

Columbia Township Zoning Board of Appeals
September 1, 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 Aug 25, 2022 Columbia Township Zoning Board of Appeals. Motion to approve minutes after amended repeat paragraph in copy motion made by Hollis Jefferys. Motion seconded by Jerry King. Ayes All, motion to approve meeting minutes of Aug 25, 2022.

PUBLIC HEARING(S) 2 variance requests.

First hearing a Request for a variance to construct an attached screened in porch with 2nd floor deck above it with a reduction of the required front yard setback (25' to 12.35') on property known as 4342 Pennsylvania Ave, Clarklake, MI 49234 ADP # 000-19-16-431-001-01

Rick Church spoke as to reasons why a request for a variance to construct an attached screened in porch with 2nd floor deck above it with a reduction of the required front yard setback (25' to 12.35') on property known as 4342 Pennsylvania Ave, Clarklake, MI 49234 ADP # 000-19-16-431-001-01 Is needed. Clarification of what is front yard and rear yard setbacks. Discussion of how the house is positioned on property.

Bryan Dever 2400 Lima Center Rd. Dexter, MI. 48130. Builder for Ulrich Pamela 4342 Pennsylvania Ave, Clarklake. Bryan spoke at this time and cited reasons he feels that a variance should be granted. He stated that they are trying to keep with the character of the original home and with the lake. He stated that the home is located at the end of a dead end road and the road ends at the driveway. It will

not impede views or be a general nuisance for the neighborhood. They are trying to make best use of the space they have to work with.

Joyce Wells 4050 Michigan Ave, Clarklake spoke at this time. She is not in favor of granting the variance. Discussed the park that is situated in front of the home requesting a variance.

Builder spoke again and clarified what the request is for the front yard setback (25' to 12.35').

One piece of correspondence. Dennis & Sharon Schober 4350 Pennsylvania, Clarklake, 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 Jerry King to approve variance as requested. Citing: 16.7, A & B1-7 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, Jeffrey:Yes,Potts:Yes. Scott:Yes,Tackett:Yes. Variance approved as requested.

Second request for a variance to construct an attached garage with a reduction of the required east side yard setback (10' to 5') on property known as 111 Hawthorne Dr., Brooklyn, MI 49230 ADP # 000 19-27-252-024-00.

Rick Church spoke on why Request for a variance to construct an attached garage with a reduction of the required east side yard setback (10' to 5') on property known as 111 Hawthorne Dr., Brooklyn, MI 49230 ADP # 000 19-27-252-024-00. The existing carport will be removed and the applicant wants to build 5ft, into the side yard setback.

Greg Peterson 111 Hawthorne Dr., Brooklyn, MI 49230 ADP # 000 19-27-252-024-00. Discussed reasons why he needs a 5ft variance to build a garage. They want to tear down the existing carport and build a usable garage in its place. They have a small area in which to work with it would be the most practical and make better use of the space and the home. The house is small and needs storage space and places to park vehicles out of elements. It is the smallest possible garage that will allow them enough space to enter and exit vehicles.

Tiffany Scott asked if they will be making any changes to the driveway? Applicant stated that if approved they are planning on pouring a concrete driveway.

One piece of correspondence, Julie McFarland 112 Hawthorne, Brooklyn, Mi. Wrote in favor of granting variance.

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

Motion by Jerry King to approve variance as requested. Citing: 16.7, A & B1-7 Motion seconded by Diana Potts.

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:NoTackett:No. (3-2 vote) motion carries. Variance approved as requested.

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