

**NORTHFIELD TOWNSHIP  
ZONING BOARD OF APPEALS  
November 19, 2018 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 #JZBA180005 – Request of Matt Gedda on behalf of Steve Gedda, 9433 Sandlewood, Dr., Whitmore Lake, MI 48189 to construct additions to an existing single family dwelling. The applicant is requesting variances from Article VIII, Section 36-218 (4) a Yard and Setback Requirements. The parcel number is B-02-06-311-027 and is zoned SR-1 Single Family Residential District.
- 7. OLD BUSINESS**
- 8. NEW BUSINESS:**
  - A. Case #JZBA180005– Request of Matt Gedda on behalf of Steve Gedda, 9433 Sandlewood, Dr., Whitmore Lake, MI 48189 to construct additions to an existing single family dwelling. The applicant is requesting variances from Article VIII, Section 36-218 (4) a Yard and Setback Requirements. The Parcel number is B-02-06-311-027 and is zoned SR-1 Single Family Residential District.
  - B. Zoning Administrator Quarterly Report: July – September 30, 2018
- 9. APPROVAL OF MINUTES:** October 15, 2018
- 10. CALL TO THE PUBLIC**
- 11. ZBA MEMBER COMMENTS**
- 12. ANNOUNCEMENT OF NEXT MEETING:** December 17, 2018
- 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.

# NOTICE OF PUBLIC HEARING

Publish: Sunday, November 4, 2018  
Newspaper: legalads@mlive.com

# NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: [www.twp-northfield.org](http://www.twp-northfield.org)

## ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:		Proprietor/Owner Information:	
Name: <u>Matt Gedda</u>	Name: <u>Steve Gedda</u>		
Address: <u>11425 Nine Mile</u>	Address: <u>9433 Sandlewood</u>		
Phone: <u>South Lyon MI 48176</u>	Phone: <u>248 470-5215</u>		
Email: <u>matthewgedda@hotmail.com</u>	Email: <u>N/A</u>		
If application is made by anyone 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.			
Proof of Ownership Attached: <input type="checkbox"/>		Non-Owner Affidavit Attached: <input type="checkbox"/>	
If applicant is not the owner, describe applicants interest in the property: <u>Brother.</u>			
1. PROPERTY DESCRIPTION:			
A.) PROJECT ADDRESS: <u>9433 Sandlewood</u>			
B.) PARCEL ID(S): <u>B0206311027</u>		IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
C.) LEGAL DESCRIPTION: <u>Part of the SW 1/4 of Section 6, T. 15 R. 6E, Northfield township, Washtenaw County MI</u>			
2. PRESENT ZONING CLASSIFICATION:			
AR LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD- W.L./N.T. Overlay OTHER:			
3: PRESENT USE OF PROPERTY: <u>Single family Resident.</u>			
4. NON-CONFORMING STATUS:			
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use): <u>two side of structure are non compliant one is 31.5 feet (sandlewood drive) + 28.83 feet (timbercrest lane) instead of 35' setbacks.</u>			
B.) State year/month Non-Conformity began (to the best of your knowledge):			
5. VARIANCE REQUEST:			
A.) Is a denial letter attached from the Zoning Administrator? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
If no, identify each section of ordinance from which Variance is requested:			

Variance request information continued, page 2

Pg. 1

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NORTHFIELD TOWNSHIP

PAID

AUG 6 2018

NORTHFIELD TOWNSHIP  
TREASURER

b. Steve Gedda, the owner of the home at 9433 Sandlewood and my brother, is wheelchair bound and ventilator dependent as a result of an automobile accident. The proposed additions to the home are necessary to accommodate his essential daily care, feeding, bathing, therapy, access and maneuverability for care givers, and safe and emergency egress and exit ramps from the building. Only part of the proposed improvements to the single family home encroach on standard setbacks.

9433 Sandlewood Drive is located on a corner lot with frontage on Sandlewood Drive and Timbercrest Lane. The lot meets the minimum lot size and width requirements for the district and use permitted per Section 36-216 s(1) of the Zoning Ordinance. The proposed addition on the northeast side meets all setback requirements; but the proposed additions on the South and Southeast sides of the dwelling encroach the standard 35 foot setback, approximately 31.5 feet on the Sandlewood Drive side and 28.8 feet on the Timbercrest Lane side.

c. The necessity to complete these improvements as soon as possible is confirmed by Dr. Robert Ehlers. Not doing could put physical therapy progress at risk. Steve's handicap condition requires special requirements as far as egress, ramp, larger bathroom, physical therapy, space for staff support to maneuver and support him or rotate his oversized chair due to his condition. His chair is bigger than normal because of the ventilator equipment and saturation monitoring devices.

d. No part of this request has arisen as a result of any intentional or unpermitted action by Steve or myself. To the contrary, Steven insists township approval of all proposed changes to the home that are necessary to accommodate the wheelchair's mobility, special needs for toiletries and eating, or life support systems overnight supervision, or access for oxygen replenishment.

e) the granting of the variance will not confer upon the applicant any special privilege and merely makes possible the reasonable use of his land and home for daily life support. Steve and his caregivers should have reasonable access to egress the home with velocity in an emergency (in one or two places) and avail themselves to fresh air and exterior views, especially given Steve proclivity to allergies or inability to get outside frequently. Approval for the addition plus the minimum size exterior deck just adequate in size for turning the chair and being accompanied by one or two staff members or having a family member or two in visitation is a luxury vital to Steve's outlook and energy to continue treatment. More importantly, without the interior living space square footage, the doctor recommended protocol will suffer. Additionally, we are following the ADA mandates and recommendations specific for Steve's circumstances and the workers' safety.

f. The scope of the variance is limited to what is indicated in the plans and documents for the public hearing, and does not apply to any other buildings or structures on the property. The request is facilitating merely the reasonable use of the homeowner and home occupant's intended use for their home. Without approval Steve and his caregivers will be deprived of the rights commonly enjoyed by other property owners in the same district in homes of similar size and locations. Additionally, the current conditions place all parties at greater risk for injury due to the methods required to lift Steve for bathing, manipulate bed for pt, struggle at egress without the added space, wider door, proper width and slope exit ramp. Staff safety and liability is an ongoing challenge and today's building dysfunctionality puts caregivers at a greater risk for back injury due to the confined space available.

g. The variance will not result in injury to the neighborhood, neighbors, or the public welfare with most of the addition being in the rear of the home. In fact, the variance will be in harmony with the general intent and purpose of the regulations.

H). The scope of the variance is limited to what is indicated in the plans and documents for the public hearing and does not apply to any other buildings or structures. The request is consistent with the following standards:

1. That a hardship exists to the property which is not applicable to other properties in the district, and that to strictly apply the Zoning Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Zoning Regulations.
2. That the hardship did not occur as a result from the actions of the applicant.
3. That the added square footage of the two additions and minor encroachment is for a need, not a want, particularly with the need for handicapped van, chair ramp, bath accessibility, elevator with access to a physical therapy room, and room for staff to support Steve's unique medical needs on a 24/7 basis and maneuver him about the home.

Overall the request is for a small encroachment, and the accommodation is something the Board can approve for handicapped owner. It does not set precedence or impact commercial zoning merely to support the current homeowner's ability to utilize his own home comfortably and safely.

While a future resident may also appreciate or require these improvements themselves, as we are all aging, the main point for the proposed additions is to provide safety, comfort, and peace of mind for Steven as he is able to be cared for in his own home.

**6. REQUIRED DOCUMENTS:** (10 copies of application & site plans and 1 pdf file for large scale plans)

Attach a scaled and accurate drawing 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 3

All documents must be submitted at time of application. If further information is needed, 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    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.

\* \$595.00 - Single unit (excludes subdivisions, site condo plans, commercial or apartment buildings greater than 4 units.)  
\$795 = All others

**10. THE APPLICANT:**

- A.) Has received and read the attached provisions of the Township Zoning Ordinance in regards to Article XXX "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 re-schedule 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.

**AUTHORIZED SIGNATURE**

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.

Applicant(s) Signature

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 property
- ☐ Legal description of property
- ☒ 8 copies of site plan and required information
- ☐ Review Fee

L: 5132 P: 685 6299352 D  
01/19/2018 01:46 PM Total Pages: 1  
Lawrence Kestenbaum, Washtenaw Co



Quit Claim Deed  
Statutory Form

**Tri-County Title Agency, Inc.**

888 N. Sheldon Rd., Plymouth, MI 48170

FAX (734) 207-4340

PH: (734) 656-0310

**KNOW ALL MEN BY THESE PRESENTS:** That **Donna Gedda**, a single woman, whose address is 11425  
9 Mile South Lyon, MI 48178

Quit Claims to: **Steve Gedda**, a single man, whose address is 9433 Sandlewood Dr., Whitmore Lake, MI 48189

The following described premises situated in the Township of Northfield, Washtenaw, Michigan, to-wit:

**Lot 27, Wildwood Lake Subdivision, according to the Plat thereof as recorded in Liber 31, Pages 51 through 56, inclusive  
of Plats, Washtenaw County Records.**

More commonly known as: 9433 Sandlewood Dr, Whitmore Lake, MI 48189

Parcel Id# B-02-06-311-027

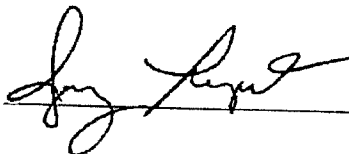
\$1.00

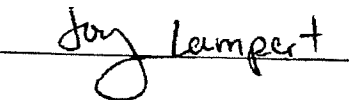
For the full consideration of **MCL 207.526 Sec. 6 (j) & MCL 207.505 Sec. 5 (a)**

Dated this

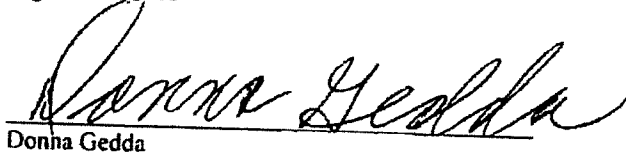
07/23/2015 ML

Witnesses:





Signed & Sealed

  
Donna Gedda

STATE OF MICHIGAN )  
COUNTY OF *Livingston* ) ss.

The foregoing instrument was acknowledged before me this 07/23/2015 by Donna Gedda, a single woman.



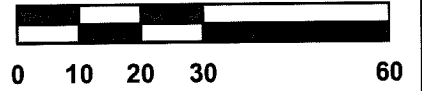
Prepared For:  
**Steve Gedda**  
9433 Sandlewood Drive  
Northfield Township, MI  
48189

# Certificate of Survey

SHEET 1 OF 1



1" = 30'

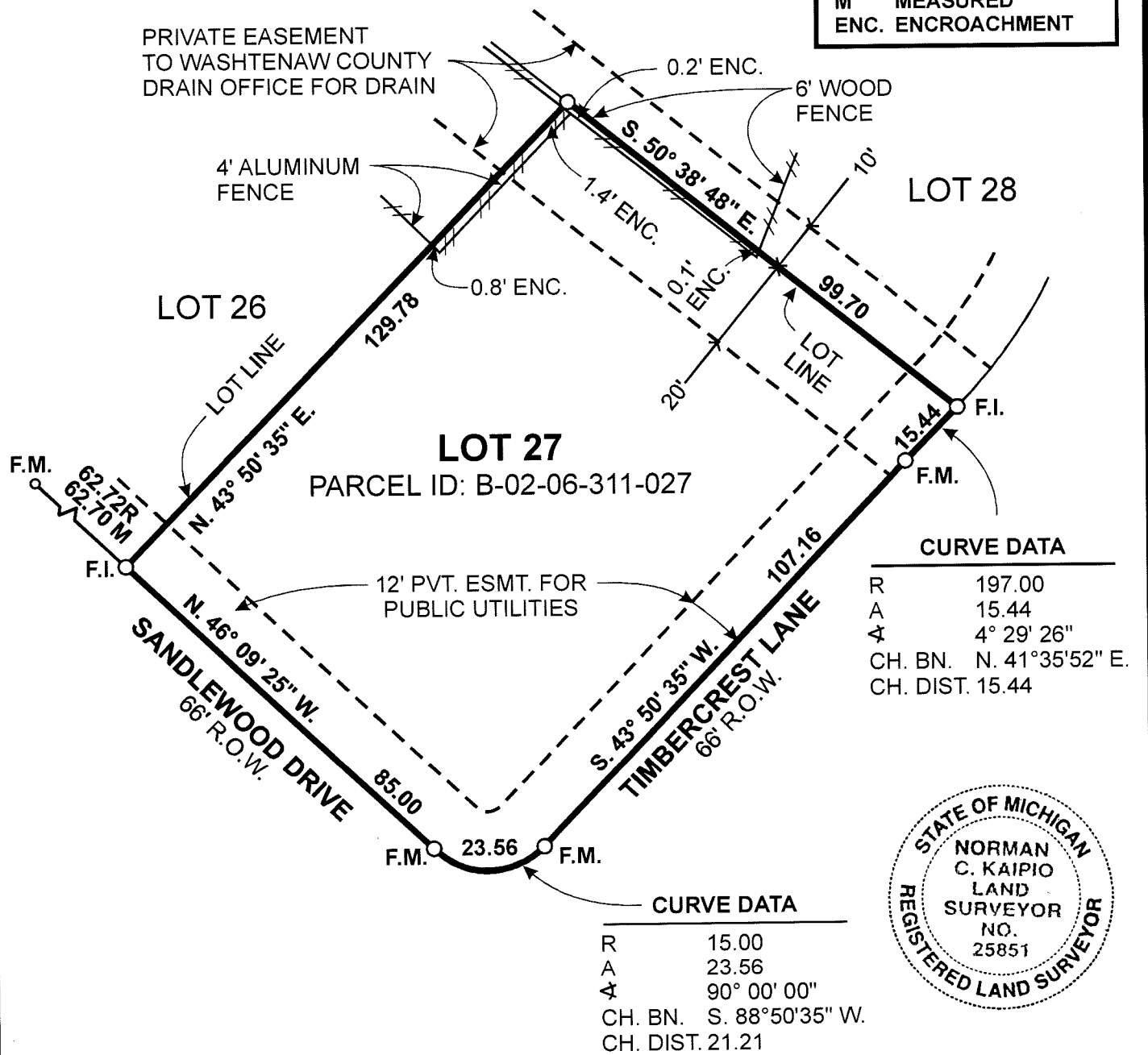


## LEGAL DESCRIPTION

LOT 27 OF "WILDWOOD LAKE SUBDIVISION", PART OF THE S.W. 1/4 OF SECTION 6, T 1. S., R. 6 E., NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, AS RECORDED IN LIBER 31 OF PLATS ON PAGES 51 THROUGH 56 OF WASHTENAW COUNTY RECORDS.

## LEGEND

F.M. FOUND MONUMENT  
F.I. FOUND IRON  
R RECORD  
M MEASURED  
ENC. ENCROACHMENT



Date  
**9/14/2018**

Scale  
**1" = 30'**

Job No.  
**18002-S**

I hereby certify that I have surveyed and mapped the above platted and/or described on **9-7-18** and that the ratio of closure on the unadjusted field observations of such survey was **1:56,904** and that all the requirements of P.A. 132, 1970 have been complied with.

**NORMAN C. KAIPIO**  
Registered Land Surveyor

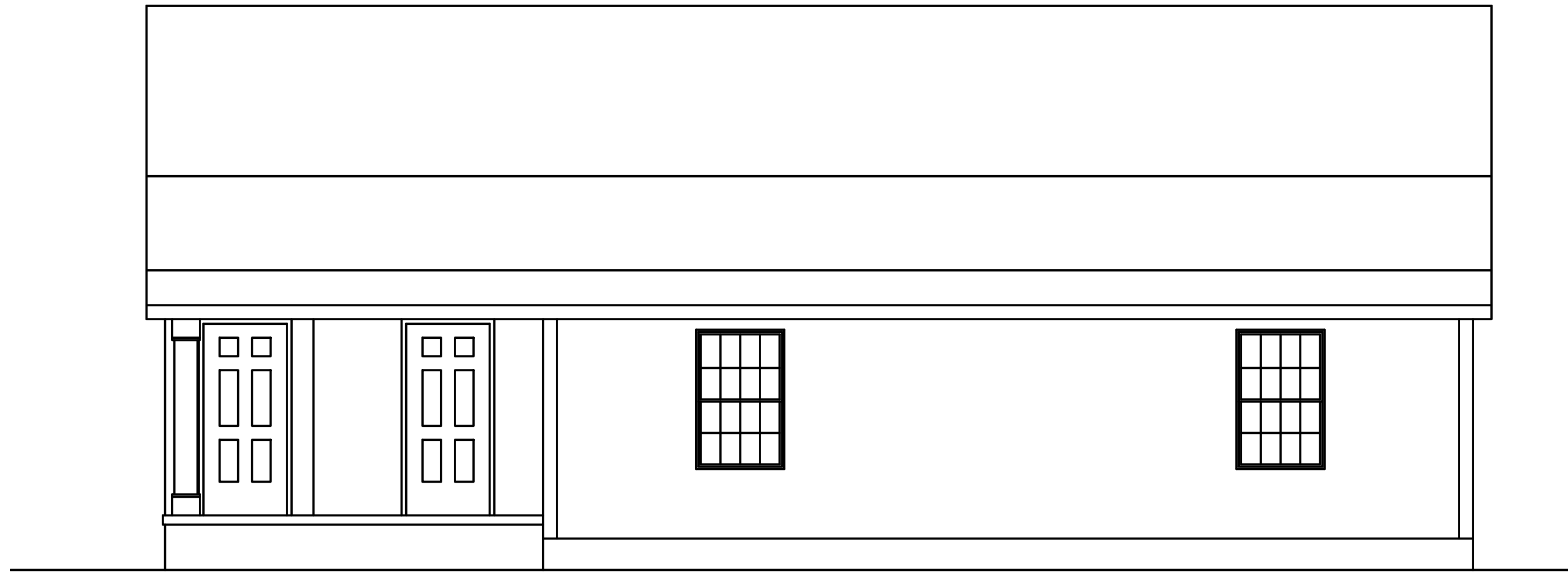
## LAND SURVEYING & CONSTRUCTION LAYOUT

30175 St. Martins  
Livonia, MI 48152  
(248) 474-7607

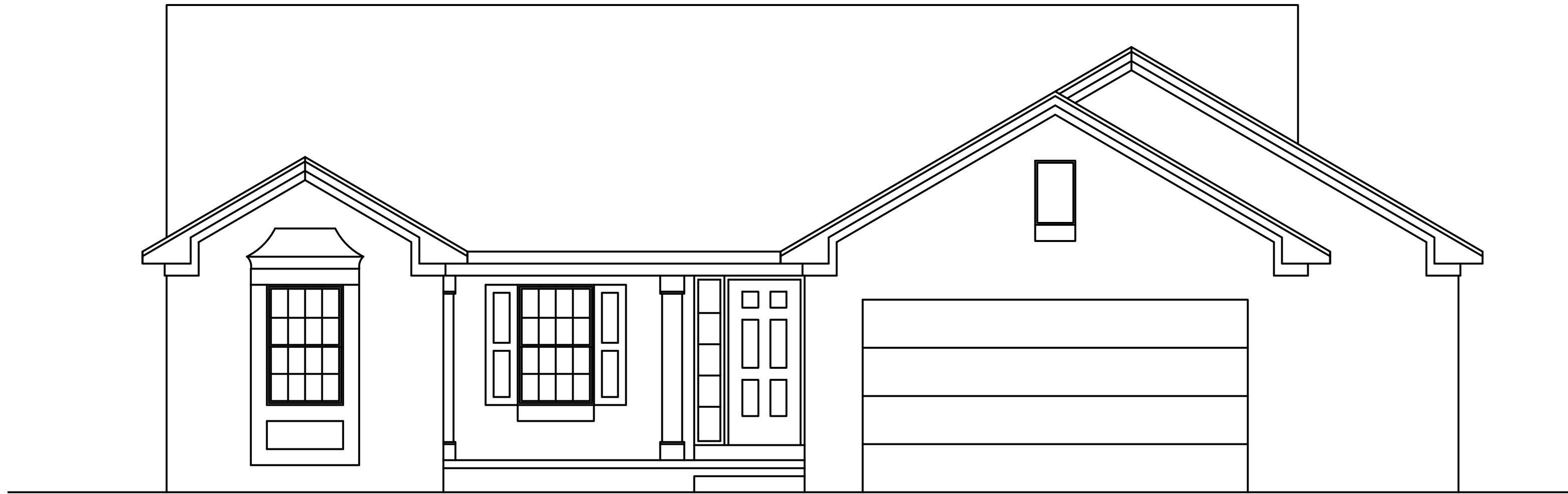
By   
Registered Land Surveyor



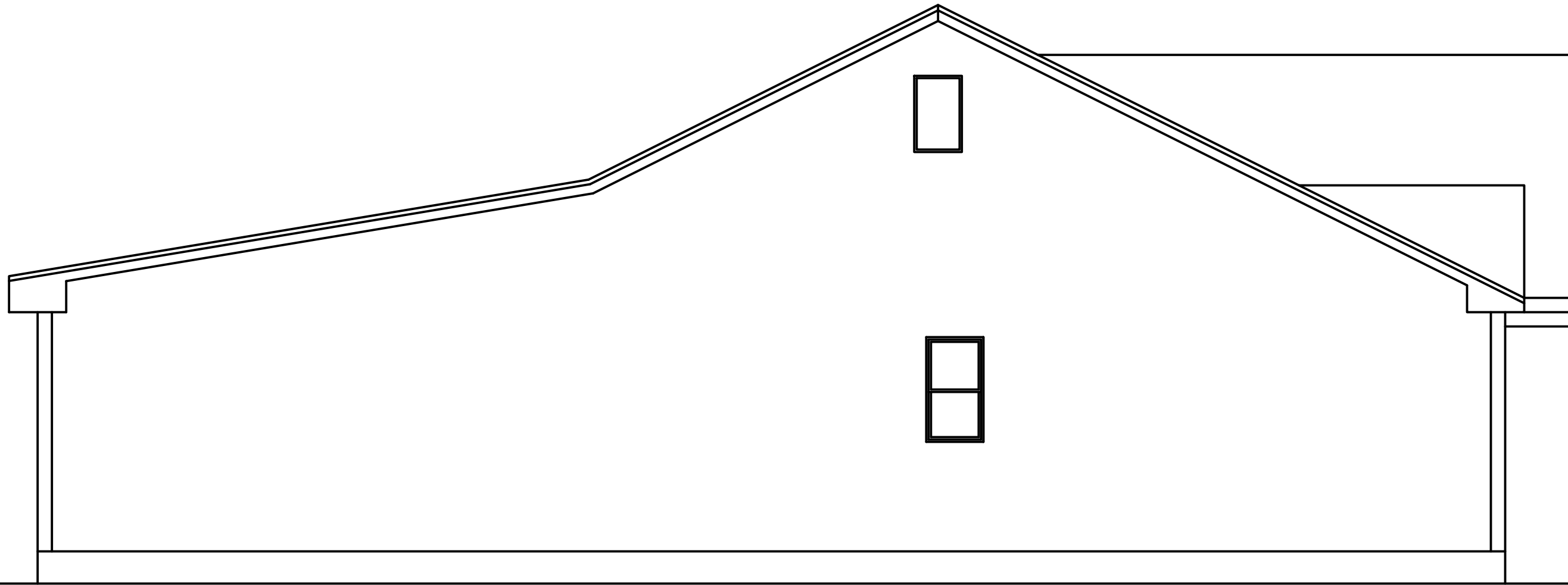




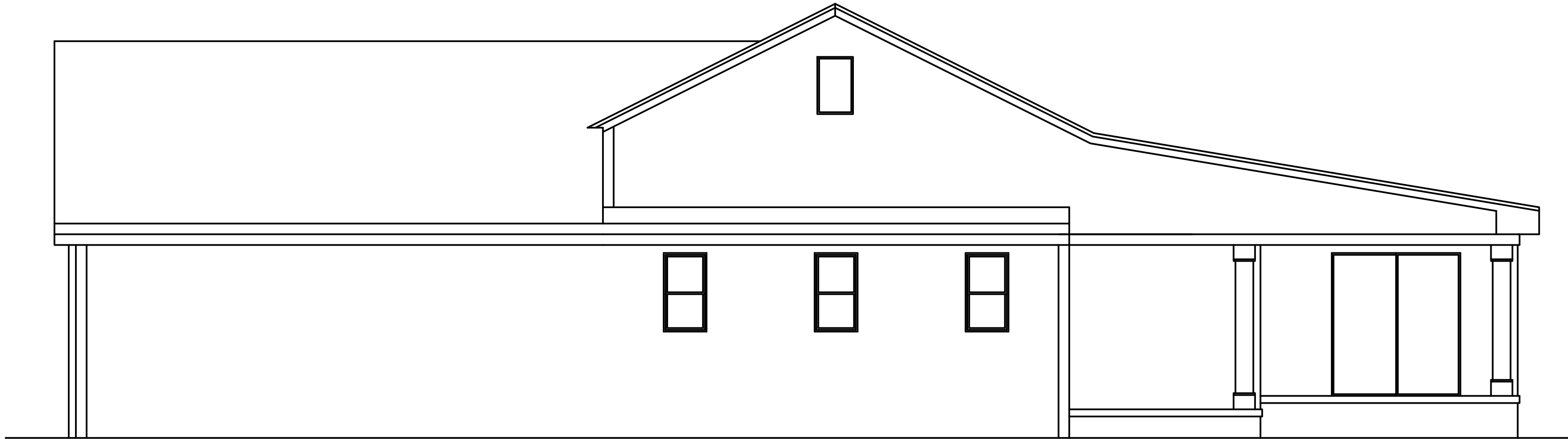
2 REAR ELEVATION  
A2.0 A2.0 1/4" = 1'-0"



1 FRONT ELEVATION  
A2.0 A2.0 1/4" = 1'-0"



4 SIDE ELEVATION  
A2.0 A2.0 1/4" = 1'-0"



3 SIDE ELEVATION  
A2.0 A2.0 1/4" = 1'-0"

PROPOSED ADDITION  
9433 SANDLEWOOD DRIVE  
NORTHFIELD TOWNSHIP, MICHIGAN

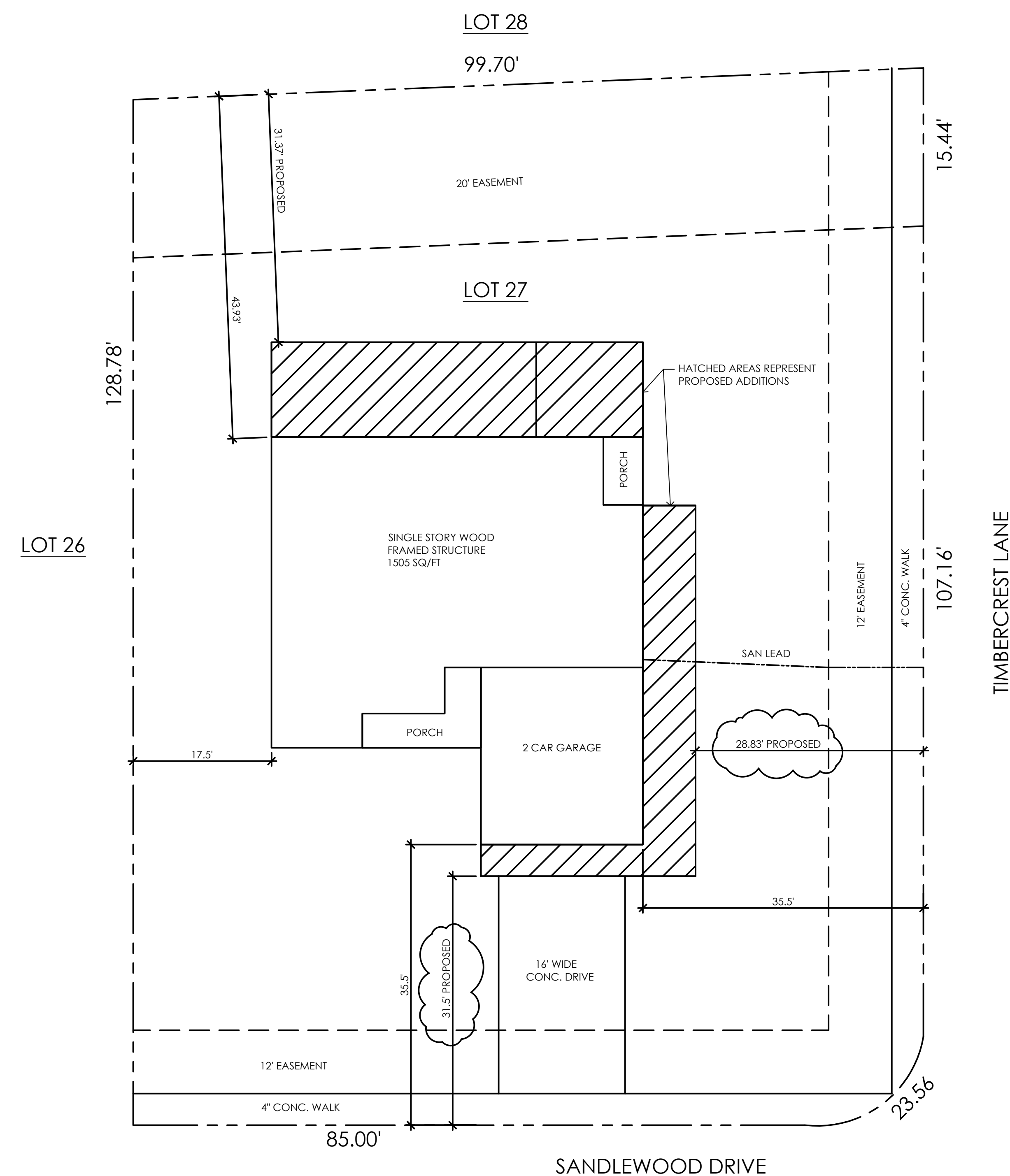
SEAL :

ISSUED FOR	DATE
DATE :	
DRAWN :	
CHECKED :	
SCALE : AS NOTED	
JOB NO : 15-101	
SHEET TITLE :	
EXTERIOR ELEVATIONS	

SHEET

A2.0

ZONED SR1	
MAX LOT COVERAGE	30%
CURRENT LOT COVERAGE	16%
PROPOSED LOT COVERAGE	23%
REQUIRED FRONT YARD SETBACK	35'
CURRENT FRONT YARD SETBACK	35.5'
PROPOSED FRONT YARD SETBACK	31.5' (VARIANCE REQUESTED)
REQUIRED REAR YARD SETBACK	20'
CURRENT REAR YARD SETBACK	43.93'
PROPOSED REAR YARD SETBACK	31.37'
REQUIRED SIDE YARD SETBACK	10'
CURRENT SIDE YARD SETBACK	17.5'
REQUIRED SIDE YARD SETBACK (STREET)	35'
CURRENT SIDE YARD SETBACK (STREET)	35.5'
PROPOSED SIDE YARD SETBACK (STREET)	28.83' (VARIANCE REQUESTED)



1

P1.0 | P1.0

**PLOT PLAN**  
1" = 10'-0"

PROPOSED ADDITION  
9433 SANDLEWOOD DRIVE  
NORTHNORTHFIELD TOWNSHIP, MI

SEAL :

ISSUED FOR	DATE
DATE :	
DRAWN :	
CHECKED :	
SCALE : AS NOTED	
JOB NO : 15-101	
SHEET TITLE :	
PLOT PLAN	
SHEET	
P1.0	



October 15, 2018

Zoning Board of Appeals  
Northfield Township  
8350 Main Street  
Whitmore Lake, MI 48189-0576

**Subject: Matt Gedda/9433 Sandlewood; Variance Review #1 (Application and materials dated 5/14/18).**

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Matt Gedda on behalf of his brother Steve Gedda, to construct additions to an existing dwelling located on the north side of Sandlewood Drive and Timbercrest Lane intersection in the SR-1 (Single Family Residential) District.

## VARIANCES

The proposal will require the following variance from the Zoning Ordinance:

1. Article VIII. SR-1 Single Family Residential District, Section 36-218. Regulations and Standards, sub-section (4) (a):  
Front Yard (Sandlewood Frontage) Setback
  - 35.00 feet minimum required
  - 31.50 feet proposed
  - 3.50 foot variance requested
2. Article VIII. SR-1 Single Family Residential District, Section 36-218. Regulations and Standards, sub-section (4) (a):  
Front Yard (Timbercrest Frontage) Setback
  - 35.00 feet minimum required
  - 28.83 feet proposed
  - 6.17 foot variance requested

## COMMENTS

Per Section 36-943 (d) of the Northfield Township Zoning Ordinance, the Board must, prior to acting on a proposed variance, consider and make findings regarding several factors, listed in bold type below. A variance shall not be granted by the ZBA unless all the following conditions are met:

- (1) ***Strict compliance with restrictions governing area, setback, frontage, height, lot coverage, density or other non-use matters will unreasonably prevent the owner from using the property for a permitted purpose or will render conformity with those restrictions unnecessarily burdensome.*** The subject site meets the minimum required lot size and width for the SR-1 district. The existing dwelling is also compliant with the required setbacks. The applicant is proposing additions to the northeast, southeast and south sides of the dwelling. The additions along both street frontages are located within the required 35' front yard setbacks area.

Per the applicant the owner of the dwelling is disabled and in a wheelchair with additional ventilator equipment. The additions to the dwelling necessitating the variances are located along the garage and front of the dwelling, to create a larger garage to accommodate a barrier free accessible vehicle (van), a barrier free access ramp and a barrier free accessible foyer for entry to the dwelling. The additions to the dwelling for an ADA complaint bathroom and physical therapy room on the northeast

side, meet all setbacks requirements. Compliance with the ordinance standards would likely prevent the applicant from building the ramp to ADA standards and providing adequate room of movement of a wheelchair and associated equipment. Lack of the necessary modifications to address the applicant's disability can be construed as being unnecessarily burdensome.


- (2) ***The variance will provide substantial justice to the applicant, as well as other property owners in the district.*** Approval of the variances will provide substantial justice to the homeowner by providing safe access to the dwelling and will provide him with the ability to have a vehicle necessary for his basic traveling needs. The variances are for additions along the street frontages which are not in close proximity to any other dwelling and are located outside the clear vision corner at the street intersection, and therefore, not adverse to the interests of other property owners in the neighborhood.
- (3) ***The variance requested is the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners.*** The proposed addition is 4 feet wide along Sandlewood Drive and 6.67 feet wide along Timbercrest Lane frontage, which is not excessive. The required width for a typical barrier free sidewalk is 5 feet. The additional width would accommodate equipment attached to the wheelchair and allow for adequate turn movements. We believe the variances requested are reasonable, and would not affect the views or other quality of life factors for any of the abutting property owners.
- (4) ***The need for the variance is due to unique circumstances that are peculiar to the land, structure or building involved and not generally applicable in the area or to other properties in the same zoning district.*** The need for the variances arises from a practical need and a hardship faced by the homeowner due to personal circumstances. There are no unique circumstances peculiar to the subject site by itself. The subject property is a corner lot which results in the need for two (2) front yards, which places a limitation on the site; however it is not an uncommon situation.
- (5) ***The problem and resulting need for the variance has been created by strict compliance with the Zoning Ordinance, and not by the applicant or applicant's predecessors; it is not self-created.*** The problem necessitating the variance is due to the personal physical limitations faced by the homeowner and caused by circumstances beyond his control.
- (6) ***The variance will be in harmony with the spirit and intent of this ordinance, will not be injurious to the neighborhood, or otherwise detrimental to the public health, safety and welfare.*** The proposed variance is not likely to have any adverse impact on the neighborhood or on public health, safety and welfare. In fact the variances are necessary to ensure the safety and well-being of the homeowner.

## RECOMMENDATION AND FINDINGS

Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals approve the requested variance for the property located at 9433 Sandlewood Drive:

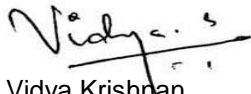
1. Compliance with ordinance standards would prevent the construction of the additions along both street frontages.
2. The need for the variances is to provide necessary barrier free access to the dwelling.



- 
3. The variance will provide substantial justice to the applicant and is not adverse to the interests of other property owners.
  4. The variance requested is the minimum possible.
  5. The variance will have no detrimental impact on public health, safety or welfare.
  6. The need for the variance is due to personal physical limitations faced by the applicant and caused by circumstances beyond his control.

Respectfully submitted,

**McKENNA ASSOCIATES**



Vidya Krishnan  
Senior Planner

cc:      Township Manager:      Steven Aynes, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189  
         Assessing/Building Asst.      Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189  
         Applicant:      Matt Gedda, via e-mail: matthewgedda@hotmail.com



# NORTHFIELD TOWNSHIP MICHIGAN

8350 Main Street • Whitmore Lake, Michigan 48189-0576

Telephone: (734) 449-2880 • Building Dept. (734) 449-5000 • Fax: (734) 449-0123 • Web Site: [www.twp-northfield.org](http://www.twp-northfield.org)

## ZONING COMPLIANCE APPLICATION / CERTIFICATION

Zoning Compliance is required prior to new construction, alterations to an existing structure, or change of use.

This application must be accompanied by two (2) copies of scaled site plans meeting the information requirements of the Zoning administrator. Plans must be dated (mo., day, yr.), including revisions, notate scale, and include a directional 'North' arrow.

Proposed and existing structures must be included in plans. For non-residential uses in any zoning district, all buildings and structures, utilities, parking area, dumpsters, landscaping, sidewalks, paved drives, fences, sign locations, etc. must be clearly visible on plans.

Site plans must also list the name, address, and parcel number of the property being reviewed on the Zoning Application.

Applications for zoning compliance certificates shall be deemed abandoned (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.

PROJECT NAME: <u>9433 SANDLEWOOD (GEDDA)</u>	
PROJECT ADDRESS: <u>9433 SANDLEWOOD</u>	
PARCEL ID(S): <u>B 02 06 311 027</u>	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Applicant Information:</b>	
<b>Proprietor/Owner Information:</b>	
Name: <u>MATT GEDDA</u>	Name: <u>STEVE GEDDA</u>
Address: <u>11425 9 MILE RD</u>	Address: <u>9433 SANDLEWOOD</u>
Phone: <u>(248) 470-5215</u>	Phone: <u>(248) 470-5215</u>
Email: <u>MATTHEWGEDDA@HOTMAIL.COM</u>	Email: _____
If application is made by anyone 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.	
Proof of Ownership Attached: <input type="checkbox"/>	Non-Owner Affidavit Attached: <input checked="" type="checkbox"/> <u>POA DOCS</u>
If applicant is not the owner, describe applicants interest in the property: <u>Brother</u>	
<b>PROPERTY DESCRIPTION</b>	
Description of Proposed Use: <u>EXPANDED GARAGE FOR HANDICAP RAMP AND VAN, ADDITION FOR HANDICAP BATH, ELEVATOR AND PHYSIOTHERAPY ROOM</u>	
Sanitary Facilities: <input type="checkbox"/> Sewer; Sewer Tap Permit #: _____ <input type="checkbox"/> Septic; WCHD Permit #: _____	
Zoning Classification(s): AR LR MR MHP <u>(SR1)</u> SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-____ W.L./N.T. Overlay OTHER: _____	
Type of Construction/Alteration: _____	
Project Start Date: <u>NOV 1ST 2016</u> Project Completion Date: <u>MAY 1ST 2017</u>	
<b>AUTHORIZED SIGNATURE</b>	
In the case of a 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 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 Northfield Township, Washtenaw County and the State of Michigan to enter the property for the purposes of inspection.	
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <u>Matt Gedda</u>            Applicant's Signature         </div> <div style="width: 35%;"> <u>08/12/2016</u>            Date         </div> </div>	

**RECEIVED**

AUG 16 2016

NORTHFIELD TOWNSHIP

## FOR OFFICE USE ONLY

Paid Date:

**PAID**

AUG 16 2016

NORTHFIELD TOWNSHIP TREASURER

Existing Legal Non-Conformities:

☐ Yes☒ No

If yes, explain below:

## ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date \_\_\_\_\_☐ Approved As Noted: Date \_\_\_\_\_☒ Denied: Date 8/25/16☐ Conditional Use Required☐ Site Plan Approval Required

## COMMENTS:

SEE ATTACHED COMMENT SHEET.  
VARIANCES FROM THE ZONING BOARD OF APPEALS  
REQD. PRIOR TO ZONING COMPLIANCE APPROVAL

Zoning Administrator Signature

Date

## AREA OF CONCERN

## Landscaping:

	Complies	Does Not Comply	N/A
1 Greenbelt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Parking lot islands, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Site Landscaping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Foundation Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Dumpster Screening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6 Comments:

## Signs:

7 Number of Signs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Size and area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9 Comments:

## Comments:

Engineering: \_\_\_\_\_

Utilities: \_\_\_\_\_

☐ Connection fee's paid

Fire Chief: \_\_\_\_\_

☐ Inspection Complete

Access: \_\_\_\_\_

Other Conditions of Approval: \_\_\_\_\_

Additional Comments: \_\_\_\_\_



### **9433 Sandlewood Drive**

Applicant: Matt Gedda (Owner: Steve Gedda)  
Request: To build additions to an existing single family dwelling  
Zoning: SR-1 (Single Family Residential) District  
Action: **DENIED** (see comments below); needs further action

#### **Comments:**

The proposed single family dwelling addition is a principal use permitted per Section 36-216 (1) of the Zoning Ordinance. The existing lot meets the minimum lot size and width requirement for the district. The existing dwelling meets the required setbacks for the district.

The subject site is a corner lot with frontage onto Sandlewood Drive and Timbercrest Lane. The proposed additions are located on the northeast, southeast and south sides of the dwelling. While the addition on the northeast side meets all the setback requirements, the additions to the remaining two (2) sides are located within the required 35 foot front yard setback, at a distance of 31.5 feet (Sandlewood Drive) and 28.83 feet (Timbercrest Lane).

The site plan submitted notes that variances are required. The applicant must formally apply to the Zoning Board of Appeals (ZBA) and obtain the required variances prior to approval of a Zoning Compliance permit.

Zoning Administrator

STATE OF MICHIGAN  
PROBATE COURT  
COUNTY OF WASHTENAW

## LETTERS OF GUARDIANSHIP

FILE NO.

PRP-14-444-GA

In the matter of STEVE GEDDA

TO:

Name and address

MATT GEDDA  
1125 NINE MILE ROAD  
SOUTH LYON MI 48178

Guardian's telephone no.

(248) 470-5215

1. You have been appointed ☐ by will or other witnessed writing ☒ by the court as FULL  
guardian of the individual named above. Type of guardian (full, limited, temporary, etc.)

2. Having filed an acceptance of appointment, you have the care, custody, and control of that individual:

☒ a. together with all authority and responsibilities granted and imposed by law.

☐ b. except as follows:

☐ c. as to the following powers and responsibilities only:


☐ 3. These letters of guardianship expire on \_\_\_\_\_

Date

05-06-2014

Date

Judge

  
Hon. Timothy P. Connors P31762

Bar no.

Attorney name (type or print)

Bar no.

Address

City, state, zip

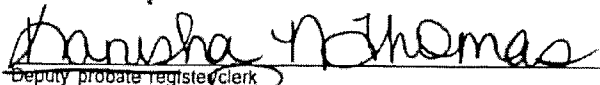
Telephone no.

## SEE NOTICE OF DUTIES ON SECOND PAGE

I certify that I have compared this copy with the original on file and that it is a correct copy of the whole of such original, and on this date, these letters are in full force and effect.

5/7/14

Date

  
Deputy probate register/clerk

USE NOTE: If this form is being filed in the circuit court family division, please enter the court name and county in the upper left-hand corner of the form.

Do not write below this line - For court use only

## NOTICE OF DUTY TO VISIT

You are required by law to visit the individual for whom you are guardian at least once every three months.

## NOTICE OF REPORTING DUTIES

You are required by law to file with this court a written report on the indicated form(s) and at the indicated times. Forms are available at the court.

**CHANGE IN PLACE OF RESIDENCE:** You are required to promptly inform the court of any change in the ward's residence within 14 days of the change. You are also required to keep the court and interested persons informed in writing within 7 days of any change in your address.

### ANNUAL REPORT:

Your annual report on condition of ward is due on \_\_\_\_\_ of each year. (Use form PC 634 or PC 654.)  
Date

In addition, you must serve the report on the ward and interested persons as specified in the Michigan Court Rules and file proof of service with the court.

- ☐ **ACCOUNTS:** You must file with this court once a year, either on the anniversary date of your letters of authority or on another date you choose (you must notify the court of this date) or more often if the court directs, a complete itemized accounting of your administration of the estate. On termination of the individual's disability, you shall account to the court or to the individual or that individual's successors. **The accounts must be served on the required persons at the same time they are filed with the court, along with proof of service.** (Use form PC 583 or PC 584: "Account.")

**ONGOING DUTY TO REPORT:** Pursuant to MCL 700.5319(2), if a conservator has not been appointed for the ward's estate and you determine that there is more cash or property that is readily convertible into cash in the ward's estate than was estimated by the guardian ad litem and reported to the court, you must report the amount of the additional cash or property to the court.

**DEATH OF WARD:** If the ward dies during the guardianship, you must give written notification to the court within 14 days of the individual's date of death. If accounts are required to be filed with the court, a final account must be filed within 56 days of the date of death.

**DELEGATION OF DUTIES:** You are required by law to notify the court when you delegate duties under a durable power of attorney.

**ATTENTION:** The above provisions are reporting duties only and are not the only duties required of you. These mandatory provisions are specified in court rules adopted by the Michigan Supreme Court. Your failure to comply may require the court to appoint a special fiduciary in your place and to suspend your powers. This may result in your removal as fiduciary. The court is prohibited by statute from giving you legal advice.

**KEEP THIS NOTICE FOR FUTURE REFERENCE**



October 7, 2018

Township Board of Trustees and Planning Commission  
Northfield Township  
8350 Main Street  
Whitmore Lake, MI 48189

**Subject:            Zoning Administrator Quarterly Report 7/1/2018 – 9/30/2018**

Dear Trustees and Commissioners:

Section 36-971(6) of the Zoning Ordinance requires the Zoning Administrator to submit to the Township Board and Planning Commission, a quarterly report in which a summary of the activities of the office is presented. Following is a concise summary of the activities of note in the THIRD quarter of 2018 (July 1 through September 30).

**Zoning Compliance Applications: A total of 31 applications were APPROVED.**

1. Approved eight (8) new dwellings/additions to existing dwellings.
2. Approved one (1) duplex.
3. Approved four (4) new accessory structures such as carport and pole barns.
4. Approved three (3) new decks and one (1) porch.
5. Approved three (3) new fence permits.
6. Approved three (3) solar panel array installations.
7. Approved one (1) swimming pool.
8. Approved one (1) sign permit.

**Pending ZBA action:**

1. 7900 Shady Beach Lane – New dwelling. Action deferred pending ZBA action on request for variances from setbacks and lot coverage.
2. 9411 Main Street – Expansion of dwelling, a nonconforming use expansion. Requires ZBA approval.

**Non-residential Uses:**

1. ***Fiber Optic Business/6785 Whitmore Lake Road*** – Approved use of site for fiber optic installation business office with vehicle and equipment storage. Site plan approval is required from the Planning Commission, with additional conditional land use approval if any vehicle repair is included.
2. ***Church Barn/7521 Whitmore Lake Road*** – Approved construction of a new 2,400 square foot barn. Requires site plan and conditional land use approval from Planning Commission and Township Board of Trustees.
3. ***Kiwanis/75 Barker*** – Approved use of site for temporary sales for 10 days as noted on application. Requires approval from Building official for use of structure and evaluation of safety.
4. ***Horse Barn/8340 Rushton*** – Approved existing non-conforming status of the property prior to transfer of ownership. The subject property has an existing single family dwelling and a horse

barn with 30 stalls, a connected indoor riding arena and an office. The site has a total area of 10.67 acres, and meets the minimum lot size and width requirement for the district; however, in order to have 30 horses, the minimum required lot size is 30 acres. The existing 30-stall horse barn is a nonconforming use. Per the applicant the use has existing since the 1960's. The Township Assessor's records go back to 26 years. Under the provisions of Section 36-902, the existing non-conforming use of the property may continue, however it cannot be expanded or altered.

### **Denied**

1. Two (2) applications for decks were denied because drawings submitted were inaccurate and did not reflect property lines or existing structures correctly. It was impossible to determine if structure proposed met setbacks.
2. Applications for a fence and a deck were denied for non-compliance with setbacks or height requirements. Subsequently applicants corrected the drawings and the structures were approved.

### **Administrative Site Plan Approvals**

1. **Bobber Downs/8745 N. Main Street** – Approved proposal to enclose an existing patio area and convert it to a waiting area/ rec rom. Seating capacity was reduced and no additional parking was required. Compliance with conditions of prior site plan approval granted by PC was also ensured.

### **Zoning Board of Appeals Cases:**

1. **330 Delaware/Fence** – Fence was installed with no approvals and was not in compliance with the Ordinance standards. The applicant received approval of a variance from the ZBA, "after the fact".
2. **5073 Eric Ct./Pool** – Above ground swimming pool located within the rear yard setbacks. Applicant received approval of a setback variance from the ZBA. .


### **Final Site Inspections:**

1. **Washtenaw County Road Commission Facility/E. North Territorial** – Inspected the site for compliance to site plan approved by Planning Commission in February 2017. All improvements have been installed. Final approval was granted subject to replacement of any dead trees (still under warranty) and replacement of lawn area along site's frontage.
2. **Whitmore Lake Nature Preserve/7 Mile Road** – Final site inspection was conducted on 9/19/18. Final approval is pending replacement of a dead tree and regrading/clean-up of bike rack area.

### **Zoning Administrator Office Hours:**

Upon authorization from the Township Board, I have office hours at Township Hall every Wednesday for four (4) hours in the morning. I work with the Zoning Coordinator, Township Manager and Code Enforcement official to address and resolve issues by meeting with property owners and going on-site inspections. I am also available to meet by appointment with any citizen who has any questions or concerns regarding zoning matters. I continue to have meetings almost every Wednesday with homeowners to help them with zoning related questions. I also meet with existing business owners in response to code violation notices and with prospective business owners to help guide them.





The addition of a new Code Enforcement Officer has been helpful in addressing issues of long pending code violations. Several property owners who have previously been non-responsive, have now reached out to the Township to try and address the issues, after receiving violation notices. At the direction of the Township Attorney, the Code Officer and I have prepared a list of all the major violators within the Township (non-residential properties). A decision to pursue major code violation issues needs to be discussed by the Attorney and Township Board of Trustees.

I have also prepared a draft text amendment to be presented to the Planning Commission which clarifies the role of the Code Enforcement officer. The current text gives the Zoning Administrator the authority to issue tickets and citations, which more appropriately is the function of a code enforcement officer. In other areas the ordinance is ambiguous. The amendment clarifies the powers and authority of the Code Enforcement officer.

**Other Items:** The challenge of interacting with some property owners continues, with some being aggressive and occasionally hostile in their approach. However, with a Code Enforcement officer added to the team, it appears to be improving. As always, I try my best to help property owners within the limits that are established in the Zoning Ordinance. Waiving requirements of the ordinance is not my prerogative.

As the Zoning Administrator, I strive to be prompt and attentive to the needs of the applicants while ensuring that they understand the process and also comply with the rules and regulations set forth in the Zoning Ordinance.

Respectfully submitted,  
**McKenna Associates**



Vidya Krishnan  
Senior Planner



# NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

## Minutes of Regular Meeting October 15, 2018

### 1. CALL TO ORDER

The meeting was called to order by chair Stephen Safranek at 7:05 P.M. at 8350 Main Street.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

#### AND DETERMINATION OF QUORUM

Brad Cousino	Absent with notice
Kenneth Dignan	Present
Greg Kolecki	Present
Jacki Otto	Present [arrived at 7:07 P.M.]
Stephen Safranek	Present
James Balsillie, Alternate	Presence not required

Also present:  
Recording Secretary Lisa Lemble  
Mary Bird, Assessing & Building Assistant  
Planning Consultant Vidya Krishnan  
Members of the public

### 4. ADOPT AGENDA

- **Motion:** Dignan moved, Safranek supported, that case JZBA180006 be postponed indefinitely in light of information provided by the applicant.

Krishnan explained that it has been determined that the variances required may be considerably different than the information provided would indicate.

[Otto arrived].

**Motion carried 3—0--1 on a voice vote, Otto abstaining as she arrived after the motion was made.**

- **Motion:** Dignan moved, Safranek supported, that the agenda be adopted as amended.  
**Motion carried 4—0 on a voice vote.**

### 5. CORRESPONDENCE

None.

### 6. PUBLIC HEARINGS

- 6A. **Case #JZBA180006; Antonio Green; Location: 7900 Shady Beach Drive; Request for variances from sideyard setback and lot coverage requirements. Zoned SR-2—Single-Family Residential; Parcel 02-17-226-014.**

Removed from the agenda.

- 6B. **Case #JZBA180007; Theresa Bower, applicant; Location: 379 Delaware; Request for variance from front yard setback requirement. Zoned SR-2—Single-Family Residential; Parcel 02-17-231-043.**

- **Motion:** Dignan moved, Kolecki supported, that the public hearing be opened.  
**Motion carried 5—0 on a voice vote.**

Terry Adams of Park Builders appeared for the applicant, noting that a 5.7 ft. variance is required for the proposed two car garage. He said his client has rheumatoid arthritis and needs to have a garage of this size at an elevation equal to the house to avoid steps. He said there is less than 10% lot coverage currently, and with the garage added it will be about 16% which is well within the ordinance. He said he feels it would be unreasonable not to grant the variance because it will provide the applicant with substantial relief without affecting neighbors.

In answer to a question Adams said the finish materials of the garage will match the home.

George Brown, 7865 Shady Beach, said a very similar variance was granted a couple years ago for another house in the area and it looks great. He said he supports this request.

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

### 7. OLD BUSINESS

None.

## 8. NEW BUSINESS

- 8A. Case #JZBA180006; Antonio Green;  
Location: 7900 Shady Beach Drive;  
Request for variances from sideyard setback  
and lot coverage requirements.  
Zoned SR-2—Single-Family Residential;  
Parcel 02-17-226-014.**

Removed from the agenda.

- 8B. Case #JZBA180007; Theresa Bower, applicant;  
Location: 379 Delaware; Request for variance  
from front yard setback requirement.  
Zoned SR-2—Single-Family Residential;  
Parcel 02-17-231-043.**

Planning consultant Vidya Krishnan read her written report dated September 24, 2018. She said strict compliance with the ordinance would be unnecessarily burdensome to the applicants, granting the variance will provide substantial justice, the variance requested is reasonable for a two-car garage, any corner lot in this area would face a similar challenge so the need for the variance has not been created by the applicant, and the variance will not be injurious to the neighborhood.

She said she finds that compliance with the ordinance would result in the applicant being able to construct only a single-car garage, and she recommended approval of the request.

- **Motion:** Dignan moved, Otto supported, that in the request in Case #ZBA180007 by Theresa Bonner, 379 Delaware, the ZBA approve the variance of 5.7' from the required front yard setback to allow construction of a 24' x 24' garage attached to an existing single-family dwelling with the conditions set forth in the findings provided in the planning consultant's September 24<sup>th</sup> letter as follows:

1. Compliance with ordinance standards would result in the applicant being able to construct only a one-car garage, which would not support the medical or personal needs of the homeowner and could be construed as being unnecessarily burdensome.
2. The variance will provide substantial justice to the applicant and is not adverse to the interests of other property owners.

3. The proposed garage will be located outside the clear vision corner and will not exceed lot coverage standards
4. The variance will have no detrimental impact on public health, safety, or welfare.

**Motion carried 4—0 on a voice vote.**

## 9. MINUTES

- **Motion:** Dignan moved, Kolecki supported, that the minutes of the August 20, 2018, regular meeting be approved as presented.  
**Motion carried 4—0 on a voice vote.**

## 10. CALL TO THE PUBLIC

In answer to a question from a member of the public, Krishnan confirmed that another notice will be mailed to property owners when the request for 7900 Shady Beach is scheduled for public hearing again.

In response to comments from George Brown, Krishnan said all new fences require a zoning compliance permit, and she always requires a stake survey for those requests because of the high incidence of disputes regarding boundaries between properties.

## 11. ZBA MEMBER COMMENTS

None.

## 12. ANNOUNCEMENT OF NEXT MEETING

**November 19, 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.

## 13. ADJOURNMENT

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

The meeting was adjourned at 7:35 P.M.

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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 \_\_\_\_\_, 2018.

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Stephen Safranek, Chair

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Greg Kolecki, Secretary