

Columbia Township Zoning Board of Appeals
July 11,2019

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. Alternate Jerry King present.

Chairman Brad Denning made motion to approve the agenda as presented. Theresa Mahr asked for minutes of June 13, 2019 be moved to number 5 on the agenda to be discussed after applicants variance request and seconded motion. Ayes:All. Motion carried with change to agenda.

Eric & Christa Thomas for a variance request to construct an addition on to the existing garage and 2 decks a distance of 30.5' to the Backyard (lake side) lot line and a distance of 15' to the Front yard (roadside) lot line on property known as Lot 95 Holiday shores, 10676 Hewitt Rd., Brooklyn, MI 49230. ADP#000-19-23-351-023-00. Also to include lot coverage of 31%.

Paul Bates Builder (Lake Forest Builders) and agent for Mr. & Mrs. Thomas spoke as to reasons his clients are requesting a variance. Mr. Bates stated that other homes in the same area have similar circumstances and that they will not be impeding or blocking anyone's view. The request on the backside (lake side) the end of the new stairs will be 74' to the water's edge. The property line and sea wall where property ends are different. They have more property from lot line to sea wall. They will be making improvements to deck and stairs to make them safer from homeowner and give them the best use of a deck. Then he commented that the Front side (roadside) request will increase garage to allow for a wheelchair ramp and to make handicapped accessible for his clients and allow them better use of existing space. The homeowners want to change the house from a cottage to a permanent residence. There is 22' from the lot line to road.

Christa Thomas spoke at this time. She stated that she has medical issues and needs to make the home handicapped accessible. They are requesting variance so they can update the home to accommodate her needs. If approved will allow her complete mobility.

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

Discussion of Columbia Township Zoning Board of Appeals at this time. Conversation about extra footage in both the roadside and lake side of the home. ‘

Motion by Robin Tackett to approve the request as submitted for Eric & Christa Thomas for a variance request to construct an addition on to the existing garage and 2 decks a distance of 30.5’ to the Backyard (lake side) lot line and a distance of 15’ to the Front yard (roadside) lot line on property known as Lot 95 Holiday shores, 10676 Hewitt Rd., Brooklyn, MI 49230. ADP#000-19-23-351-023-00. Also to include lot coverage of 31%. Citing Section 16.7 B. Standards: 1. That there are practical difficulties that prevent carrying out the strict letter of this Ordinance due to unique circumstances specific to the property such as its narrowness, shallowness, shape, or topography, that do not generally 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 of 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 this 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 a substantial adverse effect upon surrounding property including property values and the development, use and enjoyment of property in the neighborhood or District.

6. That 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 if the minimum amount necessary to overcome the inequality inherent in the particular property or mitigate the practical difficulty.

Motion seconded by Chairman Brad Denning. Roll Call: Theresa Mahr:yes, Robin Tackett:yes, Barb Beamish:yes, Mike Trout:yes and Chairman Brad Denning. Motion carried and variance request is approved.

Motion by Theresa Mahr to amend the June 13, 2019 meeting minutes. Change date from June 11 to June 13, 2019. To correct spelling errors houses to house, siting to citing, spell out Lake Columbia Property Owners Association instead of LCPOA, mote to

vote. Motion seconded by Chairman Brad Denning. Barb Beamish abstained from voting as she was not at the meeting. Ayes: ALL. Motion carried. Meeting minutes approved with corrections.

No public comments.

Meeting adjourned by Chairman Denning at 7:24 PM

Meeting minutes respectfully submitted,

Robin Tackett
Columbia Township Zoning Board of Appeals