

Columbia Township Zoning Board of Appeals  
October 20, 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.

Minutes from 9/1/2022 Columbia Township Zoning Board of Appeals. Motion to approve Jerry Kind seconded by Diana Potts. Ayes All, motion to approve meeting minutes of 9/1/2022.

PUBLIC HEARING(S) 2 variance requests.

1) Request for a variance to remodel an existing non-conforming screened in porch adding a pitched roof increasing the porch in height on property known as 154 Archwood Dr, Brooklyn MI 49230 ADP# 000-19-33-429-009-00

Rick Church spoke as to reasons why a request for a variance to construct a variance to remodel an existing non-conforming screened in porch adding a pitched roof increasing the porch in height on property known as 154 Archwood Dr, Brooklyn MI 49230 ADP# 000-19-33-429-009-00. Discussed cubic content, encroachment and height increases all contribute to reasons the applicant is requesting a variance.

June Jacobs 154 Archwood circle, Brooklyn, MI spoke at this time with her builder Don Koveleski. Stated the reasons they are requesting variance to remodel a non-conforming screened in porch to a all purpose porch that they will be able to utilize and enjoy. Stated that because the porch is non-conforming and that adding height to the porch creates the cubic content encroachment therefore needing a variance.

Bob Dresselhouse 110 Cindy Circle, Brooklyn, said at this time as a neighbor it will look better and not look like a temporary structure. Does not see how height has

anything to do with it. He stated that he is a licensed builder. He is in favor of granting the variance. Also stated that he is one member of the building committee for the Lake Columbia Property Owners association.

One piece of correspondence from Don Koveleski 10870 Gates Rd. Clarklake, MI .  
In favor of granting variance.

Closed comment portion of meeting. Board moved into closed session for board discussion at this time.

Board discussion at this time.

Motion by Tiffany Scott to approve as requested Citing:16.7, A & B1-7 Motion seconded by Jerry King.

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. Scott:Yes,Tackett:Yes. Variance approved as requested.

The second hearing request for a variance to construct a new residential dwelling with a reduction of the required rear yard setback (42' averaging option to 30'-0" from waters edge) and (25' to 9'6" from rear property line) and a reduction of the front yard setback (25' to 16'11") on the property known as 10738 Hewitt Rd, Brooklyn, MI 49230 ADP# 000-19-27-226-012-00.

Rick Church spoke on why a request for a variance to Request for a variance to construct a new residential dwelling with a reduction of the required rear yard setback (42' averaging option to 30'-0" from waters edge) and (25' to 9'6" from rear property line) and a reduction of the front yard setback (25' to 16'11") on the property known as 10738 Hewitt Rd, Brooklyn, MI 49230 ADP# 000-19-27-226-012-00. Discussed changes allowing a second variance request. The changes made in the proposal. Since first hearing the existing home was torn down. The lot is still a non-conforming lot.

Daniel Diekman 10738 Hewitt Rd. Brooklyn MI spoke at this time and presented his reasons that he is seeking a different variance for his home. Discussed the non-conforming dimensions of the lot, it is wide and shallow. He stated that the dimensions of the house are the same but they need to push the home further away from the road to comply with Lake Columbia Property Owners Association, they will grant him permission to build the proposed house if he can push it closer to the lake allowing more room between house and the road. The new request is closer to the lake it will be a reduction of the required rear yard setback (42' averaging option to 30'-0" from waters edge) and (25' to 9'6" from rear property line) and a reduction of the front yard setback (25' to 16'11"). To meet the new deed restrictions he has to shift the home 3.5 feet closer to the water. He has

added a u shaped driveway in the front of the home to help with safety concerns about driveway entrance in a corner of a busy road. He stated the LCPOA has approved this proposal.

No public comment. No correspondence. Closed comment portion of meeting. Board moved into closed session for board discussion at this time. Board discussed.

Motion to deny Jerry King ,Citing:16.7, A & B1-7, motion seconded by Robin Tackett.

Roll Call: Yes to Deny,King:Yes to deny, Jeffreys:Yes to deny,Potts:Yes to deny,Scott:Yes to deny,Tackett:Yes to deny. Motion carried and variance is denied.

No new or old business at this time.

Robin Tackett adjourned the meeting at 7:42pm.

Respectfully submitted,

Robin Tackett

Secretary Columbia Township Zoning Board of Appeals