOTAL</b>	_____

PARCEL # B02 - 05 - 402 - 500
PERMIT #

**I. LOCATION OF BUILDING**

ADDRESS 433 East Shore Dr

TOWNSHIP Northfield COUNTY Washtenaw ZIP CODE 48189

BETWEEN \_\_\_\_\_ AND \_\_\_\_\_

**II. IDENTIFICATION**

<b>A. CONTRACTOR EMAIL:</b>	<b>B. OWNER OR LESSEE</b>
NAME _____ TELEPHONE NO. _____	NAME <u>Patricia Dallaire</u>
ADDRESS _____ CITY _____ STATE _____ ZIP CODE _____	TELEPHONE NO. <u>734-953-9020</u>
BUILDER'S LICENSE NO. _____ EXPIRATION DATE _____	ADDRESS <u>433 East Shore</u>
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION _____	CITY <u>Whitmore Lake</u>
WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION _____	STATE <u>MI</u>
MISO EMPLOYER NUMBER OR REASON FOR EXEMPTION _____	ZIP CODE <u>48189</u>

**III. TYPE OF IMPROVEMENT AND PLAN REVIEW** EMAIL: patdallaire@aol.com

**A. TYPE OF IMPROVEMENT**

New Building  Addition  Alteration  Repair  Demo  Mobile Home Set-Up

COMMENTS: Attaching home to garage  
Reconfiguring interior

**RECEIVED**  
MAR 02 2015  
NORTHFIELD TOWNSHIP

Estimated cost of Construction by applicant \$ 35,000 By City \_\_\_\_\_

**NOTICE:** The approval of plans procured by misrepresentation of facts or conditions, mis-statements in application, or through improper action of any officer or employee of the City, does not legalize an illegal construction, arrangement or condition

I certify the above information is true and correct, and that all work contemplated on this application will be performed in conformity with all applicable Codes and Ordinances.

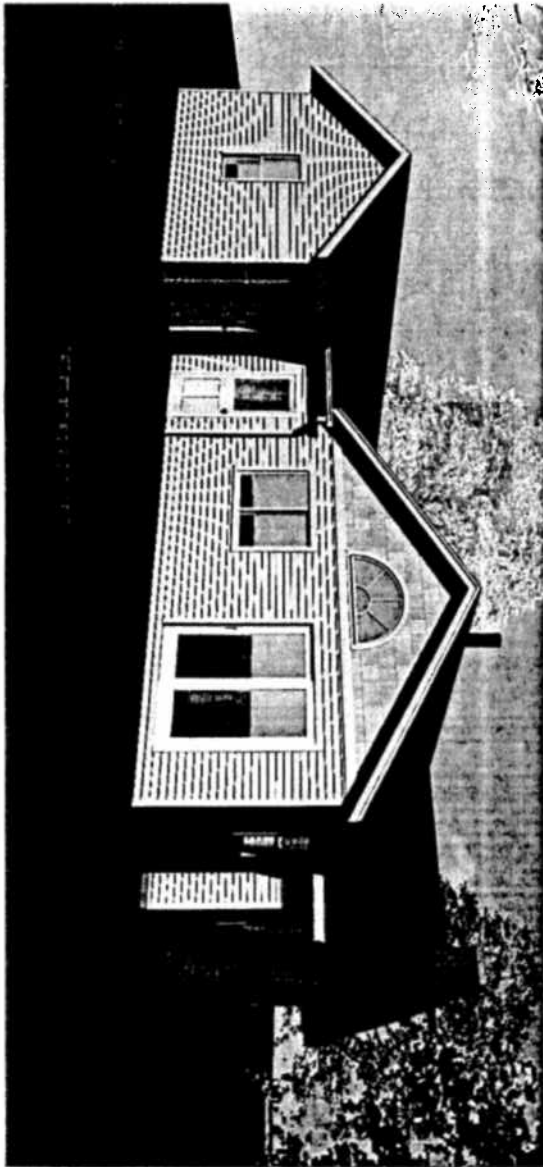
Signature of Applicant or Authorized Agent Patricia Dallaire Date 3/2/2015  
Name of Applicant or Authorized Agent (Printed) \_\_\_\_\_

**APPROVED:**  
Building Inspector \_\_\_\_\_ Date \_\_\_\_\_

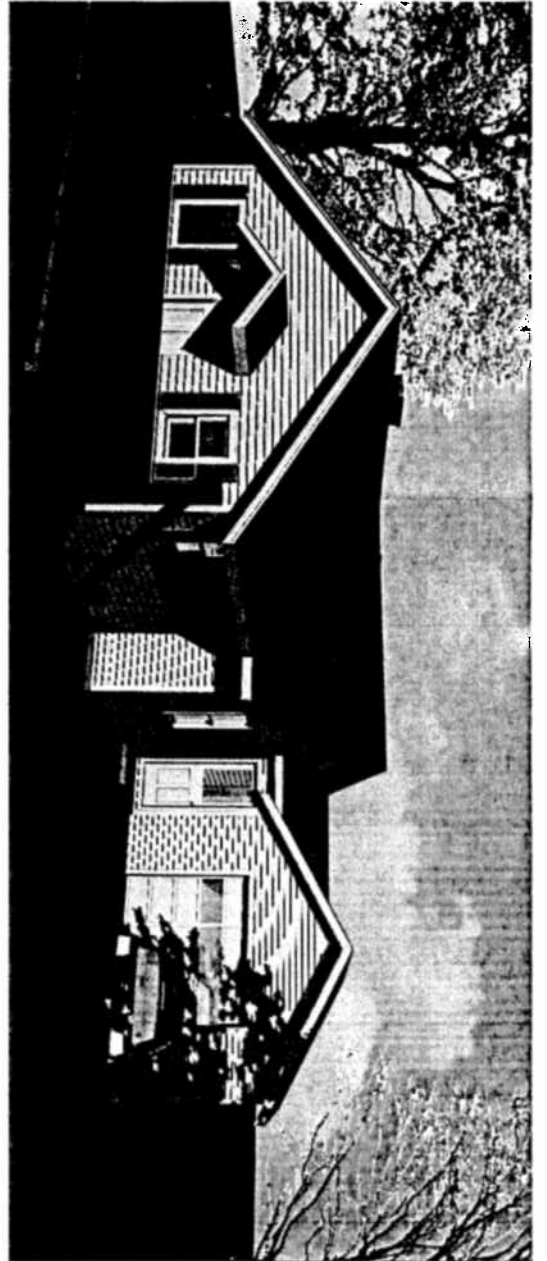
**BUILDING PERMITS BECOME INVALID AFTER 6 MONTHS OF INACTIVITY  
A PERIOD OF INACTIVITY LONGER THAN 6 MONTHS CAN REQUIRE A RE-ASSESSMENT OF ALL FEES  
PLEASE CALL 734-449-5000 for inspections at least 24 hours in advance.**

*PLANS SUBMITTED ARE NOT CONSTRUCTION PLANS*





Lakeside view



Roadside view

SHEET NO.  
**4**

JOB NO.:  
**1423**

PROJECT:  
**DALLAIRE RESIDENCE**  
433 EAST SHORE DRIVE  
NORTHFIELD TOWNSHIP, MI

TITLE: **RENDERINGS**

**focus / design**  
Todd Balbo, Registered Architect  
(734) 276-2110  
www.focusdesign.us  
focusdesign@comcast.net  
3300 Berry Rd, Ypsilanti, MI 48196

DATE: 01/20/04  
SCALE: AS SHOWN  
DRAWN BY: TDB  
CHECKED BY: TDB  
APPROVED BY: TDB

CONTRACT # 1423

# DALLAIRE RESIDENCE RECEIVED

## NORTHFIELD TOWNSHIP, MI

MAR 02 2015  
NORTHFIELD TOWNSHIP

**LEGAL DESCRIPTION:**  
 OLD SID - 8 02' 100-027-00 NO 22-17 8 NELY 48 FT OF LOT 17 ROPER-LEECE SUBDIVISION.  
 NEW PROPERTY ID B-02-05-402-500

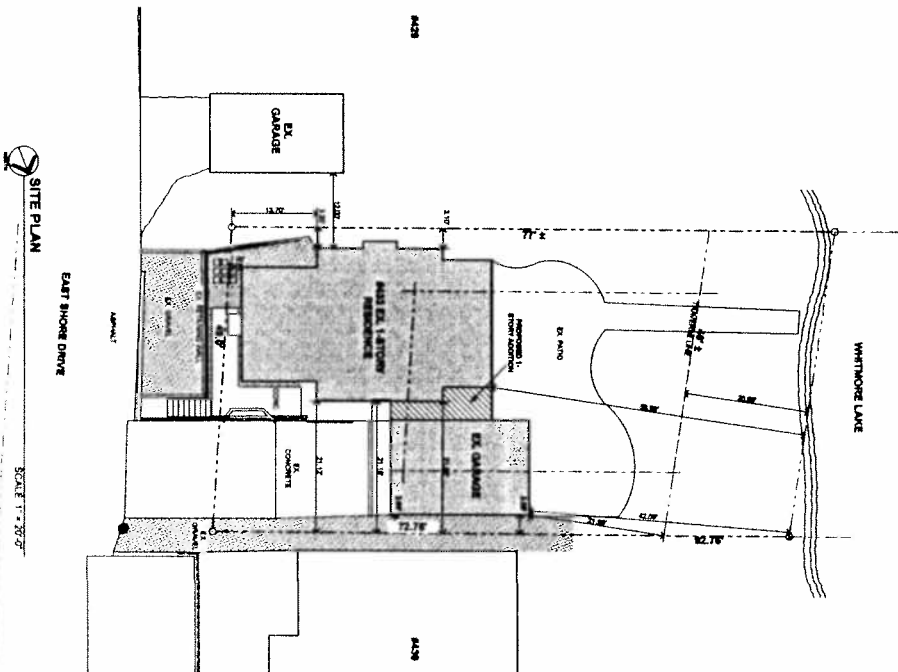
### AREA ANALYSIS

EXISTING		PROPOSED	
EX. 1ST FLOOR	861 SF	EX. 1ST FLOOR	861 SF
EXISTING LIVING AREA	861 SF	PROP. BREZEZWAY	+70 SF
EX. DETACHED GARAGE	343 SF	PROP. LIVING AREA	831 SF
EXISTING BLDG FOOTPRINTS	1,204 SF	ATTACHED GARAGE	343 SF
EXISTING FLOOR AREA (INCLUDES ACCESSORY BLDGS)	1,204 SF	PROP. BLDG FOOTPRINTS	1,274 SF
EX. LOT AREA	4,882 SF <sup>±</sup> (0.107 ACRES)	PROP. FLOOR AREA (INCLUDES ACCESSORY BLDGS)	1,274 SF
EX. LOT COVERAGE	$\frac{1,204 \text{ SF}}{4,882 \text{ SF}} = 28.9 \%$	PROP. LOT COVERAGE	$\frac{1,274 \text{ SF}}{4,652 \text{ SF}} = 27.4 \%$
EX. FLOOR AREA RATIO	$\frac{1,204 \text{ SF}}{4,652 \text{ SF}} = 28.9 \%$	PROP. FLOOR AREA RATIO	$\frac{1,274 \text{ SF}}{4,652 \text{ SF}} = 27.4 \%$

### SCHEDULE OF REGULATIONS

ZONED SR2 SINGLE FAMILY RESIDENTIAL	REQD	EXISTING	PROPOSED	VARIANCE
MIN LOT AREA	7,500 SF	4,652 SF	NO CHANGE	2,800 SF EX. NON-COMFORMITY
MIN LOT WIDTH	60.0 FT	48.0 FT	NO CHANGE	11 FT EX. NON-COMFORMITY
MAX LOT COVERAGE	30.0%	28.9%	27.4%	NONE
MAX FLOOR AREA RATIO	30.0%	28.9%	27.4%	NONE
MIN FRONT YARD/ ROAD	30.0 FT	2.0 FT	NO CHANGE	18.12 FT EX. NON-COMFORMITY
MIN SIDE YARD/ NORTH	10.0 FT	21.12 FT**	2.00 FT***	7.08 FT VARIANCE REQD
MIN SIDE YARD/ SOUTH	10.0 FT	3.20 FT	NO CHANGE	8.80 FT EX. NON-COMFORMITY
MIN REAR YARD/ LAKE	20.0 FT	50.80 FT*	42.08 FT***	NONE
MAX BLDG HEIGHT	35.0 FT	11.75 FT <sup>±</sup>	NO CHANGE	NONE
	2 1/2 STORIES	1 STORY	NO CHANGE	NONE

\* MEASURED TO LOT LINE WHICH IS SIMILAR TO WATER'S EDGE  
 \*\* MEASURED TO HOUSE (WITH DETACHED GARAGE)  
 \*\*\* MEASURED TO ATTACHED GARAGE (PREVIOUSLY DETACHED)  
 \*\*\*\* MEASURED TO NEW 2ND FLOOR



SITE PLAN

EAST SHORE DRIVE

SCALE 1" = 20'-0"

SHEET NO. <b>1</b>	JOB NO. <b>1423</b>	PROJECT: <b>DALLAIRE RESIDENCE</b> 430 EAST SHORE DRIVE NORTHFIELD TOWNSHIP, MI	TITLE: <b>SITE PLAN</b>	<p>Tom &amp; Beth, Registered Architects          (734) 278-2110          www.focusdesignco.us          focusdesign@comcast.net          3300 Barry Rd., Ypsilanti, MI 48190</p>	PREPARED BY: DATE: CHECKED BY: DATE:
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SZBA 150005

RECEIVED

APR 16 2015

NORTHFIELD TOWNSHIP

### Zoning Board of Appeals Hearing Application

**Applicant:**

**Name** Michael and Elizabeth Toncevich

**Address** 1610 Northfield Church Road  
Ann Arbor, Mi 48105

**Phone:** 734-260-1877

**Owner:**

**Name** Michael and Elizabeth Toncevich

**Address** 1610 Northfield Church Road  
Ann Arbor, Mi 48105

**Phone:** 734-260-1877

\*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** 1610 Northfield Church Road, Ann Arbor

**B.) Parcel Identification** 02-30-300-010

**C.) Legal Description** See Site Plan

\_\_\_\_\_  
(or  
attach.)

**2.) Present Zoning District of Property** AR - Agricultural

**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):**

The existing home sits 27.6 feet into the secondary front yard setback fronting Maple Road

B.) State year/month Non-Conformity began (to the best of your knowledge): Home Built in mid 1800's

5.) Variance Request (Applicant must completely answer 5A. through 5H.)

A.) Is denial letter attached from the Zoning Administrator? Yes \_\_\_ No X\_. If no, identify each section of ordinance from which Variance is requested:

Section 36-158 (4)a - Front Yard Setback of 50.0' from road right of way

B.) Describe reason/need for Variance:

The existing placement of the home is only 22.4' from the road right of way results in over 50% of the home being located within the secondary front yard setback. Due to this condition, the proposed addition to the north side of the home would also be located within the required secondary front yard 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:

The current location of the home 22.4' from the road right of way for Maple Road.

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

The special condition is a result of the home pre-dating township ordinances requiring minimum yards

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

See item F

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

Due to the current location of the house, utilities, and other site improvements a lesser variance would not allow the owner to expand their home in a manner which would provide for the desired use

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 proposed addition is to the rear of the home; only visible from Maple Road and is compatible with the existing style and placement of homes. The addition would not be visible to the existing neighboring residence located to the south across Northfield Church Road. Homes to the east, west, and north are located far enough away to not be impacted by the proposed addition.

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

A secondary front yard setback variance of 27.1 feet for the purposes of constructing a single story wood framed addition to an existing two-story residence

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 ~~250~~<sup>25000 P.B.</sup> 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.

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.

Michael J. Lincard

Signature of Applicant

4/16/15

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:

\_\_\_\_\_  
\_\_\_\_\_

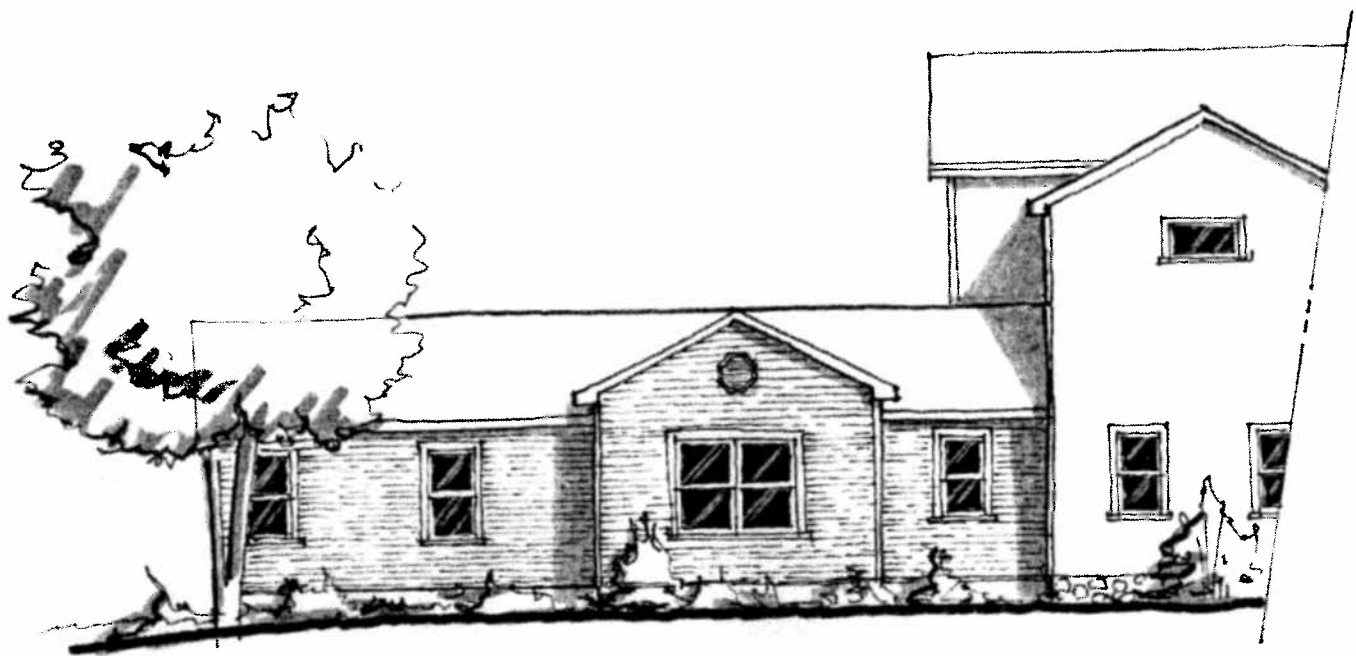
(Notice shall be sent to all persons to whom real property is assessed and to the occupants of all structures within 300 feet of the property.)

Notice sent to Zoning Board of Appeals Members:

\_\_\_\_\_  
\_\_\_\_\_

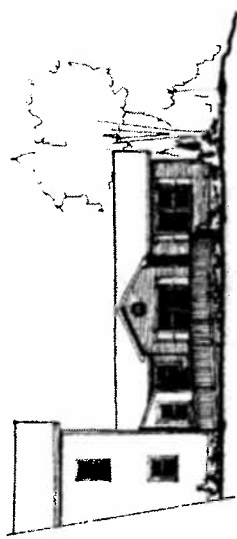
Copy of Minutes sent to: \_\_\_\_\_ File \_\_\_\_\_  
Applicant \_\_\_\_\_

Building Department \_\_\_\_\_ Ordinance Enforcement Officer \_\_\_\_\_

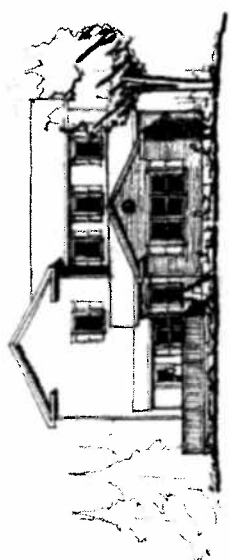




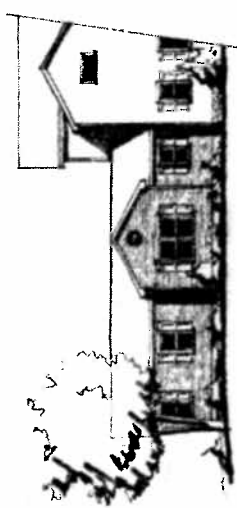




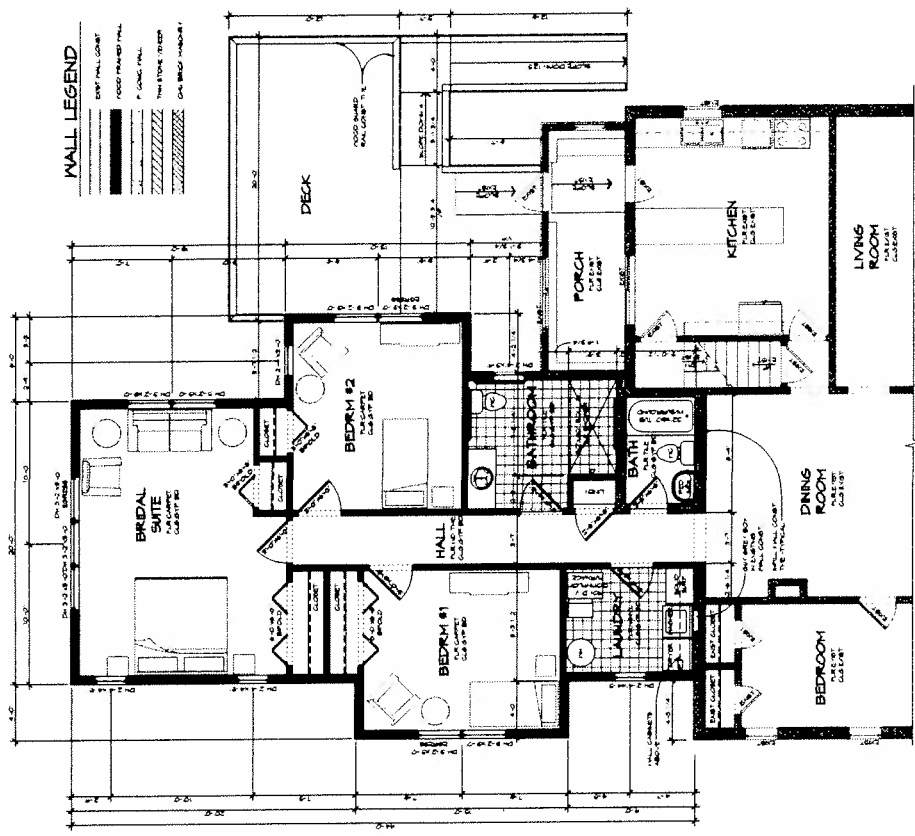
4 EAST EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



3 NORTH EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION  
SCALE 1/8" = 1'-0"



**WALL LEGEND**

- 1/2" PLY G-1/2"
- 1/2" PLY G-1/2"
- 1/2" PLY G-1/2"
- 1/2" PLY G-1/2"
- 1/2" PLY G-1/2"
- 1/2" PLY G-1/2"

1 PROPOSED MAIN LEVEL PLAN  
SCALE 1/4" = 1'-0"

**McCOTTER**  
ARCHITECTURE  
AND DESIGN

2040 OAK CREEK LANE  
ROSELAND, VA 22069  
PHONE: 703-441-1111  
WWW.MCCOTTERARCHITECT.COM

**RENDERING**  
RESIDENCE LOCATION  
1840 N. NORTHFIELD  
CANTON ROAD  
ANN ARBOR, MI 48105

**ARCHITECT**  
MICHAEL E. ELZMUTH  
TOMERKOVICH  
1840 N. NORTHFIELD  
CANTON ROAD  
ANN ARBOR, MI 48105

DATE: 05.27.12  
05.27.12

PROJECT: 1212121212

PROJECT PLANS AND  
ELEVATIONS

5-2

NOT FOR CONSTRUCTION

RECEIVED

NORTHFIELD TOWNSHIP  
ZONING COMPLIANCE APPLICATION/CERTIFICATE

APR 16 2015

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- 3 0 - 3 0 0 - 0 1 0 Email: elizabeth@phone-el.com

Site Address: 1610 Northfield Church Road, Ann Arbor, MI

Lot #: N/A Subdivision: N/A Property Size: 10.60 acres

Property Owner: Michael and Elizabeth Toncevich, 1610 Northfield Church Road, Ann Arbor, MI (734) 260-1877

Full Name	Address	City/State	Phone
Michael and Elizabeth Toncevich	1610 Northfield Church Road	Ann Arbor, MI	(734) 260-1877

Lessee/Applicant: Michael and Elizabeth Toncevich, 1610 Northfield Church Road, Ann Arbor, MI (734) 260-1877

Full Name	Address	City/State	Phone
Michael and Elizabeth Toncevich	1610 Northfield Church Road	Ann Arbor, MI	(734) 260-1877

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: Wood framed single story addition to an existing 2-story wood framed residence

Use of Site/Structure: Residential # Units: \_\_\_\_\_

Sewer Available? Yes, Northfield Twp. Sewer Tap Permit # \_\_\_\_\_ No, WCHD Sewage Permit # Exist System

Project Start Date: June 15, 2015 Projected Completion Date: May 1, 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 use 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.

Michael A. Toncevich 4/16/15  
 Authorized Signature Date

I hereby certify that I have reviewed the plans for the purpose of zoning compliance only, and not for construction.

Zoning Compliance Certificate: Approved Approved as noted Denial

Comments/Reasons for denial:  
A schedule of a fee is indicated in the required front yard setback of 15.5 ft in order to construct the property.

Zoning Administrator: \_\_\_\_\_ Date: 4/24/15

8350 Main Street, Whitmore Lake, MI 48189

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