
HOWELL TOWNSHIP ZONING BOARD OF APPEALS

APPROVED MINUTES: April 15, 2025

3525 BYRON RD. HOWELL, MI 48855 (517-546-2817)

MEMBERS PRESENT:

Ken Frenger Chairman
Carol Weaver Vice Chair
Jim McEvoy Secretary
Matt Counts Board Rep

Also Present:

MEMBERS ABSENT:

Wayne Williams PC- Rep.

Carol Makushik Deputy Zoning Administrator

Ken Frenger called the meeting to order at 6:30 p.m. The roll was called.

APPROVAL OF AGENDA: MOTION by Counts **Seconded** by Weaver, "To Approve the April 15, 2025, Zoning Board of Appeals Agenda" Motion carried.

APPROVAL OF MINUTES: MOTION by Counts **Seconded** by McEvoy, "To Approve the January 21, 2025, Zoning Board of Appeals Minutes as Presented" Motion carried.

TOWNSHIP BOARD REPORT: Counts asked for questions, none, regarding the report, question as to the alternate process for Board Member absence, Counts reviewed the procedure based on the bylaws. Understanding was imparted.

PLANNING COMMISSION REPORT: Counts asked for questions, none

OLD BUSINESS: None

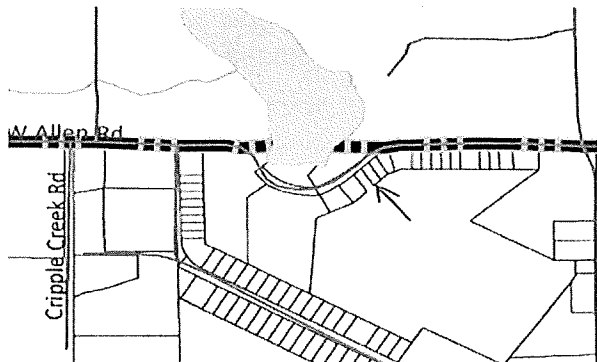
NEW BUSINESS:

- A. Public Hearing: PZBA2025-01, Parcel #: 4706-05-202-019, 4229 W. Allen Rd., Howell, MI 48855.
Article III, Section 3.17 – Schedule of Area, Height, and Setback Regulations
Article IV, Section 4.06 – Dimensional Regulations
Request: Variance request to build an addition on existing house within the setback area

Staff Report

Background:

The existing house was built in 1971. The current owner purchased the property in 2018. Parcel is .223 acres and is located in the AR zoning district.



Findings of Fact:

Current Zoning Ordinance regulations limit the size of parcels in the AR zoning district without access to municipal sewer and water to a minimum of 1-acre. The AR zoning district allows a maximum of 20% lot coverage. The current parcel has a lot coverage percentage, just below 15%. Setbacks for the AR zoning district under section 3.17 and 4.06 are as follows:

Front	Side	Rear
50 feet from road R.O.W.	20 feet from each side	50 feet

The setbacks of the structure from the property lines are shown in orange, and the current setbacks of the AR zoning district are shown in blue in the image below:



Zoning Ordinance Standards:

The parcel is a legal nonconformity under Section 17 of the Zoning Ordinance; it does not meet the minimum size requirements and does not meet the setback requirements of the current Zoning Ordinance. The parcel currently conforms to the lot coverage requirements under the Ordinance. However, should the applicant build an addition to the house within the setbacks, they would be limited in the square footage of the addition and would exceed the lot coverage requirement.

Under Section 22.06-B the Zoning Board of Appeals must hear and decide on matters related to non-conforming uses and structures.

Under Section 22.07 the Zoning Board of Appeals shall make a finding that the reasons set forth in the application justify the granting of the variance, and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure in the zoning district in which it is located. The Board shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance and will not be injurious or otherwise detrimental to the public welfare of the zoning district in which it is located.

Discussion

Bailey Hessler-Tolentino discussed the need for the addition to the home. The intent was to build vertically within the dimensions of the existing structure. Thereby not increasing the footprint of the home.

Questions from the board focused on the chimney, which was shown in the drawing, this would have changed the footprint. Bailey Hessler-Tolentino stated that this was not planned. The sole plan was to build vertically.

