

CHIKAMING TOWNSHIP BOARD OF APPEALS

Minutes of the June 17, 2008 Meeting

PROPOSED

The June 17, 2008 meeting was called to order at 4:00 p.m. by Chairman Carl Anderson with members Jeanne Dudeck, Lee Strohl, Kathy Sellers and Mike Livengood present.

Also present were Zoning Administrator Betsy Bohac and Recording Secretary Marisue Hojnacki.

Strohl moved, supported by Livengood to approve the minutes of the May 20, 2008 meeting as presented. Motion carried.

Case 941 – Property Code No. 11-07-0125-0014-01-9, 16082 Greenwood Avenue, Union Pier, MI 49129. (4:01 p.m.) John and Linda DeLuca were in attendance to present their request for a variance from Section 4.06.D of Chikaming Township Zoning Ordinance No. 87, as amended, which requires a 30' rear yard setback and maximum lot coverage of 20% for a NCR-1 designated lot. If granted, the variance would allow a 24' x 8' screen porch addition which will have an 11 foot rear yard setback and would add an additional 2% to the existing 24% lot coverage. Linda DeLuca said that they wanted the screen porch for less bugs. She said that they have two doors on the back of the house because the other side has big trees and there is a bedroom and bathroom on that side. John said that they were advised by the carpenter to put the two doors in and when he went for the permit for the deck was told that they would need a variance. Sellers said that when she looked at the property that the configuration of the back yard is that there is a large lot that then takes a jog and gets small. The screen porch would be 11 feet from the neighbor's side yard. She felt the hardship was the irregularity of the yard/lot. Dudeck added that it would also include the placement of the house on the lot. John DeLuca presented a letter from that neighbor. Anderson read the letter from Scott and Marjolein Senger of On the Lounge Slipcover Studio stating that they had no objections at all to the proposed screen porch. Dudeck moved to grant the variance for the 24' x 8' screen porch addition which would have an 11 foot rear yard setback and would add 2% to the existing 24% lot coverage with the finding of facts that the practical difficulty was the configuration of the lot and the location of the existing house on the lot. Sellers seconded the motion. All members voted aye. Motion carried. (4:10 p.m.)

Revisit Case 939, Property Code No. 11-07-0010-0040-15-5, 13687 Red Arrow Highway, Harbert, MI 49115. Anderson stated that the law precludes the Board of Appeals of granting use variances. He then read #2 of the Decision Order for that case: "Allow the construction of a one story, 17' x 17' addition to the dwelling with a front yard setback of 19.5 feet and a 20' x 24' attached garage

with nine foot walls and a maximum pitch of 5/12 with a 6' front yard setback and 10' side yard setback with the conditions that there be no commercial use, no outdoor sales, no outdoor storage and the shed be removed." He suggested that the order be amended to put "by the present owners of the property named above," after the words "no commercial use,". Dudeck moved, supported by Livengood to make the suggested revision. All members voted aye. Motion carried.

Strohl moved to adjourn at 4:18 p.m. Motion carried.

Marisue Hojnacki
Recording Secretary