

COLUMBIA TOWNSHIP ZONING BOARD OF APPEALS

May 16, 2011

Meeting called to order by Chairman Donald Oswald at 7 p.m. Present: Barbara Beamish, Bruce Andrews, Robin Tackett and Mr. Willerer.

Susan Banas, Brian Giroux, Engineered Building Systems agent. Requesting a variance to construct a residential structure a distance of 8' to the north lot line, a distance of 8' to the South lot line and a distance of 34.5 to the Backyard(lakeside/waterfront) lot line on property known as Lot 3 and 25 Block 2 Randall's Lakeside, 2802 Russell Court, Clarklake, MI 49234. ADP#000-19-22-102-002-01. This is the same request that was approved in 2009, but because construction did not take place, the previous variance was null and void. The design of the house has changed but the foot print has not.

Mr. Brian Giroux presented on behalf of the Banas family. Discussion on why they are requesting a variance and the changes made to the new house plans.

Jim Fountain: 2806 Russell Court, Clarklake, MI 49234. The neighbor directly to the north spoke on behalf of the Fountain estate. They object to the 2 foot request and would like to see no variance granted. He has two reasons one being would like Banas house to adhere to code also feels as if they are going to be infringed upon by building placement of new house. Has question of overhang and drainage. Worried about uniformity and view of the lake from their house.

Ed Johnson: 2966 Russell Court, Clarklake, MI 49234. Just had question about patio and how close to lake and what will it be constructed of if variance is granted as there will only be 35 feet or so to the water's edge. Discussion between builder that patio will be concrete.

Meeting closed to public comment. Board discussion of surrounding properties and distance to lake. Concern of infringement of view to neighbors houses. Talk of non-conforming lot and best use of property.

Motion by Willerer to approve variance as requested. Siting 10.3C and 10.3 A4. Seconded by Andrews.

Roll Call: Ayes: Beamish, Andrews, Tackett, Oswald Nays: Willerer

Motion carried.

Old Business: December 16,2010 meeting minutes. Motion to approve minutes Tackett, Seconded Andrews.

No new business.

Meeting Adjourned at 7:55 pm.

Respectfully submitted,

Robin Tackett

Secretary Columbia Township ZBA