

**COLUMBIA TOWNSHIP
ZONING BOARD OF APPEALS
December 1, 2011**

Columbia Township Zoning Board meeting called to order at 7:15 p.m. by Chairman Don Oswald. Present: Barbara Beamish, Bruce Andrews, Bob Willerer and Robin Tackett.

Thomas and Michelle Bules (MR Builders Agent) for a variance request to demolish and rebuild a garage a distance of 6' to the East lot line and a distance of 2.5' to the front (roadside) lot line on a property known as 401 Oakwood Ave, Clarklake, MI 49234. ADP#000-19-20-103-004-00.

Thomas Bules presented his reasons why he is requesting a variance for his property. He wants to replace existing garage structure with a new building that would provide better storage and parking. Mr. McWalters his agent presented plans and discussion of garage and distance to house.

No correspondence.

Meeting closed to public comment.

Discussion among board of distance to house and distance to road. Trying to make best use of non-conforming lot and lake living situations.

Bob Willerer made a motion to approve east side yard setback a variance of 4' a distance of 6' to the lot line. Front or roadside set back variance of 20.5' a distance of 4.5' to road. Siting ordinances: 10.3A 2 & 4. B. C.

Bruce Andrews seconded motion to approve.

Vote: Ayes all. Variance approved.

No old/new business.

Respectfully Submitted,

Robin Tackett
Secretary ZBA