

**SUPERIOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
APPROVED MINUTES
JUNE 12, 2017
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1. CALL TO ORDER

The meeting of the Superior Charter Township Zoning Board of Appeals was called to order by Chairman Rintamaki at 7:00 p.m.

2. ROLL CALL

The Zoning Board of Appeals members present were Dail, Deeds, Guenther, Heningburg, Lewis, Parm and Rintamaki. Rick Mayernik, Building and Zoning Official, was also in attendance. A quorum was present.

3. ADOPTION OF AGENDA

A motion was made by Member Dail and supported by Member Parm to adopt the agenda as presented. The motion carried.

4. APPROVAL OF MINUTES

A motion was made by Member Lewis and supported by Member Heningburg to approve the minutes of May 16, 2017 as amended. The motion carried.

5. CITIZEN PARTICIPATION

There was no Citizen Participation.

6. COMMUNICATIONS

There were no Communications.

7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

- A. ZBA #17-01 Variances from Section 3.101 (Dimensional Standards) to reduce the required setbacks to allow an addition to the principal structure into the front yard setback. The property is located at 6166 First Street and is zoned R-4 (Single Family Residential).

1. Public Hearing

A motion was made by Member Deeds and supported by Member Dail to open the public hearing. The motion carried by voice vote.

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Todd Ballou, architect, stated that the home is non-conforming and sits in the northwest corner of the lot. The master bedroom is situated in that corner of the home and the homeowners would like to expand the bedroom into the area that the porch is in. Additionally, they'd like to redo the original staircase that is very narrow and difficult to climb.

Member Guenther inquired about the side yard addition. He stated that it was noted the existing concrete pad would be removed and asked if it was in the neighbors' yard. It was determined it was. Member Guenther asked if the addition would be in that same location. Mr. Ballou stated it would not.

Neighbors of the property owners stated that they are pleased to see the concrete pad is being removed. They inquired about what revision would be done to the foundation.

Mr. Ballou stated that no alterations would be done to the foundation.

A motion was made by Member Deeds and supported by Member Parm to close the public hearing. The motion carried with voice vote.

Rick Mayernik, Building and Zoning Official, stated that covered porch would be new as well and subject to the setback. Additionally, the increase to the second floor would increase the current nonconformity. The original portions of the house were estimated to be built in 1880.

Chairman Rintamaki stated that the Zoning Board of Appeals would review the findings. He added that the home was built prior to the current zoning, and is right up to First Street; not a result of actions by the applicant.

Member Guenther stated that the amount of the home in the setback is being increased, but the entire home is not moving forward.

Chairman Rintamaki stated that the findings required by Section 13.08(B) *Variance –Standards for Review* were satisfied.

Chairman Rintamaki stated that the variance granted is limited to what has been submitted to the Zoning Board of Appeals.

Moved by Member Deeds, supported by Member Heningburg to approve ZBA #17-01, variances from Section 3.101 (Dimensional Standards) to

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reduce the required front yard setback to allow an addition to the principal structure into the front yard setback.

Roll Call Vote:

The motion passed with the following vote:

Yes: Dail, Deeds, Guenther, Heningburg, Lewis, Parm,
Rintamaki.
No: None.
Absent: None.
Abstain: None.

- B. ZBA #17-03 Variances from Section 3.101 (Dimensional Standards) to reduce the required setbacks to allow an addition to the principal structure into the front yard setback. The property is located at 5460 Geddes Road and is zoned R-1 (Single Family Residential).

1. Public Hearing

A motion was made by Member Deeds and supported by Member Dail to open the public hearing. The motion carried by voice vote.

Kiana Barfield, homeowner, stated that they would like to add an attached garage as well as a covered front porch to their home.

Member Guenther inquired about the 60 foot setback indicated on the drawing provided to Members. It was noted that most of the structure is within the 60 foot setback from the right-of-way (ROW).

Mr. Mayernik stated that he believes the ROW was created in the late 1970s.

Mr. Mayernik also stated that the ROW provides access to the Barfield's home and the Sesi home next door.

A motion was made by Member Deeds and supported by Member Parm to close the public hearing. The motion carried with voice vote.

Chairman Rintamaki stated that the slopes to the south are very steep, so there really is no other place for the garage to go.

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Member Dail noted the property and home are very unique.

Rintamaki reviewed the findings required by Section 13.08(B) *Variance – Standards for Review* were satisfied.

Moved by Member Deeds, supported by Member Parm to approve ZBA #17-03, variances from Section 3.101 (Dimensional Standards) to reduce the required front yard setback to allow an addition to the principal structure into the front yard setback.

Roll Call Vote:

The motion passed with the following vote:

Yes:	Dail, Deeds, Guenther, Heningburg, Lewis, Parm, Rintamaki.
No:	None.
Absent:	None.
Abstain:	None.

Rintamaki stated that the variance is granted based on the information submitted to the Zoning Board of Appeals.

9. OTHER BUSINESS AS NECESSARY

None.

10. ADJOURNMENT

A motion was made by Member Dail and supported by Member Heningburg to adjourn the meeting at 7:36 p.m.

Respectfully submitted,

John Rintamaki, Chairman Zoning Board of Appeals

Laura Bennett, Recording Secretary Superior Charter Township
3040 N. Prospect, Ypsilanti, MI 48198