

COLUMBIA TOWNSHIP
ZONING BOARD OF APPEALS

AUGUST 7, 2008

Meeting called to order by Chairman Oswald at 7 pm at the Columbia Township Hall Fire Station.

Roll call. Present: Steve Holmstrom, Bruce Andrews, Donald Oswald, John Messimer and Barbara Beamish. Absent: none.

RINEY, David and Debra, 142 Hawthorne, Brooklyn, Mich. 49230
ADP#000-19-27-251-022. Request to build a garage 18'4" x 20' on the front of house with a front lot line variance of 14' 4", 10' 6" to the lot line.

Mr. Riney explained there is no garage on the house which they bought in 2005 and no place to store lawn equipment or shelter a car. The basement is a walk-out but finished and no storage space available.

Mr. Oswald presented 2 letters in opposition to the variance request, one from Deborah Bilinski and Ken Miller of 140 Hawthorne and one from the Lake Columbia Building Committee, citing setback requested is in violation of deed restrictions. Both letters were read and attached to the minutes of this meeting.

Chairman Oswald closed the public comments and asked the board for comments.

Beamish: The request does not block view nor interfere with parking.

Andrews: Does not see any special needs and the house should have been built with a garage or room to build one.

Messimer: Literal interpretation of the ordinance would deprive the applicants of benefits enjoyed by others in the same district. The applicants need a place for storage to keep the property free from clutter, etc.

Chairman Oswald called for a motion.

Motion by Holmstrom, seconded by Messimer to grant the variance of 14 feet 4 inches, 10 feet 6 inches to the property line for the

construction of a garage based on Article 10 Section 10.3 A 2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Ayes: Holmstrom, Andrews, Messimer, Beamish and Oswald. Nays: none. Motion carried, variance approved.

Minutes of June 12, 2008 presented. Motion by Beamish seconded by Andrews to approve minutes as presented. Ayes all, motion carried.

Adjournment

Respectfully submitted,

John Messimer, secretary

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