

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
February 24, 2014**

1. CALL TO ORDER

The meeting was called to order by Kenneth Dignan at 7:00 P.M. at 8350 Main Street.

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

Roll call:

Tim Anderson	Absent with notice
Doug Del Favero	Absent with notice
Kenneth Dignan	Present
Jacqueline Otto	Present (arrived at 7:04 P.M.)
Athena Trentin	Present
Gary Wellings, Alternate	Present

Also present:

Zoning Administrator Kurt Weiland
Township Manager Howard Fink
Recording Secretary Lisa Lemble
Members of the public

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

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

5. CORRESPONDENCE

None.

[Otto arrived at this point].

6. ELECTION OF OFFICERS

- ▶ **Motion:** Wellings moved, Trentin supported, that Ken Dignan serve as Chair of the Northfield Township Zoning Board of Appeals for 2014.

Dignan called for additional nominations; there were none.

Motion carried 4—0 on a voice vote.

- ▶ **Motion:** Otto moved, Dignan supported, that Athena Trentin serve as Vice-Chair of the Northfield Township Zoning Board of Appeals for 2014.

Dignan called for additional nominations; there were none.

Motion carried 4—0 on a voice vote.

- ▶ **Motion:** Dignan moved, Wellings supported, that Tim Anderson serve as Secretary of the Northfield Township Zoning Board of Appeals for 2014.

Dignan called for additional nominations; there were none.

Motion carried 4—0 on a voice vote.

7. APPROVAL OF 2014 MEETING SCHEDULE

- ▶ **Motion:** Otto moved, Trentin supported, that the proposed Regular Meeting Schedule for 2014 be approved as presented.
Motion carried 4—0 on a voice vote.

8. PUBLIC HEARINGS

- 8A. **Case #JZBA140001; Gregory Barber, Applicant; Location: 459 East Shore Drive; Request for variances:**
 1. **Section 22.04(C), lot coverage variance of 152.6 square feet,**
 2. **Section 22.04(D), floor area ratio variance of 936.6 square feet,**
 3. **Section 22.04(E)(1); front yard setback variance of 30 feet,**
 4. **Section 22.04(E)(2), side yard setback variance of 1.22 feet.****Parcel 02-05-402-001; Zoned SR-2, Single Family Residential 2**
- ▶ **Motion:** Otto moved, Wellings supported, that the public hearing be opened.
Motion carried 4—0 on a roll call vote.

Gregory Barber, 1598 Parklane, Northville, said he has owned this property for 10 years and wishes to upgrade it significantly as well as alleviate some parking problems along the street. He said his instructions to the architect were to design something attractive and suitable for the area. He said the size and configuration of the lot make it difficult to work with. He said most of the addition is on the south side

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and he does not this the property owner in that direction has any objections.

Kurt Weiland, Zoning Administrator, said the applicant provided excellent, detailed drawings. He said this lot, like most lots in the lake district, requires variances to allow upgrades, and this again points to his continuing concern that a change to the zoning ordinance for the entire are should be considered.

Dignan called for comments from the public. There were none.

- ▶ **Motion:** Wellings moved, Trentin supported, that the public hearing be closed.
Motion carried 4—0 on a roll call vote.

9. NEW BUSINESS

9A. Case #JZBA140001; Gregory Barber, Applicant; Location: 459 East Shore Drive; Request for variances:

1. **Section 22.04(C), lot coverage variance of 152.6 square feet,**
2. **Section 22.04(D), floor area ratio variance of 936.6 square feet,**
3. **Section 22.04(E)(1); front yard setback variance of 30 feet,**
4. **Section 22.04(E)(2), side yard setback variance of 1.22 feet.**

**Parcel 02-05-402-001; Zoned SR-2,
Single Family Residential 2**

Otto said the proposal is very nice, but as is true for most of the other lots in the area, there is very little room to work in. Wellings said he has lived on the lake, and while he understands safety concerns about homes being located very close to each other, he thinks many of these homes are less safe in their current conditions. He noted variances of this type have been granted frequently in the past and neighbors are not opposed, so he does not see a problem with it.

Trentin said she would like to see everyone in the area investing in the homes around the lake. She asked when considering floor area ratio (FAR) variances whether the view from other homes is taken into consideration. Barber said he spoke with the owner of the home across the street, Paul Jordan, who would be most affected by the addition of the second story. He said Jordan is currently in Texas, he sent the plans to him, and Jordan has no objection to Barber's proposal.

Dignan said he appreciates the detailed plans because they made the proposal easy to understand when he visited the site. He distributed a copy of a plat map which showed that most parcels in the area are platted out into the lake, but this one is not. He said that affects the need for a lot coverage variance and he asked Barber if he knows how this discrepancy came to

be. Barber said he has heard that it might be related to a time in the 1970s when land exposed during a drought was platted and deeded separately, and the area that was an extension of his lot was deeded to someone else.

Regarding the requested variances, Dignan said:

- the 3.2% variance of the lot coverage requirement is very reasonable.
- The Planning Commission is in the process of eliminating FAR requirements in most zoning districts.
- The proposed front yard setback will be greater under this proposal and will bring the building out of the road right-of-way.
- The side yard setback will not change.

- ▶ **Motion:** Dignan moved, Trentin supported, that in Case #JZBA140001 by Gregory Barber at 459 East Shore Drive the applicant has presented evidence and information which meets the Standards for Determination in Section 66.11D and has provided information such that the variances requested will be in harmony with the surrounding community and that the need for the variances was not caused by the applicant. Therefore, the following variances should be granted:

- Section 22.04(C), lot coverage variance of 3.2% or 152.6 square feet,
- Section 22.04(D), floor area ratio, variance of 936.6 square feet or 19.9%,
- Section 22.04(E)(1); front yard setback variance of 30 feet,
- Section 22.04(E)(2), side yard setback variance of 1.22 feet or 14-5/8+/- inches on the north side of the house.

Motion carried 4—0 on a roll call vote.

10. UNFINISHED BUSINESS

None.

11. MINUTES

November 18, 2013

- ▶ **Motion:** Dignan moved, Otto supported, that the minutes of the November 18, 2013, regular meeting be approved as amended.
Motion carried 4—0 on a voice vote.

12. ZBA MEMBER COMMENTS

Otto welcomed Trentin and Dignan to the ZBA.

13. CALL TO THE PUBLIC

None present.

14. ANNOUNCEMENT OF NEXT MEETING

March 17, 2014, 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.

15. ADJOURNMENT

- ▶ **Motion:** Otto moved, Wellings supported, that the meeting be adjourned.
Motion carried 4—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 June 16, 2014.

Kenneth Dignan, Chair

Tim Anderson, Secretary

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