



32325 Franklin Road, Franklin, Michigan 48025

F: (248) 626-0538

T: (248) 626-9666

www.franklin.mi.us

VILLAGE OF FRANKLIN
Meeting location at the Franklin Community Church
26425 Wellington Road, Franklin, Michigan 48025
ZONING/SIGN BOARD OF APPEALS
Thursday, February 17, 2022, at 7:00 PM

Zoning Board of Appeals Case #21-14

Property: 32767 Franklin Road
Parcel ID: 24-06-203-012
Zoning: C-1

Description of Request: The appellant is requesting that the Zoning/Sign Board of Appeals grant a variance regarding the height and usages of two buildings.

Remarks:

1. To request a dimensional variance from the Village of Franklin ordinance being Appendix B, Schedule of Regulations defines the maximum height of a structure in the C-1 district to be 14-1/2 feet. The proposed plan indicates a building height of 20.025' therefore in violation of the ordinance by 5.525 feet.
2. To request a Use variance from the Village of Franklin ordinance 1256.02 (s) allows a work-live space within a C-1 district with living space only on the second floor and retail, service or office use on the first floor. The request is to allow residential on the first floor and the work space area to be on the second floor.
3. To request a Use variance from the Village of Franklin ordinance 1258.02 to allow a coffee shop or other commercial use as permitted in section 1258.02 to be located partially in the P, Vehicular Parking District. The building is currently an existing nonconforming building located partially in the C-1 district and the remaining portion in the P zoned district.

Zoning Board of Appeals Case #21-15

Property: 27281 Ovid Court
Parcel ID: 24-06-151-005
Zoning: R-1

Description of Request: The appellant is requesting that the Zoning/Sign Board of Appeals grant a variance regarding Section 1268.13 (b) An accessory building (structure) shall be located in the rear yard except when structurally attached to the main building. The proposed site plan shows the inground pool in a side yard by the definition provided in section 1240.08 (b) (87) and is therefore in violation Section 1268.13 (b)...

Remarks: Section 1250.04 defines a private pool as an accessory use.

Zoning Board of Appeals Case #21-16

Property: 25900 Romany Way
Parcel ID: 24-06-280-012
Zoning: R-L

Description of Request: The appellant is requesting that the Zoning/Sign Board of Appeals grant a variance regarding the following items.

Remarks: Appendix B, Schedule of Regulations R-1

- | | | | | |
|----|--|---------------------|---------------------|-----------------------------|
| 1. | Front yard | required
50 feet | proposed
43 feet | variance required
7 feet |
| 2. | Lot coverage | required max
30% | proposed
35% | variance required
5% |
| 3. | Accessory structure in the side yard (pool)
1268.13(b) Accessory structures shall be located in a rear yard ... | | | |

The plans for the variances requested are available for viewing in the Village Clerk's office during normal business hours; Monday through Friday from 9:00 AM to 5:00 PM. If you have any input or comments regarding the matters listed above, you may attend the meeting or submit your written statement to the Village Clerk's Office at the above address.

William Dinnan, Building Official; Zoning/Sign Board of Appeals Facilitator

Posted: January 24, 2022

Published: Observer Eccentric Newspaper, Sunday, January 30, 2022