

Columbia Township
Zoning Board of Appeals
October 2, 2008

Meeting called to order at 7 PM by chairman Donald Oswald.

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

SPENCER, Claude and Deborah, 10735 Ocean Beach Road, Clarklake, Mi. 49234 ADP#000-19-22-126-017-00. Request for a variance of 10', 15' to the front (roadside) property line to construct a garage 30' x 30'.

Elevation drawings were submitted by the Spencers showing the kitchen window they would like to keep from being covered by the garage.

Discussion. Oswald: no conditions for a variance are met.

Beamish: A breezeway could be attached to the house and not cover the window.

Andrews: 10' is too much of a variance on the roadside.

Messimer: The lot is over 4 acres and there should be no reason for a variance. No special conditions are presented.

Discussion held on changing the variance.

Messimer pointed out that no changes to the request are allowed once the meeting has been scheduled according to the "Request for Variance" application.

Mr. Oswald called for a motion.

Motion by Holmstrom, seconded by Andrews to modify the request to a variance of 2', 23' to the roadside lot line based on Section 10, 3C of the ordinance.

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

Variance approved as modified.

BIEK, Elizabeth and John, 10614 Hewitt Road, Brooklyn, Mi. 49230
ADP#000-19-22-428-007-00. Request for a variance of 17.5', 7.5' to the
roadside property line to enclose an existing carport that was built with a
building permit and no variance previously granted.

Mr. Biek submitted a letter explaining the reason for the request.

A letter from the Lake Columbia Building Committee submitted a letter
recommending approval of the request,

Mr. Robert Pratt, 10615 stated he had no objection as long as the carport
would remain on the same footprint and no expansion be allowed.

Discussion. Messimer: some where along the line someone failed to issue a
request for variance when this construction was done. The Bieks did not
know they needed one. It's difficult to say someone in Michigan should not
have a garage. It is too close to the roadside.

Andrews: It is a non-conforming structure and we cannot add to the non-
conformity.

Messimer: We can cite Section 8.6 Extension and Substitution which
suspends the prohibitions of non-conformity.

Motion by Beamish, seconded by Holmstrom to approve the variance of
17.5', 7.5' to the roadside property line based on Section 8.6 and Section 10.
3. A 2 and 3.

Ayes: Beamish, Holmstrom and Andrews. Nays Oswald and Messimer.
Variance approved.

Minutes of August 7 presented.

Motion by Beamish, seconded by Holmstrom to approve minutes as
presented. Ayes all, motion carried.

Adjournment

Respectfully submitted,
John Messimer, Secretary

