

Summit Township Zoning Board of Appeals

Thursday, January 11, 2018

PRESENT: Jack Shelby, Vice Chairman & Planning Commission Liaison; Bob Dubois, Secretary & Township Board Liaison; Tony Hollow, Scott Blakemore, Debby Kelly, Mike Ketchens, Nick Prawdzik, and John Worden, Zoning Administrator.

ABSENT: Chairman Philip Moilanen

Jack Shelby called the meeting to order on Thursday January 11, 2018 at 7:00 p.m., in the Township Hall Meeting Room, at 2121 Ferguson Road.

A motion was made by Bob Dubois, supported by Scott Blakemore, to approve the minutes of the Thursday, June 8, 2017 meeting as written. The motion was carried unanimously.

Case #18-01-0001- Request to allow an addition to the front of the attached garage that will be closer to the front lot line than is allowed by the ordinance. The property at 1619 Cascade Court is located on Lot 15, Cascade Manor Subdivision. The parcel is zoned Suburban Residential (RS-2) with a lot size of 94 feet by 167.15 feet. The proposed two car attached garage will be 24 x 24 with an exercise room at the rear of the garage that will be 11.8 x 11.10 feet. All rear and side yard setbacks including the total side yard requirement will be met. The front yard setback will require a variance of 6.9 feet from the required 35 feet.

Present was Joyce and Eugene Wilkinson, homeowners. Mr. Wilkinson addressed the Board with the proposed plan. Currently have a 1 car garage, need 2 garage. Ketchens asked if the front setback could be met if exercise room in the back of garage was eliminated. Mr. Wilkinson explained without bringing it forward and across they would have to park cars one in front of the other, instead of side by side. John Worden received a phone call from neighbor, Rosalie Britton of 1617 Cascade Ct. who expressed being favor of the new garage.

A motion was made by Nick Prawdzik, supported by Debbie Kelly to grant the variance of 6.9 feet from the required front yard setback of 35 ft. allowing an addition to the front of the home for a two car garage. In accordance with 150.367 (B)-(1)-(a),(b),(c),(d) allowing a front yard setback of 28.1 from the required 35 ft or a variance of 6.9 ft in the Suburban Residential District (RS-2) and for this case only. The motion carried unanimously.

A motion was made by Tony Hollow, supported by Nick Prawdzik to adopt the 2018-2019 Meeting calendar as presented by John Worden. The motion carried unanimously.

A motion was made by Debbie Kelly, supported by Mike Ketchens to elect the current officers for next term. The motion carried unanimously.

The meeting was adjourned at 7:12 p.m. by the Chairman.

Respectfully Submitted, Bob Dubois, Secretary _____

