

**NOTICE  
REQUEST FOR VARIANCES  
ZONING BOARD OF APPEALS**

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals of the Charter Township of Springfield will hold a meeting on Thursday, September 20, 2007, beginning at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, Michigan to hear the following appeal:

PUBLIC COMMENT:

OLD BUSINESS:     None

NEW BUSINESS:

1.     Request from Antony and Amy Daros, 5921 Hillsboro Rd., Davisburg, MI 48350 to allow an addition to an accessory building:
  - a)     with a thirty-two and one-half (32.5) foot front setback from Hillsboro Rd. rather than the minimum fifty (50) feet required per Section 25 of Springfield Township Zoning Ordinance 26.
  - b)     with a twelve (12) foot front setback from Claypool Rd. rather than the minimum fifty (50) feet required per Section 25 of Springfield Township Zoning Ordinance 26.

The property that is the subject of the request is a corner lot that fronts on both Hillsboro and Claypool roads. P.I. #07-28-280-002.

NOTICE IS FURTHER GIVEN, that the maps and variance requests may be examined at the Springfield Township Clerk's Office, 12000 Davisburg Rd., Davisburg, MI 48350 during regular office hours Monday through Friday. Written comments may be submitted to the Clerk's Office until the date of the meeting. Anyone needing a special accommodation at the meeting should contact the Clerk's Office at least two (2) business days in advance. 248-846-6510.

NANCY STROLE, Clerk  
Charter Township of Springfield

**Springfield Township  
Zoning Board of Appeals Meeting  
Minutes of September 20, 2007**

**Call to Order:** Chairperson Wendt called the September 20, 2007 Regular Meeting of the Springfield Township Zoning Board of Appeals to order at 8:00 p.m. at the Springfield Township Civic Center, 12000 Davisburg Rd., Davisburg, MI 48350.

**Attendance:**

**Board Members Present**

Skip Wendt  
Collin Walls  
Dean Baker  
Bill Whitley  
Jim Carlton

**Board Members Absent**

**Staff Present**

Leon Genre

**Approval of Minutes:** August 15, 2007

- ★ Board Member Whitley moved to approve the minutes of August 15, 2007 as presented. Board Member Carlton supported the motion. Vote on the motion: Yes: Wendt, Walls, Carlton, Baker and Whitley; No: none. The motion carried by a 5 to 0 vote.

**Approval of Agenda:**

- ★ Board Member Walls moved to approve the agenda as presented. Board Member Baker supported the motion. Vote on the motion: Yes: Wendt, Walls, Carlton, Baker and Whitley; No: none. The motion carried by a 5 to 0 vote.

**Old Business:** None

**New Business:**

1. Antony and Amy Daros, 5921 Hillsboro Rd., Davisburg. P.I. # 07-28-280-007

The applicant is requesting an addition to an accessory building: a) with a 32.5 foot front setback from Hillsboro Rd. rather than the minimum 50 feet required per Section 25 of Springfield Township Zoning Ordinance 26; b) a 12 foot front setback from Claypool Rd. rather than the minimum 50 feet required per Section 25 of Springfield Township Zoning Ordinance 26.

Mr. Daros is present in regard to this request.

Mr. Daros provided the Board with a letter from Mr. Kurt E. Bemmen, 5935 Hillsboro, expressing his support for the requested variance. [A copy of the letter is on file at the Office of the Clerk, Springfield Township].

Board Member Walls asked how the applicant plans to get in and out of the garage from Claypool? Mr. Daros said they would drop the floor of the garage two to three feet depending on the grade to allow an entrance. Board Member Walls asked, with only a 12 foot setback from the edge of the road right-of-way, will cars parked in the driveway obstruct the travel portion of Claypool? Mr. Daros said he would like to leave what driveway is there now in front of the garage. Mr. Daros provided a copy of the driveway plan to the Board.

Chairperson Wendt asked if the 12 feet showing to the edge of the road would have to be all concrete? Mr. Daros said, correct. Board Member Walls asked if the applicant has considered enlarging the garage by retaining the front load from Hillsboro? Mr. Daros said, yes, they had considered it and it is a possibility. They would still need the expansion toward Claypool if they did that. Chairperson Wendt asked how far the neighbor's garage is from Hillsboro relative to Mr. Daros' existing garage? Mr. Daros said it is 12 feet in front of his garage.

Board Member Walls said a drive off Claypool creates problems with Claypool access. Board Member Carlton noted that Claypool is not a very wide road. He said if the garage were at the Hillsboro front, the setback of 12 feet to Claypool would still be about the same. He asked how a front entrance would work? Mr. Daros said there is an offset on the front elevation where the stone peak would be at the decided mark and the side peak would have to be back about two feet. Board Member Walls said he has no problem with the Hillsboro front setback that is comparable to Mr. Bemmen's but any more than that would concern him. He hasn't seen any reason to grant it. Board Member Walls said as long as Mr. Daros' garage doesn't get any closer to the Hillsboro Road right-of-way that maintains the pre-established consistency. Board Member Whitley asked for clarification of, are we talking about striking a line across the front of the applicant's garage or talking about the setback from the right-of-way. We need to be careful and define which we mean.

- ★ **Board Member Walls moved that the variance request by Antony and Amy Daros be approved with the following modifications: that the setback from Hillsboro Rd. be no less than the setback of the Bemmen's property adjacent to the north is from Hillsboro Rd. and that the setback be determined by a surveyor, engineer and staked on the Daros property and included on the plot plan that is submitted to the Building Department and that the setback from Claypool be granted at the 12 foot requested with a condition that Claypool cannot be used for ingress and egress purposes to the garage. Board Member Carlton supported the motion. Vote on the motion: Yes: Wendt, Walls, Carlton, Baker and Whitley; No: none. The motion carried by a 5 to 0 vote.**

**Adjournment:**

Hearing no other Business, Chairperson Wendt adjourned the meeting at 8:23 p.m.

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Susan Weaver, Recording Secretary