

Summit Township Zoning Board of Appeals
Thursday, July 10, 2014

PRESENT: Kevin Thomson, Chairman; Jack Shelby, Vice Chairman & Planning Commission Liaison; Bob Dubois, Secretary & Township Trustee; Larry Dunn, Jim Bogie, Tony Hollow and John Worden, Zoning Administrator.

ABSENT: None

Chairman, K. Thomson, called the meeting to order on Thursday, July 10, 2014 at 7:00 p.m. in the Township Hall Meeting Room at 2121 Ferguson Road.

A motion was made by B. Dubois, supported by J. Bogie, to approve the minutes of the Thursday, June 12, 2014 as written. The motion carried unanimously.

Case# 14-07-0006 – 2556 Tricia Drive – Front Yard Setback for a Deck/Porch – Mark and Cindy Reynolds, Owner/Applicant

A public hearing was held at the request of Mark and Cindy Reynolds of 2556 Tricia Drive to allow the construction of a front deck/porch that is ten (10) by twenty (20) feet. The covered porch will extend the existing pitch of the existing roof, have vinyl siding and will enhance the look of the property. The requested variance is ten (10) feet from the thirty-five (35) front yard setback or a setback of twenty-five (25) feet. The property is located on lot 25 Dorvin Hills and is zoned Suburban Residential (RS-2). The property meets the minimum required road frontage, and currently has a small porch extending into the front yard setback. The property was purchased as an odd shaped lot within the subdivision.

Chairman, K. Thomson, asked if the applicant knew of similar porches in the neighborhood.

Applicant answered that a property five (5) houses to the north and across Tricia Drive has a similar porch that is built into the setback.

J. Worden reported the applicant had started the project without obtaining the required variance. The Township issued a cease and desist order after the violation was reported to the Township.

Applicant responded that his contractor for the project is Bill Stewart Construction of 11759 Greenbriar Drive 49249.

Public Comment:
None

Township has not received any communication in support or against this application.

A motion was made by Chairman, K. Thomson, supported by L. Dunn, to grant a variance of ten (10) feet from the required thirty-five (35) feet in accordance with 150.367 (B)-(1) (a), (b), (c) and (d). This is a special condition because of the irregular shape of the property, not a result of any action by the applicant, nor will it grant any special privileges to the applicant. Motion carried unanimously.

The meeting was adjourned at 7:07 pm

Respectfully Submitted

B. Dubois, Secretary