



**NOTICE OF PUBLIC HEARING
BOARD OF ZONING APPEALS
CITY OF NORTHVILLE**

The City of Northville Board of Zoning Appeals will hold public hearings to receive public input on requests in regard to the City of Northville Zoning Ordinance to consider the following variances:

- A. On premises zoned R-1B, First Density Residential District on property located at **761 Horton St.**, Northville, Michigan, 48167, parcel number 48-22-34-457-010. The applicant is seeking three variances to construct a new garage:
 - 1. The proposed garage exceeds the maximum permitted height. The variance needed is 2.25 feet from the maximum permitted height of 14 feet for accessory structures in Section 18.04.
 - 2. The proposed garage exceeds the maximum occupied area in the required rear yard. An accessory building may occupy up to 25% of the required rear yard. The proposal occupies 29.4% of the required rear yard. The variance needed is 4.4% from the maximum permitted 25% occupancy in Section 18.04.
 - 3. The existing garage is setback from the north (side) property line by 2.9-feet, and the north wall is located in the required side yard setback. The proposal extends the north garage wall to the east (toward the street) by 4-feet. Therefore, the proposal is expanding a non-conforming building. The needed variance is to expand a non-conforming building wall, located in the side yard setback, by 4-feet in Section 22.01.

- B. On premises zoned R-1B, First Density Residential District on property located at **462-466 East St.**, Northville, Michigan, 48167, parcel number 48-002-01-0576-000. The applicant is seeking an ordinance interpretation, and two variances to renovate an existing duplex building. A two-family residential use (duplex) is not a permitted use in the R-1B zoning district. Renovations will enclose a covered porch to expand one of the duplex units. The requests include the following:
 - 1. The Board of Zoning Appeals interpret the ordinance to determine if, by enclosing a porch on a structure for future occupation as a non-conforming use, if this work constitutes the need for a "use" variance per Section 25.04.
 - 2. If a use variance is needed, then the applicant is requesting that a use variance be granted to permit a two-family use in the R-1B zoning district per Section 25.04.
 - 3. The rear of the building is constructed within the rear yard setback, creating a non-conforming building. The proposed building renovations will also add covered porches to the rear of the building, expanding this non-conformity. The needed variances are a rear-yard variance of 11-feet to construct the covered porches in the rear setback from Section 15.01, and to permit expansion of a non-conforming structure from Section 22.01.

- C. On premises zoned R-1B, First Density Residential District on property located at **113 High St.**, Northville, Michigan, 48167, parcel number 48-002-01-0498-000. The applicant is seeking three variances to construct a new garage:
 - 1. The proposed garage doesn't meet the required side yard setback. The variance needed is 4 feet from the required side yard setback of 5 feet for accessory structures in Section 18.04.

2. The proposed garage doesn't meet the required rear yard setback. The variance needed is 3 feet from the required rear yard setback of 5 feet for accessory structures in Section 18.04.
3. The proposed garage doesn't meet the minimum distance required from the main building. The variance needed is 2.3-feet from the requirement of 10-feet distance in Section 18.04.

The public hearing will be held on September 6, 2023, at 7:00 p.m. at the City of Northville Municipal Building - Council Chambers, 215 W. Main Street, Northville, Michigan, 48167, 248-449-9902. The purpose of the public hearing is to receive public comment on the variance requests.

The variance application is available for review at the City of Northville Building Department during normal business hours of 8 am to 4:30 pm Monday through Friday, local prevailing time, or on the City website www.ci.northville.mi.us (Services, Building and Planning, Board of Zoning Appeals).

Written comments to the BZA pertaining to the proposed variance request must be submitted no later than 4:30 pm, September 1, 2023, to the City Clerk at the above address, or using the City Hall drop box, or emailed to msmith@ci.northville.mi.us.

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RYAN MCKINDLES, CHAIRPERSON
BOARD OF ZONING APPEALS