

COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

November 15, 2012

Meeting called to order by Chairman Robert Willerer at 7pm. Present: Barbara Beamish, Bruce Andrews, Donald Oswald and Robin Tackett.

William Leutz (Spectrum Builders Agent) for a variance request to demolish and construct a new residential structure a distance of 8'5" to the South Lot line and a distance of 8'5 to the North lot line, an addition onto the existing garage a distance of 3'3 to the North Lot line and a distance of 8'10" on the Front roadside lot line on property known as Lot 8 Eagle Point, Clarklake, MI ADP#000-19-16-352-010-00.

Stan Zazurinski builder and owner of Spectrum Builder spoke on behalf of William Leutz. Discussion of existing residential structure and garage. Chair spoke. We are going to discuss the garage and house separately and have separate votes. Stan said will make new structure less non-conforming as it will be further from the lot line and he will square up the house on the property making best use of the space. The garage has an issue with consumer's energy pole and the fact they have to work around it because it cannot be moved. Some trees on the property will have to be taken down to build a garage.

Ann Swain sister of William Leutz spoke on behalf of her brother as to why he is requesting a variance. He wants to build a new house and garage on property that has been in family for generations. He would like to work around some of the natural qualities of the property to make a new family cottage. Want to keep house in line with neighborhood.

Stan said he would be willing to move garage closer to house to allow more space between garage and road. Discussion with board about garage and what is being requested and whether the garage will be torn down or just updated?

Board closed to public comment.

Don Oswald made motion to approve variance for residential structure as requested by applicant. Siting 10.3 C & D. Bruce Andrews seconded motion. Vote. Ayes: ALL. Motion carries, Variance approved.

Garage

Chair Robert Willerer motion to approve request for North side set back 6'3 a distance of 3'9 to lot line and roadside 13'7" for a distance of 11.5 to lot line. Will allow vehicles better view. Better line of sight. Siting 10.3 A 1& C. Seconded by Robin Tackett. Vote. Ayes: ALL. Variance approved.

Steve Szuper for a variance request to construct an extension onto the existing deck a distance of 35' to the Backyard (waterfront) lot line on property known as Lot 351 Sherwood Shores, 115 Nottingham, Brooklyn, Mi. ADP# 000-19-26-358-046-00.

Steve Szuper presented his reason for requesting a variance. Wants to extend an existing deck and build a covered porch. He has a unique property. His property actually starts 59' from the water's edge. From the back of the lot line it is 39'. The deck/porch will be 94' to the water's edge. The new porch and deck will match existing structure. It will meet local building codes and he will get correct permits.

Board closed to public comment.

Robin Tackett made motion to approve variance as requested. Siting 10.3 A1 & D. Seconded by Don Oswald. Vote. Ayes: All. Variance approved.

Meeting minutes from 11-5-12 meeting. Change. Clarification of request. Motion to add motion to amend minutes at clarification point make reference to Robin Tackett making motion and Don Oswald seconding change. Don Oswald makes motion to approve amended meeting minutes. Seconded by Willerer. Ayes: ALL. Motion carries.

Meeting adjourned by Chair Willerer at 8:30 PM.

Respectfully Submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals