

Summit Township Zoning Board of Appeals
Thursday, May 13, 2010

PRESENT: Kevin Thomson, Chairman; James Brunner, Vice Chairman; Bob DuBois, Township Board Liaison; George Gancsos, Jr., Larry Dunn, James Bogie, Tony Hollow and John C. Worden, Zoning Administrator.

ABSENT: None

The meeting was called to order by Chairman K. Thomson, on Thursday, May 13, 2010 at 7:00 p.m. in the Township Hall meeting room at 2121 Ferguson Road.

A motion was made by R. DuBois, supported by L. Dunn, to approve the minutes of Thursday, March 11, 2010 as written. The motion carried unanimously.

Case# 10-05-0003 – 2299 West Michigan Ave, - West side yard setback – Deborah Brown representing Garner & Channell L.L.C. Owner/Applicants

A public hearing was held on May 13, 2010, at the request of Deborah Brown/Upscale Resale for a west lot line variance on property located at 2299 West Michigan Avenue to allow for an addition to the building. The property is Zoned General Commercial (C-2). The same request was approved by the Zoning Board of Appeals on May 8, 2003 but expired in six (6) months after no action was taken on the granted variance as required by the Zoning Ordinance.

Deborah Brown explained the project and stated that the request is the same as that of the previous request in May of 2003. The required side yard setback in a General Commercial District (C-2) is twenty feet (20) and the requested variance is for 10.2 feet from the required 20 feet. Also the addition would not be closer to the west lot line than the existing building and that she is now the owner of the property at 2303 West Main Street which is directly west of 2299 West Michigan Avenue.

Public Comment:

No public comment was received in support or opposition to the case.

Correspondent:

No letters were received in support or opposition to this case.

A motion by Chairman K. Thomson, supported by J. Bogie, to grant a variance of 10.2 feet of the west lot line from the required 20 feet in the General Commercial District (C-2) on the property located at 2299 West Michigan Avenue to allow an addition to the existing building for the request presented only and having met the requirements of chapter (section) 150.367 (B) 1 (a-d).

The motion carried unanimously.

Case# 10-05-0004 – 3824 Deerfield – Addition to the home (rear) east lot line – Denise Doerr Owner/Applicant.

Denise Doerr, Owner and Applicant, stated that she wishes to build a 20 X 24 feet addition to the rear of her home that would not be any closer to the east lot line than the current structure.

K. Thomson, Chairman, noted that the lot is substandard for the Suburban Residential District (RS-2) which requires a lot width of 80 feet with sewer and water and that the lot owned by Denies Doerr is 75 X 147 feet.

Public Comment:

No public comment was received in support or opposition to the case.

Correspondent:

No letters were received in support or opposition to this case.

A motion by Chairman K. Thomson, supported by J. Brunner to grant a variance of 3 feet from the required 10 feet east side lot line in the Suburban Residential District (RS-2) to allow 20 X 24 feet addition to the rear of the home for the request presented only and having met the requirements chapter (section) 150.367 (B) 1 a, b, c & d.

The motion carried unanimously.

A motion was made by Chairman K. Thomson, supported by R. DuBois, to adjourn the meeting. The motion carried unanimously. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Larry Dunn
Zoning Board of Appeals Secretary