

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

June 25, 2014

On June 25, 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:** Chairman Stepnak called the meeting to order at 7:00 P.M.

2. **ROLL CALL:**

Present:	Marvin Stepnak, Chairman Hank Anderson, Twp. Board Liaison Carl Leonard, Planning Comm. Liaison Patrick Militello
Absent:	James Klonowski, Vice-Chairman, <i>excused</i> Thomas Yaschen, Secretary, <i>excused</i> Wendy Jones, <i>excused</i>

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 #2014-12:** Daniel Dear, 49936 Miller Court, Chesterfield, MI 48047. Request is for a 1' side yard setback variance for proposed addition to their existing residence located at the above stated address.

Daniel Dear, 49936 Miller Court, Chesterfield, MI 48047 addressed the board.

Petitioner stated that he was there to request a 1' set back variance for an addition to his home.

Mr. Leonard asked what is the new addition going to be?

Petitioner replied a laundry room and depending on the outcome of this part of a great room. He stated that he was there about a year ago requesting a variance for a garage but after the meeting he found out that moving utility poles from his property was very, very expensive. So he was going to redo his garage and put a small addition on to his house.

Mr. Leonard asked if the little bump out on the side was the garage?

Petitioner replied no and he went up and showed Mr. Leonard the detached garage.

Mr. Leonard stated that he thought the petitioner also had an attached garage.

Petitioner answered no. He originally wanted to move this telephone pole in this direction, but after the meeting he found out how much it would cost and that it was a foolish proposition.

Mr. Leonard asked the layout of the house right now?

Petitioner pointed out the entrance, the great room and off the great room would be the extension where he would like to add the laundry room and garage onto the house. He mentioned that there were a few variations to his plan.

Chairman Stepnak asked the petitioner to step back to the microphone.

Mr. Leonard stated that by moving the garage and attaching it the petitioner would not need a variance.

Petitioner replied yes he would.

Mr. Leonard stated but that was not part of the variance request.

Petitioner replied no.

Mr. Leonard asked if the great room was going to open up into this addition.

Petitioner replied yes but it will be a separate room.

Mr. Leonard stated but there will be a door opening to go into it.

Petitioner replied yes. He stated that the real reason for the addition was to balance the look of the house out otherwise by putting the garage on the other side would make it look like all garage. He mentioned that he is limited to where he can put this because even though he has a very large lot, there are a lot of utility poles and even a gas main right at his steps, which is being corrected as they speak.

Mr. Leonard stated that looking at the dimensions it looks as though the addition would be 12' wide and 21' front to back.

Petitioner replied yes, but it is actually only 9' wide because at the end there is a fireplace that juts out.

Mr. Leonard asked if the petitioner had anything drawn up yet?

Petitioner replied not.

Mr. Leonard stated it is usually very helpful if the board has some type of sketch or floor plan or something.

Mr. Militello had no questions.

Mr. Anderson stated that right now looking at the petitioner's drawing it looks as though the easement between his home and the neighbor's is 8' 7". He asked if that was correct?

Petitioner replied yes.

Mr. Anderson asked if the neighbor home was also 8' 7" to the lot line?

Petitioner answered that was correct.

Mr. Anderson stated so if this was approved there would still be a 9' easement on the left side of the property and the new addition.

Petitioner replied yes that was correct.

Mr. Anderson asked what was next to the petitioner on that other side?

Petitioner answered that it was an empty lot.

Chairman Stepnak asked who owned that property?

Petitioner answered that his name is Mr. Green and he has not met him.

Chairman Stepnak asked the petitioner if he has tried to contact him?

Petitioner replied no. He stated that he did contact the neighbor directly across the street who would be looking at his house and that neighbor has provided him with a letter for the board.

Mr. Militello read the letter from the petitioner's neighbor Kris Pierowich, 49937 Miller Court. Mr. Pierowich is in full approval of the variance request and has no issue with the petitioner's addition to his home. The letter was retained for the ZBA records.

Mr. Stepnak stated that with the variance process a letter is sent out to the property owners in direct proximity and a notice was published in the newspaper, which would mean that if Mr. Green had any questions or concerns he was welcome to join them

at the meeting. He mentioned that even after the proposed addition, as Mr. Anderson mentioned, there would still be 9' which would be enough room for access with emergency vehicles and things of that nature. He mentioned that the reason for setbacks was because sometimes fires jump from one home to another and there should be easy access for equipment to get in there. He stated that he did not really have a problem with this due to the configuration of the lot and with the utility concerns the petitioner does have a practical difficulty. He asked if there were any concerns from the Building Department?

Mr. DeMaster replied that there were no concerns from the Building Department.

Chairman Stepnak asked if the petitioner has been to the Building Department to discuss the matter?

Mr. DeMaster stated that the petitioner had discussed the garage with the Building Department. He mentioned that this variance was for the addition.

Chairman Stepnak stated that the petitioner has a track record of going to the Building Department and that is something they stress and he told the petitioner to keep up that practice.

Mr. Leonard asked if the addition would match the petitioner's existing home as far as shingles and siding?

Petitioner replied yes it will definitely match. He has taken his time with this and the roof line, angles and everything will match.

Mr. Leonard asked what material the petitioner was using for the exterior?

Petitioner replied brick with wood or aluminum on the side, but everything will match.

Motion by Mr. Leonard to approve Petition #2014-12 for a one foot setback on the side for a new addition at 49936 Miller Court. The one foot would not cause any hardships as far as the distance between existing homes. He stated that there is no home on one side of the property and there are things, such as underground gas lines and utility poles, at the site that hinder the petitioner from doing other things with his property.

Supported by Mr. Anderson

Ayes: All

Nays: None

Motion Granted

5. **OLD BUSINESS:**

There was no old business.

6. **NEW BUSINESS:**

Chairman Stepnak mentioned that he received a packet in the mail with a certificate.

Mr. Militello stated that he also received the packet and the certificate which had the names Patrick and Bonnie Militello. He mentioned that his wife's name is not Bonnie.

Mr. Leonard commented that he did not know if the packets were still floating around but only about half of the Commissioners on Planning received their packets. They anticipate everyone will get one and there is talk of possibly doing a seminar.

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

Motion by Chairman Stepnak to approve the minutes from the May 14, 2014 meeting.

Supported by Mr. Militello

Ayes: All

Nays: None

Motion Granted

8. **COMMENTS FROM THE FLOOR:**

Mr. Leonard mentioned that he would be out of town and would be unable to attend the meeting on July 9th.

9. **ADJOURNMENT:**

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

Supported by Mr. Militello

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Grace Mastronardi, Recording Secretary