BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, September 3, 2014 at the Farmington Public Library, 23550 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Dompierre called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT: Aren, Bennett, Crutcher, Dompierre, Kmetzo,

ABSENT: None.

A quorum of Commissioners were present.

<u>CITY OFFICIALS PRESENT</u>: Director Christiansen

MINUTES OF PREVIOUS MEETING

MOTION by Bennett, supported by Crutcher, to approve the minutes of the previous ZBA meeting of August 6, 2014.

Motion carried, all ayes.

Commissioner Kmetzo made a correction in the agenda item indicating that the Planning Commission Minutes of July 14, 2014 were to be received and filed, not the August 11, 2014 minutes.

MOTION to receive and file the minutes of the Planning Commission Meeting of July 14, 2014.

Motion carried, all ayes.

APPEAL OF: Mr. & Mrs. Bill White 23701 Wilmarth

Farmington Hills, MI 48335

Chairperson Dompierre stated the Petitioners are before the Commission requesting to expand the second story of their home. The existing home is nonconforming and in its present location is within current zoning code rear yard setback requirements. The addition will not increase the existing building footprint. He introduced Brad Angelini, architect for the project, to present the plans.

Angelini stated the house is perpendicular and that the Whites want to expand the second story of their nonconforming home to create two bedrooms for their identical twin daughters. He indicated the current second floor is on the east side of the house so it was only logical to move the addition towards the west which puts it nine feet into the 30 foot setback requirement. The original addition created an esthetic problem for the home putting a low flat addition to an historic building. He indicated with the new addition, they will bring the esthetics back and use matching materials so the addition will no

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longer look like one. He said the variance is required as the 580 square foot addition does extend nine feet into the 30 feet setback required. He also stated there is a 20 foot utility easement that is an added buffer to the adjoining lot.

Dompierre inquired when the original detached garage and house were joined and the Petitioner responded in the early sixties.

Petitioner White stated the house to the south was built in 1951.

Crutcher asked the Petitioner if the addition would increase the footprint of the house and White responded in the negative. Crutcher then asked why there is a need for the variance and Christiansen responded because of the deficient setback.

Bennett asked if any letters were received from neighboring properties and Dompierre stated he had none. Christiansen indicated 46 letters were sent out and no responses came back.

MOTION by Crutcher, supported by Aren, to grant the variance request for 23701 Wilmarth to allow for the second floor addition to be added and also for the deficient rear yard setback of 21 feet where 30 feet is required, thereby granting the 9 foot variance in rear yard setback.

Motion carried, all ayes.

PUBLIC COMMENT

None heard.

COMMISSION COMMENTS AND ANNOUNCEMENTS

None heard.

ADJOURNMENT

MOTION by Dompierre, seconded by Aren, to adjourn the meeting. Motion carried, all ayes.

The meeting adjourned at 7:29 p.m.

John D. Ko	ncsol B	uilding 1	Inspector	•