

Columbia Township Zoning Board of Appeals

September 11, 2014

Chair Robert Willerer called meeting to order at 7 pm. Roll Call: Brad Denning, Bruce Andrews, Robin Tackett, Robert Willerer and Barbara Beamish. Approval of Agenda. Motion by Tackett seconded by Beamish. Ayes: All.

Approval of Agenda. Motion by Andrews supported by Beamish. September 4, 2014 meeting minutes Chair to approve as amended. Paragraph 4 coming to combining and two lots into one. Page two last paragraph add have drywall. Third paragraph second to last line change on to and. Denning seconded motion as amended. Ayes: All.

First hearing Ruth Pearson for a variance request to build a garage a distance of 4' to the west lot line on property known as Lot 335 Bayview Shores, 130 Bedford Dr. Brooklyn, Mi. ADP#000-19-28-276-019-00.

Mrs. Pearson spoke. She said that her and her neighbor had changed her plans for garage and she thinks she will no longer need a variance.

Tom Coleman 128 Bedford Drive, Brooklyn, Mi. 49234. Neighbor that helped measure and thinks a variance will not be needed.

Chair Willerer spoke at this time. That Columbia Township Zoning Board of Appeals will table this for applicant. He suggested that she have a discussion with Building official. Beamish motion to table variance request. Seconded by Denning. Ayes: ALL.

Second variance request. Mary Ann Anuszkiewics for a variance request to construct a deck and addition a distance of 6' to the west lot line, a distance of 6' to the East lot line, a distance of 23' to the Front yard and a distance of 41' to the Backyard (waterside) lot line on property known as Lot 22& 23 Woodland Terrace, 8136 N. Shore, Clarklake, MI. ADP#0009-17-328-006-00.

Builder and Representative Randy Baker of RL Baker Builder, 184 Cannes Circle, Brooklyn, MI 49234. Randy speaking on behalf of applicant.

Chairman read note taped to variance request. This is a complete tear down not an addition or new deck construction. Nothing in packet that states that this is a complete tear down. Original request is for deck and addition. Not the case. Randy spoke up and stated that the site plan will give the applicants a window in which to build. They are going to try to center the new residence and make best use of the lot and lot size.

Chairman Willerer also presented to applicant and builder that they have exceeded the 30% lot coverage. They are requesting 31% lot coverage as well. Randy stated that they will stay within the 30% lot coverage. They do not have print of new home they just want foot print in which to build a home in then they will pick out home design. Randy stated there are several reasons they are in need of a variance. The existing structure is more of a burden on property lines. The new house will be in a better

line with neighbors and will not impede the view of the lake. Allow water drainage as they have some water drainage issues in area. By elevating the foundation it will keep structure dry.

Will be working on water issues with neighbors. Working with Jeff Snyder at Drain Commission.

Jim Anuszkiewics spoke at this time. The reason for request is to build a master bedroom on main floor so they don't have to worry about stairs later in life. Thinks it will be comparable to other homes in the same area. Some day may make this there permanent home.

Discussion of overhangs, bay windows, fireplaces, cantilevers, dormers as it relates to request. Randy then stated that they would keep over hangs to one foot.

Charles Donnell, 8152 N. Shore Dr, Clarklake, Mi. 49234. In favor of granting variance. The 31% should not be an issue because new house will be improvement to neighborhood.

Two letters of Correspondence:

1. Charles Connell 8152 N. Shore, Dr. Clarklake, Mi. 49234. In favor of granting variance.
2. Robert & Cherie Fish 8120 N. Shore Dr. Clarklake, MI 49234. In favor of granting variance.

Floor Closed to public comment at this time.

Lot of discussion regarding the new construction and how application has changed. Had board members been given correct details they would have done other measurements to make informed decisions.

Randy on behalf of the applicants asked at this time for Columbia Township Zoning Board of Appeals to please table the request. Chair Willerer made motion to table variance request. Seconded by Beamish. Ayes: ALL.

No Comments.

Motion to adjourn. Motion by Denning seconded by Tackett. Ayes: All.

Meeting called to order at 8:23 PM.

Respectfully Submitted,

Robin Tackett

Columbia Township Zoning Board of Appeals Secretary