

**THE CHARTER TOWNSHIP OF CHESTERFIELD
ZONING BOARD OF APPEALS**

April 9, 2014

On April 9, 2014, a regular meeting of the Chesterfield Township Zoning Board of Appeals was held at the Township Hall located at 47275 Sugarbush, Chesterfield, MI 48047.

1. **CALL TO ORDER:** Mr. Stepnak called the meeting to order at 7:00 P.M.

2. **ROLL CALL:** Present: Marvin Stepnak, Chairman
James Klonowski, Vice-Chairman
Thomas Yaschen, Secretary
Hank Anderson
Patrick Militello
Wendy Jones

Absent: Carl Leonard, Planning Comm. Liaison, *excused*

Gary DeMaster attended the meeting as the representative from the Building Department.

3. **PLEDGE OF ALLEGIANCE:** Chairman Stepnak explained the procedures to the audience.

4. **ZBA #2014-10:** Shannon Both, 52124 D.W. Seaton, Chesterfield, MI 48047. Requesting variance for a second garage, petitioner has an existing attached 324' and is proposing a 28'x28' detached, she will be over the allowable square footage but will not exceed the height ordinance located at the above address.

Petitioner Shannon Both stated that she is requesting a petition to add an additional detached garage in addition to her attached garage. She is making this request because her current garage is only a one car garage and she needs the additional space for the storage of Lawn equipment, garbage cans, tools etc. She also feels it would make her property look better if these items could be stored in the garage. She also stated that she has licensed builders doing the work. The siding and roof of the garage will match the house. Everything will be behind a privacy fence and it will meet the height code requirements.

Ms. Jones stated that she didn't have any questions

Mr. Klonowski asked if she would have a driveway on the north side of the house?

Ms. Both replied yes.

Mr. Klonowski stated that he didn't see a problem and that most of the cars in the area are two car garages.

Mr. Militello asked if the driveway was in between her house and the house on the north side of her? He stated that he wants to make sure that there is enough room between the two houses.

Ms. Both replied yes. She also stated that the builder built her house on the neighbor's yard. They have a five foot easement. When they try to park two cars side by side they end up on their neighbors grass. Ms. Both feels that adding this second garage would alleviate this problem.

Mr. Militello asked if they would still be using the driveway on the south side?

Ms. Both replied that they would use both sides

Mr. Anderson stated that he didn't have any questions

Mr. Yaschen asked if the building department had any questions?

Mr. DeMaster stated that the shed would need to be removed

Mr. Yaschen asked Ms. Both if she would agree to that?

Ms. Both replied yes.

Mr. Yaschen asked if she is currently storing items in the shed?

Ms. Both replied a lawnmower which can be moved to the garage

Mr. Stepnak stated that he drove by the site and he noticed that Ms. Both does have only a one car garage on the north side of her property. He stated that the only problem he has with the addition is that she will have two driveways and that is a problem that has come up in the past. Though, he feels that each petition stands on its own merits.

Mr. Klonowski asked if it was possible to do it with one driveway

Mr. Stepnak replied no.

Mr. Stepnak announced that it is a public hearing and stated that anyone could come forward from the public if they have comments on this issue.

No one from the public came forward to address this issue.

Mr. Stepnak stated that there were no communications in regards to this issue. There were also no publications in regards to this issue.

Mr. Stepnak asked Mr. DeMasters if the Building Department would have any problems with the garage meeting the code requirements.

Mr. DeMasters replied that as long as all of the setbacks were met it shouldn't be a problem, but Ms. Both may still need to speak with the County in regards to the driveway

Ms. Both replied that she understands

Mr. Stepnak asked Ms. Both if she plans on running the cement all of the way to the back?

Ms. Both replied that the cement would go all of the way to the garage.

Mr. Stepnak stated that she may not get access because the roadways are controlled by the Macomb County Road Commission and in order to put in the drive way she would have to cut the curb and that would require a special permit that would be issued by the County. Chesterfield Township does not have any control over the roads. He just wanted to give her a heads up as she moves forward with her project.

Mr. DeMasters stated that he also drove by the property and saw that the garage would be behind the privacy fence. He asked Ms. Both if she planned on keeping the fence?

Ms. Both replied yes.

Mr. Yaschen stated that the lot is 150 feet deep.

Mr. Klonowski stated that it is a single car garage and there wouldn't be an option to build anything onto the garage or the same side.

Mr. Stepnak stated that he wants to make the board aware that the petitioner is obligated to prove a practical difficulty and adhere to the five reasons for granting a variance and the criteria's that need to be met before a variance can be granted.

Mr. Stepnak asked what the board would like to do.

Motion by Mr. Yaschen makes a motion to approve petition #2014-10 based on the practical difficulty of the petitioner only having a one car garage. As long as it meets the required building codes and the shed is removed.

Supported by Mr. Militello

Mr. Stepnak asked Ms. Both if she understands that the shed needs to be removed when the garage goes in?

Mr. DeMasters also wanted to make Ms. Both aware that there would also be a bond.

Ms. Both replied yes. She then asked if it would be alright if she kept the shed for storage until the garage is finished?

Mr. Stepnak replied yes

Ayes: All

Nays: None

Motion Granted

5. NEW BUSINESS:

Mr. Stepnak wanted to share with the board that he received a brochure in the mail for a MTA conference. He thought it would be a good idea for any new members and any old members to attend a conference or group meeting.

6. OLD BUSINESS:

There was no old business

7. **APPROVAL OF MINUTES FROM PRIOR MEETING:**

Motion by Mr. Yaschen to approve the minutes from the March 26, 2014 meeting.

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

8. **COMMENTS FROM THE FLOOR:**

There were no comments from the floor.

9. **ADJOURNMENT:**

Motion by Mr. Yaschen to adjourn at 7:19 PM

Supported by Militello

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Julie Palimino, Recording Secretary