

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS**

**June 1, 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 3 foot 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 28 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 3 foot 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 28 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:** July 20, 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

Address _____

Phone: _____

APR 10 2015

NORTHFIELD TOWNSHIP

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

attach.) _____ (or

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 2,800 SF too small
Front setback 16.12ft too small, south side yard
6.8 ft too small.

B.) State year/month Non-Conformity began (to the best of your knowledge):

House Built 50 years ago \pm ?

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 an attached 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 deferred, 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 ²⁹⁵~~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 Dallaire

Signature of Applicant

4/14/15

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 _____

**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 SRI 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: <u>N/A</u>	
<hr/>	
Zoning Compliance Certificate: <u>Approved</u> <u>Approved as noted</u> <u>Denied</u>	
Comments/Reasons for denial: <u>MINIMUM TEN FOOT SIDE YARD SETBACK AS REQUIRED BY SECTION (35-248(4)6) HAS NOT BEEN MET. A VARIANCE FOR 2.99 FEET IS REQUIRED FROM THE</u>	
<u>Y. J. [Signature]</u> <u>4/2/15</u> Zoning Administrator Date	

ZBA

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

NORTHFIELD TOWNSHIP
8350 Main Street • Whitmore Lake, MI 48189

APPLICATION FOR A BUILDING PERMIT

OFFICIAL USE ONLY

Use Group/Const. Class.

Zoning Permit Fee

Building Permit Fee

Plan Review

Builder Cash Bond

Sewer Water Tap

Contractor Registration

TOTAL

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

A. CONTRACTOR EMAIL:

B. OWNER OR LESSEE

NAME

TELEPHONE NO.

NAME

Patricia Dallaire

ADDRESS

CITY

STATE

ZIP CODE

TELEPHONE NO.

734-953-9020

BUILDER'S LICENSE NO.

EXPIRATION DATE

ADDRESS

433 East Shore

FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION

CITY

Whitmore Lake

WORKERS COMP INSURANCE CARRIER OR REASON FOR EXEMPTION

STATE

MI

MISO EMPLOYER NUMBER OR REASON FOR EXEMPTION

ZIP CODE

48189

III. TYPE OF IMPROVEMENT AND PLAN REVIEW

EMAIL: patdallaire901.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

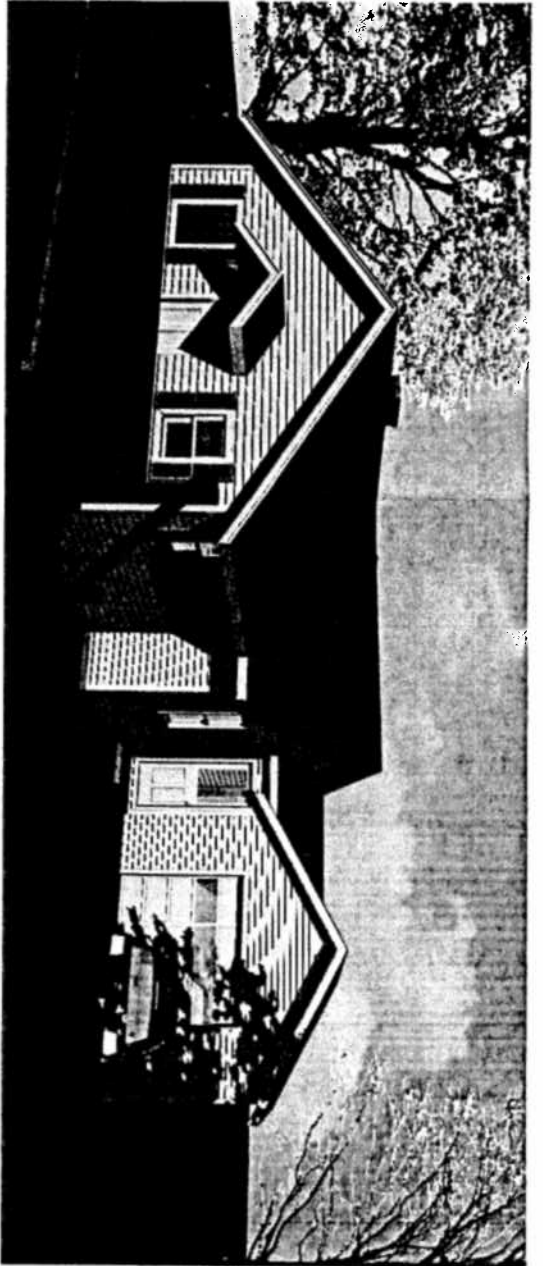
Date

BUILDING PERMITS BECOME INVALID AFTER 6 MONTHS OF INACTIVITY

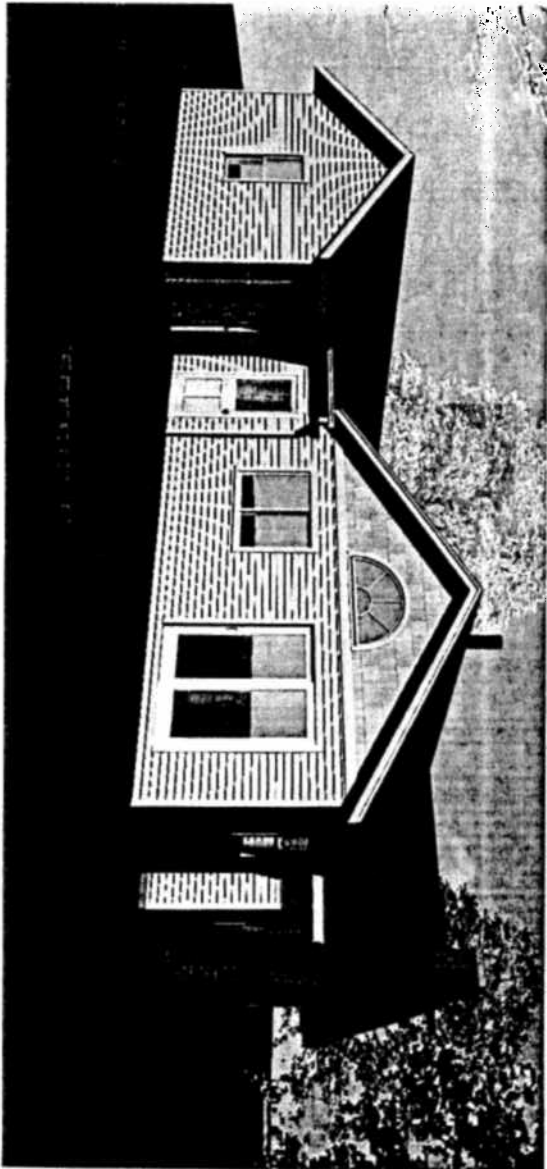
A PERIOD OF INACTIVITY LONGER THAN 6 MONTHS CAN REQUIRE A RE-ASSESSMENT OF ALL FEES

PLEASE CALL 734-449-5000 for inspections at least 24 hours in advance.

PLANS SUBMITTED ARE NOT CONSTRUCTION PLANS



Roadside view



Lakeside view

COMPANY 301
MILL CREEK DRIVE, N.E.

DATE: 10/10/07
BY: T. B. B. B.
PROJECT: 1423
SHEET: 4

focus / design
Todd Ballou, Registered Architect
(734) 278-2110
www.focusdesign.us
focusdesign@comcast.net
3300 Berry Rd. Ypsilanti, MI 48198

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

TITLE: **RENDERINGS**

JOB NO:
1423

SHEET NO.

4

DALLAIRE RESIDENCE

NORTHFIELD TOWNSHIP, MI

MAR 02 2015

NORTHFIELD TOWNSHIP

LEGAL DESCRIPTION:
 OLD SID - B 02-100-027-00 NO 52-17 B NELY 48 FT OF LOT 17 ROPER-LEECE SUBDIVISION,
 NEW PROPERTY ID B-02-05-402-500

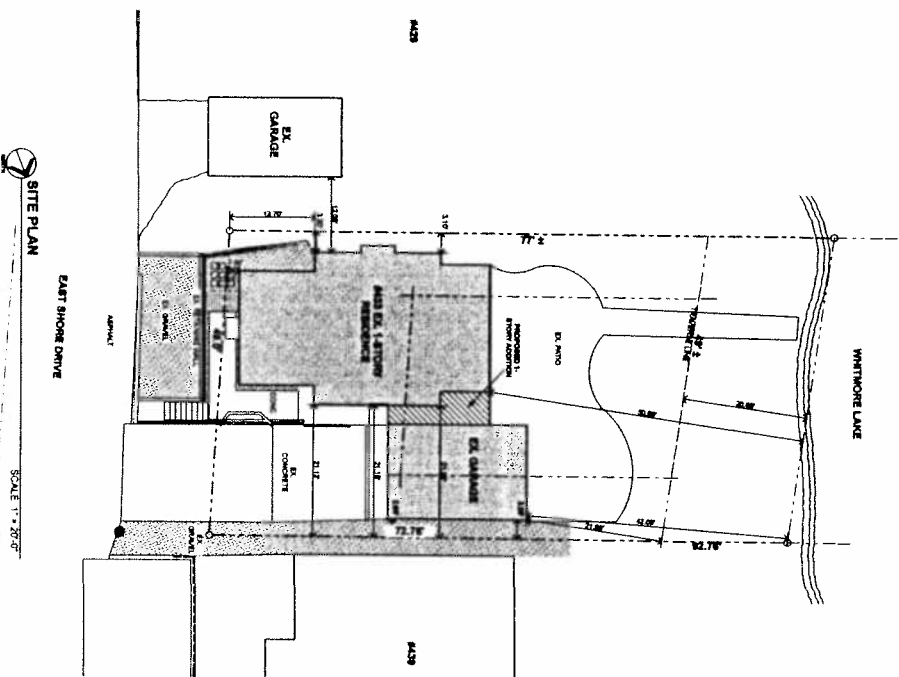
AREA ANALYSIS

EXISTING	PROPOSED
EX. 1ST FLOOR 861 SF	EX. 1ST FLOOR 861 SF PROP. BREEZEWAY +70 SF
EXISTING LIVING AREA 861 SF	PROP. LIVING AREA 861 SF
EX. DETACHED GARAGE 343 SF	ATTACHED GARAGE 343 SF
EXISTING BLDG FOOTPRINTS 1,204 SF	PROP. BLDG FOOTPRINTS 1,274 SF
EXISTING FLOOR AREA (INCLUDES ACCESSORY BLDGS) 1,204 SF	PROP. FLOOR AREA (INCLUDES ACCESSORY BLDGS) 1,274 SF
EX. LOT AREA 4,652 SF± (0.107 ACRES)	PROP. LOT COVERAGE 1,274 SF 4,652 SF = 27.4 %
EX. LOT COVERAGE 1,204 SF 4,652 SF = 25.9 %	PROP. FLOOR AREA 1,274 SF 4,652 SF = 27.4 %
EX. FLOOR AREA RATIO 1,204 SF 4,652 SF = 25.9 %	PROP. FLOOR AREA 1,274 SF 4,652 SF = 27.4 %

SCHEDULE OF REGULATIONS

ZONED BRC	REQD	EXISTING	PROPOSED	VARIANCE
SINGLE FAMILY RESIDENTIAL				
MIN LOT AREA	7,500 SF	4,652 SF	NO CHANGE	2,800 SF EX. NON-CONFORMITY
MIN LOT WIDTH	60.0 FT	48.0 FT	NO CHANGE	11 FT EX. NON-CONFORMITY
MAX LOT COVERAGE	30.0 %	25.9 %	27.4 %	NONE
MAX FLOOR AREA RATIO	30.0 %	25.9 %	27.4 %	NONE
MIN FRONT YARD ROAD	30.0 FT	2.0 FT	NO CHANGE	16.12 FT EX. NON-CONFORMITY
MIN SIDE YARD NORTH	10.0 FT	21.12 FT**	2.0 FT***	1.06 FT VARIANCE REQD
MIN SIDE YARD SOUTH	10.0 FT	3.20 FT	NO CHANGE	6.90 FT EX. NON-CONFORMITY
MIN REAR YARD/LANE	20.0 FT	50.90 FT*	42.09 FT***	NONE
MAX BLDG HEIGHT	35.0 FT	11.75 FT±	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"

COMPILED BY
 MASON BETHUNE, AIA, LE

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

306 NO:
1423

SHEET NO.
1

focus / design
 Todd Burton, Registered Architect
 (734) 276-2110
 www.focusdesigninc.com
 focusdesign@comcast.net
 3300 Barry Rd., Ypsilanti, MI 48198

DATE: MAR 02 2015
 TIME: 10:00 AM
 PROJECT: DALLAIRE RESIDENCE
 DRAWING: SITE PLAN

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 ☒. 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 ☒. 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.

X 9.) A fee of ^{25000 P.B.}~~8500~~ 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. Lonerick

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).

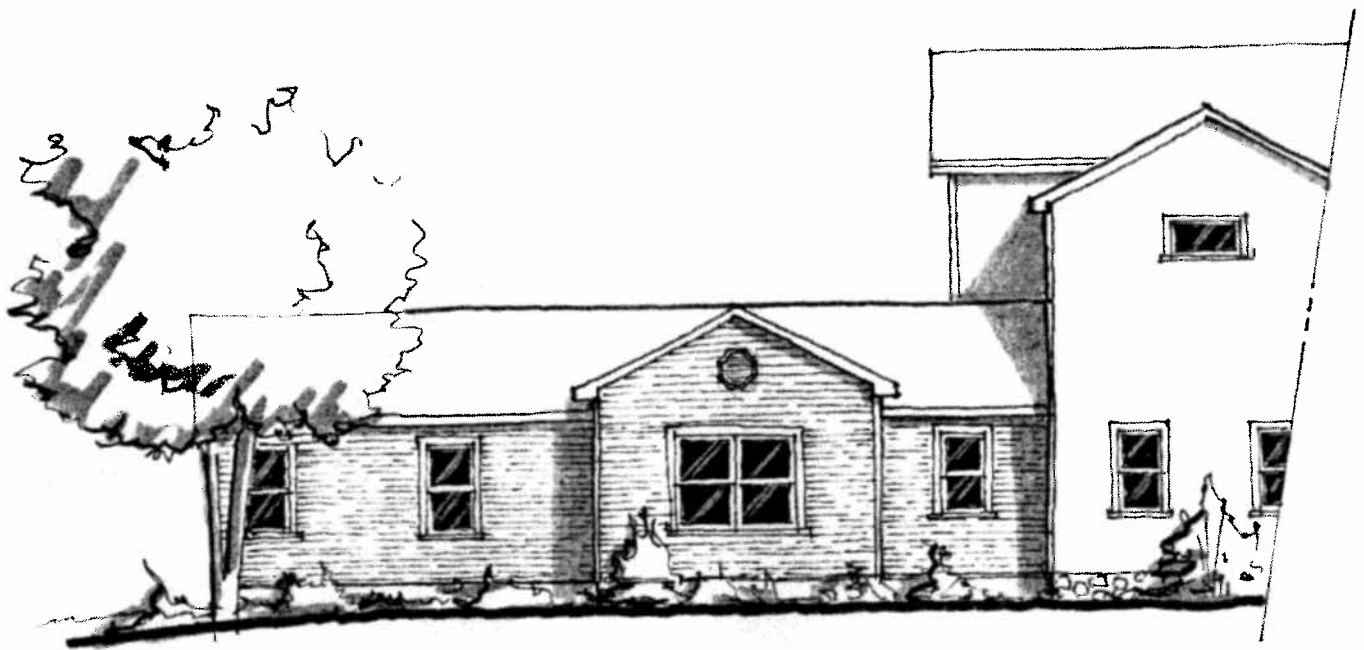
Notice Sent to neighboring owners/occupants:

(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 _____



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: eizobeth@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 (Check 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 the 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.

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

I hereby certify that I have reviewed the plans for the purpose of zoning compliance only, and not for construction.	
Building Department Stamp: _____	
Zoning Compliance Certificate	Approved <u>(initials)</u> Approved as noted <u>(initials)</u>
Comments/Reasons for denial: _____	
<u>A site sketch of a 1.5 lot addition in the required front yard setback of 15.5 feet in order to construct the proposed addition.</u>	
Zoning Administrator	Date: <u>4/24/15</u>

8350 Main Street, Whitmore Lake, MI 48189

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

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

Minutes of Regular Meeting March 30, 2015

1. CALL TO ORDER

The meeting was called to order by Chair Kenneth Dignan at 7:03 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Roll call	
Doug Del Favero	Absent with notice
Greg Kolecki	Present
Jacqueline Otto	Present
Amy Steffens	Present
Gary Wellings, Alternate	Absent
(presence not required)	

Also present:
Township Manager Howard Fink
Members of the public

4. ADOPT AGENDA

- **Motion:** Kolecki moved, Steffens supported, that the agenda be adopted as presented.
Motion carried 4—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

**6A. Applicant: Ken Johnson; SR-2 Zoning;
Location: 8056 Lakeshore; Parcel 02-08-385-001;
Request for variances from Section 36-719(d)(3)
of the Northfield Township Zoning Ordinance**

- **Motion:** Otto moved, Kolecki supported, that the public hearing be opened.
Motion carried 4—0 on a voice vote.

Ken Johnson distributed additional information to ZBA members. He recalled that he had been granted a variance to reconstruct an existing garage on this property, but it was met with opposition from neighbors, so he decided to also build a home on the site. He said it would have the same 30' x 60' footprint with living space on two levels. In answer to a question from Otto, Johnson said he would also be expanding

the garage, and he will still have room for the equipment that he wanted to store.

Dignan noted that for this request the only variance required is 10 feet for the side yard setback, whereas for the previous request additional variances had been required because the structure was going to be only an accessory building.

In answer to a question from Steffens, Johnson said the dwelling will front on Beech, and there will be a driveway the entire width of the lot. In answer to a question from Fink, Johnson said he thinks the size of the lot is about 7,000 sq. ft.: two 30' x 110' lots plus an additional 3,000 sq. ft. in the pie-shaped lot.

Dignan called for comments in support of the request. Glen Reese, 8101 Lakeshore Drive, said he has lived in the Horseshoe Lake area since 2001 and has known Johnson since then. He said Johnson keeps his property in impeccable condition and he thinks this will be a great addition to the area. He said storing the equipment inside will be an improvement, it will bring additional tax revenue to the Township, and he cannot imagine why any of the neighbors would be opposed.

Dignan called for other comments. There were none.

**6B. Applicant: Adi L. Tarca; AR Zoning;
Location: 3805 Five Mile Road;
Parcel 02-14-400-013; Request for variances
from Section 36-719(d)(3) of the Northfield
Township Zoning Ordinance**

Adi Tarca said he and his wife, Diana, are planning to move to this lot. He said it is a flag lot with a 1,500 foot access to the main part of the lot. He said they are asking for a 495' variance from the requirement that any driveway be a maximum of 1000 feet long due to the topography of the property. He said they have met with Fire Chief Wagner and plan to install a dry hydrant. In answer to a question from Dignan, Tarca said the driveway would be 15' wide, the dry hydrant would be installed before the house is built, and there is plenty of water on the site. In answer to a question from Otto, Tarca said the house will be set back about 150' from the front of the property, and the pond will be behind the house farther away from the neighbors.

Dignan referred to the memo from Chief Wagner, and he questioned whether the access to the pond will be

**Northfield Township Zoning Board of Appeals
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
March 30, 2015**

what Wagner requires. Tarca said the requirement is a 12' wide drive and that is what they will provide.

Dignan called for comments from the public in support of the request. Earl Brown, 3605 Five Mile Road, said his property adjoins Tarca's at the back. He said Tarca is the third owner of the lot in the 30 years he has lived there, he thinks there are a couple of perc sites on the property, and it would be a good idea to build a house here. He said he thinks the expense of building a long driveway is what has kept others from building on the site. He questioned why only a 15' wide driveway is proposed when there is a 66' wide leg to the main portion of the site. In answer to question from Brown Board members explained what a dry hydrant is and what the specifications for them are.

Susan Schmidt, 7403 Earhart Road, said their property abuts most of the driveway. She said she is not opposed to a home being built, and she is not opposed to the driveway as long as a business is not being operated out of the house creating a lot of traffic on the driveway. She said for the Tarca's benefit she recalls a stream ran across the dog leg of this lot and she cautioned that they make sure there is an appropriate septic field site.

Dennis Palmer, 7601 Earhart Road, said his property is northeast of this site (lots -011 and -012). He said he supports this proposal, but wants to make sure the natural flow of water from the site does not change. He said he received a variance about 15 years ago for his 1350' driveway and has three culverts built into it.

In response to comments, Tarca said there is an approved perc site on the property and they will use a pump system, running about 400' feet, to reach it through a sand area. He also said they will not be running a business from the site. He confirmed there is a small runoff of water in the spring running east-west and they will install two culverts to handle it, and there is also a flow of water than will go into the pond.

Fink read from the Township's code regarding required driveway widths and noted the proposed 15' wide drive meets that code.

- **Motion:** Otto moved, Kolecki supported, that the public hearing be closed.
Motion carried 4—0 on a voice vote.

7. NEW BUSINESS

- 7A. Applicant: Ken Johnson; SR-2 Zoning;
Location: 8056 Lakeshore; Parcel 02-08-385-001;
Request for variances from Section 36-719(d)(3)
of the Northfield Township Zoning Ordinance**

Otto said she does not have concerns about this because it does not vary much from the original proposal and there is ample space on the lot for the proposed house. Dignan noted that per Zoning Administrator Weiland's staff report this is a corner lot, and where the variance is required depends on which street the house faces.

In an answer to a question from Dignan, Fink said he calculates that the lot size is far in excess of the 7,500 sq. ft. required in SR-2.

- **Motion:** Dignan moved, Otto supported, that in regard to the request from Ken Johnson at 8056 Lakeshore, Parcel 02-08-385-001, the SR-2 District, the requested variance to the front yard setback facing Beech Road of 10' be granted. Let it be noted that special circumstances exist regarding this property, being a parcel surrounded by three roads, and the proposal is in harmony with the surrounding properties; therefore this Board finds that under the Standards of Determination under the Township's zoning ordinances it is reasonable and justified that the variance be granted.
Motion carried 4—0 on a roll call vote.

- 7B. Applicant: Adi L. Tarca; AR Zoning;
Location: 3805 Five Mile Road;
Parcel 02-14-400-013; Request for variances
from Section 36-719(d)(3) of the Northfield
Township Zoning Ordinance**

Otto said she would like to make sure the issue of making sure the natural water flow from this property is not changed. Dignan said that is addressed by other Township ordinances. Steffens said it sounds like some civil engineering has already been done on the site. Dignan noted the only issue facing the ZBA is the length of the driveway. In answer to a question from Otto, he agrees that referencing the requirement for a dry hydrant should be included in any approval.

Steffens noted that a number of home occupations are allowed to operate from any home in the AR district, including farms, riding academies, pick-your-own produce operations, two-family dwellings, and family child care. Susan Schmidt said she understands that, but she has been concerned about other businesses operating in the area that involved a lot of commercial deliveries and a sheet metal shop, and her concern is in maintaining her quiet enjoyment of her property.

**Northfield Township Zoning Board of Appeals
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
March 30, 2015**

- **Motion:** Dignan moved, Kolecki supported, that in the request from Adi L. Tarca, 3805 Five Mile Road, Parcel 02-14-400-013, AR zoning, the Zoning Board of Appeals finds that the applicant has met the necessary Standards of Determination, the parcel of property is unique in where a homestead can be placed, the request that the applicant is making is appropriate and justified, and the variance of a distance of 495' from Section 36-719(d)(3) of the Northfield Township Zoning Ordinance addressing the length of a driveway, is granted with the following condition: As noted by Public Safety Director Wagner that the water source and dry hydrant are to be in place and approved by the Public Safety Director before any house is built on the property.
Motion carried 4—0 on a voice vote.

8. UNFINISHED BUSINESS

None.

9. MINUTES

- **Motion:** Dignan moved, Otto supported, 2014, that the minutes of the regular meeting of February 17, 2015, be approved as presented.
Motion carried 4—0 on a voice vote.

10. CALL TO THE PUBLIC

No comments.

11. ZBA MEMBER COMMENTS

Dignan said, as was brought up during one of the public hearings, it is important for every property owner to understand that in every zoning district a variety of uses are allowed either by right or with conditional approval. Otto thanked all those people who appeared in support of the two variance requests because it provides useful information for ZBA members as they make their decisions.

12. ANNOUNCEMENT OF NEXT MEETING

April 21, 2015, 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 if there is an application to consider.

13. ADJOURNMENT

- **Motion:** Kolecki moved, Steffens supported, that the meeting be adjourned.
Motion carried 4—0 on a voice vote.

The meeting was adjourned at 7:52 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 _____, 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/