

Columbia Township Zoning Board of Appeals  
August 24, 2023

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. absent: Tiffany Scott.

Minutes from March 21, 2023 Zoning board of appeals hearings. Decision to wait to approve at the next meeting with 8/9 minutes.

Discussed at this time that we are one member short this evening because of an emergency. So if applicants want to proceed they have the option at this time to postpone till we have a full 5 member board. Property owners of 20 Fords Drive, Brooklyn, MI decided to proceed this evening. The property owners of second variance request 7897 N. Shore Dr. Clarklake decided to postpone their hearing for a full board.

Public comments. None.

PUBLIC HEARING(S) 2 variance requests. Only 1 proceeded.

- 1) Request for a variance to construct an addition with a reduction of the required rear set back (using 36' averaging option) to 32' from the waters edge on property known as 20 Fords Dr. Brooklyn, MI  
ADP#000-20-29-488-007-00.

Rick Church, Columbia Township Zoning Administrator spoke at this time. Spoke to reasons a variance is requested at 20 Fords Dr. Brooklyn MI. Mr.Church gave details on request regarding the averaging option. Cited zoning ordinance and discussed details of variance request.

Jeff & Tracy Joyce presented their reasons why they are requesting a variance at this time. They are trying to make necessary changes to add to the value and safety of existing home. They stated that the request will cause less of an encroachment than the existing deck. Trying to make best use of the existing non-conformity.

Amy Mahoney of 476 Oakwood, is in favor of granting the variance as requested.

Two pieces of correspondence:

1) Ron Deleeuw- 34 Fords Drive, Brooklyn, MI is in favor of granting variance.

2) Tim & Mary McNemar- 26 Fords Drive, Brooklyn, MI in favor of granting the variance.

Board closed to public comment at this time. Board discussion.

Motion by Hollis Jeffreys to approve variance. Citing: 16.7, A & B.1-7. 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. 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