

Columbia Township Zoning Board of Appeals  
July 28, 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, Tiffany Scott and secretary/Chairperson Robin Tackett.

Public comments. None.

PUBLIC HEARING(S)1 variance requests.

Rick Church, Columbia Township Zoning Administrator spoke at this time. Spoke to reasons that a Variance to construct a detached garage with a reduction of the required rear yard setback (25' to 16') on property known as 738 Whitehouse Ct. Brooklyn, MI 49230. ADP#000-20-29-177-015-01. Discussed that the applicant purchased a lot adjacent to his property combined a total of 3 lots into one. This is a corner now so it changes the required setbacks.

Hollis Jefferys asked at this time what is the distance from the home to the proposed garage? The applicant stated that it is 29'.

Joseph Prizza 738 Whitehouse Ct. Brooklyn, 49230. Spoke at this time and presented his reasons for requesting a variance. Since the combination of the lot it changed front yard and rear yard setbacks. He wants to place a garage where an existing structure once was. Not going to impede any views or be a detriment to the neighborhood in any way and will allow best use of the property.

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

Board discussion at this time.

Motion by Diana Potts to approve variance.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 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.

Roll call:, King:Yes,Scott:Yes Jeffreys:no,Potts:Yes. Tackett:Yes. Variance approved as requested.

No new or old business at this time.

Robin Tackett adjourned the meeting at 7:13 pm.

Respectfully submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals