GROVELAND TOWNSHIP BOARD OF ZONING APPEALS
MAY 14, 2013

The regular meeting of the Groveland Township Board of Zoning Appeals was called to order by Chairwoman Sevigny at 6:50 p.m. Members present were Branca, Cason, Coxon, Sevigny and Thompson. See attached list of others in attendance.

MINUTES:

A motion was made by Thompson, seconded by Coxon to approve the minutes of the March 12, 2013 meeting as submitted. ALL YES. MOTION CARRIED.

NEW BUSINESS:

BZA 2013-003, ANDREW ULCINE, SEC. 32. 02-32-126-006, 8174 BUCKELL LAKE, HOLLY. VARIANCE REQUEST TO SIDE AND REAR YARD SETBACKS.

Chairwoman Sevigny asked Mr. Ulicne to explain his reason(s) for requesting the proposed variance.

Mr. Ulicne stated his daughter and son-in-law will be moving into their home. Currently, the residence has two bedrooms. He is planning on adding a bedroom and bathroom to the home. Mr. Ulicne reviewed his drawing explaining the existing layout of the home and the proposed changes.

This parcel is surrounded by property owned by James Eisman. He has written a letter to the Township stating he has no objections to the proposed variance requests. In addition, a letter was received by Les Shults stating he has lived on the same property for 92 years and wishes to enlarge the home for his granddaughter and her family, making eight generations living on the same parcel of land.

Chairwoman Sevigny noted that the greatest variance is on the east where the deck encroaches the side yard most. Builder, Mr. Doug Thompson, was present and stated he could put the deck posts at 10' from the rear yard, further reducing the setback.

After discussion, a motion was made by Cason, seconded by Coxon to approve BZA 2013-003, ANDREW ULCINE, SEC. 32. 02-32-126-006, 8174 BUCKELL LAKE, HOLLY. VARIANCE REQUEST TO SIDE AND REAR YARD SETBACKS as there appears to be no other location to build the proposed addition; there will be no...
detrimental effects to surrounding neighbors; and, a letter received from the adjacent property owner states he has no objections. **ROLL CALL VOTE. YES – BRANCA, CASON, COXON, THOMPSON AND SEVIGNY. NO – 0. MOTION CARRIED.**

**BZA 2013-004, PAUL BREAKIE, SEC. 04. 02-04-400-002, 4770 GROVELAND ROAD, ORTONVILLE. VARIANCE REQUEST TO EXCEED LENGTH OF DEED STRIP AND THE 4:1 LENGTH TO WIDTH RATIO ON PARCEL B AND VARIANCE TO SIDE YARD SETBACK ON PARCEL A.**

Chairwoman Sevingy reviewed this request as the Applicant has been before both the BZA and Planning Commission.

The Applicant, Mr. Breakie, has submitted a survey showing the location of existing building(s), and proposed deed strip. He owns a nonconforming parcel and is attempting to divide the property and build a home for himself on parcel B. The survey shows the most recent change(s) leave the existing accessory building and septic field on parcel A, as suggested by both the BZA and Planning Commission.

Chairwoman Sevingy further explained the nonconforming status of the Applicant's parcel. The Land Division Act of 1997 requires that a parcel meets a 4:1 length to width ratio. The current parcel is 11 to 1. The proposed land division will reduce this ratio to 7:1. Unique circumstances allow this provision to be waived.

Township Ordinance requires a deed strip to be 60’ by 600’. Sixty feet is the minimum frontage requirement set by the Road Commission for Oakland County. The length of six hundred feet was determined by the Township to be a reasonable length.

At the March 26, 2013 Planning Commission meeting, a motion was made that Mr. Breakie’s proposed land division be granted subject to; 1) the BZA approving the increase in the length of the deed strip; and, 2) the Applicant submitting a certified survey showing the dimensions and locations of all existing buildings, shared property lines and location of the septic field. Both of these requirements have been met.

After discussion, a motion was made by Sevingy, seconded by Coxon to approve **BZA 2013-004, PAUL BREAKIE, SEC. 04. 02-04-400-002, 4770 GROVELAND ROAD, ORTONVILLE. VARIANCE REQUEST TO EXCEED LENGTH OF DEED STRIP AND THE 4:1 LENGTH TO WIDTH RATIO ON PARCEL B AND VARIANCE TO SIDE YARD SETBACK ON PARCEL A** as it relates to the Planning Commission’s requirements set forth in their March 26, 2013 minutes to provide a certified survey and legal description of each respective parcel and approving the current variance request.
to exceed the length of the deed strip and 4:1 ratio on parcel B and the side yard setbacks on parcel A. While the parcel remains nonconforming, the proposed land division will reduce the nonconformity and a certified survey and legal description(s) of each respective parcel has been submitted. ROLL CALL VOTE. YES – BRANCA, CASON, COXON, THOMPSON AND SEVIGNY. NO – 0. MOTION CARRIED.

MISCELLANEOUS:

Ordinance supplements from Municode have been distributed to Board members to update ordinance books. In addition, a Michigan Zoning Guidebook, prepared by Michigan State University, has been provided.

There being no further business to come before the Board of Zoning Appeals, a motion was made by Coxon, seconded by Thompson to adjourn at 7:20 p.m. ALL YES. MOTION CARRIED.

RESPECTFULLY SUBMITTED,

JUDY SCHULTE
RECORDING SECRETARY