

Columbia Township Zoning Board of Appeals
August 11, 2022

Columbia Township Zoning Board of Appeals meeting called to order by Robin Tackett at 7:00 P.M. Present: Jerry King, Hollis Jeffreys, Diana Potts, and secretary/Chairperson Robin Tackett. Tiffany Scott absent.

Public comments. None.

PUBLIC HEARING(S) 2 variance requests.

Rick Church, Columbia Township Zoning Administrator spoke at this time. Spoke to reasons that a Variance to construct a new front porch and a house addition with a reduction of the required front yard setback (25' to 15') and a reduction of the required rear yard setback (25' to 10') on property known as 598 Merle Court Brooklyn, MI 49230 ADP# 000-20-29-180-004-02. Rick stated that the applicant wants to build a new porch and rear addition to the existing residence. Explanation of ordinance and table 3.4. No questions for Mr.Church at this time.

Mr.McGowan spoke at this time and stated his reasons that he is requesting a front yard setback (25' to 15') and a reduction of the required rear yard setback (25' to 10') on property known as 598 Merle Court Brooklyn, MI 49230. He wants to make best use of small non-conforming lot. He stated that the house is very small and would like to add a bedroom and a place to store some of their items at their home. They would like to have a safe porch which is up to code to be able to enjoy their property.

Hollis asked the applicant how big the addition will be? Mr.McGowan stated that it will be 20x15.

Patricia Turk 573 Oakwood beach spoke at this time in favor of granting the variance as requested.

No pieces of correspondence. Board closed to public comment at this time.

Board discussion at this time.

Motion by Jerry King to approve variance as requested. Citing: 16.7, A & B. 2, 5, & 7.

Motion seconded by Hollis Jefferys

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 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 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.

Roll call: King: Yes, Jefferys: Yes, Potts: Yes. Tackett: Yes. Variance approved as requested.

Second hearing.

Rick Church, Columbia Township Zoning Administrator spoke at this time. Spoke to reasons that a Variance to construct a front porch addition with a reduction of the required front yard setback (25' -2') on property known as 471 Oakwood Beach Dr. Brooklyn, MI 49230 ADP# 000-20-29-189-003-00. The current home is a non-conformity and encroaches into setbacks. The applicants request would add to an already non-conforming structure.

Ross Devereaux 471 Oakwood Beach Dr. Brooklyn, MI spoke at this time and presented his reasons why he is requesting a variance. Discussion of proposed front porch addition. At this time he handed the Zoning board a print out of what he was requesting. Made it a point to point out that shaffer drive (dirt road) ends at his existing garage. That home and proposed porch will not have a negative impact on surrounding neighbors or neighborhood.

Bill Georgopolis of Diversified services builder for Mr.Devereaux spoke at this time. He stated he feels as if the addition of the porch will have no negative impact to any one in the surrounding area. He feels as if it will make better use of the existing hom and will help applicants by having a safer entrance to the existing home.

No pieces of correspondence. Board closed to public comment at this time.

Board discussion at this time.

Motion by Hollis Jefferys to approve variance as requested.Citing:16.7, A & B. 2, 5,&7. Motion seconded by Robin Tackett

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 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 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.

Roll call:, King:Yes, Jeffreys:Yes,Potts:Yes. Tackett:Yes. Variance approved as requested.

No new or old business at this time.

Robin Tackett adjourned the meeting at 7:30 pm.

Respectfully submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals