

ZONING BOARD OF APPEALS
Monday, June 1, 2015 @ 7:30 p.m.

AGENDA AND MINUTES

CALL TO ORDER:

PLEDGE OF ALLEGIENCE:

APPROVAL OF AGENDA: *June 1, 2015*

INTRODUCTION OF MEMBERS:

CALL TO PUBLIC:

APPROVAL OF MINUTES FOR: *April 6, 2015 Regular Meeting*

OLD BUSINESS:

No Old Business

NEW BUSINESS:

1) ZBA Case # 03-15 – Reid & Barbara Sparks – 552 Cobblestone Trail Tax ID# 4710-11-300-027

CALL TO PUBLIC:

ADJOURNMENT:

MINUTES

MEMBERS PRESENT: Claire Stevens, Larry Grunn, Larry Fillinger, Linda Manson-Dempsey, and Dan Lowe

MEMBERS ABSENT: None

OTHERS PRESENT: Annette McNamara, Zoning Administrator

CALL TO ORDER

Larry Fillinger called the meeting to order at 7:30 p.m.

APPROVAL OF AGENDA

Linda Manson-Dempsey motioned to approve the agenda as presented. Claire Stevens seconded. **Motion carried 5-0.**

MEMBERS PRESENT

The members of the Zoning Board of Appeals introduced themselves.

CALL TO THE PUBLIC

No response.

APPROVAL OF MINUTES

April 6, 2015 Regular Meeting: Claire Stevens motioned to approve the minutes as presented. Larry Grunn seconded.

Motion carried 5-0.

OLD BUSINESS

None.

NEW BUSINESS

ZBA Case #03-15—Reid & Barbara Sparks, 552 Cobblestone Trail, Tax ID #4710-11-300-027

Reid & Barbara Sparks were present on behalf of this variance request. The applicant is requesting a front-yard setback variance and a variance to allow placement of an accessory in the front yard. They live on a corner lot and therefore have two front-yard setbacks. They would like to construct a 30' x 32' garage. Dan Lowe had a question on the height of the walls and roof pitch. Mr. Sparks said the structure has 19 ½' walls and the roof pitch will match the house. Mr. Lowe asked the applicants if they would be willing to plant arborvitae along the side as a buffer from Peavy Road; the applicants said yes.

Call to the Public

No response.

Motion

Larry Grunn motioned for ZBA Case #03-15—Reid & Barbara Sparks, 552 Cobblestone Trail, Tax ID #4710-11-300-027, to relax the setback requirement and grant 45' of relief on the NE corner of the property, 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. *Due to the location of the lot on a corner, and the placement of the well and septic systems, there is no other suitable location for the accessory structure.*
2. That the variance would do substantial justice to the applicant and a lesser relaxation than that requested would not give a substantial relief to the owner of the property. *The applicant has placed the structure as far from the setback as they can and have reduced the size of the structure.*
3. That the request is due to the unique circumstances of the property. *The house is located on a corner lot and was built where it was because of the topography of the lot and to allow for a back yard.*
4. That the alleged hardship has not been created by a property owner. *The builder chose the placement of the house.*
5. That the difficulty shall not be deemed solely economic. *The difficulty is not solely economic.*

The applicant has agreed to plant a minimum of four (4) arborvitae on the Peavy Road side of the proposed structure. Dan Lowe seconded. Roll call vote: Lowe—yes; Grunn—yes; Fillinger—yes; Manson-Dempsey—yes; Stevens—yes.

Motion carried 5-0.

Annette McNamara informed the applicant that the land use permit can be picked up in eight (8) days.

CALL TO THE PUBLIC

No response.

ADJOURNMENT

Larry Grunn motioned to adjourn at 7:45 pm. Claire Stevens seconded. **Motion carried 5-0.**