

**CHARTER TOWNSHIP OF NORTHVILLE**  
**Zoning Board of Appeals**  
**January 15, 2020**

**DATE:** January 15, 2020  
**TIME:** 7:00 P.M.  
**PLACE:** Northville Township Hall  
44405 Six Mile Road

**APPROVED:** February 19, 2020

**CALL TO ORDER:** 7:02 P.M.

**ROLL CALL:**

**Present:** Symantha Heath, Eric Lark, Joseph LoPiccolo, Gary Sixt, Paul Slatin, Paul Smith  
(arrived 7:07 P.M.)

**Excused:** Brian Doren

**Staff:** Jennifer Frey, Township Planner

Township Planner Frey confirmed that all property owners within 300 feet of tonight's petition had been notified.

**Approval of Minutes:**

Zoning Board of Appeals – December 11, 2019

**MOTION by LoPiccolo, support by Heath, to approve the minutes from the Zoning Board of Appeals meeting of December 11, 2019.**

Voice Vote: Ayes: All  
Nays: None

**Motion approved unanimously.**

Chair Slatin made standard introductory remarks explaining the role of the ZBA and the formal procedures of the meeting. Chair Slatin noted that four votes would be required to pass any motion. He also noted that all variance requests approved would be valid for one year.

**Petitions:**

**1. PZON19-0009 Stephen & Elisabeth Kilijanczyk, Property Owner**

Location: **16585 Franklin Road**

Request: A variance request to Chapter 170-18.1 Schedule of Regulations  
Expansion of a nonconforming residential structure (Front Setback)

Stephen and Elisabeth Kilijanczyk, property owners, were present on behalf of the petition.

Mr. Kilijanczyk introduced the petition. They had a great starter home with about 1200 square feet. However, their family had grown and one son had some special needs that required them

to keep a close eye on him. This led to the desire for more open space on the second floor. The downstairs could not be utilized.

Ms. Kilijanczyk explained that the house had a non-traditional floor plan and that the first level of the house, where they entered, was more like a basement and that the living space was on the second floor. It was very important for the living space to be larger to accommodate more bedrooms and for their son to have the space he needed. They were being very diligent and mindful of all requirements and had been working with a builder and an architect. Other people had been to the property in an effort to make sure they were complying with all requirements, including a surveyor and someone to look at the septic field.

Chair Slatin opened the public hearing at 7:10 P.M. Seeing that nobody came forward to speak, he closed the public hearing at 7:10 P.M.

Chair Slatin acknowledged correspondence that had been received regarding the variance request, as follows:

Ken Sliwka, 42801 Mill Street, had no objections to the variance request.

Ronald J. Czerwinski, 16615 Franklin Road, expressed support for the variance request.

Chair Slatin noted that the property had been nonconforming and if the variance passed, it would still be nonconforming but that the actual setback to Mill Street would not change with the proposed addition.

**MOTION by LoPiccolo, support by Heath, that the Zoning Board of Appeals approve Petition PZON19-0009, at 16585 Franklin Road, a variance request to Chapter 170-18.1 Schedule of Regulations for an expansion of a nonconforming residential structure (Front Setback) with the condition that:**

- **All plans and buildings must meet the applicable Michigan Residential Code.**

Roll Call Vote:           Ayes: Heath, Lark, LoPiccolo, Sixt, Slatin, Smith  
                                  Nays: None

**Motion approved unanimously.**

## **Other Business**

Election of Officers

**MOTION by Heath, support by Lark, to re-elect the slate of officers as currently constituted:**

**Paul Slatin, Chair**  
**Joseph LoPiccolo, Vice Chair**  
**Gary Sixt, Secretary**

Voice Vote:           Ayes: All

Nays: None

**Motion approved unanimously.**

### **Department Reports**

#### **Jennifer Frey, Township Planner**

Township Planner Frey noted that there was one petition for the February Zoning Board of Appeals meeting.

Member Lark had nothing to report from the Planning Commission.

Member Heath had nothing to report from the Board of Trustees.

### **Public Comments and Questions**

None

### **Adjournment:**

**MOTION by LoPiccolo, support by Heath, to adjourn the January 15, 2020 Zoning Board of Appeals meeting at 7:15 P.M.**

Voice Vote:           Ayes: All  
                              Nays: None

**Motion approved unanimously.**