

Columbia Township Zoning Board of Appeals
August 29, 2019

Columbia Township Zoning Board of Appeals meeting called to order by Chairman Brad Denning at 7 P.M. Present Barbara Beamish, Mike Trout, Theresa Mahr, Robin Tackett and Chairman Brad Denning.

Motion by Tackett to Approve agenda. Motion seconded by Trout. Ayes: All. Motion carried.

Theresa Mahr made a motion to approve the minutes of July 11, 2019 minutes. Motion by Chairman Denning. Ayes: All. Motion carried. Minutes approved.

Kenneth & Sandi Foster (Michigan Valley Agent) 191 Hawthorne, Brooklyn MI 49230. Pulled variance request. One hearing this evening.

Walter & Dawn Doran for a variance request to construct a porch (to replace existing porch) a distance of 11'to the Front Yard (roadside) lot line on property known as Lot 206 Holiday Shores #2, 181 Hawthorne Dr. Brooklyn, MI 49230.
ADP#000-19-27-401-023-00.

Walter Doran spoke at this time as to reason that they are requesting a variance. The existing porch is in need of repair and has some safety concerns at this time. They would like to build a new porch that will be made of composite material and the new porch will be a little bit smaller than current porch which will meet all current building regulations. Mike Trout asked Mr. Doran where the paperwork from the Lake Columbia Property Owners Association? Mrs. Doran spoke at this time that she dropped the paperwork from the Lake Columbia Property Owners Association off with the other paperwork. She stated that they had denied their request. The Columbia Township Zoning Board of Appeals does not have the denial letter from the LCPOA in the packet. They presented a drawing of what the new deck will look like and that it is actually smaller than the existing deck.

Ron Zonca 180 Hawthorne Dr. Brooklyn, MI 49230. Spoke and is in favor of approving variance as requested.

Phil Lena 185 Hawthorne Dr. Brooklyn, MI. 49230. Spoke at this time he stated he is the next door neighbor and he is in approval of the variance request.

No written correspondence. Board closed to public comment at this time.

Discussion of obvious practical difficulty of property line and road. Board discussion that between the lot line and the road there is roughly 15'.

Motion by Robin Tackett to approve variance as requested. Citing all 16.7, A & B.

1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to the unique circumstances specific to the property such as its narrowness, shallowness, shape, or topography, that do not generally apply to other property or uses in the same district, and shall not be recurrent in nature. These difficulties shall not be deemed economic, but shall be evaluated in terms or the use of a particular parcel of land.
2. That the practical difficulty or special condition or circumstance is not a result of

application.

4. That the variance will be in harmony with the purpose of the Ordinance and the intent of the District, including the protection of public health, safety and welfare in general and vehicular and pedestrian circulation specifically.
5. That the variance will not cause substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District.
6. That the strict compliance with the site development requirement in question would unreasonably prevent the owner from using the property for a permitted purpose, or would render conformity unnecessarily burdensome.
7. That the variance request is the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.

Theresa Mahr seconded motion. Roll call vote. Tackett:yes, Mahr:yes, Beamish:yes, Trout:yes, Chairman Denning:yes. Ayes:ALL. Variance granted.

No public comments. Board comments. Chairman Denning stated that the application has still not been corrected. No date, #12 error, 9A error. These need to be corrected as stated and noted at previous hearings.

Chairman Denning adjourned the meeting at 7:34 PM.