

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, August 7, 2024 in Council Chambers, 23600 Liberty, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Chairperson Bertin called the meeting to order at 7:04 p.m.

ROLL CALL

- PRESENT: Bertin, Kallie and Schiffman
- ABSENT: Aren, Crutcher, Gensheimer
- OTHERS PRESENT: Assistant City Manager Chris Weber, Building Official Jeff Bowdell

Minutes of Previous Meeting of August 3, 2022

MOTION by Schiffman, supported by Kallie to approve the minutes of June 12, 2024. Motion carried, all ayes.

Minutes of Previous Planning Commission Meetings were received and filed and available for review at www.farmgov.com

Election of Officers postponed until a full complement of Board are present.

APPEAL OF: Robert Kull
23917 Whittaker Dr.
Farmington, MI 48335

Introduction: Chairperson Bertin introduced this item and turned it over to staff. He then asked the Applicant if they wanted to proceed with their variance request as there were only three members of the Board present or did he want to wait for a full complement of the Board.

Bowdell stated there was a typo in the materials for this request and that the home is located in the R-1-C District and that the setback requirement is 50 feet.

Kull stated he'd like to move forward with the variance request.

Bertin stated that the Applicant is seeking a 7.7' variance of required 50-foot backyard setback to allow 36.6-foot-long combination screened-in porch and 4-seasons room.

Kull presented his request to the Board stating they would like to put in a screened-in porch outside of their bedroom that would require a 7.7' variance. He stated the uniqueness of his project is that the property location is a middle lot, and they are the very last house in the R-1-C District, which is uncommon in Farmington and their lot is the only lot in the subdivision that is not 150 feet deep, it is 137 feet, with two corner lots abutting on each side. The practical difficulty is they can't go up and that the location of the porch depicted in the plans would not work anywhere else in the backyard. He went through the criteria necessary to approve the variance.

The floor was opened up for questions from the Board. Hearing none, the floor was opened for a motion.

There was one letter received from adjacent neighbor in favor of the project.

Motion:

Motion by Schiffman, supported by Kallie, to approve the request for variance for Robert Kull, 23917 Whittaker, for a 7.7' variance.

Motion carried, all ayes.

Public Comment:

None heard.

Adjournment:

MOTION by Kallie, supported by Schiffman, to adjourn the meeting.

Motion carried, all ayes.

The meeting was adjourned at 7:27 p.m.

Respectfully submitted,

Matthew Schiffman, Secretary