

NORTHFIELD TOWNSHIP ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

The Northfield Township Zoning Board of Appeals will hold a public hearing at the request of:

A. Case #JZBA180001 – Sutton Schoolhouse, 2931 E. Joy Rd, Ann Arbor, MI 48105; Parcel number B-02-34-400-005. The applicant proposes to build additions to the existing schoolhouse building and demolish the detached garage/shed structure on site. The parcel is zoned AR (Agricultural) and is a non-conforming lot of record with an area of 0.5 acres. The single-family use is permitted per Section 36-156 (1) of the Zoning Ordinance. The proposal will require the following variances from the Zoning Ordinance:

1. Article XXIX. Nonconformities, Section 36-905 (a)(3) – Expansion and Substitution, to construct additions that do not conform to the regulations of the district in which they are located.
2. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (a):

Front Yard Setback	-	50.00 feet required
		19.58 feet existing
		27.16 feet proposed
		22.84 foot variance requested
3. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (4) (c):

Rear Yard Setback	-	50.00 feet required
		26.66 feet existing
		26.50 feet proposed
		23.50 foot variance requested
4. Article VI. AR – Agriculture District, Section 36-158. Regulations and Standards, sub-section (3):

Lot Coverage	-	10% maximum coverage permitted (2,178.3 sq.ft)
		11.6% coverage proposed (2,522 sq. ft)
		1.6% coverage variance requested (343.7 sq. ft)

The public hearing will be held on **Monday, May 21, 2018** at 7:00 p.m. on the second floor for the Northfield Township Public Safety Building, 8350 Main Street, Whitmore Lake, MI 48189. The application is on file at the Northfield Township Building/Zoning Department, 8350 Main Street, Whitmore Lake, MI 48189, and may be reviewed Monday through Friday, 8:00 a.m. to 4:30 p.m. Written comments may be submitted to the Building/Zoning Department at the Township Hall (8350 Main St.) before 12:00 p.m. on the day of the meeting.

This notice is in compliance with PA 267 of 1976 as amended (Open Meetings Act) MCLA 41.7, 2A (2) (3) and the Americans with Disabilities Act (ADA). Individuals with disabilities requiring auxiliary aids or services should contact the Northfield Township Offices at 734-449-2880, seven days in advance.

Kathy Manley – Northfield Township Clerk

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