



BOARD OF ZONING APPEALS AGENDA
WEDNESDAY, MAY 3, 2017 – 7:30 P.M.

LOCATION: CITY HALL – COUNCIL CHAMBERS

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE AGENDA
4. APPROVAL OF MEETING MINUTES **April 5, 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 # 17-02
CHESTER CZAPLICKA
619 CARPENTER

The applicant is seeking a variance for additional lot coverage to retain a shed on premises zoned R-1B First Density Residential District, parcel number 48-001-02-0022-301. The City’s Building Official evaluated the proposal, and has determined that the maximum lot coverage allowed for this parcel is 2,376 square feet. Retaining the shed would increase lot coverage to 2,440 square feet. Therefore, a variance for 64 square feet in area (or 0.8%) lot coverage is needed from Section 15.01 of the Zoning Ordinance to allow the shed to remain.

CASE # 17-03
GREG PRESLEY/WIDAK
217 W. DUNLAP

To consider two variance requests on premises zoned R-1B, First Density Residential District, at 217 W. Dunlap, Northville, Michigan, 48167, parcel number 48-002-01-0511-002. The applicant is seeking a variance to expand a non-conforming building (Section 22.01) that is currently located in the side yard setback, rear yard setback, and within 10 feet of the principal building on the subject site. The second variance request is to permit construction of a chimney within the front yard setback. The variance needed is 3.75 feet from the requirements in Section 15.01.

CASE # 17-04
GREG PRESLEY/SERRA
222 WEST STREET

To consider two variance requests on premises zoned R-1B, First Density Residential District, at 222 West Street, Northville, Michigan, 48167, parcel number 48-002-01-0487-000. The applicant is seeking two variances from Section 15.01 to construct a two-story addition on the north side of the house. The first variance request is to permit construction of the addition one (1) foot into the required 8-foot side yard setback. The second variance is to permit the side yard setbacks to equal ten (10) feet instead of the required fifteen (15) feet. Therefore, a variance of five (5) feet is requested from Section 15.01.

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