

HOWELL TOWNSHIP ZONING BOARD OF APPEALS – SPECIAL MEETING

Howell Township Hall, 3525 Byron Road, Howell MI, 48855

Meeting Minutes: **October 28, 2019, 6:30 P.M.**

MEMBERS PRESENT:

Kim Babcock	Chairman
Andrew Sloan	Vice-Chair & PC Rep.
Evan Rudnicki	Board Representative
Alex Hansen	Member
Carrie Newstead	Member

MEMBERS ABSENT:

Also Present: Joe Daus – Zoning Administrator.

Chairman Babcock called the meeting to order at 6:30 P.M.

The roll was called.

All rose for the Pledge of Allegiance.

PUBLIC HEARING:

A. PETITIONER – Earl Carroll: PARCEL #4706-13-101-008 FILE #PZBA-2019-11, 315 Dama View Court.

- Chairperson Babcock reviewed the application, the petitioner is asking for a dimensional variance to Article XIV: Supplemental Regulations, Section 14.07: Accessory Building Provisions, item B: requesting a -43 foot dimensional variance to allow for installation of a detached accessory structure within side yard setbacks.
- Applicant and owner, Earl Carroll describes: the accessory structure is to be 30’x40’ and match the aesthetic and theme to their existing residence on the property, it will be used as a garage and for extra storage. There is a golf course sitting directly behind the property where there have been instances of golf balls hitting the house/deck of Mr. and Mrs. Carroll, but this is not something the petitioner wants to complain about, but it is something that would increase and eventually cause issue if there was another structure sitting within that back yard area. This structure would almost invite golfers and other types of activity that is not wanted by the homeowner, therefore being a hardship of the property owner to install an accessory structure in the rear yard. The other hardship of installing this structure to the rear yard is that there would no longer be any room for a backup septic field. For these reasons the petitioner, Mr. Earl Carroll feels there are hardships equating in the necessity for a variance to install his accessory structure within side yard setbacks.
- Questions were asked from the ZBA members to Earl Carroll.
- Call to the Public:
 - Neighbor: Donna House, 401 Dama View Court. No objections. Supports the petitioner’s proposed location for an accessory structure, if the structure were to be installed within setbacks, it would obscure the view from Donna’s house to the golf course, which would be upsetting for that is a large part of the reason Donna bought the property, for that reason she is in support of the Petitioner’s variance request.
- Chairperson Babcock stated the Findings of Fact for purposes of the ZBA’s decision: Petitioner is present on their own behalf, the location of the property has been identified, the applicant shared the hardships of their property, testimonies from neighbors, and the ordinance requirement has been identified as Section 14.07.

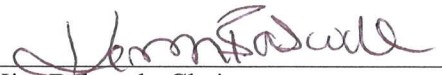
MOTION by Sloan, seconded by Hansen, **“TO APPROVE THE REQUEST FOR A -43 FOOT DIMENSIONAL VARIANCE, PERMITTING THE INSTALLATION OF A DETACHED GARAGE WITHIN SIDE YARD SETBACKS.”**

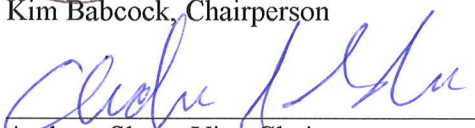
Roll call was taken: Hansen – yes, Sloan – yes, Rudnicki – yes, Newstead – yes, Babcock – yes. Motion carries 5 to 0. Variance granted.


CALL TO THE PUBLIC: No response.

ADJOURNMENT: MOTION by Rudnicki, seconded by Hansen, “**TO ADJOURN.**” Motion carried and meeting adjourned at 7:13 P.M.

Approved: X
As Presented: X
As Amended:
As Corrected:
Dated: 11.18.2019



Kim Babcock, Chairperson


Andrew Sloan, Vice-Chairperson


Josie Modrack, Recording Secretary