

**SUPERIOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
3040 N. PROSPECT RD., YPSILANTI, MI 48198**

**WEDNESDAY
JANUARY 31, 2024
7:00 P.M.
AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. ADOPTION OF AGENDA
4. APPROVAL OF MINUTES
 - A. Approval of the September 06, 2023 minutes
5. CITIZEN PARTICIPATION
6. COMMUNICATIONS
7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS
 - A. **ZBA #23-02 5843 Vreeland Road – Accessory Structure**
Variance from Section 3.101 (Dimensional Standards) to allow for an increase in ground floor coverage (GFC) and floor area ratio (FAR) in order to build an accessory structure.
 - B. **ZBA #24-01 7116 E. Joy Road – Accessory Structure**
Variance from Section 3.101 (Dimensional Standards) to allow for an accessory structure to be built in the side yard setback.
8. OLD BUSINESS
9. OTHER BUSINESS AS NECESSARY
 - A. Election of Officers for 2024
10. ADJOURNMENT

**SUPERIOR CHARTER TOWNSHIP
ZONING BOARD OF APPEALS
DRAFT MINUTES
SEPTEMBER 06, 2023
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1. CALL TO ORDER

The meeting of the Superior Charter Township Zoning Board of Appeals was called to order by Vice-Chair Craigmile at 7:00 p.m.

2. ROLL CALL

The Zoning Board of Appeals members present were Brennan, Craigmile, Deeds and Parm. Lewis was absent. Laura Bennett, Planning & Zoning Administrator, and Ben Carlisle was also in attendance. A quorum was present.

3. ADOPTION OF AGENDA

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

4. APPROVAL OF MINUTES

A motion was made by Member Craigmile and supported by Member Brennan to approve the minutes of February 7, 2023. The motion carried.

5. CITIZEN PARTICIPATION

None.

6. COMMUNICATIONS

None.

7. PUBLIC HEARINGS AND CONSIDERATION OF APPEALS

A. ZBA 23-02 5843 Vreeland Road – Accessory Structure

Motion by Member Craigmile, supported by Member Parm to open public hearing.

Brian Garrott introduced himself as the homeowner. He explained he is looking to build a garage on his property, which is a non-conforming lot. Mr. Garrott noted a precedent set by the Zoning Board of Appeals at their September 10, 2013 meeting.

Member Deeds asked how long they've lived at the property.

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Mr. Garrott replied since 2012.

James Weiner noted that he is here on behalf of the neighbors at 5630 Meadow Lane. He explained the neighbors own the land surrounding Mr. Garrott's home, and the proposed two-story garage would overlook where they plan to build a single-family home in the future. He noted Mr. Garrott's property is one tenth the size it should be in the A-1 zoning district for a home to be on it. He went on to explain it is grandfathered in, but Michigan zoning strongly discourages expansions of non-conforming uses.

Mr. Weiner noted the applicant has asked to expand the ground floor coverage and floor area ratio, and claimed the applicant is operating an Etsy retail business out of the home.

He went on to explain his clients will be significantly impacted by this expansion of the non-conformity. They are most concerned and object to the second floor and trees that will probably be taken down. He does not believe the applicant has met the requirements for expanding a non-conforming use. Mr. Weiner stated there are no special circumstances that allow them to expand the non-conformity.

Mr. Garrott replied no trees will be affected by the location where the garage is proposed. He has hired an arborist who provided a tree-risk assessment; the arborist saw no risk to trees with the location of the proposed garage.

Mr. Garrott added, regarding the Etsy business, they no longer run that business.

Member Craigmile asked if home occupations were the purview of the ZBA.

Laura Bennett replied it is not.

Mr. Weiner explained his clients are concerned the proposed location of the garage will impact the future plans of their property. He also noted, the owners of 5843 Vreeland brought the property knowing it was non-conforming.

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Mr. Przybylski, 5630 Meadow Lane, stated the homeowners of 5843 Vreeland Road are requesting a variance for ground floor coverage and floor area ratio that goes against the Zoning Ordinance.

Motion by Member Deeds and supported by Member Parm to close public hearing.

Member Craigmile stated the variance request must meet the Standards of Review set forth in Section 13.08B.

Member Deeds read Section 16.09(1) of the Superior Township Zoning Ordinance, "A nonconforming site shall not be improved or modified in a manner that increases its nonconformity." He added he has a problem with the variance request that is in direct opposition to the Zoning Ordinance. He stated he will not be voting in favor of granting the variance despite what either side says.

Ben Carlisle stated that he interprets that Section of the Ordinance differently and identifies Section 16.09 as dealing with issues of site standards, not single-family dwellings. If Section 16.09 were applied to variances for single-family homes, you would render that no improvements could be made to any non-conforming structure or property. He added the ZBA needs to consider the Standards set forth in Section 13.08.

Member Deeds asked the difference between a nonconforming site and nonconforming parcel.

Mr. Carlisle replied that he did not write this Ordinance and would not write it the way it is currently written. Upon reading the Section further, he feels the Section speaks to design issues, access issues, and design standards. He reiterated the more specific section of the Ordinance should be followed.

Member Craigmile read the Standards of Review set forth in Section 13.08B, as follows:

1. Special conditions and circumstances exist that are unique to the land, structures, or buildings involved, and are not applicable to other lands, structures, or buildings in the same district, subject to the following:

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- a. The existence of nonconforming dwellings, lots of record, structures, uses, or sites on neighboring lands in the same zoning district or other zoning districts shall not be considered grounds for a variance.
 - b. The special conditions and circumstances on which the variance request is based do not result from the actions of the applicant.
2. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other property owners in the same district under the terms of this Ordinance.
3. Granting the variance requested would not confer upon the applicant any special privilege that is denied by the Ordinance to other lands, structures, or buildings in the same district.
4. A variance granted shall be the minimum that will make possible a reasonable use of the land, building, or structure. The Board of Appeals may consider lesser variances than that requested by an applicant.
5. The variance granted shall be in harmony with the intent of this Ordinance and will not be injurious to the environment, neighborhood, or otherwise detrimental to the public interest.

Members agreed that the first Standard of Review was met.

Member Deeds added that just because there was a similar variance granted in 2013, it isn't grounds for an approval in this case.

Members were in agreement with the second Standard. However, Member Deeds he was still stuck on Section 16.09, as the property owners knew when they bought the property in 2012 it was a nonconforming site.

Member Deeds noted regarding the third Standard, if the ZBA grants the variance, that will allow other property owners in the A-1 zoning district to have a GFC that is over what the ordinance calls for. He added, whether it is the expansion of a nonconformity or not meeting Standard three, he is opposed to the variance.

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Member Brennan added he is afraid if the ZBA granted a variance on this request, who is to say someone else in the A-1 zoning district wouldn't come through with a similar variance.

Member Brennan asked if the homeowner could revisit placing the accessory structure in the southwest corner of the property.

The homeowners stated it would require adding much fill dirt. Additionally, there is a drain going through the area owned by Washtenaw County.

Mr. Weiner noted the ZBA may accept a lesser variance, such as a single floor.

Member Deeds indicated he was not interested in considering a lesser variance. He does not see what benefit of cutting the height is when it is still expanding a nonconformity.

Regarding Standard five, Member Brennan stated the neighbors who own the surrounding land would be affected by the variance being granted.

Member Deeds stated if the property were zoned R-2 the Zoning Board of Appeals wouldn't be hearing this variance request.

Member Brennan is conflicted based on Standards three and five.

Member Deeds believes the homeowners have other avenues, such as buying 4.5 acres or trying to rezone the parcel.

The homeowners opted in lieu of having a vote, that they would withdraw their application from consideration. Mr. Carlisle noted the homeowners would have more options if they withdrew.

No vote was taken.

8. OLD BUSINESS

None

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9. OTHER BUSINESS AS NECESSARY

None.

10. ADJOURNMENT

A motion was made by Member Deeds and supported by Member Parm to adjourn the meeting at 7:43 p.m.

Respectfully submitted,

Rebecca Craigmile, Vice-Chair Zoning Board of Appeals

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

**ZONING BOARD OF APPEALS
SUPERIOR CHARTER TOWNSHIP
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
WEDNESDAY, JANUARY 31, 2024
7:00 p.m.**

ZBA #23-02

The Superior Township Zoning Board of Appeals will hold a public hearing on **Wednesday, January 31, 2023, at 7:00 p.m.** at the Superior Township Hall, 3040 N. Prospect, on a request for the following variance from the Superior Township Zoning Ordinance:

Variance from Section 3.101 (Dimensional Standards) to allow for an increase in ground floor coverage (GFC) and floor area ratio (FAR) in order to build an accessory structure.

The property is located at 5843 Vreeland Road and is zoned A-1 (Agriculture District).

Parcel ID # J-10-19-400-010

A complete copy of the petition for variance is available for inspection or copying at the Township Hall 9:00 a.m. – 4:00 p.m. weekdays, and also online at www.superiortownship.org/meetings/zoning-board-of-appeals.

Persons wishing to express their views may do so in person at the public hearing, or in writing addressed to the Zoning Board of Appeals at the above address. Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk.

Laura Bennett, Planning & Zoning Administrator
3040 N. Prospect
Ypsilanti, MI 48198
planning@superior-twp.org
734-482-6099

ZONING BOARD OF APPEALS APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

Request is hereby made for one of the following:

☐ Interpretation of the Zoning Ordinance/Official Zoning Map (Section 13.07)

☒ Variance from the requirements of the following Zoning Ordinance

Section(s): 3.601

☐ Appeal of the decision of the Township Zoning Official

APPLICANT INFORMATION

Name Brian Garrott

Address 5843 Vreeland Ypsilanti MI 48198

Phone Number 734-255-6512

Email Brian.Garrott@gmail.com

Is the property owned by the applicant? ☒ YES ☐ NO

If "NO", what is the applicant's interest in the property? _____

Name, address and telephone number of owner(s): _____

DESCRIPTION OF THE PROPERTY

Address 5843 Vreeland Ypsilanti MI 48198

Parcel ID# J-10-19-400-010

Parcel size .5 acres

Size of the proposed building or addition, if any 832 SF

Use of existing building (if any) and property Residential

Zoning classification of property A-1

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? ☐ YES ☒ NO

Has the department refused a permit? ☐ YES ☒ NO

Has there been any previous land use application involving this property? ☒ YES ☐ NO

If "YES", state the date of filing, the character of appeal and the disposition.

Application was withdrawn before a determination was made.

DESCRIBE THE REASONS FOR YOUR APPEAL

Note: The Zoning Board of Appeals is required to use the standards listed in Section 13.08(B) of the Zoning Ordinance when considering an appeal. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed. A copy of the standards is attached to the application.

See Attached

YOU MAY WISH TO ASK YOUR NEIGHBORS TO SIGN THE FOLLOWING SECTION IF THEY HAVE NO OBJECTION TO THE APPEAL YOU ARE MAKING.

We the undersigned, as owners of property any part of which is located within 300 feet of any part of the property involved in this appeal, have no objections to the granting of the request made in this appeal:

NAME (PLEASE PRINT)	SIGNATURE	STREET ADDRESS

INFORMATION REQUIRED TO BE SUBMITTED WITH APPEAL

The following must attached and submitted with the application:

- Ten (10) sets of drawings, all on sheets 8 ½ inches by 11 inches or 8 ½ inches by 14 inches, drawn to scale and showing all measurements, features and structures, including the general location of all natural features on the property, measurements to show distances between structures, measurements between structures and property lines, measurements for lot width and lot area, and height of structures. Rights-of-way and easements must also be shown.
- A letter of authority, or power of attorney, in the event the appeal is being made by a person other than the actual owner of the property.
- A complete legal description of the premises (as stated on the property deed or property tax bill.)

APPLICANT'S DEPOSITION – Must be completed by applicant.

I hereby state that all of the statements and information contained in this application and the supporting documents herewith are true and correct.

Signature of applicant  Date 12-21-23

NOTARY PUBLIC – Applicant's signature must be notarized.

Sworn to before me this 21st day of December 20 23

My commission expires Nancy L Mason 6-16-27
(Notary Public, Washtenaw County, Michigan)

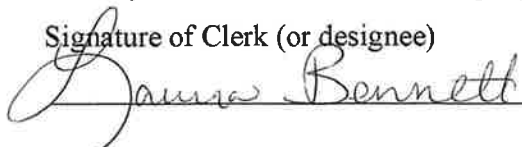
NANCY L. MASON
NOTARY PUBLIC, STATE OF MI
COUNTY OF WASHTENAW
MY COMMISSION EXPIRES Jun 16, 2027
ACTING IN COUNTY OF

Washtenaw

To be filled in by Township Clerk (or designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 12/21/23 (date)

Signature of Clerk (or designee)



Fee paid 175.00

Notice to Applicants for the Zoning Board of Appeals

Filing Applications

You must call and schedule an appointment with the Township Planning & Zoning Administrator, Laura Bennett, to file an application. She may be reached at the Township Office at (734) 482-6099 or planning@superior-twp.org.

Meeting Schedule

The Zoning Board of Appeals does not have a regular meeting schedule. Meetings are called whenever there is an application for a variance. Because variance requests require a public hearing, it generally takes four (4) weeks from the date an application is received until a meeting of Zoning Board of Appeals can be held. This time is needed to schedule the meeting date and to mail out notices of the public hearing.

Reasons for the Appeal

The Zoning Board of Appeals is required to use the standards listed in Section 13.08 of the Zoning Ordinance when considering the appeals. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed.

Site Visits

Filing an application gives the implied consent for Township officials and/or consultants to visit the subject site.

Application Fees

An application fee must be paid when you file your application. The fees are as follows:

1. Appeals brought by the owner of a single-family dwelling for a variance from density and height regulations of the Zoning Ordinance = **\$175.00**
2. Any other appeal = **\$500.00**

Applicant's Acknowledgement

I hereby acknowledge that I have read and agree to the above and that I have been given a copy of this notice.



Signature



Date

5843 Vreeland Reasons for appeal:

We are writing to obtain a variance from section 3.101 for Ground Floor Coverage (GFC) and Floor Area Ratio (FAR) from the Superior Twp ZBA, for the purpose of constructing a garage on our property. Our home was constructed in 1870 and is a converted one room schoolhouse. This property has the unique circumstance of sitting on a smaller lot of just over half an acre while the majority of lots in the A-1 district are 5 acres or more. Since the property division was created long ago when the building was intended for use as a school, the use of this property for residential purposes could not have been reasonably foreseen at that time. Because of these factors, the lot is considered a "Nonconforming Lot of Record". Section 16.06 of the Superior Township Zoning Ordinance allows for the construction of accessory structures on a nonconforming lot of record, "provided that it is not in continuous frontage with other lots in the same ownership". The lot that contains our home is surrounded by 78 acres of farmland, and as such our lot is not in continuous frontage with another Nonconforming lot of Record. Furthermore, section 16.06 continues by stating that this provision shall apply even if the lot "fails to meet the requirements for area or width, or both, that are generally applicable in the district".

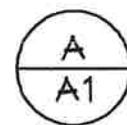
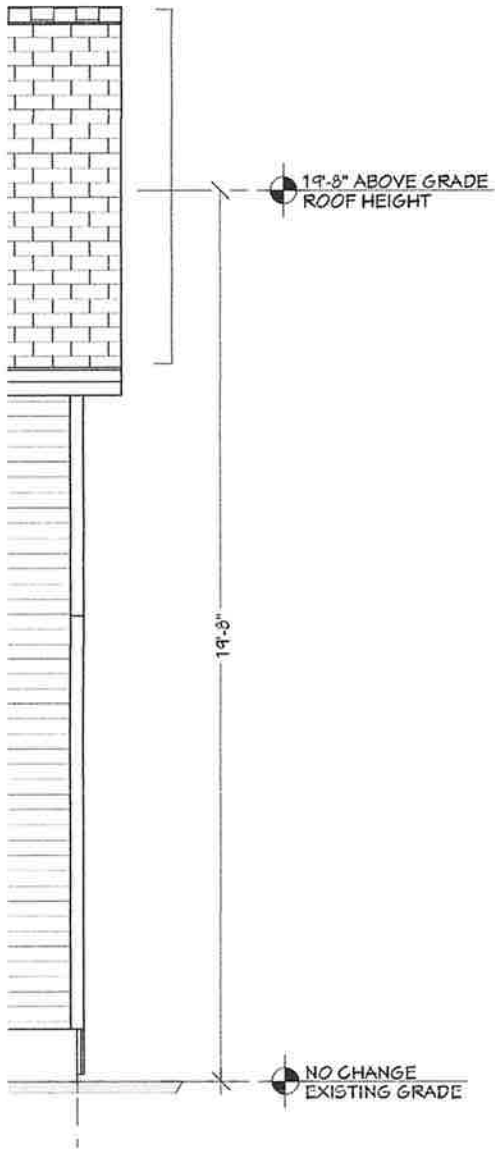
We believe a literal interpretation of this ordinance would deny us rights commonly enjoyed by other property owners in the A-1 district. Uses for this structure will include vehicle, tool and lawn equipment storage on the lower level, and an upstairs loft that will include additional storage space and a small desk for zoom meetings, craft projects, or homework.

Due to this lot size, condition, the location of the current structure on the site, and the unique topography of the site, we are very limited as to potential location for a garage on our property. The location proposed is ideal in that the existing driveway already leads to the area, the land is relatively flat, natural features including landmark trees will not be negatively impacted, and the location meets all Zoning requirements including, distance from property boundaries, other structures, and location of the building relative to the principle dwelling. The only Zoning requirements not met are the two mentioned above (GFC, and FAR) that are solely related to lot area. Other locations were considered, but these areas would require several additional variances, would be difficult and expensive to build on due to property grade, would adversely harm natural features, and would not make sense from a functional standpoint.

We do hope the ZBA will consider our appeal which would allow us to add a small functional garage to our property in keeping with what is reasonable, customary, and consistent with other properties in the area. Furthermore, given that our property is adjacent only to farmland, we have no neighbors on the impacted side (east property line) for well over 300 feet, nor will we be negatively impacting green-views, allowing our variance to be granted while in keeping with the original spirit, purpose, and intent of the ordinance.

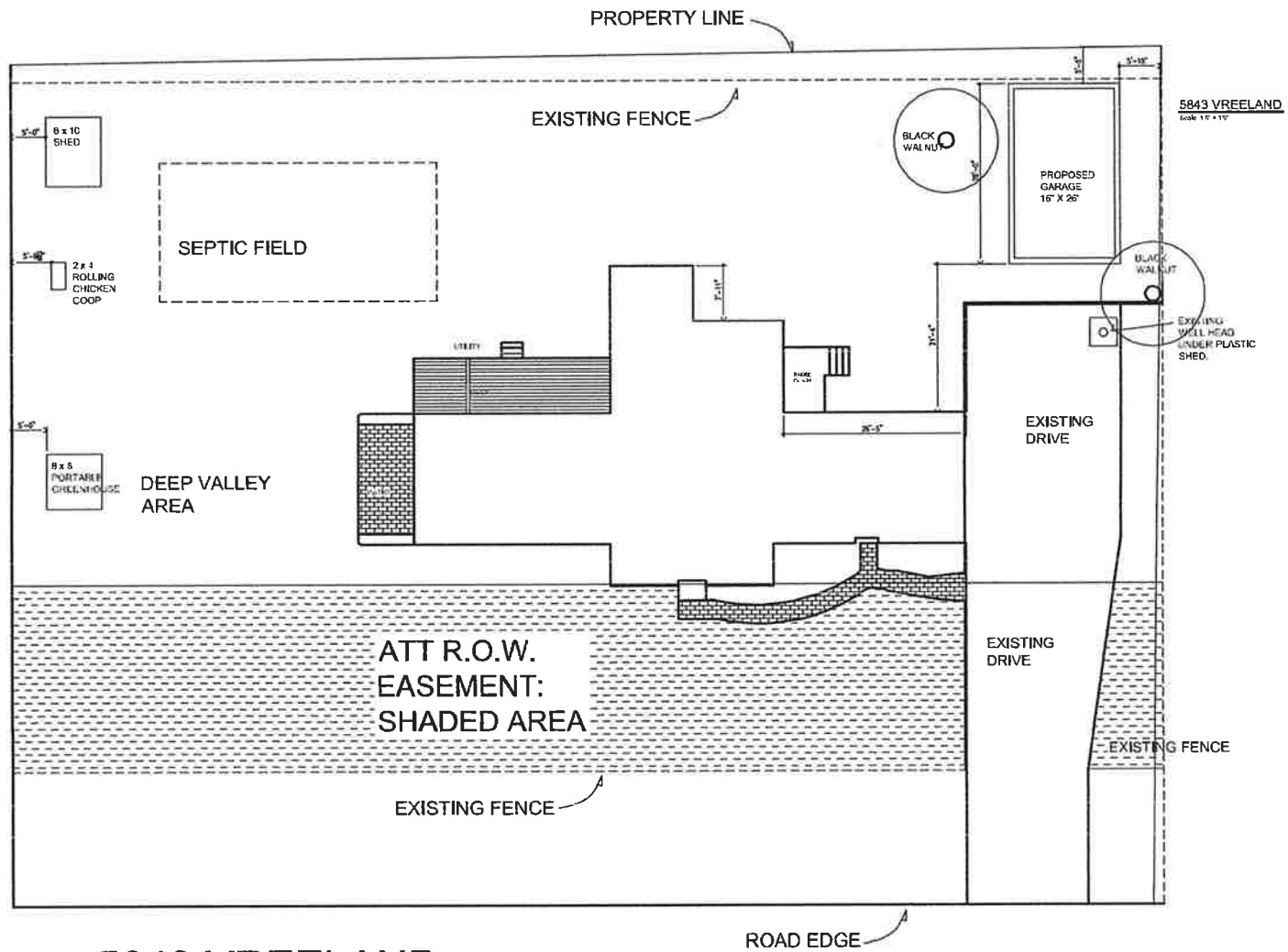
PROPERTY LEGAL DESCRIPTION:

"OLD SID - J 10-019-034-00 SU 19-13 COM AT SW COR OF E 1/2 OF SE1/4, TH N 89 DEG 55' 45" E 148.5 FT, TH N 0 DEG 4' 15" E 132.0 FT, TH N 89 DEG 55' 45" E 165.0 FT, TH S 0 DEG 4' 15" W 132.0 FT, TH S 89 DEG 55' 45"W 165.0 FT ALONGS LINE OF SEC TO PL OF BEG, BEING PART OF E 1/2 OF SE 1/4 SEC 19 T2S-R7E 0.50 AC.



ELEVATION

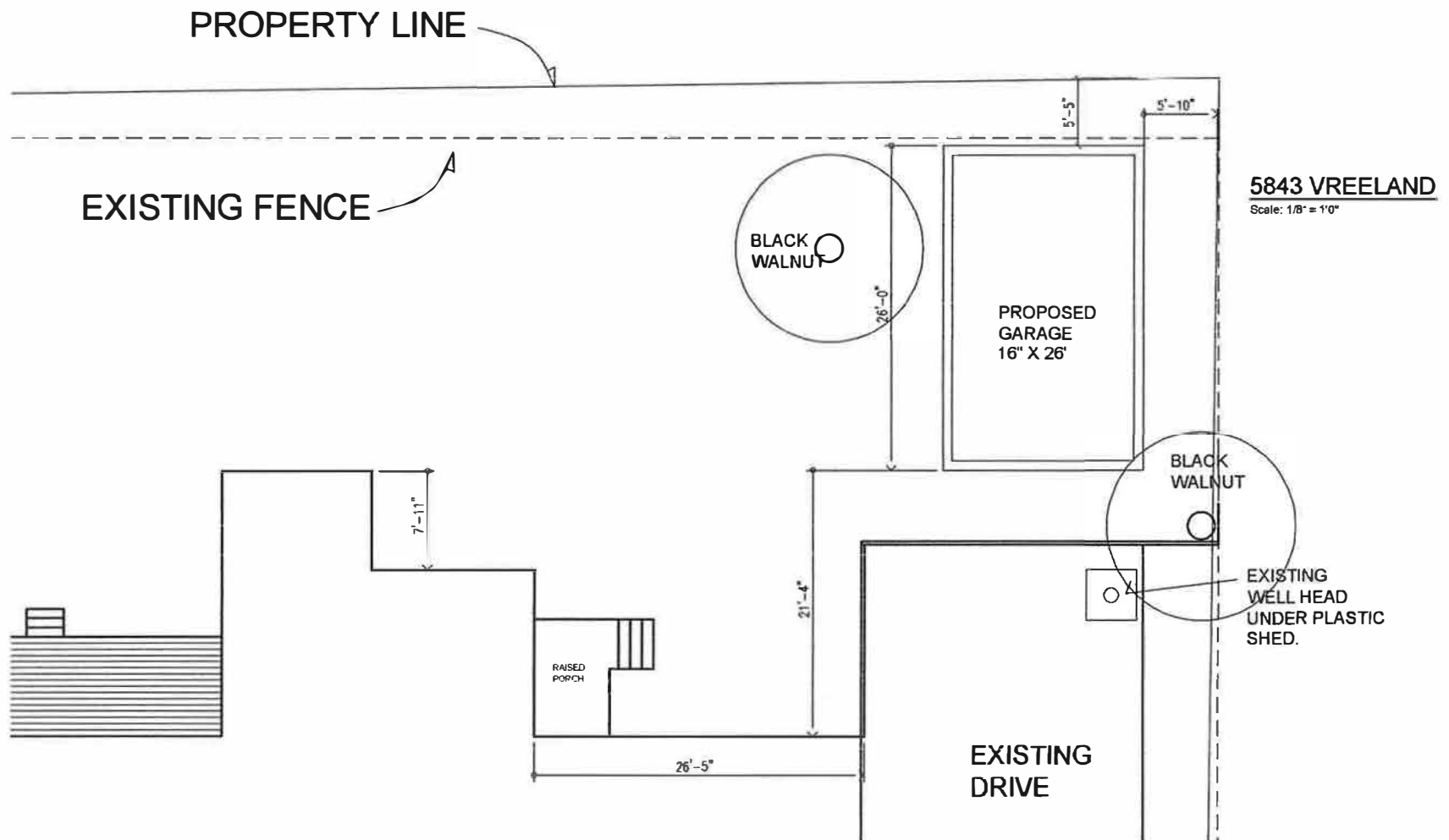
SCALE: 1/4" = 1'-0"



5843 VREELAND
Scale: 1" = 10'

5843 VREELAND

Scale: 1/16" = 1'0"



From: [Cameron Getto](#)
To: [Laura Bennett](#)
Subject: Zoning appeal for 5843 Vreeland Road
Date: Tuesday, January 23, 2024 8:48:29 PM

[You don't often get email from c.getto@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Laura,

Meredith Schindler and I live at 5880 Vreeland Road, very close to 5843 Vreeland Road. We have reviewed the garage plans and believe that the addition will be an enhancement to the property. We have no objection to the request for the zoning appeal/variance, and hope that the board grants it. If you have questions, please feel free to give one or both of us a call.

Cameron Gettos (248) 515-2440
Meredith Schindler (734) 476-6277
5880 Vreeland Road
Superior Township, MI 48198

Sent from Cameron's iPad

**ZONING BOARD OF APPEALS
SUPERIOR CHARTER TOWNSHIP
SUPERIOR TOWNSHIP HALL
3040 N. PROSPECT, YPSILANTI, MI 48198
WEDNESDAY, JANUARY 31, 2024
7:00 p.m.**

ZBA #24-01

The Superior Township Zoning Board of Appeals will hold a public hearing on **Wednesday, January 31, 2023, at 7:00 p.m.** at the Superior Township Hall, 3040 N. Prospect, on a request for the following variance from the Superior Township Zoning Ordinance:

Variance from Section 3.101 (Dimensional Standards) to allow for an accessory structure to be built in the side yard setback.

The property is located at 7116 East Joy Road and is zoned A-1 (Agriculture District).

Parcel ID # J-10-04-200-003

A complete copy of the petition for variance is available for inspection or copying at the Township Hall 9:00 a.m. – 4:00 p.m. weekdays, and also online at www.superiortownship.org/meetings/zoning-board-of-appeals.

Persons wishing to express their views may do so in person at the public hearing, or in writing addressed to the Zoning Board of Appeals at the above address. Superior Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities upon four (4) business days notice to the Township. Individuals requiring auxiliary aids or services should contact Superior Charter Township by writing the Township Clerk.

Laura Bennett, Planning & Zoning Administrator
3040 N. Prospect
Ypsilanti, MI 48198
planning@superior-twp.org
734-482-6099

ZONING BOARD OF APPEALS APPLICATION

(This application must be typewritten or printed. All questions must be answered.)

Request is hereby made for one of the following:

☒ Variance from the requirements of the following Zoning Ordinance
Section(s): 3.101

☐ Appeal of the decision of the Township Zoning Official

APPLICANT INFORMATION

Name Ryan Carter

Address 7116 E Joy Rd, Ann Arbor MI 48105

Phone Number 734-678-1831 Email Kmheventer@yahoo.com

Is the property owned by the applicant? ☒ YES ☐ NO

If "NO", what is the applicant's interest in the property? _____

Name, address and telephone number of owner(s): _____

DESCRIPTION OF THE PROPERTY

Address 7116 E Joy Rd, Ann Arbor MI 48105

Parcel ID# J-10-04-200-003 Parcel size 5 acres

Size of the proposed building or addition, if any 30 ft x 60 ft pole barn

Use of existing building (if any) and property Agriculture

Zoning classification of property Ag-1

If a new building is proposed, has the Building Inspection department examined the plans for the proposed building? ☒ YES ☐ NO

Has the department refused a permit? ☐ YES ☒ NO

Has there been any previous land use application involving this property? YES ☒ NO

If "YES", state the date of filing, the character of appeal and the disposition.

DESCRIBE THE REASONS FOR YOUR APPEAL

Note: The Zoning Board of Appeals is required to use the standards listed in Section 13.08(B) of the Zoning Ordinance when considering an appeal. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed. A copy of the standards is attached to the application.

Please see typed attached description (attached).

Attachments:

Description (10)

Site Photos w/ labels - 4 views (10)

Pole Barn Plans (10)

YOU MAY WISH TO ASK YOUR NEIGHBORS TO SIGN THE FOLLOWING SECTION IF THEY HAVE NO OBJECTION TO THE APPEAL YOU ARE MAKING.

We the undersigned, as owners of property any part of which is located within 300 feet of any part of the property involved in this appeal, have no objections to the granting of the request made in this appeal:

NAME (PLEASE PRINT)

SIGNATURE

STREET ADDRESS

BETTY JO FISHBECK	Betty Jo Fishbeck	7060 E Joy Rd	ANN ARBOR MI 48105
WILLIAM M. FISHBECK	William M. Fishbeck	7060 E Joy Rd	ANN ARBOR MI 48105
REGINA M. HIIPAKKA	Regina M. Hiipakka	7198 E. Joy Rd.	ANN ARBOR MI 48105
CONSTANCE L. MELTON	Constance L. Melton	7117 E. Joy Rd.	ANN ARBOR MI 48105

INFORMATION REQUIRED TO BE SUBMITTED WITH APPEAL

The following must attached and submitted with the application:

- Ten (10) sets of drawings, all on sheets 8 ½ inches by 11 inches or 8 ½ inches by 14 inches, drawn to scale and showing all measurements, features and structures, including the general location of all natural features on the property, measurements to show distances between structures, measurements between structures and property lines, measurements for lot width and lot area, and height of structures. Rights-of-way and easements must also be shown.
- A letter of authority, or power of attorney, in the event the appeal is being made by a person other than the actual owner of the property.
- A complete legal description of the premises (as stated on the property deed or property tax bill.)

APPLICANT'S DEPOSITION – Must be completed by applicant.

I hereby state that all of the statements and information contained in this application and the supporting documents herewith are true and correct.

Signature of applicant Reagan M Carter Date 1-11-2024

NOTARY PUBLIC – Applicant's signature must be notarized.

Sworn to before me this 11 day of January 2024
My commission expires 04-15-2024
(Notary Public, Washtenaw County, Michigan) M P CREIGHTON
Notary Public, State of Michigan
County Of Wayne
My Commission Expires 04-15-2024
Acting in the County of Washtenaw

To be filled in by Township Clerk (or designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 1/12/24 (date)

Signature of Clerk (or designee)

Gina Bennett

Fee paid 175.00



Notice to Applicants for the Zoning Board of Appeals

Filing Applications

You must call and schedule an appointment with the Township Zoning Official Richard Mayernik to file an application. He may be reached at the Township Office at (734) 482-6099.

Meeting Schedule

The Zoning Board of Appeals does not have a regular meeting schedule. Meetings are called whenever there is an application for a variance. Because variance requests require a public hearing, it generally takes four (4) weeks from the date an application is received until a meeting of Zoning Board of Appeals can be held. This time is needed to schedule the meeting date and to mail out notices of the public hearing.

Reasons for the Appeal

The Zoning Board of Appeals is required to use the standards listed in Section 13.08 of the Zoning Ordinance when considering the appeals. It is recommended that applicants review these standards and consider them in preparing a description of why the variance is needed.

Site Visits

Filing an application gives the implied consent for Township officials and/or consultants to visit the subject site.

Application Fees

An application fee must be paid when you file your application. The fees are as follows:

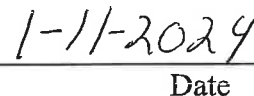
1. Appeals brought by the owner of a single-family dwelling for a variance from density and height regulations of the Zoning Ordinance = **\$175.00**
2. Any other appeal = **\$500.00**

Applicant's Acknowledgement

I hereby acknowledge that I have read and agree to the above and that I have been given a copy of this notice.



Signature



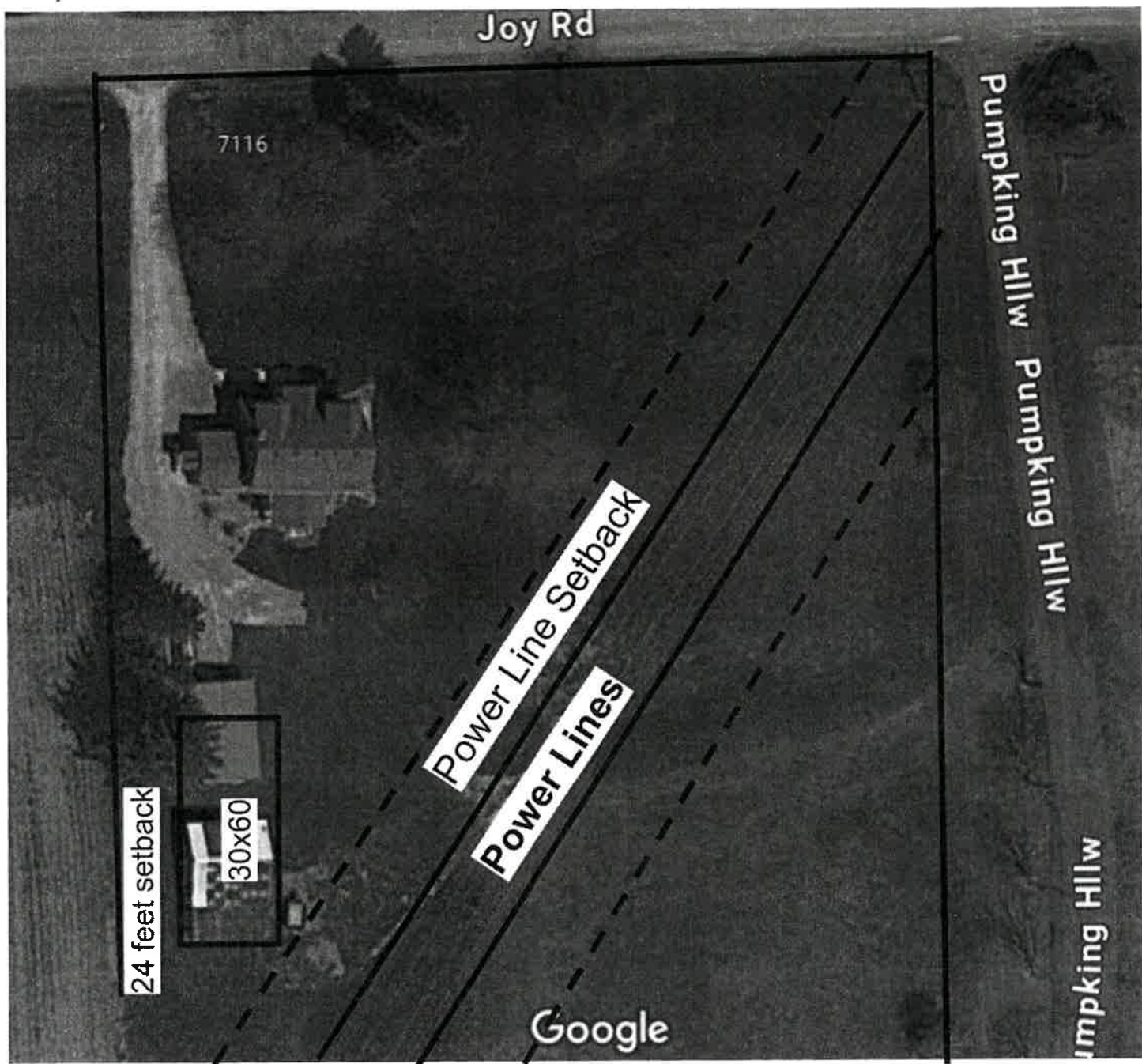
Date

Explanation of Variance Request

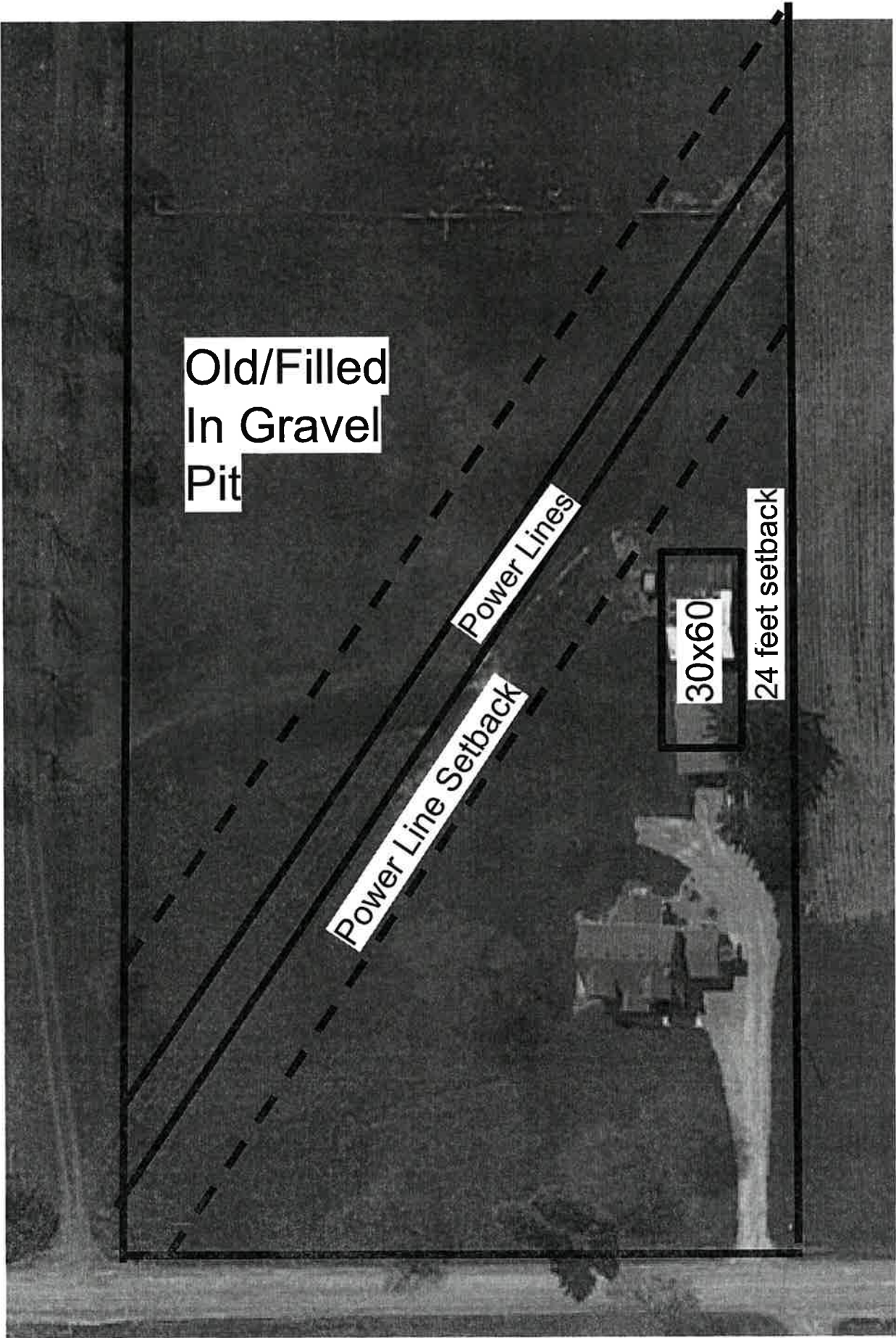
We are requesting a variance for the setback regulations for an agriculture use (equipment storage only/no animal housing) pole barn building on an agriculture zoned property. We are requesting to build the proposed pole barn over the same footprint of two existing pole buildings. Our proposed pole barn fits all other Superior Township regulations for size/height and use as outlined by the zoning ordinances. Our only need for a variance is reducing the setback of the building from the 30 feet requirement to 24 feet, which is currently where our two existing pole barns are located from the property line. Our reasoning behind our request falls into several categories:

1. Location of current buildings and need to update
 2. High Voltage Power Lines running across property
 3. Limitations of building sites on property
-
1. Location of current buildings and need to update: Currently we have two separate 24x32 foot pole buildings on our property. These buildings have existed for several decades, and were present when we bought the property. Unfortunately these buildings are beginning to deteriorate due to their age and materials used at the time of building (timber frames and wood foundations). The height of these buildings also do not allow pickup trucks or tractors to be stored inside. For these reasons, we would like to update the two buildings to a single 30Wx60Lx12H foot pole barn over the same footprint of the existing structures.
 2. High Voltage Power Lines running across property: There are high voltage power lines that run diagonally (from the northeast to the southwest) across our property. In conversations with ITC/DTE the south east corner of our existing southern pole barn sits right on the setback area of these power lines. Because of not being able to build within the power line setback area, we are unable to move the proposed pole barn to the current setback regulations (30 feet) from our existing building setback of 24 feet.
 3. Limitations of building sites on property: Due to the arrangement of our property, we are unable to build the pole barn elsewhere on the property for several reasons. For ease of accessing the pole barn, we would like to build over the existing pole barns footprint which currently has a driveway leading to it. We are unable to move the proposed pole barn to the east side of the power line easement due to lack of building sites. There was an area east of the power lines that was previously a gravel pit, that has been filled in, and is too unstable to sustain building over it. We have this extensive knowledge of our property, as the property has been in the Carter family for four generations. And, we are unable to move the pole barn building further towards the south end of our property due to lack of driveway access and the location of our crops on the southern part of our property.

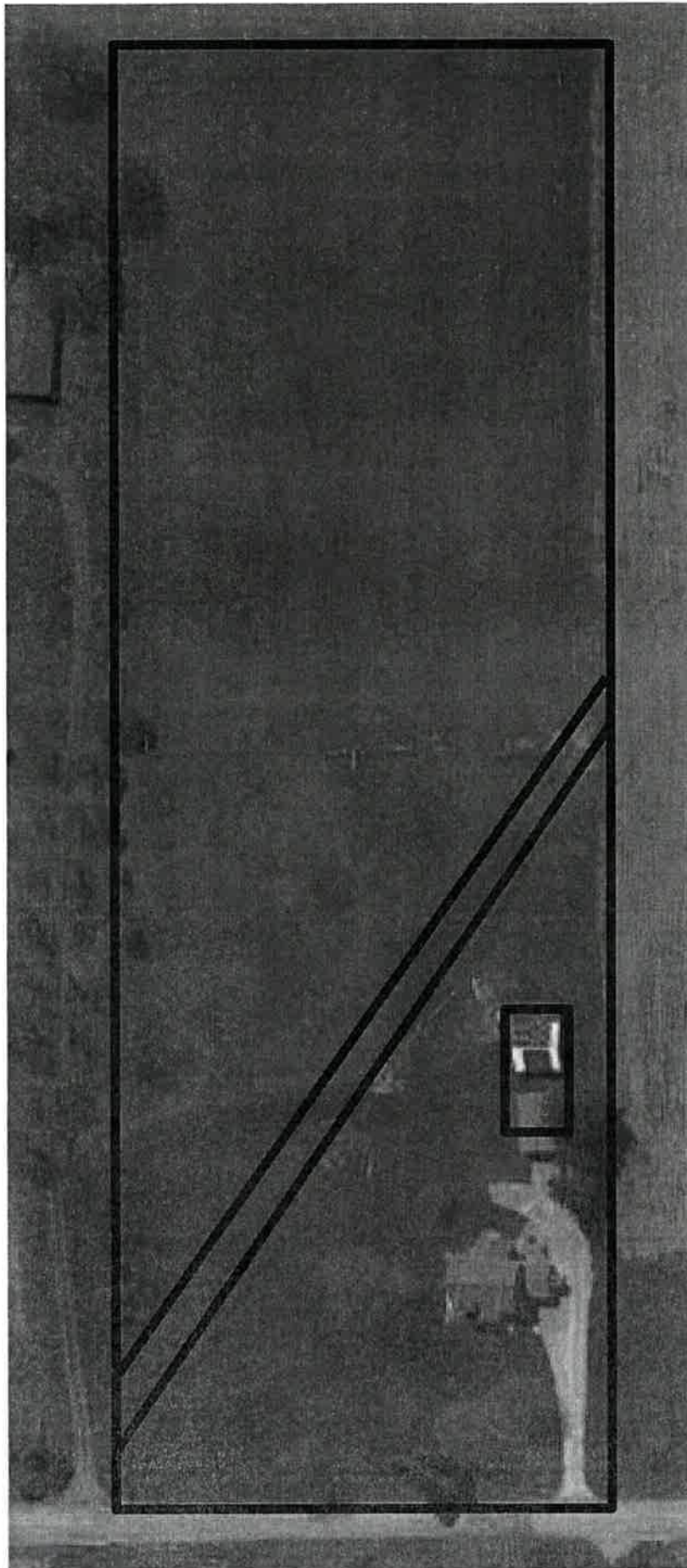
These factors truly only allow a new pole barn to be built over the same footprint as the current structures, which falls outside of the current zoning regulations. Our hope is that obtaining a variance of 6 feet in the setback regulations will be granted to allow us to update the structures on our property to be more sustainable for the future and in alignment with all other Superior Township zoning regulations.



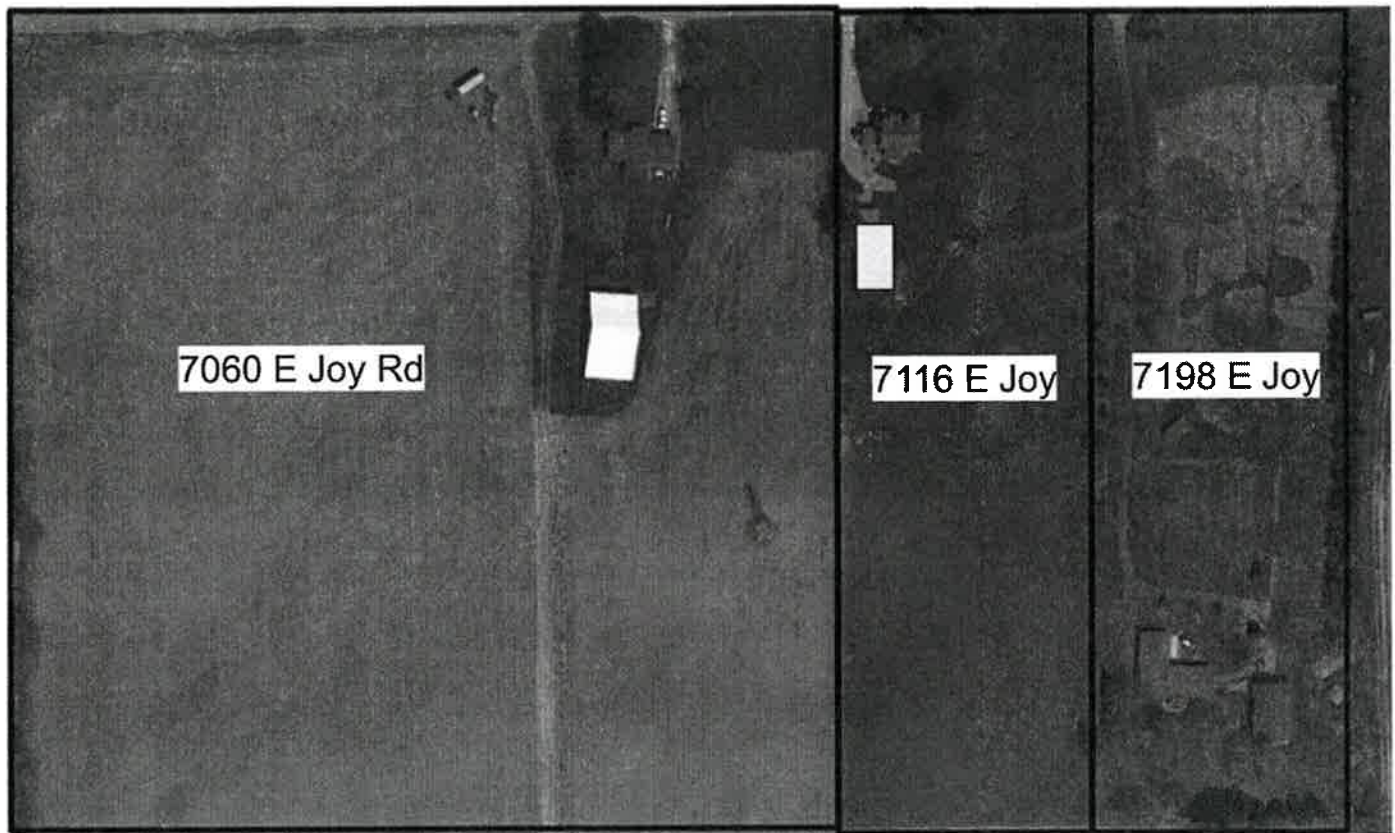
Zoomed In View



Full Property/Zoomed Out View



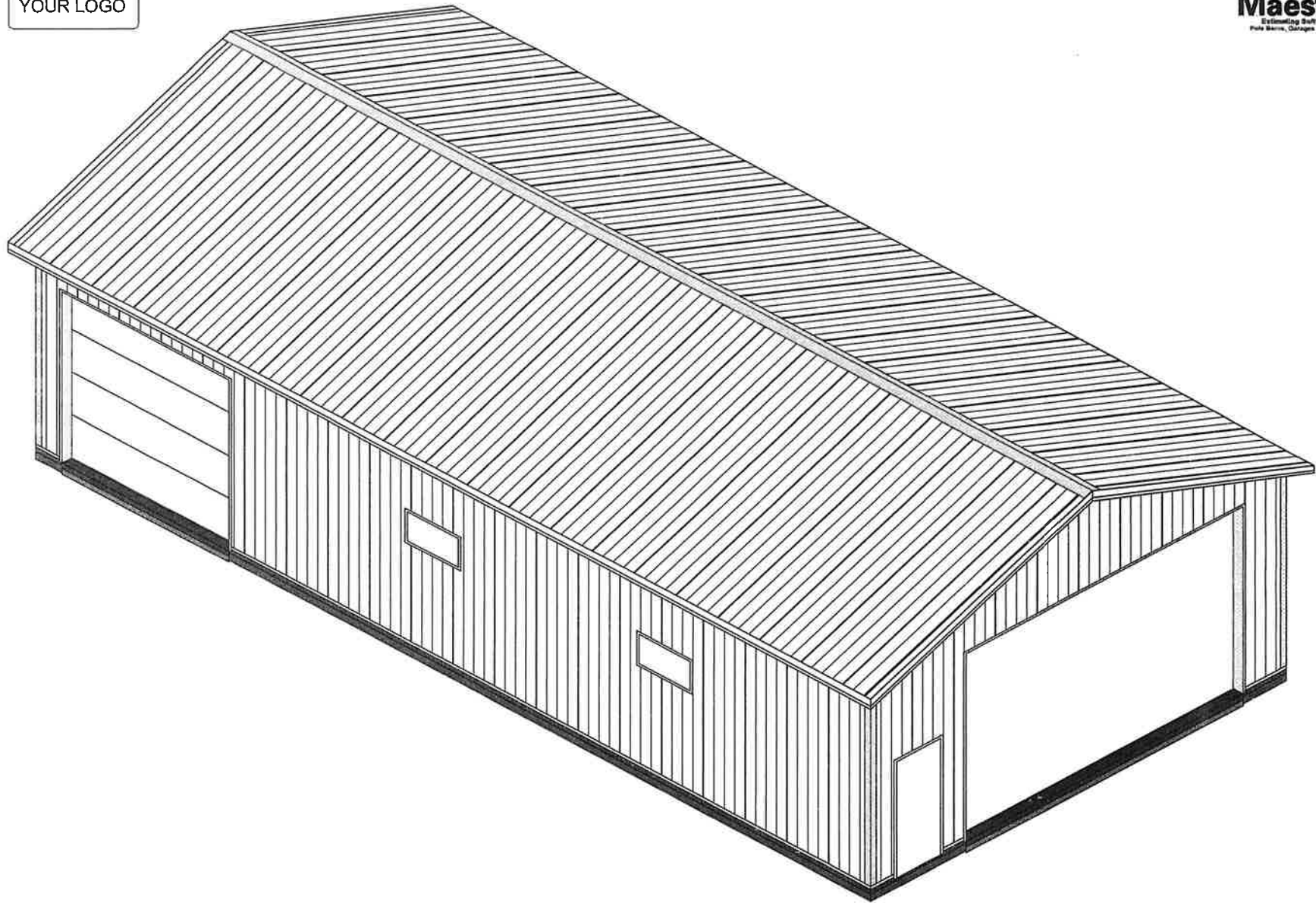
Zoomed Out View of Property/Neighboring Properties



Zoomed out view showing that location of pole barn does not interfere with any neighboring structures or surrounding properties.

YOUR LOGO

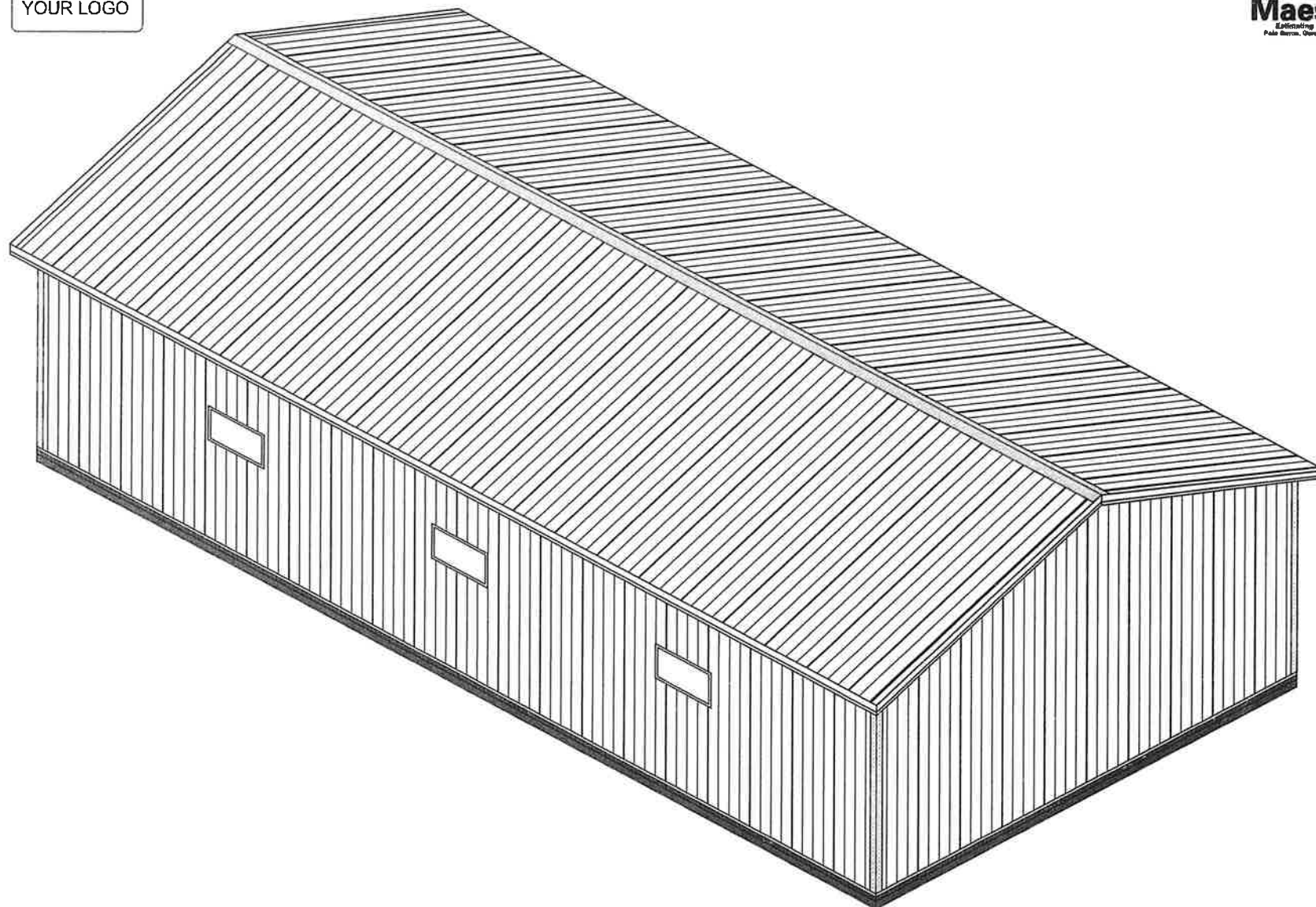
Construction
Maestro
Estimating Software
Pole Barns, Garages & Docks



"Ryan Kathy Carter
Estimate Number: 658
8/8/2023"

YOUR LOGO

Construction
Maestro
Estimating Software
Pete Murray, Douglas & Decker

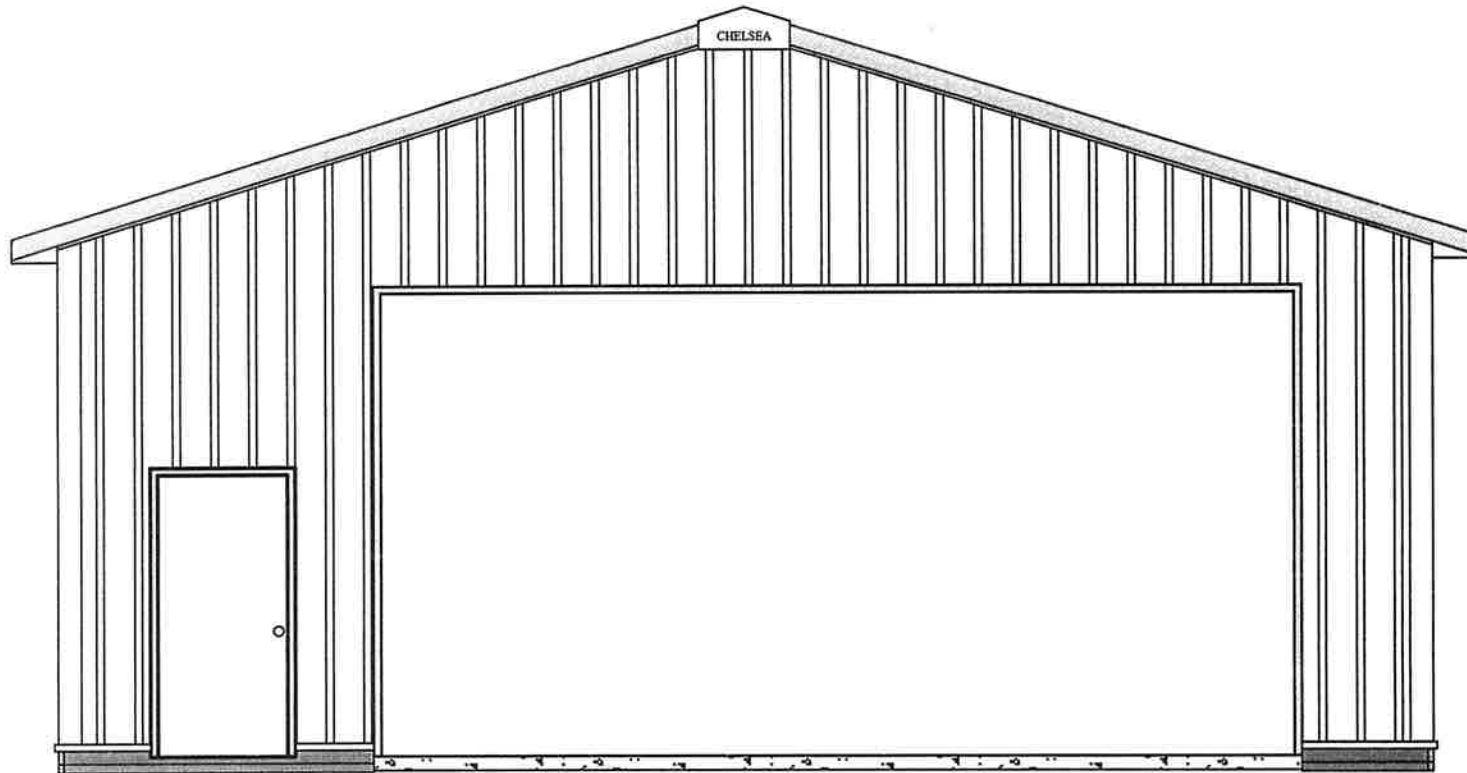


"Ryan Kathy Carter
Estimate Number: 658
8/8/2023"

YOUR LOGO

SOUTH SIDE-GABLE SIDE 1 ELEVATION

Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks

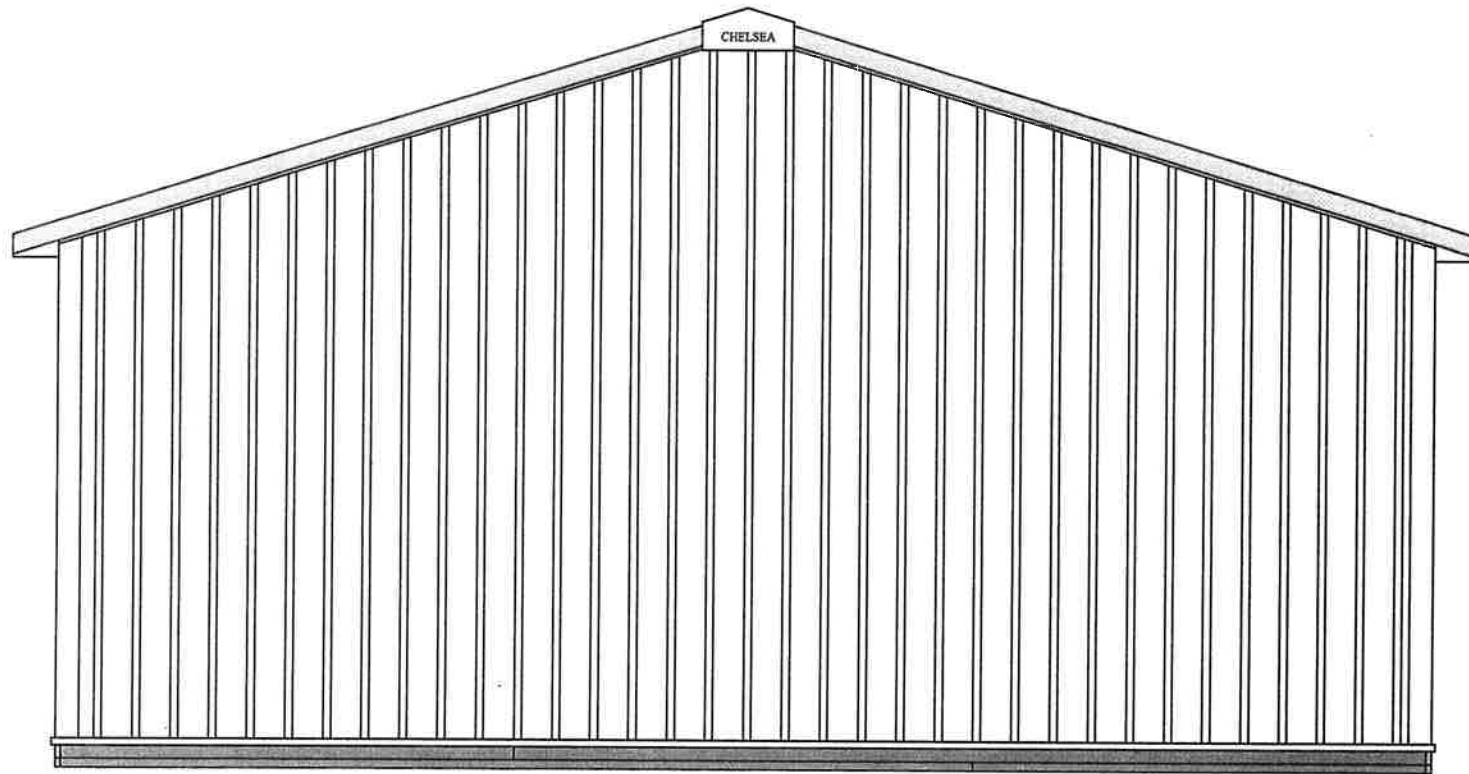


"Ryan Kathy Carter
Estimate Number: 658
8/8/2023"

YOUR LOGO

NORTH SIDE-GABLE SIDE 2 ELEVATION

Construction
Maestro[®]
Estimating Software
Pole Barns, Garages & Decks

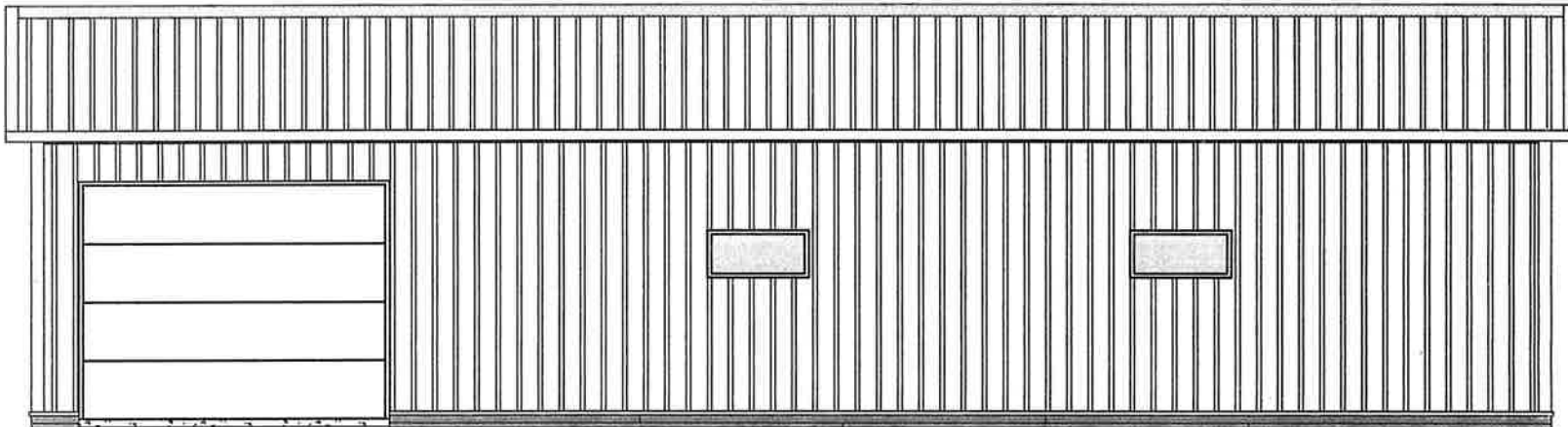


"Ryan Kathy Carter
Estimate Number: 658
8/8/2023"

YOUR LOGO

WEST SIDE-EAVE SIDE 1 ELEVATION

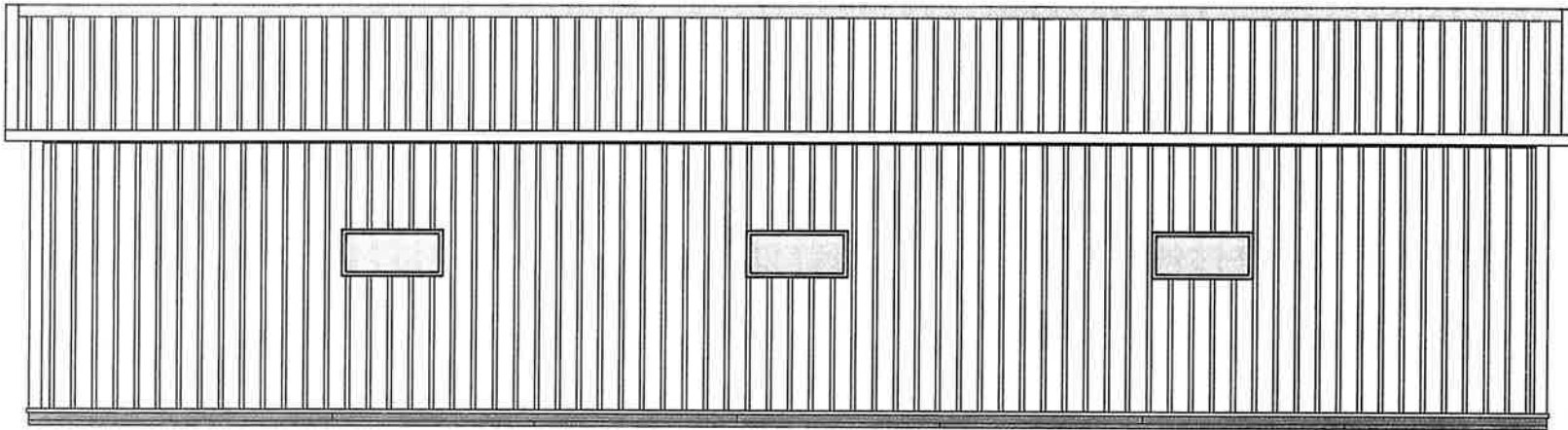
Construction
Maestro
Estimating Software
Pete Smith, Designer & Developer



YOUR LOGO

EAST SIDE-EAVE SIDE 2 ELEVATION

Construction
Maestro
Estimating Software
Pulse, Smart, Simple & Secure



YOUR LOGO

POLE LAYOUT

Personal Use, 1800 sq. ft.

Eave 1

Construction
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