

SAGINAW CHARTER TOWNSHIP BOARD OF APPEALS
SAGINAW CHARTER TOWNSHIP HALL
MAY 13, 2009
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Dr. Puszykowski is seeking to construct a second detached accessory structure which would be larger than what is permitted. Prior to considering this request it is important to review what zoning would permit to be constructed on site. Based on the applicants parcel, the size of the dwelling on site, one detached accessory structure is permitted, up to the total footprint of the dwelling. In the particular case of Dr. Puszykowski, a detached accessory structure totaling 2,212 square feet would be permitted to be constructed, along with a second structure up to 144 square feet. The applicant is requesting to build two detached accessory structures. One structure, totaling 768 square feet is already constructed and is compliant in terms of size and location with zoning requirements. The applicant is seeking a deviation in order to construct a separate structure, totaling 864 square feet located 24 feet north of the existing detached accessory structure. There is an established driveway leading from McCarty Road to this detached accessory structure. The proposed, additional detached accessory structure would be located just west of this existing driveway so as to use it for access as well.

Whereas the applicant has not demonstrated exceptional and peculiar practical difficulties, staff recommends that the request for deviation from the zoning ordinance in terms of constructing a larger than permitted second detached accessory structure be denied.

The applicant, Mr. Puszykowski, was present to answer any questions. Mr. Puszykowski stated he hoped everyone had the letter he sent to the Board of Appeals outlining his variance request and feels that he should be granted a variance because the existing barn and driveway has been on this property since he bought it approximately 25 years ago. The Township ordinance has changed over the years and trying to hook two structures together would be a major problem due to different frost shifting of structures. The character of the neighborhood is rural and most properties are 2 to 10 acres. My property has approximately four (4) acres. I do not see my request for a variance as unreasonable regarding the spirit of the ordinance and having to add to the existing structure would not be reasonable and cause undue hardship regarding moving the driveway, structure integrity and cost.

Mr. Brucker then asked for public comments regarding this proposed variance.

There being no public comments, the public hearing portion of this proposed variance was closed.

Discussion followed among the Board of Appeals members. Members discussed the size of accessory structures that are allowed. The applicant is allowed one accessory structure not to exceed 2,212 square feet and the other 144 square feet as long as it meets the required setbacks, which in this case the applicant does. However, the applicant does have the ability to increase the size of the existing accessory structure, or demolish the existing structure and build a new larger accessory structure, or leave everything as it exists.

