

**CITY OF LATHRUP VILLAGE
ZONING BOARD OF APPEALS**

**NOTICE OF PUBLIC HEARING
(Zoning Variance)**

RE: 26710 Meadowbrook Way

Appeal No. _____-23

TO PROPERTY OWNERS OR PARTIES OF INTEREST:

The Zoning Board of Appeals for the City of Lathrup Village will hold a Public Hearing on an appeal filed by Charles Dotson Sr., property owner at 26710 Meadowbrook Way, Lathrup Village, Michigan 48076 to obtain a variance from the Sections 5.16.1.B, 5.16.2.E, 5.16.1.F, 5.16.2.C 5.16.2.D and 5.16.1.B of the City of Lathrup Village zoning ordinance as it relates to an existing accessory structure and a proposed accessory structure as follows:

1. Section 5.16.2.E States - When an accessory building or structure is located on a corner lot, the side lot line of which is substantially a continuation of the front lot line of the lot to its rear, such building or structure shall not be located within a setback which is equal to the front yard setback required of the lot to the rear of such corner lot. Section 5.16.1.B states – **Yard, Front.** An open space extending the full width of the lot, between the front lot line and the front of the main building, and unoccupied from the ground upwards by any structure. The applicant is requesting a waiver allowing the proposed structure to partially located in the front yard.
2. Section 5.16.1.F states - An accessory building over 100 square feet shall be erected, placed, or installed on a four- inch thick concrete foundation slab at least as large as the building. The applicant is requesting a waiver of the concrete slab requirement for both an existing structure and the proposed structure.
3. Section 5.16.2.C states - No detached accessory structure or building shall exceed 10 feet in height unless adhering to all requirements of a main building. The applicant is requesting a waiver for the existing structure.
4. Section 5.16.2.D states - In no instance shall the combined floor area of all accessory uses and buildings exceed 160 square feet. The applicant's combined square footage is 400 sq ft, he is requesting a waiver.
5. Section 5.16.1.B States - Accessory buildings or structures shall not be erected in any front yard nor in any exterior side yard

setback. The Applicant's existing structure is located in the setback, he is requesting a waiver.

Approval of the Zoning Board of Appeals is required.

PLEASE TAKE NOTICE: That a Public Hearing has been scheduled for Monday, April 17th, 2023 at 7:30 p.m. to hear and record the public hearing on this appeal. Any member of the public may express your view on this appeal in writing, by submitting your written comments to the City Clerk prior to 4:30 p.m. on the date of the hearing, or you may appear in person or authorize another person to represent you at the hearing. Written communications may be sent to the City Clerk at the address of the City Hall at 27400 Southfield Road, Lathrup Village, Michigan 48076 prior to the hearing.

Kelda London
City Clerk
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Lathrup Village, Michigan 48076
(248) 557-2600, ext. 226