

Columbia Township Zoning Board of Appeals
February 27,2020

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

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

Motion by Theresa Beamish to approve February 20,2020 minutes. The motion was seconded by Griffin Duckham. Trout abstained. Beamish,yes: Duckham, yes: Tackett, Yes: Chairperson Mahr. Meeting minutes approved.

Zach Kanaan for a variance request to construct a second story onto the existing structure to allow increasing cubic content of a non-conforming on property known as 2188 Sunset Park, Clarklake, MI 49234. ADP#000-19-21-226-008-00.

Rick Church, Columbia Township Zoning Enforcement officer spoke at this time. Discussing the ordinance Section 6.4 p 6-2.

John Dakin 1184 Sunset Park, Clarklake, Mi 49234. Spoke at this time in favor of granting variance.

Zach Kanaan spoke at this time stating reasons why he is requesting variance. The need for a second story and not changing the footprint of home just changing cubic content of home.

One piece of correspondence. Debra Mitchell, neighbor adjoining property owner. Is in favor of granting variance.

Board discussion at this time. Closed to public comments.

Discussion of Section 6.4 p 6-2. Non-conforming structures. Also 16.7 A& B 1-7.

Motion made by Mike Trout to approve request to construct a second story onto the existing structure to allow increasing cubic content of a non-conforming on property known as 2188 Sunset Park, Clarklake, MI 49234. ADP#000-19-21-226-008-00.

Citing: 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 the applicants actions.
3. That the variance will relate only to the property described in the variance 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 effects 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.

Motion seconded by Tackett. Roll Call: Beamish, Yes: Trout, Yes: Duckham, Yes: Tackett, Yes: and Chairperson Mahr, Yes. Motion approved and variance is granted.

No public comment. Trout made motion to adjourn at 7:17, the motion was seconded by Beamish. Ayes: All . Chairperson Mahr adjourned the meeting at 7:17 P.M.

Respectfully Submitted,

Robin Tackett
Columbia Township Zoning Board of Appeals Secretary

Feb. 18, 2020

Re: Zack Kanaan
2188 Sunset Park
ADP#000-19-21-226-008-00

Attention: Committee members

We are in receipt of a letter requesting a variance from Zach Kanaan. The proposed second story on their new home will be a great addition for them & the neighborhood. This house has been previously neglected for decades. We are the adjoining easterly property and have no objections. We are out of Michigan or we would be happy to be there in support.

Thank you.

Debra Mitchell