

Columbia Township Zoning Board of Appeals

May 14, 2015

Meeting called to order at 7:03 P.M. by Chairman Robert Willerer. Roll Call: Barbara Beamish, Todd Wanty, Robin Tackett and Chairman Robert Willerer. Absent: Bruce Andrews & Brad Denning.

Motion by Tackett to approve Agenda as presented. Seconded by Todd Wanty. Ayes: All.

Approval of May 7, 2015 minutes. Corrections noted by Todd Wanty and Chairman Willerer. Changes to be made and resubmitted. Motion by Todd Wanty to approve meeting minutes as amended. Seconded by Barbara Beamish. Ayes: All.

Chairman told both applicants for tonight's hearing that we are one member short and that they must still receive 3 of the 4 votes to grant/approve a variance. He gave each applicant the choice to proceed as scheduled or to be heard on a different evening when all 5 Board members are present. Pickering Family Trust stated they would still like to proceed. Osamah El-Aroud stated he would still like to proceed with his variance request.

First Hearing:

Pickering Family Trust, 131 Castlewood, Brooklyn, MI. 49230. For a variance request to demolish existing cottage and rebuild a house on property known as Lot 17 Bay view Shores. Front yard (roadside) set back variance of 10 feet. A distance of 15 to the lot line. 131 Castlewood, Brooklyn, MI. ADP#38000-19-27-126-017-000.

Stephen Pickering spoke on behalf of the Pickering Family Trust. Stephen Pickering 810 Verona Rd, Marshall, MI 49068. They would like demo existing cottage and build a home on the property. They have had a sea wall for a very long time so his shore line has not eroded away as the homes around him on the peninsula have. The other property have lot several feet. One reason for the request is to keep his home in the same line of sight as surrounding homes as to not block any ones view of the lake. If he pushes home closer to lake the homes on the peninsula would have limited lines of sight. He present a packet of letters from 22 families/names from Castlewood that are all in favor of granting variance to keep the homes in harmony with one another.

Rick Shore, 11445 Hayes Rd, Brooklyn, MI. Spoke in favor of granting variance. Mr. Shore is Builder and designer for Pickering Family Trust. He would like to see granting variance because it will encumber all the neighbors' views if variance isn't granted. It would block everyone's line of site up and down the peninsula. He also stated that the property across the street is a park and that it will not endanger or block views if they put the house closer to the roadside as to keep in harmony with neighborhood.

Bruce Jones of 147 Castlewood, Brooklyn, MI. Spoke in favor of granting variance as it would not block his views and would be in line with existing homes on the peninsula.

Ed Pontagai of 127 Castlewood, Brooklyn, MI. spoke that is in favor of granting the variance as requested by noted that he wanted to make sure the 10ft on each side of residence is adhered to.

One piece of correspondence. Ray Kuzminski, ZBA Grivance, 10693 Hewitt, Brooklyn, MI. Not in favor of granting variance.

Meeting closed to public comment at this time. Board discussion. Motion by Beamish approve request as requested. Siting 10.3.1&2. Wanty seconded motion. Roll Call. Wanty-yes, Tackett-yes, Beamish-yes, Chairman Willerer-yes. Motion carried, variance granted as requested.

Second hearing:

Osamah El-Aroud (Jeff Eilol Construction agent) for a variance request to construct an addition onto the existing structure a distance of 19' to the Front Yard (roadside) lot line, and a distance of 33' to the Backyard (waterfront) lot line on property known as Lot 36 Bayview Shores, 142 Castlewood Dr. Brooklyn, MI 49230. ADP#000-19-27-126-036-00.

Mr. El-Aroud presented his reasons for requesting a variance to construct an addition to his home. The current garage is not big enough to park a car it is very small and currently the laundry room is in this space. He would like to add a two car garage and put bedrooms for his children on the second story. He stated that because of the odd size/dimensions of the property that he is requesting a variance. The garage/addition will be in harmony with the existing home. The addition has the same dimensions as the current home but because of the size of the lot and the fact that he has lost property due to not having a sea wall he has lost several feet due to changes in the shoreline due to erosion. He also noted for the record that the property next to him will never built on because it is shore line for Lake Columbia Park.

Jeff Eilol (builder) 7650 Smith Rd, Grasslake, MI. Stated that the granting of the variance will not be in any detriment to existing homes. That granting the variance will make egress to and from the home safer for the family and the neighborhood.

Ed Pontagai, of 127 Castlewood, Brooklyn, MI. Spoke in favor of granting the variance as requested.

Karen Jones of 147 Castlewood, Brooklyn, MI. Spoke in favor of granting variance.

Denise Pontagai of 127 Castlewood, Brooklyn, Brooklyn, MI. Spoke in favor of granting the variance.

One piece of correspondence. ZBA Grivance from Ray Kuzminski, 10693 Hewitt, Brooklyn, MI. 49230. He is firmly against granting this variance.

Meeting closed to public comment at this point. Board discussion. Discussion of lot size.

Chairman Willerer made a motion to approve variance as requested. Siting 10.3 A. 1. D. Seconded by Wanty. Roll Call: Beamish-yes, Wanty-yes, Tackett-yes, Chairman Willerer-yes. Ayes: All. Variance granted.

Discussion of future meetings and attendance to meetings.

No comments.

No public comment.

Tackett made motion to adjourn meeting at 7:59 P.M. Seconded by Wanty. Ayes: All. Motion carried.

Respectfully Submitted,

Robin Tackett

Columbia Township Zoning Board of Appeals Secretary