

CHARTER TOWNSHIP OF NORTHVILLE
Zoning Board of Appeals
January 16, 2019

DATE: January 16, 2019
TIME: 7:00 P.M.
PLACE: Northville Township Hall
44405 Six Mile Road

APPROVED: July 17, 2019

CALL TO ORDER: 7:00 P.M.

ROLL CALL:

Present: Brian Doren, Symantha Heath, Eric Lark, Joseph LoPiccolo, Gary Sixt, Paul Slatin,
Paul Smith

Excused: None

Staff: Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

Approval of Minutes:

Zoning Board of Appeals – November 14, 2018

MOTION by LoPiccolo, support by Heath, to approve the minutes from the Zoning Board of Appeals meeting of November 14, 2018.

Voice Vote: Ayes: All
Nays: None

Motion approved unanimously.

Other Minutes:

Board of Trustees – November 15, 2018
Board of Trustees/Special – October 11, 2018
Board of Trustees – October 18, 2018

Chair Slatin noted that these minutes had not been received.

No action taken.

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that there were seven board members in attendance and that four votes would be required to pass any motions. He also noted that all variance requests approved would be valid for one year.

Petitions:

1. PZON18-0015

Charles J. Allore, Property Owner

Location:

18801 Sheldon Rd (Parcel ID#77-038-99-0008-000)

Request:

A variance request to Article 3.2 I (2) to allow the existing shed to remain at its current location where it is not permitted to be located between the proposed house and the northern property line; because it is technically a "front yard".

Charles Allore, 10459 Hyne Road, Brighton, MI 48114 and property owner at 18801 Sheldon Road, was present to represent the request.

Mr. Allore explained that the shed was original to the property and that it was a historical building, being about ninety years old. The shed was somewhat close to the road, but since it was a private road not much happened there and he would be willing to plant something to hide the back of the shed from the private road.

Responding to questions from Members LoPiccolo and Doren, Mr. Allore stated that not only was he willing to use plantings to hide the shed, but he was planning on doing something along the entire road. He could not make use of the road as he was not an association member. Additionally, he was not planning on reconfiguring the footprint of the shed and there was no electric or plumbing in the shed with no current plans of adding those. He did need to re-caulk and re-paint the shed.

A project representative for Mr. Allore stated that the building was structurally sound. It needed paint and to be cleaned up a bit. There were some cracks in some windows but Mr. Allore was willing to restore the building.

Responding to questions from the Board, Township Planner Frey clarified that the only variance required was due to the shed technically being on a front yard because of the presence of the private road but that it met all other criteria for an accessory structure. If the lot were an interior side lot, no variance would be needed. The private road made this a unique situation. The property was allowed to have the two accessory structures. She did not believe that there would be a concern with lot coverage, but the Building Department would look at lot coverage when the building plans were submitted.

Clarification was made by the Board that the private road was Country Lane and was a paved road.

Mr. Allore noted that there were currently four houses on Country Lane with more coming in for a total of seven houses and that most of the houses were way back. His driveway was off of Sheldon Road.

Chair Slatin opened the public hearing at 7:10 P.M. Seeing that no one came forward to speak, he closed the public hearing at 7:11 P.M.

Township Planner Frey confirmed that there was no correspondence received regarding the petition.

MOTION by Heath, support by Smith, that the Zoning Board of Appeals approve Petition PZON18-0015, regarding the property located at 18801 Sheldon Road, to approve a variance request to Article 3.2 I (2) to allow the existing shed to remain at its current location where it is not permitted to be located between the proposed house and the northern property line because it is technically a “front yard,” with the following conditions:

- 1. New construction must meet the 2015 Michigan Residential Code.**
- 2. Planting is required on the north side of the lot for additional screening of the shed from the private road.**

Roll Call Vote: Ayes: Doren, Heath, Lark, LoPiccolo, Sixt, Slatin, Smith
 Nays: None

Motion approved unanimously.

Other Business

Election of Officers

MOTION by LoPiccolo, support by Doren, to nominate Chair Slatin to continue as Chair of the ZBA for the 2019 term. Chair Slatin accepted the nomination.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

MOTION by Heath, support by Doren, to nominate Member LoPiccolo to continue as Vice Chair of the ZBA for the 2019 term. Member LoPiccolo accepted the nomination.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

MOTION by Smith, support by LoPiccolo, to nominate Member Sixt to serve as Secretary of the ZBA for the 2019 term. Member Sixt accepted the nomination.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.

Department Reports

Township Planner Frey informed the Board that the annual report was being consolidated with the Department of Public Services annual report and that the ZBA and Planning Commission would no longer have separate reports. She also notified the Board that there would be no meeting in February and informed them of updates to department staff.

Member Heath had nothing to report from the Board of Trustees.

Township Planner Frey shared the topics that would be addressed at the upcoming Planning Commission meeting.

Public Comments and Questions

None

Adjournment: 7:24 P.M.

MOTION by Heath, support by Smith, to adjourn the January 16, 2019 Zoning Board of Appeals meeting.

Voice Vote: Ayes: All
 Nays: None

Motion approved unanimously.