

BOARD OF ZONING APPEALS MINUTES

A regular meeting of the Farmington Board of Zoning Appeals was held on Wednesday, December 11, 2024 in Council Chambers, 23600 Liberty, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 1976.

Acting Chairperson Schiffman called the meeting to order at 7:10 p.m.

ROLL CALL

- PRESENT: Aren, Crutcher, and Schiffman
- OTHERS PRESENT: Building Official Jeff Bowdell

Minutes of Previous Meeting of August 7, 2024

MOTION by Schiffman, supported by Arens to approve the minutes of August 7, 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: **Norman W Boegner**

Paula K Boegner

22755 Brookdale St

Farmington, MI 48336

Introduction: Schiffman 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.

The Boegners stated they'd like to move forward with the variance request.

1. The Boegners are requesting permission to construct a new 28' x 32' detached accessory structure (garage). The City of Farmington Zoning ordinance allows for 15' tall detached structures pursuant to Section 35-43 this proposed structure would meet the defined words provided in Article 21 under "Building Height" however the structure as designed has a dormer that also has ends walls that when utilized as part of the overall calculation raise the mean height of the structure to 17'10".

2. The property owner requests an interpretation of the building officials to include the dormer walls in the height calculation. .

Case Presentation:

Property owner Normal Boegner explained his variance request and gave reason as to why it should be approved as he has a "larger than normal lot and justice being served as several other structures of similar size in his immediate neighborhood were previously granted permits without variances."

Joe Novitsky, Architect, explained that he believed the variance request was unnecessary as the drawings were in compliance with the ordinance.

Discussion was held on the Building Official's interpretation of the ordinance. It was agreed that the interpretation was keeping with the spirit and intent of the ordinance.

The floor was opened up for comments from the Commission.

Member Crutcher posed a question to the applicant.

Member Arens spoke about the neighborhood in general.

The floor was opened for public comment.

Philip Ingland, 22811 Brookdale, spoke in favor of the variance.

Tom Vandeveer, 22655 Brookdale, spoke in favor of the variance.

A letter from an anonymous neighbor within the 300-foot radius was read in favor of the variance.

MOTION by Crutcher, supported by Schiffman, to approve the variance request citing that only 14% of the roof was over the ordinance requirement and the design did attempt to comply that substantial justice would be served and that it would not be a detriment to the neighborhood.

Motion carried, all ayes.

Revisit tabled variance request by Kenneth Swartz 33600 Shiawassee – June 12, 2024 ZBA meeting.

No action required as applicant removed their request.

Public Comment:

None heard.

Adjournment:

MOTION by Crutcher, supported by Arens, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:50 p.m.

Secretary

