

COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

November 8, 2012

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

Brian & Elise Fish (John Brown construction agent) for a variance request to construct a 1 story addition onto the existing residential structure a distance of 3'8" to the East lot line, on property known as Lot 17 and the E ½ of lot line 18 Hi-LO Heights, 4200 Florida, Clarklake, MI ADP#000-19-16-431-009-01.

Brian Fish presented his reasoning for requesting a variance. He wants to build an addition on existing small house to make updates and add a garage on to home.

John Brown (agent) said they will maintain existing setback on east side of lot line. That they are not making the lot any more non-conforming but trying to make best use of the small space they have to work with. Wants to keep storage shed for storage.

Board would like to see shed moved or gone but must comply with township rules.

Lehr Nevel of 4140 Florida, Clarklake MI spoke on why he feels a variance should not be granted to the applicant. He brought ordinance rules highlighted and made note of property being a non-conforming lot. He would like the board to consider all of these highlighted as reasons to deny variance request. He said there is no hardship as he see's it they just want to make the house bigger. He believes that the lot coverage also exceeds 30%.

Chair stated that lot coverage does not exceed 30%.

Mr. Bob Snyder 4136 Florida, Clarklake, MI. His concern is the size of the addition and if it will block his view of the lake. Would like to see the house stay at a single story with out a second story. He doesn't see any other disadvantage to granting variance.

Board meeting closed to public comment.

Clarification of request.

Motion to grant variance request approved as clarified. West side set back 21'.4" a distance of 3'.8" which is also the backyard set back no closer than the existing structure and lot line. Also east and roadside setback of 11'.09' a distance of 13'.91". One story addition only. Siting 10.3 A 2 and 10.3 E.

Yes: Beamish, Andrews, Oswald and Tackett. No Willerer. Approved.

John O'Shea for a variance request to construct 1.5 story garage a distance of 10' to the Backyard lot line on property known as Lot 5 and the E ½ of Lot 4 Earl Preston's Subdivision, 8515 North Shore Dr. Clarklake, MI. ADP#000-19-17-326-005-01.

John O'Shea co-owner and partner wants' to construct a 1 ½ story garage to replace existing garage. They have to work around a power line that runs through the middle of the property the placement of the garage is because they have to work around the utility poles and wires.

Claudia Maberson 8518 North shore, Clarklake. Is in favor of granting the variance as requested.

The utility line splits property so they have to build around it.

Board closed to public comment.

Bruce Andrews made motion to grant variance as requested by applicant. Siting 10.3 A.1 & 5.

Seconded by Oswald. Ayes all. Approved.

Don Oswald approves meeting minutes from Oct 4, 2012 meeting. Seconded by Andrews. Ayes All. Minutes approved.

Meeting adjourned at 8:22 PM.

Respectfully Submitted,

Robin Tackett

Secretary Zoning Board of Appeals