Roll Call: Wendy Hoover
Sarah Pearsall
Jim Tuthill
Deborah Yu
Joe Weinburger

Guests: Joe Weinburger

Also Present: Debra McKenzie, Zoning Administrator

**APPROVAL OF AGENDZA**

Motion by Hoover, second by Tuthill
To approve the agenda as presented.

Voice Vote: Ayes: Unanimous
Nays: None

MOTION APPROVED

1. ZBA Case 10-2016, Parcel #4716-04-103-055, Located at 6344 Fonda Lake Drive, Brighton, MI 48116. Request variance from Section 38-136 to allow a new single family home to be built with a front yard setback of 25 feet instead of the required 30 feet front yard setback. A 5 foot variance is requested.

Representing ZBA Case 10-2016: Robert Bergin & Virginia Bergin

Mr. Bergin explained they are requesting a 5’ variance so the home does not stick out farther than their neighbor’s frontage which would then block their view of the lake. He does not want to make the neighbors mad by having their house stick out and block their lake view. They have designed the house for the size that would be perfect for them. Some of it will be the garage. He likes to work in the garage and they will store their boat in the garage over the winter so it is not outside. He provided pictures of some of his neighbors where their dwelling is very close to the road. Ms. Pearsall explained that the cases are judged on a case by case basis not by what their neighbors have.

Ms. Hoover confirmed that the practical difficulty is to preserve their neighbors view.

Ms. Bergin explained they have had the land for 19 years and it does meet the setbacks.

Ms. Pearsall opened and closed the public hearing due to no one wishing to speak.
Motion by Tuthill, second by Yu
To approve the application for ZBA Case 10-2016, Parcel #4716-04-103-055, Located at 6344 Fonda Lake Drive., Brighton, MI 48116  the 5’ variance from Section 38-136 that will allow a new single family home to be built with a front yard setback of 25 feet instead of the required 30 feet for a front yard setback. The applicant has shown a practical difficulty for the following reasons: narrow width of the lot and placement of the house at the required 30 feet for a front yard setback.

The applicant has shown a practical difficulty for the following reasons:
• Narrow width of the lot and,
• Placement of the house at the required 30 feet would block the Lakeview for the adjoining property owners.

There are exceptional or extraordinary circumstances or conditions applicable to the property that does not apply generally to other properties in the area or district. Specifically, the small lot size. Building the new single family home at the required 30 feet would negatively impact the adjoining property owner.

The 5 foot variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the district or the surrounding area, and is not a condition or situation which is of a general or recurrent nature in the area. The granting of the variance will not affect the health, safety or welfare of the surrounding properties. The granting of the variance will not adversely affect the purpose or objective of the Township’s Master Plan. The practical difficulty of the small platted lot was not self-created.

Roll Call Vote:  Ayes: Hoover, Yu, Tuthill
Nays: Pearsall

MOTION APPROVED

NEW BUSINESS – None

OLD BUSINESS - None

APPROVAL OF THE Meeting Minutes

Motion by Yu, second by Hoover
To approve the minutes of July 19, 2016 as presented.

Voice Vote:  Ayes: Unanimous
Nays: None

MOTION APPROVED
CORRESPONDENCE - None

CALL TO THE PUBLIC - None

ADJOURNMENT

The Zoning Board of Appeals meeting was adjourned at 7:16 p.m. due to no further business.

Respectfully Submitted,

Kellie Angelosanto

Kellie Angelosanto
Recording Secretary