

## Columbia Township Zoning Board of Appeals

May 17, 2018

Columbia Township Zoning Board of Appeals meeting called to order by Chairman Brad Denning at 7 P.M. Present Jerry King, Teresa Mahr, Robin Tackett and Chairman Brad Denning. Absent: Barbara Beamish and Bruce Andrews.

Robin Tackett made motion to approve agenda as presented. Motion seconded by Teresa Mahr. Ayes: All. Motion carried. Chairman Brad Denning made motion to approve meeting minutes of April 26, 2018 Zoning Board of Appeals meeting. Motion seconded by Teresa Mahr. Ayes: All. Motion carried.

First application. Mr. Fugedi (Kalinback construction) for a variance request to construct a 1 story house addition a distance of 37' to the Backyard (waterside) lot line on property known as 480 Oakwood Beach, Brooklyn, MI. 49230. ADP# 000-20-29-186-004-00. Mr. Fugedi presented his reasons for requesting a variance at this time. His wife Julie was present as well. This is their summer home. They are trying to make best use of the small lot. They are not able to build addition on the front of the home because the sewer grinder, well and the road end is located in the front of the home. The rear of the home makes the most sense. They are going to repair and replace existing deck/ porch. It will be built on the same foot print and will not impede or change his neighbor's views. The request is 37' to the property line and it is 56' to the water's edge.

No public comment. No correspondence. Board closed to public comment at this time

Board discussion. Discussed distance between property line dimension and water's edge dimension. Motion by Mahr, to approve variance request to construct a 1 story house addition a distance of 37' to the Backyard (waterside) lot line on property known as, 480 Oakwood Beach, Brooklyn, Mi. 49230. ADP#000-19-20-201-009-00. Siting 10.3 A .2. (And it is also 50' ft. abutting waterbody) Motion seconded by Chairmen Brad Denning. Roll call, King: yes, Tackett: yes, Mahr: yes, Denning: yes. Motion carried, variance approved.

John Terech for a variance request to construct a deck water side distance of 25' to the backyard (waterside) lot line and a covered porch on the front of the structure a distance of 10' to the front (roadside) lot line and a distance of 5 ft. to the East lot line on property known as Lots 17 & 18 Sandy Beach, 656 Sandy Beach, Clarklake, Mi.49234. ADP#000-19-20-201-009-00.

Mr. Terech discussion of steps in front of home. Would be replacing steps exactly as is. Replacing existing but because full replacement told need to ask for a variance to rebuild. Will be enlarging area in front of house. Asking for Front yard setback variance of 15 ft. a distance of 10 ft. to lot line. Second part is the back deck. It will not impede anyone's views. Even making improvements to deck it will still be in line with neighbor's decks. Want to make improvements to deck and improve flow. Actually 38 ft. to water's edge. Talked about improvements to deck and wanting to make the deck larger and moving the steps to the side which is the 5ft. request to the side yard setback. Would like to put the stairs into the side yard setback would make better use of the space.

No public comment. No correspondence. Board closed to public comment at this time. Board discussion of water's edge vs property line at Clarklake. Mr. Terech asked to amend his variance at this time. He deleted the side yard setback of 5ft request. Chairman Denning accepted his amendments.

Mr.Terech amended his original request at this time. Signed and dated the original copy.

Teresa Mahr made a motion to grant variance to construct a deck backyard (waterside) set back variance of 14 ft. A distance of 36 ft. to the back lot line. Front yard (roadside) set back variance of 15 ft. A distance of 10 ft. to the lot line. On property known as lots 17 & 18 Sandy Beach, 656 Sandy Beach, Clarklake, and MI. 49234. ADP# 000-19-20-201-009-00. Siting 10.3 A 2 & C. Roll call. King: yes, Mahr: yes, Tackett: no, Denning: yes. Motion carried, variance granted.

Public comment- When will new variance/ordinances be finished?

Answer #6) RI-1 25 or 50 abutting waterbody. Please refer to ordinance. Abutting means to water's edge to touch or lean upon, to be adjacent or join at the edge or border.

No other board comments. Motion by Tackett to adjourn at 8:41 PM. Motion seconded by Mahr. Ayes: All. Motion carried, meeting adjourned.

Respectfully submitted,

Columbia Township Zoning Board of Appeals Secretary

Robin Tackett