

**City of Howell Board of Zoning Appeals  
January 25, 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 7:06 p.m.

Present:, Sean Munsey, Ken Keith, William Flattery, David Holmes, Victoria Hertrich, Jeannette Ambrose, Randall Mattson, City Attorney Dennis Perkins, Community Development Director Timothy Schmitt, and Recording Secretary Deanna Robson.

Absent: None.

Guests: Nona Milner, Nancy Milner, John Olthoff and Jim Leedy.

**APPROVAL OF MINUTES OF MAY 31, 2017**

**MOTION by Mattson, SUPPORT by Hertrich, “To approve the minutes of the May 31, 2017 meeting.” MOTION CARRIED (7-0).**

**#17-28 – 405 ABERDEEN WAY – HOUSE AND GARAGE ADDITION SETBACKS**

Chairman Munsey introduced the agenda item and opened the public hearing at 7:06 p.m.

Nancy Milner, representing Nona Milner at 405 Aberdeen Way, stated that the family is consolidating households, and a two car garage and additional bathroom are needed. The proposed design is consistent with the neighborhood and well within existing the dimensions of the home.

Jim Leedy, 322 S. Tompkins, stated that he has no objection to the proposed addition.

Chairman Munsey closed the public hearing at 7:10 p.m.

**MOTION by Flattery, SUPPORT by Hertrich, “To approve the requested variance to allow the expansion of the existing house and garage at 405 Aberdeen Way, parcel ID # 4717-35-401-023, with the condition listed and based on the findings of fact below:**

**Required condition:**

- **Applicant must obtain all necessary building permits for the construction on the house and garage prior to work commencing.**

**Findings of fact:**

- 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;**

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**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 (7-0).**

**ADJOURN**

**MOTION by Ambrose, SUPPORT by Flattery, “To adjourn the meeting at 7:10 p.m.”**

**MOTION CARRIED (7-0).**

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Deanna Robson, Deputy City Clerk