

Columbia Township Zoning Board of Appeals October 10, 2013

Chair called meeting to order at 7 PM. Present Barbara Beamish, Bruce Andres, Robert Willerer, Robin Tackett and Brad Denning.

Approval of Agenda: change to agenda. Table meeting minutes of 10/3/13 because they are missing second page. Motion by Willerer seconded by Denning. Ayes: All motion carries.

Carl Neis & Rebecca Juergens for a variance request a distance of 13'6" for a distance of 11'4" to the side setback and variance of 21'5" for a distance of 3'5" to the back setback to construct an addition on property known as, 23 North Drive, Brooklyn, MI. 49230. ADP#000-20-489-009-00.

Carl Neis of 201 Burlington Beach Rd, Val Parezo, IN, 46383. Presented reasons for requesting a variance on 23 North Drive, Brooklyn, MI, 49230. Gave explanation of lot size and shape. Would like to square up existing residence. Granting the variance will make better use of existing cottage.

Lindell Juergens, 10345 Lawnford Dr. South Lion, MI, 48178. spoke of granting variance as requested by applicant. Will make improvement to existing residence.

One piece of correspondence presented. Letter from Carl Neis. Explanation of why he is requesting variance for property known as 23 North Drive, Brooklyn, MI, 49230.

Closed to public comment at this time.

Motion by Willerer to approve set back as requested. East side yard setback variance of 13'6" feet a distance of 11'4" feet to lot line. Backyard suburban set back variance of 21'5" feet a distance of 3'5" feet. Siting 10.A.1 & 10.A.3. Seconded by Beamish. Ayes: ALL. Variance granted as requested by applicant.

Second variance request.

Zachary & Patti Kanaan for a variance request a distance of 4' for a distance of 6' to the side yard setback and a variance of 19' for a distance of 6' to the back yard setback to construct an addition on the garage and variance request a distance of 2' for a distance of 8' to the side yard setback and a variance of 7'6" for a distance of 2'6" for the side yard setback for construction of an addition to the house on property known as 8796 North Shore Drive, Clarkake, MI, 49234. ADP#000-19-17-304-021-00.

Zach Kanaan presented his reasons for requesting variance. He was told by Columbia Township that he had to combine the two parcels to have one tax id number before asking

for variance. He combined and now has one for residence. He and his wife are planning on making this their permanent residence. Right now the residence is a cottage it does not have adequate insulation and needs to be updated to make it a home not a cottage. The upgrades to the structure will not impede or detract from neighboring homes.

Closed to public comment at this time. No correspondence.

At this time the board has discussion of variance request and the way that it is written. Chair asked Zach Kanaan a question in regards to garage and the changes that will be taking place and if the house and garage will be using the same materials/siding? Zach Kanaan answered by stating they will be making the home and the garage in a similar materials and that the bubbles or overhangs that exist now will be removed and the garage will be one structure which will meet all building codes. Board discussed making two motions to better clarify variance request. Would like to have seen the request on two separate sheets.

Andrews made first motion on North side (garage side). North side of garage street variance of 19' a distance of 6' to back north lot line. East side yard setback variance of 4' a distance of 6' to the east lot line. Siting 10.3 A. 1. Seconded by Beamish. Moved and amended to add to motion "to stand alone garage on north side of North Shore Drive." Ayes: ALL. Variance for this section of the North side of North Shore Drive approved.

Second motion for house/lakeside variance. Motion by Tackett to approve front yard/roadside setback variance of 9' a distance of 16' to lot line and East side yard setback a variance of 2' a distance of 8' to lot line and a West side yard variance of 7'6 feet a distance of 2'6 feet to lot line a continuation of existing structure. Siting 10.3A 1 & 10.3 A 2. Seconded by Denning. Ayes: ALL. Variance for this section of the house/lakeside variance approved.

Discussion of Kanaan variance and way it was presented to board.

No new or old business to discuss at this time.

Adjourn meeting motion made by Beamish and seconded by Denning. Ayes: ALL. Meeting adjourned at 7:59 PM.

Respectfully Submitted,

Robin Tackett
Secretary of Columbia Township Zoning Board of Appeals.