

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, September 2, 2015 in Council Chambers, 23600 Liberty, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Dompierre called the meeting to order at 7:00 p.m.

ROLL CALL

PRESENT: Aren, Bertin, Crutcher, Dompierre, Kmetzo

ABSENT: None

A quorum of commissioners were present.

CITY OFFICIALS PRESENT: Building Inspector Koncsol, Director Christiansen

APPROVAL OF AGENDA

MOTION by Bertin, supported by Crutcher, to approve the agenda as presented.
Motion carried, all ayes.

MINUTES OF PREVIOUS MEETING OF JUNE 3, 2015

MOTION by Bertin, supported by Crutcher, to approve the minutes of June 3, 2015.
Motion carried, all ayes.

MINUTES OF PREVIOUS PLANNING COMMISSION MEETINGS

The minutes of the June 8, 2015, July 13, 2015 and August 10, 2015 Planning Commission Meetings were received and filed.

APPEAL OF:

**Ronald Cline
23801 Farmington Road
Farmington, MI 48336**

- 1. Request for variance to Section 35-43, Accessory Buildings and Structures, to remove existing detached garage to rebuild new 28' x 34' detached garage that would measure 18' 7 1/4 " tall. Ordinance allows for 15' tall detached structures, which requires a 3' 7 1/4" height variance.**
- 2. Request for variance to Sec. 35-73, Lot and Yard Requirements, to extend existing front porch 13' to the north along Farmington Road. This property is non-conforming and ZBA review is directed under Sec. 35-206, Non-Conforming Buildings and Structures. Ordinance allows for "front yard averaging" in R1 zoning. The average is 29.16' of which 90% is allowed, equaling 26.24'. The proposed porch extension reduces the front yard from 13'7" to 12'; therefore, a 14. 24' variance is requested.**

The Petitioner was called to the podium. He described the existing garage as being used for storage only as it is a very garage, about 7.5 in height. He indicated that a car can get

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in, but not his truck, and sits at a 90 degree angle making it very hard to try and get a car in there and presents a hazard for his two young daughters and two puppies due to its location.. He stated he is planning to do a carriage barn similar to others in the historic district. He stated he plans to have garage door facing Oakland with a new driveway making it easier to utilize. He indicated there will be two doors on the garage in the carriage barn style put on it and a window and stated he would use the upper part of it for storage. He stated the style is similar to others on the street.

On a question from Dompierre, Koncsol stated the Petitioner is requesting a 3' 71/4" height variance only in this request.

Dompierre asked how long the Petitioner has been in the home and he stated two years in this house, eighteen years altogether in Farmington.

Bertin inquired if Petitioner had thought about a way to protect the boom box on the property.

Christiansen replied that they would work with the utility company on the relocation of it and further discussion was held.

Bertin then asked what the space on the second floor would be utilized for and the Petitioner replied that he is a woodworker by hobby and enjoys working with his hands and would use the space for that as well as storage of yard equipment and the like.

Bertin then inquired if a staircase would be put in which is not included in the plans presented and the Petitioner responded that there will be a staircase and more detailed drawings would be presented after approval by the Zoning Board.

Bertin asked why the Petitioner chose a gable roof versus hip and he stated the Historical Commission did not like the first plans presented to them for the garage and suggested a carriage barn design instead.

Further discussion was held on window placement in the carriage barn.

Bertin stated he was impressed with the fact that the Petitioner sought approval from the Historical Commission before coming to the Zoning Board.

Aren indicated she had spoken to someone on the Historical Commission as well and they were impressed with the Petitioner's willingness to work with them. She then stated at first glance she thought he barn may be too high but having the apartments next door the height looked consistent with the neighborhood.

Dompierre inquired about insulation and/or plumbing in the structure and further discussion was held. He complimented the Petitioner on his plans.

Bertin indicated the barn certainly has nicer character in keeping with the surrounding neighborhood and considered it an asset.

Chairperson Dompierre opened the floor up for comments.

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Jon Prain, 23815 Farmington Road, stated he lives in the house north of the Petitioner, and indicated he was in support of the project.

The following letters were received by the following people in support of the project:

Jonathon Prain, 23815 Farmington Road
Ed Maczko, 23816 Farmington Road.

MOTION by Bertin, supported by Kmetzo, to move to grant the variance to the Petitioner for the following reasons and findings of fact:

1. That the Petitioner has Historical Commission approval for the project.
2. That it enhances the appearance of the neighborhood and is in keeping with the character of the neighborhood.
3. That he has the full support of his neighbors for this project.

Motion carried, all ayes.

Request for variance to Sec. 35-73, Lot and Yard Requirements, to extend existing front porch 13' to the north along Farmington Road. This property is non-conforming and ZBA review is directed under Sec. 35-206, Non-Conforming Buildings and Structures. Ordinance allows for "front yard averaging" in R1 zoning. The average is 29.16' of which 90% is allowed, equaling 26.24'. The proposed porch extension reduces the front yard from 13'7" to 12'; therefore, a 14. 24' variance is requested.

The Petitioner stated that he and his family enjoy the porch that is currently on the home but it is only seven feet deep and is hard to accommodate all of them without crowding. He indicated he wished to put an addition on the porch to enable them to utilize it more. He stated he has gone to great lengths to make the addition consistent with the current one and has found the same cast of cinder block foundation to do so. He indicated he would be pulling the existing aluminum off and will try and restore or replace the wood. He said he found two matching columns in a salvage yard in Indiana so that it will look identical.

Dompierre asked if the depth of the porch would be changed and the Petitioner responded in the negative.

Koncsol clarified the request for variance and the calculations utilized for same stating the Petitioner is seeking a 14.24' variance to the average of what is already existing on that side of Farmington Road and further discussion was held.

Bertin asked Koncsol for the actual yard dimension requirement along the street and Koncsol stated a typical residential is 25 feet minimum but due to the varying setbacks that this scenario is not uncommon to that geographic area.

Kmetzo asked what the Historical Commission was concerned with on this variance.

The Petitioner stated they had indicated to him that four square houses don't have wrap around porches and that the Petitioner presented proof of existing homes throughout the United States and gave a history of same.

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Kmetzo inquired if they had concern about proposed materials and the Petitioner responded in the negative.

Further discussion was held on existing wrap around porches in the vicinity including the Warner Mansion.

MOTION by Bertin, supported by Crutcher, to move to grant the additional waiver on the setback for the new front porch located at 23801 Farmington Road.

Motion carried, all ayes.

Bertin complimented the Petitioner on his enhancement to the district.

PUBLIC COMMENT

None heard.

ADJOURNMENT

MOTION by Bertin, seconded by Kmetzo, to adjourn the meeting.

Motion carried, all ayes.

The meeting adjourned at 7:37 p.m.

John D. Koncsol , Building Inspector