

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

April 12, 2017

On April 12, 2017, 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
James Klonowski, Vice-Chairman
Thomas Yaschen, Secretary
Carl Leonard, Planning Comm. Liaison
Hank Anderson, Twp. Board Liaison
Wendy Jones
Brian Carr

Others: Gary DeMaster, Building Department Administrator

3. **PLEDGE OF ALLEGIANCE:**

Chairman Stepnak explained the procedures to the audience.

4. **ZBA PETITION #2017-05: Tomce Tapovski, 50592 Murray Drive, Macomb, MI 48044-1342. Request is for a required total side yards setback Sec. 76-332 (e) Minimum yard requirements in the R-1-A Diane Haskin, Single Family Residential zoning district requires a minimum of 10' on each side, with a total of 20'. Petitioner is requesting a variance to allow 5' on the south side and to allow 6' on the north side of lot for a proposed new residence located at 49900 Miller Court.**

Erik Heiderer, 44045 Gratiot, Clinton Twp., MI 48036 addressed the board.

Petitioner stated that he was the architect representing the owners of the property. He stated that the owners have an existing house on Miller Court and they would like to demo the current home and build a new house. He explained that it is only a 50' lot so they are asking for a side yard setback to provide a three-car garage at the front with a side turn garage because they do not want to see all garage at the front instead of house. He stated that the practical difficulty on the site is that it is only a 50' lot and all the houses there are very close to the property. He mentioned that the houses to the

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north and south he thought both had variances because they are newer houses and they want to be in line with them; so they are asking for a 5' and 6' side yard variance.

Mr. Carr stated he had no questions.

Mr. Yaschen asked if they were going to completely demo the old house?

Petitioner replied that is correct.

Mr. Yaschen asked Mr. DeMaster from the Building Department if he had any problems with this?

Mr. DeMaster stated that actually they are only asking for a 5' on the south side and 4' on the garage side. He stated that he had no issue with the variances.

Petitioner apologized for the mistake and stated and agreed that they were asking for 4' and 5' side yard variances.

Mr. Yaschen stated that he had no further questions.

Mr. Anderson stated that he drove by the home and also checked with the Building Department. He commented that this was a common variance for this area and he had no problems with the it.

Mr. Klonowski remarked that they have allowed similar variances in the past for this area and the petitioner has a practical difficulty with only a 50' lot. He added that he has no problems with the variance.

Mr. Leonard asked if the distance between the property line at the back corner of the lot is 9' from house to house?

Petitioner replied yes.

Mr. Leonard verified so the distance between the homes is more than 8'.

Petitioner replied yes.

Mr. Leonard made some other comments that were inaudible. He then stated that he does not have any problems with it.

There were no Public Comments.

Chairman Stepnak stated that he did not have any problems with the variance. He asked the petitioner if he had been in front of the ZBA before?

Petitioner replied yes, many times.

Chairman Stepnak stated so basically the petitioner had a good working relationship with the Building Department.

Petitioner replied yes.

Motion by Mr. Leonard to approve Petition #2017-05 to allow a side yard setback on the south side of 5' and a 4' set back on the north side.

Supported by Mr. Klonowski

Mr. Leonard added that the reason for the variance it that it is a narrow lot and there is a practical difficulty

Mr. Klonowski continued support.

Ayes: All

Nays: None

Motion Granted

5. **OLD BUSINESS:**

There was no old business.

6. **NEW BUSINESS:**

There was no new business.

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

Motion by Mr. Yaschen to approve the meeting minutes from March 22, 2017.

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

8. **COMMENTS FROM THE FLOOR:**

There were some residents who came to the wrong meeting and they were told to check with Sherri in the Planning Department to find out the date of the meeting that they actually wished to attend.

9. **ADJOURNMENT:**

Motion by Mr. Yaschen to adjourn at 7:16 PM

Supported by Mr. Klonowski

Ayes: All

Nays: None

Motion Granted

Thomas Yaschen, Secretary

Grace Mastronardi, Recording Secretary