

**CHARTER TOWNSHIP OF NORTHVILLE**  
**Zoning Board of Appeals**  
**July 18, 2018**

**DATE:** July 18, 2018  
**TIME:** 7:00 P.M.  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** September 19, 2018

**CALL TO ORDER:** 7:04 P.M.

**ROLL CALL:**

**Present:** Eric Lark, Joseph LoPiccolo, Paul Slatin, Paul Smith  
**Excused:** Brian Doren, Symantha Heath  
One Vacancy

**Staff:** Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

**Approval of Minutes:**

Zoning Board of Appeals – Regular (Draft) – June 20, 2018

The following correction was made:

- Page 3, line 108: MOTION #2 by Heath, support by *LoPiccolo* . . . (PZON18-0005) . . .

**MOTION by LoPiccolo, support by Smith, to approve the June 20, 2018 Zoning Board of Appeals minutes, as revised.**

Voice Vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

**Other Minutes:**

Planning Commission – May 29, 2018

Board of Trustees – May 17, 2018

**MOTION by Lark, support by LoPiccolo, to receive and file the minutes from the Planning Commission meeting of May 29, 2018 and the Board of Trustees meeting of May 17, 2018.**

Voice Vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that there were four board members in attendance and that four votes would be required to pass any motions. He also noted that all variance requests approved would be valid for one year.

**Petitions:**

**1. PZON18-0008 James Idziak, Property Owner**<sup>[1]</sup>  
Location: **15170 Maxwell Avenue (Parcel ID#77-051-99-0088-000)**<sup>[1]</sup>  
Request: A variance request to Chapter 170, Zoning Ordinance, Article 34.5.C.(1), Land Division, Combination or Reconfiguration, Standards for Review, to divide an existing parcel into two 66' x 300' lots, where the ordinance requires the resulting lots to have a depth to width ratio not to exceed 3:1.

<sup>[1]</sup>  
James Idziak, property owner, and Lou Ronayne, 310 W. Dunlap, Northville, real estate broker, were present to represent the request.

Mr. Idziak stated that the petition was laid out in the variance application. They had a double lot that was 132 by 300 feet. Other lots in the area were 66 by 300 feet. They were looking to go back to a single-lot size.

Responding to a question from Chair Slatin, Mr. Idziak explained that they would sell the second lot where another house might be built.

Mr. Ronayne noted that the petitioner had outgrown the need for the raised bi-level house currently on the property. It had been built in the sixties and many other lots in the area had been split since that time. This request conformed to the neighborhood, where other new construction was also occurring. The challenge would be the garage, which was currently on the property line. The petitioner would be moving the garage to the area behind the house. They could do so while still following all setback and other requirements from the Township.

Chair Slatin opened the public hearing at 7:13 P.M. Seeing that no one came forward to speak, he closed the public hearing at 7:13 P.M.

Township Planner Frey noted that no correspondence had been received on this petition.

Member Smith inquired as to the procedure for making the variance conditional on the movement of the garage.

Township Planner Frey stated that the Township would not process the request until the garage was moved. The split would not take place until tax year 2019. If the petitioner had the garage demolished or moved before the first of December, the Township could process the split for next year.

**MOTION by Smith, support by Lark, that the Zoning Board of Appeals approve Petition PZON18-0008, for James Idziak, property owner, at 15170 Maxwell Avenue (Parcel ID#77-051-99-0088-000): a variance request to Chapter 170, Zoning Ordinance, Article 34.5.C.(1), Land**

**Division, Combination or Reconfiguration, Standards for Review, to divide the existing parcel into two 66' x 300' lots, where the ordinance requires the resulting lots to have a depth and width ratio not to exceed 3:1, subject to:**

- **The detached garage shall be moved to a location on the lot with the existing house that complies with the setback requirements or demolished prior to approving the parcel split.**
- **An application for a land division is required after garage is moved or demolished.**

Roll Call Vote:       Ayes: Lark, LoPiccolo, Slatin, Smith  
                              Nays: None

**Motion approved unanimously.**

### **Other Business**

Township Planner Frey noted that there was no update on filling the vacancy on the Board and that suggestions could be sent her way.

### **Department Reports**

Member Lark and Township Planner Frey gave a brief summary of the June 26 Planning Commission meeting.

Township Planner Frey informed the Board that there would be no meeting in August, as no applications were submitted.

### **Public Comments and Questions**

None

### **Adjournment: 7:19 P.M.**

**MOTION by LoPiccolo, support by Smith, to adjourn the July 18, 2018 Zoning Board of Appeals meeting.**

Voice Vote:       Ayes: All  
                              Nays: None

**Motion approved unanimously.**