

HOWELL TOWNSHIP ZONING BOARD OF APPEALS

The Howell Township Zoning Board of Appeals will be holding the following Public Hearing on **Monday September 23, 2019 at 6:30 p.m.**, Howell Township Hall, 3525 Byron Road, Howell, MI 48855, (517) 546-2817 to consider the following requests:

Petitioner A: Jason Reed, File #PZBA-2019-05, Parcel ID #4706-04-300-012, located at 5204 Crandall Road, Howell, MI 48855. Requesting a variance to the following section to allow for construction of a detached accessory structure in the front yard.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS, Section 14.07 – ACCESSORY BUILDING PROVISIONS, Item – B

Requesting: -170 foot variance to allow for an accessory structure in the front yard.

Petitioner B: Dan Davenport, File #PZBA-2019-06, Parcel ID #4706-24-200-025, located at 2665 Fisher Road, Howell, MI 48855. Requesting a variance to the following sections to allow for a land division, permitting existing accessory structures in the front yard and without a principal structure present. Accessory structures are located on the portion of the property south of Fisher Road, which is intended to be its own parcel after the proposed land division, consisting of approximately 3 acres.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS, Section 14.07 – ACCESSORY BUILDING PROVISIONS, Item – B & G

Requesting (B): a variance permitting the existing accessory structures to be located in front of the principal structure's rear line, ensuring that a principal structure can be built once the property is split.

Requesting (G): a variance permitting three existing accessory structures on the property without a principal structure present.

Petitioner C: Tanger Properties, File #PZBA-2019-07, Parcel ID #4706-29-400-008, located at 1475 N. Burkhart Road, Howell, MI 48855. Requesting a variance to the following section to allow for the installation of a sign measuring 7' tall by 48' wide that will be visible to motorists traveling eastbound I-96.

ARTICLE XIX – SIGN REGULATIONS, Section 19.08 – PERMITTED SIGNS IN NSC, RSC, RT, HSC, HC AND I DISTRICTS, Item

Requesting: The installation of a 7' tall by 48' wide sign positioned to be visible by motorists traveling eastbound I-96.

Petitioner D: Patty and George Londy, File #PZBA-2019-08, Parcel ID #4706-21-400-015, located at 2061 Tooley Road, Howell, MI 48855. Requesting a variance to the following section to allow for construction of a fence within front yard setbacks.

ARTICLE XIV – SUPPLEMENTAL REGULATIONS, Section: 14.26 – FENCES, Item – E.2

Requesting: -224 foot variance to allow for construction of a fence within front yard setbacks.

Requestor E: Chestnut Development, LLC, File #PZBA-2019-09, Parcel ID #4706-27-100-025, located on M-59 (W. Highland Road), Howell, MI 48855. Seeking interpretation of the Howell Township Zoning Ordinance in order to obtain clarification on the following sections:

ARTICLE II – DEFINITIONS, Section: 2.02 – DEFINITIONS, Item: STRUCTURE

Should the scenario happen that the Howell Township Zoning Board of Appeals disagrees with Chestnut Development's interpretation, Chestnut Development will request a dimensional variance to the following section to allow for the existing private road and grade-level patio to continue to exist on the property within side yard setbacks.

ARTICLE VII – MFR MULTIPLE FAMILY RESIDENTIAL DISTRICT, Sec: 7.06 – DIMENSIONAL REQ. EXCEPT AS OTHERWISE SPECIFIED IN THIS ORDINANCE, Item: E – YARD & SETBACK REQUIREMENTS

Requesting A: -19 foot dimensional variance to allow for an existing private drive within side yard setbacks.

Requesting B: -6 foot dimensional variance to allow for an existing grade-level patio within side yard setbacks.

The Public is invited to submit written comments on the proposed request to the Township Clerk at the Howell Township Hall, 3525 Byron Road, Howell MI, 48855 at **any time prior to 5:00 p.m. on September 23, 2019.**

KIM BABCOCK, CHAIRMAN HOWELL TOWNSHIP ZONING BOARD OF APPEALS