

**CITY OF HUNTINGTON WOODS**

**ZONING BOARD OF APPEALS**

**AGENDA**

**September 14, 2020**

**Virtual Meeting**

**7:30 P.M.**

1. Call to Order
2. Approval of Agenda
3. Approval of Minutes - **August 10, 2020**
4. Appeals

A) Matter of an appeal from Italy American Construction on behalf of Joe Zieldorff at 13347 Hart, for a variance to allow an accessory structure 8' from the principal structure instead of the required 10' and an accessory structure 3' from the rear property line instead of the required 6' ( Section 40-6.03 - Accessory Buildings, Structures and Uses. B. Accessory Buildings in Residential Zoning Districts)

4. Accessory buildings or structure shall meet the following setbacks, except for the exceptions as provided in Section 40-6.04:

3) Accessory structures may be no closer than six (6) feet to the rear lot line.

(c ) A detached accessory building shall be no closer than ten (10) feet to the principal building or another accessory building.

B) Matter of an appeal from from Arik Green & Associates on behalf of Matthew and Stephanie Kates at 8211 Hendrie, for a variance to allow an a semi circular driveway in the R-1C zone district ( Section 40-10.06 - Parking and Circulation)

1. The lot is in the R-1A zone district and has a lot width of at least 150 feet, a front yard depth of at least 40 feet, and the total driveway area (straight driveway plus semi-circular driveway) does not occupy more than 25 percent of the front yard; or

3. A semi-circular driveway must comply with all of the following conditions:

2. Except for corner lots where the straight driveway is off the side street, there shall be no more than two driveway openings per lot and the semi-circular driveway shall join the straight driveway before entering the public right-of-way..

And a variance of 418.5 sq. ft.( of which 394 is existing and 24.5 new) to exceed the maximum house size to enclose an existing porch. (Article 4 - District Regulations Section 40-4.03 - R-1A through R-1E: One-Family Districts)

C) Matter of an appeal from John Avedian at 8366 Huntington, for a variance to allow a privacy fence further forward that the rear of the house. Section 40-10.10 - Fences, Hedges and Walls B.

Height and Location for fences.

(1) No fence shall be erected, constructed, maintained or rebuilt in a front yard.

(2) No fence shall exceed four (4) feet in height at any point behind the front yard except:

2. Fences up to six (6) feet in height are permissible along shared rear property and along shared side property line in rear yard provided that the fence meets all other requirements of this article, and provided that the property owner adjacent to the proposed fence shall approve, in writing, of the additional height.

(2) The opacity of a fence may be reduced or eliminated if:

The fence will be located in the rear yard adjacent to a public right-of-way a privacy fence further forward that the rear of the house. Section 40-10.10 - Fences, Hedges and Walls B.

D) Matter of an appeal from Brett Huffmaster at 13108 Lincoln, for a variance to exceed the required 30% lot coverage by 1.7% for a total of 31.7% to erect a new 22'x20' garage. (Section 40-4.03-R1A through R-1E : One Family Districts, D. Dimensional Requirements - Schedule of Regulations.)

## 5. Other Business

## 6. Public Participation

Comments are invited on each Agenda item when that item comes up for consideration. Matters not listed on the Agenda may be addressed under "Other Business."

Topic: Zoning Board of Appeals meeting

Time: September 14, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81673506452?pwd=bzRyQlITNocyakRQKoldVlpKTnVFQT09>

Meeting ID: 816 7350 6452

Passcode: 227405

One tap mobile

+13126266799,,81673506452#,,,,,0#,,227405# US (Chicago)

Hank Berry - Zoning Administrator

248-581-2637 hberry@hwmi.org

---





## A D M I N I S T R A T I V E     O F F I C E S

Mayor *Robert F. Paul*  
Mayor Pro-Tem *Joe Rozell*  
City Manager *Amy Sullivan*

Commissioner *Jules B. Olsman*  
Commissioner *Jeff Jenks*  
Commissioner *Michelle Elder*

### ZONING BOARD OF APPEALS NOTICE OF PUBLIC HEARING Monday, September 14, 2020 – 7:30 p.m. Virtual Meeting

You are hereby notified that the Huntington Woods Zoning Board of Appeals is scheduled to meet on Monday, September 14, 2020 at 7:30 p.m. the meeting will be held virtually. At the meeting the Board will hear an appeal from Italy American Construction on behalf of Joe Zieldorff at 13347 Hart, for a variance to allow an accessory structure 8' from the principal structure instead of the required 10' and an accessory structure 3' from the rear property line instead of the required 6' ( Section 40-6.03 - Accessory Buildings, Structures and Uses. B. Accessory Buildings in Residential Zoning Districts (4 Accessory buildings or structure shall meet the following setbacks, except for the exceptions as provided in Section 40-6.04: 3) Accessory structures may be no closer than six (6) feet to the rear lot line. (c ) A detached accessory building shall be no closer than ten (10) feet to the principal building or another accessory building. You may express your concerns to the Board during the meeting or by writing to the Board prior to the meeting at: Huntington Woods City Hall, 26815 Scotia Road, Huntington Woods, MI 48070 or email [hberry@hwmi.org](mailto:hberry@hwmi.org). Plans may be viewed online at [hwmi.org](http://hwmi.org) under agendas. If you have any questions, please call the Planning Department at 248-581-2637. The meeting can be attended by joining on ZOOM.

Topic: Zoning Board of Appeals meeting  
Time: September 14, 2020 07:30 PM Eastern Time (US and Canada)  
Join Zoom Meeting  
<https://us02web.zoom.us/j/81673506452?pwd=bzRyQlITNocyakRQKoldVlpKTnVFQTo9>  
Meeting ID: 816 7350 6452  
Passcode: 227405  
One tap mobile  
+13126266799,,81673506452#,,,,,0#,,227405# US (Chicago)

Hank Berry - Zoning Administrator 248-581-2637 [hberry@hwmi.org](mailto:hberry@hwmi.org)





A D M I N I S T R A T I V E      O F F I C E S

Mayor *Robert F. Paul*  
Mayor Pro-Tem *Jeff Jenks*  
City Manager *Amy Sullivan*

Commissioner *Jules B. Olsman*  
Commissioner *Joe Rozell*  
Commissioner *Michelle Elder*

CITY OF HUNTINGTON WOODS  
ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING  
Monday, September 14, 2020 – 7:30 p.m.  
Virtual Meeting

You are hereby notified that the Huntington Woods Zoning Board of Appeals is scheduled to meet on Monday, September 14, 2020 at 7:30 p.m. the meeting will be held virtually. At the meeting the Board will hear an appeal from Arik Green & Associates on behalf of Matthew and Stephanie Kates at 8211 Hendrie, for a variance to allow an a semi circular driveway in the R-1C zone district ( Section 40-10.06 - Parking and Circulation

1. The lot is in the R-1A zone district and has a lot width of at least 150 feet, a front yard depth of at least 40 feet, and the total driveway area (straight driveway plus semi-circular driveway) does not occupy more than 25 percent of the front yard; or 3. A semi-circular driveway must comply with all of the following conditions: i. Except for corner lots where the straight driveway is off the side street, there shall be no more than two driveway openings per lot and the semi-circular driveway shall join the straight driveway before entering the public right-of-way..

And a variance of 418.5 sq. ft. (of which 394 is existing and 24.5 new) to exceed the maximum house size to enclose an existing porch. Article 4 - District Regulations Section 40-4.03 - R-1A through R-1E: One-Family Districts

You may express your concerns to the Board during the meeting or by writing to the Board prior to the meeting at: Huntington Woods City Hall, 26815 Scotia Road, Huntington Woods, MI 48070 or email [hberry@hwmi.org](mailto:hberry@hwmi.org). Plans may be viewed online at [hwmi.org](http://hwmi.org) under agendas. If you have any questions, please call the Planning Department at 248-581-2637. The meeting can be attended by joining on ZOOM.

Topic: Zoning Board of Appeals meeting

Time: September 14, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81673506452?pwd=bzRyQlItNocyakRQK0lDVlPktNvFQTo9>

Meeting ID: 816 7350 6452

Passcode: 227405

One tap mobile

+13126266799,,81673506452#,,,,,0#,,227405# US (Chicago)

Hank Berry Zoning Administrator - 248-581-2637- [hberry@hwmi.org](mailto:hberry@hwmi.org)



# ITALY AMERICAN CONSTRUCTION CO., INC.

8401 N. Telegraph Rd.  
Dearborn Heights, MI 48127  
(313) 278-7500  
Fax (313) 278-7501  
140 W. Highland Rd.  
Highland, MI 48357  
(248) 889-8288  
Toll Free 1-877-98-ITALY

Justification for ZBA application:

August 4, 2020

Property Owner: Joe Zieldorff  
Property Address: 13347 Hart Ave.  
Phone Number: 248-410-2551

For your review and consideration:

Mr. Zieldorff has contracted Italy American Construction to build a 20' x 20' Gable style roof garage on his property. The addition of the garage will allow Mr. Zieldorff to store and protect his automobile and belongings in a safe and secure environment. This will also enhance the value of the property.

During the layout of the project it was discovered there is not enough room to allow for safe fire distance from dwelling. After speaking to Hank Berry it was agreed that Italy American will submit drawings showing an 8' separation from dwelling to garage and the addition of fire rated wall as required on left front and side of proposed garage. It will be necessary to shift the location of the garage 2-3' back toward the rear fence line.

Regards,

Sam A. Ferrise  
Superintendent  
Italy American Construction  
313-580-6666 Mobile

## Hank Berry

---

**From:** Hank Berry  
**Sent:** Monday, August 31, 2020 10:23 AM  
**To:** Kimberly A Tassen  
**Subject:** Re: 13347 Hart

Get [Outlook for iOS](#)

---

**From:** Kimberly A Tassen <kimberly.tassen@dteenergy.com>  
**Sent:** Monday, August 31, 2020 10:18:42 AM  
**To:** Hank Berry <hberry@hwmi.org>  
**Subject:** Re: 13347 Hart

Hi Mr. Berry:

We have reviewed this property and found that there is no utility equipment or easements on this property, however, the landowner has an overhead service that crosses over 13345 Hart and attaches to the pole that runs down the alley. If you should have any further questions, please do not hesitate to contact me.

Thanks,

---

*Kimberly A. Tassen, SR/WA, R/W-NAC*

*Right of Way Facilitator*

*DTE Electric Company*

*One Energy Plaza, 565 SB*

*Detroit, MI 48226*

*313.235.4458*

*Kimberly.tassen@dteenergy.com*



---

**From:** Hank Berry <hberry@hwmi.org>  
**Sent:** Friday, August 14, 2020 12:28 PM



**To:** Kimberly A Tassen <kimberly.tassen@dteenergy.com>

**Subject:** [EXTERNAL] 13347 Hart

Hi Kimberly,

Can you tell me if DTE holds any easements on the property located at 13347 Hart Ave in Huntington Woods 48070. It's a bit strange because the lots were originally platted off of Coolidge and the house was built off of Hart. There's no poles etc. He wants a variance for rear yard which if DTE holds no easements ZBA can approve but if DTE holds an easement that won't work.

Thanks

Hank

*Hank Berry*

*Zoning Administrator*

*Code Enforcement Officer*

*City of Huntington Woods*

*248-581-2637*

[hberry@hwmi.org](mailto:hberry@hwmi.org)

Connect with us – [Website](#) | [E-blast](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Nixle](#)



## Arik Green Design, LLC

2560 Wolcott • Ferndale • MI • 48220  
phone 248•496•2792  
arik@arikgreendesign.com

August 20, 2020

City of Huntington Woods  
Zoning Board of Appeals

Re: 8211 Hendrie Blvd.

To whom it may concern:

Two variances are being requested. First, to allow the placement of a circular drive in front of the house. Second, to allow the enclosure of an existing rear covered entry.

The current zoning code does not allow for a circular driveway in R1 – C zone. We are asking for a variance for the following reasons:

- a. The current driveway does not support the parking of an adequate number of cars. It is only 15' deep and parking only one car will encroach into the sidewalk. According to Section 36-674 of the municipal code, "no person shall park a vehicle.....on a sidewalk, across a sidewalk, or in any way that impedes a pedestrian's use of the sidewalk as a walkway." A variance for a circular driveway clearly provides a benefit to the city and its pedestrians by avoiding altogether the issue of a resident's car obstructing the sidewalk.
- b. Both Hendrie Blvd. and Ivanhoe Rd. are fire routes and therefore no parking is allowed on the side of the street on which the property is located.
- c. There is an electrical pole and guy wires that do not allow for additional parking south of the existing garage.

On the issue of enclosing the rear entry, according to the current zoning code the maximum allowable floor area is 3,725 sq. ft. including character bonus and lot size bonus. The existing house is 4,119 sq. ft., which includes an existing non-conforming 394 sq. ft. The new plan contemplates enclosing the existing rear covered entry. The enclosed area would only be 24.5 sq. ft. The new enclosure would allow entry from the attached garage into the house without having to go outside, thereby protecting the residents from exposure to the elements. We are asking for a variance of a total of 418.5 sq. ft. (394 (existing) + 24.5 (new)).

Kind Regards,

Arik Green  
Arik Green Design

On Behalf of Matthew and Stephanie Kates



















A D M I N I S T R A T I V E      O F F I C E S

Mayor *Robert F. Paul*  
Mayor Pro-Tem *Joe Rozell*  
City Manager *Amy Sullivan*

Commissioner *Jules B. Olsman*  
Commissioner *Jeff Jenks*  
Commissioner *Michelle Elder*

CITY OF HUNTINGTON WOODS

ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

Monday, September 14, 2020 – 7:30 p.m.

Virtual Meeting

You are hereby notified that the Huntington Woods Zoning Board of Appeals is scheduled to meet on Monday, September 14, 2020 at 7:30 p.m. the meeting will be held virtually. At the meeting the Board will hear an appeal from John Avedian at 8366 Huntington, for a variance to allow a privacy fence further forward that the rear of the house. Section 40-10.10 - Fences, Hedges and Walls B.

Height and Location for fences.

(1) No fence shall be erected, constructed, maintained or rebuilt in a front yard.

(2) No fence shall exceed four (4) feet in height at any point behind the front yard except:

(a) Fences up to six (6) feet in height are permissible along shared rear property and along shared side property line in rear yard provided that the fence meets all other requirements of this article, and provided that the property owner adjacent to the proposed fence shall approve, in writing, of the additional height.

(2) The opacity of a fence may be reduced or eliminated if: (a) The fence will be located in the rear yard adjacent to a public right-of-way

You may express your concerns to the Board during the meeting or by writing to the Board prior to the meeting at: Huntington Woods City Hall, 26815 Scotia Road, Huntington Woods, MI 48070 or email [hberry@hwmi.org](mailto:hberry@hwmi.org). Plans may be viewed online at [hwmi.org](http://hwmi.org) under agendas. If you have any questions, please call the Planning Department at 248-581-2637. The meeting can be attended by joining on ZOOM.

Topic: Zoning Board of Appeals meeting

Time: September 14, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81673506452?pwd=bzRyQlITNocyakRQKoldVlpKTnVFQTo9>

Meeting ID: 816 7350 6452

Passcode: 227405

One tap mobile

+13126266799,,81673506452#,,,,,0#,,227405# US (Chicago)

Hank Berry - Zoning Administrator 248-581-2637 [hberry@hwmi.org](mailto:hberry@hwmi.org)

Members of The Zoning Board of Appeals  
City of Huntington Woods  
26815 Scotia  
Huntington Woods, MI 48070

August 20, 2020

Dear Members of the Zoning Board,

I respectfully request a hearing before the Board seeking a variance permitting my wife Lorelei J. Bell-Avedian and I, owners of 8366 Huntington Road, with the full consent and participation of our neighbors, Ellie and Anthony Mosko, owners of 8376 Huntington Road, to replace the fence that we share along our common property line, from the rear of our two Lots to a point approximately 100' south towards Huntington Road. *(Please refer to the attached plot plan)*

The existing fence is a wooden picket style that requires considerable maintenance from time to time. It is 6' in height from our rear property line to point approximately 69' south towards Huntington Road, where it becomes 4' in height for another 31'. It has 5.5" wide vertical slats that are approximately ¼" apart for its full 100' length. This fence has remained in compliance with the fence ordinance that existed when it was built. The Moskos recently replaced their older 6' high Shadowbox style wooden fence with a new one they share along their rear property line with their neighbors on Hendrie Blvd. It is architecturally consistent with its surroundings, very pleasing to the eye, and functionally excellent in every respect.

It is our desire to replace our shared picket fence with a Shadowbox style wooden fence, identical to the new fence along the rear of the Moskos property, that would have the same length as the existing fence, approximately 100', with a height of 6' for 68' from the rear property line at rear of our lots south towards Huntington Road, and a height of 4' for the remaining 32'. This requires a variance from the language of Part C.3, titled Privacy screens, Limits of enclosure, of Section 40-10.10 of the City Ordinance governing Fences, Hedges and Walls, which states: *A privacy screen shall be designed to screen a selected use or area (such as a swimming pool or patio) but cannot extend for the entire length of a side or rear yard.*

We would like to have a Shadowbox style wooden fence, identical to the one recently installed along the rear of Mosko's property which is essentially opaque, but has the following advantages over fence styles that have 50% opacity as required in Part E.1, titled Opacity and Structural Requirements:

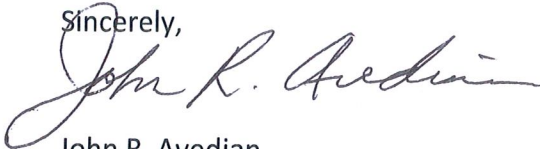
- (1) The Mosko's and the Avedian's have small pet dogs. By limiting their vision through the fence, they are much less likely to bark at each other, an annoyance to all of us and to anyone else within earshot.



- (2) The Moskos have 2 children under 6yrs, and the Avedians have 4 young, small-in-stature grandchildren that live in the area and visit often. The Shadowbox style fence makes it unlikely that the children could be harmed by a dog on the opposite side of the fence.
- (3) We've been having a serious problem with skunks along our section of Huntington Road. They get into our side and back yards through fences with openings that are not privacy screens. Dogs getting sprayed, and their owners getting sprayed trying to disengage them from a skunk within their fenced yards are becoming quite frequent. A Shadowbox style fence is much harder for them to penetrate than one with many skunk-sized openings for its entire length.
- (4) While making it harder for a skunk invasion, Shadowbox style fences still allow for proper airflow which is important for maintaining a healthy environment for humans, pets, lawns, and plantings of all kinds within the enclosed space.
- (5) Most important to both parties seeking this variance is that the Shadowbox style is architecturally very pleasing and complementary to the design of surrounding structures and landscape elements. While it's design would mandate both a 6' high and a 4' high section in order to meet other requirements of the ordinance, we would like to have the full length of our replacement fence be of a continuous, consistent and attractive style.

Thank you for your consideration.

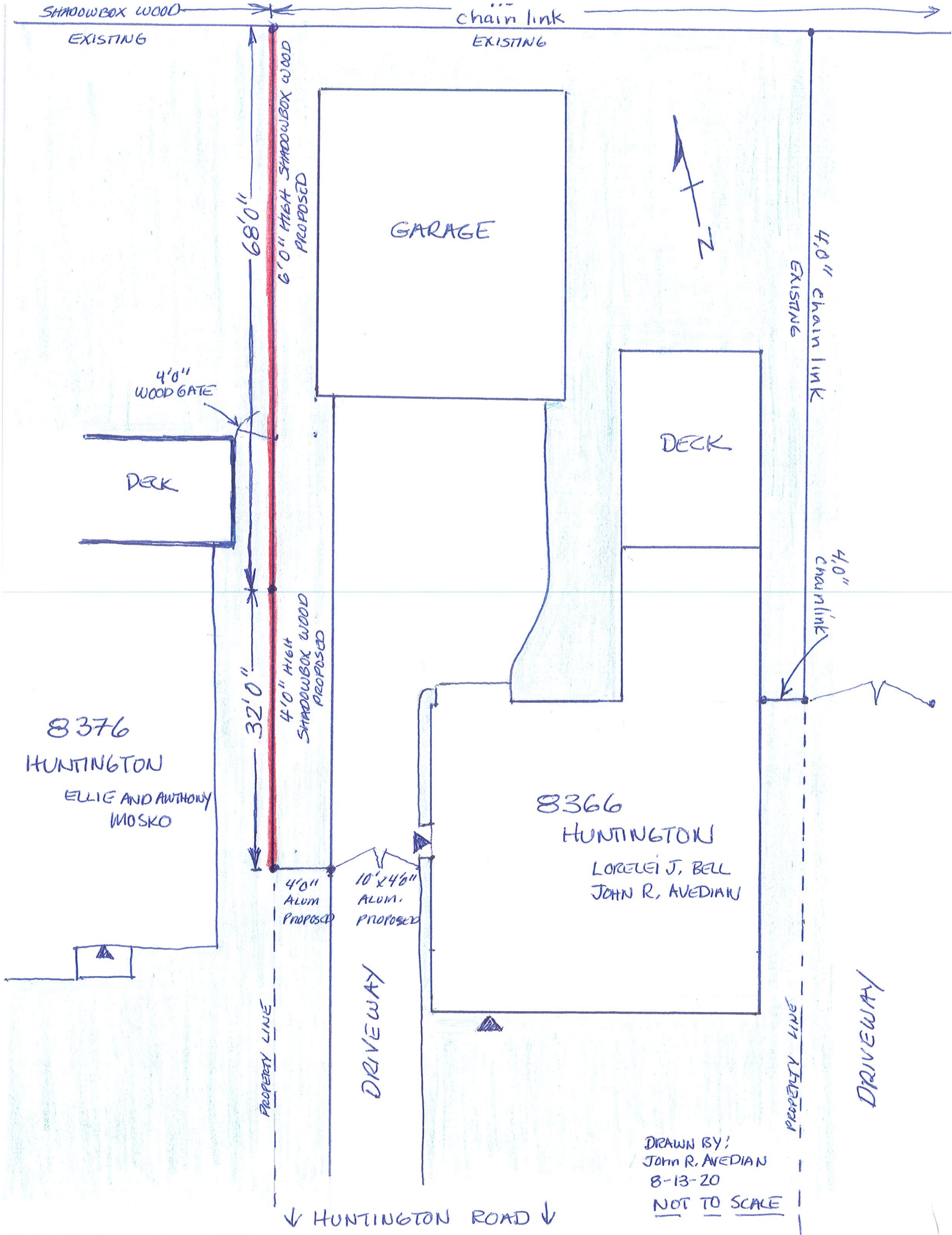
Sincerely,



John R. Avedian  
8366 Huntington Road  
Huntington Woods, MI 48070  
Cell: (248) 854-6070  
E-mail: [jravedian@gmail.com](mailto:jravedian@gmail.com)

JRA/cc: Ellie Mosko, Anthony Mosko, Lorelei Bell-Avedian







A D M I N I S T R A T I V E      O F F I C E S

*Mayor Robert F. Paul*  
*Mayor Pro-Tem Joe Rozell*  
*City Manager Amy Sullivan*

*Commissioner Jules B. Olsman*  
*Commissioner Jeff Jenks*  
*Commissioner Michelle Elder*

ZONING BOARD OF APPEALS  
NOTICE OF PUBLIC HEARING  
Monday, September 14, 2020 – 7:30 p.m.  
Virtual Meeting

You are hereby notified that the Huntington Woods Zoning Board of Appeals is scheduled to meet on Monday, September 14, 2020 at 7:30 p.m. the meeting will be held virtually. At the meeting the Board will hear an appeal from Brett Huffmaster at 13108 Lincoln, for a variance to exceed the required 30% lot coverage by 1.7% for a total of 31.7% to erect a new 22'x20' garage. (Section 40-4.03-R1A through R-1E : One Family Districts, D. Dimensional Requirements - Schedule of Regulations.)

You may express your concerns to the Board during the meeting or by writing to the Board prior to the meeting at: Huntington Woods City Hall, 26815 Scotia Road, Huntington Woods, MI 48070 or email [hberry@hwmi.org](mailto:hberry@hwmi.org). Plans may be viewed online at [hwmi.org](http://hwmi.org) under agendas. If you have any questions, please call the Planning Department at 248-581-2637. The meeting can be attended by joining on ZOOM.

Topic: Zoning Board of Appeals meeting  
Time: September 14, 2020 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/81673506452?pwd=bzRyQlITNocyakRQKoldVlpKTnVFQTo9>

Meeting ID: 816 7350 6452  
Passcode: 227405  
One tap mobile  
+13126266799,,81673506452#,,,,,0#,,227405# US (Chicago)

Hank Berry - Zoning Administrator  
248-581-2637 [hberry@hwmi.org](mailto:hberry@hwmi.org)

Dear Zoning Board of appeals,

I, Brett Huffmaster of 13108 Lincoln Dr, am looking for a variance on lot coverage. Before I purchased my home in April 2020, the previous owner removed the 22x20 garage because of structural concerns. I've submitted plans for the same 22x20 garage that would put my lot coverage at 31.7%. Just 1.7% over the city allowance. I would be grateful if you're able to approve this variance.

Thank you for your time,

A handwritten signature in dark ink, appearing to read "Brett Huffmaster", with a long, sweeping horizontal line extending to the right.

Brett Huffmaster



The diagram shows a property layout with the following features and dimensions:

- Property Dimensions:** The overall property is 100' wide and 50' deep.
- Driveway:** A driveway is located on the left side, with a width of 30' at the bottom and 50' at the top.
- Property Lines:** The top and bottom boundaries are labeled "PROPERTY LINE".
- Building Footprint:** The building is 32' wide and 36' deep. It has a small gabled roof section on the right side, which is 10' wide and 4' high.
- Other Dimensions:**
  - The distance from the left property line to the building is 11'.
  - The distance from the building to the right property line is 24'.
  - The distance from the building to the bottom property line is 4'.
  - The distance from the building to the top property line is 22'.
  - The distance from the building to the right property line is 4'.
  - The distance from the building to the bottom property line is 25'.
  - The distance from the building to the top property line is 4'.
  - The distance from the building to the right property line is 20'.
  - The distance from the building to the top property line is 6'.

**ADDRESS:**  
13108 LINCOLN DR  
HUNTINGTON WOODS, MI 48070

PARCEL ID: 32-25-20-159-022

DRAWING DATE: 08/03/2020