

**COLUMBIA TOWNSHIP
ZONING BOARD OF APPEALS**

August 18, 2011

Meeting called to order at 7:15 by Chairman Oswald.

Present: Oswald, Andrews, Breninstool, Willerer

Absent: Tackett

Chairman Oswald informed applicant, Daniel Scott, that due to only four members being present he could ask to have his request rescheduled. Also, that he would need three of the four members to vote positive for his request to be approved.

Mr. Scott stated that he understood the process and that he wished to proceed at this time.

Mr. Scott and Mr. Roger Stuart, All-Phase Building and Garage Agent, stated that the existing garage, was in bad shape and they wished to remove the structure and replace it with a new two story garage.

Applicant stated that he wished to move the new garage and foundation one foot to the north to avoid having the expense of cutting the existing foundation. He also stated that, he would remove the shed behind the existing garage if he builds the new garage.

Chairman Oswald asked, if garage could be centered on the property?

Mr. Stuart said, it would be an added expense to move the existing drive.

Mr. Willerer asked, could new garage be built on the existing foundation?

Mr. Stuart stated, he was not sure of the condition of the existing foundation. He believed it would need to be replaced to meet code.

Mr. Andrews asked, if the garage could be built with a 6' setback on the North and a 10' setback on the South property lines?

Mr. Scott and Mr. Stuart agreed, they requested they be granted a variance for 4' on the North property line allowing for a 6' setback. This is the same as the existing structure. New foundation may be needed.

Motion by Andrews: to grant a 4' variance on North side lot.

Citing Zoning Ordinance; 10.3-A.4 and 10.3-C

Second by Breninstool

Breninstool, yes; Andrews, yes; Willerer, yes; Oswald, yes.

Motion carried, request approved.

Motion by Andrews to approve minutes of July 7, 2011 ZBA meeting with corrections (date of meeting added and Mr. Breninstoll's name changed to William) second by Oswald. Ayes: all.

Meeting adjourned by Chairman Oswald at 8PM.

Submitted by; R. J. Willerer, acting secretary. *RJ*