



BOARD OF ZONING APPEALS AGENDA
WEDNESDAY, DEC. 6, 2017 – 7:00 P.M.

LOCATION: CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MEETING MINUTES **Nov. 1, 2017**
5. Cases to be heard – By Case
 - A) Case is called
 - B) Appellant presents case
 - C) Board questions & comments
 - D) Public comments on the case
 - E) A motion (usually to grant the variance) is made and seconded; discussed then voted upon; the results are announced by the Chair
6. CASE # 17-13
ABDUL BAZZI
711 N. CENTER STREET

To consider a request to construct a private road to access three parcels on premises zoned R-1B, First Density Residential District, at 711 N. Center Street, Northville, Michigan, 48167, parcel number 48-22-34-377-002. The applicant is seeking relief from Section 18.18(4) of the Zoning Ordinance that requires any lot split within the R-1B Zoning District which is accessed by a private road to have a minimum lot area of twelve thousand (12,000) square feet. The definition of “lot area” excludes private road rights of way. Therefore, Lot A requires a variance of 35 square feet; Lot B requires a variance of 2,095 square feet; and Lot C requires a variance of 2,095 square feet. Section 18.18(1) requires that the pavement edge of any private road shall be a minimum of fifteen (15) feet from any adjoining property line. The proposal is locating the edge of the pavement two (2) feet from the front property line. Therefore, a variance of thirteen (13) feet is required to locate the private road as designed.

7. PUBLIC COMMENTS (**Limited to two minutes each person, not to exceed twenty minutes total time for all presenters – only on matters NOT on the agenda**)
8. DISCUSSION
9. ADJOURNMENT