

**COLUMBIA TOWNSHIP**

**ZONING BOARD OF APPEALS**

**APRIL 19, 2007**

**Meeting called to order by Chairman Donald Oswald AT 7:30 PM..**

**Roll call. Present: Holmstrom, Andrews, Messimer, Beamish and Oswald.**

**Absent: none.**

**SHIPMAN, Donald, 19-27-226-004 10720 Hewitt Rd. Brooklyn, Mich. 49230.**

**Request for a front lot line variance of 4 feet to construct a 2 story addition to the existing house.**

**Michael Kastenis, agent for Mr. Shipman, presented elevation drawings of the proposed addition.**

**Mr. Shipman said the house was to be torn down.**

**Discussion followed about a back lot line variance to the water side if the house was to be totally demolished.**

**Mr. Shipman said the lot size was too small for the garage unless the variance is approved.**

**A letter from Township Ray Kuzminski was received questioning the variance.**

**A letter from the Lake Columbia Building Committee was received recommending denial.**

**Mr. Ralph Damato of 10718 said that there is adequate space between the proposed house and the road.**

**End of public discussion.**

**Mr. Messimer questioned the lack of special conditions being presented by the applicant.**

**Mr. Oswald called for a vote.**

**Motion by Holmstrom seconded by Beamish to approve the variance of 4 feet, 20.6 feet to the front property line based on Article X Section 10.3 C&D.**

**Ayes: Holmstrom, Andrews, Beamish, Oswald. Nays: Messimer**

4/20/2007

---

**Variance approved.**

**FALING, Patricia 000-19-17-326-017-03 4451 N. Lake Road "E" Lane, request to allow a storage building already build to remain with a front lot line variance of 15 feet, 10 feet to the lot line.**

**Ms. Faling said her ex-husband built the shed without a building permit and she has since sold the property to her sister.**

**Motion by Andrews seconded by Messimer to deny the request as it meets none of the criteria for approval.**

**Ayes: Holmstrom, Andrews, Beamish, Messimer and Oswald. Nays: none.**

**Variance denied.**

**Motion by Andrews seconded by Holmstrom to approve the minutes of the December 21, 2006 meeting.**

**Ayes all, motion carried.**

**Adjournment.**

**Respectfully submitted,**

**John Messimer, Secretary**

**COLUMBIA TOWNSHIP ZBA**

--  
John Messimer  
747 Wealthy Court  
Brooklyn, Michigan 49230  
517-592-2734 home  
937-7774 cell  
carjomessi@comcast.net

4/20/2007

Kathy, put this after the remarks by Pat Faling about her selling the property to her sister.

Mr. Robert Elrod, Zoning Compliance Officer, said that the storage building could comply as a movable storage building because it is 200 sq. ft. by cutting the bolts and having it be free standing. Or could add 15' of concrete slab and slide the building so it would comply with the 25' required set back.

Is this ok?

JM

--

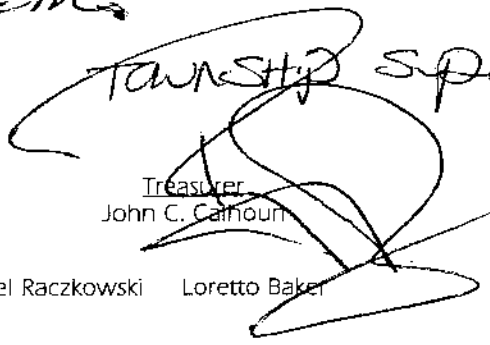
John Messimer  
747 Wealthy Court  
Brooklyn, Michigan 49230  
517-592-2734 home  
937-7774 cell

April 17, 07

Dear Committee

INRE: 10720 Hewitt

As you may recall I had previously had issues with variances that would put buildings closer to the street, which in turn, would allow parked vehicles in driveways being closer to the street causing potential traffic flow problems. If I am reading the blueprints correctly, there would be 20'-4" from the garage door to edge of property line/roadway. A full size truck or van comes close to overall length of 20' & would cause these types of problems.

Township Supervisor  


Supervisor  
Ray T. Kuzminski

Clerk  
Barbara Hulburt

Treasurer  
John C. Cairnour

Trustees  
Brent Beamish   Leonard Owczarzak   Michael Raczkowski   Loretto Baker

**Kathy Hyatt**

**From:** [REDACTED]  
**Sent:** Saturday, April 21, 2007 6:24 AM  
**To:** Kathy Hyatt  
**Subject:** RE:

Also include in the roll call that Mr. Robert Elrod, Columbia Township Zoning Compliance Officer was in attendance.

Thanks,

JM

--  
John Messimer  
747 Wealthy Court  
Brooklyn, Michigan 49230  
517-592-2734 home  
937-7774 cell  
[REDACTED]

----- Original message -----

**From:** "Kathy Hyatt" [REDACTED]  
Thanks John. This will work.

Kathy

-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, April 20, 2007 2:59 PM  
**To:** Kathy Hyatt  
**Subject:**

Kathy, put this after the remarks by Pat Faling about her selling the property to her sister.

Mr. Robert Elrod, Zoning Compliance Officer, said that the storage building could comply as a movable storage building because it is 200 sq. ft. by cutting the bolts and having it be free standing. Or could add 15' of concrete slab and slide the building so it would comply with the 25' required set back.

Is this ok?

JM

--