

**City of Howell Board of Zoning Appeals  
November 13, 2018  
City Hall Council Chambers  
611 E. Grand River  
Howell, MI 48843**

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The meeting of the Board of Zoning Appeals was called to order by Chairman Munsey at 7:00 p.m.

Present:, Sean Munsey, Ken Keith, Victoria Hertrich, David Holmes, Randall Mattson, Jacob Schlittler, Community Development Director Timothy Schmitt, and Deputy Clerk Deanna Robson.

Absent: City Attorney Dennis Perkins.

Guests: Kim and Tom Sochaki, Julie Fielek.

**APPROVAL OF MINUTES OF SEPTEMBER 13, 2018**

**MOTION by Hertrich, SUPPORT by Mattson, “To approve the minutes of the September 13, 2018 meeting.” MOTION CARRIED (6-0).**

**#18-17 – 1225 LAKESIDE (PID #4717-25-403-009) – BUILDING SETBACKS**

Chairman Munsey opened the public hearing at 7:01 p.m.

Julie Fielek, Fielek Group Builders, stated that her clients purchased the house in 2013, and are now seriously considering selling their primary residence in Brighton and moving into the property at 1225 Lakeside. However, there are several issues with the current layout of the residence and they would like to make the proposed changes in order to reside there full-time. The property owners would like the main floor to be comprised of one bedroom, one bathroom, the kitchen and the living room. They are hoping to add a second story onto the house and garage, with preliminary plans for a master bedroom and bathroom on one end and a second bedroom and bath on the other. They will not be expanding the foundation in the back, but are planning to add trench footing to incorporate into the porch in front under the cantilevered bedroom. The biggest issue with residing on the property full-time is that family and friends have difficulty navigating to the lower level of the residence.

Community Development Director Schmitt added that he received call from a neighbor to the north of the property who had no concerns with the requested variance.

Chairman Munsey closed the public hearing at 7:05 p.m.

**MOTION by Mattson, SUPPORT by Keith, “To approve the requested variance to allow for the construction of a second floor cantilever in the front (setback of 2.1 feet where 25 feet is required) and rear (setback of 32.1 feet where 35 feet is required) yards for an existing single-family detached home, based on the findings of fact below:**

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- A. That the restrictions of this Zoning Ordinance unreasonably prevent the owner from using the property for a permitted purpose of would render conformity unnecessarily burdensome;**
  - B. That the variance would do substantial justice to the applicant as well as to other property owners in the district and a lesser relaxation than that requested would not give substantial relief to the owner of the property or be consistent with the justice to other property owners;**
  - C. That the plight of the landowner is due to the unique circumstances of the property.**
  - D. That the alleged hardship has not been created by any person presently having an interest in the property.”**

**MOTION CARRIED (6-0).**

**ADJOURN**

**MOTION by Mattson, SUPPORT by Hertrich, “To adjourn the meeting at 7:06 p.m.”  
MOTION CARRIED (6-0).**

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Deanna Robson, Deputy City Clerk