

NOTICE OF PUBLIC HEARING CITY OF NORTHVILLE

The City of Northville Board of Zoning Appeals will hold a public hearing to receive public input on a request regarding previous variances from the City of Northville Zoning Ordinance granted by the Board on October 6, 2021. The previous variances were conditioned upon the project as illustrated on the Engineer Plans dated July 26, 2021, and Architect Plans dated July 27, 2021. In preparing the construction plans, the applicant determined that the plans presented to the Board of Zoning Appeals are not ideal, and the addition of a retaining wall behind the residential units is needed. Therefore, the applicant is returning to the Board of Zoning Appeals with a request for the same variances that were granted in 2021, but with modified plans illustrating these requests.

The current request is for three variances for three lots zoned R-2, Second Density Residential District, located at 711 N. Center St., lot number 48-22-34-377-006 (middle lot - L2), and vacant lots 48-22-34-377-007 (southern lot - L1), and 48-22-34-377-005 (northern lot - L3), based on Engineer Plans revised on September 1, 2022. The three lots are part of a proposed three-lot residential development where the applicant would like to build a duplex building on each lot. The applicant is seeking a 0.03 FAR variance for lot L1, a 0.04 FAR variance for Lot L2, and a 0.01 FAR variance for Lot L3 from the requirement of Section 15.01 of the Zoning Ordinance, which allows for a maximum 0.36 FAR on a lot with a duplex building. They are also requesting a building height variance of 3.5-feet for Lots L1 and L2, and 5-feet for Lot L3 from the 30-foot maximum requirement in Section 15.01.

The public hearing will be held on December 7, 2022 at 7:00 p.m. at the City of Northville Municipal Building - Council Chambers, 215 W. Main Street, Northville, Michigan, 48167, 248-449-9902. The purpose of the public hearing is to receive public comment on the variance requests.

The variance application is available for review at the City of Northville Building Department during normal business hours of 8am to 4:30pm Monday through Friday, local prevailing time or on the City website www.ci.northville.mi.us (Services, Building and Planning, Board of Zoning Appeals).

Written comments to the BZA pertaining to the proposed variance request must be submitted no later than 4:30pm, December 6, 2022 to the City Clerk at the above address, or using the City Hall drop box, or emailed to dmassa@ci.northville.mi.us.

DATED: November 17, 2022

RYAN MCKINDLES, CHAIRPERSON
BOARD OF ZONING APPEALS