

NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
May 21, 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 #JZBA180001 – Sutton Schoolhouse, 2931 E. Joy Rd, Ann Arbor, MI 48105; Parcel number B-02-34-400-005. The applicant proposes to build additions to the existing schoolhouse building and demolish the detached garage/shed structure on site. The parcel is zoned AR (Agricultural) and is a non-conforming lot of record with an area of 0.5 acres. The single-family use is permitted per Section 36-156 (1) of the Zoning Ordinance. The proposal will require variances from Section 36-905 (a)(3) Expansion and Substitution; Section 36-158 (4)(a) Regulations and Standards; Section 36-158 (4)(c) Regulations and Standards and Section 36-158 (3) Regulations and Standards.
- 7. OLD BUSINESS**
- 8. NEW BUSINESS:**
 - A. Case #JZBA180001 – Sutton Schoolhouse, 2931 E. Joy Rd, Ann Arbor, MI 48105; Parcel number B-02-34-400-005. The applicant proposes to build additions to the existing schoolhouse building and demolish the detached garage/shed structure on site. The parcel is zoned AR (Agricultural) and is a non-conforming lot of record with an area of 0.5 acres. The single-family use is permitted per Section 36-156 (1) of the Zoning Ordinance. The proposal will require variances from Section 36-905 (a)(3) Expansion and Substitution; Section 36-158 (4)(a) Regulations and Standards; Section 36-158 (4)(c) Regulations and Standards and Section 36-158 (3) Regulations and Standards.
 - B. Election of Officers
 - C. Zoning Administrator Quarterly Report: Jan 1 – March 31, 2018
- 9. APPROVAL OF MINUTES:** January 22, 2018
- 10. CALL TO THE PUBLIC**
- 11. ZBA MEMBER COMMENTS**
- 12. ANNOUNCEMENT OF NEXT MEETING:** June 18 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.

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing at the request of:

A. Case #JZBA180001 – Sutton Schoolhouse, 2931 E. Joy Rd, Ann Arbor, MI 48105; Parcel number B-02-34-400-005. The applicant proposes to build additions to the existing schoolhouse building and demolish the detached garage/shed structure on site. The parcel is zoned AR (Agricultural) and is a non-conforming lot of record with an area of 0.5 acres. The single-family use is permitted per Section 36-156 (1) of the Zoning Ordinance. The proposal will require the following variances from the Zoning Ordinance:

1. Article XXIX. Nonconformities, Section 36-905 (a)(3) – Expansion and Substitution, to construct additions that do not conform to the regulations of the district in which they are located.
2. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (a):

Front Yard Setback	-	50.00 feet required
		19.58 feet existing
		27.16 feet proposed
		22.84 foot variance requested
3. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (c):

Rear Yard Setback	-	50.00 feet required
		26.66 feet existing
		26.50 feet proposed
		23.50 foot variance requested
4. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (3):

Lot Coverage	-	10% maximum coverage permitted (2,178.3 sq.ft)
		11.6% coverage proposed (2,522 sq. ft)
		1.6% coverage variance requested (343.7 sq. ft)

The public hearing will be held on **Monday, May 21, 2018** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 734-449-2880, seven days in advance.

Kathy Manley – Northfield Township Clerk

Publish: Thursday, May 3, 2018
Newspaper: legalads@mlive.com



April 23, 2018

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

Subject: Sutton Schoolhouse/2931 E. Joy Road; Variance Review #1 (Application and materials dated 3/22/18).

Dear ZBA Members:

We have reviewed the above referenced variance application submitted by Sutton Schoolhouse LLC to build an addition to the existing schoolhouse building and demolish the detached garage/shed structure on site. The parcel is zoned AR (Agricultural) and is a non-conforming lot of record with an area of 0.5 acres. The single-family use is permitted per Section 36-156 (1) of the Zoning Ordinance.

The applicant was originally scheduled for the April 16, 2018 ZBA meeting. The Township sent in the notice for publication to the newspaper to comply with the required 15 day minimum deadline established by State Law. However, due to an error on the part of the newspaper, the notice did not get published. As a result, the Township had to re-publish the notice in the paper and reschedule the request for the May ZBA meeting.

VARIANCES

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

1. Article XXIX. Nonconformities, Section 36-905 (a)(3) – Expansion and Substitution, to construct additions that do not conform to the regulations of the district in which they are located.
2. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (a):

Front Yard Setback	-	50.00 feet required
		19.58 feet existing
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		26.66 feet existing
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4. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (3):

Lot Coverage	-	10% maximum coverage permitted (2,178.3 sq.ft)
		11.6% coverage proposed (2,522 sq. ft)
		1.6% coverage variance requested (343.7 sq. ft)

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 is the location of the historic Sutton Schoolhouse which was built in 1875. The structure on it transitioned from being a schoolhouse to a dwelling and has remained vacant for a while. The structure is in need of repair and the applicant is proposing a modest addition that will make it a viable single family dwelling.

With a lot area of 0.5 acres, the subject site is 1/10th the minimum required lot size for the AR district. As a result even the existing structure is non-conforming. The proposed addition lines up to the back wall of the existing dwelling while the front wall is set back further than the existing structure from Joy Road. Strict compliance with the Ordinance standards is impossible and will render the parcel completely unbuildable, which is unnecessarily burdensome. The applicant is attempting to decrease the degree of non-conformity of the parcel by removing the existing non-conforming garage structure.

- (2) ***The variance will provide substantial justice to the applicant, as well as other property owners in the district.*** Approval of the variance will provide substantial justice to the applicant by allowing them to build an addition, rehabilitate and reuse a historic structure within the Township and is not adverse to the interests of other property owners in the district. The dwelling and the proposed addition are not in the vicinity or close proximity to any structures on the abutting properties and will have no impact on views, sounds, light, air or other quality of life factors.
- (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.*** As noted previously, the proposed addition is intended to line up with the back wall of the main structure, and is setback more from the front lot line than the existing structure, to create a practical footprint for the dwelling. The existing and proposed structures comply with the required side yard setbacks even though the parcel is very small.
- (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.*** Per the applicant's narrative, the Sutton schoolhouse is the oldest public building in Northfield. Based on the history, the present ½ acre parcel with the schoolhouse building was conveyed to the present family that owns it in 1963. Over the years the parcel has been conveyed to various members of an extended family. The history of this parcel makes it unique and unlike any other in the Township, therefore, the unique circumstances associated with this parcel and structure cannot be attributed to any other property that we have knowledge of.
- (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 a result of the small size of the lot and existing structure which is tied to the history of the parcel itself, and not self-created by the applicant.
- (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. The intent of zoning and land use planning is to provide for the orderly development and use of land. Even with the variances, the applicant is complying with the side yard setbacks required, and maintaining spacing between abutting properties for protection of health, safety and welfare.

RECOMMENDATION AND FINDINGS

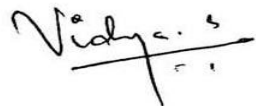
Based on the findings below, and subject to any additional information presented and discussed by the applicant, Board, and/or the public during the public hearing and incorporated into the record prior to any findings being made, we recommend that the Zoning Board of Appeals **approve** the requested variance for the Sutton Schoolhouse LLC property located at 2931 E. Joy Road:

1. Compliance with ordinance standards would render the parcel unbuildable, which could be construed as being unnecessarily burdensome.
2. The parcel size is 1/10th the minimum lot size required and likely predates the Zoning Ordinance.
3. The existing non-conformity of the parcel is being reduced with the demolition of the existing non-conforming garage.
4. The variance will provide substantial justice to the applicant and is not adverse to the interests of other property owners.
5. The unique circumstances are related to the history of the parcel and is not self-created.
6. The variance requested is the minimum possible.
7. The variance will have no detrimental impact on public health, safety or welfare.
8. The variance requested is not adverse to the spirit and intent of the ordinance.

Subsequent to the approval of the variance, the applicant must obtain approval of Building Permits prior to start of construction or demolition.

Respectfully submitted,

McKENNA ASSOCIATES



Vidya Krishnan
Senior Planner

cc: Township Manager: Steven Aynes, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Zoning Coordinator: Mary Bird, Northfield Twp., 8350 Main St., Whitmore Lake, MI 48189
Applicant: Sutton Schoolhouse LLC, 5657 Pontiac Trail, Ann Arbor, MI 48105



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

ZONING BOARD OF APPEALS HEARING APPLICATION

Applicant Information:	Proprietor/Owner Information:
Name: <u>Sutton Schoolhouse, LLC</u>	Name: " "
Address: <u>5657 Pontiac Tr. Ann Arbor 48105</u>	Address: " "
Phone: <u>(734) 548-4063</u>	Phone: " "
Email: <u>AHAGE19311@AOL.COM</u>	Email: " "
<small>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.</small>	
Proof of Ownership Attached: <input checked="" type="checkbox"/> <u>See zoning compliance application enclosed</u>	Non-Owner Affidavit Attached: <input type="checkbox"/>
<small>If applicant is not the owner, describe applicants interest in the property:</small>	
1. PROPERTY DESCRIPTION:	
A.) PROJECT ADDRESS: <u>2931 E. Jay Road, Northfield Township</u>	
B.) PARCEL ID(S): <u>B-02-34-400-005</u>	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C.) LEGAL DESCRIPTION: <u>See Accompanying Boss Engineering Survey dated 4-3-17, JOB NO. 17-092</u>	
2. PRESENT ZONING CLASSIFICATION:	
<input checked="" type="radio"/> 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>VACANT - Single Family Residential</u>	
4. NON-CONFORMING STATUS:	
A.) Please describe briefly the Non-Conformities which exist for this property (lot, structure or use):	
<u>1/2 Acre lot in AR Zoning District: 1) Maximum lot coverage 2) Front/Rear yard setback 3) Expansion of nonconforming structure</u>	
B.) State year/month Non-Conformity began (to the best of your knowledge): <u>Approximately 1960</u>	
5. VARIANCE REQUEST:	
A.) Is a denial letter attached from the Zoning Administrator? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If no, identify each section of ordinance from which Variance is requested:	
<u>Northfield Zoning Ordinance Sec. 36-158 (3) & (4)(a)(c) And Sec 36-905 (a) (3) (Expansion & Substitution of Nonconforming Structure)</u>	

B.) Describe reason/need for Variance:

See attached correspondence.

C.) Explain existing special conditions or circumstances that are unique to the land or buildings involved which are not applicable to similar land or building in the same district:

See Attached correspondence

D.) Did the special condition or circumstances arise from your actions?

☐ Yes

☒ No

Describe:

See Attached correspondence

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

See Attached correspondence

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

See Attached correspondence

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:

See Attached correspondence

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

Approval of variances for Expansion of nonconforming structure;
front + Rear yard setbacks and lot coverage as detailed in Accompanying
correspondence.

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 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.

Dennis Hagerty (Manager)
Applicant(s) Signature

3-22-18
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
- ☒ N/A 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

FOR ZONING BOARD OF APPEALS 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 Board of Appeals reviewed the above requested variance or appeal and;



Approved: Date



Denied: Date

Comments:

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 fifteen (15) days nor more than thirty (30) 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:

Copies of Minutes sent to:

File

Applicant:

Building Department:

Ordinance Enforcement Officer:

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☐ Yes☐ No

If yes, explain below:

REC'D
MAR 23 2018
NORTHFIELD TOWNSHIP

PAID
MAR 23 2018
NORTHFIELD TOWNSHIP
TREASURER

ZONING COMPLIANCE CERTIFICATE:☐ Approved: Date _____☐ Approved As Noted: Date _____☐ Denied: Date _____☐ Conditional Use Required☐ Site Plan Approval Required

COMMENTS: _____

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:** _____

MYERS & MYERS, PLLC
ATTORNEYS AT LAW

Kelly A. Myers
Roger L. Myers *

* Also Admitted to Practice in California

915 N. Michigan Avenue
Howell, Michigan 48843

(517) 540-1700
Fax: (517) 540-1701

Matthew M. Hagerty
Rebecca J. S. Cassell
Robert F. Marvin
Alexander R. Reuter

March 23, 2018

VIA HAND-DELIVERY

Northfield Township Zoning Board of Appeals
c/o Ms. Mary Bird, Building and Zoning Department
8350 Main Street
Whitmore Lake, MI 48189

Re: ZBA Hearing Application and Variance Request for 2931 E. Joy Road,
Northfield Township – Sutton Schoolhouse

Dear Members of the Zoning Board of Appeals:

My office represents Sutton School House, LLC (“Applicant”) owner of a ½ acre residential parcel of property located at 2931 E. Joy Road (the “Schoolhouse Property”). Presently located on the Schoolhouse Property is a one room brick schoolhouse building commonly referred to as the Sutton Schoolhouse (“Schoolhouse”). There is also a garage/outbuilding located on the northeast corner of the Schoolhouse Property which is planned for demolition. My client is requesting to renovate and build an addition onto the existing Schoolhouse for single family residential use and seeks Northfield Township Zoning Board of Appeals (ZBA) variance approval in order to bring this project to fruition.

A copy of the Applicants’ completed Zoning Compliance Application/Certification previously filed with the Northfield Township Building and Zoning Department is attached hereto as **Appendix A** and contains the Township’s Zoning Administrator and Planning Consultant, Vidya Krishnan’s review and March 22, 2018 *conditional approval* of the Schoolhouse expansion, subject to ZBA approval of the variances requested herein. Although my client’s property is within the AR-Agricultural Residential Zoning District, which has a minimum parcel size of five (5) acres, the

Schoolhouse itself actually pre-dates the adoption of the Northfield Township Zoning Ordinance by approximately 90 years. The Northfield Township Zoning District Map; an aerial photo delineating the location of the Schoolhouse Parcel; along with some representative photos of the Schoolhouse, are attached hereto as **Appendix B**.

Some brief background concerning the ownership history of the Schoolhouse Property; how the Applicant acquired title; and the use of the Schoolhouse building itself is detailed below. While historically noteworthy, this information will also provide helpful context for the relief sought through this variance request.

History of the Schoolhouse Property

The history of the Schoolhouse dates to 1839. The present Schoolhouse was built in 1875. It is believed that the Schoolhouse is the oldest public building in Northfield Township. The Schoolhouse and Schoolhouse Property were acquired by William Larmee and his wife in approximately 1960 when it ceased being used as a schoolhouse. William Larmee then converted the Schoolhouse into a single family residence. In 1963 the Schoolhouse Property was sold and conveyed by Mary Larmee, the surviving wife of William Larmee, to Thomas and Rita Finn (the "Finns"). The 1963 conveyance from Mary Larmee to the Finns deeded the present ½ acre Schoolhouse Property.

The Finns subsequently sold the Schoolhouse Property to their sister Agnes Finn Dombrowski and her husband Ladislaus Dombrowski (the "Dombrowskis") on land contract in 1968. Ladislaus passed away in 1992. Agnes Dombrowski subsequently acquired title to the Schoolhouse Property in 1996 and contemporaneously conveyed title to herself and her son Thaddeus Dombrowski as joint tenants with rights of survivorship. Agnes Dombrowski passed away in 2010. In 2017, Thaddeus Dombrowski conveyed title to the Schoolhouse Property to Sutton Schoolhouse, LLC whose sole member is Agnes Hagerty, the sister of Thaddeus Dombrowski. She has subsequently assigned her interest to Agnes Hagerty as Trustee of the Agnes Hagerty Trust. Dennis Hagerty is the manager of Sutton Schoolhouse, LLC and the husband of Agnes Hagerty. Dennis and Agnes Hagerty are long-time Northfield Township residents who reside at 5657 Pontiac Trail.

In sum, title to the Schoolhouse Property has been held by the Finn/Dombrowski/Hagerty families (collectively the "Families") for over a half-century. The Families have been residents of Northfield Township for over 65 years and have faithfully paid taxes and supported the Northfield Township community.

Through this variance application and the Schoolhouse construction project, the Applicant seeks to:

- 1) Preserve the Families' ownership history and restore a historical building that has been a Northfield Township fixture for over a century while maintaining its original architectural integrity;
- 2) Fully remodel and add an addition to the Schoolhouse for residential occupancy with all modern amenities;
- 3) Improve the entire Schoolhouse Property, including landscaping, in order that it is utilized in accordance with the existing AR zoning district and becomes an aesthetic improvement to the surrounding area; and
- 4) Further contribute to the Township's residential tax base.

The Applicant's Due Dilligence

As part of the approval process, the Applicant had a soil evaluation conducted on the Schoolhouse Property to ensure it would be suitable for a sewage permit and septic field installation. Preliminary approval was granted by the Washtenaw County Health Department, Environmental Health Division, for an on-site sewage disposal system. The approval permits a single family residence with up to three (3) bedrooms. A copy of the Applicant's preliminary approval letter is attached hereto as **Appendix C**. As required by the preliminary approval, the Applicant will comply with all requirements of the Washtenaw County Health Department as concerns well location, isolation distances, and required final permitting.

The Applicant has also engaged the professional services of licensed architect Dennis Dinser of Arcadian Residential Design, who has prepared both design drawings and a site layout of the proposed addition. Copies of the architectural renderings of the Schoolhouse are attached hereto as **Appendix D** and depict the site layout and design plans for the Schoolhouse addition and interior remodeling.

Boss Engineering¹ has also prepared a survey (job no. 17-092, dated April 3, 2017) of the Schoolhouse Property (**Appendix E**) depicting existing site features; fencing;

¹ In accordance with ZBA Application Requirements, Boss Engineering has been contacted by the Applicant to schedule the staking of the location of the proposed expansion of the Schoolhouse ten (10) days prior to the April 16th hearing date.

property boundaries; right of way lines; and location of the existing Schoolhouse and other site improvements as required as part of this variance application.

Variance Standards

Northfield Township's Agricultural Residential (AR) Zoning District provides the following building standards, highlighted in pertinent part:

Sec. 36-158. - Regulations and standards.

The following regulations shall apply in all AR—Agriculture Districts:

***Lot area.* No building or structure shall be established on any lot less than five acres in area.**

Lot width. The minimum lot width shall be 150 feet.

***Lot coverage.* The maximum lot coverage shall not exceed ten percent.**

Yard and setback requirements.

Front yard. Not less than 50 feet from the right-of-way line.

b. Side yards. Least width of either yard shall not be less than 30 feet; except in the case of a corner lot where the side yard on the road or street side shall not be less than 60 feet.

c. Rear yard. Not less than 50 feet.

The requirements of this subsection (4) shall apply to every lot, building, or structure.

Based upon the foregoing, the dimensional variances sought for the Schoolhouse Property are for the 1) existing front and rear yard setbacks; and 2) for total lot coverage. As set forth on **Appendix F**, Arcadian Design has also prepared a site plan layout (11x17 copy enclosed) that depicts the proposed Schoolhouse addition and existing front, rear and side yard site setbacks and total lot coverage in addition to a depiction of the proposed septic field location. The ZBA should take particular note of the fact that the Schoolhouse Property, a half-acre parcel, is 1/10th the size of the current minimum lot area required in the AR zoning district. While certainly not a

self-created hardship, strict adherence to the front and rear yard setback requirements on the Schoolhouse Property (a lawful, prior-existing, nonconforming use) has the practical effect of eliminating literally *any* building envelope, rendering the Schoolhouse Property functionally useless for any additional construction.

The Schoolhouse Property lot coverage and setbacks are as follows:

- Total proposed lot coverage with addition: 11.6% of total ½ acre lot.

Variance sought: A 1.6% variance from required total lot coverage.

- Existing rear yard setback of Schoolhouse = 26'8"
- Rear Yard setback of proposed Schoolhouse addition = 26'6"

Variance sought: A 23'4" variance from required rear yard setback.

- Existing front yard setback of Schoolhouse from Joy Road right-of-way = 19'7"
- Front yard setback of proposed Schoolhouse addition = 27'2"

Variance sought: A 22'8" variance from required front yard setback measured from Joy Road right-of-way.

Nonconforming Lot and Structure

As referenced above, the Schoolhouse Property and the Schoolhouse are a nonconforming lot and structure, respectively, of record at the effective date of the Northfield Township Zoning Ordinance under Sections 36-900 and 36-901. These zoning provisions provide, in pertinent part, as follows:

Sec. 36-900. - Nonconforming lots of record.

(a) A permitted principal structure and use, and customary accessory structures and uses, may be erected or placed on any single lot of record at the effective date of adoption or amendment of the ordinance from which this chapter is derived. Such lots must be in separate ownership and not contiguous with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district; provided that yard dimensions and requirements other than those applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. **Variance of**

yard requirements shall be obtained only through action of the zoning board of appeals.

[Emphasis supplied]

Sec. 36-901. - Nonconforming structures.

(a) A nonconforming structure shall be a structure which was lawful prior to the effective date of adoption or amendment of the ordinance from which this chapter is derived and which does not conform to the new ordinance regulation currently in effect.

(d) Expansion of nonconforming structures. Nonconforming structures may be expanded in compliance with the following regulations:

(2) A single-family detached residential dwelling unit and accessory buildings may be expanded if approved by the zoning official subject to the following requirements:

a. The single-family residence shall be a permitted use in the district in which it is located.

b. The new portion of the expansion shall meet all yard requirements of the zoning district in which it is located.

[Emphasis supplied]

The ½ acre parcel on which the Schoolhouse sits has existed since at least the early 1960's, and would appear to pre-date the adoption of both the Northfield Township Zoning Ordinance and other Northfield Township general law ordinances.

The Applicable Variance Standards for ZBA Consideration

Sections 36-939 and 36-905 of the Northfield Township Zoning Ordinance govern expansion of nonconforming structures. Section 36-939 provides:

Sec. 36-939. - Expansion and substitution of nonconformities.

The board of appeals shall hear and decide upon applications for expansion of nonconforming structures and substitution of one nonconforming use for another such use in accordance with the provisions of section 36-905. An application for such expansion or substitution shall be filed with the township clerk. The application shall consist of a complete application form and fee, and shall contain adequate information to assist the board of appeals in reaching a

decision in accordance with section 36-905. The clerk shall transmit the application and information to each member of the board of appeals within three days of the filing date.

(Ord. of 7-22-2013, § 66.07, emphasis supplied)

The pertinent provisions of Sec. 36-905 of the Northfield Township Zoning Ordinance, including the requisite ZBA review standards, state as follows:

Sec. 36-905. - Expansion and substitution.

(a) *Requirements of expansion.* Where the zoning board of appeals is required to determine whether a nonconforming structure may be enlarged, expanded, or extended, the following provisions shall apply:

(1) *Limitations.* The reasons for the nonconformity shall be limited to minimum lot area, lot width, required yard, and off-street loading and parking requirements. In no case shall a building or structure that is nonconforming because of lot coverage, floor area ratio, or height requirements be permitted to expand without removing the nonconformity, except as permitted under a variance.

(2) *Permitted uses.* The existing and proposed uses of such buildings and structures must be among those permitted in the district in which situated.

(3) *Conformance required.* The proposed improvement shall conform to all requirements of the district in which situated.

(4) *Determinations.* The board of appeals shall determine the following in approving a request:

a. That the retention of the nonconforming building or structure is reasonably necessary for the proposed improvement or that requiring removal of such building or structure would cause unnecessary hardship.

b. That the proposed improvement is reasonably necessary for the continuation of activities on the property.

c. That the enlarged or otherwise improved nonconforming building or structure will not adversely affect the public health, safety and welfare.

(5) *Authority of board.* The board of appeals shall have authority to require modification of the nonconformity, where such is reasonable, as a condition for approval. The board of appeals may attach other conditions for its approval which is deems necessary to protect the public health, safety, and welfare.

(Ord. of 7-22-2013, § 65.07)

Applying the ZBA's above-referenced review criteria, it is clear that the Applicant's proposed Schoolhouse project meets these requirements, its application should be reviewed favorably, and the requested variances ultimately approved.

1. **That the retention of the nonconforming building or structure is reasonably necessary for the proposed improvement or that requiring removal of such building or structure would cause unnecessary hardship.**

Applicant Response: As Northfield Township residents, Applicants are mindful of the historical significance of the Schoolhouse and want to preserve it for future generations. The purpose of the project, therefore, is to both retain the original Schoolhouse building while simultaneously incorporating it into a modern residence with amenities that will attract long-term single family residential use. The removal of the Schoolhouse would not only destroy a portion of Northfield Township history, but would also create a situation in which no building could ever be constructed were the setback requirements on this ½ parcel strictly adhered to. This would render the Schoolhouse Property both practically and economically useless. Strict application of zoning provisions should not create such an unintended result.

2. **That the proposed improvement is reasonably necessary for the continuation of activities on the property.**

Applicant Response: As outlined previously, the Schoolhouse has been vacant and unused as a single family home since 1999. The improvements proposed, particularly to the interior infrastructure of the original Schoolhouse (electrical, HVAC, plumbing, well, septic, etc.) are necessary to bring it into conformance with modern building codes and permit a viable residential use. The Schoolhouse, in its current condition, cannot support *any* residential occupancy without major renovations. The additional

square footage from the current 1,172 square foot building is also necessary to allow for the architectural improvements detailed in Appendix D and to further allow for an adequate return on the sizeable financial investment Applicant is making in this project, which they believe will be an asset to the Northfield Township community.

3. That the enlarged or otherwise improved nonconforming building or structure will not adversely affect the public health, safety and welfare.

Applicant Response: Quite to the contrary, the addition to the Schoolhouse adds to the Township's property tax base; improves the aesthetics of the surrounding area; provides additional single family housing; and will meet all applicable governmental agency requirements including the Washtenaw County Health Department, Road Commission, and Building Departments. The imposition of, and strict adherence to, the AR zoning district requirements renders the Schoolhouse Property essentially undevelopable and neither advances, nor has any rational relationship to, public health, safety and welfare. As our Michigan Supreme Court held in *Christine Bldg. Co. v. Troy*, 367 Mich. 508, 517 (1962) (a case addressing the application of minimum lot size requirements), consideration must be given as to "*whether the particular provisions of the zoning law have advanced the public health, safety, and general welfare of the people.*" Zoning restrictions that do not have a rational relationship to the public health safety and welfare are not a proper use of the police power and may be confiscatory. Id. at 516.

Finally, in considering the six "Standards of Determination", being the variance review criteria under Sec. 36-943(d) of the Northfield Zoning Ordinance, the Applicant would note that a practical difficulty clearly exists, as without the requested variances it will be unreasonably prevented from using the Schoolhouse Property for a permitted purpose in the AR zoning district.

Strict compliance with the AR zoning requirements itself creates the need for the variances and they are unquestionably not self-created given that the subject parcel has been in existence for almost sixty (60) years. The current zoning setback and lot coverage restrictions on this ½ acre parcel, unique to the Applicants and not to other properties in the area, are also unnecessarily burdensome.

It should be further noted that the Applicant, through its architectural design (Appendix F), does not seek expansion of the original Schoolhouse building footprint beyond what currently exists for the front and rear yard building setbacks. The existing 30' foot AR-district side yard setbacks will be fully complied with. The variances requested are the minimum needed to provide relief to the Applicant and

allow for the building addition. The neighborhood and surrounding area will be improved by the Schoolhouse project and there is no detriment to any individual person, nor is there any reasonably articulable objection whatsoever to variance approval from adjacent residential property owners.

Based on the foregoing, the Applicant respectfully requests the ZBA grant the variances sought in its Application and permit the Schoolhouse project to move forward toward construction later this spring and completion in early 2019. We look forward to meeting with the Zoning Board of Appeals on Monday, April 16th at 7:00 p.m. and thank you in advance for your consideration.

Very truly yours,

MYERS & MYERS, PLLC



Matthew M. Hagerty
Direct dial: (517) 376-4018

MH/hs

Enclos.

Cc: Client

Ms. Vidya Krishnan, Planning and Zoning Consultant (via electronic mail w/out enclosures)

MYERS & MYERS, PLLC
ATTORNEYS AT LAW

Kelly A. Myers
Roger L. Myers *
* Also Admitted to Practice in California

915 N. Michigan Avenue
Howell, Michigan 48843

Matthew M. Hagerty
Rebecca J. S. Cassell
Robert F. Marvin
Alexander R. Reuter

(517) 540-1700
Fax: (517) 540-1701

March 14, 2018

**VIA ELECTRONIC &
FIRST CLASS MAIL**

Northfield Township Building Department
Attention: **Ms. Mary Bird**
8350 Main Street, Suite A
Whitmore Lake, MI 48189

Re: 2931 E. Joy Road, Northfield Township –
Sutton Schoolhouse, Zoning Compliance Application

Dear Ms. Bird:

It was a pleasure meeting with you and Ms. Krishnan today concerning the above-referenced property and proposed construction project. As you know, I represent Sutton School House, LLC owner of the ½ acre residential parcel of property located at 2931 E. Joy Road. As requested, enclosed herewith is an originally executed Zoning Compliance Application (“Application”) signed by Mr. Dennis Hagerty, Manager of Sutton Schoolhouse, LLC.

Also enclosed are the following:

1. A copy of the required proof of ownership, being the April 17, 2017 warranty deed recorded at Liber 5201, Page 856, Washtenaw County records, conveying title to the subject property Sutton Schoolhouse, LLC;
2. A copy of the Soil Evaluation Approval from the Washtenaw County Health Department for installation on an on-site septic system, subject to final permitting/inspection; and

3. The \$100 Application fee made payable to Northfield Township.

Please process the Application in your usual manner. I will await receipt of Ms. Krishnan's zoning compliance review letter later next week. Upon receipt, I will promptly submit the completed Zoning Board of Appeals Hearing Application with the required application fee; ten 11x17 site plan copies; and supporting correspondence and relevant exhibits in support of the variance request in anticipation of the Monday, April 16, 2018 Zoning Board of Appeals meeting.

If you have any questions or need additional information in the meantime, please do not hesitate to contact me at the direct dial number below. We look forward to working with the Northfield Building Department and McKenna to make this project a reality.

Very truly yours,

MYERS & MYERS, PLLC



Matthew M. Hagerty
Direct dial: (517) 376-4018

MH/hs

Enclos.

Cc: Client

Ms. Vidya Krishnan, Planning Consultant, McKenna (via electronic mail only)

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

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>Sutton Schoolhouse</u>	
PROJECT ADDRESS: <u>2931 E. Joy Road, Northfield Township</u>	
PARCEL ID(S): <u>B-02-34-400-005</u>	IS THIS PROPERTY IN A FLOOD PLAIN: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Applicant Information:	
Name: <u>Sutton Schoolhouse, LLC / Dennis Hagerty</u> <u>MANAGER</u>	Name: " "
Address: <u>5657 Pontiac Trail, Ann Arbor 48105</u>	Address: " "
Phone: <u>(734) 548-4063</u>	Phone: " "
Email: <u>AHAGE19311@aol.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 checked="" type="checkbox"/>	Non-Owner Affidavit Attached: <input type="checkbox"/>
If applicant is not the owner, describe applicants interest in the property: _____	
PROPERTY DESCRIPTION	
Description of Proposed Use: <u>Single Family Residential</u>	
Sanitary Facilities: <input type="checkbox"/> Sewer; Sewer Tap Permit #: _____ <input checked="" type="checkbox"/> Septic; WCHD Permit # <u>See Attached</u>	
Zoning Classification(s): <u>AR</u> LR MR MHP SR1 SR2 LC HC GC LI GI RTM ES PUD PSC RC RO WLD-____ W.L./N.T. Overlay OTHER: <u>preliminary approval</u>	
Type of Construction/Alteration: <u>Addition to existing historic schoolhouse situated on 1/2</u> <u>acre parcel located within the AR Zoning District & remodel of existing structure</u>	
Project Start Date: <u>Spring/Summer 2018</u>	Project Completion Date: <u>Early 2019</u>
AUTHORIZED SIGNATURE	
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.	
<u>Dennis Hagerty (Manager)</u> Applicant's Signature	<u>3/14/18</u> Date

FOR OFFICE USE ONLY

Received Date:

Paid Date:

Existing Legal Non-Conformities:

☒ Yes ☐ No

If yes, explain below:

NON-CONFORMING LOT OF RECORD
NON-CONFORMING STRUCTURE.

ZONING COMPLIANCE CERTIFICATE:

☐ Approved: Date _____☒ Approved As Noted: Date 3/22/18☐ Denied: Date _____☐ Conditional Use Required☐ Site Plan Approval Required

COMMENTS:

SEE ATTACHED COMMENT SHEET.
ZONING BOARD OF APPEALS APPROVAL OF
VARIANCES REQUIRED.

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: _____

2931 E. Joy Road

Applicant: Dennis Hagerty (owner: Sutton Schoolhouse LLC)
Request: Construction of additions to a single family dwelling
Zoning: AR (Agriculture)
Action: **Approved with conditions** (see comments below)

Comments:

The subject site is the location of the historic Sutton Schoolhouse built around 1875. The schoolhouse was previously used as a dwelling and now lies vacant. The applicant proposes to build additions to the existing schoolhouse building and demolish the detached garage/shed structure on the site. The single family residential use is permitted by right in the district per Section 36-156 (1) of the Zoning Ordinance.

The parcel is a non-conforming lot with an area of 0.5 acres. Per Section 36-900 (a) of the Zoning Ordinance, *a permitted principal structure and use, and customary accessory structures and uses, may be erected or placed on any single lot of record at the effective date of adoption or amendment of the ordinance from which this chapter is derived.* Therefore, an addition to and expansion of the structure is permitted.

Due to the small size of the parcel, compliance with the required AR district setbacks renders the parcel unbuildable. The existing structure is non-conforming, and the applicant's proposed additions do not comply with the required front and rear yard setbacks and lot coverage. **The applicant must seek and obtain variances from the Zoning Board of Appeals for the setbacks, lot coverage and from Section 36-905 (a) (3) which requires expansions to conform to the regulations of the district in which they are located.**

- Approval for a new septic field and well must be obtained from Washtenaw County Health Department.

Zoning Administrator
3-22-2018



WARRANTY DEED

Know All Persons by These Presents: That Thaddeus M. Dombrowski, a married man, survivor of himself and his deceased joint tenant Agnes F. Dombrowski whose death certificate is recorded in Liber 5201 Page 656, Washtenaw County Records

Whose address is 5 Dover CL, Ann Arbor, Michigan 48103

Convey(s) and Warrant(s) to SUTTON SCHOOLHOUSE, LLC, a Michigan Limited Liability Company

Whose address is 5657 Pontiac Trail, Ann Arbor, Michigan 48105

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

Part of the East 1/2 of the Southeast 1/4 of Section 34 Town 1 North Range 6 East: Commencing at the South Quarter Corner of Section 34 Town 1 North range 6 East thence along the south line of Section 34 and the center line of Joy Road North 88 degrees 47 minutes 30 seconds East 1587.34 feet to the place of beginning; thence North 132.0 feet; thence North 88 degrees 47 minutes 30 seconds East 165 feet; thence South 132.0 feet; thence along the section line of Section 34, South 88 degrees 47 minutes 30 seconds West 165 feet to the point of beginning.

Tax Parcel Number: 02-34-400-005

More commonly known as: 2931 East Joy Road, Ann Arbor, Michigan 48105

For the full consideration of: Transfer Valuation Attached: *Filed*

Subject To: Existing building and use restrictions, easements of record, and zoning ordinances, if any.

The grantor grants to the grantee the right to make 0 (zero) division(s) under section 108 of the land division act, Act No. 288 of the Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Dated this April 17, 2017

Signed By: *Thaddeus M. Dombrowski*

Thaddeus M. Dombrowski, a single man

State of Michigan

County of ~~Washtenaw~~ Oakland

The foregoing instrument was acknowledged before me this 17th day of April, 2017 by Thaddeus M. Dombrowski, a single man.

Cheryl Lee Emard

Notary Public: _____

Commission Expires: 12/31/19

County of Michigan: Wayne

CHERYL LEE EMARD
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Dec 31, 2019
Acting in the County of Oakland

Drafted by and return to: Dennis Hagerty 5657 Pontiac Trail Ann Arbor, Michigan 48105 ✓

Send Tax Bills to: Dennis Hagerty 5657 Pontiac Trail Ann Arbor, MI 48105

Recording Fee: \$30.00 State Transfer Tax: TVA Tax Parcel No.: 02-34-400-005

County Transfer Tax: TVA

(13)

Time Submitted for Recording
Date 4/17/2017 Time 3:18 PM
Lawrence Kestenbaum
Washtenaw County Clerk/Register

WASHTENAW COUNTY TREASURER
TAX CERTIFICATE NO. 112387PS

SOILS EVALUATION NOTES

SEV2017-00309
SEW2017-

Date: 1/9/18

B-02-34-400-005

Address: 2931 E. Joy Lot/Parcel: Twp. NORTHFIELD

For: New Construction Replacement field Sanitarian: Jx6 Excavator: Rand W excavating

Additional people onsite: Dennis Hagerty, Jared Runyan, Butch Meluthe

RESULTS: APPROVED DENIED Well First Area: YES NO Tank first: YES NO

Oversized field required: YES %, NO Mottling observed: YES @ ft. NO

Approvable soils found from: 14 ft. to: 16 ft. Approval letter issued in field: YES NO

Set header invert 30 " ABOVE BELOW grade Basement plumbing: YES NO UNKNOWN

COMMENTS: Existing Schoolhouse, looking to add 3 bedrooms and expand building.

TEST PIT DESCRIPTIONS:

TP1 0-12" TS, Loam

12"-16' Clay Loam Brn

16'-19' med. Sand, Tan

NO mott/H₂O

TP2 0-12" TS, Loam

12"-10' Clay Loam, Brn

10'-15' Loamy/Fine sand, Tan/Brn

15'-17' gray clay

NO H₂O/mottling

TP3 0-12" TS, Loam

12"-10' Clay Loam, Brn

10'-11' Fine sand, Tan

11'-12' Sandy Clay Loam, Brn

12'-13' Fine Sand, Tan

13'-14' Sandy clay Loam, Brn

14'-17' med. Sand, Tan

NO H₂O/mottling

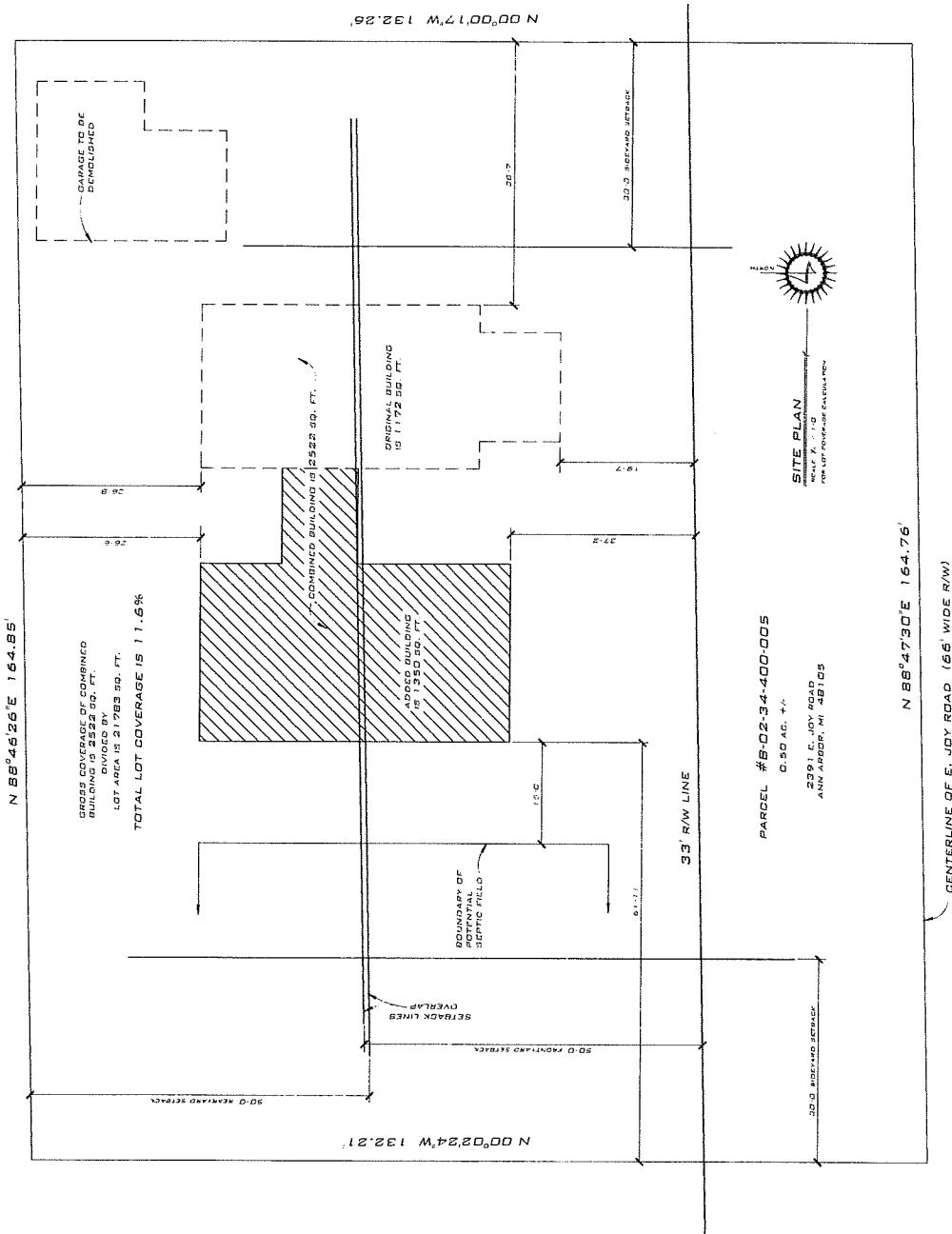
Hit old drainfield tiles and storm
cut 2' to 3'

1-12-18 del w/ Jones

- Addition of bedrooms constitutes Home conversion = new build Rules
- Soils are suitable for new build
- w/ 15' off home, 10' off R, up to R.O.W, Available Area $\approx 86 \times 35 = 3010$ ft²

↳ OK for 3 BR home

- put primary over best TP's = 1 & 3, TP #2 = reserve
- Well is in question... need complete info on depth, yield & upgrade - ability to
- else new well with 100' isolation to df required
- 11' deep tank 100' isolation - either 10' isolation (10' isolation 10' isolation) or 10' isolation (10' isolation 10' isolation)



HAGERTY
RESIDENCE



Design

DEVELOPER

DATE

PROJECT NO.

170000

170000

170000

170000

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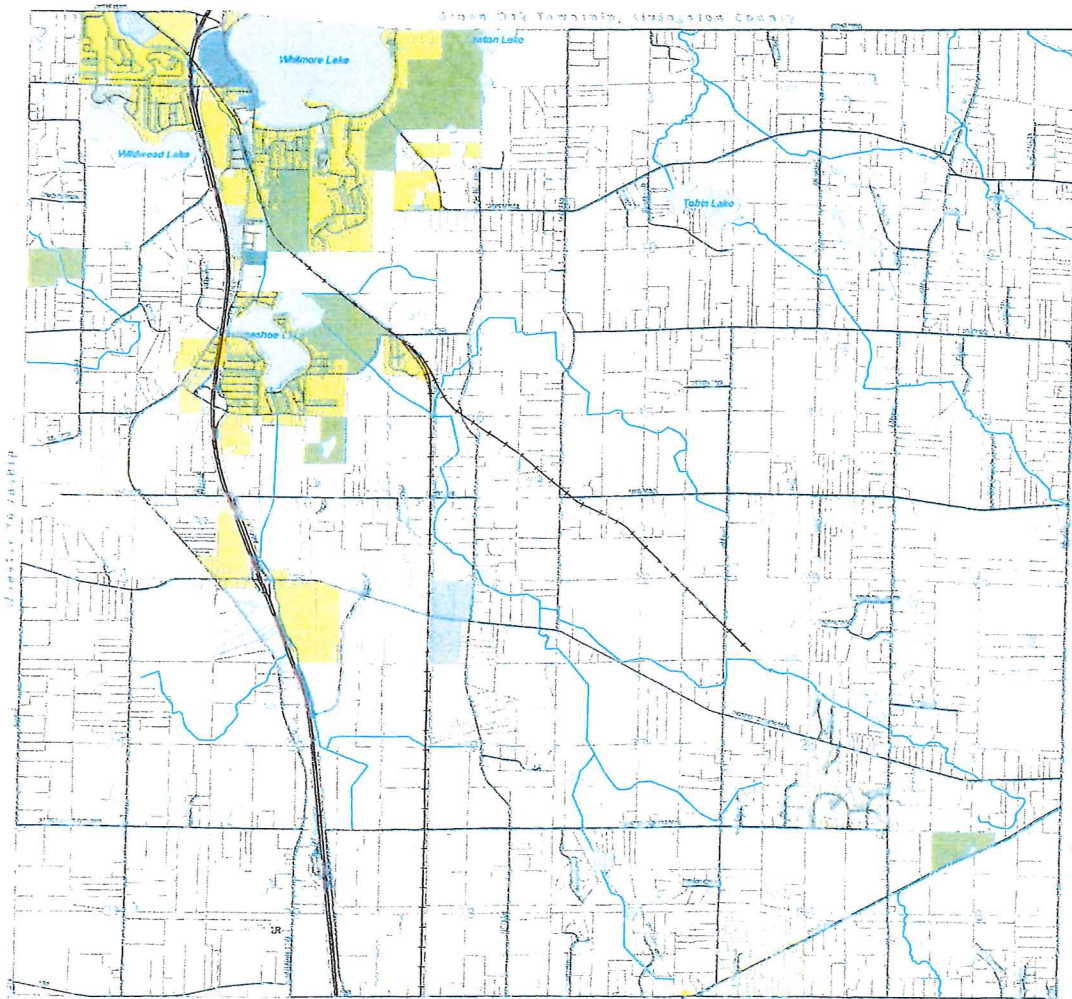
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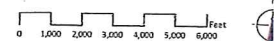
Schoolhouse Parcel



- AR - Agriculture
- LI - Limited Industrial
- LR - Low Density Residential
- GI - General Industrial
- SR1 - Single-Family Residential
- RTM - Research/Technology/Manufacturing
- SR2 - Single-Family Residential
- ES - Enterprise Service
- MR - Multiple Family Residential
- PUD - Planned Unit Development
- YHP - Mobile Home Park
- PSC - Planned Shopping Center
- LO - Local Commercial
- RC - Recreation Conservation
- GC - General Commercial
- WLD-DD - Whitmore Lake Downtown
- HC - Highway Commercial
- WLD-NV - Whitmore Lake North Village
- RO - Residential - Office
- WLD-W - Whitmore Lake Waterfront

ZONING DISTRICTS MAP

Northfield Township
Washtenaw County, Michigan

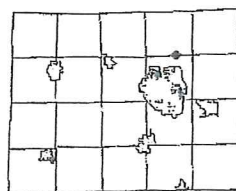


Carlisle/Wortman Associates, Inc.
Ann Arbor, Michigan
11-2-11



CoB

Pontiac Trl



1: 600

1/12/2018



NOTE: Parcels may not be to scale.

The information contained in this cadastral map is used to locate, identify and inventory parcels of land in Washtenaw County for appraisal and taxing purposes only and is not to be construed as a "survey description". The information is provided with the understanding that the conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

© 2013 Washtenaw County

THIS MAP REPRESENTS PARCELS AT THE TIME OF PRINTING. THE OFFICIAL PARCEL TAX MAPS ARE MAINTAINED SOLELY BY THE WASHTENAW COUNTY EQUALIZATION DEPARTMENT AND CAN BE OBTAINED BY CONTACTING THAT OFFICE AT 734-222-6662.

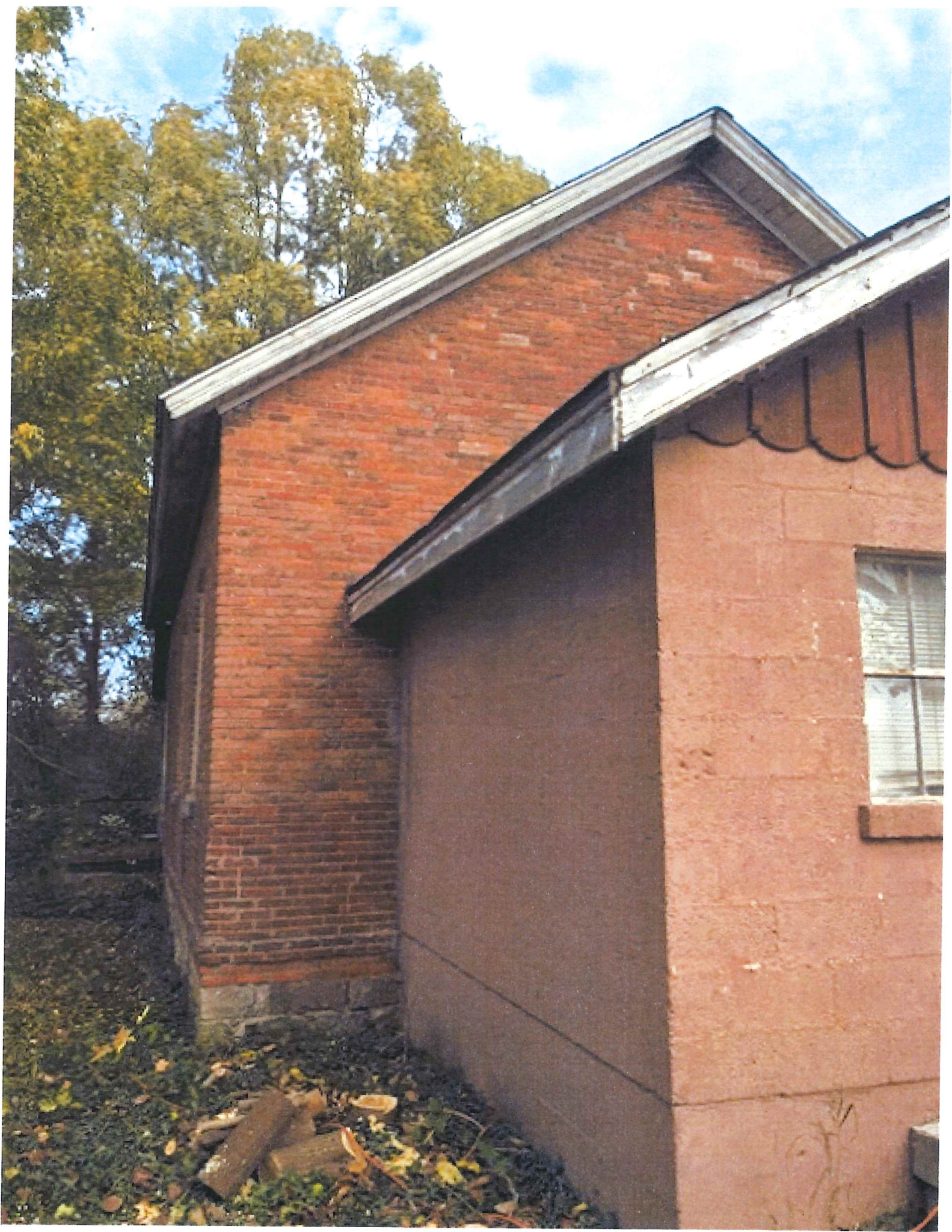














**WASHTENAW COUNTY
ENVIRONMENTAL HEALTH DIVISION
PUBLIC HEALTH DEPARTMENT**

January 12, 2018

Dennis Hagerty
5675 Pontiac Trail
Ann Arbor, MI 48105

RE: Soil Evaluation on Property Located at
2931 E. Joy Rd.
Northfield Township
Parcel ID #: B-02-34-400-005
Soil Evaluation #: SEV2017-00309

Dear Mr. Hagerty:

On 1/9/2018, a soil evaluation was conducted on the above property by this Division in response to your request for a sewage permit. As a result of this evaluation and cross-checking of U.S. Soil Conservation Service soil maps, it was determined that the soils on the property are Miami loam soil series.

Present Washtenaw County requirements for on-site sewage disposal require that a minimum of a continuous three (3) foot layer of permeable soil be present, which was found at varying depths beginning at 14 feet. In addition, the seasonal high groundwater level, as indicated by mottling, must not be present in the top 12 inches of soil. During our inspection, mottling was not observed.

In light of the above information, the soils are approved for an on-site system in the area bounded by the testholes referred to in this letter, but before sewage or well permits can be issued, this office will need the following:

1. The correct address and tax ID number must be obtained before an application for a sewage or well permit can be submitted. Addresses are assigned by either the township zoning office, building department, or in some cases, by the electric utility that services the property. Failure to submit the correct address and tax ID number may result in additional re-write fees and/or delays in permit issuance.
2. Two (2) copies of an accurate plot plan, drawn to scale (not smaller than 1" = 40'), showing the benchmark, the existing grade elevations of the approved test holes (if required---see below), house, out-buildings, driveway, well, tile field and expansion area, septic tank locations, and any wells or sewage disposal facilities within 150 feet of the proposed well or sewage system and any other physical features applicable to this parcel. This plan must be submitted and approved before setting the septic tanks, installing the drainfield, or drilling the well.
3. Four (4) certified copies of a land survey (including both drawing and property description), or other acceptable information showing the accurate location of the property and/or boundary lines.
4. A well permit is required. The property owner or his/her authorized representative shall complete and submit the permit application. The appropriate service fee will be assessed at the time of permit issuance.
 - a. \$270.00-New or replacement residential well.
5. A \$359.00 permit fee must be paid before we can release the sewage permit. This fee covers two inspections (typically, excavation and final inspection). Additional inspection fees may be required at a cost of \$120.00 per inspection. Examples of additional inspections include, but are not limited to: tank first, fill sand grading, pump chamber, pressure test, and low-flow fixtures. All anticipated

inspections and associated fees must be paid at the time of permit issuance. However, additional inspections and fees could result as work proceeds.

6. If the property is to be split, a new legal description and survey drawing must be submitted to this department prior to permit issuance.

A grading permit or waiver is mandatory prior to any earth moving activity as required by the Washtenaw County Soil Erosion and Sedimentation Control Ordinance of 1997, as revised. To obtain criteria for a permit or a waiver, contact the Washtenaw County Soil Erosion Program at (734) 222-6860.

A sewage permit can be issued for a sewage system in the area investigated. Please be advised that any change in the location of the sewage system, major filling, eroding, excavating, paving, flooding of the investigated area, encroachment of any required isolation distances, or new information regarding the suitability of the site may necessitate further investigation or disapproval of the site.

Backhoe excavations or deep pits are a safety hazard and should have already been filled. Any holes not filled must be filled in immediately.

If you have any questions, please contact this office at (734) 222-3831.

Sincerely,



James Glide
Sanitarian

cc: Property owner

Enclosed (2): Soil notes and test pit map

SOILS EVALUATION NOTES

SEV2017-00309

Date: 1/9/18

SEW2017-

B-02-34-400-005

Address: 2931 E. Joy

Lot/Parcel:

Twp.

Northfield

For: New Construction

Replacement field

Sanitarian: JX6

Excavator:

Rand W excavating

Additional people onsite:

Dennis Hagerly, Jared Runyan, Butch Melatchey

RESULTS:

APPROVED

DENIED

Well First Area: YES

NO

Tank first: YES

NO

Oversized field required: YES

%

NO

Mottling observed: YES @

ft.

NO

Approvable soils found from:

14

ft. to:

16

ft.

Approval letter issued in field: YES

NO

Set header invert

30

" ABOVE

BELOW

grade

Basement plumbing: YES

NO

UNKNOWN

COMMENTS:

Existing Schoolhouse, looking to add 3 bedrooms and expand building.

TEST PIT DESCRIPTIONS:

TP1 0-12" TS, Loam

12"-16' Clay Loam Brn

16'-19' med. Sand, Tan

No mott/H₂O

TP2 0-12" TS, Loam

12"-10' Clay Loam, Brn

10'-15' Loamy/Fine sand, Tan/Brn

15'-17' gray clay

No H₂O/mottling

TP3 0-12" TS, Loam

12"-10' Clay Loam, Brn

10'-11' Fine sand, Tan

11'-12' Sandy Clay Loam, Brn

12'-13' Fine Sand, Tan

13'-14' Sandy clay Loam, Brn

14'-17' med. Sand, Tan

No H₂O/mottling

Hist old drainfield tiles and storm

at 2' to 3'

1-12-18 QAL w/ James

• Addition of bedrooms Constitutes Home Conversion = New build Rules

• Soils are suitable for new build

• w/ 15' off home, 10' off Rd, UP to R.O.W, Available Area = 86x35 = 3010 ft²

↳ OK for 3 BR home

• put primary over best TP'S = 1 & 3, TP#2 = reserve

• Well is in question... need complete info on depth, yield & upgrade - ability to

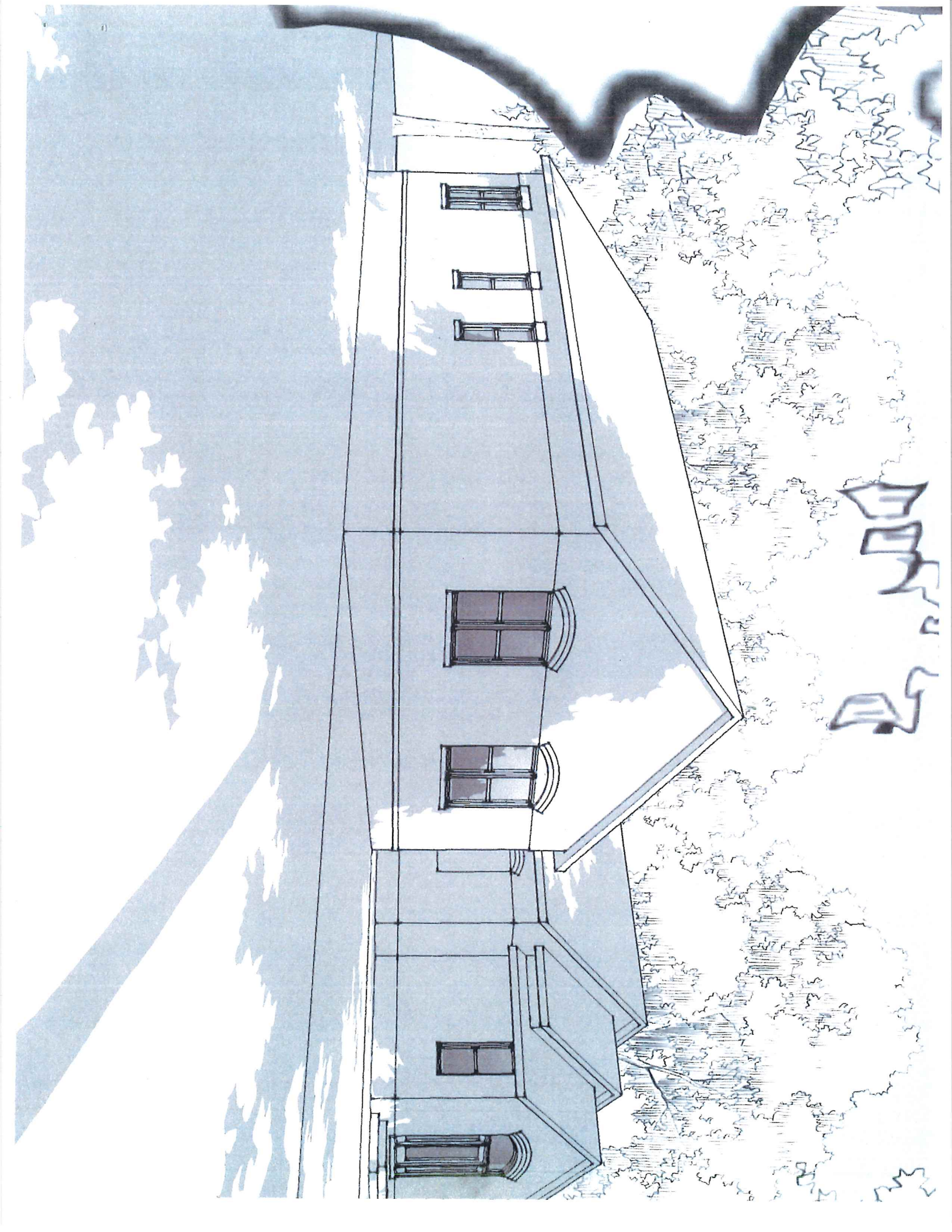
• else new well with 100' isolation to df required

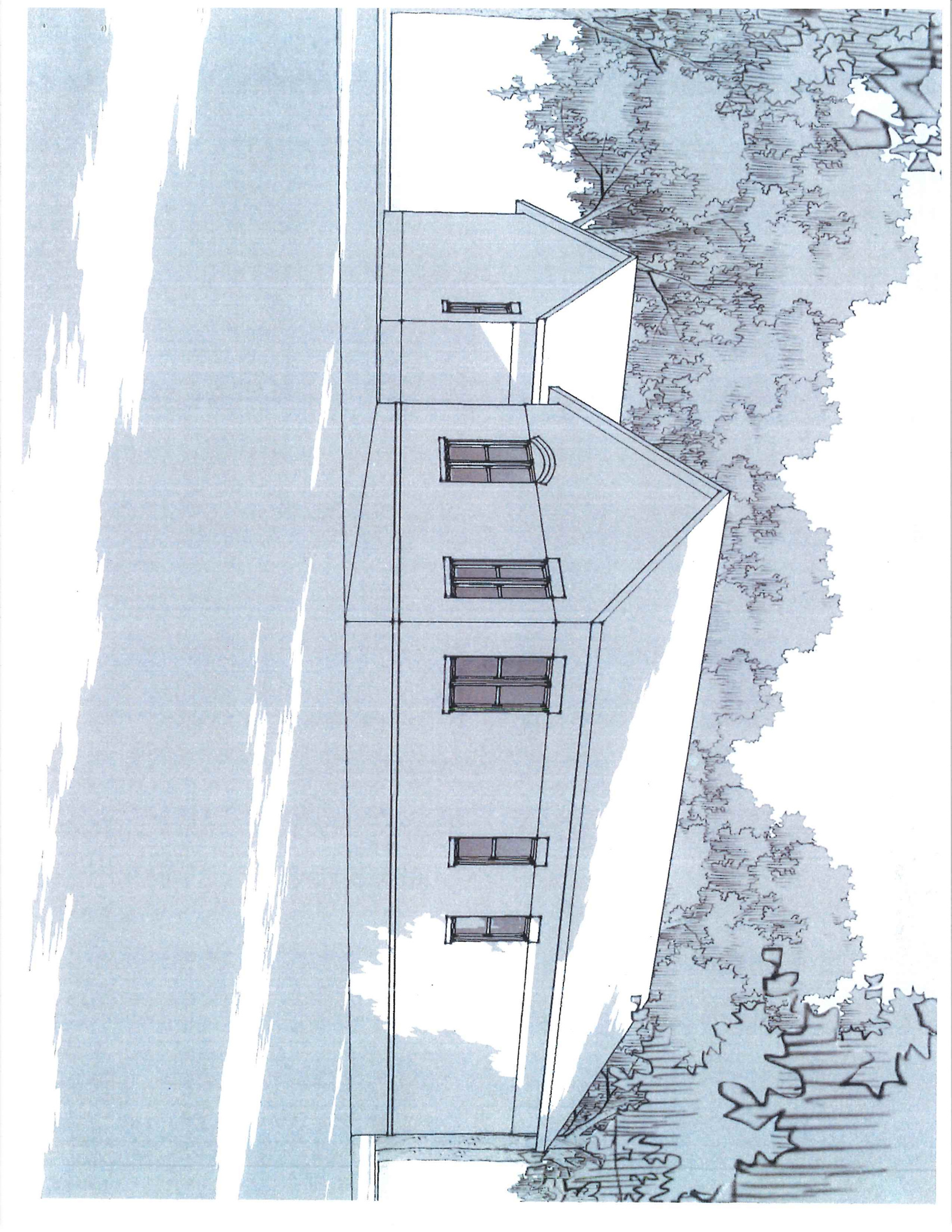
• 11/20/18 12:00 PM - 12:15 PM (10 minutes) as per note to 50' ft



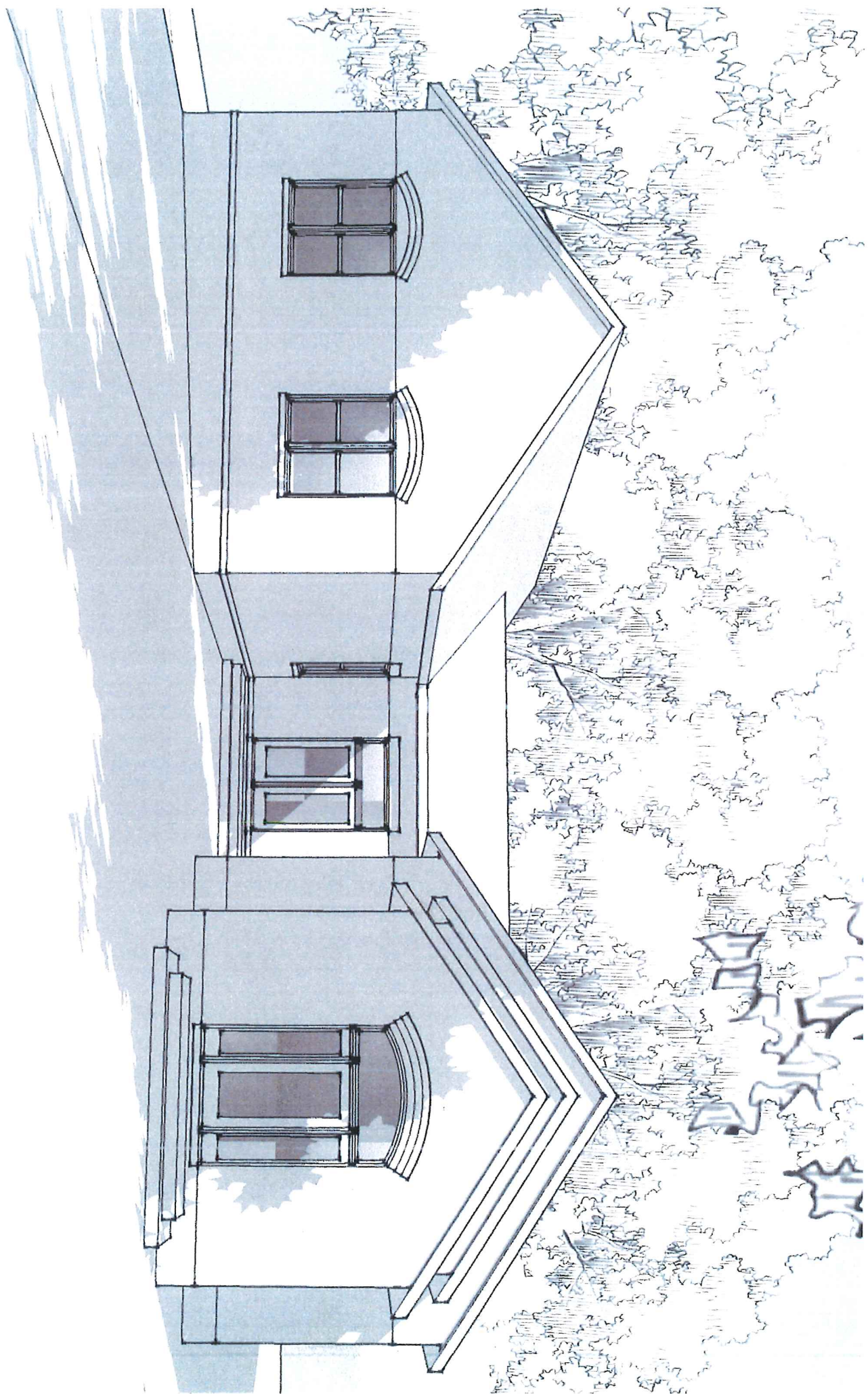




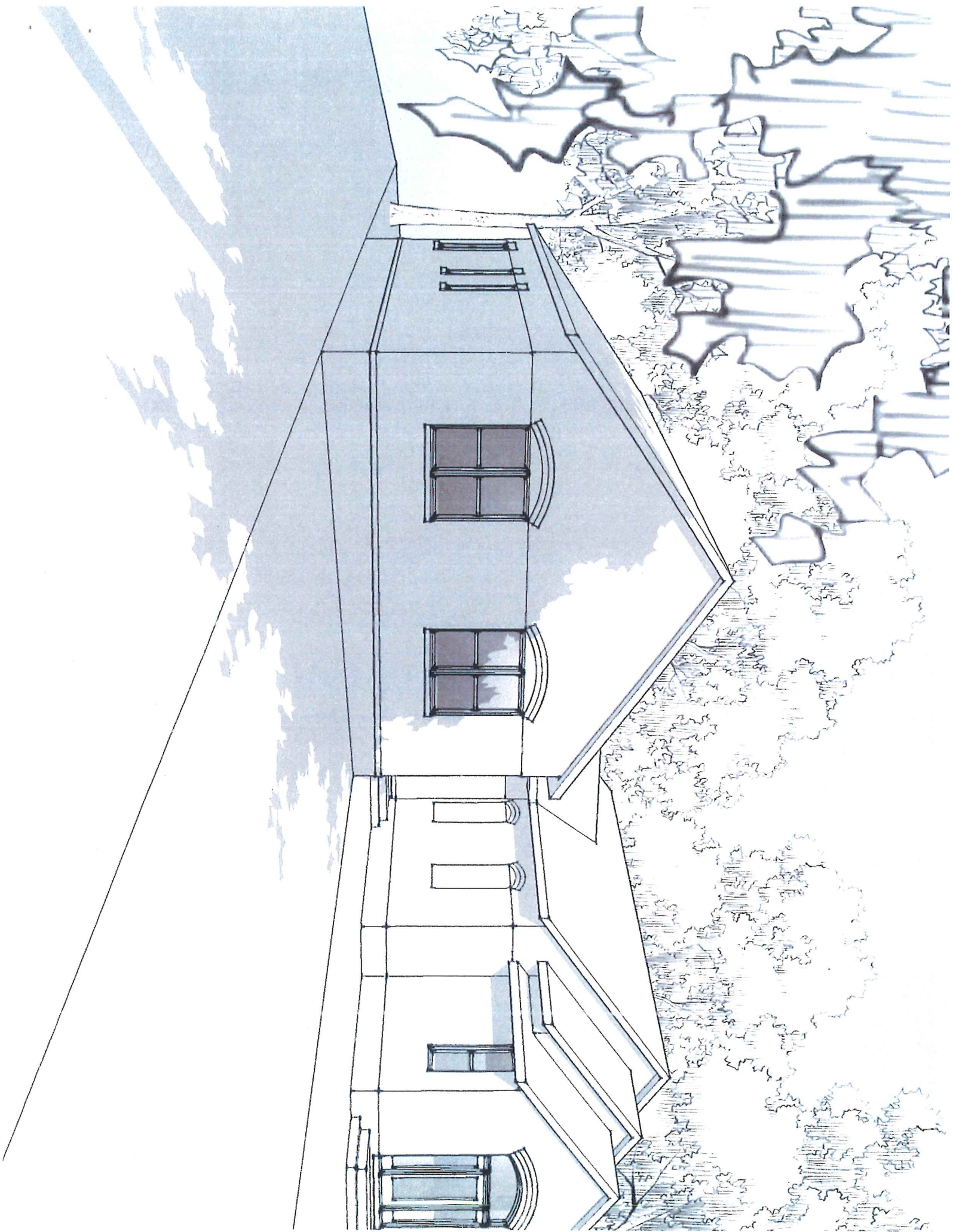


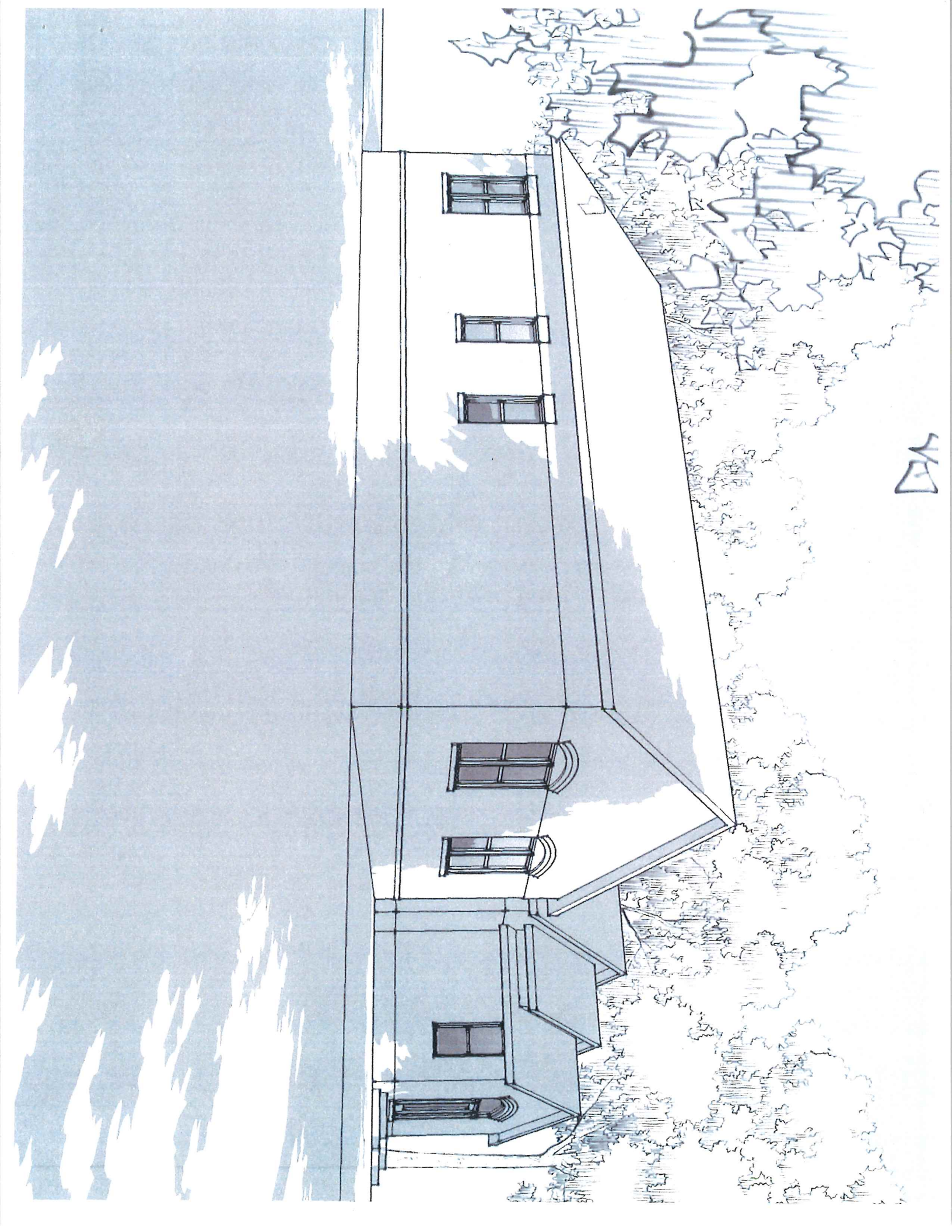








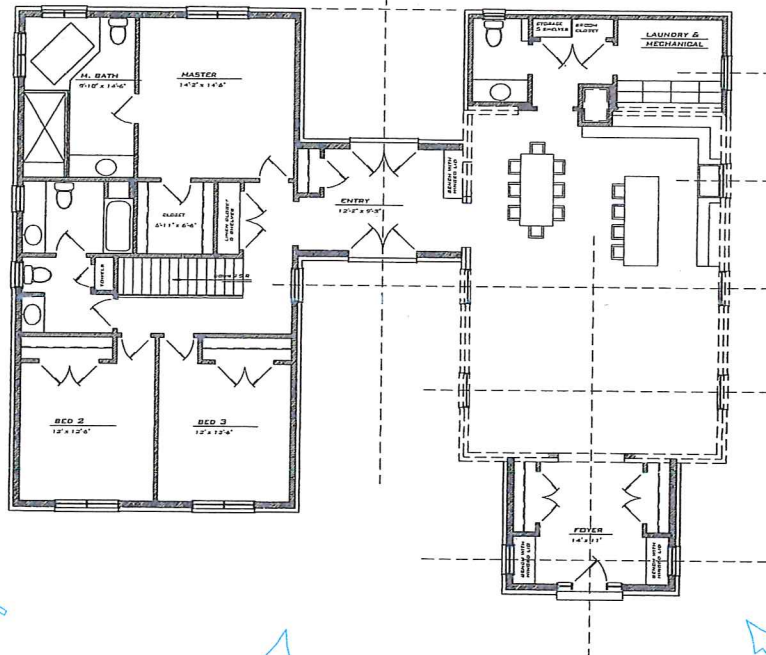




2

EXTERIOR SKETCH 10

EXTERIOR SKETCH 15



EXTERIOR SKETCH 05

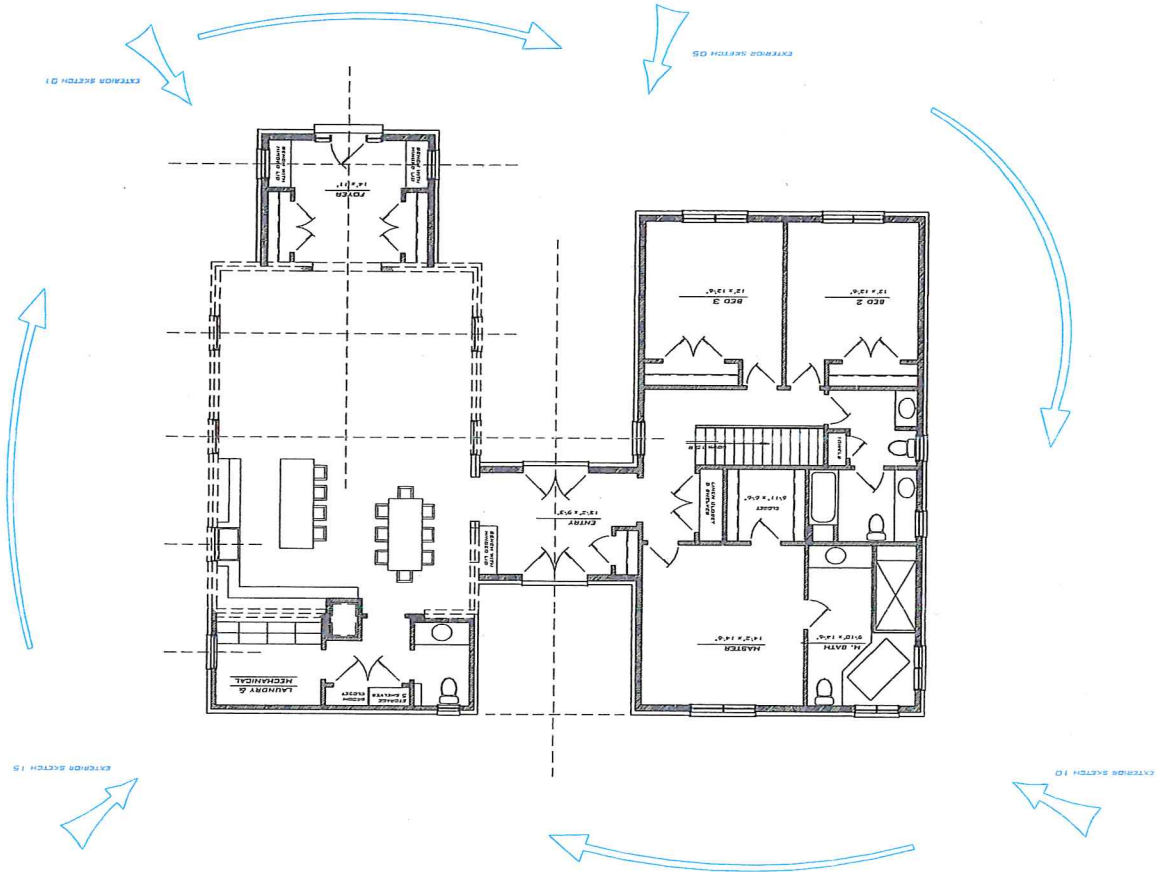
EXTERIOR SKETCH 01

HAGERTY
RESIDENCE



DENNIS DENNER
1011 Argosville Court
Pawnee, NE 68429
313-545-9160
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DATE
STUDY NUMBER
1 of 1
PROJECT NUMBER
170000





THESE DOCUMENTS ARE FOR COST
ESTIMATING, NOT CONSTRUCTION

Classen et al. 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

HAGERTY
RESIDENCE

THE LAGOMI Club
FEBRUARY 1975

113-242-7760
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NAME	D
OFFICE	

DATE _____
 SHEET NO. 5-27
 3 of 3

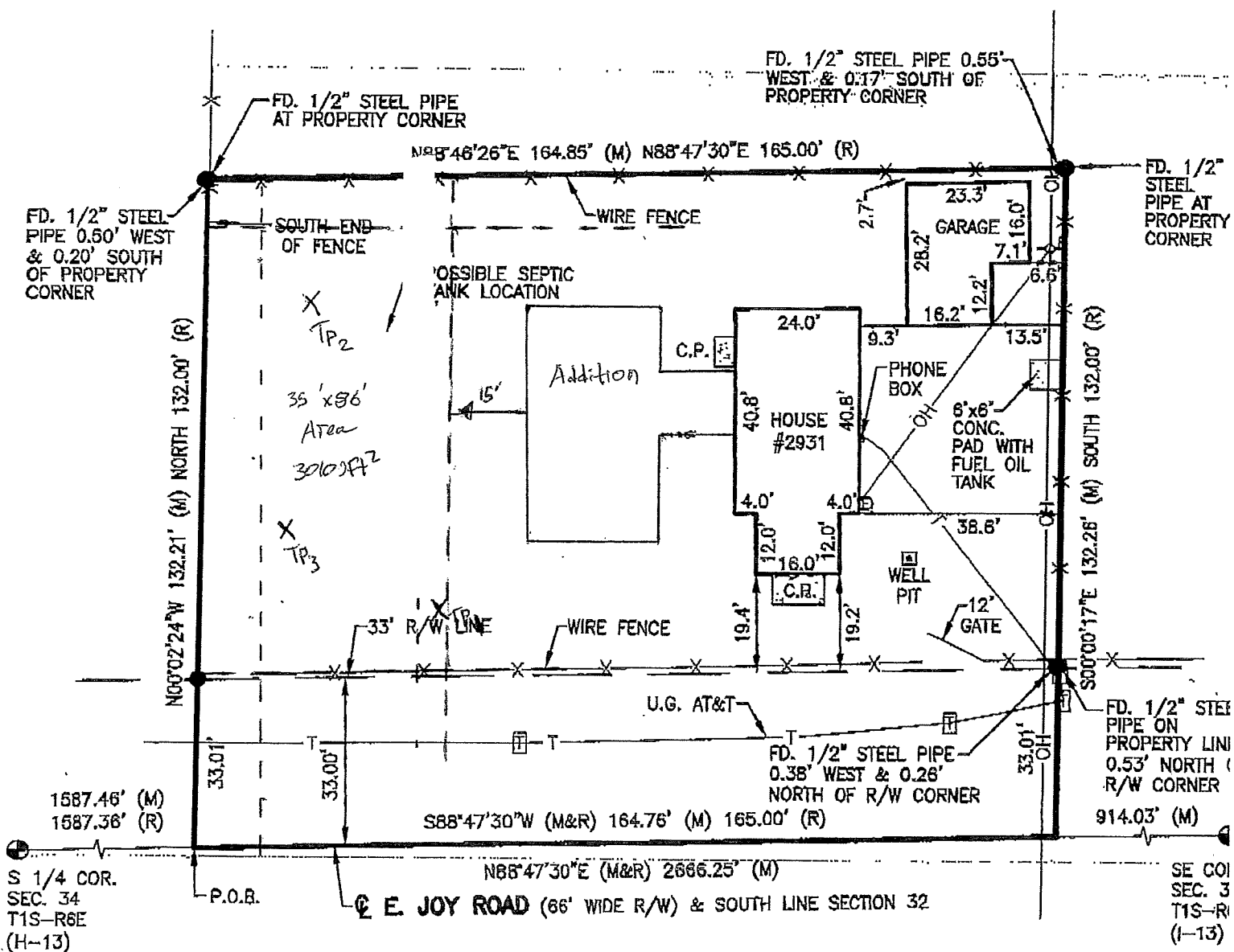
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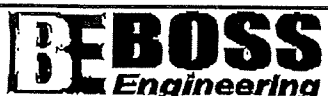




- WELL PIT
- TELEPHONE RISER
- U.G. AT&T MARKER
- T— TELEPHONE
- OH— OVERHEAD WIRES
- X— FENCE
- P.O.B. POINT OF BEGINNING
- C.P. CONCRETE PORCH

PROPERTY DESCRIPTION PER QUIT CLAIM DEED, AS RECORDED IN LIBER 3384, PAGE 236, WASHTENAW COUNTY RECORDS:

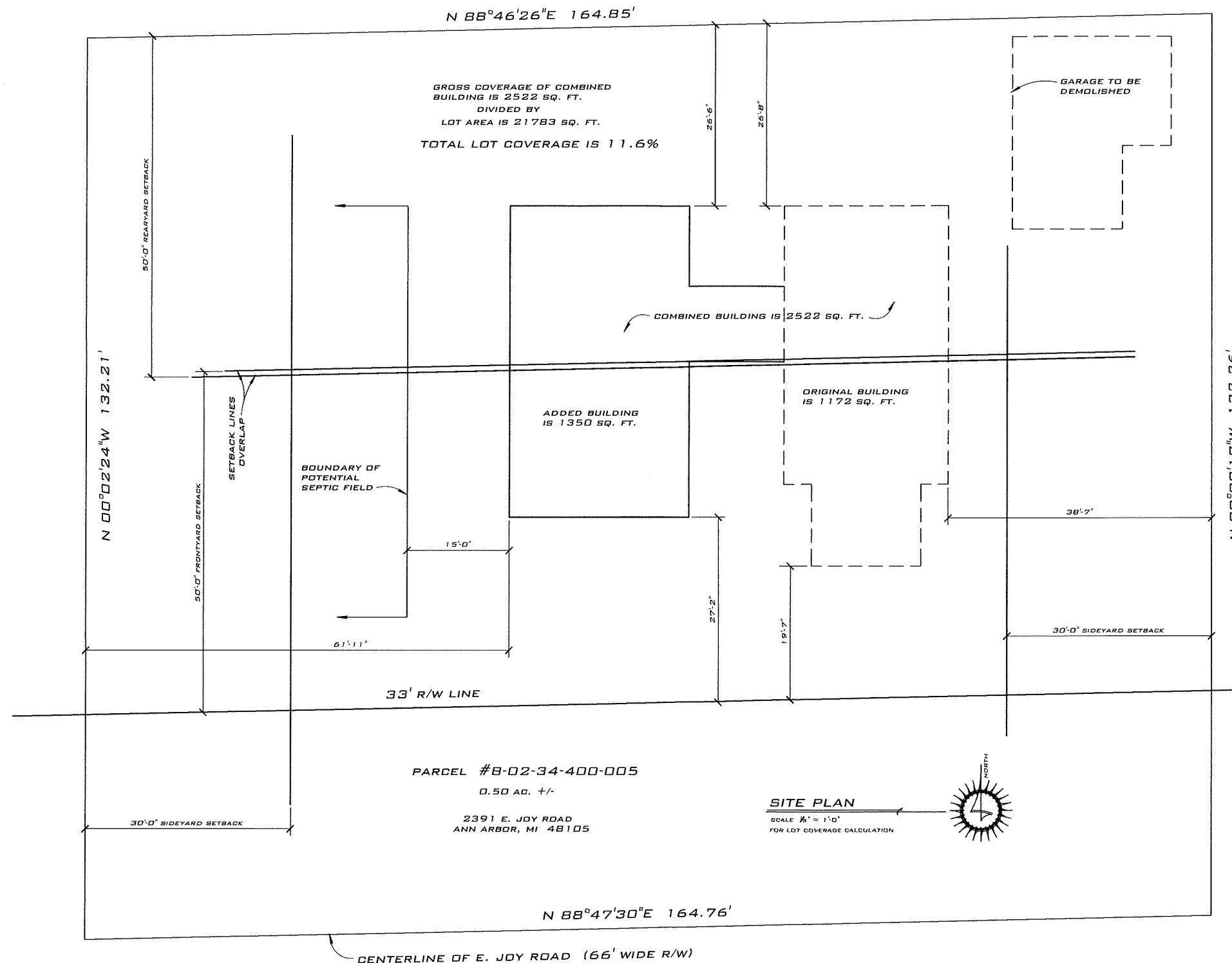
Situated in the Township of Northfield, County of Washtenaw, and State of Michigan, to wit: Part of the East one-half of the Southeast 1/4 of Section 34 Town 1 North Range 6 East; Commencing at the South Quarter Corner of Section 34 Town 1 North Range 6 East, thence along the south line of said section and the center line of Joy Road North 88 degrees 47 minutes 30 seconds East 1587.36 feet to the place of beginning; thence North 132.0 feet; thence North 88 degrees 47 minutes 30 seconds East 165.0 feet; thence South 132.0 feet; thence along said line of Section 34, South 88 degrees 47 minutes 30 seconds West 165 feet to the place of beginning.



DESCRIPTION: PART OF THE SOUTHEAST 1/4 OF SECTION 34, T1S-R6E, NORTHFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN		 BOSS Engineering <small>Engineers Surveyors Planners Landscape Architects</small> 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 · FAX 517.548.1670			
CLIENT: HAGERTY		 SCALE: 1 INCH = 30 FEET	LEGEND ● = IRON SET ○ = IRON FOUND ⊙ = MONUMENT FOUND * = FENCE (R) = RECORDED (M) = MEASURED		
JOB NO. 17-092	DATE 4-3-17				
SHEET 1 OF 1	FB 574	CREW GFD	DR. AEB	CK. CJF	

QA:17-092\dwg\17-092.dwg, 4/3/2017 4:45:41 PM, andy

Received Time Dec. 29. 2017 12:52PM No. 0917



HAGERTY
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DENNIS DINSER

7091 Augustine Court
Fenton, MI 48430

517-540-9960
www.arcadiandesign.net

DRAWN DD

CHECKED

DATE

SHEET NUMBER

1 of 1

PROJECT NUMBER
170000



April 11, 2018

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

Subject: Zoning Administrator Quarterly Report 1/1/2018 – 3/31/2018

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 FIRST quarter of 2018 (January 1 through March 31).

Zoning Compliance Applications: A total of 17 applications were APPROVED.


1. Approved three (3) additions to existing dwellings.
2. Approved two (2) new accessory structures such garages and pole barns.
3. Approved two (2) new decks.
4. Approved two (2) new fence permits.
5. Approved two (2) solar panel array installations.
6. Approved one (1) soil permit.

Non-residential Uses:

1. **Acceptance letter – LawNet/8350 N. Main** – Provided letter to Township re: occupancy of LawNet at Township Hall as a permitted and previously approved use under the terms of the original PUD. No new zoning compliance or site plan approval required.
2. **Quality Aire Systems/328 Six Mile Road** – Approved use of site for a HVAC business that was relocated from an AR zoned parcel where the use was not permitted. Worked with applicant and Code Enforcement extensively to find this new location for the business to move into. Administrative site plan approval is still required.
3. **Cabins/9317 Main** – Approved re-occupancy of existing cabins and maintenance work on site. No new additions or extensions of use proposed.
4. **Dominos Pizza/9567 N. Main** – Approved occupancy of vacant space by new pizza parlor. Administrative approval is pending. Applicant has issues with quality of well water which needs to be resolved with Washtenaw County Health Department.
5. **665 Eight Mile Road/MDOT park and go** – Approved use of site by MDOT. Administrative site plan approval required.

Denied

One (1) application for a new dwelling was denied. The plot plan submitted was inaccurate, not to scale and all of the setbacks noted were incorrect. Directed applicant to submit an accurate drawing to scale, which could then be approved.



Zoning Board of Appeals Cases:

1. **Hobbs/442 East Shore Drive** – Request for variance to build an accessory structure (garage) on a parcel with no principal dwelling on it – Approved.

Final Site Inspections: None this quarter.

Zoning Administrator Office Hours:

Upon authorization from the Township Board, I started office hours at Township Hall every Wednesday from 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.

Over the past 3 months, I have had several meetings with homeowners to help them with zoning related questions. I have also met with many existing business owners in response to code enforcement issues, to help them bring the site into compliance. While we have achieved success in getting some business owners to voluntarily comply, we are working with others currently, and some require direction from Administration, Legal Counsel and the Board of Trustees to determine next steps in enforcement.

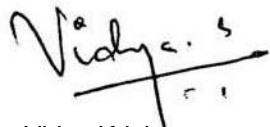
Some office hours are also spent on site visits with the Code Enforcement officer to determine the uses ongoing on various sites and to establish a good rapport with the members of the community.

Other Items: In my review of applications for Zoning Compliance and administrative site plan reviews, I constantly interact with the planner to make him aware of any discrepancies in the ordinance or any issues that need to be addressed by the Planning Commission.

We are increasingly getting interest from commercial businesses that are exploring opportunities in the Township. Our consistent application of the ordinance and predictable process and guidance through it, is now generating interest in businesses looking to locate in downtown or the existing commercial/industrial corridor. We hope to invite quality development into the Township, while upholding the integrity of our Zoning Ordinance AND helping people through the process.

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 January 22, 2018

1. CALL TO ORDER

The meeting was called to order by chair Stephen Safranek at 7:00 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL AND DETERMINATION OF QUORUM

Brad Cousino	Present
Kenneth Dignan	Absent with notice
Greg Kolecki	Present
Jacki Otto	Present (arrived at 7:08 P.M.)
Stephen Safranek	Present
James Balsillie, Alternate	Present

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

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

**6A. Case #JZBA170006; Al Hobbs, Applicant;
Location: 442 East Shore Drive;
Request for variance from Section 26-29 to
allow a garage on a site with no principal
dwelling; Parcel 02-05-401-004; zoned SR-1—
Single Family Residential.**

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

Al Hobbs said he has lived in Northfield Township since 1960. He said if an existing garage were not on this lot already he would not be making this request. He noted that he was unaware until recently that a 15' variance is required for one side setback, so he is also asking for a variance of that requirement. He said he

could turn the garage 90 degrees on the site and meet all setbacks, but it would not look appropriate.

Planning consultant Vidya Krishnan said the ZBA cannot act on the setback variance at this time because public notice was not given. Hobbs opted to proceed with the request for variance to allow a garage on a site with no principal dwelling, and if that is approved to either alter the plans to meet the setbacks or to apply for the setback variance.

[Otto arrived].

Hobbs noted he has the support of all of his neighbors. Mark Mayne 443 East Shore Drive, spoke in support of the application.

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

7. OLD BUSINESS

None.

8. NEW BUSINESS

**6A. Case #JZBA170006; Al Hobbs, Applicant;
Location: 442 East Shore Drive;
Request for variance from Section 26-29 to
allow a garage on a site with no principal
dwelling; Parcel 02-05-401-004; zoned SR-1—
Single Family Residential.**

Planning Consultant Vidya Krishnan reviewed her report of December 11, 2017, said this is a non-conforming lot of record which serves as an extension of the lot at 439 East Shore which contains the house occupied by the applicant. She noted that if a house is built on the subject site in the future the proposed garage would no longer be a non-conforming structure.

She also noted that garages on lots across from houses in this area where lots are smaller than required by the zoning ordinance appears to be an established pattern from a time before zoning was established in the Township. She said the variance would be in harmony with the intent of the ordinance and would not negatively affect the public health and welfare.

Krishnan recommended approval based on a review of the standards for determination, subject to the

**Northfield Township Zoning Board of Appeals
Minutes of Regular Meeting
Public Safety Building; 8350 Main Street
January 22, 2018**

applicant revising the plan to bring the proposed garage into compliance with setback requirements.

- **Motion:** Safranek moved, Otto supported, that the request in Case #JZBA170006 by Al Hobbs at 442 East Shore Drive for variance from Section 26-29 of the zoning ordinance to allow a garage on a site with no principal dwelling, Parcel 02-05-401-004, zoned SR-1—Single Family Residential, be approved, based on a finding of compliance with the Standards for Determination as stated in the planning consultant's December 17, 2017 report.

In answer to questions from Balsillie and Otto, Krishnan said there would be room on the site to build a house attached to the garage, and if the applicant wishes to apply for a setback variance a new application and fee would be required. In answer to additional questions from Balsillie, Krishnan said a revised plan complying with setbacks (or with a variance, if applied for approved) would have to be submitted in order for a building permit to be issued.

Motion carried 5—0 on a roll call vote.

8B. Adopt 2018 Meeting Dates.

- **Motion:** Safranek moved, Otto supported, that the 2018 meeting schedule for the Zoning Board of Appeals be adopted as presented.
Motion carried 5—0 on a voice vote.

8C. Zoning Administrator Quarterly Report.

Safranek referred to the report included in the ZBA packet for the period 10/1/17 - 12/31/17.

9. MINUTES

- **Motion:** Safranek, Kolecki supported, that the minutes of the October 16, 2017, regular meeting be approved as amended.
Motion carried 5—0 on a voice vote.

10. CALL TO THE PUBLIC

None present.

11. ZBA MEMBER COMMENTS

None.

12. ANNOUNCEMENT OF NEXT MEETING

February 26, 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, Cousino supported, that the meeting be adjourned.
Motion carried 5—0 on a voice vote.

The meeting was adjourned at 7:33 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 _____, 2017.

Stephen Safranek, Chair

Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at
http://www.twp-northfield.org/government/zoning_board_of_appeals/