

**HOWELL TOWNSHIP
ZONING BOARD OF APPEALS MEETING
Howell Township Hall
3525 Byron Road, Howell Township
May 21, 2018
6:30 P.M.**

MEMBERS PRESENT:

Kim Babcock	Chairman
Andrew Sloan	Vice-Chair & PC Representative
Sally Newstead	Board Rep.
Sarah Tinsley	Member
Alex Hansen	Member

MEMBERS ABSENT:

Also Present: Joe Daus – Zoning Administrator.

Chairman Babcock called the meeting to order at 6:30 P.M.

The roll was called.

PLEDGE OF ALLEGIANCE:

All rose for the Pledge of Allegiance.

APPROVAL OF AGENDA: MOTION by Sloan, seconded by Newstead, **“TO APPROVE THE MAY 21, 2018 ZONING BOARD OF APPEALS AGENDA AS PRESENTED.”** Motion carried.

APPROVAL OF MINUTES: MOTION by Hansen, seconded by Tinsley, **“TO APPROVE THE APRIL 16, 2018 ZONING BOARD OF APPEALS MEETING MINUTES AS PRESENTED.”** Motion carried.

PETITIONER: DARA, LLC. FILE #PZBA-2018-04, PARCEL #4706-28-300-025, 1382 N. BURKHART ROAD.

- All needed publishing and posting requirements have been met.
- Chairman Babcock reviewed the request for the petitioner for a variance on the following section to adjust the width of the parking lot front setback along private Tractor Drive.

ARTICLE X – RSC REGIONAL SERVICE COMMERCIAL DISTRICT:

Section 10.05, Dimensional Requirements, Except as Otherwise Specified in this Ordinance. D.1 Yard and setback requirements

Requesting; a -28' Front Yard Variance (from 35' to 7')

- Engineer, Alex Orman from Orman Engineering explained the need for the variance from owner Dara, LLC. (Leo's Coney Island). Stated that they have tried to find different options but because all setbacks are at their maximum, this is the only way to add parking. The parcel is an odd shape and size. Customers are using neighboring businesses for parking. With the allowance of the variance it will add 12 more parking spaces, going from 37 to 49 spaces including the required handicap parking. Their intentions is to go to the Planning Commission with site plan for an addition to the building for a cooler and use the current cooler location for extra sitting places.
- Zoning Administrator Daus added that the building has two front side backs making the parcel even more difficult.
- Questions and concerns were taken from the Panel.
- **MOTION** by Sloan, seconded by Tinsley, **“TO GRANT APPROVAL FOR -28' FRONT YARD VARIANCE FROM 35' TO 7', FOR DARA, LLC, FILE #PZBA-2018-04, PARCEL**

