



32325 Franklin Road, Franklin, Michigan 48025

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**ZONING/SIGN BOARD OF APPEALS
REGULAR MEETING**

**Village Hall, Broughton House
32325 Franklin Road, Franklin, Michigan
Thursday, August 17, 2017 at 7:00 P.M.**

AGENDA

I. Meeting Called to Order

II. Roll Call

III. Adoption of Agenda

IV. Election of Officers

IV. New Business

A. Case #17-03

Appellant: Joel and Lisa Elconin
Property: 32560 Scenic Lane, Franklin, Michigan
Parcel Id: 24-06-151-038
Zoning: R-1

Description of Request: The appellant is requesting that the Zoning Board of Appeals grant a variance regarding a New Home Construction, as follows:

The Village of Franklin Ordinances being the Schedule of Regulations, Appendix B, Zoning District R-1, requires a front yard setback of 50 feet. The Ordinance Section 1240.08 (85) defines the front yard while Section 1240.08 (48) (A) defines the front lot line. The setback per these sections shall be taken from the easement right of way. The proposed plan indicates that dimension to the 29.13 feet. Therefore, this is a violation of the Ordinance of 20.87 feet. There are other portions of the front of the building that are also in violation however the garage portion is the area where the violation is the greatest.

B. Case #17-04

Appellant: David Masko, Architect
Property: 26023 German Mill, Franklin, Michigan
Parcel Id: 24-06-277-005
Zoning: R-3

Description of Request: The appellant is requesting that the Zoning Board of Appeals grant a variance regarding the addition – remodel and privacy fence, as follows:

1. The Village of Franklin Ordinances being the Schedule of Regulations, Zoning District R-3, side yard setback is required per the schedule of 10 on the least side and 25 on both sides. The site plan shows a proposed 5 foot sideyard setback to the east property line, therefore in violation of the ordinance of 5 feet.
2. Ordinance 1268.28 (d) (2) states that a privacy screen shall not be located in a required yard setback area. The plans indicate a proposed privacy screen with a side yard setback of 5 feet, therefore a violation of the required sideyard setback area of 5 feet.

V. Approval of Minutes: March 16, 2017

VI. Adjournment

Posted: August 7, 2017

William Dinnan, Building Official

Zoning Board of Appeals Facilitator

POSTED IN ACCORDANCE WITH PUBLIC ACT 267 (OPEN MEETINGS ACT)

The Village of Franklin will provide necessary, reasonable auxiliary aids and services to individuals with disabilities requiring such services. All requests must be made to the Village Clerk at least five (5) business days before a meeting. Individuals with disabilities requiring auxiliary aids or services should contact the Village of Franklin in writing at 32325 Franklin Road, Franklin, MI 48025 or by calling the Clerk's Office at 248-626-9666.