

**ZONING BOARD OF APPEALS
OCTOBER 6, 2014**

MEMBERS PRESENT: Linda Manson-Dempsey, Claire Stevens, Dan Lowe and Dan Rossbach
(alternate)

MEMBERS ABSENT: Larry Fillinger, Larry Grunn

OTHERS PRESENT: Annette McNamara, Zoning Administrator

CALL TO ORDER

Linda Manson-Dempsey called the meeting to order at 7:34 p.m.

APPROVAL OF AGENDA

Claire Stevens motioned to approve the agenda as presented. Dan Lowe seconded. **Motion carried 3-0** (Dan Rossbach abstained.)

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

September 8, 2014 Regular Meeting: Dan Lowe motioned to approve the minutes as presented. Claire Stevens seconded. **Motion carried 3-0** (Dan Rossbach abstained.)

OLD BUSINESS

None.

NEW BUSINESS

ZBA Case #05-14—R. Parr, Burly Oak Builders for Jeffery & Loretta Lesperance, 3606 Jesse Drive, Tax ID #4710-22-400-017

The builder, Richard Parr, and the property owners were present to request a variance for a second driveway. They purchased an adjacent lot that was originally intended for a house. Due to the location of the reserve septic field and the wetlands, the only way to access the accessory building is a second driveway.

Motion

Dan Lowe motioned for ZBA Case #05-14, R. Parr, Burly Oak Builders for Jeffery & Loretta Lesperance, 3606 Jesse Drive, Tax ID #4710-22-400-017, to approve the request to relax **Section 6.19 #2** to allow a second driveway on a parcel, considering the following criteria:

1. That the restrictions of the Township Zoning Ordinance would unreasonably prevent the owner from using the property for a permitted use. *With the wetlands behind the building and the drain field in the front, the only way to access the accessory building is with a second driveway.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give substantial relief to the owner of the property. *There is no other place on the property to access the accessory building.*
3. That the request is due to the unique circumstances of the property. *The location of the drain field and the wetlands are unique to this property.*
4. That the alleged hardship has not been created by a property owner. *The location of the drain field was determined by the county, not the property owner.*
5. The difficulty shall not be deemed solely economic. *There is no financial gain by granting this variance.*

Discussion: This parcel was originally two separate parcels and was designed for two driveways.

Dan Rossbach seconded. Roll call vote: Stevens—yes; Manson-Dempsey—yes; Rossbach—yes; Lowe--yes.

Motion carried 4-0.

CALL TO THE PUBLIC

No response.

Annette McNamara said November is the annual organizational meeting to elect officers.

ADJOURNMENT

Claire Stevens motioned to adjourn the meeting at 7:54 pm. Dan Rossbach seconded. **Motion carried 4-0.**